



MAURITIUS

INTERNATIONAL PROPERTY INVESTMENT

- New Filling Station Development -



**ENGEN SITE LOCATION
&
PROPERTY INFORMATION**



Grand Baie

Triolet

Goodlands

Tombeau Bay

Port Louis

Rivière du Rempart

Flic en Flac

Beau Bassin-Rose Hill

Engen Site

Quatre Bornes

Tamarin

Vacoas-Phoenix

Curepipe

Central Flacq

Le Morne

Black River Gorges National Park

Trou d'Eau Douce

Baie du Cap

Chemin Grenier

Rose Belle

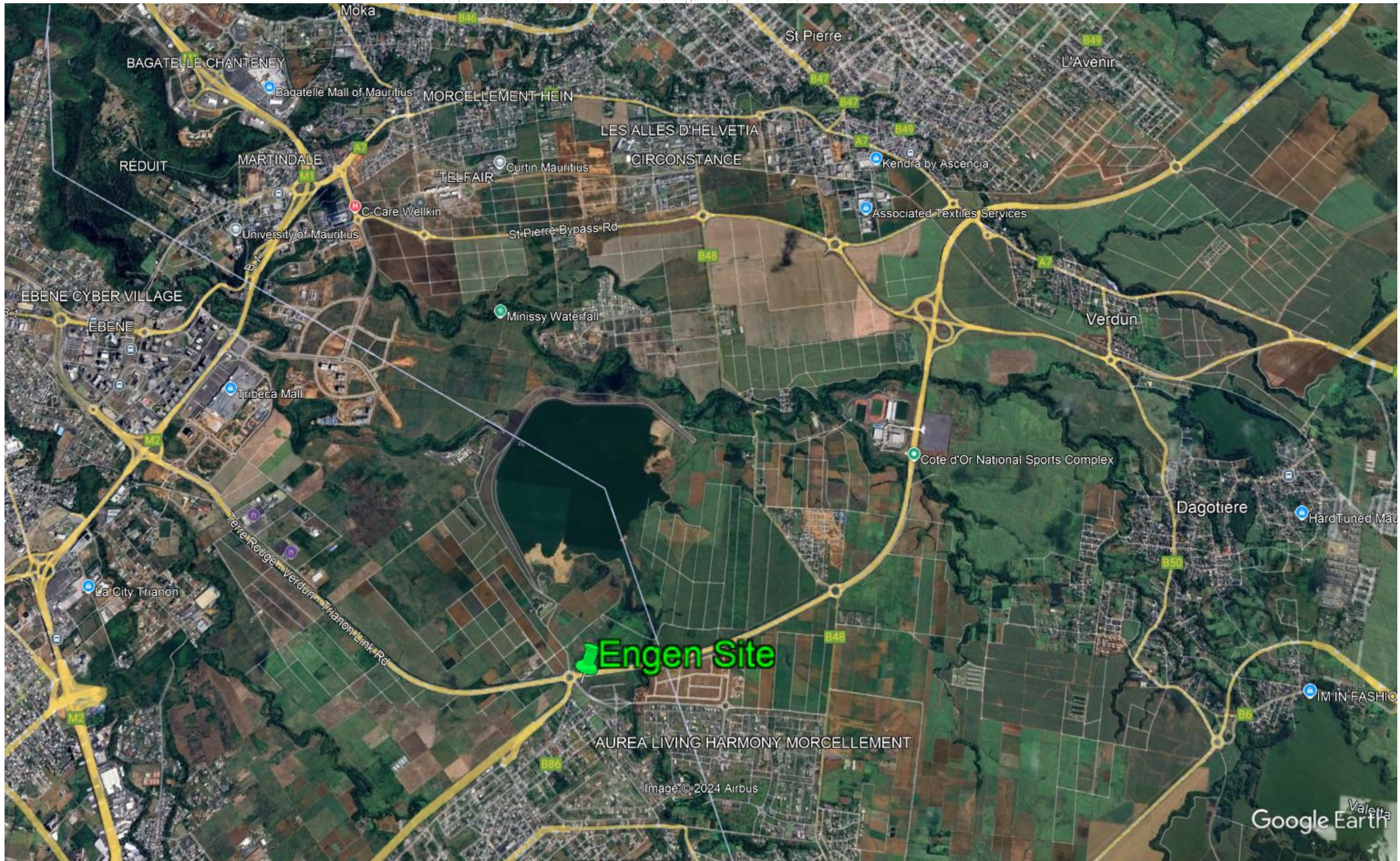
Airport

Rivière des Anguilles

Plaine Magnien

Sir Seewoosagur Ramgoolam International Airport

Data LDEO-Columbia, NSF, NOAA
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2024 Airbus



Three main motorways cover Mauritius, and these are the M1, M2, and M3 that are classified as freeways forking out to smaller secondary roads. The island is just 45 kilometres wide and 65 kilometres long. So with this road network, a trip across Mauritius from north to south can take just around three hours.

