DEVELOPER:

WELLINGTON
DEVELOPMENTS

WELLINGTON GRAND VILLAS

MBR DISTRICT 11

WELLINGTON
DEVELOPMENTS

"OUR VILLAS ARE A TESTAMENT TO THE POWER OF PRECISION AND PASSION. EVERY BRICK IS A PROMISE, EVERY BEAM A DREAM."

KHURRAM AHMED
MANAGING DIRECTOR

WELLINGTON
GRAND
VILLAS

MBR CITY DISTRICT 11
FEATURES

- EAST LAGOON
- MAIN LAGOON ENTRANCE
- LAGOON CAR PARK
- COMMERCIAL FACILITIES
- SAND BEACH
- AMENITY LAWN
- LOOP ROAD
- GATEWAY
- EXTERNAL CYCLE TRACK
- SIKKA
- GATED COMMUNITY
- MOSQUE
- RETAIL
- SCHOOLS

15KMS BURJ KHALIFA

15KMS GLOBAL VILLAGE

16KMS CITY WALK

23KMS DUBAI INTERNATIONAL AIRPORT

30KMS BURJ AL ARAB

35KMS PALM JUMEIRAH

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PERFECT IN HARMONY

Wellington Grand Villas

ANCHORED IN ELEGANCE

Wellington Grand Villas invites you to a life 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.

GATED COMMUNITY

5-BED VILLAS

6-BED VILLAS

6-BED MANSIONS

THE LAGOON

ZEN GARDEN

Wellington Grand Villas

GUARDIANS OF GRANDEUR

The gated entrance marks the beginning of a new world, one shaped by refinement, order, and quiet luxury. Strong lines, elegant proportions, and precise detailing signal a place where design is considered and quality is consistent.

THE LAGOON

KIDS'
PLAY AREA

SITTING
LOUNGES

WATER
LAGOON

SAND
LAGOON

SUNBATHING
AREA

CRYSTAL REFLECTIONS

The lagoon is a peaceful escape within the community, designed for easy access to all residents. Positioned behind three 6-bed villas, the water feature enhances the surroundings, offering a refreshing retreat.

GOLDEN SHORES WITHIN REACH

The sand pool within the lagoon offers residents a coastal-inspired retreat at the heart of the community.

LITTLE ADVENTURES AWAIT

The lagoon's dedicated kids' water rides bring excitement to the project, ensuring endless fun for young residents.

SUBMERGED IN RELAXATION

Imagine reclining in a private oasis, surrounded by the gentle embrace of the lagoon. Here, amidst the tranquil waters, plush seating areas invite leisure moments, where every breath echoes the calm of nature's embrace.

RADIANT DAYS BY LAGOON

The sun carves golden paths across the water, while the lagoon mirrors the sky's brilliance. Here, the sunbathing terrace feels like stepping into daylight's sanctuary.

