



# halona

AZURI OCEAN & GOLF VILLAGE • MAURITIUS

TOWNHOUSE LIVING

azuri





# About Azuri

## When location really counts

You are looking for a new home on the coast – or perhaps you prefer to live part-time by the ocean! Then Azuri certainly has all the qualities that anyone could hope for to make the most of living by the sea.

Along the vibrant and sparkling aquamarine shores of the northern east coast of the island sits Azuri Ocean & Golf Village, a wonderfully crafted beachside destination that offers an exquisite and superior way of life that is yours for the taking.

Azuri's exceptional residential and lifestyle offerings are designed to provide a sustainable living environment amongst a dynamic and compatible community of people who are made up of year-round residents and seasonal visitors.

Since its inception in 2013, Azuri has continued to meet the growing demand for prestigious and multi-faceted island living opportunities – to become a unique place where you and your loved ones can Live – Work – Play in the manner to which you are most suited.







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# A home to remember

## A seaside lifestyle to enjoy.

More than just a home by the sea, the Halona 3 bedroom townhouses offer a complete lifestyle experience amidst a true village community.

Each property has been designed to include spacious living areas private gardens, allocated parking spaces in a harmonious neighbourhood. These townhouses are ideal for modern living. Culinary enthusiasts will feel at home with the kitchen's specification, and the open plan layout is certain to be a focal point for family or friend get togethers.







# Halona, location map

The 22 townhouses are set slightly apart from the center of the village, not far from the main entrance, fully benefitting from the tranquillity of its gated setting.

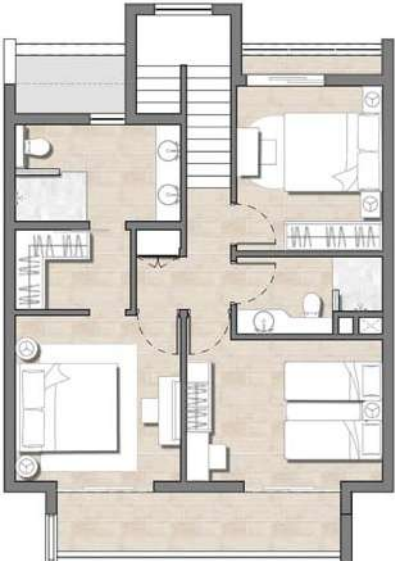
As well as private rear gardens, the townhouses share an outlook over the main street in the neighborhood and the landscaped gardens beyond. Each of these immaculately designed private homes also enjoys all the amenities of the wider development, a best of both worlds, a situation that sets this collection of residences apart.







Plot	Area (m²)
TH-01	270
TH-02	235
TH-03	244
TH-04	331
TH-05	336
TH-06	335
TH-07	307
TH-08	238
TH-09	231
TH-10	274
TH-11	279
TH-12	252
TH-13	309
TH-14	334
TH-15	270
TH-16	338
TH-17	348
TH-18	373
TH-19	348
TH-20	244
TH-21	240
TH-22	277



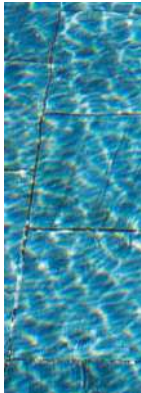
## TYPICAL TOWNHOUSE

BEDROOMS: 3 | BATHROOMS: 2

GROUND FLOOR	(m²)	FIRST FLOOR	(m²)
Living Room	40.3	Master Bedroom	11.6
Guest WC	2.2	Master Bathroom	6.8
Laundry / Utility	5.2	Dressing	3.9
Store	2.8	Bedroom 2	12.1
Stair	1.8	Bedroom 3	10.1
Covered Entrance Lobby	2.7	Bathroom	4.8
Covered Veranda	16.9	Stair	5.3
		Stair Lobby	3.4
		Covered Front Balcony	8.4
		Covered Back Balcony	1.8
EXTERNAL AREAS	(m²)		
External Kitchen	4.0		
Backyard	7.8		
Carport	29.0		
Entrance	10.0		

