

EEBENE  
JUNCTION



# Welcome

Ebene Junction is a modern Business Hub strategically located in Ebene. The concept is different from anything currently available in Ebene offering full ownership to clients as well as plenty of parking spaces.

This modern business facility offers small affordable units to entrepreneurs and investors in a business hub environment where social interaction and networking is facilitated.

Business becomes a pleasure !

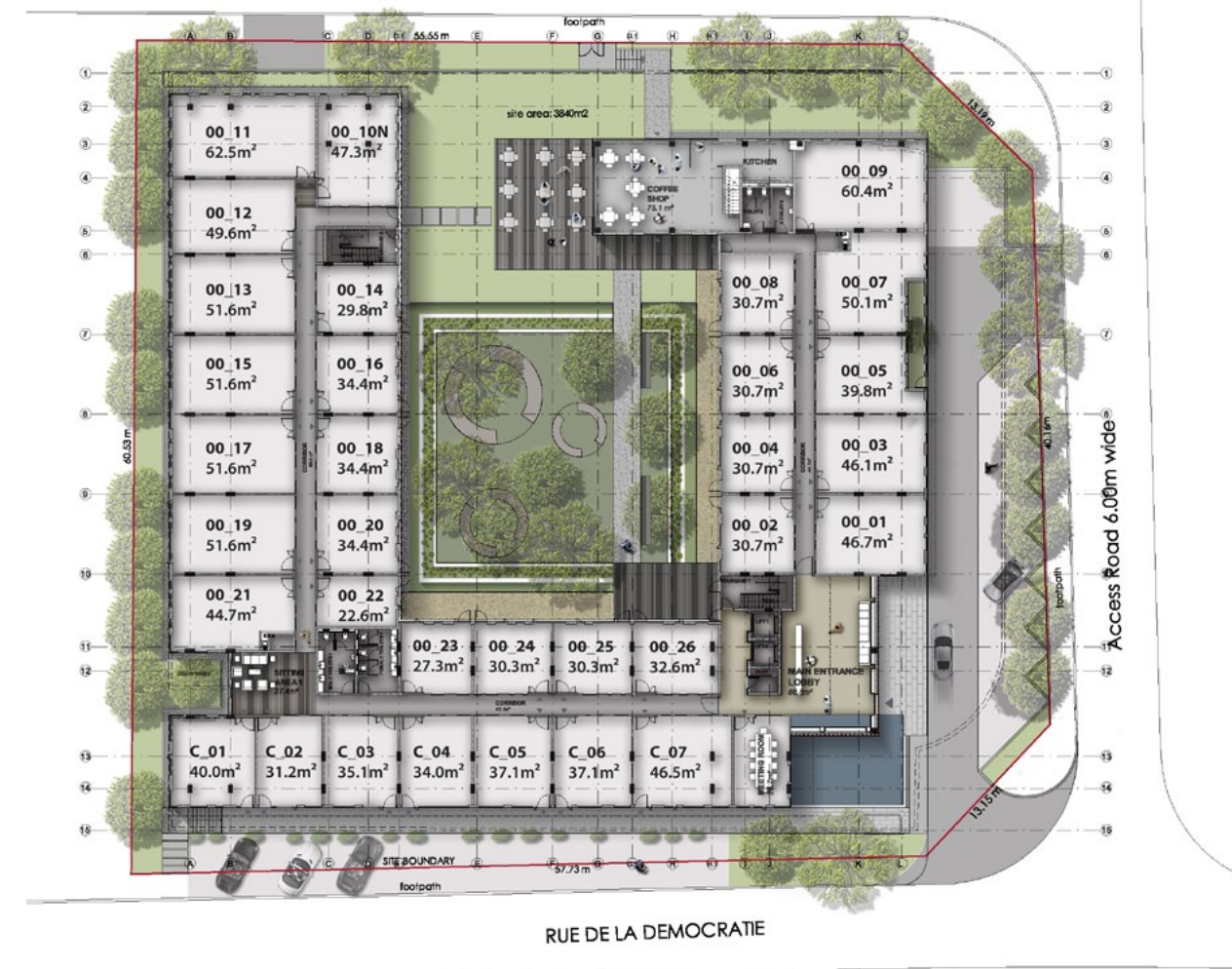




# G - Floor

Business is about people and Ebene Junction is designed to facilitate human interaction, encourage communication and present clients with a real alternative mode of doing business.

