



Island Living

Since its inception four years ago on a large estate on the northeast coast, Azuri Ocean & Golf Village has metamorphosed into a vibrant and tight-knit community.

Mauritians, expatriates, and foreign investors can purchase property, residency, splendid contemporary residences designed by famed architects, as well as gain access to a secluded beach, a bustling cafe, an array of restaurants, a gourmet shop, a fabulous spa, a sports club, and a signature par-3 9 hole golf course. But above all, the residents of the seaside village benefit from gorgeous natural surroundings, a safe neighbour-hood, convenience, and a sense of community. Azuri meets, without an ounce of doubt, the growing demand for alternative island living opportunities.





Azuri is very much about living truthfully. The splendid ocean and golf village is built around a community that is welcoming, caring, and vibrant.



The Masterplan

Ocean River Golf View Villas, Ennéa, and Amara each have their own identities and vibes. But what they do have in common is perpetual tranquility, and all the benefits that come with living by a golf course.

Picture this. A peaceful neighbourhood. A quiet street lined with gorgeous, intimate homes. Lots of greenery—the fairways of a beautiful signature Par-3 9-hole golf course. Welcome to Rive Droite, a neighbourhood at the heart of a splendid golf.

- | | |
|----|-------------------------------------|
| 1 | Ennéa Residences |
| 2 | Amara Residences |
| 3 | Ocean River Golf View Villas |
| 4 | Azuri Golf Club |
| 5 | Radisson Blu Azuri Hotel |
| 6 | Market Place: Shops and Restaurants |
| 7 | Beach & Boat Club |
| 8 | Spa & Gym |
| 9 | Tennis Club & Academy |
| 10 | Archery & Boat Parking |
| 11 | The Montessori Playhouse |

Already Constructed
 Rive Droite

Ennéa Residences

The Ennéa residential cluster epitomises tropical island living. The focus on Indoor/Outdoor space, the private landscaped gardens, the use of local, natural materials, are an ode to Mauritian culture and traditions. Long, lazy lunches, hours basking in the sunshine, time spent with friends and family... This is what Ennéa is about.

Located on 1.25 hectares of prime property facing fairways #7 and #8 of the Azuri Golf, Ennéa adjoins the existing vibrant village to the new Rive Droite neighbourhood. Ennéa consists of a collection of high-end residences ranging from two-bedroom apartments to three-bedroom villas with views of the west and northwest part of the island. These exquisite residences are ideal for a family of golfers and investors alike.

The Ennéa resident loves the tropical, Mauritian vibe. The garden extends to the immaculate green fairways providing a sense of space. Immense glass sliding doors open onto a covered terrace with splendid views of the bright green fairways or the western mountain range. And yet, the contemporary residence is by no means a typical rustic campement. Ennéa is equipped with state-of-the-art amenities and appliances. The blend of modernity and low-key charm makes Ennéa a dream-come-true for its lucky owners.





■ The villas

The architecture of the twelve 3-bed room villas sets forth Azuri's signature contemporary style with defined lines, geometric structures, and the use of traditional Mauritian materials. The residence that blends in perfectly with its tropical surroundings comes with a swimming pool, gazebo, and a garden overlooking the golf course that encapsulates the Mauritian art de vivre.

■ The apartments

The apartments come in a 2-bed or 3-bed option, en-suite. They are all located on the ground floor with a small pool and lovely garden that opens up onto the course, bringing depth and grandeur to your front lawn. The 2-bedroom residences are nicely balanced between the open living space and the bedroom area. This is the ideal investment for those seeking a holiday home under the sun, especially when one signs up for the property management services Azuri has to offer.

■ The penthouses

Six penthouses located on the first floor afford breathtaking views of the golf course. No compromise was made when it came to space. The penthouse comes as a 3-bedroom or a 4-bedroom residence. A spacious terrace, deck, and pool provide complete privacy. The open-plan design enables easy access from one room to another, as well as a sense of openness. This is the kind of home you would want in the tropics.

