



VERDANT GARDEN

An oasis of serenity amidst the bustling city



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“Verdant Garden opens the door to an oasis of quality apartment living with all the city conveniences in the midst of a vast natural landscape.”



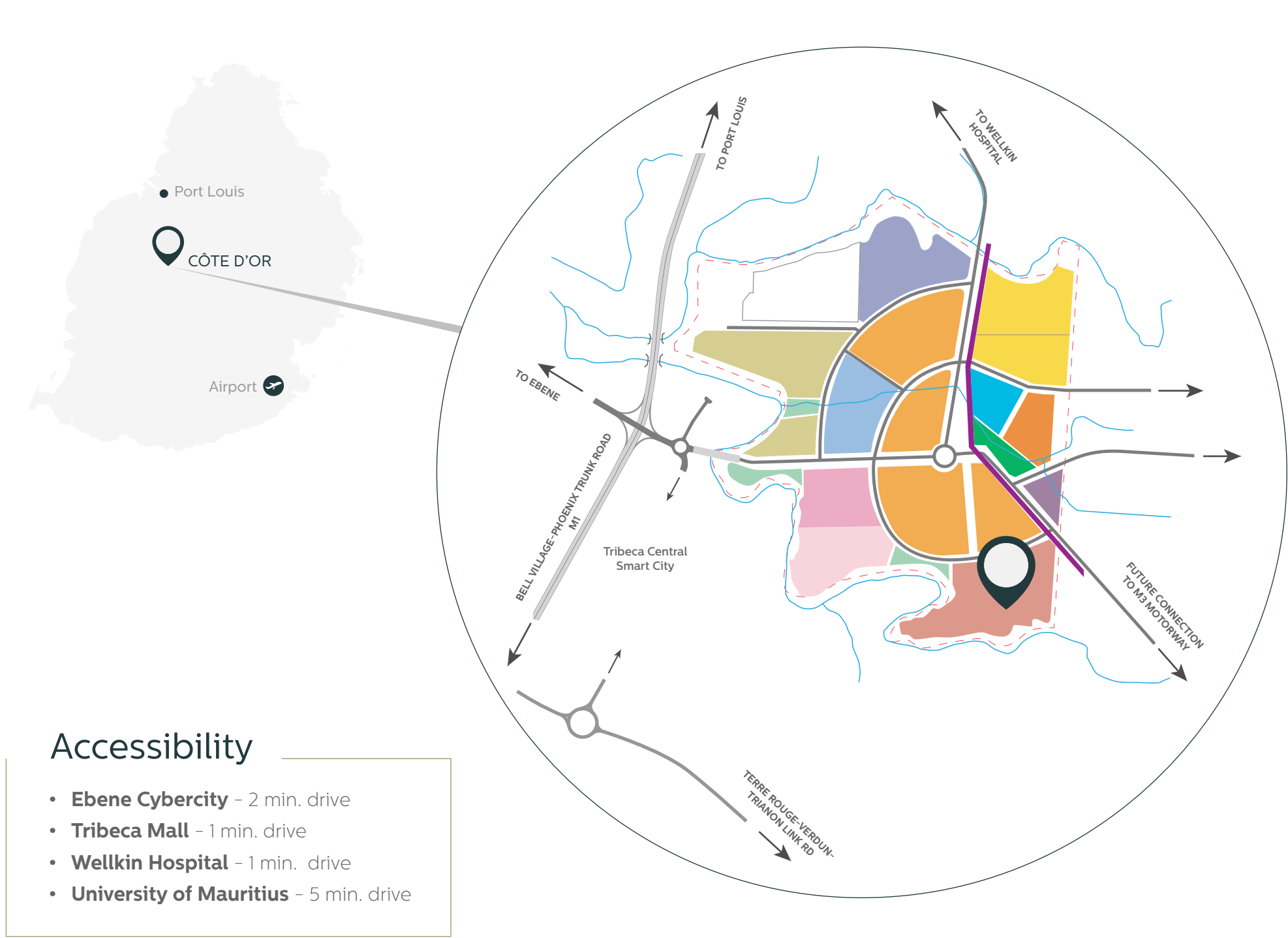
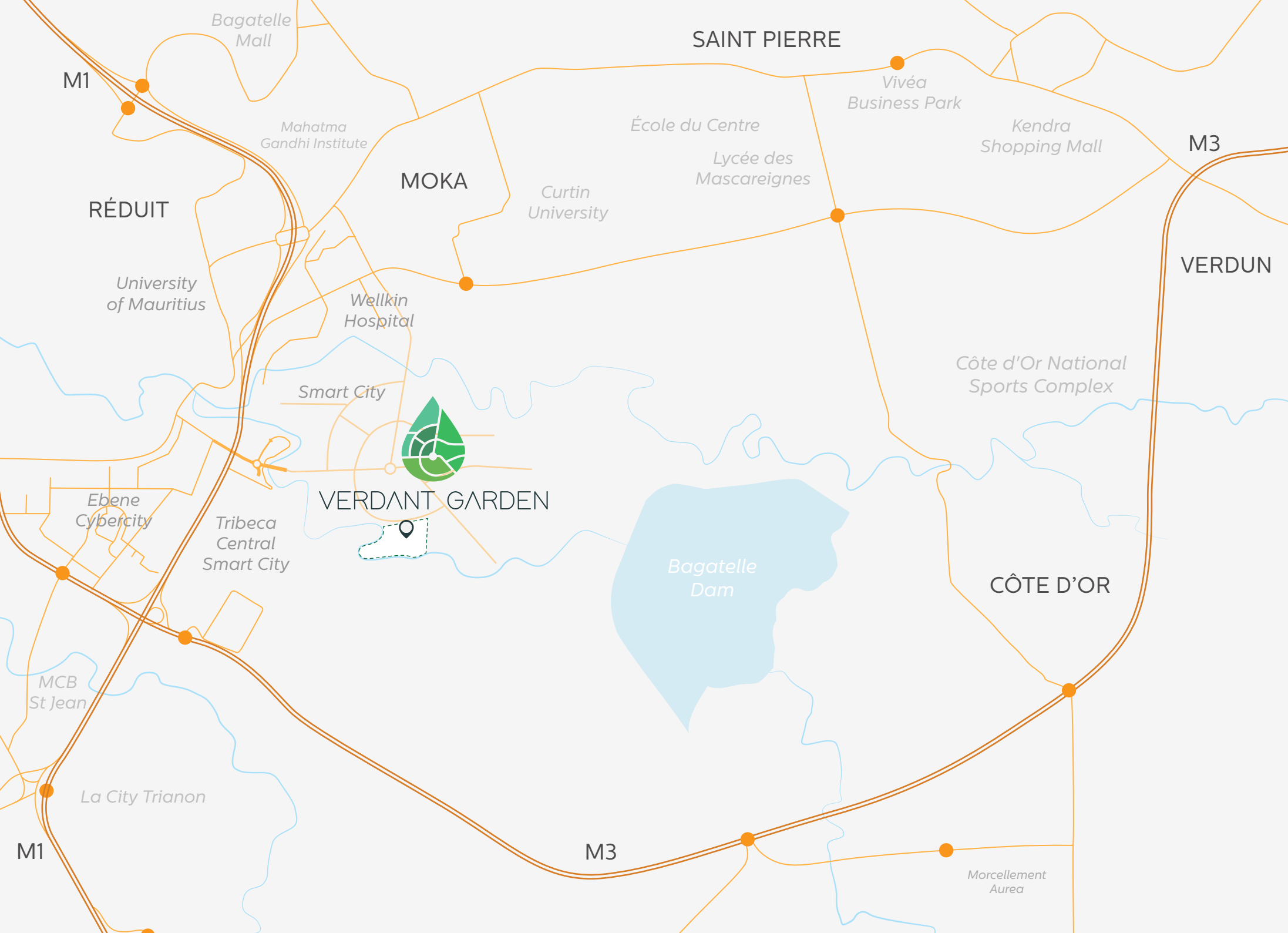
VERDANT GARDEN

