



MEWS MANSIONS

EQUESTRIAN HERITAGE,



EXCLUSIVE LIVING.





MEWS MANSIONS

Nestled in the heart of Meydan,
grandeur beckons at Mews Mansions.

A testament to luxury, these coveted mansions,
limited to 10 exclusive mansions, redefine urban
living with meticulously crafted designs and
regal finishes.

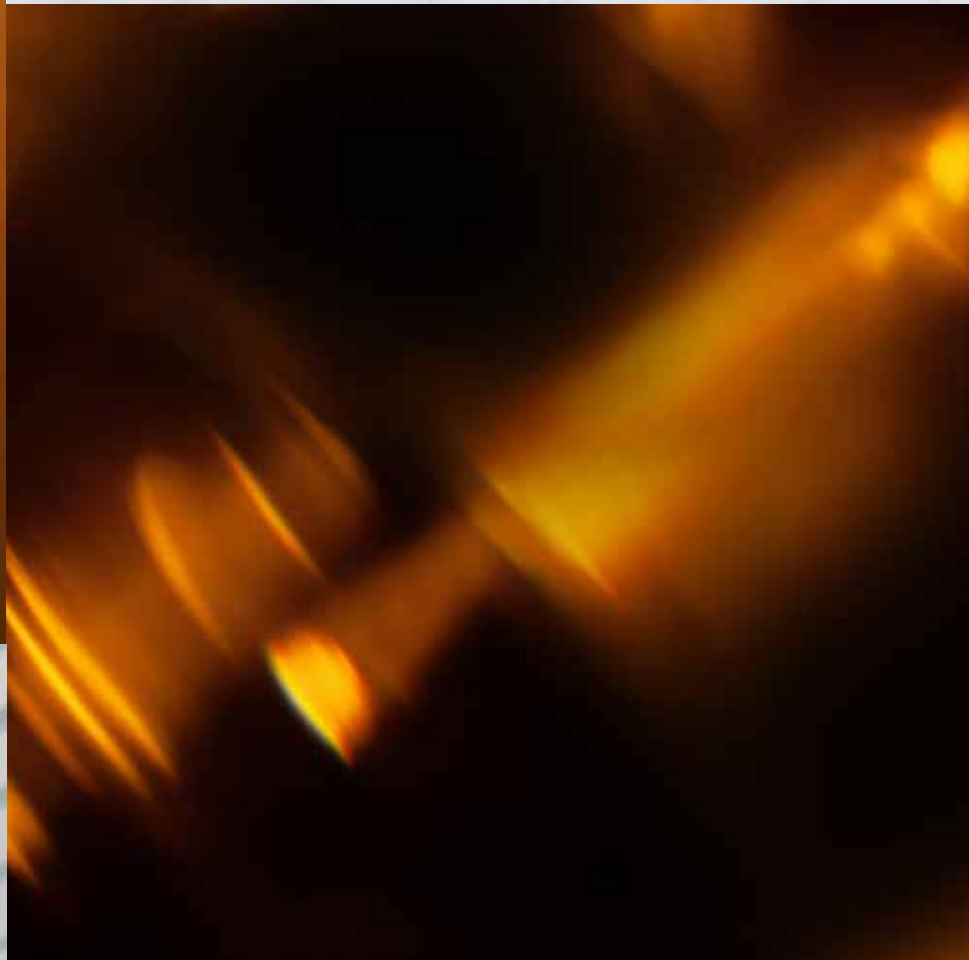


FRONT VIEW



Embodying modern sophistication and exceptional comfort, Mews Mansions offers a unique chance to enhance your lifestyle while shaping your future.

Perfectly balancing modernity with timeless designs, every detail tells a tale of the residences' excellence, ensuring an unfolding legacy.



