

PROGRAMME BROCHURE

RESIDENCY BY INVESTMENT | MAURITIUS

Mauritius Residence Permit – Real Estate Investment Route

Obtain a Mauritius residence permit, valid for as long as you hold the property, by buying a residential home above USD 375,000 under the IRS, RES, PDS or Smart City schemes.

INVESTMENT FROM

USD 375,000

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At a glance

COUNTRY **Mauritius**	ROUTE **Residency by Investment - Real Estate Investment**
MINIMUM INVESTMENT **USD 375,000**	FAMILY MEMBERS **Spouse, children up to age 24, parents aged 55+**
LAST UPDATED **1 October 2026**	

The Occupation Permit criteria changed

Route	Current EDB criteria
Investor	**USD 100,000** initial, then MUR 5m turnover from year 3 and MUR 8m from year 5
Professional	**MUR 50,000 a month**, standardised
Self-employed	MUR 2m from year 3, MUR 3m from year 5

These replace the older USD 50,000, MUR 30,000 and USD 35,000 figures still in wide circulation.

Their legal status. These are the Economic Development Board's **current published criteria**. The 2025 Act does not amend the Immigration Act, and the instrument that does is still a **Bill**, so XIPHIAS applies the criteria as the EDB currently publishes them and confirms the position for each file.

Property: USD 375,000, and one trap

USD 375,000 under the IRS, RES, PDS or Smart City schemes buys a residence permit valid for as long as you hold the property, with spouse and children under 24 included.

The trap: there is a **separate USD 500,000 non-citizen property route, and it expressly does not give you a residence permit**, occupation permit or permanent residence. The EDB guideline says so in terms: it is an authorisation to buy, not a residency route.

Also, since **13 December 2024, 85% of the price must be paid in Mauritian rupees**.

Permanent residence

The Passport and Immigration Office and the EDB currently publish **different** permanent residence criteria. XIPHIAS confirms the operative criteria with the EDB in writing for each file before you commit.

Proposed, not yet in force

The 2026 Bill contains a **Golden Visa** at an aggregate **USD 1 million** in priority sectors, and an AI City Scheme. Neither is confirmed in force, so XIPHIAS does not yet accept applications under either.

Your Indian passport is safe on a residency

Section 9(1) of India's Citizenship Act 1955 ends Indian citizenship only on the **voluntary acquisition of another country's citizenship**. Holding a residence permit, permanent residence or a long-term visa does none of that.

So every route on this page is safe to hold. What differs between countries is the **endpoint** — and we will tell you plainly where a route can never become a citizenship, where it can, and what taking that step would cost you.

Key benefits

- Residence permit valid for as long as you hold the qualifying property.
- Spouse and children under 24 are granted residence permits with you.
- Naturalisation after 2 years' continuous residence is possible at the Minister's discretion where at least USD 500,000 is invested in Mauritius; it requires renouncing any other citizenship.
- Safe, multicultural society with a tropical climate year-round.
- Access to high-quality healthcare, education, and a business-friendly environment.

Requirements

- Buy a residential property above USD 375,000 under the IRS, RES, PDS or Smart City schemes.
- Clean criminal record for all adult applicants.
- Provide proof of legal source of funds.
- Dependents must meet age and relationship criteria.

When this route may not fit

- Serious criminal records or ongoing investigations.
- Failure to maintain the qualifying real estate investment.
- Submission of fraudulent or incomplete documents.

Costs and government fees

Programme costs

Item	Amount	Notes
Qualifying residential property (price must exceed)	USD 375,000	Before application submission. Property under the IRS, RES, PDS or Smart City schemes; from 13 December 2024, 85% of the price is payable in Mauritian rupees.

Funds to show

Requirement	Amount	Notes
Property purchase funds	USD 375,000	Evidence of funds for a qualifying property above USD 375,000 and their lawful source.

How the process works

1. **Preliminary Eligibility Check**
   Verify funds availability, age, and basic eligibility criteria before selecting a property.
2. **Select Approved Property**
   Choose a qualifying real estate project under the IRS, RES, PDS or Smart City schemes.
3. **Sign Sale & Purchase Agreement**
   Finalize the property purchase agreement and prepare legal documentation.
4. **Transfer Investment Funds**
   Send the purchase funds via a Bank of Mauritius–recognized bank; 85% of the price is payable in Mauritian rupees.
5. **Submit Residency Application**
   Provide all required documents to the Mauritius authorities.
6. **Document Verification & Approval**
   Authorities review submitted documents and verify the investment.
7. **Residence Permit Issuance**
   Receive your residence permit, valid for as long as you hold the property.

