



azuri  
MAURITIUS

Destination Guide



## THE DESTINATION

- Established freehold maritime ocean village
- Located in north-east of Mauritius close to all amenities
- Exceptional marine environment

## LIVE

- Celebration of the Mauritian lifestyle
- Simply a better way to live
- Multi-cultural, all year round community

## STAY

- Lovers of the finer things in life will find everything they need
- Design conducive to easy living in natural surroundings
- Providing intimacy whilst staying in a vibrant local community

## FUN & ACTIVITIES

- A wide range of water and land based leisure activities
- High octane or tranquil pursuits - your choice!
- Recreational options available for all ages

## EAT

- Provision of high quality offerings
- Worldwide cuisine in an open market, delis and restaurants
- Culinary indulgence with Mauritian hospitality

## CHILL

- The perfect place to get away from it all
- With the sun on your face, take time to breathe
- Enjoy holistic, spirit-enhancing treatments

# THE DESTINATION

In the vibrant, northern part of the paradise that is Mauritius sits Azuri, a wonderfully crafted village offering guests exquisite, high quality living. Close your eyes and imagine yourself breathing in the warm Indian Ocean breeze, absorbing all that the Mauritian lifestyle has to offer. Azuri has been designed to accentuate all the wonderful aspects of this lifestyle, providing hospitality, leisure and retail facilities built around luxury residences.

The village delivers exceptional living opportunities that stimulate the senses, providing a compelling and functional platform for the growth of a truly sustainable place to live. Azuri is not just an incredible vacation destination; it presents itself as a dynamic and evolving community of both year round residents and seasonal guests. Azuri is the ultimate destination for anyone in search of a better lifestyle.

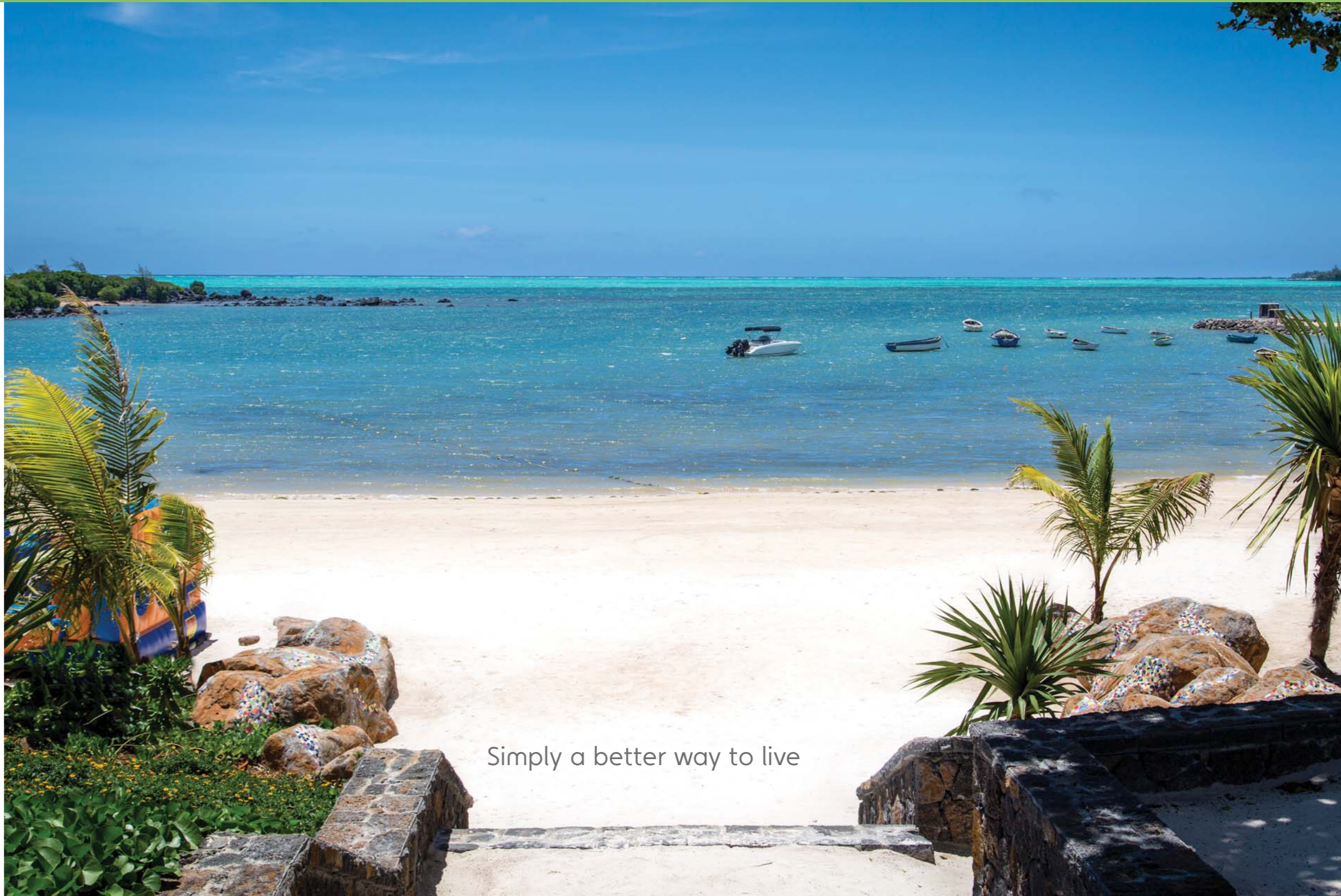
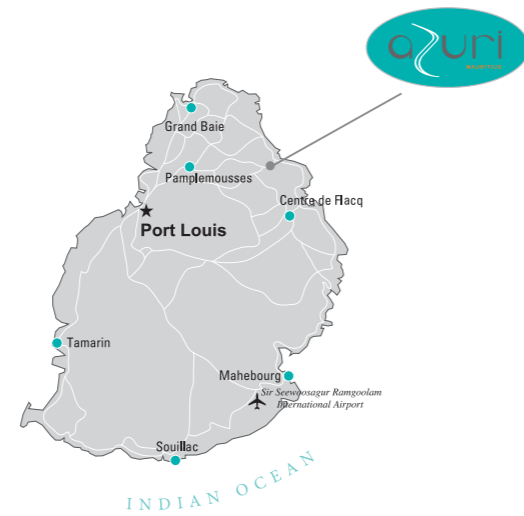