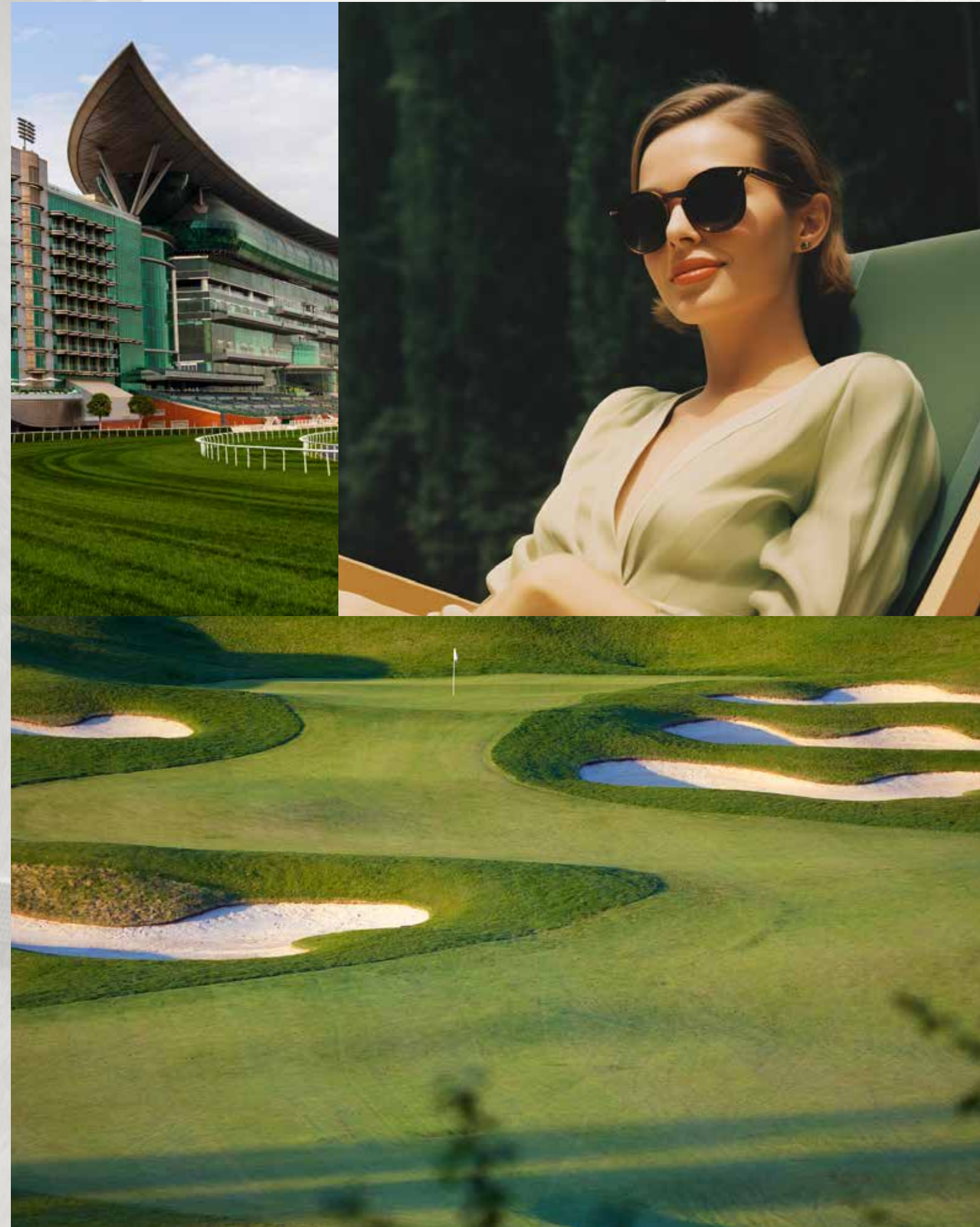
VISIONARY EXCELLENCE

Dubai stands as an unparalleled destination, offering exclusive grandeur for discerning real estate connoisseurs.

In this city, where the sands of time meet cutting-edge architectural marvels, visionary leaders continue to shape the future.

EVERY CORNER OF DUBAI REFLECTS A COMMITMENT TO EXCELLENCE,
creating the ultimate haven for those seeking something extraordinary.





More than a world-renowned horse-racing legacy, Meydan is the inspired creation of His Highness Sheikh Mohammed bin Rashid Al Maktoum, UAE Vice President, Prime Minister, and Ruler of Dubai.

Envisioned as the future of business, sport, and lifestyle, Meydan's lush grounds embody innovative elegance.

Elegantly positioned amidst the sprawling greens of the prestigious Meydan Golf course, the exhilarating Meydan Racecourse, and the grand Meydan Hotel, Mews Mansions offers a privileged residential address.

OPEN THE GATES TO LUXURY

MALLS

- 1 Dubai Mall / 10 mins
- 2 DFC / 12 mins
- 3 Dubai Hills Mall / 21 mins
- 4 Mall of Emirates / 25 mins

AIRPORTS

- 5 DXB / 15 mins
- 6 DWC / 31 mins

LANDMARKS

- 7 Burj Khalifa / 10 mins
- 8 Museum of the Future / 12 mins
- 9 Burj Al Arab / 20 mins

SCHOOLS

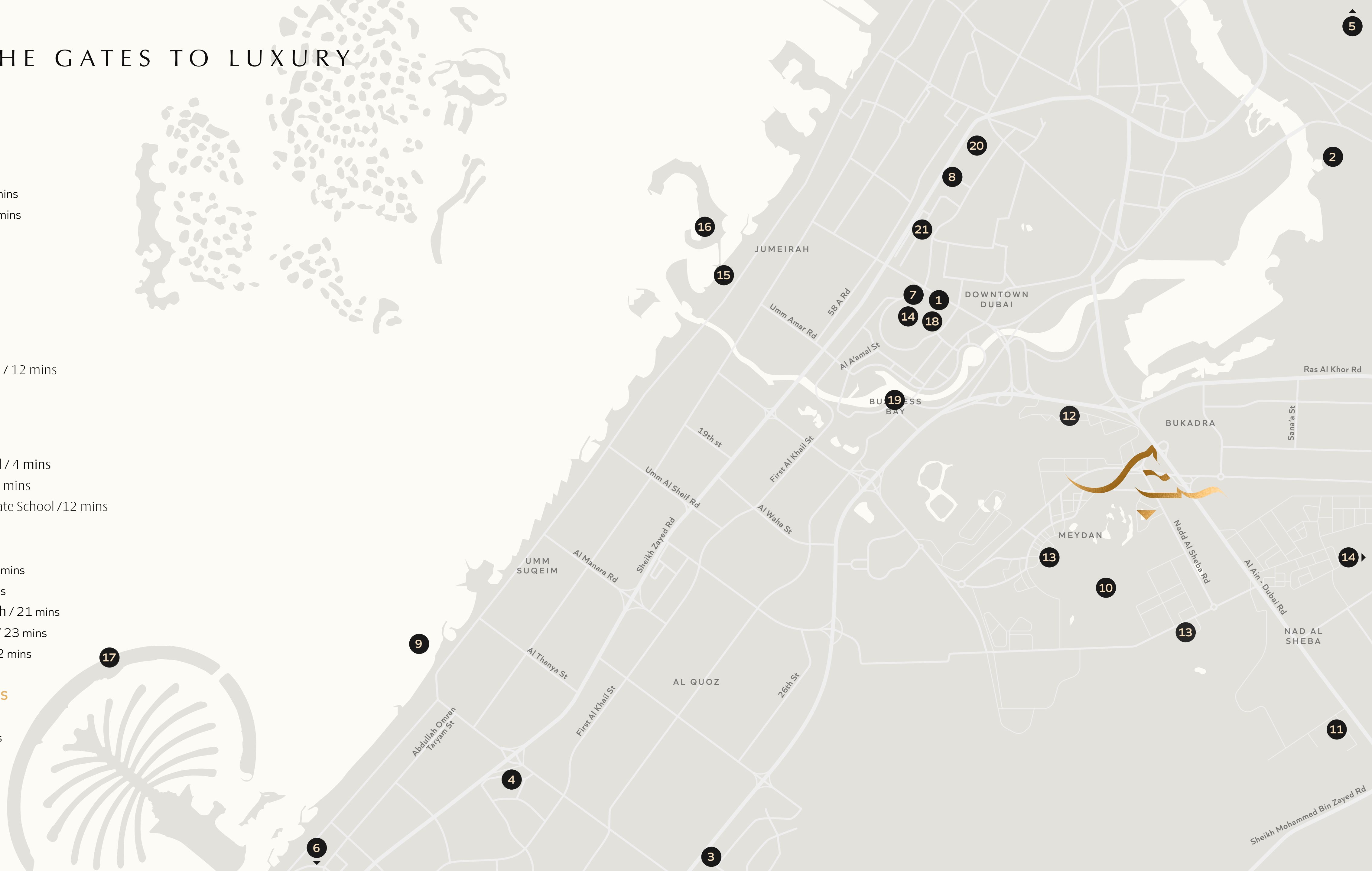
- 10 Rashid & Latifa school / 4 mins
- 11 Kent College Dubai / 9 mins
- 12 North London Collegiate School / 12 mins

HOTELS

- 13 The Meydan Hotel / 8 mins
- 14 Armani Hotel / 16 mins
- 15 Four Seasons Jumeirah / 21 mins
- 16 Bulgari Resort Dubai / 23 mins
- 17 Atlantis The Royal / 32 mins

BUSINESS AREAS

- 18 Downtown / 10 mins
- 19 Business Bay / 12 mins
- 20 DIFC / 14 mins
- 21 DWTC / 16 mins







MEWS MANSIONS

INSPIRED BY EQUESTRIAN ELEGANCE



STAIRCASE

Inspired by European heritage, Mews reflects a rich equestrian legacy, seamlessly blending tradition with modern architecture to create chic, opulent homes.

