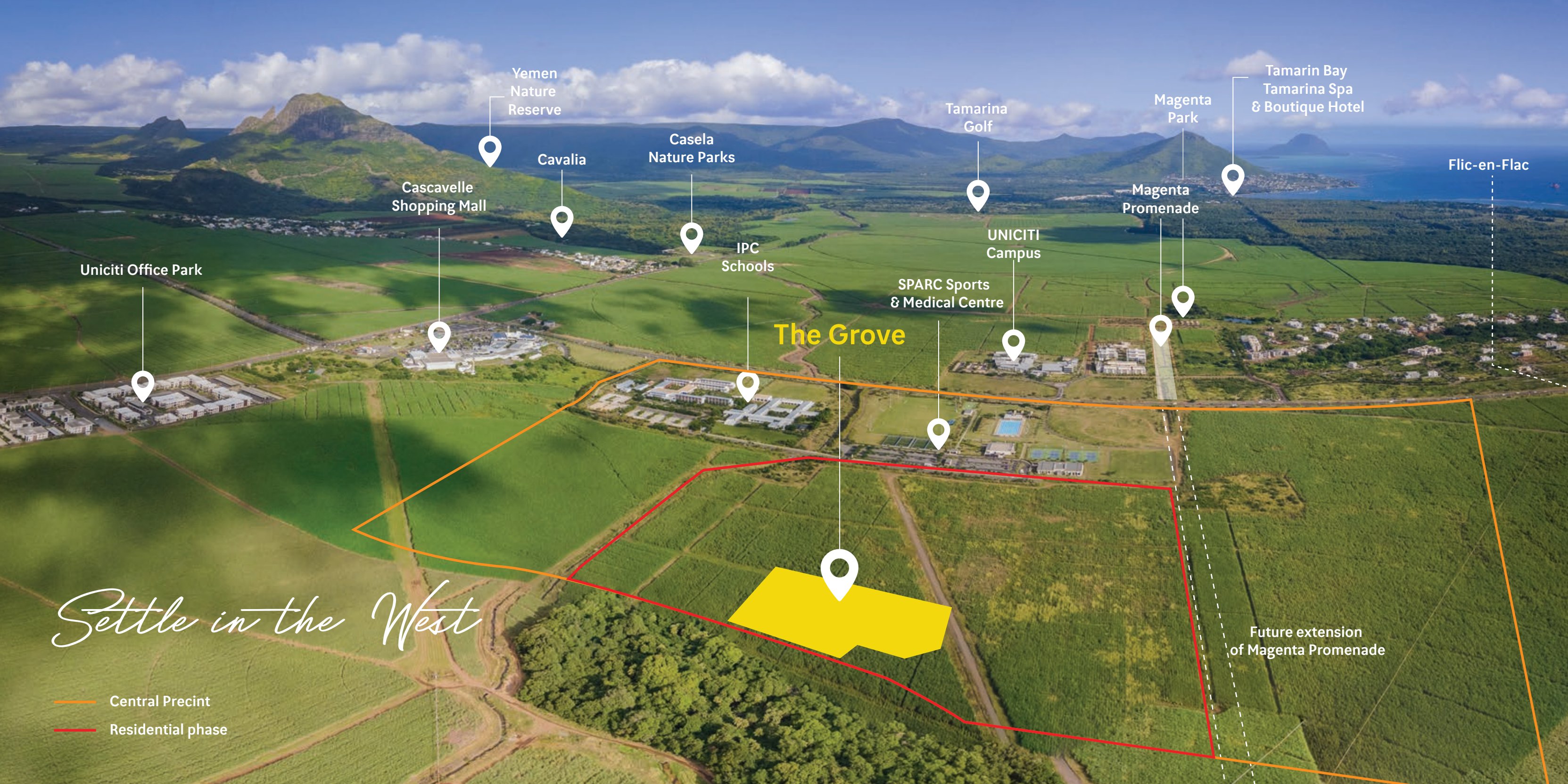


THE  
GROVE  
at Unicity



# Table of contents

<b>Settle in the West</b>	<b>2</b>
The West, a lifestyle of its own	4
Welcome to Unicity!	5
The Central precinct: the beating heart of Unicity	6
<b>Focus on The Grove</b>	<b>8</b>
The Grove, a new style of outdoor living	10
Enjoy life outdoors!	13
Daily life at The Grove...	14
<b>An ideal place for your family</b>	<b>16</b>
Masterplan	18
The Grove's apartments: reaching new heights	20
The townhouses: intimate, warm and welcoming	22
The villas: Mauritian elegance	24
<b>In phase with nature</b>	<b>26</b>
Exclusive access to the best of the West Coast	28
Your real estate investment in Mauritius	30
Mauritius and its many benefits	32
The Medine Group	34



Yemen Nature Reserve

Cavalia

Casela Nature Parks

Tamarina Golf

Magenta Park

Tamarin Bay Tamarina Spa & Boutique Hotel

Flic-en-Flac

Cascavelle Shopping Mall

IPC Schools

UNICITI Campus

Magenta Promenade

Uniciti Office Park

SPARC Sports & Medical Centre

The Grove

Future extension of Magenta Promenade

*Settle in the West*

- Central Precint
- Residential phase



# The West, a lifestyle of its own

Surrounded by the majestic Black River mountains, the West coast of Mauritius offers authentic charm and a unique lifestyle. Its vibrant atmosphere, untouched natural beauty and picturesque golden beaches make it a favourite haunt for young professionals, families and retirees looking for the perfect work-life balance.

With its comprehensive, high-quality educational system, top-notch business centres, wide range of shopping, dining and entertainment options as well as surfing and golfing amenities, life on the West coast is anything but dull. **Come join the adventure!**

Yemen  
Nature Reserve



# Welcome to Unicity!

As the gateway to the West, Unicity redefines urban living. It seeks to place people and nature at the heart of its growth and is based on a sustainable vision of daily life that encourages connections, invites people to make time for themselves, and is rooted in the concept that pleasure shared is pleasure doubled.



| Unicity Office Park

At completion:

**6**  
precincts

**22 %**  
of green spaces

Set over  
**350**  
hectares

**20 000**  
residents

**80**  
hectares of  
common  
space

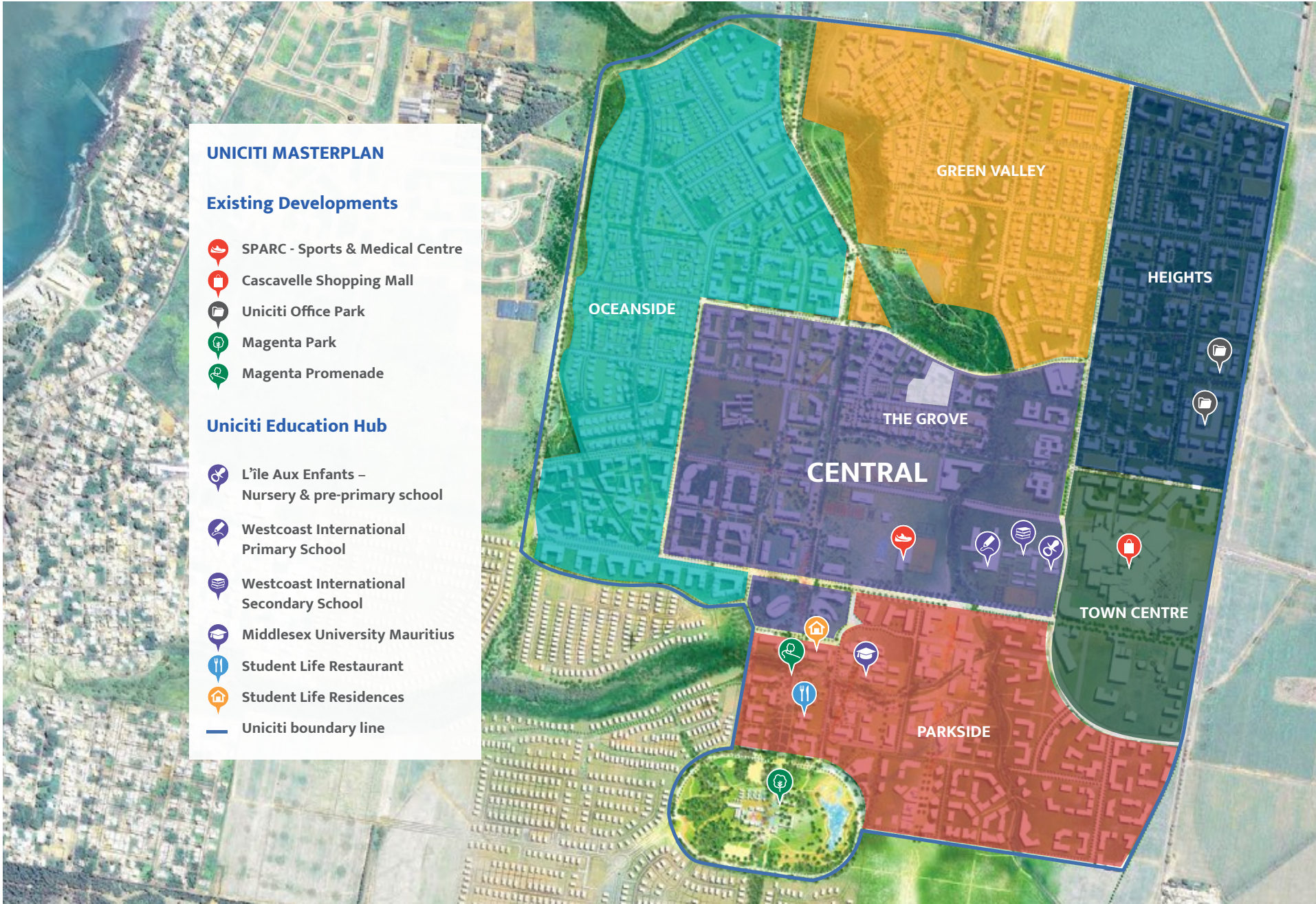
**55 km**  
of cycling and  
pedestrian paths

Residential | Business | Commercial | Education | Sports and Leisure

# The Central precinct: the beating heart of Unicity

Inspired by large, bustling European cities, the Central precinct has been designed as a lively neighbourhood on a human scale. It hums with the energy of its residents and visitors.

With its beautiful tree corridors, shady terraces and cycling and pedestrian paths, the Central precinct is the perfect setting in which to relax and enjoy a fulfilling lifestyle. Located within easy reach of the rest of the Smart City, it invites you to rethink how you live, work and play... **and to leave your car behind, to make the most of its wonderful atmosphere!**



## On your marks, get set – walk!

- Green Valley Park  
1 minute
- Magenta Promenade  
3 minutes
- SPARC Sports & Medical Centre  
3 minutes
- Schools and nursery  
4 minutes
- Unicity Office Park  
4 minutes
- Magenta Park  
6 minutes
- Unicity Campus  
6 minutes
- Cascavelle Shopping Mall  
8 minutes



*Focus on  
The Grove*

TO FLIC EN FLAC ←



↑ TO PORT LOUIS

→ TO PHOENIX

↓ TO TAMARIN

- The Grove
- Central precinct
- Residential phase
- Existing infrastructures
- 01 Uniciti Office Park
- 02 Cascavelle Shopping Mall
- 03 IPC Schools
- 04 SPARC Sports & Medical Centre
- 05 Uniciti Campus
- 06 Student Life Residences



# The Grove, a new style of outdoor living

Nestled in the heart of the Central precinct is The Grove, the city's first phase of fully-built residences. Set alongside the Magenta Promenade and abutting a coppice of trees, The Grove's architecture and use of natural materials accentuate its verdant setting. **It's the perfect place to live in harmony with nature...**

