



**The Village**

**PHASE 2**

**Exclusive  
opportunity to  
buy premium  
land **in The West!****

**OCEANSIDE**

The City Garden | The River | The Village

**A PLACE TO CALL HOME**



Move to  
**The Village!**

Imagine becoming the owner of a serviced plot of land within **The Village**, in the heart of the vibrant West coast of Mauritius.

A place where you'll live in a cosy neighbourhood surrounded by nature and with every convenience nearby. Where you'll enjoy real quality of life, minutes from an urban centre.

A **peaceful and welcoming community** for you and your family to call home.

Welcome to The Village!

**The Village,**  
A place to call home  
*Construction already started*

**19**  
plots

Plot sizes

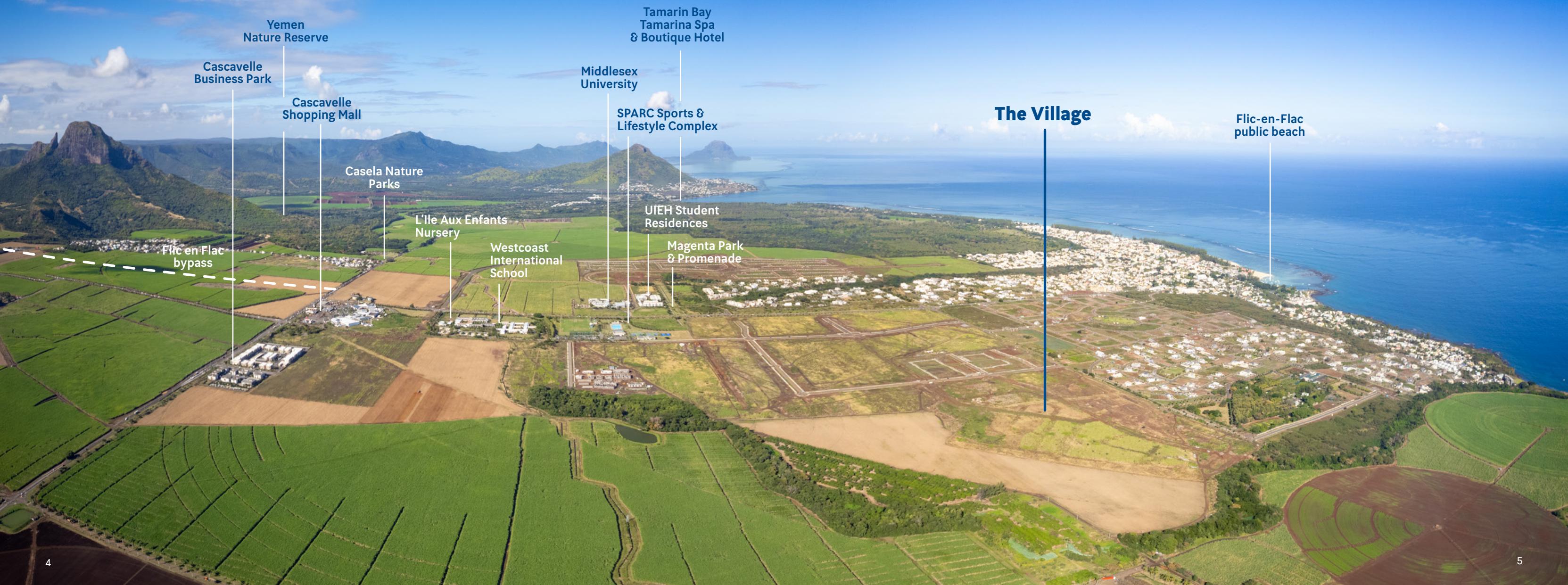
**635 - 1,240 m<sup>2</sup>**

Delivery Date:  
**March 2025**

Accessible to both  
**Mauritian & Foreign Residents**

Long-term  
**property value**  
and **resale** possibilities

# CHOOSE the West Coast





## Invest in **The Village**, a one-of-a-kind neighbourhood

A unique development that promotes its residents' wellbeing thanks to its exceptional location and careful design.

