

THE
GROVE
BOIS DE CHANDELLE



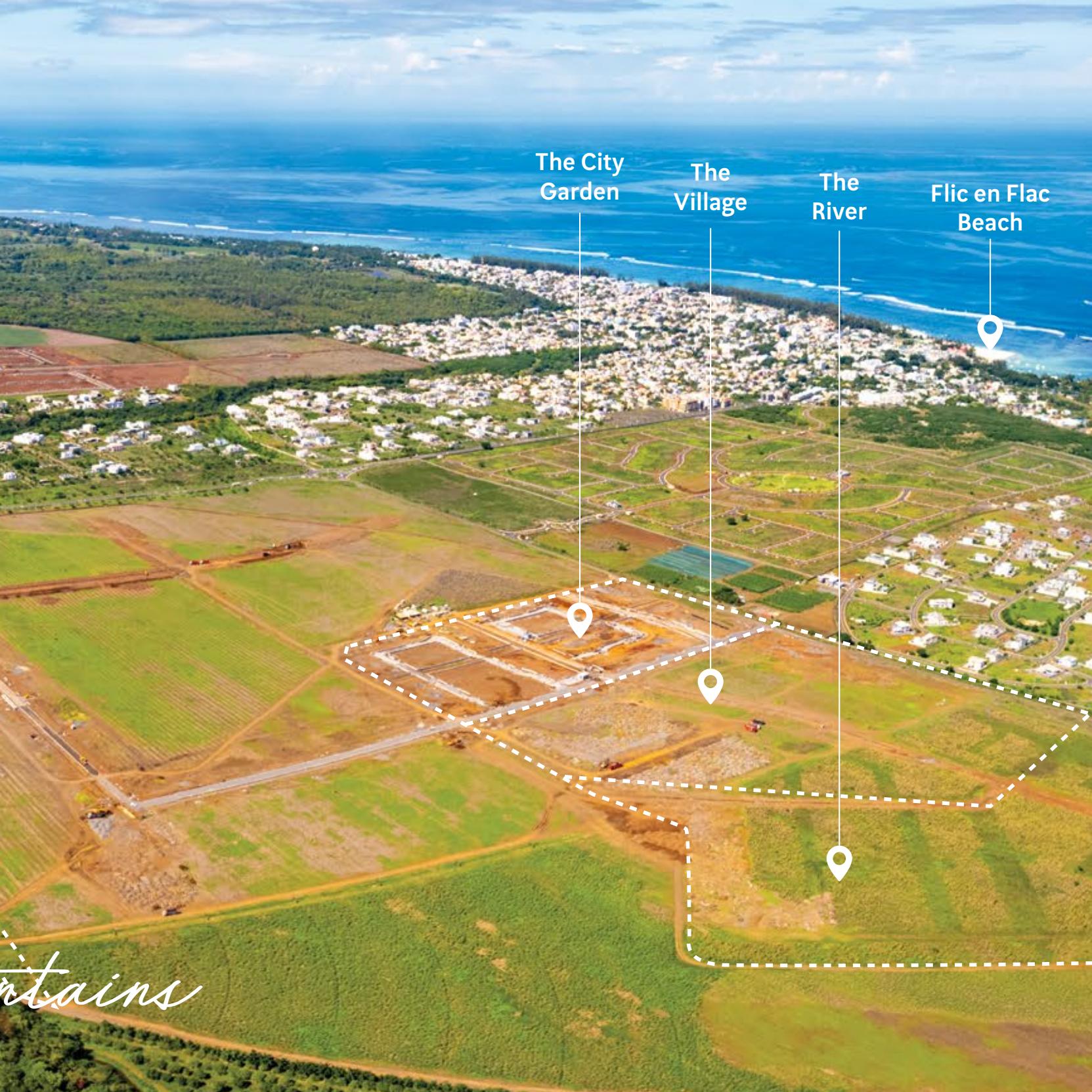
Own your dream home
on the west coast of Ma



