



GRAND VIEWS  
AT  
MILLENNIUM  
ESTATES

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A Thoroughbred Lifestyle

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meydan



# MEYDAN

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## A GLIMPSE INTO THE FAMED ARABIAN EQUESTRIAN HERITAGE

MEYDAN, AT NAD AL SHEBA IS THE VISION OF HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM, VICE PRESIDENT AND PRIME MINISTER OF THE UAE AND RULER OF DUBAI, TO CREATE NOT JUST THE ULTIMATE VENUE FOR HORSE BREEDING AND RACING, BUT AN INTEGRATED CITY THAT IS SUSTAINABLE, ENVIRONMENTALLY RESPONSIBLE AND ONE THAT POSITIONS DUBAI AT THE CENTRE OF THE COMPETITIVE GLOBAL BUSINESS STAGE.

HOME TO THE WORLD-RENOWNED GODOLPHIN STABLES, MEYDAN HOSTS FIVE MONTHS OF WORLD-CLASS THOROUGHBRED HORSERACING, WHICH CLIMAX IN MARCH WITH THE SPECTACULAR DUBAI WORLD CUP, THE WORLD'S RICHEST RACE DAY.

MEYDAN'S PREMIUM LEISURE AND HOSPITALITY EXPERIENCES INCLUDE THE MEYDAN HOTEL, BAB AL SHAMS DESERT RESORT & SPA, MEYDAN BEACH, MEYDAN GOLF, MEYDAN TENNIS ACADEMY AND THE MEYDAN IMAX THEATRE. THE ICONIC MEYDAN GRANDSTAND HOSTS REGULAR LIVE CONCERTS ATTRACTING THE BIGGEST NAMES FROM AROUND THE WORLD, AS WELL AS A BUSY CALENDAR OF EVENTS AND EXHIBITIONS.

SYNONYMOUS WITH LUXURY, PRESTIGE AND QUALITY, MEYDAN DEVELOPMENTS ARE A TRUE MARK OF EXCELLENCE FOR COMMERCIAL, RESIDENTIAL AND MIXED-USE REAL ESTATE ALIKE.



G&CO

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# THE ARCHITECTS OF THOROUGHbred LIFESTYLES

G&CO IS AMONGST THE PREMIUM REAL ESTATE DEVELOPING COMPANIES IN THE REGION, INVOLVED IN PLANNING AND DEVELOPING WORLD-CLASS MASTER COMMUNITIES. RECENTLY, THE COMPANY LAUNCHED ITS AMBITIOUS MILLENNIUM ESTATES COMMUNITY - A 1.5 BILLION AED PROJECT IN THE INNER CIRCLE OF MEYDAN, OFFERING 198 LUXURY VILLAS BUILT OVER 3.8 MILLION SQUARE FEET OF LAND.

ENCOURAGED BY THE SUCCESS OF MILLENNIUM ESTATES, G&CO ARE NOW LAUNCHING YET ANOTHER ULTRA-PREMIUM GATED COMMUNITY COMPRISING OF LUXURIOUS VILLAS AND SPRAWLING TOWNHOUSES.

# A RACING LIFESTYLE UNLIKE ANY OTHER

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COURSING THROUGH THE INNER CIRCLE OF MEYDAN, LIKE THE PASSIONATE LOVE FOR ARABIAN THOROUGHBREDS FLOWING THROUGH THE VEINS OF THE EMIRATIS, NOW COMES A DISTINCTIVE COMMUNITY THAT WILL SET THE PACE IN HIGH-CLASS LUXURY LIVING.







# PRESENTING GRAND VIEWS AT MILLENNIUM ESTATES

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GRAND VIEWS IS THE CITY'S NEWEST COMMUNITY COMPRISING 476 LUXURIOUS TOWNHOUSES AND VILLAS. OFFERING SPECTACULAR VIEWS OF THE GRAND STAND, WHERE DUBAI WORLD CUP - THE MOST PRESTIGIOUS AND RICHEST HORSE RACING EVENT IN THE WORLD, ATTRACTS THE MOST DISCERNING ENTHUSIASTS WORLDWIDE.

