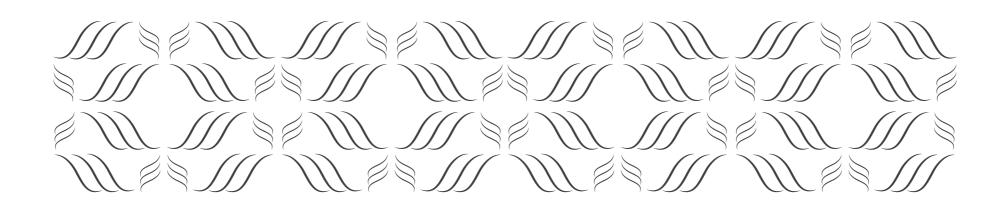


BAGATELLE EXCLUSIVES

MAURITIUS' MOST PRESTIGIOUS OFFICE ADDRESS







MAURITIUS'

MOST PRESTIGIOUS

OFFICE ADDRESS Nestled in the heart of Moka Smart city, next to the Bagatelle Mall and the future American Embassy, with direct access to the M1 highway, Bagatelle Exclusives location is perfectly unbeatable.

Designed with your comfort and well-being in mind,
Bagatelle Exclusives offers all the key amenities on the
spot or within walking distance.

A LEED-certified green building introduces a new modern workspace concept in Mauritius, where sustainability and well-being are at the forefront of business.

Additionally, this exclusive address is notable for its visibility and unrivalled benefits... Where Else?





