



Le Val Development Ltd

Request for Proposals (RFP) – Le Val Nature Park Ref: LVNP /2025-2

Background

Le Val Development Limited is inviting proposals from qualified and experienced operators for the administration and management of the 'Le Val Nature Park', to be undertaken on an as-is basis. The selected operator will be expected to take full responsibility for the day-to-day operations, maintenance, and enhancement of the park's facilities and services, while preserving its natural, ecological, and recreational value. The objective is to ensure the park remains a vibrant and sustainable attraction for both local and international visitors, in line with the broader vision of eco-tourism development. Interested parties are encouraged to submit detailed proposals outlining their operational strategy, management approach, and value-added initiatives.

Interested local operators may also team up with foreign investors.

Le Val Development Limited (LVDL), a wholly owned subsidiary of the State Investment Corporation Limited (SIC), is the owner and operator of Le Val Nature Park, an eco-tourism project of national significance. The park is strategically located in the southeastern region of Mauritius, approximately 1.6 kilometres from the village of St Hubert. Nestled in a serene and lush natural environment, Le Val Nature Park spans a diverse landscape of forests, rivers, and endemic flora and fauna, making it a valuable ecological asset and a key destination for nature lovers, families, and tourists seeking authentic outdoor experiences. LVDL is committed to promoting sustainable tourism while preserving the environmental and cultural heritage of the area.

The property under the stewardship of Le Val Development Limited encompasses a diverse and multifunctional estate that supports eco-tourism and recreational activities. The property of extent 99.5A essentially consists of:

- (a) Nature Park – Spanning a gross area of 94.9 arpents, the park features a scenic natural landscape enhanced by several watercourses, ponds, and lush greenery. It serves as the central attraction, offering a tranquil setting for outdoor leisure, nature walks, and educational tours.
- (b) Club House – Situated on approximately 3 arpents, the clubhouse provides a serene and comfortable facility for visitors. It can be adapted for private gatherings, community engagement, or hospitality services in line with the park's eco-tourism vision.
- (c) Contiguous Bare Plots – The estate includes three adjoining vacant plots, with a total extent of 1.57 arpents, located adjacent to the main park. These parcels offer potential for future expansion or complementary development initiatives in support of the park's overall growth strategy.
- (d) Restaurant – A purpose-built restaurant facility with a seating capacity of 125 persons, designed to accommodate both casual and group dining. The restaurant is well-positioned to serve daily park visitors, tour groups, and event attendees.
- (e) Events Hall – A spacious multipurpose events hall with a seating capacity of up to 500 persons, ideal for hosting family functions, social gatherings, corporate events, and other celebrations. The hall offers a flexible venue in a natural setting, enhancing the park's appeal as a destination for both leisure and business purposes.

The park is adequately serviced with essential utility infrastructure, including domestic water supply, telecommunications connectivity, and electrical power. The availability of these core services ensures smooth day-to-day operations and enhances the site's readiness for commercial, recreational, and hospitality-related activities. The presence of reliable utilities also supports potential future development and makes the site attractive to prospective operators, investors, and event organizers seeking a well-equipped and accessible ecotourism venue.

2. Criteria for selection of bidders

Proposals will be technically and financially appraised with respective weightage of 70 :30.

2.1 Technical appraisal will be based the following criteria:

- (a) Applicants with demonstrated experience in the leisure and entertainment sector will be favourably considered. Such experience is considered an asset, as it reflects a proven ability to manage recreational facilities, curate engaging visitor experiences, and develop innovative programming that attracts and retains diverse audiences. Familiarity with the operational, marketing, and customer service aspects of leisure and entertainment ventures will also contribute to the successful management and enhancement of the park's offerings, while aligning with its broader eco-tourism objectives.
- (b) Demonstrated financial capability to operate the park efficiently and sustainably, while ensuring the development and delivery of a wide range of recreational and leisure activities aimed at attracting both tourists and local visitors. Operators must have the necessary financial resources to invest in the maintenance, staffing, marketing, and continuous enhancement of the park's infrastructure and services. This includes the ability to introduce innovative attractions, organise regular events and programmes, and ensure high standards of visitor experience. A strong financial position will also enable the operator to respond to seasonal fluctuations, support environmental conservation efforts, and implement long-term development plans to maximise the park's potential as a premier eco-tourism and leisure destination.
 - (i) Potential to offer a diverse range of recreational and eco-friendly activities tailored to enhance visitor experience and promote the park as a unique leisure destination. These may include, but are not limited to:
 - (ii) Relaxation and wellness experiences such as sauna, hammam, yoga, and tai chi sessions, providing a serene atmosphere for visitors seeking tranquillity, stress relief, and holistic well-being amidst a natural setting.
 - (iii) Water-based recreational activities on the park's lakes and ponds, including pedalo, kayaking, and pond fishing, which offer family-friendly and environmentally respectful interactions with the park's aquatic environment.
 - (iv) An Animal Farm, designed as an educational and interactive space for children and families, where visitors can engage with domestic animals in a safe and supervised environment, fostering learning and appreciation for biodiversity and animal care.
 - (v) Authentic dining experiences through the establishment of restaurants and a reception hall that reflect the natural charm and cultural heritage of the park. These venues would not only serve high-quality, locally inspired cuisine but also cater to private events, weddings, and corporate functions in harmony with the eco-tourism ethos.
 - (vi) Adventure and adrenaline-focused offerings such as quad biking and rope lining (zip-lining), aimed at attracting thrill-seekers and younger demographics, while promoting responsible outdoor recreation within designated safe zones.
 - (vii) Nature walks and guided excursions to the park's hillside areas, allowing visitors to explore the rich biodiversity, scenic landscapes, and historical features of the site, further reinforcing the park's role as an educational and ecological landmark.

