



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. | AED
- 6-Bed Villa: 14,249 - 15,988 sq. ft. | AED

## 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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Al Mustaqbal Street, Business Bay, Dubai, UAE.

[www.wellingtondevelopments.ae](http://www.wellingtondevelopments.ae)

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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.