



**African Reinsurance Corporation  
Société Africaine de Réassurance**

## **Request for Proposal**

**For**

**Provision of Executive Residential Property in Mauritius**

**March 2026**

## Table of Contents

<b>1.0. PROJECT BACKGROUND .....</b>	<b>3</b>
<b>2.0. PROJECT OBJECTIVES .....</b>	<b>3</b>
<b>3.0. TERMS OF REFERENCE FOR THE BIDDERS.....</b>	<b>4</b>
3.1. Engagement Of Real Estate Developers .....	4
3.2. Commercially Constructed Or Firm-Completed.....	4
3.3. Unfinished Buildings.....	<b>Error! Bookmark not defined.</b>
3.4. Individual Vendors .....	4
<b>4.0. PROPERTY SPECIFICATION .....</b>	<b>4</b>
<b>5.0. MANDATORY DOCUMENTS &amp; REGULATORY REQUIREMENTS .....</b>	<b>5</b>
<b>6.0. PROPERTY DESCRIPTION 1000 SQM TO 1500 SQM GFA.....</b>	<b>6</b>
6.1. Overview .....	6
6.2. Location.....	6
6.3. Exterior .....	6
6.4. Interior .....	7
6.5. Other Amenities .....	7
6.6. Land Area Allocation .....	8
<b>7.0. EVALUATION PROCESSES AND SELECTION CRITERIA .....</b>	<b>8</b>
<b>8.0. PRESENTATION OF TENDER.....</b>	<b>8</b>
<b>9.0. REQUEST FOR CLARIFICATION or information (RFI).....</b>	<b>9</b>
<b>10.0. PROPOSAL SUBMISSION .....</b>	<b>10</b>
<b>11.0. CONFIDENTIALITY .....</b>	<b>10</b>
<b>12.0. AFRICA RE RIGHTS RESERVED .....</b>	<b>10</b>
<b>13.0. OWNERSHIP AND RETURN OF PROPOSAL .....</b>	<b>10</b>

## **1.0. PROJECT BACKGROUND**

The African Reinsurance Corporation (Africa Re) is the leading pan-African reinsurance company and the largest reinsurer in Africa in terms of net reinsurance written premiums.

The mission of Africa Re is to foster the development of the insurance and reinsurance industry in Africa; to promote the growth of national, regional, and sub-regional underwriting and retention capacities and to support the African economic development.

With headquarters in Lagos (Nigeria), Africa Re operates through six (6) Regional Offices across Africa: Casablanca (Morocco), Abidjan (Côte d'Ivoire), Nairobi (Kenya), Lagos (Nigeria), Cairo (Egypt) and Ebene (Mauritius). Africa Re equally has one (1) Local Office in Addis Ababa (Ethiopia), one Underwriting Representative Office in Kampala, Uganda and four (4) Subsidiaries (Africa Re South Africa Limited in Johannesburg (South Africa), Sherborne Number Ten Investment Limited, Africa Retakaful in Cairo (Egypt) and Africa Re Underwriting Agency Limited in Dubai (The United Arab Emirates).

The Corporation, created by a multilateral agreement in 1976, is owned by 42 member states of the African Union (AU), the African Development Bank (AfDB), 113 African insurance and reinsurance companies and three leading global insurance and reinsurance groups. The financial strength and credit rating of the Corporation is "A" by A.M. Best and "A" by Standard & Poor's.

The Mauritius Region is now seeking to **purchase a suitable and Grade-A Residential Property for the Regional Director**. The scope of work of this project will encompass specific deliverables, as detailed in the following sections.

## **2.0. PROJECT OBJECTIVES**

As part of Africa-Re Investment strategy, the Corporation is undertaking the acquisition of a high-end residential property in Mauritius. This initiative forms an integral step in the broader investment process that accompanies the ongoing increase of Africa-Re's real estate portfolio.

The primary objective of this RFP is to identify and acquire a premium, secure, and well-situated residence suitable for accommodating the Corporation's Mauritius Regional Director and his family. The property is intended to meet international standards of comfort, safety, and functionality, while also reflecting the status and corporate image of Africa-Re.

