

# Concept

Otarkia Eco Village aims to introduce a completely new concept in the Mauritian tourism and hospitality sector, by offering 100% sustainable, energy-efficient accommodations in harmony with nature.



## OTARKIA ECO VILLAGE



The village will include the production of organic vegetables and dairy products, intended for both on-site consumption and local retail, with a focus on serving primarily meals to guests in line with its wellness and regenerative philosophy.

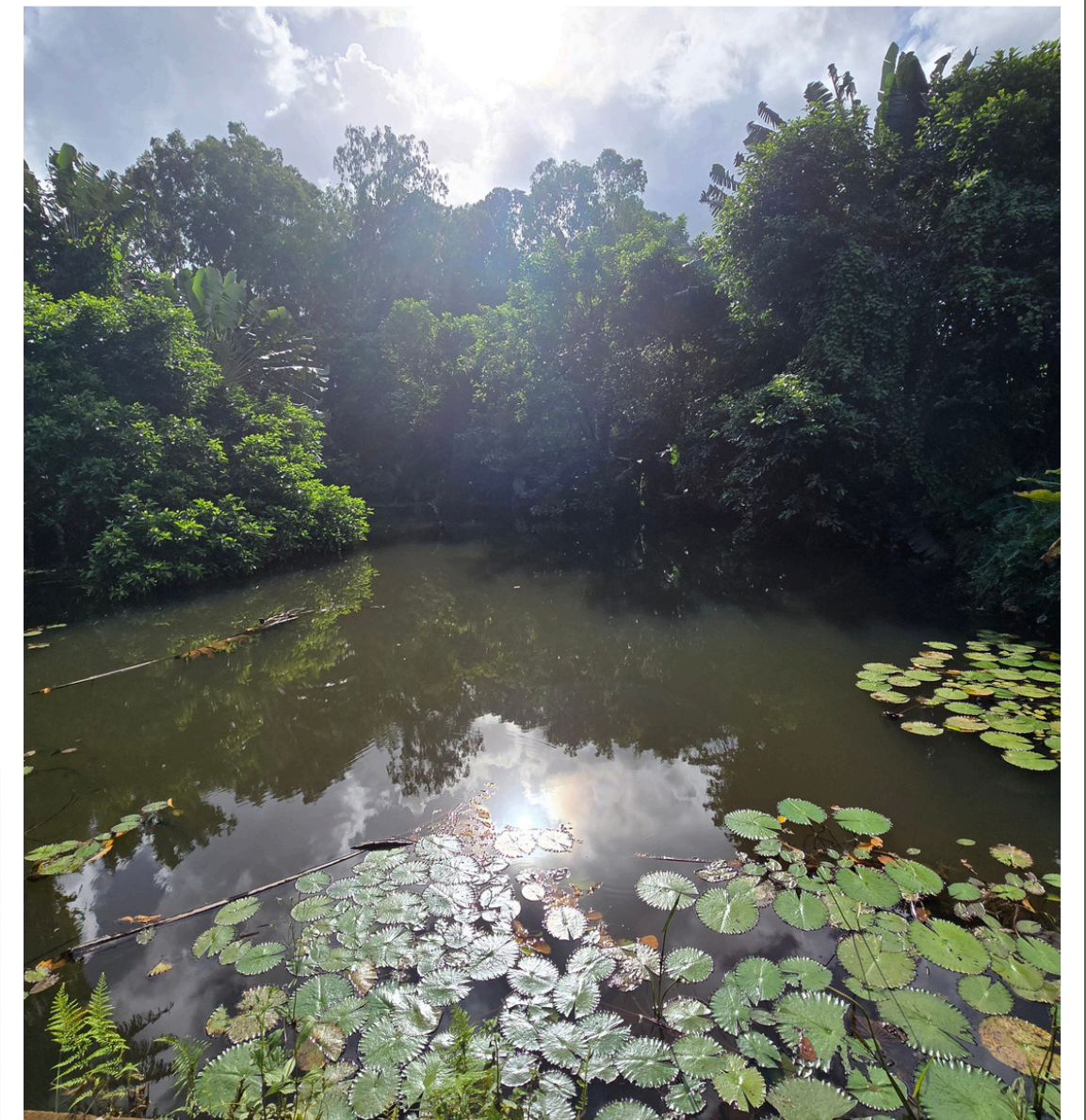
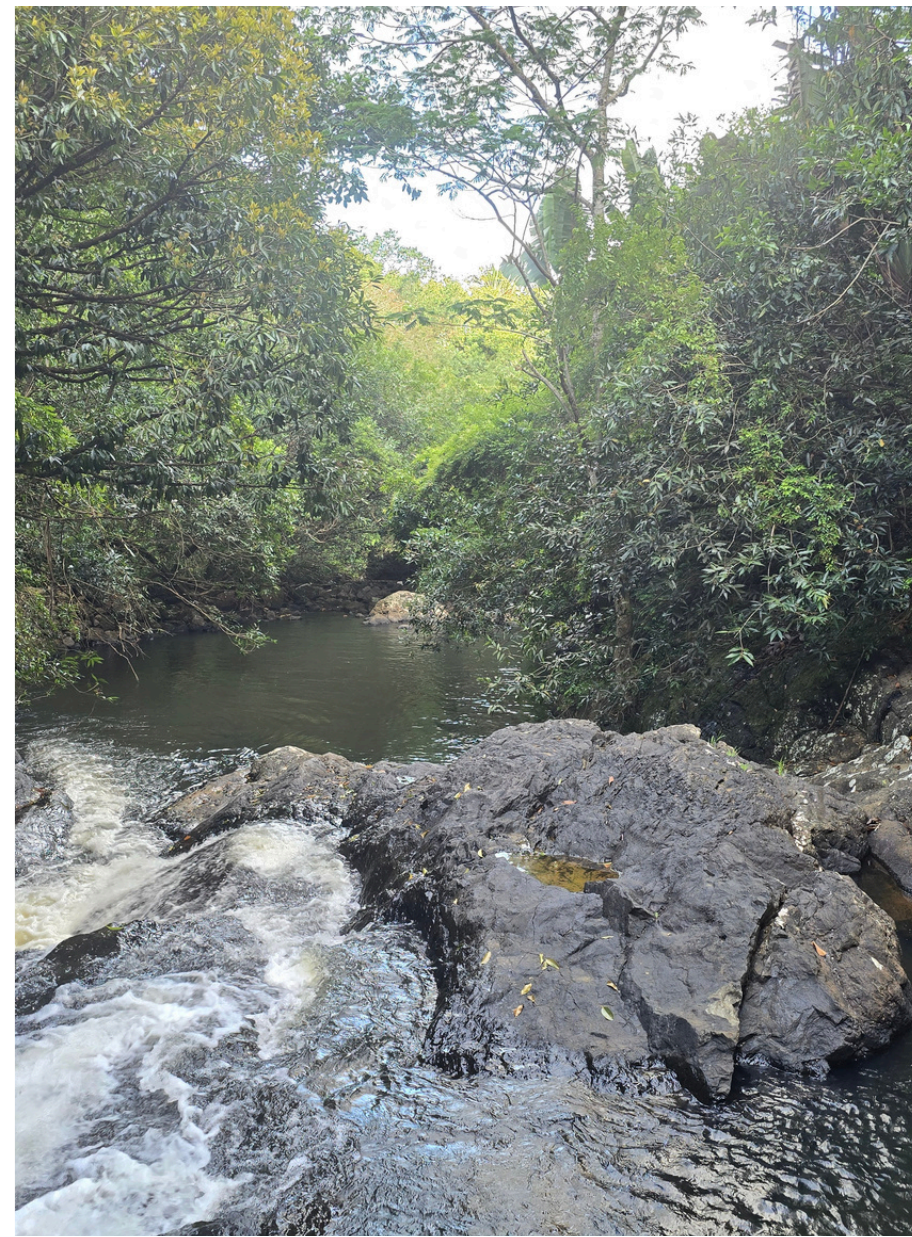