2.2 Financial Proposal Requirements:

The Financial Proposal should comprise two key components:

(a) All-Inclusive Monthly Rental Fee

Bidders are required to submit a fixed, all-inclusive monthly rental amount applicable for the full use and enjoyment of the core facilities of the Le Val Nature Park, namely:

- o The Nature Park itself, o The Restaurant with a seating capacity of 125 persons, o The Events Hall with a seating capacity of 500 persons.

The proposed rental fee should reflect the bidder's valuation of the site's commercial potential, while ensuring the sustainability and enhancement of the park's operations in line with its eco-tourism objectives.

(b) Revenue-Sharing Component Based on Annual Turnover

In addition to the fixed rental fee, bidders must indicate a percentage share of annual turnover (net of VAT) to be paid to Le Val Development Ltd. This percentage shall be calculated on the operator's annual gross revenues derived from all commercial and recreational activities conducted within the park, restaurant, and events hall.

The turnover declaration must be supported by audited financial statements or, in the absence of such, the most recent management accounts. This structure is intended to align the interests of both parties and ensure transparency in financial reporting. Note:

- The proposed financial terms will be assessed based on competitiveness, sustainability, commitment towards investment in capital expenditure and overall value to Le Val Development Ltd.
- The successful bidder will be required to submit annual audited accounts to validate turnover declarations and facilitate revenue-sharing calculations.

3. Lease Period and Rent Adjustment Clause (a)

Initial Lease Term:

The lease shall be granted for a minimum period of ten (10) years, commencing on the effective date as agreed upon by both parties.

(b) Renewal Option:

Upon expiry of the initial term, the lease may be renewed for an additional period of ten (10) years, subject to mutual agreement between Le Val Development Ltd (the Lessor) and the Lessee. The renewal will be contingent on the Lessee's satisfactory performance, compliance with all lease terms, and a demonstrated commitment to the continued development and promotion of the eco-tourism project.

(c) Annual Rent Adjustment:

The monthly rental amount shall be subject to an annual escalation, based on the prevailing Consumer Price Index (CPI) or inflation rate as published by Statistics Mauritius (or any other officially designated body). The rent adjustment shall be computed at the end of each lease year and shall take effect at the beginning of the subsequent year.

(d) Review Clause:

Both parties may also review the lease terms at the time of renewal or under exceptional circumstances where there is significant change in the economic or operational environment.

For more information, please visit the following website <https://stateinvestment.mu/eoi>

Interested parties are invited to submit their proposals in TWO separate sealed envelopes, one containing one original and 3 copies of their Technical Proposal, project implementation plan, timeline and proposed investment plan supported by a detailed capital expenditure budget over a 10-year period. The envelop should be marked Ref: TPLVNP2025/02 on the top right-hand side. The second envelope containing one original and 3 copies of their Financial Proposal with Reference FPLVNP2025/02. Both envelopes should be put in a single larger envelope addressed to: 'The Managing Director, Le Val Development Limited' and deposited in the Tender Box situated at 15th Floor, Air Mauritius Centre, 6, President John Kennedy Street, Port Louis, Mauritius, no later than 05 November 2025.

For site visits and other information, interested parties should contact SIC on 202 8900 or by email contactsic@stateinvestment.mu.

LVD reserves the right to accept or reject any proposal without incurring any liability towards any bidder, or any obligation to inform any bidder of the grounds for LVD's action and decisions.

09 October 2025