This RFP therefore seeks proposals from **reputable Real Estate Firms/ Agents** that can offer properties that align with these established requirements, ensuring a residence that facilitates both the wellbeing of the Regional Director's household.

The appointed company will provide strategic, structural, administrative, legal and functional advisory services to guide decision making, and enhance satisfaction, and long-term value of the property.

### **3.0. TERMS OF REFERENCE FOR THE BIDDERS**

In alignment with our outlined objective, the Corporation plans to conduct a thorough investigation of various residential properties and will proceed to acquire any property that meets the specified criteria through the following eligible methods;

#### **3.1. ENGAGEMENT OF REAL ESTATE DEVELOPERS**

Only reliable and respected real estate developers with properties that align with the Corporation's requirements are eligible to participate in this bid. This approach can streamline the process of transferring ownership and facilitating conveyance.

#### **3.2. COMMERCIALY CONSTRUCTED OR FIRM-COMPLETED**

The identification or discovery of firms who sell property for real estate development or bank-foreclosed assets can also provide a dependable means of transferring ownership, therefore fulfilling the needs of this project.

#### **3.3. INDIVIDUAL VENDORS**

The bidding process is open to private sellers who own properties in premier locations of Mauritius and whose properties have the necessary compliance certificates and are free from any encumbrances or litigation issues.

### **4.0. PROPERTY SPECIFICATION**

- a) The proposed property should be situated in prime and secured residential areas of the Country such as **Floréale, Ebène and surrounding area, Moka especially Helvetia, Grand Baie or Tamarin subject to a view on Sea side, and any other prestigious area of Mauritius.**

- b) The property should incorporate design, construction and operational practices that significantly reduce or eliminate the negative impact of the development on the environment and people.
- c) Proposed property must comply with OHS (Occupational Health and Safety) regulatory requirements
- d) Property should be energy efficient, resource efficient, environmentally responsible and have provision for back-up electricity and power supply in case of power outage.
- e) The proposed property must be situated in a non-flooding zone.
- f) The proposed property must be equipped with functional equipment, including but not limited to Standby Generators, Transformers, Water Treatment Plant and Booster Pump sets, Fire Fighting Pumps, Fire Alarm system, Air Conditioning systems, etc.
- g) The property must be a stand-alone structure on a fenced plot of land with adequate green areas for recreational activities and other events
- h) The proposed property should be newly constructed or not older than 7 years

#### **5.0. MANDATORY DOCUMENTS & REGULATORY REQUIREMENTS**

- a) Bidders should **provide all proof of ownership** of the building in the form of either of the following:
  - **Certified copy of the Title Deed or**
  - **Ghost Conveyance report or**
  - **Bank Documents if the property is still bonded**

All documents provided as per above specification should be most recent (**not more than three months old**).

- b) Bidders should provide the town Planning Certificate from local municipality confirming the zoning for residential development in the proposed area.
- c) Bidders should provide the Certificate of Occupancy showing the Approved development purpose for the proposed property.
- d) Provision of the property's **Land Use Permit application document package**, not limited to Architectural Drawings, Structural drawings, MEP schematics, etc.
- e) Provision of the Building's Land Use Permit

- f) The Bidder should provide the Certificate of Conformity approved and signed by the authorized governmental authority and other regulatory agencies. Certifying the structural integrity of the building, the health and safety of the building, the environmentally friendly certificates, etc.
- g) Certificates from the fire department services confirming the conformity of the building with local firefighting regulations and standards should be provided, attaching proofs of firefighting installations and fire extinguishers compliance.
- h) A complete budgetary pricing by the landlord is required.

