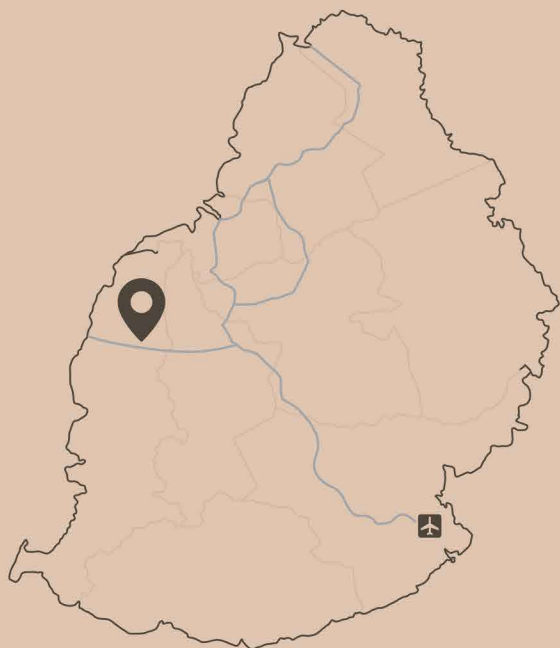




LOTISSEMENT
PIERREFONDS
— PHASE II —

a **medine** group development

KEY FEATURES



Distance to cities and landmarks

10 min drive to Cascavelle Mall
20 min drive to the motorway M1
30 min drive to Port Louis
30 min to the airport
15 min drive to Flic en Flac

1,789
residential plots of land
of which **812 gated** plots
and **977 ungated**

336m² to 2,000m²



72 mixed-use
plots (residential/
commercial)



39
green spaces



ABOUT THE PROJECT

Equipped with modern infrastructure and thoughtfully planned green space areas, **Lotissement Pierrefonds (Phase 2)** features an exceptional residential and commercial development (morcellement) where nature and convenience come together harmoniously. Conveniently located just minutes from Quatre Bornes and Cascavelle, this morcellement project offers a peaceful living atmosphere in proximity to a green park extending over some 15 arpents.

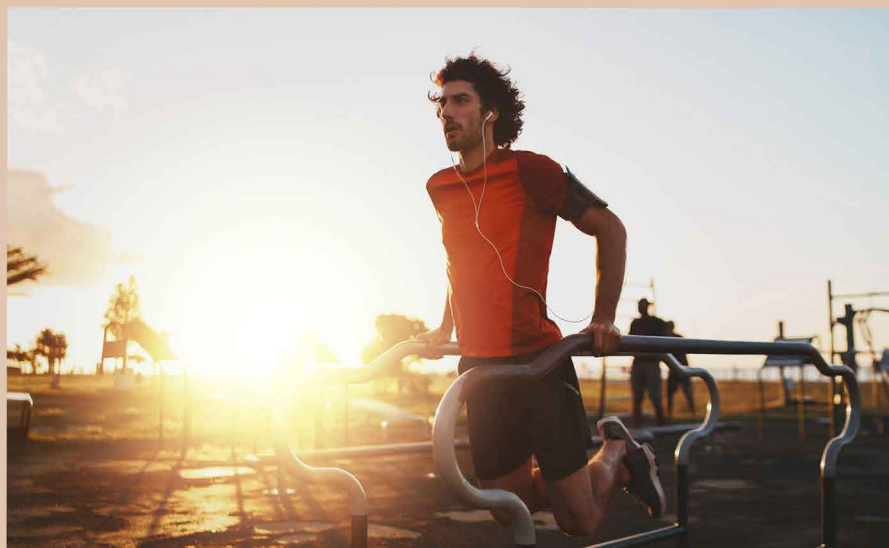
The project enjoys seamless connectivity with direct access to Palma Road (B2) and the recently operational **La Vigie – Flic en Flac Bypass**. This strategic infrastructure links Curepipe, Highlands and the West Coast, significantly improving travel times to key destinations such as Flic en Flac, Cascavelle and Ebene.

