

LUA RESIDENCES MBRC - MEYDAN

A Snapshot of Amenities and Villa Options



www.swankdevelopment.com

Mohammed Bin Rashid
Al Maktoum City

District 11

Parcel E

LUA RESIDENCES

ABOUT SWANK DEVELOPMENT

Swank Development, hailing from Portugal, is a European real estate developer. It brings together a wealth of experience from various sectors, including construction, design, and furniture, contributing to a holistic approach that sets it apart.

Dedicated to encapsulating the essence and heritage of Europe, it embarks on a mission to seamlessly infuse the vibrant traditions, warm hospitality, and the pure joy of living characteristic of Portuguese culture into its projects in Dubai, creating a unique and sophisticated living experience for its discerning customers.

Swank Development is more than just a developer; it is an artisan of style, a curator of exceptional experiences, and a maker of bespoke lifestyles. It reveres the sanctity of a home, transcending its mere physicality to epitomize a haven of joy and fulfillment. In its noble pursuit to intertwine the past, present, and future, each Swank Development stands as a testament to the harmonious fusion of heritage and a sense of contentment.

THE DEVELOPER

As Swank's brand extends across multiple media platforms, consistency is key to visibly distinguish and strengthen our brand.

This guide is designed to help creators (designers, writers, developers, production houses, agents, and brokers) to communicate a consistent message to our audience while setting our brand apart from our competitors.

Communicating our design standards to our whole group, the guideline aims to support marketing initiatives by ensuring that all messaging is relevant and related to our brand goals.

Building and reinforcing a consistent perception of Swank Development as a brand is a key purpose of this guideline.



ARTISANS OF EXCEPTIONAL

Vision & Goals

This document sets out the Development Guidelines and Regulations for Meydan District 11 - Parcel E Development.

The purpose of the guidelines is to provide a clear and consistent framework to carry out the development within District 11 as desired and envisioned in the master plan.

District 11 Parcel E Design Guidelines highlight key aspects and design requirements that shall be adhered to during the development of any residential plot. These guidelines intend to regulate the highest standards of design and creativity, however, providing flexibility to the developer for innovative design solutions.

In case of any additional requirement or any deviation from these guidelines, special permission must be acquired from the Developer, Dubai Municipality, and other relevant authorities.

These guidelines will focus on Planning and Architectural regulations, which the PUD owner must follow and apply as stated by the developer.

The vision of District 11 is to create a high-quality, low-density development that has a coherent character with the existing communities within the Meydan plan.



Live, Play and Unwind

A high-end Lagoon community with activated waterfront

The goals and objectives are:

1. To create high-end community Villas and Townhouse precincts with exceptional lifestyles with a sense of privacy for the residents.
2. To maximize exposure to green spaces and promote Healthy living and well-being of the residents.
3. To include place-making features within the public realm.
4. To create Planned Unit development clusters for various typologies of Villas, Twin villas, and townhouses, thereby creating a range of residential communities suitable for various economic classes.
5. To create an environmentally sustainable public realm design and amenities accessible to the residents.

Vision & Goals



HIGH-END COMMUNITY
VILLAS WITH EXCEPTIONAL
LIFESTYLE



MAXIMIZE EXPOSURE TO
GREEN SPACES
FOR SAFETY AND COMFORT



PLACE MAKING TO
DEVELOP STRONG
COMMUNITY IDENTITY



CLUSTERING OF
ASSETS INTO
GATED COMMUNITY

Location

Meydan District 11 is a premier lifestyle community set in the heart of the city. It offers elegant homes overlooking a crystal lagoon, sublime beaches, sweeping parkland, cycling and running track, and breathtaking architecture.

District 11 has redefined upscale community living with picturesque cycling and running trails sheltered by tree-lined avenues and one-of-a-kind features like the Crystal Lagoon.

This stunning 21st-century oasis offers residents an idyllic and exclusive beachfront retreat, at the very center of Dubai.

District 11 ensures residents have access to parks, lawns, green corridors, and landscaped walkways, making it the perfect backdrop for green and healthy living.

The site is located in the Nad Al Sheba area, bounded by local Nad al Sheba roads which are connected directly to the Al Ain road.

The project location is amid low density Nad Al Sheba communities including Emirates Housing community in the south and future expansion.



Parcel E

Neighboring Developments

Emirates Housing's existing development is on the South side with all the existing and proposed amenities such as the Commercial center, schools, and Kent College. Along the Al Ain road, there are proposed Mixed-use G+8 multi-family housing buildings.

