

# THRIVE *in the vibrant heart of the city*

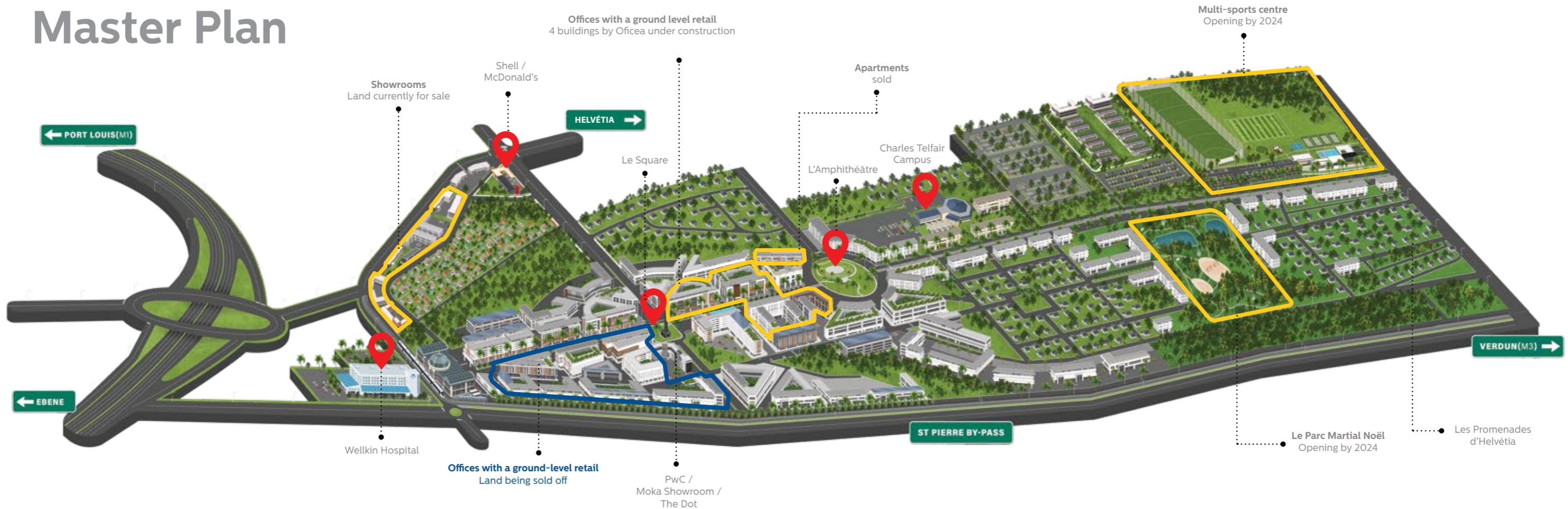


Telfair

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

## *Moka Smart City, the most advanced Smart City in Mauritius*



A well-connected city centre



La Promenade, a buoyant pedestrian street with daily social activities and cultural events

