



# JUNCTION

by  
**ACCURA**  
REAL ESTATE DEVELOPMENT



# DISCOVER **JUNCTION BY ACCURA**

Crafted by a team of seasoned developers, architects and engineers, this new three building - with 2 additional levels of underground parkings - finds its inspiration in the natural beauty and the stimulating business and shopping atmosphere of Bagatelle, where it will be located. Smooth and clear lines, optimal use of natural light and of a diversity of materials, all draw an architectural piece of art that stands out on a backdrop of mountains and lush surroundings.





# SITE PLAN

Junction by Accura's prime situation in a new business city with a premium cachet comes along with another key advantage: seamless access to and from the main motorway - connecting users with the island's main areas for business, living and leisure.







# THE PROJECT





# VALUE PROPOSAL

- Green Business Hub strategically in the MOKA SMART CITY at Bagatelle.
  - Building of 9,700 m<sup>2</sup>, on Ground + 2 floors & 2 basement levels in Full Ownership for private lots & Co-ownership of common areas
  - 128 Private parking in the basement and 30 secure visitors parking outside
  - Generous Floor to Ceiling height for most units of approximately 3.6m
  - 50% of Common Areas in Co-ownership
  - Common areas (with high-end finishes) facilitating social interaction and networking.
  - Mixed-Use building with small & medium-sized Showrooms & Offices of 49 lots.
- Bagatelle position with regards to all major road networks.
- Direct access from motorway to PLouis, Ebene, Q-Bornes, Curepipe, Moka, the south & the north.
  - Return on investment on rental of lots, expected to be 6 to 8%
  - Appreciation of investment within the next 2 years after construction, expected to be at least 10%

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# FACILITIES OFFERED

- Main reception
- Common Rooftop Terrace
- Common Balcony
- 2 Meeting rooms
- Cafeteria
- Kitchenettes
- Shower & Toilets
- 2 glass lifts
- Courtyard
- Photovoltaic panels on roof to supply energy for common areas
- Rain water harvesting tanks for irrigation and car wash
- Selective sorting of waste
- Fibre connectivity to offices
- Access control for the building
- Access control point in front of individual offices
- 24/7 security
- CCTV



FACILITIES





COURTYARD

CAFETERIA





## SYNDIC FEES

- Cleaning
- Gardening
- Security
- CWA
- Receptionist
- Maintenance of Equipment
- Utilities for common areas reduced, given the electricity for common areas is via solar energy
- Estimate of Rs 80-100 / m<sup>2</sup> / month
- Estimate of Rs 15-20 / m<sup>2</sup> / month for sinking costs (repainting of building every 2 years for example)

