

Côte D'or Heights

Quality Commercial, Office & Residential properties within reach



A new locality ideal for investment

Rightly situated in the newly completed and rapidly developing Côte D'or Technopole, Côte D'or Heights offers great investment opportunities in the heart of the Island.

The location of Côte D'or Heights offers several notable advantages namely:

- The site is located opposite the buzzing area of Ebène Cybercity.
- Smart City.
- The Site forms part of the larger Côte D'or development.
- The Site is serviced by large newly built road infrastructure easily connecting to other parts of the island through the M1 Motorway and, in the near future, to the M3 Motorway.
- Business hubs like Ebène Cybercity and Moka Smart City are minutes away from the Site.
- C-Care Welkin clinic with its healthcare facilities is easily accessible from the site.
- There are several Education facilities ranging from Pre-Primary to Tertiary education institutions at close proximity of the site.
- Tribeca Shopping Mall, Bagatelle Mall and La City Trianon are all close to the site.



Côte D'or Heights



The perfect blend of modern office spaces and stylish flats



University



C-Care Welkin Clinic

Moka Smart City

Côte D'or Technopole

Côte D'or Heights



Tribeca Shopping Mall



Ebène Cybercity





To Port-Louis & The North

To St Pierre & The East

Réduit

Ebène Cybercity

Côte D'or Technopole

Tribeca Shopping Mall

To Ebène

To Réduit

Site

To Valentina & The North

To Curepipe & The South

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Côte D'or Heights

Where great work life balance becomes a reality



Côte D'or Heights

To Ebène & Réduit

Phase 1

Phase 1 consists of a Mixed use building with:

- Ground floor - Commercial
- First to Third floors - Offices
- Fourth to Fifth floors - Residential units
- Sixth floor - Penthouses

Internal road & carparks

Future Phases

Main entrance to Site for Phase 1

Future Phases

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First of Several Iconic Buildings

Phase 1 consists of one mixed use building of a total area of some 5600sqm catering for a wide variety of clients having commercial, office or residential needs.

The building is designed in a contemporary manner with clean lines and a distinct Architectural language that sets itself apart from other projects in the region.

Amenities such as lifts and staircases have been designed to best suit the needs of the future occupants. The site will be secured with gate post and CCTV cameras.

Adequate parking facilities, arranged in a pleasant manner, will be available for all users.

Care has been taken for the use of led lighting, ample natural light, good ventilation and optimised design solutions for a sustainability.

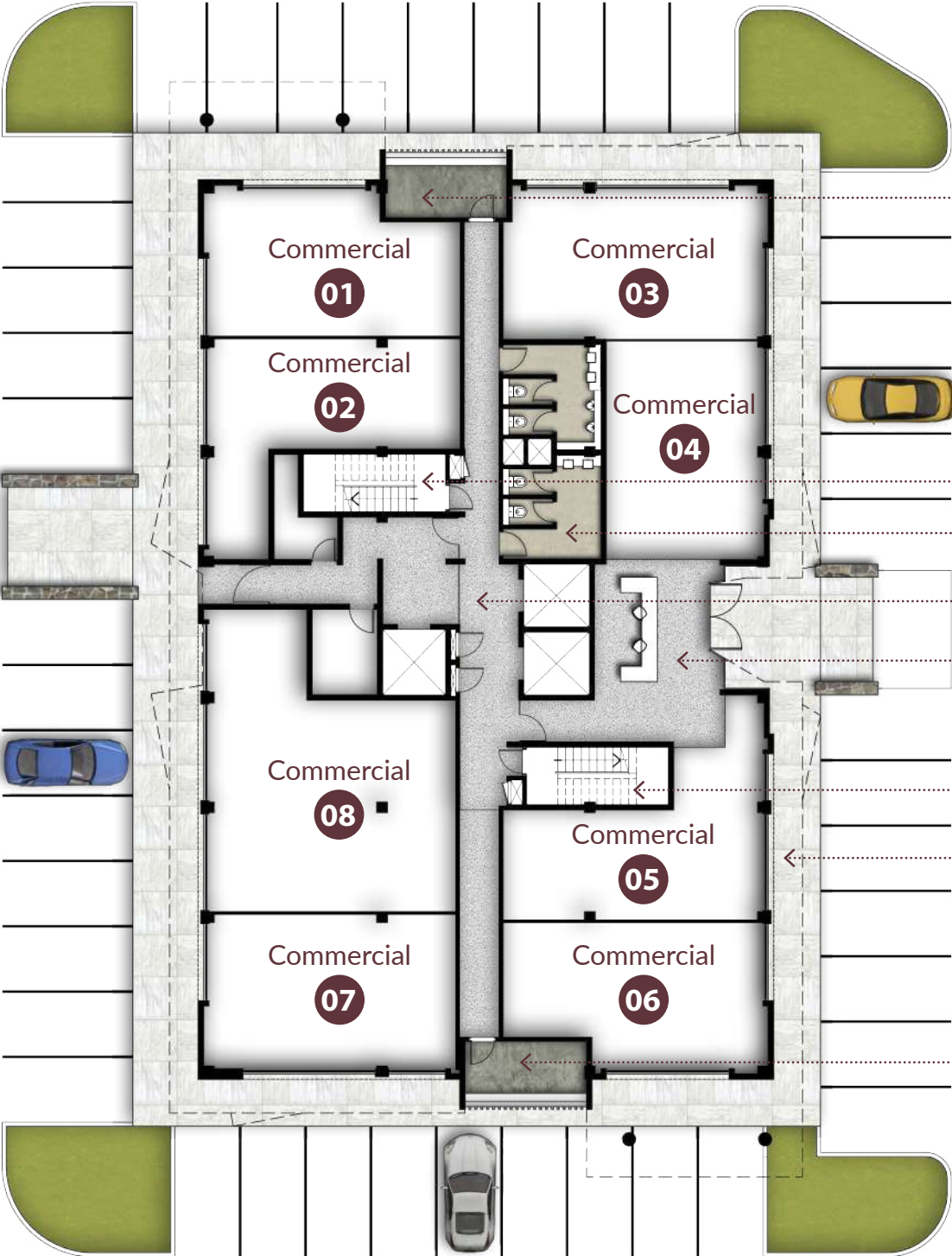
Ample areas have been dedicated for landscaping and to achieve a green feel to the overall of the project.

