

MAURITIUS · RESIDENCE BY PROPERTY

Mauritius Residence by Property

Residence by Property — PDS · IRS · RES · Smart City (EDB). A single, well-chosen property secures a residence permit for your family, coordinated end to end by Kestrel Private with admitted local counsel.

MINIMUM INVESTMENT USD 375,000	INDICATIVE TIMELINE Approximately 3–6 months for EDB approval after purchase.
PHYSICAL PRESENCE No minimum stay — residence is held for as long as you own the qualifying property.	FAMILY INCLUDED Spouse/partner, dependent children to 24, and dependent parents under a single qualifying investment.
MOBILITY Not in the EU or Schengen — residence here grants no European mobility.	STATUS Residence — not citizenship. Contingent on continued ownership; selling without replacement can end the permit.

Why Mauritius

- ◆ A low, flat, territorial-leaning regime: no capital gains tax, no inheritance tax, and foreign income taxed only when you bring it onshore.
- ◆ A residence permit is a right to live in Mauritius - not a new passport. It changes where you can settle, not where your passport lets you travel.
- ◆ One qualifying property covers the whole household - spouse, children, and dependent parents can all hold residence, in a stable, English-speaking, safe island base.
- ◆ A pre-secured legal right to live in a calm, neutral, Indian Ocean jurisdiction - arranged in good times, ready if home becomes unstable.

What you receive

- ◆ A renewable residence permit for the whole family, against one qualifying property.
- ◆ A euro- or hard-currency asset with rental potential and currency diversification.
- ◆ One coordinated relationship: Kestrel directs the file end to end; admitted local counsel performs the regulated legal, tax and immigration work.

The investment

A property of at least USD 375,000 in an EDB-approved scheme (PDS, IRS, RES or Smart City).

No secured-income test; the qualifying property purchase is the basis of residence.

Legal basis

EDB Act 2017 and the PDS Regulations 2015 (Laws of Mauritius).

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