



BLUE
VIEWS

VILLANSIONS



MOHAMMED BIN RASHID
AL MAKTOUM CITY

DISTRICT ONE

BEYOND A VILLA
BEYOND YOUR IMAGINATION

PRESENTING



BLUE
VIEWS

VILLANSIONS

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





LEGENDARY
VILLAS
WITH LEISURE
BASEMENT

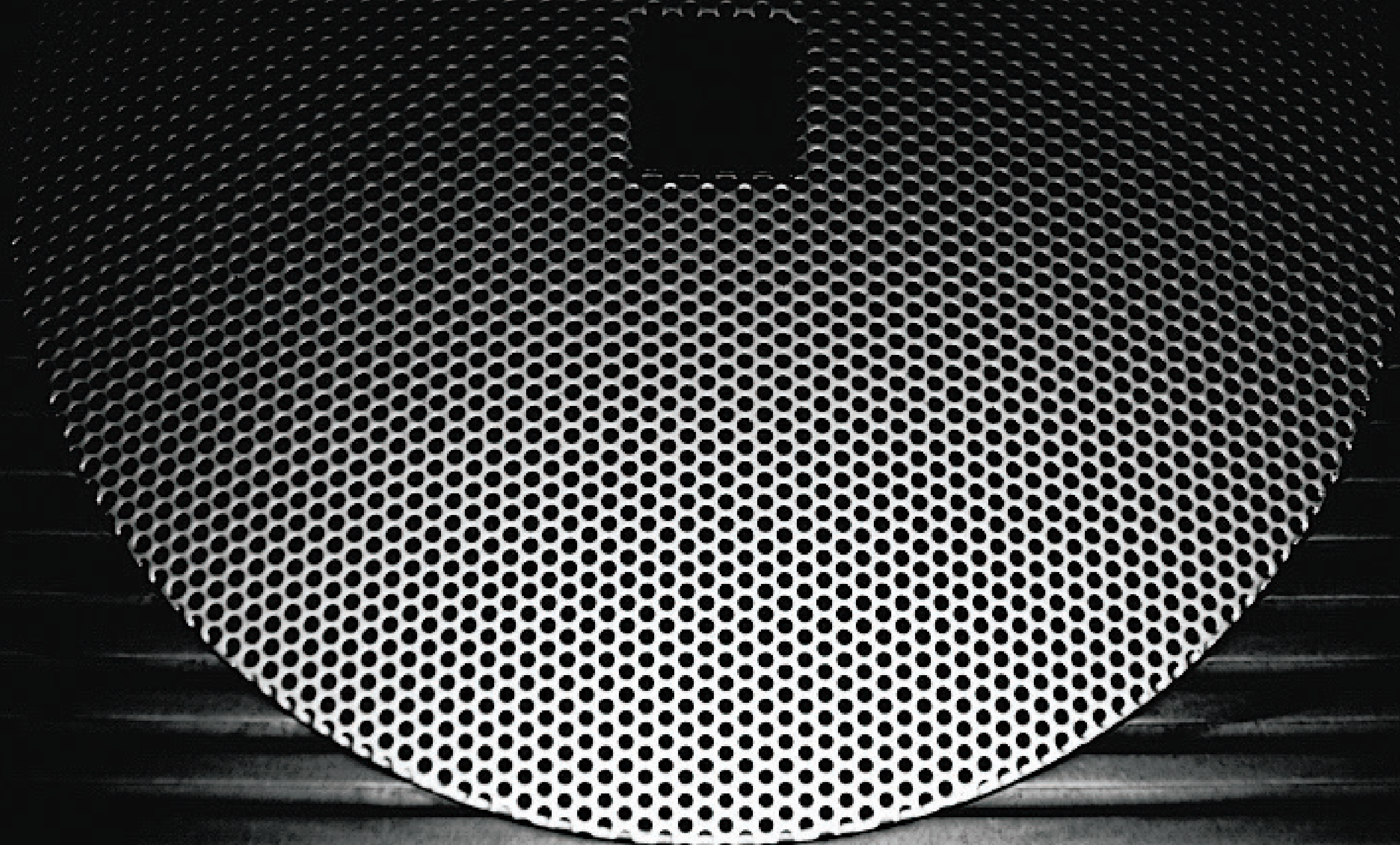
EXCEED EVERY
EXPECTATION





DISCOVER
BLUE VIEWS
VILLANSIONS

FEATURING
AMENITIES LIKE
NO OTHER





CONNECTED HOME

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

CONNECTED HOME FEATURES:

LIGHTING CONTROLS

CURTAIN CONTROLS

AC CONTROLS

ENTERTAINMENT SYSTEMS CONTROL

IP CAMERAS

MOTION SENSORS

INTRUSION DETECTORS

SMART DOOR LOCKS

THERMOSTATS

SMART CAMERAS

NEST AWARE





LEISURE BASEMENT

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

SIGNATURE STAIRCASE

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





FEATURE WALL & CEILING

The distinct and tasteful feature wall and ceiling add an aura of sophistication to your home.

BALCONY- ATTACHED BEDROOMS

Wake up and enjoy your morning
cuppa on the balcony, right
outside your bedroom.





LUXURIOUS CLOSET SPACE

Spacious and tastefully furnished His &
Her wardrobe closets.

GLASS MOSAIC IN MASTER BATHROOM

Your bathroom features the finest fittings
and this elegant addition makes your private
space truly special.



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 Air Conditioned gym.

PERGOLA IN THE GARDEN

Entertain guests or enjoy family
moments in the shade beneath your
custom-made Pergola.





SWIMMING POOL WITH WOODEN DECK

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

FULL LANDSCAPING

The entire area outside your Villa is landscaped to exacting specifications envisioned by the experts.





INTERNAL FEATURES AT A GLANCE

- State-of-the-art Home Automation
- Ballustrades Staircase
- Home Theatre & Bar Counter
- Feature Wall & Feature Ceiling
- Attached Balconies for Bedrooms
- Extended Closet
- World-class Elevator

EXTERNAL FEATURES AT A GLANCE

Backyard AC Gym

BBQ Counter

Wooden Decking around Pool

Pergola

Landscaping

Garage Enclosures



TWO VILLA TYPES, ONE GREAT CHOICE

CONTEMPORARY

MODERN ARABIC



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.







**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT ONE

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