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The City
Garden

The
Village

The
River

Flic en Flac
Beach

ntains



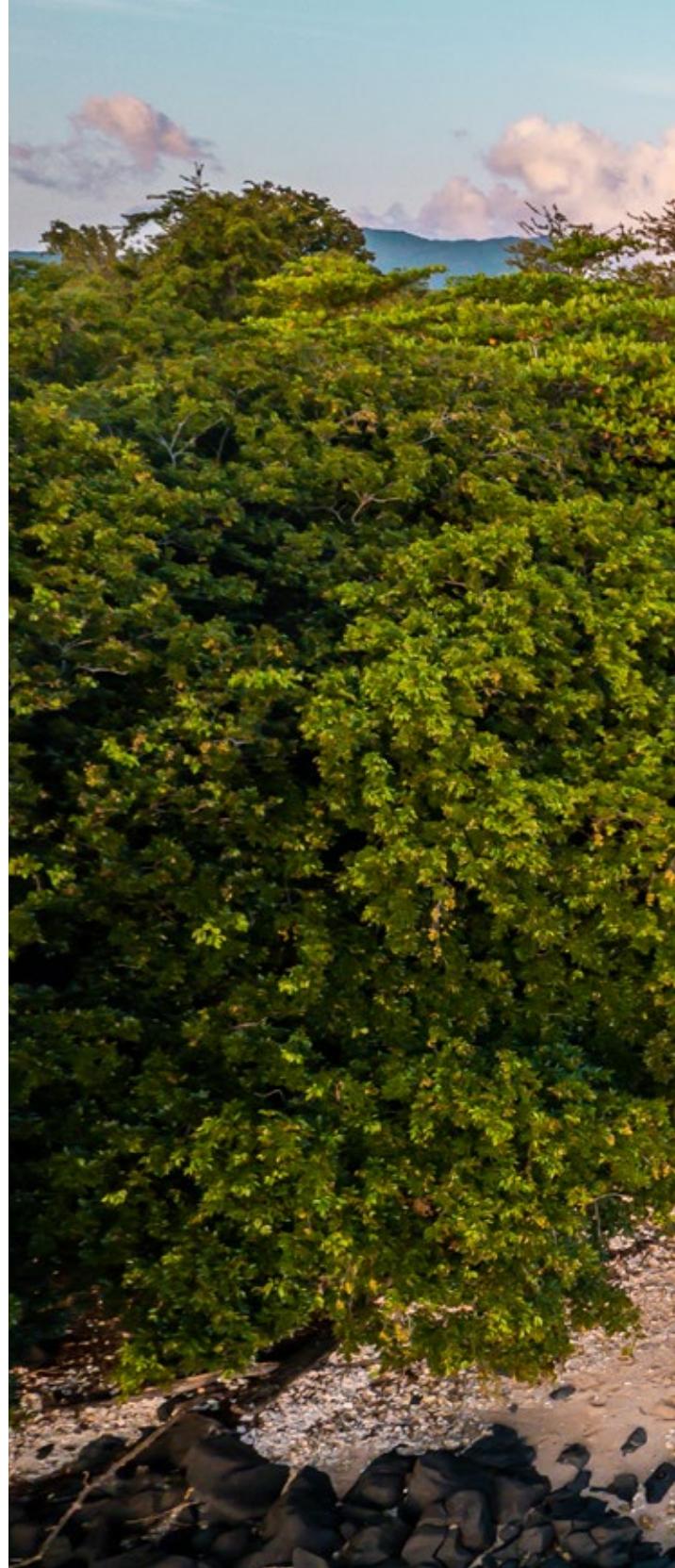
The West, a lifestyle of its own

Whether you're a young professional, a family looking for a healthy environment for your children, a retiree looking to fully enjoy life, or an investor looking for new opportunities, this region will appeal to you.

Imagine a setting where unspoilt nature and dynamism come together in perfect harmony: with breathtaking scenery, majestic mountains, sandy beaches and lush countryside. Enjoy an exceptional quality of life in a safe and healthy environment, far from the hustle and bustle of the city. There's a wide range of activities to choose from: water sports, hiking, cultural outings... something to suit all tastes and ages.

Modern infrastructure, international schools, the Artemis Cascavelle Hospital, a variety of shopping, dining, entertainment and golfing options, as well as SPARC sports centre with padel courts and swimming pool, make the West a dynamic and attractive region.

