



BAYSTONE
BOUTIQUE HÔTEL & SPA
MAURITIUS



BAYSTONE BOUTIQUE HOTEL & SPA

Born out of the passion of a person for Mauritius, his objective at the start was to take an active role in the promotion of Mauritius, by highlighting his energy. His expertise and in-depth knowledge of this amazing territory into the conception of this hotel.

Island resorts tend to look the same from one tropical destination to the next, he had the conviction and the will to promote Pointe aux Canonniers and the unveil a new image of one of the most beautiful bays in Mauritius so had the courage to propose a project of a modern Design Luxury Boutique Hotel open to all Mauritians and as well as international tourists, a dream that follows his convictions and beliefs!

Based on this intuition, he has conceived an original decorative scenario, a highly modern upscale and chic and contemporary architecture, where the interior decoration focuses on the light and sober colours, whereby even the stylish furniture was designed and customized. Tribute to the breathtaking beauty of the ocean, the amazing turquoise and translucent waters of the seabed.

In the hotel, all the elements allow the reflection on the light, whether it is on the waves-shaped walls, on the floor that evokes the backwash trails on the beach or through the chandeliers floating in the air like majestic jellyfish in the sea. Those components draw endless ballets of infinite curves underlined by multiple indirect lighting. United by tailor-made recurrent architectural elements and furniture, this dreamlike atmosphere sets the tone of the entire project.

The hotel provides a relaxing, intimate and elegant atmosphere where comfort & simplicity are centre stage...



EXCEPTIONAL LOCATION

This Boutique Hotel is located in the heart of the coastal village of Pointe Aux Canonniers in the north-western part of Mauritius. A peaceful and quiet residential area close to all main commodities and admiring the picturesque bay of Grand Bay with its turquoise waters and the amazing panoramic views of Coin de Mire 'Gunner's Quoin'. The North of Mauritius is renowned for being a highly touristic area, for the plenty activities on its beautiful sandy beaches offering water sports and unforgettable cruising to the Northern Islets. It is the place where tourists enjoy strolling, water sports, shopping or savoring the delights of local cuisine. The North also conceals other treasures away from the coast, its historical sites & heritage

BOUTIQUE HOTELS MAURITIUS

The most essential features of boutique hotels are authenticity and individuality. Most boutique hotels are generally not part of a chain, and as such it has the freedom to incorporate local concepts and unique hotel themes, while focusing on providing tailor made services to its customers.

Mauritian boutique hotels have unique exotic aesthetics inspired by the natural beauty and the tropical setting of the island as well as diverse gastronomic options sampling the culinary fusion traditions of the several cultures present here. The goal being to give a taste of the famed Mauritian hospitality, knowing that the hotel staff is always attentive to your needs, without ever being overbearing.

REVENUE GROWTH POTENTIAL

Since its founding days in the early 2014's, Baystone has strived to build its brand identity by offering customers a relaxing and enjoyable experience. The experiential aspect of the brand has been consistently and effectively implemented across the globe. In addition, Baystone has also built its brand on things that tend to be out of the box, by consistently defying conventional wisdom.

Hospitality and tourism are among the most dynamic sectors of the Mauritian economy. Mauritius is a destination with enormous potential, for those looking to invest in this strategic growth sector. Despite a challenging pandemic year which has led to forced closure, Mauritius tourism and the global hospitality market is expected to grow. This

Boutique hotel with 21 rooms, 2 Restaurant & a Spa have great opportunities to be more successful in its growth and expansion strategy.



PROPERTY SUMMARY

The upscale 23 keys property, with a 52-year lease remaining on the land, opened in 2014.

The Boutique hotel provides a relaxing, intimate and elegant atmosphere facing the light blue turquoise waters of Grand Baie.

This hotel features highly modern upscale and chic and contemporary architecture, amenities and offers unique accommodation experience.

It also includes F&B outlets with the finest local and international food on offer, as well as and leisure services.

The luxurious smaller size of the Hotel emphasizes the natural surroundings and brings a true feeling of a private and serene tropical escape.

