

# Les Méléanes

— APARTMENTS • AZURI VILLAGE —

Where every moment feels like home





## Happiness is best enjoyed in great company!

**Therein lies the ethos of Azuri.**

More than just a seaside village, Azuri is a way of life that transforms the everyday into a dynamic, harmonious, and fulfilling experience.

Every day is infused with a variety of leisure activities, exquisite dining experiences across its diverse restaurants, and a welcoming community spirit.

Tucked in an otherworldly natural environment, this haven strikes the perfect balance between relaxation and vitality.

Come and discover a lifestyle where every moment truly counts!



## Le quartier de l'Océan, a tribute to the beauty of Mauritius

Drawing inspiration from the lush tropical landscapes of Mauritius, *Le quartier de l'Océan* encapsulates a lifestyle that is both invigorating and rejuvenating. Vibrant by nature, it blends luxuriant greenery with breathtaking ocean views, creating an atmosphere that is truly serene for its residents.

With close proximity to the Village Square, the shops, the Montessori school, and the Studio by RM with padel and tennis courts, *Le quartier de l'Océan* is an ideal place to live and thrive, whether for a short stay or a lifetime.





# Les Méléanes: the joy of living together

Les Méléanes embodies the perfect balance between privacy and togetherness. Designed as warm and inviting sanctuaries, these one- to three-bedroom residences foster connection, shared moments, and a thriving community lifestyle.

At the heart of this tranquil haven, a lush oasis comes to life around an expansive pool, enveloped by generous tropical vegetation. A seamless blend of peace and energy, where everyone finds their own rhythm.

Looking for a rejuvenating escape? Or to begin a new life chapter? Les Méléanes offers the best of both worlds.



## Site Plan

1	Block 1
2	Block 2
3	Block 3
4	Block 4
5	Block 5
6	Common Pavillion
7	Kids Corner
8	Shower / WC
9	Common Pool
10	Outdoor Gym
11	BBQ Zone
12	TX Room
13	Bin Areas
14	Shared Streets
15	Parking
16	Walkway Green Space
17	Walkways
18	Stormywarter Ponds
19	Septic Tank



Computer generated image: Courtyard



Computer generated image: Aerial view

## Les Méléanes seen from above

The master plan envisions five residential blocks comprising 47 units, ranging from one- to three-bedroom apartments.



## An architectural vision that blends with nature

Inspired by the finest elements of Creole architecture, Les Méléanes redefines modern tropical living. Designed to integrate seamlessly into the lush surroundings of Azuri, every architectural detail has been carefully considered to create a fluid landscape between home and nature.

Privacy is paramount: ground-floor residences blend into the landscape, offering a secluded and tranquil ambiance. At the heart of the project, a tiny forest, created in collaboration with the estate's landscape architect, enhances the living space with freshness, biodiversity, and serenity.

This innovative concept is both aesthetically pleasing and sustainable, turning nature into an integral part of Les Méléanes.

This space isn't just a residence. Les Méléanes represent a lifestyle where well-being meets a commitment to the environment that surrounds it.



Computer generated image: Street view

## The sweetness of daily life

Les Méléanes unveils a true sanctuary of peace. Designed for leisure and relaxation, communal spaces celebrate togetherness as an art of living.

From a dedicated play area for children to a large swimming pool for water enthusiasts, every corner is designed to bring joy. Under the shaded gazebo, the barbecue area sets the scene for memorable meals with neighbours and loved ones, where time seems to stand still.

Whether it's a quiet afternoon with a book by the water, a playful moment with the kids, or an evening spent with friends, every day at Les Méléanes is an invitation to enjoy life to the fullest.



Computer generated image: Common area

## A sanctuary where nature and privacy are paramount

Les Méléanes isn't just your home, it stands tall as a true retreat where nature is ever-present. Designed to create harmony between indoor and outdoor spaces, these residences open onto lush landscapes, cultivating an ambiance of peace and inspiration.

Bordered by tropical and endemic plants, the gardens and pathways wind through the residence, inviting residents to stroll and unwind in an exotic escape, a daily invitation to soak in serenity.

## Les Méléanes: designed for your well-being

At Azuri, sustainable living starts with intelligent and thoughtful design. Les Méléanes embodies this vision with innovative construction choices tailored to an enhanced lifestyle.

### **Cross-ventilation:**

Every apartment is designed to encourage natural airflow, ensuring optimal comfort even during the warmest months.