Total Covered Area: 151.5 m²  
Total Built Area: 202.8 m²





GROUND FLOOR  
PLAN



FIRST FLOOR  
PLAN

# TOWNHOUSE WITH POOL & GAZEBO

BEDROOMS: 3 | BATHROOMS: 2

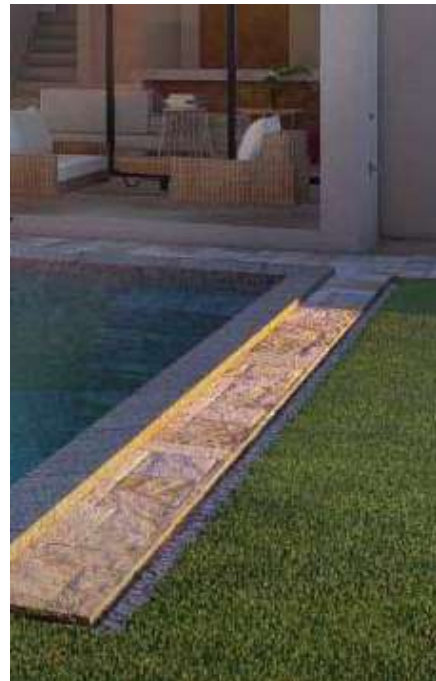
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		Covered Back Balcony	1.8
EXTERNAL AREAS (m²)			
External Kitchen	4.0		
Backyard	7.8		
Carport	29.0		
Entrance	10.0		
Pool	28.6		
Deck	20.3		
Gazebo	11.8		
Shower	1.6		

Total Covered Area: 151.5 m²  
Total Built Area: 269.6 m²



# It's all in the details

From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our building process. We create developments which foster strong communities and integrate seamlessly with the local area.



## STRUCTURES

The structure shall consist of 200mm thick load bearing block-walls along their perimeter coupled with reinforced concrete frames, consisting of beams and columns.

The foundations shall consist of isolated pad and strip footings designed as per the Structural Engineer's specifications.

Structural load-bearing block-walls shall be generally 150 or 200mm thick while non-structural internal dividing walls shall be 100mm thick. The dividing wall between the units shall be composed of a 200mm thick concrete-infilled block-wall for acoustic isolation.

## FLOOR FINISHES

Interior: R9 Smooth glazed finish ceramic tiles

Exterior: R11 Anti-slip grading ceramic tiles

Timber and tiles skirting are provided for the interior of all units in accordance with architectural specifications.

## WALL FINISHES

All wall finishes will be screeded and painted, according to architectural specifications.

The paint will consist of 1 layer of primer and 2 to 3 layers of paint

Exterior: 20mm screed finish to block wall and localized composite timber screen cladding on façade.

Interior: 15mm screed finish to block wall

## CEILING

All interior ceilings will be painted according to the architectural specifications.

False ceiling will be localized

## ROOF

The roof shall consist of a reinforced concrete slab designed in accordance with the Structural Engineer's specifications.

The roof slab shall be screeded to fall as per Architectural Specifications prior to waterproofing.

## PROTECTIVE AND WATERPROOF TREATMENT

Termifilm and Termifuge anti-termite / damp proof barrier to concrete slab according to the architectural specifications

Double layer waterproofing membrane on screed for roof, according to architectural specification.

## GENERAL ITEMS

1. External openings:  
Powder coated aluminum openings with laminated glaze
2. Internal Openings:  
Internal semi-solid flush timber doors and internal sliding doors, according to architectural specification  
External solid timber for main entrance door, according to architectural specification
3. Sanitary fittings:  
Standard sanitary ware, taps and accessories installed in all bathrooms and kitchens
4. Balustrade and handrail:



- Toughened clear glass balustrade with in-floor wedge system fixed in concrete, according to architectural specification.
- Metal handrail to internal staircase, according to architectural specification
- 5. Fitting out:
  - kitchen counter and island counter included white goods.
  - White goods consists of Refrigerator, oven, extractor hood, stove and microwave.
  - Granite worktop to vanity units in bathroom and timber shelf
  - Walk-in wardrobe in.
- 6. Pool:
  - Private swimming pool with curbstone at perimeter in the garden will be optional
  - External showers will be optional and available only to specific units.
- 7. Gazebo:
  - A covered deck space with concrete roof on steel structure, steel chain rainwater downpipe and coated aluminum screen, as per architectural specification, will be optional.

**EXTERNAL CONSTRUCTION**

The roads shall be asphalted in general except at junctions where cobble stones shall be provided. Normal paving blocks shall be provided along the common and private external walkways. The carport and visitor parking will be paved using evergreen blocks.

**STORM WATER MANAGEMENT**

A network of PVC and Reinforced Concrete underground pipes, catchpits, drains and absorption pits shall be provided to channel stormwater into the drains of the main infrastructure.