On the east of the site, Parcel J is currently proposed as a villa/townhouse community. This presents an opportunity to better integrate the public realm and urban design strategies to be seamlessly connected.

Existing Vegetation

The site is mostly with sand cover, there are a few clusters of trees found in the vicinity of the site. The North part of the site includes a buffer for the VIP land parcel.

Topography

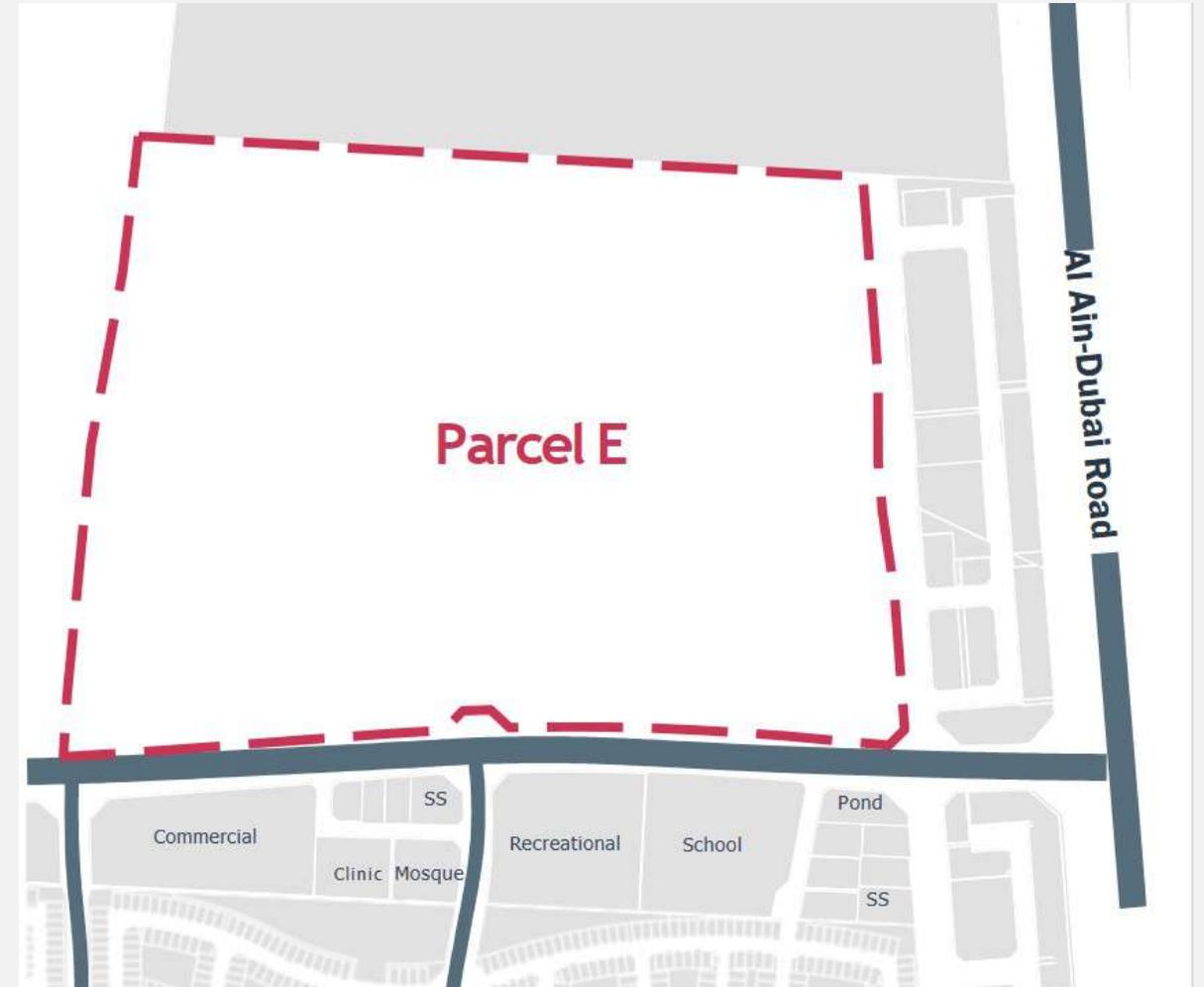
The Topography of the site is relatively flat and gradual based on the visual survey. The lowest point is along the South East corner where there is an existing stormwater pond. The Topography will be confirmed by the progress site survey.

