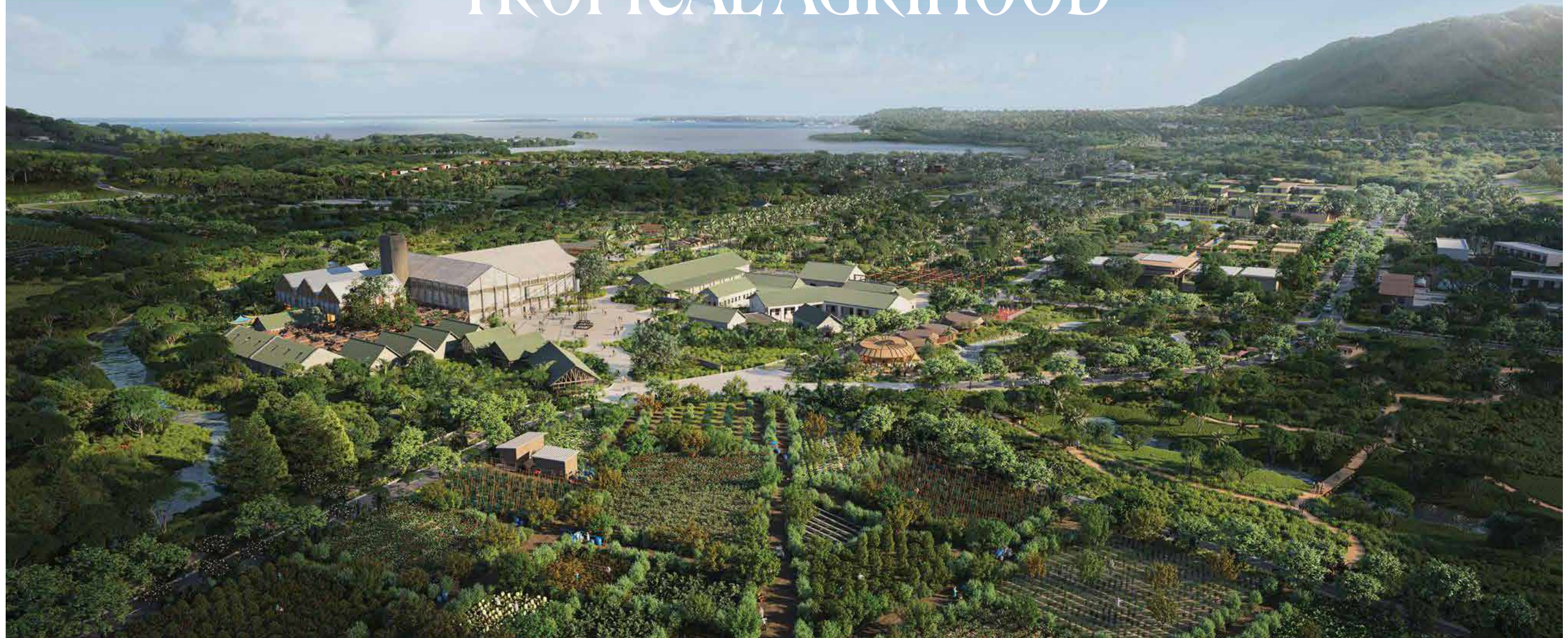


FERNEY



WELCOME TO YOUR TROPICAL AGRIFOOD



Along the hillside slopes overlooking the ocean, explore Ferney Tropical Agrihood, a neighbourhood that promotes a sustainable lifestyle.

From glorious days spent under the shade of century-old trees to outdoor adventures, stroll along pathways of Ferney's farm gardens where the residents can savour the bounty of the land.

A place that fosters a closer relationship between you and nature. Where you learn to enjoy your land with care and respect.

Be part of a community ready for change. Make Ferney Tropical Agrihood your new home.

A NATURAL LIFE

Imagine a lifestyle that promotes harmony and tranquility.