**Note: The Bidder must be the owner or have the legal mandate to negotiate the sale and the selling of the property. A copy of the mandate together with documentation requested must be submitted.**

## **6.0. PROPERTY DESCRIPTION 1000 SQM TO 1500 SQM GFA**

### **6.1. OVERVIEW**

A luxurious and spacious **5-bedroom duplex residential property** designed to provide the utmost comfort and sophistication, catering specifically to the needs of the Regional Director. Sited in an exclusive neighborhood, the accommodation is expected to offer a perfect blend of privacy, convenience, and high-end living.

### **6.2. LOCATION**

The proposed property should be situated in prime and secured residential areas of the Country such as **Floréale, Ebene and surrounding** area, **Moka especially: Helvetia, Grand Baie** or **Tamarin** subject to a view on Sea side, and any other prestigious area of Mauritius.

### **6.3. EXTERIOR**

- **Architecture:** A well finished building with elegant façade with contemporary design elements and structure.
- **Landscaping:** Nicely and elegantly landscaped gardens surrounded by mature trees for privacy, creating a tranquil outdoor environment.
- **Driveway and Parking:** Private gated entrance leading to a spacious driveway with ample parking space with car shades for at least 2 vehicles (SUV type)
- A gated entrance with a security house for enhanced security and privacy.

#### 6.4. INTERIOR

- **Foyer:** A properly design and well finished entrance lobby
- **Living Areas:**
  - One well finished large living room for guests and official activities
  - One or two additional well finished living room for family activities.
- **Dining Areas:**
  - One elegant dining area that can accommodate 8 to 10 guests, perfect for hosting business dinners or family gatherings
  - One additional dining area that can accommodate 6 to 8 persons designed for formal and informal dining experiences.
- **Home Office:** A dedicated home office complete with custom cabinetry.
- **Kitchen:** A fully equipped chef's kitchen with a large pantry for storage.
- **Bedrooms:**
  - **Master Suite:** A well designed and finished master bedroom with a spacious walk-in closet, and a luxurious en-suite bathroom.
  - **Bedrooms:** 3 (Three) well-equipped guest suites, each with en-suite bathrooms and ample closet space, providing comfort and privacy.
  - **Guest Bedroom:** 1 (one) well-equipped guest suites, each with en-suite bathrooms and ample closet space, providing comfort and privacy for visiting family or associates.
- **Service Quarters:** Two (2) rooms dedicated to service staff, providing comfortable living spaces for domestic workers

#### 6.5. OTHER AMENITIES

- **Fitness Area:** A well design private gym, offering ample space for a serene wellness and fitness environment.
- **Outdoor Living:** An expansive terrace, a swimming pool, and a landscaped garden, ideal for hosting social gatherings or enjoying quiet evenings.
- A dedicated laundry-room.
- **Generator House:** A generator house designed to accommodate one generator, providing backup power during outages.
- **Security:** High perimeter walls with Electric fence and CCTV cameras.
- **CCTV Control Room:** A dedicated room for CCTV control, ensuring continuous surveillance.
- **Gate House:** Equipped with an office and restroom

- Water pump to boost the water pressure within the residence
- Car shed: A spacious closed garage that accommodates at least two vehicles and open space car park.
- Green Area/Playground: A green area/playground for outdoor activities and relaxation

## 6.6. LAND AREA ALLOCATION

The total area of the property should be between **1,000 and 1500 square meters**. This area will be allocated to the various components of the residence, including the main house, amenities, and outdoor spaces.

## 7.0. EVALUATION PROCESSES AND SELECTION CRITERIA

All proposals accurately submitted will be evaluated based on functionality, site visit/inspection, costs, as well as technical and legal due diligence. Responses to this RFP will be evaluated and scored based on the following criteria:

