VICTORY HEIGHTS

Marbella Village

HERS & HIS

A SIGNATURE DEVELOPMENT AT

DUBAI SPORTS CITY

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HERS

VICTORY HEIGHTS

Marbella Village

Nothing like dew on your face.

The first rush of pure air filling your lungs – the best wake up call ever, in Marbella Village.

Marbella Village is the last village in Victory Heights, Dubai Sports City. Marbella Village is ideal for those looking to live in a tranquil environment.

Limited to just 96 carefully crafted townhouses, Marbella Village blends the best of Spanish design sensibility with modern sense to create unique living spaces.

Deeply inspired by man's intrinsic relationship with nature, Victory Heights has dedicated nearly half of the project area to parks, landscapes, community centre and infrastructure.

Victory Heights promises a refreshing and active community lifestyle.

Reclaim body and mind

Set within one of Dubai's most loved communities - Victory Heights - Marbella Village's neighbourhood features lush green areas, community parks, international schools, shopping and dining plazas.

As a distinguished resident, you have access to spectacular sporting facilities such as The Els Club, ICC Academy and the DSC Sports Park amongst others - all created to ensure you live the active lifestyle that you desire.



Sunshine, open spaces, choices and access – everything that's needed to enrich your life.

Just the way life should be

A dedicated residents' community centre, access to several parks, restaurants and cafes, nurseries and international schools, jogging and bicycle paths, fitness, golf, cricket, football and other sporting facilities – features that ensure that you are never at a loss to engage yourself and your family.



Beautiful spaces that remind you every day that you've made the right decision.

Each Marbella Village townhouse offers tranquil privacy and a relaxed ambience. Spacious balconies, modern fittings and fixtures, driveways, parking and courtyards are features at every property.

Marbella Village's townhouses boast an aesthetic that is clean and contemporary, with open, airy interiors that are awash with natural light.

Freedom outside, creativity within







Best in class European products ensure quality, style and endurance.