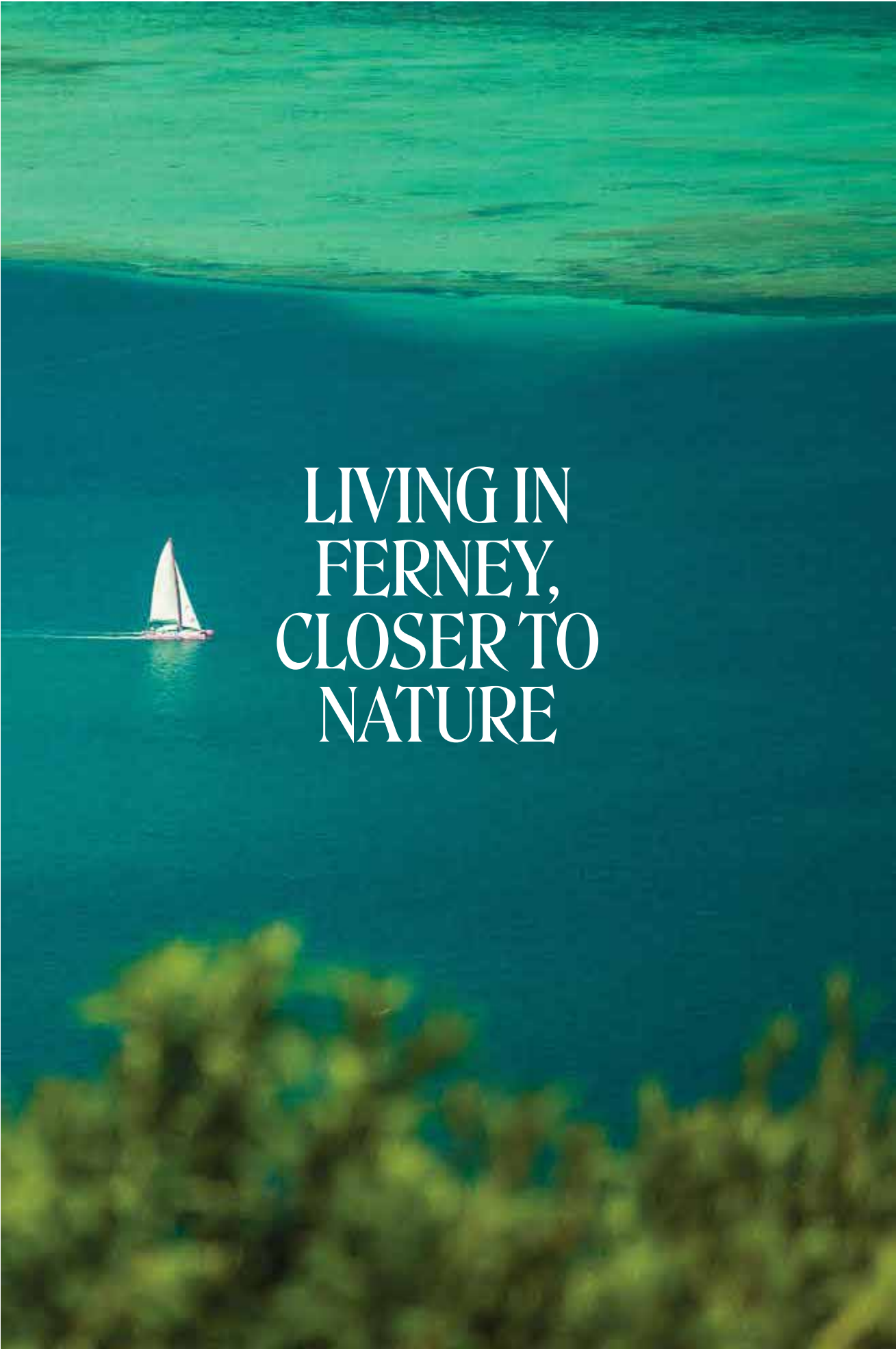
An existence connected to nature.

An environment where nature thrives.

A culture that protects and nurtures the environment
while allowing it to prosper.

A place that builds communities around nature.





LIVING IN FERNEY, CLOSER TO NATURE





AN AUTHENTIC DESTINATION ALONG A STRIKING COASTLINE

A short distance from Mauritius' most splendid experiences, attractions, and historical sites, Ferney is just waiting to be explored.



