

Cote 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 Cote D'or Technopole, Cote D'or Heights offers great investment opportunities in the heart of the Island.

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

- The site is located opposite the buzzing area of Ebene Cybercity.
- Smart City.
- The Site forms part of the larger Cote 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 Ebene 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.



Cote D'or Heights



The perfect blend of modern office spaces and stylish flats



University



C-Care Welkin
Clinic

Moka Smart City

Cote D'or Technopole



Cote D'or Heights



Tribeca Shopping Mall



Ebene Cybercity





To Port-Louis & The North

To St Pierre & The East

Reduit

Ebene Cybercity

Cote D'or Technopole

Tribeca Shopping Mall

To Curepipe & The South

To Valentina & The North

To Reduit

To Ebene

Site

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Cote D'or Heights

Where great work life balance becomes a reality



Cote D'or Heights

← To Ebene & Reduit

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

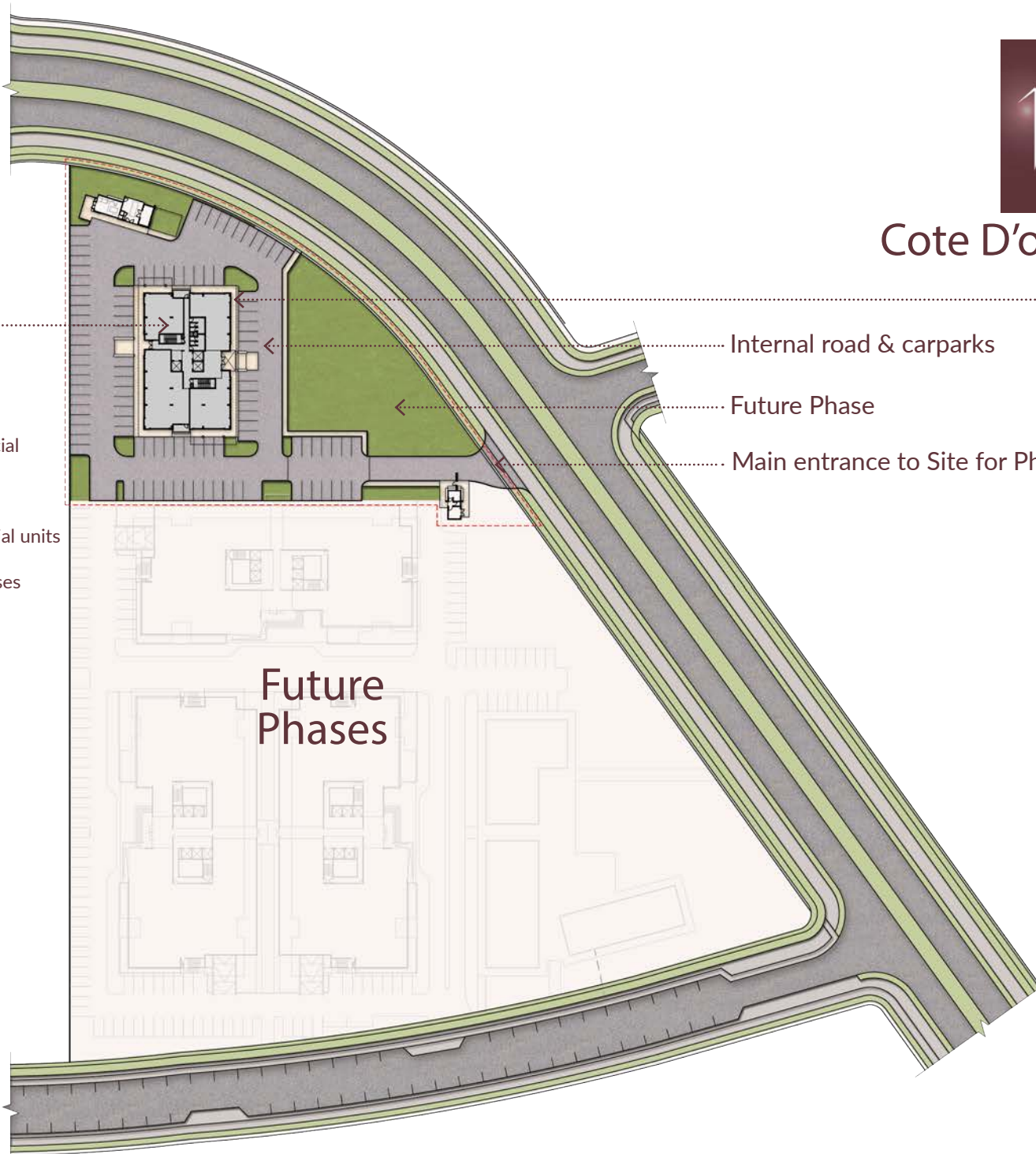
Internal road & carparks

Future Phase

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.

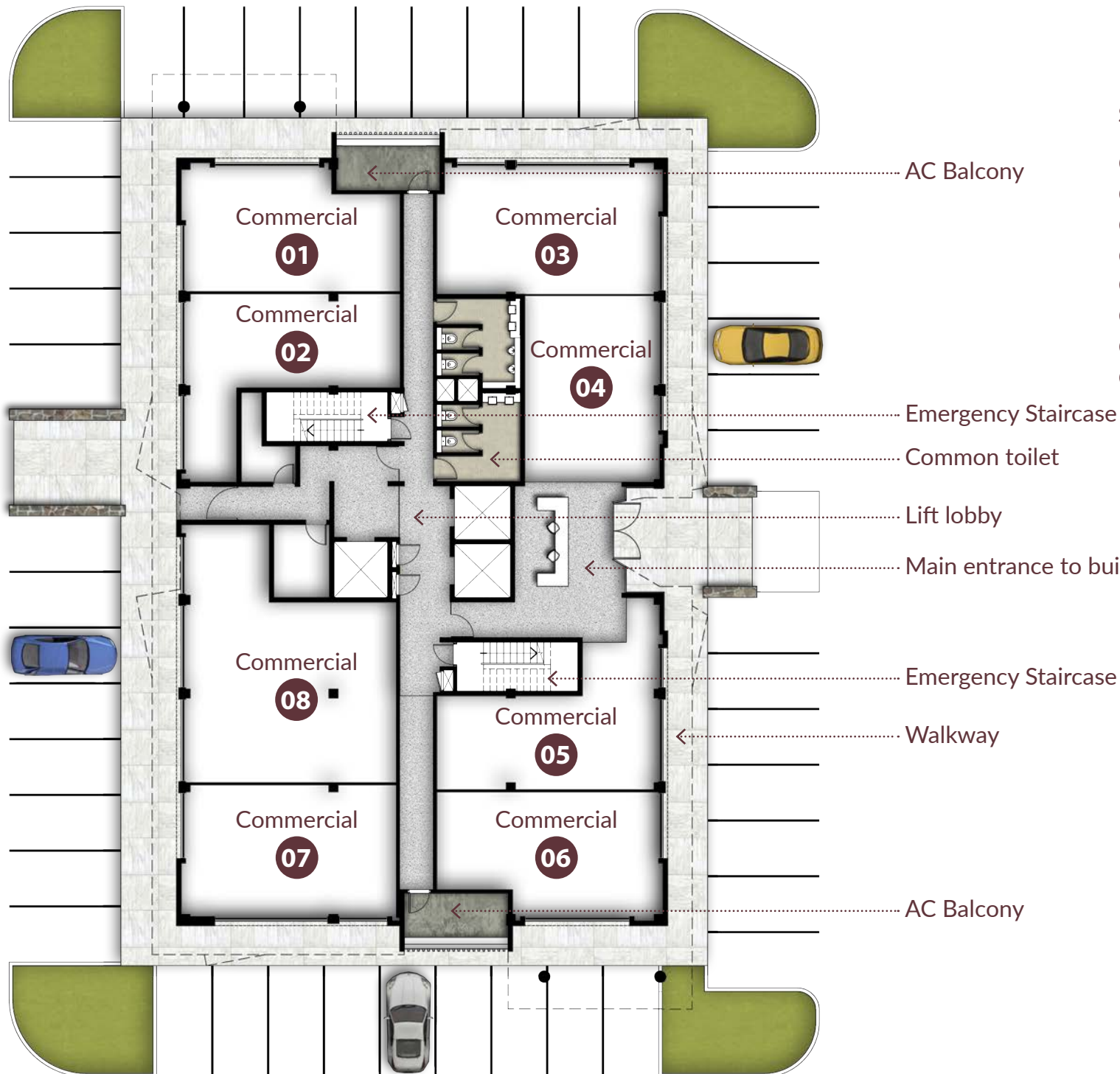
Ample areas have been dedicated for landscaping and to achieve a green feel to the overall of the project.

