



**BLUE
VIEWS**

VILLANSIONS



**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT ONE



**LEGENDARY VILLAS
WITH LEISURE BASEMENT**

A dark, minimalist interior space. The background wall is covered in horizontal wood slats. On the left, three vertical lines of light, possibly from a staircase or decorative elements, run down the wall. The floor is dark and highly reflective, showing a bright, circular highlight in the center. The overall atmosphere is sleek and modern.

EXCEED EVERY EXPECTATION

PRESENTING



The finest collection
of villas in Dubai's most
prestigious community.

BLUE
VIEWS

VILLANSIONS



A modern interior space with a minimalist aesthetic. On the left, a tall wooden shelving unit with open shelves and a closed cabinet holds a television and decorative glassware. In the center, a contemporary lounge chair with a wooden frame and light-colored upholstery is positioned in front of a large window with sheer curtains. A tall, black, adjustable floor lamp with a large, dark shade stands behind the chair. The floor is a light, neutral color, and a small, light-colored rug is placed under the chair. On the right, a white console table with a dark wood base holds a small glass bottle and other decorative items. The overall lighting is warm and ambient, with recessed ceiling lights and the glow from the floor lamp.

DISCOVER
BLUE VIEWS VILLANSIONS

FEATURING AMENITIES LIKE NO OTHER





CONNECTED HOME

Enjoy state-of-the-art home automation and security systems which puts you in control.

CONNECTED HOME FEATURES:

LIGHTING CONTROLS

CURTAIN CONTROLS

AC CONTROLS

ENTERTAINMENT SYSTEMS CONTROL

IP CAMERAS

MOTION SENSORS

INTRUSTION DETECTORS

SMART DOOR LOCKS

THERMOSTATS

SMART CAMERAS

NEST AWARE

A woman with dark hair, wearing a light pink, long-sleeved, pleated top with tiered ruffles and matching wide-leg pants, stands in a modern, dimly lit living room. The room features a light-colored sectional sofa with dark blue pillows, a side table with a lamp, and a large white projector screen on the wall. The text 'LEISURE BASEMENT' is overlaid on the right side of the image.

LEISURE BASEMENT

The multi-purpose basement features a private home theater and bar counter where you can watch movies and entertain guests.

A woman with short dark hair, wearing a light-colored, sleeveless, textured dress, stands on a staircase. She is viewed from the back, looking towards the right. Her hands are resting on a glass railing. The background is a wall with vertical wood paneling. The lighting is soft and warm, creating a serene atmosphere.

SIGNATURE STAIRCASE

The staircase from the ground to first floor will reflect the Villa type you have chosen.



LUXURIOUS CLOSET SPACE

Spacious and tastefully furnished His & Her wardrobe closets.

A modern interior hallway with wood-paneled walls on the left and a large window in the background. In the center, a decorative arrangement features a tall, light-colored driftwood branch leaning against a white, rectangular, textured concrete planter. The planter contains a small, spiky green plant. The floor is made of light-colored, large tiles. The overall atmosphere is clean, minimalist, and sophisticated.

FULLY FINISHED AND FURNISHED

Every inch of furnishing and fitting in your Villa is carefully chosen by a specialist team of architects and interior decorators



BACKYARD BBQ AREA

Enjoy outdoor grilling with friends and family in your own dedicated barbecue area in the backyard.



AIRCONDITIONED BACKYARD GYM

Get back your Mojo
with a workout by the pool
in your AC gym

A high-angle photograph of a woman with dark hair, wearing a blue and white striped one-piece swimsuit, lying on her back on a white lounge chair. She is holding a glass of wine in her right hand. The lounge chair is positioned on a dark brown wooden deck. To the right of the deck is a swimming pool with clear, light blue water. The scene is brightly lit, suggesting a sunny day.

SWIMMING POOL WITH WOODEN DECK

Your pool is even more special with the carefully-installed premium wooden deck.



EXTERNAL FEATURES AT A GLANCE

BACKYARD AC GYM

BBQ COUNTER

WOODEN DECKING AROUND POOL

PERGOLA

LANDSCAPING

GARAGE ENCLOSURES

TWO VILLA TYPES, ONE GREAT CHOICE

MODERN ARABIC
CONTEMPORARY



WATER-FRONT LIVING IN DUBAI'S HEART

Relish an iconic water-front lifestyle, next to the World's largest man-made Crystal Lagoon. Residents can enjoy a variety of activities including swimming, volleyball and kayaking, along with a dedicated Kids' Zone for the little ones.