A1
5-BED VILLA

BASEMENT
PARKING

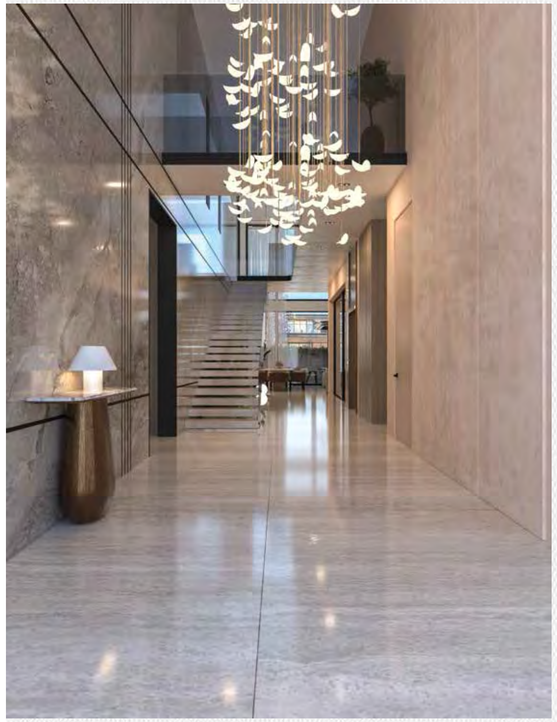
STUDY
ROOM

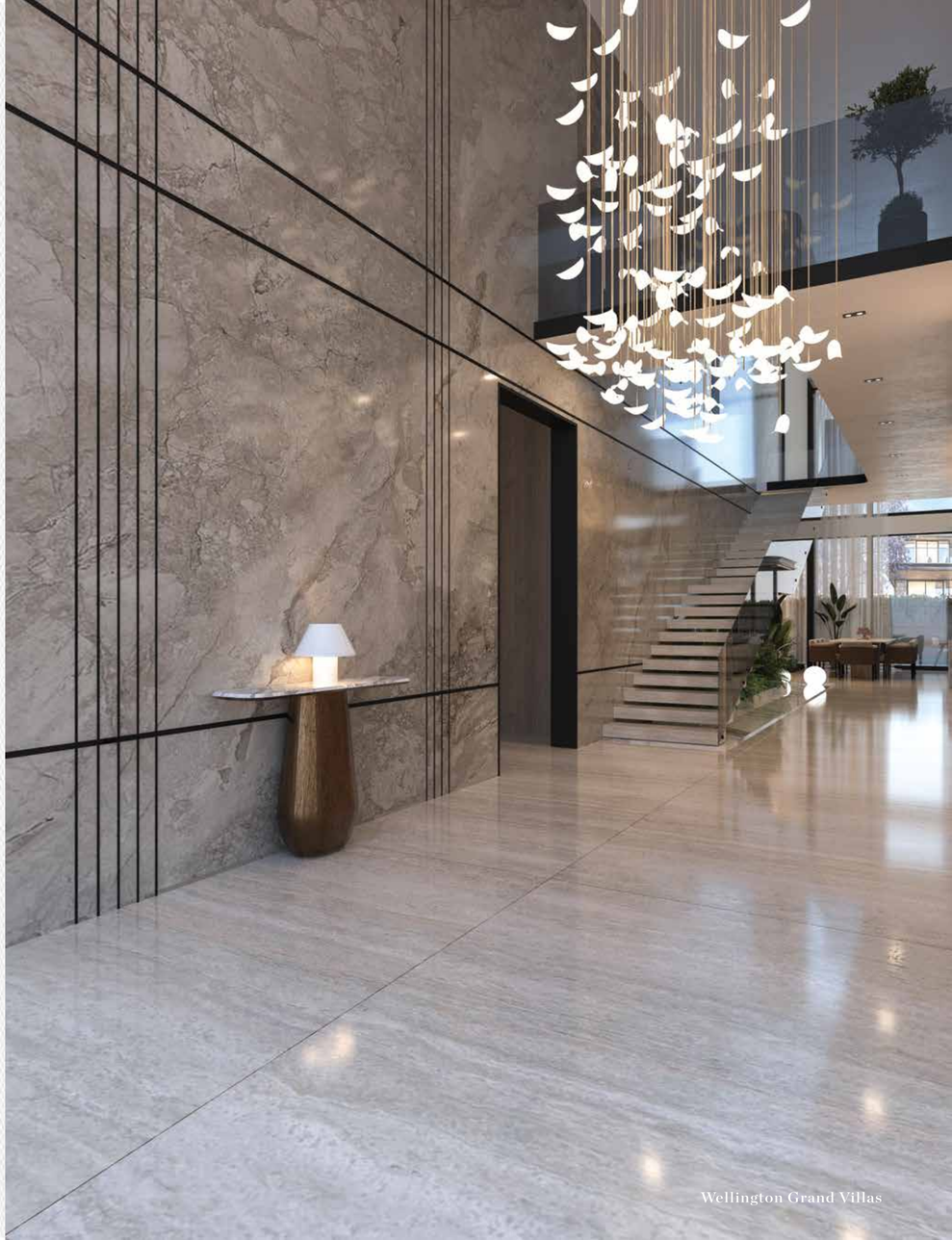
THEATRE
ROOM

SWIMMING
POOL

THE FOYER'S GRACEFUL EMBRACE

The 5-bedroom entrance foyer stands as a testament to refined taste. Rich textures and soaring heights converge, creating an ambience that resonates with the essence of distinguished living.