ENNÉA	Bedroom	Units	Area (m ²)
Villas	3	12	286
Apartments	2	11	147
Apartments	3	1	245
Penthouses	3	1	247
Penthouses	4	5	246



Green open spaces, manicured fairways,
breathtaking views, peacefulness, tranquility...
Who doesn't love a golf course?

Ground Floor



Ennéa Apartment

2-BEDROOM - Total Area: 147m²

Ground Floor

Internal	(m ²)
Covered Areas	
Entrance Lobby	3.8
Living Room	47.2
Lobby	3.5
Master Bedroom	21.5
Master Bathroom	5.9
Bedroom	11.7
Bath	5.1
Guest WC	2.4
Laundry	5.2
	106.2

External	(m ²)
Covered Areas	
Veranda	16.5
Entrance Pergola	7.5
	24.0

Uncovered	(m ²)
Yard	7.9
Swimming Pool	8.1
	16.1



Total Covered Area: 130m² - Total Area: 147m²

Ground Floor



Ennéa Apartment

3-BEDROOM - Total Area: 245m²

Ground Floor

Internal	(m ²)
Covered Areas	
Living Room	60.3
Master Bedroom	25.5
Master Bathroom	9.9
Bedroom 1	16.6
Bath 1	4.0
Bedroom 2	14.8
Bath 2	4.7
Guest WC	3.3
Entrance Lobby	9.5
Lobby 2	8.5
Pantry	4.1
Laundry	5.2
	166.5

External	(m ²)
Covered Areas	
Entrance Pergola	7.4
Veranda	43.9
	51.3

Uncovered	(m ²)
Yard	9.0
Swimming Pool	17.6
	26.6



Total Covered Area: 218m² - Total Area: 245m²

Ground Floor



First Floor



Ennéa Villa

3-BEDROOM - (A) Total Area: 286m²

Ground Floor

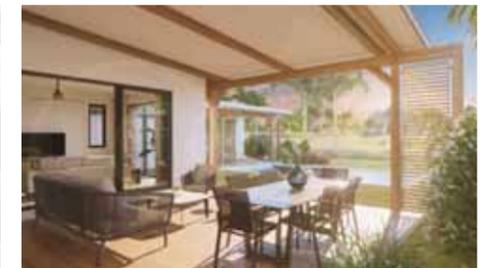
Internal	(m ²)
Covered Areas	
Lobby	7.3
Living Room	27.1
Dining Room	15.0
Open Kitchen	9.5
Stair	7.2
Store	4.1
Utility	1.7
	71.9

External	(m ²)
Covered Areas	
Kiosk	15.5
Entrance Pergola	11.3
Veranda	32.2
Carport	41.2
	100.3

Uncovered	(m ²)
Swimming Pool	28.7
Yard	10.3
	39.0

First Floor

Internal	(m ²)
Covered Areas	
Stair Lobby	2.4
Lobby	6.5
Master Bedroom	14.2
Master Bathroom	7.1
Dressing	10.6
Bedroom 1	12.5
Bedroom 2	12.5
Shower	4.0
WC	2.0
Utility	2.2
	74.1



Total Covered Area (A): 247m² - Total Area: 286m²

Ground Floor



First Floor



Ennéa Villa

3-BEDROOM - (B) Total Area: 292m²

Ground Floor

Internal	(m ²)
Covered Areas	
Lobby	7.3
Living Room	27.1
Dining Room	15.0
Open Kitchen	9.5
Stair	7.2
Utility	1.7
	71.9

External	(m ²)
Covered Areas	
Veranda	32.2
Kiosk	15.5
Entrance Pergola	11.4
Carport	46.1
	105.3