Built to become the muse for your tomorrow, timeless elegance meets contemporary living in these 10 uniquely available mansions, each residence capturing the essence of Dubai's radiant natural beauty.



FRONT VIEW



STUNNING PASTURES

Set in a family-oriented enclave, these homes promise exceptional potential, with breathtaking views of Dubai's skyline, and verdant surroundings.

EXPERIENCE A PERFECT BALANCE OF PRIVACY AND TRANQUILITY,
seamlessly integrated with a vibrant lifestyle.



SHAPE YOUR LEGACY

Crafted for discerning individuals who appreciate the essence of luxury, this exclusive enclave blends modern architecture with bespoke interiors. It embodies the refined tastes of visionary leaders that shape the future of nations, offering the perfect setting for sophisticated living.







MAIN DINING & LIVING





GALLOPING TOWARDS GRANDEUR

Expertly crafted and fully fitted by renowned luxury brands, these regal mansions feature expansive interiors enriched with high-quality materials and textured finishes, providing an atmosphere of refined comfort and privacy steeped in splendour.





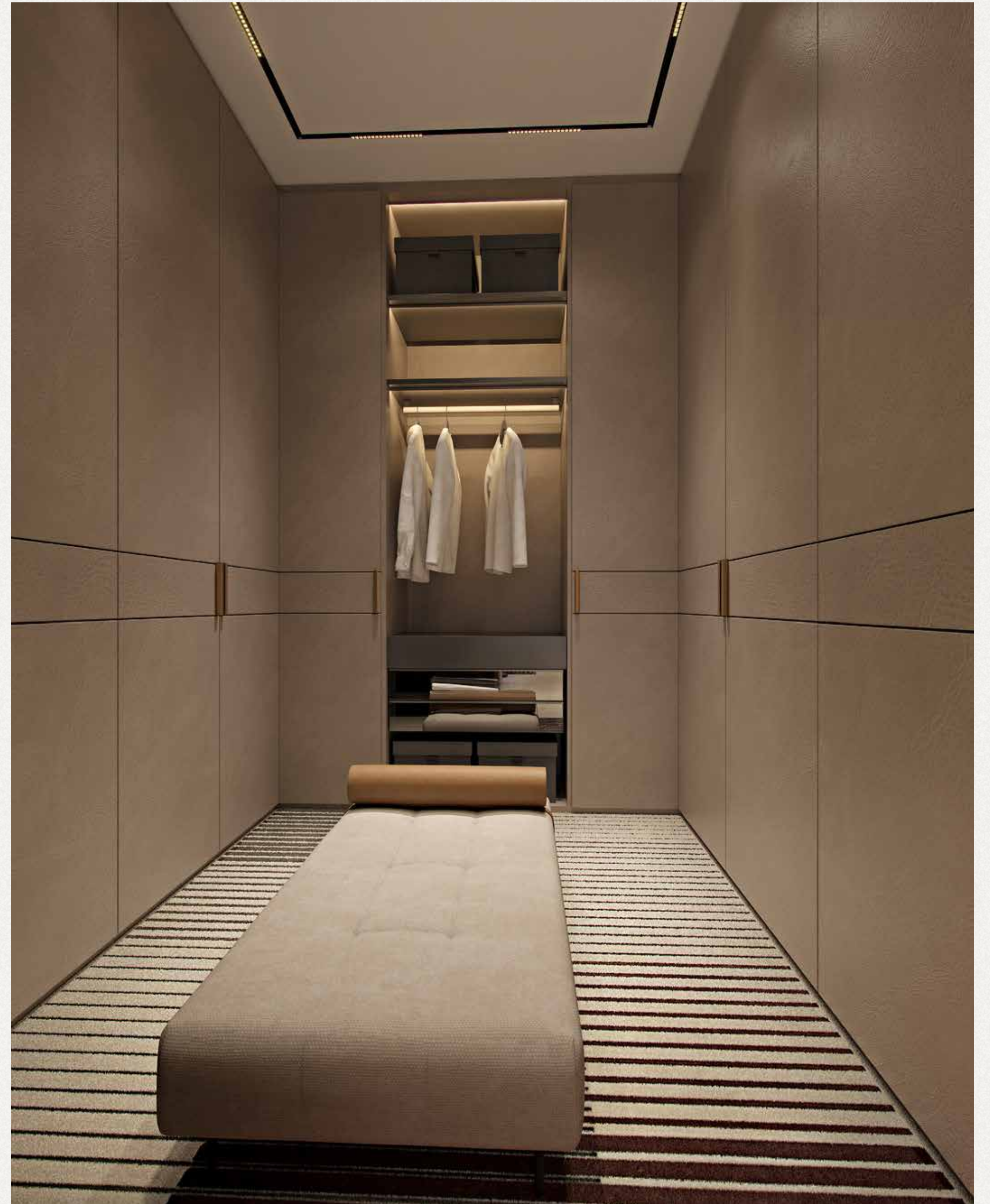




MASTER BEDROOM



MASTER BEDROOM



WALK-IN CLOSET



MASTER BEDROOM

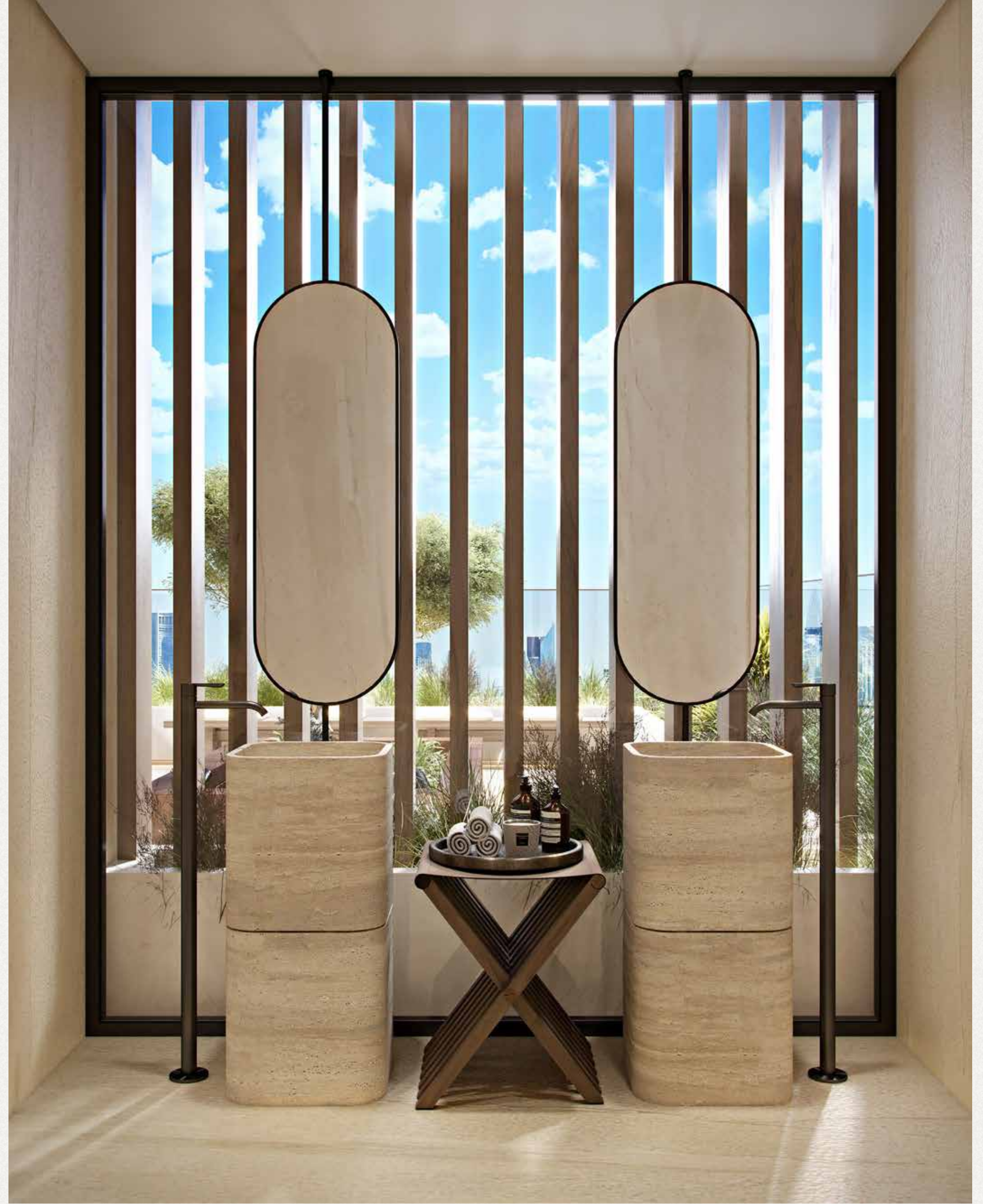


MASTER BATHROOM

MASTER BATHROOM



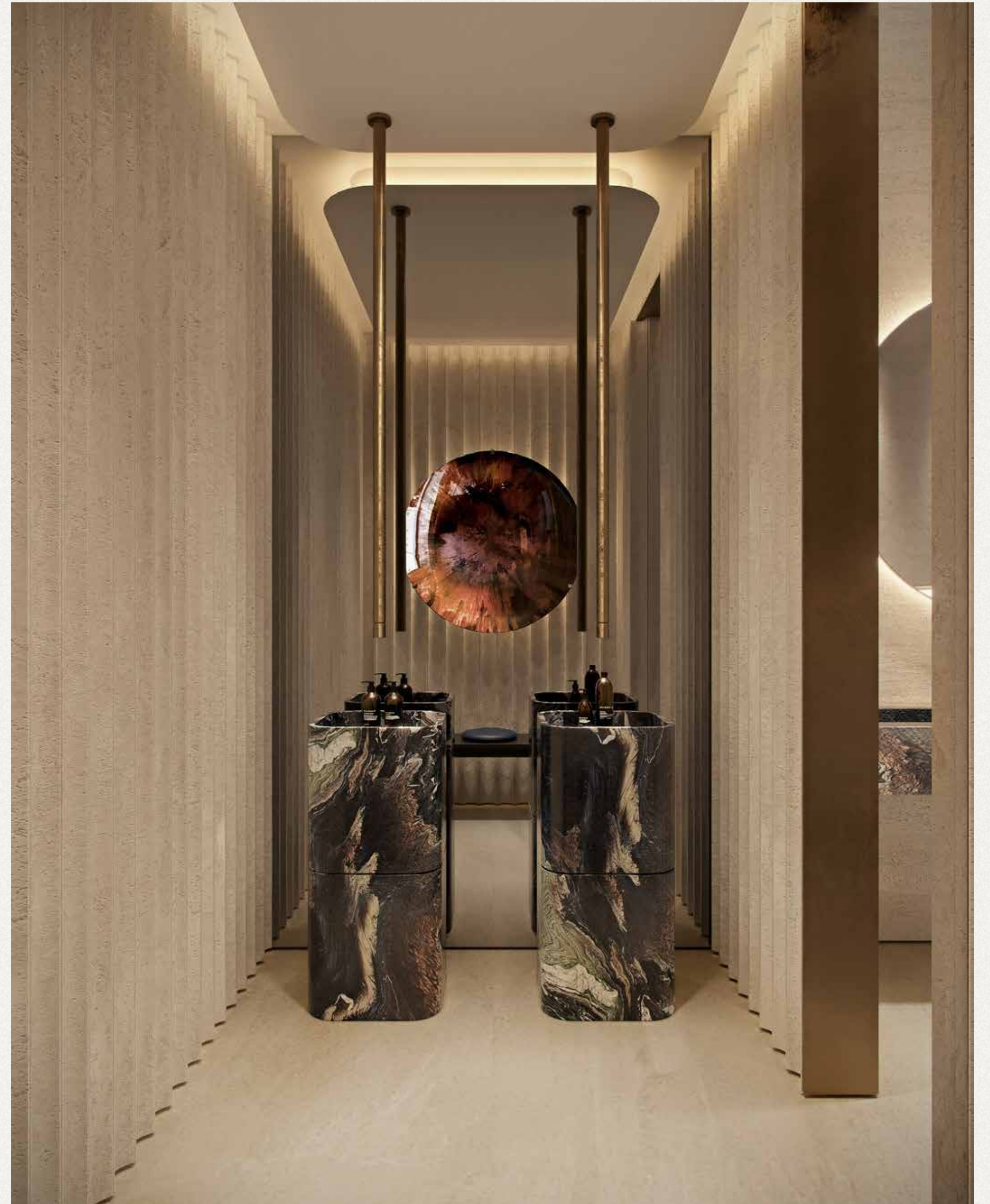
POWDER ROOM (2ND FLOOR)







POWDER ROOM (GROUND FLOOR)