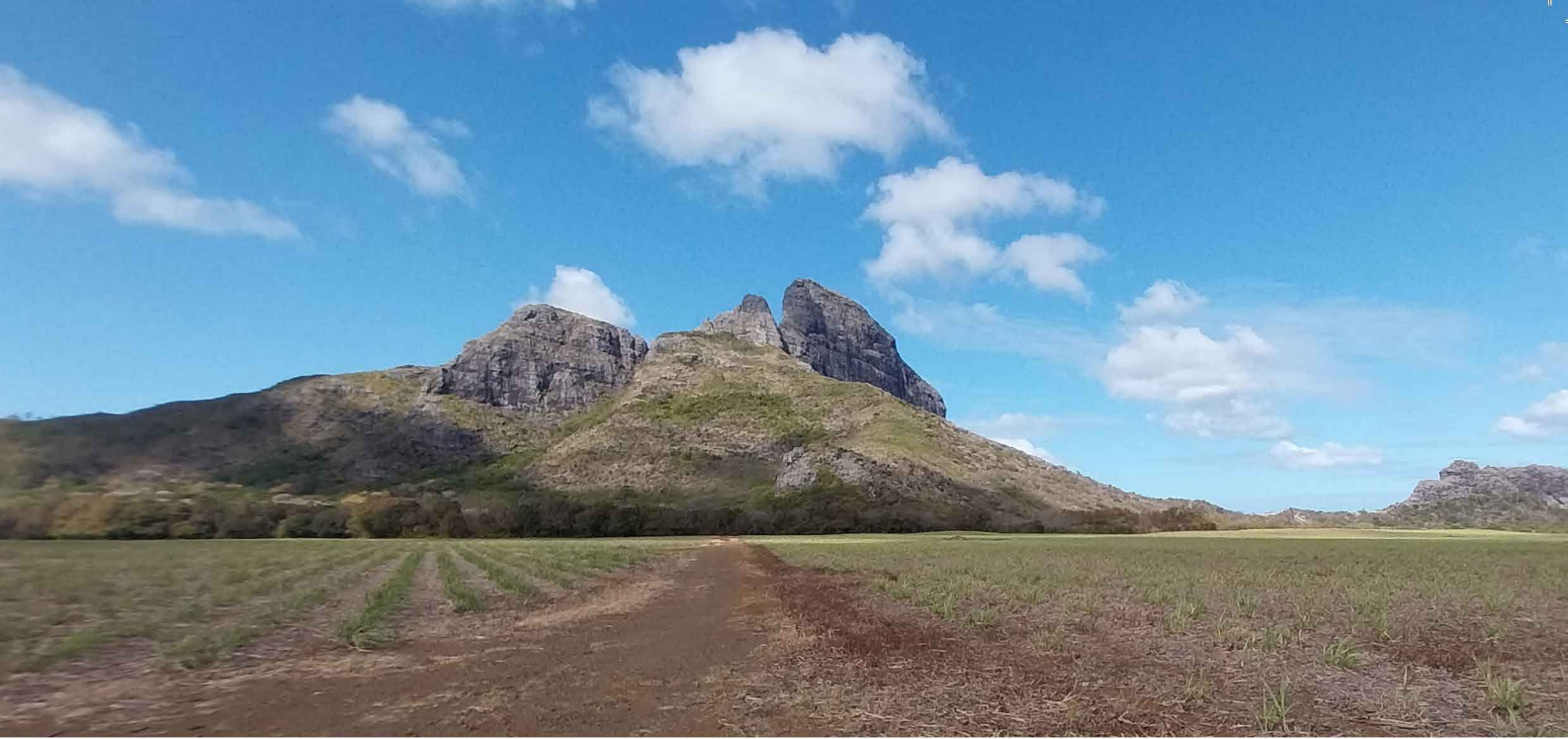
Located near key economic and lifestyle hubs including Ebene Cybercity, Cascavelle Mall, SPARC sports complex, town centres, local schools and renowned universities, **Lotissement Pierrefonds (Phase 2)** offers a practical and well-connected living environment. Designed to align with modern architectural standards, the development promotes a cohesive and elegant environment through the application of a *cahier des charges*. The morcellement shall be equipped with footpaths on both sides of all internal roads ensure comfort and safety for pedestrians and families.

The project's contemporary infrastructure features reliable potable water supply, electricity, an effective storm water drainage system, paved roads and footpaths, all built to the highest quality standards.

Residential plots range from **336 m² to 2,000 m²**, with prices starting from **MUR 25,500 per toise**.