OTARKIA  
ECO VILLAGE

Zen Latitude Ltd

# INDIVIDUAL PLOT FOR SALE



[www.otarkia.com](http://www.otarkia.com)



# EXECUTIVE SUMMARY



The Otarkia Ecovillage will span 123,000 m<sup>2</sup>, primarily situated on the scenic central hill of the estate. The development plans are fully approved, and the budget has been professionally evaluated by a Quantity Surveyor (QS) to ensure accuracy and feasibility.

At the heart of the project, the Otarkia Eco Village will include 10 eco-designed bungalows, a restaurant, seminar and training rooms, and dedicated wellness spaces for yoga, meditation, massage, and sauna.

An organic farm, already partially operational, will supply the eco village and community with bio finished products, supporting both local consumption and retail.

## Vision

01

To create a self-sustaining, regenerative community where people live in harmony with nature — combining eco-conscious living, organic agriculture, and well-being in a model village that inspires change, promotes resilience, and reconnects people to the land and to each other.

## Development

02

1. Sustainable homes built with natural materials
2. Spaces for education, healing, and community engagement
3. A circular model that supports both investor value and social impact



# EMBRACE SERENITY

## Own Your Private Sanctuary at the feet of Montagne Maurice, Mauritius

Step away from the chaos of modern life and discover a place where time slows down, and nature takes the lead. Otarkia Eco Village invites you to experience a lifestyle rooted in peace, purpose, and connection — a rare opportunity to own land in one of Mauritius' most untouched and breathtaking landscapes.

Nestled in the lush, elevated region of Montagne, Otarkia spans the northern slopes of Montagne Maurice, where gentle breezes, panoramic mountain views, and fertile soil create an atmosphere of calm and possibility. This is more than land — it's your personal sanctuary, where the rhythm of life follows the cycle of nature, and every sunrise brings quiet inspiration.





# LOCATION

## 📍 Nearby Attractions

- Montagne Maurice (hiking, panoramic views) – on site
- Domaine de l'Étoile (hiking trails, quad biking, ziplining) – 6 km
- Flacq Coeur de Ville Shopping Mall – 12 km
- Belle Mare Beach (public beach) – 16 km
- Grand River South East Waterfall – 18 km
- Île aux Cerfs – accessible by boat from GRSE (18 km)
- Sir Seewoosagur Ramgoolam International Airport – 25 km

## 🏠 Nearby Amenities

- Primary and secondary schools (Montagne Blanche & Flacq)
- Medical centers and Flacq Hospital
- Local shops and supermarkets
- Banks, restaurants, gas stations





# OTARKIA ECO VILLAGE



## The Benefits of Buying Within Otarkia Eco Village

The Benefits of Buying Within Otarkia Eco Village

- Large, buildable plots (starting from 8,000 m<sup>2</sup>)
- Tranquil, green environment with panoramic views
- Access to internal roads, water supply, and future infrastructure
- Possibility to connect with a growing community of like-minded eco-residents
- Option to build your own villa, retreat, or holiday home — entirely at your pace

## 🏡 Upcoming Developments Enhance Long-Term Value

- Eco-friendly bungalows, permaculture farming, wellness centers, and nature trails as part of the greater Otarkia vision
- Planned community spaces, workshops, and farm-to-table experiences nearby
- Carefully managed environment ensuring a harmonious blend of nature and low-impact development





