

**LAUNCH  
OF  
PHASE 2**

# MANGALKHAN

opened since january 2023



**NOUVELLE  
USINE**

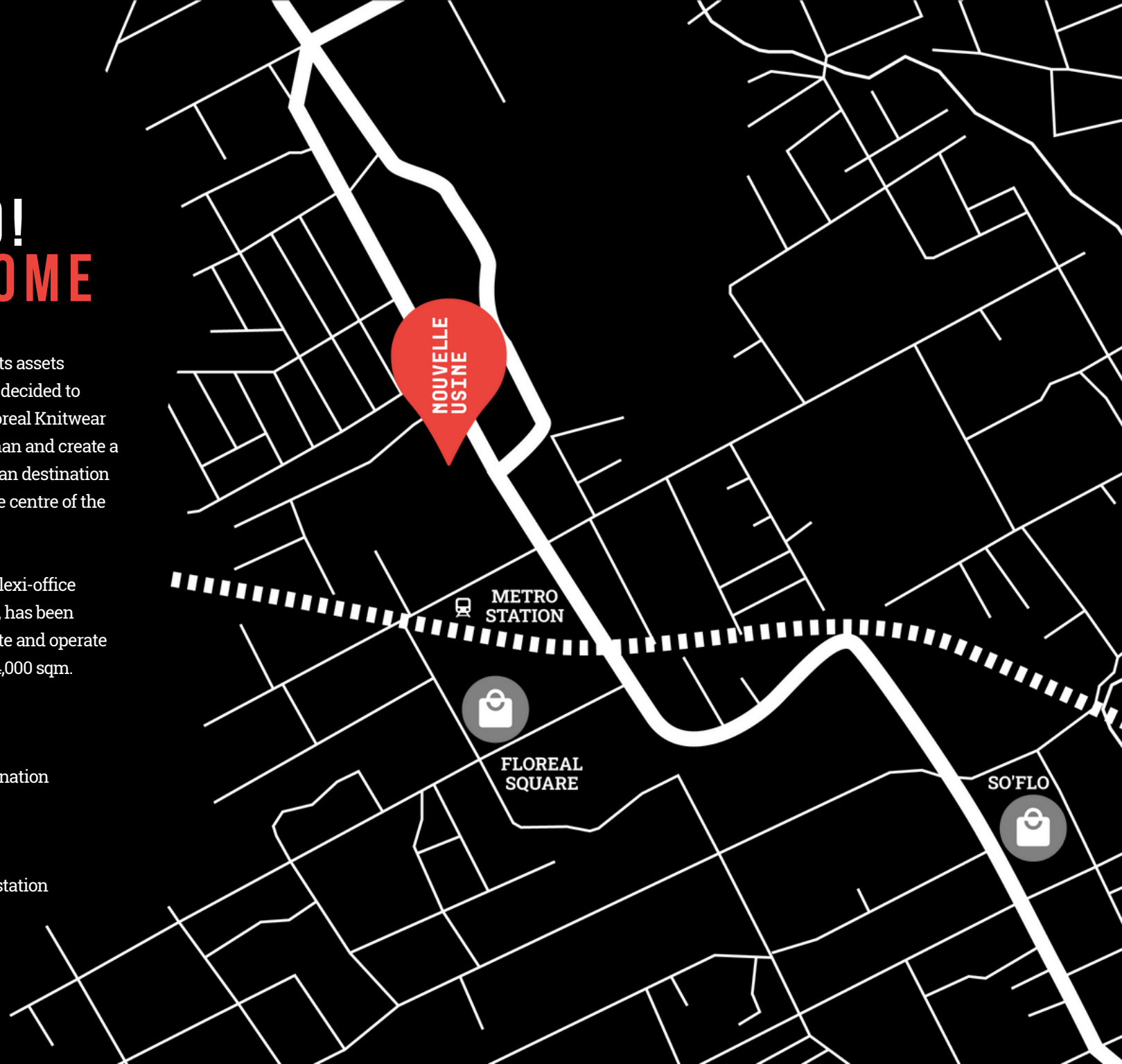
# HELLO! WELCOME

In order to develop its assets portfolio, Evolis has decided to refurbish the old Floreal Knitwear factory of Mangalkhan and create a next generation urban destination for businesses in the centre of the Island.

The Hive, leader in flexi-office spaces in Mauritius, has been appointed to promote and operate the destination of 14,000 sqm.

