



Prop971

Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.

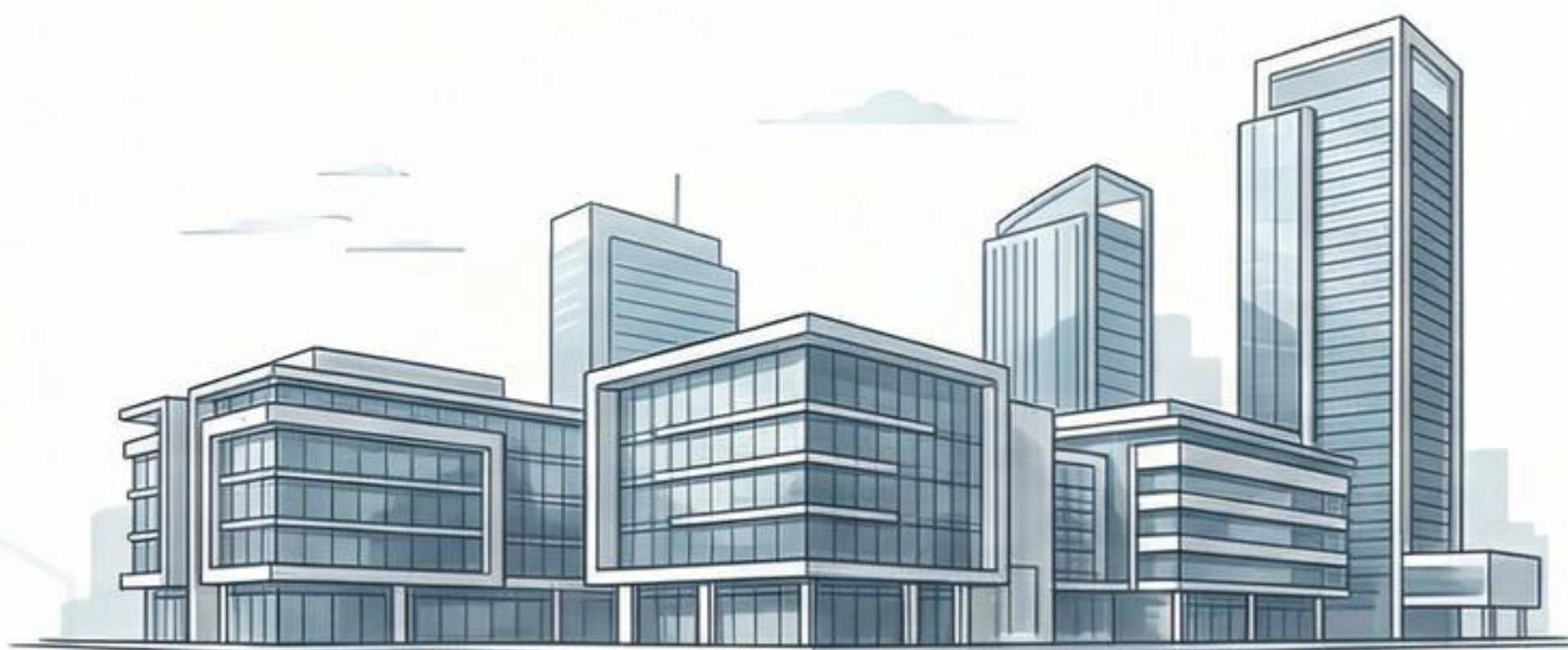


- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.





MEWS MANSIONS

EQUESTRIAN HERITAGE,



EXCLUSIVE LIVING.



MEWS MANSIONS

Nestled in the heart of Meydan,
grandeur beckons at Mews Mansions.

A testament to luxury, these coveted mansions,
limited to 10 exclusive mansions, redefine urban
living with meticulously crafted designs and
regal finishes.



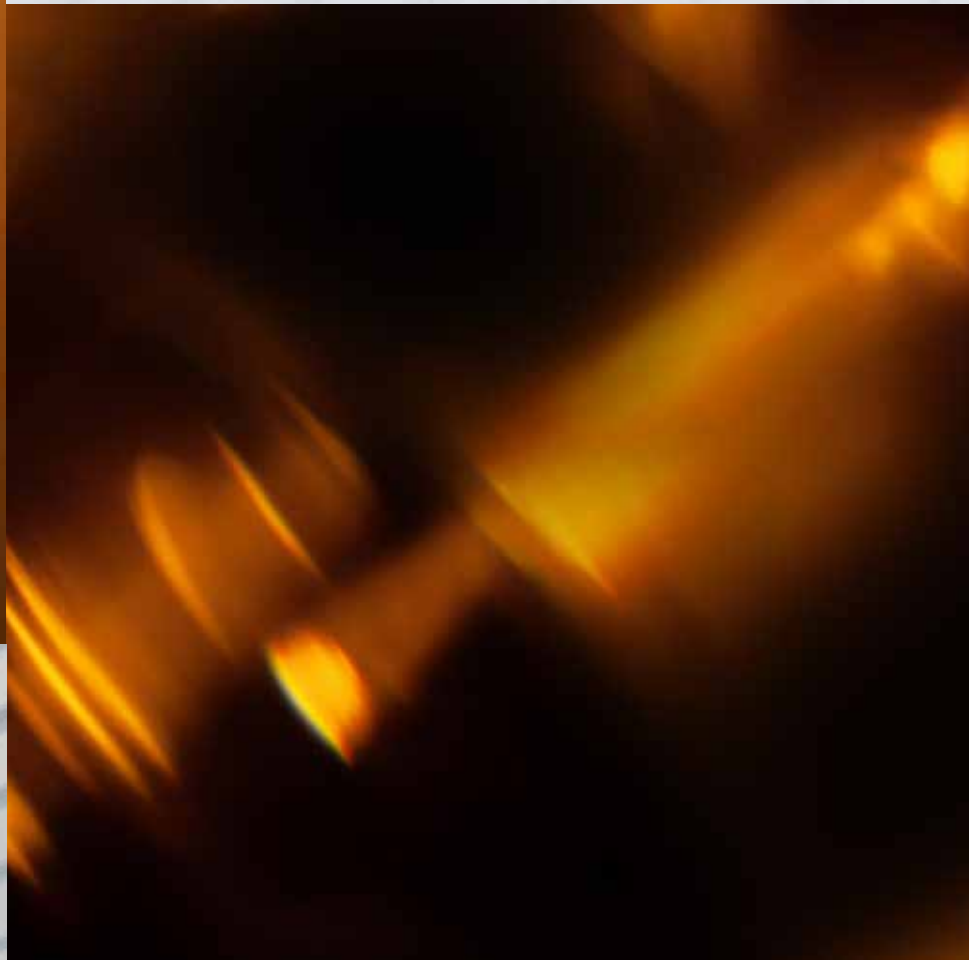
FRONT VIEW



Embodying modern sophistication and exceptional comfort, Mews Mansions offers a unique chance to enhance your lifestyle while shaping your future.

Perfectly balancing modernity with timeless designs, every detail tells a tale of the residences' excellence, ensuring an unfolding legacy.

