



# BELGROVE

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R E S I D E N C E S

FACT SHEET



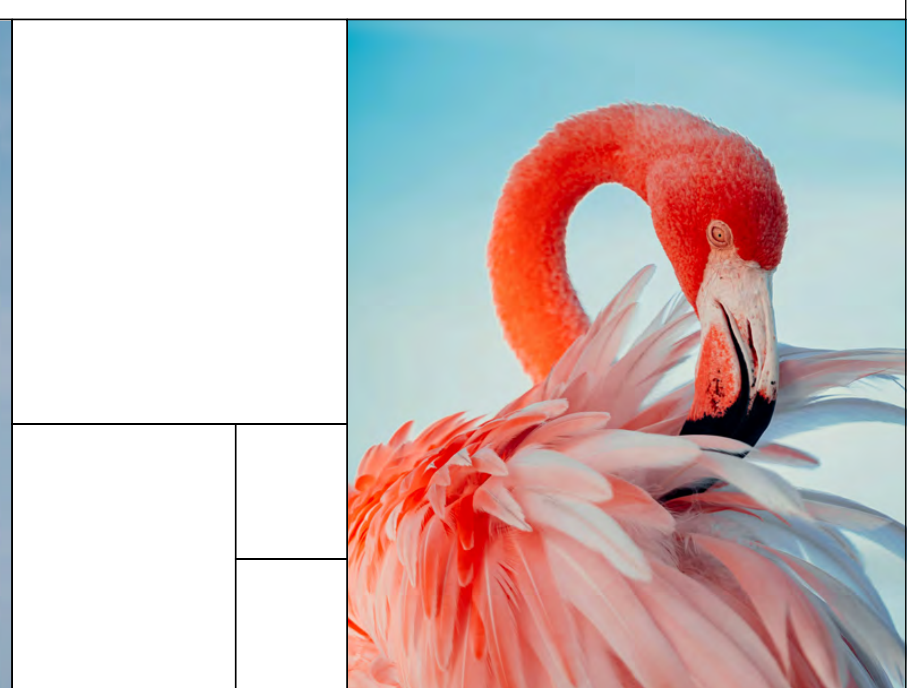


## Mohammed Bin Rashid City

Belgrove Residences is nestled in the vibrant heart of MBR City, a visionary urban development that combines sophisticated living with the tranquility of nature.

The community is renowned for its world-class amenities, lush green spaces, and innovative architectural designs, making it one of the most sought-after residential areas in Dubai. This prime location offers a harmonious blend of urban convenience and serene landscapes, creating an idyllic setting for modern living.

In addition to its prestigious position within MBR City, Belgrove Residences boasts excellent proximity to Downtown Dubai. Residents can enjoy the bustling city life with ease, thanks to the seamless accessibility provided by the nearby highway.



This strategic location ensures that major attractions, business districts, and leisure destinations are just a short drive away, making daily commutes and weekend getaways remarkably convenient.





## 360 Views

The residential development boasts unparalleled 360-degree views, allowing residents to immerse themselves in the natural beauty of the Ras Al Khor Wildlife Sanctuary, the vibrant Dubai skyline, and the captivating turquoise waters of the community crystal lagoon and Dubai Creek. These stunning vistas create a tranquil and inspiring living environment, where nature and urban life blend seamlessly.







## Belgrove Residences

Belgrove Residences stands as an epitome of architectural excellence, featuring a ground floor plus four podiums, 26 residential floors, and a rooftop. The development offers a selection of meticulously designed 1, 2, and 3-bedroom apartments, each crafted to provide an exceptional living experience. The building's elegant design, inspired by the gracefulness of flamingos, reflects a commitment to beauty, balance, and innovation.

### Units & Size Ranges

#### 1 Bedroom

137 units  
From 754 sq.ft. - 849 sq.ft.

#### 2 Bedroom

33 units  
From 1,210 sq.ft. - 1,263 sq.ft.

#### 2 Bedroom + S

33 units  
From 1,256 sq.ft. - 1,334 sq.ft.

#### 3 Bedroom

7 units  
From 1,526 sq.ft. - 1,527 sq.ft.





## The Residences

Exquisitely designed one, two, and three-bedroom apartments offer a lifestyle defined by sophisticated design and inspired by the natural surroundings. Morning and evening sunlight pours through large windows, casting an ethereal warmth on the natural textures and materials.



