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GOLF VIEW
THE VILLAS

AZURI MAURITIUS

The Golf View Villas at Azuri have been designed for an exclusive lifestyle experience where you will indulge in the luxury of a spacious home nestled alongside a manicured golf course, set in a vibrant seaside village.



Living by the sea

Azuri is located on the North East Coast of the paradise island, Mauritius. It is an elegant village resort, designed to offer homeowners and guests alike a relaxing life of excellence by the sea.





Playing the green

Azuri has just become more attractive. An Executive Golf Course perfects an already established vibrant lifestyle. The Azuri Golf Course will be a 9-hole, public course situated on the North East Coast of the island.*

The course will comprise a mix of par 3 and par 4 holes and can be played through as a short one-time game or as a full 18-hole game by playing it twice. The concept for this golf course is to provide the opportunity for people of all ages and golf playing abilities, to benefit from the shorter distance and playing time of a 9-hole course, while enjoying a thrilling game with some challenging holes. It is the perfect place for family and friends to take pleasure in wholesome fun and time together, as well as occasions for business matches between clients and associates. The keen player looking to play a quick round of golf, has not been left aside, this unique course is just what he needs to perfect his swing.

*Construction works targeted 2017



With the many facets of pursuits and venues already established at Azuri, including a shimmering beach-front set along the turquoise lagoon; 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.





The Golf View Villas

Blending contemporary grace with tropical serenity, The Golf View Villas, complete Azuri's third phase of individual residences that qualify for foreign ownership.

Imagine mornings spent luxuriating on your open-air veranda, mesmerised by the scene of a verdant golf course. The Golf View Villas have been specially designed so that whether you are indoors or out, you will delight in the tropical environment from any vantage point.



Overview

Situated on 2.5 hectares of land at the northern reaches of the domain, near its remarkable river elevation, The Golf View Villas encompass 17 lots – 10 of which have a south-westerly disposition and 7 facing the southeast.

The average plot size is 1,070 sqm with building dimensions of 317m² (4-bedroom) or 284m² (3-bedroom), all facing the manicured lawns of the Executive Golf Course. The first villas that will be made available for sale are the 9 villas located on the east side of the site. The 7 remaining villas will follow soon after.



Aesthetics & Design

The architect's 'parti-pris' is to create sophisticated and comfortable homes which are climate-friendly, raised to human-scale, and that blend seamlessly into the surrounding landscape.



Architectural Vision

The villa's contemporary style components use well-defined lines and rectangular shaping of the structure in order to emphasise its complementarity with the environment.

The layout is arranged so that each dwelling sits entirely on one single level: starting from the entrance lobby, continuing into the living areas and the kitchen, and traversing out onto the veranda with its 3-side overflow pool.

The distinctive character of this arrangement ensures that the double volume living-dining room and kitchen provide optimal privacy from the proportionally-sized bedrooms, while offering unity with the outdoor covered veranda and open-air spaces, and easy access and practicability throughout home and garden for everyone in the family, from kids to grandparents. Floor to ceiling glass openings ensure that these residences are always filled with natural lighting and gentle breezes.



3 Bedroom Villa

Ground Floor - Gross Area 284 m²

Description	Areas (m ²)
Gross External Area	
Ground Floor	187
Covered Areas	97
	284
Net Internal Area	
Master bedroom suite (incl. Wardrobe & Bathroom)	37
Bedroom 1 (incl. Bathroom)	26
Bedroom 2 (incl. Bathroom)	26
Living/Dining	39
Kitchen	7
Circulation Space	12
Lobby	5
Guest WC	2
Scullery/Utility/Laundry	8
Storage	4
	166
Covered Area	
Veranda/Terrace	30
Kiosk	20
Double Carport	47
	97

Description	Areas (m ²)
Uncovered Built Area	
External shower 1	3
Open to sky garden with timber decking	10
Open to sky terrace	42
Swimming pool (incl. overflow)	48

Gross External Area	284
Net Internal Area	166
Covered Area	97





4 Bedroom Villa

Ground Floor - Gross Area 317 m²

Description	Areas (m ²)
Gross External Area	
Ground Floor	221
Covered Areas	96
	317
Net Internal Area	
Master bedroom suite (incl. Wardrobe & Bathroom)	40
Bedroom 1 (incl. Bathroom)	26
Bedroom 2 (incl. Bathroom)	26
Bedroom 2 (incl. Bathroom)	26
Living/Dining	47
Kitchen	7
Circulation Space	14
Lobby	5
Guest WC	3
Scullery/Utility/Laundry	8
	202
Covered Area	
Veranda/Terrace	36
Kiosk	20
Double Carport	40
	96

Description	Areas (m ²)
Uncovered Built Area	
External shower 1	3
Open to sky garden with timber decking	10
Open to sky terrace	42
Swimming pool (incl. overflow)	48

Gross External Area	317
Net Internal Area	202
Covered Area	96





Outdoor Living

A lush tropical garden is a pivotal area of Mauritian homes and each villa is conceived to accommodate awnings, cantilevered overhangs and pergolas to encourage and facilitate shaded enjoyment of the undulating terrain and vistas.

