



l'Avenir

yours to seize



About L'Avenir

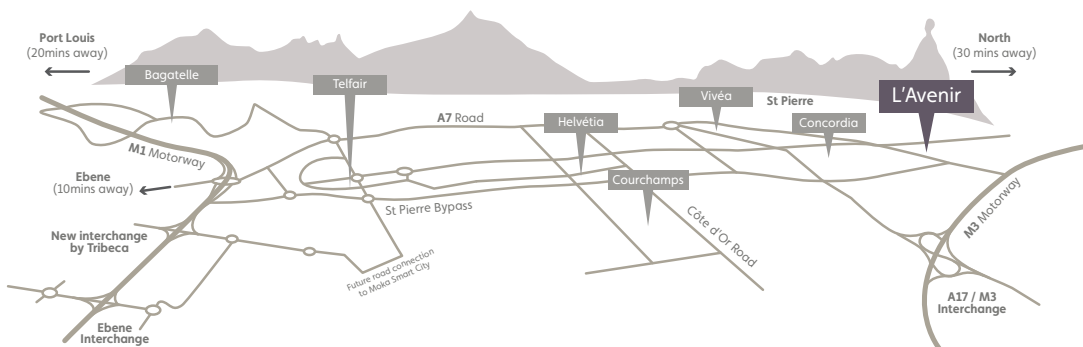
Moka Smart City's new precinct, L'Avenir stands opposite Pieter Both Mountain and the beautiful Moka range. It is well-connected to the rest of Mauritius through the M3 motorway (Terre Rouge/Verdun/Ebene) and the B49 road from Saint Pierre. The Promenade is a linear park dedicated to soft mobility starting at Telfair that will ultimately pass through L'Avenir to ensure the best integration of the area.

The precinct extends over 130 arpents and is positioned as a mixed-use neighbourhood with a commercial and business area as well as a separate residential part. All the land in the first sales phase launched in December 2020 sold out within weeks, including 124 residential plots of 9-16 perches starting from Rs 1.8 million and 28 commercial plots of 50-284 perches.

It has direct access and visibility from the M3 motorway, which is a decisive advantage in terms of providing an ideal environment for business, warehousing and light industry uses. Land has been earmarked along the Promenade and the future "precinct square" for companies looking to set up their offices closer to the residential area.

As with all developments within Moka Smart City, there are stringent architectural guidelines to ensure the quality and harmony of both the residential and commercial areas as well as achieve value gains over time.

Location plan



Direct and easy access
from M3 motorway



Visibility from
the motorway



Close to Saint Pierre
and its daily
conveniences



A controlled environment
with quality infrastructure



An area serviced by
public transport



LATEST DEVELOPMENTS WITHIN THE PRECINCT



New interchange at Verdun on the M3 motorway and a Verdun Bypass Road (completion by 2024): agreement between RDA and ENL signed in September 2021