TRANQUIL AND ENJOYABLE LIFESTYLE



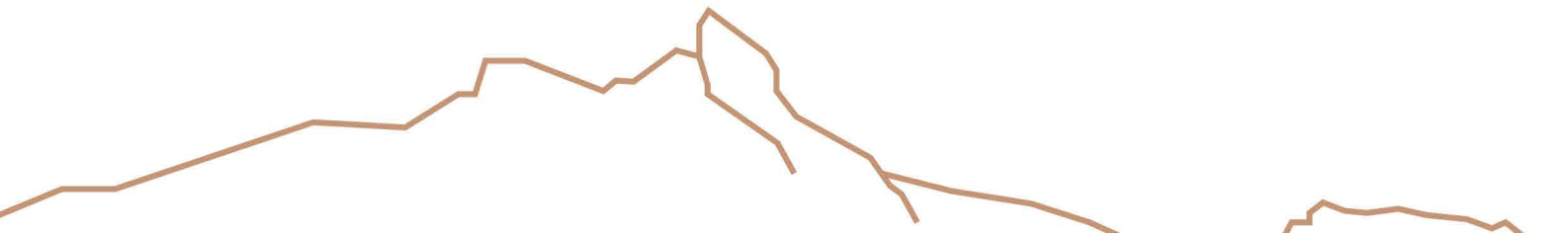


WHERE SERENITY MEETS CONVENIENCE

Located between central and western Mauritius, **Lotissement Pierrefonds (Phase 2)** boasts a highly strategic position, set against the backdrop of mountains of the West Coast. The development perfectly blends the tranquility of a picturesque setting with effortless accessibility to key urban centres. Newly developed access roads, complemented by the nearby bypass, provide seamless connections to Ebene, Cascavelle, Curepipe and the West Coast's coastal regions.

Enjoy the serenity of a tranquil environment, while remaining within easy reach of shopping centres, schools, sports facilities, healthcare services, and other essential amenities.

Residents of **Lotissement Pierrefonds (Phase 2)** and the public shall be welcomed to an expansive 15-arpen green park designed as a perfect oasis for recreation and relaxation. The landscaped green park features outdoor gym equipment for the fitness enthusiast, jogging tracks for runners and walkers alike and dedicated safe children's play area for families. Security personnel will be present at the entrance, and the entire park will be illuminated with solar lanterns to provide a safe environment during the evening hours.





GATED RESIDENTIAL PLOTS

Lotissement Pierrefonds (Phase 2) features an exclusive gated residential community in a prime location. Designed to provide a secure and refined living environment, the gated estate offers controlled access, beautifully landscaped surroundings, and expansive green space areas. The community combines the privacy and serenity of a gated environment with convenient access to the island's central and western regions. An administrator will oversee compliance with architectural guidelines and manage community services, ensuring the estate's aesthetic quality and harmonious lifestyle are preserved.



NON-GATED RESIDENTIAL PLOTS

The **non-gated residential plots** at **Lotissement Pierrefonds (Phase 2)** average approximately **100 toises** and are strategically located near existing amenities. Offering seamless access to both central and western Mauritius, this section of the development provides a convenient yet picturesque residential setting. Framed by panoramic mountain views, the non-gated plots offer a naturally charming setting, with Ground+1 constructions providing future homeowners the freedom to create spacious, tailor-made residences.



RESIDENTIAL / COMMERCIAL PLOTS

The **residential and commercial plots** front the Flic-en-Flac bypass, offering excellent visibility and convenient access for both businesses and residents. Mixed use buildings may be developed in this portion while a landscaped buffer between the road and plots ensures a pleasant and inviting environment. This strategic positioning provides an ideal setting for commercial activities, without compromising the calm, refined character of the estate.





THE TEAM

Building on the success of Phase 1, Medine Group has partnered with the property development firm KDA Geosystems (KDA) Limited for the implementation of **Lotissement Pierrefonds (Phase 2)**.

KDA Limited has successfully completed the planning of various landmark morcellements including Ebene-Bout du Monde, Highland Rose, Hillside, Résidence Mon Choisy, Providence sur Mer, Greenview and Domaine de Palmyre amongst others. KDA's sales and marketing team shall be pleased to guide clients through site visits and the property acquisition process. KDA's sales office, equipped with suitable amenities, shall ease your land purchase journey.

Project management and engineering services are provided by **Luxconsult (Mtius) Limited**, a multidisciplinary consulting engineering firm with over thirty five years of experience in delivering high-quality infrastructure projects.

Office Notarial Isle-de-France (law firm), with a proven experience, in handling morcellement projects of similar nature shall provide legal and notarial services in respect of the project. The firm provides expert guidance and support, ensuring that clients receive comprehensive assistance throughout their acquisition journey.

