

LOTISSEMENT
PIERREFONDS



a **medine** group development

KEY FEATURES

1,449
residential plots of land

of which **528 gated** plots
and **921 ungated**

295m² to 857m²



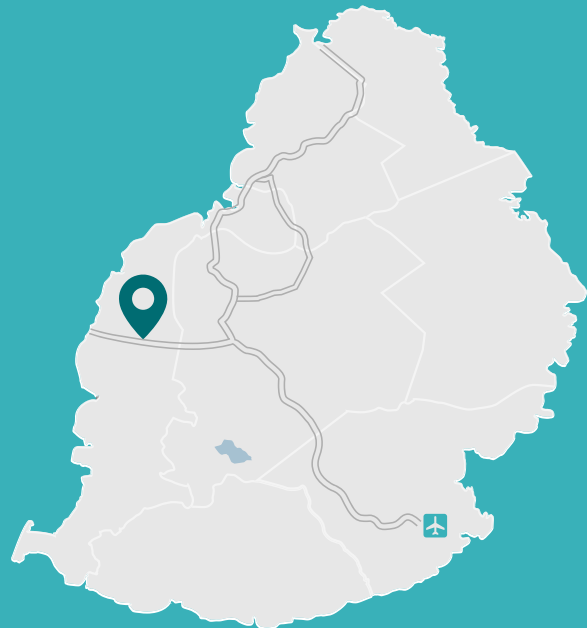
A total surface of **92 hectares**,
of which **38 hectares** of
gated residential areas



67 residential/
commercial
plots of land



38
green spaces



Distance to cities and landmarks

15 min drive to the shopping mall
20 min drive to the motorway
30 min drive to the capital
45 min drive to the airport
20 min drive to the nearest beach



ABOUT THE PROJECT

With its state-of-the-art infrastructure and strategically located and landscaped green spaces, Lotissement Pierrefonds's commercial and residential plots of land offer a pleasant and relaxing living experience only minutes from Quatre Bornes.

The project has a direct connection to Palma Road (B2) through newly built accesses and will soon benefit from the new Flic en Flac bypass linking La Marie in Curepipe to Flic en Flac in the West. With its proximity to major developments and amenities including Ebene Cybercity, popular shopping malls, town centres, public and private schools as well as universities, it is ideal for those in search of an urban lifestyle.

Lotissement Pierrefonds will be regulated by modern yet flexible architectural guidelines to ensure a coherent and harmonious environment. The morcellement will be equipped with footpaths on both sides of all internal roads, with the safety of children and pedestrians of paramount importance.

The project's modern infrastructure includes a direct supply of potable water, electricity, storm water drains, footpaths, tarred roads, and a sewer network all built to the latest specifications by contractors.

Residential plots range in size from **295m²** to **857m²**, with prices starting from **MUR 20,500 per toise**.

PLEASANT AND RELAXING LIVING EXPERIENCE





A UNIQUELY CONVENIENT RESIDENTIAL ESTATE IN THE WEST

Set in the heart of Mauritius, minutes from the island's bustling urban centre and against the backdrop of the West Coast's majestic mountains, Lotissement Pierrefonds offers unique comfort and convenience.

With new access roads linking the area to the centre and west of the island, Lotissement Pierrefonds brings together the tranquillity of a beautiful natural setting and easy access to urban amenities.



GATED RESIDENTIAL PLOTS

Lotissement Pierrefonds includes a gated community set over about 38 hectares in a prime location. With secured gated access and a landscaped environment, and immediate access to the convenience of the centre and the authentic lifestyle of the West Coast, this gated community is a truly exquisite place to live. An administrator (syndic) will ensure compliance to construction guidelines and manage the area's services.



NON-GATED RESIDENTIAL PLOTS

The residential plots within the non-gated area of Lotissement Pierrefonds are of an average 100 toises. The plots adjoin existing amenities and offer easy access to the central and western parts of the island. This portion of the development boasts of magnificent mountain views, with Ground+1 constructions permitted.



RESIDENTIAL / COMMERCIAL PLOTS

The project's residential / commercial plots run along the main public road, providing easy access to their future owners and users. Buildings will have a maximum of three storeys and a buffer between the public road and the plots will enable businesses to enjoy both visibility and a tranquil environment.





