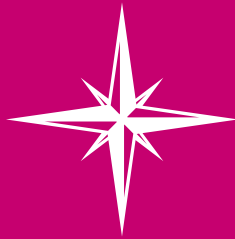


MORCELLEMENT



H I G H L A N D

Rose

www.highlandrose.mu



The Project

Situated in the centre of Mauritius, Highland Rose is a residential and commercial real estate project spread over about 228 arpents at the heart of the flourishing region of Highlands. Only 10 minutes away from Ebène Cybercity, with direct connections to the country's main highways and popular shopping malls, Highland Rose holds a unique and strategic location.

The morcellement is surrounded by an arena of mountains and enjoys a moderate climate. Plots are available as from Rs13,000 per toise. All are enhanced by carefully positioned green spaces. The project's infrastructure, comprising of modern underground supply networks, direct access to potable water and electricity will be undertaken by contractors of repute and experience.

Highland Rose takes centre stage in providing the convenience of an urban lifestyle in a beautifully landscaped setting.



Our Partners

Omnicanne has partnered with professional land planning, civil engineering and sales service companies to ensure that the project is professionally devised.

The project promoter, KDA-GEXIM, is a joint venture company co-founded by Krishna Dwarka Associates and Gexim Land Consultants Ltd, both firms having more than 40 years experience in the Land Surveying field and in property development of the highest standards. KDA-GEXIM prides itself in offering a broad spectrum of services including master planning, land surveying, property development, marketing and sales. The sales and marketing team from KDA-GEXIM will be pleased to guide you through all the steps of your property acquisition.

Multi-disciplinary consulting engineering firm LUXCONSULT was established in Mauritius in 1990 and has since developed as a key player in engineering solutions for Mauritius, Indian Ocean Islands and Africa. LUXCONSULT has been intimately involved in the infrastructure development of major public infrastructure assets and private developments as a reliable partner for governments and private sector clients.

To guarantee the efficiency of client transactions and to maximise quick-response procedures, on-site banking services will be provided by the Mauritius Commercial Bank and the State Bank of Mauritius.



Residential



The residential plots of an average size of 100 toises in Highland Rose, are spread across the morcellement. All the plots benefit from mountain views and easy access to highways and shopping malls.

Gated



Highland Rose includes a gated community spread over about 50 arpents situated in a prime location. Residents will benefit from a secured gated access and a landscaped environment making this part of the project, a truly exquisite place to live.

Commercial



The area earmarked for the commercial zone runs along the Bagatelle-Valentina link road. The building heights will range from 3 to 8 storeys to provide a pleasant and aesthetic cascading effect. A buffer between the motorway and the plots has been established to enable businesses to enjoy not only an extremely convenient location, but also a relatively tranquil environment.

Master Plan



- LEGEND**
- RESIDENTIAL
 - GATED
 - COMMERCIAL
 - GREEN SPACES

MORCELLEMENT



HIGHLAND Rose

Highland Rose is a master-planned development located at Highlands- Côte d'Or. The project, which includes about 14 arpents of green spaces, has been planned according to sustainable and integrated development principles.

Location	Highlands - Côte d'Or
Project Extent	About 228 Arpents
Green Space Extent	About 14 Arpents
Average Size Of Plots (residential)	100 toises
Average Size Of Plots (gated)	150 toises
Average Size Of Plots (commercial)	450 toises