# AZURI in Mauritius

A remarkable proposition  
in a remarkable location

A country known for its warm climate and even warmer hospitality, Mauritius has always prided itself in having created a 'rainbow nation' with a diversity of cultures and traditions, religions and languages in a spirit of peace and harmony; a reflection of the surroundings nature has bestowed upon it.

Despite Mauritius having nearly 200 km of stunning coast line Azuri is one of very few locations available where it is possible to acquire freehold, rather than leasehold property, on the ocean front within close call of the capital and Grand Baie. The north of the island also benefits from a superior road network, providing trouble-free and quick journey times to shopping, medical facilities and nightlife.



Simply a better way to live

# VILLAGE MAP



**Coralis**  
IRS residences

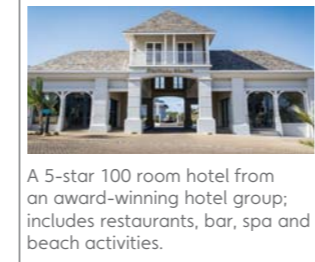
**Opaline**  
IRS residences



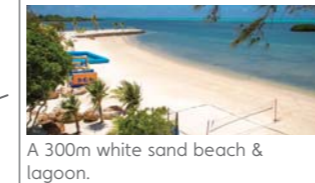
**Tennis Courts**  
Perfect that serve.



**Spa & Fitness Centre**  
A superb 450 m<sup>2</sup> facility managed by a 5\* boutique hotel.



A 5-star 100 room hotel from an award-winning hotel group; includes restaurants, bar, spa and beach activities.



A 300m white sand beach & lagoon.

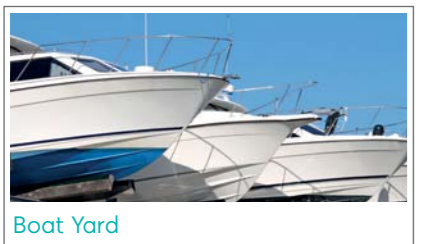


**Yacht Club**  
Spend your morning enjoying ocean and land-based sports before taking in a light lunch or a sundowner overlooking the ocean.

**Nautil**  
IRS residences

**La Baie**  
IRS residences

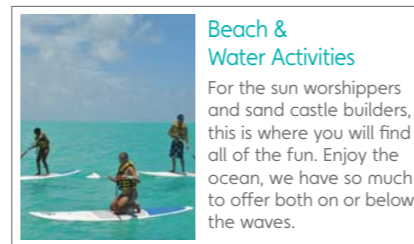
**Land for IRS development**



Boat Yard



**Alezan, Soliflore, Nariyal & Iléa**  
NEW LUXURY LOCAL RESIDENCES



**Beach & Water Activities**  
For the sun worshippers and sand castle builders, this is where you will find all of the fun. Enjoy the ocean, we have so much to offer both on or below the waves.



