



Lagoon Marina Villa - Mauritius



Agent Info

Name: ArKadia
 Company Name:
 Country: United Kingdom
 Phone:
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
 Price: USD 1,853,091.24

Location

Country: Mauritius
 ZIP code: 31707
 Posted: Mar 05, 2026

Description:

Imagine waking up The golden northern light caresses the palm trees, the air is mild year-round, and the tranquility of the marina accompanies your first coffee overlooking the water. Welcome to a rare villa, nestled in an idyllic setting in the heart of Cap Marina, one of the most sought-after addresses in northern Mauritius. A villa designed for comfort and seamless flow. From the moment you enter, the spaciousness is striking. The living room, over 51 m², opens generously onto a 17.82 m² covered terrace, blurring the lines between indoors and outdoors. Here, everything is designed for indoor-outdoor living, summer and winter alike. The separate kitchen harmoniously complements the living space, ideal for entertaining in style. Two suites, two private havens. The master suite offers: A bright bedroom A spacious dressing room An outdoor shower, for unique moments under the Mauritian sky The second en suite bedroom accommodates family or guests with the same level of comfort and privacy. Spectacular outdoor spaces with private canal access. A true gem 58.24 m² infinity pool Pool deck and relaxation areas Giosons and barbecue area for unforgettable evenings. The villa benefits from direct access to the canal with a private bay. From your personal dock, moor your boat or set off in a kayak to explore the peaceful waters of the marina. A vibrant, chic, and authentic village. Located in the heart of the lively village of Cap Marina, the villa combines privacy and dynamism: Craft markets and boutiques Refined restaurants, a club bar, and a rooftop Two cultural museums Shops and services within walking distance Elegant promenades around the marina. You live in a private house, while immediately enjoying a vibrant and cosmopolitan lifestyle. Why invest in the north of Mauritius? The north is the most sought-after region of the island for its sunny climate, legendary beaches like Grand Baie, and its chic yet relaxed atmosphere. But beyond the exceptional setting, Mauritius offers a particularly attractive tax environment: Favorable taxation No wealth tax No council tax Stable and secure system Possibility of obtaining residency subject to investment conditions. A pleasurable investment that also makes sense for building wealth. Key features:



2 en-suite bedrooms Garage Laundry room, storage rooms, guest WC Infinity pool Private canal access via pontoon

New: Yes
Built: 2025

Common

Bedrooms: 2
Finished sq. ft.: 73.16 sq m
Lot Size: 110.52 sq m

Room details

Total rooms: 3
Indoor Features: Fitted kitchen

Building details

Parking: Yes
Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXNV-T29198/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 415C74C4F8CE425E