Access Point

The site is predominantly accessed from the Internal Nad Al Sheba roads which are directly connected to the Dubai Al Ain road. As per the RTA master plan, there are future roads developed on the West and North side of the development

Built Assets

Certain Utility structures are in the vicinity of the site that are being studied for relocation. The Northwestern part of the site consists of semi-developed roads and site offices which will be eliminated while developing the site.







Access Gates



Green Sikkas
(Part of overall Open space
owned by Meydan)



INTRODUCING LUA RESIDENCES



COMMUNITY AERIAL VIEW



COMMUNITY ENTRANCE

Nestled within the esteemed District 11 of MBR City in Meydan, Lua Residences presents a distinctive blend of elegance inspired by Portuguese heritage and contemporary living in Dubai. Set against the backdrop of the iconic Downtown Dubai and the awe-inspiring Burj Khalifa, this exceptional location is seamlessly integrated into the master plan of the community, promising a lifestyle of tranquil urbanity.

MOHAMMED BIN RASHID AL MAKTOUM CITY

DISTRICT 11 , PARCEL E006 MASTER PLAN



TYPE / PLOT LAND AREA / M²

TYPE 01 TWIN VILLA (4BR)	
PLOT 01 - 06	271.33 M ²
PLOT 07	462.84 M ²
PLOT 08 - 14	247.00 M ²
PLOT 28 - 32	247.00 M ²
PLOT 33	328.94 M ²
PLOT 35 - 42	247.00 M ²

TYPE 02 SMALL VILLA (4BR)	
PLOT 15	415.94 M ²
PLOT 27	403.06 M ²

TYPE 03 MEDIUM VILLA	
PLOT 18 - 25	397.80 M ²
PLOT 34	559.85 M ²

TYPE 04 BIG VILLA (5BR)	
PLOT 16	698.70 M ²
PLOT 17	525.20 M ²
PLOT 26	752.40 M ²

SERVICE PLOTS	
PLOT 43	200.07 M ²
PLOT 44	433.12 M ²
PLOT 45	48.03 M ²

VILLAS

TWIN VILLA (3+1BR) 3330.3816 sq.ft
28 Units

VILLA (4BR) 4424.004 sq.ft
2 Units

VILLA (4BR) 4660.812 sq.ft
9 Units

VILLA (5BR) 7130.0736 sq.ft
3 Units

3BR +1 Twin House

28 Units

4 BR Standalone Villa

11 Units

5 BR Standalone Villa

3 Units

Total 42 units.

