

LES FASCINES

PHASE 2

A **prime workplace** address in
the heart of **Moka Smart City**

Completion early 2026



**OFI
CEA**
Redefining workplaces

WHY VIVÉA?



A smart location for forward-thinking businesses

Located in the heart of Moka Smart City, Vivéa Business Park is one of the most desirable business destinations. Merging contemporary architecture with lush green surroundings, it offers an ecosystem that fosters innovation, productivity and well-being.



Improved accessibility via Verdun interchange

Dedicated connection to the Verdun motorway interchange



Amenities on-site

Restaurants, cafés, a nursery and concierge services.



***200 companies** already installed.



A workplace immersed in nature

Nestled between mountains and former sugarcane fields, Vivéa offers a serene, green setting that fuels inspiration and focus.



Well connected by public transport.



Kendra Shopping Centre just 2 minutes away

They chose Vivéa

LUCRIN
GENEVA

AFRICINVEST

BDO
SOLUTIONS

d4b



ABERDEEN
services

ELCA

WORKSHOPI7
MAURITIUS

DECATHLON

DISCOVER LES FASCINES PHASE 2



A new landmark office development within Vivéa Business Park

Set within the green and connected ecosystem of Vivéa Business Park, Les Fascines – Phase 2 is the **latest office development by Officea**. With **sustainability, flexibility** and **business convenience** at its core, this **premium workspace** is designed for high-performing companies looking to establish themselves in the heart of Moka Smart City.



LES FASCINES 2

WORKPLACE HIGHLIGHTS

Learn more



Completion expected:
Early 2026



Fit-out options available
Tailored configurations to suit your operational and aesthetic preferences.



Low-rise building
Architecture designed to blend into the surrounding landscape.



10,000 sqm of modular office space
Two building blocks offering customisable workspaces to suit various company sizes and layouts.