THE TEAM

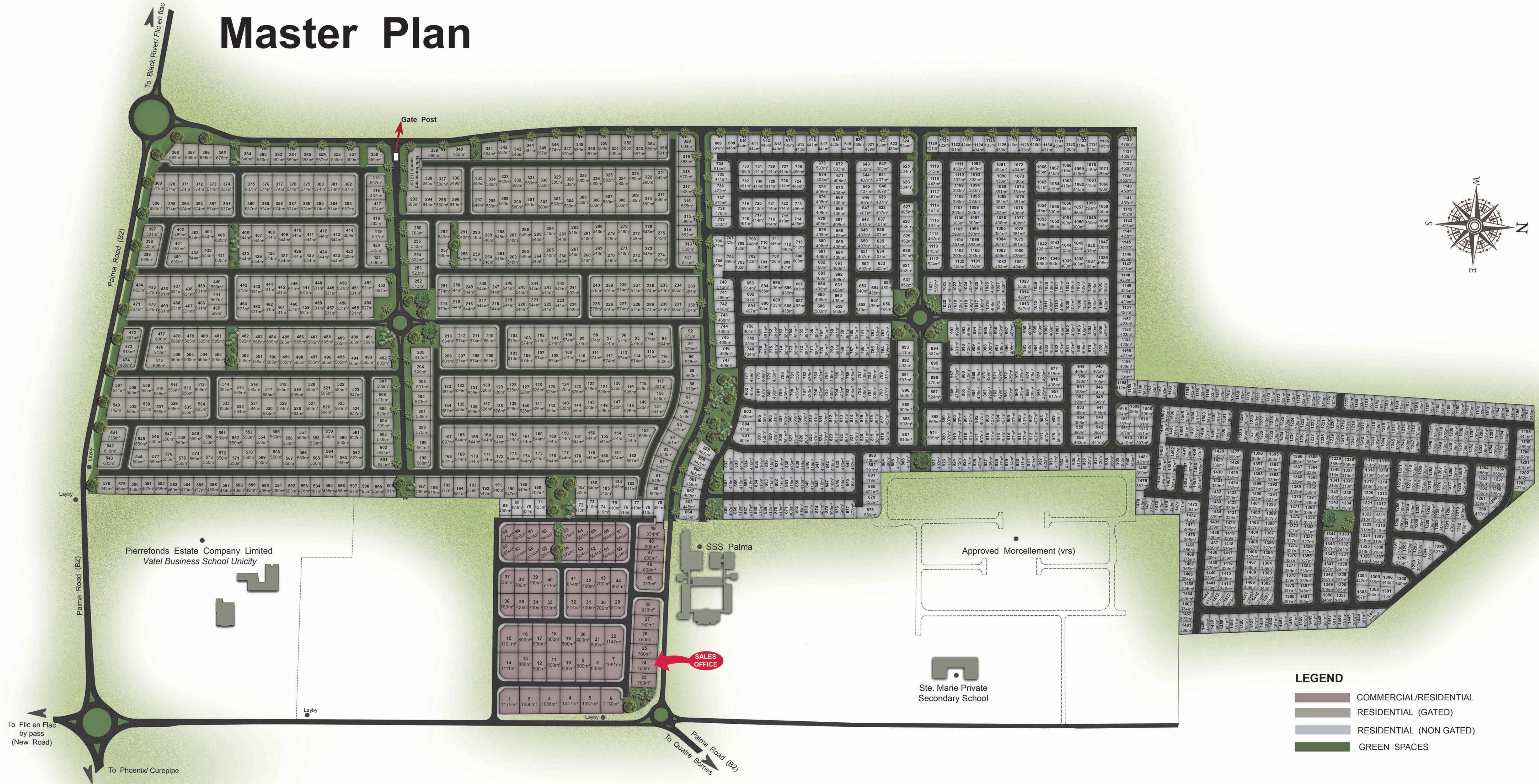
Medine Group has partnered with property development firm KDA Geosystems (KDA) Limited for the implementation of Lotissement Pierrefonds.

KDA Limited prides itself on the planning and successful development of landmark morcellement projects including Ebene – Bout du Monde, Highland Rose, Hillside, Résidence Mon Choisy, Résidence Saint Jacques and Domaine de Palmyre amongst others. KDA Ltd's sales and marketing team will be pleased to assist you in undertaking site visits and throughout your property acquisition process. An on-site sales office has been set up to better serve you.

The project management and engineering services are being provided by Luxconsult (Mtius) Limited, a multidisciplinary consulting engineering firm with over thirty years' experience in infrastructure development.

To ensure an efficient and prompt notarial service, a consortium of notaries has been appointed, including Me Ashvin Krishna Dwarka, Me Urvashi Bissoonauth and Me Patrice Avrillon. The notarial team boasts over 60 years of combined experience and possesses the necessary tools and human resources to assist and advise Lotissement Pierrefonds' clients.

Master Plan



The illustrations, drawings and specifications contained in this document are indicative and non contractual. The promoter reserves the right to amend any part of this document without notice.

LOCATION PLAN



In association with



KRISHNA DWARKA GROUP

Our partners



T: 59 42 95 95 (my.t) - 57 29 95 95 (emtel)

E: admin@kda-ltd.com

www.pierrefonds.mu

Notary: Etude Dwarka - Bissoonauth - Avrillon

a **medine** group development