



*the  
vibrant  
heart  
of the  
city*



**Telfair**



# Tel- fair,

A city centre open to endless possibilities, where the future is taking shape, where life thrives.

# Moka Smart City

## The perfect balance...

Between the environment, the infrastructure and the inhabitants. Three components that complement each other in perfect harmony !

## Its ambition

To sustainably improve the quality of life and experience of its residents and daily users.



## City Smarting

A flexible improvement process that is continuously adapted to technological advances and critical mass. This is the guiding principle of Moka's growth!

## An integrated urbanisation for the benefit of its people

- + Sustainable city
- + Citizen-centric city
- + Leisure city
- + City of opportunities
- + City of possibilities

“

The whole is greater than the sum of its parts. With its modern, sustainable and connected urban planning, its dynamic lifestyle and its proximity to the future sports centre and Moka Park, Telfair is setting new standards of living.

– Samuel de Gersigny, General Manager, Moka Smart City

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# Telfair,

## The vibrant heart of Moka

### Living together in harmony.

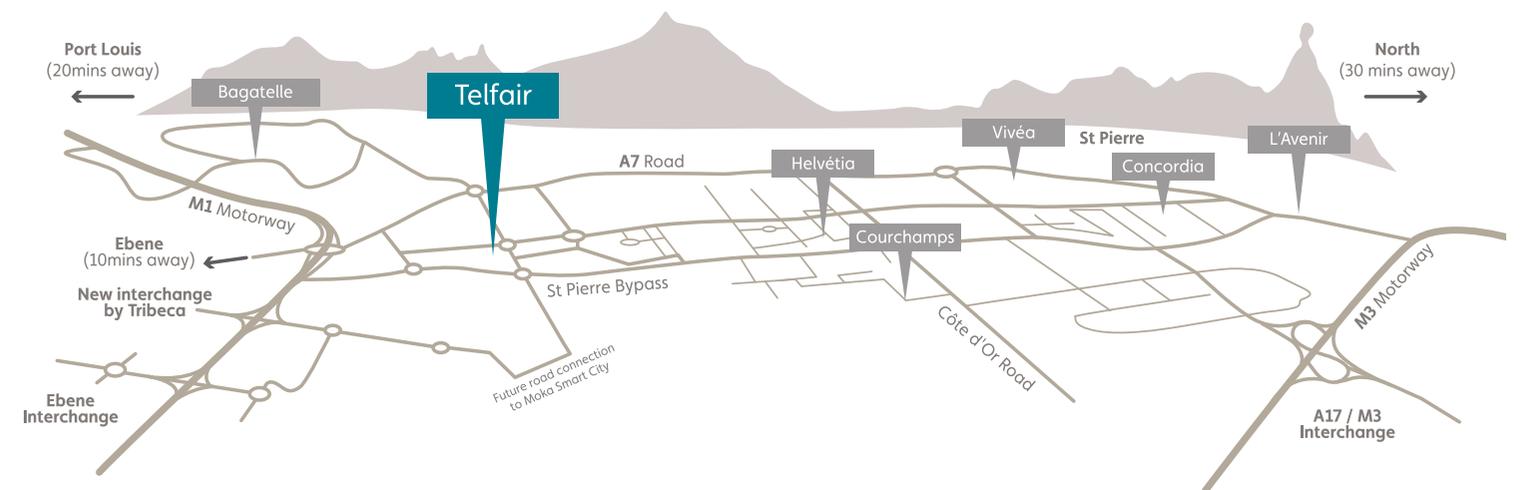
Telfair is designed as a modern and sustainable city centre that places people, their needs and well-being, at the heart of its development.

### Reshaping tomorrow.

Mirroring Moka Smart City, this project is based on virtuous codes of social, environmental and economic development.

### A sustainable, pleasant and efficient city

- ⊕ Urban density
- ⊕ Functional and social mix
- ⊕ Renewable energies
- ⊕ Soft mobility
- ⊕ Creative architectural signature
- ⊕ Urban codes adapted to the climate
- ⊕ Greening of the city centre
- ⊕ Accessibility
- ⊕ Entertainment and culture



# Urban Lifestyle

## *Breathe.*

Strict urbanisation rules that foster pedestrian well-being, a harmonious and homogeneous architecture, a continuous layout and streamlined connections: the new generation city centre.

