



AMARA RESIDENCES | THE BROCHURE

azuri
OCEAN & GOLF VILLAGE - MAURITIUS

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

Amara Residences

Amara's classic style appeals to homeowners who want to live in a beautiful, ageless residence, one that flaunts understated luxury.

Nestled at the heart of Rive Droite—a short buggy ride from the bustling Village—, the Amara residences are designed for those seeking understated luxury and tranquility. The variety of properties include 7 island villas, 19 villas, 4 penthouses, and 12 apartments. With views of the majestic river and golf course, Amara is the quintessential island home.

Amara is an invitation to immerse yourself in the sweet life of living in the tropics. Drawing inspiration from the Azuri lifestyle, the residential neighbourhood at the heart of the golf course combines grace, elegance, and the Mauritian art de vivre. Residents can enjoy the tranquility of their neighbourhood while still benefiting from the services and amenities of the existing Village.





AMARA	Bedroom/ Chambres	Units/ Unités	Area/ Superficie (m²)
Villas GF	3	15	206
Villas GF+1	4	4	282
Island Villas	4	7	321
Apartments	3	12	183
Penthouses	3	2	220
Penthouses	4	2	251

■ The island villas

Seven 3-bedroom en-suite island villas appeal to those looking for a place to call home. The exquisitely-designed villas blend in with the surrounding nature. The villa opens onto outdoor living space including a terrace, deck, pool, and gazebo—all of which afford breathtaking views of the riverbanks and fairways.

■ The villas

Nineteen 3-bedroom villas feature a unique design and layout. Home-owners may choose between a ground-floor or ground-floor + 1 configuration, depending on their needs. Spacious living areas and proportional light-filled bedrooms provide comfort and privacy.

■ The apartments

Homeowners can choose between twelve 3-bedroom apartments located on either the ground or first floor. These coveted apartments facing fairways #7 and #8 are equipped with a lift. Their open-plan layout and ensuite bedrooms provide a sense of spaciousness and views of the greenery.

■ The penthouses

The topography of the land combined with the penthouse configuration means homeowners will enjoy stunning views of the sea. The four 3-bedroom penthouses each have their own pool, veranda, and lift. The design, a harmonious blend of tradition and modernity, appeals to those looking for comfort and style.



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

Ground Floor



Amara Apartment

3-BEDROOM GF IN G+1 BUILDING - Total Area: 166.4m²

Ground Floor

Internal	(m ²)
Covered Areas	
Entrance Lobby	6.0
Living Room	44.6
Master Bedroom	22.4
Master Bathroom	6.8
Bedroom 1	13.4
Bathroom 1	5.8
Bedroom 2	13.5
Bathroom 2	5.8
Lobby	7.2
Utility	4.0
Guest WC	2.9
	132.4

External	(m ²)
Covered Areas	
Terrace	25.9
	25.9

Uncovered	(m ²)
Plunge Pool	8.1
	8.1



Total Covered Area: 158.3m² - Total Area: 166.4m²

Ground Floor



Amara Apartment

3-BEDROOM GF & FF IN G+2 BUILDING - Total Area: 183.7m²

Ground Floor

Internal	(m ²)
Covered Areas	
Entrance Lobby	6.0
Living Room	44.6
Master Bedroom	22.4
Master Bathroom	6.8
Bedroom 1	13.4
Bathroom 1	5.8
Bedroom 2	13.5
Bathroom 2	5.8
Lobby	7.2
Utility	4.0
Guest WC	2.9
	132.4

External	(m ²)
Covered Areas	
Terrace	43.2

Uncovered	(m ²)
Plunge Pool	8.1
	8.1



Total Covered Area: 175.6m² - Total Area: 183.7m²

Ground Floor



Amara Individual Villa

3-BEDROOM - Total Area: 206.1m²

Ground Floor

Internal	(m ²)
Covered Areas	
Entrance Lobby	7.0
Living Room	46.0
Master Bedroom	13.6
Dressing	6.5
Master Bathroom	8.1
Bedroom 1	10.9
Bathroom 1	3.8
Bedroom 2	16.7
Bathroom 2	3.2
Linen	1.7
Lobby	7.9
Store / Laundry	4.5
Guest WC	2.1
	131.9

