



BLUMARA

PLUMERIA

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 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.*





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 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.



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 fully financed with the developer's own equity, ensuring maximum buyer safety

• 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 Plumeria, A discreet sanctuary within a prestigious estate.

Becoming the owner of the Blumara Villa Plumeria 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.



*Villa Plumeria,
Suspended above the horizon*



Villa Plumeria — Suspended above the horizon

Set in a commanding position at the heart of Blumara Hills, Villa Plumeria makes an immediate impression — powerful, horizontal, firmly anchored in its terrain, and yet paradoxically light, as though lifted above the tropical landscape surrounding it. Across a 1,400 m² plot, the villa unfolds 559 m² of living space, entirely oriented towards the ocean. This tension between mass and weightlessness is the very essence of the villa.

Its entrance immediately reveals the coherence of its architectural language: local volcanic basalt, solid balau timber panels, lush tropical planting. Mineral and natural elements speak to one another with ease, in a considered arrival sequence where the double cornice with its pronounced horizontal overhangs — the signature of Blumara Hills — quietly prepares the eye for what lies ahead.

For here, everything is turned towards the ocean. From the entrance to the master suite, from the living room to the library, every space faces the sea. Not as one backdrop among many, but as the true centre of gravity of the entire villa.











Two Suspended Gardens, an Infinite Horizon

Villa Plumeria carries within it a singular architectural gesture: two private suspended gardens, approximately 230 m² in total, elevated more than four metres above natural ground level. From their edge, the view opens freely onto the Indian Ocean with nothing in between — a sensation close to vertigo, suspended between sky, sea, and tropical canopy.

These two gardens, enveloped within the very structure of the villa, form its soul. One, shaded and lush, invites you to slow down — a hammock strung between the palms, an open lounge facing the horizon. The other, more exposed, holds a beach hut with sun loungers at the garden's edge, designed to catch the light and the gentle southern winds.

At Villa Plumeria, the garden is not an extension. It is the suspended heart.









The Starting Point

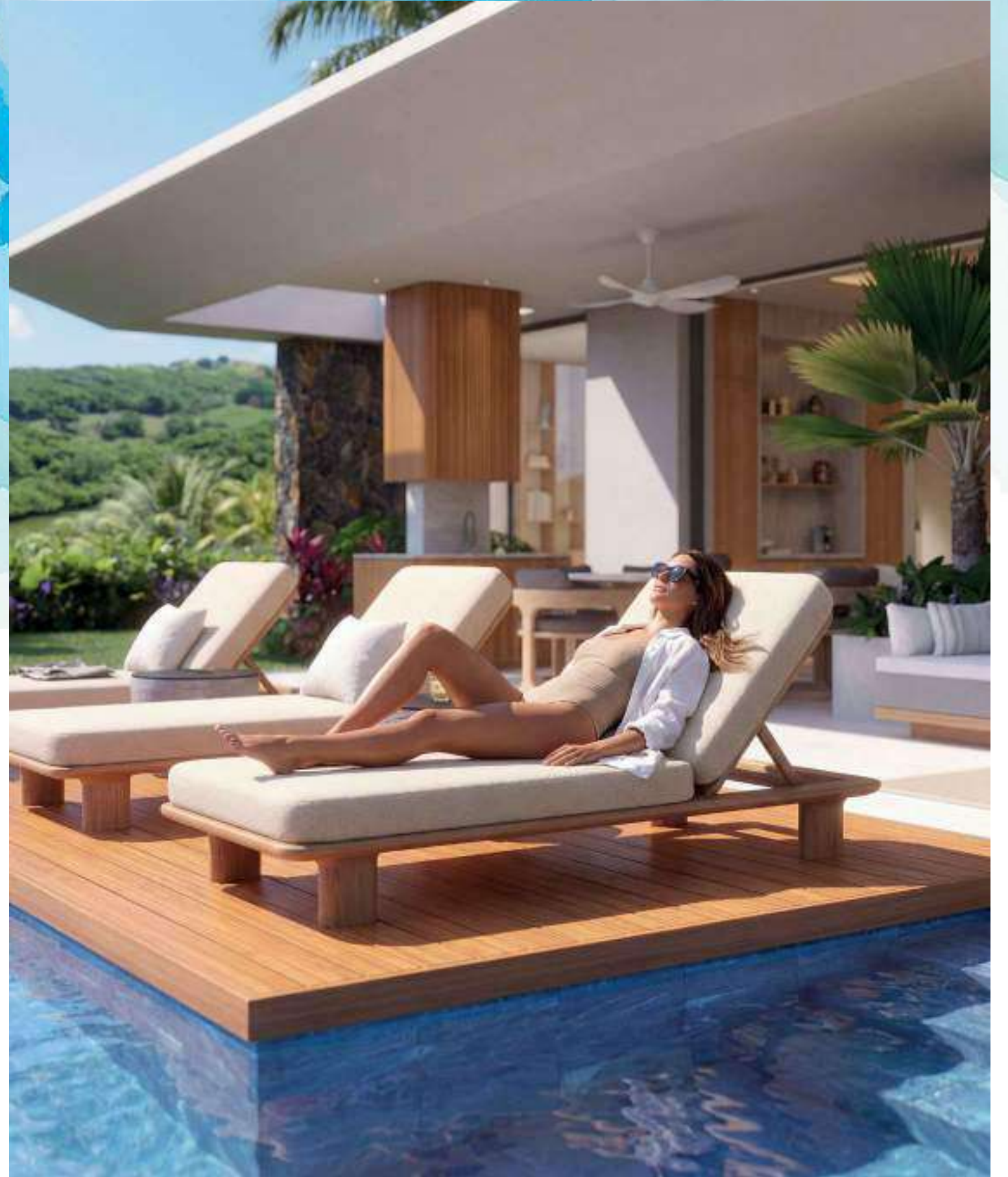
At Villa Plumeria, the terrace is not something you earn after crossing the house. It is where everything begins — a full living space in its own right, open to the ocean, where the lounge, dining table and plancha area are arranged beneath the wide overhanging roof. The solid balau deck leads naturally to the edge of the 64 m² infinity pool, its water dissolving into the horizon line. Outside, the days find their own rhythm. The exterior was designed to be fully lived in, at every hour.