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

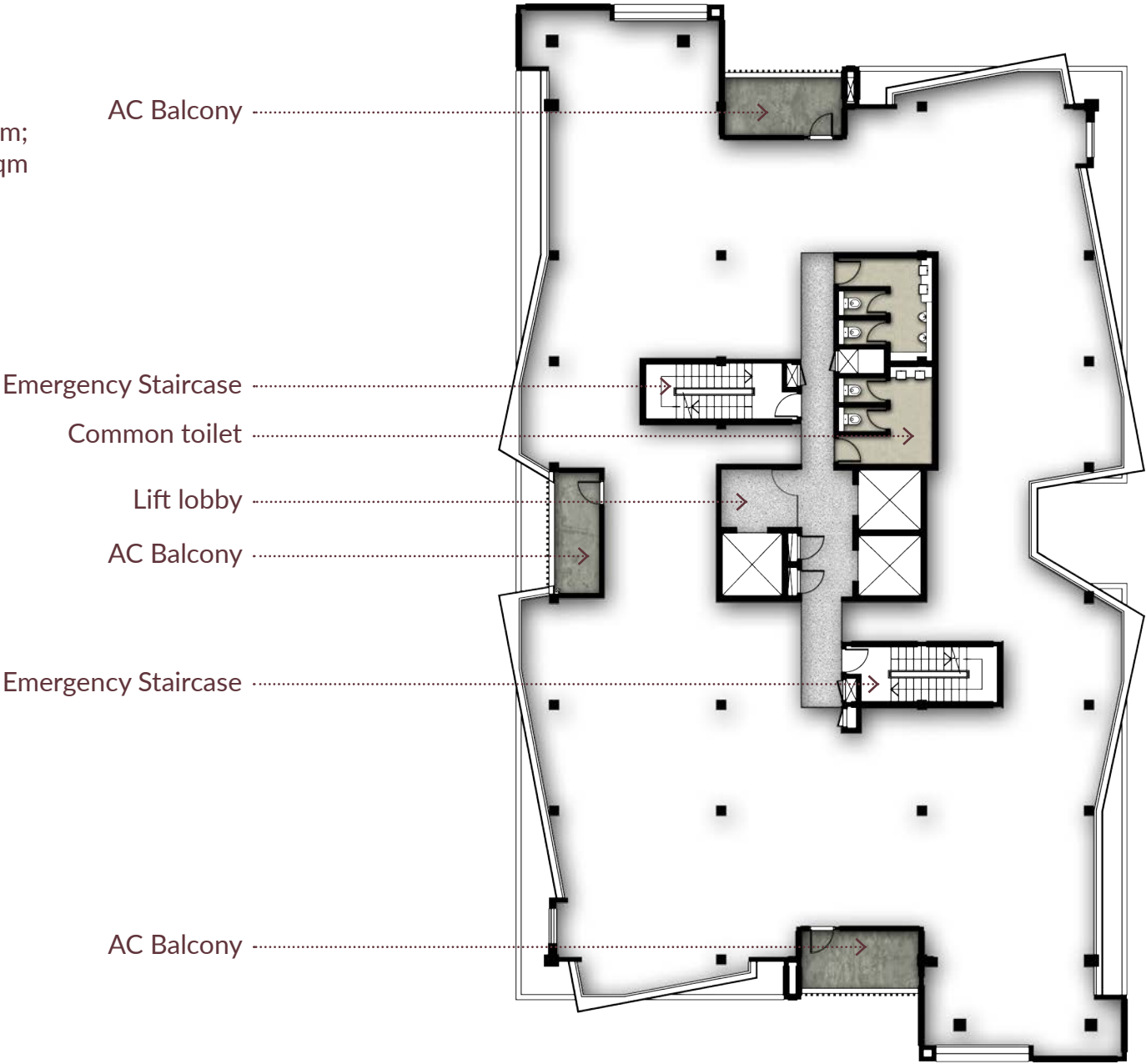
Sellable Commercial area:

