



Nouveau Tamatave

MADAGASCAR

Your Oasis of Serenity and Freedom

An exclusive development project in Madagascar

Luxury real estate in a tropical paradise

A unique opportunity to enter the market at the early stage of the boom



Largest Port and Logistics Hub

This is the only deep-water port, handling 80% of the country's trade. Ongoing investments in port and transport infrastructure.



Dynamic Economic Growth

Rapidly growing population, expanding middle class, and influx of international companies.



Growing Demand for Luxury

Lack of high-end residential developments and hotel facilities – a virgin market. Interest from expats and investors.



Tourism Potential

Stunning beaches, unspoiled nature, tropical island, lagoon, lemur park, Pangalanes Canal. Rising tourist traffic and shortage of premium hotels.



Attractive Land Prices

Oceanfront real estate costs remain significantly lower than in Mauritius, Réunion, or the Seychelles. High potential for value appreciation.



Favorable Conditions

Ease of obtaining residency status, favorable property acquisition regulations, economic zones, and tax incentives for foreign investors.



Development Prospects

Opportunities in real estate, logistics, hospitality, gastronomy, processing, new technologies, and expat services.



Infrastructure

Current road infrastructure is weak, but a highway between the capital and Toamasina is under construction. Electricity supply issues are being addressed with a 120 MW hydroelectric plant near Tamatave.



First Mover Advantage

A unique chance to enter early. Projects offering above-average returns.

About the Project – Our Vision

Nouveau Tamatave Madagascar



👁 Our Vision

Lechia Estate is a unique enclave of luxury on the Indian Ocean, on Madagascar's most promising coastline. In direct proximity to the beach and the rapidly growing city of Tamatave (Madagascar's second-largest city), we are creating a place where modern architecture harmoniously blends with unspoiled nature. We guarantee not only comfort, security, and prestige but also direct ocean access, panoramic views, and full access to urban infrastructure. This is a new quality of life and a unique investment opportunity – live or invest in the first premium project of this calibre in Madagascar and experience modern tropical living firsthand.



Location & Amenities of Osiedle Lechia

Strategic location in the heart of Tamatave on the eastern coast of Madagascar on the Indian Ocean



📍 Distances to Key Destinations:



Coral Island Paradise

4 km



Ivoloina Natural Park

7 km



Toamasina Airport

11 km



City Centre

15 km



Azura Golf Course

45 km



Foulpointe Lagoon

45 km

★ On-Site Amenities:



Restaurant

local and international cuisine



Swimming pool



Convenience store



24/7 reception service



24-hour security and
monitoring



Children's playground



Tropical garden



Beach access

Estate Visualizations – Bird's-Eye View



Estate Visualizations – Estate Avenues & Internal Roads



Estate Visualizations – Infrastructure



Villa Sambatra

Luxury 3 Bedroom Villa with Private Pool



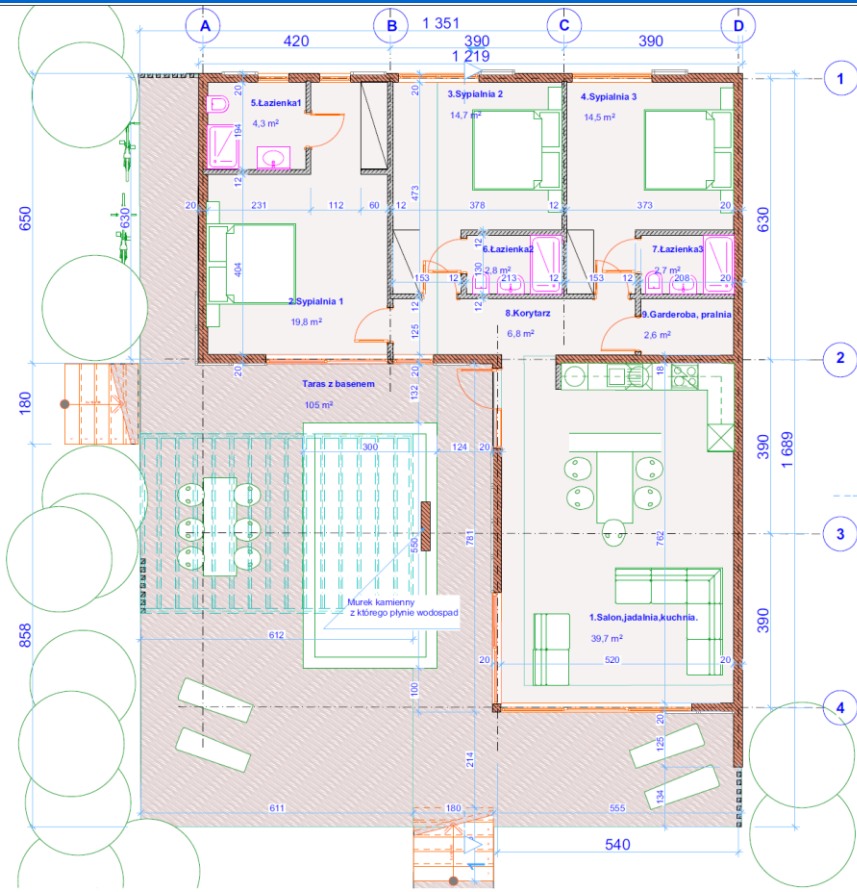
108 m² of living space, 105 m² of terrace

An exclusive single-family villa designed in harmony with Madagascar's tropical surroundings.

