Les Méléanes

APARTMENTS • AZURI VILLAGE

Where every moment feels like home

A space to live, grow, and belong.

Happiness is made up of little moments. Moments of shared laughter, spontaneous get-togethers, and the warmth of a close-knit community. At Les Méléanes, life is about embracing these everyday joys in a serene and welcoming space designed for connection and ease. A space where meaningful relationships are nurtured, with the promise of new beginnings.

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 Pavillon
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 48 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.

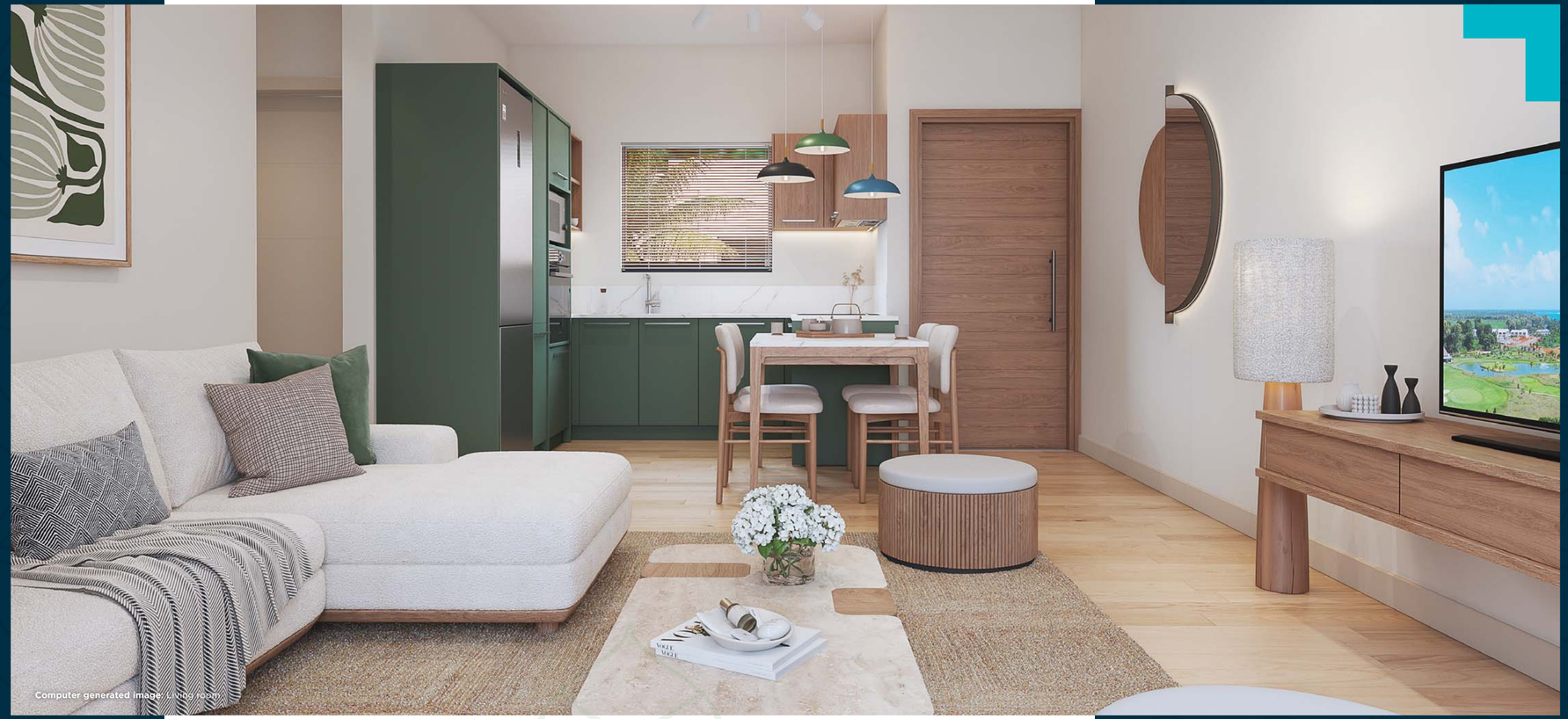
Cross-ventilation:
Every apartment is designed to encourage natural airflow, ensuring optimal comfort even during the warmest months.