# OFFER

## 01 AGRICULTURAL PLOT FOR SALE

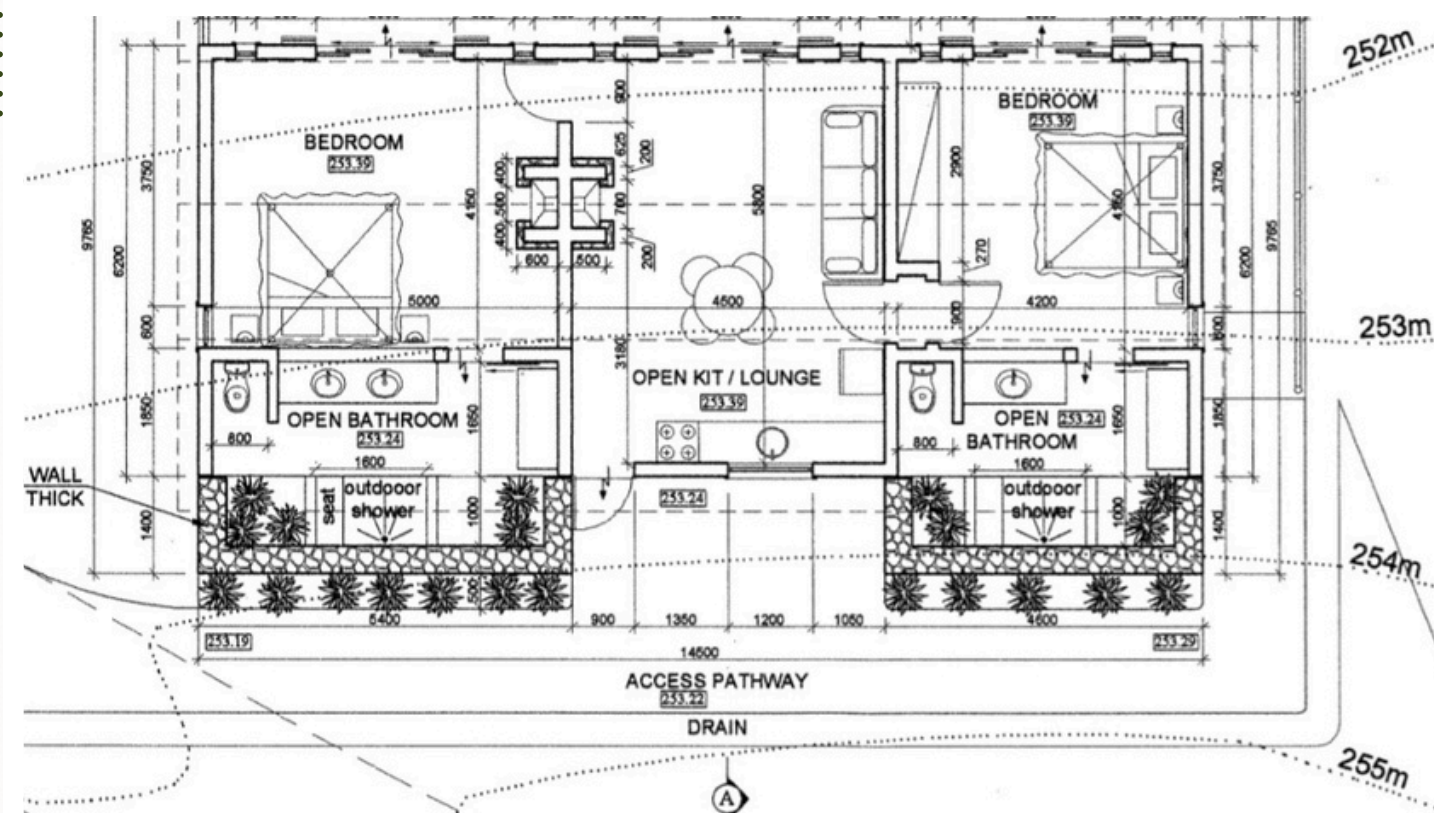