A TALE OF TWO SPACES

The double-height living room rises with quiet grandeur. A formal lounge welcomes guests with presence, while the family lounge offers comfort shaped for slower hours and shared moments.

THE HEART OF CULINARY CREATIONS

The contemporary kitchen is perfectly designed for cooking, transforming everyday tasks into enjoyable moments.

A FEAST FOR EVERY OCCASION

The roomy dining area sets the stage for cherished moments, from intimate family meals to lively celebrations.

WORK IN STYLE THINK IN COMFORT

The villa includes a versatile small room that can be used as a study or a private office.

THE ART OF INDULGENCE

The powder room with polished surfaces and graceful accents creates an atmosphere of indulgence.

A TRANQUIL MASTERPIECE

The master bedroom and bathroom unfold like a private canvas, where every surface catches the light and every detail carves out a deeper sense of belonging.

WARDROBE OF QUIET POWER

Behind the glass, every garment claims its place like a curated gallery. This room-sized wardrobe transforms daily ritual into a quiet exhibition of elegance.

THE PULSE BELOW

The basement transforms into a dynamic zone with a theatre room leading the way and gym equipment positioned behind.

A GARDEN OF REFLECTION

Tucked away from the world above, the private zen garden offers a quiet retreat where time slows.

VEHICLES WELL SHELTERED

Each villa features a dedicated parking area at the back of the basement floor, offering generous space to accommodate vehicles.

WELLINGTON
GRAND
VILLAS

CRAFTED FOR YOUR LIFESTYLE

The rear view of the 5-bed villa features a private swimming pool, offering a serene retreat.

JACUZZI
OPEN SKY MOMENTS

Suspended between sky and stone, the private jacuzzi turns every soak into a retreat above the ordinary, where steam rises and the day falls away.

SITTING
ABOVE THE STREET

Perched above the quiet stir of life below, the sitting area opens like a balcony of thought, where mornings stretch and evenings gently fold.

VILLAS CRAFTED FOR LIVING

B1
6-BED VILLAS

BASEMENT
PARKING

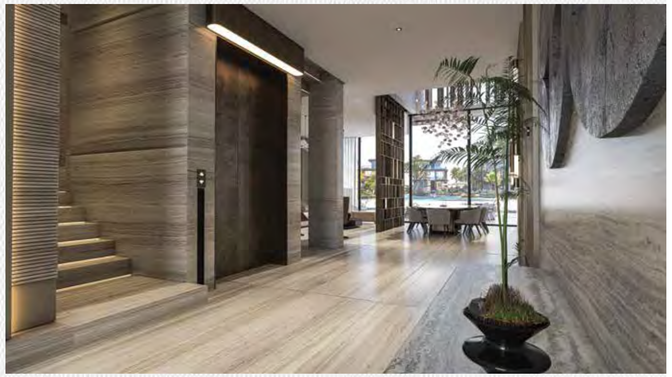
STUDY
ROOM

THEATRE
ROOM

INFINITY
POOL

OPEN-AIR
CINEMA

Wellington Grand Villas



AN ENTRANCE WITH PRESENCE

The entrance foyer rises with quiet authority, where towering heights and exquisite materials set the ambience for the villa beyond.

LIVING SPACES UNFOLD WIDE

The living room stretches like an open canvas, where twin lounges breathe in the view, the pool shimmering below, the lagoon carrying the horizon forward.

GATHER CELEBRATE, SAVOUR!

The dining area invites connection and celebration, offering a generous space for everything from quiet family dinners to festive gatherings.

LIVING IN GRANDEUR

The living room is filled with natural light and includes both a formal lounge for guests and a family lounge for everyday comfort.

