

BLUMARA

A D E N I U M

EXCLUSIVE' COLLECTION

Bel Ombre, Mauritius



BROTTIER
DEVELOPMENT

*“A unique address,
where nature meets elegance”*



Arriving in Mauritius, you journey south through the village of Bel Ombre, pass the gates of the Héritage estate, and finally set down your bags in a Blumara villa—more than an arrival, it is a true journey of initiation, carrying you from dream to reality. When I set out to create this collection of exceptional villas, choosing the Héritage estate was the natural choice. My ambition has always been to unite the excellence of French savoir-faire with the soulful essence of Mauritius—a spirit still preserved in this part of the island. Each villa has been imagined as a singular work, where every detail reflects the refinement and elegance this remarkable place deserves. Here, luxury speaks softly—in the fluidity of spaces, the nobility of materials, and the harmony between architecture and nature.

Above all, Blumara is a promise of serenity: a private refuge set within lush tropical beauty, where one rediscovers the simple and profound joy of living. My team and I are proud to share this vision with you, and to invite you to embrace a timeless art of living—between the turquoise lagoon and the rolling green hills.

Yves Vincent BROTTIER



Blumara was born from a singular belief: to craft a place where architecture gently yields to nature, and where each villa exists in perfect harmony between refinement and authenticity. Here, luxury is not defined by size or substance, but by the quiet art of creating spaces that breathe serenity, light, and a seamless connection with their natural surroundings.

Blumara, our vision of Excellence

A Founding Vision

At the heart of Blumara lies a desire to create timeless residences, where every detail speaks of craftsmanship, precision, and an unwavering pursuit of excellence.

A Distinct Architectural Style

Inspired by the lines of contemporary tropical architecture, the villas combine understated design with the elegance of pure proportions. Open volumes, graceful rooflines, and the use of noble materials create a coherent identity — at once modern and deeply rooted in the Mauritian landscape.

Intimacy at the Heart of the Design

Imagined as discreet sanctuaries, each villa enters into quiet dialogue with its surroundings. Their placement follows the natural rhythm of the land, preserving both privacy and openness within an exclusive estate. Between sea, golf, and nature, every residence enjoys a singular orientation, conceived to embrace sunlight while ensuring comfort and protection from prevailing winds.

A Singular Living Experience

Generous proportions and harmonious volumes create a rare sense of ease: vast living areas flow effortlessly onto open terraces, infinity pools, and lush gardens. Panoramic openings frame exceptional vistas — ocean, golf course, or mountain — offering a seamless lifestyle between indoors and outdoors, where nature and refined living intertwine.

Blumara thus embodies a unique philosophy — crafting residences that do not merely inhabit their surroundings, but elevate them into their most refined expression.





Domaine Héritage, The Art of Refined Living

Nestled in the heart of Bel Ombre, a true sanctuary of timeless tropical living, Heritage Estate offers far more than a place to reside — it embodies a community devoted to authenticity, sustainability, and understated luxury. Within this visionary and enduring setting, Blumara takes its place as a rare collection of exceptional villas — conceived to extend the spirit of Heritage and express its purest essence.



A Visionary Estate — Where Nature Meets Heritage

• *Landscapes of Rare Beauty*

In the untamed South of Mauritius, Bel Ombre reveals a land shaped by both nature and history. Its pristine beaches unfold towards a lagoon of endless turquoise shades, framed by the majestic silhouette of Le Morne, a UNESCO World Heritage Site. Verdant hills, winding rivers, and cascading waterfalls complete this extraordinary landscape — one of the island's most remarkable panoramas.

• *Preserving the Land, Cultivating the Future*

Spanning over 2,500 hectares — including 1,300 hectares of nature reserve within the UNESCO Biosphere — Heritage Estate is far more than a place to live: it is a community devoted to sustainability and authenticity. The estate's orchards and cultivated lands, managed under the principles of responsible agriculture, provide fresh produce year-round, weaving nature into daily life and fostering a healthy, balanced way of living.

• *History in the Service of Contemporary Living*

Heritage also carries the legacy of Bel Ombre's sugarcane past. At its heart stands the Château de Bel Ombre — a restored 19th-century manor and the estate's most elegant emblem. Today, it hosts a refined gastronomic restaurant and private events, while former sugar sites have been reimagined as spaces of culture, discovery, and exchange. Here, history lives on — not preserved in stillness, but reinvented in the spirit of modern art de vivre.