The Same Language

Behind the open glass wall, the interiors continue exactly where the exterior left off. Living room, dining room, generous bar shelving, open kitchen — same axis, same light, same materials. The oak and travertine do not stop at the threshold.

Here, stepping inside changes nothing essential. The sea remains there, within reach from every chair, every work surface, every quiet drink at the bar end of the evening. The architecture simply decided that inside and outside would always speak the same language.

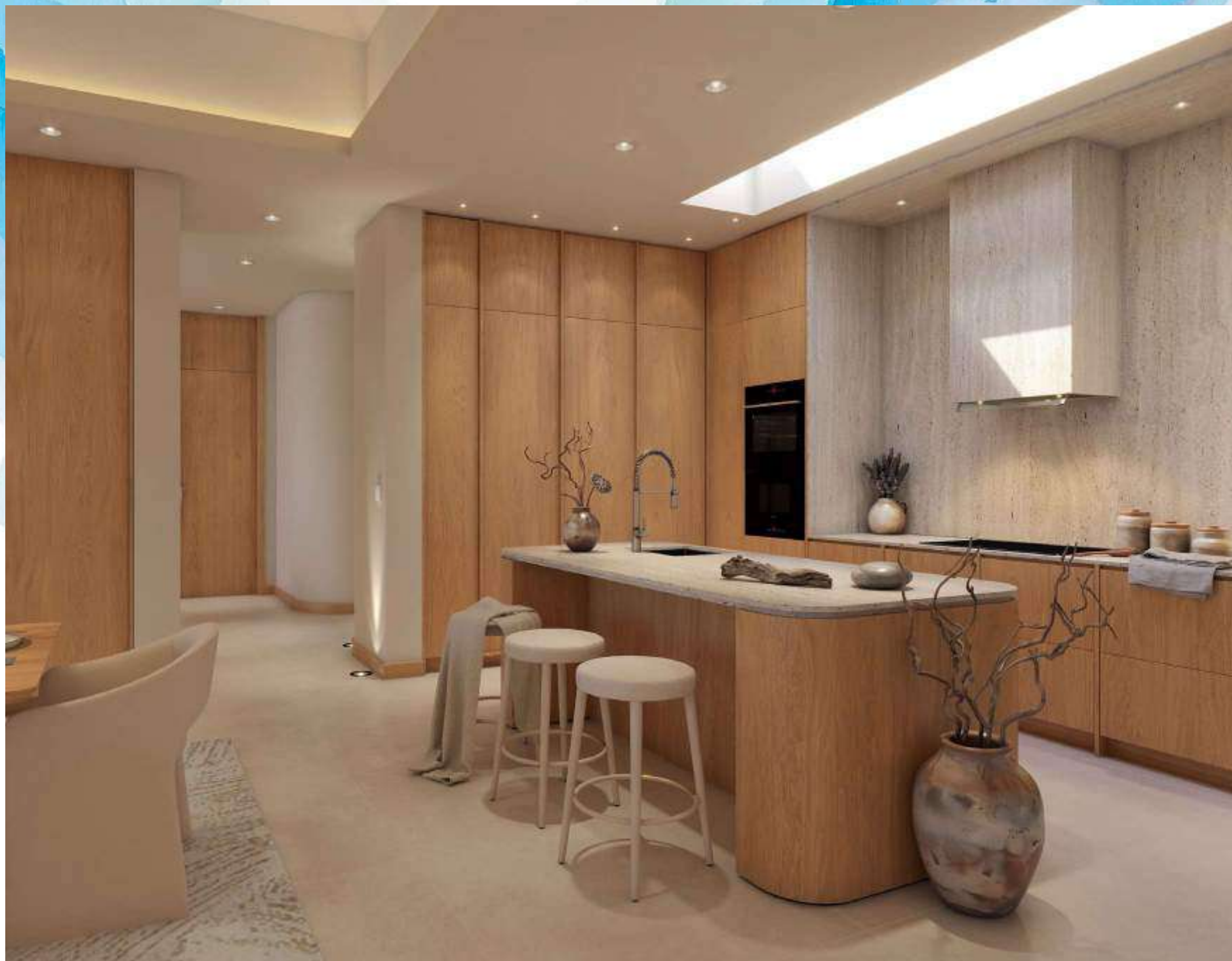














The Space Where Time Slows

Between the staircase descending to the garden-level bedrooms and the door to the master suite, the library settles as a pause in the flow of the villa. A warm oak alcove, books within reach, a window framing the beach hut and the sea beyond. Here, time slows.

Built-in bench, bespoke shelving, soft light — this space was not designed to be passed through. It invites you to stay. In a villa conceived for escape, it may be the one place where you find yourself most fully.







The Hour When the Villa Changes Colour

There is an hour at Villa Plumeria when everything shifts. The light turns to gold, the ocean takes on the colours of the sky, the basalt and oak warm and glow. On the terrace of the master suite, somewhere between a glass and the silence, the day does not end — it transforms.

It is for that hour, too, that Villa Plumeria was made to be lived in.









The Villa, at Every Hour

