MAURITIUS · RESIDENCE BY PROPERTY

Costs & qualification

A plain, itemised view of what the route costs and what it takes to qualify — worked through with realistic figures so there are no surprises. Every line is checked against current government schedules by admitted local counsel before you commit.

INDICATIVE PROPERTY-SIDE TOTAL · USD

USD 421,875

The property side of a USD 375,000 EDB-approved purchase at the 10% registration duty in force for non-citizen scheme purchases since 1 July 2026; the Kestrel advisory fee is quoted on application and sits outside this figure.

ONGOING OBLIGATION

Zero CGT

No capital-gains, inheritance, estate or wealth tax; foreign income taxed only on remittance. A strong tax-residency base for those who meet the day-count tests.

$375k	10%	No	No	~3–6 mo
MIN PROPERTY	DUTY (NON-CITIZEN)	INCOME TEST	MIN STAY	EDB APPROVAL

What you pay, and what it covers

ITEM	ESTIMATE	WHAT IT COVERS	WHEN
Advisory & coordination fee Engagement fee to open and run the file	`On application`	Kestrel coordination across the EDB scheme, the developer, legal and the residence application — one accountable relationship end to end.	On engagement
Property investment EDB-approved scheme	`USD 375,000`	A property of at least USD 375,000 in a PDS, IRS, RES or Smart City scheme. The purchase is the basis of residence.	Reservation → completion

ITEM	ESTIMATE	WHAT IT COVERS	WHEN
Registration / land-transfer duty 10% (non-citizen)	**USD 37,500**	Duty on the purchase at the 10% rate applying to non-citizen scheme purchases, in force since 1 July 2026.	At registration
Notary fees Indicative ~1.5%	**USD 5,625**	Statutory notary fees on the transfer, scaled to the purchase price.	At transfer
Legal & due diligence Indicative ~1%	**USD 3,750**	Title and scheme due diligence, contract review and EDB-application support.	Engagement / milestones
Indicative total	**USD 421,875**	The sum of the lines above. Government fees and tax rates are confirmed against current published schedules by admitted local counsel before you commit.	

Qualification at a glance

MINIMUM INVESTMENT USD 375,000	INCOME / FUNDS TEST None
FAMILY INCLUDED Spouse/partner, dependent children to 24, and dependent parents under a single qualifying investment.	INDICATIVE TIMELINE Approximately 4 to 7 months from engagement to the residence permit being endorsed: ~2-4 weeks to select and reserve the unit and assemble documents, the EDB residence-permit assessment typically runs 2-6 months, then a single ~3-7 day in-person trip after Approval-in-Principle to complete biometrics, document verification and medical tests before the permit is issued.

INCOME TO DEMONSTRATE

None

No secured-income test — the qualifying property purchase is the basis of residence. Source-of-funds evidence is required.

What is not included

Travel, accommodation, apostille, certified translation, courier, bank and exchange charges, furnishing, utilities, property insurance, management, syndic and municipal charges.	Tax-residency planning (day-count tests), financing, corporate ownership and complex source-of-wealth profiles — each requires separate advice.

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