



**BUSINESS GATEWAY**  
**MON TRÉSOR**

**COMMERCIAL PLOTS FOR SALE**



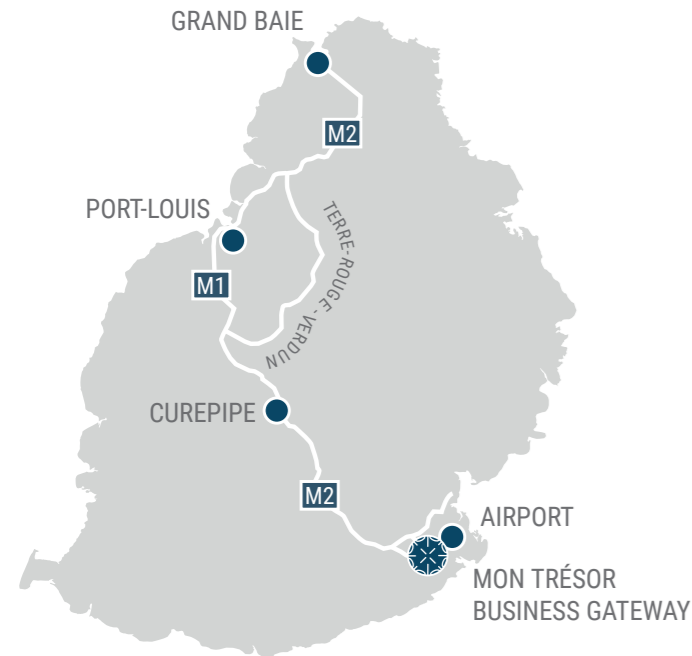
## **BUSINESS GATEWAY** **MON TRÉSOR**

Strategically positioned near the island's international airport in the South-East, the Business Gateway relishes a business hub. Designed to embrace, balance and enhance environmental sustainability and responsibility, the business hub effortlessly blends with contemporary urban aspirations. This one of its kind finely carved and planned development caters for a harmonious commercial project, around the "live, work, play" lifestyle, the Business Gate.



## A NEW BUSINESS CENTRE

Mon Trésor Business Gateway positions itself as an innovative business centre providing state of the art features of a Smart City scheme in full compliance with statutory regulations and policies. Located along the new airport access, the Mon Trésor Business Gateway holds approval from the Mauritius Economic Development Board (formerly Board of Investment). The 13-ha project consists of fifty construction serviced plots for sale to local as well as foreign buyers. Each plot can accommodate commercial buildings comprising of ground plus 3 to 4 storeys.



