

MAURITIUS · RESIDENCE BY PROPERTY

Frequently asked questions

How much do I have to invest, and what exactly does it get me?

You must acquire a qualifying residential property under the Property Development Scheme (PDS) for more than USD 375,000 (or the equivalent in any freely convertible currency). That single acquisition grants you a residence permit for as long as you hold the property, and the same status for your spouse and children under 24, with dependent parents addable separately.

Will living in Mauritius mean my worldwide income is taxed there?

Not in the way most high-tax countries do it. Mauritius taxes residents on Mauritius-source income, but foreign-source income is taxable only to the extent you actually remit (bring) it into Mauritius. Income you leave offshore generally stays outside the Mauritius net. Your home country's rules are a separate question and must be checked.

What are the actual tax rates?

From 1 July 2025: 0% on the first MUR 500,000 of annual chargeable income, 10% on the next MUR 500,000, and 20% above that. There is no capital gains tax, and no inheritance, estate, gift, or net wealth tax. A separate 15% Fair Share Contribution applies only on net income above MUR 12 million per year.

Does this give me access to Europe or the Schengen area?

No. Mauritius is not in Europe and the residence permit gives no Schengen or EU rights. Visa-free travel always follows your passport (your nationality), not your Mauritian residence. If European access is your goal, an EU-based programme is the right tool - this is an Indian Ocean base.

Do I have to live in Mauritius for a minimum number of days to keep the permit?

No. The residence permit is tied to your continued ownership of the qualifying property, not to physical presence. There is no minimum-stay requirement to maintain it - which is what makes it practical as a held-in-reserve Plan B for a family that lives across multiple countries.

Can my spouse work, and can we bring our parents?

Yes. A PDS resident can invest and work in Mauritius without a separate occupation/work permit, so a relocating spouse can be employed or run a business. Dependent parents can be included as dependents; once a complete file is accepted by the Economic Development Board, the dependent permit is usually issued within about ten days.

Is the healthcare and schooling good enough for a family used to first-world standards?

Yes for the great majority of needs. Private hospitals such as C-Care Wellkin, Apollo Bramwell, and C-Care Darné offer strong specialist and surgical care, and there is a well-developed international-school sector (British curriculum, IGCSE, and IB). As with any small jurisdiction, plan for occasional referral abroad for the most specialised tertiary care and carry international medical insurance.

Does this lead to a Mauritian passport?

Not directly, and not quickly. The PDS route gives residence, not citizenship. Naturalisation is a separate, multi-year process with its own strict legal and long-residence requirements, and is never guaranteed. The strong-passport mobility you may read about belongs to Mauritian citizens, not to residence-permit holders.

If things go wrong at home, will Kestrel get my family out?

We want to be completely honest here: what you are buying is a pre-secured legal RIGHT to enter and reside in a safe, stable jurisdiction, arranged in advance so there is no application or wait in a crisis. It is not an evacuation service. Reaching Mauritius still depends on you being able to travel commercially. The right is the protection; the logistics of moving remain yours.

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