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

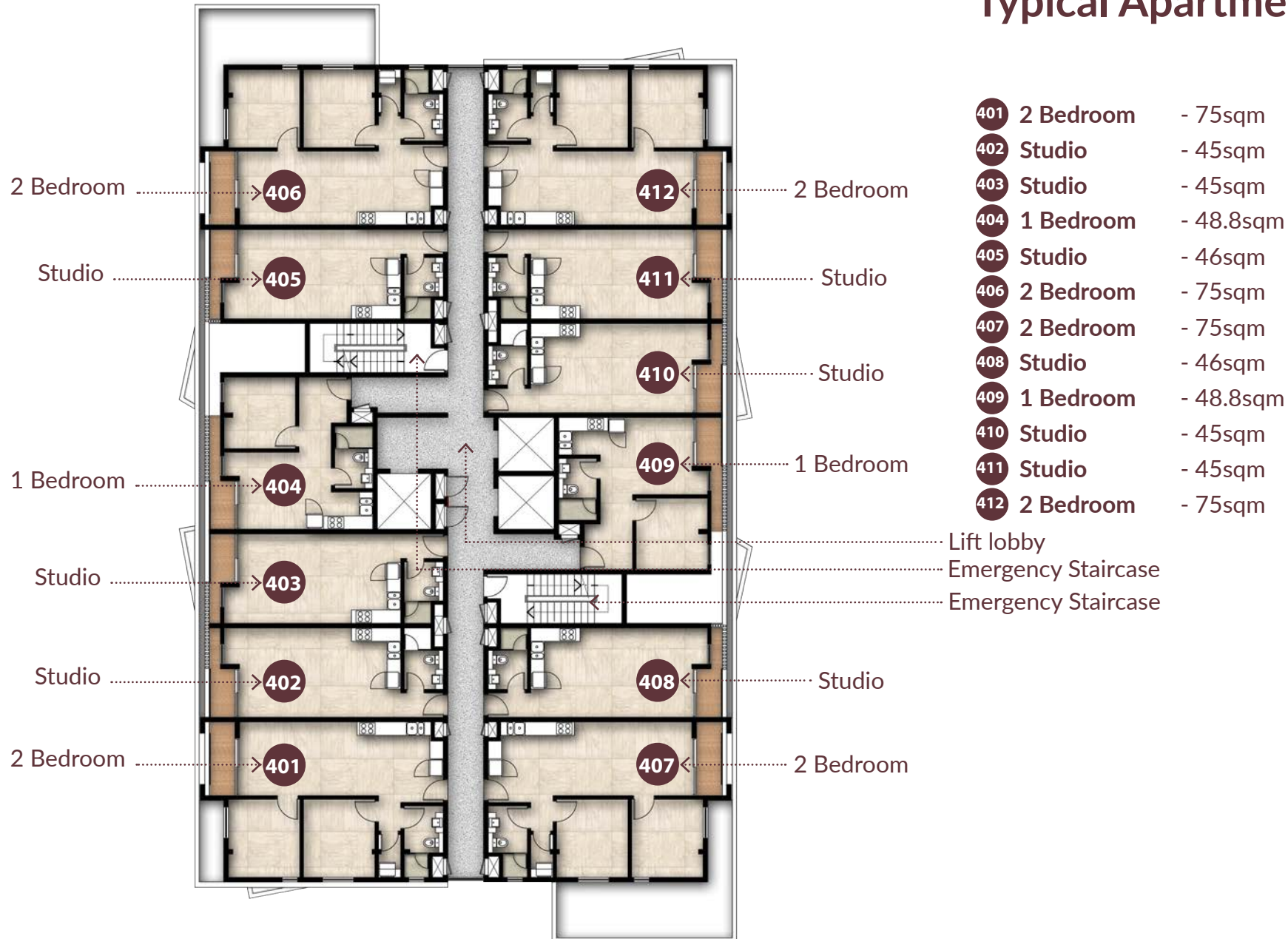


Typical Office Floor