The golden light flows through the space, highlighting the angular, intuitive details within. As night falls, the carefully crafted lighting creates a serene and elegant ambiance, showcasing the beauty of the nightscape.





## Living & Dining

The living and dining areas at Belgrove Residences are thoughtfully designed to offer spacious and comfortable settings for relaxation and entertainment. Floor-to-ceiling windows create a warm and inviting ambiance.



The kitchens are equipped with state-of-the-art appliances and feature sleek, modern designs that blend functionality with style. Ample storage and high-quality finishes ensure a delightful cooking experience.

## Kitchen





## Bedroom

Bedrooms at Belgrove Residences provide a peaceful retreat, with modern wardrobes and elegant decor. Each bedroom is designed to maximize comfort and tranquility, offering residents a serene sanctuary to unwind.



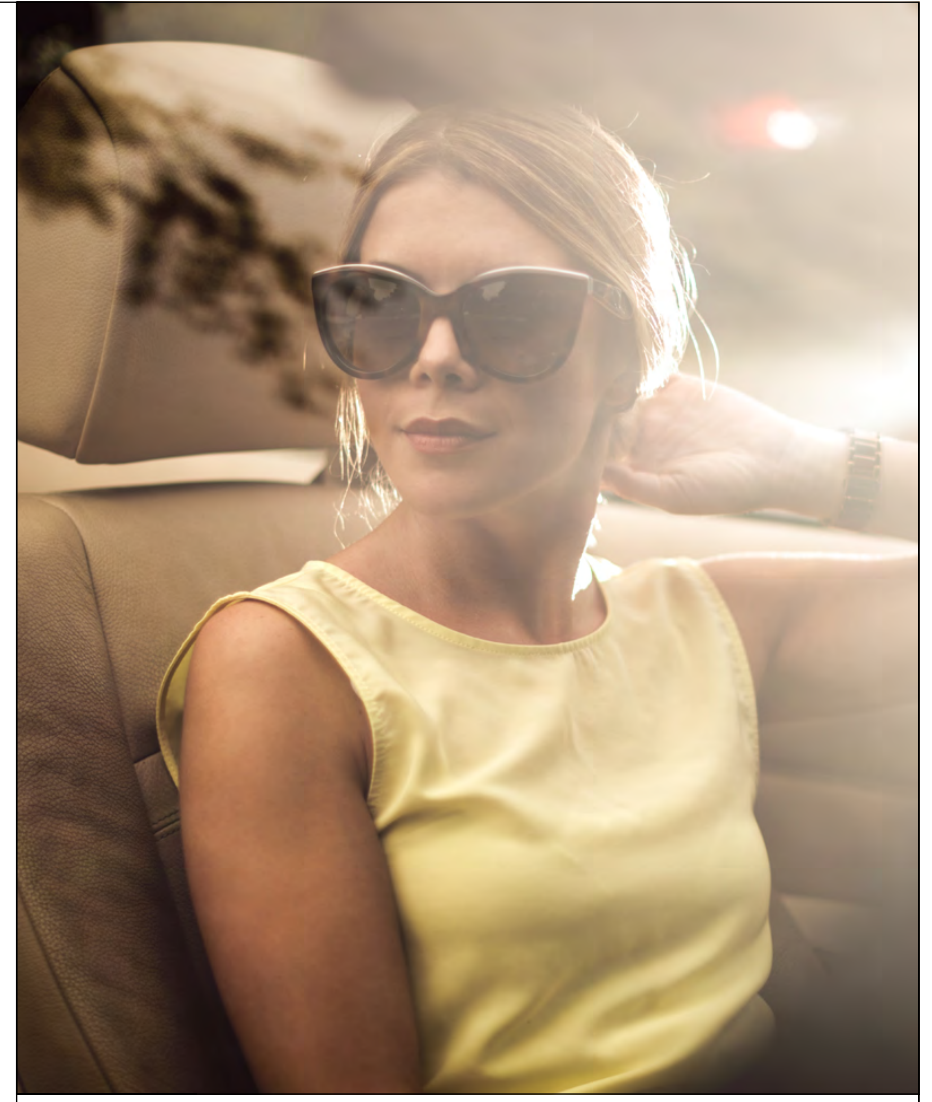
The bathrooms are meticulously crafted, featuring contemporary fixtures and premium materials. They offer a spa-like experience, with spacious layouts and elegant finishes.