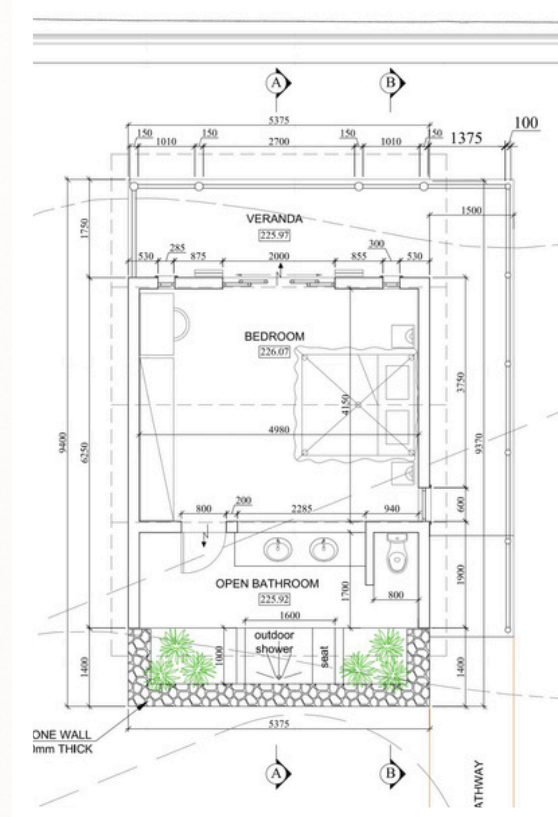
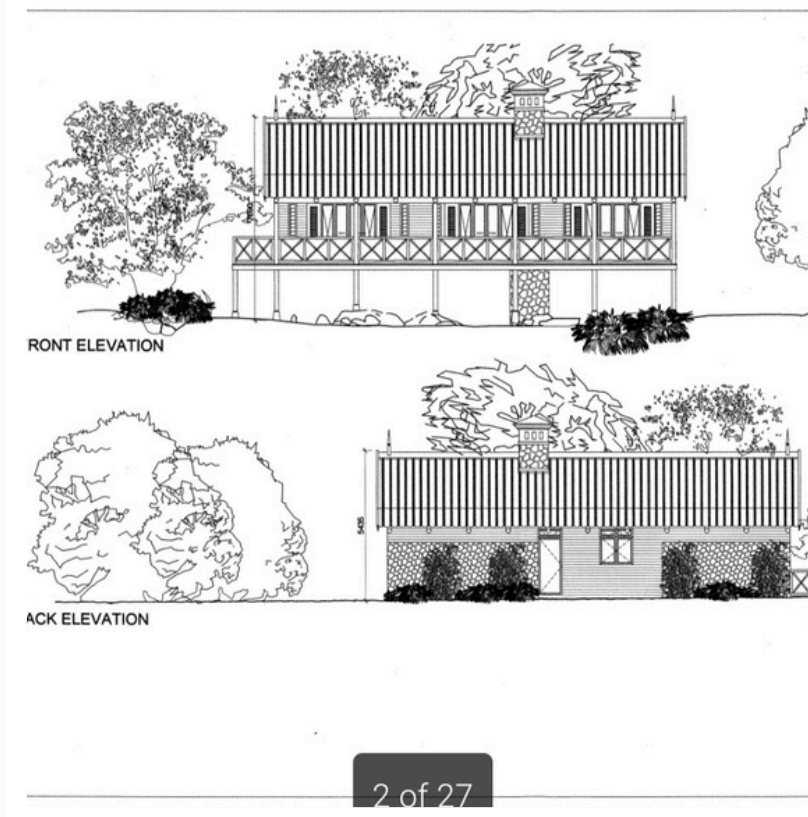
Plot around 8000 m2 /each