Wolmar beach



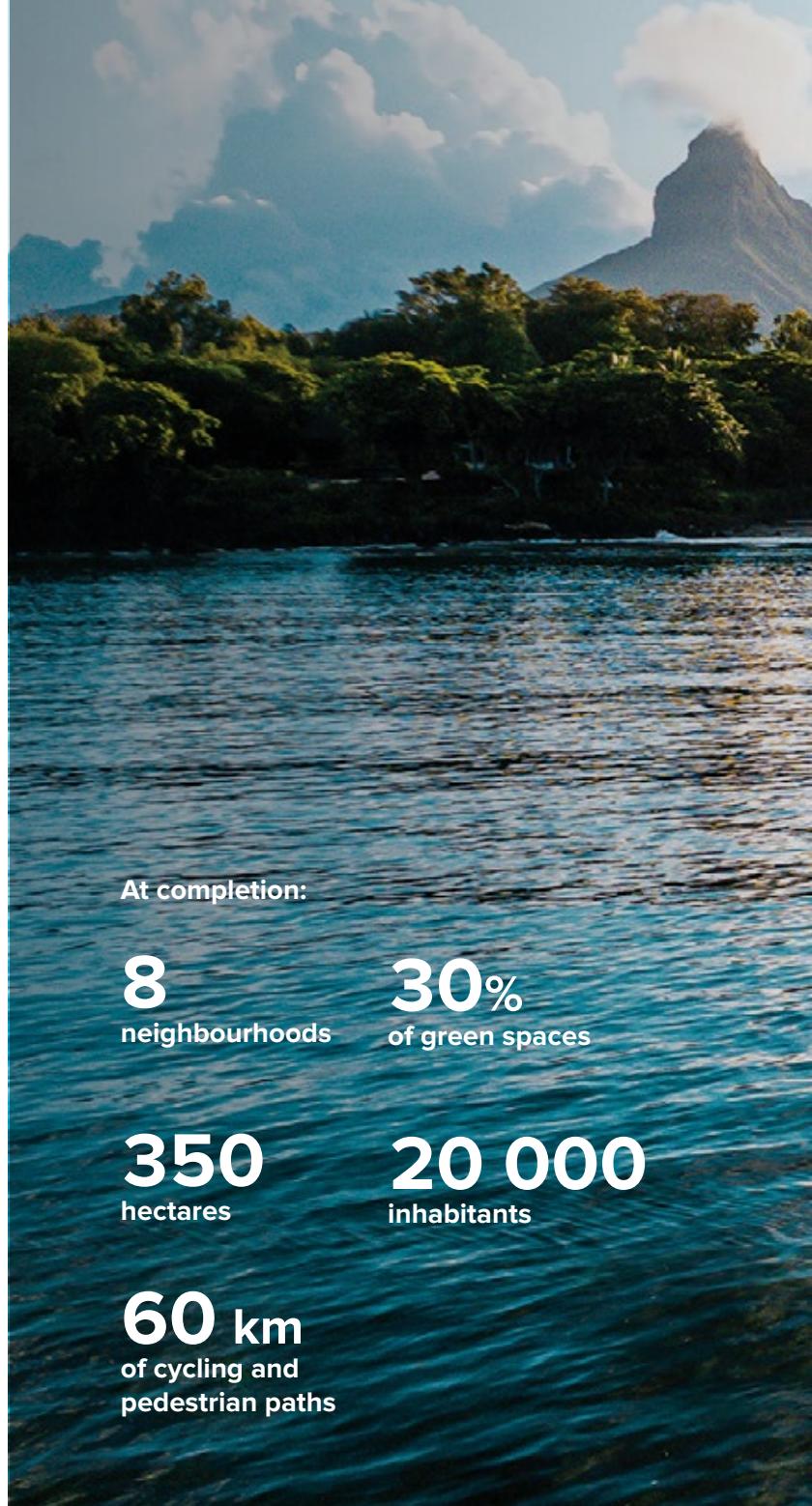




Welcome to The West!

At the gateway to The West, the Smart City of Medine is reinventing the codes of urban life. It puts people and nature at the heart of its development, based on a sustainable vision of everyday life.

Tamarin Bay



At completion:

8
neighbourhoods

30%
of green spaces

350
hectares

20 000
inhabitants

60 km
of cycling and
pedestrian paths



Flic en Flac ByPass

The opening of the Flic en Flac Bypass, scheduled for the end of 2025, will significantly improve traffic flow and user comfort, making it easier to travel to the center, the rest of the island, and providing quicker access to the airport.