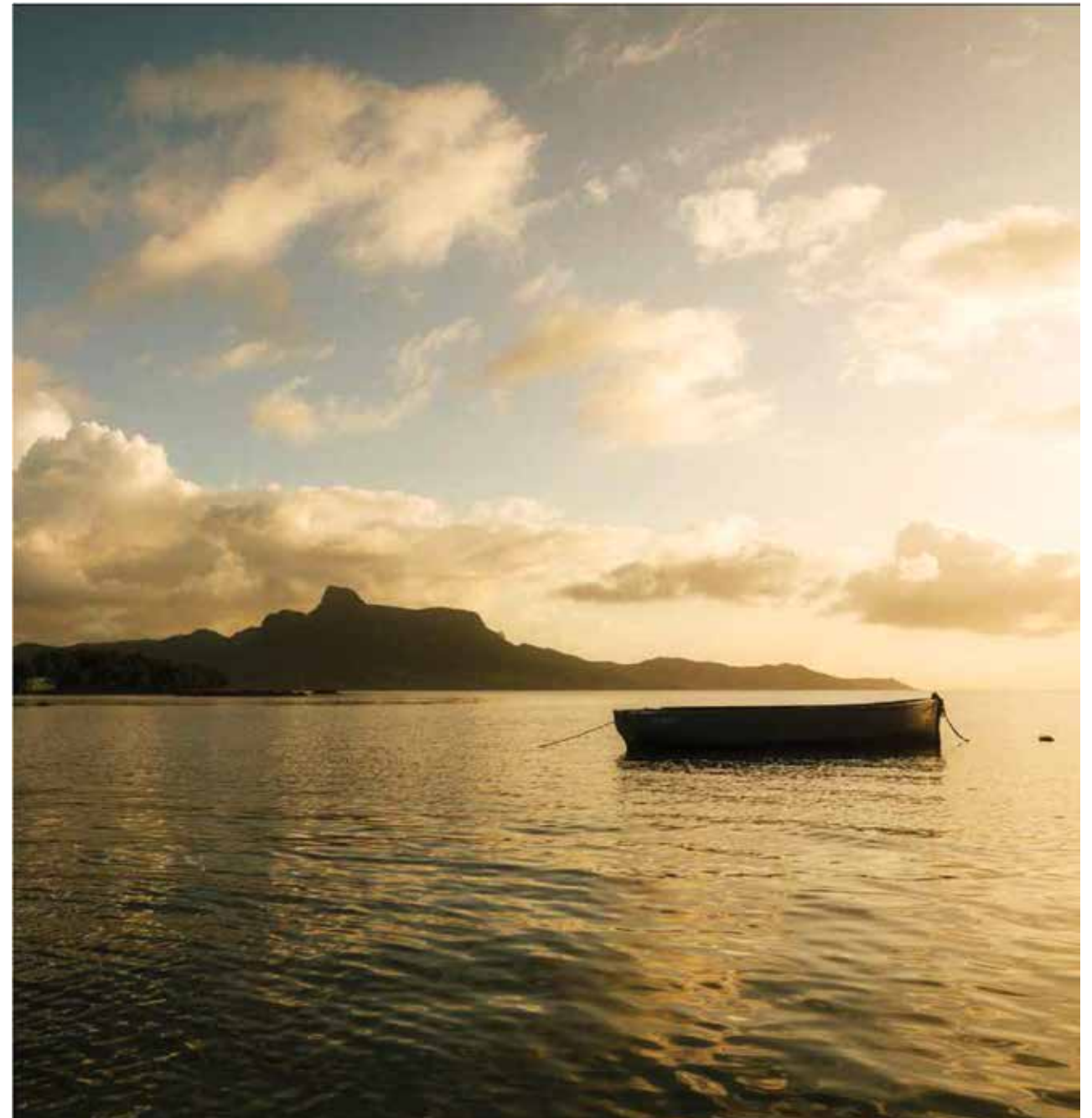
A FANTASTIC