REAR VIEW WITH INFINITY POOL



VISIONARY EXCELLENCE

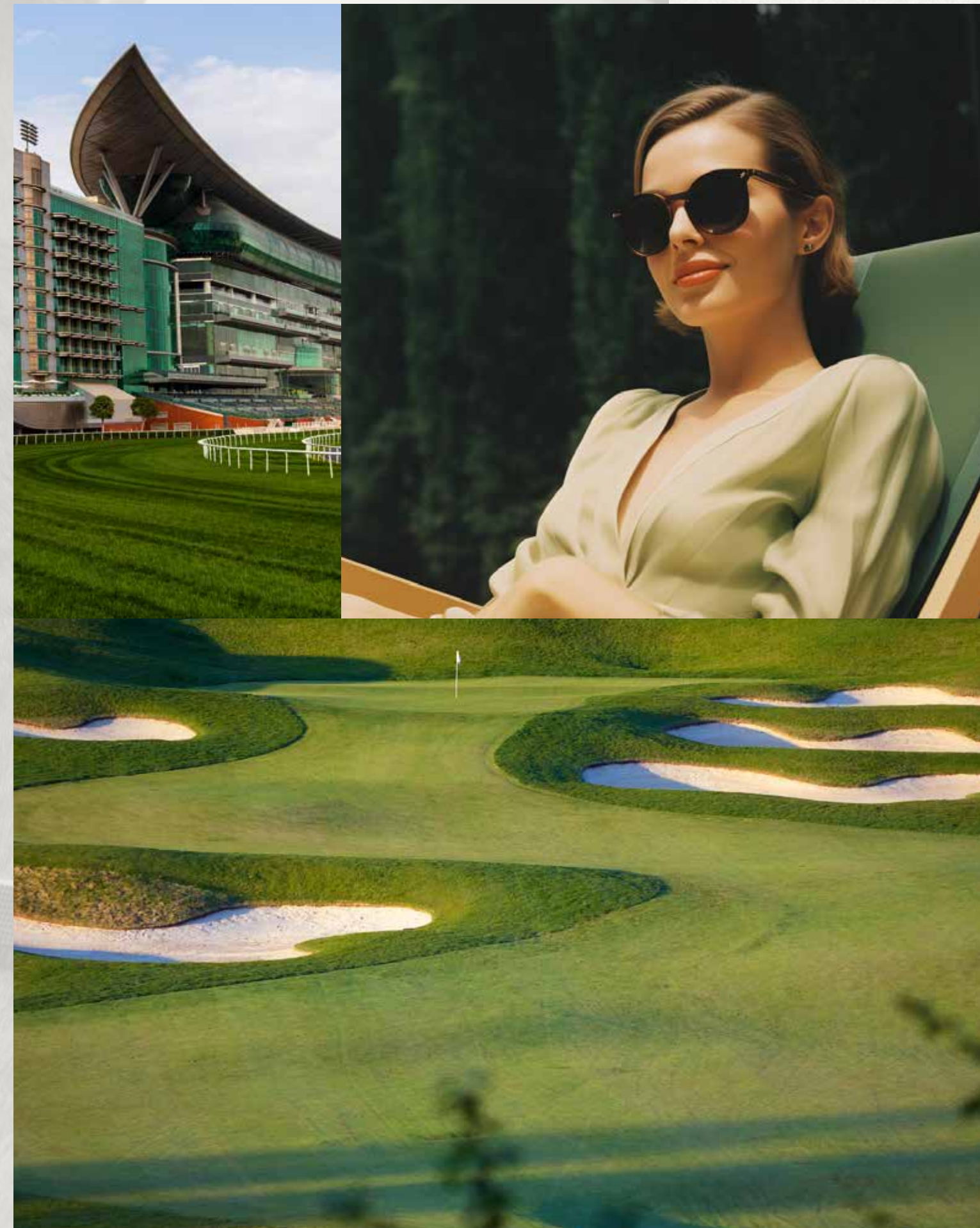
Dubai stands as an unparalleled destination,
offering exclusive grandeur for discerning real
estate connoisseurs.

In this city, where the sands of time meet
cutting-edge architectural marvels, visionary
leaders continue to shape the future.



EVERY CORNER OF DUBAI REFLECTS A COMMITMENT TO EXCELLENCE,
creating the ultimate haven for those seeking something extraordinary.





More than a world-renowned horse-racing legacy, Meydan is the inspired creation of His Highness Sheikh Mohammed bin Rashid Al Maktoum, UAE Vice President, Prime Minister, and Ruler of Dubai.

Envisioned as the future of business, sport, and lifestyle, Meydan's lush grounds embody innovative elegance.

Elegantly positioned amidst the sprawling greens of the prestigious Meydan Golf course, the exhilarating Meydan Racecourse, and the grand Meydan Hotel, Mews Mansions offers a privileged residential address.

OPEN THE GATES TO LUXURY

MALLS

- 1 Dubai Mall / 10 mins
- 2 DFC / 12 mins
- 3 Dubai Hills Mall / 21 mins
- 4 Mall of Emirates / 25 mins

AIRPORTS

- 5 DXB / 15 mins
- 6 DWC / 31 mins

LANDMARKS

- 7 Burj Khalifa / 10 mins
- 8 Museum of the Future / 12 mins
- 9 Burj Al Arab / 20 mins

SCHOOLS

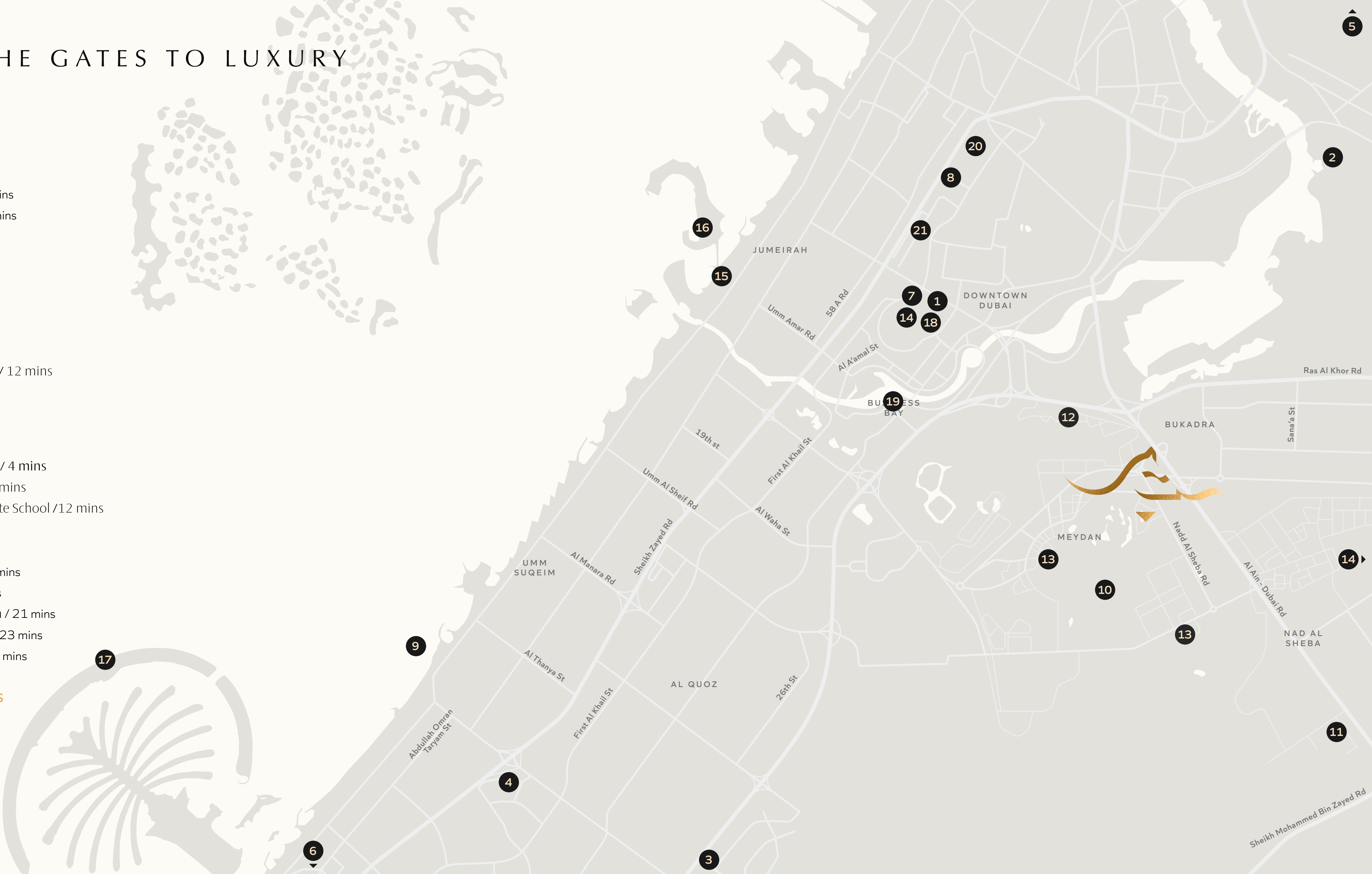
- 10 Rashid & Latifa school / 4 mins
- 11 Kent College Dubai / 9 mins
- 12 North London Collegiate School /12 mins

HOTELS

- 13 The Meydan Hotel / 8 mins
- 14 Armani Hotel / 16 mins
- 15 Four Seasons Jumeirah / 21 mins
- 16 Bulgari Resort Dubai / 23 mins
- 17 Atlantis The Royal / 32 mins

BUSINESS AREAS

- 18 Downtown / 10 mins
- 19 Business Bay / 12 mins
- 20 DIFC / 14 mins
- 21 DWTC / 16 mins







MEWS MANSIONS

INSPIRED BY EQUESTRIAN ELEGANCE



STAIRCASE

Inspired by European heritage, Mews reflects a rich equestrian legacy, seamlessly blending tradition with modern architecture to create chic, opulent homes.