In the heart of: The Grove

The Grove invites you to explore a new way of life, where nature seamlessly blends with urban living. Stroll through tree-lined streets, take advantage of the cycle paths and let yourself be seduced by the architecture inspired by Europe's most beautiful cities.

Lush green spaces, local shops and lively streets create a warm and friendly atmosphere. The Grove is the ideal place to live, work and play.



Today

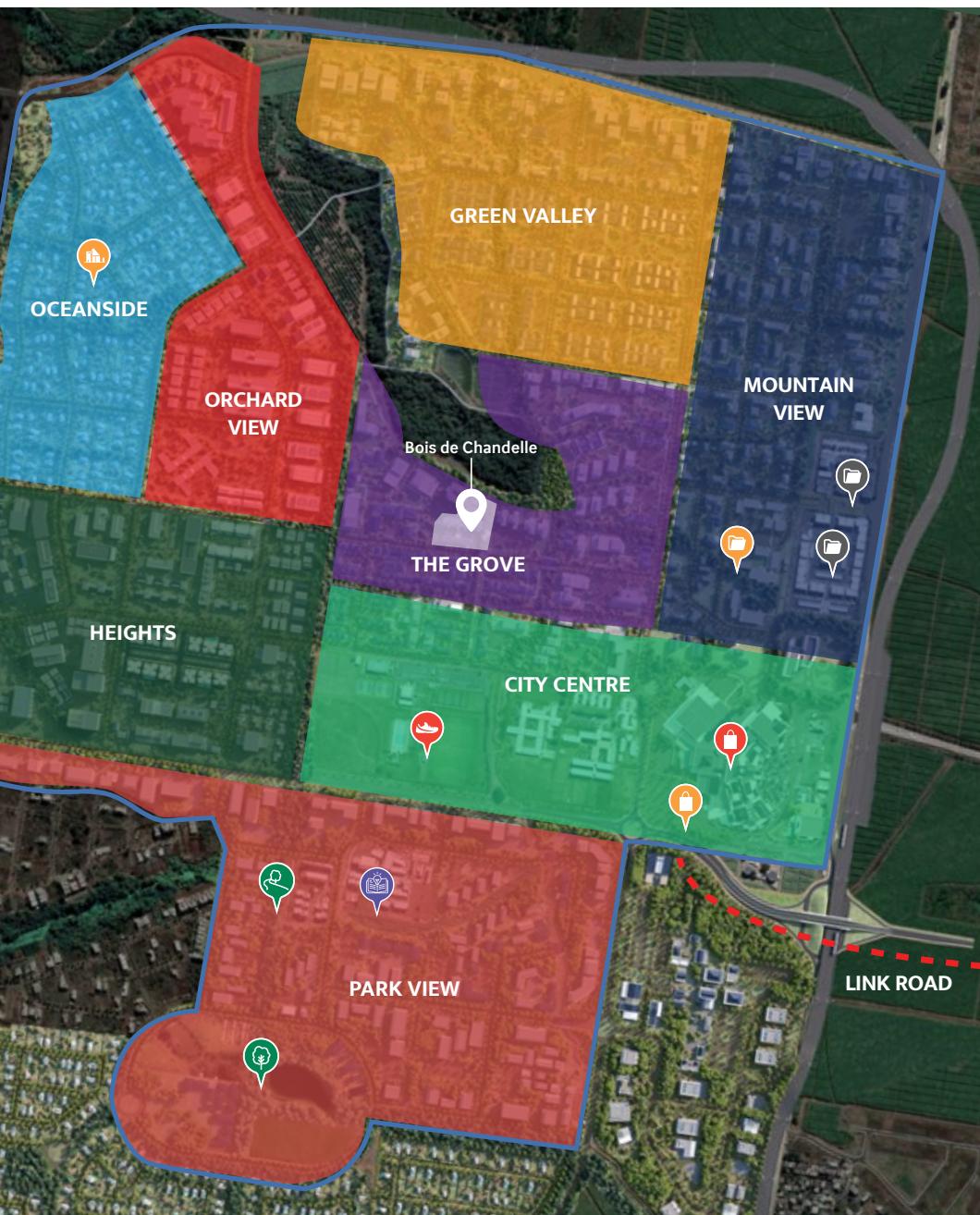
-  **Cascavelle Shopping Mall: +60 brands**
The West's ultimate shopping destination, with more than 60 well-known brands
-  **SPARC Sports & Lifestyle Complex: 76,000m².**
A sports, health and leisure complex that offers a premium fitness experience
-  **Uniciti International Education Hub:**
2,600+ students
Educational institutions from pre-primary to tertiary education (Middlesex University, Westcoast International Secondary School...)
-  **Magenta Park and Promenade:**
a 1.5km green corridor under construction
The Smart City's main green spaces in which to enjoy outdoors sports and leisure activities
-  **The Grove Forest**
14 acres of forest for a session of sport or a pleasant stroll with the family.
-  **Cascavelle 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
- 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