The 40 acres where the river and ocean meet forms a new and comfortable Mauritian ocean front village which is Azuri. This stunning 420 acre site is a superbly composed fusion of freehold ocean front, riverside, forest and agricultural land. Enjoy life as it is meant to be enjoyed at Azuri; we have made every consideration for our residents' happiness and wellbeing - an awe-inspiring destination combined with life-enhancing experiences.



- Azuri offers the very best lifestyle opportunities for residents, visitors, tourists and guests:
- Over 400 residences - Local and IRS qualified townhouses, apartments and penthouses in landscaped grounds, some with private swimming pools.
  - A 100-bedroom 5-star boutique hotel.
  - Retail and restaurant presence supporting the residents' and visitors' daily needs and providing a delicious range of high quality, succulent culinary offerings.
  - Marine facilities with a Yacht Club and a Boat Yard.
  - A wide selection of both high and low impact leisure activities.





The Market Place – the heart of any great community



## Living at Azuri is truly living...

Like all successful, community-led villages, Azuri has been created around a central market place; a vibrant, alive, communal space where one can enjoy a sophisticated island atmosphere. All those who visit this space will benefit from our unyielding passion for exploring and sharing good food.

This focal place offers an assortment of bars, delis and restaurants for residents and visitors of Azuri looking to spend some quality time taking in the exquisite lagoon and beach. Adjacent to the market place is our Yacht Club where guests have access to a multitude of water and land activities, over 60 in total. World class facilities and amenities will ensure that life at Azuri is as stress free and comfortable as possible - a life of sublime ease.



### Your day at Azuri

Out of your townhouse after a deep and restful night's sleep, the smell of freshly baked croissants and the deep aroma of ground coffee beans leads you straight to 'Zing' and a breakfast on the terrace, overlooking the market place.

A day of exhilarating water sports and some well-earned rest on the beach leads your mind to a delicious, grilled fish at the Yacht Club's restaurant.

Your children are making the most of the buffet at the Children Only Buffet Zone at the 5-star Resort & Spa's all day dining restaurant, and plans are afoot to surprise with a romantic dinner for two - perhaps something special prepared by a chef on the terrace of your apartment? So much fun to watch incredible, local dishes being prepared right there in front of you - culinary theatre.

After such a wonderful day, what will you do tomorrow? And the day after....? Thoughts of work could not be further away when at Azuri.



# WHERE TO LIVE

Unlike any other residential offering on the island, and very much in line with Mauritian 'rainbow nation' culture, with its modern designs, comfortable island serenity and understated elegant residences, Azuri has melded together and given great consideration to all of those elements we believe create the ideal living environment to promote both bodily and spiritual happiness.

In a truly beautiful setting with breathtaking views over the ocean, islands and mountains the exquisitely designed residences have been carefully crafted and positioned to ensure that this development takes the very best of what Mauritius has to offer, from its landscape and surroundings to its architecture.

Mauritius along with its warm climate, secure and care free environment, stable economy and attractive taxation proposition, makes you wonder why you wouldn't want to live at Azuri.



# COMPLETED IRS RESIDENCES

The foreign ownership approved residential portfolio of Azuri is currently composed of four groups of residences, namely Coralis, Opaline, Nautil and La Baie. Each residence offers a mix of luxury apartments, townhouses and exclusive penthouses with stunning views over the ocean, in walking distance to the heart of the village.

## Coralis

Coralis, a group of residences with an exquisite location on the river heights, offers stunning views over the mangroves and the pristine turquoise lagoon beyond. The architects have reinvented the basics of island life by merging distinctly modern architecture seamlessly with its very natural surroundings.



## Opaline

Adjacent to the village centre where the village green and market square are located, Opaline opens to the bustling village heart on the one side and to the serenity of a secluded, tropical garden and swimming pool on the other. The desire to blend into the natural, fresh and rich environment led to our decision to use local materials and textures throughout.

### Foreign ownership approved residences with Mauritian residency

The IRS residences offer sophisticated island living with up to 198 foreign ownership qualified townhouses and apartments that can be sold to foreigners under a government scheme allowing foreign nationals to buy freehold interests in land in Mauritius. These residences are set in five distinct zones located on the river side (Coralis), in the middle of the village (Opaline) and along the lagoon (Nautil, La Baie and Marsalin).

Investing in an IRS residence at Azuri will provide automatic Mauritian residency and access to a superbly managed rental pool.

