DEVELOPER:

WELLINGTON
DEVELOPMENTS

# WELLINGTON GRAND VILLAS

MBR DISTRICT 11

WELLINGTON
DEVELOPMENTS

"OUR VILLAS ARE A TESTAMENT TO THE POWER OF PRECISION AND PASSION. EVERY BRICK IS A PROMISE, EVERY BEAM A DREAM."

KHURRAM AHMED
MANAGING DIRECTOR






WELLINGTON
GRAND
VILLAS



## MBR CITY DISTRICT 11
## FEATURES

- EAST LAGOON
- MAIN LAGOON ENTRANCE
- LAGOON CAR PARK
- COMMERCIAL FACILITIES
- SAND BEACH
- AMENITY LAWN
- LOOP ROAD
- GATEWAY
- EXTERNAL CYCLE TRACK
- SIKKA
- GATED COMMUNITY
- MOSQUE
- RETAIL
- SCHOOLS




15KMS BURJ KHALIFA

15KMS GLOBAL VILLAGE

16KMS CITY WALK

23KMS DUBAI INTERNATIONAL AIRPORT

30KMS BURJ AL ARAB

35KMS PALM JUMEIRAH

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# PERFECT IN HARMONY



Wellington Grand Villas

# ANCHORED IN ELEGANCE

Wellington Grand Villas invites you to a life 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.

GATED COMMUNITY

5-BED VILLAS

6-BED VILLAS

6-BED MANSIONS

THE LAGOON

ZEN GARDEN



Wellington Grand Villas

## GUARDIANS OF GRANDEUR

The gated entrance marks the beginning of a new world, one shaped by refinement, order, and quiet luxury. Strong lines, elegant proportions, and precise detailing signal a place where design is considered and quality is consistent.



# 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 6-bed villas, the water feature enhances the surroundings, offering a refreshing retreat.

# GOLDEN SHORES WITHIN REACH

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





# LITTLE ADVENTURES AWAIT

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

## SUBMERGED IN RELAXATION

Imagine reclining in a private oasis, surrounded by the gentle embrace of the lagoon. Here, amidst the tranquil waters, plush seating areas invite leisure moments, where every breath echoes the calm of nature's embrace.



## RADIANT DAYS BY LAGOON

The sun carves golden paths across the water, while the lagoon mirrors the sky's brilliance. Here, the sunbathing terrace feels like stepping into daylight's sanctuary.