- Centrally located and offering stunning ocean views
- Beautifully landscaped and walkable "pocket neighbourhoods"
- A perfect blend of contemporary architecture and green spaces
- Conveniently located near nature reserves, beaches and a wide range of leisure, commercial and business facilities

### Distance from/to:

Cascavelle Shopping Mall: 1 min  
Flic-en-Flac village centre: 5 min  
Casela Nature Parks and Cavalia: 5 min  
Tamarina Golf & Beach Club: 8 min  
Tamarin village: 15 min  
Ébène: 25 min  
Port Louis: 40 min  
Airport: 50min

**The new Flic en Flac bypass,**  
a major access road due to be delivered in late 2024, will make it much easier and faster to reach the Centre and the rest of Mauritius.



# The perfect choice for a **stylish lifestyle**



19 exclusive plots of land



Green spaces



Safe road infrastructure



Internal green belts



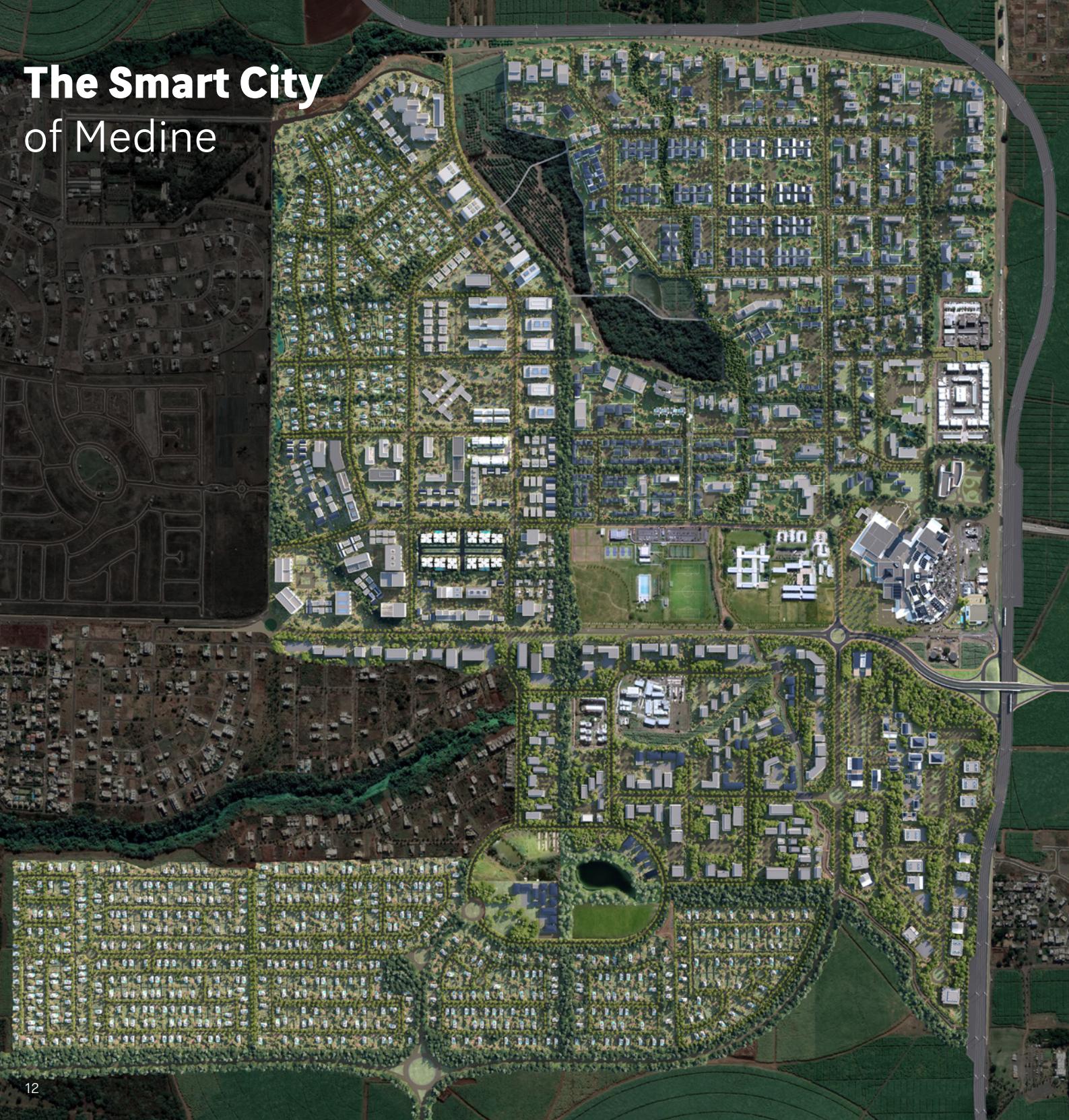
Landscaping with endemic species



Secure and pedestrian-friendly environment



# The Smart City of Medine



## Your neighbourhood, today & tomorrow

From shops to schools to healthcare, everything is within easy reach. Make the most of facilities that have become local landmarks and exciting new projects that will make life in The Village even more enjoyable.