As night falls, Villa Plumeria reveals another dimension. The LEDs set into the cornices — the luminous signature of Blumara Hills — trace the villa's silhouette against the darkness. Grazing lights make the basalt shimmer, the pool mirrors the sky. The villa does not switch off — it changes register.

The night has its own uses. The bar, the set table, the illuminated terrace — Villa Plumeria receives guests as naturally as it rests. Conceived to be inhabited at every hour: mornings facing the ocean, afternoons in the suspended gardens, evenings in the warmth of lit materials. An art of living that makes no distinction between day and night.







When Light Reveals the Materials

At night, the interiors of Villa Plumeria take on a different weight. The natural oak warmed by recessed spotlights, the travertine catching the reflected light, the volumes drawing in around the glow — the same spaces, an entirely different atmosphere.

The library, so open by day, becomes a quiet cocoon. The kitchen and bar invite a last drink, a conversation that stretches on. Night here is not a closing. It is simply another way of being at home.



A Second Home, Set Apart

On the garden level, close to the two lower bedrooms, the family room stands apart — quieter, deliberately removed from the flow of the main villa. Fitted with a kitchenette and designed for ease, it offers a second living space within the property.

It is the room where children fall asleep in front of the screen, where guests find their own corner, where families choose to live together without living on top of one another. In a large villa, a space like this makes all the difference: you share no less, you share better.





And Behind That Door ?