Proposed
roundabout

To Pierrefonds
(phase 1)

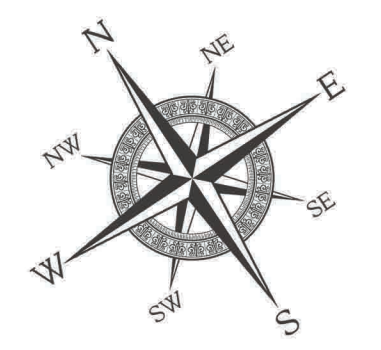
Le Pierrefonds (phase 1)

Vatel Business School

To Quatre Bornes
and Sales office

To Phoenix

Existing Morcellement



Palma Road (B2)

Rivière du Rempart

Green Forest

Flic en Flac by pass

To Airport

To Flic en Flac

To Flic en Flac

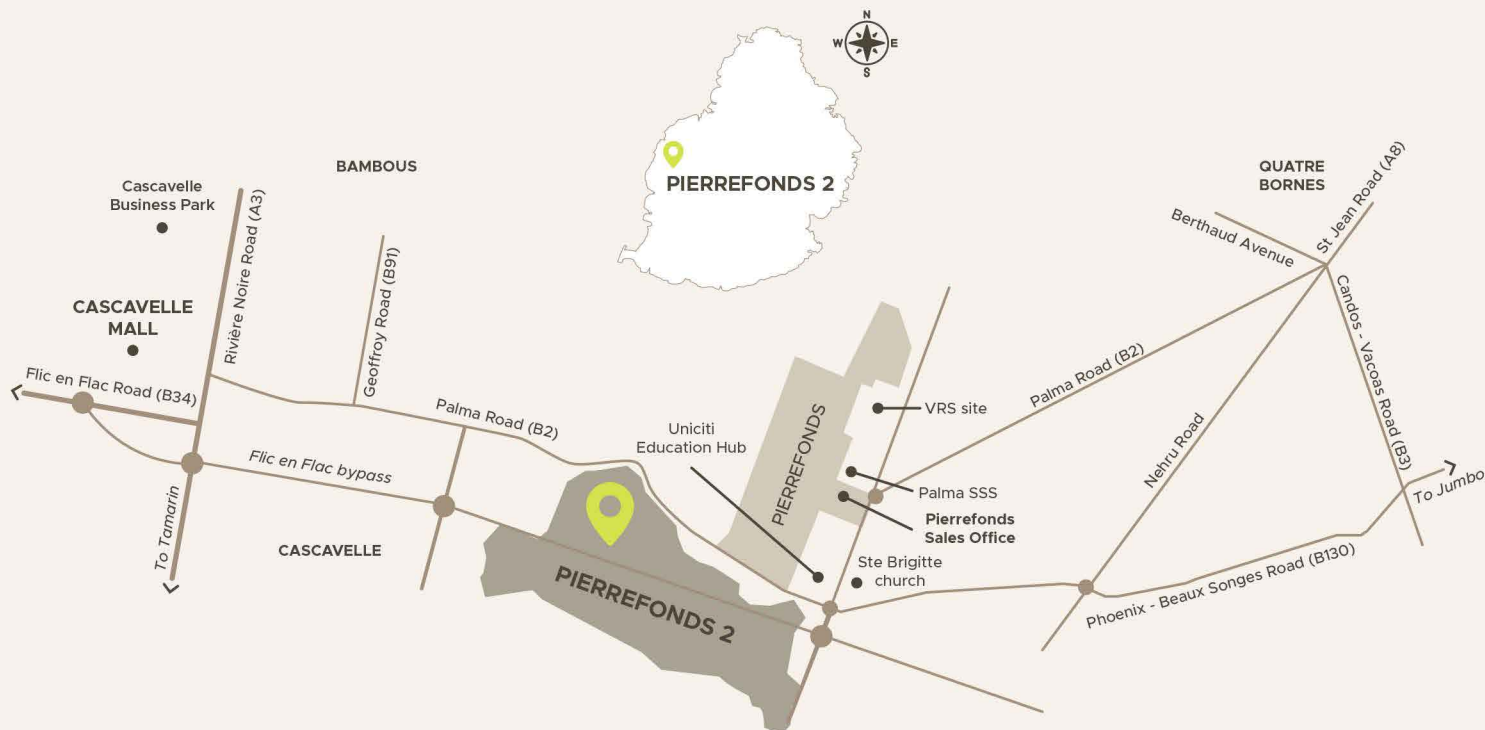
Rivière Papayes

MASTER PLAN

- LEGEND**
- Commercial/ Residential:1359-1429 and 1860
 - Residential (Non Gated)
 - Residential (Gated)
 - Green spaces

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



Scan to view document requirements



Our partners



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

E: service@kda-ltd.com

www.pierrefonds.mu

Notary: Office Notarial Isle-de-France (law firm)

a medine group development

the
west
part of