KEY FIGURES

5000 m2

Number of floors

4

Total recreation area

10 ha

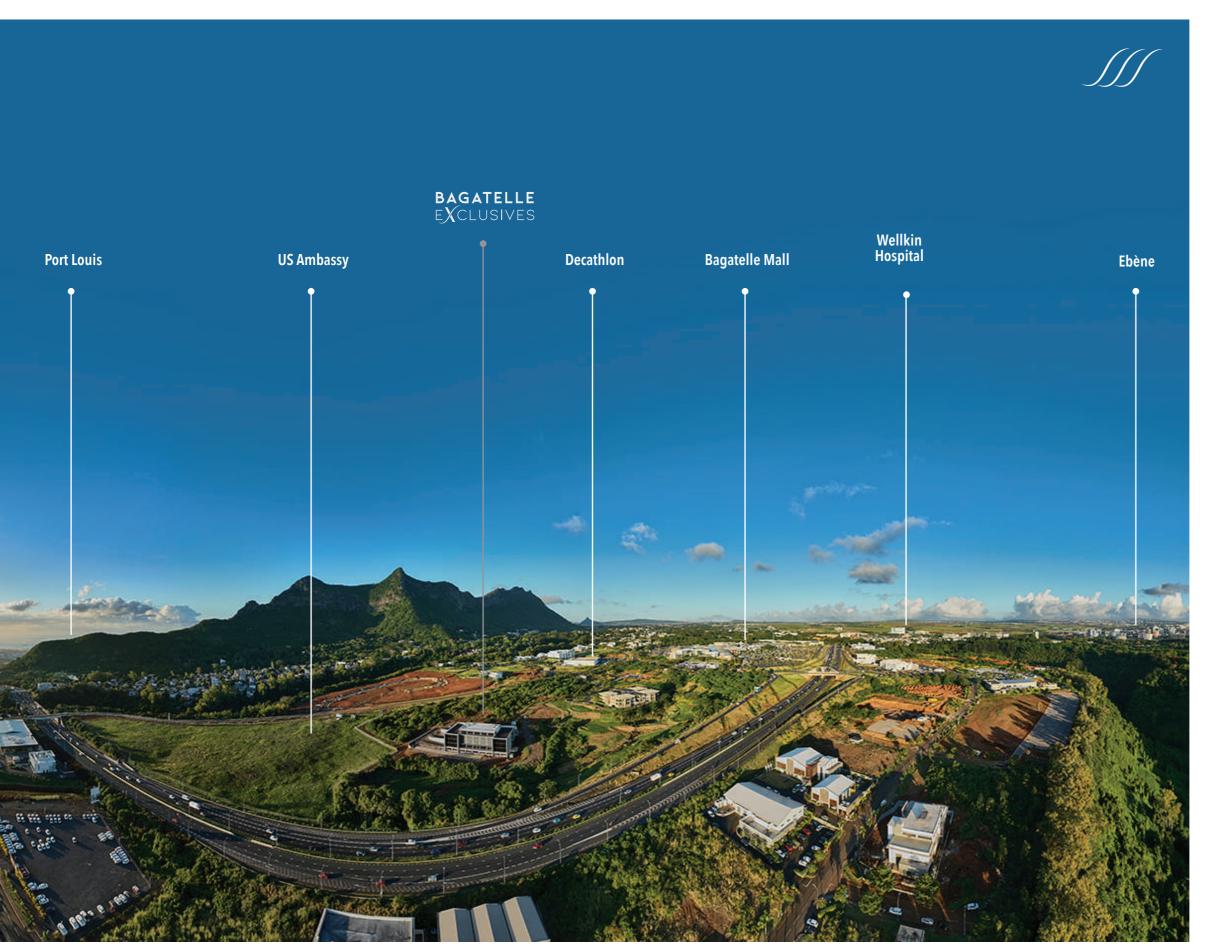
Number of parking bays

133

Parking ratio

3,5 \ 100 m2





PROJECT | LOCATION

premium office space,
strategically located at the
heart of the island. Direct
access to the M1 motorway
offers exceptional accessibility
to Port Louis and Ebene
Cybercity and yet allows
avoiding traffic inconveniences
within the area.

Extraordinary **visibility** from the motorway favours your brand awareness and helps you stand out among the competitors.



LOCATION FACILITIES

Bagatelle, with its accessibility, picturesque surroundings and extraordinary infrastructure is nowadays the most-known spot for entertainment and shopping.

This dynamically developing region satisfies all the needs of modern business: from commerce and eateries to conference room rentals and an exceptional transportation network that serves all the strategic areas of Mauritius.

FACILITIES AVAILABLE WITHIN A 1 KM RADIUS :

Bus stops Supermarket
Clinics Snacks and
Schools restaurants
Post office Banks and ATMs

Shopping Sports and wellness centre Petrol stations











ARCHITECTURE AND DESIGN

With connectivity and flexibility at heart,
Bagatelle Exclusives offers a significant
variety of tenancy options in terms of size
and location within the building.

Four large floor-plates served by an open feature staircase and **two lifts**, were designed to comfortably accommodate the large number of clients.

Completely **flat layout** and full lift access to every floor including the underground parking provides uncompromised accessibility.

Large openings welcome the light and emphasise breathtaking views from every side of the building, yet ascertaining balanced sun exposure to match LEED standards.

Bagatelle Exclusives pays special attention to **outdoor spaces**. We created large balconies, terraces and recreational areas for the comfort of our tenants.







LEED SUSTAINABILITY AND GREENERY

Bagatelle Exclusives is a green
LEED-certified building. Healthy,
efficient, carbon and cost-saving
building is a golden standard for
all our developments.

LEED certification is a globally recognized symbol of sustainability achievement and leadership.

Numerous strategies are in place
to reduce energy consumption
(lighting control, improvement of
insulation, solar control glazing,
efficient ventilation system, solar
water heating) and
environmental impact (waste
management, support for use of
alternative means of transport).



AMENITIES

Numerous parking spaces Private rooftop bar and lounge Collaboration and pause areas Meeting rooms Beer garden Mini-golf course Bicycle parking Green vehicle charging points



VIEWS

Mountains, sea and stunning sunsets - the views are just breathtaking!

