



Amara
LUXURY GOLF VILLAS AT AZURI MAURITIUS

Life on a golf course



A unique coastal lifestyle

The village of Azuri

Located in the northeast of Mauritius, Azuri is a charming village known for its high-quality sustainable living, appealing to homeowners from all around the world. At Azuri, your physical and emotional wellbeing are paramount and quality of life is synonymous with having everything within easy reach. With shops, restaurants and a plethora of activities at your fingertips, Azuri invites everyone to embrace their own unique lifestyle and bask in the daily pleasures of life.

Amara, a lifestyle redefined

The epitome of serene tropical living, by Azuri.

Amara villas are a haven of tranquility exuding elegance and contemporary charm all while blending sophisticated architectural concepts with sustainable practices—the epitome of island living with a modern twist. Daily life effortlessly wavers between leisure, work and family time. Whether it be shared moments in the kitchen or the living room, evening drinks on the patio or leisurely swims in the infinity pool, life at Amara is a promise of an experience beyond the ordinary.





Living on a **golf course**

Bringing your lifelong dream to life.

The most attractive feature of Amara villas is hands down their prime location within the golf course of Azuri, The Nine, surrounded by lush green landscapes. Whether it's at dawn or at dusk just before sunset, all you will find yourself wanting is... to get that one last round of golf in!

This 9-hole golf course, voted the best par 3 in the world by the World Golf Awards 2023, offers a fantastic golfing experience for both beginnings and seasoned golfers alike and promises unforgettable rounds!

Take a walk through Azuri.

In Azuri, everything is designed to make everyday life happier. Nothing is ever far away in this peaceful seaside village, which offers inhabitants dozens of activities and opportunities.

- 1 Beach Club & Boat House
- 2 Market place, shops & restaurants
- 3 Radisson Blu Azuri Hotel
- 4 Spa & Gym
- 5 Tennis, padel, boat yard & Montessori school
- 6 The Nine - Azuri Golf





An *exclusive* real estate project.

A rare opportunity to invest in a golf course.

Located in the heart of Azuri's golf course, The Nine, Amara – phase II spans over 10 561 m² at the northern end of the village, in the Rive Droite neighbourhood. Amongst the 20 lots, 11 face the golf course while the remaining 9 overlook a bountiful tropical park.

Golf view villas	
Plots	(m ²)
513	395
511	437
509	449
507	449
505	449
503	449
501	449
607	449
605	449
603	449
601	441

Garden view villas	
Plots	(m ²)
512	400
510	432
508	432
506	432
504	432
502	432
606	432
604	432
602	462



Ground floor villa





Computer generated image
Ground floor villa, living view

Ground floor villa

The ideal setting for living and hosting

Capturing the essence of serene and simple daily living with room for cherished spontaneous moments, these villas are a celebration of the daily joys of life, where a peaceful Sunday by the poolside can turn into a lively barbecue with neighbours or in a spontaneous yoga session in your living room as the sun sets. In the single-level villas of Amara, every instance represents a renewed chance of living in the now.

Ground floor villa



Ground floor villa

2-bedroom

With two bedrooms, these ground floor villas perfectly marry elegance and charm amidst lush greenery.

Internal Area		(m ²)
1	Circulation	13.13
2	Kitchen	10.00
3	Back of house	5.07
4	Laundry	2.56
5	Dining	11.79
6	Lounge	14.86
7	Master Bedroom	15.97
8	Master Dressing	3.84
9	Master Ensuite	5.41
10	Bedroom 2	11.72
11	Ensuite 2	4.06
12	Guest WC	3.00

External Covered Area		m ²
13	Terrace Living	6.79
14	Terrace Master Bedroom	6.64
15	Entrance	4.87

*Walls		19.10
Gross Internal Area		120.41
External Covered Area		18.40
Total Covered Area		138.81



Ground Floor

Ground floor villa

3-bedroom

Facing the garden with abundant light flowing in, this ground floor villa is an invitation to dwell in total serenity from dawn to dusk.

Internal Area		(m²)
1	Circulation	13.13
2	Kitchen	10.00
3	Back of house	5.07
4	Laundry	2.56
5	Dining	11.79
6	Lounge	14.86
7	Master Bedroom	15.97
8	Master Dressing	3.84
9	Master Ensuite	5.41
10	Bedroom 2	11.72
11	Ensuite 2	4.06
12	Guest WC	3.00
13	Bedroom 3 & Shower (Option)	13.44
External Covered Area		m²
14	Terrace Living	6.79
15	Terrace Master Bedroom	6.64
16	Entrance	4.66
17	Outdoor Lounge (Option)	15.59
*Walls		21.69
Gross Internal Area		136.88
External Covered Area		33.34
Total Covered Area		170.22
Extra Option		m²
18	Large Pool (6.7 x 3.23)	21.64
18	Plunge Pool (3.1 x 3.23)	10.04
19	Sun Deck	9.69
20	Covered Carport	35.94
Large Pool Fiberglass (6.3 x 3.3) - Option		20.79
Plunge Pool Fiberglass (3.5 x 3.5) - Option		12.25



Ground +1 villa





Computer-generated image
Ground+1 villa, pool view

Ground +1 villa

Discovering new horizons.

On the ground floor, life takes its daily course from looming homework to the bustling kitchen, seamlessly transitioning into cozy relaxing family evenings. And yet upstairs, a sanctuary of peace and intimacy awaits as time gracefully flows: soak in a bath, gaze at the sunset or lose yourself in a book in the peaceful setting of your two-storey villa at Amara.

