



MEWS MANSIONS



EXCLUSIVE
DEVELOPMENT



refine

Dubai General Properties, the development arm of Al Ali Property Investment (API), a leading sole proprietorship real estate developer dedicated to creating exceptional urban communities, strategically collaborates with Refine, a consortium of highly accomplished developers and experts in development management.

This exclusive collaboration applies the proven track record of industry experts to elevate luxury standards in UAE real estate development, promising unparalleled value for high-end investors.



OLSEN & PARTNERS

INTERIORS

With over 10 years' experience in the interior design industry, Olsen & Partners are renowned for creating bespoke, luxury interiors and providing exceptional client service.

With a team of experienced in-house experts, Olsen & Partners ensures high-end luxury and world-class functionality across every individual space, from intimate lounges to sophisticated workspaces, enhancing the environment and lifestyle for its esteemed clients.

Services include: Design consultancy / Interior design & fit-out / Landscaping & pools / Carpentry work & joinery / Building construction / MEP design & implementation / IT & automation.







OPEN THE GATES TO LUXURY

MALLS

- 1 Dubai Mall / 10 mins
- 2 DFC / 12 mins
- 3 Dubai Hills Mall / 21 mins
- 4 Mall of Emirates / 25 mins

AIRPORTS

- 5 DXB / 15 mins
- 6 DWC / 31 mins

LANDMARKS

- 7 Burj Khalifa / 10 mins
- 8 Museum of the Future / 12 mins
- 9 Burj Al Arab / 20 mins

SCHOOLS

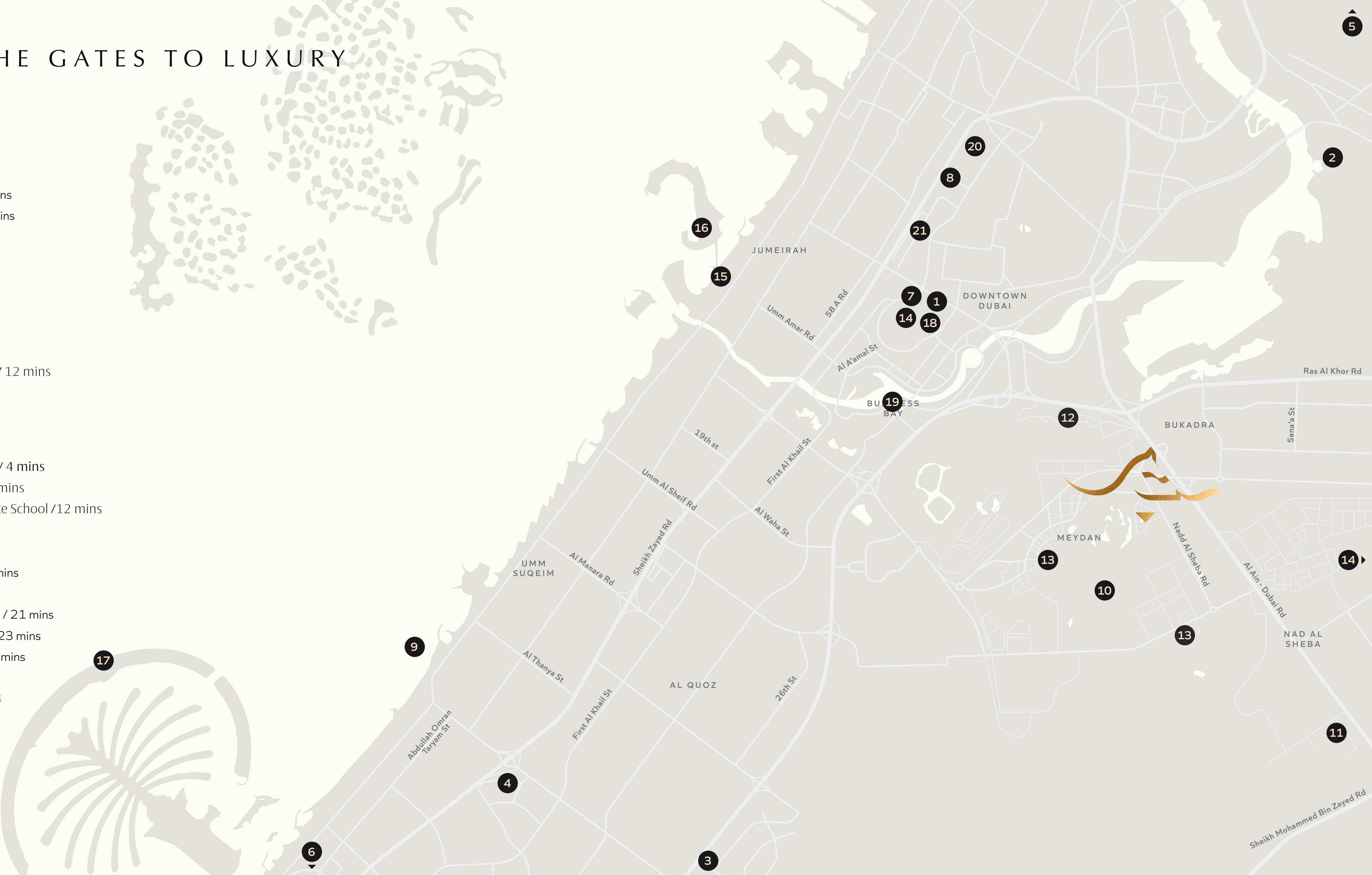
- 10 Rashid & Latifa school / 4 mins
- 11 Kent College Dubai / 9 mins
- 12 North London Collegiate School /12 mins