Verdant Garden, an urban life close to nature

Verdant Garden embodies modern-day living with everything you need to work, play, socialise, relax and enjoy your best life in the green heart of Mauritius. We are bringing you the first phase, which consists of 156 apartments within two of the five buildings that will ultimately be constructed.

The development is situated in the north-western part of the smart city, in a lush environment along Terre Rouge River. Standing on its highest point at over 330m above sea level, they are optimally positioned to offer unobstructed views of the Moka Mountain Range and gorgeous surroundings.

Construction is scheduled to start in July 2022 with completion of this first phase anticipated in early 2024.





Bagatelle
Shopping Mall

University
of Mauritius

Wellkin
Hospital

MOKA

REDUIT

Ebene
Cybercity

Tribeca
Central
Smart City

Smart City

VERDANT GARDEN

Road M1

TERRE ROUGE-VERDUN-TRIANON LINK RD



Central and accessible location

Our residents will be treated to a desirable and attractive setting where they can make the most of their way of life close to nature and all daily essentials. Nestled in a lush environment along Terre Rouge River with the Minissy waterfall nearby, Verdant Garden boasts a central location that gives you an easy access to all parts of the island.

Your daily commute becomes a joyride with the bustling Ebene Cybercity, the emerging Moka Smart City and Tribeca Central Smart City, popular spots like Bagatelle Mall, Wellkin Hospital, the University of Mauritius and a variety of childcare, primary and secondary schools just a short drive away.

The Smart City will also offer large four-lane roads on the main boulevard, cycling and pedestrian paths, a metro station, a large 9,000m² public park and other facilities like offices, restaurants and retail outlets.



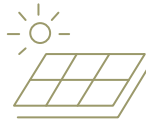
LEGEND

- 1 PHASE 1 BLOCK A (G+10)
- 2 PHASE 1 BLOCK B (G+10)
- 3 PHASE 2 BLOCK C (G+10)
- 4 PHASE 2 BLOCK D (G+10)
- 5 PHASE 2A BLOCK E (G+10)
- 6 PHASE 3 OFFICE BLOCK F (G+12)
- 7 PHASE 3 OFFICE BLOCK G (G+12)
- 8 PHASE 3D OFFICE BLOCK I (G+8)
- 9 PHASE 3D OFFICE BLOCK H (G+8)
- 10 PHASE 1 GYM
- 11 PHASE 1 CHANGEROOM & TOILET
- 12 PHASE 1 MULTIPURPOSE ROOM
- 13 PHASE 1 SWIMMING POOL
- 14 PHASE 1 CHILDREN POOL
- 15 PHASE 1 SAND DECK
- 16 PHASE 1 LOUNGE AREA
- 17 PHASE 1 RESTAURANT
- 18 PHASE 1 RECEPTION
- 19 PHASE 1 SAND DECK
- 20 PHASE 1 WELLNESS PARK
- 21 BBQ CORNER
- 22 CHILDREN'S PLAYGROUND

Convenient, sustainable living

Verdant Garden comprises a total of five apartment blocks, each with 78 one- to three-bedroom apartments, including two penthouses. Surface areas range from 59m² to 130m² and this fully gated 10 arpent property offers CCTV surveillance as well as 24-hour security and a card access system for the protection and safety of residents and their visitors.

The property makes your living more convenient by offering other amenities like a reception, two lifts, 136 basement and ground floor parking spaces (including 80 covered) and satellite TV connection for each block as well as a clubhouse with a swimming pool and a 5,000m² garden area.



Photovoltaic Panels



LED Lighting



Composting



Light Sensors



Rainwater Harvesting



Trash Chute



Clean, uncluttered exterior

The entire Verdant Garden development embraces a quintessential minimalist design to create a simple, uncluttered aesthetic accented by clean lines and creative landscaping. We have ensured that all the elements come together to deliver reliable building performance and beautiful design.

The buildings have been positioned to maximise natural ventilation and thermal comfort. Each apartment also has a private mountain-facing balcony that is a great place to relieve stress, grab some fresh air, soak up the sun and take in the amazing views.



A lively, family-friendly pool area

The sparkling 10m x 25m swimming pool with a designated children's area provides a favourite spot for the Verdant Garden community to have a splash, socialise, relax and unwind.

Residents will have access to a spacious clubhouse with a party hall for social gatherings, a fitness centre to stay in shape, a kids playground, a private lounge with complimentary Wi-Fi and a barbecue area as well as toilets and a changeroom.