## Bathroom



## The Amenities

The amenities at Belgrove Residences are designed to elevate your lifestyle through a thoughtfully zoned concept. Discover a suite of offerings that are as enchanting as they are abundant. Enjoy everything from elegant lounges and flourishing gardens to the rooftop observatory providing stunning views and the flamingo lounges offering a unique space to relax. Additionally, the pool deck ensures a refreshing retreat for residents. Belgrove Residences truly nurtures all aspects of living.



Belgrove residents can enjoy convenient access to a variety of retail spaces on the Ground Floor, featuring an enclosed, air-conditioned arcade. This dynamic area includes boutique shops, gourmet cafes, and essential services, all designed to enhance the daily living experience. The carefully curated retail environment ensures that everything you need is just a few steps away.





## The Lobby

The entrance to the development features a welcoming ambiance, from the drop-off area to the lobby arcade, and extending to the lobby, which includes lounges, a reception area, a communal table, swings, and a library wall, creating a warm and inviting atmosphere.







### Serene Zone

The first floor offers a serene zone dedicated to family-friendly activities. Residents can enjoy the flamingo lounges, picnic pods, outdoor dining and barbecue deck, games table area, and outdoor yoga spaces.



For adults, the pool deck is a haven of relaxation and fitness. Enjoy sunken seating areas and comfortable sun loungers, complemented by a state-of-the-art fitness studio with changing rooms, steam and sauna facilities, and a dedicated relaxation area.

### Adult Zone





### **Kids Zone**

The Kid's zone offers a dedicated pool and outdoor play area, providing a secure and fun environment for younger residents to play and explore.



The pet zone features a play and wash area for furry friends, ensuring that pets are well-cared for and have their own space to enjoy.

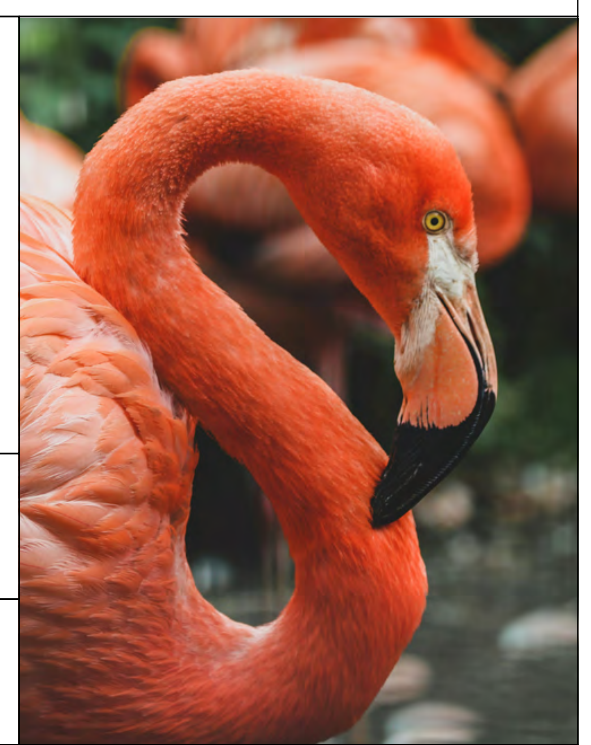
### **Pets Zone**





## Rooftop Amenities

The rooftop amenities at Belgrove Residences stand out for their exclusivity, designed to elevate the living experience. The rooftop features a clubhouse, an observation deck, and an outdoor cinema, all offering breathtaking views and an ideal backdrop for social gatherings.



### The Observatory Deck

The observatory deck is a highlight of the rooftop, featuring a telescope where residents can watch the flamingos in Ras Al Khor. This unique amenity offers a breathtaking perspective on the natural beauty surrounding the residential development.