### Investor benefits

In addition to providing high quality, desirable homes, the team at Azuri offers the first IRS Residences in Mauritius to provide a 5% guaranteed income for the first three years of occupation. Available on a selection of units, this guarantee provides both investors and second home owners with peace of mind in knowing that the return on their capital is secured through the initial years of ownership whilst capital values steadily appreciate.

- All properties will be managed and placed in a rental pool managed in the heart of the village by a 5-star boutique hotel;
- The 5% annual rental return is fixed for three years and net of all charges e.g. management charges, service charges, insurance, FF&E fund;
- The guarantee is secured by way of a full bank guarantee, of equivalent value to the outstanding income;
- All rental income payments are paid quarterly in USD equivalent.



## Nautil

Ideally located just off the azure lagoon, sitting just above the Ocean Boulevard and nestled in amongst natural fauna, Nautil offers wonderful views over the bay along the boardwalk. Overlooking the barachois, this makes a delightful starting point for a morning walk along the sandy front to the market place.



## La Baie

The sea views from La Baie are simply exquisite. The design of the residences presents a distinctly modern home with a tropical feel. The two influences work harmoniously together and present our residents with a new way of living in an island destination setting. A casual and discreet ambiance combined with eclectic detailing is created in the provision of stylish interior touches. Light-coloured floors enhance a sense of freshness and vitality - very much a Mauritian lifestyle attribute.



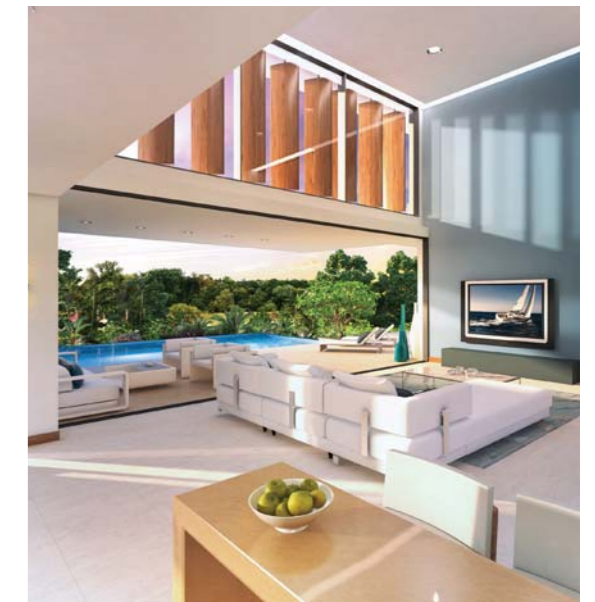
## The Ocean River Villas at Azuri

Located on the spectacular river elevation of Azuri, this newly launched residential development will appeal to homeowners seeking a property beyond the ordinary. Four villa types distinguish themselves thanks to their modern lines of architecture with enjoyable outdoor space to make the most of the fascinating view over the river and the sea. Conceived as a private gated environment for the residents' peace of mind and privacy, The Villas define a new fusion of innovation with nature's beauty.

The contemporary style, with well-defined lines and simple geometrical shapes, is emphasised by the human scale spaces, climate-friendly plan layouts, refined details, natural colours and materials such as stone and timber. The Villas merge with the landscape to create a residential development that complements the environment rather than contrasts with it. The Villas at Azuri Mauritius, encapsulate the perfect life balance you aspire to.



- The site extends over 9 hectares and comprises of 34 plots, 17 of which sit on the edge of the riverbank overlooking the lagoon, and 17 that are slightly set back on the land. The riverbank plots can be sold as land only, whereas the other plots are sold on a land and build package.
- Four villa layouts accommodate every lifestyle need, from spacious three-bedroom homes to five-bedroom exclusive villas with areas ranging from 275 to 390 sqm.
- Each villa type provides amenities such as parking, double volume in the living rooms, private gardens with terrace, decks and infinity pools.



# LUXURY LOCAL RESIDENCES

After the highly successful sale of the first phase of the village's development, Azuri brought to market an additional 114 residences ideally located with sea views and easy access to the center of all the activities and social areas. The development has been split into four residential groups, Iléa, Soliflore, Nariyal and Alezan.

Each residence will offer a combination of 3-bed apartments, 3-bed townhouses, 3-bed and 4-bed penthouses, as mentioned, most of have stunning sea, park and garden views.

