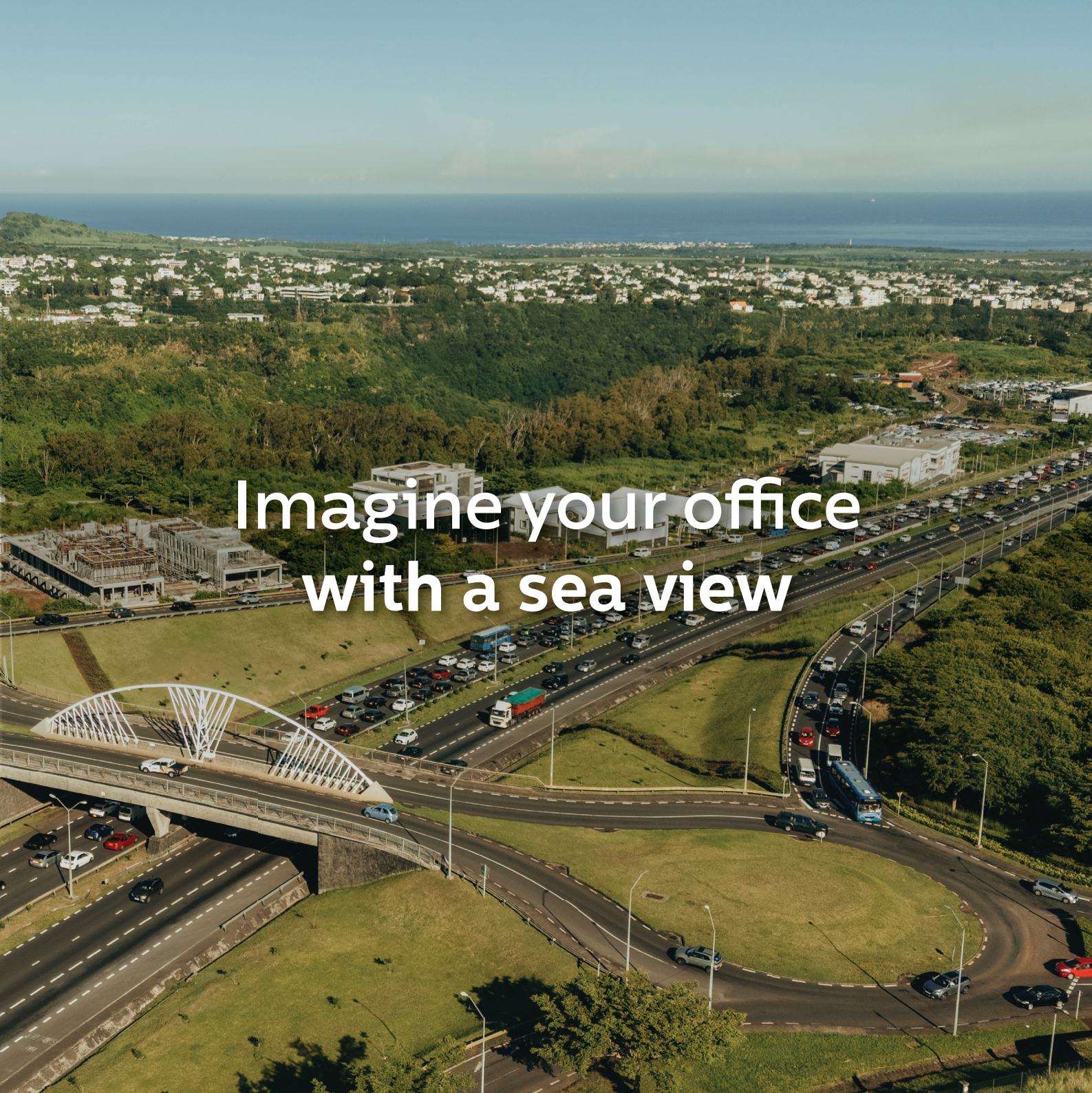




Bagatelle

An aerial photograph of a coastal city. In the foreground, a multi-lane highway with a white arch bridge crosses a green field. A blue bus and several cars are on the bridge. To the right, a curved road with more cars and a blue bus is visible. In the background, a dense green forest covers a hillside, with a residential area and the ocean visible in the distance under a clear blue sky.

Imagine your office
with a sea view



Key points



39 plots of land sold



Plots located next to the future US Embassy



2-minute walk to the nearest bus stop



Located on the M1 Motorway



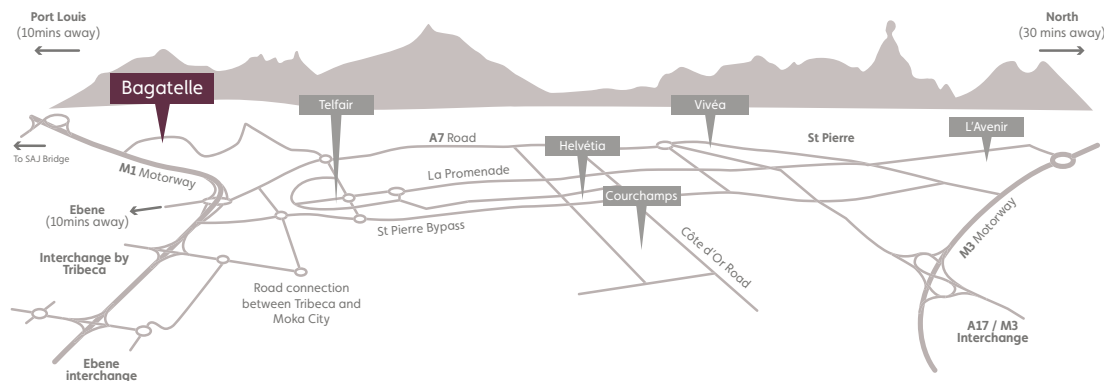
47 food outlets and +200 brands at Bagatelle Mall

About Bagatelle

Bagatelle is one of the most popular spots on the island renowned for its buzzing commercial activity and mall. Ideally located, the precinct is directly connected to the M1 motorway and is just 10 minutes from the capital, ensuring optimal accessibility.

The area also hosts a business centre and a commercial zone south of the motorway. Several major international brands have chosen to establish themselves here, including Peugeot, Bosch, Jaguar, Land Rover, Hyundai, Volvo and Decathlon.

Location plan



Discover available plots at a glance
Explore the interactive masterplan now



Click here



Architectural guidelines



Plots designated for office buildings



Basements permitted

30%

Max footprint



Maximum building height: **16m**



Number of storeys:
Minimum G+1,
maximum G+3



Top floor: Max. **50%**
of the footprint of the
floors below



Mandatory individual
treatment plant



Mandatory waste sorting:
3 bins to be installed
in bin areas



Flat roofs only



Landscaping: min **10%**
of plot area



Car parking: Min. 3.5 spaces
per 100m² gross retail area



Bicycle parking:
min. 1 bay per 10 car bays