With their carefully considered architecture and natural cross-ventilation, The Grove's 49 residential units are the **ideal backdrop for a peaceful and comfortable lifestyle in tune with the natural environment.**

**35**  
apartments

**8**  
townhouses

**6**  
villas





# Enjoy life outdoors!



CommonGround  
at SPARC Sports  
& Medical Centre

The Grove pays tribute to Mauritius' tropical climate and the island's lush, beautiful nature. With their spacious terraces to relax on and generously sized living areas that offer an abundance of natural light and cross-ventilation, its residences invite the outside in.

Imagine practicing your yoga in the garden or in the forest early in the morning, having friends over for an evening drink on the terrace, reading a book in the comfort of your living room on a Sunday... At the Grove, you'll find that life's little pleasures are magnified. **So, take a deep breath... you are home here!**



# Daily life at The Grove...



## 8h15:

Kids, time to go! The children leave the house and walk to school.

## 8h45:

My turn. I'm running a little late, but not to worry: if I take my bike I'll arrive on time!

## 12h:

I'm on a lunch break with my colleagues. After a stroll around the Central precinct, we decide to try out the new French bistro. Yum!

## 17h30:

The kids are in the park playing with the neighbours, so I stop at the grocery shop to pick up ingredients for dinner on the way home.

## 18h30:

My partner ran into a couple of friends while she was playing tennis at SPARC and invited them over for a drink tonight. Great! We'll be able to try out that gazpacho recipe using the organic vegetables that I bought at the grocery store earlier.



*An ideal place  
for your family*



# Masterplan

## The Grove: Something for everyone!

With their graceful architecture, clean lines and natural materials offset by brightly coloured tropical vegetation, The Grove's 49 units have been designed to blend seamlessly into their surroundings and offer their residents a lifestyle that makes the most of nature.

The 35 apartments offer superb panoramic views of either the western mountains and the ocean or the Green Valley Park that hugs the edges of The Grove. The 8 luxurious townhouses open onto a beautifully landscaped garden and the 6 particularly spacious villas are nestled amidst lush vegetation, providing their owners with an intimate and relaxing place to escape to.



# The Grove's apartments: reaching new heights

Set on a small hill, The Grove's 35 apartments are located between the peaceful forest at the edge of the site (in the case of the north block) and unobstructed views of the Rempart and Tourelle mountains, the lagoon beyond, and the escarpments of the island's southwest, all the way to the Morne mountain (the south block). Every day, you'll enjoy magnificent sunsets from the comfort of your terrace. A lush, beautiful wooded area screens the apartments off from their neighbours and protects their residents' privacy.

Designed for outdoor living and the unique Western Mauritian lifestyle, the one to three-bedroom apartments are set apart by their comfort as well as their modern and elegant atmosphere.



## 35 apartments

**As from MUR Rs 5,500,000**

- 1 to 3 bedrooms
- Private parking and storage space included
- Total surface area: from 61 m<sup>2</sup> to 198 m<sup>2</sup>
- Accessible to Mauritians and non-citizens



# The townhouses: intimate, warm and welcoming

Designed in the style of European city homes, The Grove's eight townhouses are intended for active families who need an outdoor living space... to keep the kids busy, but also to entertain! With their spacious open-air terraces overlooking landscaped back gardens completed with a swimming pool, the townhouses offer a relaxed lifestyle that draws on The Grove's lush surroundings and the vibrancy of the neighbourhood.

# 8

## townhouses

**As from MUR Rs 14,800,000**

- 3 and 4 bedrooms
- Two floors (ground +1)
- Private parking
- Total surface area: between 160 m<sup>2</sup> to 211 m<sup>2</sup>
- Accessible to Mauritians and non-citizens



# The villas: Mauritian elegance

At the south of the site, The Grove's 6 villas offer a high-end lifestyle in a lively and welcoming residential area surrounded by lush vegetation. Intended to maximise their residents' comfort and privacy, the villas are designed in the elegant style of modern and fine Mauritian homes. Their spacious terraces open onto landscaped private gardens that boast a pool and are veritable oases of serenity.