AMENITIES



Crystal Lagoon



Amenity Lawn



Loop Road



External Cycle Track



Gated Community Mosque



Retail



Supermarkets



Schools



Clinics



Main Lagoon Entrance
Commercial Facilities | Sand Beach



3RD Master plan with pools



**Twin Villa
Exteriors**

Front View



**Twin Villa
Exteriors**

Back View

TWIN VILLAS



4BR - 3330.3816 sq.ft | 28 Units



**Small Villa
Exteriors**

Front View



**Small Villa
Exteriors**

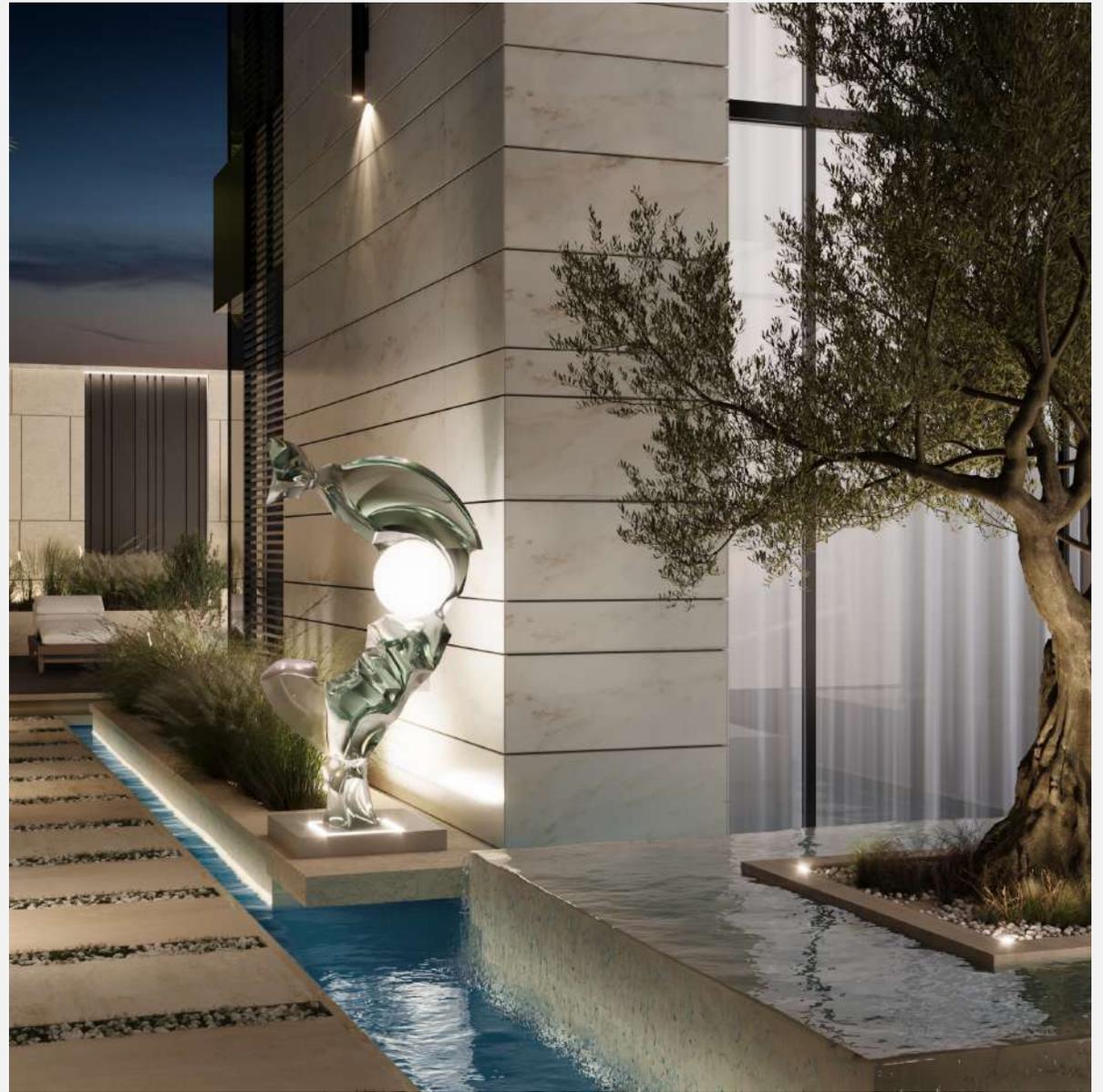
Back View



SMALL VILLA



(4BR 4424 sq.ft | 2 Units)