External	(m ²)
Covered Areas	
Veranda	32.8
Gazebo	13.0
	45.8

Uncovered	(m ²)
Open Yard	9.4
Swimming Pool	19.0
	28.4



Total Covered Area: 177.7m² - Total Area: 206.1m²

Amara Villa

4-BEDROOM - (G+1) Total Area: 282.4m²



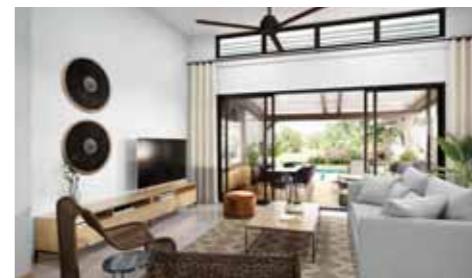
Ground Floor

Internal	(m ²)
Covered Areas	
Entrance Lobby	4.7
Lobby	15.7
Kitchen	9.5
Living Room	39.7
Master Bedroom	21.1
Master Dressing	5.0
Master Bathroom	9.3
Bedroom 1	16.2
Bathroom 1	5.3
Store/Laundry	3.4
Guest WC	3.2
Linen	3.0
	135.9

External	(m ²)
Covered Areas	
Veranda	28.8
Gazebo	16.8
	45.6
Uncovered	(m ²)
Open Yard	9.4
Swimming Pool	27.6
Utility	2.4
	39.4

First Floor

Internal	(m ²)
Covered Areas	
Master Bedroom 2	14.4
Master Dressing 2	10.1
Master Bathroom 2	9.7
Stair Lobby	5.2
Bedroom 3	17.7
Bathroom 3	4.4
	61.5



Total Covered Area: 243m² - Total Area: 282.4m²

Amara Island Villa

4-BEDROOM - Total Area: 321m²



Ground Floor

Internal	(m ²)
Covered Areas	
Entrance Lobby	8.36
Living Room	42.97
Kitchen	15.80
Master Bedroom	22.48
Master Bathroom	17.94
Master WC	2.19
Master Closet	4.43
Bedroom 1	16.64
Bathroom 1	4.73
Bedroom 2	10.89
Bathroom 2	4.38
Bedroom 3	16.56
Bathroom 3	4.73
Lobby	11.58
Guest WC	2.76
Store / Laundry	7.18
Storage	4.14
	197.75

External	(m ²)
Covered Areas	
Carport	21.55
Foyer	4.90
Veranda	26.09
Gazebo	13.96
Garden Store	2.11
	68.61

Uncovered	(m ²)
Swimming Pool	25.41
Yard	15.25
Courtyard	14.14
	54.80



Total Covered Area: 266.36m² - Total Area: 321m²

First Floor



Amara Penthouse

3-BEDROOM - Total Area: 220.3m²

First Floor

Internal	(m ²)
Covered Areas	
Lobby	10.3
Living Room	58.0
Master Bedroom	16.2
Master Dressing	9.1
Master Bathroom	7.0
Lobby	6.5
Bedroom 1	13.4
Bathroom 1	5.3
Bedroom 2	17.7
Bathroom 2	5.8
Guest WC	2.3
Store & Laundry	8.8
Linen	2.5
	162.9