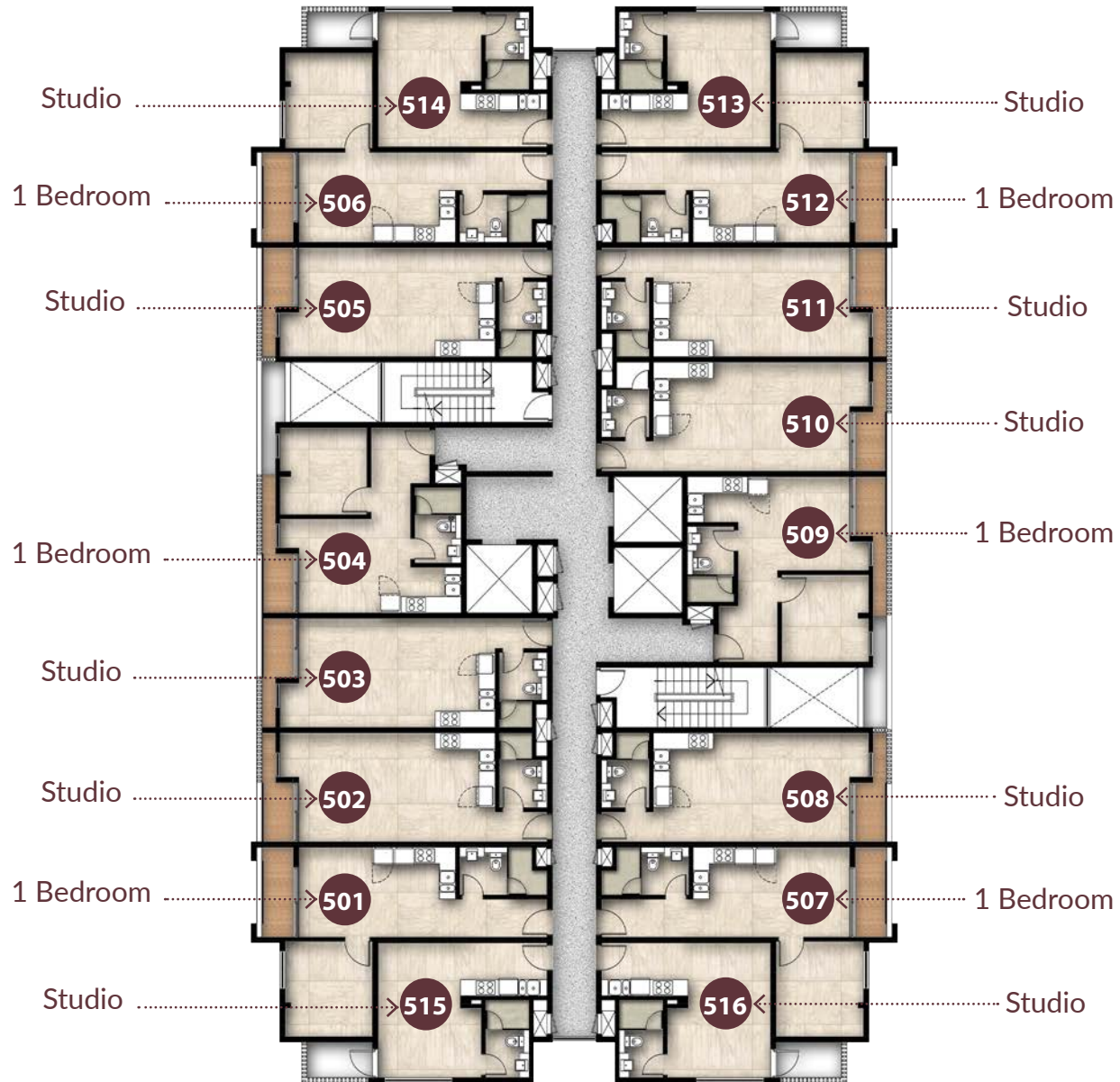
Sellable Area: 1st floor - 795.3sqm;
2nd floor - 795.3sqm;
3rd floor - 795.3sqm