The north coast of Mauritius is one of the best places to stay in Mauritius! Baystone Boutique Hotel & Spa is located in the heart of Pointe aux Canonniers in the north-western part of Mauritius, the picturesque and quiet village forms a peninsula and is therefore surrounded on three sides by the Indian Ocean. Known for its turquoise water and thick sand, the beach of Pointe aux Canonniers is home to a wide variety of shells as well as fishing spot.

This Boutique Hotel is featured with a private beach overlooking the turquoise bay and stunning view of one of the most recognizable sights of Mauritius : the majestic rock of Coin de Mire (Gunnery Point).

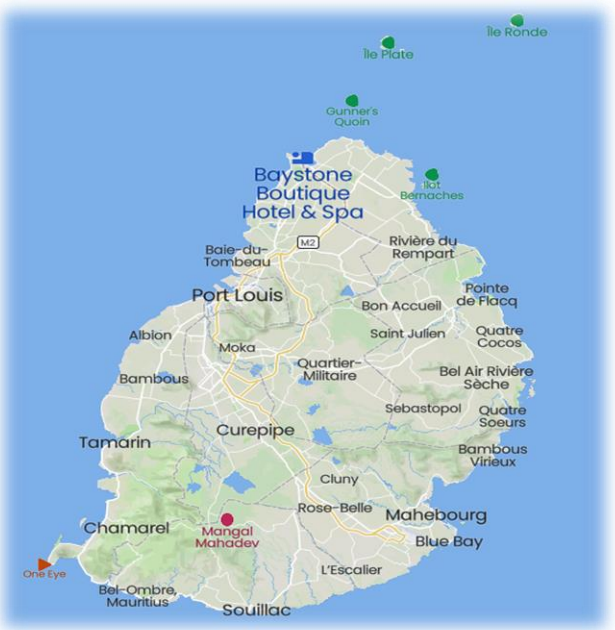
North Mauritius is famous for its white-sand beaches, lively villages, and great hotels. More sunny days than anywhere else on Mauritius, the north is the most touristic area on the island. Beautiful beaches such as Mont Choisy which extends from Pointe aux Canonniers to Pointe aux Piments, Trou aux Biches, Grand Baie, La Cuvette & Pereybere.

The main action is along the northwest coast, centred around the lively seaside resort of Grand Baie, a brandy-glass shaped, sheltered bay with an emerald lagoon and the island's best nightlife. Around fifty restaurants now line the 2km coastal road north to Pereybere, once a simple fishing village, while to the south the villages of Trou aux Biches and Mont Choisy. Grand Baie is the departure point for deep sea fishing trips and for boat excursions or catamaran to the islets in the north of Mauritius; Gunnery's Quoin, Flat Island, Gabriel Island, Round Island, Serpent Island.

Pointe aux Canonniers offers proximity to Grand Baie, Cap Malheureux, or Mont Choisy, while being far enough away to keep you away from the hustle and bustle.

The northeast coast is less developed, with bustling towns such as Goodlands and tranquil rocky shores from where you can admire the pristine northern islands. Inland, a sparsely populated area is sprinkled with one-street towns such as Pamplemousses, home to a world-class botanical garden and an interactive museum, L'Aventure du Sucre.

The driving distance from Pointe aux Canonniers to the capital Port Louis is 22 km and 69 km to Mauritius Airport.



North Beaches

Trou aux Biches, one of the best swimming beaches on the island, with good snorkelling. Tucked away at its northern end is **Mont Choisy**, which at nearly 2km is the longest and most beautiful public beach in the north; the sandy bottom makes it an excellent swimming. **Grand Baie** Beach itself is famed for its emerald waters. A couple of kilometres north, the white-sand cove of **Pereybere** is one of the most popular beaches with both visitors and locals. Small but sweet, nearby **La Cuvette** is the north's prettiest swimming cove. To get away from the crowds, head for **Anse la Raie**, a narrow strip of white sand on a protected bay which, although a bit shallow for swimming, overlooks filao islands in the bay; or steps down to the sea at the wild **Bain Boeuf**, one of the best places to take in the views in peace



Grand Baie

The island's tourism capital with the greatest concentration of beaches and excursions- along with boutiques, restaurants, bars and nightclubs. Once a simple fishing village on a sheltered emerald bay, this bustling resort is known for its profusion of luxury yachts, shopping complexes and après-sol entertainment



Château Labourdonnais

Built in 1758, the stunning, colonnaded Creole mansion of Château Labourdonnais was modelled on Versailles, with a tree-lined avenue and fountains, and only opened to the public in 2010. The garden has the largest banyan tree on the island, planted by Charles Telfair, but it's most famous for its 150-year-old orchards that once supplied the island with fruit and where over fifty different types of mango alone are still grown.

