



WELLINGTON GRAND VILLAS

MBR DISTRICT 11



FACT SHEET



ANCHORED IN ELEGANCE

Wellington Grand Villas invites you to a life that is 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.

Villas Configuration

B + G + 2
Residential Villas

Number of Villas

22

Types of Villas:

5-bed villas, 6-bed villas &
6-bed mansions

LOCATION HIGHLIGHTS

15KMS

BURJ
KHALIFA

15KMS

GLOBAL
VILLAGE

16KMS

CITY
WALK

23KMS

DUBAI INTERNATIONAL
AIRPORT

30KMS

BURJ
AL ARAB

35KMS

PALM
JUMEIRAH

PROJECT FEATURES

- Key Location
- Gated Community
- 5-Bed Villas
- 6-Bed Villas
- 6-Bed Mansions
- Private Swimming Pools
- Basement Parking
- Lagoon
- Zen Garden
- Finished or Unfurnished Interior

WHY INVEST IN MBR?

- MBR City is rapidly growing with ongoing new projects.
- The demand for properties in MBR City is consistently high, ensuring strong rental yields.
- District 11 is well-connected to major roads and offers easy access to Downtown Dubai, Business Bay, and Dubai International Airport.
- Dubai offers a largely tax-free environment, making property investment even more attractive.
- District 11 offers an upscale lifestyle with elegant villas and modern apartments.

PARTNERS



PRE-LAUNCH PAYMENT PLAN

35/65

04%

DLD FEE

10%

DOWN PAYMENT

10%

1ST INSTALMENT

05%

2ND INSTALMENT

05%

3RD INSTALMENT

05%

4TH INSTALMENT

65%

HANDOVER

FACTS & FIGURES

AVERAGE SIZES & STARTING PRICES

- 5-Bed Villa: 12,190 - 12,859 sq. ft.
- 6-Bed Villa: 14,249 - 15,988 sq. ft.

STARTING PRICE

AED 18 Million

HANDOVER

Q4 2027

AMENITIES



WATER
LAGOON



SAND
LAGOON



SITTING
LOUNGES



KIDS'
RIDES



SUN-BATHING
AREA



JOGGING
TRACK



KIDS'
PLAY AREA



ZEN
GARDEN



OUTDOOR
CINEMA

ABOUT THE DEVELOPER

At Wellington Developments, we take pride in reshaping modern living through our exceptional projects, guided by the forward-thinking vision of our top management. We are committed to quality, innovation, and sustainability, ensuring that every development we undertake is thoughtfully designed to meet the ever-evolving needs of today's world.



WELLINGTON DEVELOPMENTS



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www.wellingtondevelopments.ae

Disclaimer: All pictures, plans, layouts, information data and details included in this fact sheet are indicative only and may change at any time up to the final 'as built' status as per final designs of the project, regulatory approvals and planning permissions.