



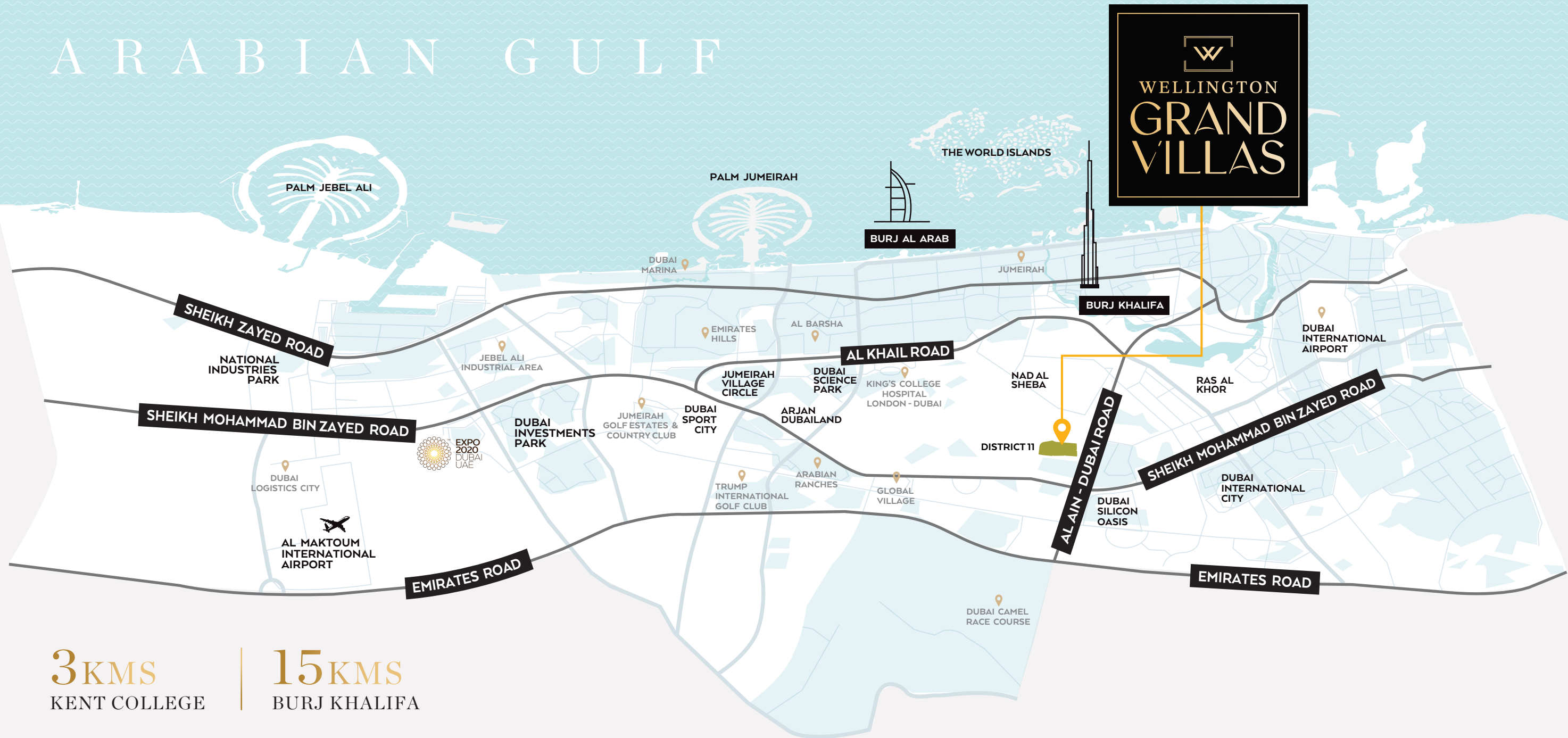
WELLINGTON  
GRAND  
VILLAS

COMING SOON

MBR DISTRICT 11



# ARABIAN GULF



**3KMS**  
KENT COLLEGE

**15KMS**  
BURJ KHALIFA

**15KMS**  
GLOBAL  
VILLAGE

**30KMS**  
BURJ  
AL ARAB

**35KMS**  
PALM  
JUMEIRAH

**23KMS**  
DUBAI INTERNATIONAL  
AIRPORT

**55KMS**  
AL MAKTOUM INTERNATIONAL  
AIRPORT