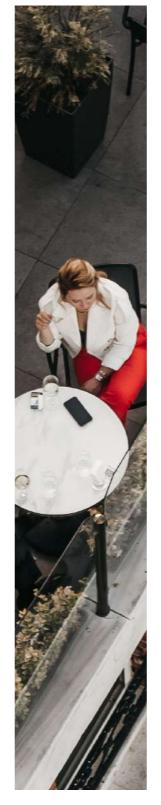
















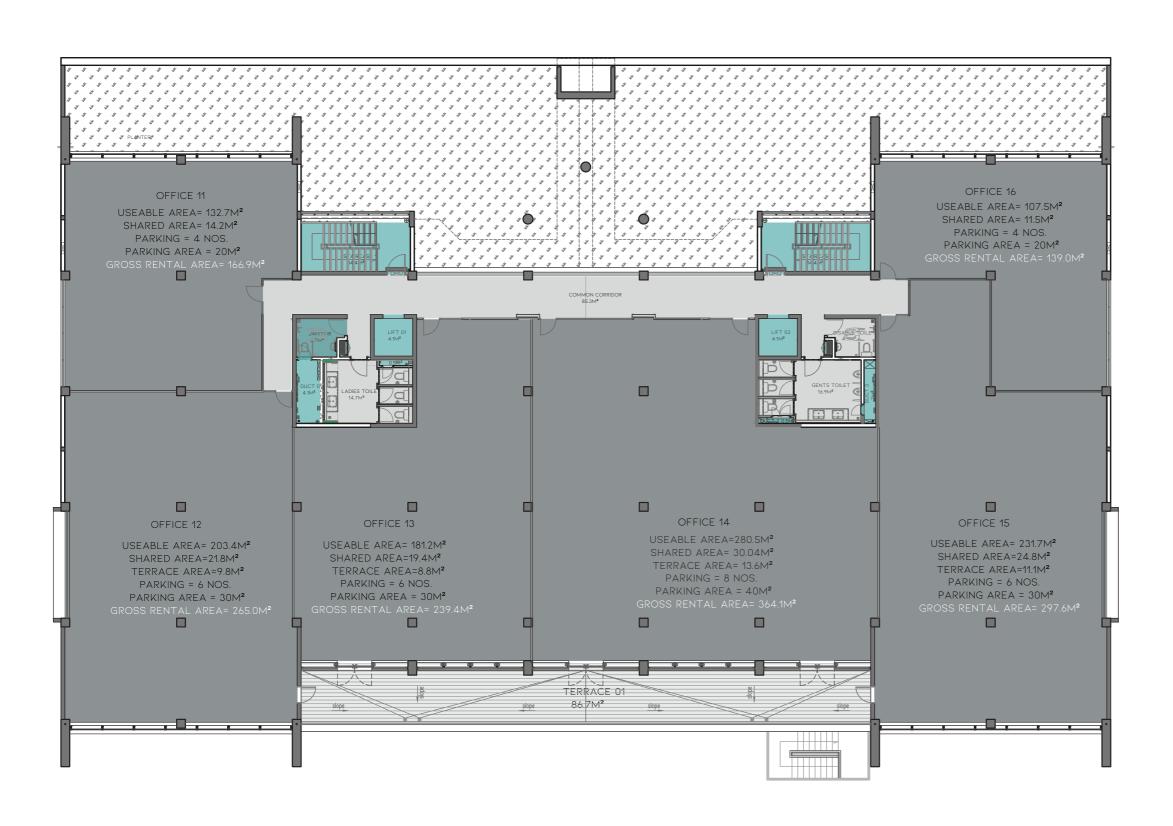
Bagatelle Exclusives was created with the well-being of its occupants in mind: open spaces for social activities, recreational areas, private rooftop bar and conference lounge.

We encourage our tenants to minimise
the use of private vehicles.
Pedestrian pathways, along mini
golf-course, will bring you to the bus
stops and the Bagatelle Mall within
minutes. Furthermore, bicycle racks and
showers at the basement are available
for tenants.