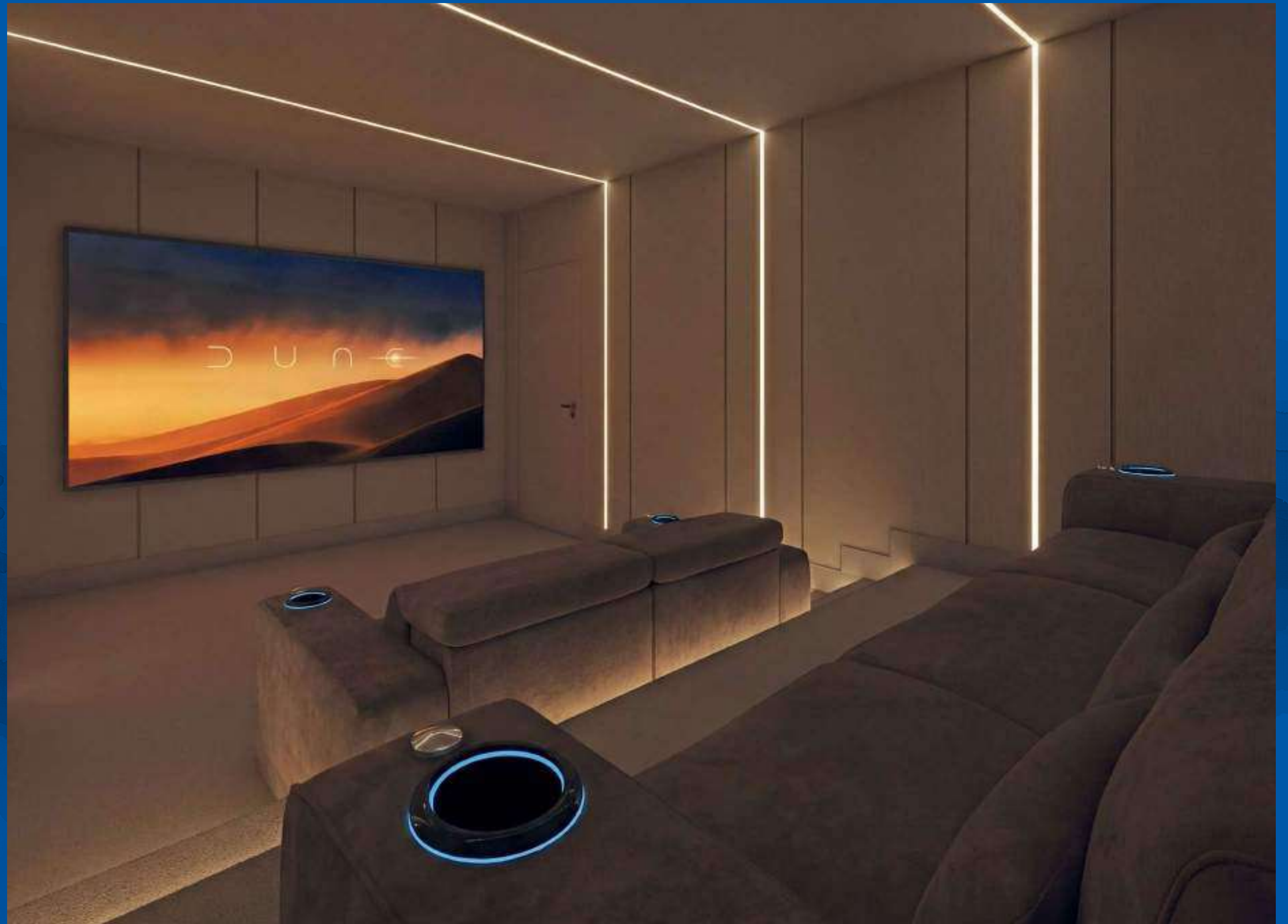
At the far end of the family room, a door. Behind it, 46 square metres entirely free — a quiet, open space that Villa Plumeria places entirely in the hands of its owners. Fifth bedroom, fully equipped office, music studio, gym, storage, or a room unlike any other: the brief is open, the decision is yours.

For those who wish to build on a vision already conceived, Blumara offers four turnkey layouts, designed and dimensioned for this exact space. Each transforms these 46 m² into something singular — a space that belongs only to you.

Private Cinema

A real screening room. Treated acoustics, large-format screen, professional seating, immersive sound system — this is not a living room with a large television. It is a full cinematic experience, a few steps from your bedroom.