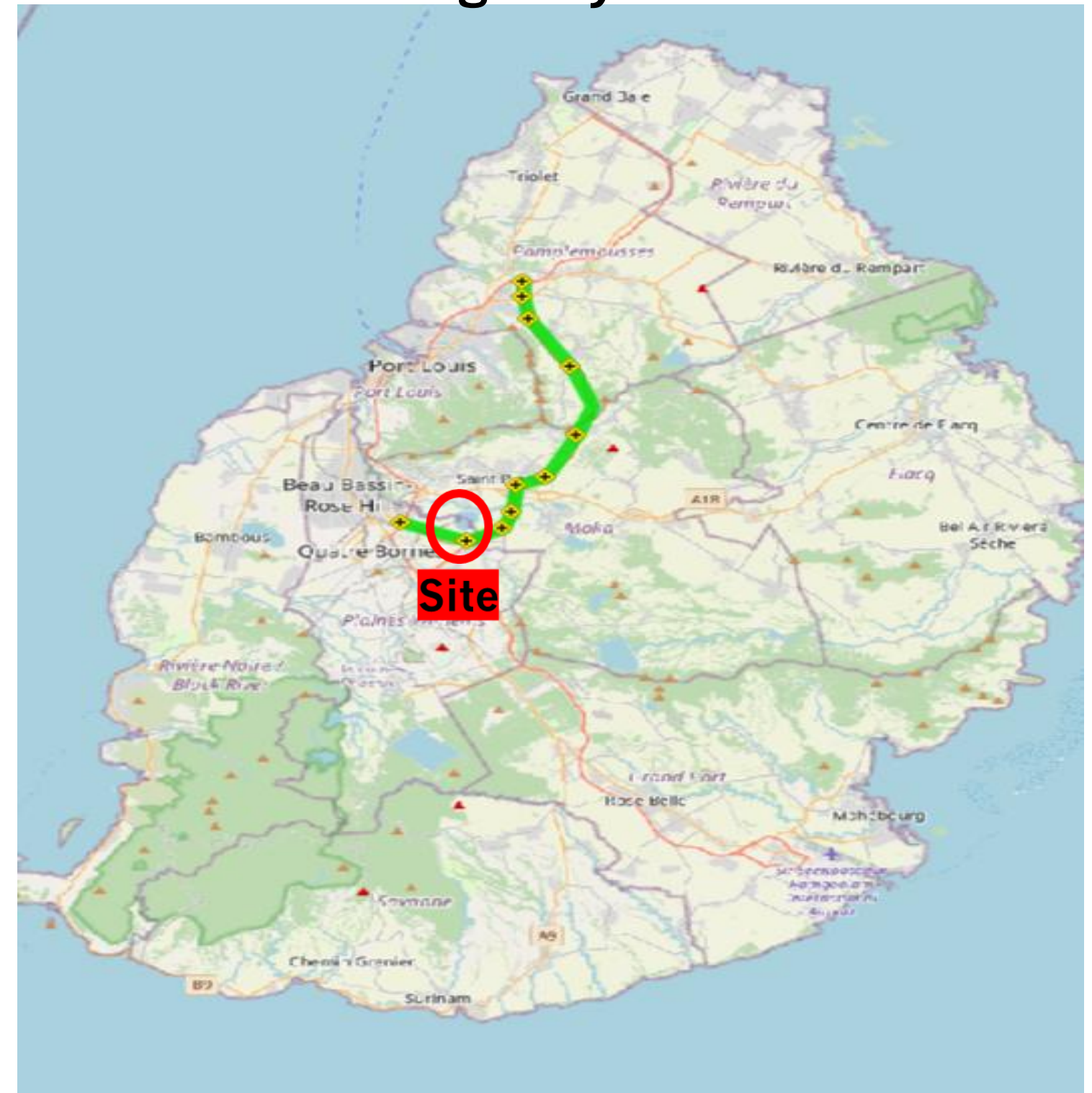
MAIN ROADS – M1 & M3

> Three main motorways cover Mauritius, and these are the M1, M2, and M3 that are classified as freeways forking out to smaller secondary roads.