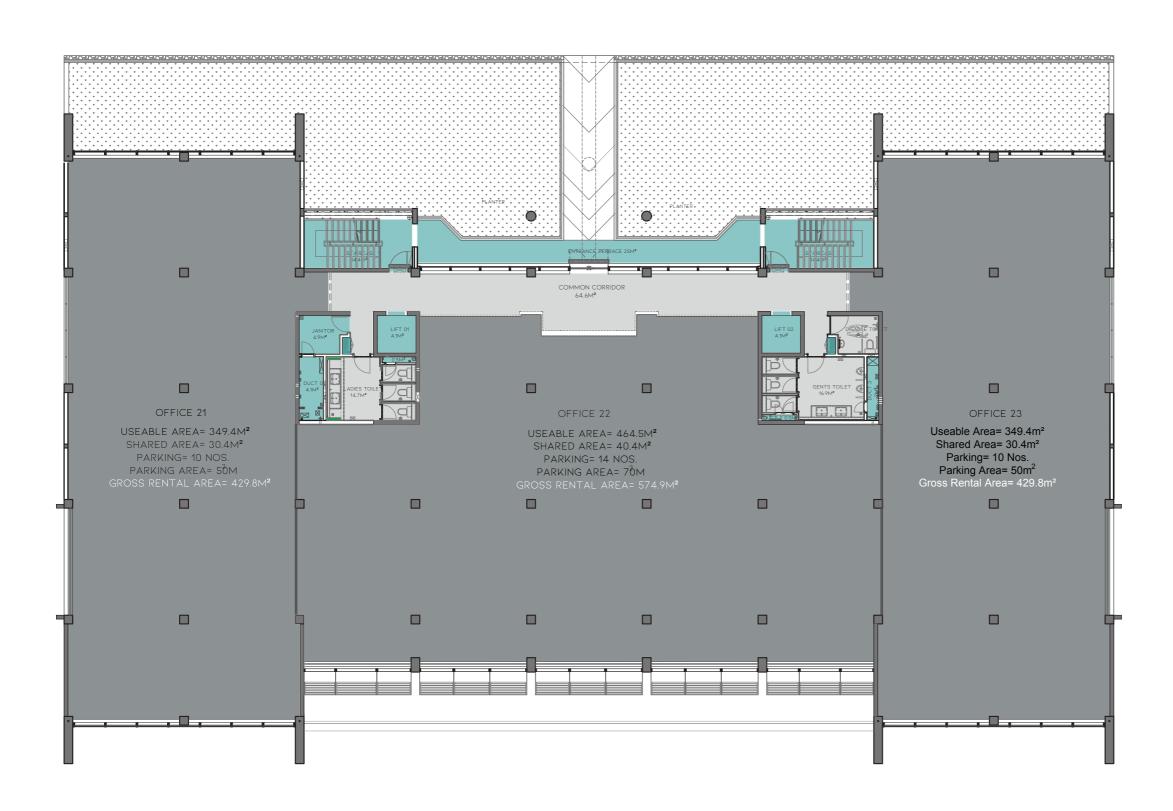






 $\begin{array}{c} \text{GROSS FLOOR AREA}: \\ 1493 M^2 \end{array}$

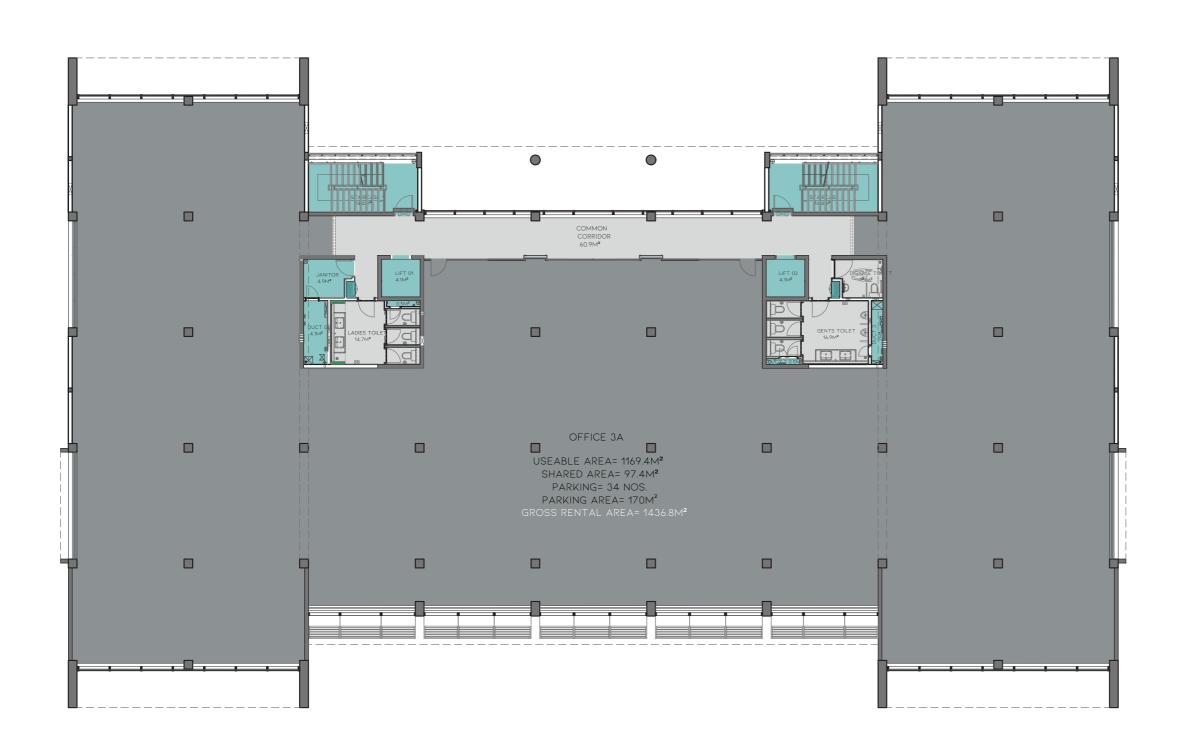






GROSS FLOOR AREA: 1420 M²

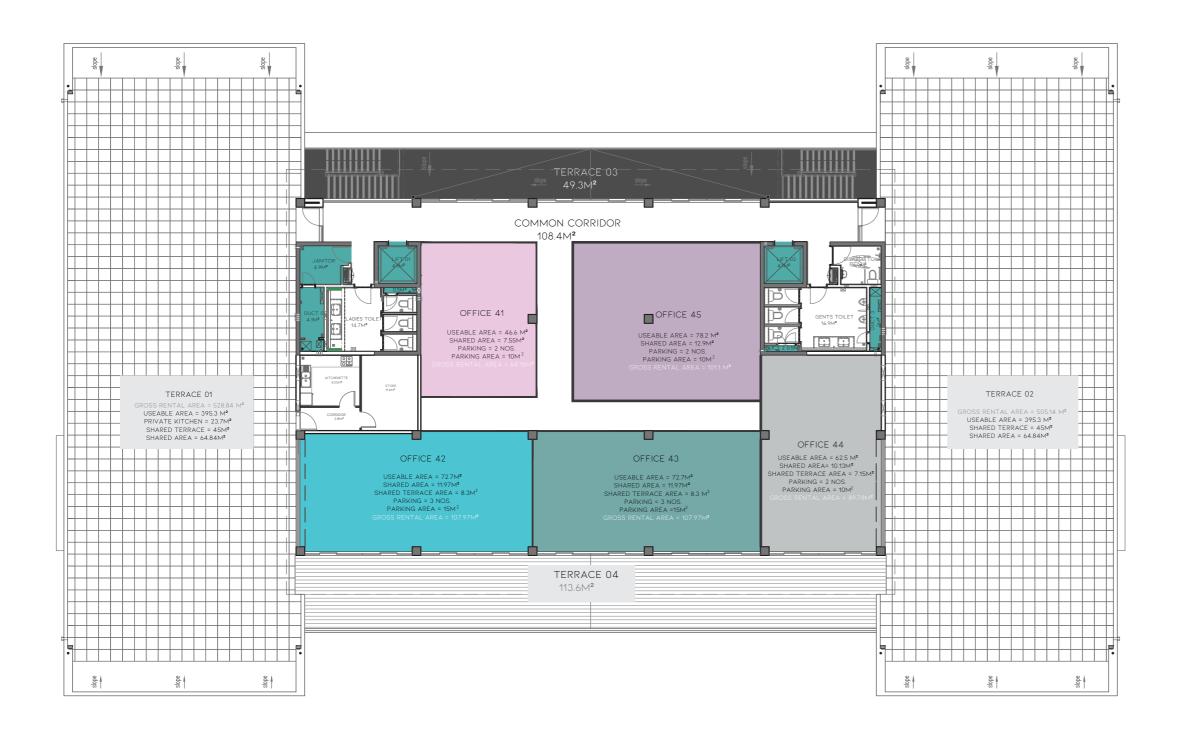






 $\begin{array}{c} \text{GROSS FLOOR AREA}: \\ \textbf{1390} \ \textbf{M}^{\textbf{2}} \end{array}$







GROSS FLOOR AREA : $1602\ M^2$



PARKING | LAYOUT

TOTAL QUANTITY OF PARKING

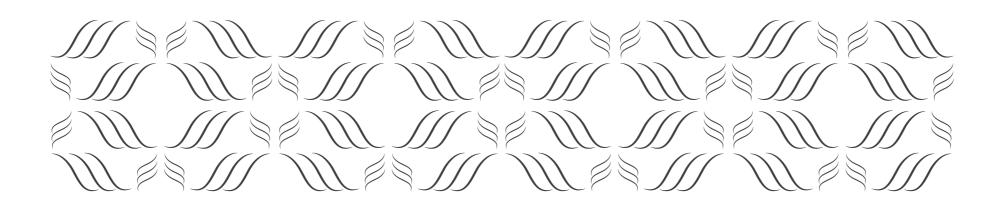
133

QUANTITY OF COVERED PARKING

67

QUANTITY OF CHARGING POINT FOR EVPARKING

04





Property Developer









Mechanical and Electrical Engineer



Architect and Interior Designer



High-Quality Environmental Standards



Structural Engineer



IIoT, Smart Buildings and Connectivity



Quantity Surveyor



Dedicated Real Estate Agency



LEASING ENQUIRIES:

rental@blaxand.com

+230 5822 4331 Liubov Harel

+230 5832 2878 Xavier Hare

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