### Why Mauritius?

#### Safe and Geostrategic location

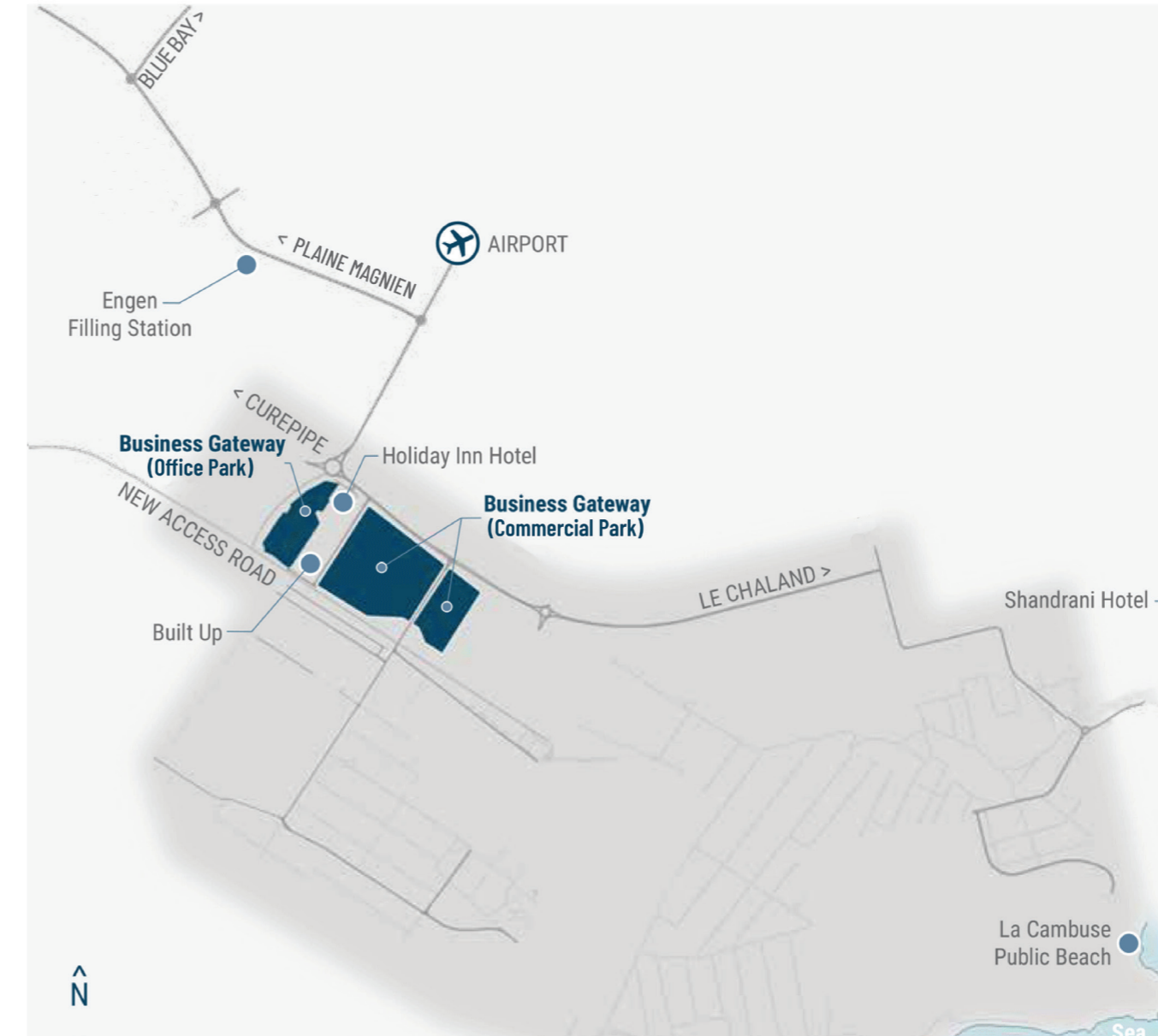
Mauritius' political stability, regulatory system and sound governance underpin its economic resilience. Mauritius holds the leading position in terms of Ease of Doing Business, from a regional perspective, and is well positioned on the Index of Economic Freedom. The country has compelling attributes for companies to expand in Mauritius and the region.

#### Favourable Fiscal Environment

- Income tax, corporate tax and VAT at a harmonized rate of 15%
- Tax-free dividends
- No capital gains tax
- Zero exchange control
- Trusted international Financial Centre
- Well-regulated and transparent jurisdiction
- Banking services: Full range of services from international service-providers

## AN IDEAL LOCATION

Ideally situated near the airport, Mon Trésor Business Gateway provides unequalled accessibility to nearby amenities and highways.





