

The background of the entire image is a dense, vibrant green tropical forest. Various types of leaves are visible, including long, feathery palm fronds and large, broad, heart-shaped leaves with prominent veins. The lighting is bright, creating a sense of depth and texture in the foliage.

THE
GROVE
APARTMENTS



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Yemen Nature Reserve

Tamarina Golf

Tamarin Bay Tamarina Spa & Boutique Hotel

The City Garden

The Village

The River

Flic en Flac Beach

Casela Nature Parks

SPARC Sports & Lifestyle Complex

Middlesex University

Student Residences

Magenta Promenade

Magenta Park

Nursery

Westcoast International School

Cascaville Shopping Mall

The Grove
Apartments

The Grove
Phase 1
Under construction

The Grove precinct



The West, a lifestyle of its own

Encircled 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 a perfectly balanced life.

With its comprehensive, high-quality educational system, top-notch business centres and 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 The West!

As the gateway to the West, Medine's smart city 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.



| Sparc Sports & Leisure Centre

At completion:

8
precincts

22 %
of green spaces

Set over
350
hectares

20 000
residents

80
hectares of
common
space

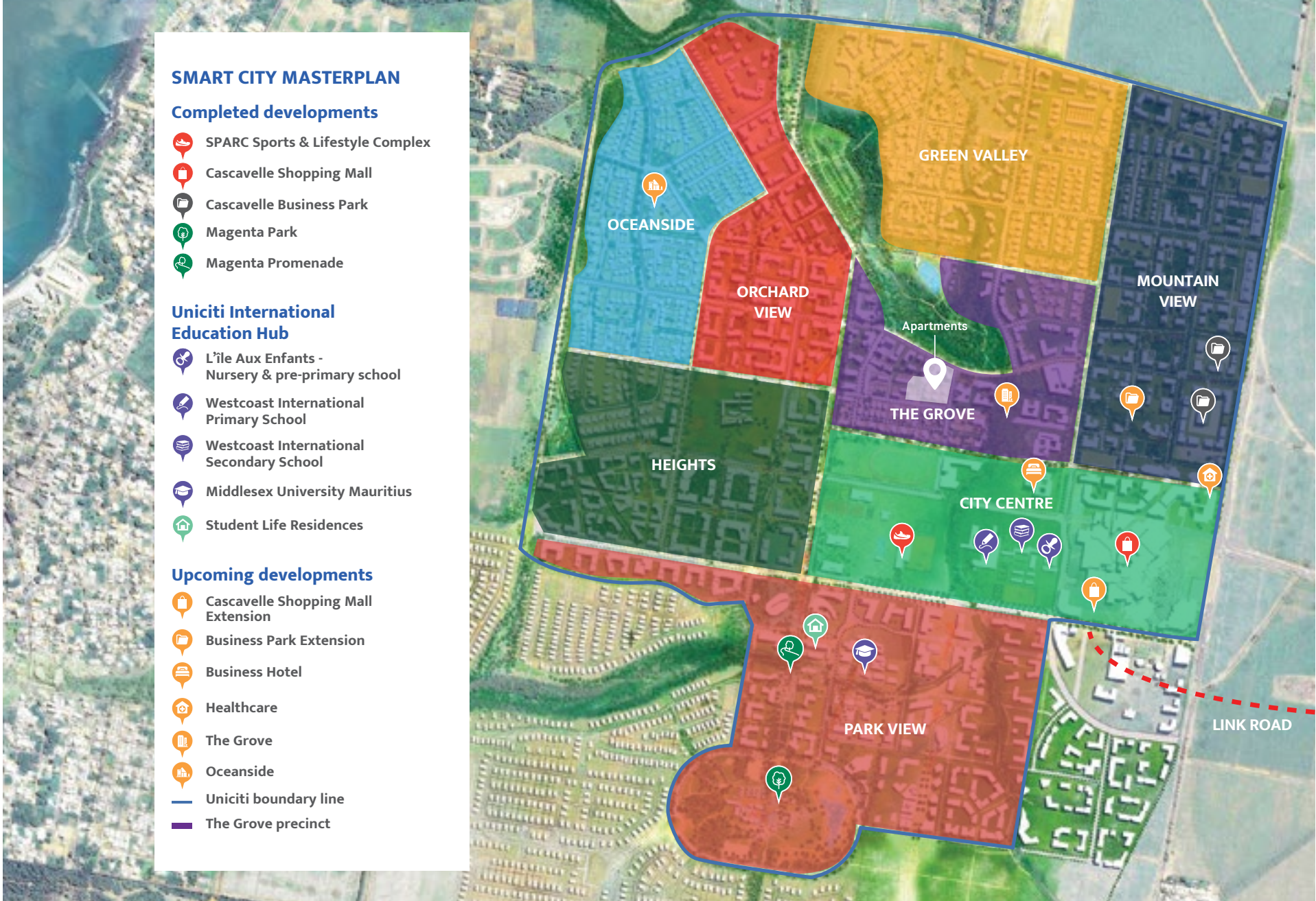
55 km
of cycling and
pedestrian paths

Residential | Business | Commercial | Education | Sports and Leisure

The Grove precinct: the beating heart of The West

Inspired by the atmosphere of European cities, the Grove 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 Grove is the perfect setting in which to relax and enjoy a fulfilling lifestyle.

