



the junction

BUSINESS HUB



## THE JUNCTION



THE JUNCTION BUSINESS HUB IS A MODERN BUSINESS FACILITY STRATEGICALLY LOCATED IN THE NORTH OF MAURITIUS. THE SPACE AT THE JUNCTION IS GENEROUS. THE ATMOSPHERE IS RELAXED, THE AIR IS CLEAN AND THE TREES STAND TALL.

*Office Space  
Block B*

*Restaurant  
& Terrace*

*Office Space  
Block A*

*Office Space  
Block C*



# DESIGN & ARCHITECTURE

THE ARCHITECTURE OF THE JUNCTION IS MODERN.  
THE DESIGN IS SPECIFICALLY INTENDED FOR  
TROPICAL CLIMATES.



ATTENTION TO DETAIL IS METICULOUS, FOR  
INSTANCE THE LOW WINDOW OPENINGS ALLOW FOR  
NATURAL LIGHT TO ENTER THE BUILDINGS AND  
LARGE ENTRANCES PROVIDE AMPLE VENTILATION.

*Office Space  
Block A*

*Inner Courtyard*

*Office Space  
Block B*



*The Junction  
Classrooms*





## THE CONCEPT

THE DESIGNERS AND ARCHITECTS HAVE TAKEN GREAT CARE TO INCORPORATE THE JUNCTION WITHIN AN EXISTING ORCHARD THEREBY CREATING A 'GREEN OFFICE' ENVIRONMENT.



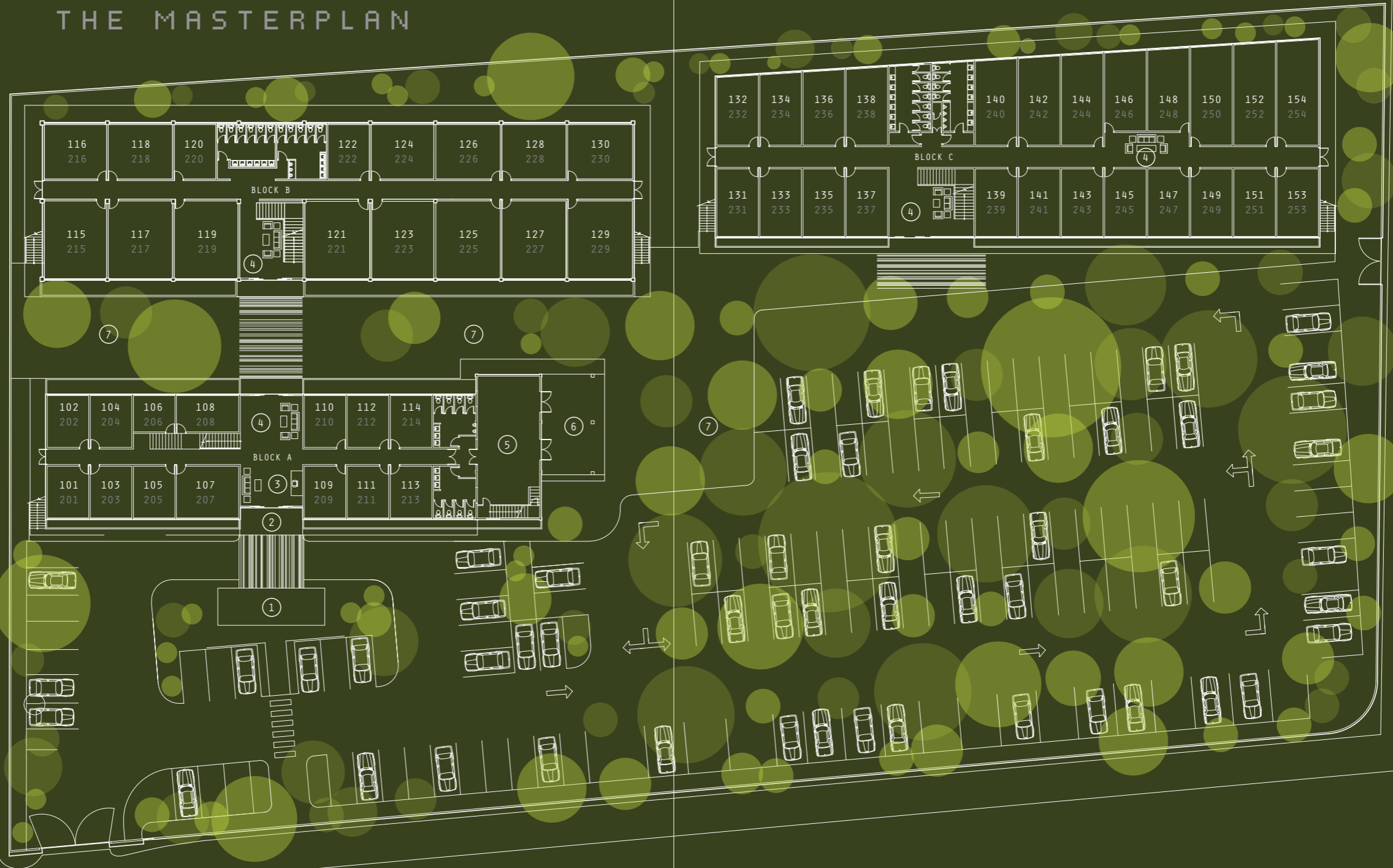
RECYCLED MATERIALS SUCH AS CONCRETE, WOOD AND VERY OLD STONES ARE USED THROUGHOUT THE BUILDINGS.