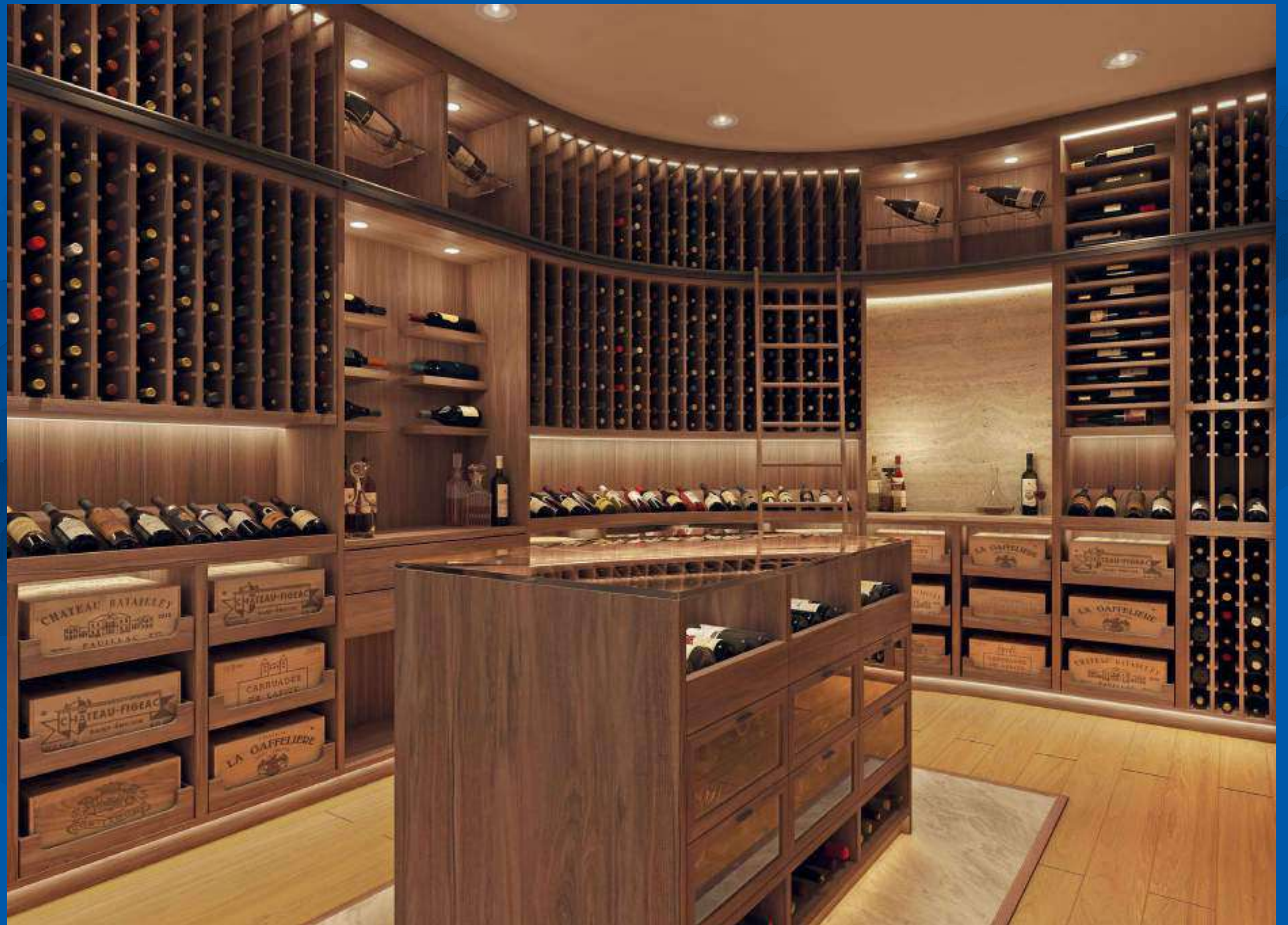
Some evenings, you do not go out. You go downstairs.