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



Apartment

1 bedroom

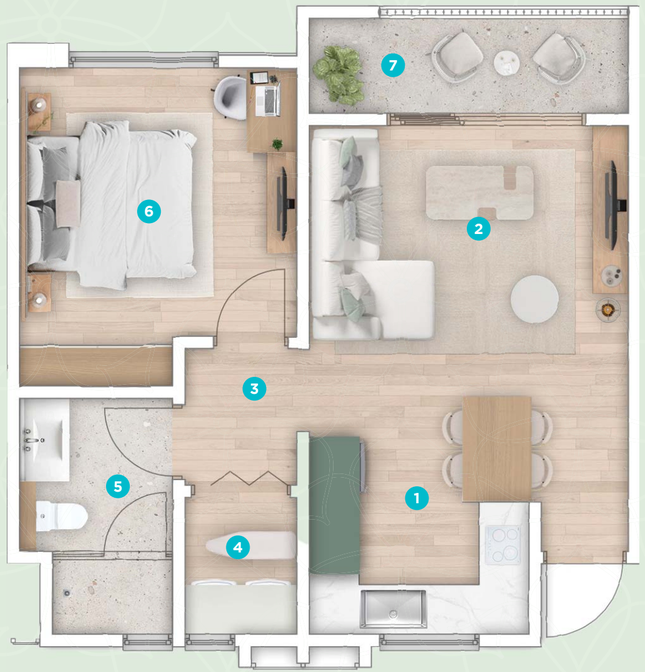
Your dream pied-à-terre home on the northeast coast of Mauritius