Located within easy reach of the rest of the 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!**



SMART CITY MASTERPLAN

Completed developments

- SPARC Sports & Lifestyle Complex
- Cascavelle Shopping Mall
- Cascavelle Business Park
- Magenta Park
- Magenta Promenade

Uniciti International Education Hub

- L'île Aux Enfants - Nursery & pre-primary school
- Westcoast International Primary School
- Westcoast International Secondary School
- Middlesex University Mauritius
- Student Life Residences

Upcoming developments

- Cascavelle Shopping Mall Extension
- Business Park Extension
- Business Hotel
- Healthcare
- The Grove
- Oceanside
- Uniciti boundary line
- The Grove precinct

On your marks, get set – walk!

- Green Valley Park**
1 minute
- Magenta Promenade**
3 minutes
- SPARC**
3 minutes
- Schools and nursery**
4 minutes
- Cascavelle Business Park**
4 minutes
- Magenta Park**
6 minutes
- Uniciti Campus**
6 minutes
- Cascavelle Shopping Mall**
8 minutes

The Grove Apartments, a new style of outdoor living

The Grove Apartments is the smart city's second phase of fully built residences. While it's in the heart of the smart city, it is located alongside the Magenta Promenade and immediately adjacent to a small forest. The Grove Apartments' architecture and use of natural materials accentuate its verdant setting, making it **the perfect place to live in the heart of nature.**

With their carefully considered architecture and natural cross-ventilation, The Grove Apartments' 70 residential units are the **ideal backdrop for a peaceful and comfortable lifestyle in harmony with the natural environment.**