The architecture is modern and great care has been taken in designing an efficient green building offering natural lighting, ample ventilation and panoramic views.

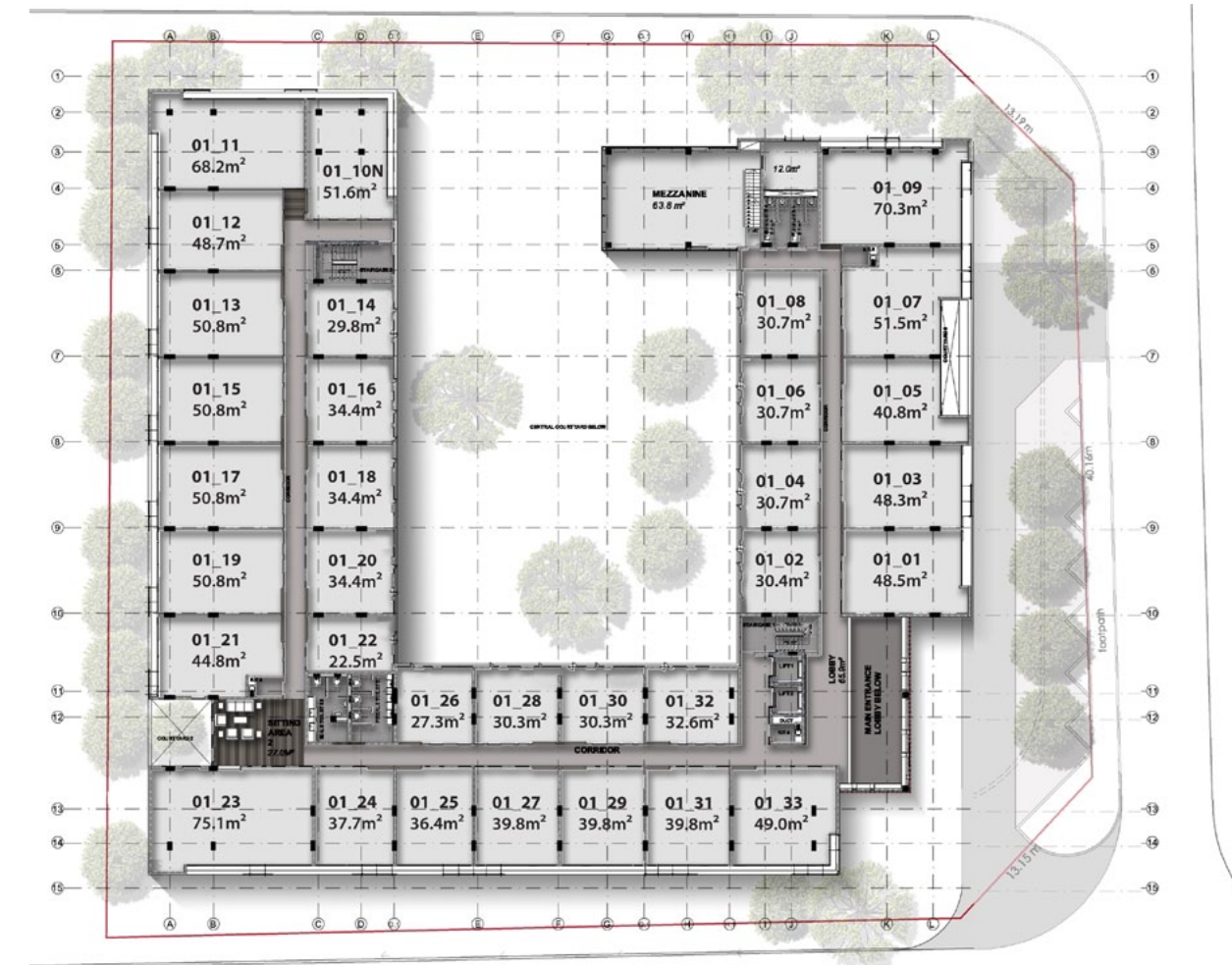


All Offices in m<sup>2</sup>

# 1st Floor

Ebene Junction is located on freehold land in the heart of Ebene offering easy access from Port-Louis, Moka, Reduit, Phoenix, Quatre-Bornes, Beau-Bassin and Rose-Hill.