MON CHOISY LE GOLF

Set in the breath-taking northern region of Mauritius, Mont Choisy Le Golf is one of the island's most popular golf courses, famous for its various national and international golf competitions. Besides being the North's one and only 18-hole championship course, it also features unique Mauritian landscaping and black volcanic rock outcrops. Ponds and other waterpoints add character to the course, while natural sand hazards blend seamlessly with the grassy surroundings. The palm trees and large banyan trees around the clubhouse keep a watchful eye on the various events taking place on the neighbouring greens.



The Northern Islets

Six uninhabited islands lie off the northern coast of Mauritius, four of which can be visited. Three are typically visited on a day-long catamaran cruise, stopping for snorkelling and a BBQ or picnic lunch, or alternatively by speedboat or pirogue. The nearest and most distinctive island is the wedge-shaped Coin de Mire (Gunnery's Quoin), just 4km offshore. A 1hr 30min sail north of Cap Malheureux, Îlot Gabriel (Gabriel Island). A 1hr 30min sail north of Cap Malheureux, Îlot Gabriel (Gabriel Island). Neighbouring Île Plate (Flat Island) is the largest of the northern islands with its nineteenth-century working lighthouse. To the northeast, the mangrove-fringed Île d'Ambre (Amber Island).



Pamplemousses Gardens

The third-oldest botanical gardens in the world, begun in 1729, as governor Mahé de Labourdonnais' private vegetable garden. The 60 acres are now home to five hundred different indigenous and exotic species, including over eighty species of palm, such as the unusual Talipot palm from Sri Lanka which blooms once every thirty to one hundred years. The garden's stunning centrepiece is a pond with floating giant Amazon lilies.



Red Roofed Church – Cap Malheureux

At the island's most northerly tip, the peaceful fishing village of CAP MALHEUREUX, the Cape of Misfortune, is so-called because its history of shipwrecks before the British navy landed here in 1810. The pretty Roman Catholic church of Notre Dame Auxiliatrice is one of Mauritius's most photographed sites. It's set in an idyllic spot beside the sea and offers spectacular views over Coin de Mire and the northern islands, with pirogues bobbing in the water in-between.



Port-Louis

Driving distance of 21 Km from Pointe aux Canonniers is Port Louis, city, capital, and main port of the island of Mauritius in the western Indian Ocean. It lies between a well-sheltered, deep water harbour, accessible to ships through a break in the coral reef, and a semicircle of mountains. The lively ethnic quarters of this bustling city display the rich diversity of cultures and traditions that have outlived colonisation. Port Louis is also the economic centre-point of Mauritius, the largest city of the island with approximately 200,000 inhabitants. A few landmarks will take you back in local history but it's also the right place to get a real feel of local life.

ACCOMODATION

This BOUTIQUE hotel accommodates 10 spacious Junior suites of 60 square meters each including their own private terrace offering breathtaking views of the bay. Turquoise and blue tints fill the room during the day, captured by light-reflecting material in a palette of whites and greys. High ceilings and detail-oriented finishes blend with the custom made furniture, creating a serene and intimate cocoon where guest can retreat. The bathroom extends this relaxing experience, with a large bathtub equipped with luminotherapy and a separate rain shower.

The 3 Suites of the are a secluded haven located on the top floor. 2 Senior suites of 95 square meters and 1 of 115 square meters include an extended terrace, under the pergola guests can rest and chill all day long enjoying the outdoor lounge, a sun corner and the dining area before surrendering to the temptation of a night bath in the indoor Jacuzzi. Last but not the least; Suite No.1 the "Baystone Suite" have exclusive access to a roof top swimming pool overlooking the bay.

The exquisite Junior suites are located either on the ground or first floor in the main building.

