



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.

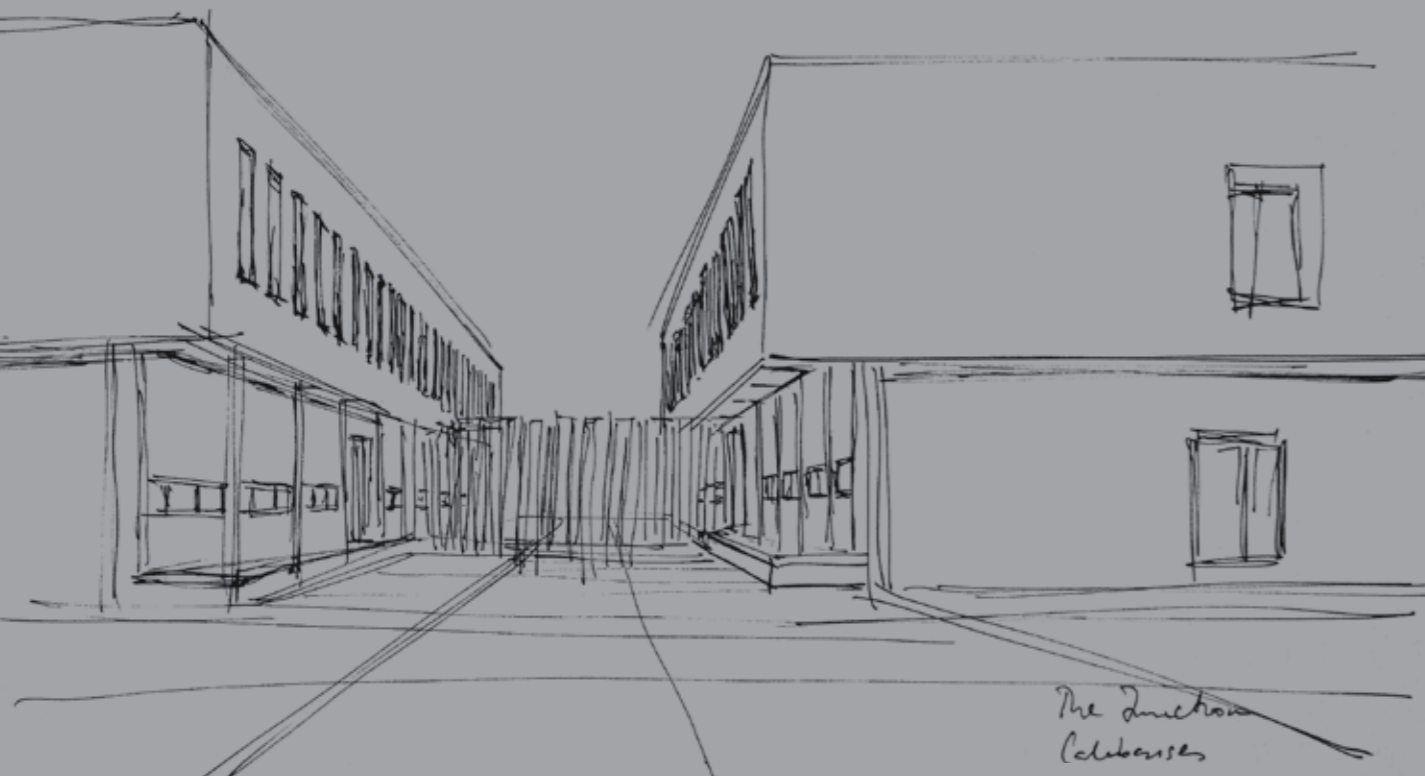


DESIGN & ARCHITECTURE

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.