Designed to meet the demand of entrepreneurs and professionals looking for small yet versatile office spaces, Ebene Junction presents itself as a superb investment opportunity.



All Offices in m<sup>2</sup>



# 2<sup>nd</sup> Floor

Buy an office and fit it out to your individual taste or choose one of our "turnkey" solutions.

When buying an office at Ebene Junction you become the full owner of private office space and the co-owner of all common areas.



All Offices in m²

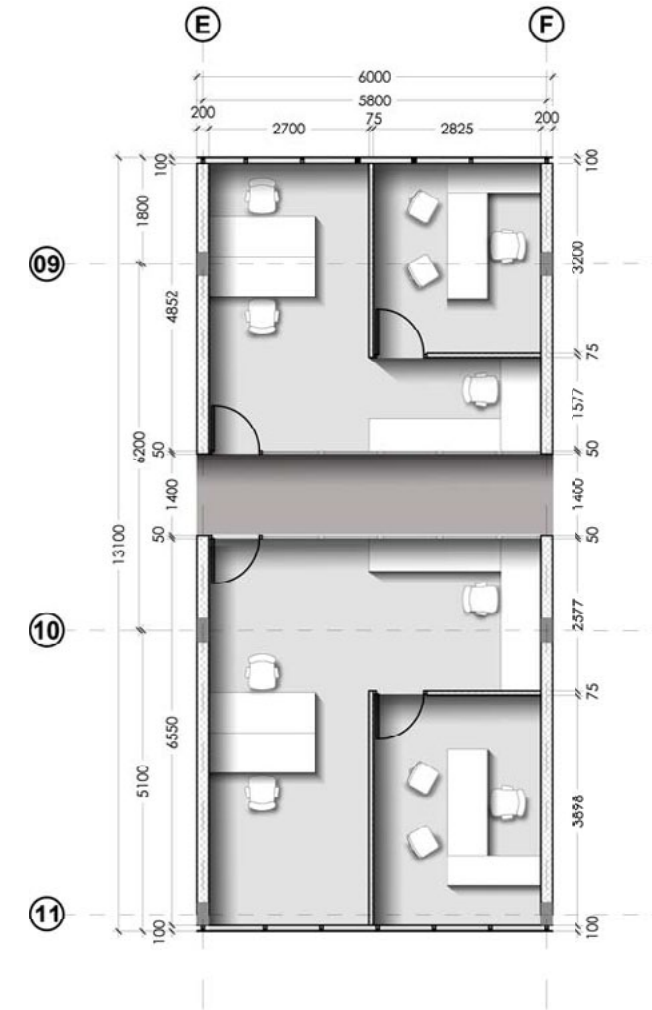
# 3<sup>rd</sup> Floor

As an investor you benefit from exceptional Return on Investment in terms of growth and revenues derived from rental income. The team at Ebene 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.



All Offices in m²



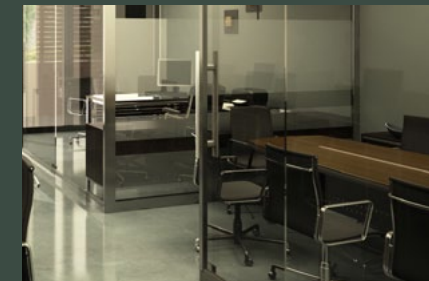


TYPICAL OFFICE LAYOUT

# Office layout option

As an entrepreneur you benefit from affordable office space with all the advantages of a high tech business park. Our team facilitates finance options for all new offices.

Make the change and come to work at Ebene Junction with a smile on your face every day.