Other phases of the project will be designed with same care, diligence and Architectural sensibility so as to achieve a coherent general feeling.

Ground Floor

Sellable Commercial area:

- Commercial 01 - 55.9 sqm
- Commercial 02 - 55.7sqm
- Commercial 03 - 62.7sqm
- Commercial 04 - 54.2sqm
- Commercial 05 - 57.1 sqm
- Commercial 06 - 57.4sqm
- Commercial 07 - 63.3sqm
- Commercial 08 - 100.0sqm



AC Balcony

Emergency Staircase

Common toilet

Lift lobby

Main entrance to building & Reception area

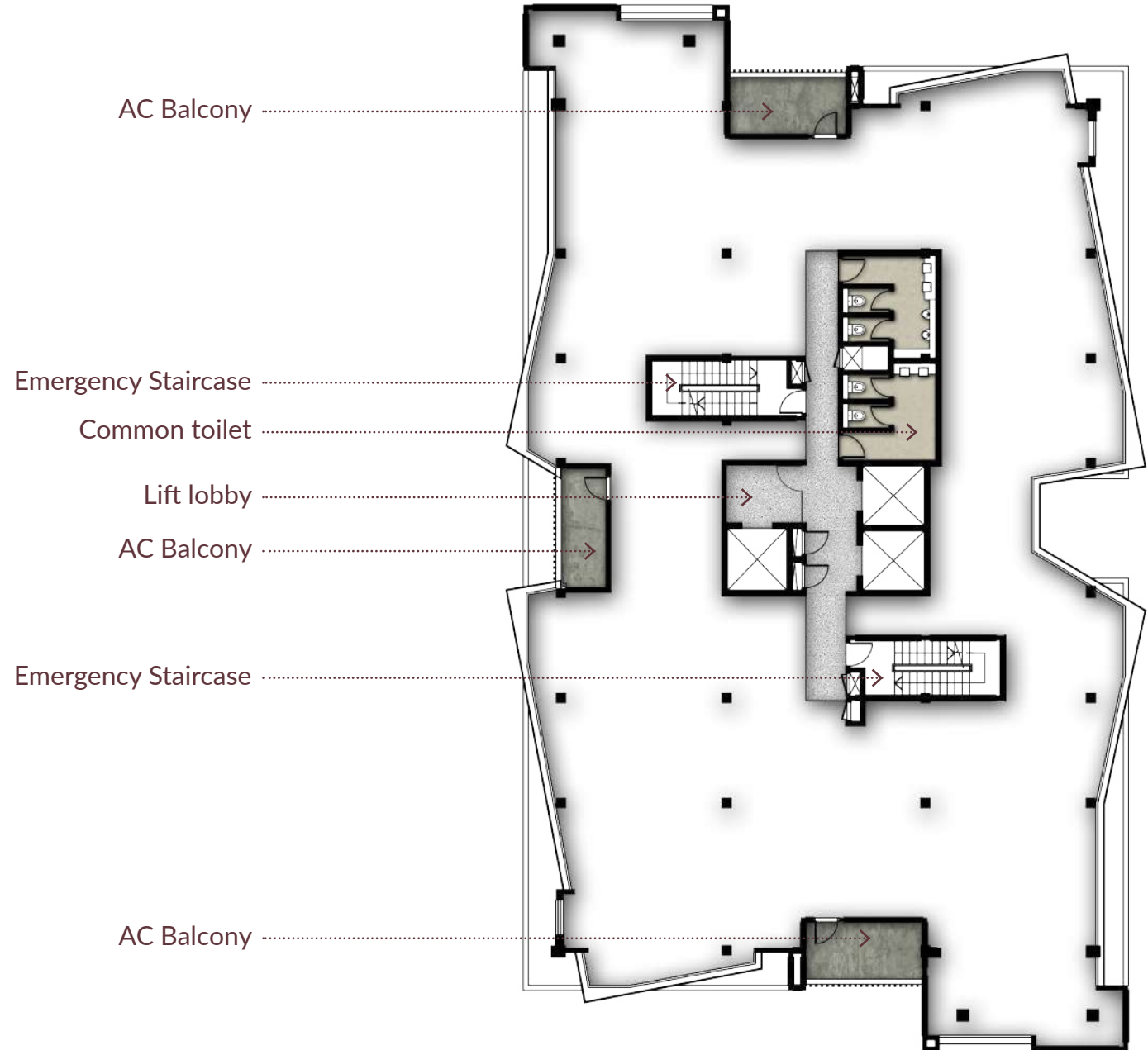
Emergency Staircase

Walkway

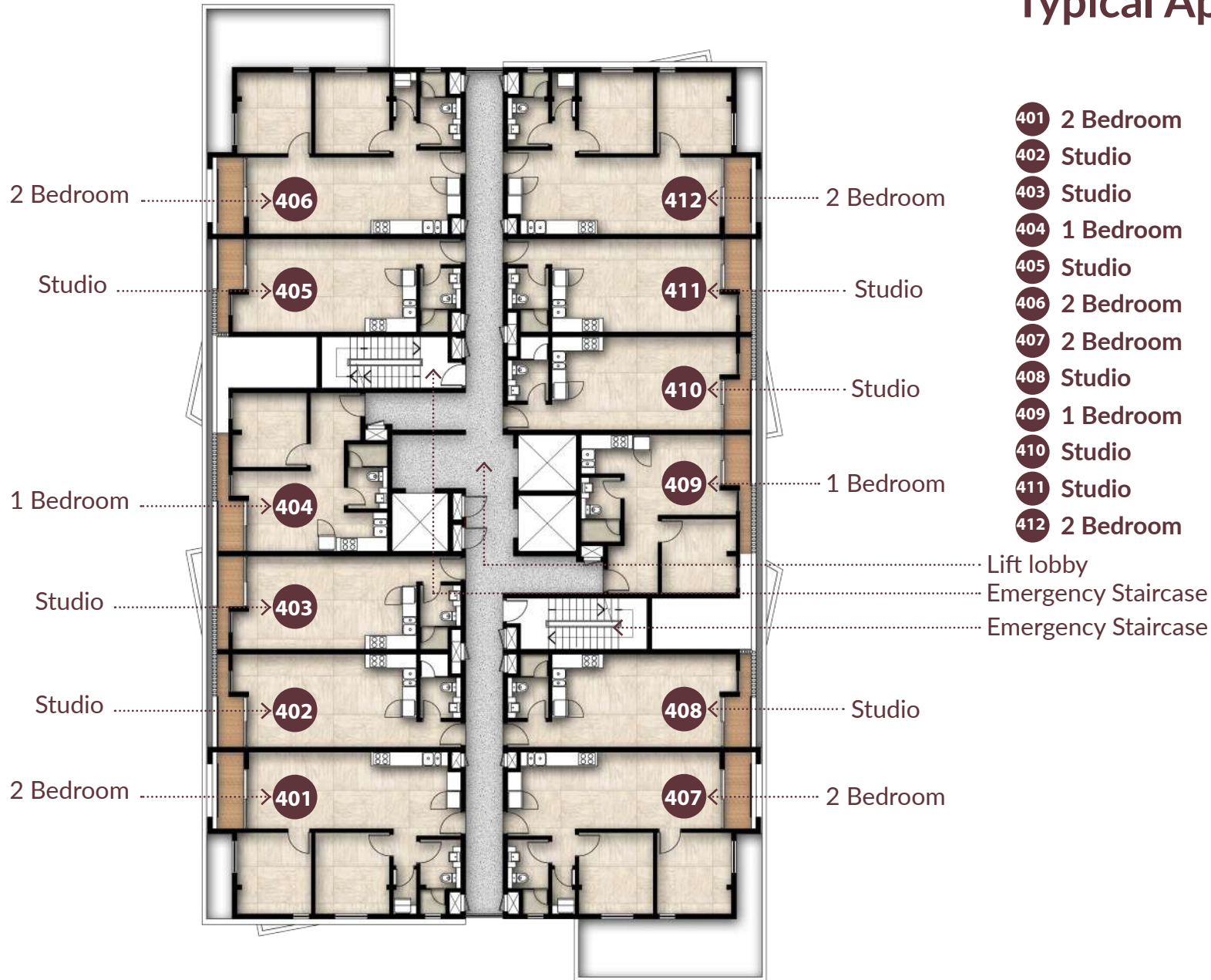
AC Balcony

Typical Office Floor

Sellable Area: 1st floor - 795.3sqm;
2nd floor -795.3sqm;
