

Palmea

SEA VIEW VILLAS AT AZURI MAURITIUS

The Brochure

azuri

With the Indian Ocean at your doorstep,
the call for the sea is magnetic.

Enjoy a different lifestyle of ease
and perfect harmony.



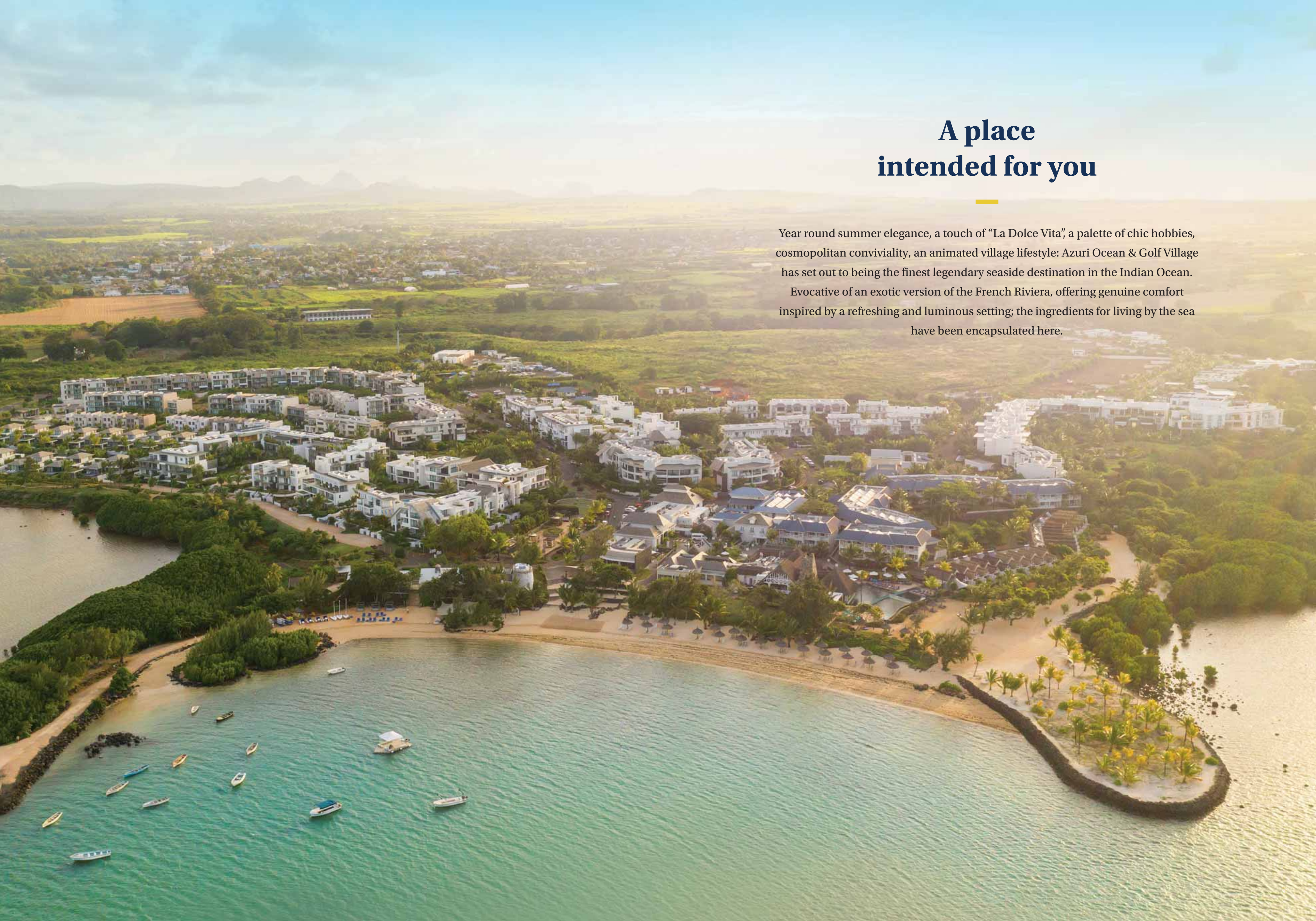
The choice is yours.