# A1
# 5-BED VILLA

BASEMENT
PARKING

STUDY
ROOM

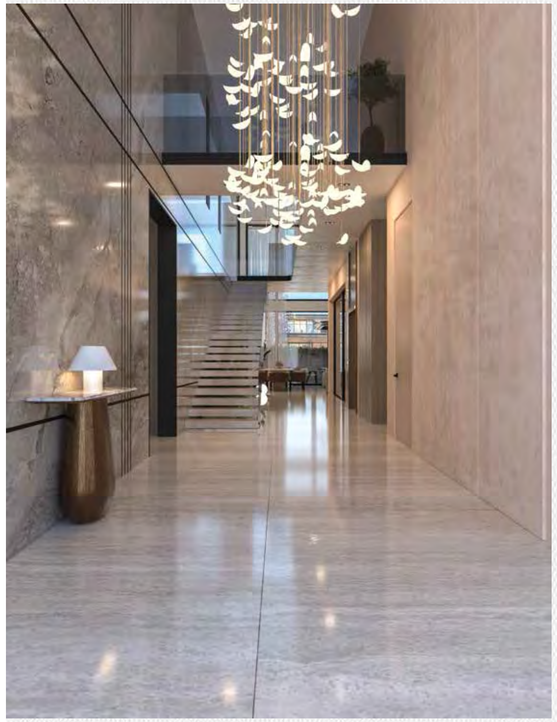
THEATRE
ROOM

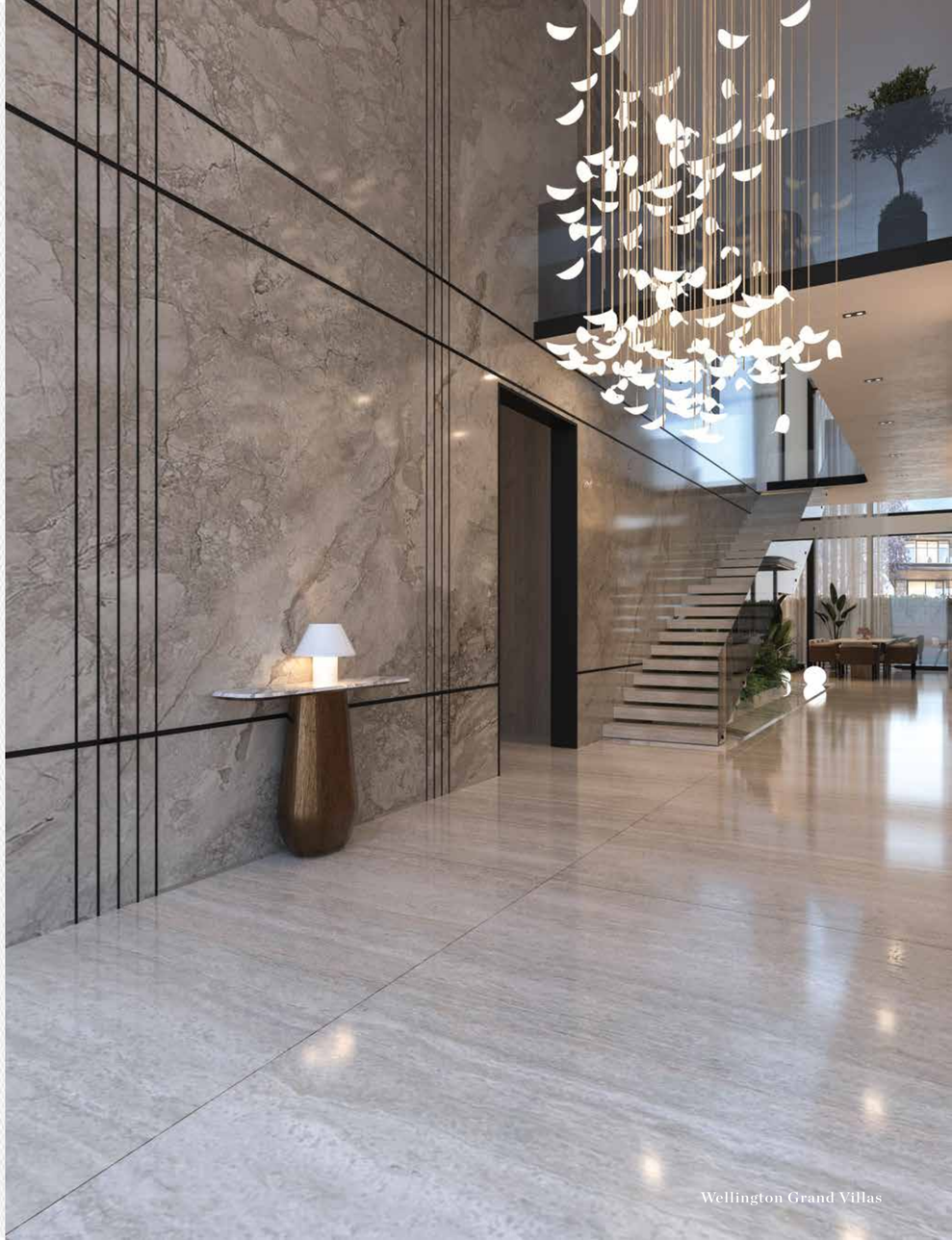
SWIMMING
POOL



## 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.





# A TALE OF TWO SPACES

The double-height living room rises with quiet grandeur. A formal lounge welcomes guests with presence, while the family lounge offers comfort shaped for slower hours and shared moments.



## THE HEART OF CULINARY CREATIONS

The contemporary kitchen is perfectly designed 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 with polished surfaces and graceful accents creates an atmosphere of indulgence.



## A TRANQUIL MASTERPIECE

The master bedroom and bathroom unfold like a private canvas, where every surface catches the light and every detail carves out a deeper sense of belonging.



## WARDROBE OF QUIET POWER

Behind the glass, every garment claims its place like a curated gallery. This room-sized wardrobe transforms daily ritual into a quiet exhibition of elegance.



## 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.



WELLINGTON
GRAND
VILLAS

## CRAFTED FOR YOUR LIFESTYLE

The rear view of the 5-bed villa features a private swimming pool, offering a serene retreat.



## JACUZZI
## OPEN SKY MOMENTS

Suspended between sky and stone, the private jacuzzi turns every soak into a retreat above the ordinary, where steam rises and the day falls away.