• *The Privilege of Heritage*

Heritage Estate brings together everything that defines an iconic address: two five-star hotels, 18 restaurants and bars, the C Beach Club, world-class spas, and two championship golf courses — including La Réserve Golf Links, the only coastal links course in the Indian Ocean. Just 30 minutes from the international airport and featuring its own helipad, the estate offers 24/7 security, bespoke concierge services, and absolute comfort within a setting of timeless heritage.

*To reside in a Blumara villa within
Heritage is to choose more than a home
— it is to embrace a tropical way of life
where luxury, authenticity, and preserved
nature intertwine in perfect harmony.*



Blumara Villas : a refined art of living at the heart of an exceptional estate

- A** Heritage Awali Golf & Spa Resort
- B** Heritage Le Telfair Golf & Wellness Resort
- C** C Beach Club
- D** La Place du Moulin
- E** Le Château Golf Course
- F** Heritage Nature Reserve
- G** La Réserve Golf Links
- H** Helipad
- I** Le Château de Bel Ombre
- Villas Cœur historique Blumara**
- Villas Blumara Hills**

Why Blumara ?

• A Unique Location

- The last newly built villas within the prestigious Heritage Estate, Bel Ombre
- Direct access to an exceptional environment: championship golf courses, pristine beaches, UNESCO-listed nature, and rich cultural heritage

• An Exceptional Art of Living

- Spacious villas (450–900 m²) set on generous plots (700–2,500 m²)
- Infinity pools, landscaped gardens, and panoramic views of the sea or mountains, depending on each villa
- Five-star lifestyle: concierge services, 24/7 security, and full access to the estate's premium amenities

• A Legacy Investment

- A mature, low-density estate ensuring long-term value appreciation
- Eligibility for permanent residency with a minimum investment of USD 375,000
- Construction is fully financed with the developer's own equity

• Sustainable Comfort

- Contemporary tropical architecture with refined, high-end finishes
- French-inspired precision: modern fittings, discreet comfort, and integrated technologies
- Built to last: structural integrity, long-term durability, and comprehensive warranties



Villa Adenium, A discreet sanctuary within a prestigious estate.

*Becoming the owner of a Blumara villa
gives you access to a full range of à-la-carte
services :*

- *In-villa services* : housekeeping, laundry, breakfast or private meals prepared by a chef, grocery delivery, and full event planning in your villa.
- *Unparalleled golfing experience* : unlimited complimentary green fees at Le Château Golf Course and privileged access to the new La Réserve Golf Links.
- *Well-being and serenity* : access to the Seven Colours Spas at Héritage Le Telfair and Héritage Awali, with an extensive menu of signature treatments and beauty rituals.
- *Family & children* : clubs designed for every age group—Baby Timomo, Kids Club, and Umuzi Teens Club—offering creative, educational, and sports activities, all supervised by qualified professionals.
- *Garden care* : professional landscaping and garden maintenance to preserve the beauty and harmony of your private grounds, along with regular fumigation treatments to ensure a healthy environment.
- *Personalised concierge* : a dedicated 24/7 service to arrange private dinners, exclusive experiences, sporting and cultural activities, or transfers by car, helicopter, or catamaran—tailored to your every request.
- *Maintenance and technical assistance* : professional villa maintenance services, guaranteeing complete peace of mind for owners.



An aerial photograph of a resort complex, Villa Adenium, nestled within a dense tropical forest. The resort features several white, modern buildings with dark, tiled roofs. A prominent swimming pool is visible in the lower-left quadrant. The surrounding landscape is lush with greenery, including numerous palm trees and other tropical plants. In the background, a clear blue sky meets a calm ocean. The text "Villa Adenium, Intimacy and Serenity" is overlaid in a white, elegant script font on the left side of the image.

*Villa Adenium,
Intimacy and Serenity*



A Haven of Privacy

Set within a carefully landscaped sanctuary, Villa Adenium exudes a rare atmosphere where intimacy and serenity become a true art of living. Its placement has been designed to make the most of every natural element — gentle, abundant light, protection from prevailing winds, and an ideal orientation ensuring refined comfort throughout the seasons.

