



# ariza

AZURI OCEAN & GOLF VILLAGE • MAURITIUS

TOWNHOUSE LIVING





# About Azuri

**When location truly matters.**

**Whether you're in search of a new coastal home or prefer a part-time residence by the sea, Azuri offers all the qualities one could desire for an idyllic seaside lifestyle.**

Nestled along the vibrant and glistening aquamarine shores of the northern east coast of the island, Azuri Ocean & Golf Village is a beautifully crafted beachfront destination that presents an unparalleled and superior way of life, ready for you to embrace.

Azuri's outstanding residential and lifestyle offerings are meticulously designed to create a sustainable living environment within a dynamic and harmonious community. This community comprises year-round residents and seasonal visitors.

Since its establishment in 2013, Azuri has consistently met the rising demand for prestigious and diverse island living opportunities. It has evolved into a distinctive haven where you and your loved ones can seamlessly Live, Work, and Play according to your preferences.







Computer Generated Image: Living view





# A home to remember

Embrace coastal living.

**Beyond being a mere coastal dwelling, the Ariza 3-bedroom townhouses provide a comprehensive lifestyle in the heart of an authentic village community.**

Each residence is thoughtfully designed to encompass generous living spaces, private gardens, and designated parking, all within a harmonious neighbourhood. These townhouses epitomise contemporary living. For those who relish culinary pursuits, the kitchen's features will feel like a welcoming haven, while the open-plan layout is destined to become the centerpiece for gatherings with family and friends.







- 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

# Ariza, location map

Positioned just a short distance from the village center in the Quartier of the Barachois, these 22 townhouses grace the coastal road.

**The site boasts a northeast orientation, providing residents with sweeping views of a verdant, park-like area to the right.**

Every unit, thoughtfully designed down to the finest detail, opens onto a private garden, offering the choice of including a gazebo or a pool and patio. Investing in an Ariza townhouse also grants each homeowner access to all the amenities available within the wider village and community. It truly embodies the concept of having the best of both worlds, distinguishing this collection of homes as being very special.







# Site plan

& Area Schedule

PLOT	AREA (m²)
01	282.1
02	341.2
03	288.7
04	300.0
05	296.4
06	273.1
07	306.3
08	257.0
09	314.1
10	250.7
11	303.0
12	252.8
13	290.7
14	256.7
15	279.8
16	258.6
17	325.7
18	303.7
19	303.2
20	302.8
21	302.3
22	302.0







Computer Generated Image: Garden view with small plunge pool



Ground Floor



# 3-Bedroom Townhouse

Type A - With plunge pool

First Floor



Ground Floor

INTERNAL	AREA (m²)
Covered Areas	
Store 1	2.7
Entrance lobby	4.9
Living/Kitchen/Dining	34.1
Utility kitchen	5.1
Staircase	1.7
Guest WC	1.9
EXTERNAL	
Covered Areas	
Entrance	2.6
Utility Kitchen	4.0
Veranda	16.6
Entrance	10.0
Backyard	7.8
Carport*	29.0
Gazebo*	10.0
Plunge Pool*	11.0
Extension of terrace*	6.0

\*Optional

First Floor

INTERNAL	AREA (m²)
Covered Areas	
Staircase	4.4
Staircase Lobby	3.3
Store 2	0.3
Master Bedroom	11.4
Master Closet	3.4
Master Bathroom	6.2
Bedroom 1	12.0
Bedroom 2	10.0
Bath 1	4.2
EXTERNAL	
Covered Areas	
Balcony 1	8.4
Balcony 2	2.0
Master Bathroom	1.3
Total Covered Area	
208.7	
Total Built Area	
245.5	





Computer Generated Image: Garden view with pool



Ground Floor



# 3-Bedroom Townhouse

Type B - With pool

First Floor



Ground Floor

INTERNAL	AREA (m²)
Covered Areas	
Store 1	2.7
Entrance lobby	4.9
Living/Kitchen/Dining	34.1
Utility kitchen	5.1
Staircase	1.7
Guest WC	1.9
EXTERNAL	
Covered Areas	
Entrance	2.6
Utility Kitchen	4.0
Veranda	16.6
Entrance	10.0
Backyard	7.8
Carport	29.0
Gazebo*	10.0
Standard Pool*	17.0
Extension of terrace*	6.0

\*Optional

First Floor

INTERNAL	AREA (m²)
Covered Areas	
Staircase	4.4
Staircase Lobby	3.3
Store 2	0.3
Master Bedroom	11.4
Master Closet	3.4
Master Bathroom	6.2
Bedroom 1	12.0
Bedroom 2	10.0
Bath 1	4.2
EXTERNAL	
Covered Areas	
Balcony 1	8.4
Balcony 2	2.0
Master Bathroom	1.3
Total Covered Area	
208.7	
Total Built Area	
251.5	





**Computer Generated Image:** Terrace view overlooking the park





# Sustainable design & engineering principles

Embedding sustainable design and engineering principles in all the residential projects that Blue life is developing at Azuri, is a crucial step towards creating more environmentally friendly and energy-efficient housing options, to align with the ethos of the village to promote sustainability, happiness and wellbeing whilst reducing the carbon footprint of the residences.