## GUARDIANS OF GRANDEUR

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

Wellington Grand Villas





# GOLDEN SHORES WITHIN REACH

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





# THE ZEN GARDEN

OUTDOOR  
CINEMA



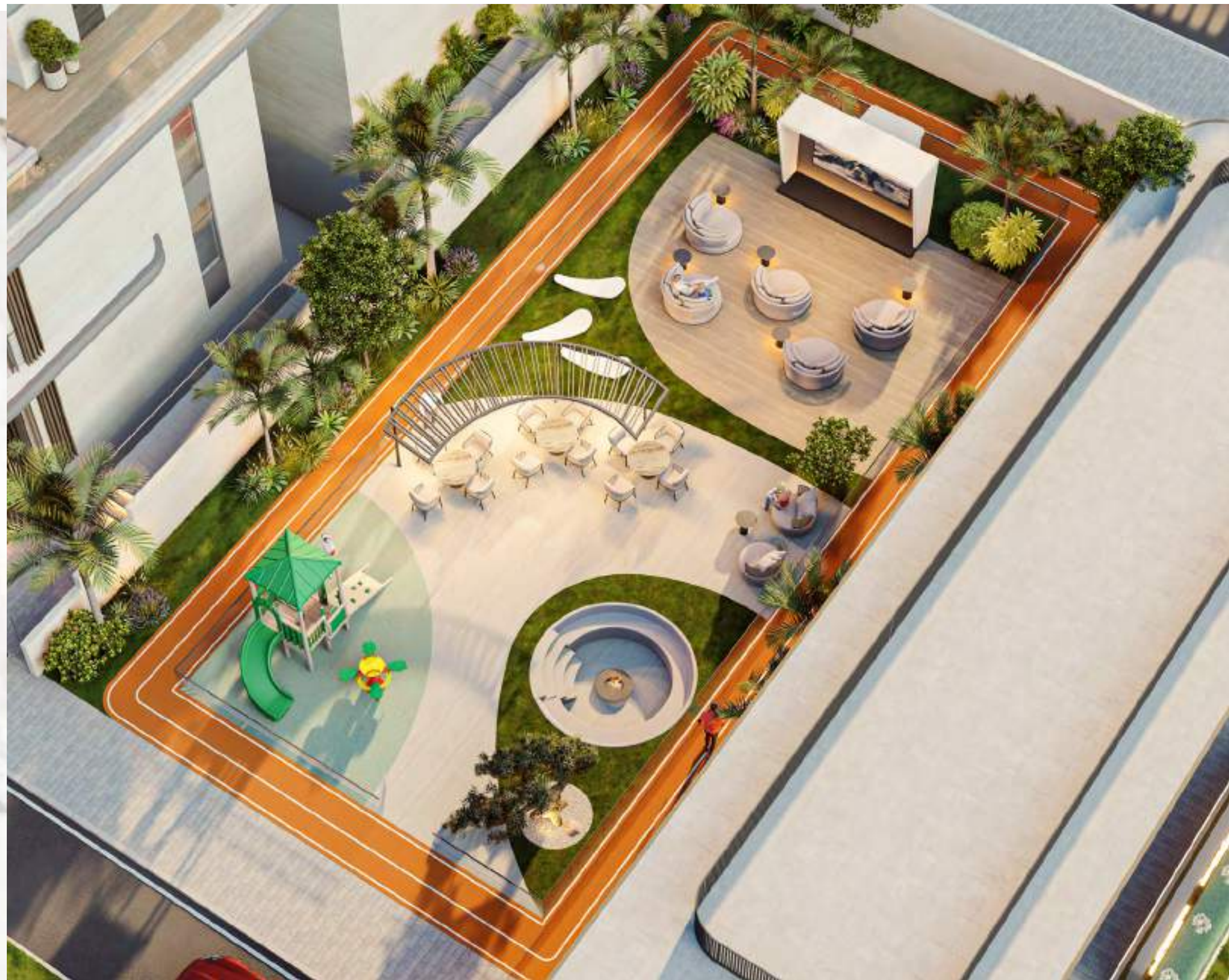
JOGGING  
TRACK



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.