- Smart city boundary line
- The Grove precinct





Distance to:

Cascavelle shopping centre
1 minute

Flic en Flac
5 minutes

Casela Nature Parks and Cavalia
5 minutes

Tamarina Golf & Beach Club
8 minutes

Tamarin Village
15 minutes

Ébène
25 minutes

Port Louis
40 minutes

Airport
50 minutes

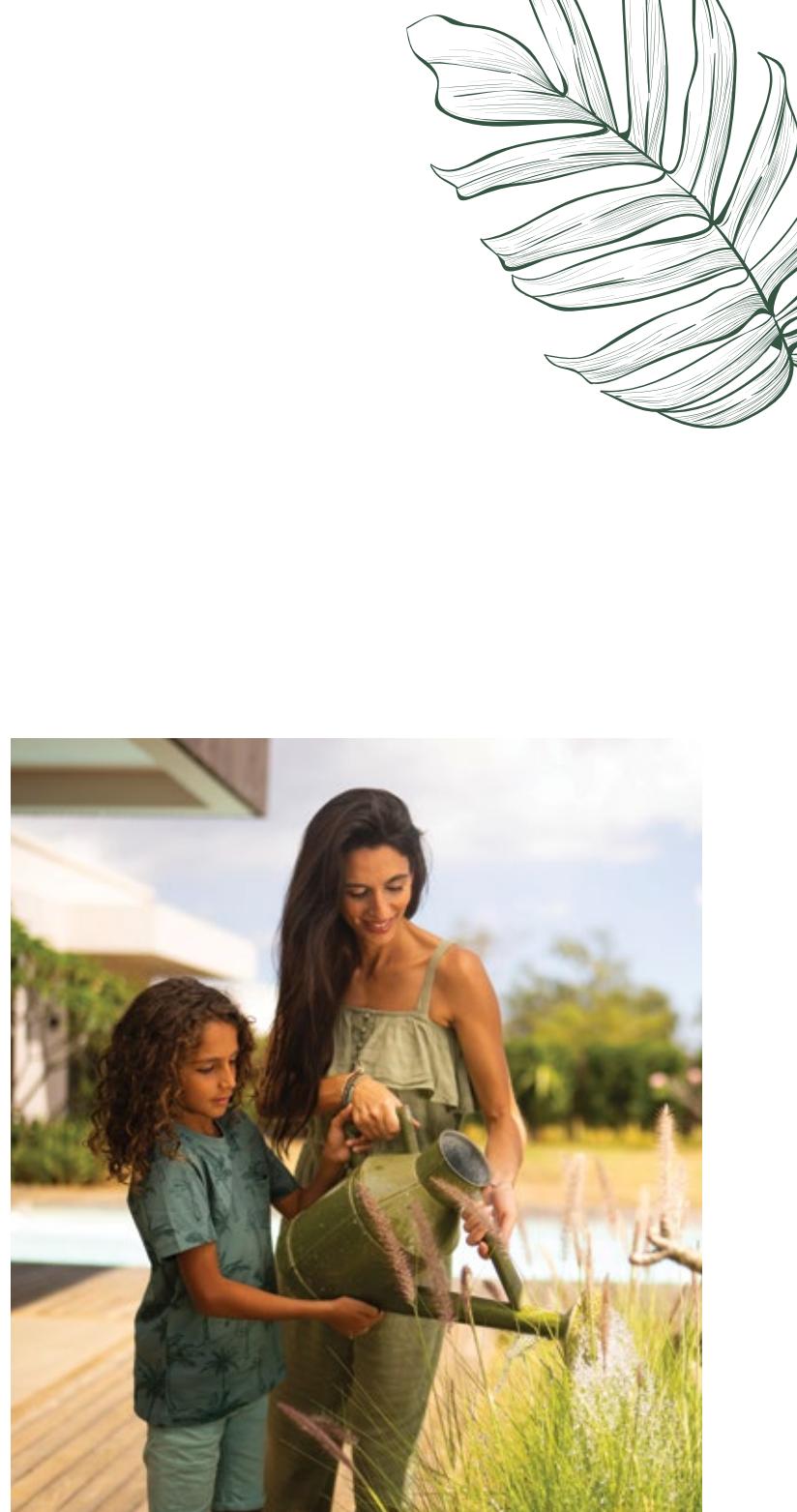
The Grove – Bois de Chandelle, **A new style of outdoor living**

