

A Z I Z I  
M O N A C O  
*Mansions*

MONACO MANSIONS 1



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**MONACO**  
*Mansions*

## A PALACE OF CLASSIC ENCHANTMENT

Monaco Mansions 1, located along the waterways of the lagoon, feature glowing ivory facades and graceful arches, with careful attention to both privacy and panoramic views. Each mansion spans four levels, featuring ultra-luxury amenities. Arranged thoughtfully within a vibrant waterfront community, these mansions are tailored for those seeking the pinnacle of opulence, offering spaces that blend comfort with refined, exclusive living.

### FEATURING

- Inspired living portraying Baroque and Rococo architectural styles
- 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 of 20,000 sq. ft.
- Comprising 8 bedrooms
- 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
- All eight bedrooms accompanied by en-suite bath and wardrobe space
- Two extraordinary entertainment rooms 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
- Luxurious home cinema with cutting-edge technology
- 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 Hamman
- Numerous powder rooms allocated across different levels
- Multiple kitchens including show kitchen, kitchenettes, and production kitchen
- 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



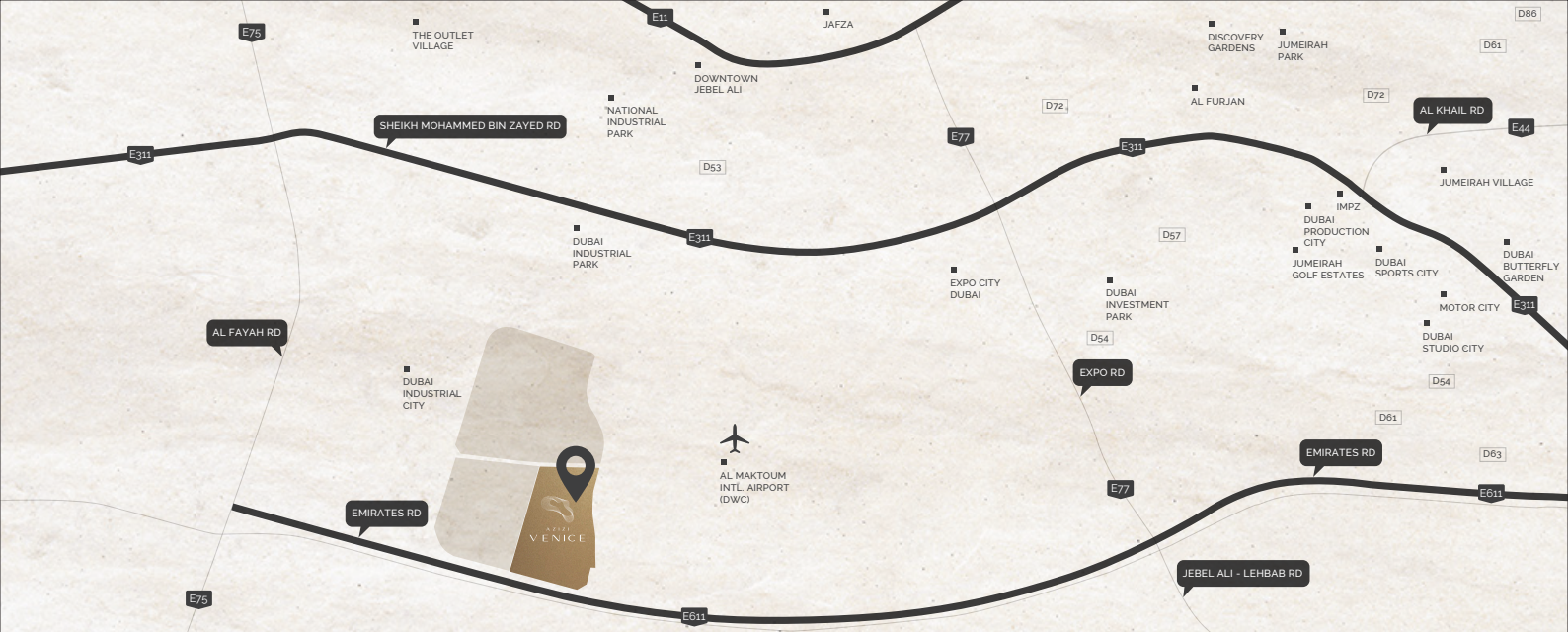
**30 MINS**  
Dubai Marina



**20 MINS**  
The Palm Jebel Ali







## FINISHING MATERIALS

Drawing inspiration from Baroque and Rococo styles, the design showcases marble floors, crystal chandeliers, and grand staircases accentuated by intelligent use of materials like Calacatta Viola marble, dark wood, leather, fresco, marble mosaic, and brass metal among others.



## 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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