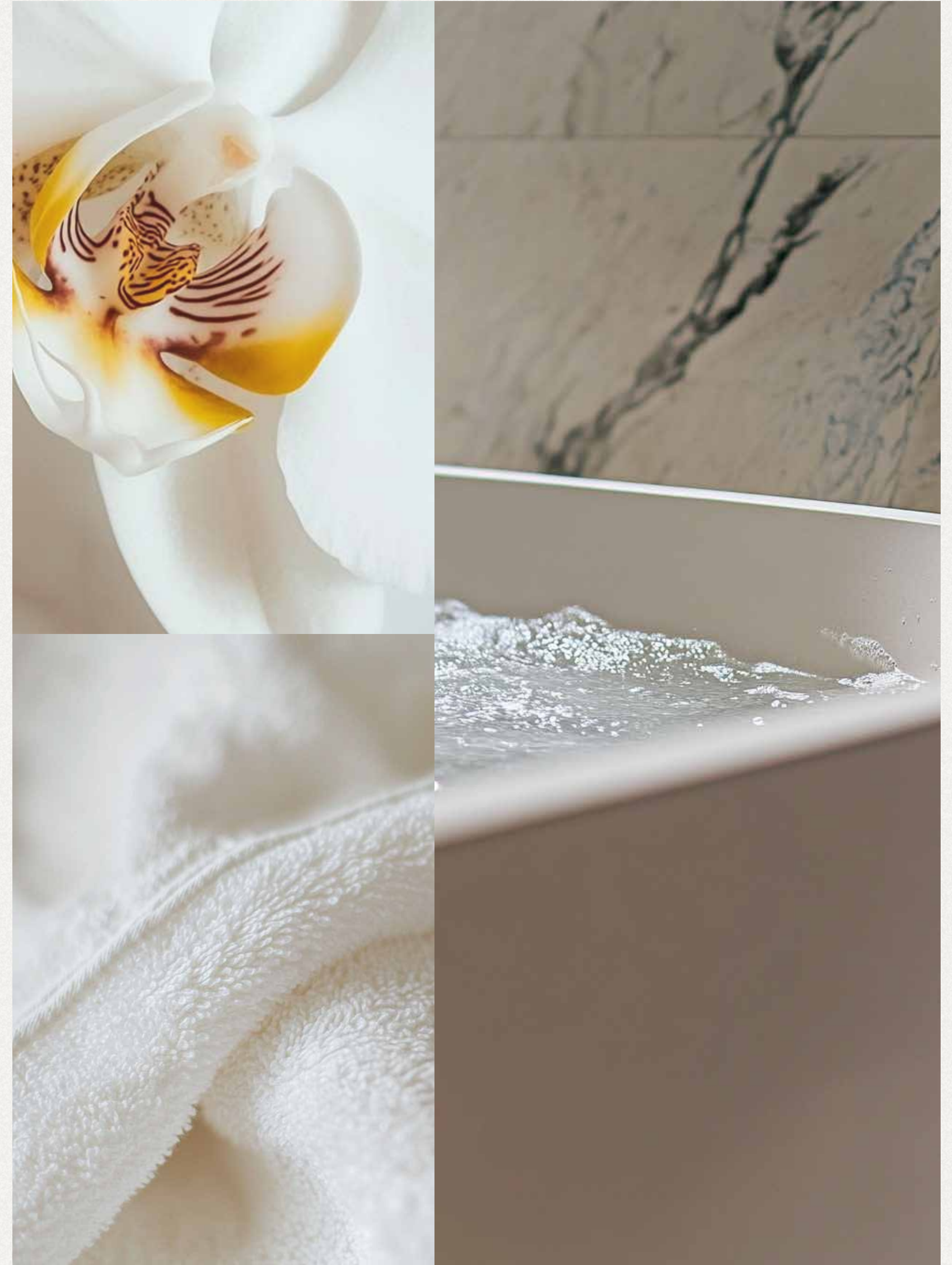


POWDER ROOM (GROUND FLOOR)