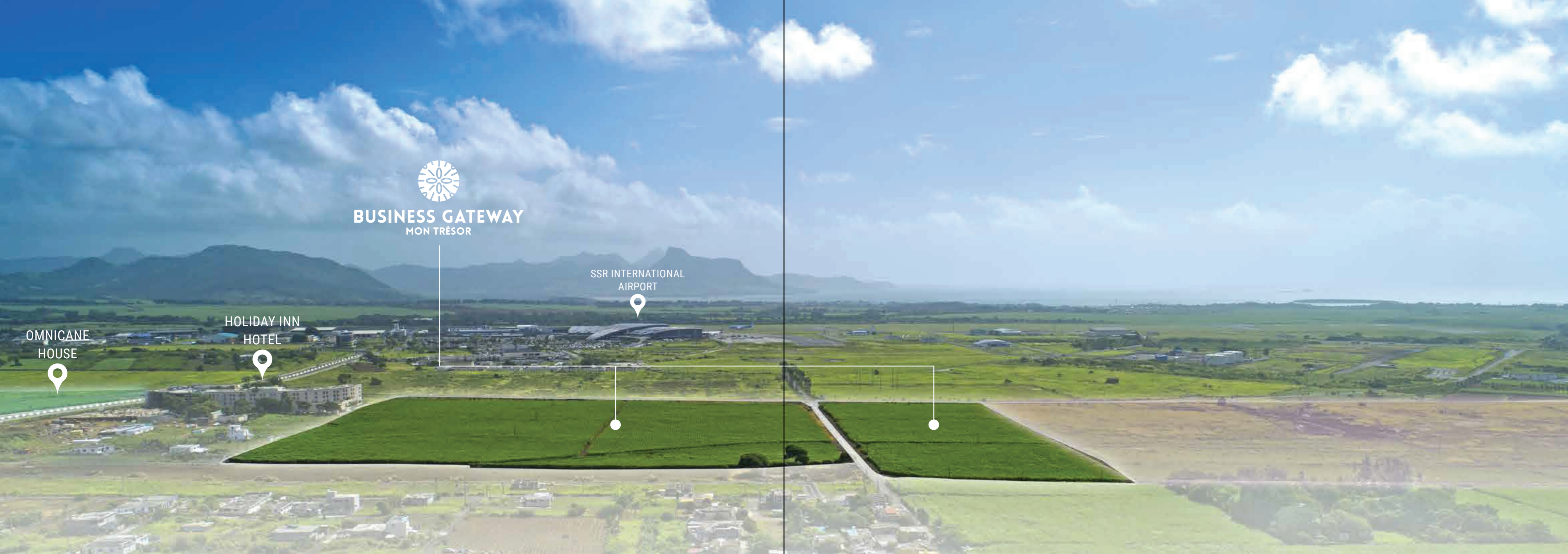


**BUSINESS GATEWAY**  
MON TRÉSOR

SSR INTERNATIONAL  
AIRPORT

HOLIDAY INN  
HOTEL

OMNICANE  
HOUSE







- Ground + 3 plots
- Ground + 4 plots
- Access road
- Pedestrian paved access

## COMMERCIAL PLOTS

Spread over 13 ha of land, the project consists of 50 serviced plots available for sale to local and foreign buyers. The plots, ranging between 2039m<sup>2</sup> and 5121m<sup>2</sup>, have been designed to meet the needs of commercial buildings. The architectural design of the commercial buildings will be governed by a modern yet flexible Cahier des Charges. The Mon Trésor Business Gateway also caters for visitors' parking and a drop-off zone at the entrance of the project. In addition, the project enjoys easy access to the highways serving the rest of the island and the nearby airport.







## PROVIDING THE REQUIRED THRUST TO YOUR BUSINESS

Mon Trésor Business Gateway is designed according to the latest development and sustainable standards. Equipped with state of the art infrastructures, Mon Trésor Business Gateway boasts underground services interconnected with 7m wide access roads. The project features:

- Appropriate parking facilities
- High visibility frontage on new airport road
- Proximity to Holiday Inn Hotel
- Integrated to a business hub
- Full conferencing facilities at Holiday Inn Hotel







## EXPERIENCE THE BUSINESS GATEWAY

A comprehensive central walkway sets the scene as the pedestrian backbone of the Mon Trésor Business Gateway. The pedestrian alley conveniently connects the commercial buildings where restaurants, bars and retail businesses will be favoured on the ground floor. Provisions have been made for offices on the upper floors.