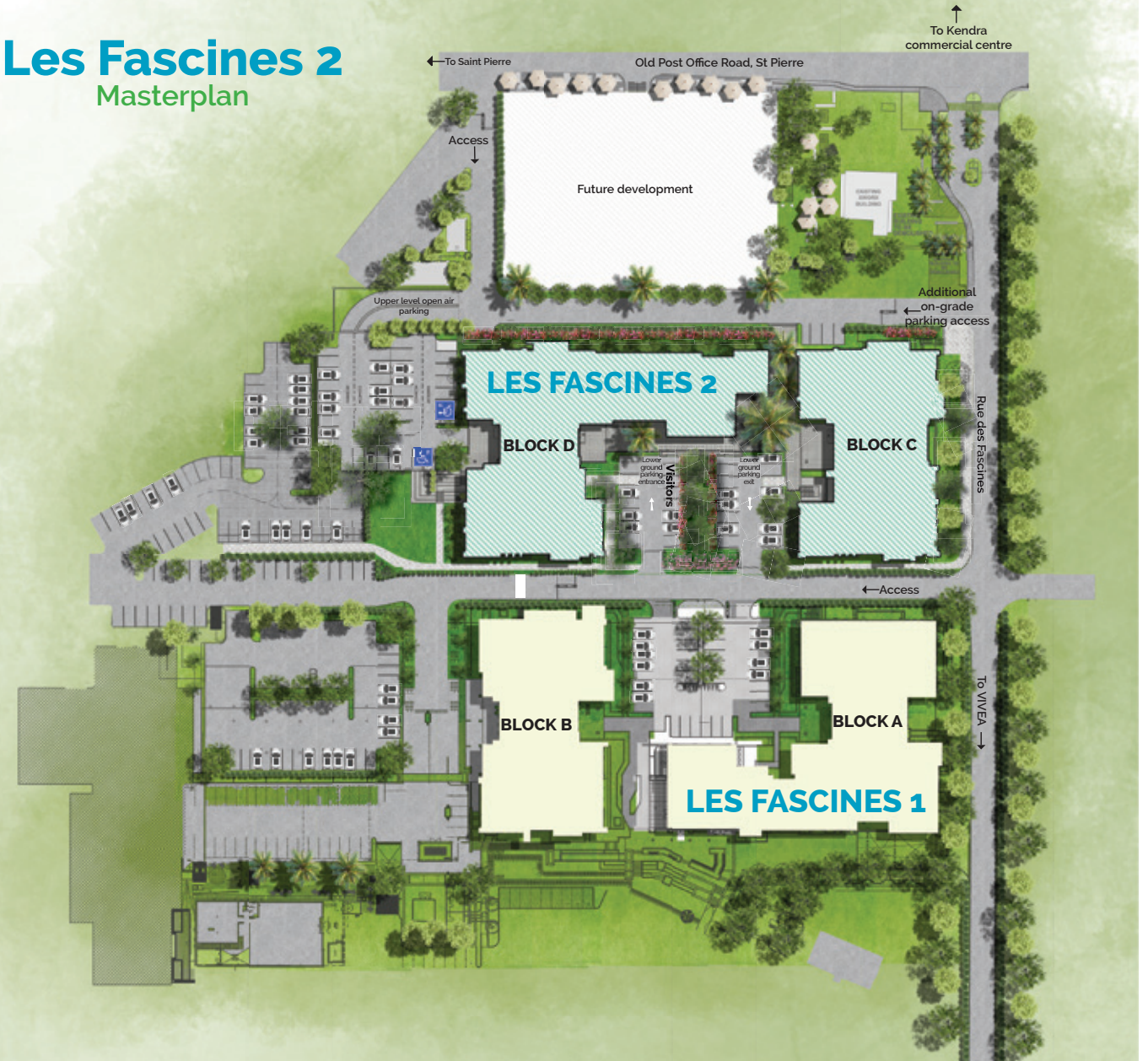


LEED Certification
A sustainable building that meets international green building standards.



Generous parking
Ample parking provided for both tenants and visitors.

Les Fascines 2 Masterplan



LOWER GROUND FLOOR PARKING PLAN

BLOCK D

OFFICE N°	AREA (m² GLA)	Supplementary Area (m²)
LGF0-01	219	38
LGF0-02	304	-

BLOCK C

OFFICE N°	AREA (m² GLA)	Supplementary Area (m²)
LGF0-01	234	-
LGF0-02	347	-

***NOTE:**
1. GLA (Gross Lettable Area) is based upon SAPOA Method of Measurement.
2. GLA includes the share of Common Areas pertaining to the Office space.
3. For a single tenancy, the Gross Lettable Area (GLA) may differ, as the configuration of common areas would change accordingly. The GLA figures provided here are based on a multi-tenancy layout specific to the current floor plan.



GROUND FLOOR PLAN

BLOCK D

OFFICE N°	AREA (m² GLA)	Supplementary Area (m²)
0-01	193	-
0-02	229	-
0-03	109	-
0-04	93	-
0-05	151	-
0-06	143	-
0-07	138	-
0-08	143	-
0-09	226	95
0-10	126	-
0-11	196	-
0-12	142	-

BLOCK C

OFFICE N°	AREA (m² GLA)	Supplementary Area (m²)
0-01	237	10
0-02	238	-
0-03	131	-
0-04	196	-
0-05	256	19
0-06	161	-
0-07	117	-

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FIRST FLOOR PLAN

BLOCK D

OFFICE N°	AREA (m ² GLA)	Supplementary Area (m ²)
1-01	263	30
1-02	230	-
1-03	94	-
1-04	188	-
1-05	158	-
1-06	137	-
1-07	151	-
1-08	298	-
1-09	110	-
1-10	342	-
1-11	141	-

BLOCK C

OFFICE N°	AREA (m² GLA)	Supplementary Area (m²)
1-01	237	-
1-02	238	-
1-03	131	-
1-04	166	24
1-05	257	18
1-06	161	-
1-07	117	-

***NOTE:**

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SECOND FLOOR PLAN

BLOCK D

OFFICE N°	AREA (m² GLA)	Supplementary Area (m²)
2-01	147	54
2-02	187	-
2-03	74	-
2-04	152	33
2-05	161	-
2-06	100	33
2-07	144	-
2-08	241	64
2-09	112	-
2-10	400	-

BLOCK C

OFFICE N°	AREA (m² GLA)	Supplementary Area (m²)
2-01	159	57
2-02	191	-
2-03	104	-
2-04	260	-
2-05	267	55
2-06	93	22

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ADVANTAGES OF BEING AN OFICEA TENANT



La Piazza event space

15% discount for tenants – a premium venue for corporate and networking events.



Meeting rooms

Benefit from 15% off meeting room bookings across Oficea properties.



Concierge services at your doorstep

A range of convenient, on-demand services — including a hairdresser, barber, seamstress, beautician, carwash & more — available exclusively to Oficea tenants.



Monthly community events

Afterworks, craft markets and more to foster a strong tenant community.

**Know more about the
tenant advantages**

Learn more



READY TO EXPLORE YOUR FUTURE PREMIUM WORKPLACE?

Get in touch with us

To book a space or learn more, contact
one of our dedicated agents today.

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 info@oficea.com
 oficea.com

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CEA**
Redefining workplaces