**14,000 m<sup>2</sup>**  
of mixed-used destination

**2 mins**   
from Floreal metro station



# THE **FIRST** SOCIAL IMPACT REAL ESTATE



Through this urban rehabilitation project, we aim to reimagine a new economy - more inclusive and more sustainable - promotes entrepreneurship. Both the way we work and interact with our workspace have changed. From wellness spaces to lifestyle services, from flexible workspaces to services sharing, Nouvelle Usine offers a new working lifestyle that allows the various players on site to interact and collaborate whilst positively impacting the local community.





# A VIBRANT AND CONNECTED DESTINATION



**Nouvelle Usine** is perfectly connected to the other cities of Mauritius. The destination offers a unique arrival experience with a pedestrian access located on the main road, with direct car access, bus stop in front and metro at 2 minutes walking distance.



# PHASE 1

# IN THE AGE OF SMART WORKING

Developed with the new working lifestyle needs in mind, tenants of Nouvelle Usine will find on site all amenities and activities that plug perfectly into a perfect working day.

The project will integrate several amenities such as a coworking for kids, a wellness and healthcare centre, restaurant and coffee area.





# PHASE 1

# FIRST FLOOR LAYOUT

Coworking Spaces



Gym



Wellness centre



Offices



Coffee area



**200**  
parking spaces

**250 m<sup>2</sup>**  
of meeting space



- Offices
- Coworking
- Wellness and healthcare
- Coffee area
- Meeting space
- Other
- Common area

# PHASE 1

# GROUND FLOOR LAYOUT

Wellness center



Gym



Kids after school activities



Storage



- Kids area
- Retail
- Wellness and healthcare
- Phase 2
- New entrance
- Common area



# PHASE 1

## OUR ACTIVE COMMUNITY OF PHASE 1





## PHASE 2

# IN THE AGE OF SHOPPING WITH A PURPOSE

Nouvelle Usine was created with the vision of facilitating a seamless balance between work and play. Our tenants have access to all the necessary amenities and activities to ensure a productive and enjoyable day. Due to a high demand from the SME community, we are excited to announce an upcoming launch of a 3,000 sqm retail destination by the end of this year.

Our new retail destination will focus on social impact retailing, creating a unique shopping experience that allows you to purchase with a purpose.

Stay tuned for more information.



## PHASE 2

# AVAILABLE AFFORDABLE AREA



### Medium Size retail area

perfect for well established brands that encourage local economy and inclusive growth.

**7 Retail Spaces  
from 60 m2 to  
330 m2.**



### Small Size retail area

perfect for small artisanal shops that encourage local 'savoir faire' & heritage.

**8 Retail spaces  
of 30 m2.**



### Light Industrial/Storage

Other multi purpose and affordable areas perfect to kickstart your activity.

**8 light industrial or  
Storage from 60 m2  
to 240 m2.**

# PHASE 2

# GROUND FLOOR LAYOUT

Shops & Exhibition Spaces



Food & Beverage Areas



Light Industry



Storage



- Light Industrial or Storage
- Retail
- F&B



# PHASE 2

# PRICE LIST

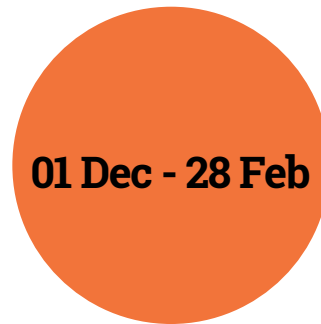
SPACE REF	M2	USE
LOT 1	332.7	Retail
LOT 2	110.8	Retail
LOT 3	114.3	Retail
LOT 4	120.7	Retail
LOT 5	120.4	Retail
LOT 6	56.2	Retail
LOT 7	29.9	Retail
LOT 8	28	Retail
LOT 9	28.4	Retail
LOT 10	27.1	Retail
LOT 11	27.1	Retail
LOT 12	28.4	Retail
LOT 13	28	Retail
LOT 14	29.9	Retail
LOT 15	74.6	Retail
LOT 16	82.2	Storage/ Light Industrial
LOT 17	110.8	Storage/ Light Industrial
LOT 18	85.4	Storage/ Light Industrial
LOT 19	114.2	Storage/ Light Industrial
LOT 20	113.5	F&B Seating
LOT 21	126.1	Storage/ Light Industrial
LOT 22	233.1	Storage/ Light Industrial
LOT 23	232.1	Storage/ Light Industrial
LOT 24	120.3	F&B Seating