GRAND VIEWS OFFERS THE BEST OF FINE SUBURBAN LIVING WITH THE CONVENIENCE OF NEARBY URBAN DESTINATIONS - INCLUDING DIFC, DOWNTOWN DUBAI AND A DIRECT LINK TO SHEIKH ZAYED ROAD. MODERN, SLEEK AND COMPLETE WITH EXQUISITE FINISHES, LIVE AT THE MOST PULSATING ADDRESS IN TOWN.



STATE-OF-THE-ART AMENITIES  
INCORPORATING COMMUNITY-BASED  
FACILITIES MAKE FOR A LIFESTYLE  
THAT TRANSCENDS EVEN THE  
EXTRAORDINARY.





ONE OF THE MOST CHARMING FEATURES OF EVERY TOWNHOUSE AT GRAND VIEWS IS A SPACIOUS COVERED TERRACE THAT ALLOWS SUNLIGHT TO FILTER IN GENTLY DURING THE DAY AND MAKES FOR A GREAT PLACE FOR SOCIAL GATHERINGS BY NIGHT.



# DISCOVER OPENNESS THAT'S CLOSE TO YOUR HEART

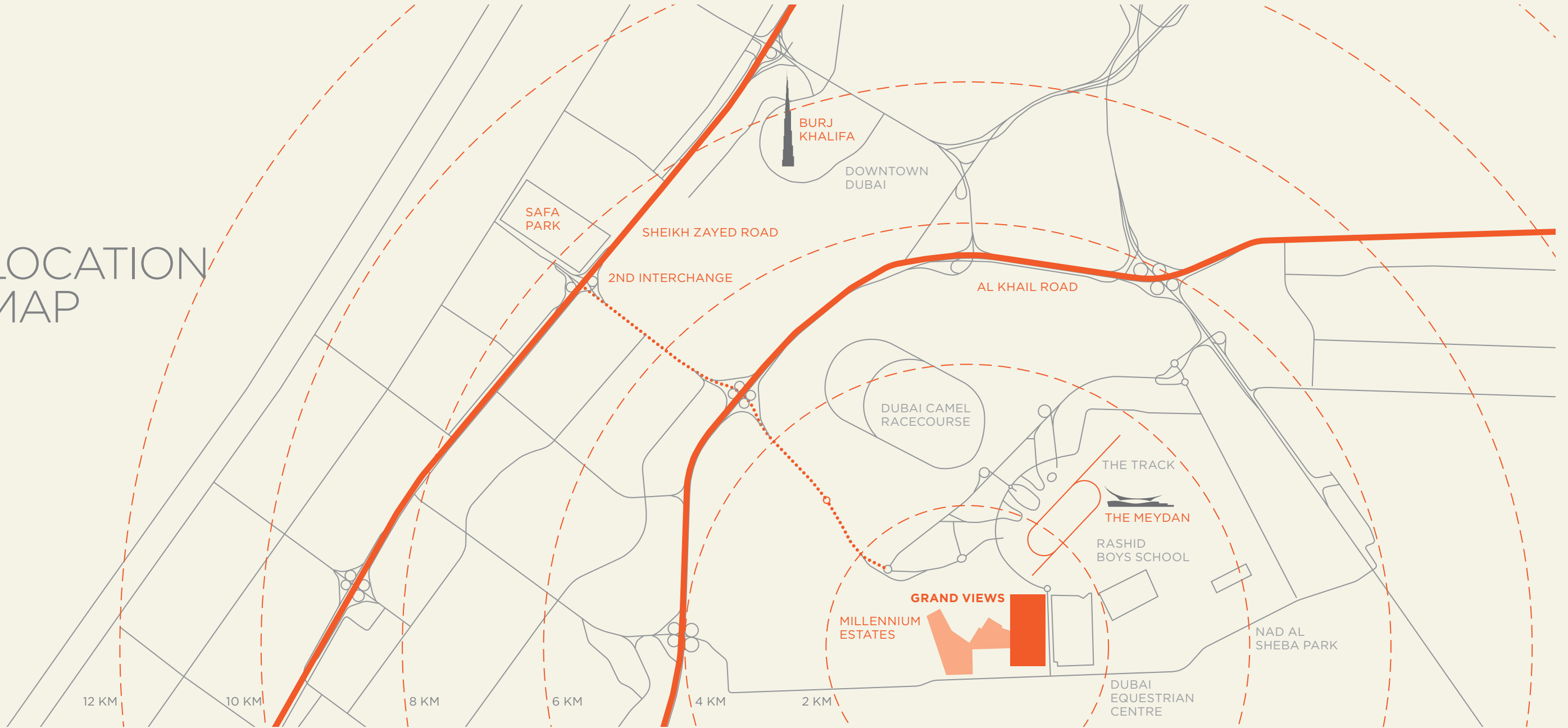
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GRAND VIEWS ENCAPSULATES A HARMONIOUS BLEND OF DISTINCTIVE LIFESTYLE WITH OPULENT VILLAS AND WIDE-OPEN SPACES EFFORTLESSLY INTERWOVEN TO FORM A SEAMLESS WORLD