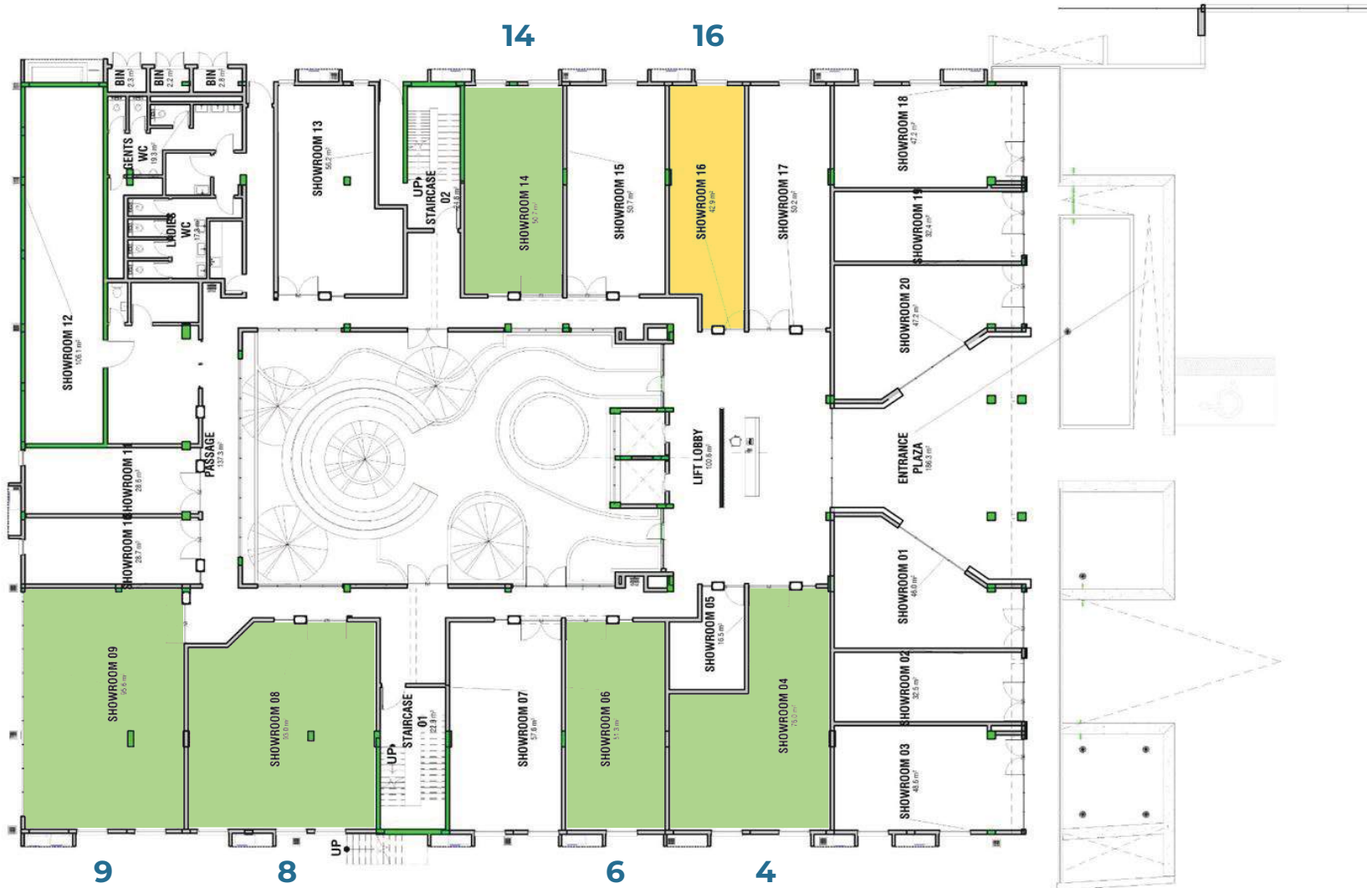


## OFFICE DELIVERY

- Walls rendered & painted white
- Ceiling off-shutter
- Screed on floor
- Provisions for Air con units in office (but not the unit) & reservations for outdoor positioning of units
- Electrical cable and Isolator Switch
- Fiber connection in office
- Access control device at entrance
- Cahier de Charges for signage and showroom facades



# GROUND FLOOR



- AVAILABLE
- RESERVED

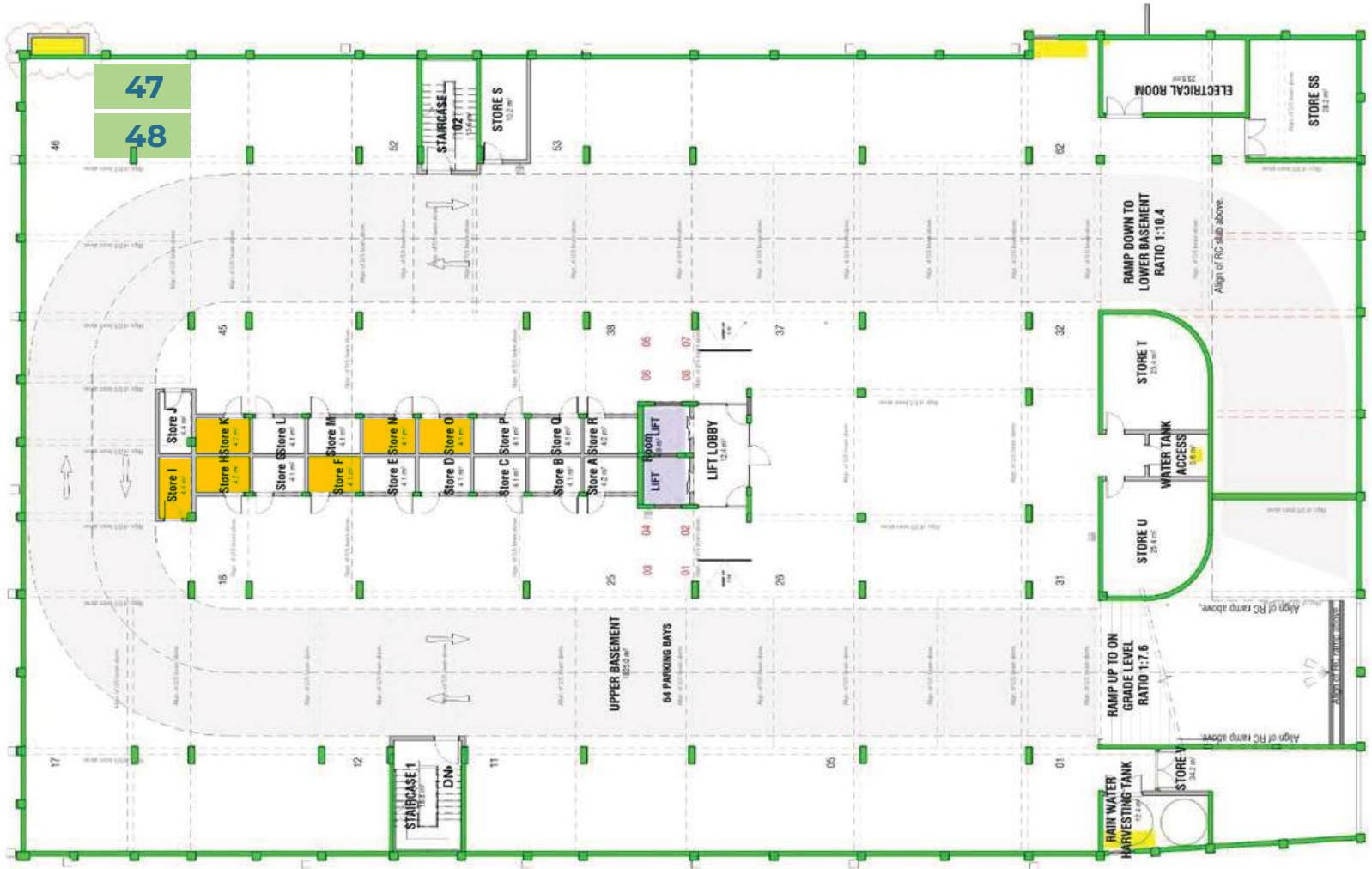


# SECOND FLOOR



- AVAILABLE
- RESERVED

# UPPER BASEMENT



- AVAILABLE PARKING
- AVAILABLE STORE



# LOWER BASEMENT



 AVAILABLE STORE



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