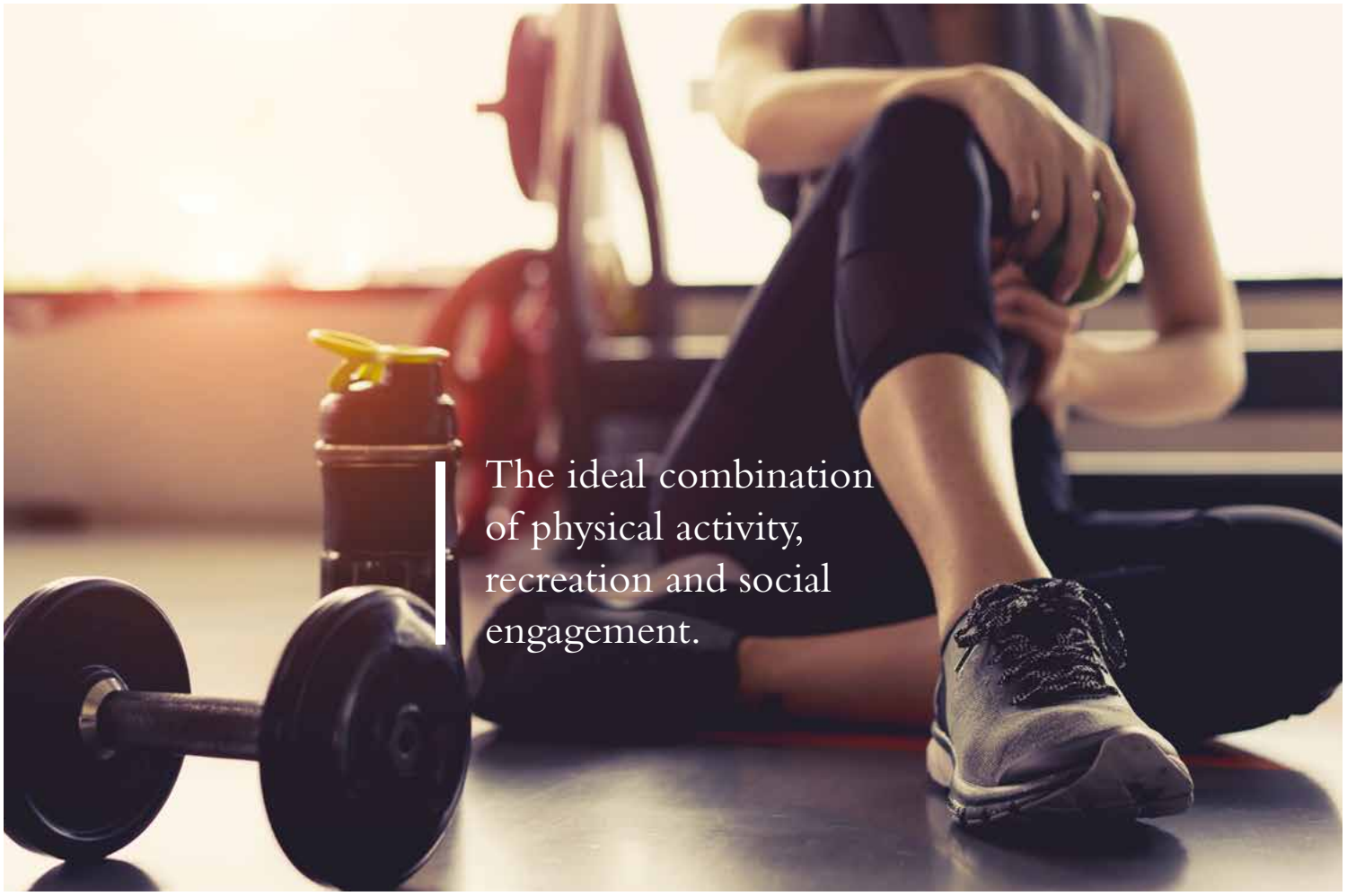




Beauty lives in the details

The design of the townhouses at Marbella Village is similar to that of Victory Heights, but with several upgrades. All townhouses will adhere to Dubai Municipality's Green Building Regulations, which ensures reduced consumption of energy. Smart home technology is integrated into lighting and air-conditioning. The high quality fittings and finishing are from Europe and come with extensive warranties.





The ideal combination of physical activity, recreation and social engagement.











Rejuvenating mind and body

Central to building Marbella Village's unique social fabric is the community centre. Built over 34,000 Sq.ft, this centre is dedicated to sports, fitness, kids entertainment, leisure and social engagement.



HIS

VICTORY HEIGHTS

Marbella Village



Weclome back to Dubai's best kept secret - your home in Marbella Village

It's good to be home.

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Dubai's most loved neighbourhood - Victory Heights - just got a bit bigger.

A unique, lifetime opportunity

Victory Heights' success as a development stems from its vibrant community – one that thrives on healthy living, a sporty lifestyle and an unending love for open spaces.

It is this community that makes for Dubai's most loved neighbourhood – one that Marbella Village is part of, and proud of.



A track-record of proven performance

Marbella Village is located in Victory Heights and takes profound inspiration from this premium community.

Launched in 2006, Victory Heights is a golfing community comprised of nearly a thousand prestigious villas. The on-time completion of this project launched Dubai Sports City as a developer trusted for its commitment to quality, design and the use of futuristic construction methods.

Marbella Village is the last opportunity to buy off-plan and directly from the master developer.



From sublime switches to smart home technology - things that look good - and feel good.

Built for the long-term

As one of our own developments, we are committed to maintain our reputation of giving the best in terms of space, finish, quality and timely project delivery.

A powerful RCC structure, durable paints for the walls, aluminium for the windows, wooden doors, interlocks for hard landscape and marble for the entrance steps - all promise longevity for your investment. Each townhouse comes with a closed garage to accommodate two cars.

In Marbella Village, sport is not just an activity – it's an accessory to an active lifestyle.

A premium, sporty lifestyle



An active lifestyle is at the centre of Dubai Sports City's philosophy. This community offers sports on an international level and its facilities are the chosen destination for international teams to train. Nation-wide and international events are held in its venues. As the world's first integrated sports city, Dubai Sports City boasts several key projects that bolster its position among several of the region's most popular sports.



As a part of Victory Heights, Marbella Village is a gated community with 24/7 security.





With 6,000 apartments and 1,200 villas Dubai Sports City is an integrated community with 4 international schools and 3 nursery schools. Dubai Sports City already has a population of over 15,000 residents and is a development with ready infrastructure and amenities. This makes Dubai Sports City an extremely lucrative investment opportunity.

Dubai Sports City's signature projects such as Victory Heights have grown tremendously in value over a short period of time. Limited to just 96 townhouses, Marbella Village is set to become one of the most sought-after communities in Dubai.

The project is very competitively priced in its category. It offers the amenities and facilities of a premium project at a very competitive price, thus making it an unmatched investment option.

Total peace of mind



VICTORY HEIGHTS

Marbella Village

OURS

A SIGNATURE
DEVELOPMENT AT

DUBAI
SPORTS
CITY

Life and lifestyle, secured.

Always the best place to invest in Dubai

A premium lifestyle. An established community. A developer with a proven track record. Whether it's home, or a long-term investment, Marbella Village is for her and for him - where life is just the way it should be.



VICTORY HEIGHTS

Marbella Village



Dubai Sports City: Connect to the best of Dubai, seamlessly

Dubai Sports City is connected through 5 arterial roads, giving you easy access to Dubai's best amenities. The proposed Gold Line metro link by Road and Transport Authority will pass through Dubai Sports City, adding further to its connectivity.