



BLUE
VIEWS

VILLANSIONS



MOHAMMED BIN RASHID
AL MAKTUUM CITY

DISTRICT ONE



**LEGENDARY VILLAS
WITH LEISURE BASEMENT**

EXCEED EVERY EXPECTATION

PRESENTING



BLUE
VIEWS

VILLANSIONS

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

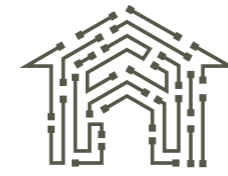




DISCOVER
BLUE VIEWS VILLANSIONS

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 pleated top with tiered sleeves and matching wide-leg pants, stands in a modern living room. The room features a large, light-colored sectional sofa with dark blue pillows, a side table with a lamp, and a large white projector screen on the wall. The lighting is soft and focused on the woman and the sofa.

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 sleeveless beige dress, stands on a staircase. She is viewed from behind, looking towards the right. Her hands are resting on a glass railing. The background is a wall of vertical wood panels. To the right, a small potted orchid with white flowers sits on a surface.

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 potted plant in the center. The plant has a thick, gnarled, light-colored trunk and several green, spiky leaves. The floor is made of light-colored tiles. The lighting is soft and even, highlighting the textures of the wood and the plant. The overall aesthetic 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

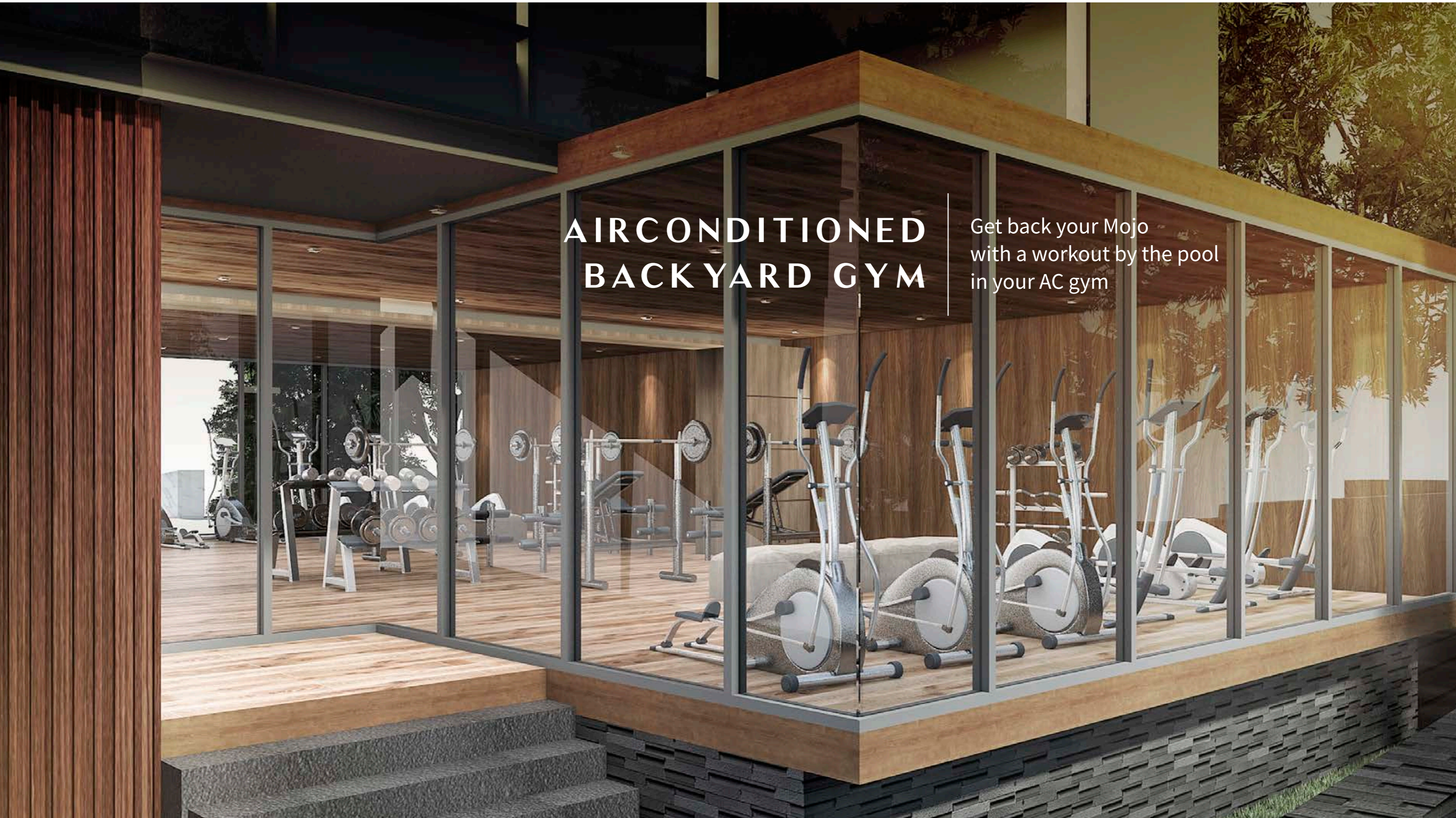


BACKYARD BBQ AREA

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



An aerial view of a woman in a blue and white striped one-piece swimsuit lying on a white lounge chair on a dark brown wooden deck. She is holding a glass of wine. To her right is a bright blue swimming pool. The deck is made of dark wood planks, and the lounge chair has a wooden slat base.

SWIMMING POOL WITH WOODEN DECK

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



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

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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