Built to become the muse for your tomorrow, timeless elegance meets contemporary living in these 10 uniquely available mansions, each residence capturing the essence of Dubai's radiant natural beauty.



FRONT VIEW



STUNNING PASTURES

Set in a family-oriented enclave, these homes promise exceptional potential, with breathtaking views of Dubai's skyline, and verdant surroundings.

EXPERIENCE A PERFECT BALANCE OF PRIVACY AND TRANQUILITY,
seamlessly integrated with a vibrant lifestyle.



SHAPE YOUR LEGACY

Crafted for discerning individuals who appreciate the essence of luxury, this exclusive enclave blends modern architecture with bespoke interiors. It embodies the refined tastes of visionary leaders that shape the future of nations, offering the perfect setting for sophisticated living.





MAIN ENTRANCE



MAIN DINING & LIVING



MAIN DINING & LIVING



GALLOPING TOWARDS GRANDEUR

Expertly crafted and fully fitted by renowned luxury brands, these regal mansions feature expansive interiors enriched with high-quality materials and textured finishes, providing an atmosphere of refined comfort and privacy steeped in splendour.









MASTER BEDROOM



MASTER BEDROOM



WALK-IN CLOSET



MASTER BEDROOM

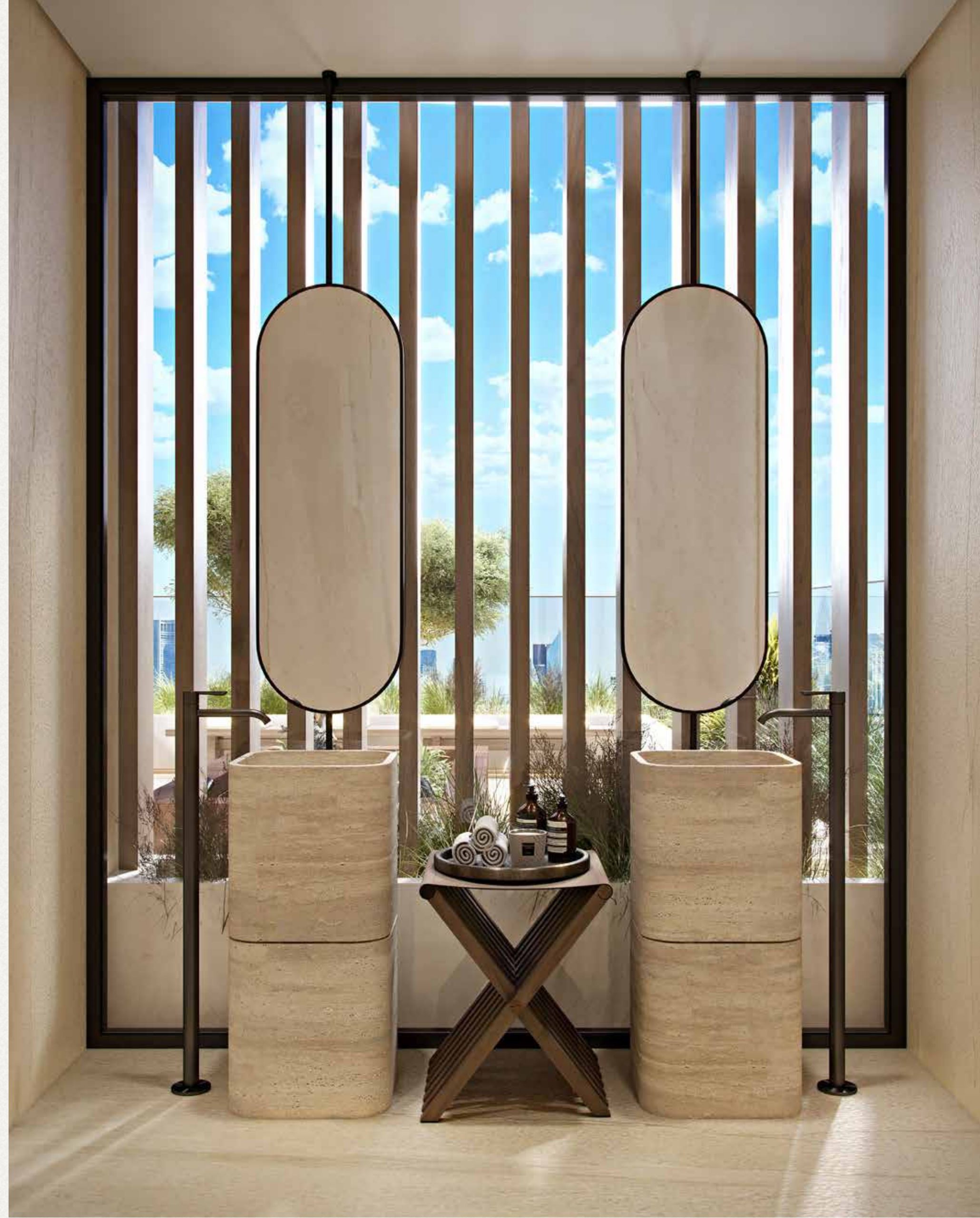


MASTER BATHROOM

MASTER BATHROOM



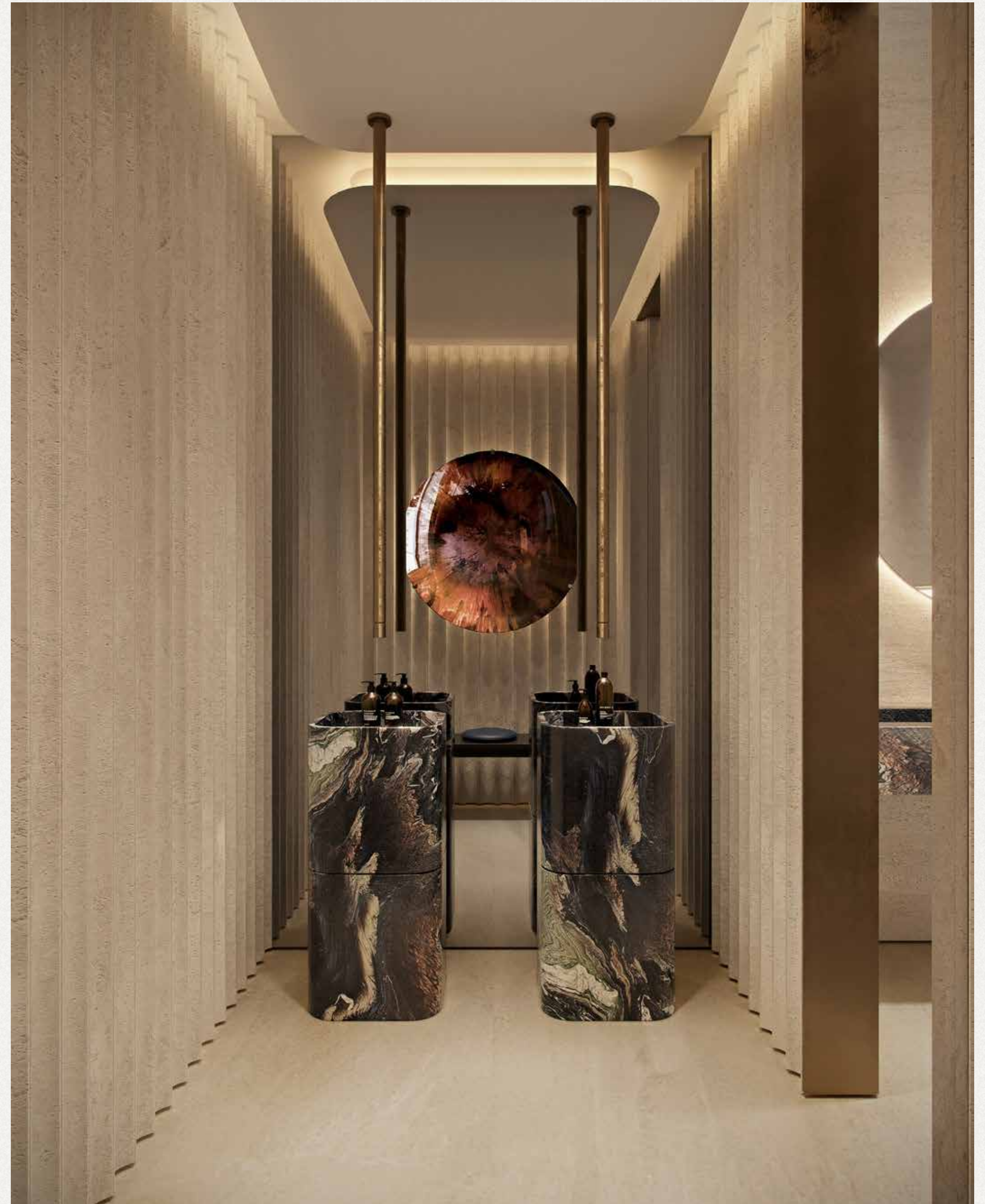
POWDER ROOM (2ND FLOOR)







