



CASCAVELLE
BUSINESS PARK





We design **The West** with purpose **Medine Smart city**

Nestled in western Mauritius' unspoiled beauty, our 350-hectare smart city project seamlessly blends coastal charm with contemporary urban living, embedding sustainability into its long-term vision. Through the Smart City initiative and territorial brand The West, Medine is creating inclusive communities inspired by the principle **Live, Work, Play, Learn and Care**.

The project features residential developments (built and land), a business park, top-tier schools, a sports and lifestyle complex, a state-of-the-art hospital, a shopping mall, and green spaces like The Grove Park, all supported by modern infrastructure and the East West Connector for easy connectivity.

Medine Smart City offers an inspiring environment for investors, entrepreneurs, and families seeking a high quality of life and a place to grow for generations.



Residential built



Residential land



Commercial



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!

East West
connector

Cascavelle
Business
Park

Cascavelle
Artemis
Hospital

Cascavelle
Shopping Mall

Magenta
Parkside

SPARC
Sports &
Lifestyle
Complex

**PLOTS OF LAND FOR
CONSTRUCTION**

Work in
The West

Key features



**NUMBER OF PLOTS
OF LAND: 17**



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



**PARKING
2.5 PARKING PER 100M2
1 PARKING PER 400M2
FOR VISITORS**



**PLOT SURFACES:
1,774 - 3,847 M²**



PLOT COVERAGE 35%



**BUILDING SETBACKS:
MINIMUM BUILDING FAÇADE
70% MAXIMUM BUILDING
DEPTH 20M**



**FOR OFFICE AND
SHOWROOM**

*Except for supermarkets and hypermarkets



**AS FROM
MUR 12.6 M**

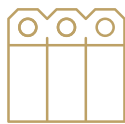


Architectural Guidelines



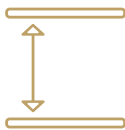
Plot coverage:

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%.
Max building depth 20m.



Height restriction:

The maximum height of the building shall not exceed 14.5m. First floor can be 100% of the ground floor footprint. Second and third floors shall be a maximum of 60%



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: 2.5 per 100m² usable space.
Minimum ratio of visitor parking bay: 1 per 400m² 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
35 mins to 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


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.



Medine in **figures**



SMART CITY DEVELOPMENT:

350
Hectares developable area

8
Precincts

79.4
Arpents of Green spaces

55 KM
cycling and pedestrian paths

20,000
inhabitants expected

OFFICE:

21,000 M²
of Office Park

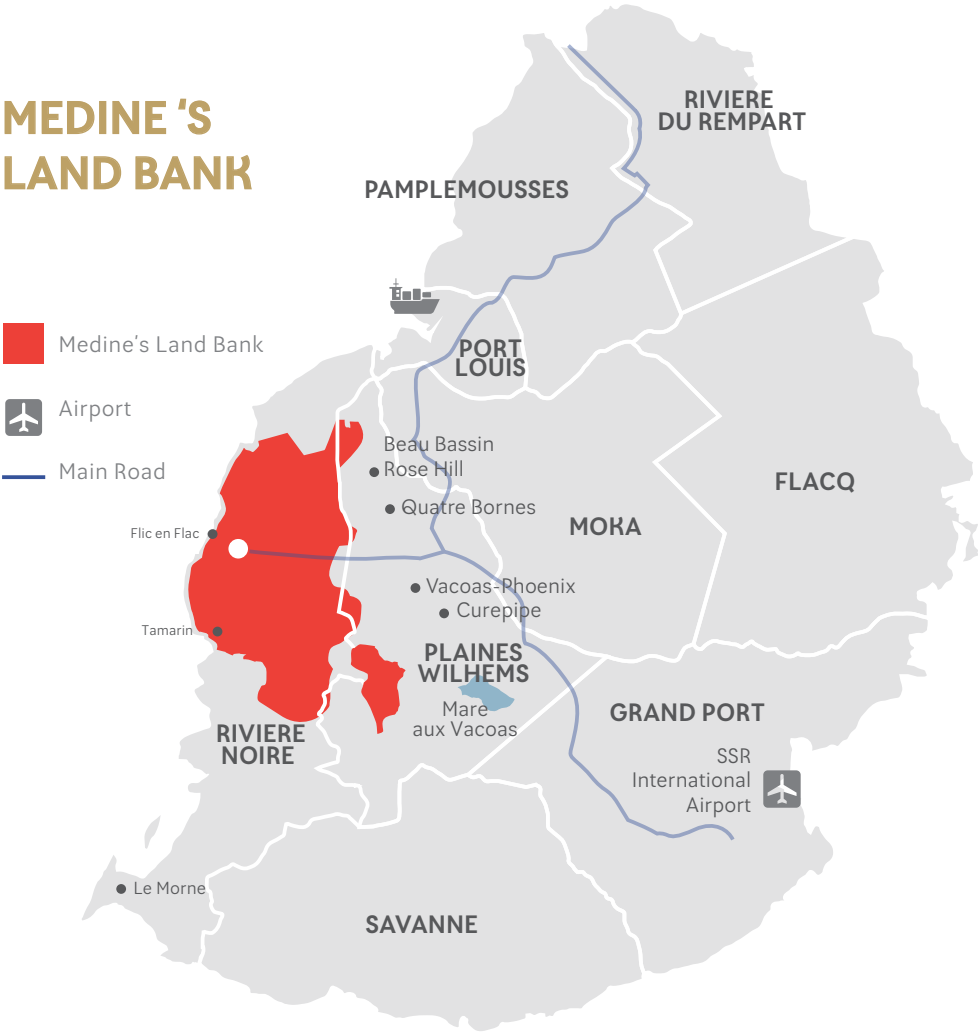
MEDINE:

10,000
hectares landbank

23
smart buildings

40 +
happy commercial tenants

+1,500
residential units sold and rented



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



94%
Employment rate



Mauritian Rupee
Currency



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



3.0%
GDP forecast for 2025
(as per IMF)



Settle your
business in
The West



CASCAVELLE SHOPPING MALL



ARTEMIS CASCAVELLE
HOSPITAL



EAST WEST CONNECTOR



INTERNATIONAL SCHOOLS

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the
part of **west**