



Exclusive plots of land to build
your office or commercial
building in Cascavelle

ACCESSIBLE TO
NON-CITIZENS

a **medine** group development



Switch to a
**thriving
work-and-play
destination**

Looking for the perfect place for your business? Why not consider the West coast of Mauritius? Seventeen exclusive plots of land are available for sale in Cascavelle, allowing you to enjoy comprehensive range of services and facilities available within Medine's Smart City.

And whether you're hosting a work event at the Tamarina Golf & Spa Boutique Hotel or taking business partners out for a round of golf, you'll experience the best of the West coast's sunny lifestyle, minutes from your new office!



Cascavelle
Business Park

Cascavelle
Shopping Mall

Yemen Experience
Nature Reserve

Casela Nature Parks

Westcoast
International
Schools

SPARC Sports &
Lifestyle Complex

Tamarina
Golf Club

Uniciti
Student
Residences

Magenta Park

Tamarina
Golf & Spa
Boutique Hotel

FLIC EN FLAC BYPASS

PLOTS OF LAND FOR
CONSTRUCTION

Work in The West

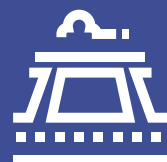
Key features



**TOTAL NUMBER
OF PLOTS OF LAND: 17**



**G+2 OR G+3
BUILDINGS**



**PLOT SURFACES:
1,774 - 3,847 M²**



**35% BUILDABLE AREA
PER PLOT**



**FOR OFFICES AND
COMMERCIAL
BUILDING PURPOSES**

*Except for supermarkets and hypermarkets



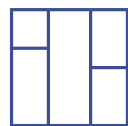
**AS FROM
EUR 12.6 M**



**CASCADELLE
BUSINESS
PARK**

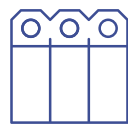


Architectural Guidelines



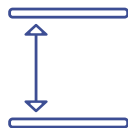
Plot coverage:

Maximum plot coverage: 35%.
Maximum overall coverage for merging of plots: 30% of the combined plot of land.



Building setbacks:

Pedestrian roads to have natural and/or built shaded walkways.
Minimum of building façade to be aligned to the setback line: 70%.



Height restriction:

Maximum ground floor +3.



Landscaping:

Minimum coverage of the site area: 25%.
Minimum of endemic species plantation: 50%.



Green buffer setback:

Mandatory green buffer setback: 1.5m.



Gate, boundary walls & fences:

Maximum boundary fence height for feature walls: 10%.
Perimeter fences height: 1m80
Gate designs to be simple and functional.



Signage and lighting:

Signage to be made of cut out lettering.
Only one name may be displayed on the main façade of each building.



Parking, driveways, delivery zones:

Minimum ratio of car parking: 4 per 100m² usable space.
Minimum ratio of visitor parking bay: 1.5 per 250m² usable space.
Provision for motorcycle and bicycle parking to be made.
Minimum of all covered on-site parking: 20%.
Maximum of continuous car parking allowed: 6.

Why move your business to Cascavelle?



01.

Accessible to both
Mauritians and
Foreign Residents

02.

Long-term property
value and resale
possibilities

03.

Exclusive incentives
for employees

04.

Security patrol within
the Smart City

05.

Cafés & restaurants
within the vicinity

06.

Sustainable architectural
developments

07.

At the crossroads of the West:
20 mins to Ebene
30 mins to Port Louis
45 mins to the airport

08.

Small to medium-sized
buildings for a friendly
work-environment

A thriving lifestyle destination



Sunny all year round and
minutes away from the
city and sea



Various team building
facilities & meeting
room offers



State-of-the-art medical
facilities nearby



Amenities accessible
within walking distance



A one-stop-shop education
hub with executive
education programme



Cascavelle Shopping Mall, a
dining and shopping destination
with international brands



More than 15 hectares
of parks and promenades



A business park community
with more than 10 different
nationalities

Tax incentives to Smart city developers

(See section 10.2 of the Smart City Guidelines)

01.

Tax exemptions

Companies issued with a registration certificate as a Smart City Developer are exempted from the payment of:

- a. Income tax for a period of 8 years from the issue of the Smart City certificate
- b. Land transfer tax and registration duty
- c. Value added tax
- d. Customs duty
- e. Morcellement* tax

* Land subdivisions towards development

02.

VAT exemption on building and capital goods

The Smart City Developer shall be deemed to be VAT registered and shall recover VAT paid on building and capital goods.

03.

Sustainable/green features and initiatives allowance

A Smart City Developer is granted accelerated annual allowance that will be granted at a rate of 50% of the costs in respect of capital expenditure on specific sustainable features and initiatives.

04.

Hassle-free

Application for the permits and licenses submitted by the Smart City Developer will be facilitated through the EDB. One-Stop-Shop and fast tracked through the Investment Projects fast-tracked Committee.

05.

Pre-defined framework for sale

Sale of immovable property can be made by way of 'Vente en Etat Futur d'Achèvement' (VEFA) or 'Vente à Terme' contracts.

06.

Delayed land transfer tax payment

Land transfer tax for immovable property sold under a VEFA contract is payable in four 6-monthly instalments.