**Medium Villa
Exteriors**

Front View



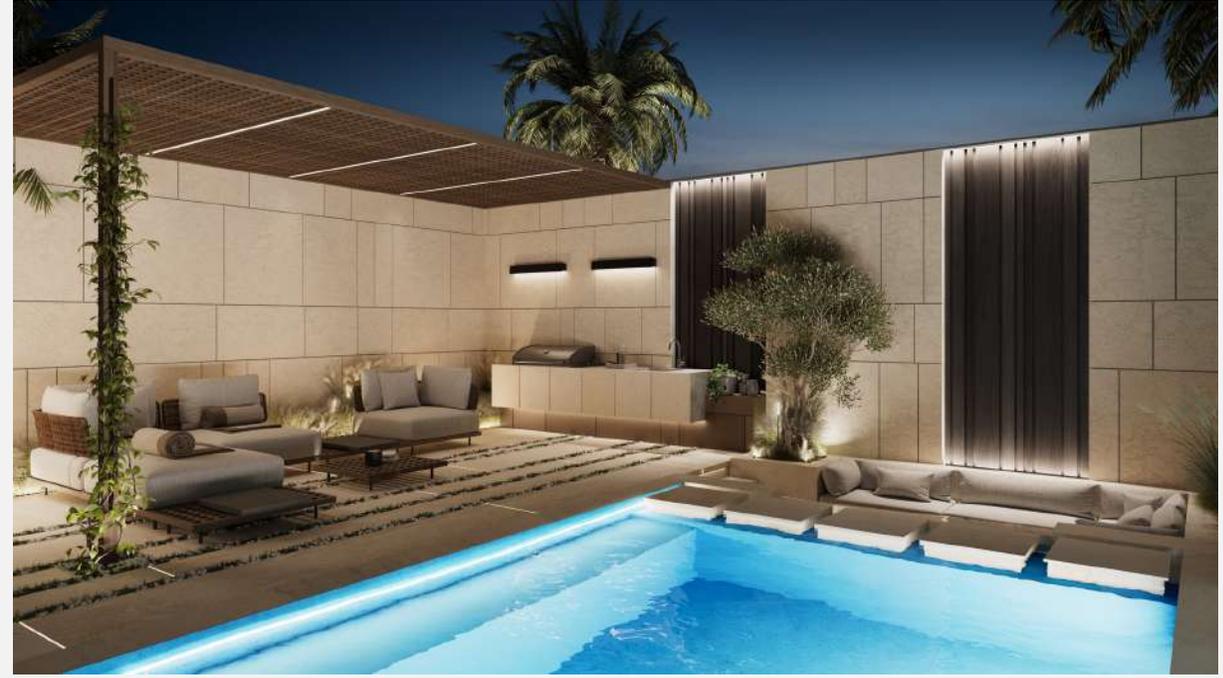
**Medium Villa
Exteriors**

Back View

MEDIUM VILLA



(4BR 4660.812 sq.ft | 9 Units)