External	(m ²)
Covered Areas	
Terrace	34.2
	34.2

Uncovered	(m ²)
Open Yard	5.7
Swimming Pool	17.5
	23.2

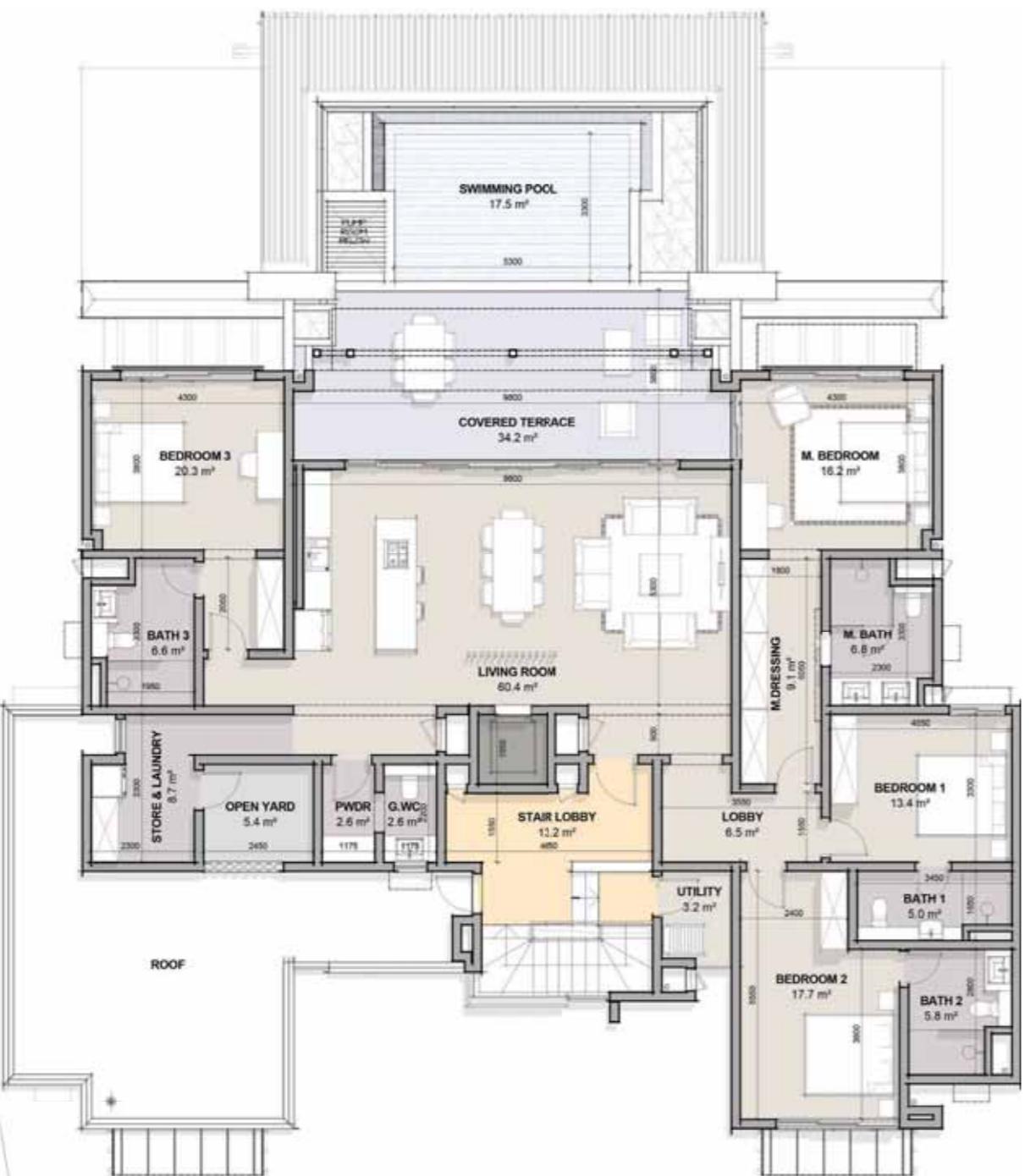


Total Covered Area: 197.1m² - Total Area: 220.3m²

Amara Penthouse

4-BEDROOM - Total Area: 251.9m²

First Floor



First Floor

Internal	(m ²)
Covered Areas	
Store & Laundry	8.7
Living Room	60.4
Master Bedroom	16.2
Master Dressing	9.1
Master Bathroom	6.8
Stair Lobby	13.2
Bedroom 1	13.4
Bathroom 1	5.0
Bedroom 2	17.7
Bathroom 2	5.8
Bedroom 3	20.3
Bathroom 3	6.6
Wardrobe	2.6
Lobby	6.5
Guest WC	2.6
	194.8

External	(m ²)
Covered Areas	
Terrace	34.2
	34.2

Uncovered	(m ²)
Open Yard	5.4
Swimming Pool	17.5
	22.9



Total Covered Area: 229m² - Total Area: 251.9m²



Why invest in Mauritius?

If the promise of a peaceful and quality life under the sun doesn't seal the deal, here are eight more perks of living or purchasing prime property at Azuri.

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.

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

8 A portfolio of high-end properties

9 Full-fledge Property Management Service*

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.

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 beachfront 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.

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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).

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