



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 m²

Delivery Date:

March 2025

Accessible to both

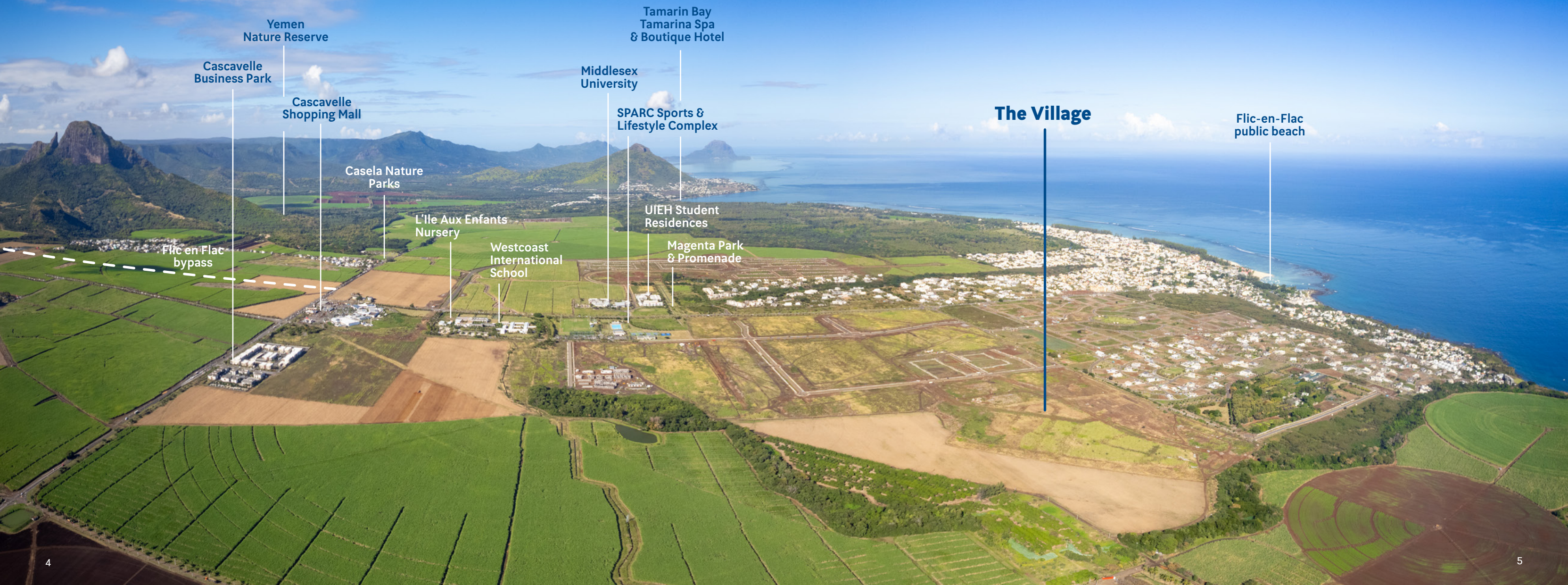
**Mauritian &
Foreign Residents**

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

Minutes away from
the **city** and **sea**

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



Cascaville Shopping Mall: +60 brands
The West's ultimate shopping destination, with more than 60 well-known brands



SPARC Sports & Lifestyle Complex: 76,000m²
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



Cascaville Business Park: 21,000m² 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

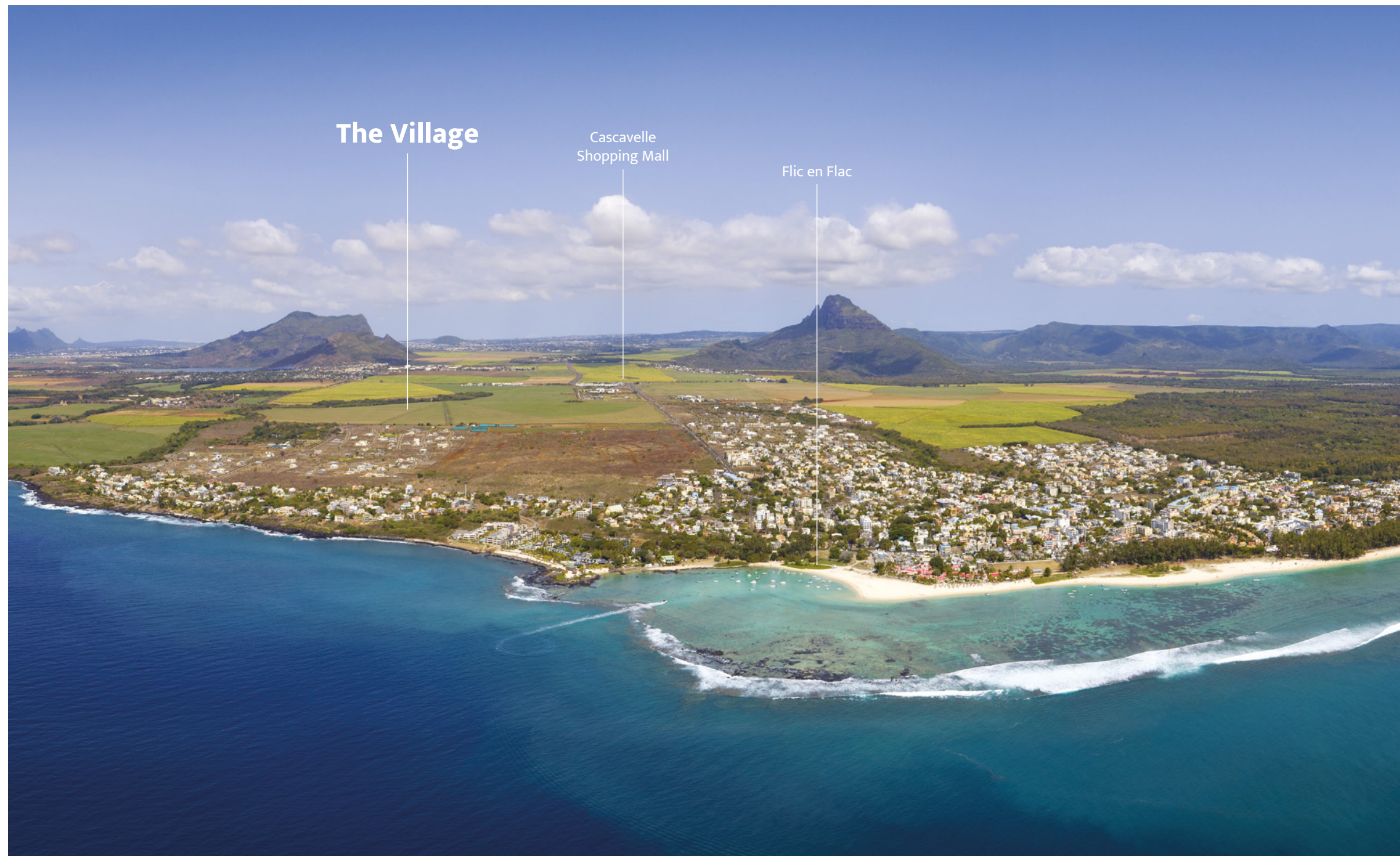


Casela Nature Parks



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

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

**A. Medine Property Showroom,
Block 11, Cascavelle Business Park**

T. +230 452 92 93

E. propertysales@medine.com

w. www.medineproperty.com/oceanside-phase2/

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