### **Robust and insulating construction:**

Built in reinforced concrete in collaboration with General Construction, a market leader, these residences offer excellent sound insulation for a peaceful living experience.

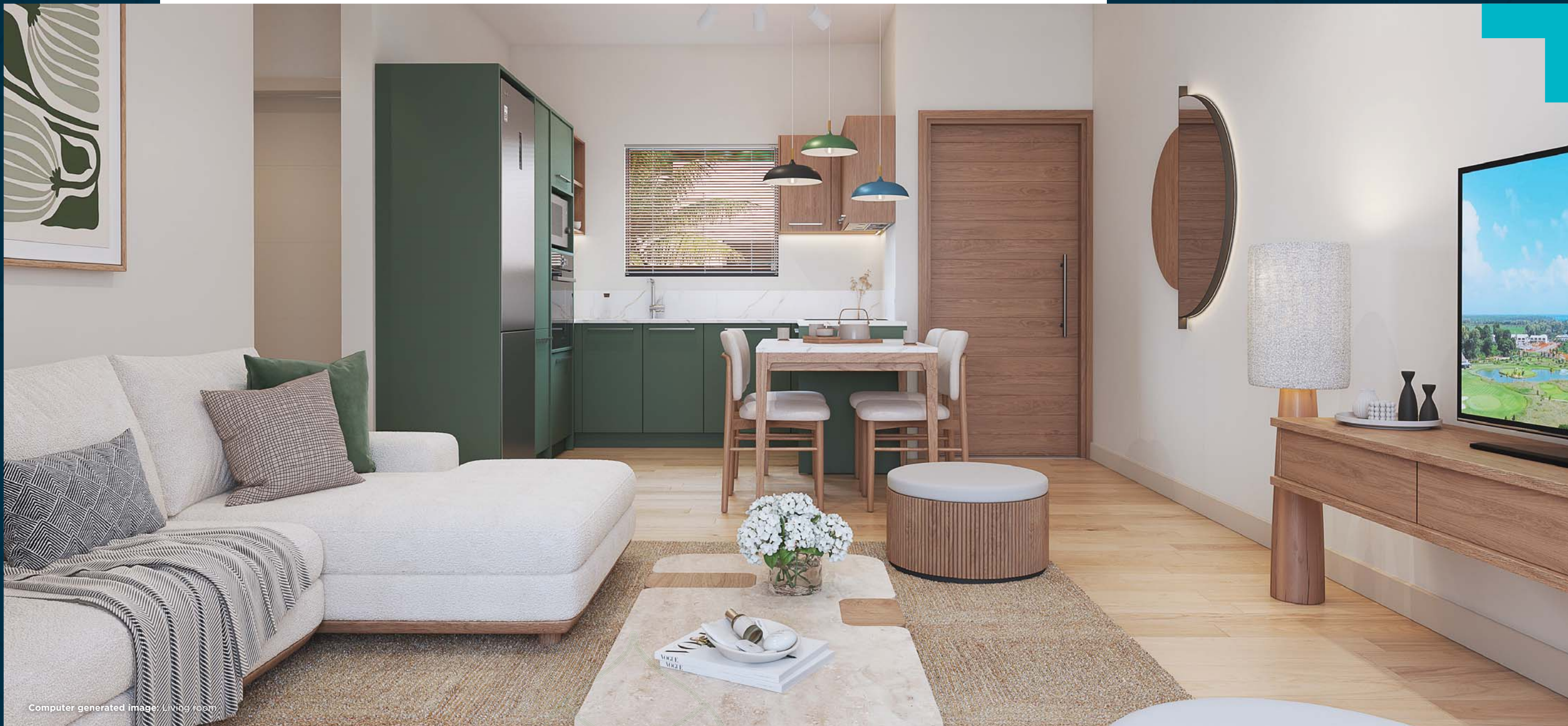
### **A lush green sanctuary:**

A landscaped buffer zone surrounds the residences, creating a verdant cocoon for relaxation and tranquility.

Every element has been crafted to strike the perfect balance between privacy and community, making Les Méléanes a place where life flows with ease.



