AZIZI

MONACO

Mansions



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A NEW ERA OF MANSION LIVING BY THE WATERS

Monaco Mansions, located in the heart of Dubai South, represents the pinnacle of ultra-luxury living, standing as the rarest and most exclusive water-inspired mansion lifestyle in Dubai. It features over one hundred bespoke mansions, each a symbol of extravagance, offering eight exquisite types designed to fulfill the grandest aspirations and ideas of customisation. Surrounded by the endless allure of the Venice-inspired waters and flourishing greenery, this awe-inspiring destination unveils a new paradigm of waterfront lifestyle where every corner invites you to engage, entertain, and be enthralled.

FEATURING

- Inspired living varying from royal classic to modern architecture
- Fully-furnished mansions with opulent designer pieces
- Fully landscaped with lush gardens and curated outdoor elements
- Chandeliers and wall panels come included with each mansion
- Plot size ranging from 10,000 to 20,000 sq. ft
- Number of bedrooms vary from 6 to 8
- Featuring both road-facing and lagoon-facing exteriors
- Surrounded by the lagoon with direct beach access
- Scenic outdoor lounges, sunken seating and lush greenery
- Sprawling four expansive levels – all connected by an elevator
- Grand interiors with sculptural staircases, chandeliers and designer furnishing
- Exquisite indoors incorporating elements of water, greenery and natural light
- Extraordinary entertainment areas featuring lounges, bars, and versatile gathering spaces
- Two swimming pools – on ground floor and on rooftop
- A rooftop terrace with seating areas and al fresco dining
- State-of-the-art home cinema with cutting-edge technology
- All bedrooms accompanied by en-suite bath and wardrobe space
- Panoramic balconies offering stunning views and exceptional privacy
- Dedicated private office space
- Fully equipped fitness centre catering to a wide spectrum of workouts
- Exclusive spa zone with sauna, steam, ice shower, massage rooms
- State-of-the-art jacuzzi and Turkish Hammam
- Numerous powder rooms allocated across different levels
- Multiple kitchens - show kitchen, kitchenettes, prep and production kitchens
- Comfortable staff accommodation for maids and drivers
- Efficient storage and laundry convenience
- Spacious and secure garage space

LOCATION BENEFITS

5 MINS Emirates Road

7 MINS Al Maktoum Int'l Airport (DWC)

15 MINS Dubai Parks and Resorts

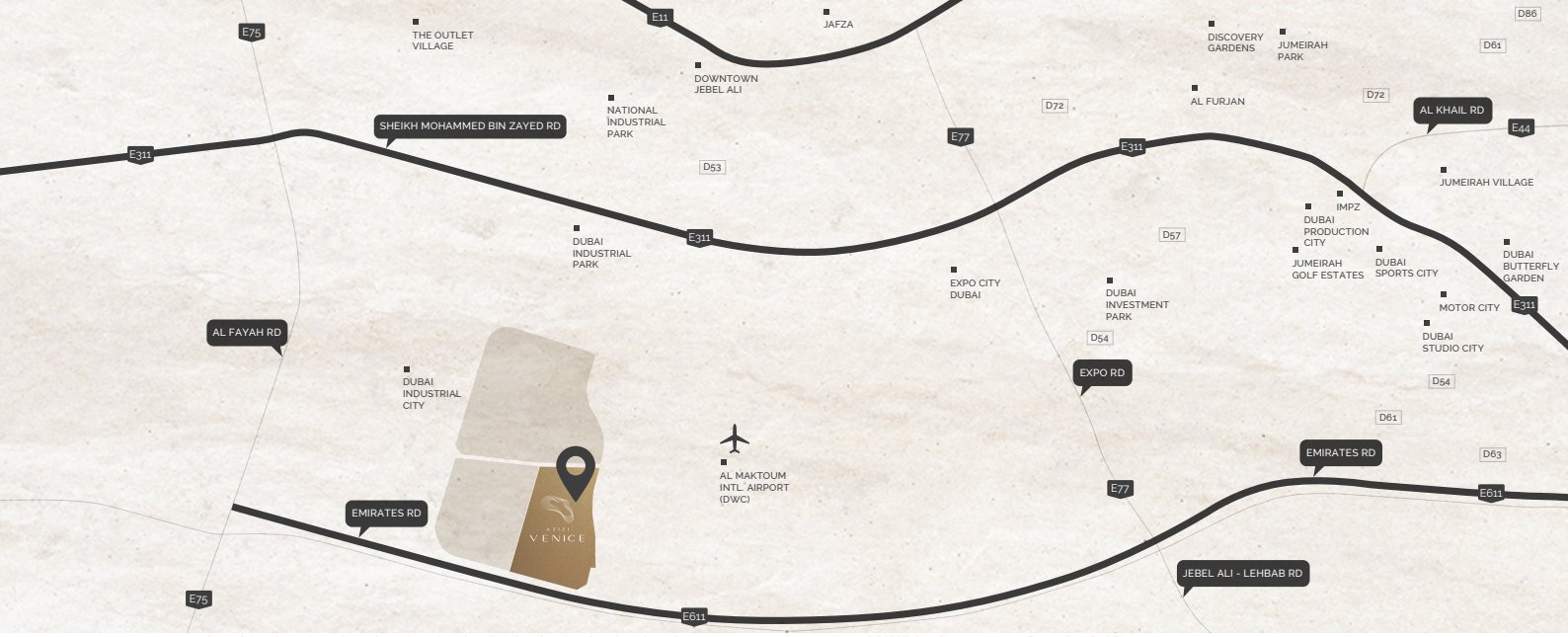
30 MINS Dubai Marina

20 MINS The Palm Jebel Ali









COMMUNITY AMENITIES

- Cultural District designed by Zaha Hadid Architects
- Close proximity to Al Maktoum International Airport, set to be the world's largest
- Direct access to future dedicated Dubai Metro station
- Dedicated office spaces and business centres
- Private Hospital
- K-12 School, nursery, and kindergarten
- Clubhouse, multipurpose halls, and mosque
- Infinity pools overlooking crystal lagoon
- Water sports feature activities like kayaking and sailing
- 40 acres of parks and green spaces
- 18 km of swimmable beaches and boardwalks
- Wide range of authentic restaurants & cafes
- Five-star family and lifestyle hotels
- 5.5 km recreational bicycle and jogging track
- Stimulated sports fields
- Exciting children's playgrounds









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