

RESIDENCE PERMIT

Residency by Property Acquisition

A non-citizen who buys residential property in an EDB-approved scheme for at least USD 375,000 is eligible for a residence permit for as long as the property is held. The holder is exempt from the need for a work or occupation permit. The spouse and dependent children can join under Dependent Permits, linked to the residence permit and running for the same period.

Minimum purchase price USD 375,000, or the equivalent in a hard convertible currency at the selling rate on the date of the title deed	Eligible schemes IRS, RES, Invest Hotel Scheme, PDS, Smart City Scheme, and apartments in buildings of at least ground plus two floors	Validity For as long as the holder owns the property
Applicant The purchaser, once the deed is registered and transcribed	Authorities EDB; residence permit issued by the Passport and Immigration Office	Dependents Spouse or common-law partner and dependent children, each under a Dependent Permit linked to the holder's

☒ Required
 ☐ If applicable

Document	Acquisition	Residence permit
STAGE ONE: AUTHORISATION TO ACQUIRE, THROUGH THE DEVELOPER		
☐ Reservation or presale agreement Duly endorsed by a notary public. For an off-plan purchase, the VEFA contract.	☒	☐
☐ Duly authenticated copy of the first five pages of the passport For each purchaser.	☒	☐
☐ KYC letter or bank reference From a recognised local or international bank.	☒	☐
☐ Letter from a bank confirming the funds to finance the acquisition And evidence of the source of funds.	☒	☐
☐ Morality certificate or police clearance For each purchaser over 18, less than six months old.	☒	☐
☐ Marriage certificate and the spouse's passport Where the property is acquired jointly by a married couple.	☐	☐
☐ Entity documents, where the purchaser is a company, trust or société Certificate of Incorporation and register of shareholders; trust deed; deed of formation and statuts; passports of the shareholders, beneficiaries or associés.	☐	☐

Document	Acquisition	Residence permit
STAGE TWO: RESIDENCE PERMIT AFTER THE DEED		
☐ Two passport photographs for each applicant	—	●
☐ Certified true copies of the passport and birth certificate For the main applicant and each dependent.	—	●
☐ Medical certificate for each applicant Less than six months old, issued by a doctor in Mauritius with the test results. Children under 12: a certificate of clinical examination only.	—	●
☐ Morality certificate for each applicant over 18 Less than six months old.	—	●
☐ Notary's certificate Attesting that the deed for the residential property has been duly registered and transcribed, and the EDB's letter recording the acquisition.	—	●
☐ Marriage certificate, certificat de concubinage or affidavit For a couple, whichever applies.	—	○
☐ Nomination of the main applicant, where the property is held through an entity Board resolution and updated register of shareholders for a company; trust deed and trustee's letter for a trust; deed of formation, statuts and the gérant's letter for a société.	—	○
☐ Form of charter for foreign residents in Mauritius	—	●

Before you file

- The acquisition follows a defined sequence: reservation, EDB authorisation, the notarial deed, and registration with payment of the registration duty. The residence permit is applied for once the deed is transcribed.
- The developer or scheme company lodges the application for authorisation to acquire and issues its own checklist for it, including its own verification of source of wealth. Stage one lists what a buyer is usually asked for; the developer's list prevails.
- Purchases below USD 375,000 in an approved scheme are permitted but do not carry a residence permit. The permit lapses on sale unless the holder has qualified under another route by then.
- Documents not in English or French are accompanied by a certified translation. Copies of civil status documents may be certified by a diplomatic mission, an attorney or a notary.
- We act for the buyer throughout, alongside the notary, and prepare the residence permit file in parallel with the acquisition so that it is lodged as soon as the deed is transcribed.

We prepare the file, and stay with it after issuance.

Send us the documents you already have and we will tell you what is missing, what needs certifying or translating, and in what order the steps should run. Nothing is filed until the file is complete.

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Eligibility criteria and documentary requirements are set by the Economic Development Board and the Passport and Immigration Office and are revised with each National Budget. This checklist follows the EDB guidelines as revised after the 2026-27 Budget and was last checked in September 2026. It is a working guide, not legal advice, and the authorities may request further documents in any individual case. We confirm the current requirements before any application is prepared. start.mu is a service of Intrasia Corporate Services Limited.