Computer generated image: Street view



Computer generated image. Living room

## Apartment

### 1 bedroom

Your dream pied-à-terre home  
on the northeast coast of Mauritius

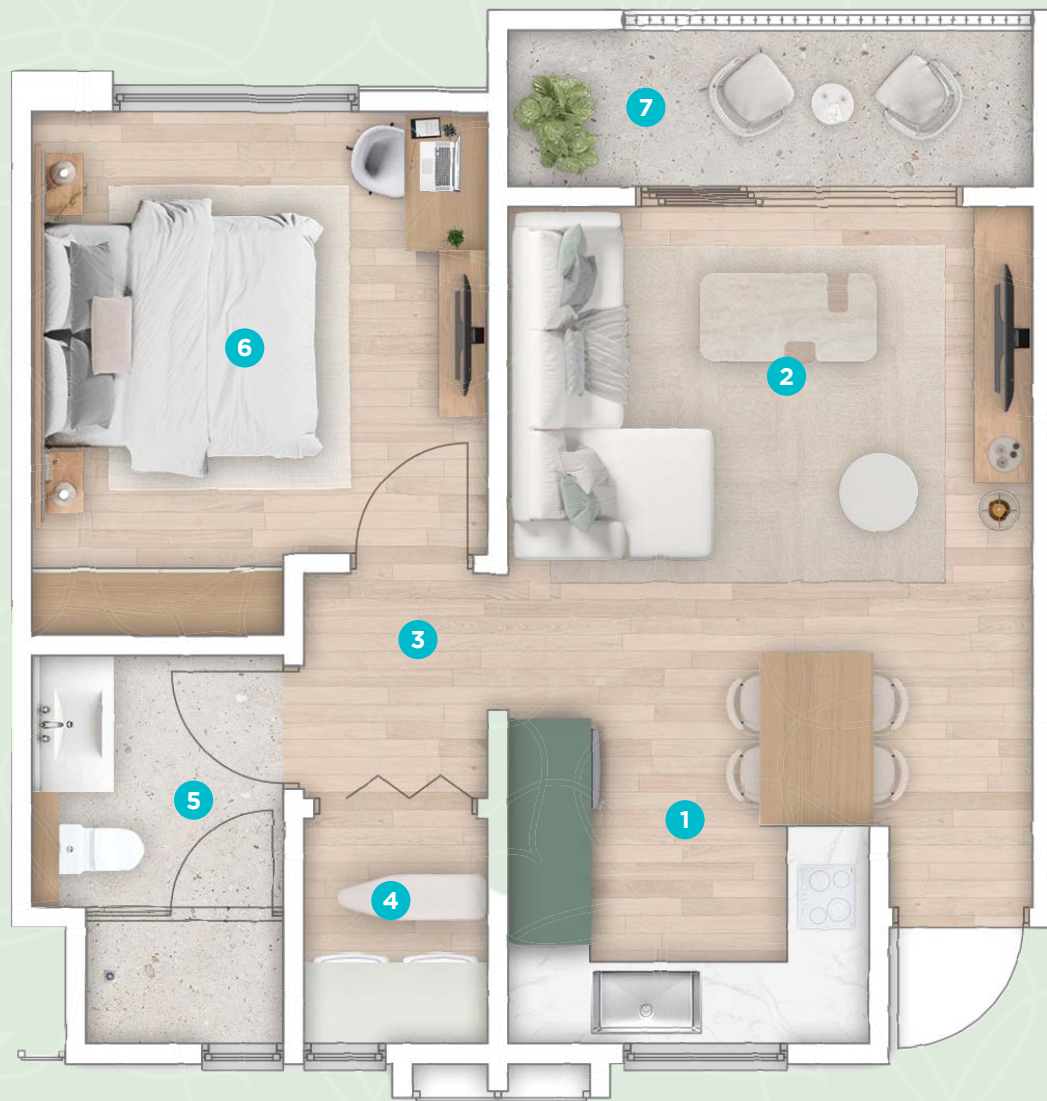
Practical, functional, and inviting, this one-bedroom apartment is designed to offer a lifestyle that's both easy and enjoyable.

Whether for a getaway or everyday living, it adapts seamlessly to your rhythm and your needs.

Living area: 55 m<sup>2</sup>



Computer generated image: Terrace view from the living room



1-bedroom apartments



# Apartment

## 1 bedroom

Internal Area (m²)	
1 Kitchen & Dining	10.25
2 Living & TV	12.72
3 Circulation	2.75
4 Laundry	2.23
5 Bathroom	4.87
6 Bedroom	12.00
Total	44.82

External Covered Area (m²)	
7 Terrace Living	4.43

Internal Covered Area	44.82
External Covered Area	4.43
*Walls	5.47
Total Area	54.72

Private Garden	28.00
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Computer generated image: Living room