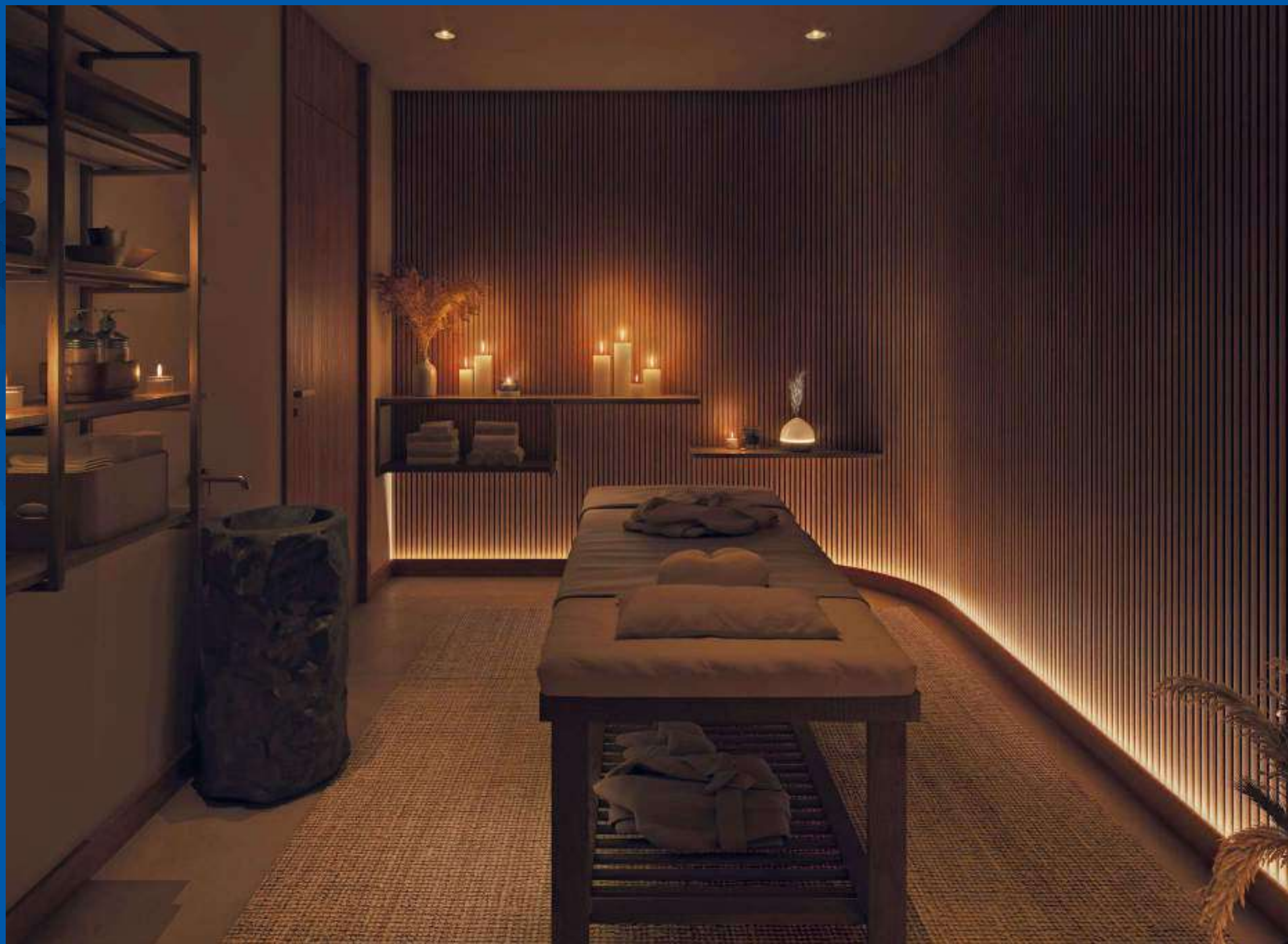


Wine Cellar & Tasting Room

Behind the glazed partition, the bottles line up in the climate-controlled half-light — visible from the family room, like a permanent promise. This circular space in warm wood can house several hundred references, carefully arranged and highlighted by discreet lighting.

You walk in, you choose, you share. Some cellars are made for storing. This one is made for living.





Private Massage Room

A practitioner who comes to you. A table, candles, soft light — everything is already there. This space was designed so that the ritual of care has its own dedicated setting, separated from the rest of the villa, silent and undisturbed.

The quiet luxury of never having to book, or to leave.