Sheltered from view, the villa unfolds amidst lush tropical vegetation and majestic mature trees that naturally shape the plot. This exceptional landscape lends the outdoor spaces a rare sense of privacy, where terraces and the infinity pool form elegant open-air living rooms. The whole ensemble creates an ambiance of quiet refinement — a setting made for relaxation and discreet elegance.

As the day unfolds, the light transforms and reveals new dimensions of the place: the brilliance of morning, the softness of late afternoon, and sunsets that bathe the villa in a singular glow. Here, time seems to slow, giving way to calm, contemplation, and the timeless beauty of nature.









Contemporary Lines, Tropical Soul

Villa Adenium blends contemporary purity with tropical inspiration. Its clean lines, graceful rooflines, and generous openings define an architectural style that is both timeless and devoted to celebrating light and landscape.

Every space has been conceived as a subtle interplay between indoors and outdoors: sun-filled living areas, shaded terraces, and fluid perspectives leading naturally toward the garden and pool.

Noble materials and balanced proportions create an atmosphere of refined elegance — where architecture gently yields to nature, while offering a discreet and sophisticated sense of comfort.







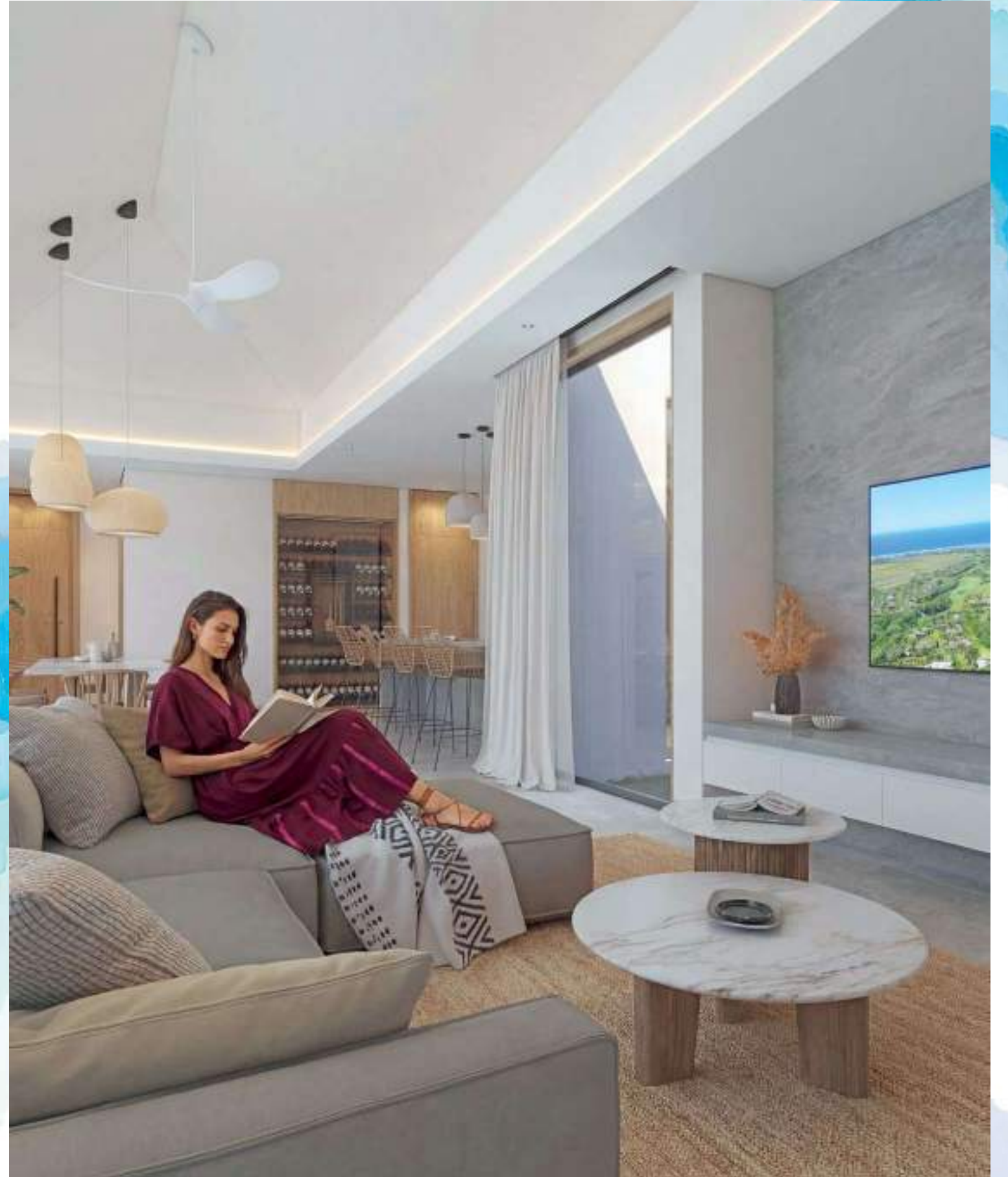
The Harmony of Space and Light

Inside, Villa Adenium unfolds through generous, airy volumes, enhanced by expansive glass openings that draw the eye toward the surrounding landscape. Every room is bathed in natural light that shifts throughout the day, revealing the architecture's clean lines and the depth of its materials.

The fluid balance of proportions evokes a sense of calm and serenity — elegant reception areas, a convivial kitchen, a spacious master suite, and bathrooms designed as true sanctuaries of well-being. This layout, both functional and refined, makes Villa Adenium far more than a home: it is a living experience where luxury is expressed through the purity of space, the precision of detail, and the harmony with nature.









Villa Adenium by Blumara — A Unique and Intimate Living Space

Step into the privacy of the master bedroom at **Villa Adenium by Blumara**, opening onto a lush tropical garden. Designed as a serene retreat, this cocoon of tranquility features a generous walk-in dressing area that adds both character and comfort.

In tune with contemporary trends, the ensuite bathroom, seamlessly connected to the refined sleeping area, exudes warmth and intimacy. It opens onto a verdant garden, allowing nature to blend effortlessly with the contemporary décor. Refined design touches enhance the sense of elegance, while the layout ensures soft, abundant light throughout the day.

