

Ennéa
GOLF VILLAS AT AZURI MAURITIUS



When the best place for your holidays is at home.

The Ennéa Villas at Azuri are designed to offer you an exclusive lifestyle experience in the luxury of an island villa set beside the manicured greens of a world-class golf course, within a vibrant seaside village.



Living by the sea

Azuri is located on the northeast coast of the paradise island of Mauritius. This elegant seaside destination has been created for homeowners and guests alike to enjoy a life of excellence and soothing comfort at the ocean's edge.

Azuri, where the infinite azure sky merges with a sensual turquoise sea, has been created in the image of an exotic French Riviera-style village, with a refined collection of experiences, services and facilities nestled along the second largest lagoon of the island.

A place to Live - Work - Play that has drawn people from all horizons, since its debut three years ago, in search of a new way of living by the sea.





Playing the green

Azuri is becoming more attractive. An exciting golf experience is being created to enhance the substantial array of recreational diversions within the village. Set along the river heights, this 9-hole jewel of a course is conceived to appeal to golfers of every level, looking to play a round of golf on an exceptional course built to the highest international standards.*

The concept for this golf course is to provide the opportunity for people of all ages and abilities to benefit from the shorter distance and playing time of a 9-hole course, while enjoying the wonderful game of golf. The Azuri course is the perfect place for family and friends to take pleasure in wholesome time spent together, as well as occasions for business matches between clients and associates, or for the keen player looking to engage in a quick round of golf.

Each fairway offers its own stimulating combination of challenges that contribute to the pleasure of the game, every time it is played. These include well-positioned markers, bunkers and water features; tee offs and shots across the river; relaxing walks in the nature; and a convivial clubhouse replete with restaurant and pro golf shop.

*Construction works targeted 2018



With the many facets of pursuits and venues already established at Azuri, including a shimmering beachfront set along the turquoise lagoon and sea; animated village and restaurant offerings; nautical, fitness and wellness centres; tennis, shopping and more; the addition of a golf course makes this destination the most complete and attractive place to go to in Mauritius.



Azuri is a unique place for living the Dolce Vita island lifestyle, where one can unwind and appreciate life and its wonders.



The Ennéa Villas

Blending a cosmopolitan construct with the open-air lifestyle appeal of the tropics, the Ennéa Villas comprise Azuri's fourth phase of exquisite residences that qualify for ownership by international buyers looking to make their home in Mauritius.

Picture yourself residing in this tranquil neighbourhood, set along a verdant golf course which you may admire or play during the day, followed by relaxed evenings with family and friends enjoying sunset vistas from the privacy of your veranda and garden.



Overview

The Ennéa Villas are situated on a 1.25 hectare stretch of land that faces fairway #4 of the future Azuri Golf Course, and they encompass 18 lots having views toward the west or the northwest of the island. The average plot size is 560 sqm and building dimensions are approximately 260 sqm for a 3-bedroom house.



-  The Ennéa Villas
-  Golf Course



Aesthetics & Design

The architecture of the Ennéa Villas evokes the contemporary styling typical to Azuri, with well-defined lines and rectangular shaping of the structures that blend seamlessly into the surrounding island environment.

These villas offer ease of movement through an open-plan concept which encourages functional access between the rooms, and from indoor to outdoor areas, so that every activity is engaged with effortless pleasure.



Architectural Vision

The architectural intent is to create stylish and intimate homes with a flowing arrangement whereby every room is within reach of the other, while allowing external views onto the veranda, garden and the extended golf range.

Aside from the entrance foyer, which is separate from the heart of the household, the modern American kitchen opens onto the salon and dining room, forming an L-shaped inner core. Three floor-to-ceiling glass doors lead from these rooms onto the outdoor veranda and the garden.

Designed to subsist on two horizontal planes with opposing viewpoints, the road side induces an urban inspiration via the double volume front door, perched above ground level and surrounded by huge glass panels.

The garden side suggests a more rustic sensation through sweeping interior spaces that spill onto a covered veranda and the grassy backyard, private swimming pool and shaded lounging kiosk. Immediately beyond is the golf fairway, its generous landscapes offering ample access to air and light.

The use of nature's elements to maximise ventilation and lighting is a key factor to the motif of these villas, and is in keeping with the context of Azuri's sustainable vision for development.