Exclusive to Mauritian buyers and expatriates who have an occupation permit, located in a secure environment, these residences sit clustered around beautifully landscaped gardens, all with dedicated car parking

## Oceanfront luxury residences being built

- 310 parking bays (158 covered), each residence will be allocated 2 parking spaces
- Landscaped gardens and green spaces
- A pool area within the development
- Five star facilities and services within Azuri
- Fully fitted kitchen (excluding white goods), fully fitted bathrooms, floor finishes, wall finishes and general lighting are included
- Starting price at 7,500,000 MUR
- Additional sales options available: deco packs, white goods package, A/C and jacuzzi
- For sale to Mauritians and international buyers in possession of an occupational permit (please refer to rules of property acquisition for foreigners)



## Facilities for all residents

The residents of Azuri have access to all the facilities of Azuri:

- Full marine facilities
- Free Health Club membership
- Access to the 5-star boutique hotel in the heart of the village
- Superb landscaped environment and a myriad of land and sea activities
- All year round, lively and vibrant community hub, where Mauritians, international visitors and home owners can come together sharing food, a long overdue shopping trip or enjoying one of our many activities



# WHERE TO STAY

Located at the heart of the Azuri oceanfront complex sits a 5-star Resort & Spa - a fabulous, best in class hotel offering its guests a new and distinctive holiday experience. Set in a luxurious environment on the sands of a beautiful beach and embraced by a sparkling lagoon the hotel is just as much the perfect retreat for couples as it is a fun place for families. The resort is able to cater for almost anything you could wish for on the finest holiday you can remember; with acres of space and ocean-facing rooms and villas, the stresses of everyday life could not be further away.



Inspiration for the design of the resort has been drawn from the old traditional stone buildings constructed on the island in the times of colonisation. This style of architecture, with stone chimneys, thatched roofs and a selection of natural materials and colours, pays homage to a style very characteristic of the Mauritian way of life.

The main building has been beautifully appointed in shades of white and grey with the bright blues and oranges of the fabrics providing a fresh, vibrant and harmonious contrast while providing a very warm, tropical feel to the interiors.

### Accommodation

- 100 rooms set just steps away from the beach and lagoon
- Typical for a 5-star resort, living space ranges from 48 to 69m<sup>2</sup>
- All room categories offer the option of a king-size bed or two double beds sleeping families of four (two adults and two children) comfortably
- The 20 'Deluxe Ocean-Facing Pool Villas', each 69m<sup>2</sup>, with a thatched roof and just steps away from the water include their own plunge pool facing the beach
- Guests staying in Club category rooms and villas have access to the exclusive Club Lounge where five meal presentations are served daily



### Restaurants and bars

- Drop in to our all-day buffet style restaurant Le Comptoir and sample the very best of Mauritian cuisine, internationally-inspired dishes or perhaps a selection of Asian dishes. With an open kitchen and incredible ocean views, children also have a Children Only Buffet
- Elegant and sophisticated Mediterranean inspired dining at our 'à la carte' restaurant, L'Azuli
- Refreshments and light snacks served by the pool at Cyan
- Located just off the market place, The Café is perfect for that early freshly brewed coffee or delectable savouries and sandwiches to enjoy at any time of the day

### Activities and services

- Two swimming pools and children's pool
- Enjoy some pampering at The Spa
- Put yourself through your paces at our well-equipped fitness centre
- Water sports for the fast and adrenaline seekers
- Read the paper and enjoy a glass of wine in the Club Lounge
- Kids' Club (Pirates Cove and E-Zone) and babysitting service available upon request
- Surf at your table with fast broadband and wireless internet access
- Take a trip to the lagoon - protected by an incredible coral reef

## 5-STAR RESIDENCES & SUITES

Azuri offers an incredible selection of residences available for holiday rental. These residences are fully equipped with self-catering facilities for a more personal and intimate beach holiday escape to Mauritius. The residences are managed by a famous 5-star Resort and Spa, guaranteeing top class services and access to all the facilities of the Resort.

Azuri is the country's only serviced apartment village with over sixty leisure, adrenaline and cultural activities every day. World class facilities and amenities will ensure that your holiday at Azuri is as stress free and comfortable as possible.



### Celebration of the Mauritian lifestyle

An extensive selection of 2, 3 or 4 bedroom residences allow a real flexibility whether you are seeking a couples retreat or a family holiday with friends on the beach.

- All residences are conveniently located with common swimming pools and easy access to the beach
- Services include: housekeeping and in residence dining
- Guests staying in a private residence have full access to the Resort & Spa of Azuri

### A privileged access to a 5-star Resort

- A wide variety of restaurants and bars
- A choice of swimming pools and children's pool
- An exclusive Spa
- A state of the art equipped fitness centre
- Water sports for the fast and for those seeking a rush of adrenaline
- Kids' Club and Teens Club, babysitting service available upon request
- Fast broadband and wireless internet access
- Transfers upon request

# WHAT TO DO

The vast choice of maritime and land-based activities provided on the site, coupled with a year round events calendar provide a full experience and make Azuri the focal point for an entire region. The unmatched environment at Azuri provides a wonderful setting for a myriad of activities. We have six distinctive marine environments within 500m of the site and this diverse offering has the potential to provide a unique maritime environment and allows both novices and seasoned experts to maximize their enjoyment both above and under the water.