A place intended for you

Year round summer elegance, a touch of “La Dolce Vita”, a palette of chic hobbies, cosmopolitan conviviality, an animated village lifestyle: Azuri Ocean & Golf Village has set out to being the finest legendary seaside destination in the Indian Ocean.

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 encapsulated here.



Living by the sea at Azuri Ocean & Golf Village

Since its inception seven years ago on a large estate in the North of Mauritius, 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 spectacular golf course.

Close your eyes and imagine yourself dreaming of a warm, gentle Indian Ocean breeze, while it infuses you with the soothing essence of living by the sea.





Azuri Village Map

1. Village center:
restaurants, shops, café
2. Radisson Blu Hotel
3. Beach
4. Spa & Gym
5. Tennis & Paddle
6. Boat Yard
7. The Nine Golf Course
8. Montessori playschool
& kids playground

Chic island life. Set on the ocean's edge

Palmea Seaview Villas is a breathtaking collection of three independent villas set on plots of land averaging around 770m² each.

Occupying a prime seafront plot in the vibrant village of Azuri, the villas are a masterpiece of contemporary architecture, set in an exotic setting that benefits from panoramic views towards the exquisite lagoon of Roches Noires.



Plot Sizes

Plot 1: 800 m² | Plot 2: 771 m² | Plot 3: 742 m² | Plot 4: 1098 m²



A home where you belong

**Waking up to a mesmerising sea view
every morning, a priceless gem that makes
these three 3-bedroom villas exquisitely unique.**

This island home provides the sophistication
of a contemporary residence, and the charm of a life
bathed by sunlight overlooking a majestic lagoon.

Like the emblematic Azuri art of living,
these sea view villas offer the perfect balance
between luxury and comfort, indoors and outdoors,
moments for yourself and moments to share.

The stunning design concept allows the property
to seamlessly blend the expansive interior spaces
with the exterior terraces, gardens and views
to create an incomparable living experience
in an idyllic seafront location.

A villa of unparalleled luxury and originality

The bright interiors open onto the swimming pool and the landscaped garden with wide bay windows, and the covered terrace also, provides an ideal space to make the most of outdoor living within an intimate and serene environment.

The design of the Palma Sea View 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, where family, work and leisure balance your daily life.

This unique property features:

- 3 ensuite bedrooms (optional 4th bedroom study)
- Exquisite sea views
- Golf Membership



Villa Amenities

- High quality floor finishes and lighting fixtures | Air conditioning
- Fully fitted bathrooms | Kitchen fitted with recessed appliances
- Storage and dressing rooms | Courtyard at entrance to each villa
- Private parking | Outdoor gazebo and private swimming pool
- Optional furniture package



TYPICAL VILLA B06 TYPE 1

BEDROOMS: 3 | BATHROOMS: 3
with gazebo & store



Ground Floor		Ground Floor		First Floor	
INTERNAL		EXTERNAL		INTERNAL	
COVERED AREAS	(m²)	COVERED AREAS	(m²)	COVERED AREAS	(m²)
Hall	6.7	Porsch	6.0	Hall	3.3
Dining Room	16.0	Gazebo	25.5	Master Dressing	10.0
Living Room	28.0	UNCOVERED AREAS		Master Bathroom	8.0
Kitchen	13.5	Ext. Kitchen	12.0	Master Bedroom	18.0
Stair Lobby	11.9	Garage	35.0	EXTERNAL	
Guest WC	3.3	Pool	33.8	UNCOVERED AREA	
Corridor	9.0	Terrace 1	7.0	Master Terrace	25.0
Bedroom 1	17.5	Terrace 2	7.0		
Bathroom 1	5.7	Deck	31.0		
Bedroom 2	17.5				
Bathroom 2	5.7				
Laundry	4.5				
Store	7.0				
Ground Floor : 204 m² First Floor : 49 m² Total GEA: 253 m² Total Built Area: 381 m²					