3rd floor - 795.3sqm

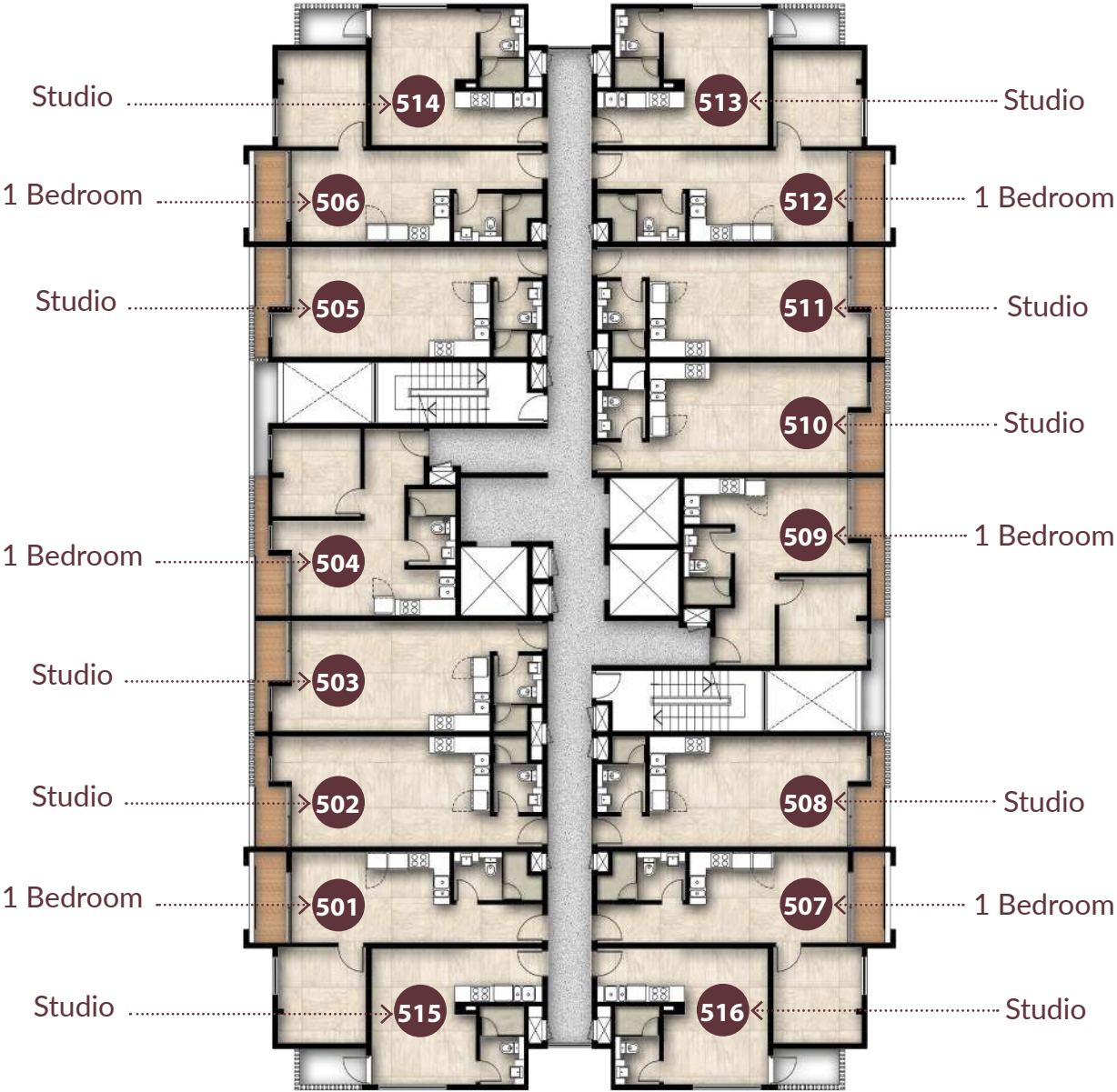


Typical Apartment 4th Floor



- 401 2 Bedroom - 75sqm
- 402 Studio - 45sqm
- 403 Studio - 45sqm
- 404 1 Bedroom - 48.8sqm
- 405 Studio - 46sqm
- 406 2 Bedroom - 75sqm
- 407 2 Bedroom - 75sqm
- 408 Studio - 46sqm
- 409 1 Bedroom - 48.8sqm
- 410 Studio - 45sqm
- 411 Studio - 45sqm
- 412 2 Bedroom - 75sqm