## Building Configuration

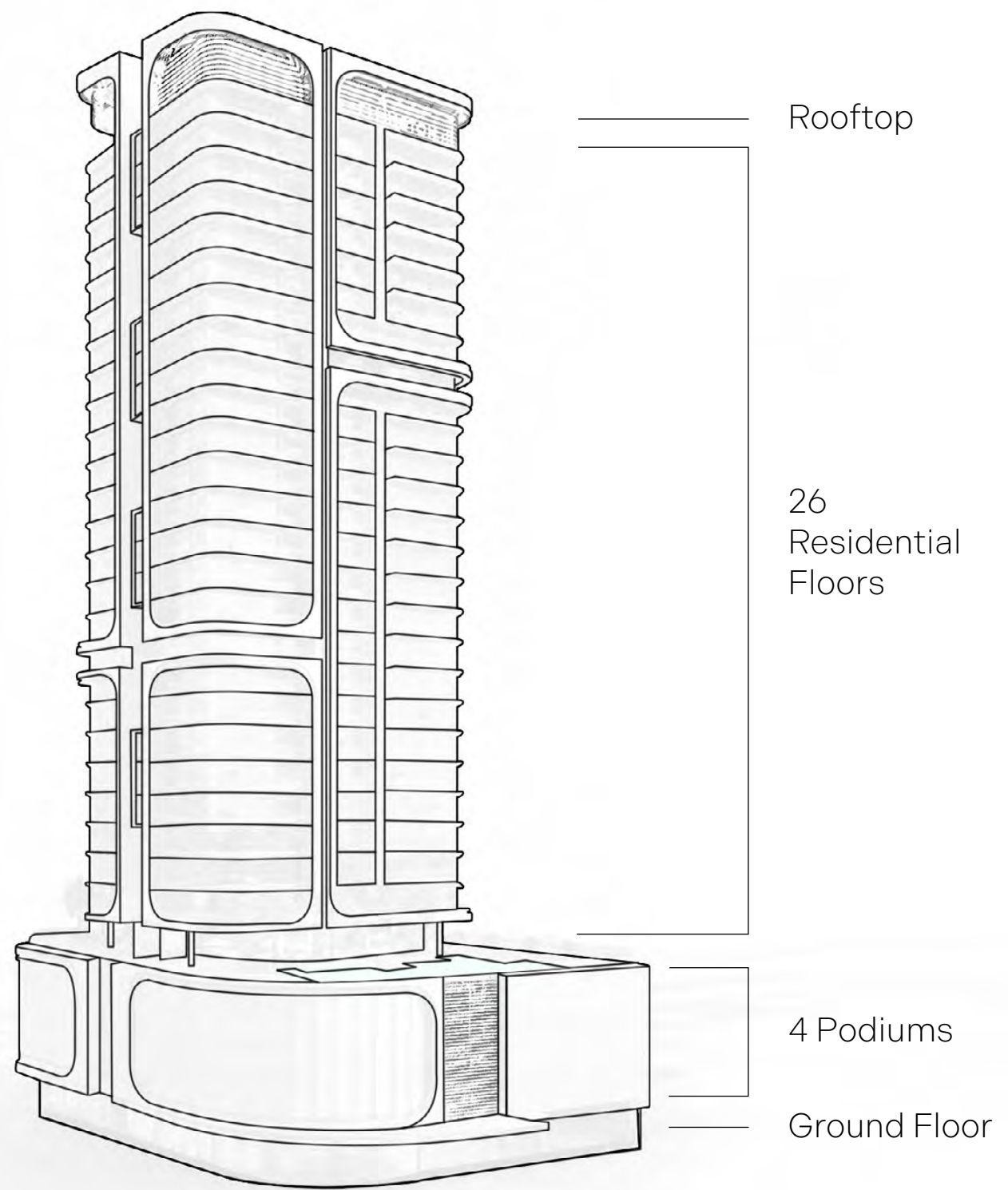
### » Elevators

- » 4 passenger elevators
- » 1 service elevator

### » Parking

- » 1BR and 2BR: 1 parking
- » 3BR: 2 parking

- » Anticipated completion date: **Q3 2027**
- » Anticipated service charge: **AED 18/sq.ft.**



## Payment Plan

**20%**

At the time of booking

**10%**

60 days after the reservation date

**10%**

120 days after the reservation date

**5%**

240 days after the reservation date

**5%**

360 days after the reservation date

**5%**

On completion of 30% construction of the project

**5%**

On completion of 40% construction of the project

**5%**

On completion of 50% construction of the project

**5%**

On completion of 60% construction of the project

**30%**

On completion





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