The villas

There are two types of Ennéa Villas conceived to respond to individual buyer preferences:

- Ennéa Villa Type A – eight villas having views across fairway #4 of the golf course and the western mountain range. This villa type comes in a 3 or 4 bedroom option.
- Ennéa Villa Type B – ten villas enjoying north-westerly views over the emerald green fairways. Available with 3 bedrooms.



Type A

3 Bedroom Villa - (Gross Area 265m²)



Ground Floor

Description	Areas (m²)
Entrance Lobby	9.0
Dining Room	15.7
Open Kitchen	16.1
Utility Room	4.3
Living Room	21.5
Staircase	9.2
Veranda	25.0
Total Net Area (incl. covered veranda)	100.8
Covered Garage	48.0
Swimming Pool	34.0
Kiosk (optional)	16.0



Middle Level

Description	Areas (m²)
Lobby	5.1
WC	2.5
Linen	2.2
Bathroom	4.8
Bedroom 2	12.9
Bedroom 3	12.9
Middle Level Net Area	40.4



Upper Level

Description	Areas (m²)
Passage	5.2
Master bedroom	18.2
Dressing	6.1
Bath / WC	7.0
Upper Level Net Area	36.5
Gross Built Area (excl. kiosk)	265.0



Type A

4 Bedroom Villa - (Gross Area 288m²)



Ground Floor

Description	Areas (m²)
Entrance Lobby	9.0
Dining Room	15.7
Open Kitchen	16.1
Utility Room	4.3
Living Room	21.5
Staircase	9.2
Veranda	34.0
Total Net Area (incl. covered veranda)	109.8
Covered Garage	48.0
Swimming Pool	34.0
Kiosk (optional)	16.0



Middle Level

Description	Areas (m²)
Lobby	5.1
WC	2.5
Linen	2.2
Bathroom	4.8
Bedroom 2	12.9
Bedroom 3	12.9
Middle Level Net Area	40.4



Upper Level

Description	Areas (m²)
Passage	5.2
Master bedroom	18.2
Dressing	6.1
Bath / WC	7.0
Bedroom 4	14.3
Bathroom 4	3.9
Upper Level Net Area	54.7

Gross Built Area (excl. kiosk)	288.0
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The image shows a modern dining room with a large wooden table and white chairs. A large glass door on the left side of the room opens up to a lush outdoor area featuring a swimming pool, lounge chairs, and a golf course in the background. The interior is decorated with potted plants and a small table with a lamp. The overall atmosphere is bright and airy, emphasizing the connection between the indoor space and the natural environment.

Ennéa Villa Type B

Due to the topography of the northwest facing plots, the type B villas vary slightly in configuration to the type A villas. The dining room opens – thanks to large sliding glass doors – onto the outdoors, giving the soothing sensation of being at the heart of nature while enjoying a delicious meal. The design aesthetics remain the same: to convey the genuine Dolce Vita island ambiance in this warm contemporary home.



Type B

3 Bedroom Villa - (Gross Area 255m²)



Ground Floor

Description	Areas (m²)
Entrance Lobby	9.0
Dining Room	15.7
Open Kitchen	16.1
Utility Room	4.3
Living Room	21.5
Staircase	9.2
Veranda	19.2
Total Net Area (incl. covered veranda)	95
Covered Garage	48.0
Swimming Pool (optional)	34.0
Kiosk (optional)	16.0



First Floor

Description	Areas (m²)
WC	2.5
Bathroom	5.2
Bedroom 2	12.9
Bedroom 3	12.9
Passage	9.0
Master bedroom	20.1
Dressing	5.2
Bath / WC	7.5
First Floor Net Area	75.3

Gross Built Area (excl. kiosk)	255.0
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A wide-angle photograph of a modern outdoor living area. In the foreground, a white modular sofa is partially visible. A low wooden coffee table holds a teapot, cups, and a small plant. To the right, there are white plastic outdoor chairs. The space is covered by a wooden pergola with a low-pitched roof. Large glass doors on the left lead into the house. In the background, a swimming pool is surrounded by a lush tropical garden with palm trees and other plants. A golf course is visible in the distance under a clear sky.

Outdoor Living

The Ennéa Villas are reminiscent of the traditional Mauritian practice where family's gather together to pass special moments in the comfort and beauty of their coastal home set amidst the lush tropical scenery.

Your villa's private garden is landscaped with vegetation typical to the east coast of the island; long and broad views provided by the adjacent golf course appear as a seamless continuation of your garden.