The chic and sophisticated Deluxe Rooms are located in building B on the 1st and 2nd floor, overlooking the small coastal road of Pointe aux Canoniers, some 30 metres from the hotel's beach. All our suites & rooms are equipped with chromo-therapy bathtubs which soothing virtues giving amazing relaxing moments.

Each room is elegantly designed and equipped with all necessary modern conveniences.

Guests have the choice of a Senior Suite or Junior Suite sea view or Deluxe Room offering a terrace or a Corporate Room.

- ❖ King Size bed with TEMPUR linen
- ❖ Free high-speed, wireless Internet
- ❖ Telephone with international access
 - ❖ Mini bar
 - ❖ Tea and coffee making facilities
- ❖ Bathroom with Chromo therapy bathtub, Rain shower
 - ❖ Hair dryer
 - ❖ Individual climate control
- ❖ LED flat screen TV with satellite channels

- ❖ **Baystone Suite 115 sqm**
- ❖ **Junior Suite 60 sqm**
- ❖ **Deluxe Room 55 sqm**
- ❖ **Corporate Room 21 sqm**





The Boutique boasts three food and beverage outlets, two restaurants and one beach bar. Suggestions of 'à la carte menu' coming from fresh seasonal products and the catch of the day. The Haute Cuisine at Baystone mixes the influences of Mauritius and International cuisines

B RESTAURANT

The restaurant provides a card menu for a varied breakfast as well as for lunch, characterised by summer flavours. In order to delight your taste buds, a wide variety of sweets is also proposed for tea time. As for dinner, the Chef's Table d'hôte has pride of place, offering a sophisticated menu, yet allowing for alternatives according to your wishes.

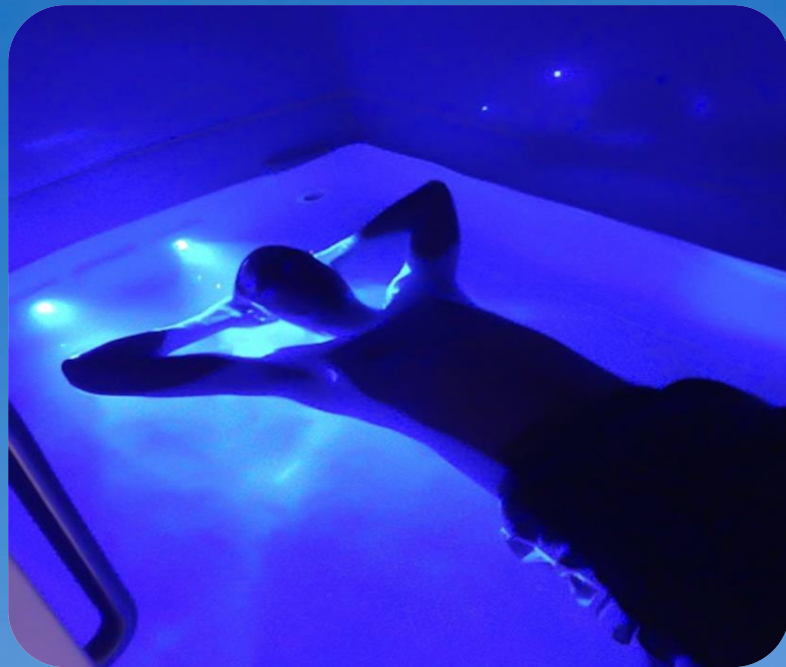
BAR

In front of the turquoise blue lagoon, enjoy the Signature cocktails and mojitos of Restaurant B!..., such as the Mai Thai Baystone, the Baystone planter, the Baystone experience cocktail of the day served choices of appetizer.....

MIZU SUSHI BAR

A contemporary restaurant serving Asian-inspired dishes and sushi as well as Teppanyaki cuisine where the chef cooks in front of his guests in a friendly atmosphere.





OTHER FACILITIES & SERVICES

The hotel offers an array of facilities and services, including a well equipped spa, an outdoor heated pool and outdoor activities.