Adjacent to the swimming pool is a private and protected sunken 20m² gazebo – open to 3 sides – with feature wall; perfect for lazy afternoon relaxation or evening get-togethers.



Villa Amenities

Beautiful organic Mauritian materials such as sturdy field stones and timber panelling intermingle with the ceramic tile flooring and clean walls, to create a fusion of modern touches that sharpen the texture and profile of the villas.

The interior design of The Golf View Villas has been inspired by the fresh natural aspect of the wide open landscape at Azuri. Neutral tones with touches of colour enhance the contemporary grace of the architecture, yet provide contrast with the vibrant garden and panoramic backdrop scenery.

The master bedroom opens onto the outdoor veranda and pool and its bathroom features a private external garden and shower, as well as traditional shower and bathtub layout inside. Other bedrooms have individual ensuite bathrooms and ample closet space.

Additional conveniences include outdoor breakfast nook to kitchen, pantry, scullery-laundry room and guest WC, as well as dual carport with pergola, visitor parking, and electronic gate with pedestrian access.

Modern facilities and high-end appliances combine with Azuri's smart home concept, making these residences a perfect blend of comfort and innovation.

A man in a light green short-sleeved button-down shirt is smiling and serving coffee. He is holding a yellow and white patterned thermal coffee carafe with a wooden handle. He is pouring coffee into a small white cup held by a woman in a black and white striped short-sleeved top. Another woman with long, wavy brown hair, wearing a white top with a small red pattern, is laughing and looking towards the man. They are in a bakery or cafe setting with shelves of bread and various kitchen items in the background.

Village Ambiance

Evocative of an exotic version of the French Riviera, Azuri offers genuine comfort in an atmosphere of freshness and light. Effortlessly chic, appealing and summery, redesigned and refreshed, the ingredients for living by the sea have been encapsulated here.

Homeowner Privileges*



- Access to all the facilities at Azuri: shops, restaurants, bars and beach
- Access to the Radisson Blu Azuri Resort & Spa with exclusive membership card for access 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

Investing in a villa at Azuri allows you to reside in Mauritius and create your ideal lifestyle: the climate is tropical and pleasant, its inhabitants are welcoming and harmonious, and the island's infrastructure is modern.

Economic, political and social stability supported by a very advantageous tax system complete the picture, positioning Mauritius as a qualitative destination, and a safe and profitable investment centre.

The Villas are part of a real estate program that allows foreigners to acquire property in Mauritius by offering unique investment opportunities. The acquisition of property by a foreigner under the real estate structure confers automatic Mauritian 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.

Golf Membership

The acquisition of a Golf View Villa comes with a Lifetime Membership, attached to the villa, for 2 persons to the Azuri Golf Course.

The golf membership permits the buyer, and one family member of his/her choice, to benefit from an optional annual contribution to play at preferential green fee rates, preferential discounts on all F&B, lessons, equipment rental and ProShop purchases and the right to bring guests to play, if accompanied, at a reduced rate. For more details on the Azuri Golf Course rates and packages, kindly contact Azuri Property Sales.







Village Map

- 1 The Ocean River Villas (in construction)
- 2 The Golf View Villas (off plan)
- 3 Foreign ownership residences - Phase 1
- 4 Local ownership residences - Phase 1
- 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 - Phase 2
- 16 The Riviera Villas - Foreign ownership residences - Phase 2 (in construction)
- 17 Azuri Golf Course (construction works targeted 2017)
- 18 Entrance (construction works targeted 2017)
- 19 Retail & Offices (off-plan)

Project Team

Client : Haute Rive IRS Company Ltd
Developer : BlueLife Limited
Project Manager : BlueLife Limited
Architect : Architects Studio Ltd
Quantity Surveyor : Rider Levett Bucknall (Mauritius) Ltd

Disclaimer

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The Golf View Villas fully respond to the requirements of savvy international buyers looking to live the harmonious Mauritian lifestyle in an elegant and comfortable setting.



LIVE

WORK

PLAY

Life at Azuri is a collection of experiences.

Let us be your guide:

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