## 02 RESIDENTIAL PLANS OF 46m2 / 55 m2 / 132m2 ALREADY APPROVED BY THE DISTRICT COUNCIL

You can choose amongs one of our approved plans. We will guide you through the construction permit application process (if any modifications), provide tailored offers from our trusted partners, and ensure ongoing support with oversight from our professional Quantity Surveyor

## 03 Unlimited access to the Eco Village and the leisure areas.

Enjoy locally sourced organic products from our farm, access to a waterfall and natural pond, one full day of private complimentary use of our event space each year, and five free entries to commercial events hosted on-site annually.





# FOR SALE

INFRASTRUCTURE (ROADS)

RIVER

PLOTS ON SALE

OTARKIA ECO VILLAGE

FOR SALE

Lot 1 : 8091 m<sup>2</sup>

Lot 2 : 8124 m<sup>2</sup>

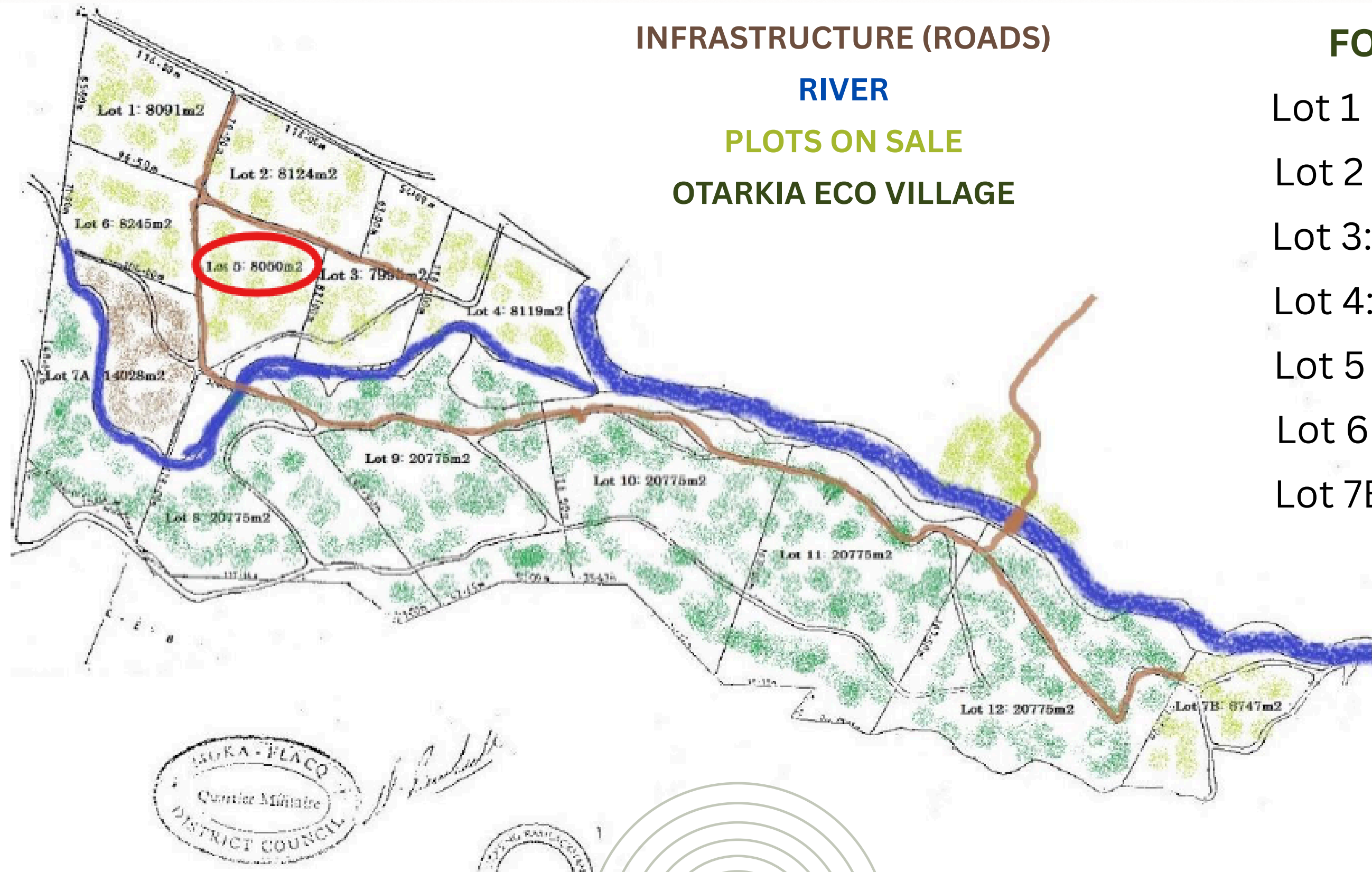
Lot 3: 7995 m<sup>2</sup>

Lot 4: 8119 m<sup>2</sup>

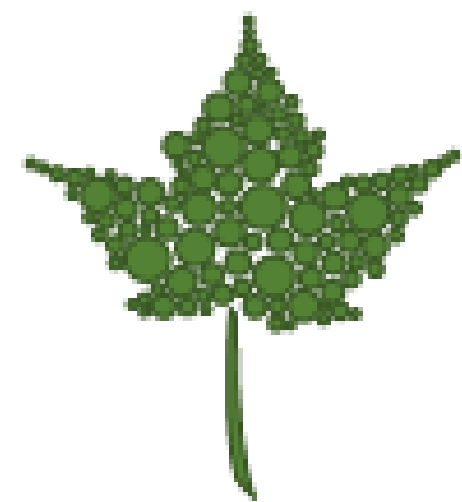
Lot 5 : SOLD

Lot 6 : 8245 m<sup>2</sup>

Lot 7B 6747 m<sup>2</sup>







**OTARKIA**  
ECO VILLAGE

**PRICE FOR  
INDIVIDUAL  
PLOT AS FROM:**

**RS 6,120,000**

**FOR 8000 M2**





# WHY A PLOT WITHIN OTARKIA ECO VILLAGE



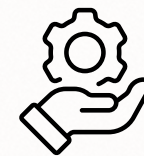
## High growth Potential

Owning a plot at Otarkia means securing land in a thoughtfully planned eco-village rooted in sustainability, organic agriculture, and wellness tourism. With the area poised for future development and increasing demand for nature-integrated living, your property benefits from strong long-term value appreciation.



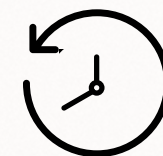
## Eco-Conscious Lifestyle Without the Hassle

As a landowner, you'll enjoy a tranquil setting surrounded by organic farms, wellness spaces, and eco-amenities — all professionally managed. You can live simply, grow your own food, or build a future retreat — without having to manage shared operations or take part in the running of the village.