Bicycle Track



Jogging Track



Supermarket



Pharmacy



School



Crystal Lagoon
& Beachfront



Kids Play
Area



Parks



Mosque

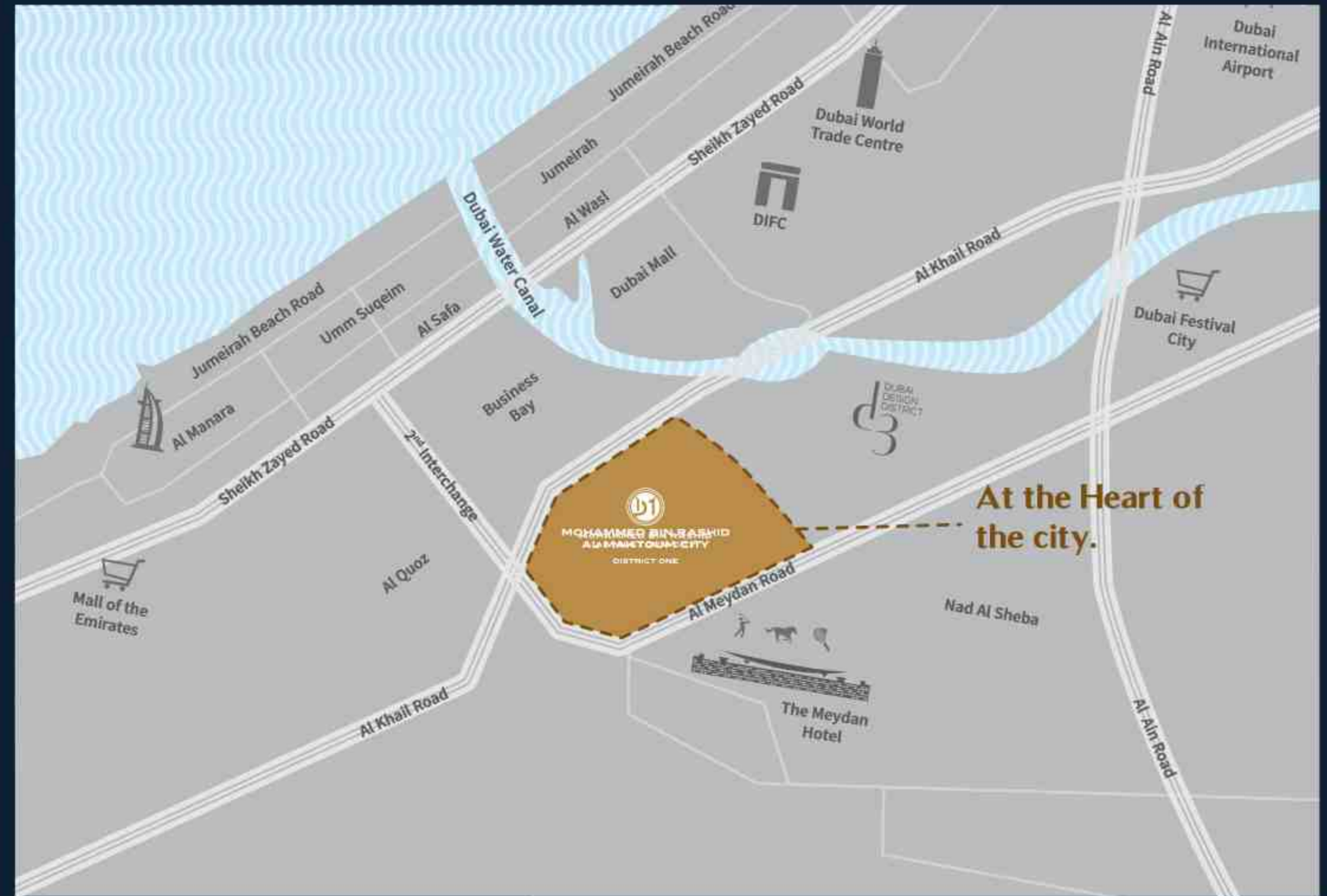


YOUR HOME IN DUBAI'S MOST PRESTIGIOUS COMMUNITY

Mohammed Bin Rashid Al Maktoum City, District One is one of the most coveted addresses in the city. Experience elegant community living, spectacularly differentiated with over 60% green cover, a stunning 7km Crystal Lagoon, 14km beach shore and one of the longest cycling and running tracks.

EASY IN, EASY OUT

With a strategic location on Al Khail Road, getting in and out of your new home is a breeze. The excellent location also gives you easy access to the city's iconic landmarks.



INTRODUCTORY BENEFITS

100%

Dubai Land Department
Fees Waiver

3

YEARS

Community Service
Charge Waiver

25:75

PAYMENT PLAN

Pay 25% in First Year and
75% Over 3 Years

HANDOVER IN **1** YEAR
OF BOOKING THE VILLA.

PAYMENT PLAN 25:75 (YEAR 1)

BOOKING AMOUNT*

10%

On Booking

1st INSTALLMENT*

10%

4 Months
from Booking

2nd INSTALLMENT*

5%

8 Months from
Booking / On Handover

POST HANDOVER

YEAR 2

25%

YEAR 3

25%

YEAR 4

25%



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