POWDER ROOM (GROUND FLOOR)

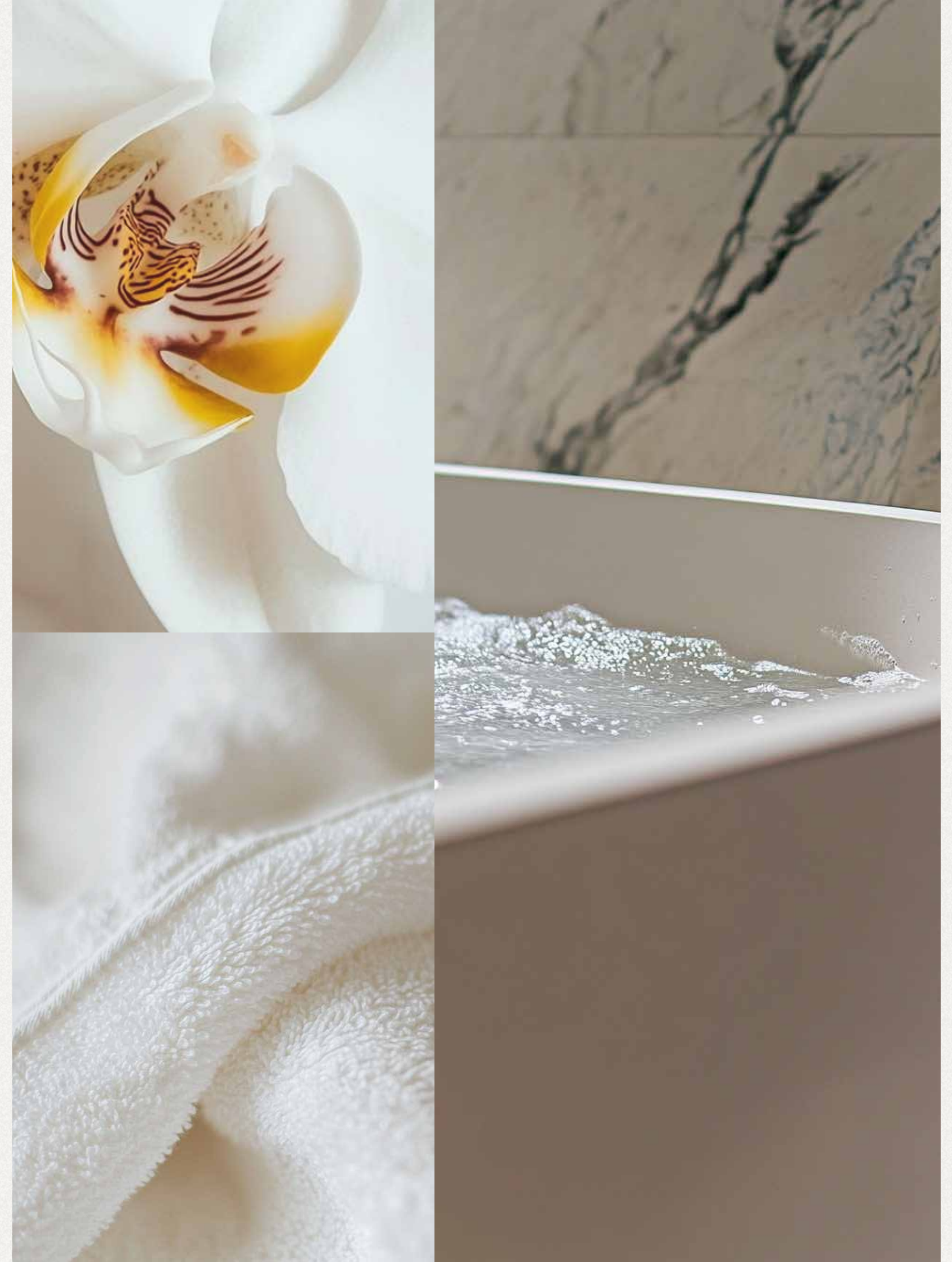


POWDER ROOM (GROUND FLOOR)