M1 Highway

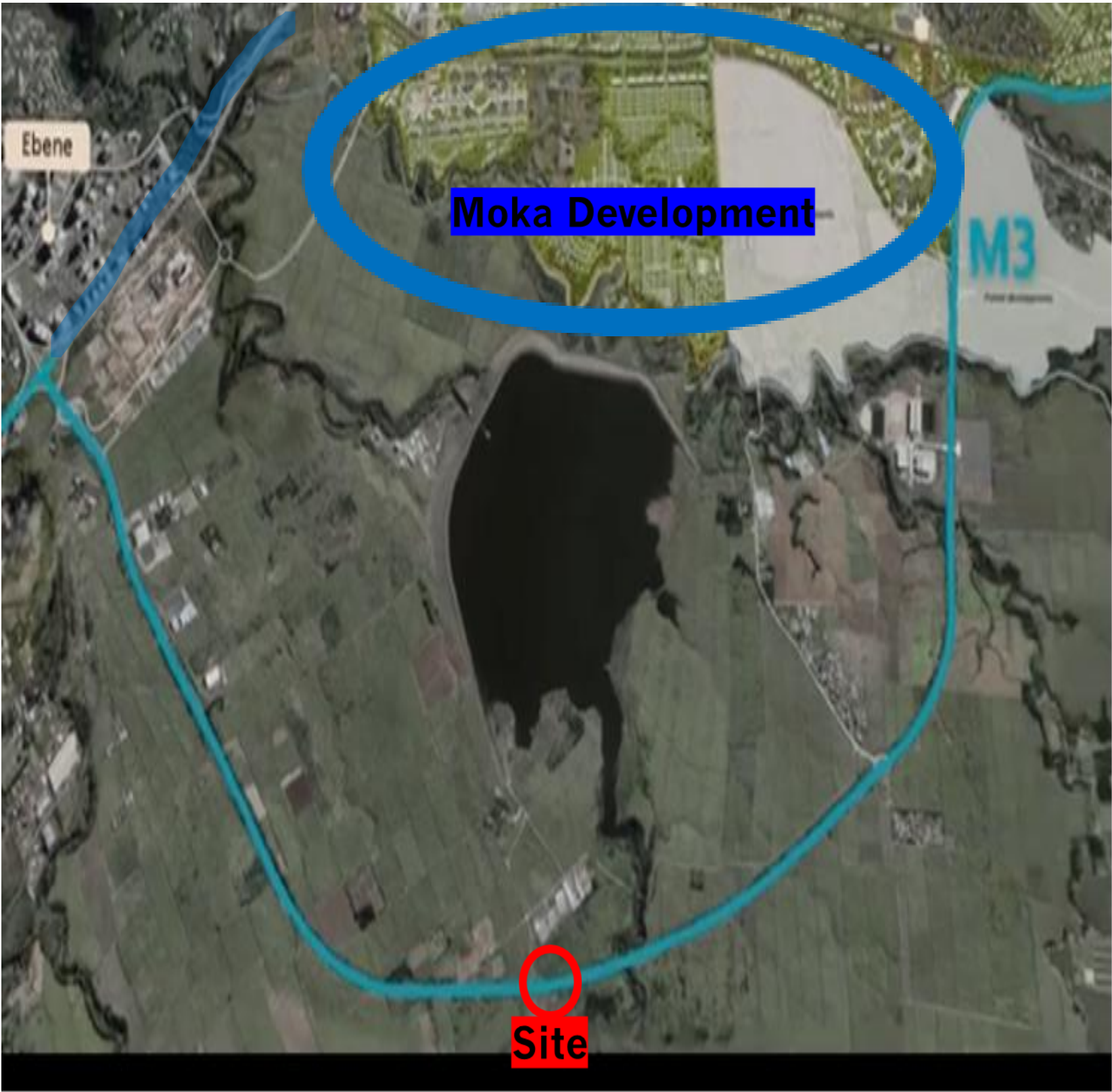


M3 Highway



MOKA DEVELOPMENT

M1 & M3



> https://youtu.be/M_thntgclk0

SIT PROPERTY DEVELOPMENT LTD

PROPOSED COMMERCIAL DEVELOPMENT AT COTE D'OR

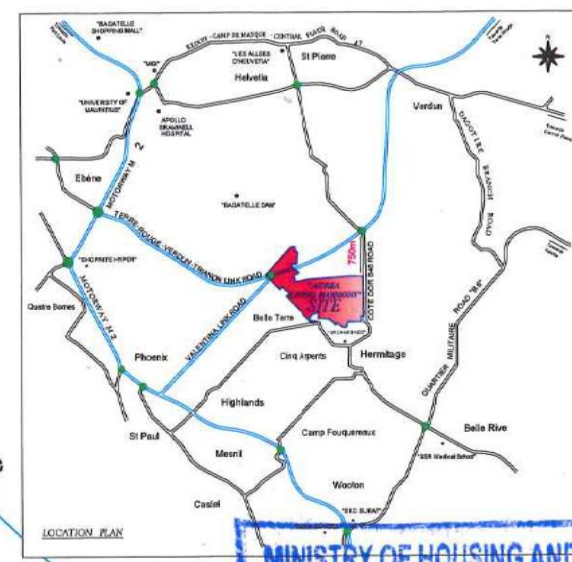
AUREA LIVING HARMONY

AS BUILT PLAN
MORCELLEMENT FOR COMMERCIAL PURPOSES AT COTE D'OR IN THE DISTRICTS OF PLAINE WILHEMS/MOKA.

Plot Com 1 of an extent of 50309.34m² as approved through Morcellement Permit MHL/M/15524 dated 13 May 2015 forms part of Morcellement Named AUREA LIVING HARMONY. AUREA LIVING HARMONY has been implemented over a portion of land of an extent of 115Ha4661.41m² (273A56P) belonging to SIT Property Development Ltd as per title deed registered and transcribed in volume 7895/16. The total parceling of 50309.34m²(45667.59m² + 4641.75m²(River Res)) is being requested under approved Land Conversion Permit No.3559 for a total extent of 115Ha4661.41m² (273A56P). The commercial plots (C1-C13), the proposed common roads, the road reserves, footpaths and strips of land left for services form together a plot of land of an extent of 50309.34m².

