

A couple is relaxing in an infinity pool. The woman is leaning against the man, and they are both smiling. The pool is set on a cliffside, overlooking a lush green golf course with palm trees and a clear blue sky. The water in the pool is crystal clear and reflects the sky.

# Amara

LUXURY GOLF VILLAS AT AZURI MAURITIUS

LUXURY  
REDEFINED



# Live at your pace by the sea.

*Soothingly vibrant.*

Azuri has set out to be the finest legendary seaside destination in Mauritius. Evocative of an exotic version of the French Riviera, offering genuine comfort inspired by a refreshing and luminous setting; the ingredients for living by the sea have been sown together here.

Azuri is located on the northeast coast of the paradise island, Mauritius. It is an elegant village resort, designed to offer homeowners and guests alike a relaxing lifestyle of excellence whilst accentuating the most delightful aspects of life by the sea, including access to a hotel, culinary pleasures, entertainment, sports and shopping, all built around a portfolio of luxury residences. Azuri is undoubtedly one of the safest real estate investments in Mauritius, since its inception ten years ago, as a result of its exceptional location along the ocean's edge.



# Island elegance.

*Your villa on the golf.*

The design of the Amara Golf Villas has been inspired by the freshness and elegance of Azuri's collection of experiences. Blending perfectly contemporary grace and tropical serenity into a setting respectful of the environment, these villas invite you to immerse yourself into the sweet life of the islands amidst a golf course, where family, work and leisure balance your daily life.

The architect has created a fine and sophisticated concept for these villas by adopting the characteristic ingredients of island living and adding a modern twist to them. Three distinct villa styles have been conceived to respond to the requirements of savvy and enthusiastic buyers, looking to live the harmonious Mauritian lifestyle.

There's a reason why it is so desirable to live here - it all just feels natural.



# Timeless moods.

*Making family memories.*



We all have dreams of our beautiful island, the memory of a tranquil and inspiring past. Then, time seemed to have been put on hold. Amara Golf Villas, encapsulate the feelings from these dreams and memories, yet makes them live in the present. You know you are part of a warm and welcoming community when the faces and voices quickly become familiar. Bonds are formed. A sense of belonging is created and the concept of 'living together' begins to take on its full meaning.

Neighbours become friends, and the community becomes one extra-large family. Such good fortune to know that there will always be a door to knock on, and friends to meet at a moment's notice!

# Take a walk through Azuri

In Azuri, everything is designed to make everyday life happier. Nothing is ever far away in this peaceful seaside village, which offers inhabitants dozens of activities and opportunities. Follow us as we take a stroll through its streets.

## 1 The village

Established and thriving for nearly ten years now, this is the heart of Azuri. With its small shops, restaurants and the Place du Village, it is also the community's soul. With ocean-facing apartments and a beach that opens onto the lagoon, daily life promises to be exciting.

## 2 Le quartier Rive Droite

Built around the golf course, this peaceful residential area invites locals to enjoy la dolce vita between the green expanses of the course and the mountains on the far horizon.

## 3 Le quartier du Barachois\*

With breath-taking views of the river, the residences in this neighbourhood commune with nature. An exclusive lifestyle inspired by the beauty of the elements.

## 4 Le quartier de l'Océan\*

Overlooking the lagoon to the east, this neighbourhood is a paradise to dream in, lost in the deep blue of the ocean. A perfect place for sea lovers looking for an active and healthy lifestyle!

## 5 Le quartier de la Forêt\*

Inspired by the beauty of the lush forest on its borders, this eco-friendly future neighbourhood will live in harmony with nature, combining well-being, sustainability and sharing.

