



OFI  
CEA

# MOVE-IN READY WORKPLACES

Ready for occupation - 

Les Fascines,  
Vivéa Business Park,  
Moka

LEED certification



## A workplace location built around accessibility & convenience

Located within Vivéa Business Park, Les Fascines – Phase 2 benefits from one of the most strategic office locations in Mauritius, combining direct accessibility with a fully serviced business environment.

From daily amenities to business services, everything is designed to support productive and seamless workdays.

### KEY ADVANTAGES



Direct access from the motorway



Exclusive concierge service for Oficea tenants



Restaurants and cafés within walking distance



Direct connection to Kendra Shopping Centre



All everyday facilities located around the offices

## A ready-to-use space for your future office

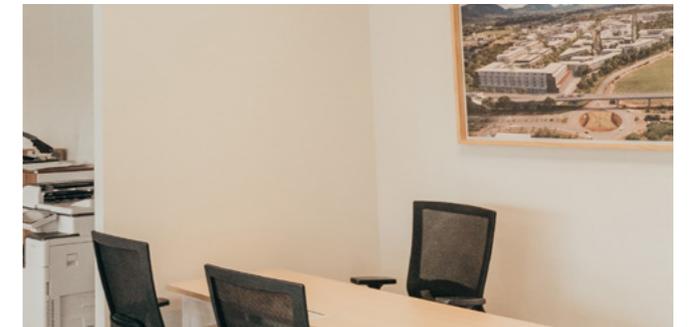
Our move-in ready workplaces are delivered fully prepared from a technical and structural perspective, allowing tenants to move in quickly and focus on their business.

Furniture is intentionally excluded, offering complete freedom to design and furnish the space according to your company culture and operational needs.

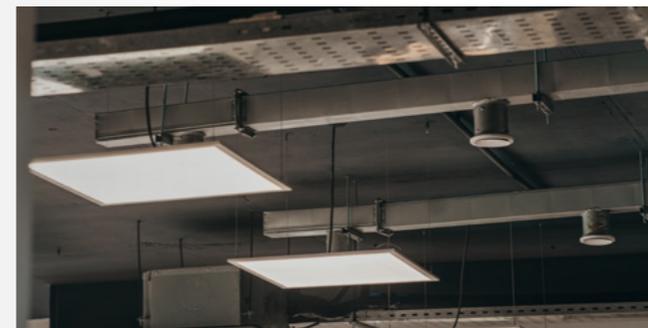
This approach strikes the right balance between efficiency, flexibility and control.



FLOOR FINISHES - Sealer to power floated concrete surface



WALL FINISHES - A combination of gypsum partitioning and full height glazing to specific areas



CEILING FINISHES - Painted off shutter concrete slab



DOORS & PARTITIONS (WITH GLAZING)

# What's included in the fitted-out offices

## Layout & structure

- ✓ Fixed partitions with aluminium openings and glazed panels
- ✓ Interior doors matching partition system
- ✓ Painted walls
- ✓ Plasterboard partitions
- ✓ Skirting installed throughout
- ✓ Power-float concrete flooring
- ✓ Carpet flooring in meeting rooms only (excluding open-plan areas and closed offices)
- ✓ Acoustic panels installed in all spaces with integrated lighting
- ✓ Blinds installed on all external-facing windows

## Electrical & technical

- ✓ Installed lighting
- ✓ Integrated within acoustic panels
- ✓ Or 600 x 600 mm LED panels where applicable
- ✓ Electrical power points throughout the workplace
- ✓ Data / network points (routing provided, no cabling)
- ✓ Electrical distribution board

## Safety

- ✓ Fire alarm system

## Air conditioning & ventilation

- ✓ Air-conditioning units
- ✓ Fresh air system

## Common areas (where applicable)

- ✓ Kitchenette with cabinetry
- ✓ Quartz countertop
- ✓ Sink



# Workplaces designed to adapt



## Surface areas

Block	Office N°	Area (m <sup>2</sup> GLA)	Supplementary Area (m <sup>2</sup> )
Block C	0-01	237	10
Block C	0-02	238	-
Block C	0-03	131	-
Block C	0-04	196	-
Block C	0-05	256	19
Block C	0-06	161	-
Block D	0-07	117	-
Block D	0-01	193	-
Block D	0-02	229	-
Block D	0-03	109	-
Block D	0-04	93	-
Block D	0-05	151	-
Block D	0-06	143	-
Block D	0-07	138	-
Block D	0-08	143	-
Block D	0-09	226	95
Block D	0-10	126	-
Block D	0-11	196	-
Block D	0-12	142	-

# Let's shape your future workplace

Whether you are planning a relocation,  
an expansion or a new workplace  
setup, our team is here to support you.

## Contact:

[info@officea.mu](mailto:info@officea.mu) | [www.officea.mu](http://www.officea.mu)

Get in touch to receive floor plans, availability  
and tailored workplace solutions.

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