## Prime Location with Future Connectivity

Your plot is located in Montagne Maurice, an area soon to be enhanced by major infrastructure developments, including a new highway to the north and a southern link via Ferney. These connections will significantly improve accessibility while preserving the natural charm of the region.



## Limited Time Opportunity

This is a limited-time opportunity, as you are among the first six plot owners in Phase 1. Future phases will include more plots, but will not offer the same exclusive advantages reserved for early participants.

By joining now, you secure not just land, but a privileged position within the heart of Otarkia's founding community.





# ECO LIVING

*Comfort, Built to Last*



- Eco-Friendly & Sustainable
- Recycled Materials
- Quick & Simple to Build
- Low-Impact Construction
- Cyclone & Seismic Resistant Design
- Natural Thermal Isolation & Humidity Control
- Perfect for Modular Building





# OUR DEDICATED TEAM



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Otarkia Eco Village Project Developer

## Contact Us



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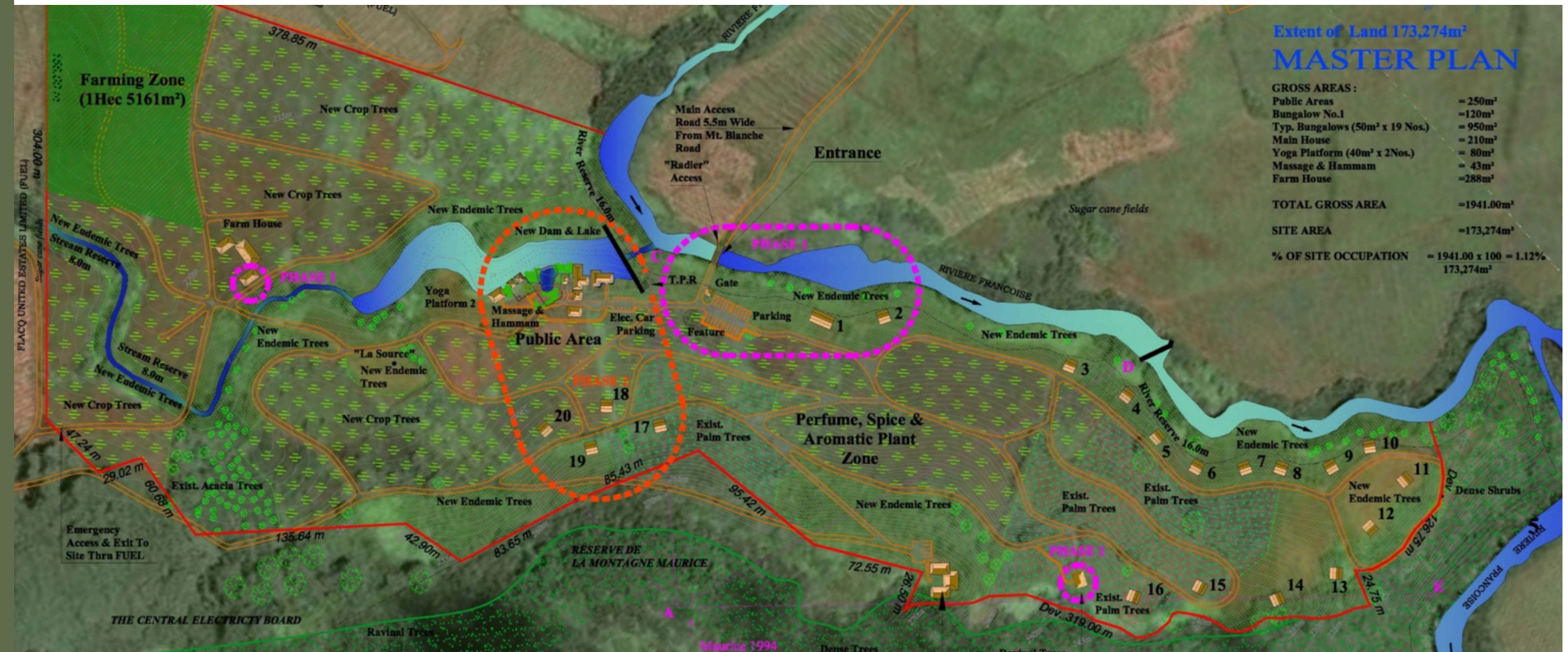
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