## SITTING
## ABOVE THE STREET

Perched above the quiet stir of life below, the sitting area opens like a balcony of thought, where mornings stretch and evenings gently fold.



# VILLAS CRAFTED FOR LIVING



# B1
# 6-BED VILLAS

BASEMENT
PARKING

STUDY
ROOM

THEATRE
ROOM

INFINITY
POOL

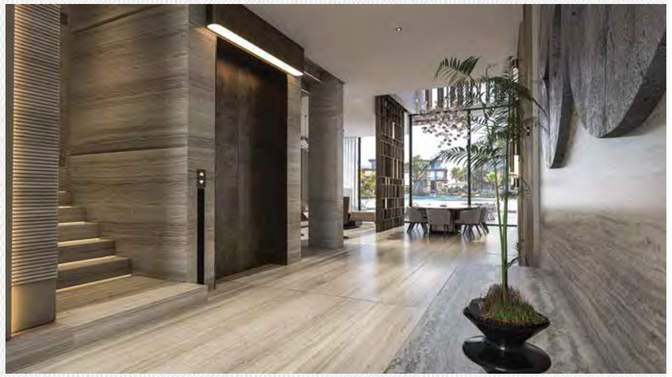
OPEN-AIR
CINEMA



Wellington Grand Villas







## AN ENTRANCE WITH PRESENCE

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

## LIVING SPACES UNFOLD WIDE

The living room stretches like an open canvas, where twin lounges breathe in the view, the pool shimmering below, the lagoon carrying the horizon forward.



## GATHER CELEBRATE, SAVOUR!

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






## LIVING IN GRANDEUR

The living room is filled with natural light and includes both a formal lounge for guests and a family lounge for everyday comfort.




## QUIET POWER, PRIVATE SPACE

The master bedroom and bathroom stand like a private space, where every surface, shadow, and reflection gather into a quiet ritual of daily renewal.



## A WARDROBE WITHOUT LIMITS

The U-shaped wardrobe wraps the room like a quiet current, where every turn reveals order, possibility, and a space shaped by pure intent.



## 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.



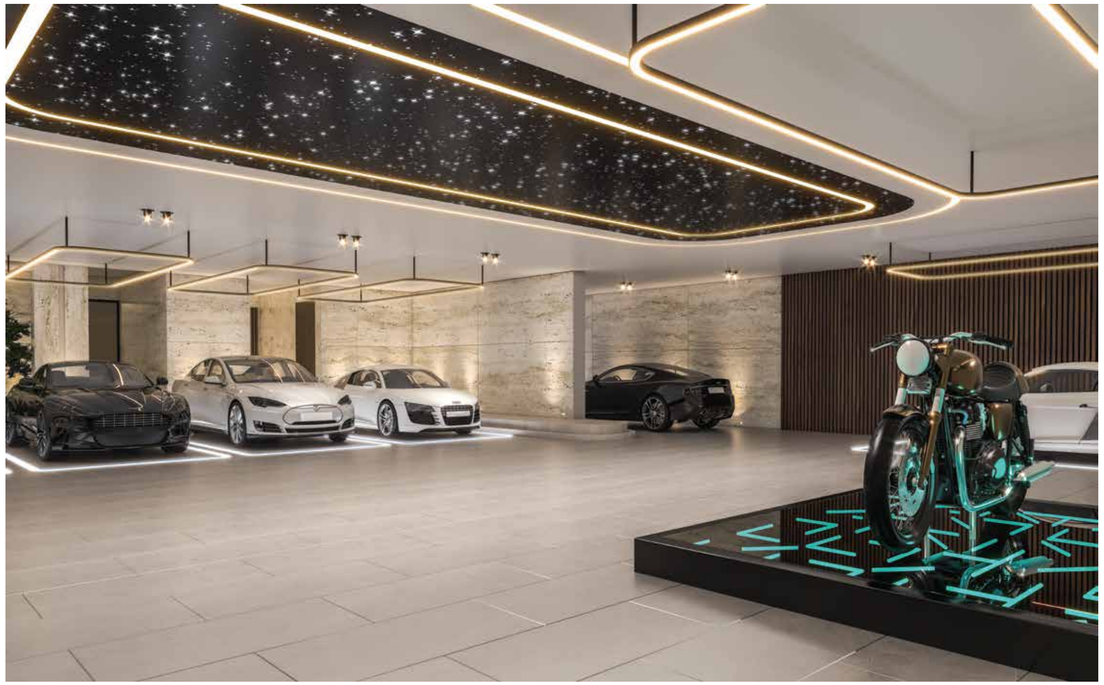
## SERENE BEAUTY
## TIMELESS PEACE

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.