Here are some key sustainable features and practices that have been incorporated into the Ariza townhouses: overhangs and verandas to provide shading, natural cross-ventilation by locating major openings on each end of the building, separation between each duplex to allow natural ventilation across the site, solar reflective waterproofing on the roofs to minimise unwanted solar heat gains during summer, greenscape features to reduce heat gains around the villa during the summer, smart energy and water metering, waste sorting and recycling, energy efficient electrical equipment installed in the townhouse.

Bluelife believes in creating environmentally responsible, cost-effective, and attractive housing options that benefit both the residents and the planet.





# A distinctive way of life

Choosing Azuri means choosing a pace of life that allows you to find the balance you have always wished for, in a serene and secure setting.

**Evolve in a peaceful living environment... or in the heart of a vibrant community.**

Facing the golf course or the ocean, on a single level or looking out over the sea, each residence offers a haven of peace in harmony with nature. Forget the passage of time as the gentle breeze lulls you on your veranda.

Reconnecting with the world requires just a few steps; the friendly, urban atmosphere of the village brings with it an exciting whirlwind of possibilities. From market days to happy hours, a boat ride, a morning walk on the beach, a yoga session on the sand beneath the full moon, or a bike ride along the coast – in Azuri, every experience is memorable.



## Personal or collective development

There is no age limit when it comes to learning new things. Azuri proves the point - from its Montessori school to its tennis academy!

Discovering new skills and interests is a source of well-being and fulfilment.



Giving back is another such source, and the Azuri community has embraced this.

From #Prankont, with its positive impact on the environment, to social initiatives for the wider region, taking action is a central philosophy for this village with a soul.

**These are the factors that make Azuri's way of life distinctive. A clever mix of contrasts that means each resident can live life their own way, whilst living well together!**



## Recharge alone... or surrounded by loved ones

For some people, wellness is a moment to themselves. A massage at the spa, a yoga session or simply relaxing around the house, immersed in a book.

It is also important to be in good company. Family, close friends, those new neighbours who look so friendly, the shopkeepers who play a part in everyday life or the children's flock of friends... A multicultural community like an extended tribe, driven by a shared aspiration: to create a way of life that meets each individual's needs.







# A thousand and one lives in Azuri!

**Azuri makes community well-being the central pillar of its innovative development. Its eclectic real estate offer invites you to combine your daily needs with exciting activities, in a green and friendly environment. What does your ideal home look like?**

Are you...

## A family with a busy schedule?

Your daily life is full. Between the children's activities, working remotely at home or from the Gioia café, having dinner with your neighbours and running errands, the essentials of your daily routine need to be within easy reach.

**You need:** A sea-front apartment, close to the shops and entertainment in the heart of Azuri.

## A couple in love with la dolce vita?

Taking the time to enjoy life is the motto you live by. Every day offers a new chance to fulfil this promise and only a sensational living environment will do - nothing less!

**You need:** A penthouse with a sea view, combining luxury and the art of good living.

## A young couple with plans for the future?

Your day-to-day life together is only just beginning, but you're already looking to the future with confidence. You are so excited about seeing your family grow!

**You need:** An apartment tucked away from the heart of the village or perhaps a duplex with an exotic garden - an ideal place to share moments of togetherness and create beautiful memories.





### A family looking for privacy?

Your daily life is full of golf, boat trips, barbecues with friends by the pool... A life of pleasure in a beautiful, sheltered setting - that's all you want for yourselves as a couple, and for your teenage children.

**You need:** An exclusive property, such as a villa on the river or on the sea front, or a townhouse on The Nine golf course.

### An XXL tribe?

Your day-to-day life involves juggling your marriage, children and grandchildren, in-laws and lifelong friends. A headache? Absolutely not, thanks to a custom-built house where you can comfortably accommodate your entire tribe.

**You need:** A serviced plot of land where you can build your dream home. Our property development team can even help you build your home.

### Count on Azuri!

Azuri Residences and Villas offers the complete services of a real estate agency, assisting future residents from temporary rental to the acquisition of a property. Tell us your needs and expectations and let us help you find the ideal property!

Azuri Ocean & Golf Village is constantly evolving, with new projects under development every year. Existing owners are the first to be informed of new offers! Remaining true to its master plan, the village is being developed with the aim of creating a secure, peaceful lifestyle synonymous with well-being - a legacy that will also serve future generations.





# 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.

