

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

MONACO MANSIONS 6



THE ESSENCE OF REFINED LIVING

Embodying modern grandeur, Monaco Mansions 6 are striking glass-fronted marvels that merge nature, architecture, and art. With bold geometric lines and expansive windows, these offer uninterrupted views of the serene waterfront. Across four levels, these mansions boast exceptionally luxe amenities —delivering a waterfront lifestyle immersed in exclusivity and sophistication.

FEATURING

- Inspired living emphasising designs of Art Deco Classical
- 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 15,000 sq. ft
- Comprising 7 bedrooms
- Featuring both road-facing and lagoon-facing exteriors
- Surrounded by the lagoon with direct beach access
- Scenic outdoor lounges and lush greenery
- Sprawling four expansive levels – all connected by an elevator
- Grand interiors with sculptural staircases, chandeliers, and designer furnishing
- All seven 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

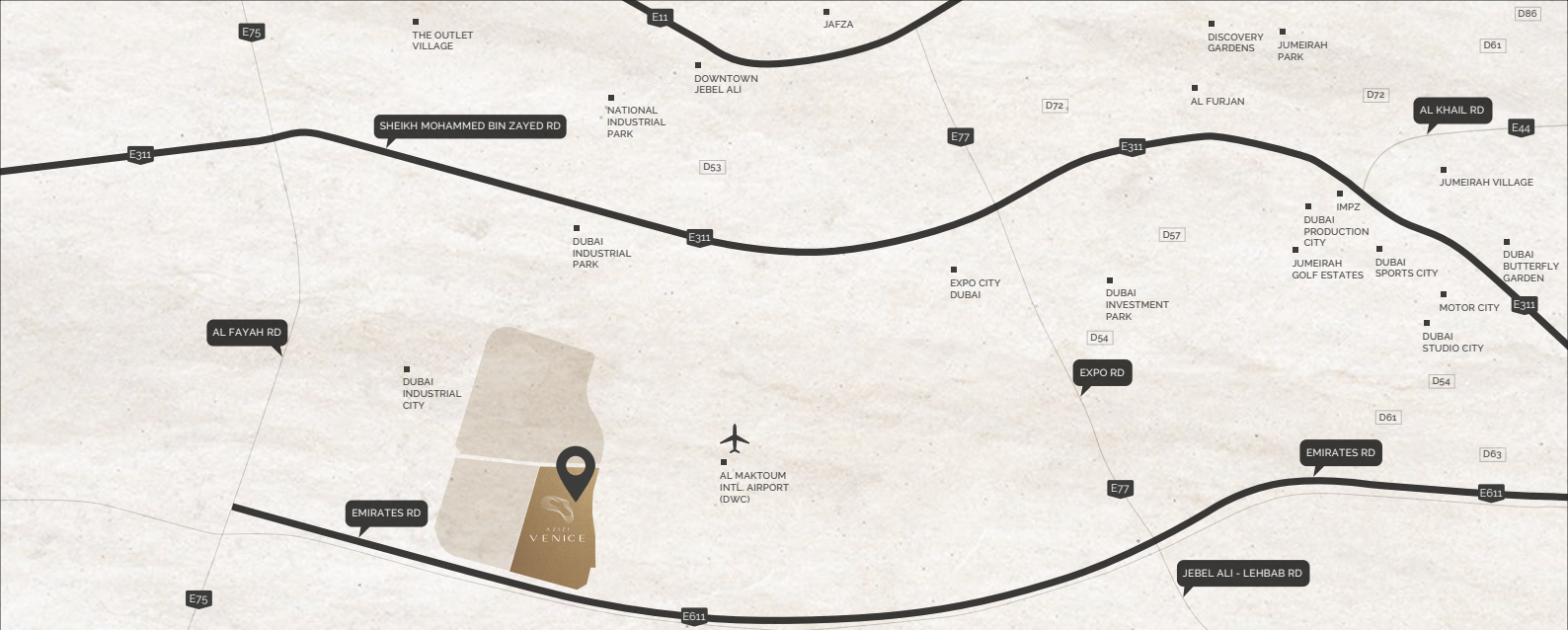


30 MINS
Dubai Marina



20 MINS
The Palm Jebel Ali





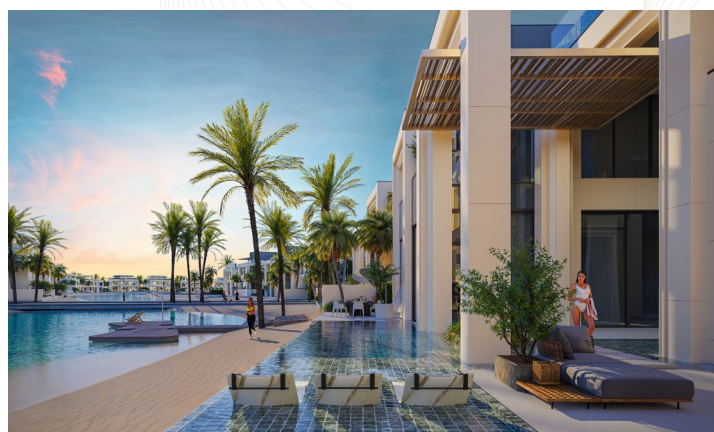
FINISHING MATERIALS

The aesthetic is a mixture of classical sophistication with the glamour and modernity of Art Deco. The spaces are ornate yet balanced, with transitional furniture, contrasting accents, and deep blue tones. The finishing materials include gold leaf, ripple glass, stainless steel, dark bronze and marble, among others, that amplify its unique visual appeal.



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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