## *Thrive.*

Draw your inspiration from the energy of the city centre.  
Grow from the encounters that it allows.  
Connect to the world around you.  
Be part of a unifying and stimulating whole.

## *Vibrate.*

From dawn to dusk, morning to evening.  
In the shade of a tree in summer or on the sunny terrace in winter.  
Professional meetings, private gatherings.  
Dinner for two or with your family, or an after-work drink with colleagues.

“ Every city has a heart  
and this is what Telfair means to Moka:  
a vibrant heart that ignites creativity  
and encourages people to connect.  
It captures and celebrates life's little moments.



*Everyday  
a new story  
is written*

# Let's be responsible!

A sustainable, eco-responsible city centre that inspires its residents and drives the evolution of their life habits.

- Balanced urban planning
- Soft mobility
- Recycling devices
- Water saving
- Renewable energies
- Quantified objectives
- Smart meters and IoT for better control and monitoring



*Environmental certification:*  
LEED Neighbourhood Development

# I name you, Mobility!

“Can we go on  
foot instead?  
– A future resident of Telfair

I walk  
You wander  
He strolls  
We run  
You jog  
They roam!

Take a walk  
on the wild side...

- Specific zones limited to 30 km/h
- Shuttles and bus stops
- Pedestrian and bicycle paths (The Promenade)
- Parking which blends with the landscape or underground
- Electric vehicle charging stations





### The Promenade

A green area which fosters a softer mobility! Commercial and lively, this urban promenade is a pleasant invitation for an evening stroll.

### The Amphitheatre

A sweet interlude on a busy day... A networking hub, this urban park is the place to be for all the interactions, sports and cultural activities of Moka.



# One neighbourhood a thousand lives !

A city centre is a unified whole. Places, cultures, sharing. Interactions and gatherings. A celebration of everyday life... A thousand possibilities!



### The Square

Its chimney? The place to be! At the crossroads of Telfair Avenue and the Promenade is a new kind of green urban square, a whiff of fresh air.



### The streets of the city centre

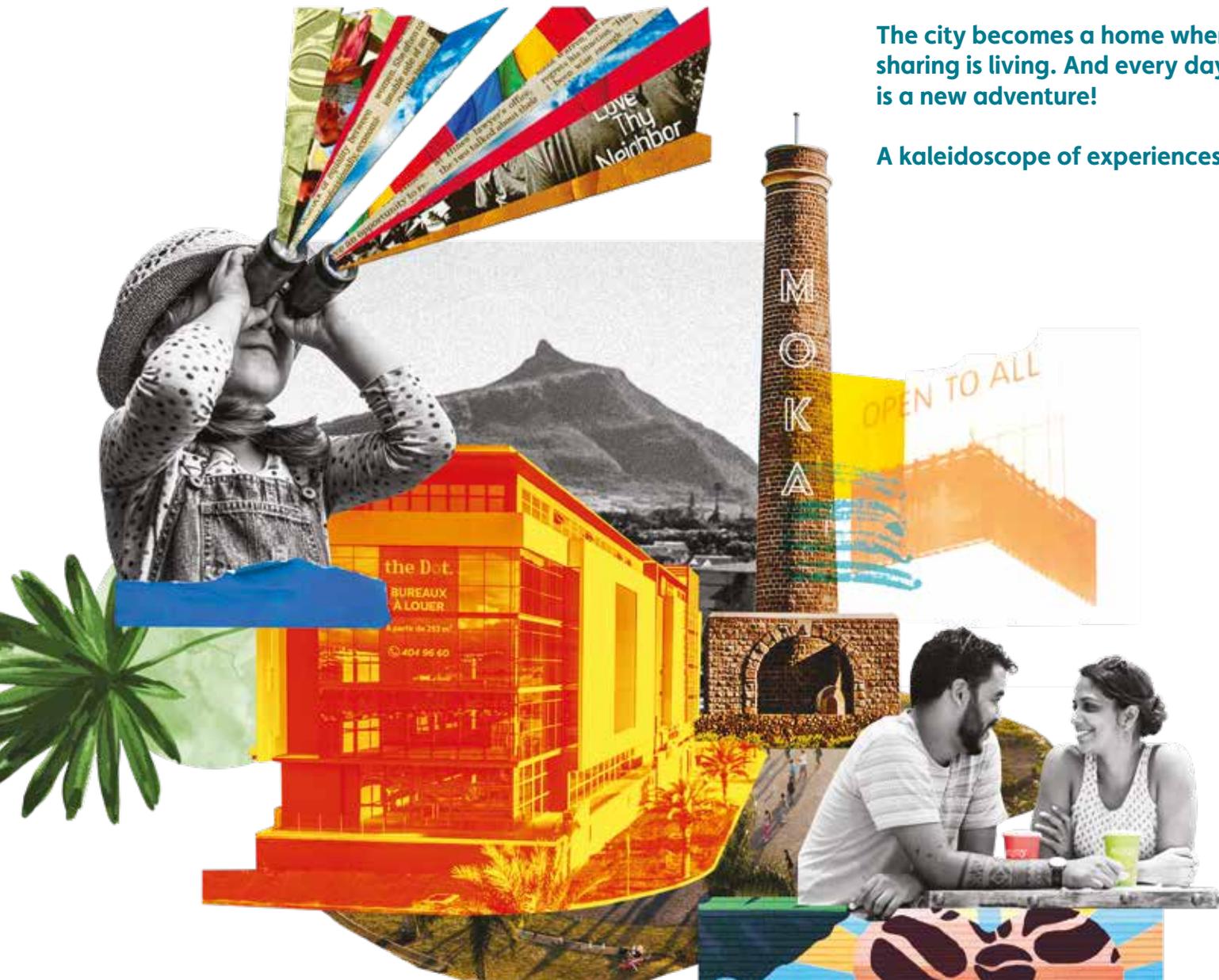
Shops, boutiques, restaurants, shopping avenues, cafes and bars... A vibrant atmosphere that enlivens the streets of Telfair!