Typical Apartment 4th Floor



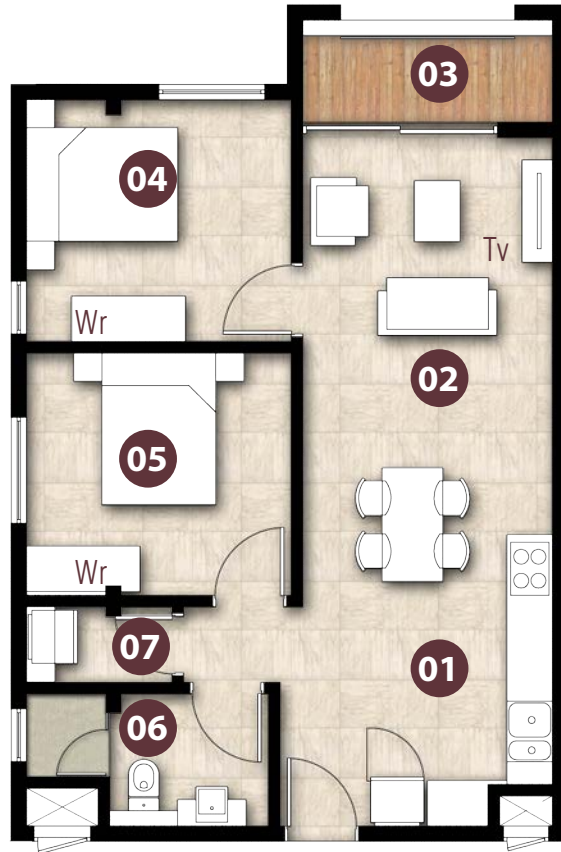
Typical Apartment 5th Floor



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

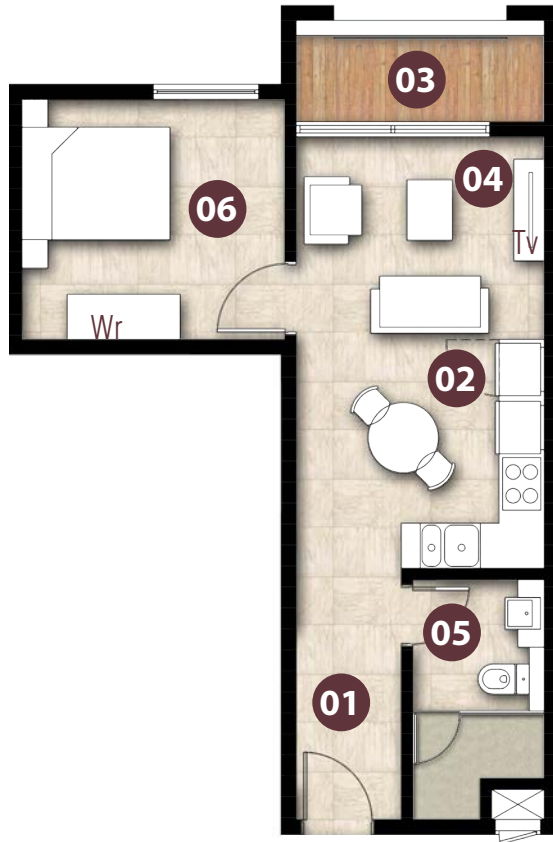
Unit: 404, 409
504, 509



- 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

- Staircases: Smooth render finish with Emulsion paint
- False ceiling to specific areas only

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: Gate 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







Cote D'or Heights

To Ebene & Redit
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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



Cote 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