**PARKING**

Open-to-sky carport can hold up to 2 cars per unit and 29 visitors parking for the development

**BACKYARD**

Each unit will be equipped with an integrated enclosed storage space and refuse area easily accessible.

**VENTILATION**

Most spaces in the unit are designed to maximize natural ventilation.  
Extractor fans operating on the light switch will be provided to common bathrooms with no window opening. One ceiling fan will be provided in the living room and air conditioner piping will be provided as provisions for bedrooms only. Equipment selection and installation by buyers.

**PLOT BOUNDARIES**

Each plot will be enclosed by external wall, fence and vegetation.

**SECURITY**

The development will be generally fenced from public areas and access will be via the Security Control post located before the development entrance.

Security cameras on poles will be provided around the development at strategic locations to monitor the perimeter access.

**WATER PROVISION**

Cold water supply for the development will originate from the common water tank at the Technical area where a minimum 2-day storage has been catered. The water supply will be pressurized by variable-speed pumps at the technical area to meet the pressure demand for the development.  
Dedicated water meters will be installed on supplies to each residential unit.

**HOT WATER PRODUCTION**

Residential units will be fitted with roof-mounted solar water heaters for the hot water production. An electric booster inside the hot water tank can be manually triggered in rare occasions when solar heating is not available.

**WASTEWATER MANAGEMENT**

The domestic grade wastewater from the residential units will be directed to a common wastewater treatment plant using a system of underground piping and manholes.

**ELECTRIC DISTRIBUTION**

The development will house a utility transformer room where the energy meters to each residential units and the common areas will be installed. Electricity from the utility room to residential units will be distributed using armoured cables routed inside underground sleeves and manholes. The energy metering and billing will be done by the utility (CEB).

**ELECTRICAL ACCESSORIES**

The residential units will be fitted with domestic range switches and power outlets. Switches will have large rockers rated 10A and general power outlets will be 3-pin 13A switched type. The general finish will be white.

**LIGHTING**

Common area lighting will be implemented using low-consumption LED bollards fixed at strategic locations. The bollards will operate only during hours of darkness to save energy. Residential units will be fitted with high-efficiency LED luminaires. Automatic switches like timers and presence detectors will be used for areas that are only occasionally required to be lit.

**WIFI AND DATA**

The development will be connected to data networks through both mobile coverage and fibre cabling. The residential units will be fitted with the necessary conduit for future connection to the fibre network. Upon application to the preferred data service provider, the buyer of a residential unit will be provided with a fibre connection and corresponding wifi access.

**TV CABLE**

The buyers of residential units will have the option to subscribe to TV channels via their data service package or with the installation of a roof antenna. Conduits will be provided in living room and master bedroom for future TV installation. Upon application by buyers, the service providers will make use of the provided conduits for the TV cabling.



# On your doorsteps

At the centre of a collection of high-end villas and apartments is a vibrant village with its own animated marketplace, where events such as themed market days are an attraction for those coming from near and far, and regular community gatherings always assure fun and lively entertainment for the evening.

Culinary delights, boutique shopping, exhibitions of specialty foods and custom-made products, beach side activities, swimming pools and sports clubs are within a short walk from your home.

Within the village are nautical, wellness and fitness centres offering a multitude of activities and programs for the entire family. There are certified courses at the tennis and paddle club, regular yoga sessions, beach and pool games and parties, excursions on land or by sea, and an organisational team who assure a schedule of events throughout the year.

Cherry on the cake: a signature Par 3, 9-hole golf course has broken ground for a 2022 inauguration!



## PASSION FOR FOOD

One of life's greatest passions is food – the healthier and fresher, the better. This is why Azuri takes pride in its assortment of culinary outlets and dining experiences found within the village. Whether you're looking for a gratifying breakfast, a long lunch, a candlelight dinner, or to satisfy an afternoon craving on the run, the carefully selected restaurants and bars, and the café and food boutiques, will inspire you with their distinctive offerings and gastronomic appeal.



## AZURI NAUTICAL SPORTS

### Azuri Nautical Club

Azuri Nautical Club (managed by JPH Boat Services) offers Mauritius' finest in sea and oceanic encounters, whether it be by kayak, paddle board, wind-surf, pedal boat, sail board, SUP, or another sea craft of your choice.



### Azuri Boat Yard

Keeping your vessel clean and ship-shape is a key to safe and exciting water fun; and ensures you look smart when you're out on the water! Many families living by the sea at Azuri have their own boats. Apart from mooring points within the bay, Azuri provides services to launch and haul your boat, and offers topmost maintenance and storage to care for it between use. A private boat yard is located on the premises with space to park 60 boats (up to 30 ft each), and there is a petrol station for convenient fuelling of your craft.