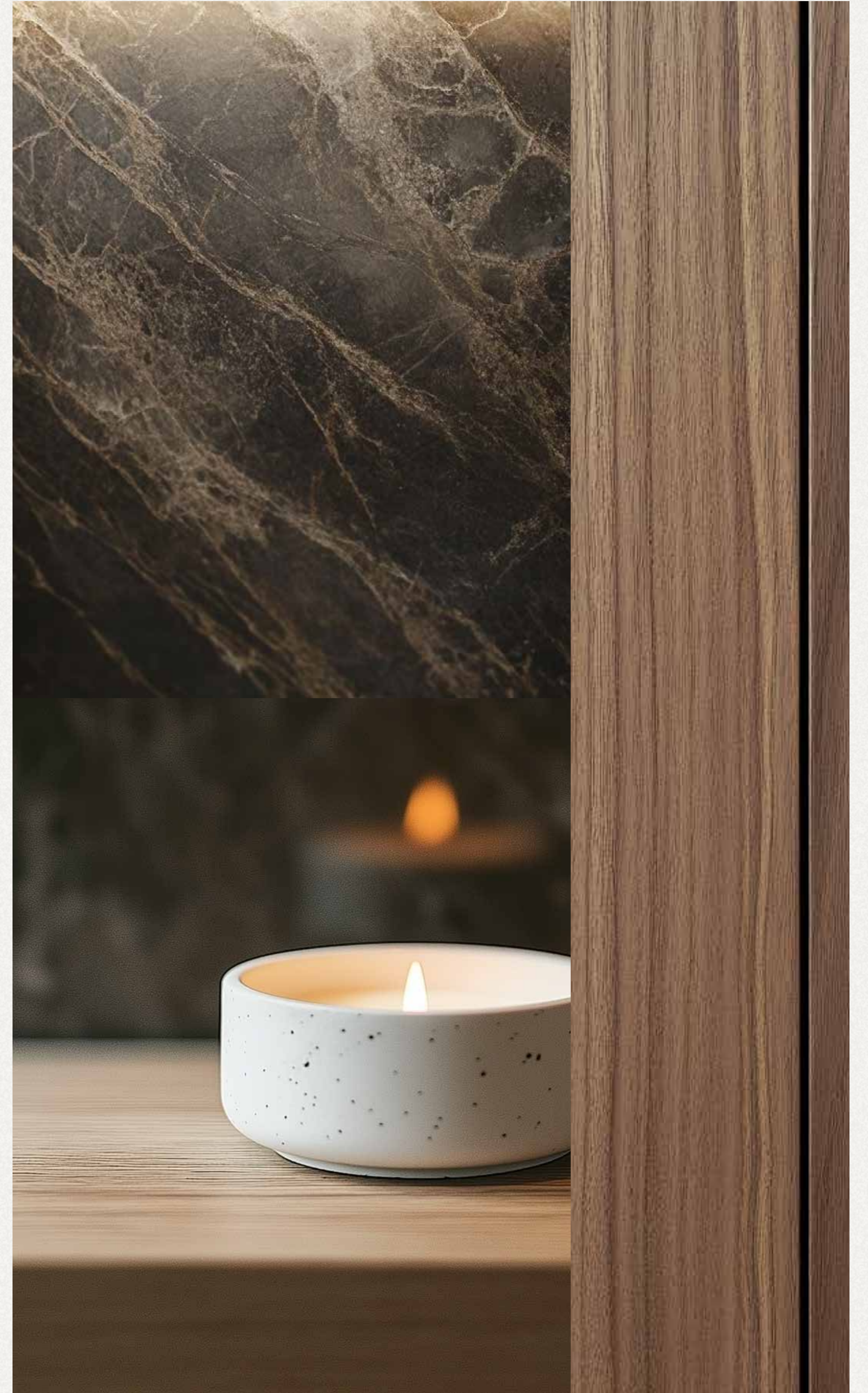
GUEST BATHROOM 1







GUEST BATHROOM 2





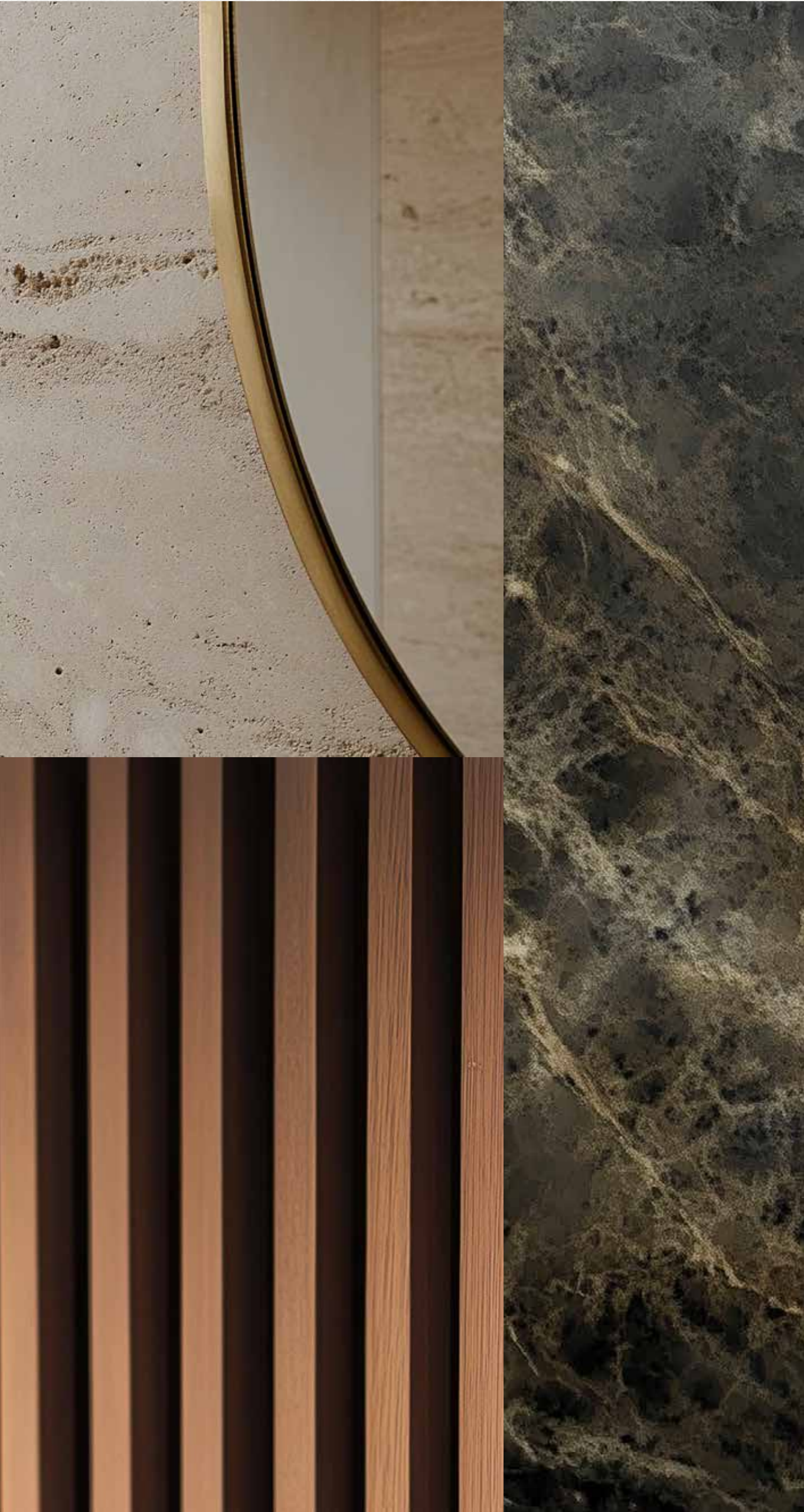
GUEST BEDROOM 3



GUEST BEDROOM 3



GUEST BATHROOM 3

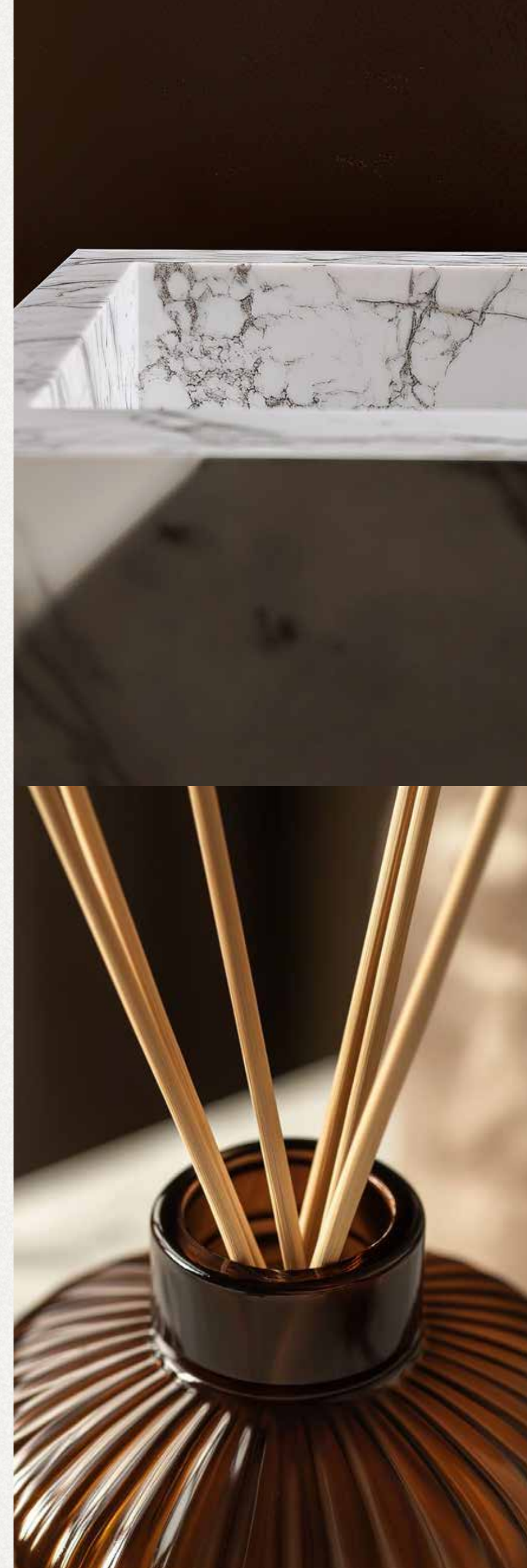




GUEST BEDROOM GROUND FLOOR

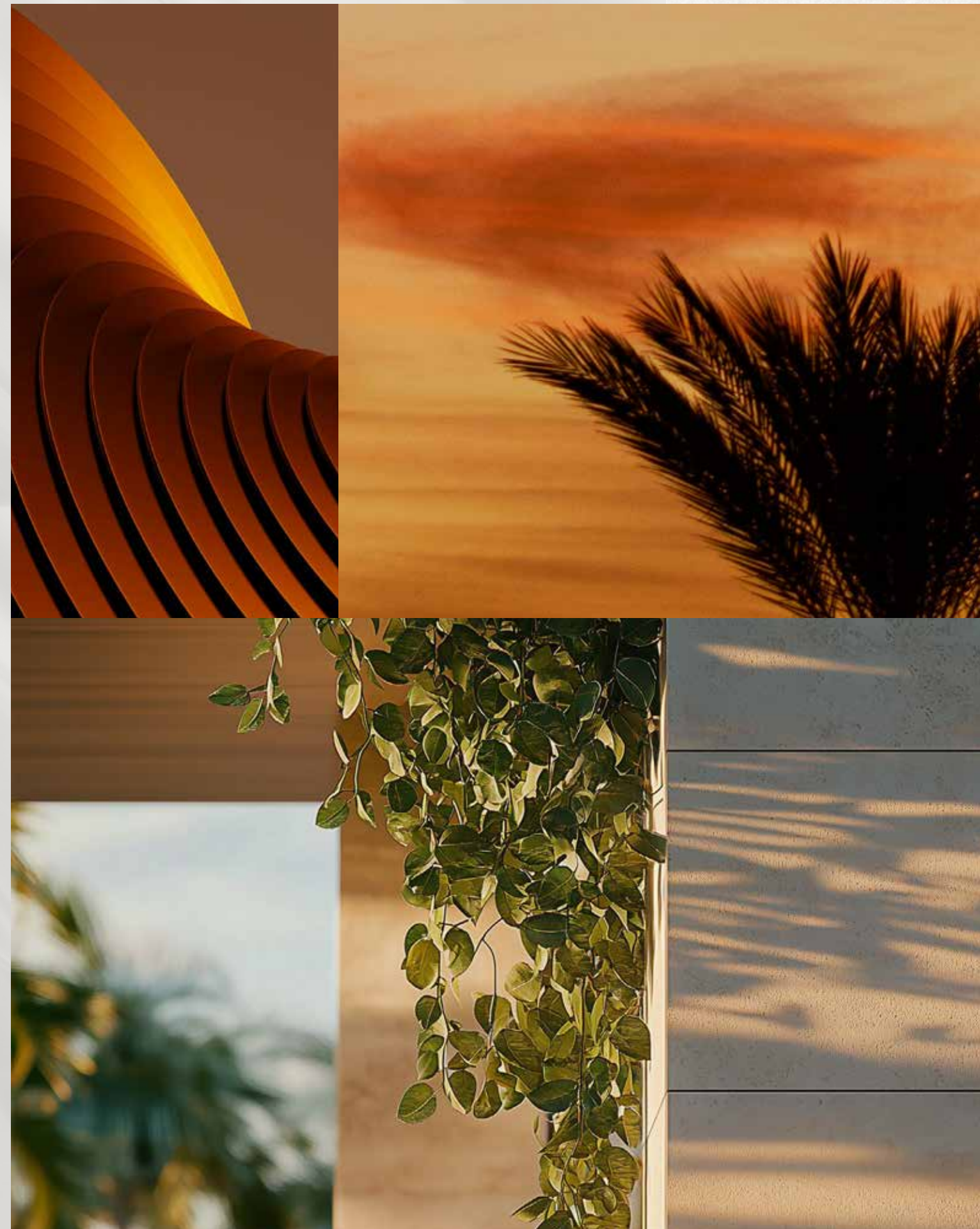


GUEST BATHROOM GROUND FLOOR





RACING TO THE FUTURE



Dubai consistently unveils an ambitious vision for the future of real estate, blending groundbreaking innovation with sustainable developments.

As the city evolves, Mews Mansions seamlessly adapts to its changing landscape, presenting a model of modernity and unparalleled opportunities for its thriving residents.





YOU SHAPE
THE FUTURE

Craft your visions in an exquisite home
office, meticulously designed to elevate your
productivity and inspire innovation.
A place to host meetings that shape your legacy.





GROUNDS FOR REFINED LIVING

Where laughter echoes and dreams take flight, your mansion is surrounded by nurturing spaces for the young ones who light up your days, the perfect grounds to raise your family.



COMFORTS GROOMED FOR YOU

Choose a sanctuary with amenities designed for enduring comfort and meaningful connections. Host unforgettable dinners, enjoy peaceful moments, and cherish quality time with loved ones in a space crafted to elevate every moment.



THE ART OF LEISURE

Your home features an exquisite pool and an infinity pool, seamlessly merging relaxation and enjoyment, where every moment by the water becomes a celebration of sophisticated tranquility – a true staycation with loved ones in the elegance of your own home.