HOTELS

- 13 The Meydan Hotel / 8 mins
- 14 Armani Hotel / 16 mins
- 15 Four Seasons Jumeirah / 21 mins
- 16 Bulgari Resort Dubai / 23 mins
- 17 Atlantis The Royal / 32 mins

BUSINESS AREAS

- 18 Downtown / 10 mins
- 19 Business Bay / 12 mins
- 20 DIFC / 14 mins
- 21 DWTC / 16 mins



5 BEDROOM MANSIONS
BASEMENT + GROUND + 2 FLOORS

Plot Size : From 15,516 - 16,267 Sq.Ft

BUA Size : From 22,602 - 25,215 Sq.Ft





FEATURES & AMENITIES

ROYAL MANSIONS

LEISURE & ENTERTAINMENT

CIGAR LOUNGE

OUTDOOR JUICE BARS

BBQ AREA

GAME ROOM

LANDSCAPED OUTDOOR AREAS
WITH SUNKEN SEATINGS

CINEMA*

WINE ROOM

FINISHES

OPULENT BESPOKE FINISHING
ELEMENTS

LUXURY BRANDED
WARDROBES & CABINETS –
POLIFORM OR EQUIVALENT

SANITARY FIXTURES – GESSI,
CEA OR EQUIVALENT

FEATURE BAR COUNTERS
(BF + GF)

FEATURE WALLS WITH MARBLE
FINISHES

BASEMENT WOOD TIMBER
SLATE CEILING

LAMINATE GLASS WITH
BRONZE PARTITIONS

FAÇADE INTRAVERT INE

HEALTH & WELLNESS

INFINITY POOL

JACUZZI & HOT TUB

SPA WITH MASSAGE

GYM

ZEN ROOM

WATER FEATURES

SAUNA & STEAM ROOM

AIR PURIFICATION SYSTEM

WATER PURIFICATION SYSTEM

PRIVATE CONVENIENCES

HOME OFFICE*

COLD STORE / DRY STORES

PRIVATE ELEVATOR

LAUNDRY ROOM

DRIVERS' ROOM & MAIDS'
QUARTERS

PRIVATE INDOOR PARKING
SPACES + ADDITIONAL GUEST
PARKINGS

GARBAGE CHUTE

CENTRALIZED LAUNDRY /
LINEN CHUTE

CENTRALIZED VACUUM
SYSTEM

HOME SYSTEM

HOME AUTOMATION &
INTEGRATION

VIDEO DISTRIBUTION 4K VOIP

AUDIO DISTRIBUTION

- CEILING SPEAKERS
- INVISIBLE SPEAKERS
- EXTERNAL AUDIO
- MASTER BED PROJECTION
- FAMILY LOUNGE INVISIBLE
- SURROUND SOUND

