XIPHIAS Immigration

COUNTRY BROCHURE



RESIDENCY BY INVESTMENT | COUNTRY GUIDE

Mauritius Residency by Investment

Mauritius Occupation Permit from USD 100,000 and property residence above USD 375,000. The separate USD 500,000 non-citizen property route gives no residence permit.

PROGRAMMES	CAPITAL	CURRENCY
4	Port Louis	Mauritian Rupee (MUR)

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Mauritius at a glance

CAPITAL **Port Louis**	POPULATION **1.3 million**
LANGUAGE **English (official), French, Mauritian Creole**	CURRENCY **Mauritian Rupee (MUR)**
TIME ZONE **GMT+4**	CLIMATE **Tropical; warm year-round with mild humidity**
PROGRAMMES WE ADVISE ON **4**	LAST UPDATED **1 October 2026**

Overview

Mauritius offers residence through the Investor Occupation Permit (USD 100,000 initial investment under current EDB criteria), through the purchase of a residential property above USD 375,000 under the IRS, RES, PDS or Smart City schemes, and through permits for professionals, the self-employed and retirees aged 50 and over. The property permit covers your spouse and children under 24 and remains valid for as long as you hold the property. Naturalisation can follow after 12 months' continuous residence plus 5 of the preceding 7 years, or after 2 years at the Minister's discretion where at least USD 500,000 is invested, and requires renouncing any other citizenship.

Key points

- Residence permit through approved real estate above USD 375,000, valid while the property is held.
- Investor Occupation Permit from USD 100,000, valid up to 10 years and renewable.
- Family inclusion: spouse and children under 24.
- Naturalisation after 2 years' residence is possible where USD 500,000 is invested (Minister's discretion); renunciation of other citizenship is mandatory.
- Stable, low-risk destination with strong governance.
- Access to international education, healthcare, and business opportunities.

Programmes in Mauritius



Mauritius Investor Occupation Permit – Business Investment Route

Obtain a Mauritius Investor Occupation Permit — a residence and work permit for up to 10 years — with an initial business investment of USD 100,000 under current EDB criteria.

From USD 100,000



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.

From USD 375,000



Mauritius Retired Non-Citizen Residence Permit – Retirement / Pension Transfer Route

Retire to Mauritius on a Retired Non-Citizen residence permit — for applicants aged 50 and over, valid for up to 10 years and renewable.



Mauritius Residency – Government / Strategic Fund Route

Mauritius has proposed a Golden Visa for investment of at least USD 1 million in priority sectors. Until it is in force, investors use the Investor Occupation Permit or the property schemes.

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.

How the application works

1. **Consult XIPHIAS and select an approved real estate project.**
2. **Transfer funds via a Bank of Mauritius–recognized institution.**
3. **Apply through the NELS platform with medical and morality certificates.**
4. **Await Joint Committee approval.**
5. **Complete final application and pay fees online.**
6. **Attend in-person verification for original documents.**
7. **Receive the residence permit upon successful verification.**

General requirements

- Property route: a residential property above USD 375,000 under the IRS, RES, PDS or Smart City schemes; Investor Occupation Permit: USD 100,000 initial investment.
- Good character and clean criminal record.
- Medical certification and valid health insurance.
- Proof of funds to support yourself and dependents.

Questions clients ask

What is Mauritius' Residency by Investment Program?

It grants residence to investors and their families through qualifying investments — an approved residential property or an Investor Occupation Permit.

How much do I need to invest for residency?

More than USD 375,000 in an approved residential property under the IRS, RES, PDS or Smart City schemes, or a USD 100,000 initial investment for an Investor Occupation Permit under current EDB criteria. The separate USD 500,000 non-citizen property route gives no residence permit.

Can family members join me?

Yes. On the property route your spouse and children under 24 are granted residence permits with you; XIPHIAS confirms eligibility for other dependants.

When can I apply for citizenship?

After 12 months' continuous residence plus 5 of the preceding 7 years, or after 2 years at the Minister's discretion where at least USD 500,000 is invested in Mauritius. Naturalisation requires renouncing any other citizenship.

Is there a permanent residence route?

Yes — a permanent residence permit valid for 20 years. The Passport and Immigration Office and the EDB currently publish different qualifying criteria, so XIPHIAS confirms the operative criteria with the EDB in writing for each file.

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



XIPHIAS Immigration

NEXT STEP

Discuss your Mauritius options with our Dubai team

Tell us about your profile, family and timeline. We will compare the Mauritius routes that fit you, set out the full cost in writing and manage the application with you from start to finish.

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CREDENTIALS

- Advising clients on global mobility since 2009; XIPHIAS Immigration DMCC in Dubai since 2017.
- 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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