- 3 bedrooms
- 3 bathrooms
- Laundry room
- Living room with kitchenette
- Spacious terrace
- Private 3 m × 6 m swimming pool
- Private tropical garden

Villa Sambatra

Luxury 3 Bedroom Villa with Private Pool



Villa Valiha

Luxury 2 Bedroom Villa with Private Pool



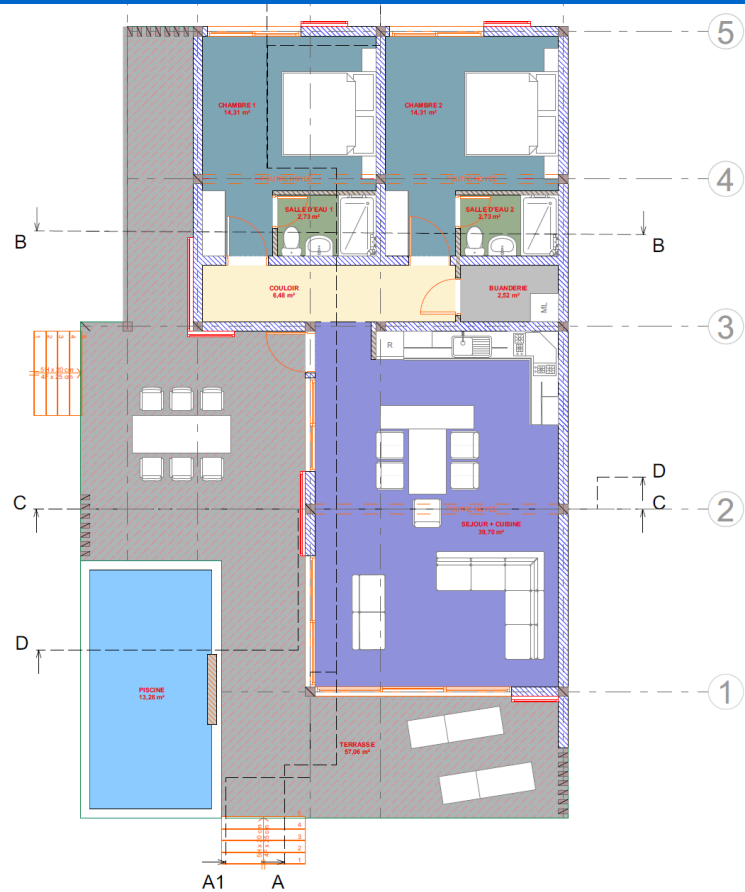
83 m² of living space, 70 m² of terrace

An exclusive single-family villa designed in harmony with Madagascar's tropical surroundings.

- 2 bedrooms
- 2 bathrooms
- Laundry room
- Living room with kitchenette
- Spacious terrace
- Private 3 m × 6 m swimming pool
- Private tropical garden

Villa Valiha

Galeria - Luksusowa willa z 2 sypialniami i prywatnym basenem



Villa Manja

Luxury 2 Bedroom Villa with Private Pool



83 m² of living space, 30 m² of terrace

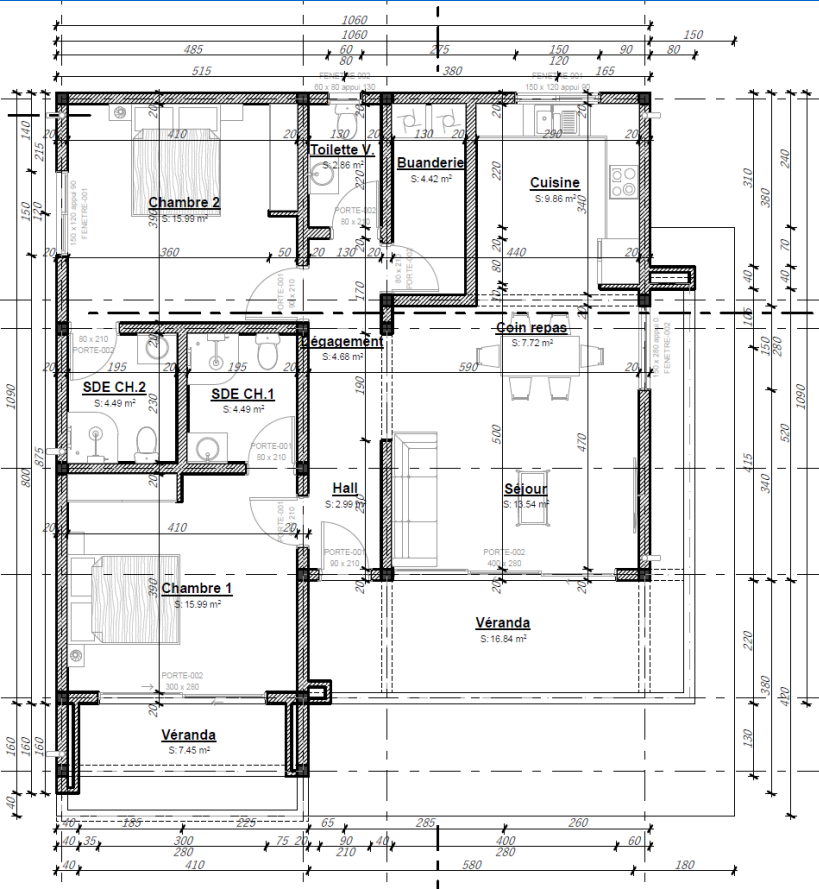
An exclusive single-family villa designed in harmony with Madagascar's tropical surroundings.