# Tell me who you are...

And I will tell you where to go!

The city becomes a home where sharing is living. And every day is a new adventure!

A kaleidoscope of experiences.



# A healthy lifestyle... A happy life!

Around its iconic chimney, the place of all interactions, desires and experiences!

A human-sized heart of the city which is warm and lively, where business, leisure and everyday life blend seamlessly.

“ By placing people and the urban environment first, Moka is the smart city of the 21<sup>st</sup> century. A place to live, work, play, learn, and which reflects a new and more sustainable Mauritian work-life balance. A place people will be happy to call “home”

- Gilbert Rochecouste, Placemaker



## Everything within reach at anytime

- ⊕ Morning jogging at La Promenade
- ⊕ Coffee on the go
- ⊕ New restaurant, new flavours!
- ⊕ Quick shopping at the market
- ⊕ An after-work drink on the rooftop
- ⊕ Returning home on foot... a real delight!

# Living in Telfair

3 reasons why you should think about it...

- A more balanced family life!
- Everything within reach: schools, offices, shops, banks, services...
- The joys of city life: the park, gym, shops, cafes, cinemas, restaurants...



For all those who live life to the fullest.  
Soak up the vibrancy of the city.  
And make beautiful encounters on a daily basis!



## In more concrete terms...

- Apartments designed to meet a variety of needs
- An offer tailored to both Mauritians and foreigners
- A sustainable spirit, with green walls and a cross-ventilation system

## A residential block of 60 units:

- 8 apartments 1 bedroom
- 34 apartments 2 bedrooms
- 12 apartments 3 bedrooms
- 4 penthouses 3 bedrooms
- 2 penthouses 4 bedrooms

# Working in Telfair

3 reasons why you should think about it...

- ⊕ A city full of opportunities, a networking hub!
- ⊕ A melting pot of local and international companies
- ⊕ Much more than work: leisure and social interactions



A unique ecosystem.  
A new approach to work.