REAR VIEW WITH INFINITY POOL



REAR VIEW WITH INFINITY POOL



REAR VIEW WITH INFINITY POOL



EMBRACE BALANCED WELLNESS

Start your day with an energizing gym workout and end it with a soothing sauna session, all within the comfort of your bespoke mansion.

SERENITY AT HOME

Transform your lifestyle with a hot tub,
designed to offer personal wellness and relaxation in the
beautiful outdoors.

BE AT ONE WITH YOUR WORLD

Rejuvenate with a calming meditation in your dedicated zen room or indulge in a soothing massage in your own spa – wellness has never been more accessible.



SPA

REVEL IN CINEMATIC MOMENTS

Retreat into a world of entertainment with a deluxe home theatre for cinematic perfection, or challenge your friends in a vibrant games room, blending fun and relaxation seamlessly.





A modern outdoor master balcony featuring a chic juice bar with a stone backsplash and illuminated shelves of bottles. The bar has four high-top stools. In the center, a square fire pit with a fire is surrounded by a large, L-shaped white lounge sofa with beige and patterned cushions. Small round side tables are placed around the sofa. The balcony is enclosed by a glass railing and has a large overhang with recessed lighting. The background shows a clear blue sky and some greenery.

ENTERTAIN WITH ENDLESS POSSIBILITIES

Embrace weekends with refreshing drinks from the chic juice bar and delightful BBQs in stunning outdoor living spaces.