SPA

The labyrinth-shaped spa, made of curves and hidden spaces, brings the body and mind into a state of complete relaxation. The divine spa features 4 therapy rooms including 1 for couple and another for beauty treatments, hammam & floatation tank, Floatation tanks are usually used to treat stress, anxiety and jet lag. The treatments are offered in collaboration with internationally acclaimed brand Thal'ion cosmetic products which blend the treasures of the sea into professional rituals to offer the body pleasure and well-being. THAL'ION uses fresh seaweeds and active ingredients for all of its treatments

ACTIVITIES

- ❖ Water sports
- ❖ Wake boards
- ❖ Snorkelling
- ❖ Hobie kayak
- ❖ Laser boat
- ❖ Paddle
- ❖ VTT excursions with guide
- ❖ Land excursions
- ❖ Boat tours
- ❖ Cocktails lessons
- ❖ Culture & Discovery programs

SERVICES

- ❖ Shuttle to airport
- ❖ Babysitting service
- ❖ Boat shuttle to grand bay
- ❖ Laundry
- ❖ Daily housekeeping
- ❖ Room service
- ❖ Car rental
- ❖ Wake-up call
- ❖ Early Check-in
- ❖ Late Check-out
- ❖ Currency exchange



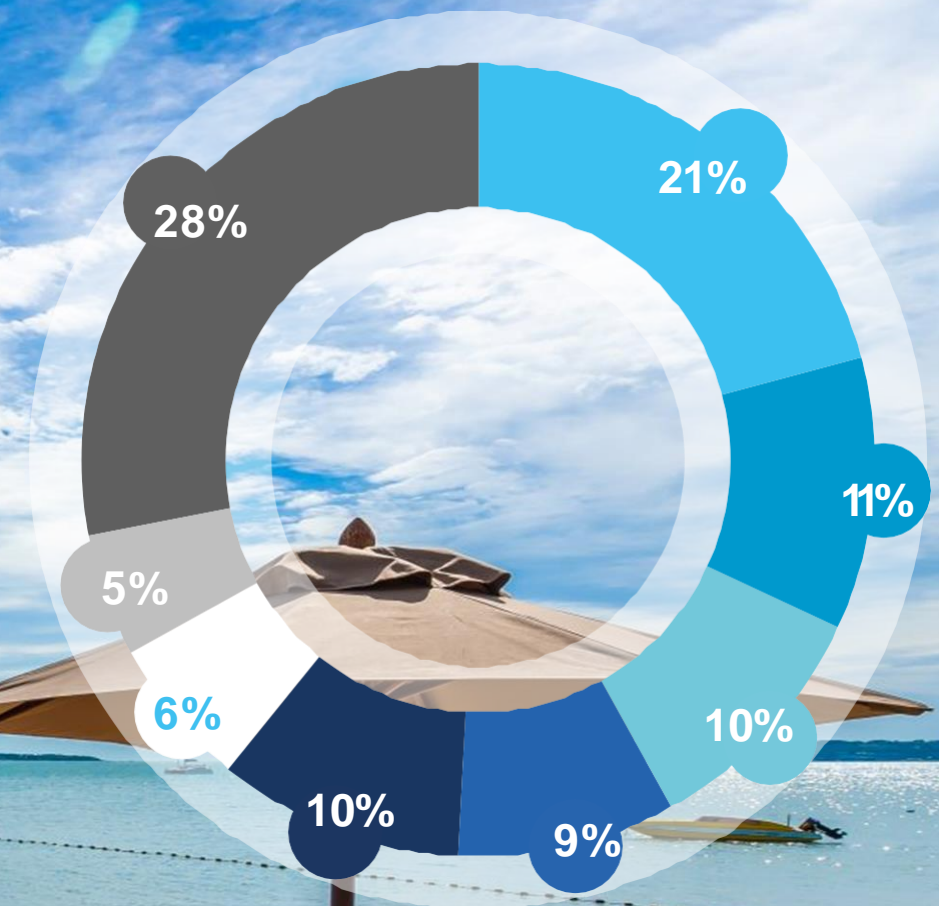
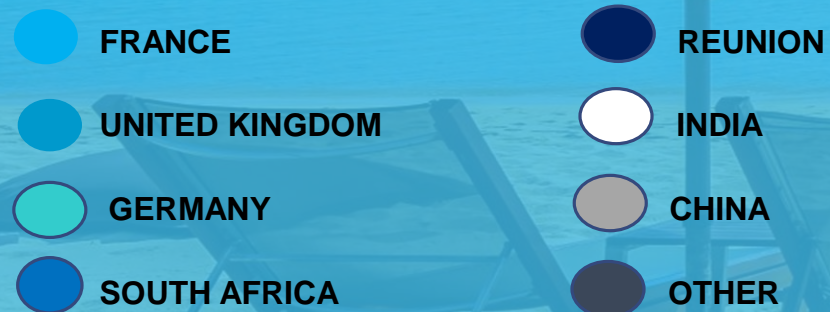
TOURISM MARKET OVERVIEW