- a) **Company Profile:** Real Estate Agent or Property Management Company
- b) **Building Requirements:** The Bidders must fully comply with the mandatory requirements, a bidder whose proposal deviate from the requirements of the RFP will not be considered.
- c) **Site visit/Inspection:** This criterion assesses each proposal by confirming the physical functional and structural integrity of the property and its environment.
- d) **Price analysis:** This focuses solely on pricing and preferential procurement. Bidders are required to **specify the total size of the building in square meters (sqm), the cost of construction per square meter, the total price of the property, applicable VAT, all legal costs, and any associated costs associated with the transfer of the property. Price proposals must be submitted in Mauritian Rupees (MRU).** Bidders that mark-up to the Offer to purchase will be reviewed and taken into consideration
- e) **Technical and Legal Due diligence:** A bidder will be disqualified, should Africa Re uncover items that *are* illegal.
- f) **Presentation of Bids:** Shortlisted bidders may be invited to present and discuss details of their proposals.
- g) **AFRICA RE will not be liable to reimburse any costs incurred by the bidder during the tender process.**

## 8.0. PRESENTATION OF TENDER

To facilitate the analysis of responses to this RFP, the responding Real Estate Firms/ Agents are required to prepare their proposals in accordance with the requirements previously detailed.

The Real Estate Firms/ Agents whose proposal deviate from these instructions would be considered non-responsive and may be disqualified at the discretion of Africa Re.

Proposals should be clear and comprehensive. It should provide a straightforward, concise description of the proposed properties to meet the requirements of the RFP and the proposal should be organized into the following major sections: All parts, pages, figures and tables should be numbered and clearly labelled.

Interested firms are requested to submit their proposals as outlined below:

*1.0 Executive Summary*

*2.0 Company profile*

*3.0 Experience and Portfolio of Similar Contracts.*

*4.0 Detailed Presentation of proposed properties*

*5.0 References and contact details of at least three (3) clients*

*6.0 Legal and Administrative Documents.*

*7.0 Financial Proposal*

## **9.0. REQUEST FOR CLARIFICATION OR INFORMATION (RFI)**

Requests for clarifications must be submitted via email no later than **five (5) business days** before the proposal submission deadline. The subject line of your email should read: "**RFI – PROVISION OF SUITABLE EXECUTIVE RESIDENTIAL PROPERTY IN MAURITIUS.**" Africa Re will respond to these requests via email. All responses will be shared with all firms that have expressed their intention to submit a proposal, ensuring fairness and equal opportunity. The replies will contain specific information related to the questions asked, but will not disclose the identity of the individuals or organizations that made the inquiries.

**Contact for clarification:** [baiden.emmanuel@africa-re.com](mailto:baiden.emmanuel@africa-re.com)

## **10.0. PROPOSAL SUBMISSION**

The Proposals should be submitted electronically through the email address: [admin.mauritius@africa-re.com](mailto:admin.mauritius@africa-re.com) not later than **April 10th, 2026**, and the subject of the email should read:

**“SUBMISSION - PROVISION OF A SUITABLE EXECUTIVE RESIDENTIAL PROPERTY IN MAURITIUS”**

Proposals submitted by email must include attachments of the bidders' proposals or provide a shared downloadable links to large files or folders. Any proposal received by Africa Re after the submission deadline shall not be considered.

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## **11.0. CONFIDENTIALITY**

It is expected that the selected vendor will maintain the highest level of confidentiality regarding the information provided before, during and after the completion of the assignment.

The vendor shall also maintain the highest standard of professional and ethical values and norms in providing this service and shall be required to sign a non-disclosure agreement.

## **12.0. AFRICA RE RIGHTS RESERVED**

Africa Re reserves the right, in its sole discretion, to take actions deemed in Africa Re's best interest that may include any one or more of the following without thereby incurring any liability to the affected bidder(s) of any obligation to inform the affected bidder(s):

- a) Accept or reject any or all proposals in whole or in part, at any time prior to award of Contract.
- a) Waive any minor irregularities or informalities in a proposal, or vary any timetable or schedule.
- b) Suspend or modify the RFP process or negotiate the details of a proposal prior to contracting

## **13.0. OWNERSHIP AND RETURN OF PROPOSAL**

All materials submitted in response to this RFP shall become the property of Africa Re and shall not be returned to the respondent.



**Mauritius, 5th March 2026**

**For: African Reinsurance Corporation**

**Dr. Corneille KAREKEZI  
Group Managing Director / Chief Executive Officer**