## Apartment

2 bedrooms

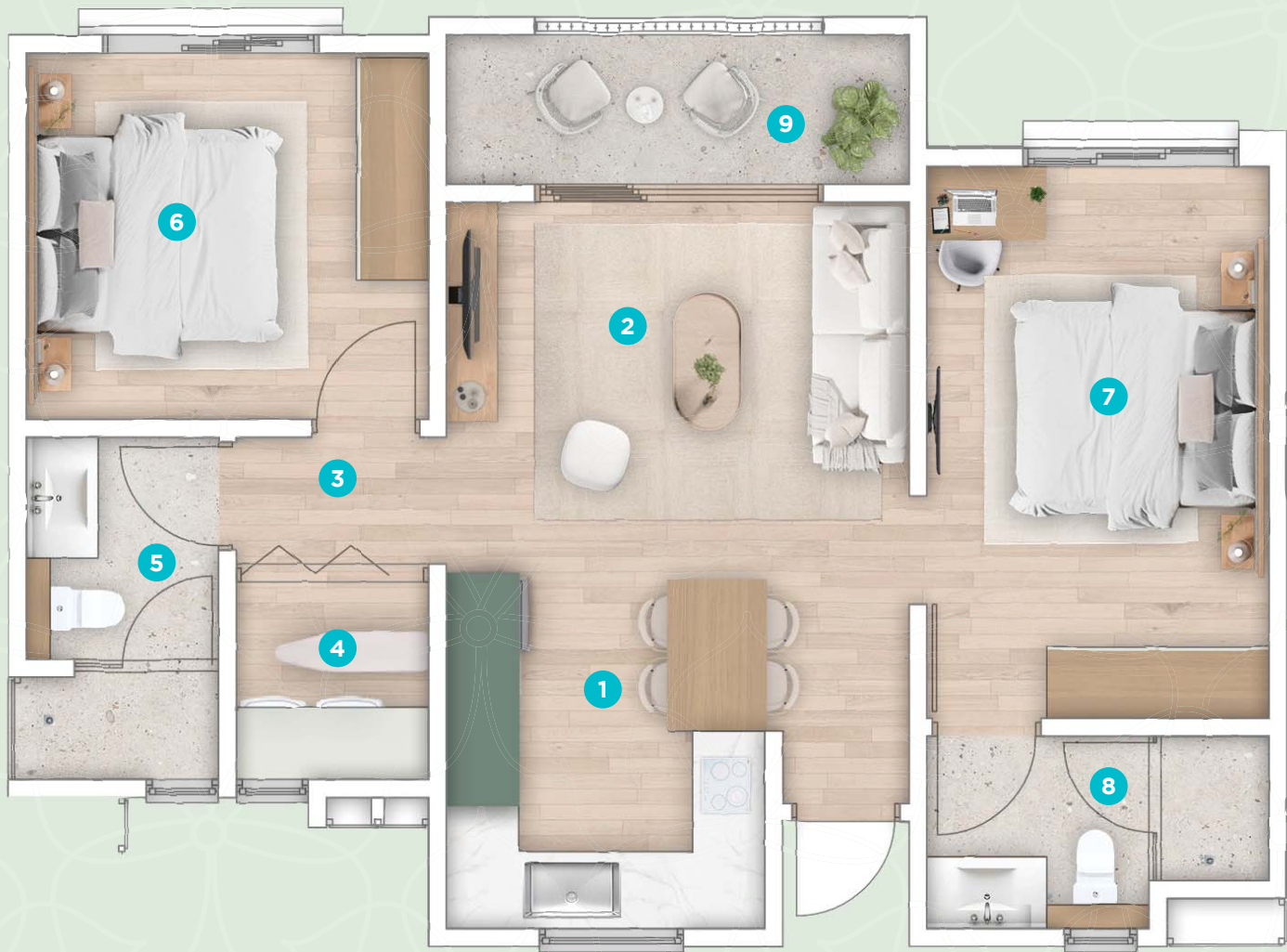
A warm  
and intimate cocoon

Spacious, bright, and designed with well-being in mind, the two-bedroom apartment offers a blend of privacy and tropical living. With its welcoming bedrooms and a terrace that opens out to nature, it invites you to enjoy daily moments of serenity and connection.