## AZURI FITNESS

Well-being is at the heart of the Azuri community and assures that the pursuit of health and wellness is socially relevant to every initiative we undertake. In order to create a place where individuals of all ages live in a healthy and safe environment, Azuri is committed to promoting the physical and emotional well-being of village inhabitants by enhancing access to eating and fitness routines, civic engagement and health-based projects, collaboration with medical and sports professionals, and creating other programs that endorse good health and safety.

### The Spa, the Pool, the Gym

The Spa, the Pool, and the Gym at Azuri are located just behind the market place. Enter the spiritual realm of this sanctuary through the winding path of an outdoor Zen.

### Azuri Tennis & Paddle Club by Matteo Tennis Association (MTA)

Get fit and have fun at the same time, with the varied tennis and paddle programs available from MTA. Matteo Zinno – with 15+ years' experience in tennis coaching, BEES 3 training, and course certification from Tony Nadal – and his team are ready to help amateur players or aspiring champions develop their tennis abilities, while enjoying playing the game.

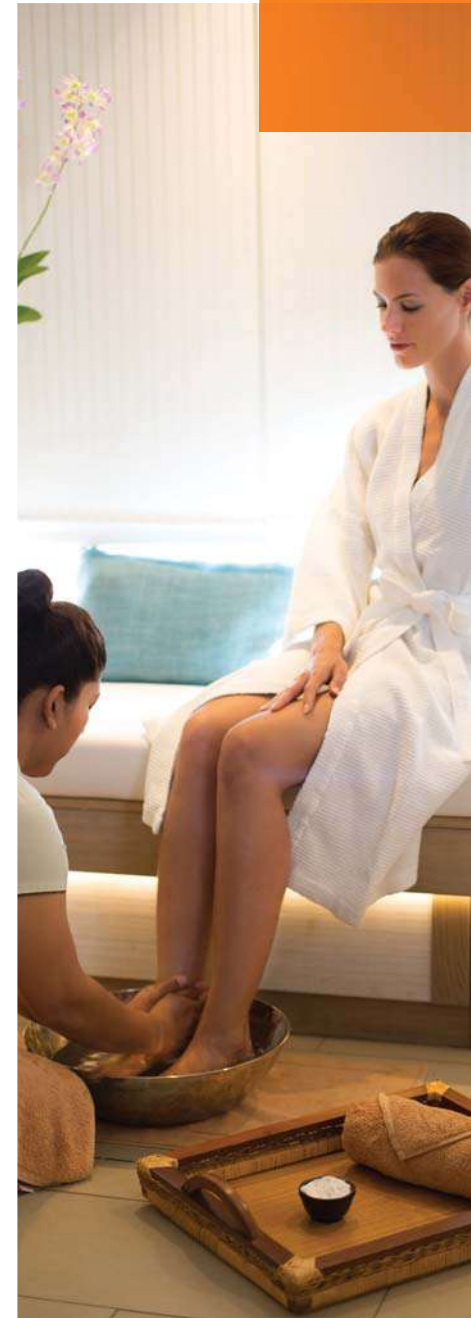
## AZURI FOR KIDS

Kids just want to have fun, and Azuri is a great place for them to spend hours of time with friends, partaking in fun and learning experiences in and around the village.

In the morning and during afternoon strolls, the little ones will adore playing and running in the garden of the Kid's Playground, ensconced next door to Montessori Play School. They'll thoroughly enjoy themselves on the swings and climbing bars, the spinner, spring riders, slides and more.

## AZURI GOLF COURSE

The Nine – a signature par-3 9-hole golf course is to be the first of its kind on the island. Over recent years, golf has grown in popularity amongst Mauritians and its international communities. The desirability for a golf offering such as Azuri's makes its launch – scheduled for the second quarter of 2022 – a highly encouraging perspective.





# 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.

## Halona

*"Good fortune is what happens when opportunity meets with planning."*  
- Thomas Edison





# Contact us

If you're after high quality in a beautiful location and residences, look no further than our 5 star village and give our Property Consultants a call:

**Azuri Ocean & Golf Village**

**E.** [liveworkplay@azuri.mu](mailto:liveworkplay@azuri.mu)

**T.** (230) 5499 9995

**azuri.mu**

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*Live Truly*