



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







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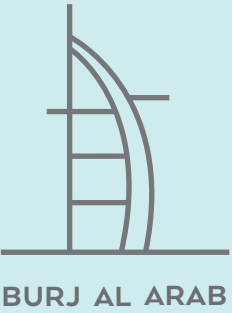
P E R F E C T  
I N H A R M O N Y



ARABIAN GULF

THE WORLD ISLANDS

DUBAI  
INTERNATIONAL  
AIRPORT



BURJ AL ARAB

JUMEIRAH

BURJ KHALIFA

PALM JUMEIRAH

DUBAI MARINA

AL  
BARSHA

EMIRATES  
HILLS

NAD AL  
SHEBA

MBR CITY  
DISTRICT 11

ALAIN - DUBAI ROAD

SHEIKH ZAYED ROAD

AL KHAIL ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

JUMEIRAH  
GOLF ESTATES &  
COUNTRY CLUB

DUBAI  
INVESTMENTS  
PARK

TRUMP  
INTERNATIONAL  
GOLF CLUB

ARABIAN  
RANCHES

GLOBAL  
VILLAGE

EMIRATES ROAD

DUBAI CAMEL  
RACE COURSE



15KMS  
BURJ  
KHALIFA

15KMS  
GLOBAL  
VILLAGE

16KMS  
CITY  
WALK

23KMS  
DUBAI  
INTERNATIONAL  
AIRPORT

30KMS  
BURJ  
AL ARAB

35KMS  
PALM  
JUMEIRAH



EXPO  
2020  
DUBAI  
UAE





# 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





# 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







## 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

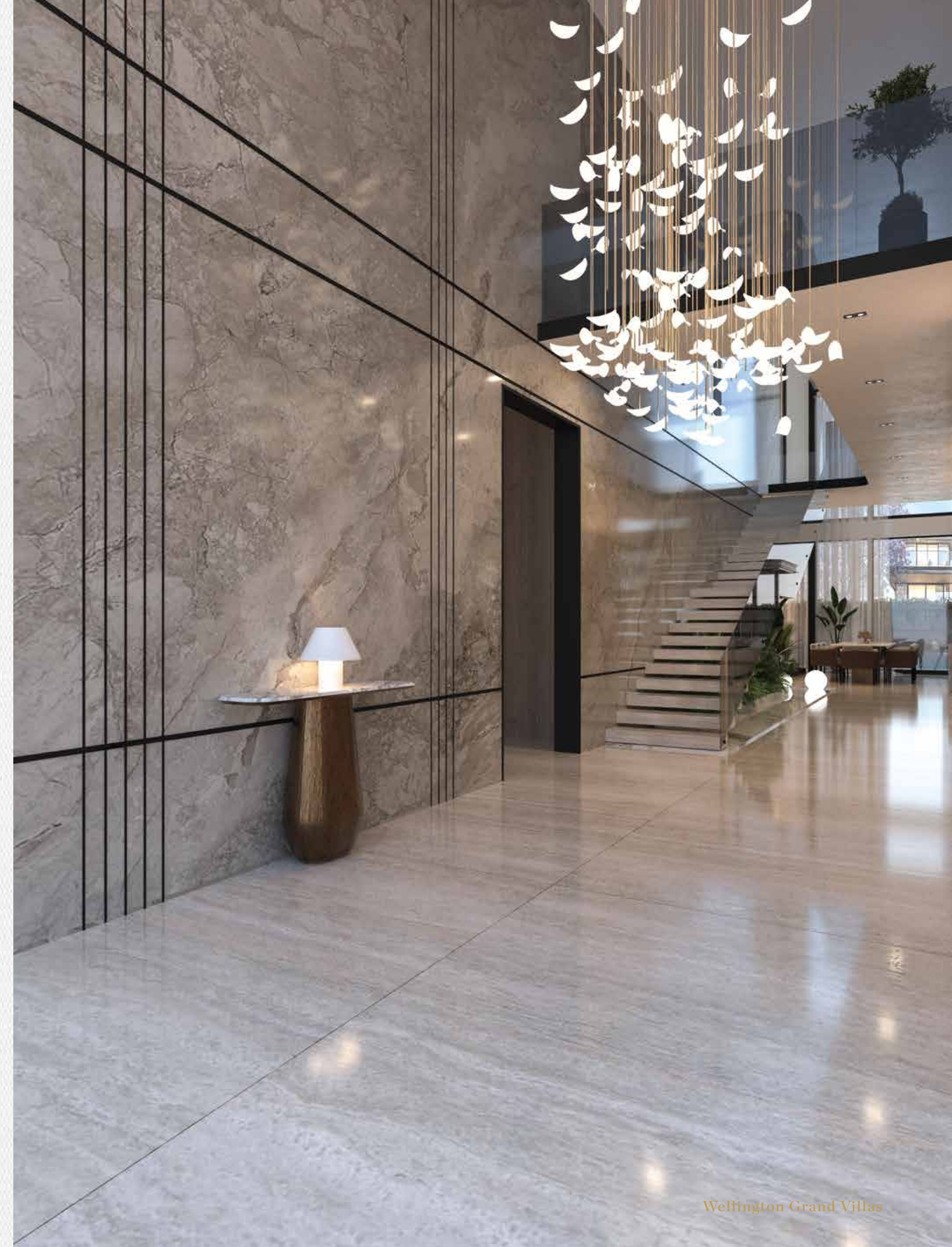






## THE FOYER'S GRACEFUL EMBRACE

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.