OF EXISTENCE. FOR THOSE LOOKING TO LIVE IN GLAMOROUS, EXCLUSIVE SURROUNDINGS, ENJOY BREATHTAKING NATURE, THIS OPULENT COMMUNITY IS THE PLACE THAT REDEFINES ELITE LIVING.



# LOCATION MAP



# THE TOWNHOUSES

## A TRIBUTE TO THE COLONIAL WAY OF LIFE

THE TOWNHOUSES AT GRAND VIEWS ARE INSPIRED BY THE ROMANTIC COLONIAL ERA MODERNIZED BY THE VERY BEST OF INTERNATIONAL ARCHITECTURAL DESIGNS. HERE, YOU CAN CHOOSE FROM 304 SPACIOUS 4-BEDROOM TOWNHOUSES THAT START FROM 3,000 SQ FT., EACH PROMISING DISTINCTIVE CHARACTERS THAT MATCH YOUR OWN TASTE AND LIFESTYLE.

EACH TOWNHOUSE COMES WITH ITS OWN MAID'S ROOM, FREE USABLE COVERED TERRACE, FULLY EQUIPPED MODULAR KITCHEN BY POGGEN POHL AND CONTEMPORARY FINISHES THAT MAKE FOR A HIGH QUALITY LIVING.







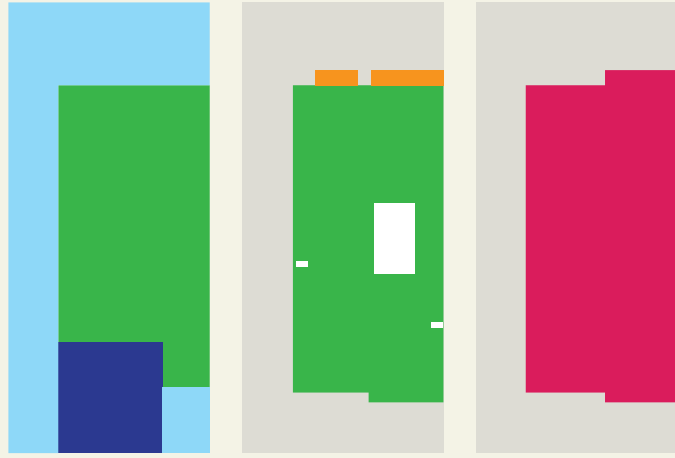
FRONT VIEW



REAR VIEW



AREA DIAGRAM - TOWNHOUSE T1 (END UNIT)