TROPICAL PLAYGROUND

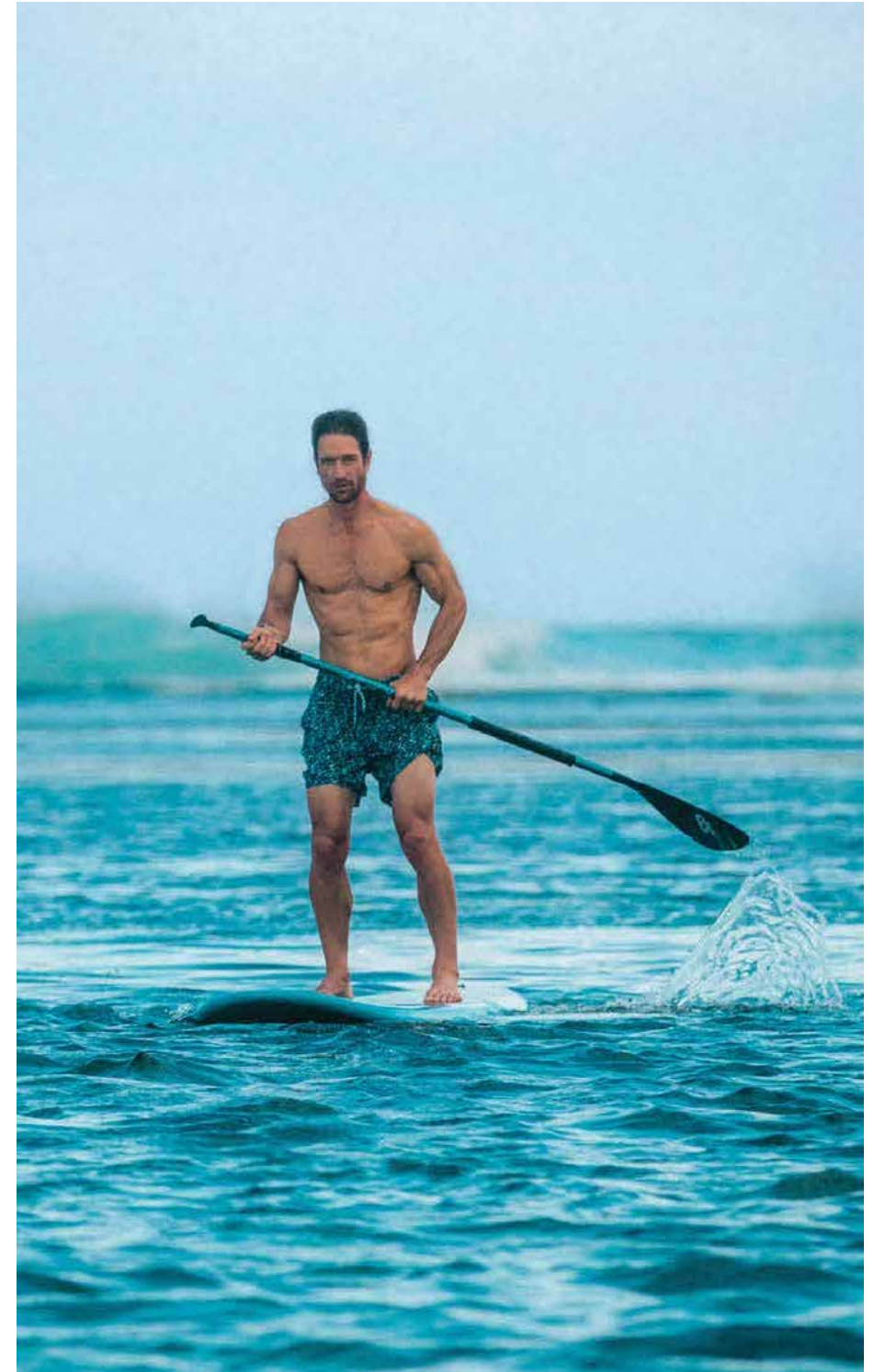