A1

5

BED VILLA

BASEMENT  
PARKING



STUDY  
ROOM



THEATRE  
ROOM



INFINITY  
POOL





## 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.



## 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.



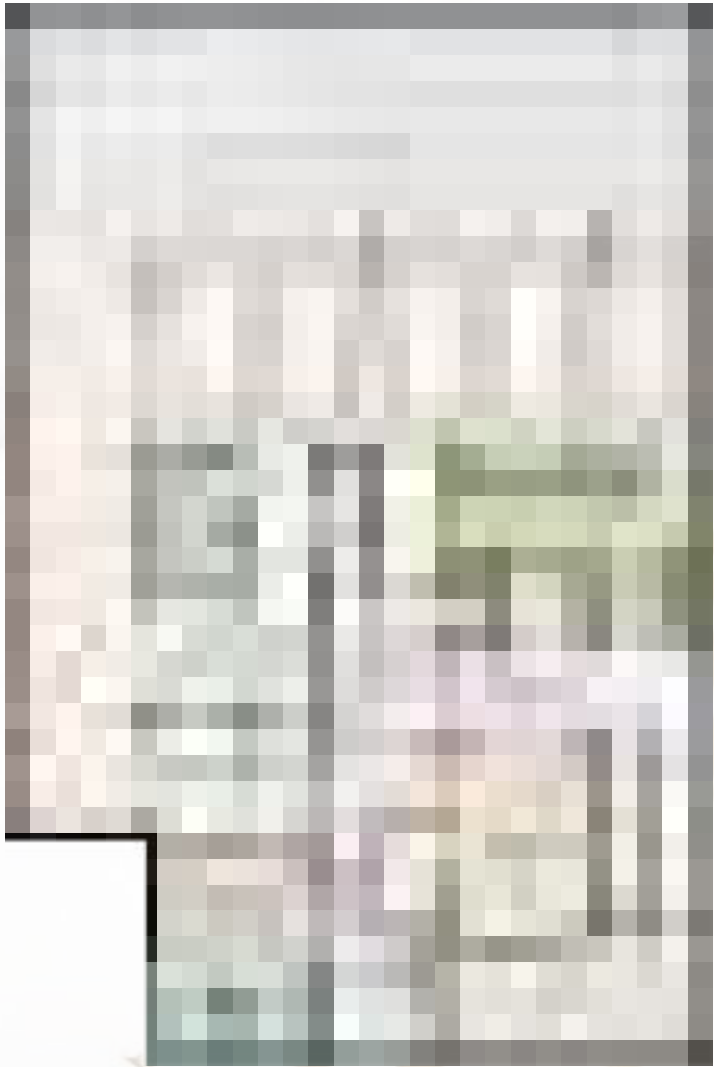


## VEHICLES WELL SHELTERED

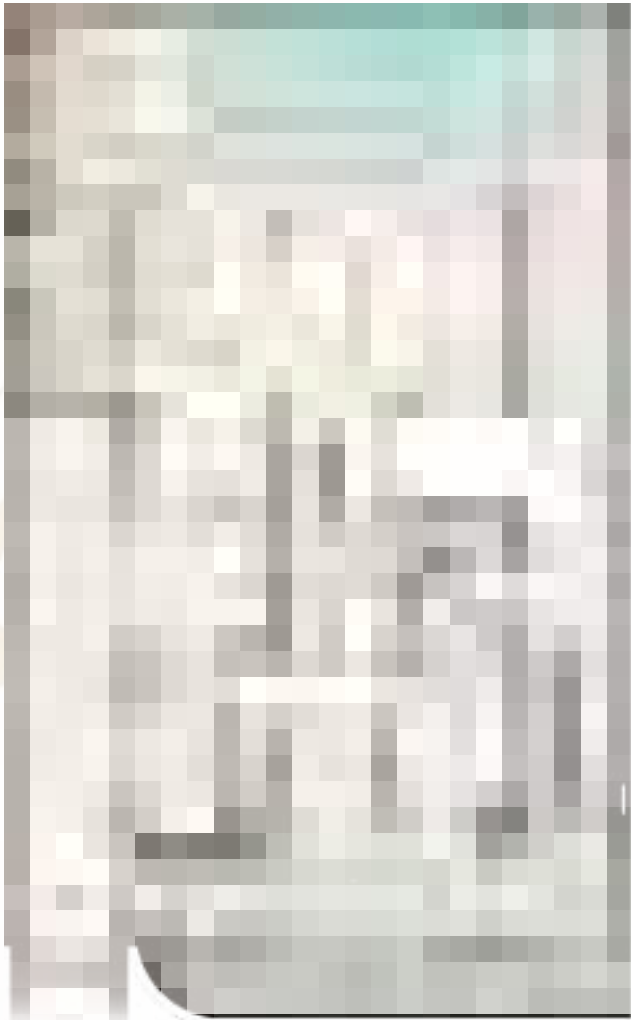