66

apartments

4

penthouses





The Grove forest

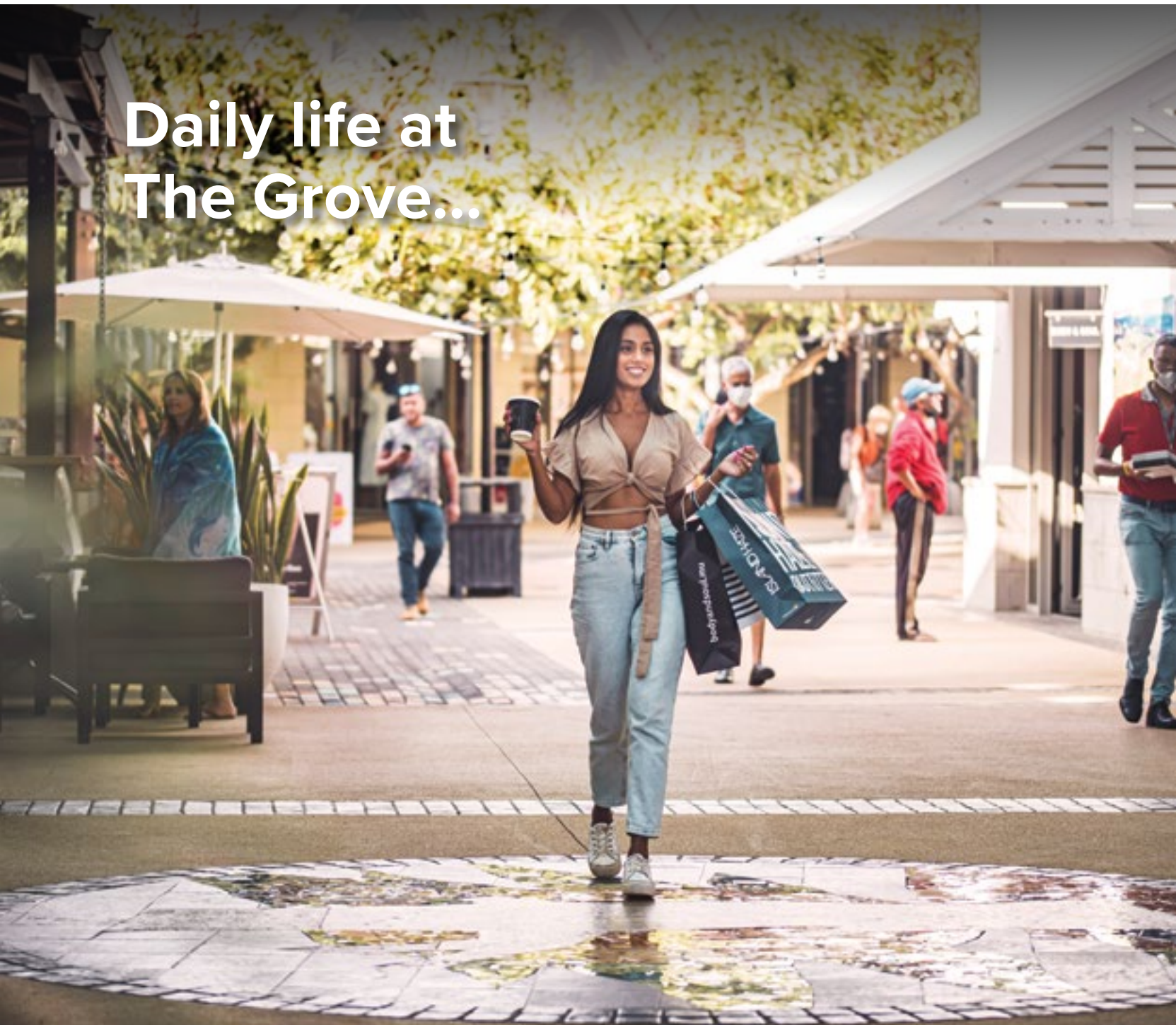
Enjoy life outdoors!

The Grove Apartments 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 crossventilation, 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 Apartments, you'll find that life's little pleasures are magnified. **So, take a deep breath... you're at 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 Apartments: Something for everyone!

With their graceful architecture, clean lines and natural materials offset by brightly coloured tropical vegetation, The Grove Apartments' 70 units have been designed to blend seamlessly into their surroundings and offer their residents a lifestyle that makes the most of nature.

The 4 luxurious penthouses 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 66 units open onto a beautifully landscaped garden and are nestled amidst lush vegetation, providing their owners with an intimate and relaxing place to escape to.



Legend

1. Site entrance
2. Boom gate
3. Storage units
4. Parking
5. Technical area
6. Visitors parking
7. Block B
8. Clubhouse
9. Pool
10. Block A

■ The Grove Phase 1 boundary



The Grove Apartments: intimate, warm and welcoming

Set on a small hill, The Grove Apartments' 66 units 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 each apartment off from its neighbours and protects its 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.



66

units

Priced as from MUR 5,800,000

- 1-3 bedrooms
- Private parking
- Storage space included
- Total surface area: from 62m² to 150m²
- Accessible to Mauritians and non-citizens



The penthouses: reaching new heights

Designed in the style of European city homes, The Grove Apartments' penthouses 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 penthouses offer a relaxed lifestyle that draws on The Grove's lush surroundings and the vibrancy of the neighbourhood.