A private garden in the centre of the complex and alongside Terre Rouge River, a managing agent (Syndic) office and concierge service will also be available to make your daily life easier and more enjoyable.



Comfort, relaxation and well-being

The well-appointed and desirable interiors feature a cleverly fitted and equipped kitchen with top-notch finishes and fixtures. All fittings and materials have been chosen to maximise ease of cleaning, maintenance and replacement.

The large floor-to-ceiling openings have been strategically placed in order to maximise natural ventilation into the living areas. They invite the sweeping mountain and nature views inside, with an abundance of lighting that makes for a very refreshing, airy and bright environment.



Great places to sleep and wake up

Each bedroom at Verdant Garden is a perfect reflection of comfort, elegance and good taste. All of them are carefully decorated in the same contemporary and minimalist style as the entire apartment.

These well-sized rooms with a cosy design and warm atmosphere are cocoons of calm and serenity where it feels good not just to sleep, but also to relax and forget the stress of daily life.

The luxurious surroundings also make waking up and going to sleep a dream.



Stylish and functional bathrooms

Our bathrooms exhibit a stylish and functional design with light and bright shades including crisp whites that work in harmony with the contemporary features.

From the flooring to the vanity, toilet seat, washbasin, faucet and shower, a hand-picked selection of cutting-edge decor items and accessories creates a seamless appearance throughout the entire space. Natural light also makes it look brighter and larger.

Every detail has been carefully thought out to bring a clean, welcoming look and feel.



1 Bedroom Apartment

1	Kitchen	4.9 m ²
2	Living Room	12.2 m ²
3	Dining Room	13.2 m ²
4	Master Bedroom	10.6 m ²
5	Master Bathroom	4.0 m ²
6	Laundry Room	2.0 m ²
7	Covered Terrace	3.1 m ²
Net Floor Area		50.0 m ²

GROSS FLOOR AREA 58.6 m²



2 Bedroom Apartment

1	Kitchen	8.2 m ²
2	Living Room	14.0 m ²
3	Dining Room	12.5 m ²
4	Common Corridor	4.5 m ²
5	Bedroom 1	9.6 m ²
6	Common Toilet	1.4 m ²
7	Bedroom 2	9.9 m ²
8	Common Bathroom	4.4 m ²
9	Laundry Room	1.1 m ²
10	Covered Terrace	10.3 m ²
11	Utility	2.5 m ²
Net Floor Area		78.4 m ²

GROSS FLOOR AREA 90 m²



3 Bedroom Apartment

1	Kitchen	14.7 m ²
2	Living Room	16.8 m ²
3	Dining Room	13.3 m ²
4	Common Corridor	7.1 m ²
5	Bedroom 1	11.1 m ²
6	Bedroom 2	10.4 m ²
7	Common Bathroom	4.4 m ²
8	Master Bedroom	13.4 m ²
9	Master Bathroom	4.4 m ²
10	Laundry Room	2.3 m ²
11	Covered Terrace	8.6 m ²
12	Utility	5.2 m ²
Net Floor Area		111.7 m ²

GROSS FLOOR AREA 130.4 m²



40
years of
industry experience



13
properties



90%
occupancy rate



Rs 3.5 bn
property assets



150,000 m²
built space



50
dedicated staff



About Nexteracom

Nexteracom has been an active contributor to the development of Mauritius for decades. Our team led by Chairman Michel Chan Sui Ko, with over 40 years of industry experience, has undertaken a number of projects from planning and design to delivery and beyond.

Our company currently oversees office and commercial space in the capital, Port Louis and has been providing businesses with high-quality space in the heart of Ebene Cybercity since 2008. We are the Promoter as well as the Marketing Agent for Avalon Golf Estate, a Premium Residential and Golf Development in the Bois Cheri Region.



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THE TEAM

Promoter:
Nexteracom Ltd

Project Manager:
Young and Associates Ltd

Architect:
Morphos Architects Ltd

3D & Graphics:
Three Motions Ltd

All information contained in this document has a solely indicative character.
The promoter reserves the right to amend any information provided herein without prior notice.



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