## 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.



# THE POOLSIDE ESCAPE

From the back of each villa, clear views open onto the private pool and the lagoon beyond, offering a quiet spot beside the water.




# 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.



# POOLSIDE LUXURY AT THE REAR



# BACKYARD DREAMS TAKE SHAPE

The poolside spreads like a living canvas, painted with the warmth of grills, the hush of sunbathers, and the cool splash of showered afternoons.



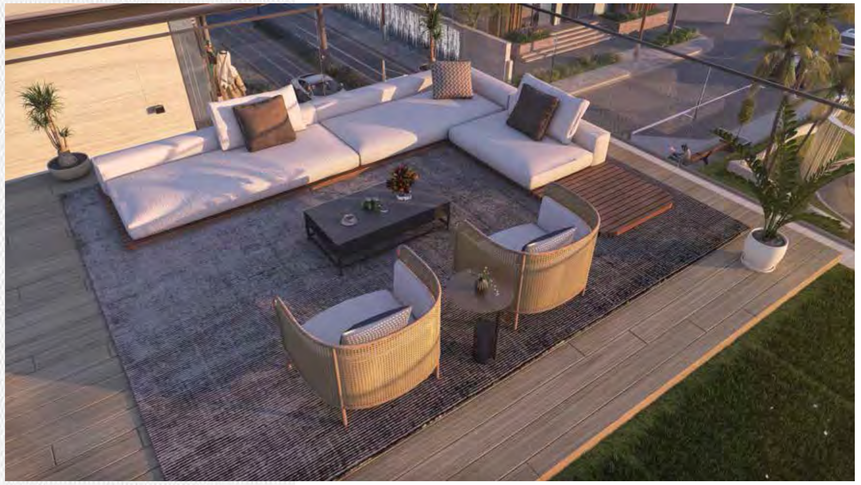







## CINEMA NIGHTS ABOVE STREETS

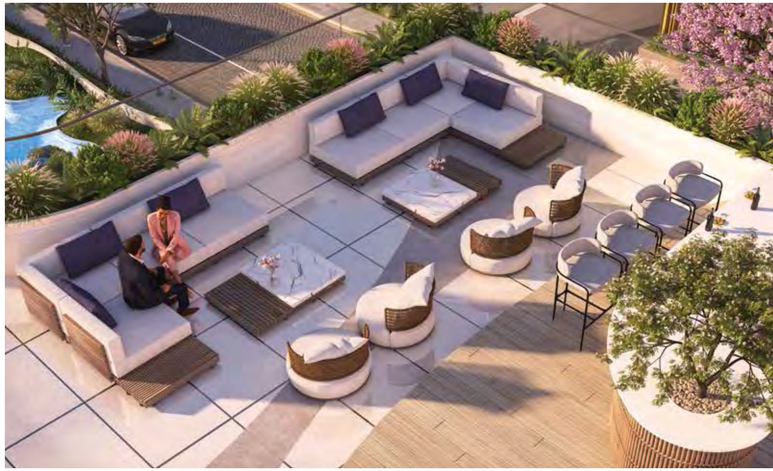
The terrace stretches forward like a ship's prow, casting stories into the night sky, where seats line up to catch the drifting light.
A cinematic experience to be remembered.



# SKY VIEWS WITH WARM WATERS

The terrace unfurls like a stage set for slow pleasures, where warm water hums, glasses clink, and plates gather the last light of day.







# ZEN GARDEN

OUTDOOR CINEMA

JOGGING TRACK

SITTING LOUNGES

KIDS' RIDES




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.





# PARTNERS

CORPORATE BRAND | ITALY

INTERIOR DECORATION PARTNER

LACASA | UAE

TECHNICAL ADVISOR

OTIS | SPAIN

ELEVATOR

Miele | GERMANY

KITCHEN APPLIANCES

febalcasa | ITALY

KITCHEN

KNX | GERMANY

HOME AUTOMATION

KOHLER | USA

SANITARY WALL

TECHNAL | FRANCE

GLASS & ALUMINIUM

DAIKIN | EUROPE

HVAC