\*Coming in the next few years

## 1 Beach Club & Boat house

## 2 Market Place, Shops & Restaurants

## 3 Radisson Blu Azuri Hotel

## 4 Spa & Gym

## 5 Tennis, Padel, Boat Yard & Montessori School

## 6 The Nine - Azuri Golf

## Around Azuri

### Rivière du Rempart

**5 minutes**  
Supermarkets, hardware stores and open-air markets, pharmacies, street food...

### Mapou

**15 minutes**  
International schools, after-school activities, restaurants...

### Grand Baie

**20 minutes**  
Shops and restaurants, medical centres, outings and activities...

### Port Louis

**40 minutes**  
Administrative life, businesses...



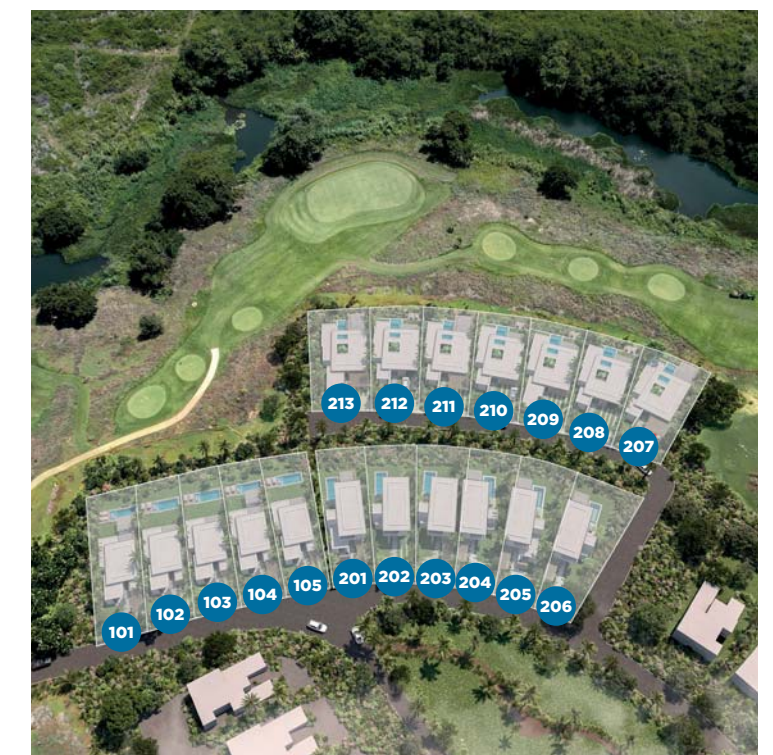
# Masterfully planned.

Set at the heart of the pristine The Nine Azuri Golf Course on 2.6 acres of land at the northern reaches of the village, in the Rive Droite neighbourhood, the Amara Golf Villa pass 18 plots all west facing.

With an outline of mountain panoramas on the one side and horizons of seemingly endless green fields on the other, 7 plots of approximately 560m<sup>2</sup> stand majestically in the front row of the site.

The 11 other plots are positioned on a second level with average plots sizes of 515 m<sup>2</sup>, of which 5 plots have only the golf course as their front yard.

Plot Number	101	102	103	104	105	201	202	203	204
Plot Size (m <sup>2</sup> )	501	497	494	490	487	537	530	530	530
Plot Number	205	206	207	208	209	210	211	212	213
Plot Size (m <sup>2</sup> )	530	681	578	564	564	564	564	564	624



# The signature Villa.

## Uninterrupted mountain and fairway views.

The signature villas celebrate space and opulent grandness bringing the ultimate in convenience and comfort. Thoughtfully designed three-to-four-bedroom floorplan layouts create the perfect ambience for living and entertaining, whilst providing privacy and solitude to suit your mood. Our unique collection of 7 signature villas maximises the pleasure of living at the heart of a golf course with grand openings and high ceilings that enhance the sunlight and showcase the sensational views of breath-taking and constantly changing panoramas.



Computer Generated Image.



# Villa Type C

3 bedroom



Ground Floor

## Ground Floor

Internal Area	(m <sup>2</sup> )
Entrance	14.9
Kitchen	15.9
Back Kitchen	3.1
Store *	5.8
Living Room	19.7
Dining Room	17.6
Guest Toilet	3.2
Master Bedroom	15.6
Dressing	4.6
Master Bathroom	6.7
Bedroom 2	14.5
Bathroom 2	4.0
Bedroom 3	15.1
Bathroom 3	4.0
Corridor 1	7.7

External Area	(m <sup>2</sup> )
Outdoor Dining	17.8
Bar & Outdoor Kitchen *	13.1
Pool *	27.4
Sundeck *	6.9
Outdoor Lounge *	13.5
Carport *	31.9
Covered Terrace Master	7.1
Entrance Porch	3.4

Total Covered Area (m <sup>2</sup> )	293.0
Total Built Area (m <sup>2</sup> )	327.3

\* Optional

# Villa Type C

4 bedroom



Ground Floor

## Ground Floor

Internal Area	(m <sup>2</sup> )
Entrance	14.1
Kitchen	15.9
Back Kitchen	3.1
Store *	5.8
Living Room	19.7
Dining Room	17.6
Guest Toilet	3.2
Master Bedroom	15.6
Dressing	4.6
Master Bathroom	6.7
Bedroom 2	13.8
Bathroom 2	4.0
Bedroom 3	15.1
Bathroom 3	4.0
Bedroom 4	13.8
Bathroom 4	4.0
Corridor 1	7.7
Corridor 2	5.9

External Area	(m <sup>2</sup> )
Outdoor Dining	17.8
Bar & Outdoor Kitchen *	13.1
Pool *	27.4
Sundeck *	6.9
Outdoor Lounge *	13.5
Carport *	31.9
Covered Terrace Master	7.1
Entrance Porch	1.7

Total Covered Area (m <sup>2</sup> )	319.4
Total Built Area (m <sup>2</sup> )	353.7

\* Optional



# The ground + 1 Villa.

## **A view from above.**

The Ground + 1 two-to-three-bedroom villas offer the perfect standalone home with a cosy private garden, combining both privacy and space for couples and families seeking to acquire a residence in a vibrant village.