Living area: 71 m<sup>2</sup>



Computer generated image: Bedroom view



2-bedroom apartments



# Apartment

## 2 bedrooms

Internal Area (m <sup>2</sup> )	
1 Kitchen & Dining	10.64
2 Living & TV	12.11
3 Circulation	2.27
4 Laundry	2.64
5 Bathroom	4.50
6 Bedroom 1	10.22
7 Master Bedroom	13.25
8 Master Bathroom	4.16
Total	59.79

External Covered Area (m <sup>2</sup> )	
9 Terrace Living	4.78

Internal Area	59.79
External Covered Area	4.78
*Walls	7.34
Total Area	71.91

Private Garden	42.00
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Computer generated image: Living room

## Apartment

3 bedrooms

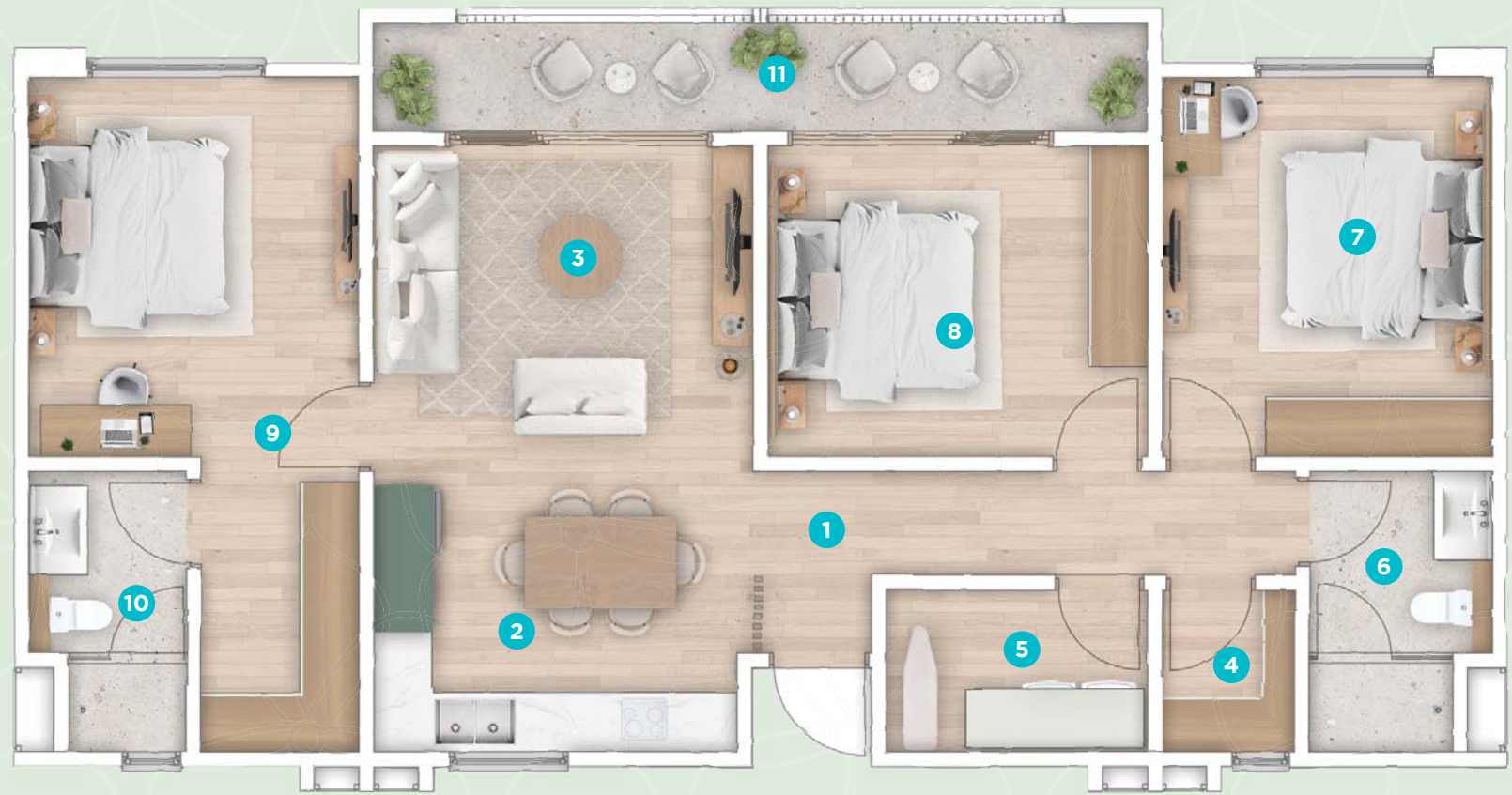
### A space to thrive and to share

Designed for families or groups seeking connection and discovery, the three-bedroom apartment is a peaceful haven. Its generous bedrooms and open-plan living area flow into a terrace designed to make the most of nature. The kitchen, spacious and sociable, becomes a natural gathering space, carefully designed so that every shared moment becomes a joy.