PHASE 2

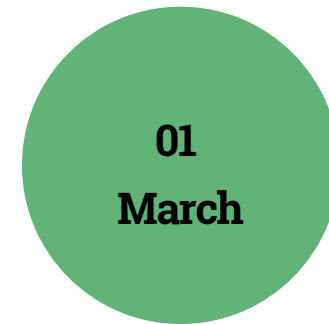
# TIMELINE



**Keys handed over.**



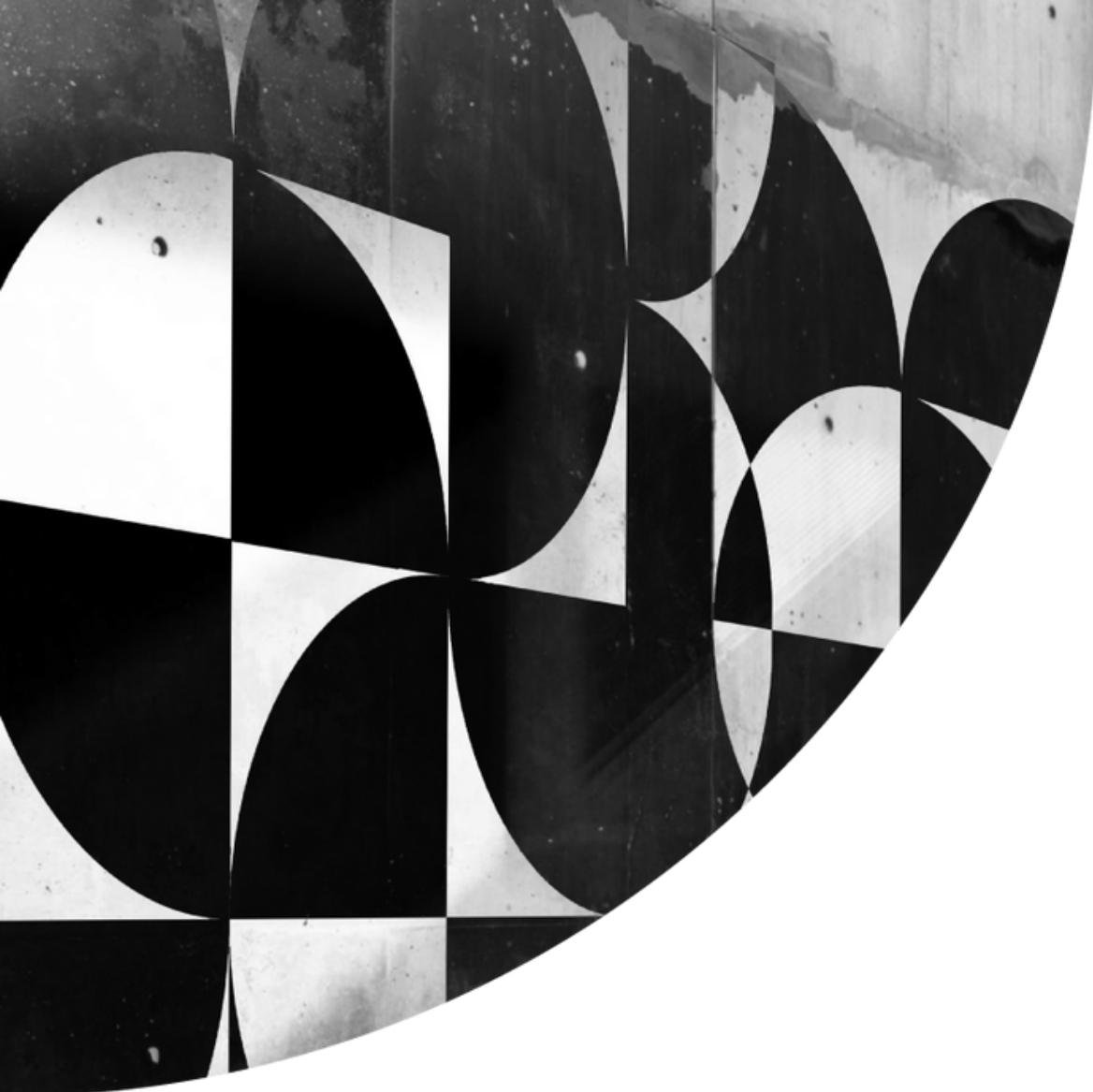
**Fit-out.**



**Grand opening.**

Looking forward to collaborating!





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