QUIET POWER, PRIVATE SPACE

The master bedroom and bathroom stand like a private space, where every surface, shadow, and reflection gather into a quiet ritual of daily renewal.

A WARDROBE WITHOUT LIMITS

The U-shaped wardrobe wraps the room like a quiet current, where every turn reveals order, possibility, and a space shaped by pure intent.

THE THEATRE

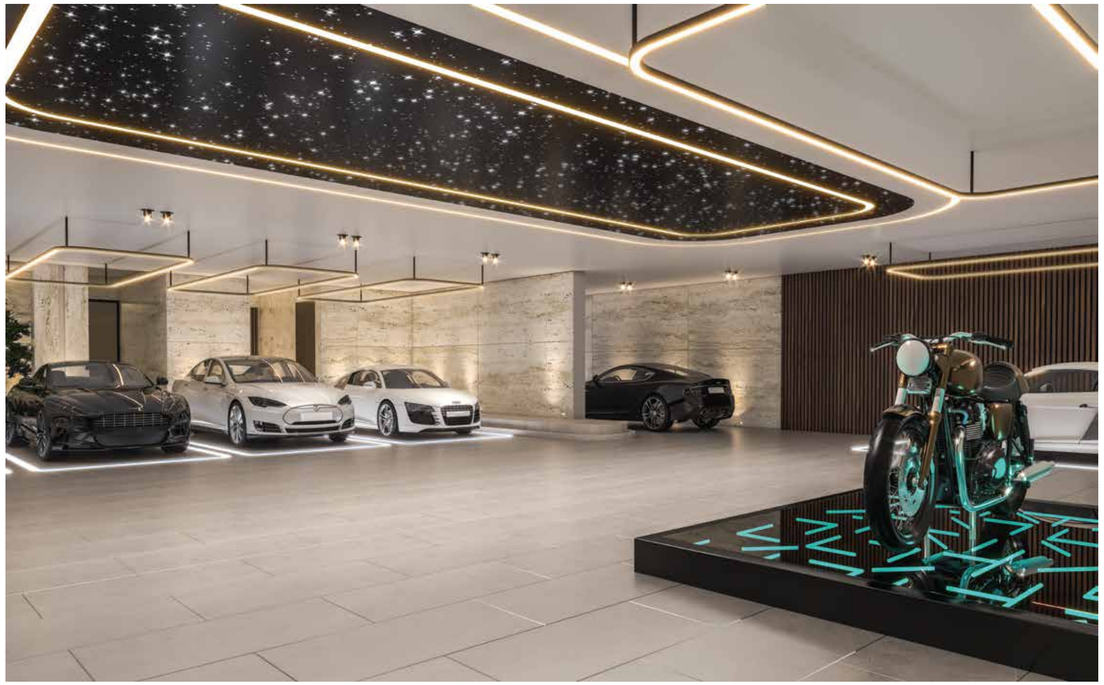
Tucked beneath each villa, the theatre room offers a superb retreat. It's a secluded area where you can spend your free time to the fullest.

SERENE BEAUTY
TIMELESS PEACE

A hidden oasis below ground, the zen garden brings nature's serenity indoors. Surrounded by calming elements, it offers a perfect space for mindfulness and relaxation.

SPACE BELOW
FOR EVERY JOURNEY

Behind the basement floor of every villa lies a spacious parking area, designed to provide ease and comfort for vehicle owners.



THE POOLSIDE ESCAPE

From the back of each villa, clear views open onto the private pool and the lagoon beyond, offering a quiet spot beside the water.

RELAX, DINE, & UNWIND

The backside terrace of Wellington Grand Villas features a luxurious jacuzzi, along with a stylish seating and dining area for ultimate relaxation.