Both the outdoor veranda and the poolside gazebo are graced by low pitched and fluted roofs, and wooden pilasters accentuate these characteristically Mauritian outdoor-living areas that marry your lifestyle with nature's beauty.



Villa Amenities

The combined soft-rough texture of the furniture and fittings enhances the organic nature of these homes.

Upon entering your Ennéa Villa through its tall window-framed doorway and into an entry hall lit with natural sunlight, you will sense the ample spaciousness of a chic coastal residence equipped with modern facilities and high-end appliances.

The state-of-the-art kitchen looks onto the salon and dining room, generating an effect that pulls the eye out onto the veranda and the landscape, via large floor-to-ceiling glass doors.

The veranda and kiosk have rough-sanded pavements and are furnished in the spirit of a seaside bungalow using time-honoured materials and neutral tones.

The master bedroom, featuring a rustic timber wall behind the bed, has lovely panoramas onto the garden and golf course from its balustrade balcony.

Additional conveniences include dual carport with adjacent service entrance to the kitchen via a small garden, breakfast nook, guest WC, pantry, laundry facilities, ample closet space, and visitor parking.

Homeowner Privileges*



Homeowners at Azuri are the heart and soul of the estate, ensuring that Azuri is the spirited community it was intended to be. They are a dynamic and professional community of Mauritian and foreign nationals, all of whom enjoy an unprecedented quality of life. Azuri believes in the continued importance of fulfilling its owners' dreams.

- Access to all the facilities at Azuri: shops, restaurant, bars and beach
- Access to the Radisson Blu Azuri Resort & Spa with exclusive membership card for admission to the Spa and fitness centre
- Access to Azuri Nautical Club to enjoy its full range of activities
- Access to Azuri Tennis Club, including its academy
- Access to the boat park for storage of your private boat

*Conditions Apply.



Invest in Mauritius

The Ennéa Villas are part of a real estate program that allows foreigners to acquire property in Mauritius by offering unique investment opportunities. Purchasing a home at Azuri allows you to create your ideal lifestyle where the climate is tropical and pleasant, the inhabitants are welcoming and harmonious, and the island's infrastructure is modern.

The acquisition of property by a foreigner under the Mauritian Government's Promotion Development Scheme (PDS) confers automatic residency for the purchaser and his dependents, full benefits of a fixed 15% tax rate on corporate revenues and profits, and tax exemption on the secured value of the property.

Economic, political and social stability complete the picture, positioning Mauritius as a qualitative destination, and a safe and profitable investment hub.

Golf Membership*

The Golf Membership permits the buyer to chose from various annual packages in order to play the course at preferential green fee rates ranging from single to family packages.

Additionally the Golf Membership offers special benefits such as preferential discounts on lessons, equipment rental, ProShop purchases, food & beverages at related outlets, and the right to bring guests to play, if accompanied, at reduced rates.

*Conditions Apply.



Come and share in the genuine beauty of nature and sweet island living.





Village Map

- 1 The Ocean River Villas (in construction)
- 2 The Golf View Villas (off plan)
- 3 Foreign ownership residences (already delivered)
- 4 Local ownership residences (already delivered)
- 5 Radisson Blu Azuri Resort & Spa
- 6 The Spa
- 7 The Café
- 8 Azuri Property Sales
- 9 Shops
- 10 Coast Bistro & Beach Bar
- 11 Azuri Market Place
- 12 Ocean One Beach Bar & Restaurant
- 13 Azuri Tennis Club
- 14 Azuri Boat Yard
- 15 Local ownership residences (already delivered)
- 16 The Riviera Villas - Foreign ownership residences (in construction)
- 17 Azuri Golf Course (construction works targeted 2018)
- 18 Entrance (construction works targeted 2018)
- 19 Retail & Offices (off-plan)
- 20 The Ennéa Villas (construction works targeted 2018)
- 21 Future developments

Project Team

Client	:	Haute Rive PDS Company Ltd
Developer	:	BlueLife Limited
Architect	:	JFA Architects
Quantity Surveyor	:	KeFex Associates Ltd
Landscape Architect	:	CEPM
Golf Designer	:	IMG Golf Course Design
Engineer	:	ARUP

Disclaimer

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Here, elegance is a way of living.



LIVE

WORK

PLAY

Life at Azuri is a collection of experiences.
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