For more information please call
940 9595 \ 448 9595

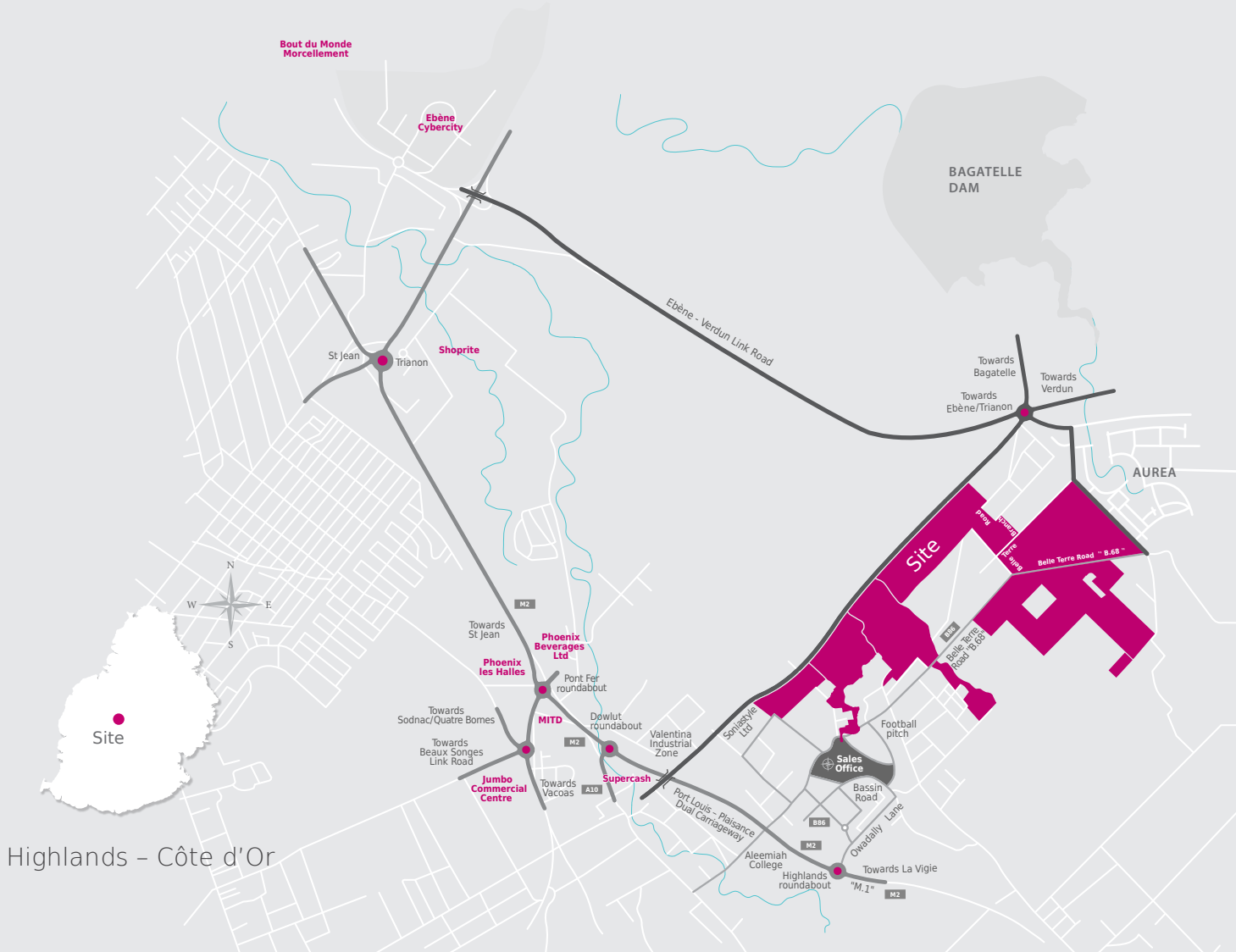
Undertaken in joint venture by
Krishna Dwarka Associates and Gexim Group

Highland Rose on-site sales office
Former Highlands Sugar Factory
www.highlandrose.mu

The illustrations, drawings and specifications contained in this document are only indicative and non-contractual

Our location

To serve our residents and future commercial partners, Highland Rose is strategically located 2.5km east of the Phoenix Roundabout providing easy access to the main transportation routes. The recent improvements to existing link roads and other enhancements will deliver rapid and easy transportation to all regions of the island.



For more information please call

940 9595 \ 448 9595

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