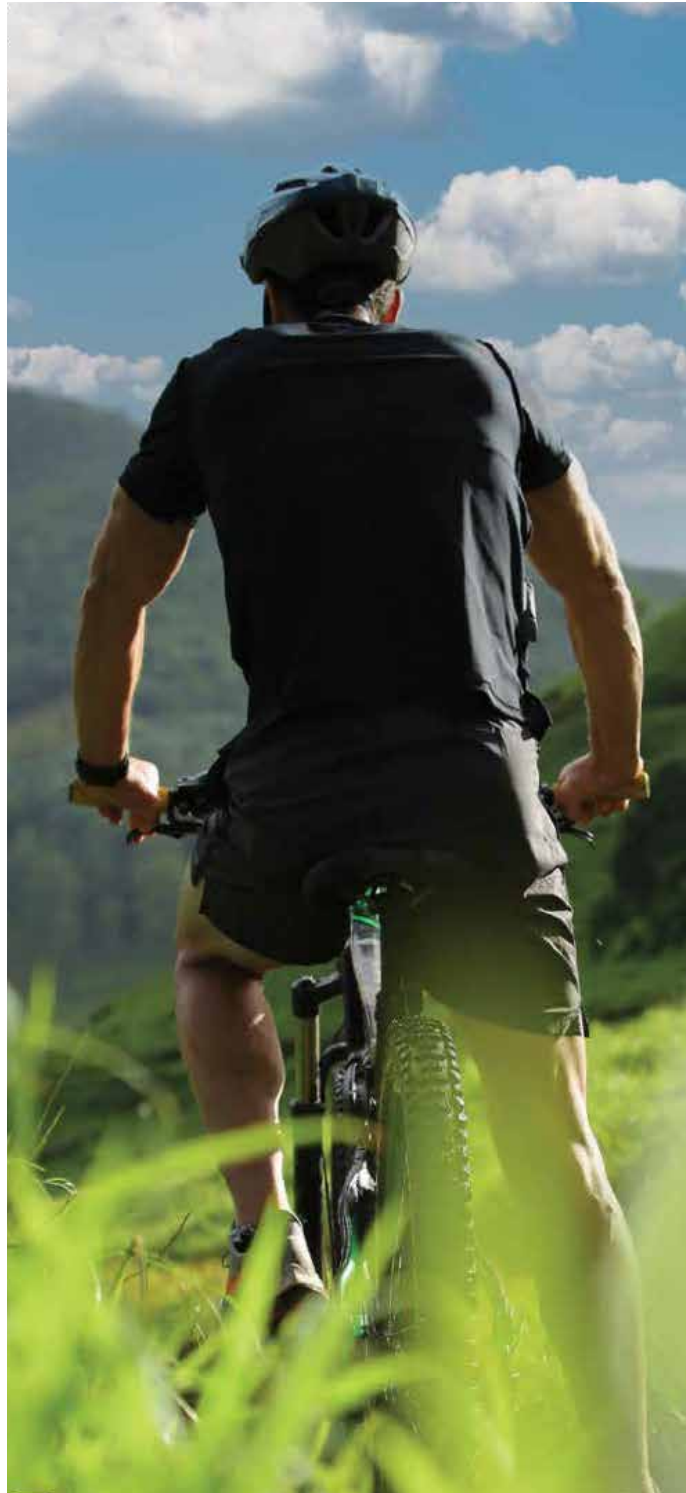