The bedrooms, framed by wide glass openings, offer freshness and calm — an invitation to truly restful nights. A fourth independent suite can be adapted into a study, TV lounge, or additional living space, depending on your needs. Finally, an open pavilion offers a unique haven for relaxation at the heart of the tropical garden — a place where one can simply take the time to pause and breathe.





Garage

Living & Dining Room

Kitchen

Covered Exterior Veranda

Master Bedroom

Sunken couch

Kiosk

Sundeck

Playing Room

Bedroom № 2

Bedroom № 3

Bedroom № 4

Villa Adenium

Architecture in the Service of Comfort

	Interior areas	Covered areas	Exterior areas
PRIVATE AREAS			
1 Master bedroom, dressing, bathroom	48	13	-
2 Bedroom N°2, dressing, bathroom	31	7	-
3 Bedroom N°3, dressing, bathroom	30	7	-
4 Bedroom N°4, dressing, bathroom	30	8	-
TOTAL	139	35	-
COMMON AREAS			
5 Car Garage	35	-	-
6 Golf Cart Garage	-	8	-
7 Waste collection point	-	7	-
8 Entrance	5	-	-
9 Cloakroom	3	-	-
10 Guest toilet	4	-	-
11 Living & Dining	56	-	-
12 Back Kitchen	15	-	-
13 Kitchen	8	-	-
14 Sundeck	-	14	-
15 Covered veranda	-	76	-
16 Playing room	22	11	-
17 Swimming pool + sunken couch	-	-	137
18 Kiosk + BBQ area	-	24	-
TOTAL	148	131	137
GARDEN			
Landscaped garden	-	-	750
TOTAL	-	-	750
SERVICES			
Swimming pool pump room	12	-	-
Circulation and walls	55	-	-
TOTAL	67	-	-
GRAND TOTAL	354	177	887

Plot Area	1,501 m²
Built Area	529 m²



Villa Adenium,

Technical characteristics

Building Durability	- Crawl space (ventilated void under structure) - Reinforced concrete structural framework, including pitched roofs - Anti-termite treatment with 10-year guarantee - Design and construction supervised by an independent control office - Ten-year structural warranty - Interior partitions in drywall with acoustic insulation - Suspended ceilings throughout all rooms
Moisture Control	- Crawl space - Cross natural ventilation plus mechanical ventilation - Drainage layer along walls to prevent rising damp
Exterior Finishes	- Exterior wood joinery in solid Balau yellow wood - Pool deck in solid Balau yellow wood - Driveway in locally sourced concrete paving blocks - Pedestrian pathways in reinforced concrete finished with large-format tiles - Fully landscaped gardens with automatic irrigation and timed lighting system - Wastewater collected in a 4,700 L septic tank - Rainwater collected into a soakaway pit
Swimming Pool	- Reinforced concrete pool structure - Infinity-edge pool design - LED pool lighting - Sand filtration system with automatic chemical control - Provision for heat pump installation
Garage	- Double enclosed garage - Covered golf cart garage - Electrical outlet for car and golf cart charging - Custom built-in storage cabinets with solid doors

