

# WORK *in the vibrant*



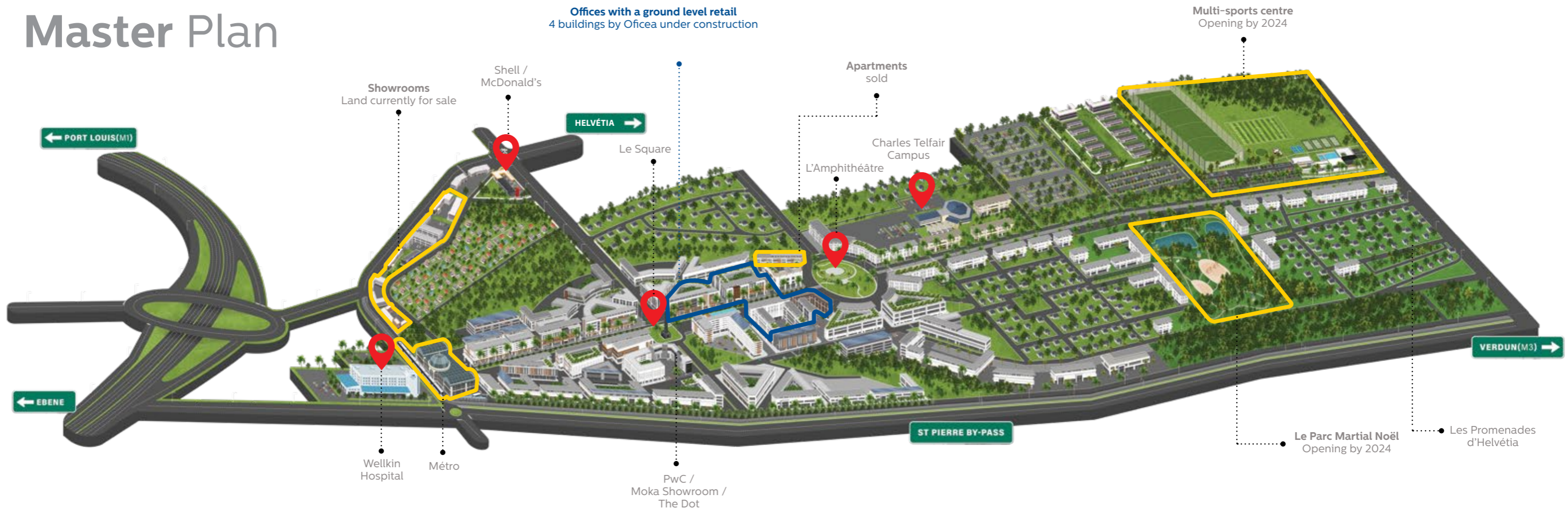
*heart of the city*

Telfair

OFI  
CEA  
Redefining workplaces

# The vibrant heart of the Smart City

## Master Plan





# Moka

at a glance - 2022



**26,000**  
inhabitants



**1,500**  
retail shops

- ⊕ 1,500 retail shops and companies combined already operate in the region
- ⊕ A well-connected city centre
- ⊕ La Promenade, a buoyant pedestrian street with daily social activities and cultural events
- ⊕ An amphitheatre, which is a preferred site for events and sports activities

## What is our long-term vision for this project?

Our main purpose is to create a hotspot for retailers and businesses while enabling them to contribute to the region's economic health. Telfair is adjacent to the country's main highway. It is also located in the main population pool (70% purchasing power).







# Telfair,

a strategically  
located hub for your  
business

A strategic location served with:



2 highways



A7 and Saint Pierre  
Bypass Roads



La Promenade



Metro station  
in Telfair



# Why is Telfair a **perfect business destination?**

Our buildings on La Promenade are set to welcome around 2,000 new employees. Telfair is set to become a vibrant neighbourhood for business with high-profile office spaces in a central location.



**A dynamic 24/7 live-work-play offering:**  
A compelling place to come to work with restaurants, offices, residences, shops, culture & sports and events



**Redundant internet connection:**  
A must for your business



**Connectivity:**  
Seamless connectivity between the building and La Promenade for a vibrant city centre



**Green focus:**  
A model of sustainable development with LEED-certified buildings



**A uniquely conducive environment:**  
An excellent platform for business and networking with a large number of economic players already well established in the city



**Comfortable and easy access:**  
Plenty of parking spaces with a ratio of 5 parking spaces for 100 sqm of office spaces



**Your convenience ensured:**  
Everyday facilities within walking distance



**Perfect for soft mobility:**  
La Promenade, a pedestrian avenue that is alive 24/7



**Take care of your well-being:**  
Top-notch sports centre nearby



**Enhanced connectivity:**  
Metro express station in Telfair



**Close to major urban centres:**  
A central and accessible location only a 5-minute drive from Ebène







# Delivery of 4 buildings by **Oficea** – end of 2023



## 20,000 sqm



Modular office spaces to meet your requirements



Plenty of parking spaces both in the superbasement and on-grade.



