



WELLINGTON
GRAND
VILLAS

MBR DISTRICT 11

The background of the entire image is a light cream color with a fine, paper-like texture. Overlaid on this are numerous thin, flowing lines in shades of gold, blue, and purple. These lines meander across the page, some forming loose loops and others following more linear paths. In the center of the image is a large, bold logo consisting of the letters 'G' and 'V' in a gold, metallic font. The 'G' is a simple, thick-lined letter, and the 'V' is also thick-lined and slanted. The logo has a slight shadow or depth, making it stand out from the background.

REFINED
COMFORT
DIGNIFIED
LIVING

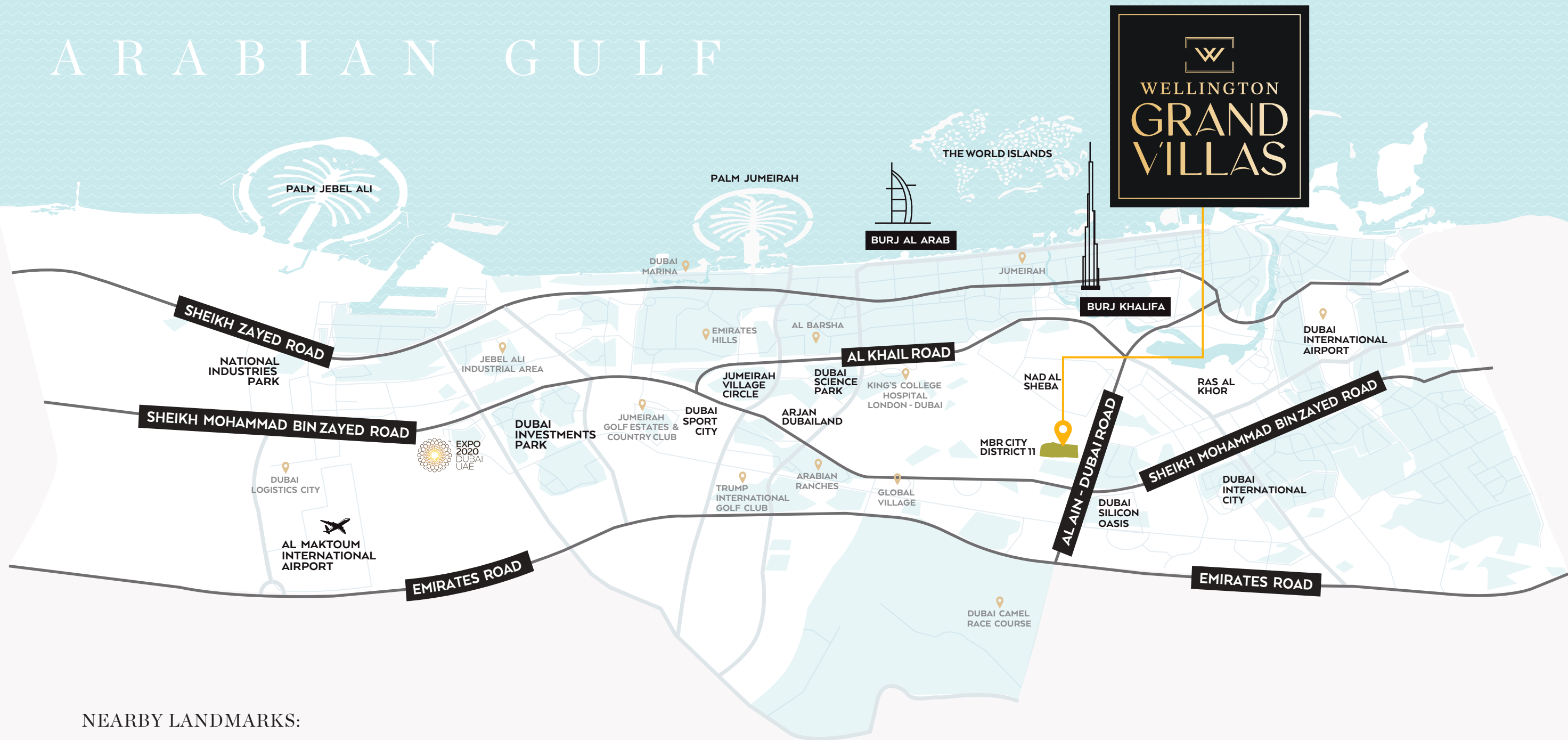
Wellington Grand Villas

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ARABIAN GULF



NEARBY LANDMARKS:

15KMS
BURJ
KHALIFA

15KMS
GLOBAL
VILLAGE

30KMS
BURJ
AL ARAB

35KMS
PALM
JUMEIRAH

23KMS
DUBAI INTERNATIONAL
AIRPORT

55KMS
AL MAKTOUM INTERNATIONAL
AIRPORT



22 EXCLUSIVE VILLAS
LAGOON
ZEN GARDEN
DISTRICT 11, MBR CITY, DUBAI

FEATURES

**MOHAMMED BIN RASHID
AL MAKTOUM CITY**

DISTRICT 11



Amusement
Park



Mall of
the World



Commercial
Projects



Residential
Villas



Biggest Man-Made
Artificial Lake



World's
Largest Pool



Gated
Community



6 Bed
Mansions



5 Bed Villas



The
Lagoon



6 Bed Villas



The
Zen Garden


WELLINGTON
**GRAND
VILLAS**



ANCHORED IN ELEGANCE

Wellington Grand Villas invites you to a life that is full of luxury and world-class facilities. Superbly placed in MBR City's District 11, this exclusive residential haven features 22 luxurious villas, a serene lagoon, sun-bathing area, sand pool, BBQ area, zen garden, outdoor cinema and jogging track.



GUARDIANS OF GRANDEUR

The gated community's entry is manned by vigilant security personnel, ensuring a protected environment.

Wellington Grand Villas



THE LAGOON

Kids
Play Area



Sitting
Lounges



Water
Lagoon



Sand
Lagoon



Sunbathing
Area





CRYSTAL REFLECTIONS

The lagoon is a peaceful escape within the community, designed for easy access to all residents. Positioned behind three villas the water feature enhances the surroundings, offering a refreshing retreat.





LITTLE ADVENTURES AWAIT

The lagoon's dedicated kids' water rides bring excitement to the project, ensuring endless fun for young residents.

GOLDEN SHORES WITHIN REACH

The sand pool within the lagoon offers residents a coastal-inspired retreat at the heart of the community.



BATHED IN SUNSHINE

The sunbathing area by the lagoon offers a relaxing retreat where residents can rest under the open sky.



SUBMERGED IN RELAXATION

Designed for relaxation and connection, the sunken seating lounge within the lagoon offers a refreshing area for all residents.





ITALIAN EXCELLENCE IN FURNISHING

Wellington Grand Villas offers the choice of furnished or unfurnished interiors to suit your style. Opt for a furnished villa, designed by a renowned Italian company for a touch of elegance, or choose the unfurnished option for a personalized touch. You can also select between two refined interior themes — beige for warmth and timeless charm or grey for a sleek, modern look.

A1

5

BED VILLA

Basement
Parking



Study
Room



Theatre
Room



Infinity
Pool





WELLINGTON
GRAND
VILLAS

A HAVEN OF
MAGNIFICENCE

The Villa - A1 features five en-suite bedrooms, elegant living and dining spaces, a fully equipped kitchen, a backyard swimming pool, a gym, a game room, and basement parking.

THE FOYER'S GRACEFUL EMBRACE

The 5-bedroom entrance foyer stands as a testament to refined taste. Rich textures and soaring heights converge, creating an ambience that resonates with the essence of distinguished living.



Wellington Grand Villas



A TALE OF TWO SPACES

The double-height living room rises with quiet grandeur, a canvas where elegance and warmth find their place.



Wellington Grand Villas



THE HEART OF CULINARY CREATIONS

The large kitchen has ample space for cooking, transforming everyday tasks into enjoyable moments.



A FEAST FOR EVERY OCCASION

The roomy dining area sets the stage for cherished moments, from intimate family meals to lively celebrations.

WORK IN STYLE, THINK IN COMFORT

The villa includes a versatile small room that can be used as a study or a private office.



THE ART OF INDULGENCE

The powder room transforms the ordinary into something memorable. Polished surfaces and graceful accents create an atmosphere of quiet indulgence.