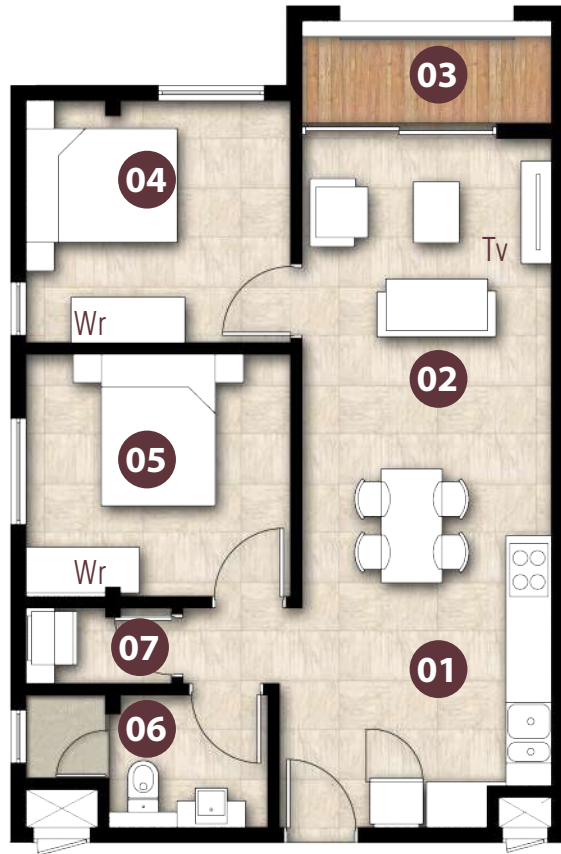
Typical Apartment 5th Floor



- 501 1 Bedroom - 51.2sqm
- 502 Studio - 45sqm
- 503 Studio - 45sqm
- 504 1 Bedroom - 48.8sqm
- 505 Studio - 46sqm
- 506 1 Bedroom - 51.2sqm
- 507 1 Bedroom - 51.2sqm
- 508 Studio - 46sqm
- 509 1 Bedroom - 48.8sqm
- 510 Studio - 45sqm
- 511 Studio - 45sqm
- 512 1 Bedroom - 51.2sqm
- 513 Studio - 36.3sqm
- 514 Studio - 36.3sqm
- 515 Studio - 36.3sqm
- 516 Studio - 36.3sqm

Typical 2 Bedroom Apartment

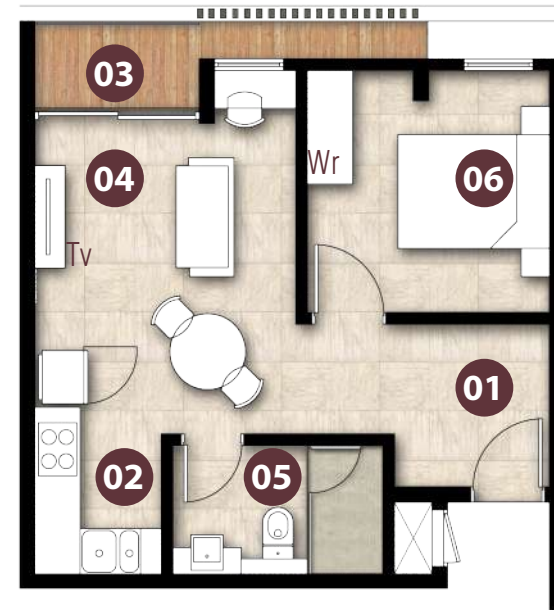
Unit: 401, 406, 407, 412



- 01 Entrance, Kitchen
- 02 Dining, Living
- 03 Balcony
- 04 Bedroom 1
- 05 Bedroom 2
- 06 WC/Shower
- 07 Laundry/Store

