













After the successful launch of Metropolis 1 in 2020, AKGM Company Ltd is broadening its portfolio of high-quality, modern housing developments on the doorstep of Quatre Bornes. Distinguished by its modern architectural flair, Metropolis 2 boasts an impressive 17 levels above ground (G +16) in an enviable location close to the M1 motorway with easy access to other parts of the island. This elegant high-rise property captures breathtaking panoramic views spanning from the majestic Moka mountain range to the stunning sunsets in the West.



QUATRE BORNES

A PRIME URBAN DESTINATION

Quatre Bornes is nestled in the upper western part of the island, just a short 15-minute drive from the bustling capital city and within easy reach of the vibrant Ebene Cybercity. The aptly-named "City of Flowers" offers an exceptional quality of life, a delightful climate and a vibrant urban landscape. With ongoing road developments enhancing accessibility, Quatre Bornes promises even greater ease of commuting to ensure you are always connected to the heart of the action.



















Prepare to embrace a lifestyle where every necessity is within reach! Enjoy an awesome shopping experience with proximity to the most popular malls in Mauritius. Metropolis 2 places you right in the heart of a delightful tapestry of shops, restaurants, services and daily essentials. Immerse yourself in the lively atmosphere of Quatre Bornes' famed market, which attracts a diverse mix of locals and tourists. But that is not all – the city centre is a treasure trove of opportunities, offering excellent education, employment prospects, healthcare facilities and various sports and leisure activities.





A PROMISING RESIDENTIAL OPPORTUNITY

Unlock an extraordinary living experience at Metropolis 2. You will get to choose from a diverse range of one-bedroom apartments spanning 60m², two-bedroom apartments offering 88m² of living space and three-bedroom apartments spread across 115m². Your peace of mind is our top priority, and you will enjoy complete privacy and safety within our secure premises featuring gated access, state-of-the-art CCTV surveillance and a security guard post. Each apartment guarantees the convenience of one dedicated parking spot, with the option for a second one and ample room for visitors to park their vehicles. With your comfort in mind, we provide three lifts, including a specially designed stretcher lift, as well as disabled facilities. Additional amenities include a backup generator and a water pump for uninterrupted services.



WELCOME TO THE WORLD

OF AKGM COMPANY LTD

With a strong track record of developing 10 outstanding projects since 2000, AKGM Company Ltd has become synonymous with excellence in residential property. We have already sold and delivered over 300 apartments, predominantly in the sought-after regions of Quatre Bornes and Flic en Flac.

At AKGM Company Ltd, we take pride in maintaining complete control over every aspect of our projects. Our dedicated teams handle all the work, ensuring unwavering commitment to upholding exceptional quality standards. From the pre-construction design stage through final handover, we breathe life into turnkey projects, offering the flexibility for customisation to meet the unique requirements of homeowners like you.

We are not just a company; we are a family-owned enterprise driven by a passion for creating extraordinary living spaces. Our reputation is built on a foundation of trust and reliability. To further enhance your experience, sister companies such as AKGM Contractors Ltd, AKGM Rental and AKGM Facilities (syndic) will provide you with integrated services tailored to your requirements.

Our current portfolio includes the following properties:

* Residence Royal 1

* Kensington Heights B

* Residence Royal 2* The Crest Terraces

* Kensington Seaviews* Kensington Square

* Venetian Terraces

* Metropolis 1

* Kensington Heights A

* Metropolis 2

We have an uncompromising commitment to providing the highest standards of residential excellence.



THE LUXURY OF CONVENIENCE

We will go above and beyond to grant you the ultimate peace of mind. Let us pamper you with our exclusive aparthotel concept, complete with a round-the-clock concierge service. Our dedicated team is at your disposal, ready to tackle your daily tasks and elevate your quality of life to new heights. Say goodbye to stress and reclaim your precious time as we take care of your personal obligations, leaving you free to live every moment with serenity.