Following on from the first and second phases, The Grove - Bois de Chandelle is the third phase of built units in the Smart City. Just a stone's throw from a 14-acre forest where tropical trees, mango and tamarind grow alongside a tranquil river. Each day can start with a session of sport or a stroll with the family.

The 34 residential units at The Grove - Bois de Chandelle have been carefully designed to blend in with the surrounding nature. These homes combine comfort and respect for the environment, with spaces designed with your well-being in mind: a swimming pool for relaxing, a garden and spacious areas for family time.

34
townhouses









Modern living, surrounded by nature

Welcome to The Grove – Bois de Chandelle, a collection of 34 duplexes located near the SPARC sports center and Westcoast international schools. Enjoy a prime location that combines modernity and quality of life.

This third phase includes:

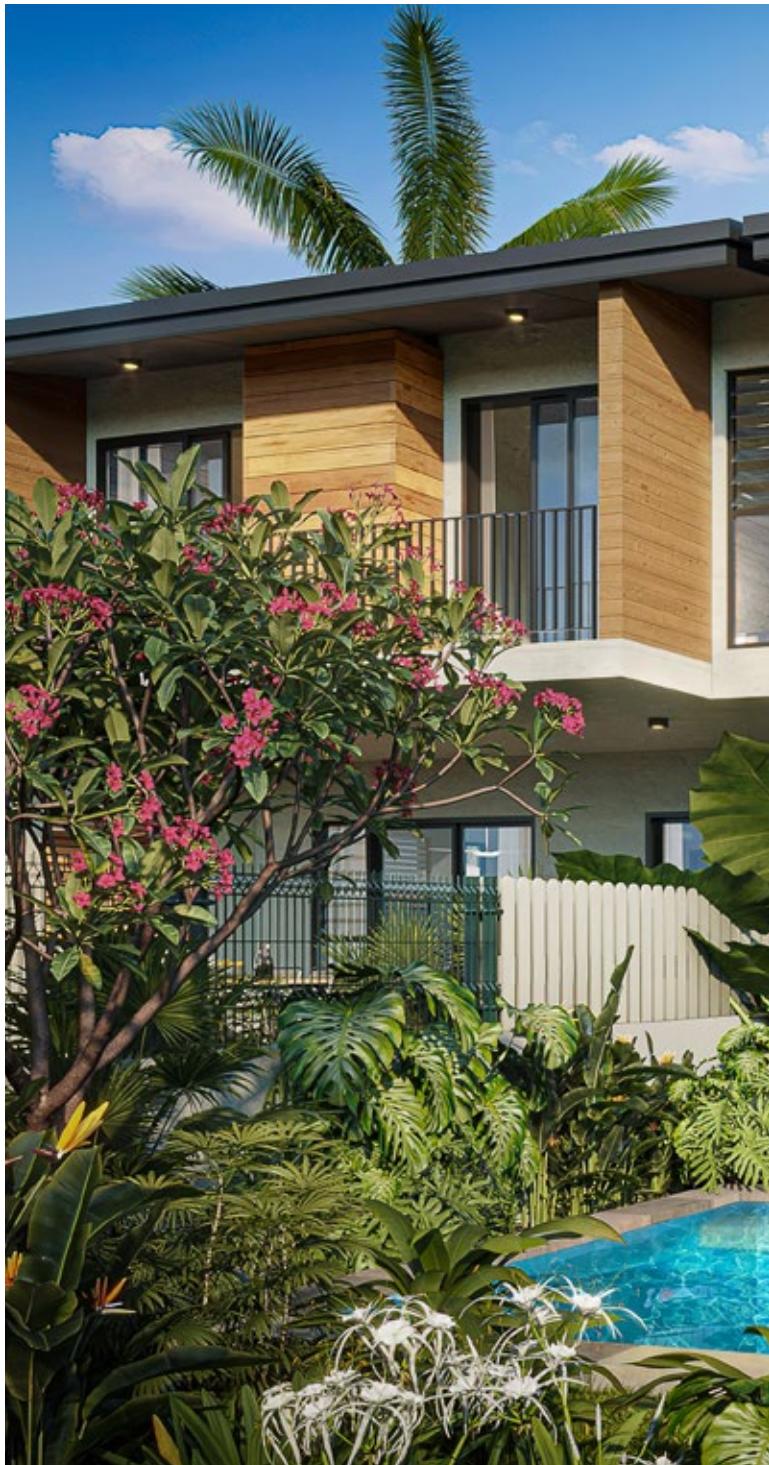
- **22 units of 3-bedroom:**

Ideal for families seeking space and functionality, featuring bright and welcoming living areas.

- **12 units of 4-bedroom:**

Perfect for those looking for luxury and convenience, with layouts designed for everyone's comfort.

Each buyer will enjoy the exceptional advantage of being eligible for a residence permit, making Mauritius their new home!





Masterplan

Step into your private haven

With their stylish architecture and use of natural materials, the 34 duplexes at The Grove Bois de Chandelle are designed to fit perfectly within their vibrant surroundings. Each duplex offers expansive living areas and private outdoor spaces, fostering a lifestyle that connects with nature.

Set within beautifully landscaped gardens and rich vegetation, these homes serve as a tranquil retreat. Residents can enjoy panoramic views of the western mountains, the ocean, or the peaceful Grove Forest, adding to the charm of living here.





Legend

- A** Main Entrance
- B** Technical Building
- C** Green Space
- D** Syndic Office

● TH03

● TH04



TOWNHOUSE TYPE TH03

3 FAÇADES - 3 BEDROOMS



3 bedrooms townhouse

As from MUR 21,500,000

- 2 private parkings
- Total area: as from 165m²
- Additional options available on request
- Accessible to Mauritians and non-citizens



Price issued 13 January 2026 at 12:00.



