

MAURITIUS · RESIDENCE BY PROPERTY

Your path to residence

Mauritius grants a renewable residence permit to any non-citizen who acquires an EDB-approved residential property (apartment, townhouse, villa, penthouse or duplex under the Property Development Scheme, Smart City Scheme or a comparable IRS/RES development) for at least USD 375,000. The permit is issued under the Immigration Act and EDB (PDS) Regulations 2015, and it stays in force for as long as you continue to own the qualifying property — it is not a fixed-term investor visa that expires. It exempts you from any separate work or occupation permit, so you may live, invest and work in Mauritius. The structure of the file (entity choice, the title deed, the EDB online filing, all document assembly) is coordinated and project-managed by Kestrel, who direct admitted Mauritian counsel through each regulated step; the one part the law reserves to you in person is a single trip to Mauritius after approval-in-principle for biometrics, original-document verification and the three local medical tests.

TOTAL ELAPSED

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.

IN-PERSON VISITS

One in-person visit to Mauritius is legally required

OI Engagement, structuring & property selection**1-3 WEEKS**

We confirm eligibility, agree the holding structure (personal name, company, société or trust — each is recognised by the EDB for residence purposes) and shortlist EDB-approved PDS / Smart City units that clear the USD 375,000 threshold. You choose the unit; we verify the developer holds a valid PDS Certificate so the residence entitlement actually attaches to the purchase.

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- 02 Reservation & preliminary sale agreement** 1-2 WEEKS
- We reserve the chosen unit and negotiate/review the reservation contract and preliminary deed (often a VEFA / off-plan sale agreement). The notary and the developer's PDS company are engaged. The purchase price must be paid in a freely convertible currency and the registration duty paid to the Registrar-General.
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- 03 Notarised title deed & property registration** 2-4 WEEKS
- The Mauritian notary draws the title deed; on payment of the price and registration duty the property is registered and transcribed. The PDS company then notifies the EDB Chief Executive Officer of the registration and supplies a Notary Certificate confirming the deed is duly registered and stating the price — this Notary Certificate is the document that unlocks the residence-permit application.
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- 04 Assemble & legalise the residence-permit dossier** 2-4 WEEKS
- We coordinate assembly of the EDB residence-permit pack for you and each dependent and direct counsel through it: the 'application to enter Mauritius' residence-permit form, authenticated copies of passport (first pages) and birth certificate, a police/morality certificate dated within 6 months, a marriage certificate or certificat de concubinage for a couple, two passport photos per person, the UID form, and the Notary Certificate. The medical certificate is finalised on arrival (see the Mauritius medical step).
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- 05 EDB online residence-permit filing & agency verification** 2-6 MONTHS (EDB ASSESSMENT)
- We instruct counsel to lodge the residence-permit application through the EDB online portal, and project-manage the filing so it goes in correctly and on time. It is then routed for verification across the relevant agencies (EDB, Passport & Immigration Office, Prime Minister's Office) and assessed. We monitor the file and direct counsel's responses to any requests for additional information so it keeps moving.
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- 06 Approval-in-Principle issued (90-day window opens)** ISSUED AT END OF ASSESSMENT; VALID 90 DAYS
- On a favourable assessment the Prime Minister's Office issues an Approval-in-Principle, valid for 90 days. Important honesty point: the Approval-in-Principle is NOT a visa to enter Mauritius — it is the green light to come and complete biometrics, verification and the medical tests within that 90-day window. We line up your travel/entry document and schedule your appointments.
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- 07 Travel to Mauritius for compulsory medical tests** 1 DAY (WITHIN THE IN-PERSON TRIP)
- By law the three medical tests — Hepatitis B surface antigen, HIV and chest X-ray — must be carried out at a Mauritian laboratory/clinic registered with the Ministry of Health. We pre-book the clinic; the visit itself is quick and the certificate (valid 6 months) is issued locally and lodged with your file.
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- 08 In-person biometrics & original-document verification** 1 DAY (WITHIN THE IN-PERSON TRIP)
- You attend the EDB / Passport & Immigration Office appointment for biometric enrolment (photograph and fingerprints) and personal identification, and present your original documents so the EDB and PIO can verify them against the copies already filed. This is the core legally-mandated in-person act of the whole process.
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09 Residence permit issued & endorsed

1-3 WEEKS AFTER THE APPOINTMENTS

Once biometrics, verification and medicals are cleared, the residence permit is granted under the Immigration Act and endorsed. It remains in force for as long as you hold the qualifying property, exempts you from any work/occupation permit, and extends to your registered dependents. We coordinate collection of the permit cards and hand over the complete file.

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