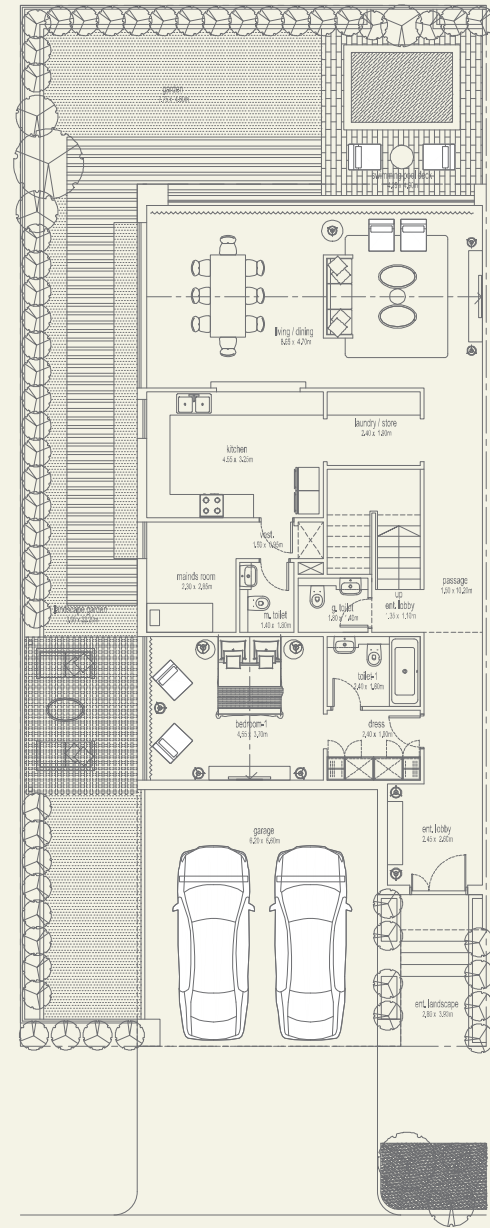


GROUND FLOOR

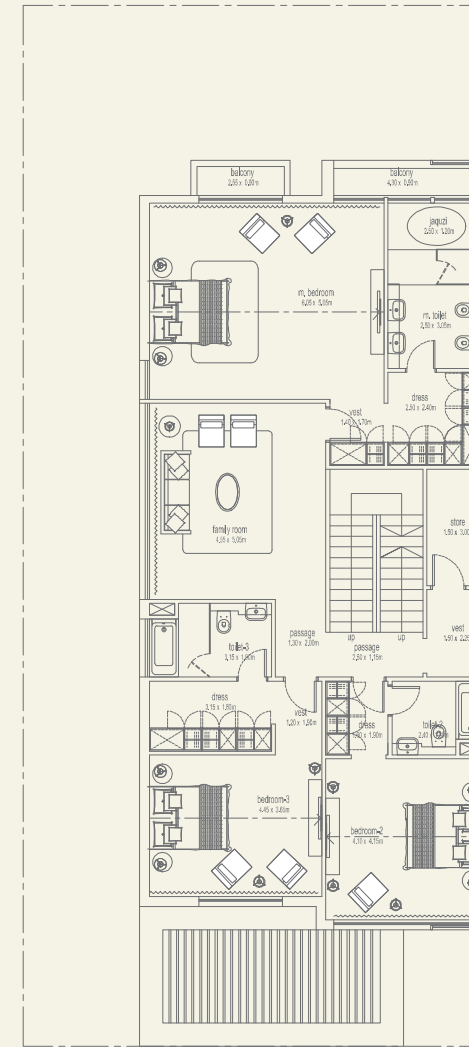
FIRST FLOOR

TERRACE FLOOR

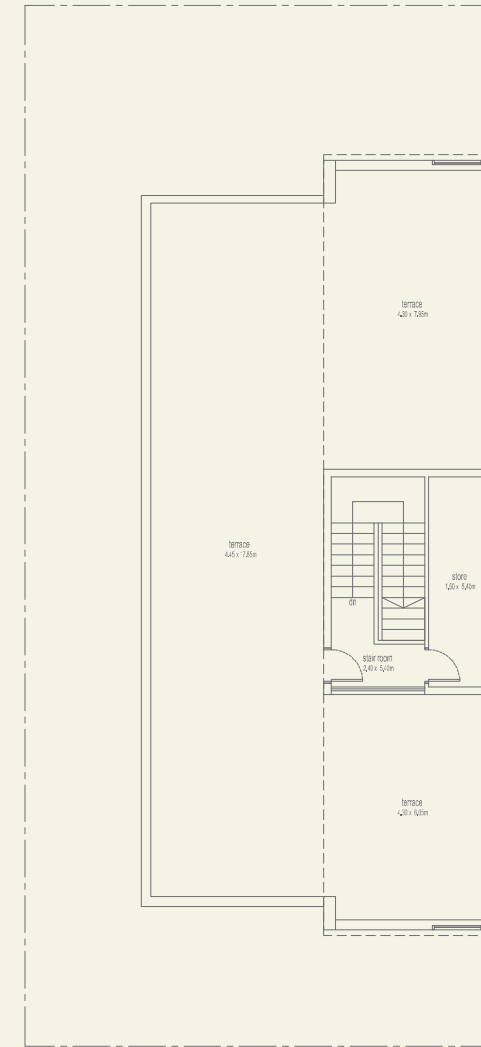
<span style="color: green;">■</span> BUILT-UP AREA	302.16 S.M.
<span style="color: orange;">■</span> BALCONY AREA	6.17 S.M.
TOTAL SALABLE AREA	308.33 S.M.
<span style="color: red;">■</span> ROOF TERRACE AREA	171.15 S.M.
<span style="color: blue;">■</span> GARAGE AREA	40.92 S.M.
<span style="color: lightblue;">■</span> LANDSCAPE AREA	135.42 S.M.



GROUND FLOOR



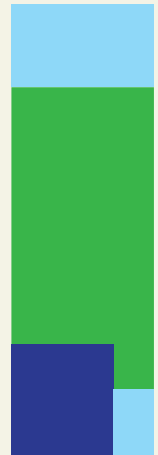
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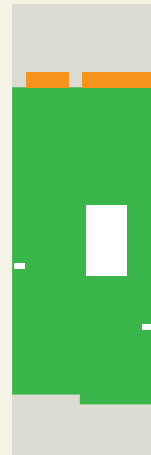
TERRACE FLOOR

THE FIGURES INDICATED ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY.