Uncovered	(m ²)
Swimming Pool	28.7
Yard	10.3
	39.0

First Floor

Internal	(m ²)
Covered Areas	
Stair Lobby	3.7
Lobby	6.2
Master Bedroom	14.2
Master Bathroom	7.1
Dressing	10.6
Bedroom 1	14.0
Bedroom 2	14.0
Shower	4.0
WC	2.0
	75.8



Total Covered Area (B): 253m² - Total Area: 292m²

First Floor



Ennéa Penthouse

3-BEDROOM - Total Area: 247m²

Ground Floor: Circulation

Internal	(m ²)
Covered Areas	
Penthouse Ent.	13.1
	13.1

First Floor

Internal	(m ²)
Covered Areas	
Living Room	56.8
Master Bedroom	25.8
Master Bathroom	11.0
Bedroom 1	17.4
Bathroom 1	4.9
Bedroom 2	15.7
Bathroom 2	4.4
Guest WC	2.6
Lobby 1	8.1
Lobby 2	1.4
Laundry/Utility	11.8
	159.7

External	(m ²)
Covered Areas	
Veranda	32.4
	32.4

External	(m ²)
Uncovered Areas	
Open Terrace	31.1
Swimming Pool	14.8
Open Yard	9.0
	54.9



Total Area: 247m²

First Floor



Ennéa Penthouse

4-BEDROOM - Total Area: 246m²

Access from Ground Floor

Internal	(m ²)
Covered Areas	
Penthouse Ent.	13.1
	13.1

External	(m ²)
Covered Areas	
Apartment	15.2
Other Cov. Area	5.0
	20.2

First Floor

Internal	(m ²)
Covered Areas	
Living Room	57.9
Master Bedroom	25.7
Master Bathroom	11.0
Bedroom 1	17.4
Bathroom 1	4.9
Bedroom 2	15.7
Bathroom 2	4.4
Bedroom 3	16.3
Bathroom 3	5.5
Guest WC	2.6
Lobby	8.1
Laundry/Utility	7.4
	176.8

External	(m ²)
Covered Areas	
Veranda	31.2
Open Veranda	1.6
	32.8

External	(m ²)
Uncovered Areas	
Open Veranda	18.2
Swimming Pool	14.8
Open Yard	3.4
	36.4



Total Area: 246m²



Why invest in Mauritius?

The Benefits of Becoming a Homeowner*

-  Radisson Blu Azuri Resort & Spa
-  An array of restaurants & bars
-  Azuri Tennis Club
-  A state-of-the-art golf course
-  Boutiques, a gourmet shop
-  A fabulous spa
-  A fitness club
-  Azuri Nautical Club

*Conditions apply

10 Reasons to invest in Azuri

If the promise of the sweet island life doesn't seal the deal, here are ten more perks of living or purchasing property in this unique seaside setting.

1 A rare and unique destination

This little corner of paradise is a microcosm of the world. A combination of natural beauty and urban charm, Mauritius offers a sweet life. Its cosmopolitan nation, a mosaic of cultures, ethnicities, and religions, make the tiny island very much a microcosm of the world. Travellers are surprised to learn that beyond the sandy beaches is huge opportunity for business growth—and a strong dose of happiness.

6 Modern living

BlueLife Limited, the developer and promoter, collaborates with famed architects to design and conceive stylish, contemporary residences. Each beautifully-designed villa embodies tropical modernism, an architecture that is ideally suited to the gloriously sunny island. Each residence comes with all the amenities that will make life so much easier. Azuri's residential neighbourhood was cleverly designed, integrating lasting infrastructure, functionality, aesthetics, community, and greenery. The ultimate goal? To help its citizens live better, happier lives.

2 Seaside living

Azuri is a place that encapsulates what it means to live by the sea. Wake up, pour yourself a cup of hot coffee, and take a seat on your terrace over-looking the sandy shores and blue lagoon (the second largest of Mauritius). It doesn't get any better. Truly. The outdoors is an integral part of living at Azuri. Boat rides, beach volleyball, an evening jog in the sugarcane fields... Who needs a lap pool when you have the ocean?