## 6 villas

As from MUR Rs 22,500,000

- 3 and 4 bedrooms
- Single storey
- Private parking
- Total surface area: between 214 m<sup>2</sup> to 295 m<sup>2</sup>
- Accessible to Mauritians and foreigners





*In phase  
with nature*

Tamarina  
Golf Club



# Exclusive access to the best of the West coast

To provide Uniciti residents with access to the best that the West coast has to offer, including its most sought-after leisure facilities, Medine group has developed an exclusive **Lifestyle Membership**. By acquisitioning a residence at The Grove, you and your family benefit from privileged access to several facilities, as well as new promotions and exclusive advantages on Uniciti and Medine Group's products and services. The perfect opportunity for you to fully enjoy life on the West coast!

**So, what are you waiting for to take advantage of our tailor-made offers?**

Casela  
Nature Parks



Tamarina  
Boutique Hotel





# Your real estate investment in Mauritius

The Mauritian government launched the Smart City Scheme in 2015 as a framework for sustainable and responsible development in the country. The scheme allows both Mauritians and foreigners to invest in real estate while enjoying a wide range of benefits, including fiscal advantages. With their state-of-the-art infrastructure, healthy and sustainable types of transport, and coherent, integrated living and working environments, Smart Cities seek to meet all of their residents and users' needs and to transform their lifestyles for the better.



**When you invest in a Smart City like Uniciti, you also...**

- Invest in real estate that is accessible to foreigners for both purchase and resale;
- Enjoy a wide range of real estate offers at a variety of price points;
- Benefit from an optimised legal and fiscal framework;
- Purchase a property whose value is enhanced by the quality of the development surrounding it;
- Have the option of buying a property off-plan and benefiting from financial guarantees built into the purchase agreement;
- Are able to apply for a Mauritian residence permit.



Middlesex University Mauritius  
Uniciti Campus

Uniciti  
Office Park



*Your life in the  
West awaits*

## Mauritius and its many benefits

Strategically located at the heart of the Indian Ocean, at the crossroads between Asia, Africa and Europe, Mauritius is an attractive and established destination. Thanks to its multicultural population and the beauty of its landscapes, it's sought-after by expatriates looking to live in the tropics.

The island boasts a skilled and bilingual workforce, political and social stability, a growing economy, and advanced technology and infrastructure, allowing it to offer a dynamic, first-rate business environment.

### **A favorable tax regime:**

- Low rates of personal and corporate tax;
- No inheritance or capital gains tax;
- Double taxation agreements with over 40 countries.

# The Medine Group

With over a century of history, Medine group's history is inherently linked to that of Mauritius, seeing the group as a pioneer in several sectors.

In the past few years, Medine has diversified its activities into Agriculture, Leisure, Property and Education and has started looking ahead to develop innovative solutions that would best fit the country's new lifestyle. Consequently, with a view to fulfil its mission which is to sustainably develop the heritage of the west of Mauritius through avant-garde experiences, the group launched Unicity in 2017, a major "live, work, learn and enjoy" destination.

**10 000 ha**  
Strategically located in the western region

**LISTED**  
On the stock exchange of Mauritius

**3 242**  
Shareholders

**EUR 302 M**  
Net Asset Value (NAV)

**Rs 5.5 Bn**  
Market capitalisation

**Rs 15 Bn**  
Total equity



HELLO, I AM  
**medine**

**I HAVE A PURPOSE.**

TO SUSTAINABLY DEVELOP THE HERITAGE OF THE WEST OF MAURITIUS TO HELP PEOPLE GROW THROUGH AVANT-GARDE EXPERIENCES.



Yemen  
Nature Reserve

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THE  
GROVE  
at Unicity

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