**Big Villa
Exteriors
Front View**



**Big Villa
Exteriors**

Back View

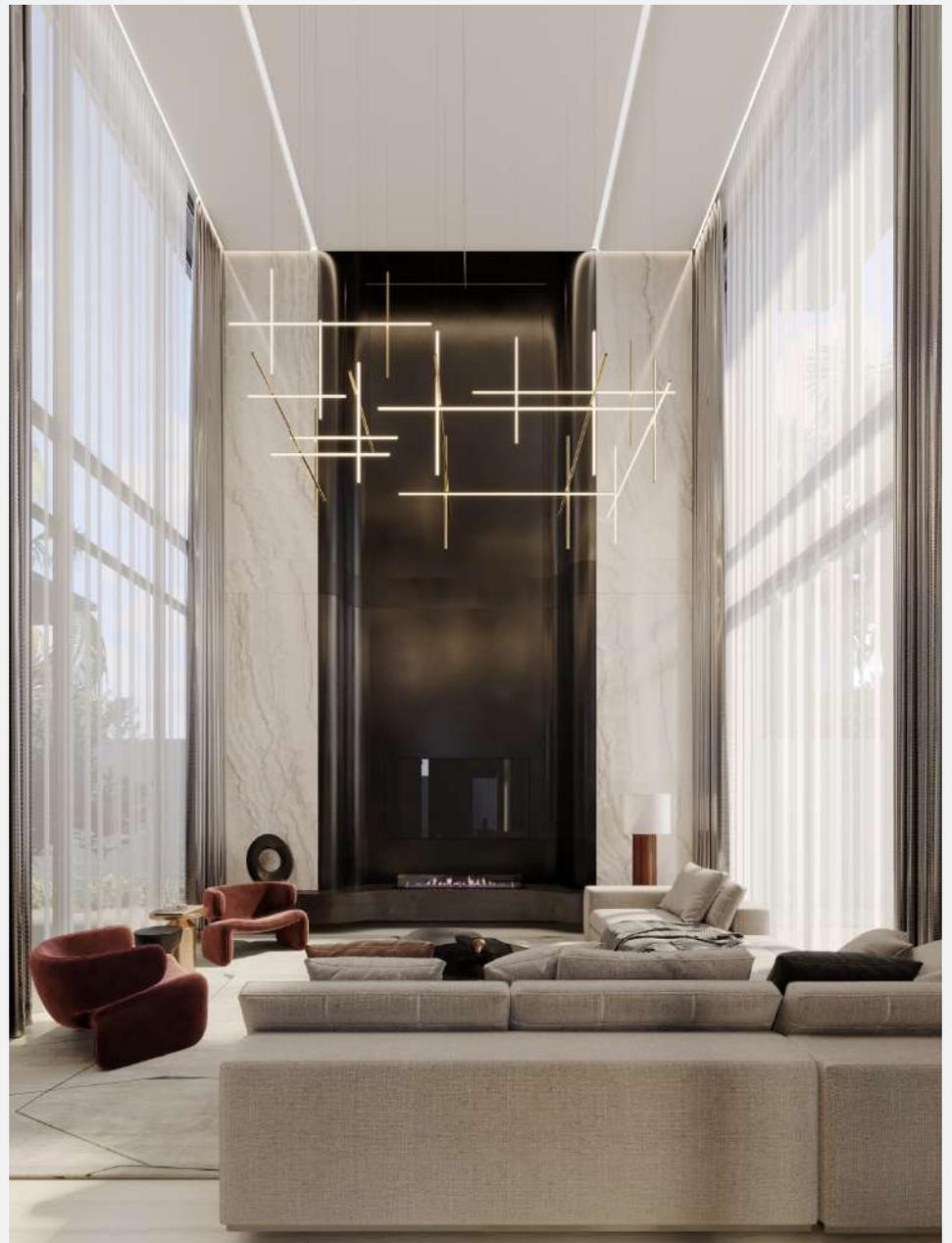


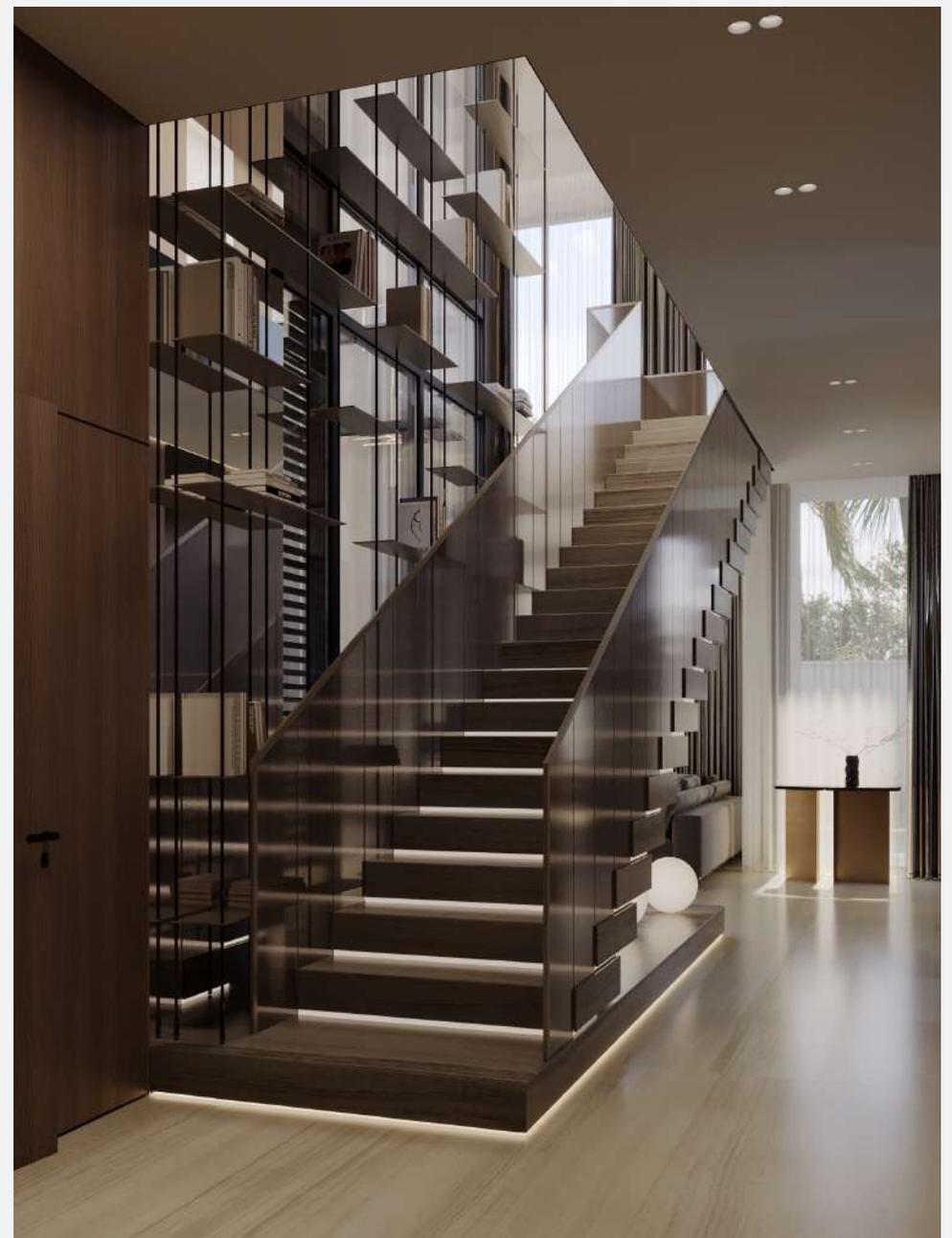
BIG VILLA



(6BR - 7130.07 sq.ft | 3 Units)