Sauna & Cold Plunge — The Thermal Ritual

Heat, cold, silence. This cycle — ritualised by the world's finest spas — finds its private space here, just steps from the bedroom. Finnish sauna, cold plunge bath, shower, daybed: a complete sequence, a single purpose.

To restore yourself, at home, whenever you decide.



Villa Plumeria :
Architecture in the
Service of Comfort

		Interior areas	Covered areas	Exterior areas
PRIVATE AREAS				
①	Master bedroom, dressing, bathroom	49	11	-
②	Bedroom N°2, dressing, bathroom	40	11	-
③	Bedroom N°3, dressing, bathroom	32	-	-
④	Bedroom N°4, dressing, bathroom	34	-	-
TOTAL		155	22	
COMMON AREAS				
⑤	Car Garage	23	-	-
⑥	Golf Cart Garage	-	14	-
⑦	External entrance	-	10	5
⑧	Entrance hall / Cloak room	11	-	-
⑨	Staircase	9	-	-
⑩	Guest toilet	3	-	-
⑪	Living & Dining	63	-	-
⑫	Back Kitchen / Cellier	10	-	-
⑬	Kitchen	15	-	-
⑭	Laundry	5	-	-
⑮	Linen	-	4	-
⑯	Family room	45	-	-
⑰	Covered terrace	-	59	-
⑱	Swimming pool	-	-	64
⑲	Sundeck	-	-	17
⑳	Suspended garden	-	-	228
TOTAL		184	87	
SERVICES				
㉑	Storage	7	-	-
㉒	Pool pump room (Under pool)	7	-	-
TOTAL		14	-	
OTHERS				
㉓	Library	6	-	-
㉔	Optional areas	46	-	-
TOTAL		52	-	-
Circulation and walls		45	-	-
GRAND TOTAL		450	109	

Plot area	1,400 m²
Built area (2 floors combined)	559 m²

Villa Plumeria
GARDEN FLOOR



Villa Plumeria
GROUND FLOOR



Villa Plumeria : villa specifications

Swimming Pool	- Suspended reinforced concrete swimming pool (on crawl space) - Infinity pool - LED pool lighting - Sand filtration system with automatic chemical control - Heat pump provision
Garage	- Single enclosed garage - Buggy carport - Electric vehicle charging point and buggy socket - Custom door wardrobes
Landscaping	- Mature garden landscaping - Automatic irrigation - Timer-controlled garden lighting
Air Conditioning & Ventilation	- Concealed outdoor compressors - Silent ducted indoor air conditioning, LG brand or similar - Fibreglass supply and return air ducts - Per-room temperature control - Air conditioning in living areas and all bedrooms - Ceiling fans in indoor & outdoor living areas and all bedrooms
Wall Finishes	- Interior walls plastered, primed and double-coated in matt finish paint - Exterior walls in smooth cement render with double-coat anti-mould paint - Tight-jointed basalt stone cladding, locally sourced - Wallpaper
Roofing	- Flat roofs - Pitched roof covering in Wallaba wood shingles - Heavy reinforced concrete structure, including pitched roofs
Waterproofing	- Foundation waterproofing - Roof waterproofing with double layer of hot-applied bituminous membrane - Wall base waterproofing - Terrace and balcony waterproofing

Timber Joinery	- Interior joinery in solid or veneered oak - Exterior joinery in solid yellow balau - Custom pivot main entrance door with brush seal - Custom full-height oak internal doors with acoustic seal - Custom wardrobes including storage drawers and ventilation space to prevent mould and moisture pockets - Solid wood skirting boards - Custom bathroom vanities in oak with Cosentino Dekton worktops - Aluminium joinery frames in solid oak - Staircase cladding in solid oak - Hafele, Blum or similar hardware, sourced from Germany - Custom external façade screens and cladding in solid yellow balau - Pool deck in solid yellow balau
Aluminium Joinery	- Aluminium joinery to cyclone standards - Full-height glazed openings (3 m), fully recessed tracks - Fixed frame: full height (2.9 m), on 10 cm sill (except where noted) - Recessed glass balustrades - Garage door: roller shutter with remote control - Skylights
Tiling & Flooring	- Interior tiling: large format first-choice rectified ceramic stoneware - Exterior tiling and showers: large format first-choice rectified ceramic stoneware, non-slip - Large format pool tiling - Bathroom wall tiling - Solid wood parquet flooring (where applicable) - Garage driveway in concrete pavers, locally sourced
Electrical	- Legrand or similar equipment - Legrand Mallia Senses or similar switch and socket range - Centralised Wi-Fi system integrated into ceilings - Wi-Fi in living rooms and all bedrooms - Recessed downlights - Recessed colour LED strips (adjustable colour) - Ground-level spotlights - Chandeliers / Pendant lights
Plumbing	- Hot and cold water pipes in multi-layer in the screed - Hot water production via electric water heaters located as close as possible to water points - Outdoor water taps