VARIOUS POSSIBILITIES

FOR SPORTS AND RELAXING

Whether you prefer a vigorous workout or a tranquil retreat, Metropolis 2 caters to your every need with adequate sports and relaxation facilities. Unleash your inner athlete in the cutting-edge, fully equipped gym, where you can sculpt your body and reach new heights of fitness. You can also dive into sheer bliss in our 15m-long indoor heated swimming pool. Enjoy quiet moments on our inviting loungers, where you can immerse yourself in a captivating book or simply soak up the serenity of this urban oasis.



A HAVEN OF LEISURE AND ENTERTAINMENT

The first floor unveils a lively party hall that exudes charm and camaraderie. This inviting space is the perfect destination to unwind, socialise and relish in the breathtaking vistas that unfold beyond the expansive bay windows. Whether you are seeking a cosy spot to relax or a lively atmosphere to celebrate, the venue caters to all your desires. For an unforgettable poolside experience, the entire floor can be exclusively reserved.



TWO PENTHOUSES

TO ELEVATE YOUR LIVING EXPERIENCE

Metropolis 2 has two luxurious penthouses that are a true testament to extraordinary living. Perched at the very top of the complex, they redefine opulence with their en suite bedrooms and an array of lavish features. Prepare to be captivated by the commanding panoramic vistas that stretch as far as the eye can see, allowing you to soak in the beauty of Quatre Bornes and its surroundings.

EXCLUSIVE LIVING SPACES

The two exclusive penthouses offer a sanctuary of privacy and security, inviting you to revel in an unparalleled lifestyle where the horizon becomes your personal canvas. They are characterised by an aura of luxury and cosmopolitan elegance, boasting carefully curated designs that prioritise exceptional comfort. With ample space to accommodate your entire family, these inspirational havens provide the perfect backdrop for an indulgent way of life.





CHOOSE THE PERFECT APARTMENT FOR YOUR NEEDS

Our thoughtfully crafted apartments come in a diverse range of sizes to ensure there is an ideal living space for everyone. Every bit of care and attention to detail has gone into the design and construction of each unit for a modern living experience. We have spared no expense in utilising top-notch materials and high-end finishes, including solid wood entrance doors, sleek interior flush doors and stylish kitchen furniture (appliances not included). These exceptional touches create an environment that combines sophistication and comfort.



The meticulously designed and well-appointed apartments of Metropolis 2 redefine contemporary style and comfort, enveloping you in a clean and bright ambiance. Every detail has been considered to ensure a seamless flow throughout the entire space. These unique, modern homes with impeccable standards are fitted with top-notch tiling, flawless electrical and plumbing installations and even provisions for air conditioning installation. All bathroom and sanitary ware also meet stringent standards.





ENVIABLE PROXIMITY TO EVERYTHING YOU DESIRE

From excellent schooling to world-class shopping and tantalising dining experiences, and from a thriving lifestyle scene to a Wellness Centre just a stone's throw away, every facet of convenient living is at your fingertips. Located off Tulip Avenue and a mere 200 metres from the Trianon Metro Express Station, Metropolis 2 ensures effortless commuting to every corner of the island, unlocking endless possibilities and adventures.









THE IDEAL SETTING TO LIVE YOUR BEST LIFE

The strategic location of Metropolis 2 is the promise of a truly balanced lifestyle. Nestled in a well-established and family-friendly neighbourhood, you will be surrounded by a peaceful, serene environment. Easy access to all essential urban amenities also ensures that convenience is always within reach. Metropolis 2 is an ode to a harmonious existence where tranquillity and city living seamlessly intertwine.



GROUND FLOOR LEGEND:

- 1. VEHICULAR ENTRANCE
- 2. PEDESTRIAN ACCESS
- 3. GATE POST
- 4. PARKING LOTS
- 5. RAMP TO BASEMENT
- 6. VEHICULAR EXIT
- 7. RECEPTION & WAITING LOUNGE
- 8. OFFICE
- 9. MEETING ROOM
- 10. LIFT LOBBY
- 11. MAIN STAIRCASE
- 12. EMERGENCY STAIRCASE



FIRST FLOOR LEGEND:

1. LIFT LOBBY

2. PARTY HALL

3. SWIMMING POOL

4. GYM

5. OFFICES

6. MAIN STAIRCASE

7. EMERGENCY STAIRCASE



TYPICAL FLOOR LEGEND:

1. APARTMENT 0.1
2. APARTMENT 0.2
3. APARTMENT 0.3
4. APARTMENT 0.4
5. APARTMENT 0.5
6. APARTMENT 0.6
7. APARTMENT 0.7
8. APARTMENT 0.8

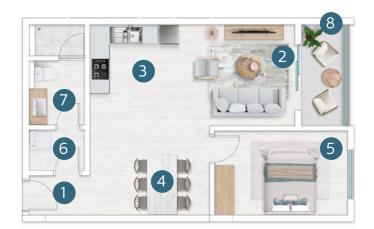




(1-BEDROOM TYPE 1)



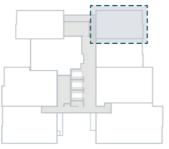
(1-BEDROOM TYPE 2)



TYPICAL 1
Typical Floor

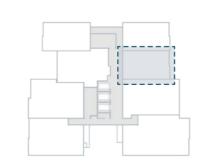
Floor Space		(M^2)
1	Living	10.1
2	Kitchen	8.5
3	Dining	8.2
4	Corridor	3.1
5	Bedroom 1	11.2

6	Laundry	1.8
7	Common Bath	5.4
8	Balcony	3.7
	Surface Area	52.0
	Gross Floor Area	59.5



 (M^2)

 (M^2)



 (M^2)

TYPICAL 2 Typical Floor

Floor Space

1	Entryway	5.1
2	Living	10.4
3	Kitchen	9.3
4	Dining	7.4
5	Bedroom 1	10.5

6	Laundry	2.2
7	Common Bath	5.2
8	Balcony	4.5
	Surface Area	54.6
	Gross Floor Area	60.6



TYPICAL 3

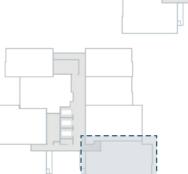
Typical Floor

Floor Space		(M^2)
1	Living	13.4
2	Kitchen/Dining	18.3
3	Master Bedroom	10.6
4	Bedroom 2	14.9
5	Master Bath	4.4

6	Common Bath	5.8
7	Balcony 1	4.4
8	Balcony 2	5.0
	Surface Area	76.8
	Gross Floor Area	85.8

 (M^2)





(3-BEDROOM)





TYPICAL 4 Typical Floor

Floor Space (M^2)

	Living	22.3
2	Kitchen/Dining	26.1
3	Master Bedroom	11.8
1	Bedroom 2	10.0
5	Bedroom 3	10.4



6	Master Bath	4.8
7	Common Bath & Laundry	7.4
8	Balcony	6.4
	Surface Area	99.2
	Gross Floor Area	114.0



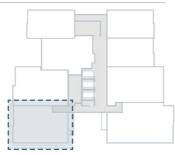
(2-BEDROOM TYPE 2)

TYPICAL 5

Typical Floor

Floor Space		(M^2)
l	Entryway	4.0
2	Living	15.9
3	Kitchen	8.7
4	Dining	7.4
5	Laundry	1.9
6	Master Bedroom	14.6

7	Bedroom 2	10.3
8	Master Bath	5.0
9	Common Bath	4.8
10	Balcony	5.8
	Surface Area	78.4
	Gross Floor Area	89.3



 (M^2)

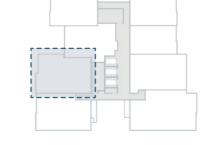
 (M^2)







Floor Space



 (M^2)

1	Living	18.6
2	Kitchen/Dining	14.5
3	Master Bedroom	17.9
4	Bedroom 2	14.0
5	Master Bath	5.0

6	Common Bath & Laundry	5.6
7	Balcony	6.0
	Surface Area	81.6
	Gross Floor Area	92.3



TYPICAL 7

Typical Floor

Floor Space		(M^2)		
1	Entryway	3.3	7	Study
2	Living	12.9	8	Comm
3	Kitchen	6.2	9	Balcor
4	Dining	8.4	10	Balcor
5	Corridor	3.5		Surfac
6	Bedroom 1	12.2		Gross