# SPECIFICATIONS

## PLOT COVERAGE: 40%

### BUILDING HEIGHTS

- Maximum height for ground plus three (G+3) buildings will be 17m for flat roofs and a maximum of 20m at apex for pitched roof - Height will be calculated from road level.
- Maximum height for ground plus four (G+4) buildings will be 21m for flat roofs and a maximum of 24m at apex for pitched roof - Height will be calculated from road level.
- A minimum recess of 1 metre from building base should be observed on facades above 9m.

### MAIN ROOFS

- For buildings with flat roof, the roof should be slightly sloped to ensure good rain water run-off.
- For pitched roof, a minimum of 50% pitched roof measured on the total horizontal roof surface will be required.
- Concrete pitched roofs can be covered with:
  - i. Pre-painted metal sheet roofing on timber/metal structure or concrete structure.

### Verandas

- The structure should be in timber and/or concrete. Timber posts forming part of the veranda should be preferably left natural/varnished or painted to approved colours, same as for all metal and timber structures.

### EXTERNAL BUILDING WALLS

- Approved materials:
  - Block work with smooth or crushed tyrolean render.
  - Block work lined externally with stonework; stonework to have dry joints. Stones stuck in a haphazard manner on rendered surfaces will not be accepted.
  - Walls shall have no mock coining/texturing/stucco patterns.
  - Claddings with glass pane, tiles, aluminum composite panels, brick or masonry veneer, profile metals.

### BOUNDARY WALLS

#### Facing Roads

- Walls facing roads will be of a maximum height of 1.80 metres from road level including tip of capital on columns and may include timber or metal grating balustrade of approved colour.
- No structural element to be expressed on boundary walls including columns, capitals, copings and protrusions.
- Block with smooth render or crushed tyrolean render.
- Block work lined with stonework externally.
- Double lined stone walls.
- Timber or perforated aluminium screen.
- For plots facing the central walkway, front boundary walls will not be allowed on limit of property. Front boundary walls will be flushed with building running parallel to walkway.

#### Side and Rear boundaries

- Walls between neighbours will be of a maximum height of 1.80 metres from natural ground level including tip of capital on columns and may include timber or metal grating balustrade of approved colour.
- Block with smooth render or crushed tyrolean render
- Block work lined with stonework externally
- Double lined stone walls
- Green chain link fencing on green painted galvanised posts
- Green beta fence on green painted galvanised posts
- Large unbroken wall surfaces will not be accepted. Walls shall have no mock coining/texturing/stucco patterns.
- No structural element to be expressed on boundary walls including columns, capitals, copings and protrusions.