## AREA DIAGRAM - TOWNHOUSE T2 (END UNIT)




GROUND FLOOR

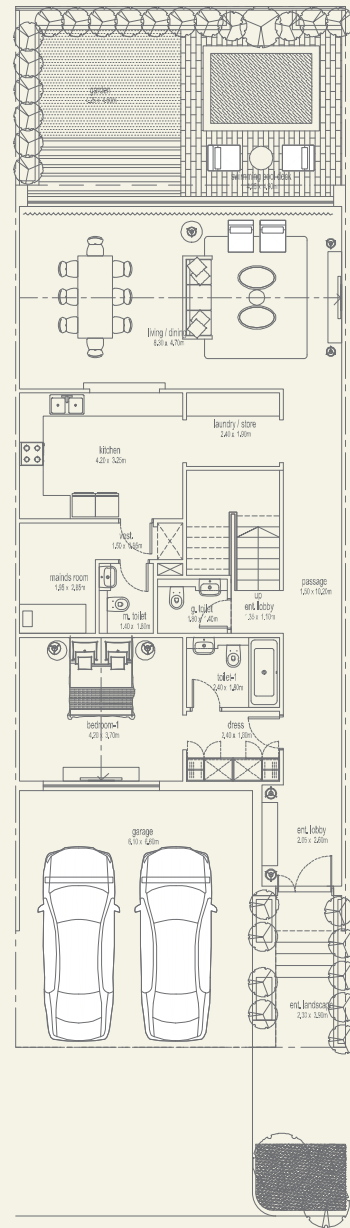


FIRST FLOOR

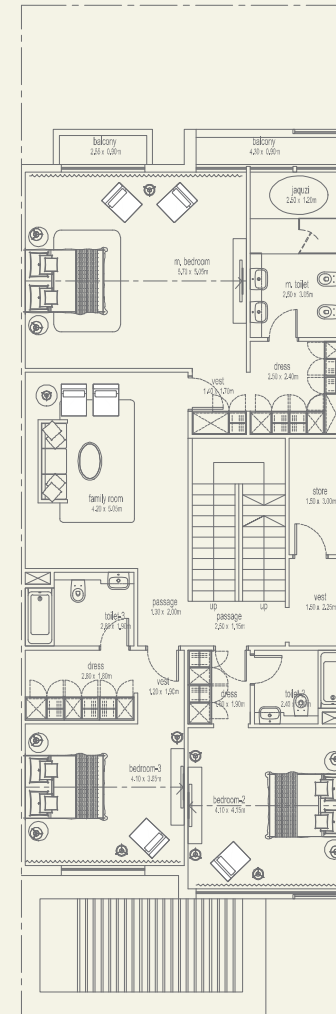


TERRACE FLOOR

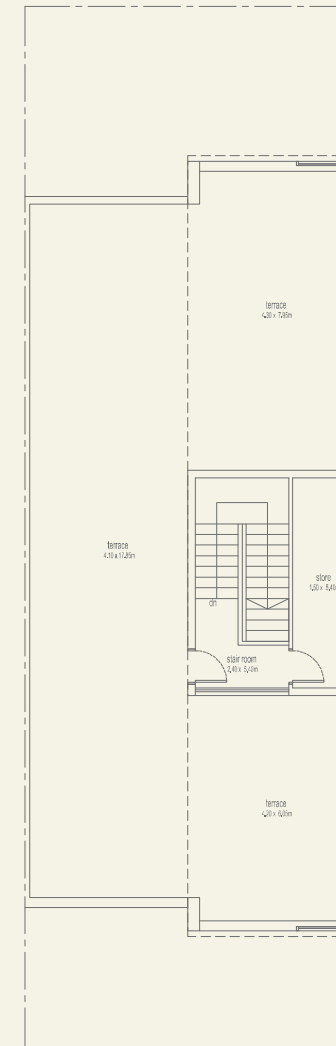
	<b>BUILT-UP AREA</b>	284.28 S.M.
	BALCONY AREA	6.17 S.M.
	TOTAL AREA	290.45 S.M.
	ROOF TERRACE AREA	162.00 S.M.
	GARAGE AREA	40.26 S.M.
	LANDSCAPE AREA	51.01 S.M.