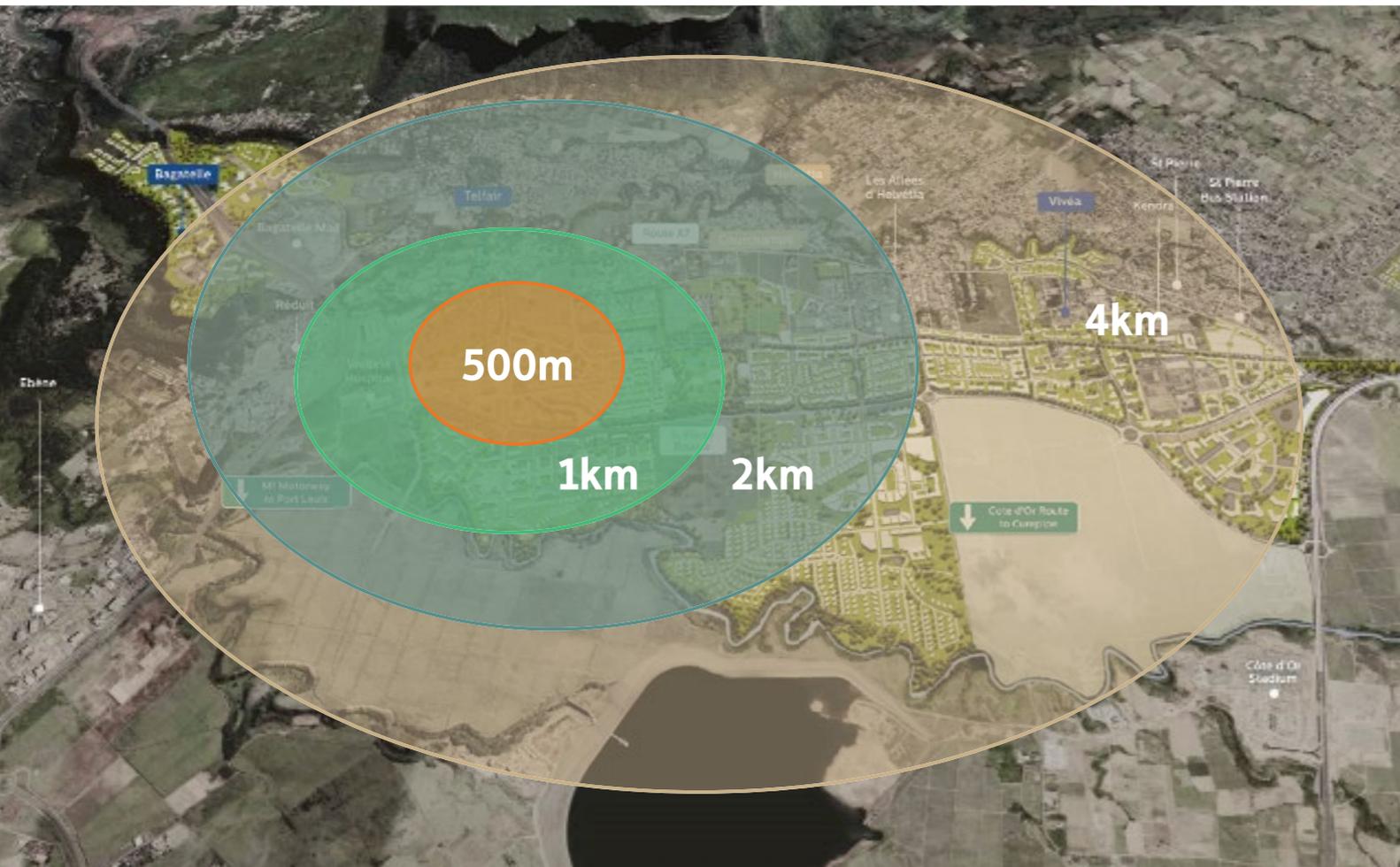


An amphitheatre, which is a preferred site for events and sports activities

### **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 motorways. It is also located in the main population pool (70% purchasing power).





# An outlook of Telfair in 2024

Within a **4-km** radius:

on the moka side - not taking into consideration Ebène, Rose-Hill, Beau Bassin



**40,000**  
inhabitants



**57,000**  
employees



**7,900**  
students



**1.4 million**  
shoppers monthly

**500m**



1,600



10,000



2,800

**1km**



3,500



11,500



2,800

**2km**



17,300



15,000



7,900

- Our buildings on La Promenade are set to welcome around 2,000 new employees
- Land sales signed with leading companies attracting new employees
- A hub ideally located - 5 minutes drive from Ebène and Bagatelle

- **Conveniently served:**
  - 2 highways
  - A7 and St Pierre By Pass
  - La Promenade
  - Metro Express Station in Telfair



**Telfair**

**The perfect mix:**

offices, animation,  
activation, events, culture  
and many more...



# A unique city-centre in Mauritius...

Why choose Telfair to implement your retail business?



A city-centre designed  
for pedestrians



The food & shops  
destination-to-be in Moka



Strategic & accessible  
location



Plenty of parking spaces –  
on grade and super basement  
(above national standard ratio)



Green building –  
LEED certification  
for energy saving



A vibrant environment with  
a 24/7 lifestyle with events &  
activation

Good to know as a future retailer...



