

The image shows a modern, two-story villa with a large swimming pool and a wooden deck. The villa has a white exterior and a wooden pergola over the pool area. The pool is surrounded by lush tropical plants, including palm trees and Bird of Paradise flowers. The sky is blue with some clouds. A blue rectangular box is overlaid on the upper part of the image, containing the text 'Amara' in a large, white, cursive font, followed by 'LUXURY GOLF VILLAS AT AZURI MAURITIUS' in a smaller, white, sans-serif font. Below this, the text 'BUILDING SPECIFICATIONS' is written in a white, bold, sans-serif font.

Amara
LUXURY GOLF VILLAS AT AZURI MAURITIUS

BUILDING SPECIFICATIONS

AMARA-2

azuri

STRUCTURE

The villas are made of a reinforced concrete structure covered with a flat reinforced concrete roof. Walls on the exterior perimeter are made of concrete hollow blocks of 150 to 200 mm thick and internal dividing block concrete block walls of 100 to 150 mm.

FLOOR FINISHES

Internal areas

Porcelain tile flooring as per architect's specifications.

External areas

Porcelain non-slip tile finish, pavers, concrete slabs and/or composite timber decking as per architect's specifications.

Wet areas

Porcelain tiles with non-slip finish as per architect's specifications.

Skirtings

Painted PVC skirting as per architect's specifications.

WALL FINISHES

External plaster

Cementitious plaster on the block walls and concrete structure with floated finish, with one coat primer and 2-3 coats of paint as per architect's specifications. Selected walls will receive a textured paint finish as per architect's specifications.

Internal plaster

Cementitious or equivalent smooth plaster to all block walls and structure, with one coat primer and 2-3 coats of paint as per architect's specifications.

Showers

Porcelain tiles as per architect's specifications.

Cladding

Cementitious plaster on the block walls and concrete structure with floated finish, with one coat bituminous paint with min 100mm-150mm volcanic feature stone cladding.

CEILING

In general

Smooth plaster and paint to all soffits as per architect's specifications.

Gypsum false ceiling

Villa type B staircase landing to receive gypsum board false ceilings with smooth painted finish as indicated by architect.

Flat roofs

Reinforced concrete slab according to structural engineers' specifications.

PROTECTIVE TREATMENT AND WATERPROOFING

Termite control

A termite barrier film or tarp will be provided, as per architect's specifications min 10-year guarantee.

Waterproofing

Torch on and/or Double layer waterproofing membrane or equivalent for all flat roofs, with a min 10-year guarantee.

Interior

All interior shower walls and floors will receive a waterproofing treatment.

OPENINGS

External openings

Powder coated aluminium openings whether fixed or openable will consist of extruded sections and laminated/safety glass all to Architect specifications and engineer's cyclonic requirements.

Main entrance door

Timber door as per architect's specifications & drawings.

Internal doors

Medium duty timber flush doors as per architect's specifications & drawings.

BALUSTRADES

Frameless safety glass balustrades as per architect's specifications. – (Villa Type B only)

FENCING & METAL SERVICE GATE

Galvanised metal fencing and gate with plastic coating in Charcoal or Black finish. Height as per architect's specifications and guidelines.

SANITARY FITTINGS

Sanitary ware, taps and accessories - Installed in all bathrooms and kitchens as per architect's specifications & drawings (all to be European standard).

POOL AREA (OPTIONAL)

Concrete Pool

Pool type: Salt Chlorinator pool with filter as per specialist's specs

Pool Structure: RC Concrete as per specialist's and engineer's specifications.

Pool finish: Floors and Walls to receive waterproofing and finished with tiles as per architect's specifications

Fiberglass Pool

Pool type: Salt Chlorinator pool with filter as per specialist's specs

Pool Structure: Reinforced fiberglass shell structure by specialist.

Pool Sun deck

Timber decking and/or external tiles as per architect's specifications.

BUILT-IN FURNITURE

Bathrooms

Vanities, finished with Quartz top or equivalent, as per architect's specifications with integrated washbasins according to specialist recommendations/details.

Timber shelving to underside of vanity tops.

Kitchen

Integrated kitchen counter with quartz countertop or equivalent, as per architect's specifications. Electric Oven, Ceramic Stove, Microwave and Refrigerator are included. The Dishwasher will be provided.

Dressing room

Built in cupboards (BIC) integrated into Master Bedroom only, as per architect's specifications

EXTERNAL

Ground finish

Walking paths will be in Concrete slabs, Stone paving and/or Crushed coral.

Garden

Garden will be as per Landscape Architect design.

CANOPIES

Main Terrace

Reinforced concrete roof slab overhang & timber and/or aluminium pergola with Polycarbonate roofing (transparent) cover as per architect's drawings.

PARKING & PLOT BOUNDARIES

Parking

Two (2) parking bays will be allocated per standard unit.

Evergreen blocks and/or concrete ribbon strip slabs with grass and/ or crushed coral as per architect's & Landscape drawings.

One visitors / Golf cart parking will also be provided

Carport (Option)

Two (2) covered parking. Timber and/or aluminium pergola with Polycarbonate roofing (transparent), as per architects' drawings.

Plot boundaries

Side: Partial block wall for privacy with galvanised metal fencing and vegetation as per Landscape architect

STORMWATER MANAGEMENT

All roof stormwater collected via down pipes and catch pits and discharged into collector swale towards retention ponds.

SECURITY

Cameras on the street will be provided by the estate and connected to the CCTV Security system of Azuri.

WASTE MANAGEMENT

Waste bin

All waste will be collected from the road and distributed to a general waste bin area.

Recycling

Each owner is encouraged to partake in recycling initiative via the amenities in place at Azuri.

COLD / HOT WATER SERVICE

Cold water network

Concealed and pressurized system distributed via centralized water distribution. The Billing system is managed via the village syndics.

Hot water network

Hot water will be distributed via an electric water heater system.

Water consumptions plan

Water consumption: smart meters for potable water will be installed and monitored by the Azuri Village Syndicate to encourage water efficiency.

WASTEWATER MANAGEMENT

The wastewater is treated from existing Azuri STP in the main infrastructure network.

VENTILATION

Air conditioning

Inverter type ACs will be installed in the bedrooms and located according to Architect's/ID recommendation and in coordination for future maintenance, all compressors will be mounted externally facing the side boundaries.

AC in the living area is an optional extra. The required reservations will be provided.

General ventilation

The residential unit is designed to optimize natural ventilation to encourage minimal use of mechanical ventilation.

Ceiling Fan

Provided in living room, with reservations only for all bedrooms.

ELECTRICITY**Electrical power distribution within the villa**

Each Villa will consist of a Power/Lighting layout in accordance with the architects/ID positioning and specifications and coordinated with the technical design of the MEP engineers.

The Distribution board will be installed in the vicinity of the kitchen. Adequate surge protection devices shall be allowed at the electrical panel. Only conduit from roof to BOH as reservation for future roof mounted PV solar panels shall be provided as part of the design.

Small power

Both 13A and 16A sockets will be provided within the bedrooms. Generally, 13A sockets will be provided for other areas.

Lighting system

Light fittings will be LED energy efficient type. All fittings will be individually controlled via local light switch.

STRUCTURED CABLING (DATA AND TELEPHONY)

An incoming optical fibre cable shall terminate onto an optical network terminal within the villa. Data sockets shall be provided in the TV area and Master Bedroom. Structured cabling shall be provided to each data socket. The Subscription and active equipment shall be provided by the owner.

IRRIGATION

1x Turf valve shall be provided for irrigation purposes

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