Designed with integrity and passion, each detail in these residences becomes a unique feature – stonework, landscaping, high ceiling features, wood cladding details, refinements for furniture placement and outdoor living spaces. The ground floor presents an open plan kitchen, dining and living area extended to the outdoor entertainment area, whereas the two spacious bedrooms are located, for greater tranquillity, on the first floor. The three-bedroom villa option caters for a third ensuite room on the ground floor.

Computer Generated Image.

# Villa Type A

2 bedroom



Ground Floor

## Ground Floor

Internal Area	(m <sup>2</sup> )
Kitchen	17.5
Back Kitchen	3.2
Store *	3.2
Living Room	15.8
Guest Toilet	2.7
Corridor	1.8
Stairs	9.7

External Area	(m <sup>2</sup> )
Outdoor Dining	11.6
Bar *	14.7
Pool *	20.1
Sundeck *	11.4
Covered Carport *	14.0
Entrance Porch	4.2

\* Optional

## First Floor

Internal Area	(m <sup>2</sup> )
Master Bedroom	16.8
Dressing	4.6
Master Bathroom	6.7
Bathroom 2	4.9
Bedroom 2	13.1
Corridor	2.8

External Area	(m <sup>2</sup> )
Balcony Master	9.9
Balcony Bedroom 2	7.1

Total Covered Area (m <sup>2</sup> )	220.0
Total Built Area (m <sup>2</sup> )	251.5



First Floor

# Villa Type A

3 bedroom



Ground Floor

## Ground Floor

Internal Area	(m <sup>2</sup> )
Kitchen	17.5
Back Kitchen	3.2
Store *	3.2
Living Room	15.8
Guest Toilet	2.7
Bathroom 3	4.0
Bedroom 3	14.3
Corridor	1.8
Stairs	9.7

External Area	(m <sup>2</sup> )
Outdoor Dining	11.6
Bar *	14.7
Pool *	20.1
Sundeck *	11.4
Carport *	14.0
Entrance Porch	3.1

\* Optional

## First Floor

Internal Area	(m <sup>2</sup> )
Master Bedroom	16.8
Dressing	4.6
Master Bathroom	6.7
Bathroom 2	4.9
Bedroom 2	13.1
Corridor	2.8

External Area	(m <sup>2</sup> )
Balcony Master	9.9
Balcony Bedroom 2	7.1

Total Covered Area (m <sup>2</sup> )	238.9
Total Built Area (m <sup>2</sup> )	270.4



First Floor

# The ground floor Villa.

## Discreet grandness without vis a vis.

This two to three bedroom villa offers a fine balance of form, function and design inspired by the classical island contemporary home with bright living areas, well thought out bedrooms and bathrooms, immaculate modern kitchens, comfortable and welcoming outdoor terraces, each appointed with a private pool, a rare luxury that can only enhance the lifestyle here. We have made use of every inch of available space for living well. This villa offers a haven of freshness, thanks to elevated ceilings and big glass openings that accentuate the sense of space and light for a convivial "art-de-vivre". Living spaces intermingle easily without obstruction, thus optimising views on an outline of mountain panoramas on the one side and horizons of seemingly endless green fields on the other.



Computer Generated Image.

# Villa Type B

2 bedroom



## Ground Floor

Internal Area	(m <sup>2</sup> )
Kitchen	16.7
Back Kitchen	3.2
Store *	3.2
Living Room	15.4
Guest Toilet	2.7
Master Bedroom	17.1
Dressing	4.6
Master Bathroom	6.7
Bedroom 2	14.3
Bathroom 2	4.0
Corridor	5.5

External Area	(m <sup>2</sup> )
Outdoor Dining	11.2
Bar *	14.8
Pool *	20.1
Sundeck *	11.4
Carport *	14.0
Entrance Porch	3.1

Total Covered Area (m <sup>2</sup> )	163.7
Total Built Area (m <sup>2</sup> )	195.2

\* Optional

# Villa Type B

3 bedroom



## Ground Floor

Internal Area	(m <sup>2</sup> )
Kitchen	16.7
Back Kitchen	3.2
Store *	3.2
Living Room	15.4
Guest Toilet	2.7
Master Bedroom	18.2
Dressing	4.6
Master Bathroom	6.7
Bedroom 2	14.3
Bathroom 2	4.0
Bedroom 3	10.5
Bathroom 3	4.5
Corridor	10.4