7 The advantages of a Mauritian residency

Life in Mauritius is—literally—less taxing. Foreigners who purchase property under the PDS (Property Development Scheme) acquire Mauritian residency (as do their dependents), and benefit from advantageous fiscal policies including a flat tax rate at 15%, no taxes on capital gains if the property is sold, no with-holding taxes on interests and dividends, and various exemptions.

3 A Village Community

Azuri village celebrates its community's needs—safety, happiness, convenience, recreation, and a sense of belonging. The hip and happening neighbourhood is a playground—as much for the kids as for the grown-ups! Azuri's Village manager goes the extra mile to bring the community together by organising events and activities year-round.

8 A portfolio of high-end properties

Azuri Golf & Ocean Village stands out as being the first to have created a real community, one that is socially-engaged, responsible, and aware. It also stands out because of its inherent beauty: each cluster of residences—apartments, penthouses, villas, super villas, and bespoke designs—conceived by renowned architects elevate living standards. The quality of the homes reflects the quality of life of Azuri's residents and homeowners.

4 Ocean and golf*

Around the world, golf courses are equated with luxury, freedom, and beauty. Azuri is no exception. The spectacular executive golf course is a chance to play a round with friends, enjoy the peaceful open green spaces, or take up a new sport. The acquisition of a residence at Rive Droite comes with a transferable golf membership at the Azuri Golf.*

*Conditions apply

9 Full-fledge Property Management Service*

Azuri provides a full range of services that cater to homeowners and renters. These services simplify your day-to-day life and include short and long-term rental management, property sales, maintenance services (plumbing, pool, gardening, dry-cleaning...), but also event planning (such as booking a chef, planning a party...).

*Conditions apply

5 Prime real estate

Prime beachfront property is hard to come by. Azuri, set on the coveted northeast coast, is a gem. It is as much an investment as it is a place you'll want to call home. On an island delineated by its shores, land is particularly invaluable. BlueLife Limited is a pioneer in the land development sector in Mauritius. With years of experience, the property developer knows how to create and sustain value, both in the short and long run. Their motto, "We don't just build houses but homes" illustrates their commitment to enriching the lives of those at Azuri.

10 Smart Living

In the Internet era, geographic mobility and work-life balance are becoming the norm. Azuri's dynamic community is a mix of Mauritians and expatriates in pursuit of business opportunities, a certain way of life, and the happiness that one experiences waking up in this corner of paradise. You could call it smart living. That is, the ability to reconcile your career with the joys of living on an island.

Contact us

If you're after high quality in a beautiful location and residences, look no further than the 5 star development called Azuri. Our freehold beach-front property is established as an aspirational Ocean & Golf village offering beachfront luxury residences, including villas, penthouses and apartments. Azuri has proven itself to be the most successful and secure property investment opportunity in Mauritius.

Azuri Property Sales

E. liveworkplay@azuri.mu

T. +230 5499 9995

azuri.mu

Disclaimer

Azuri Ocean & Golf Village is a project approved by the EDB as part of the 2015 IRS real estate development regulation (Integrated Real Estate Scheme).

The contents of this [brochure / set of documents] including but not limited to any pricing, pictures, artists' impressions, layouts, specifications, plans, dimensions and/or surface areas (collectively the 'Information') are for illustrative purposes only and should not be relied upon as being an offer to sell or a solicitation of any offer to buy a PDS property. The developer, Haute Rive PDS Company Ltd ('Haute Rive PDS') reserves the right to change, alter and/or modify at any time and without notice the Information. Haute Rive PDS, including any of its affiliates, employees, officers and/or agents shall not be responsible for any direct or indirect loss, damage and/or prejudice whatsoever and to whomsoever caused as a result of any reliance being placed by any person(s) on any of the Information. The purchase of an IRS property will be subject to the detailed terms, conditions and provisions of a deed of sale to be provided by Haute Rive PDS.

