

A Z I Z I
M O N A C O
Mansions

MONACO MANSIONS 3

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STATELY LIVING, REIMAGINED

Monaco Mansions 3, built in sleek, minimalist design, redefine luxury through simplicity. With seamless indoor-outdoor transitions, airy spaces, and an organic colour palette, they offer a serene retreat by the lagoon, where natural elements balance modern art. Positioned in the heart of the community, these mansions provide ultimate privacy and exclusive waterfront views in an exceptionally eco-friendly environment.

FEATURING

- Inspired living portraying modern, sleek architectural styles
- Fully-furnished mansions with opulent designer pieces
- Fully landscaped with lush gardens and curated outdoor elements
- Chandeliers and wall panels come included with each mansion
- Plot size of 20,000 sq. ft
- Comprising 8 bedrooms
- Featuring both road-facing and lagoon-facing exteriors
- Surrounded by the lagoon with direct beach access
- Scenic outdoor lounges, sunken seating, and lush greenery
- Sprawling four expansive levels – all connected by an elevator
- Grand interiors with sculptural staircases, chandeliers, and designer furnishing
- Exquisite indoors incorporating elements of water, greenery, and natural light
- All eight bedrooms accompanied by en-suite bath and wardrobe space
- Two extraordinary entertainment rooms featuring lounges, bars, and versatile gathering spaces
- Two swimming pools – on ground floor and on rooftop
- A rooftop terrace with seating areas and al fresco dining
- Luxurious home cinema with cutting-edge technology
- Panoramic balconies offering stunning views and exceptional privacy
- Dedicated private office space
- Fully equipped fitness centre catering to a wide spectrum of workouts
- Exclusive spa zone with sauna, steam, ice shower, massage rooms
- State-of-the-art jacuzzi and Turkish Hammam
- Numerous powder rooms allocated across different levels
- Multiple kitchens including show kitchen, kitchenettes, and service kitchen
- Comfortable staff accommodation for maids and drivers
- Efficient storage and laundry convenience
- Spacious and secure garage space

LOCATION BENEFITS



5 MINS
Emirates Road



7 MINS
Al Maktoum
Int'l Airport (DWC)



15 MINS
Dubai Parks
and Resorts

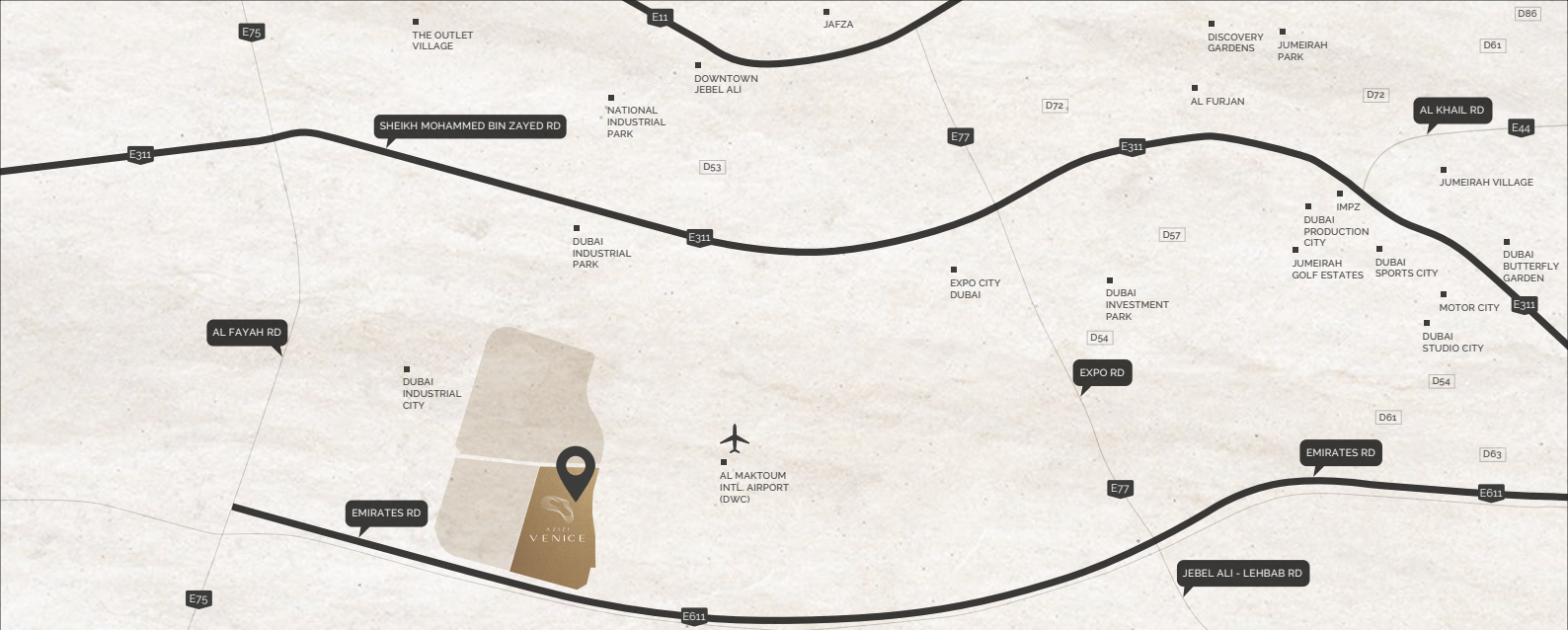


30 MINS
Dubai Marina



20 MINS
The Palm Jebel Ali





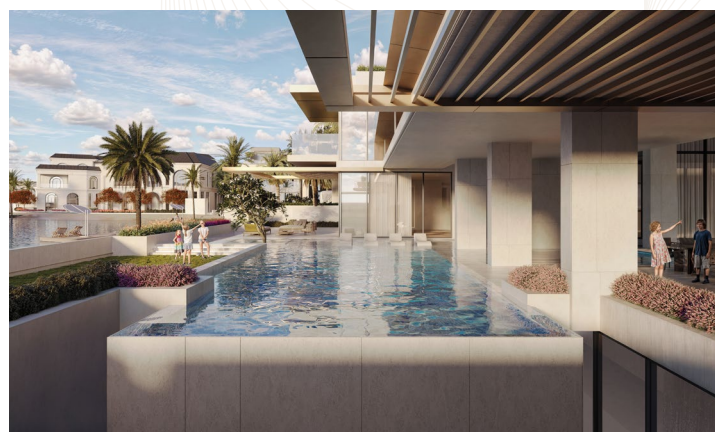
FINISHING MATERIALS

Inspired by the juxtaposition of brushed brass's sleekness with fabric's fluidity, this design embodies a new-world charm with organic forms. Large windows welcome nature inside, while marbles in neutral tones and soft textures like Jaipur wool rug balance the space, offering simplicity, light, and calmness.



COMMUNITY AMENITIES

- Cultural District designed by Zaha Hadid Architects
- Close proximity to Al Maktoum International Airport, set to be the world's largest
- Direct access to future dedicated Dubai Metro station
- Dedicated office spaces and business centres
- Private Hospital
- K-12 School, nursery, and kindergarten
- Clubhouse, multipurpose halls, and mosque
- Infinity pools overlooking crystal lagoon
- Water sports feature activities like kayaking and sailing
- 40 acres of parks and green spaces
- 18 km of swimmable beaches and boardwalks
- Wide range of authentic restaurants & cafes
- Five-star family and lifestyle hotels
- 5.5 km recreational bicycle and jogging track
- Stimulated sports fields
- Exciting children's playgrounds





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