RAIN WATER FROM THE FLAT ROOF TOPS IS USED IN THE BATHROOMS AND FOR IRRIGATION PURPOSES.



# THE MASTERPLAN

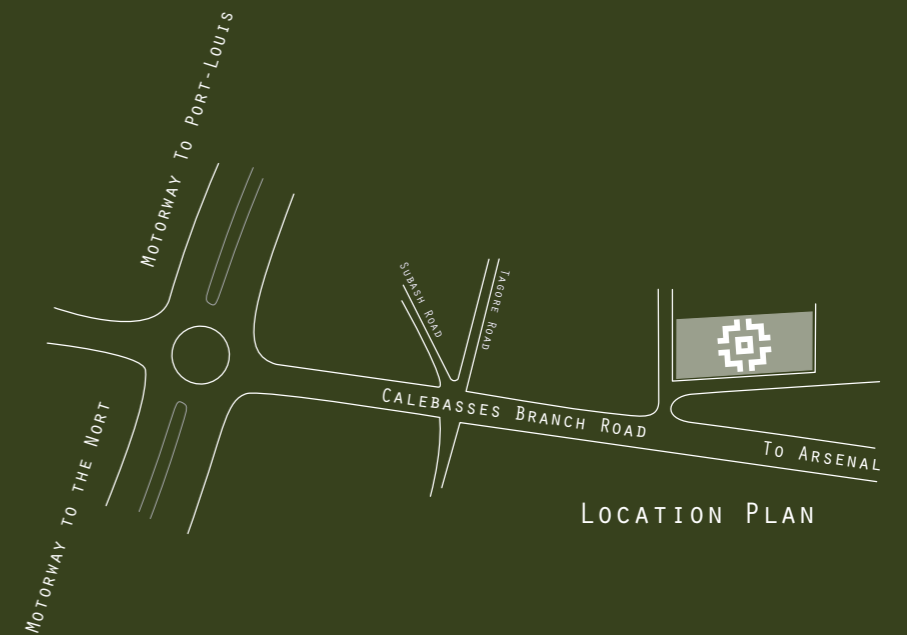


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- ⑤ RESTAURANT
  - ⑥ TERRACE
  - ⑦ INNER COURTYARD



LOCATION PLAN

Calebasses Branch Road

## THE ENVIRONMENT



THE JUNCTION BUSINESS HUB IS LOCATED AT CALEBASSES, 500 METERS FROM THE NORTHERN MOTORWAY (M2), MIDWAY BETWEEN GRAND BAIE AND PORT-LOUIS.



THE NEW 'EBENE-VERDUN-TERRE ROUGE ROAD' WILL MAKE THE JUNCTION A REAL HUB CLOSE TO MOST MAJOR BUSINESS LOCATIONS IN MAURITIUS.