GUEST BATHROOM 1







GUEST BATHROOM 2





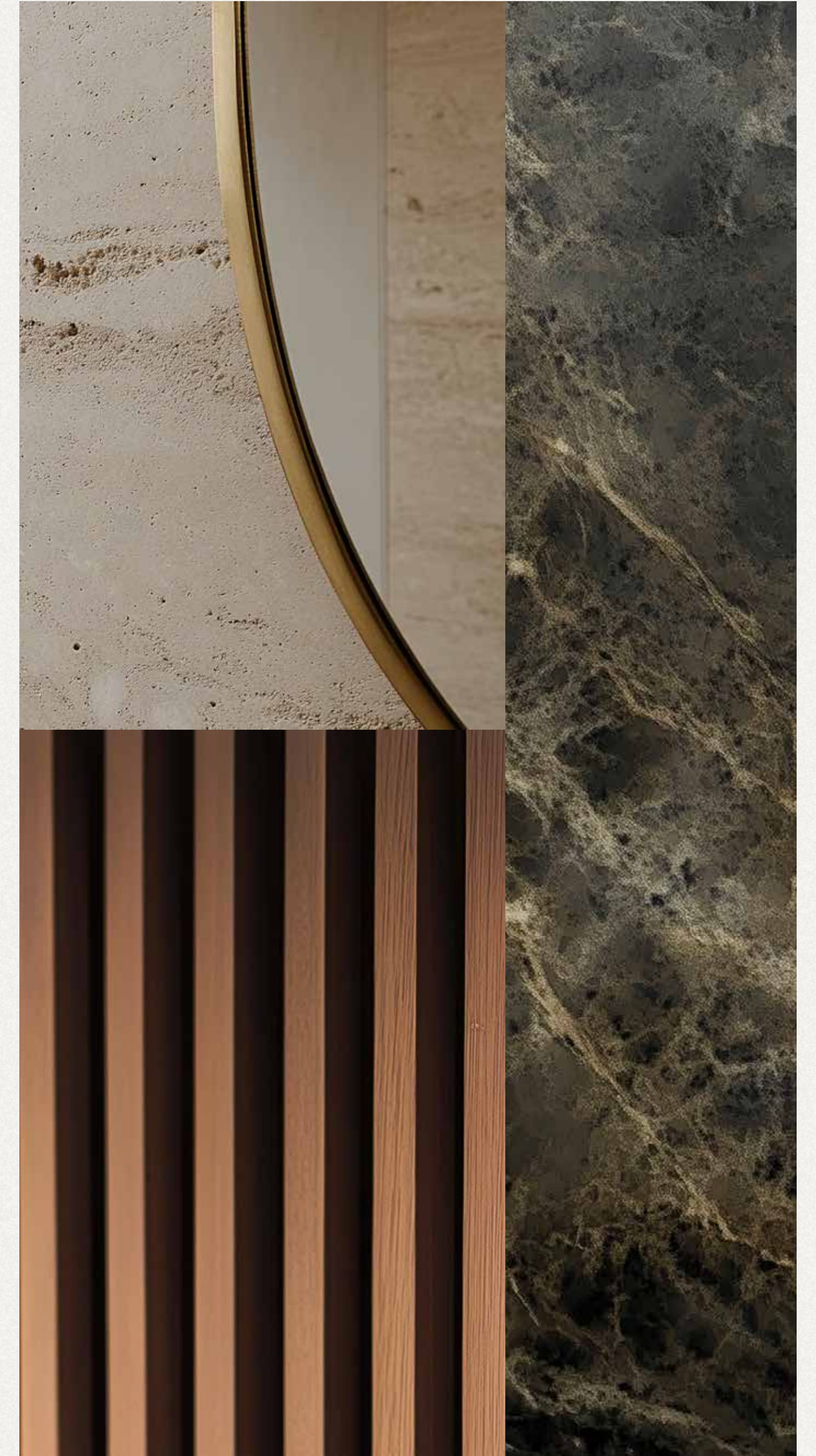
GUEST BEDROOM 3



GUEST BEDROOM 3



GUEST BATHROOM 3

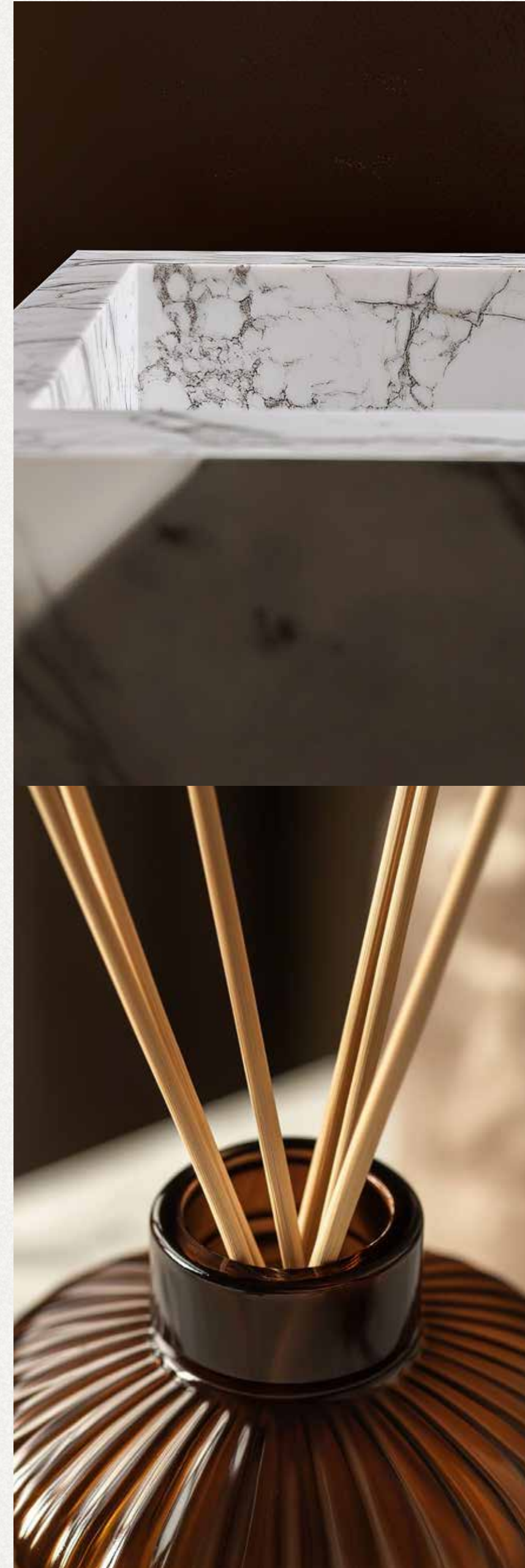




GUEST BEDROOM GROUND FLOOR



GUEST BATHROOM GROUND FLOOR





RACING
TO THE FUTURE



Dubai consistently unveils an ambitious vision for the future of real estate, blending groundbreaking innovation with sustainable developments.

As the city evolves, Mews Mansions seamlessly adapts to its changing landscape, presenting a model of modernity and unparalleled opportunities for its thriving residents.





YOU SHAPE THE FUTURE

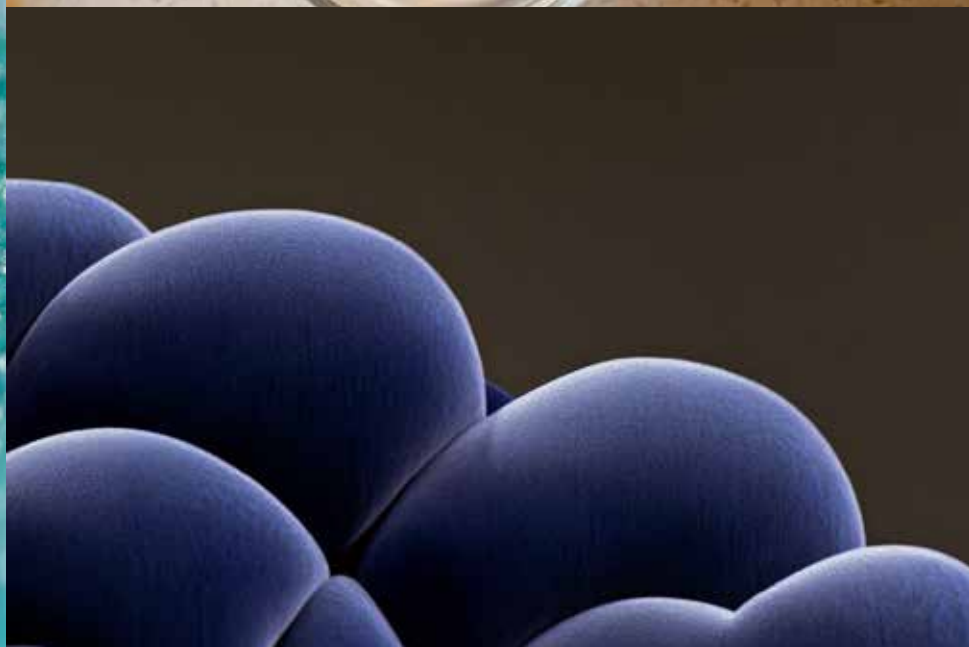
Craft your visions in an exquisite home office, meticulously designed to elevate your productivity and inspire innovation. A place to host meetings that shape your legacy.