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^2

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**

Computer generated image: Living room

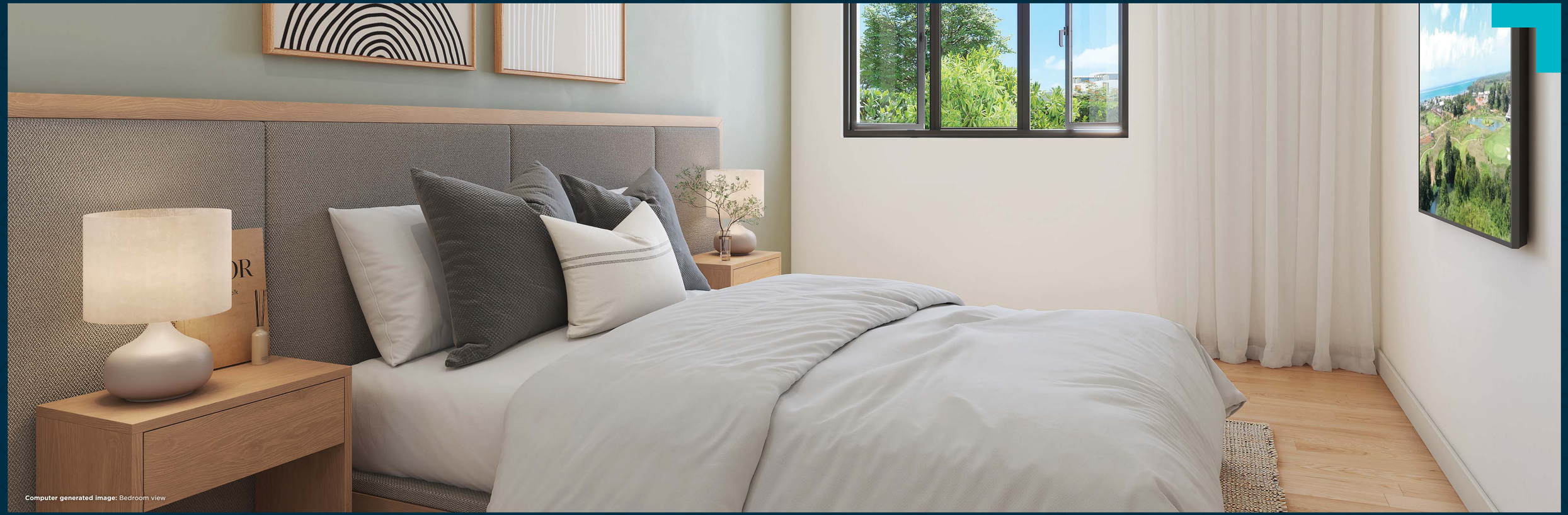
Apartment

2 bedrooms

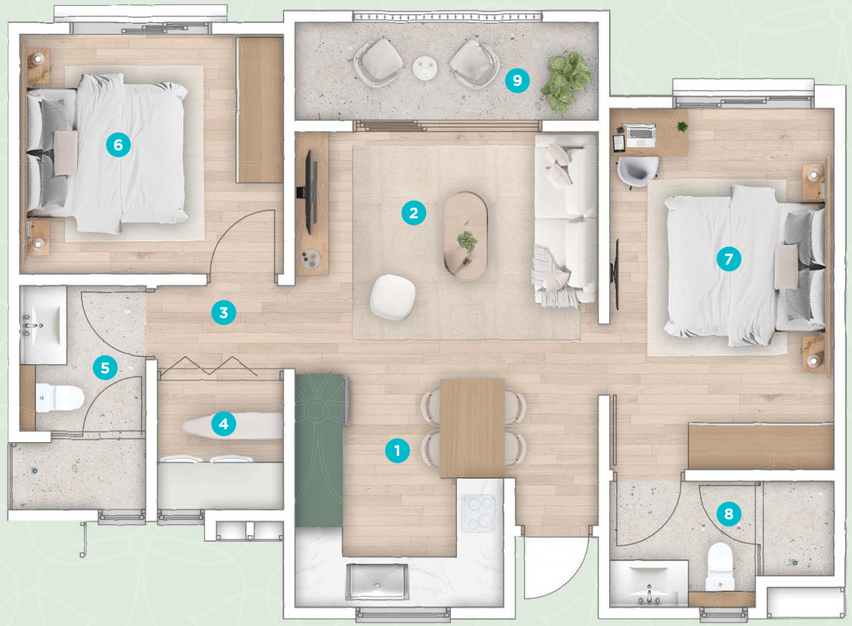
A warm and intimate cocoon

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 m²



Computer generated image: Bedroom view



2-bedroom apartments

Apartment

2 bedrooms

	Internal Area	(m²)
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	(m²)
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**

Computer generated image: Living room

Apartment

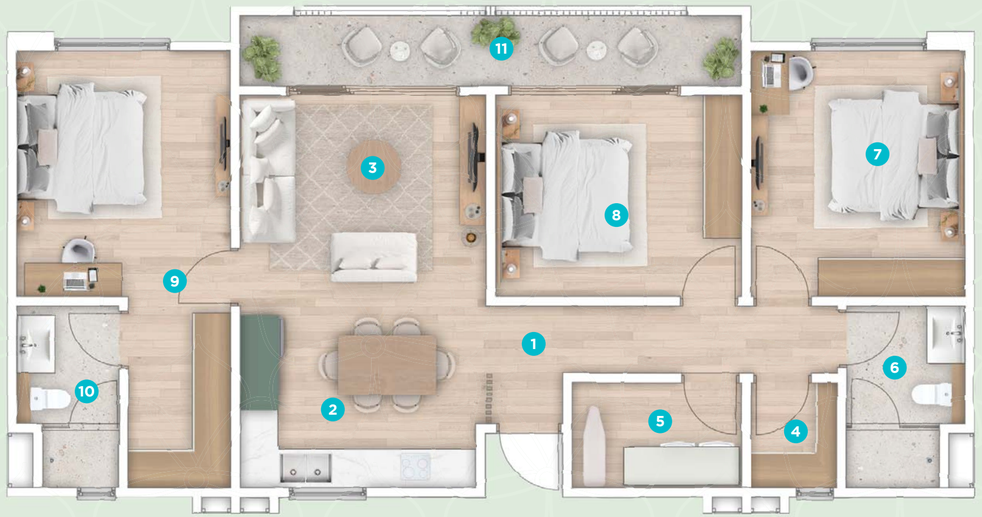
3 bedrooms

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 m²

Computer generated image: Terrace view from the living room



3-bedroom apartments

Apartment

3 bedrooms

	Internal Area	(m²)
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	(m²)
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**

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.

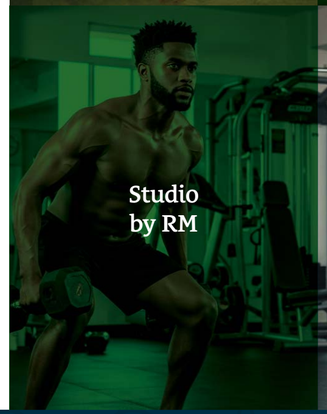
Everything you need,
right at your doorstep

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.

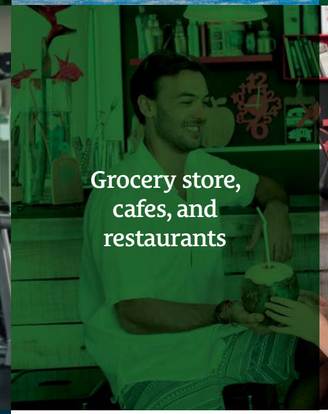
The Nine:
A world-class 9-hole par 3 golf course

Padel and tennis courts

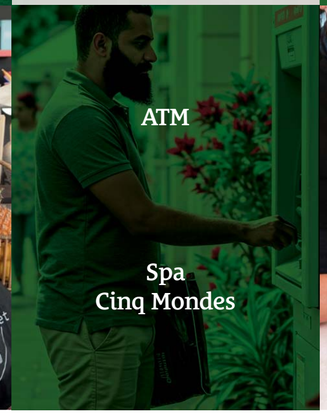
Montessori school



Studio by RM

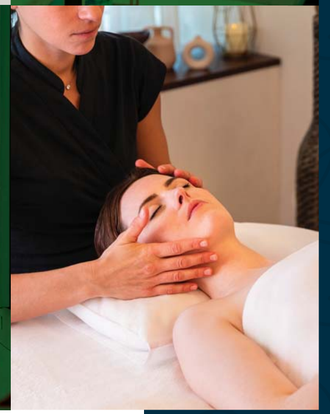


Grocery store, cafes, and restaurants



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

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