With seemingly endless views stretching from the valley to the blue expanse of the lagoon, La Vallée de Ferney is home to one of the last native forests in Mauritius.



A place for those in search of emotions and sensation off-the-beaten-path of adventures. For those seeking well-being, slow living, a place to recharge and be closer to nature. Ferney is where beauty, biodiversity, and history abound.





Wander through the nature reserve to discover the indigenous fauna and flora, paddle to the mangrove by kayak or follow the cooling ocean breeze towards the beautiful lagoon; the adventure is yours to choose.



THE PROJECT AT A GLANCE

TOTAL FERNEY LAND AREA

3 100 Ha

DEVELOPMENT LAND AREA

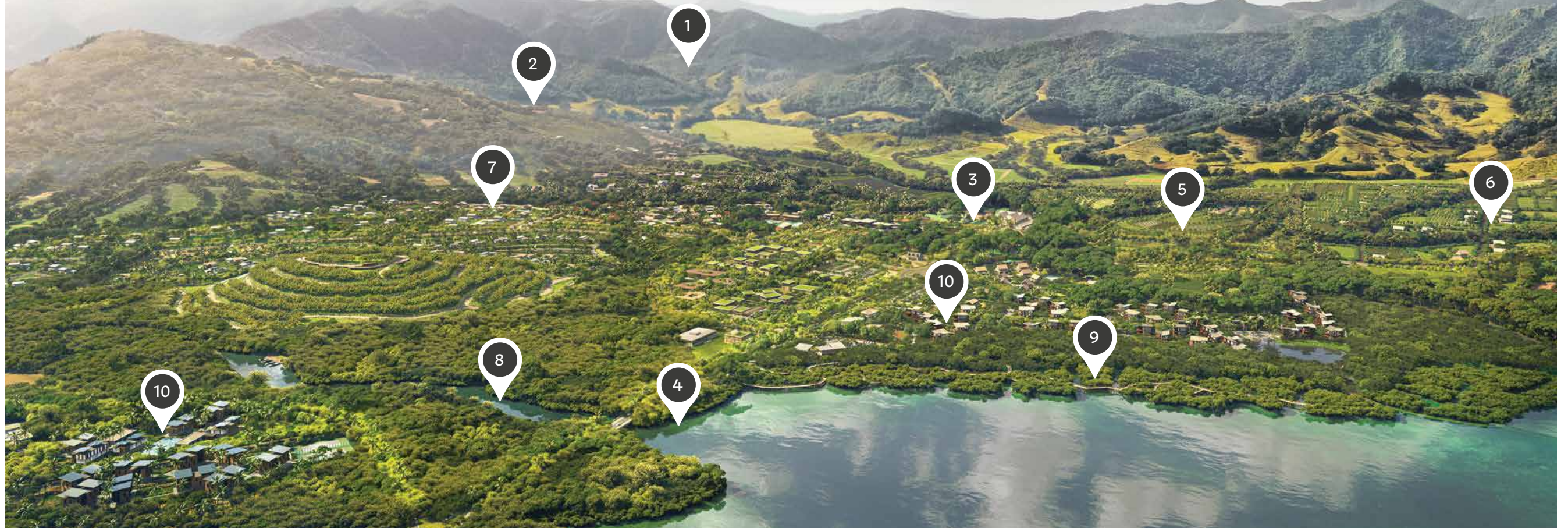
474 Ha

DEVELOPMENT PROGRAMME

+ 20 YEARS

FERNEY

Your Tropical Agrihood



- | | | | |
|---|--------------------------|----|---------------------|
| 1 | Ferney Conservation Park | 6 | Ferney Farm Living |
| 2 | Ferney Nature Lodge | 7 | Residential Area |
| 3 | Ferney Sugar Mill | 8 | Rivière Champagne |
| 4 | Dutch First Landing | 9 | Mangrove Walks |
| 5 | Ferney Agri-Hub | 10 | Future Developments |



A SUSTAINABLE, LOW CARBON LIFESTYLE



Sustainable Design

- 100% bioclimatic architecture
- Low-carbon infrastructure
- Natural drainage systems
- Pedestrian and cycling network

Biodiversity Conservation

- Creation of green corridors from ridge to reef
 - Reforestation programme on 45 ha
 - 200 ha conservation programme in the valley
- Promotion of bio-farming within the community

Smart Utilities

- Aiming for 95% renewable energy
 - Rainwater harvesting system
- Individual wastewater treatment plants
 - In-situ water sourcing
 - Integrated recycling services

Local and Circular Economy

- Sourcing of food and materials within the region as far as possible
 - Support to local agri-entrepreneurs
- Job creation within neighbouring villages



A FARM TO TABLE CONCEPT

Synonymous with an eco-friendly lifestyle, the estate includes bio-farming areas, orchards, and beehives. Encouraging a simpler, healthier way of life, Ferney Tropical Agrihood supports the use of seasonal fruit and vegetables with the integration of a fully circular and local economy.