# WORK IN STYLE THINK IN COMFORT

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



# A FEAST FOR EVERY OCCASION

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



# 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.



# A GARDEN OF REFLECTION

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

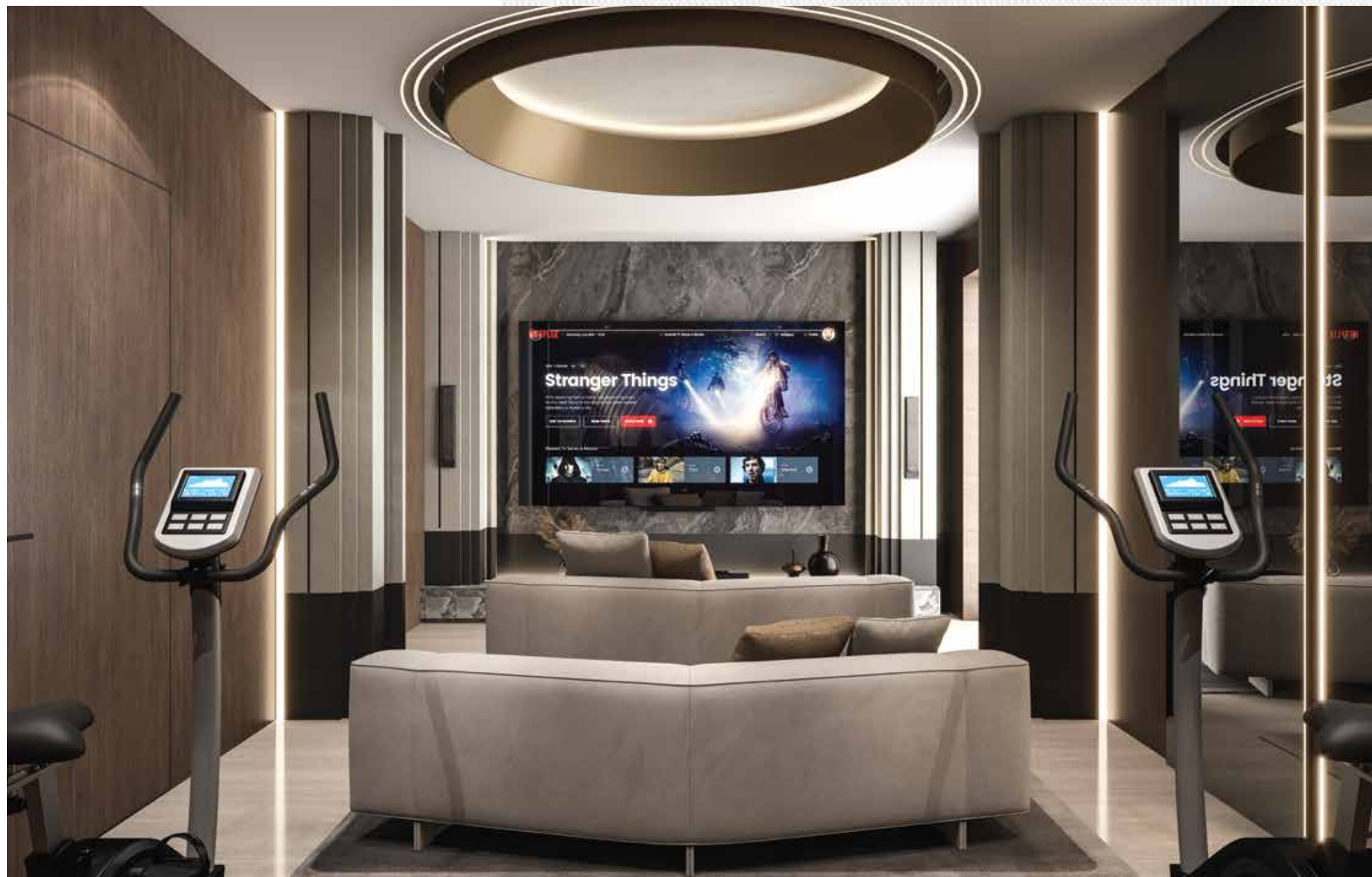






## THE PULSE BELOW

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