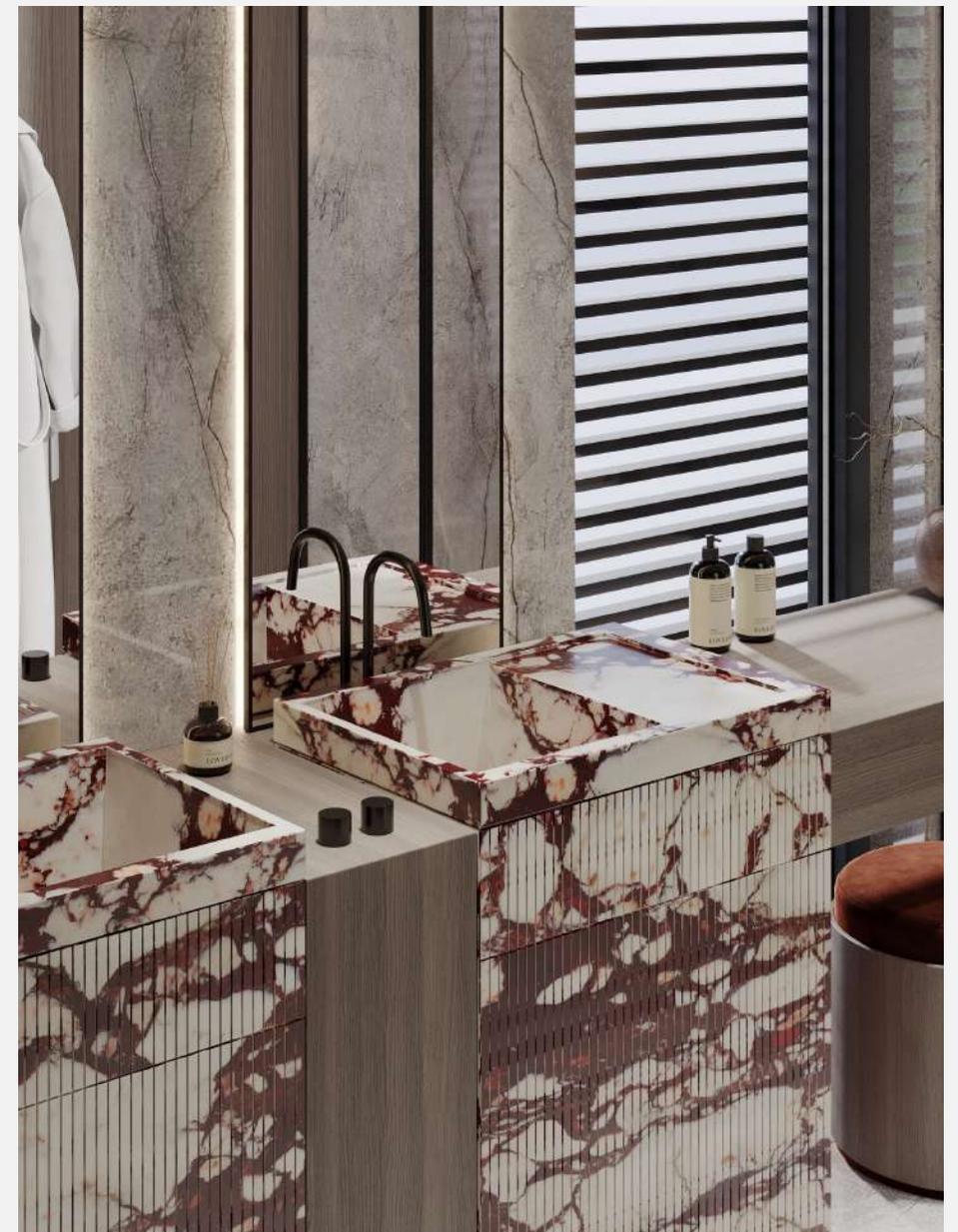












Thank You!



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