A TRANQUIL MASTERPIECE

Beyond the master bedroom, a private space unfolds... an ensuite where water and stone meet in quiet indulgence, and a wardrobe crafted for presence and purpose.



THE PULSE BELOW

The basement transforms into a dynamic zone with a theatre room leading the way and gym equipment positioned behind.



A GARDEN OF REFLECTION

Tucked away from the world above, the private Zen Garden offers a quiet retreat where time slows.



VEHICLES WELL SHELTERED

Each villa features a dedicated parking area at the back of the basement floor, offering generous space to accommodate vehicles.



CRAFTED FOR YOUR LIFESTYLE

The rear view of Wellington Grand Villas features a private swimming pool, offering a serene retreat.





URBAN OPULENCE AT ITS BEST

B1

6

BED VILLA

Basement
Parking



Study
Room



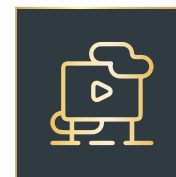
Theatre
Room



Infinity
Pool



Open Air
Cinema





WELLINGTON
GRAND
VILLAS

A WORLD OF
GENEROUS
PROPORTIONS

The double-storey Villa B1 presents six bedrooms with attached bathrooms, living and dining spaces, a kitchen, a multipurpose room, a backyard swimming pool and secure basement parking.



AN ENTRANCE WITH PRESENCE

The entrance foyer rises with quiet authority, where towering heights and exquisite materials set the stage for the villa beyond.



LUXURY
BEGINS
RIGHT HERE





LIVING IN GRANDEUR

The living room is designed to welcome natural light. Homeowners can choose between furnished interiors, crafted by a renowned Italian company, or unfurnished options.



GATHER, CELEBRATE, SAVOUR!

The dining area invites connection and celebration, offering a generous space for everything from quiet family dinners to festive gatherings.



FLAVOURS OF HOME

The expansive kitchen in each villa combines purpose and style, creating a space that inspires culinary creativity.

A RETREAT BEYOND COMPARE

The master suite unfolds as a world of its own, where space and light shape an atmosphere of quiet indulgence.



Wellington Grand Villas



THE THEATRE

Tucked beneath each villa, the theatre room offers a superb retreat. It's a secluded area where you can spend your free time to the fullest.



SERENE BEAUTY, TIMELESS PEACE

A hidden oasis below ground, the Zen Garden brings nature's serenity indoors. Surrounded by calming elements, it offers a perfect space for mindfulness and relaxation.



SMALL SPACE, GRAND IMPRESSION

Thoughtfully designed with luxurious finishes and elegant details, it transforms a compact space into a statement of style and sophistication.

SPACE BELOW FOR EVERY JOURNEY

Behind the basement floor of every villa lies a spacious parking area, designed to provide ease and comfort for vehicle owners.





RELAX, DINE, & UNWIND

The backside terrace of Wellington Grand Villas features a luxurious jacuzzi, along with a stylish seating and dining area for ultimate relaxation. The front terrace offers an exclusive outdoor cinema and a serene lounging space too.



THE POOLSIDE ESCAPE

Each villa offers a backyard swimming pool, a refreshing retreat just steps away from home. Whether for a morning dip or a quiet afternoon by the water, the pool creates a space for leisure and rejuvenation in the privacy of your garden.

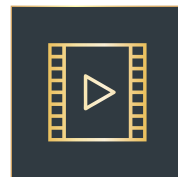


POOLSIDE LUXURY AT THE REAR



THE ZEN GARDEN

Outdoor
Cinema



Jogging
Track



Sitting
Lounges



Kids
Rides





A SPACE FOR STILLNESS

Designed for daily rejuvenation and intimate gatherings, the Zen Garden provides a serene area for all residents to hold small gatherings.





STRIDE INTO ENERGY

Designed to inspire an active lifestyle, the jogging track provides a dedicated route for residents to enjoy daily runs or leisurely walks. Surrounded by greenery, it offers a refreshing environment to embrace fitness at any pace.