Fitting-out service available for a 'hassle free' move in



Quality of life at work with everyday facilities at your doorstep



A variety of F&B options and an array of shops on the ground floor of each office building



LEED-certified buildings for energy saving



Exclusive Oficea workspitality offers

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# A new workspitality offer in Telfair

## Hotel-like services for our tenants

More than just workplaces, our Workspitality concept offers Officea tenants unique work experiences with hotel-like services, some of which are also available to external clients.

Our Workspitality team will bring dedicated services to Telfair, with preferential rates of up to 15% off the public price and a host of exclusive benefits for Officea tenants.

### These facilities and services include:



A fitness centre in the heart of Telfair, only a minute's walk from your office



A concierge service to significantly save you time



An on-site nursery for your young children



Modular meeting rooms ideal for training sessions, board meetings, etc

Learn more about Officea tenant benefits





# A coworking space to meet your business needs

The coworking options include quiet spaces as well as large tables to serve as a breeding ground for networking with the possibility of meeting and interacting with coworkers from all backgrounds.

## Comprehensive services and equipment:



IT security & redundant internet



24/7 access to the building



Ample parking nearby



Meeting rooms equipped with the latest technology



Ample collaboration, pause, social and meeting areas



A fully equipped lunch area with coffee/tea/water facilities



Fully equipped private offices with access to flexible seats



Networking opportunities among coworkers





# Our office project in Telfair

With an overview of the expected tenant mix on the ground floor



- Restauration:**
- Fine dining
  - Treat & Taste
  - Café
  - Bar
  - Street food
  - Convenience Store
  - Food Market
  - Culture





**Lot  
59**

# The workplace

The Workplace is characterised by a modern, sleek design that blends in perfectly with the surroundings. The building is an eye-catching feature of Telfair Square with 5,576 sqm of office space.

**Floor areas (GLA):**

- 1<sup>st</sup> floor: from 148 to 299 sqm
- 2<sup>nd</sup> floor: 147 sqm to 772 sqm
- 3<sup>rd</sup> floor: 751 sqm & 755 sqm
- 4<sup>th</sup> floor: 325 sqm & 684 sqm

[View plans](#)







Lot  
57

# Network

This contemporary building with a pleasant arrangement of lines and colours, and generously-sized glazed windows that invite an abundance of natural light inside enjoys an enviable position along La Promenade. A unique view of daily life in city centre and the perfect location to dip into its vibrant lifestyle.

**Floor areas (GLA):**

- 1<sup>st</sup> floor: from 268 to 778 sqm
- 2<sup>nd</sup> floor: from 197 to 362 sqm
- 3<sup>rd</sup> floor: 1,419 sqm

[View plans](#)







Lot  
56

# The Trademark

This building is a distinctive main street landmark designed to be in sync with the city centre vibe. The Trademark has rooftop bar to soak in the iconic landscape and catch outstanding views of the Moka Mountain Range.

**Floor areas (GLA):**

- 1<sup>st</sup> floor: from 91 to 220 sqm
- 2<sup>nd</sup> floor: from 80 to 659 sqm
- 3<sup>rd</sup> floor: 1,208 sqm

View plans







Lot  
55

# The Hybrid

The Hybrid is a state-of-the-art building with a unique circular façade and is located directly on the Moka open-air amphitheatre.

### Floor areas (GLA):

- 1<sup>st</sup> floor: from 71 to 334 sqm
- 2<sup>nd</sup> floor: from 91 to 745 sqm
- 3<sup>rd</sup> floor: from 77 to 316 sqm

[View plans](#)







# An exclusive rooftop bar - restaurant in Moka



An open-air rooftop with a breathtaking vista of the Moka mountain range, lush vegetation and cool views over the city



A modern, fresh and unique food service in Mauritius



Regular afterworks with live bands



An ideal spot to sip cocktails with colleagues or have dinner

*Arguably the finest address on the island.*









**Contact us** for  
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# OFI CEA

Redefining workplaces

**ENL**  *Property*

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