This land strikes the perfect balance between an exceptional quality of life and sustainable living.

Ferney Farm Living



At the foot of the Bambou mountain range
overlooking the ocean, Ferney Farm Living
is where a new way of life begins to take shape.



EXPERIENCE A FARM LIVING LIFESTYLE



Designed for farming, 76 ready to build freehold plots forms part of this agro-residential development. Spanning over 189 'arpents', the land parcels range from 0.8 'arpent' to 3 'arpent' and can accommodate an autonomous farm house.



Under the towering trees overlooking the pristine landscape,
imagine your life at Ferney.

Stroll through a luxuriant garden where you grow seasonal
herbs and vegetables for the kitchen.

*A low-density development
steeped in nature*

Ferney Farm Living
Masterplan



- Plot Outline
- Arable Land
- Constructible Area
- Green Space
- Reforestation Area
- Road
- Social Plot



ARCHITECTURAL GUIDELINES



Ferney Farm Living is designed to seamlessly incorporate an architectural style inspired by the Dutch settlers to its environment.



A DESIGN GROUNDED IN NATURE

Visual harmony and individual expression are balanced through a comprehensive architectural guideline.

The specifications add to the notion that each home is part of an integrated neighbourhood while allowing each family to create its own narrative, grow and prosper.

These innovative building modules can be duplicated and modified based on topography and the needs of each household.

AUTONOMOUS FARMS

After years of planning and shaping a vision where history, nature and architecture intertwine, Ferney Farm Living, spearheads the start of Ferney's ambitions.

The bioclimatic architecture enables your home to be energy-sufficient, insulated, and well-ventilated. All the farms will be 100% off-grid with solar photovoltaic systems.



—
Sloping roof
—

Louvered openings for
cross-ventilation
—

Roof overhang to protect
from direct sunlight
—

Use of reflective paints
—

Rainwater harvesting
—

Individual water treatment
station to reuse
grey waters
—

Natural boundary separation
instead of walls
—

Maximum pool volume
of 36m³
—

Assessed to be
Edge Advanced
—

A SUSTAINABLE FARMING EXPERIENCE



Set amidst a stunning topography that includes forests, meadows and rivers, the farm living development is where you harvest the land in search of sustainability, flavour and nourishment.

Our objective is to foster the symbiotic relationship between the residents and nature.



Different zones are defined for agricultural & planting activities on each plot



The residents are requested to start cultivating the land within the first year



No chemicals allowed



A detailed agricultural guideline is available

AGRICULTURAL ORGANISATION PRINCIPLES

1. ORCHARD

Mulched orchard plot with differentiated grass cover management.

2. THALWEG

Wooded and grassy.

3. PATH

With natural grass growth.