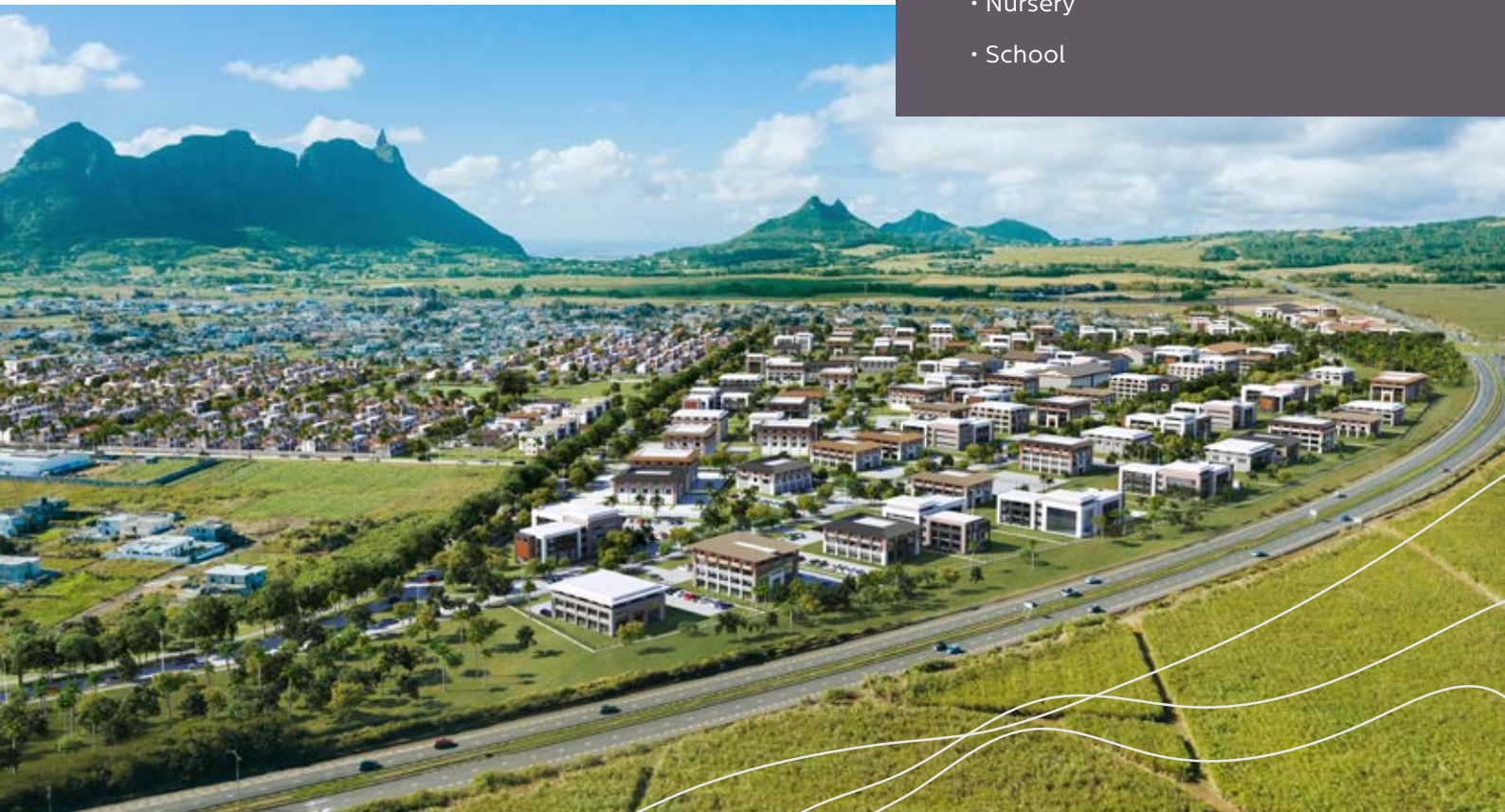
Earthworks for phase 1 residential and commercial started since September 2021



Phase 1 residential and commercial fully sold out

FACILITIES AVAILABLE WITHIN 3KM:

- Bus station
- Post office
- Snacks and restaurants
- Bank & ATMs
- Kendra Commercial Centre
- Les Allées Commercial Centre
- Synergy Sport & Wellness Institute
- Total & Shell filling stations
- Nursery
- School



Become a landowner and set up your activity

KEY INFORMATION:

- 20 serviced freehold plots for sale for commercial purposes
- Surface areas ranging from 1,661m² to 5,720m²
- Underground water, electricity and fibre-optic services
- Well-developed road network



ADVANTAGES:



An area of activity under development supported by a launch campaign



Specific architectural guidelines to ensure the aesthetic quality of the place



Vast green spaces



A safe and secure place for the peace of mind of your company and employees



Seamless Internet connection through state-of-the-art network hosting infrastructure deployed by the Smart City to ensure redundant access provided by various Internet Service Providers using multiple fibre cables.



Smart City certification from the Economic Development Board



Waste collection and recycling system



A fair and balanced legal framework for co-ownership: property management association (Association Foncière)

L'AVENIR
Land-use
Master plan

- Commercial Land
Sold Out (Phase 1)
- Land for sale for
commercial activities
(Phase 2)
- Land for sale for
commercial activities
(next phases)
- Residential
development
- La Place



M3 Motorway

261a	3755 m ²	264	2579 m ²	268	2457 m ²	272	2446 m ²
261b	2375 m ²	265	2179 m ²	269	2480 m ²	273a	2179 m ²
262a	3150 m ²	266	2179 m ²	270a	2487 m ²	273b	1661 m ²
262b	3233 m ²	267a	2175 m ²	270b	2493 m ²	274	2003 m ²
263	3098 m ²	267b	2164 m ²	271	2488 m ²	275	5720 m ²

Disclaimer: This plan is published for general information only and may be subject to change without notice.

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an **ENL** brand