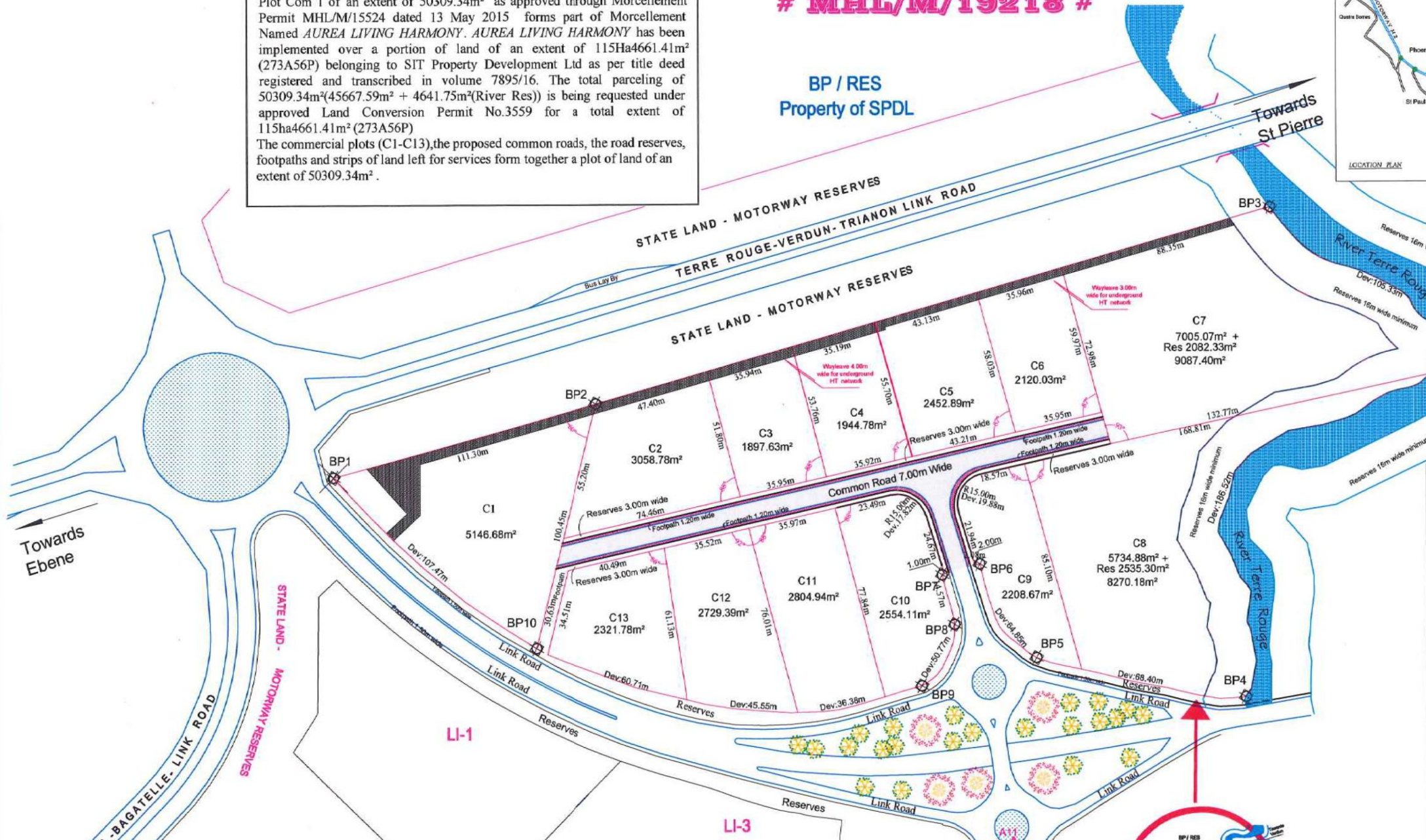
AS BUILT PLAN
MHL/M/19218

BP / RES
 Property of SPDL



MINISTRY OF HOUSING AND LAND USE PLANNING
MORCELLEMENT PERMIT
 Permit issued as per conditions in letter
 M/19218
 Dated 05 April 2023
 [Signature]
 Approving Officer

Plot	Area Excluding Reserves (m ²)	Area Reserves (m ²)	Total Area (M ²)	Usage
C1	5146.68		5146.68	COM
C2	3058.78		3058.78	COM
C3	1897.63		1897.63	COM
C4	1944.78		1944.78	COM
C5	2452.89		2452.89	COM
C6	2120.03		2120.03	COM
C7	7005.07	2082.33	9087.40	COM
C8	5734.88	2535.30	8270.18	COM
C9	2208.67		2208.67	COM
C10	2554.11		2554.11	COM
C11	2804.94		2804.94	COM
C12	2729.39		2729.39	COM
C13	2321.78		2321.78	COM



Site Details		
Location	COTE D'OR / HIGHLANDS	
District	MOKA / PLAINE WILHEMS	