# The place-to-be, a signature address



La Promenade: a large pedestrian avenue with cultural events on a daily basis



Premium shops & restaurants frontage on La Promenade



Modular retail spaces designed to make your business stand out: high ceiling and large window glazing



The perfectly mixed precinct offering an optimal & versatile clientele throughout the day



Covered colonnade on shop frontage



A growing captive market



Marketing fund to generate additional footfall



Charging station for electric cars



3,000 sqm of commercial spaces only

# Our tenant mix



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

# Lot 59

## The workplace



Retail nº	Usable area (Sqm)	Covered area (Sqm)
S 0-01	79	47
S 0-01 Mezzanine	79	109
S 0-02	88	-
S 0-02 Mezzanine	55	-
S 0-03	88	15
S 0-04	94	10
S 0-05	90	15
S 0-06	88	10
S 0-07	92	67

 Covered colonnade





**Lot  
57**

# Network

Retail nº	Usable area (Sqm)	Covered area (Sqm)
S 0-01	182	60
S 0-02	88	20
S 0-03	72	30
S 0-04	82	21
S 0-05	117	56

 Covered colonnade

# Lot 56

# The Trademark

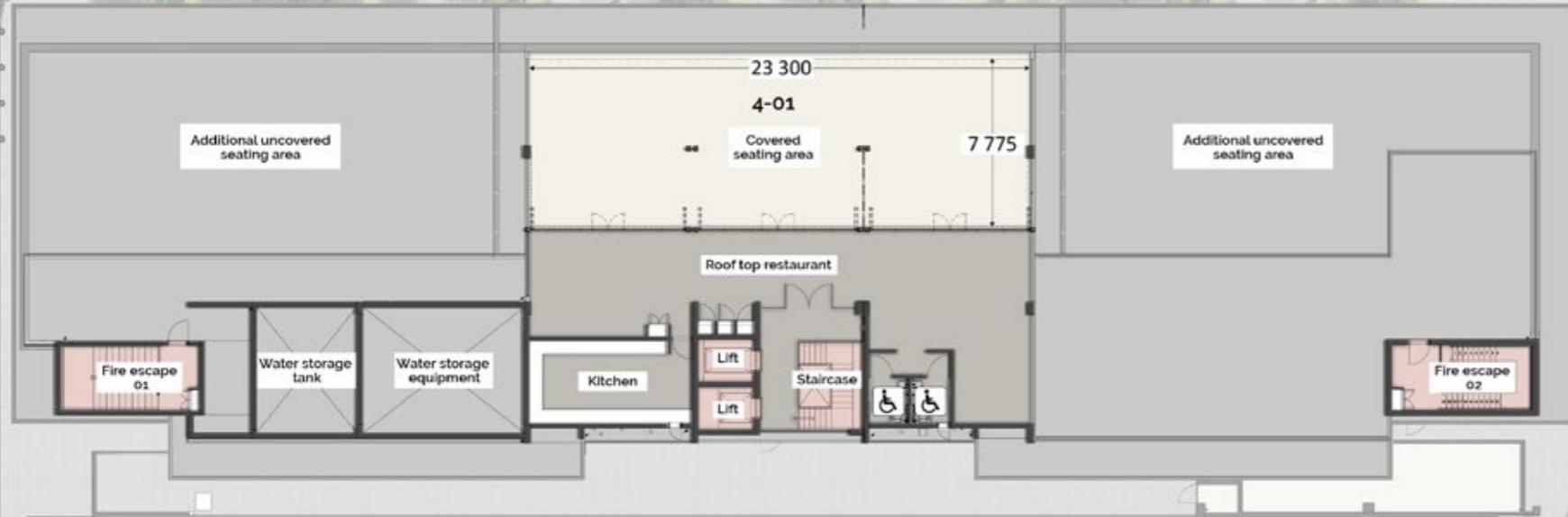


Retail n°	Usable area (Sqm)	Covered area (Sqm)
R 0-01	266	71
S 0-02	89	26
S 0-03	85	26
S 0-04	109	26
R 0-05	167	52
4-01	165	191

 Covered colonnade

Lot  
56

# The Trademark Rooftop



Retail n°	Usable area (Sqm)	Covered area (Sqm)
4-01	165	191

 Covered colonnade

Temporary  
Ramp Access to Basement



# 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.



**Lot  
55**

# The Hybrid

Retail nº	Usable area (Sqm)	Covered area (Sqm)
R O-01	156	56
S O-02	77	27
S O-03	274	81
R O-04	118	14
S O-05	165	16

 Covered colonnade



**Contact us** for  
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# OFI CEA

Redefining workplaces

**ENL**  *Property*

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