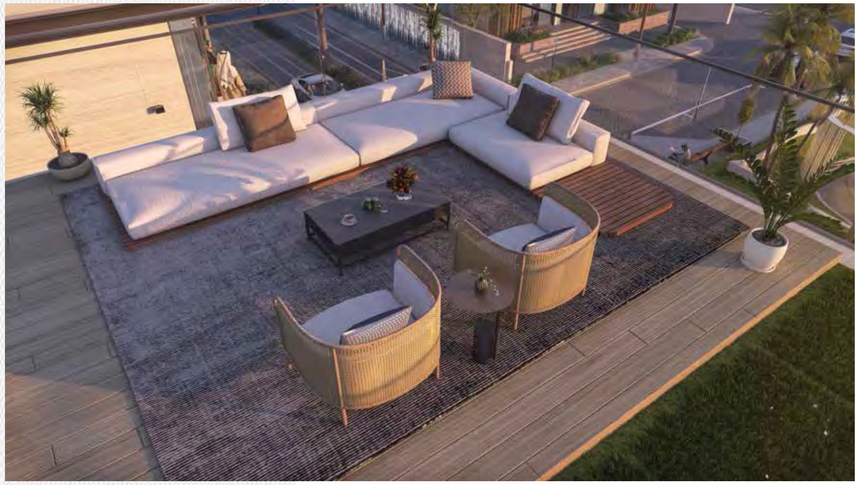
POOLSIDE LUXURY AT THE REAR

BACKYARD DREAMS TAKE SHAPE

The poolside spreads like a living canvas, painted with the warmth of grills, the hush of sunbathers, and the cool splash of showered afternoons.

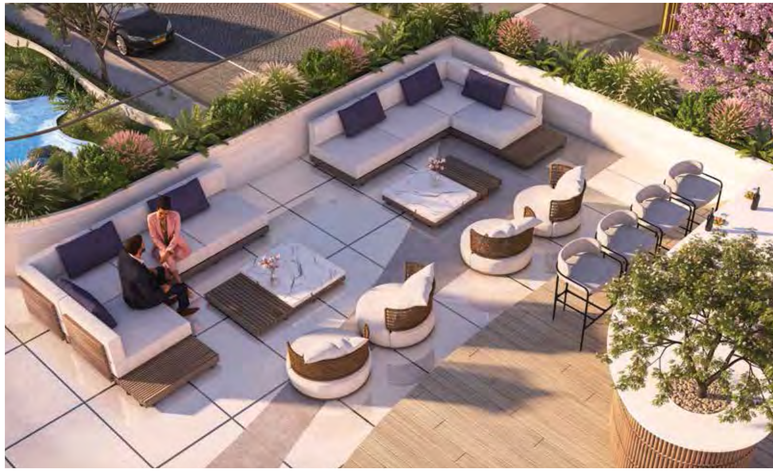
CINEMA NIGHTS ABOVE STREETS

The terrace stretches forward like a ship's prow, casting stories into the night sky, where seats line up to catch the drifting light.
A cinematic experience to be remembered.



SKY VIEWS WITH WARM WATERS

The terrace unfurls like a stage set for slow pleasures, where warm water hums, glasses clink, and plates gather the last light of day.



ZEN GARDEN

OUTDOOR CINEMA

JOGGING TRACK

SITTING LOUNGES

KIDS' RIDES

Designed for daily rejuvenation and intimate gatherings, the zen garden provides a serene area for all residents to hold small gatherings.

STRIDE INTO ENERGY

Designed to inspire an active lifestyle, the jogging track provides a dedicated route for residents to enjoy daily runs or leisurely walks. Surrounded by greenery, it offers a refreshing environment to embrace fitness at any pace.

MOVIES BEYOND WALLS

The outdoor cinema creates a memorable space for the residents to sit together and enjoy.

PARTNERS

CORPORATE BRAND | ITALY

INTERIOR DECORATION PARTNER

LACASA | UAE

TECHNICAL ADVISOR

OTIS | SPAIN

ELEVATOR

Miele | GERMANY

KITCHEN APPLIANCES

febalcasa | ITALY

KITCHEN

KNX | GERMANY

HOME AUTOMATION

KOHLER | USA

SANITARY WALL

TECHNAL | FRANCE

GLASS & ALUMINIUM

DAIKIN | EUROPE

HVAC

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