Typical 1 Bedroom Apartment

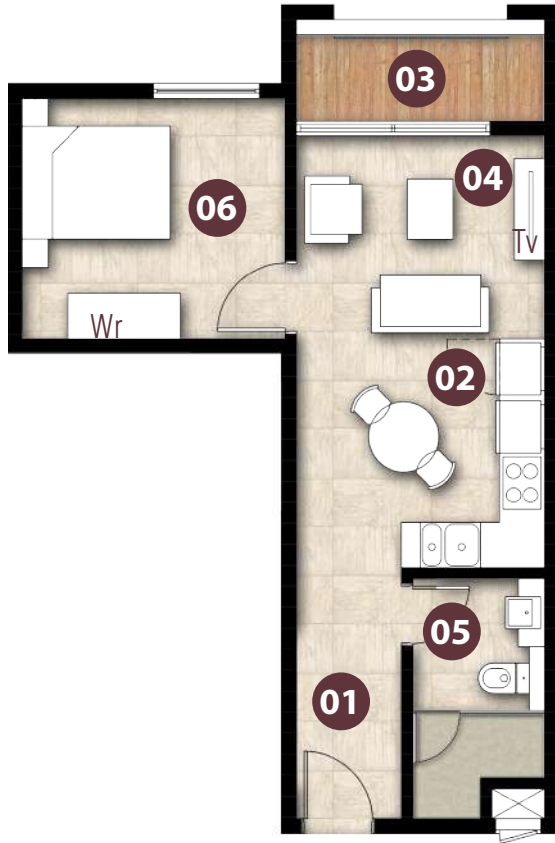
Unit: 404, 409, 504, 509



- 01 Entrance
- 02 Kitchen, Dining
- 03 Balcony
- 04 Living, Study
- 05 WC/Shower
- 06 Bedroom

Typical 1 Bedroom Apartment

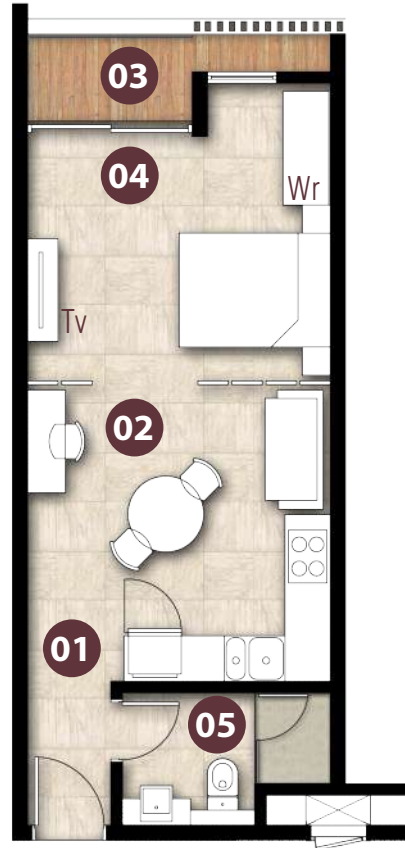
Unit: 501, 506, 507, 512



- 01 Entrance
- 02 Kitchen, Dining
- 03 Balcony
- 04 Living, Study
- 05 WC/Shower
- 06 Bedroom

Typical Studio

Unit: 402, 403, 405, 408, 410, 411
502, 503, 505, 508, 510, 511



- 01 Entrance, Kitchen
- 02 Dining, Living, Study
- 03 Balcony
- 04 Sleeping, TV
- 05 WC/Shower

Typical Studio

Unit: 513, 514, 515, 516



- 01 Entrance, Kitchen
- 02 Dining, Living, Study, Sleeping
- 03 Balcony
- 04 WC/Shower



1.0 General

1.1 Foundation

- Reinforced Concrete Structure as per Structural Engineer's specifications
- Anti-termite treatment as per Engineer's specifications

1.2 Superstructure

- 200mm thick External block walling as per Structural Engineer's specifications
- General External Finish: 15mm thick Render with smooth finish and anti-fungus paint

2.0 Apartments

2.1 Floors

- Living, Dining, Kitchen, Bedrooms, Bathrooms, Terraces & Balconies: Homogeneous tiles

2.2 Walls

- Living, Dining, Kitchen, Bedrooms & Internal Walls: Block walling with smooth render finish, Paint: 1 coat binder plus 2 coats Emulsion Paint, Skirting fixed to walls
Terraces, Balconies & Common Passageway: Smooth Render finish with Emulsion paint finish, Skirting fixed to walls
Bathroom: Homogeneous tiles

2.3 Ceiling

- Living, Dining, Kitchen, Bedrooms, bathrooms, Terraces, Balconies & common passageway:
- Smooth render plus Emulsion Paint finish
- False ceiling to specific areas only

2.4 Doors

- Main Entrance Solid Timber door
- Internal doors Timber flush door
- External doors Powder coated aluminum glazed openings
- Showers Toughened/laminated glass doors as applicable

2.5 Balustrades

- Toughened glass balustrades at specific areas

2.6 Kitchen

- Kitchen furniture with worktop
- Stainless steel sinks and mixer - Equipment excluded

2.7 Bathroom

- Sanitary fittings Vanity top with wash hand basin & mixer tap
- Shower mixer
- Toilet

2.8 Electrical

- Concealed electrical wiring
- Switches and sockets
- Common standby generator
- Bathrooms Encased spot lights in bathroom false ceilings
- Bedrooms Provision for split system Airconditioning power points for bedrooms only

2.9. Waterproofing

- Double layer membrane waterproofing to all flat roofs (to specialist's details)
- Waterproofing treatment to balconies prior to tile laying
- Waterproofing treatment to showers prior to tile laying