Each villa features a dedicated parking area at the back of the basement floor, offering generous space to accommodate vehicles.



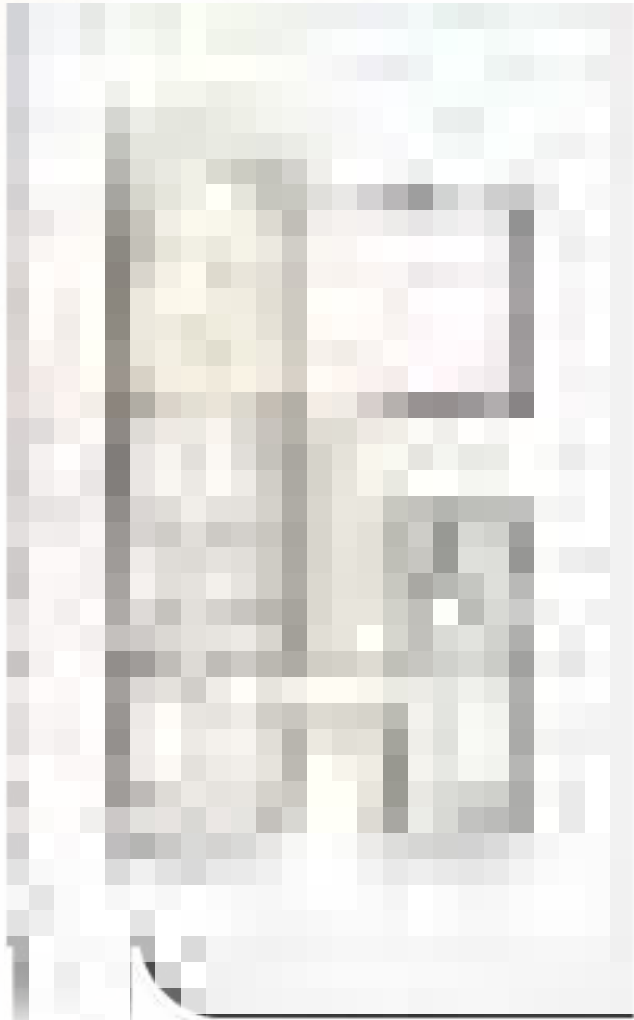
2D FLOOR PLANS



BASEMENT FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR





# WELLINGTON

## ELITE DEVELOPMENTS



30th Floor, Bay Gate Tower,  
Al Mustaqbal Street, Business Bay, Dubai, UAE.