 (M^2)





(1-BEDROOM TYPE 4)





Typical Floor

Floor Space

1	Living	12.1
2	Kitchen	7.6
3	Dining	6.9
4	Corridor	1.7
5	Bedroom 1	12.7



6	Laundry	3.3
7	Common Bath	5.0
8	Balcony	4.3
	Surface Area	53.6
	Gross Floor Area	61.3

ARCHITECTURAL SPECIFICATIONS

1.0 BEDROOM

1.1 Carpentry Work:

1.1.1 Flush Door

1.2 Flooring:

1.2.1 Tiles (600 x 600)

1.2.2 Tile skirting in all four corners

1.3 Ceilings:

1.3.1 White paint

1.4 Electrical:

1.4.1 2 Single sockets in opposite corners

1.4.21 AC socket

1.5 Aluminium:

1.5.1 Brown or Dark grey powder-coated aluminium

1.5.2 6mm glass

1.6 Paint:

1.6.1 White walls

1.6.2 White ceiling

2.0 En Suite/Common Toilet (where applicable)

21 Furniture:

2.1.1 Washbasin

2.1.2 Flush door

2.2 Floorina:

2.2.1 Anti-slip tiles (300 x 600)

2.2.2 Tile skirting

2.3 Wall Tiles:

2.3.1 Tiles (600 x 300) up to 2m in bathroom cabinet & up to 1m on other walls

2.5 Sanitary and Fittings:

2.5.11 White toilet (complete set)

2.5.2 1 Shower mixer (hot/cold)

2.5.3 1 Washbasin mixer (hot/cold)

2.5.4 1 Washbasin

2.5.5 1 Toilet hose (by client)

2.6 Electrical:

2.6.11 Shaver socket

2.6.21 Ceiling lamp

3.0 Balcony

3.1 Paint:

3.1.1 White walls

3.1.2 White ceiling

3.1.3 Dark grey feature walls or slab edges where applicable

3.2 Electrical:

3.2.11 Ceiling lamp

3.3 Handrails:

3.3.1 Glass handrail, where applicable

3.3.2 Blockwall handrail, where applicable

3.4 Flooring:

3.4.1 Anti-slip tiles (600 x 600)

4.0 Dining/Living Area

4.1 Furniture:

4.1.1 Kitchen furniture set (standard 3m length)

4.1.2 Granite worktop

4.1.33 Drawers

4.1.4 Hot/Cold water tap Mixer

4.1.5 2 Inox-type washbasin bowl

4.1.6 Space for gas cooker

4.1.7 Space for extractor

4.1.8 Space for oven

4.1.9 1 Solid wood entrance door

4.1.10 Tile skirting in all corners

5.1 Paint:

5.1.1 White walls

5.1.2 White ceiling

6.1 Flooring:

6.1.1 Beige tiling (600 x 600)

7.1 Electrical:

7.1.1 1 TV outlet

7.1.2 1 Phone

7.1.3 1 Ceiling lamp

7.1.4 2 Double-socket kitchen worktop

7.1.5 1 Double-socket TV unit

7.1.6 1 AC socket

8.1 General:

8.1.1 Utility connection fees will be charged separately to each client on an equal basis once the amount is known from relevant authorities.

Utility services are CEB, CWA, WWMA, TV & FIBRE OPTIC.

Disclaimer

The contents of this brochure have been prepared in good faith and the Developers have made every effort to ensure the accuracy of information contained herein. However, the Developers cannot be held liable for inaccuracies, omissions and involuntary errors in the contents. Descriptions, information, photos and the computer-generated images are provided as guides only. Moreover, the interior decoration and landscaping are based on the artist's conceptual design and might not give an exact representation of the real and final view. This information is provided as indication only and is not contractually binding by law. Floor plans, master plan and amenities and facilities are subject to change without notice due to ongoing product development.





THE TEAM

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ENGINEER:

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M&E CONSULTANT:

AMES Ltd

MARKETING:

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