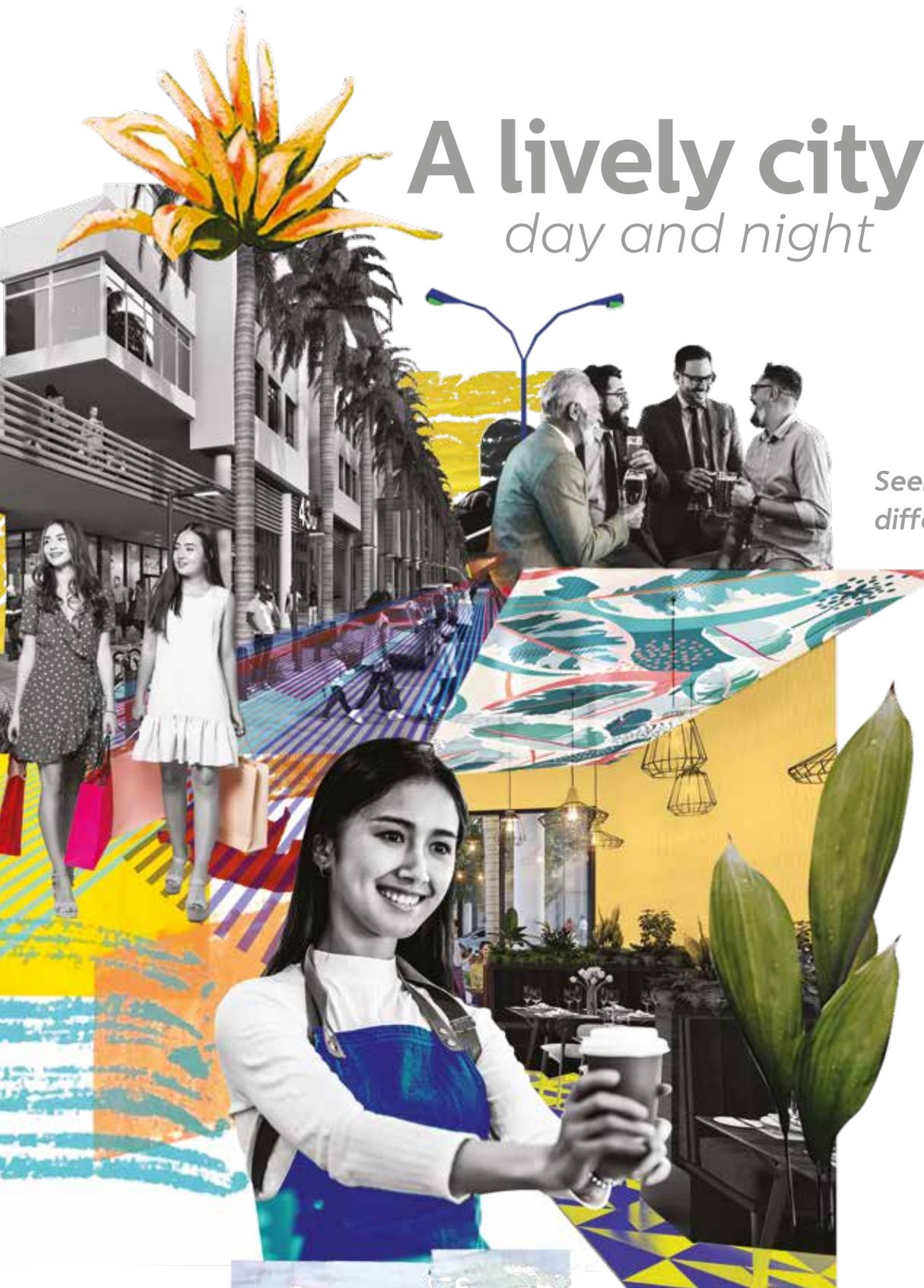
When collaboration and creativity are brought together to enjoy new experiences every day!