4 penthouses

Priced as from MUR 22,000,000

- 3 bedrooms
- Private parking
- Storage space included
- Total surface area: from 202m² to 290m²
- Accessible to Mauritians and non-citizens



The Grove Apartments exclusive units



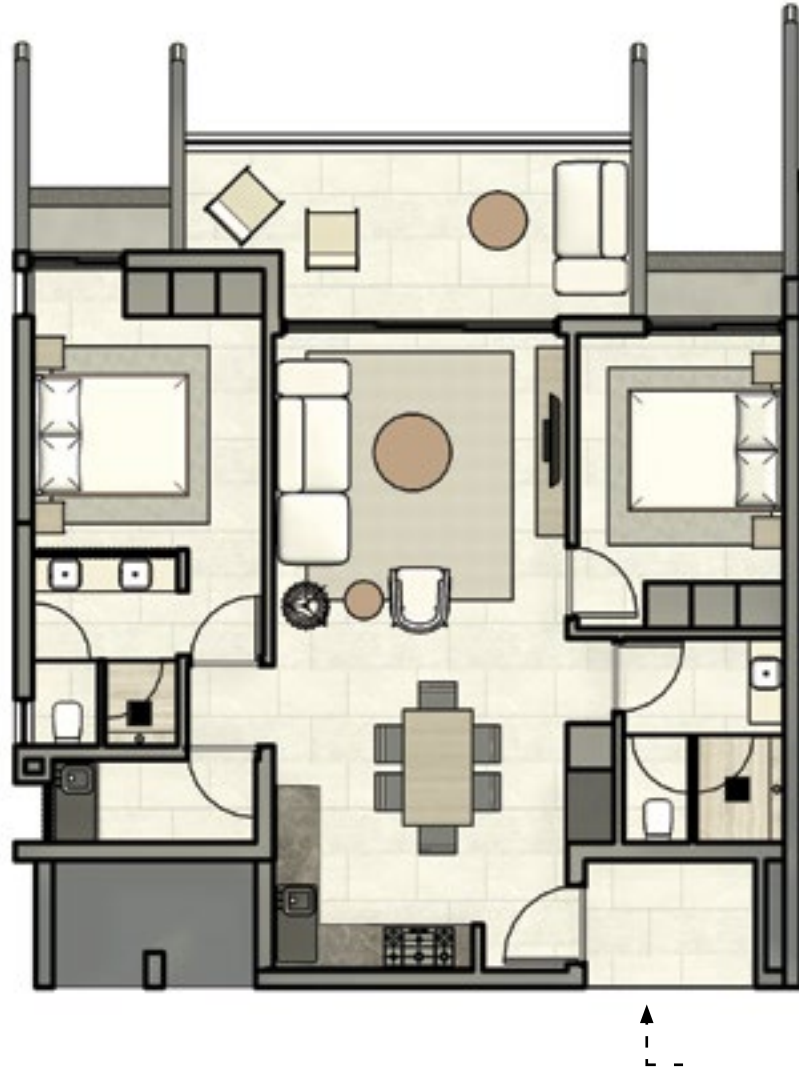
12 one bedroom
apartments

Priced MUR 5,800,000

- Private parking
- Generous storage space
- Total surface area: 62 m²



The Grove Apartments
exclusive units



28

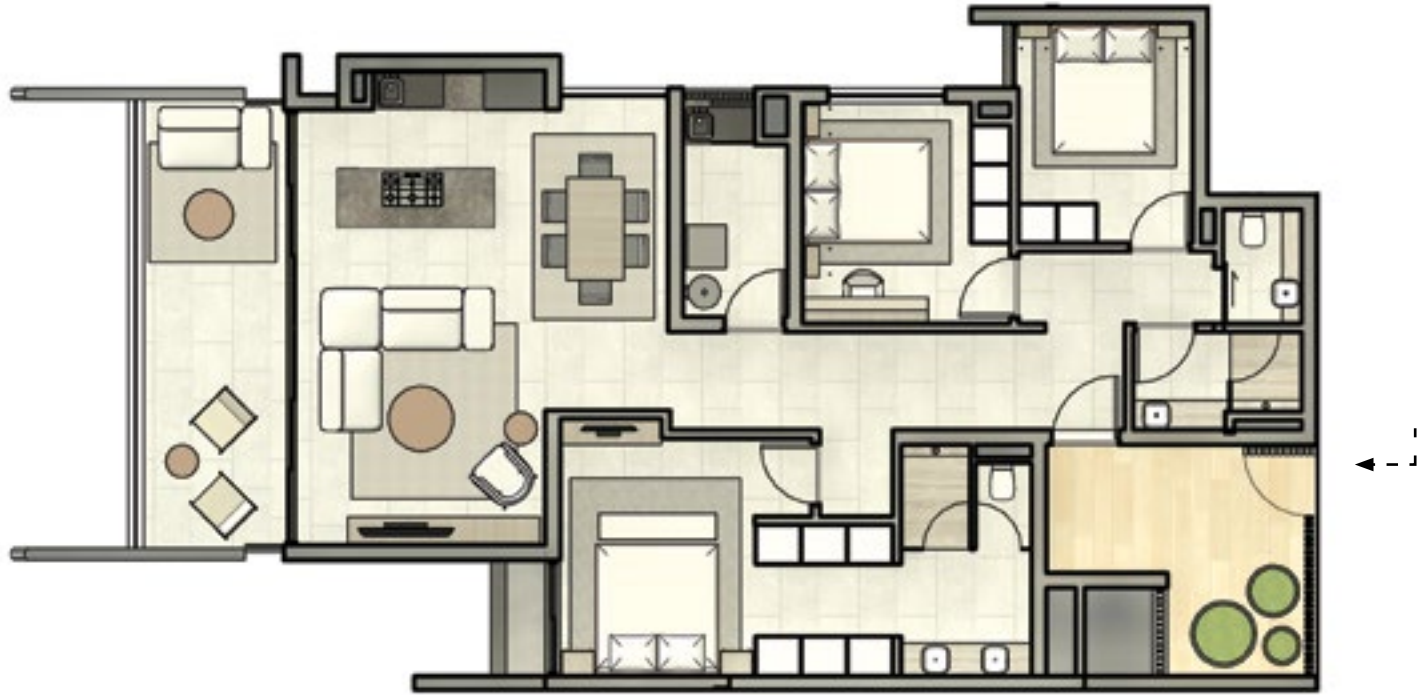
two bedrooms
apartments

Priced as from MUR 8,650,000

- Private parking
- Generous storage space
- Total surface area: 93 m²



The Grove Apartments exclusive units



26 three bedrooms
apartments

Priced MUR 13,300,000

- Private parking
- Generous storage space
- Total surface area: 150 m²





4 three bedrooms penthouses

Priced as from MUR 22,000,000

- Private parking
- Generous storage space
- Total surface area: 203 m²





Medine Lifestyle Package tailor-made for you

To provide the smart city's residents with access to the best that the west coast has to offer, including its most sought-after leisure facilities, Medine has developed an exclusive Lifestyle Membership.

When you acquire a residence at The Grove Apartments, you and your family benefit from privileged access to facilities including a championship 18-hole golf course, a world-class sports centre, and the iconic Tamarin Bay, with its surf break just offshore... as well as promotions and exclusive advantages on Medine products and services including tickets to Casela and more! You're not just buying a property – you're investing in the ultimate Mauritian lifestyle.

So, what are you waiting for? Get in touch to make the most of the west coast!



Your real estate investment in Mauritius

The Mauritian government's smart city Scheme, launched in 2015, allows both Mauritians and foreigners to invest in real estate while enjoying a wide range of benefits:

- 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.



Mauritius, your new destination

The island favourable tax regime includes:

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



About Medine

A trusted, time-tested developer

With over a century of history, Medine'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 Uniciti 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

3 400

shareholders

USD 488M

Net Asset Value (NAV)

USD 139M

market capitalisation as at 31 Dec 2022