Living area: 110 m<sup>2</sup>



Computer generated image: Terrace view from the living room



3-bedroom apartments



# Apartment

## 3 bedrooms

Internal Area		(m <sup>2</sup> )
1	Entrance Lobby/Circulation	10.82
2	Kitchen & Dining	13.24
3	Living & TV	7.56
4	Store	2.23
5	Laundry	4.37
6	Bathroom	4.87
7	Bedroom 1	12.90
8	Bedroom 2	12.53
9	Master Bedroom & Dressing	17.72
10	Master Bathroom	4.31
Total		90.55

External Covered Area		(m <sup>2</sup> )
11	Terrace Living & Bedroom 2	8.63

Internal Area	90.55
External Covered Area	8.63
*Walls	10.72
Total Area	109.90

Private Garden	57.00
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## Living at Les Méléanes

Accessible to both Mauritian buyers and non-residents under the Smart City Scheme, Les Méléanes offer an ideal setting to start a new chapter in life: whether for family living, a serene retirement, or welcoming loved ones to explore Mauritius. Designed to suit various lifestyles, this exceptional residence provides comfort, serenity, and a sense of community.





## Investing in Les Méléanes

With options ranging from one- to three-bedroom residences, Les Méléanes caters to both local homeowners and international buyers looking for a valuable real estate investment.

An ideal opportunity for investors seeking to diversify and expand their portfolio while enjoying a prime location and an outstanding living environment.

# Everything you need, right at your doorstep

Whether it's last-minute errands, a gourmet dining experience, or a quick round of golf before a swim in the lagoon, Azuri ensures convenience is always within reach. Thoughtfully designed to fulfill every need, the village offers a wealth of recreational activities, essential services, and indulgent experiences.



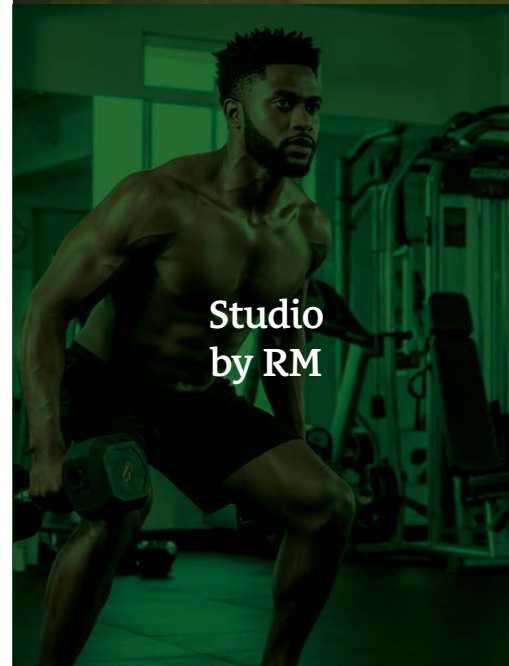
The Nine:  
A world-  
class 9-hole  
par 3  
golf course



Padel  
and tennis  
courts



Montessori  
school



Studio  
by RM



Grocery store,  
cafes, and  
restaurants



ATM

Spa  
Cinq Mondes





## Bluelife, developer of Azuri

Guided by the belief that real estate development should first and foremost be about community, Bluelife meticulously plans, designs, and manages Azuri with a human-centered vision.

As part of the IBL Group, Mauritius' largest conglomerate, Bluelife goes beyond property development. It creates inspiring living spaces where every detail is crafted to foster happiness, well-being, and a true sense of belonging.

Bluelife has reimagined what it's like to live well every day at Azuri, creating a space where work flows into leisure, wellness is both personal and with a collective purpose, and development goes hand in hand with environmental mindfulness.

# Consultants

**Project Manager**  
TDA Consult Ltd

**Architect**  
Architects Studio

**Quantity Surveying**  
Kefex Ltd

**Structural & Civil Engineering**  
General Construction

**M&E Engineering**  
Arup

**Landscape Architect**  
Mooneeram Landscape Architects Ltd

**3D Illustrations**  
Three Motions Ltd

**Land Surveyor**  
CDDS

**Environmental Engineer**  
Enviro-Consult Ltd

**Urban Planner**  
Atelier LD Paris

**Notary**  
Hart De Keating & Caboche-Adam Notaires

## Disclaimer

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