## In more concrete terms...

- ⊕ 17,000 m<sup>2</sup> of office space in the heart of Moka (on 4-5 levels)
- ⊕ Modular premium offices
- ⊕ Underground and ground floor parking
- ⊕ Public transport and streamlined access
- ⊕ LEED certification expected for all buildings



# A lively city centre, *day and night*



*Seeking to  
differentiate itself*

**Let's imagine what the  
new Telfair can offer!**

- ✦ Shops
- ✦ Restaurants
- ✦ Bars et pubs
- ✦ Cafes
- ✦ Bakeries
- ✦ Grocery stores
- ✦ Food trucks



# Doing business in Telfair

*3 reasons why you should  
think about it...*

- ✦ Telfair is surrounded by the 2 motorways of the country
- ✦ Main population base (70% of purchasing power)
- ✦ Soft mobility fosters stops at local businesses and creates opportunities

**In more concrete terms...**

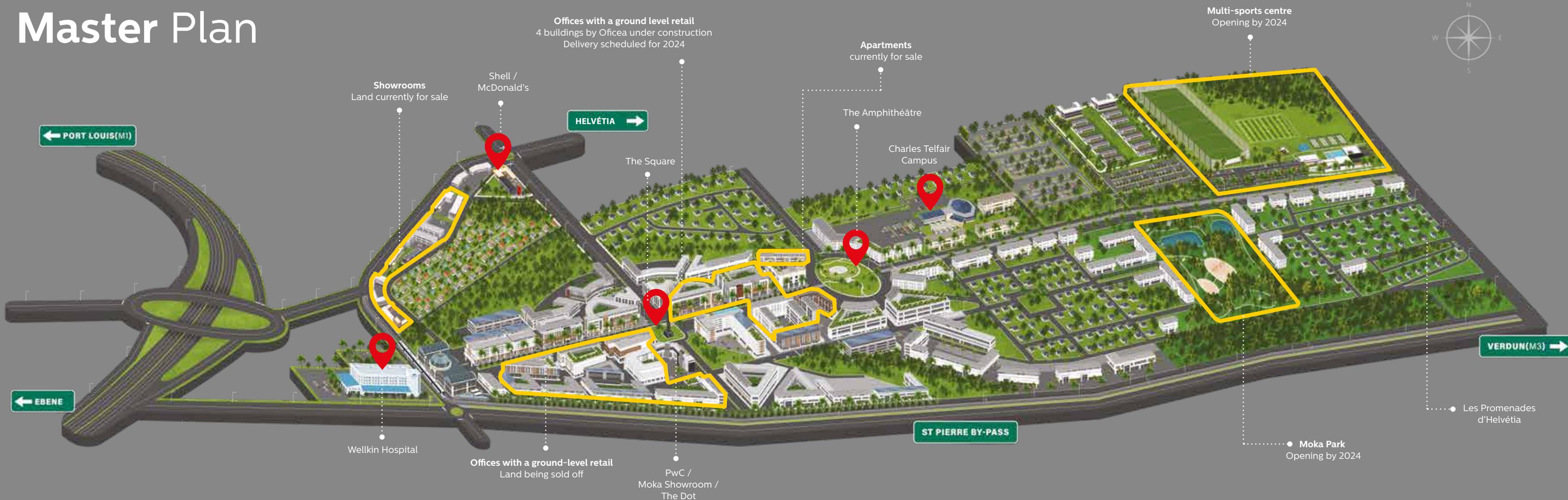
- ✦ 3,000 m<sup>2</sup> of shopping spaces offering a varied mix of activities
- ✦ Key locations directly overlooking the Promenade
- ✦ 26,000 residents in Moka and 1,500 businesses operating in the city
- ✦ 2,000 employees in future buildings
- ✦ 7,000 employees expected after the commercialisation of Telfair Phase 1
- ✦ Optimal access through public transport

# The vibrant heart of the city

To the West of Moka, the Telfair district (covering an area of 85 hectares) lies between the A7 road and the St Pierre bypass and extends from the Wellkin Hospital to the Charles Telfair Campus. It is connected to the country's two highways and is expected to host the Metro in the coming years.

A city centre that embodies connections, interactions and possibilities.

## Master Plan



**Telfair,**

the realisation of a precise and positive vision,  
the ambition to create connections  
between human beings and urban elements.  
A blend of experiences at the heart of Moka,  
bringing life to a vibrant, responsible city centre.

At the crossroads of the urban planning of the past  
and contemporary city centres,

Telfair

draws its inspiration from its heritage  
to create a unique destination...

where everything is possible,  
where the future takes shape,  
where life thrives.

**Telfair,**  
*the vibrant heart  
of the city*

# Telfair

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