Document checklist

Identity & Civil

- Valid passport (all applicants)
- Birth certificates & marriage certificate (if applicable)

Financial & Investment

- Bank statements (last 6–12 months)
- Source-of-funds/wealth evidence
- Sale & Purchase Agreement (qualifying property)
- SWIFT remittance proof via a Bank of Mauritius-recognized bank

Compliance & Health

- Police/morality certificate (recent, typically <=6 months)
- Medical certificate & health insurance

Questions clients ask

What is the minimum investment for real estate residency in Mauritius?

A residential property above USD 375,000 under the IRS, RES, PDS or Smart City schemes. Ground-plus-two apartments (from MUR 6 million) and the separate USD 500,000 non-citizen property route do not give a residence permit.

Who can I include in my application?

Your spouse and children under 24 are granted residence permits with you. XIPHIAS confirms eligibility for any other dependants.

How long does the application process take?

Typically 2–3 months from submission to issuance of the residence permit.

How long is the residence permit valid?

For as long as you hold the qualifying property.

Can I naturalise faster?

The Citizenship Act allows the Minister to accept two years' continuous residence, instead of 12 months plus 5 of the preceding 7 years, where at least USD 500,000 has been invested in Mauritius. It is discretionary, and naturalisation requires renouncing any other citizenship — for an Indian citizen, that means giving up the Indian passport.

Important notes

- Occupation Permit criteria (current EDB publication): Investor USD 100,000 initial with MUR 5m turnover from year 3 and MUR 8m from year 5; Professional standardised at MUR 50,000 a month; Self-employed MUR 2m from year 3 and MUR 3m from year 5. These supersede the older USD 50,000 / MUR 30,000 / USD 35,000 figures.
- These are the Economic Development Board's current published criteria. The 2025 Act does not amend the Immigration Act and the 2026 amending instrument is still a Bill, so XIPHIAS confirms the criteria in force for each file rather than treating them as law from a particular date.
- Property above USD 375,000 under the IRS, RES, PDS or Smart City schemes gives a residence permit valid while you hold the property. The separate USD 500,000 non-citizen property route does not give a residence permit, occupation permit or permanent residence — the EDB guideline says so in terms.
- From 13 December 2024, 85% of a qualifying property price must be paid in Mauritian rupees. Local bank financing carries a USD 750,000 threshold.
- The Passport and Immigration Office and the EDB publish different permanent residence criteria. XIPHIAS confirms

the operative criteria with the EDB in writing for each file.

- A new Golden Visa at an aggregate USD 1 million in priority sectors, and an AI City Scheme, appear in the 2026 Bill. Neither is confirmed in force.
- A USD 50 non-refundable application fee applies to Occupation Permit and Retired Residence Permit applications from 1 December 2025.

Compliance

- Occupation Permit durations: Investor and Self-employed up to 10 years, renewable; Professional up to 3 years or the length of the contract.
- Property routes (IRS, RES, PDS, Smart City): a residential property above USD 375,000, with spouse and children under 24 included, valid as long as the property is held. Ground-plus-two apartments have a MUR 6m minimum but confer no residence.
- Premium Visa: more than six months up to one year, renewable. USD 1,500 a month per adult and USD 500 a month per dependent child, with insurance, accommodation and three months' statements. Holders must not enter the Mauritian labour market. Open to 114 pre-approved countries.
- Retired Non-Citizen permit: age 50 and over, maximum 10 years, renewable.
- Permanent residence permits run for 20 years, renewable; the qualifying criteria are confirmed with the EDB for each file.
- Citizenship: 12 months' continuous residence plus 5 of the preceding 7 years; the Minister may accept 2 years' continuous residence where at least USD 500,000 is invested in Mauritius. Section 9(4) makes renunciation of any other citizenship mandatory.

Official sources: Economic Development Board Mauritius; EDB Mauritius — Occupation Permit criteria newsletter, 31 July 2026; Passport and Immigration Office, Mauritius.



XIPHIAS Immigration

NEXT STEP

Plan your Mauritius application with our Dubai team

Tell us about your profile, family and timeline. We will confirm whether **Mauritius Residence Permit – Real Estate Investment Route** fits, set out the full cost in writing and manage the application with you from start to finish.

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CREDENTIALS

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- Named Best Immigration Consultant by The Times of India in 2022.
- Canada files handled by a CICC-licensed Regulated Canadian Immigration Consultant, licence R516194.
- Australia files handled by a registered migration agent, MARA 1680615.

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