Owner	SIT Property Development Ltd	
Title Deed	TV 7895/16	
Morc. Name	AUREA LIVING HARMONY	
Morc. Permit	MHL/M/15524	
EIA Licence	ENV/DOE/EIA/1505	
Registered LS	99/99051953	
Land Surveyor	Sachin Dev Sautchurn	
Date Report	07.12.2015	
PCR	16698/2015	
Control Network Report Registration No:	CP / 85 / 000003	
Site		
Plot	Pin	Extent
Com 1	1734580358	50309.34 m ²

LAND USE TABLE				
TYPE	NO OF PLOTS	EXTENT (m ²)	EXTENT (ha)	Land Use
COMMERCIAL PLOTS (PLOTS C1-C13)	13	4607.25	11.03	92.02
ROAD/ROAD RESERVE/FOOTPATHS AND STRIP OF LAND LEFT FOR SERVICES		3712.8	0.98	7.38
TOTAL EXTENT		8320.05	11.07	100.00

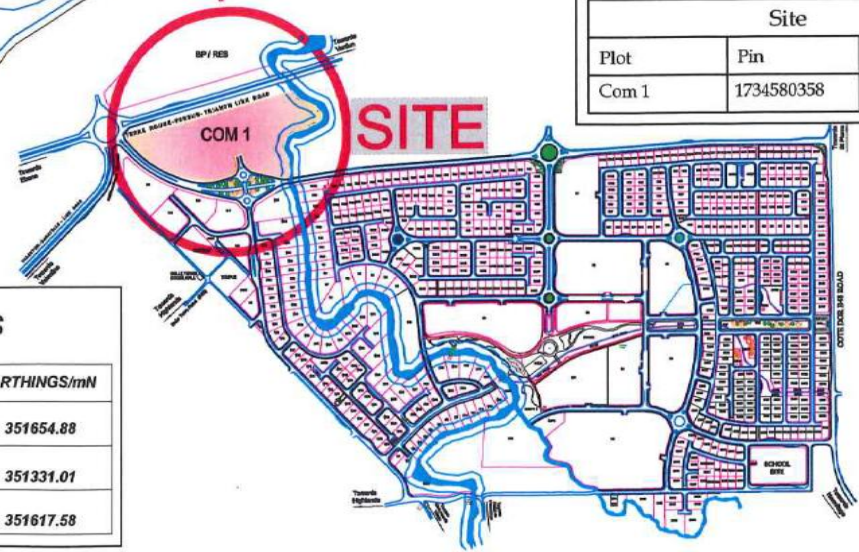
General Notes:
 Revision Notes:
PROPOSED COMMERCIAL DEVELOPMENT COTE D'OR
 Owner: SIT Property Development Ltd
 Job: Layout Plan Com 1