Air Conditioning and Ventilation	- Concealed outdoor compressors - Silent ducted air-conditioning system (LG or equivalent) - Supply and return ducts in fiberglass - Individual temperature control for each room - Air conditioning in living room and all bedrooms - Ceiling fans in indoor and outdoor living rooms, kiosk, and all bedrooms
Common Areas	- Secured residential estate with gate control and 24/7 security - Common areas maintained by the estate's management company - Lighting throughout common areas - Centralized water reservoir for both potable and irrigation water - Central wastewater treatment system
Wall Finishes	- Interior walls: cement render, painter's skim coat, and two coats of matte-finish paint - Exterior walls: smooth cement render and two coats of anti-mold paint - Natural basalt stone cladding with tight joints, locally sourced
Roofing	- Pitched roof covering in Wallaba wooden shingles
Waterproofing	- Foundation waterproofing with 10-year warranty - Roof waterproofing with double-layer hot-applied bituminous membrane, 10-year warranty - Wall base waterproofing treatment

Wood Joinery	- Interior joinery in solid oak - Exterior joinery in solid Balau yellow wood - Main entrance pivot door 1,600 mm wide, with brush seal - Full-height solid wood internal doors with acoustic seals and solid wood thresholds - Custom wardrobes with drawers and ventilated compartments to prevent mold and humidity pockets - Solid wood skirting boards - Bathroom furniture with solid wood fronts - Wooden trims for aluminum frames - Solid wood stair nosings - Hardware by Häfele, made in Germany - Custom exterior wooden screens - Solid wood pool deck
Aluminum Joinery	- Aluminum frames meeting cyclonic standards, 20-year warranty - Sliding glass doors: 2,800 mm height, fully recessed tracks - Fixed windows: 2,700 mm height on 100 mm sill - Frameless glass balustrades - Garage door: motorized roller shutter with remote control
Tiling and Flooring	- Rectified porcelain stoneware tiles, premium grade - Large-format indoor floor tiles - Outdoor tiling identical to indoor finish - Large-format pool tiling - Tiled pedestrian pathways - Full-height bathroom wall tiling - Driveway finished with locally sourced concrete paving blocks

Electrical Works	- Legrand equipment - Range of Legrand switches and sockets (Mallia, Senses, or equivalent) - Centralized Wi-Fi system integrated into ceilings - Wi-Fi coverage in living areas and all bedrooms - Recessed spotlights - Integrated LED strip lighting - In-ground lighting spots
Plumbing	- Multilayer potable water piping embedded in screed - Hot water production via four 150 L electric water heaters positioned near main draw-off points - Outdoor water taps
Kitchen, Back Kitchen, and Laundry	- Fully fitted kitchen, scullery, and laundry rooms - Kitchen equipment: built-in convection oven, built-in microwave, integrated dishwasher, built-in refrigerator and freezer (Bosch or equivalent), integrated hood, double-bowl stainless-steel sink, and pull-out spray mixer tap - Scullery and laundry equipment: American-style double-door fridge/freezer in scullery, elevated washer and dryer, integrated stainless-steel sink with pull-out spray tap
Bathrooms	- Stainless-steel faucets and fittings - Walk-in showers with full-height glass partitions, concealed mixers, linear drains, ceiling-mounted rain heads, and wall-mounted hand showers - Vanity units: suspended furniture with drawers, solid wood fronts, open shelving, worktops, and double countertop basins - LED-lit mirrors - Freestanding bathtub in master suite with floor-mounted mixer tap. Toilets: wall-hung WC with concealed cistern, bidet spray, toilet paper holder, spare roll holder, and wallmounted toilet brush set



In Bel Ombre, where the ocean stretches to infinity and nature shapes a world of rare harmony, Blumara stands within this landscape as a rare collection of exceptional villas — with Villa Adenium as its most intimate expression.





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