TOWNHOUSE TYPE TH03

2 FAÇADES - 3 BEDROOMS







Tamarina
Golf Club

The West Lifestyle Membership

tailor-made for you

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 purchase a home at The Grove Bois de Chandelle, you and your family will enjoy privileged access to facilities, including five years of free entry to the Casela Nature Parks and a world-class sports centre. You'll also have access to the iconic Tamarin Bay surf break just off the coast, as well as promotions and exclusive benefits on Medine products and services!

Buyers can also benefit from The Golf Lifetime Residential Membership as an option.

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 coast!



Casela
Nature Parks



Sparc Sports &
Lifestyle Complex



Tamarina
Golf Club

Tamarina
Golf Club



Your real estate investment in Mauritius

The Mauritian government's smart city Scheme, launched in 2015, allows both Mauritians and foreigners to invest in real estate while enjoying a wide range of benefits:

- Invest in real estate that is accessible to foreigners for both purchase and resale;
- Enjoy a wide range of real estate offers at a variety of price points;
- Benefit from an optimised legal and fiscal framework;
- Purchase a property whose value is enhanced by the quality of the development surrounding it;
- Have the option of buying a property off-plan and benefiting from financial guarantees built into the purchase agreement;
- Are able to apply for a Mauritian residence permit.







*Your life in the
West awaits*



Mauritius, your new destination

The island favourable tax regime includes:

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



About Medine

A trusted, time-tested developer

With over a century of history, Medine's history is inherently linked to that of Mauritius, seeing the group as a pioneer in several sectors.

In the past few years, Medine has diversified its activities into Agriculture, Leisure, Property and Education and has started looking ahead to develop innovative solutions that would best fit the country's new lifestyle. Consequently, with a view to fulfil its mission which is to sustainably develop the heritage of the west of Mauritius through avant-garde experiences, the group launched its smart city in 2017, a major "live, work, learn and enjoy" destination.