[www.wellingtondevelopments.ae](http://www.wellingtondevelopments.ae)

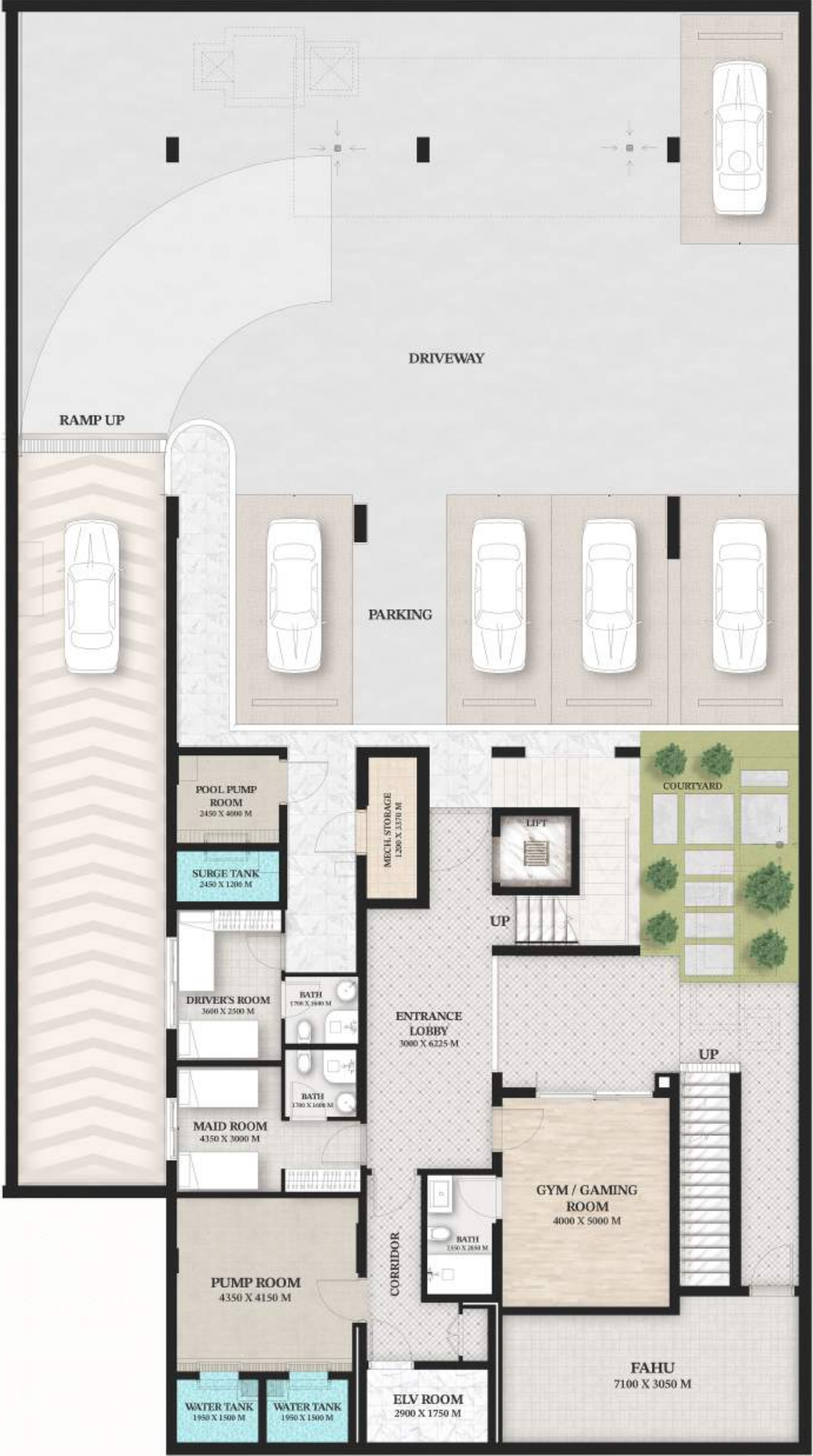
### Disclaimer:

All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up the final 'as built' status as per final designs of the project regulatory approvals and planning permissions.



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BASEMENT FLOOR PLAN





## GROUND FLOOR PLAN





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1ST FLOOR PLAN





# WELLINGTON GRAND VILLAS



2ND FLOOR PLAN





# WELLINGTON GRAND VILLAS



ROOF FLOOR PLAN