3.0 Common Areas

3.1 Floor

- Staircases: Cement Screed with washed rocksand finish
- Passageways: Homogeneous tiles
- Driveway & carpark: Tarmac & Reinforced concrete finish to designated areas as per drawings

3.2 Wall

- External walls: Smooth render finish with Anti-Fungus paint
- Internal walls: Smooth render finish with Emulsion
- Skirting where applicable

3.3 Ceilings

- Reinforced concrete slab with Emulsion paint
- Staircases: Smooth render finish with Emulsion paint

3.4 TV Antenna

- Optic fibre connection

3.5 Lift

- Lift provided with well-designed lobbies

3.6 Water tank

- Underground water tank provided

3.7 Security

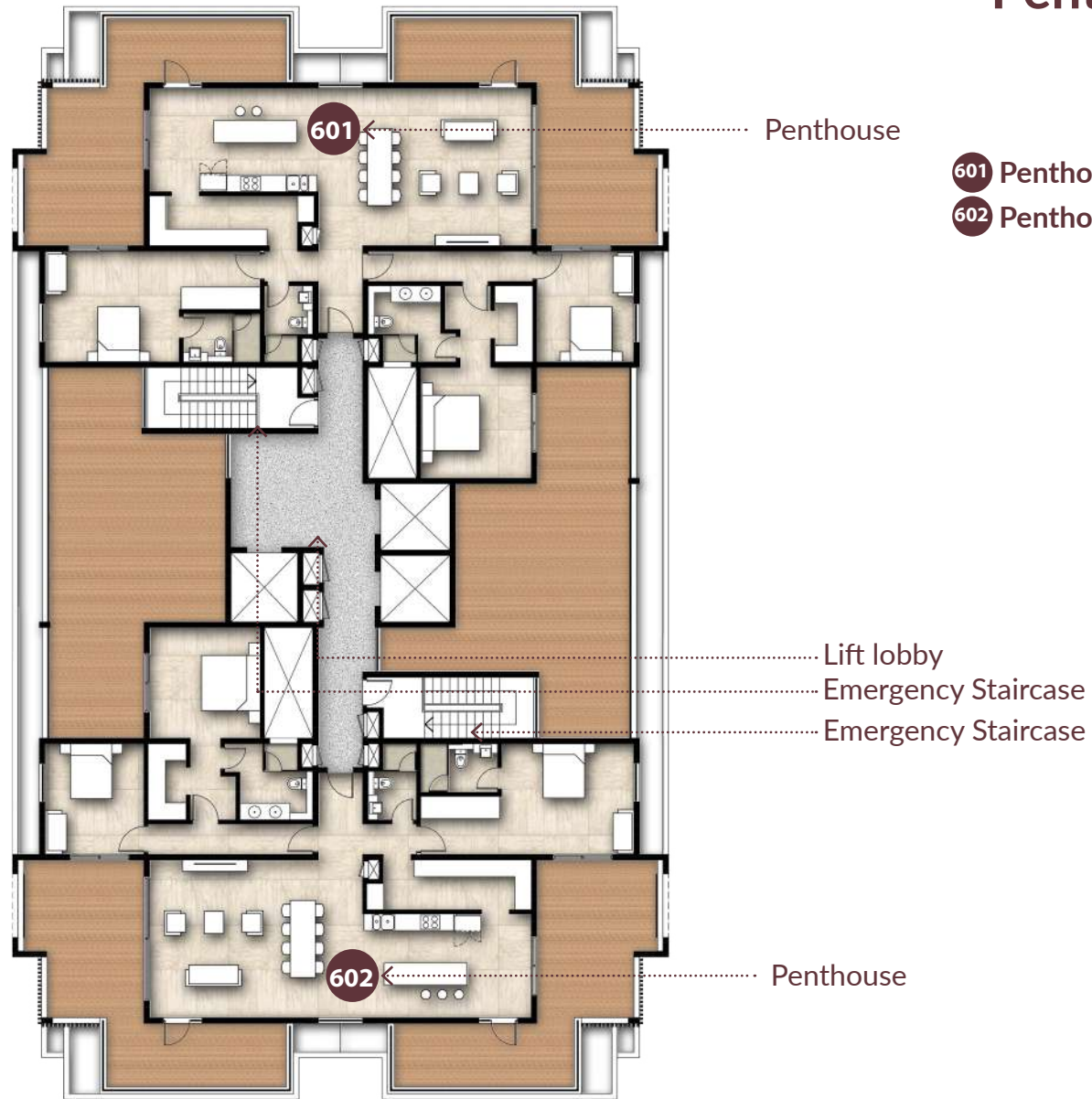
- Security post for watchman and Camera surveillance