Every year, around 1.3 Million tourists visit the island of Mauritius. The Tourism Industry contributed more than 12% to the total GDP. Globally, Mauritius ranked as the 54th preferred international destination in the Travel & Tourism Competitiveness Index 2017, with leisure tourism being the primary purpose of visit accounting for 93% of all arrivals.

Europe being the largest source region, accounts for 59% of all arrivals. Key source markets from Europe include France, United Kingdom and Germany. Africa is the second largest source region, accounting for 22% of arrivals, with key source markets being Reunion, South Africa, and Malagasy Republic. Asian arrivals accounted for 15% of arrivals.

The Mauritius Tourism Development Plan sets target that Mauritius acquires the 'Green Destination' status by 2030. Promoting sustainable tourism that reduces the negative environmental impacts, improves positive sustainability impacts, while improving the sectors competitiveness.

Tourist arrivals have grown consistently over the past two decades and is predicted that the stable growth will continue.





MAURITIUS HOTEL MARKET

Hotel supply in Mauritius is distributed in six to eight main supply nodes, with the largest concentration in the North of Mauritius (40%), followed by the West (26%) and then the East (24%). The South (11%). Mauritius has developed an extensive range of hotels networks, and many accommodation solutions. Today there are about 150 hotels of the Island of Mauritius situated on almost all parts of the Island. Driven by an increase in the number of foreign visitors from Europe and Asia-Pacific due to an increase in the number of flight seats and sustained promotions, a boom is expected in the hotel industry in Mauritius.

Mauritius recorded more than a million bookings from 1st January 2022 to 1st January 2023, despite all the challenges Mauritius is set to reclaim its place as one of the most popular destinations in the world. Tourism typically accounts for nearly 24 per cent of the nation's GDP, and the Government has set a target of 1.4 million visitors during the calendar year 2023.

Other drivers of tourism growth in Mauritius can be attributed to several initiatives by the country's government and tourism authorities in the past few years, particularly government efforts to promote economic diversification, a favourable business climate and solid infrastructure.

"In addition to a premier luxury holiday destination in the world with a high rate of return, Mauritius is one of the most business and investment friendly locations".

Investors have been attracted to Mauritius due to the island's mature, safe environment, established resort tourism offerings and stable government and economy. European and Middle Eastern investors along with institutional investors often prefer Mauritius over continental Africa for these reasons. "Tourism has made an important contribution to this stability and, with the improving global economy and the country carving out a new future tourism economy based on innovation, the country will sustain positive tourism numbers well into the future".

ECONOMIC MARKET OVERVIEW

Mauritius's economic freedom score is 70.9, making its economy the 30th freest in the 2022 Index. Mauritius is ranked 1st among 47 countries in the Sub-Saharan Africa region, and its overall score is above the regional and world averages.

Since independence in 1968, Mauritius has undergone a remarkable economic transformation from agriculturally based economy to a diversified, upper-middle-income country that has attracted considerable foreign investment and has one of the Africa region's highest per capita GDPs. In the long-term, the Mauritius GDP Annual Growth Rate is projected to trend around 5.40 percent in 2023 and 4.00 percent in 2024, according to our econometric models. The services sector is the largest sector of the Mauritius' economy and accounts for 76 percent of total GDP.

The economy of Mauritius is a mixed developing economy based on agriculture, exports, financial services, and tourism. Services and Tourism remain important economic drivers, and maritime security is a priority.

Pour plus renseignements veuillez contacter :
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