

DISTRICT ONE VILLAS

AED 6 200 000 - 75 000 000

PARAMETERS

City	Dubai
Type	Development
To sea	5000 m
Completion date	IV quarter, 2023

DISTRICT ONE VILLAS RESIDENTIAL DEVELOPMENT IN MOHAMMED BIN RASHID CITY DISTRICT, DUBAI

District One Villas is a low-rise community within one of Dubai's largest residential developments. It features some of the most striking examples of elite real estate in Dubai, including villas with the latest conveniences and private gardens in various architectural styles.

The community is located in one of Dubai's most prestigious districts within the city boundaries, Mohammed bin Rashid Al Maktoum City (MBR City), and features big infrastructure facilities while being surrounded by marvelous man-made lakes and lush green parks.

RESIDENTIAL PROPERTY OPTIONS IN DISTRICT ONE VILLAS, DUBAI

The project offers several types of villas, different not only by architectural design but also by the total area. Four-bedroom villas have an area of 594 m2, five-bedroom villas are 826 m 2, and six-bedroom villas are 923 m2.

The houses feature different types of floor plans to ensure that the customer can select the option that suits them best. All villas also have fenced grounds, a convenient exit from the first-floor premises to the private swimming pool, and covered parking for two cars. Some options include a separate room for helpers.

Key amenities in District One Villas

The District One community boasts well-developed infrastructure. The district has everything necessary for an active urban life. At the same time, natural landmarks surrounding the development project allow you to experience all the beauty of an unhurried life in unity with nature.

Amenities in the district:

- Shared open-air swimming pool with a waterside recreation area
- Playgrounds for kids
- Modern security system

- Sports center with a gym
- Well-equipped recreation sites with barbecuing areas
- Walking and jogging paths with scenic views

Transport accessibility of District One Villas in MBR City District

The district is located near a large interchange, making other major Dubai districts quickly accessible from here. For instance, the driving time to the international airport is only 19 minutes. Splash'n'Party kids' water park and Dubai Hills golf club are within 12 minutes. It will take 19 minutes to get to the Downtown District and 14 minutes, to the Burj Khalifa high-rise mixed-use development. The nearest underground station, Business Bay, is approximately a 6-minute drive away, and to reach the bus stop will only take 5 minutes.

Large malls near MBR City

A drive of 10 – 20 minutes will get you to one of the nearby retail venues:

- Oasis Mall
- Al Khail Mall
- MS Construction Medan 1 Mall
- Dubai Hills Mall
- Marhaba Mall

Schools and establishments for children near District One Villas

There are many schools and kindergartens in the vicinity of MBR City District, which teach by the English curricula, making this place attractive for families with children of various ages.

The nearest preschool establishments are 13 minutes away from the residential development:

- Maple Bear
- Jumeirah International

The nearest schools (15 – 17 minutes away from the development) are:

- Hartland
- Repton

INVESTMENT IN PROPERTY IN DISTRICT ONE VILLAS

Over the past year, the sector of standalone houses with a large floor space found new momentum in the Dubai real estate market, with the rental price of villas surging by 20%. To put this into perspective, prices in the apartment sector grew by only 3%. This trend shows that currently, investment in real estate in District One Villas is a great option as it will become a reliable tool for capital investment with a good return.

Please contact our staff with all questions about buying property in MBR City. They will help you make an accurate calculation of your return on investment, tell you about villa floor plans and amenities, select a convenient payment option and assist with the documentation.

PROPERTY FEATURES

LOCATION

- Close to the beach
- Close to shopping malls
- City center
- Lake view
- Panoramic view

FEATURES

- Panoramic windows
- Bathroom furniture
- Balcony
- TV
- Internet
- All appliances
- Dressing room
- Fully furnished

- Built-in closet
- Ready to move in
- Standard finish
- Premium class

INDOOR FACILITIES

- Kindergarten
- Restaurant
- Cafe
- Healthcare facilities
- Recreation area
- Fitness room
- Golf course
- Garage
- Outdoor parking lot

OUTDOOR FEATURES

- Barbecue area
- Security
- School
- Landscaped green area
- Community garden
- Garden
- Swimming pool
- Running track
- Shop
- Supermarket

PHOTO GALLERY