### Today



#### Cascavelle Shopping Mall: +60 brands

The West's ultimate shopping destination, with more than 60 well-known brands



#### SPARC Sports & Lifestyle Complex: 76,000m<sup>2</sup>

A sports, health and leisure complex that offers a premium fitness experience



#### Uniciti International Education Hub: 2,600+ students

Educational institutions from pre-primary to tertiary education (Middlesex University, Westcoast International Secondary School...)



#### Magenta Park and Promenade: a 1.5km green corridor

The Smart City's main green spaces in which to enjoy outdoors sports and leisure activities



#### Cascavelle Business Park: 21,000m<sup>2</sup> of office space

The ideal environment for organisations of every size, from start-ups to international businesses

### Upcoming developments

- **Residential areas**, with 450+ families resident by 2025
- **Retirement and medical facilities**
- **Green spaces and parks**
- **A mall extension** with three times more commercial space
- **A new access road** between the airport and the West Coast

### At completion

**350ha**

Total surface

**80ha**

Common spaces

**22%**

Green spaces

**20,000**

Inhabitants

**55km**

Cycling and pedestrian paths



Enjoy **exclusive access** to the best of the **West coast** with **The West Lifestyle Membership!**

To provide the smart city's residents with access to the best that the West coast has to offer, including its most sought-after leisure facilities, Medine has developed an exclusive Lifestyle Membership.

When you acquire a serviced plot of land at The Village, you and your family benefit from privileged access to facilities including a championship 18-hole golf course, a world-class sports centre, and the iconic Tamarin Bay, with its surf break just offshore... as well as promotions and exclusive advantages on Medine products and services including tickets to Casela and more!

You're not just buying a property – you're investing in the ultimate Mauritian lifestyle.

**So, what are you waiting for?  
Get in touch to make the most of The West!**

\*Terms & conditions apply. Subject to availability.



SPARC Sports & Lifestyle Complex



Casela Nature Parks



Tamarina Golf Club





## Mauritius, a place with many advantages

The island's favourable tax regime includes:

- Low rates of personal and corporate tax;
- No inheritance or capital gains tax;
- Double taxation agreements with over 40 countries.





## Investing in a Smart City scheme

### Obligations for Mauritian or Mauritian Diaspora Member:

- Must build a residential property on the acquired serviced land **within 10 years** from the date of acquisition.
- Construction must adhere to architectural guidelines issued by the smart city company or smart city developer.
- Can sell or transfer the acquired plot of serviced land.

### Obligations for Non-Citizen:

- Must build a residential property on the acquired serviced land **within 5 years** from the date of acquisition.
- Construction must comply with architectural guidelines provided by the smart city company or smart city developer.
- Cannot sell or transfer the plot of serviced land unless the residential property is completed.

*\* As per the Economic Development Board's Guideline*



## The Medine Group: A trusted, time-tested developer

Medine is a leading diversified group in Mauritius. Since it was established in 1911, the Group has played a significant role in Mauritius' economic development. Originally a major player in the country's sugar cane industry, Medine has since transformed into a diversified group with four business units: Agriculture, Leisure, Education and Property.

To support its economic diversification strategy, Medine published a Master Plan in 2005. This laid the foundations for the coherent and harmonious development of the Group's 10,000-hectare land bank in the West of the island. This ambition later evolved into the creation of a Smart City, in line with Mauritius' wider economic development agenda, then into the development of The West, a regional brand showcasing the West Coast's unique lifestyle and assets.

**A 10,000ha**  
landbank, strategically located  
in the West of Mauritius

**Rs 4.6Bn**  
property portfolio value

**Rs 5.2Bn**  
market capitalisation

**3,400**  
shareholders

**Listed**  
on the Stock Exchange  
of Mauritius



a **medine** development

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**Reach to the Medine Property Team  
to invest in your new home in The West!**

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