GROUNDS FOR REFINED LIVING

Where laughter echoes and dreams take flight, your mansion is surrounded by nurturing spaces for the young ones who light up your days, the perfect grounds to raise your family.



COMFORTS GROOMED FOR YOU

Choose a sanctuary with amenities designed for enduring comfort and meaningful connections. Host unforgettable dinners, enjoy peaceful moments, and cherish quality time with loved ones in a space crafted to elevate every moment.

THE ART OF LEISURE

Your home features an exquisite pool and an infinity pool, seamlessly merging relaxation and enjoyment, where every moment by the water becomes a celebration of sophisticated tranquility – a true staycation with loved ones in the elegance of your own home.





REAR VIEW WITH INFINITY POOL



REAR VIEW WITH INFINITY POOL



EMBRACE BALANCED WELLNESS

Start your day with an energizing gym workout and end it with a soothing sauna session, all within the comfort of your bespoke mansion.

A modern master balcony with a hot tub, lounge sofa, and city view. The balcony is covered by a large, multi-tiered overhang with recessed lighting. A hot tub is positioned on the right side, and a lounge sofa with a patterned pillow is on the left. The view shows a city skyline under a blue sky with light clouds.

SERENITY AT HOME

Transform your lifestyle with a hot tub,
designed to offer personal wellness and relaxation in the
beautiful outdoors.

BE AT ONE WITH YOUR WORLD

Rejuvenate with a calming meditation in your dedicated zen room or indulge in a soothing massage in your own spa – wellness has never been more accessible.



SPA



REVEL IN CINEMATIC MOMENTS

Retreat into a world of entertainment with a deluxe home theatre for cinematic perfection, or challenge your friends in a vibrant games room, blending fun and relaxation seamlessly.







ENTERTAIN WITH ENDLESS POSSIBILITIES

Embrace weekends with refreshing drinks from the chic juice bar and delightful BBQs in stunning outdoor living spaces.

ENCHANTING EVENINGS AWAIT
Beautifully designed and landscaped terraces, complete with sunken seating and elegant water features, create the perfect setting for enjoying serene evenings in a harmonious outdoor oasis.



YOUR HOME IS YOUR PLAYGROUND
Choose a lavish haven with an optional dedicated cigar lounge and wine room designed for perfect evenings relaxing or socializing in style.







ADVANCED HOME SYSTEMS



- ↳ All-around Smart Home Integration
- ↳ Lighting Controls
- ↳ Home Network & Wi-Fi Distribution



- ↳ CCTV & Security Alarms
- ↳ Access Control
- ↳ Intruder Alarm

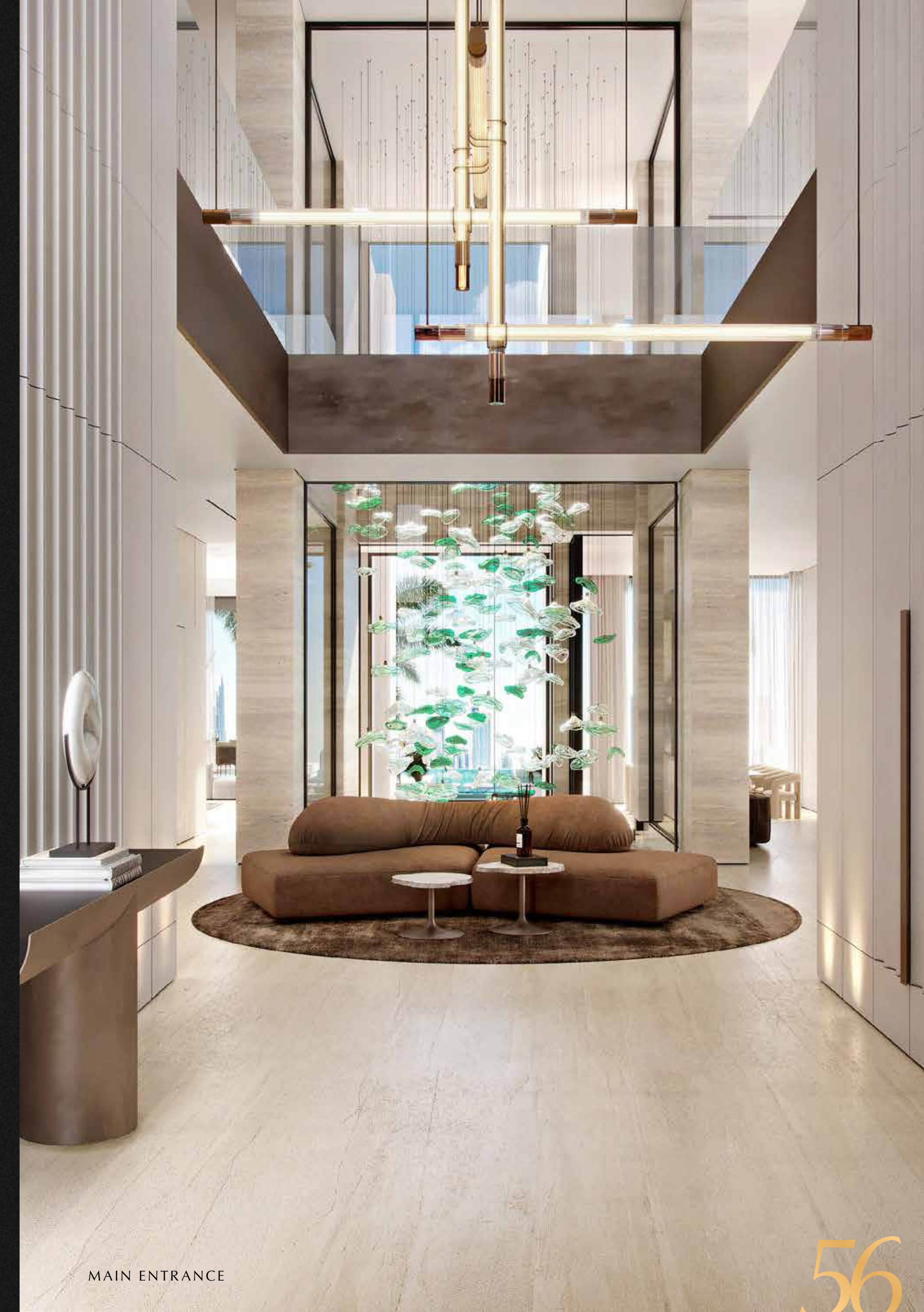


- ↳ Cinema*
- ↳ Video Distribution 4k VoIP
- ↳ Advanced Home Automation - Internal & External Audio
- ↳ Audio Distribution: Ceiling Speakers, Invisible Speakers, External Audio / Master Bed Projection System / Family Lounge Invisible Surround Sound