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

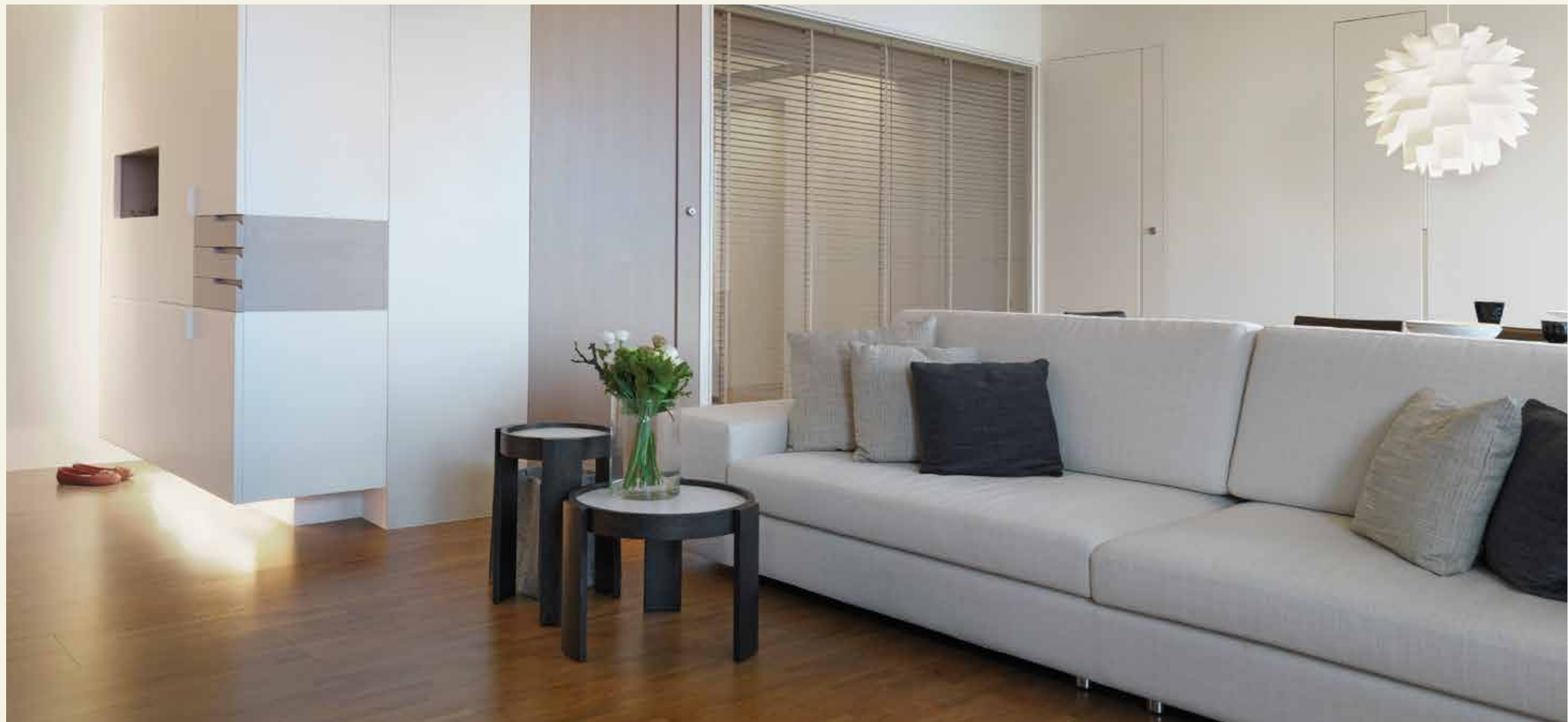
THE FIGURES INDICATED ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY.

# WATCH YOUR ASPIRATIONS TURN INTO REALITY, WITH SPF REALTY

WHEN IT COMES TO RESIDENTIAL OR COMMERCIAL, APARTMENT OR VILLA, NO MATTER WHAT YOUR CHOICE IS, YOU CAN BE CONFIDENT THAT SPF REALTY CAN FULFILL YOUR REQUIREMENT THROUGH OUR

EXTENSIVE UNDERSTANDING OF THE MARKET AND OUR WIDE-RANGING EXPERTISE IN PROPERTY INVESTMENT MANAGEMENT.





# OUR PAYMENT PLAN WILL MAKE YOU FEEL AT HOME

FOR INQUIRIES & FREEHOLD OWNERSHIP OF TOWNHOUSE IN GRAND VIEWS, PLEASE CONTACT SPF REALTY.

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## OUR PAYMENT PLAN WILL MAKE YOU FEEL AT HOME

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WHEN YOU BOOK A PROPERTY AT GRAND VIEWS AT MILLENNIUM ESTATES, YOU PAY

10% OF THE PROPERTY VALUE ON BOOKING  
10% AFTER 4 MONTHS OF BOOKING DATE  
10% AFTER 8 MONTHS OF BOOKING DATE  
5% AFTER 12 MONTHS OF BOOKING DATE

THE INITIAL 35% THAT YOU PAY GOES INTO  
AN ESCROW ACCOUNT, THERE BY  
GUARANTEEING THE SAFETY OF YOUR  
MONEY.

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BALANCE 65% ONLY ON COMPLETION OF YOUR PROPERTY

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FOR INQUIRIES, PLEASE CALL 800 773 | [GRANDVIEWS.SPFREALTY.COM](http://GRANDVIEWS.SPFREALTY.COM)



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MASTER DEVELOPER

**meydan**

DEVELOPER

**G&Co.**

SALES & MARKETING



ESCROW ACCOUNT







GRAND VIEWS  
AT  
MILLENNIUM  
ESTATES

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A Thoroughbred Lifestyle

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## **Contact Us**

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