- 2 bedrooms
- 2 bathrooms and an extra WC
- Laundry room
- Living room with kitchenette

- Spacious terrace
- Private 3 m × 6 m swimming pool
- Private tropical garden

Villa Manja

Luxury 2 Bedroom Villa with Private Pool



Apartments (Buildings 4A & 4B)

Cozy premium apartment – ideal for a couple



53.5 m² of living space

A boutique apartment building with only 4 units per block.

- Comfortable bedroom
- Open-concept living room with kitchen
- Elegant bathroom
- Walk-in closet

Ground-floor apartments feature a private garden – perfect for morning coffee, relaxation, or gatherings amidst greenery.

Apartments (Buildings 4A & 4B)

Cozy premium apartment – ideal for a couple



Lechia Estate Plan

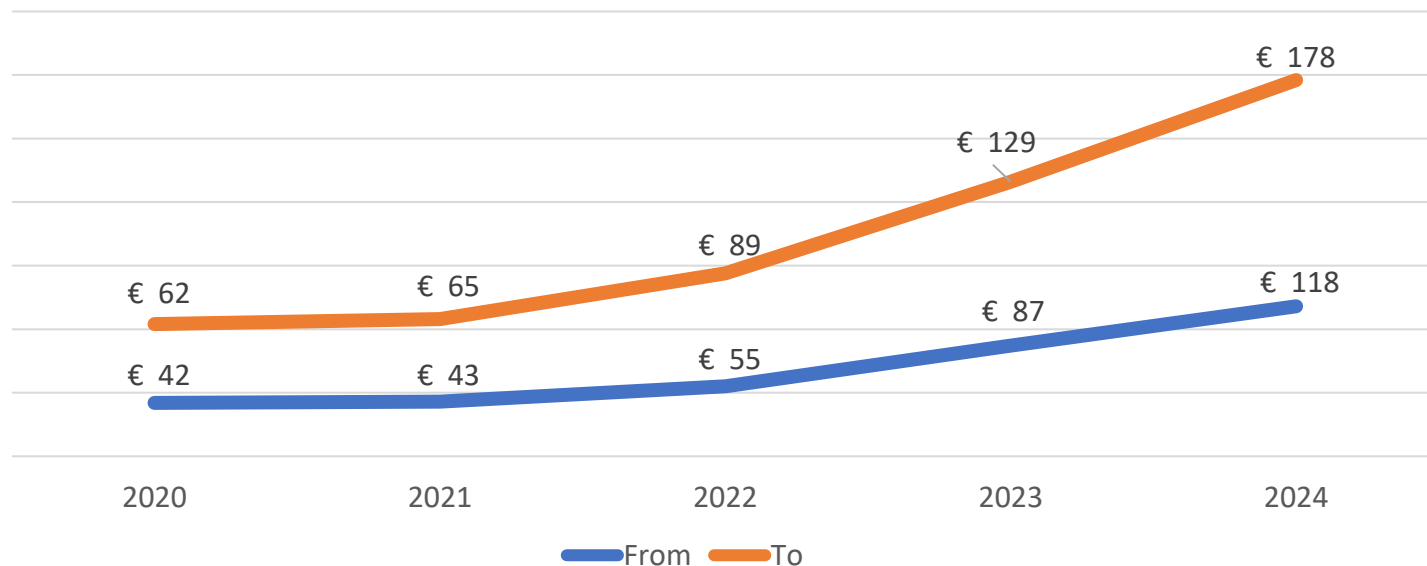


Real Estate Value Growth Potential



Average annual increase in coastal real estate prices in Tamatave: 31%*

Transaction price range for 1 m² of undeveloped coastal land in Toamasina I (2020–2024).



* Source: „Introduction au rapport sur le marché immobilier de Toamasina I pour la période 2020 à 2024, le 27 août 2024” EXPERT GÉOMÈTRE, Rasoloniaina Miora Fanantenana

Investment Benefits

Attractive return on investment in a tropical paradise



Entrust us with your apartment or villa for management and enjoy a fixed income of 7% per year for 2 years! Program details available through our agent.