External Area	(m <sup>2</sup> )
Outdoor Dining	11.2
Bar *	14.8
Pool *	20.1
Sundeck *	11.4
Carport *	14.0
Entrance Porch	3.1

Total Covered Area (m <sup>2</sup> )	190.0
Total Built Area (m <sup>2</sup> )	221.4

\* Optional



## Villa amenities

- Exquisite golf views
- Golf membership
- High quality floor finishes and lighting fixtures
- Suite rooms
- Air conditioning in the bedrooms
- Fully fitted bathrooms
- Dressing room in the master bedroom
- Kitchen fitted with recessed appliances
- Outdoor terrace
- Private parking
- Landscaped garden
- Private swimming pool & sun deck (optional)
- Store (optional)
- Covered carport (optional)
- Bar & lounge (optional)
- Furniture package (optional)





# Bluelife, the developer.

## You will only feel at home here

We believe that a home must have its own story to tell, even before you take ownership of the story. We understand how today's world citizens live, often with a foot on several continents, traveling from one residence to another, and we know how the harmony of Mauritius can moderate and make these traversing lives more serene. If there is any objective that we strive to accomplish, it is that your home at Azuri becomes the one to which you desire to return to first.

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. At BlueLife, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes.



# Your address book at Azuri.

## **Azuri Assistance Hotline**

(Azuri Estate Management Ltd)  
Security & Technical teams  
T. 417 2500  
Open 24/7

## **Azuri Boat House**

T. 402 3790 • 5938 2097  
E. bhazuri@jph.mu

## **Azuri Boat Yard**

T. 5447 0934 (office)  
T. 5938 2279 (mise à l'eau)  
T. 5727 5028  
E. byaz@jph.mu • gilbert@jph.mu  
Open 7/7 from 8.30 am to 4.30 pm

## **Azuri Estate Management Ltd**

T. 417 2700  
Open Monday to Friday,  
from 8.30 am to 5.30 pm

## **Azuri Nautical Club**

T. 402 3790  
Open 7/7, from 9 am to 5 pm

## **Property Sales & Rentals**

T. 5499 9995 (Sales Office)  
E. liveworkplay@azuri.mu  
Open Monday to Friday, from 8 am to 5 pm

## **Property & Home Services**

T. 417 2700  
E. azuri.services@azuri.mu  
Open Monday to Friday, from 8 am to 5 pm

## **Black Rock Steak & Grill Restaurant**

T. 402 3779 • 402 3700  
Open 7/7, from 11 am to 11 pm

## **Cafe Gioia**

T. 402 3781 • 402 3700  
Open 7/7, from 8 am to 11 pm

## **Car Wash - Richard**

T. 5737 8098  
Open Monday to Friday, from 8 am to 5 pm  
Saturday from 8 am to noon

## **The Nine - Golf & Bistro Pub**

T. 5423 1921 (Golf)  
E. thenine@azurigolf.mu  
Open Monday to Sunday from 7 am to 6.30 pm

## **T. 402 3788 (BistroPub)**

Open Tuesday to Saturday from 6 am to 11 pm  
Monday and Sunday from 6 am to 8 pm

## **Le Poivrier - La Plage**

T. 411 7219 • 5824 2062  
Open Tuesday to Sunday from noon to 10 pm

## **Mauritius Tennis Academy Azuri**

T. 5445 2822 • 402 3700  
E. info@mauritiustennisacademy.com  
Open 7/7, from 7 am to 9 pm

## **The Montessori Playhouse**

T. 5971 9173  
Open Monday to Friday from 8 am to 2 pm  
Wednesday from 8 am to noon

## **Oxygen Fitness & Racket Club**

T. 5923 8804  
E. info@oxygenmauritus.com  
Open 7/7, from 6 am to 8 pm (7 pm on Sunday)

## **Radisson Blu Azuri Resort & Spa**

T. 402 3700  
E. info.azuri@radissonblu.com  
W. radissonhotels.com/en-us/hotels/radisson-  
blu-resort-mauritius-azuri-spa

## **O Marché Gourmet**

T. 409 0613 (Shop)  
T. 5910 3649 (Agnès)  
T. 5839 5848 (Beena)

## **Sealoy Flights**

Open Monday to Friday from 9am to 16pm  
Saturday from 9am to 1pm  
T. 5429 2811

## **The Seaside Shop**

T. 402 3781 • 402 3700  
Open 7/7, from 8.30 am to 7.45 pm



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