UPGRADED SYSTEMS

- HOME NETWORK & WI-FI
DISTRIBUTION
- CCTV
- INTRUDER ALARM
- ACCESS CONTROL

ADVANCED LANDSCAPE
LIGHTING

ELECTRIC FIREPLACE

LIGHTING CONTROL

FAÇADE LIGHTING

BASIC LANDSCAPE LIGHTING



FRONT VIEW





ENTRANCE LOUNGE AREA



JUICE BAR LIVING AND DINING ROOM

















MASTER BEDROOM



MASTER BALCONY





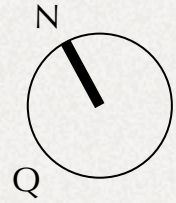
Mansion V

Total BUA: 25,150 sqft

BASEMENT FLOOR



BASEMENT AREA
8,912.30 SQFT
827.95 SQM



Mansion V

Total BUA: 25,150 sqft

GROUND FLOOR



MEWS MANSIONS / FLOORPLANS

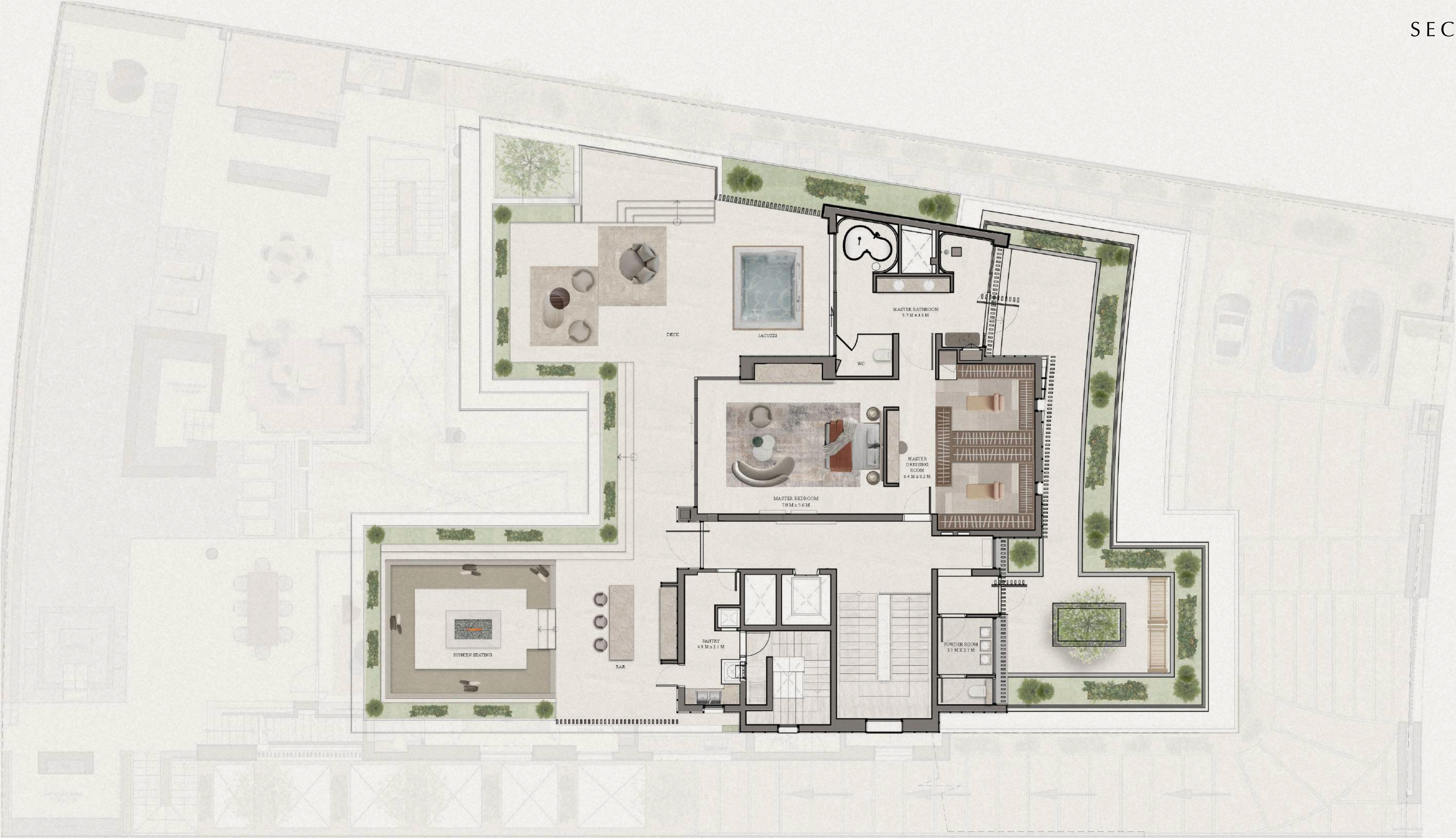


BUILT AREA	OUTDOOR AREA	TOTAL GF AREA
6,109.30 SQFT	9,435.21 SQFT	15,544.51 SQFT
567.55 SQM	876.53 SQM	1,444.08 SQM

Mansion V

Total BUA: 25,150 sqft

SECOND FLOOR



BUILT AREA
4,862.30 SQFT
451.71 SQM





UNIT SIZES AND PRICES

MEWS NAMES	BUA (IN SQFT)	PLOT AREA (IN SQFT)	P R I C E
MANSION I	25,118	15,543	AED 75,000,000
MANSION II	25,215	15,521	AED 75,000,000
MANSION III	25,100	15,621	SOLD
MANSION IV	25,091	15,516	AED 78,000,000
MANSION V	25,150	15,544	SOLD
MANSION VI	25,150	15,553	SOLD
MANSION VII	25,161	15,553	SOLD
MANSION VIII	25,204	15,568	SOLD
MANSION IX	22,620	16,253	SOLD
MANSION X	22,602	16,267	SOLD



PAYMENT PLAN

AED 3M
on booking

20%
down payment on
S.P.A signing

10%
30 days after

70%
on completion

ANTICIPATED COMPLETION DATE

Q1/Q2 2026

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