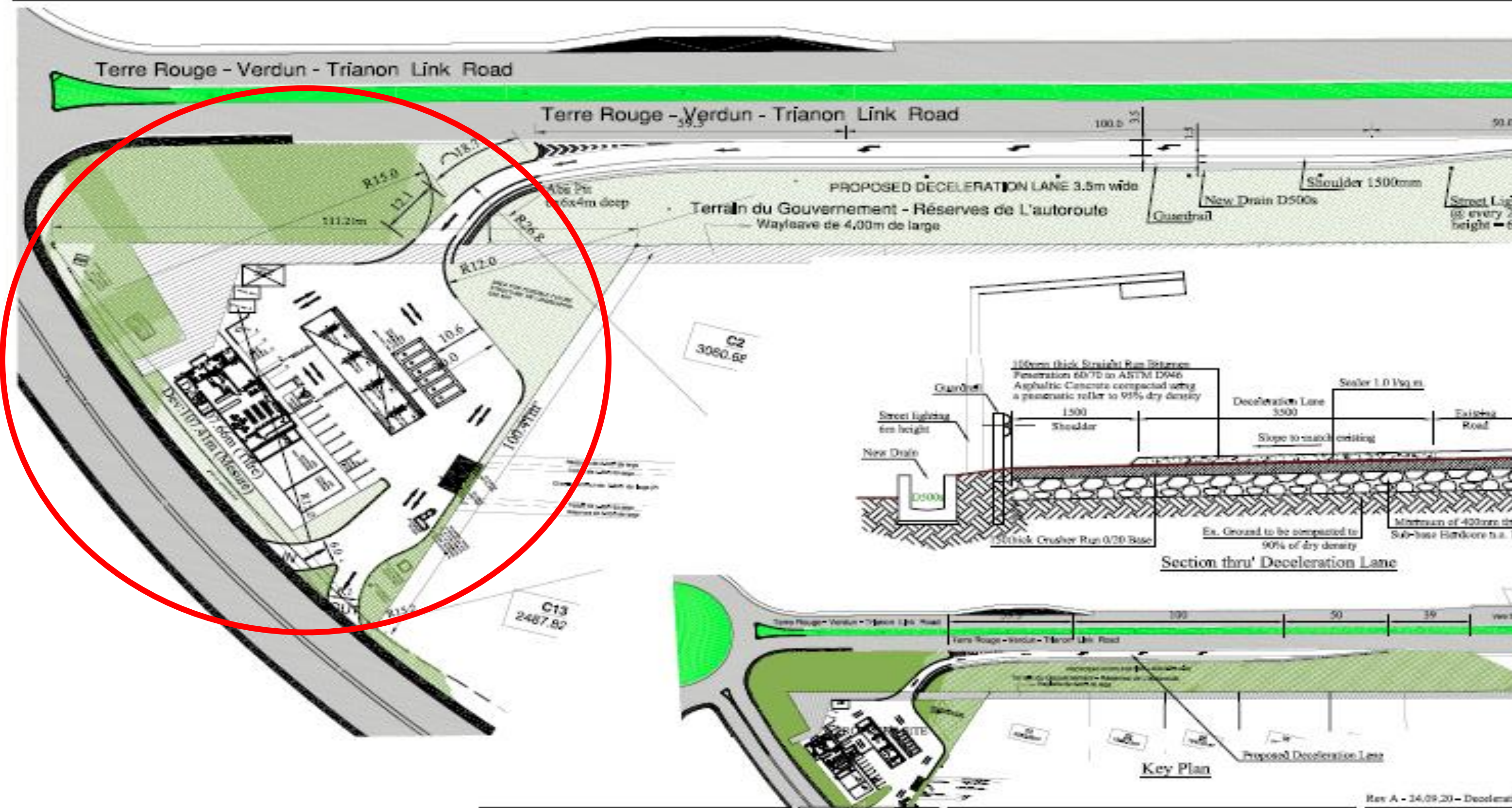


SACHIN DEV SAUTCHURN
 Sworn Land Surveyor
 For & On behalf of SIT Property Development Ltd