## 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.





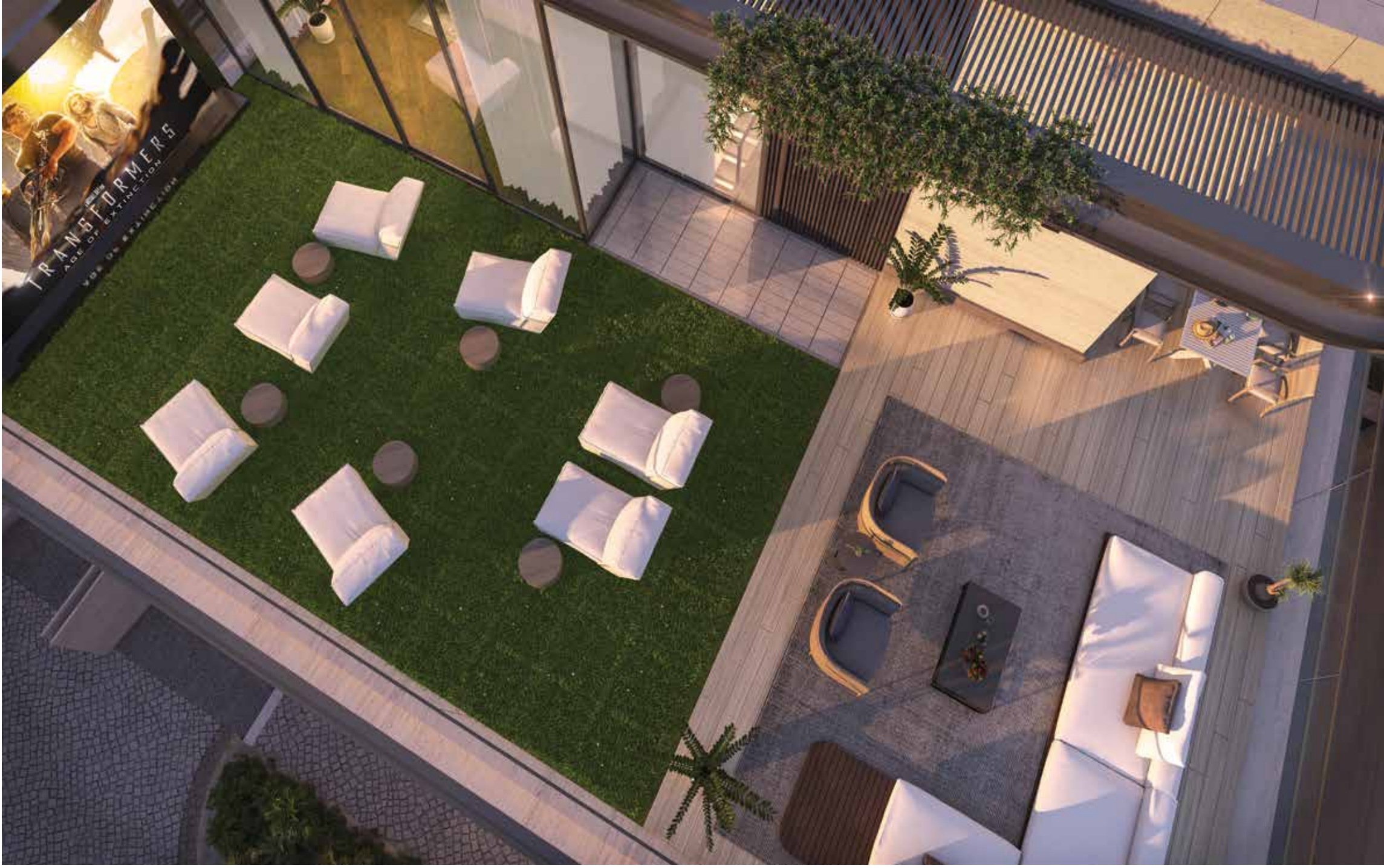
# JACUZZI OPEN SKY MOMENTS

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







## 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.



## 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.





## 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.



## SPACE BELOW FOR EVERY JOURNEY

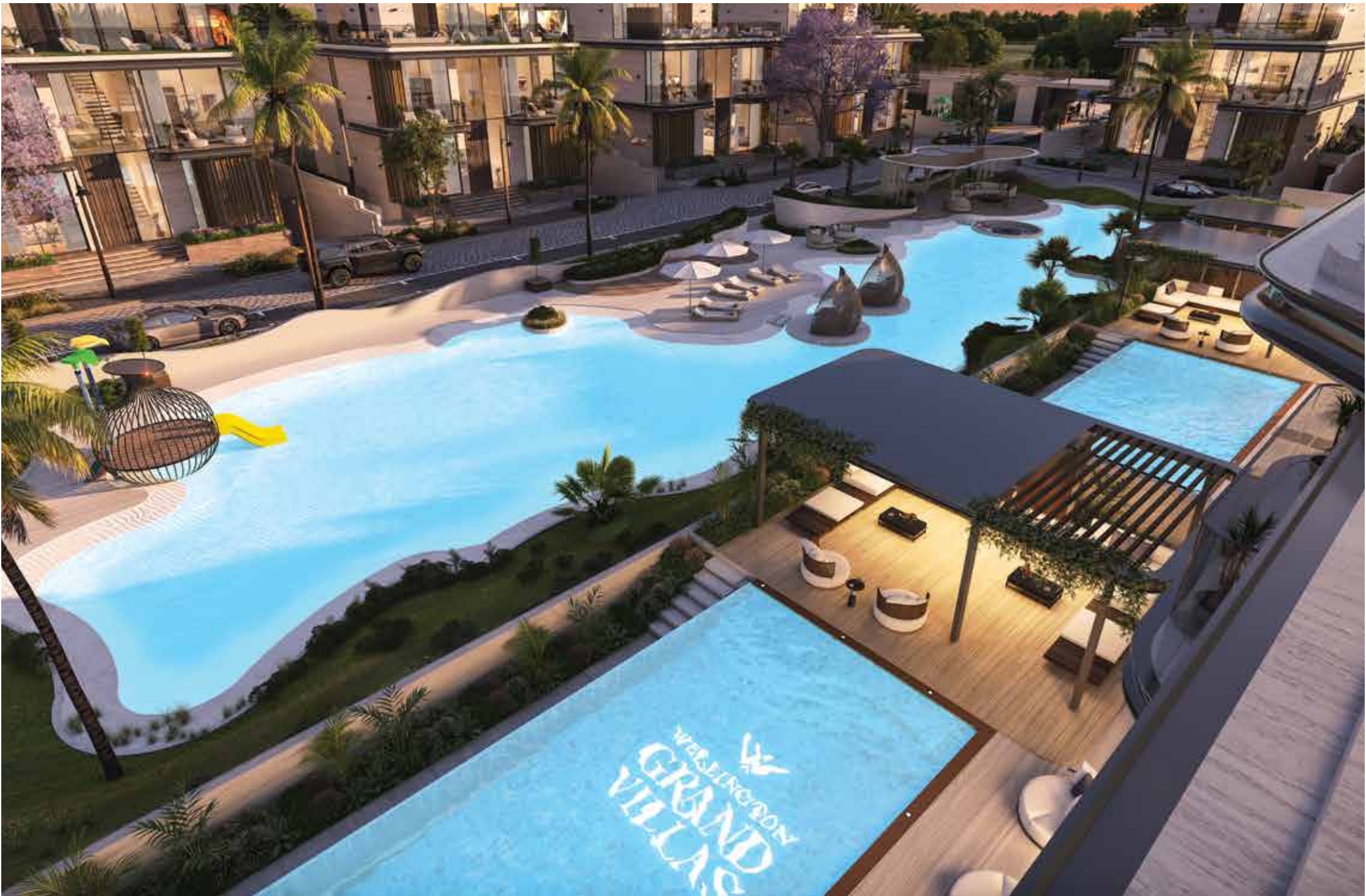
Behind the basement floor of every villa lies a spacious parking area, designed to provide ease and comfort for vehicle owners.





# 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



INTERIOR DECORATION PARTNER



TECHNICAL ADVISOR



ELEVATOR



KITCHEN APPLIANCES



KITCHEN



HOME AUTOMATION



SANITARY WALL



GLASS & ALUMINIUM



HVAC



WELLINGTON  
**GRAND  
VILLAS**