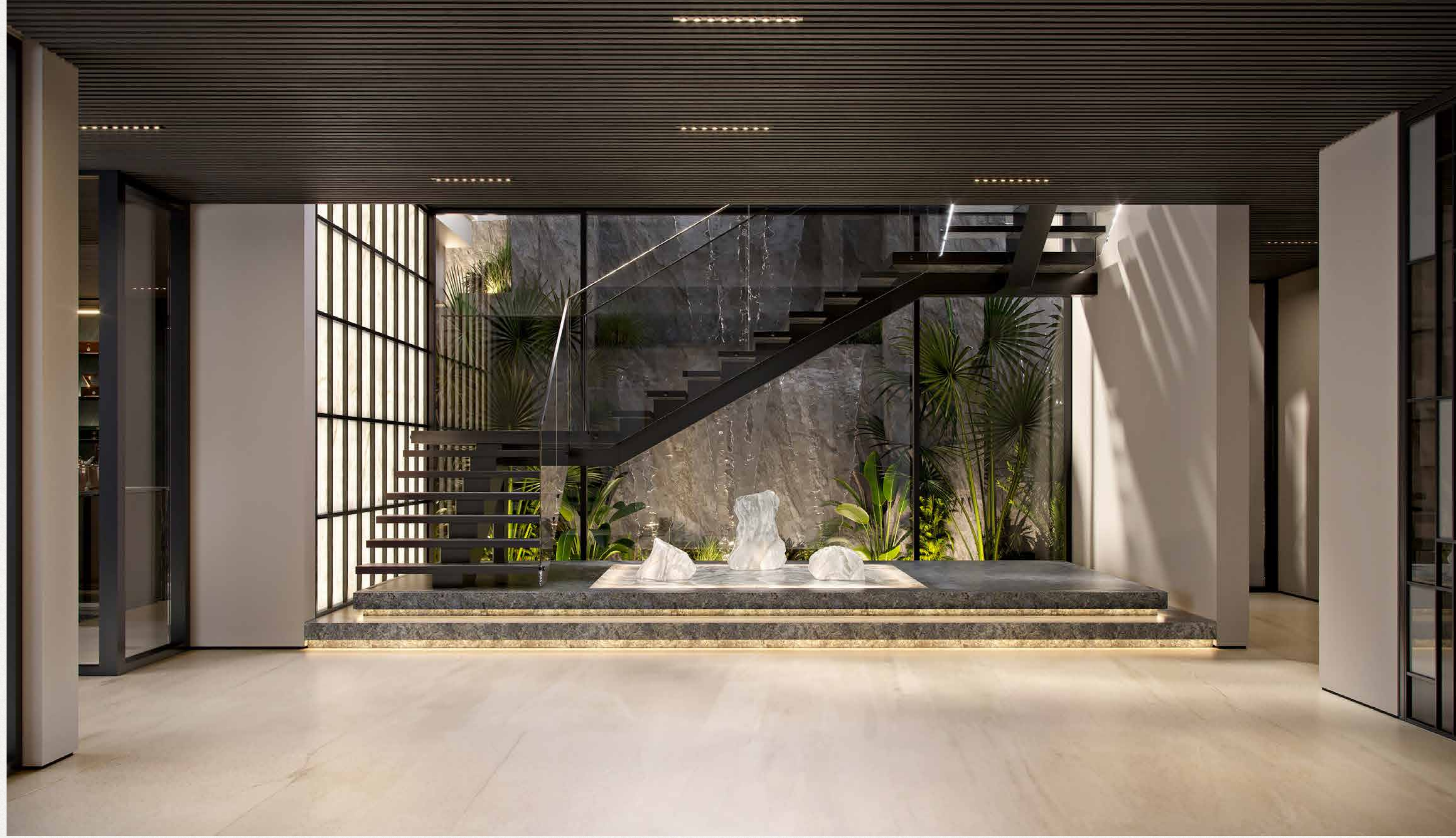
ENCHANTING EVENINGS AWAIT

Beautifully designed and landscaped terraces, complete with sunken seating and elegant water features, create the perfect setting for enjoying serene evenings in a harmonious outdoor oasis.



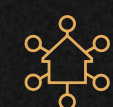
YOUR HOME IS YOUR PLAYGROUND
Choose a lavish haven with an optional dedicated cigar
lounge and wine room designed for perfect evenings
relaxing or socializing in style.







ADVANCED HOME SYSTEMS



- All-around Smart Home Integration
- Lighting Controls
- Home Network & Wi-Fi Distribution



- CCTV & Security Alarms
- Access Control
- Intruder Alarm

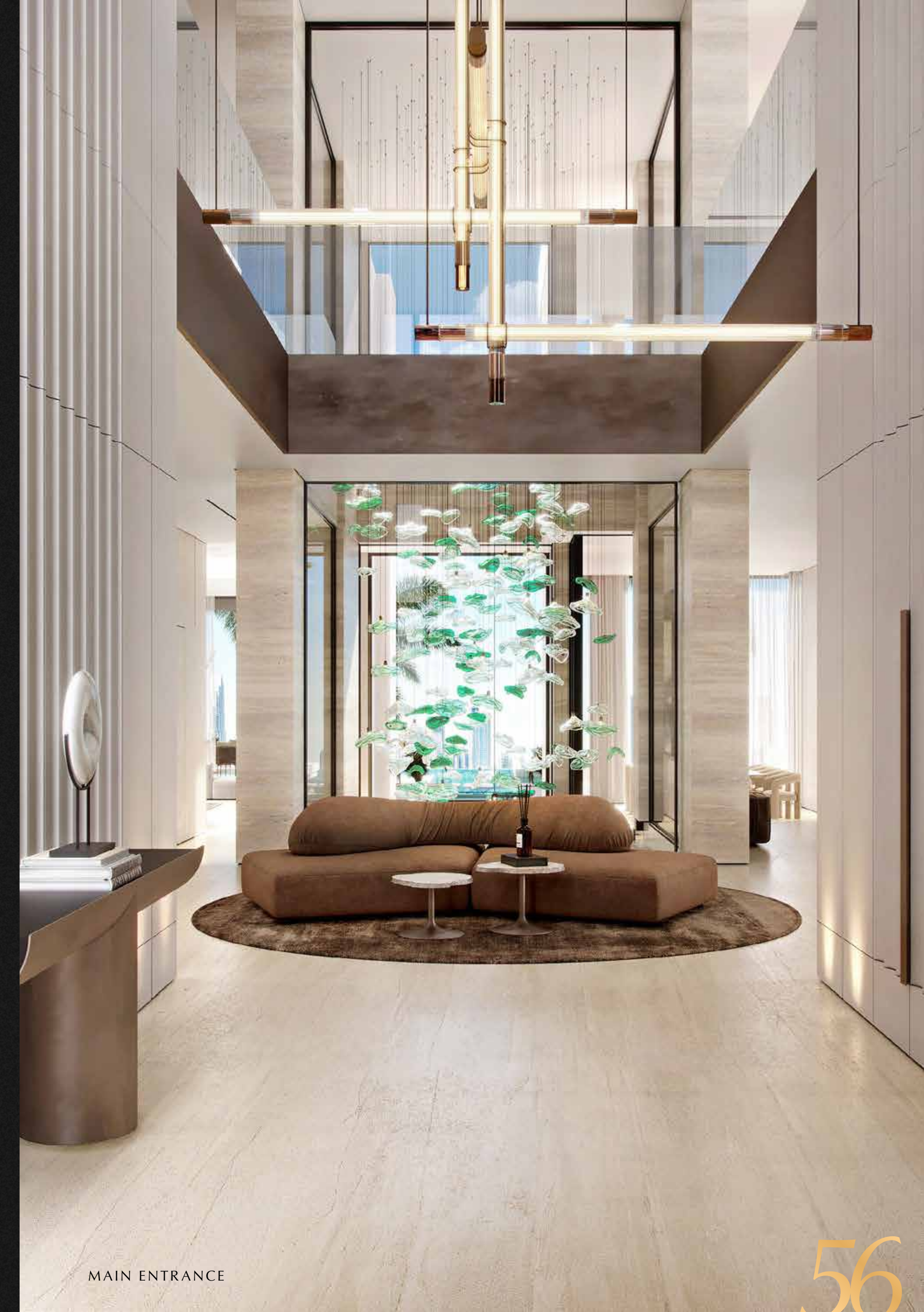


- Cinema*
- Video Distribution 4k VoIP
- Advanced Home Automation - Internal & External Audio
- Audio Distribution: Ceiling Speakers, Invisible Speakers, External Audio / Master Bed Projection System / Family Lounge Invisible Surround Sound



- Centralized Air Purification
- Water Purification System
- Centralized Laundry/ Linen Chute
- Centralized Vacuum System

*Not available for mansions IX & X



MAIN ENTRANCE



FRONT VIEW WITH OUTDOOR GUEST PARKING



INCLUSIVE SERVICE FEATURES & AMENITIES



- Outdoor Juice Bars
- BBQ Area
- Landscaped
- Outdoor Areas with Sunken Seatings



- Infinity Pool
- Jacuzzi & Hot Tub
- Zen Room
- Water Features



- Home Office*
- Private Elevator
- Private Indoor Parking Spaces + Additional Guest Parkings