Boundary Points GPS Coordinates - LGM 2012			
Point	Eastings/ mE	Northings/ mN	
BP1	245720.98	351764.35	
BP2	245828.29	351793.53	
BP3	246103.74	351870.92	
BP4	246093.29	351675.77	
BP5	246007.85	351691.68	
BP6	245984.87	351729.14	
BP7	245969.38	351724.84	
BP8	245974.44	351705.05	
BP9	245961.07	351680.70	
BP10	245803.52	351696.23	

CONTROL POINTS			
STATION	DESCRIPTION	EASTINGS/mE	NORTHINGS/mN
STN A6	Iron peg cast in concrete	246330.82	351654.88
STN A10	Iron peg cast in concrete	246033.40	351331.01
STN A11	Iron peg cast in concrete	245998.52	351617.58





- Notes**
1. This drawing shall be read in conjunction with all relevant drawings
 2. Concrete strength shall be of Class 25/30 generally & 30/37 for all exterior members.
 3. Lap length shall be 30 times bar diameter
 4. Cover to reinforcement shall be 50mm to foundations, 25mm to slab, 30mm to beams & columns.

Drawn	KP
Checked	ADW
Passed	ADW
Scale	1:1000 - A3
Date	21 Nov 2019

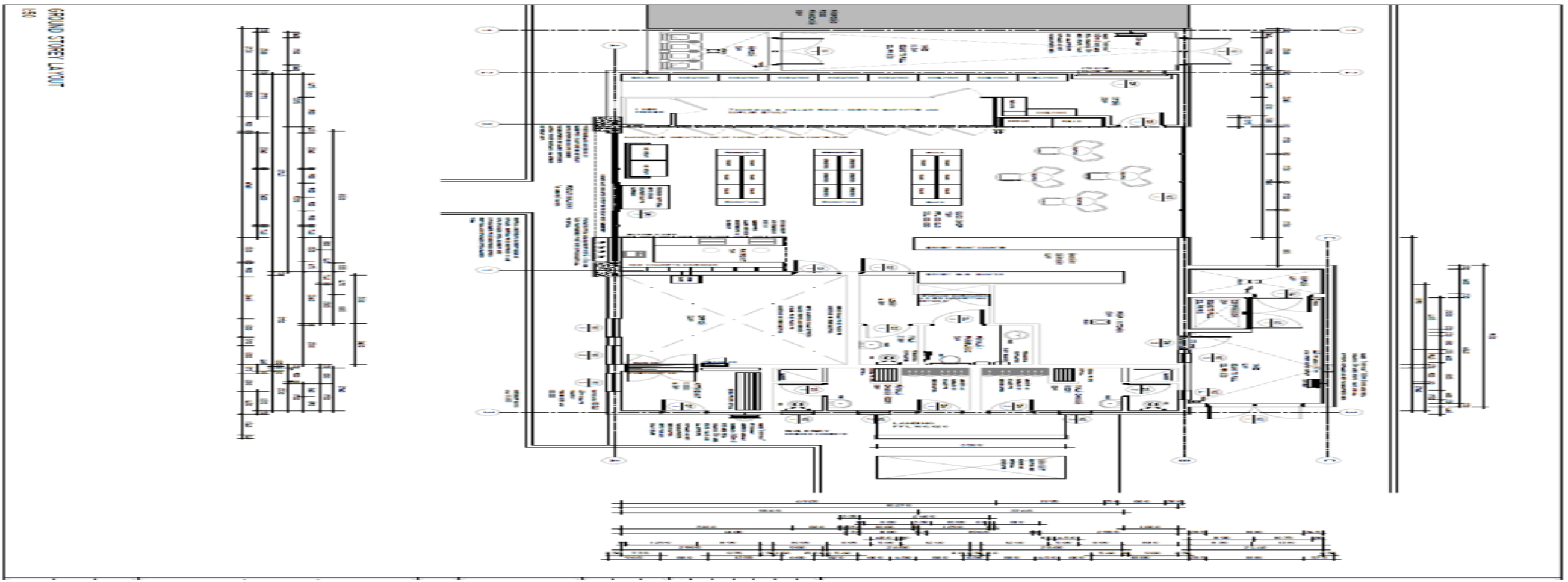
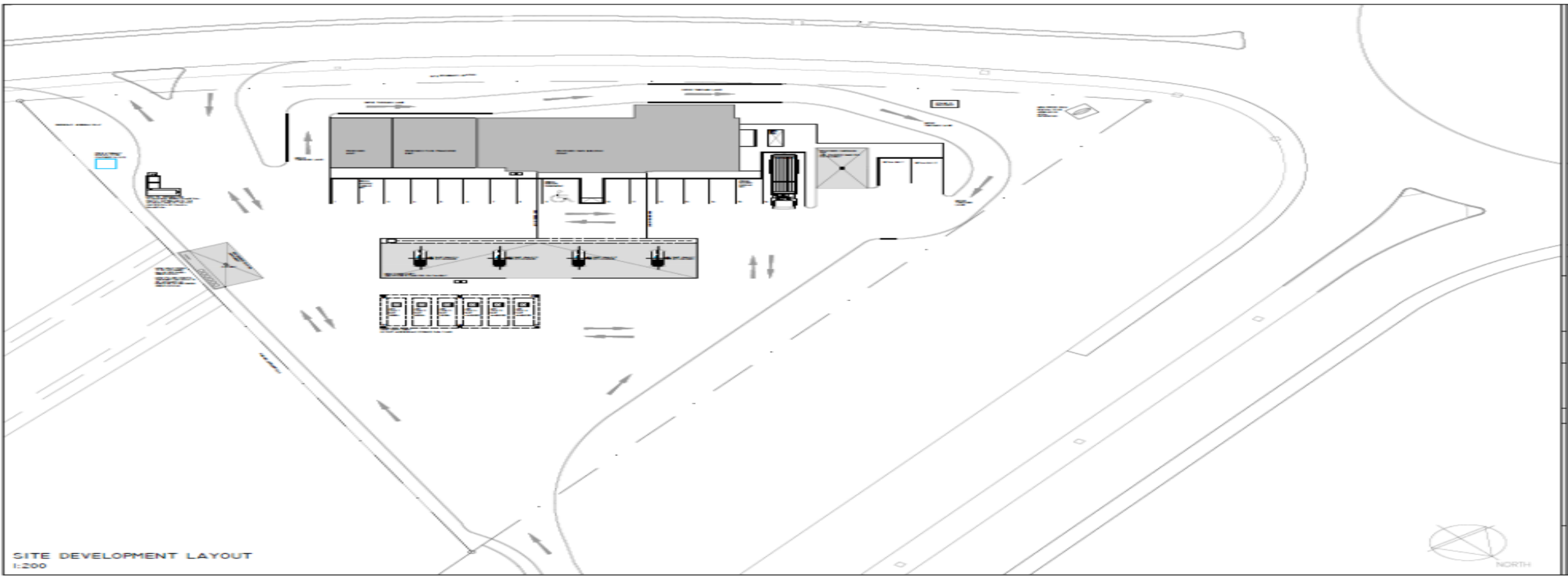
Project PROPOSED FILLING STATION AT VERDUN	
Component Type Site Plan	Level

Rev A - 24.09.20 - Deceleration

Daniel Wong C
Consulting Engineer
5, 59 Charles Lane
Tel: 014-0157, 0157
VAT No. 941154212

Code
0000/01/Site

Alain Daniel V
B.Sc (Hons), D.I.S (Loughbor)
M.I.C.E (U.K), M.I.Aust.E.C.P.







INVESTMENT OFFERING

INVESTMENT INFORMATION

ENGEN FILLING STATION

PROPERTY INVESTMENT

PROJECTED RETURN/YIELD

Rental yield: 9% p.a.

Investment amount: TBD

International Investment Structure
(Available - To be discussed)

An aerial photograph of a tropical island. The island features a prominent, dark, rocky mountain peak on the left side, surrounded by lush green vegetation. The island is surrounded by a large, shallow lagoon with vibrant turquoise water, transitioning to deeper blue as it meets the open ocean. The sky is a clear, bright blue with a few scattered white clouds. The overall scene is a stunning natural landscape.

MORE INFORMATION

+ 27 82 373 5884

hendrik@mainreef.net