The land offers its own opportunities for recreation; with stunning flora and fauna providing a colourful backdrop for all ages to take part in leisure activities as sedate as picnicing, walking or pétanque. For the more adventurous, high octane sports such as fitness trails, mountain and quad biking are available. You are only limited by your imagination at Azuri.





## A fully fledged Yacht Club

The Yacht Club is the hub for every conceivable water and land-based activity you can think of; from a game of soccer on the beach, to pedaloes and paddleboards through to windsurfing, catamaran trips, fishing and power boating.

The purpose of the Yacht Club is to provide members and their guests with facilities and access to all forms of water craft. In addition, if members want somewhere to hold a meeting or a social gathering, we can do that here too.

Joining the Yacht Club is a great way to network with fellow boaters who share your interests, learn from those with more experience or to simply enjoy the great camaraderie that boating brings. Once you step onto the shore, take a refreshing drink and light snack in the members' clubhouse.

## Facilities provided as part of the Yacht Club membership include:

- Access to ramp and tractor for easy access to the sea.
- Dedicated mooring upon request.
- Locker rooms including showers and toilets.
- Refuelling system on the ground and the pontoon for boats in the water.
- Dedicated boat specialist for the upkeep of members' boats.
- Storage facilities for boat equipment and washing / service area.
- Cyclone proof, secured boat storage area.

\* Some services charged at a supplementary fee.

## Membership

Membership of the Yacht Club, operated as a private club, will be open to both residents and non-residents of Azuri.

For Azuri residents:

- Membership is complimentary to all the apartment owners (IRS and local).
- Yacht Club facilities and mooring available to members.
- Immediate family members have the same member privileges.
- A small membership service charge will be levied on a monthly basis, as part of syndic fees.

Non-resident membership will be awarded on the basis of a nomination and acceptance process.

For further information kindly contact the Yacht Club.

# FUN & ACTIVITIES



Fun at your own pace



## So much choice...

The team at the Yacht Club take care of an extensive range of land and water-based sports activities at Azuri. A bespoke program of integrated, modern and ecologically biased holistic activities has been developed in order to maximise the natural resource potential offered at Azuri.

The activities range from high octane ones such as power boating, BMX, kite surfing to more serene past time sports such as nature walks, games of chess on the beach or early morning yoga lessons overlooking the bay.



A snapshot of some of the beach activities:

Waterskiing, wakeboarding, tube riding, kayaks, paddleboards, windsurfers, pedaloes, sailing, dinghies, snorkelling, glass-bottomed boats, badminton, beach volleyball, beach soccer, beach cricket, under sea scooter, sunset cruises, sailing excursions, big game fishing, reef and deep sea fishing charters

Adventure Centre:

Trampolines, skate park, bobsled, slides, slacklines, surfing simulator, BMX track, children's playground, equestrian, hiking and canyoning excursions

Arts and Crafts Centre:

Bowls, croquet, petanque and giant chess



# WHERE TO EAT

As renowned as Mauritius is for its pristine beaches and natural landscape, food and first class hospitality play a huge part at Azuri. With a variety of restaurants and a vast selection of delicious dishes to tantalize the most cosmopolitan of palates, we want to reflect our passion for the culinary arts in the overall ambience of the village.

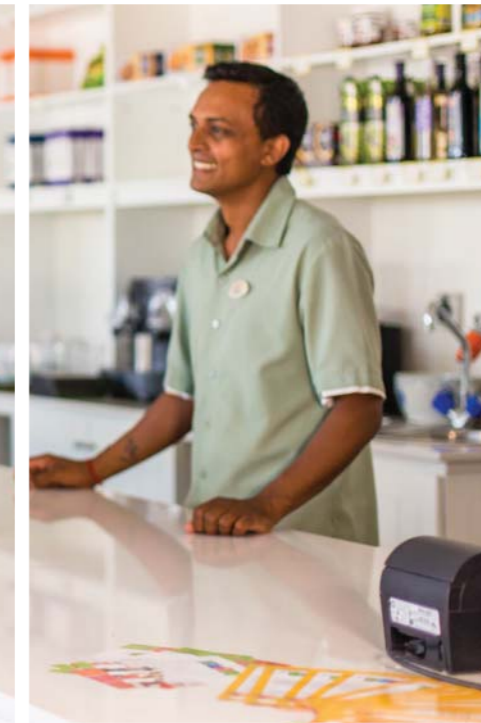
A fresh greek yogurt with paw paw before buying your meat, fish and fresh vegetables at the Famous Butcher Deli - a brasserie style lunch as a light mid afternoon treat. All day poolside, casual or fine dining at the hotel, a light lunch or supper at the Yacht Club or sheer self indulgence with one of our chefs cooking for you in residence, your time at Azuri will be one of new discoveries - of culture, colours and mouth-watering cuisine.