Ground +1 villa.



Ground +1 villa

2-bedroom

These villas are warm and inviting, making them the perfect setting for living elegantly all while hosting graciously.

Internal Area		(m²)
1	Circulation	12.13
2	Kitchen	10.00
3	Back of house	5.07
4	Laundry	2.56
5	Dining	11.79
6	Lounge	14.80
7	Bedroom 2	11.72
8	Ensuite 2	4.06
9	Guest WC	3.00
10	Desk	1.82
11	Stairs	5.25
12	Store	5.21
External Covered Area		m²
13	Terrace Living	6.85
14	Entrance	4.70
Area summary		(m²)
Internal Area Ground Floor		87.41
External Area Ground Floor		11.55
Internal Area First Floor		30.34
External Area First Floor		11.48
*Walls		30.21
Internal Gross Area		140.26
External Covered Area		30.73
Total Covered Area		170.99



Ground +1 villa

2-bedroom

Upstairs, the villas feature two cozy bedrooms, creating a quaint private retreat overlooking nature.

Internal Area		(m²)
20	Circulation	1.59
21	Master Bedroom	19.13
22	Master Dressing	3.83
23	Master Ensuite	5.79
External Covered Area		m²
24	Terrace Master Bedroom Park	6.40
24	Terrace Master Bedroom Golf	5.08
Area summary		(m²)
Internal Area Ground Floor		87.41
External Area Ground Floor		11.55
Internal Area First Floor		30.34
External Area First Floor		11.48
*Walls		30.21
Internal Gross Area		140.26
External Covered Area		30.73
Total Covered Area		170.99



First Floor

Ground +1 villa.



Ground +1

villa

3-bedroom

Facing the garden with abundant light flowing in, the ground floor is an invitation to dwell in total serenity from dawn to dusk.

Internal Area		(m ²)
1	Circulation	12.13
2	Kitchen	10.00
3	Back of house	5.07
4	Laundry	2.56
5	Dining	11.79
6	Lounge	14.80
7	Bedroom 2	11.72
8	Ensuite 2	4.06
9	Guest WC	3.00
10	Desk	1.82
11	Stairs	5.25
12	Store	5.21
13	Bedroom 3 & Shower (Option)	13.44
External Covered Area		m ²
14	Terrace Living	6.85
15	Entrance	4.70
16	Outdoor Lounge (Option)	22.19
Area summary		(m ²)
Internal Area Ground Floor		100.85
External Area Ground Floor		33.74
Internal Area First Floor		30.34
External Area First Floor		20.60
*Walls		34.27
Internal Gross Area		156.73
External Covered Area		63.07
Total Covered Area		219.80
Extra Option		m ²
17	Large Pool (6.7 x 3.23)	21.64
17	Plunge Pool (3.1 x 3.23)	10.04
18	Sun Deck	9.69
19	Covered Carport	35.94
Large Pool Fiberglass (6.3 x 3.3) - Option		20.79
Plunge Pool Fiberglass (3.5 x 3.5) - Option		12.25



Ground +1 villa

3-bedroom

Designed for families seeking a calm and quiet retreat amidst nature, these villas feature three bedrooms with the master bedroom on the first floor.

Internal Area		(m²)
20	Circulation	1.59
21	Master Bedroom	19.13
22	Master Dressing	3.83
23	Master Ensuite	5.79
External Covered Area		m²
24	Terrace Master Bedroom Park	6.40
24	Terrace Master Bedroom Golf	5.08
25	Covered Terrace (Option)	9.12
Area summary		(m²)
Internal Area Ground Floor		100.85
External Area Ground Floor		33.74
Internal Area First Floor		30.34
External Area First Floor		20.60
*Walls		34.27
Internal Gross Area		156.73
External Covered Area		63.07
Total Covered Area		219.80
Extra Option		m²
17	Large Pool (6.7 x 3.23)	21.64
17	Plunge Pool (3.1 x 3.23)	10.04
18	Sun Deck	9.69
19	Covered Carport	35.94
Large Pool Fiberglass (6.3 x 3.3) - Option		20.79
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Computer generated image
Ground floor villa, living room

Explore your villa's amenities

- Views overlooking The Nine golf course
- Golf membership
- High-quality floor finishings and light fixtures
- En-suite bedrooms
- Air-conditioning in bedrooms
- Fully-equipped bathrooms
- Walk-in closet in the master bedroom
- Kitchen equipped with appliances
- Private parking
- Landscaped garden
- Private swimming pool and wooden deck (optional)
- Covered parking spots for cars (optional)
- Outdoor reception area (optional)
- Furniture (optional)



Azuri, a seaside village.



Bluelife, the developer.

« Happiness inspires the lifestyles we create »

Centered around the belief that a city is inherently human, BlueLife is dedicated to shaping life beyond real estate projects, and prioritises initiatives that have a direct impact on life, happiness, health and security. BlueLife, a renowned developer part of the IBL conglomerate, holds wellbeing at its core and is the visionary behind the sustainable environment at Azuri Ocean & Golf Village, where work and moments of leisure collide, where our collective wellbeing and that of our planet align.



Consultants

Project Manager

Propillar Ltd

Project Manager

Elphick Proome International

Interior Design

Elphick Proome International

Quantity Surveying

Linchpin Ltd

Structural & Civil Engineering

De Comarmond & Associates Ltd

M&E Engineering

KYA Engineers Ltd

Landscape Architect

Mooneeram Associates Ltd

Notary

Hart De Keating &
Caboche-Adam Notaires

3D Illustrations

Three Motions Ltd

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