4. BORDER HEDGES

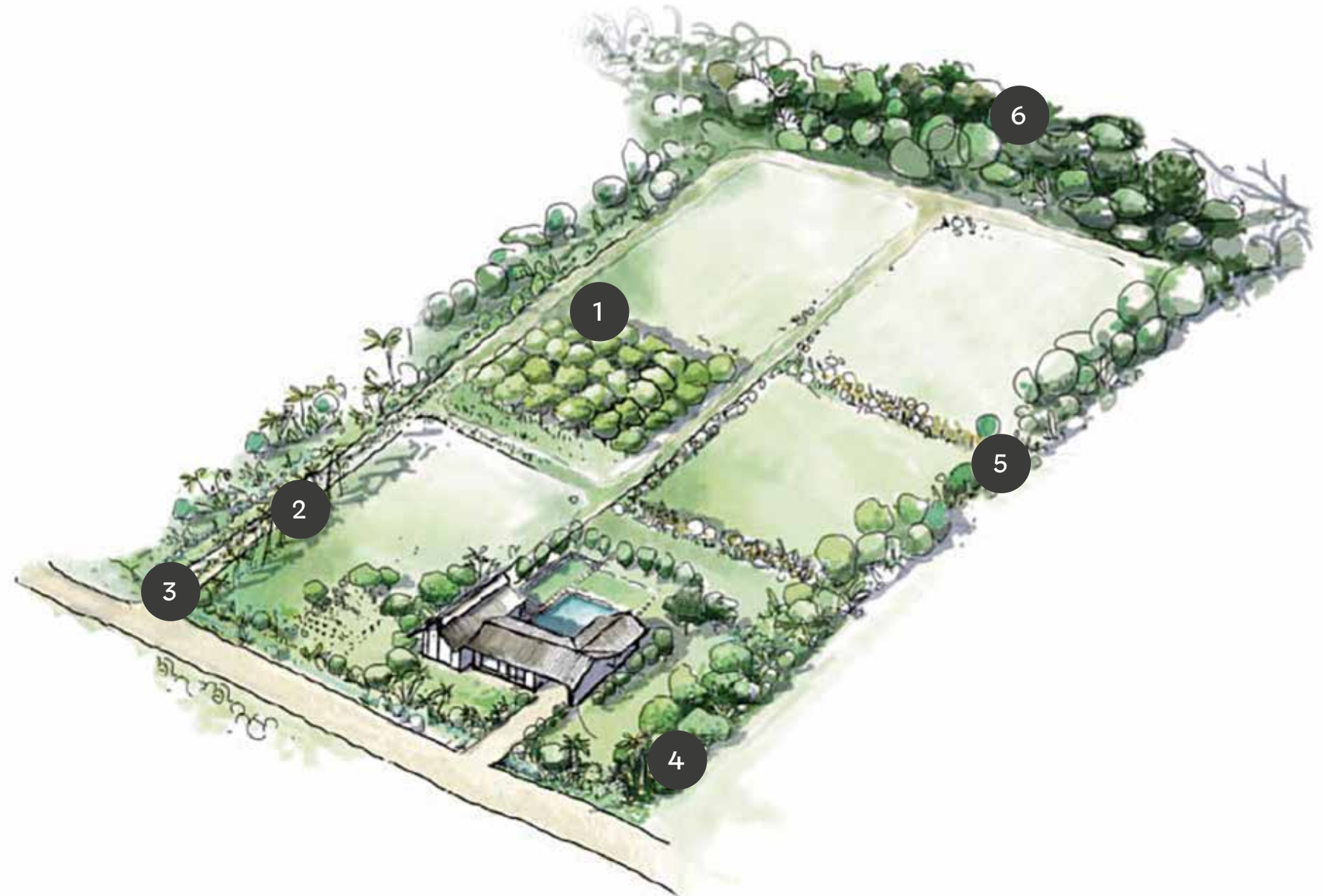
Hedge fence with 3 vegetation layers (3-5m wide).

5. INNER HEDGES

Inter-plot hedges / corridors along the paths.

6. NATURAL GREEN BUFFER

A wide band of trees at the back of the plot edging the forest / river corridor.





PREMIUM FACILITIES & ADVANTAGES



A safe investment within an integrated
sustainable project

A project led by experienced promoters
(CIEL Properties)

The opportunity to resale the property
to locals or foreigners

An estate managed by well-established
property managers



OUR EXPERTS

Developer | CIEL Properties Ltd (Mauritius)

Ferney Master Planner | Atelier LD (France)

Project Architect | Jugaad (Mauritius)

Agricultural strategy and guidelines | SD Green (Reunion Island)

Sales & Marketing | SPS (Mauritius)

Notaries | Etude Montocchio d'Hotman



PIONEERING MEANINGFUL DESTINATIONS

Ferney Tropical Agrihood is a unique project powered by CIEL Properties, where sustainable lifestyle meets serene comfort. At CIEL Properties, there are more than just developers; there's a dynamic team dedicated to crafting unique spaces that redefine community living. Their portfolio showcases a diverse range of projects, each rooted in a steadfast commitment to sustainability and innovation.

At the heart of this offering lies 'Farm Living', a pioneering initiative introducing the concept of a Tropical Agrihood

Ciel Properties



Get in touch with us
to find out more and organise a site visit

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FERNEY.MU