INCENTIVES TO NON-CITIZEN INVESTORS

(See Section 10.5 of the EDB Smart City Guidelines)

A non-citizen having held a residence permit for a continuous period of 2 years, and having invested over USD 5 million or its equivalent in Mauritius, is eligible to apply for registration/naturalisation as a citizen of Mauritius.



Smart City legal framework

A COMPLIANT LEGAL FRAMEWORK

The Smart City scheme is a 100% private sector-run city with a legal framework based on the "Code Civil Mauricien" (Mauritius civil code).

The city is governed by an 'association foncière mère' (overarching real estate association). Its different neighbourhoods, including its secondary infrastructure, are administered by their respective 'association foncière de quartiers' (subsidiary real estate association).

The plots are sold and developed in accordance with strict masterplanning, architectural and service guidelines to ensure a harmonious development throughout the project.

Our dedicated
Sales Team will help
developers streamline
land acquisition.

They'll guide buyers
through the entire
process, offering
flexible payment
options tailored to every
project's cash flow.



Exclusive access to the **best of The West**

Tamarina
Golf Club



In addition to the many benefits for your employees, you'll also have access to the West Coast's top attractions, such as SPARC and Casela.

You'll also enjoy the proximity of Tamarina Hotel for your business lunches and corporate events, as well as Tamarina Golf for unwinding after work.

Take advantage of the team-building facilities available in the area to strengthen your team's cohesion and productivity!

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

Casela
Nature Parks



Tamarina Golf &
Spa Boutique Hotel



Medine in **figures**



10,000 ha

Strategically located
in the western region



500 NGO'S

and social projects via
Fondation Medine Horizons



3,400

Shareholders



Group Listed

on the Stock Exchange of Mauritius



EUR 111 M

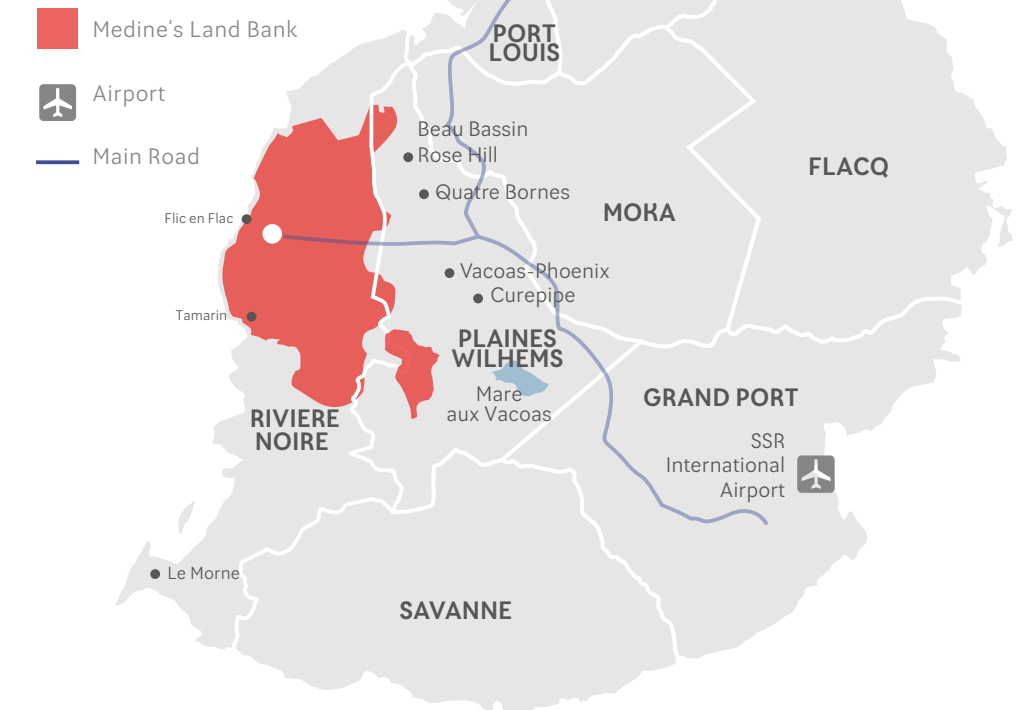
Market capitalisation



No. of employees

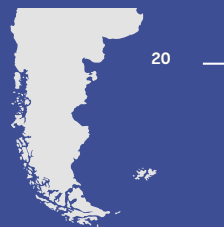
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MEDINE'S LAND BANK



Mauritius, a **premium** **destination**

Mauritius is **connected to the rest of the world** thanks to a progressive air access policy. The country has a **well-developed infrastructure** and reliable communication networks – via the South Africa Far East **(SAFE)** cable system. The **workforce** is well-educated and equally fluent in **English** and **French**.



2,040 km²
Total surface area



**French, English
& Creole**
Languages



1.3 million
Population



Tropical climate



93%
Employment rate



Mauritian Rupee
Currency



**Extensive flight
connectivity**
Served by more than 20 major airlines



6.1%
GDP forecast for 2022
(as per IMF)

Settle your
business in
The West



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a medine group development

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the
part of **west**