TYPICAL VILLA B06 TYPE 1

BEDROOMS: 4 | BATHROOMS: 4
with gazebo & store



Ground Floor		Ground Floor		First Floor	
INTERNAL		EXTERNAL		INTERNAL	
COVERED AREAS	(m²)	COVERED AREAS	(m²)	COVERED AREAS	(m²)
Hall	6.7	Porsch	6.0	Hall	3.7
Dining Room	16.0	Gazebo	25.5	Bedroom 3	17.0
Living Room	28.0	UNCOVERED AREAS		Bathroom 3	7.2
Kitchen	13.5	Ext. Kitchen	12.0	Master Dressing	13.0
Stair Lobby	11.9	Garage	35.0	Master Bathroom	8.0
Guest WC	3.3	Pool	33.8	Master Bedroom	18.0
Corridor	9.0	Terrace 1	7.0	<div>EXTERNAL</div> UNCOVERED AREA	
Bedroom 1	17.5	Terrace 2	7.0		
Bathroom 1	5.7	Deck	31.0	Master Terrace	25.0
Bedroom 2	17.5				
Bathroom 2	5.7				
Laundry	4.5				
Store	7.0				
Ground Floor : 204 m² First Floor : 82 m² Total GEA: 286 m² Total Built Area: 437 m²					



TYPICAL VILLA B06 TYPE 2

BEDROOMS: 3 | BATHROOMS: 3



Ground Floor

INTERNAL	
COVERED AREAS	(m²)
Hall	8.0
Dining Room	17.0
Living Room	24.0
Kitchen	19.0
Stair Lobby	9.0
Guest WC	3.0
Bedroom 1	19.0
Bathroom 1	5.2
Bedroom 2	19.0
Bathroom 2	5.2
Laundry	6.3
Store	6.0

Ground Floor

EXTERNAL	
COVERED AREA	(m²)
Veranda	35.0
UNCOVERED AREAS	
Ext. Kitchen	36.0
Garage	37.0
Pool	40.0
Terrace 1	10.0
Terrace 2	11.0
Porsch	6.0

First Floor

INTERNAL	
COVERED AREAS	(m²)
Hall	3.6
Master Dressing	9.6
Master Bedroom	22.4
Master Bathroom	8.7
WC Master	2.0
Corridor	3.8
EXTERNAL	
UNCOVERED AREA	
Master Terrace	41.0

Ground Floor : 202.5 m² | First Floor : 59 m² | Total : 261.5 m² | Total Built Area: 415 m²



TYPICAL VILLA B06 TYPE 2

BEDROOMS: 3 | BATHROOMS: 3 | STUDY ROOM: 1



Ground Floor

INTERNAL	
COVERED AREAS	(m²)
Hall	8.0
Dining Room	17.0
Living Room	24.0
Kitchen	19.0
Stair Lobby	9.0
Guest WC	3.0
Bedroom 1	19.0
Bathroom 1	5.2
Bedroom 2	19.0
Bathroom 2	5.2
Laundry	6.3
Store	6.0

Ground Floor

EXTERNAL	
COVERED AREA	(m²)
Veranda	35.0
UNCOVERED AREAS	
Ext. Kitchen	36.0
Garage	37.0
Pool	40.0
Terrace 1	10.0
Terrace 2	11.0
Porsch	6.0

First Floor

INTERNAL	
COVERED AREAS	(m²)
Hall	3.6
Study Room	14.0
Master Dressing	8.3
Master Bedroom	18.0
Master Bathroom	11.0
Corridor	3.8
EXTERNAL	
UNCOVERED AREAS	
Master Terrace	41.0
Terrace 3	7.3

Ground Floor : 203.5 m² | First Floor : 70 m² | Total : 273.5 m² | Total Built Area: 462 m²

Rejuvenate as the sun rises before your eyes

The view from your bedroom is stunning, as would be a precious work of art that you would admire everlastingly. Floor to ceiling glass doors open onto the splendid tropical scene from every angle, creating perfect synergy between the outdoors and indoor, an everyday reminder of why you made the choice to live here.

With such a backdrop, a minimalist spirit dominates and natural materials such as wood, stone and glass are all that one requires.



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!



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, windsurf, 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 fueling 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.





A limited collection of 4 exquisite sea view villas available on pre-sale

Do not miss this exceptional pre-sale opportunity
to own a home with the sea as your backdrop, a once-in-a-lifetime freehold
beachfront property investment to be treasured for generations to come.

Located on the eastern bank of Azuri, in the Quartier du Barachois,
these select Palmea Sea View Villas, have been designed to offer the very best
of what an island home should rime with. A home that offers a spectacular
island escape where loved ones can gather in supreme comfort.

**Our highly attentive Property Sales Consultants are there to attend
to all your queries on acquiring a select Palmea Sea View Villa.**

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Call for an appointment

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