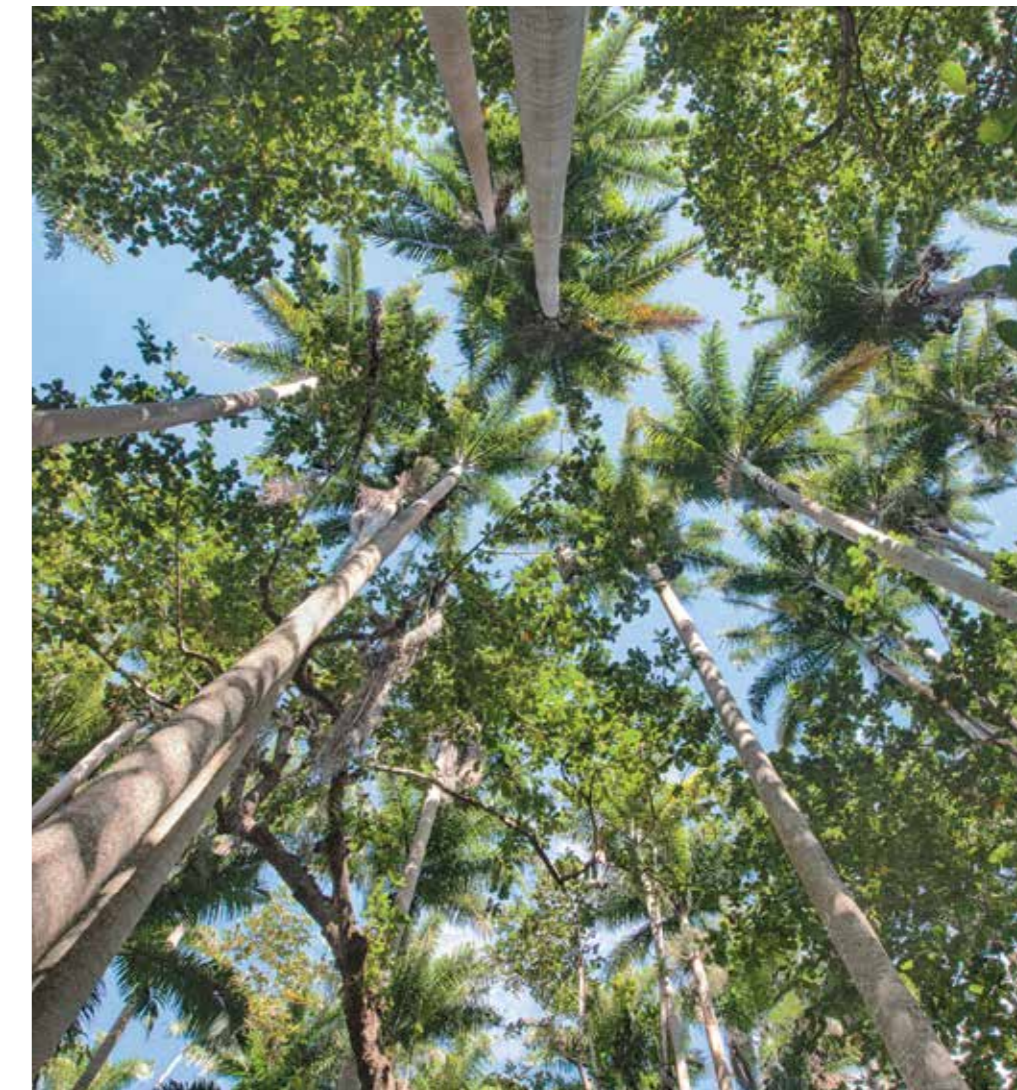
### OPENINGS

#### Approved materials:

- Timber: Natural varnished or painted (to approved colours only).
  - Colours:
    - Permoglaze: Moonwhite; Lattice Grey; Stonehenge.
    - Mauvilac: Classic; Earth.
- PVC: White or timber grain colour.
- Powder coated aluminium: White, Gris-Desert, Matt anthracite, Noire Volcan.
- Galvanised metal windows: To approved colours only.
  - Colours:
    - Permoglaze: Moonwhite; Lattice Grey; Stonehenge.
    - Mauvilac: Classic; Earth.
- Burglars bars: All to be internal only.
- Shutters: Where shutters are used these should be in aluminium or PVC: colours as specified for openings above or timber natural/varnished or painted to:-
  - Colours:
    - Permoglaze: Moonwhite; Lattice Grey; Stonehenge.
    - Mauvilac: Classic; Earth.

### CANOPIES

- Overhangs to openings must be simple in design and subject to approval.
  - Colours:
    - Permoglaze: Moonwhite; Lattice Grey; Stonehenge.
    - Mauvilac: Classic; Earth.





# SPECIFICATIONS

## BALUSTRADES

- Balustrades must be simple in design and subject to approval.

Approved materials:

- Timber in natural or painted white.
- Galvanised and wrought iron painted colours white, dark grey or black.
- Frameless (Glass).
- Glass and Inox.