## WHY THE JUNCTION ?

INVESTING AT THE JUNCTION IS A GOOD MOVE.

AS AN INVESTOR YOU WILL BENEFIT FROM EXCEPTIONAL RETURN ON INVESTMENT IN TERMS OF GROWTH AND REVENUES DERIVED FROM RENTAL INCOMES.

THE TEAM AT THE JUNCTION OFFERS A MANAGEMENT PLAN THAT PROVIDES COMPLETE PEACE OF MIND FOR INVESTORS. THE PLAN COVERS ALL COMMUNICATION WITH TENANTS AS WELL AS OFFICE MAINTENANCE.



AS AN ENTREPRENEUR YOU WILL BENEFIT FROM AFFORDABLE OFFICE SPACE WITH THE ADVANTAGES OF A HIGH TECH BUSINESS PARK. OUR TEAM WILL ALSO PROVIDE FINANCE OPTIONS FOR ALL NEW OFFICES.

MAKE THE CHANGE AND COME TO WORK AT THE JUNCTION WITH A SMILE ON YOUR FACE EVERY DAY.

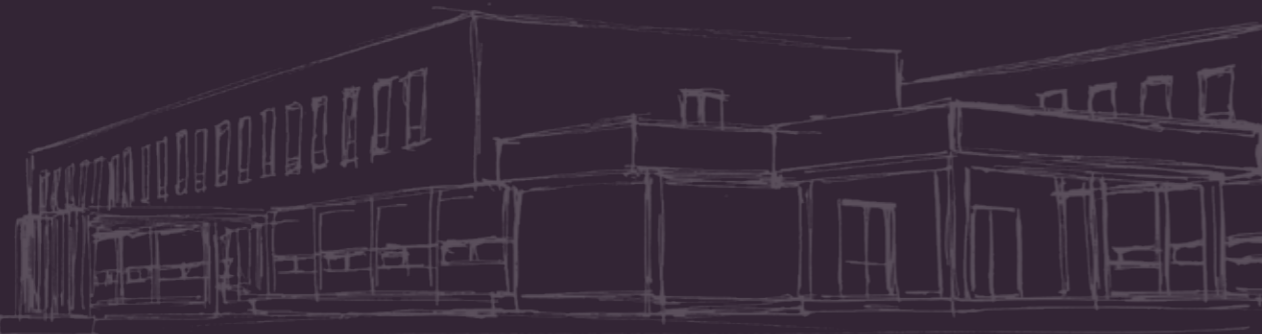
## THE AMENITIES



- RESTAURANT
- MEETING ROOMS
- WAITING AREAS
- LOUNGE AREAS
- RECEPTION
- GREEN TERRACES
- LOBBIES AND VERANDAS
- 120 PARKING SPACES
- VISITORS PARKING
- CONTROLLED ACCESS
- 24 HOUR SECURITY
- OUTDOOR LIGHTS
- AIR CONDITIONED OFFICES
- INDIVIDUAL OFFICES PROVIDED WITH ELECTRICITY, ADSL / WIFI AND ISDN TELEPHONE CONNECTIONS
- FIBREOPTICS AVAILABLE
- STAND-BY GENERATORS
- CLEANING AND MAINTENANCE SERVICES
- CAR WASH FACILITIES

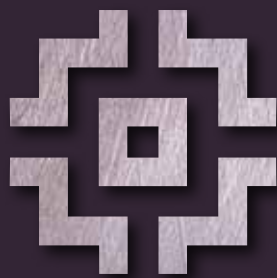
*From the orchard  
Office space block 5*

*The restaurant  
& terrace*



*Re Inception  
Callesse*





## THE JUNCTION BUSINESS HUB

SECURE YOUR OFFICE TODAY AND RELAX.

CALL US ON 243 7575.

THE JUNCTION BUSINESS HUB  
CALEBASSES BRANCH ROAD,  
CALEBASSES, MAURITIUS  
TEL : + 230 243 7575  
FAX : + 230 243 7321  
EMAIL : [INFO@THEJUNCTION.MU](mailto:INFO@THEJUNCTION.MU)

[WWW.THEJUNCTION.MU](http://WWW.THEJUNCTION.MU)