10 000 ha

Strategically located in the western region

3 400

shareholders

USD 122M

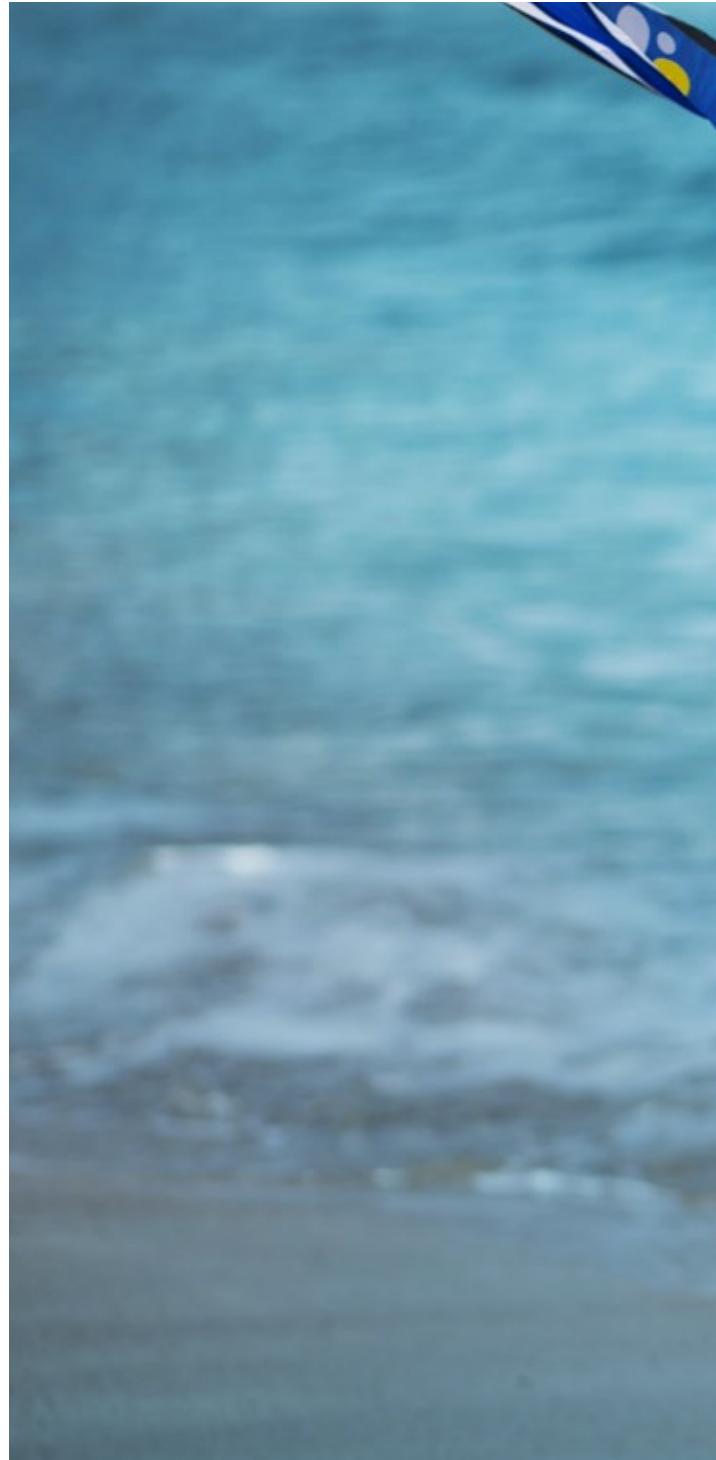
market capitalisation as at
30 Jun 2024

LISTED

on the stock exchange
of Mauritius

MUR 222

NAV/Share





Our partners

Contractor:

Transinvest Construction Ltd

Architect:

Rethink Studio

Quantity Surveyor:

MLC

3D Rendering Agency:

Crealy's Ltd

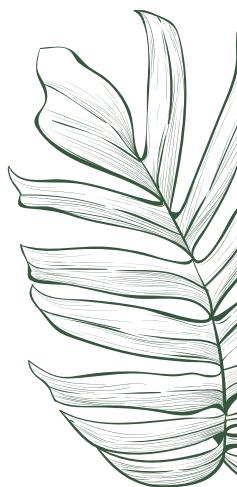
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THE GROVE

BOIS DE CHANDELLE

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