## SERVICES

- All plumbing elements, i.e. cold and hot water pipes, waste pipes for foul drainage, shall be concealed within ducts. Duct openings' must be in PVC or Aluminium painted to approved colours, same as for OPENINGS.
- Surface water drainage: Only gutter/rainwater pipes shall be visible.
- Antennas, satellite dishes, AC units, solar panels, water tanks to be concealed and hidden from direct view.
- Garbage bin is to be covered and properly secured from rodents. Height of garbage bin at boundary wall should not be higher than 1000mm.
- The mains from the roadside to the building shall be underground according to CEB and CWA specifications. No overhead wires or pipes shall be permitted.
- Telephone/fiber optic wires will be channeled via underground sleeves including connection to the building.

## GATES

- Gates must be perforated aluminium sheet (natural colour) or timber slats on metal structure and simple in design. Gates must be painted to approved colours.
- Colour:
  - Permoglaze: Bronze; Maroon.
  - Mauvilac: Bronze; Maroon.

## CONSTRUCTION DESIGN

- All designs of building units will be signed by a Professional Architect registered with the Professional Architects Council (PAC) of Mauritius.
- Plots owners will be required to send a letter to Syndic upon start of construction, signed by the project Architect.
- Plot owners will be required to send a compliance certificate to Syndic signed by the project Architect certifying that all works have been completed as per approved drawings.
- The construction of carport, anillary building must conform to the main building's architectural style and colours.
- Plot owners are responsible to ensure their respective building contractors and subcontractors abide by the conditions of the cahier des charges.
- Plot owners are responsible to ensure their respective building contractors register themselves with the Syndic prior to start of construction.
- The main building contractor is required to provide a bank guarantee of Rs 100,000 in favour of the Syndic (or escrow deposit of Rs100,000 with a notary approved by the Syndic) prior to start of construction. Such bank guarantee or escrow deposit is intended to serve as initial compensation for:
  - i. any damage caused by the main building contractor or subcontractors to the common facilities, areas or infrastructure (especially roads and pavements) of the development;
  - ii. any nuisance or damage caused by the main building contractor or subcontractors to neighboring private properties, and/or;
  - iii. any breach of the cahier des charges by the main building contractor or subcontractors. It will be returned to the building contractor only upon satisfactory completion of works as certified by the Syndic's architect, after deduction of any amounts under items (i) to (iii) of this paragraph. This will be without prejudice to any action or proceedings under the provisions of ordinary law against the building contractor and any other party.

## ALL ROADS AND FOOTPATHS

- Concrete mixing on the road/drain/footpath surface is strictly forbidden. Any damage to road/drain/footpath surfacing to be reinstated as directed by the Syndic & expenses charged to the owner responsible for the damage.
- Storage of construction material on road/drain/footpath is strictly forbidden.
- Storage of container on road/drain/footpath is strictly forbidden.

## ENFORCEMENT CONTROL

- Building drawings must be approved by the Syndic. The approval from the Syndic must be obtained prior to making an application to the authorities for all administrative and statutory approvals and permits required for construction purposes.
- All intended activities in the building/s should be clearly mentioned on drawings submitted. Syndic reserves the right not to approve certain activities if such proposed activities are deemed contrary to the vision of the Business Park.
- Any extension or modification to an existing building will have to be approved by the Syndic prior to construction.
- All buildings to be completed within 24 months from start of works.





## TECHNICAL TEAM

<b>Developer</b>	- Mon Trésor Smart City Management Ltd (An Omnicane project)
<b>Promoter</b>	- KDA Geosystems Ltd
<b>Architect</b>	- Ark Atelier Ltd
<b>Project Manager</b>	- Luxconsult (Mauritius) Ltd
<b>Civil Engineer</b>	- Luxconsult (Mauritius) Ltd
<b>Marketing &amp; Sales</b>	- KDA Geosystems Ltd (KRISHNA DWARKA GROUP)
<b>Graphic concept &amp; 3D Illustrations</b>	- Xworx Ltd

Banking partners:



For more information please contact



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