- ↳ Centralized Air Purification
- ↳ Water Purification System
- ↳ Centralized Laundry/ Linen Chute
- ↳ Centralized Vacuum System

*Not available for mansions IX & X



MAIN ENTRANCE



FRONT VIEW WITH OUTDOOR GUEST PARKING



INCLUSIVE SERVICE FEATURES & AMENITIES



- ↳ Outdoor Juice Bars
- ↳ BBQ Area
- ↳ Landscaped
Outdoor Areas with
Sunken Seatings



- ↳ Infinity Pool
- ↳ Jacuzzi & Hot Tub
- ↳ Zen Room
- ↳ Water Features



- ↳ Home Office*
- ↳ Private Elevator
- ↳ Private Indoor Parking
Spaces + Additional
Guest Parkings



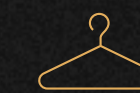
- ↳ Cigar Lounge
- ↳ Game Room
- ↳ Cinema*
- ↳ Wine Room



- ↳ Spa with Massage
- ↳ Gym
- ↳ Sauna & Steam
Room



- ↳ Drivers' Room &
Maids' Quarters



- ↳ Laundry Room
- ↳ Cold Store / Dry Stores
- ↳ Garbage Chute

*Not available for mansions IX & X



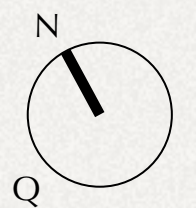
Mansion V

Total BUA: 25,150 sqft

BASEMENT FLOOR



BASEMENT AREA
8,912.30 SQFT
827.95 SQM



Mansion V

Total BUA: 25,150 sqft

GROUND FLOOR



MEWS MANSIONS / FLOORPLANS

BUILT AREA
6,109.30 SQFT
567.55 SQM

OUTDOOR AREA
9,435.21 SQFT
876.53 SQM

TOTAL GF AREA
15,544.51 SQFT
1,444.08 SQM



Mansion V

Total BUA: 25,150 sqft

FIRST FLOOR



BUILT AREA
5,266.40 SQFT
489.25 SQM



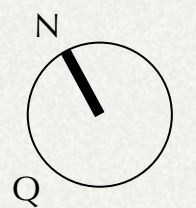
Mansion V

Total BUA: 25,150 sqft

SECOND FLOOR



BUILT AREA
4,862.30 SQFT
451.71 SQM





UNIT SIZES

MEWS NAMES	BUA (IN SQFT)	PLOT AREA (IN SQFT)
MANSION I	25,118	15,543
MANSION II	25,215	15,521
MANSION III	25,100	15,621
MANSION IV	25,091	15,516
MANSION V	25,150	15,544
MANSION VI	25,150	15,553
MANSION VII	25,161	15,553
MANSION VIII	25,204	15,568
MANSION IX	22,620	16,253
MANSION X	22,602	16,267

PAYMENT PLAN

AED 3M
on booking

20%
down payment on
S.P.A signing

10%
30 days after

70%
on completion



EXCLUSIVE
DEVELOPMENT



refine

Dubai General Properties, the development arm of Al Ali Property Investment (API), a leading sole proprietorship real estate developer dedicated to creating exceptional urban communities, strategically collaborates with Driven Properties and Refine, a consortium of highly accomplished developers and experts in development management.

This exclusive collaboration applies the proven track record of industry experts to elevate luxury standards in UAE real estate development, promising unparalleled value for high-end investors.

FEATURES & AMENITIES
ROYAL & NOBLE

LEISURE & ENTERTAINMENT

CIGAR LOUNGE
 OUTDOOR JUICE BARS
 BBQ AREA
 GAME ROOM
 LANDSCAPED
 OUTDOOR AREAS WITH
 SUNKEN SEATINGS

HEALTH & WELLNESS

INFINITY POOL
 JACUZZI & HOT TUB
 SPA WITH MASSAGE
 GYM
 ZEN ROOM
 WATER FEATURES

FINISHES

LUXURY FINISHES
 FAÇADE IN TRAVERTINE
 STATE-OF-THE-ART BUILT
 IN KITCHEN APPLIANCES -
 Gaggenau, Miele or Equivalent
 HIGH-END WARDROBES &
 CABINETS - Local Brand
 SANITARY FIXTURES -
 Sanipex or Equivalent

HOME SYSTEM

LIGHTING CONTROL
 FAÇADE LIGHTING
 BASIC LANDSCAPE
 LIGHTING
 ACCESS CONTROL
 CCTV
 INTRUDER ALARM
 HOME NETWORK & WI-FI
 DISTRIBUTION

PRIVATE CONVENIENCES

HOME OFFICE*
 COLD STORE / DRY STORES
 PRIVATE ELEVATOR
 LAUNDRY ROOM
 DRIVERS' ROOM & MAIDS'
 QUARTERS
 PRIVATE INDOOR PARKING
 SPACES + ADDITIONAL
 GUEST PARKINGS

FEATURES & AMENITIES
EXCLUSIVE FOR ROYAL ONLY (ADD-ONS)

LEISURE & ENTERTAINMENT

CINEMA*
 WINE ROOM

HEALTH & WELLNESS

SAUNA & STEAM
 ROOM
 AIR PURIFICATION
 SYSTEM
 WATER PURIFICATION
 SYSTEM

FINISHES

OPULENT BESPOKE
 FINISHING ELEMENTS
 LUXURY BRANDED
 WARDROBES & CABINETS -
 Poliform or Equivalent
 SANITARY FIXTURES - Gessi,
 Cea or Equivalent
 FEATURE BAR COUNTERS
 (BF + GF)
 FEATURE WALLS with Marble
 Finishes
 BASEMENT WOOD TIMBER
 SLATE CEILING
 LAMINATE GLASS with
 Bronze Partitions

HOME SYSTEM

HOME AUTOMATION &
 INTEGRATION
 VIDEO DISTRIBUTION 4K
 VOIP
 AUDIO DISTRIBUTION
 ↘ Ceiling Speakers
 ↘ Invisible Speakers
 ↘ External Audio
 ↘ Master Bed Projection
 ↘ Family Lounge Invisible
 ↘ Surround Sound

UPGRADED SYSTEMS

↘ Home Network & Wi-Fi
 ↘ Distribution
 ↘ CCTV
 ↘ Intruder Alarm
 ↘ Access Control

ADVANCED LANDSCAPE
 LIGHTING

ELECTRIC FIREPLACE

PRIVATE CONVENIENCES

GARBAGE CHUTE
 CENTRALIZED LAUNDRY/
 LINEN CHUTE
 CENTRALIZED VACUUM
 SYSTEM

*Not available for mansions IX & X

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