

# Ile Soleil development project

## “Where a new day begins”

By NIKI GOWER TODAY



2020 DC Chairman, Mr. Barry Faure



Ile Soleil, as seen from above (photo by Niki Gower)

“A new concept of living for Seychelles” was revealed at the launching ceremony of the Ile Soleil development project marketing campaign, held at the STC conference hall on Wednesday.

Ile Soleil, a reclaimed island off the Anse Aux Pins coastline, in Eastern Mahé, was earmarked for development and mandated to the 2020 Development Com-

mission for Ile Aurore, the Victoria Waterfront and Ile Soleil.

Ile Soleil will see the establishment of a community on the undeveloped island created out of coral and sand dredged from the sea. The new community will feature tourism, residential and commercial developments and will be governed by a stringent development covenant to ensure that Ile Soleil embodies the

and Chairman of 2020 DC, Mr. Barry Faure assured guests present at the launch that: “All developments on the island, including public projects, must, should and will be premised on this model of ‘Nouvo Zil, Nouvo Lavenir’ (New Island, New Future), the dynamic vision articulated by President James Michel at the launch of the Expo 2020.”

In line with this, investment op-

portunities will be reserved exclusively for Seychellois individual investors or companies and partnerships in which non-Seychellois-held shares do not exceed 49%.

### Commercial

Seven plots have been made available for commercial endeavours to Seychellois investors only.

### Tourism

The largest parcel of land on Ile Soleil has been earmarked for tourism development, which will ultimately form the backbone of the island’s development. Mr. Faure explained that 2020 DC is relying on the allocation of this tender to fund the rest of the island’s development, and for this reason the tender is open to Seychellois and non-Seychellois investors as well as joint ventures between the two.

However, Mr. Faure assured that preference would be given to 100% Seychellois-owned enterprises above those that include non-Seychellois shareholders, and finally 100% non-Seychellois entities. He said that to assist in the swift allocation of this lease, 2020DC had increased the realtors’ commission structure from 0.5% to 2.5% to encourage securing this vital tender.

Whilst another parcel of land on Ile Soleil has also been earmarked for tourism development, Mr. Faure said it did not form part of the company’s mandate as government had not allocated this plot to 2020 DC.

### Other infrastructure

The Ile Soleil community will also have other infrastructure that will include a hospital, a school and a promenade. The island will also have its own sewage treatment

works which will recycle grey water to be used to maintain the island’s landscape. Road, electricity, street lighting and a bridge connecting the island to the mainland will need to be built before private development can begin.

According to the promoters, the date for completion of the project is the fourth quarter of 2015.

Ile Soleil: Where a new day begins

and its potential to offer Seychellois a new way to live that was both modern and true to their own cultural heritage and identity.

### Looking to invest?

There are various residential and commercial opportunities available to any potential investors. The tender process will open on 23 October



The Ile Soleil master plan demonstrates the plot allocation of the island

pany (2020 DC) to implement a project that would “engage the private sector to take ownership of national endeavours.”

The company, in which government owns 99% through its wholly owned Société Seychelloise d’Investissement (SIS), is tasked with implementing a range of infrastructure and development projects across Seychelles, including projects

concept of life as envisioned by the 2020 Expo.

Its three guiding tenets are nature (development will be governed by sustainable ecological principles), culture (architecture guidelines and other measures will be enforced to ensure preservation of Seychelles’ cultural identity) and education (the community will promote responsible living values).

Reiterating this, Secretary of State

opportunities on Ile Soleil will be primarily for Seychellois. They will include the following developments:

### Residential

There are 29 residential plots reserved exclusively for first-time Seychellois land owners and options include simplex and duplex allocations. 18 plots have been reserved for condominium development, ex-



Ile Soleil offers Seychellois families the opportunity to live the vision

The developers describe Ile Soleil in their marketing material as the place where “a new day begins, and with it a different concept of living for Seychelles.”

This vision, set out in the Expo 2020, can be seen in the elaborate marketing strategy put forth by local marketing consultants, Switch, who were tasked with the branding and promotion of Ile Soleil’s non-tourism investment opportunities.

Speaking at Wednesday’s launch, the General Manager of Switch Hervé Chang-Yunn, emphasised the significance of the Ile Soleil proj-

and will close on 23 December. For more information on Ile Soleil, or to explore those investment options, visit [www.ilesoleil.sc](http://www.ilesoleil.sc) or contact the Ile Soleil office on 2500 888.

“As for 2020 Development Company, we are committed to not disappoint the government, the people of Anse Aux Pins and the people of Seychelles. We are committed to ensuring that Ile Soleil will be one of the most loved places in Seychelles where Seychellois and visitors will take pleasure to live and visit,” concluded Mr. Faure.



Switch’s Hervé Chang-Yunn



Guests discover a new concept of living in Seychelles



VCS group member Switch, have partnered with 2020 DC