## RESTAURANTS



Make that 9am meeting far more eventful...



## Taking the very best from the world's cuisine

Azuri is a resort comprised of many elements and there is nothing more natural than the appreciation of great food. As in the Mediterranean, the indoor-outdoor lifestyle is part of the fabric of Mauritian life and at Azuri we strive to provide our guests with the very best culinary offerings. From the freshly baked delights in our patisserie, to beach snacks and delicious grilled food, to that romantic dinner for two or the family supper, we strive to cater for all.

Dishes created to summon up memories of the best ever vacation, a home from home or just for simple comfort, our chefs aim to give you the best nature can provide. Taste is an incredibly powerful sensation and with this in mind, our team at Azuri look to deliver not only cutting edge design in our architecture but also to offer the best in world cuisine to our residents and guests.



### Food brings people together...

At Azuri our residents and guests have so much choice when it comes to where they eat, at any time of the day:

- On the market place:
- For morning patisseries, bread, tea, coffee and take away savouries head to The Café.
  - Hankering for some traditional comfort food or sophisticated cocktails at sunset? You will need our trendy Coast Bistro & Bar.
  - To choose your own meats, fish and fresh vegetables or to grab a light snack try our deli.

At the hotel:

- All day dining available at Le Comptoir.
- After a good swim take a light snack and a refreshing drink at the pool bar and restaurant, Cyan.
- Sample fine dining experience at our signature restaurant, L'Azuli.

At the Yacht Club:

- For a light lunch after a morning on the water perhaps: paninis, salads or an aromatic local curry.
- Bring a big appetite for our fresh and tasty fish, meat and pasta menu in the evening.

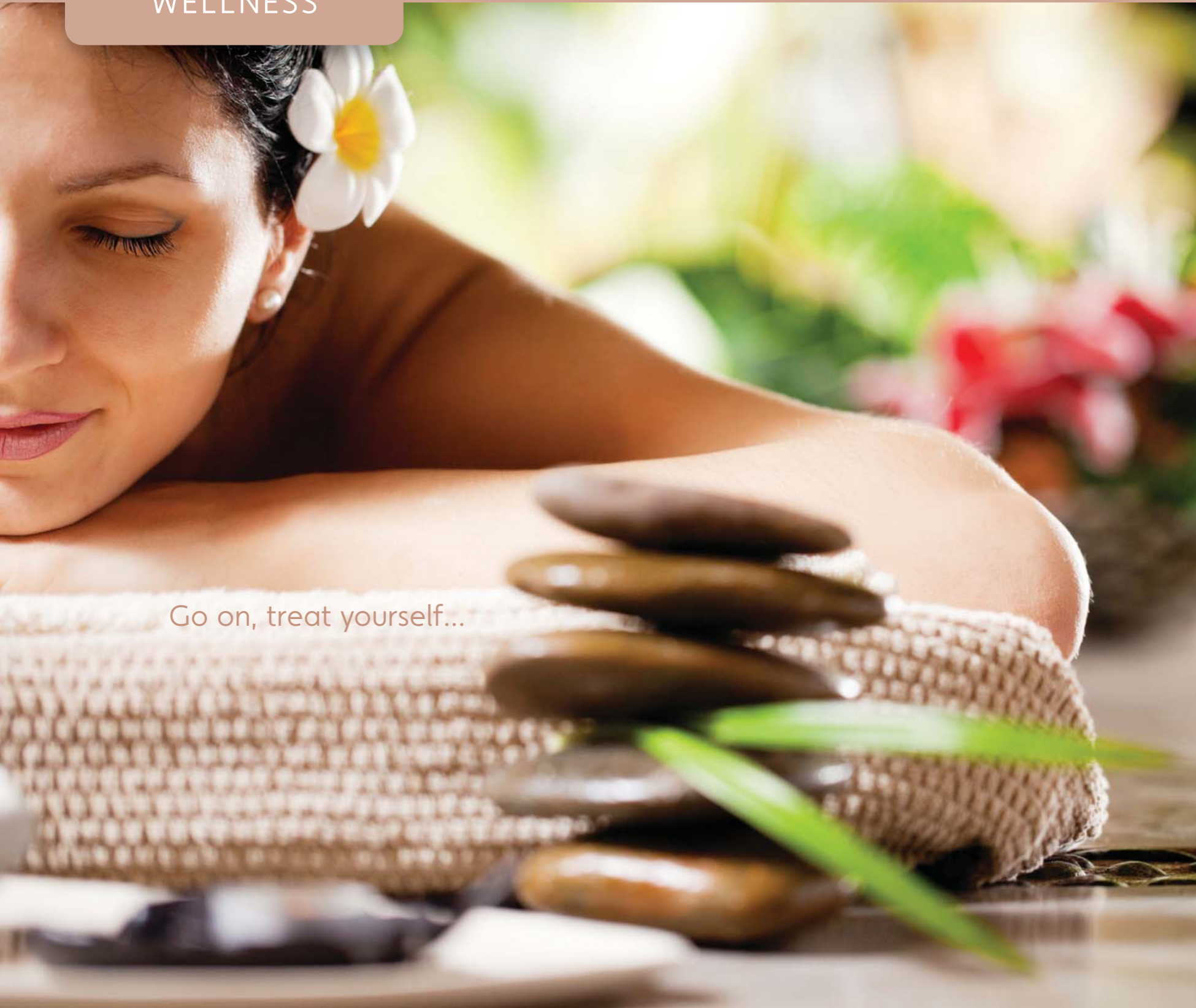
In residence dining:

- For those in the IRS residences, our chefs can bring fabulous cuisine to your home.

# WHERE TO CHILL

Azuri represents the very best Mauritius has to offer and anybody who has visited the island will use one word to typify their experience - 'relaxing'. Azuri was designed with this in mind; as a place for relaxation, absolute comfort and simple contemplation. The tropical environment, the breeze rolling in from the beach, the spa and the outdoor activities we provide all come together to help us do just this - to let go and simply be. For those seeking tranquillity and a place to unwind there is so much to experience: pampering at the spa or on a secluded beach, a yoga session with the ocean breeze in your hair, a walk on the sand or quality time with loved ones, there is no finer place on Earth to put time on hold.





Go on, treat yourself...



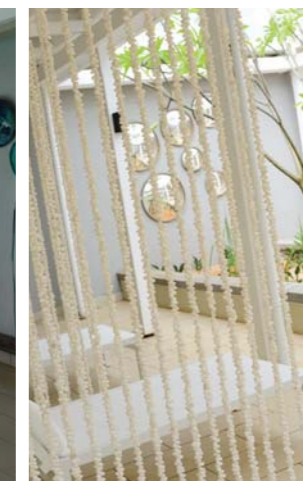
## A Spa Journey Inspired by Traditional Healing

Set within a truly impressive 300m<sup>2</sup> spa building in an incredible setting, all enhanced by the gentle touch of traditional Thai décor and ambience, Azuri guests can indulge, relax and enjoy being pampered in a deeply relaxing setting.

From traditional massage to a selection of body treatments, we will help you to harmonise and rejuvenate both body and soul. Our aim is to make each experience a memorable journey, from the moment we welcome you to the time we bid you farewell.

### An enriching experience

Based on an holistic concept of achieving life balance through the alignment of three pillars, 'Body, Energy and Soul' Spa concept believes that all our ailments originate from the imbalance of the three pillars. Harnessing the positive energy of Azuri's beautiful natural surroundings and combining with traditional therapies, the guiding philosophy of our Spa is to deliver the ultimate in wellbeing to our residents and guests.



Finding true balance for all the senses

# HEALTHY LIVING

In a world of noise, to find balance there has to be time dedicated to quiet, peace and tranquility. Azuri caters for those seeking calmer, more peaceful indoor and outdoor pursuits. Start the day in a gentler way with yoga and pilates on the beach or try tranquil sports at an elegant garden sports complex including bowls, croquet, petanque and archery.

Appreciate Azuri's surrounding beauty on one of our fitness trails or guided walks through rehabilitated mangrove, forest and river biospheres, all planted with endemic flora to create a safe haven for birds and wildlife.



# Developers



BlueLife is one of the leading real estate companies in the Indian Ocean region, constantly seeking the highest level of legacy in the environmental space.

BlueLife Limited is diversified in a large range of residential, commercial, retail and hospitality assets. Their vertical integrated structure include property development, procurement, residential sales and letting, together with property and asset management activities. BlueLife Limited has pursued the delivery of several successful projects, working at all times to ensure that these are unique in their concept and targeted in their delivery.

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COLLECTION  
OF  
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PLAY

STAY

ENTERTAIN

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life in blue





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