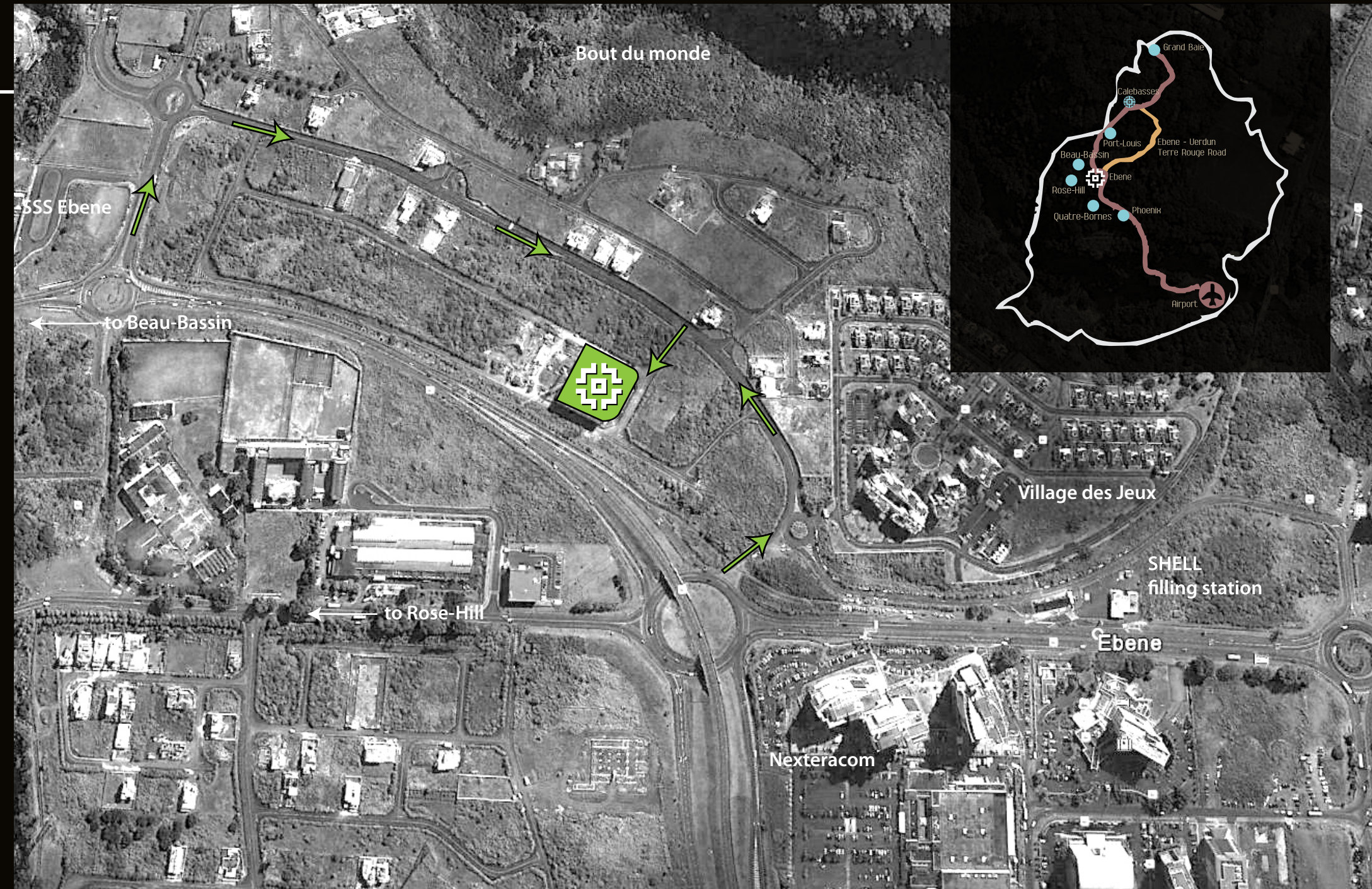


# Brief

- 112 Offices
- Over 200 parking spaces
- Individual offices provided with air conditioning units, electricity, telephone and internet points (up to fiber connectivity).

# Amenities

- Controlled access
- 24 hours security
- Common reception
- Lounge areas
- Courtyard
- Restaurant
- Meeting room
- Stand-by generator
- Cleaning and Maintenance services
- Car washing facilities
- Visitors parking







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