*The Junction
Colleges*





THE CONCEPT

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

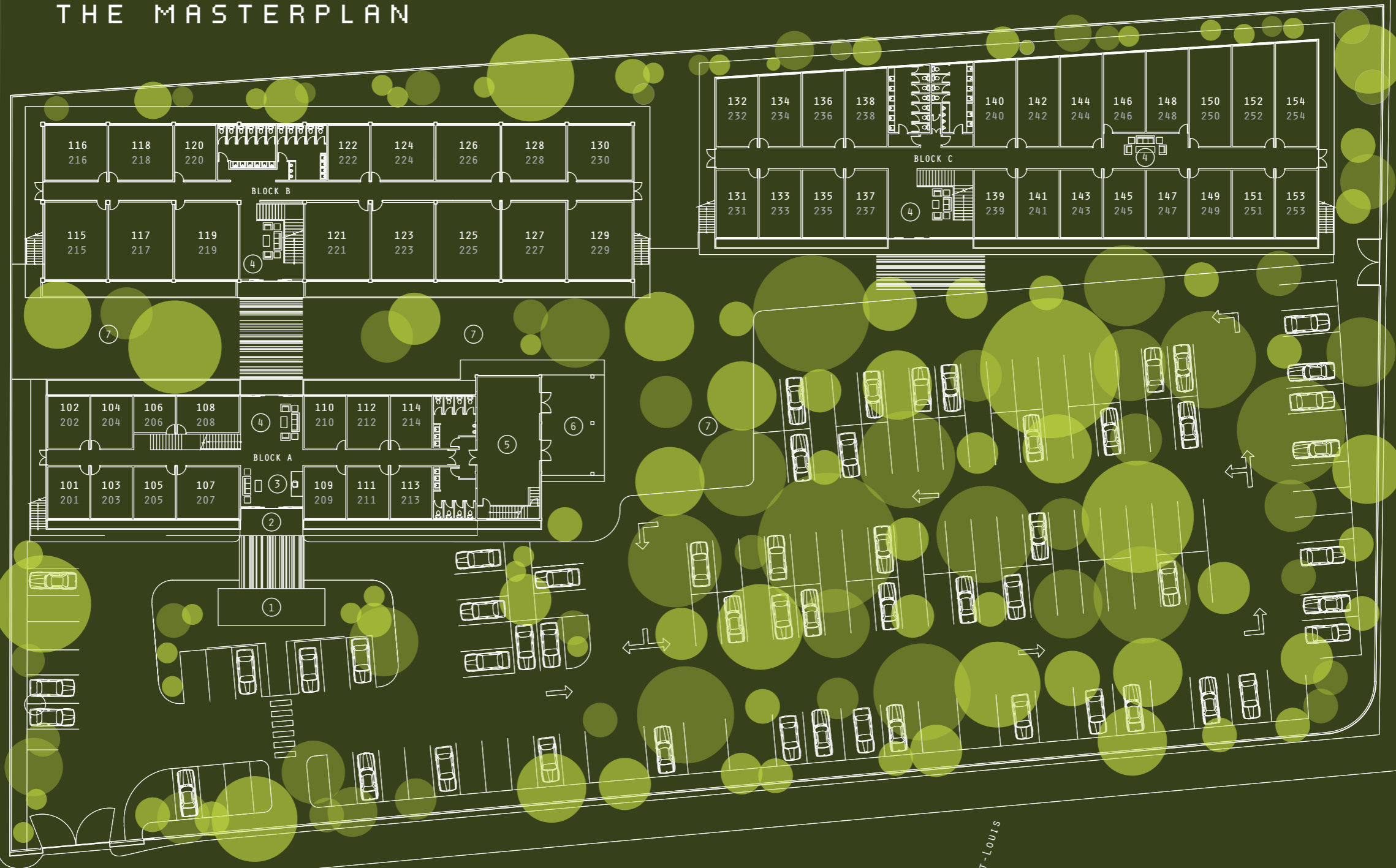


RECYCLED MATERIALS SUCH AS CONCRETE, WOOD AND OLD STONES ARE USED THROUGHOUT THE BUILDINGS.