MOVIES BEYOND WALLS

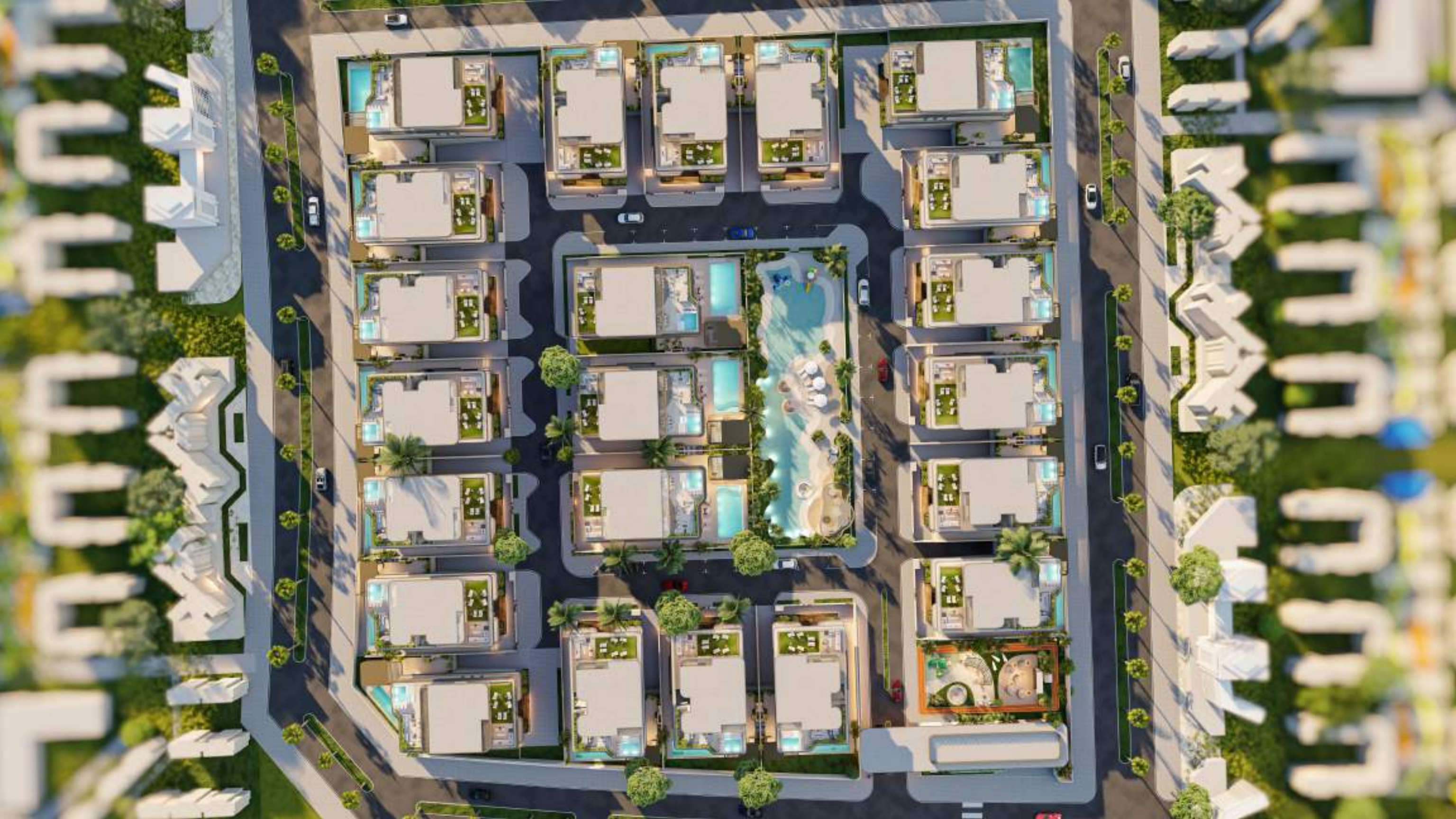
The outdoor cinema creates a memorable space for the residents to sit together and enjoy.



WELLINGTON
DEVELOPMENTS

SHAPING MODERN LIVING

Wellington Developments, led by the forward-thinking vision of its top management, is recognised for reshaping modern living through its remarkable projects. Renowned for its strong focus on quality, innovation, and sustainability, every development is expertly designed to align with the ever-changing needs of today's world.





WELLINGTON DEVELOPMENTS



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www.wellingtondevelopments.ae

Disclaimer:

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