3.0 Excluding

- Home appliances & Audio-visual equipment
- Wardrobe furniture, other loose furniture & interior decoration
- Kitchen equipment
- Decorative light fixtures

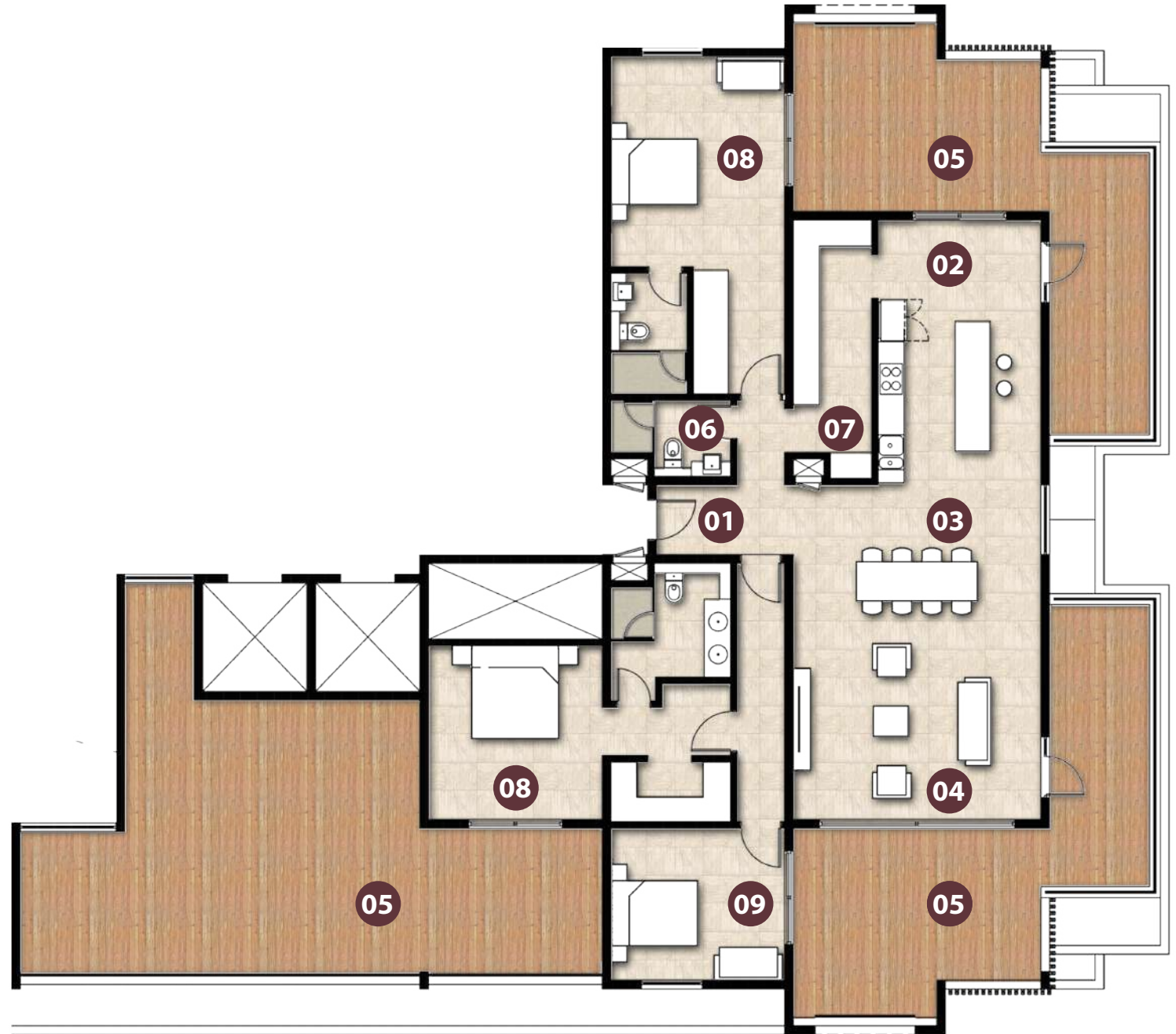


Penthouse Floor



Typical Penthouse

- 01 Entrance
- 02 Kitchen
- 03 Dining
- 04 Living
- 05 Terrace
- 06 Common WC/Shower
- 07 Laundry/Store
- 08 Bedroom with Wardrobe & Ensuite
- 09 Bedroom







Côte D'or Heights

To Ebène & Réduit

Phase 1

Phase 1 - Internal road & carparks

Future Phase

Phase 1 - Main entrance

Phase 2

Phase 2 - Internal road & carparks

Phase 2 consists:



Apartments



Commercial



Office



Parking & Road

Future Phases

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THANK YOU

Your next dream office or home is waiting



Côte D'or Heights



Please contact us for more details

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The Illustrations, drawings and specifications contained in this document are indicative and non contractual