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



THE MASTERPLAN

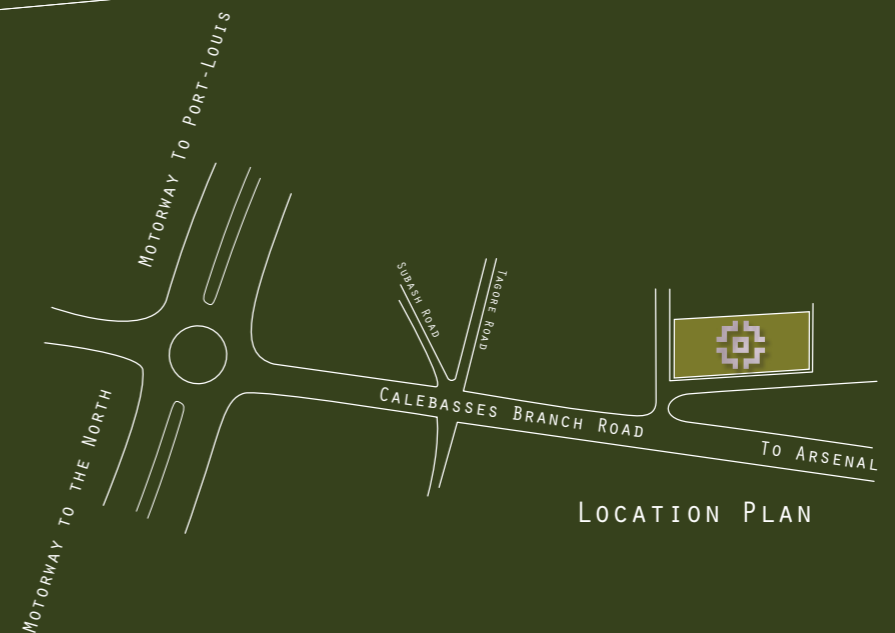


INDEX :

GROUND FLOOR - SUITES 101 TO 154

FIRST FLOOR - SUITES 201 TO 254

- | | |
|-----------------|-------------------|
| ① WATER FEATURE | ⑤ RESTAURANT |
| ② MAIN ENTRANCE | ⑥ TERRACE |
| ③ RECEPTION | ⑦ INNER COURTYARD |
| ④ WAITING AREAS | |



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 ?

WATCH YOUR INVESTMENT GROW!

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 ALL 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.

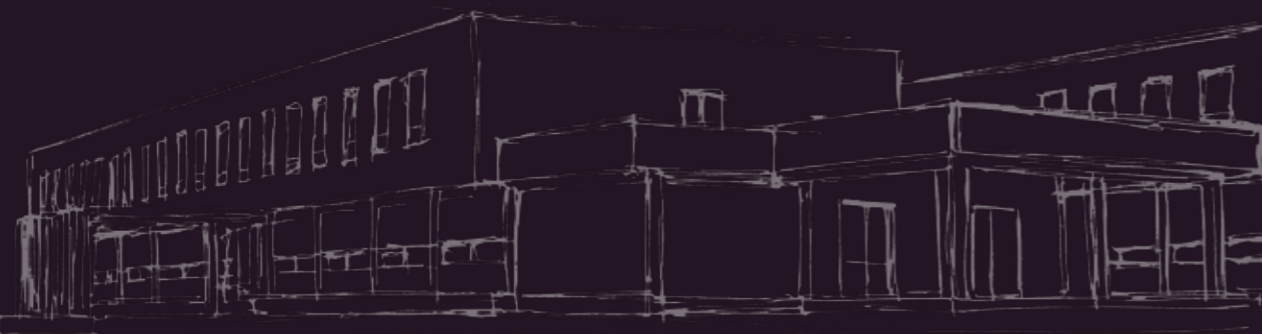
THE AMENITIES

- CAFETERIA
- 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 AND ISDN TELEPHONE CONNECTIONS
- FIBROPTICS AVAILABLE
- STAND-BY GENERATORS
- CLEANING AND MAINTENANCE SERVICES
- CAR WASH FACILITIES



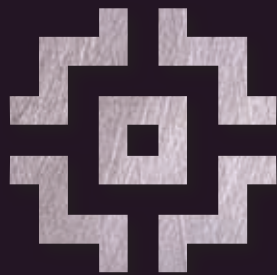
*from the school
office space back to*

*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
TEL : +230 243 7575
FAX : +230 243 7321
EMAIL : INFO@THEJUNCTION.MU

WWW.THEJUNCTION.MU