Villa Plumeria by Balmora : decoration package

Kitchen, Back Kitchen & Laundry	- Kitchen, back kitchen, laundry and barbecue area - Kitchen appliances: built-in convection oven, built-in microwave, built-in fridge and freezer, induction hob, fitted extractor hood, undermount sink, mixer tap with pull-out spray; - Back kitchen: fridge/freezer, built-in dishwasher, induction hob with integrated hood; - Laundry appliances: raised washer and dryer, undermount sink, tap; - Barbecue area with teppanyaki hob and refrigerator; - Bosch brand appliances or similar
Bathrooms	- Walk-in showers, full-height glass shower screens, linear drains, ceiling-mounted shower heads, wall-mounted handshowers - Suspended vanity units with drawers, solid oak fronts, low shelves, Cosentino Dekton worktops, integrated double countertop basins - LED-lit mirrors - Freestanding bath in main suite, floor-standing taps - Wall-hung WC with concealed cistern, bidet shower, toilet roll holder, wall-mounted toilet brush - Kohler brand fixtures or similar
Moisture Control	- Crawl space - Natural cross ventilation + mechanical ventilation - Drainage layer at wall bases to prevent rising damp
Building Durability	- Heavy reinforced concrete structure, including pitched roofs - Anti-termite treatment - Design and construction supervised by a control office - 10-year structural warranty - Interior partitions in drywall - Suspended ceilings in all rooms
External Works	- External timber joinery in solid yellow balau - Pool deck in solid yellow balau - Garage driveway in locally-sourced concrete pavers - Pedestrian pathways in reinforced concrete - Complete landscaping including automatic irrigation and timer-controlled lighting - Wastewater collection to septic tank - Rainwater collection to soakaway

All furniture and decorative elements have been custom-designed and selected to the exact dimensions and proportions of Villa Plumeria. Each piece integrates harmoniously into the spaces and respects the contemporary, tropical, and warm identity of the villa, while enhancing the Balmora aesthetic signature: clean lines, noble materials, and timeless design. The decoration package includes all interior and exterior furniture, complete high-end bedding, tableware, kitchen equipment, and decorative accessories — a villa delivered ready to live in.

Garage & Entrance
4-seater golf cart | Decorative accessories

Living room
Large corner sofa | Coffee table | Rug | Pendant lights | Large wall-mounted television | Decorative planters | Vases & accent lamps

Indoor dining room
Large 8-person dining table + chairs | Large rug | Dining pendant light | Decorative wall artwork

Bar
Integrated wine cooler | Coffee machine | Blender | Complete glassware | Bar accessories

Kitchen & Back kitchen
Island bar stools | Counter appliances | Complete cutlery, crockery & tableware | Kitchen utensils

Outdoor dining room
8-person dining table + chairs | Protective covers | Decorative accessories

Outdoor living room
Large corner sofa | Ottoman pouf | Coffee table | Outdoor rug | Complete protective covers

Deck & Pool
Sun loungers + cushions | Side tables | Pool towels

Suspended gardens — Hammock area
Hammock | Outdoor armchairs | Coffee table | Protective covers

Suspended gardens — Beach hut area
Beach hut | Sun loungers | Side table | Pool towels

Bathrooms
Bath & hand towels | Shower mats | Accessories

Bedrooms & terraces
Bed bases & mattresses | Complete high-end bedding sets | Bathrobes | Large rugs | Mini bar fridges & coffee machines | Terrace furniture | Decorative planters | Decorative wall artworks | Storage & hangers

Library & corridors
Decorative wall artworks | Accent décor

Family room
Large modular sofa | Armchair | Pouf | Coffee table | Television | Decorative wall artworks | Accent décor



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 Plumeria as its most intimate expression.





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