- Cigar Lounge
- Game Room
- Cinema*
- Wine Room



- Spa with Massage
- Gym
- Sauna & Steam Room



- Drivers' Room & Maids' Quarters



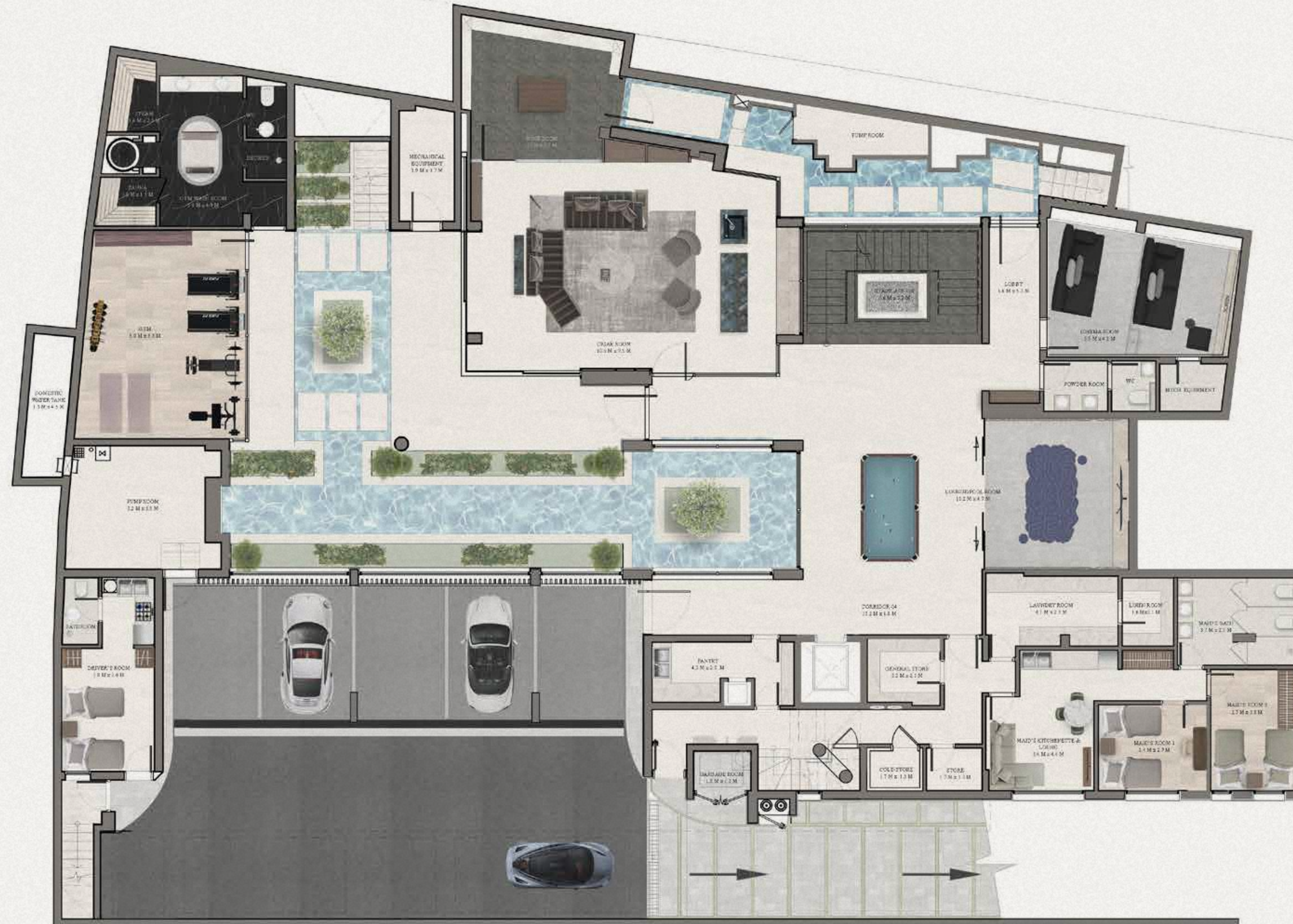
- Laundry Room
- Cold Store / Dry Stores
- Garbage Chute

*Not available for mansions IX & X



Total BUA: 25,150 sqft

BASEMENT FLOOR

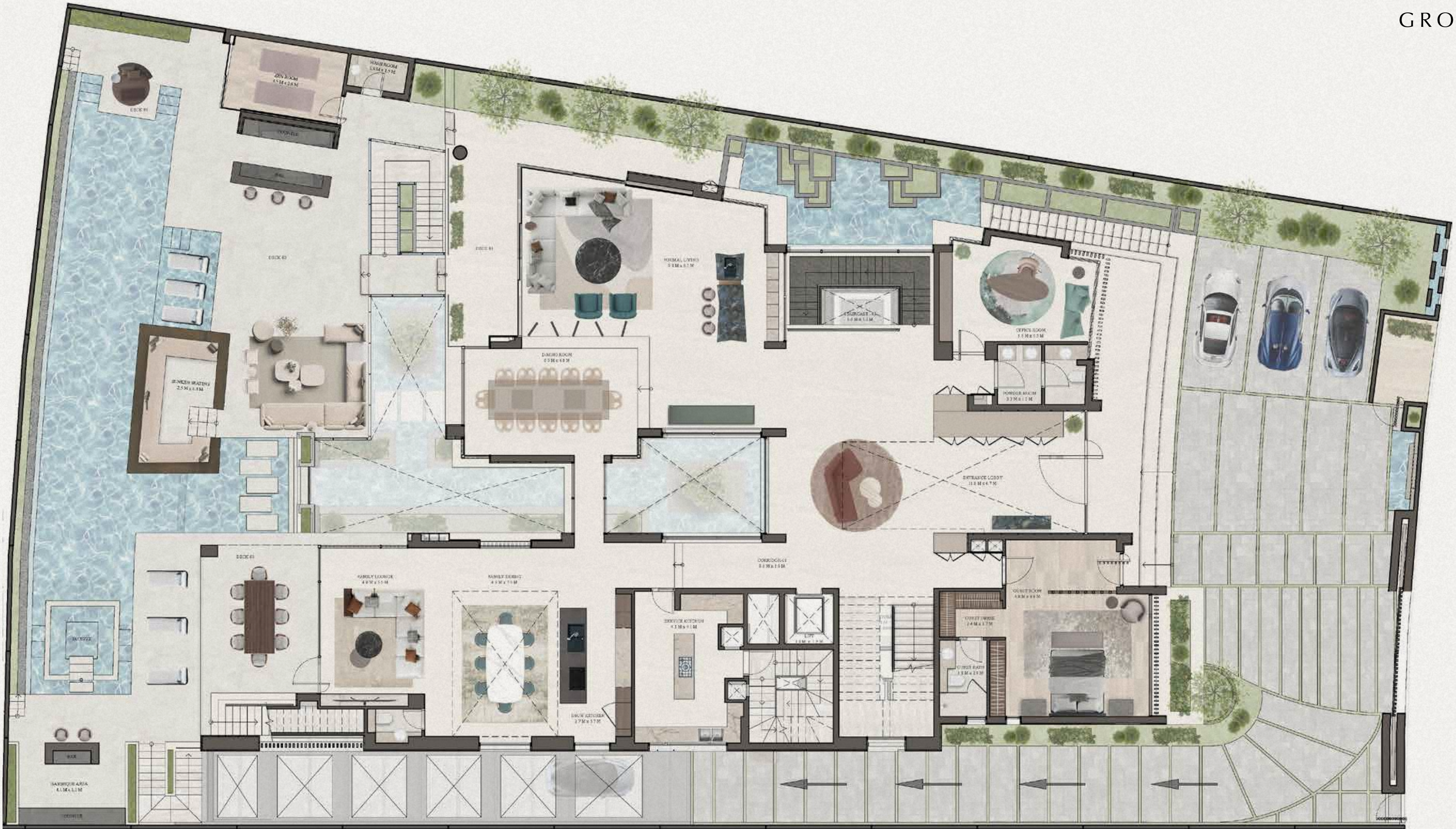


BASEMENT AREA
8,912.30 SQFT
827.95 SQM



Mansion V
Total BUA: 25,150 sqft

GROUND FLOOR



MEWS MANSIONS / FLOORPLANS



BUILT AREA	OUTDOOR AREA	TOTAL GF AREA
6,109.30 SQFT	9,435.21 SQFT	15,544.51 SQFT
567.55 SQM	876.53 SQM	1,444.08 SQM

Mansion V

Total BUA: 25,150 sqft

FIRST FLOOR



BUILT AREA
5,266.40 SQFT
489.25 SQM



Mansion V

Total BUA: 25,150 sqft

SECOND FLOOR



BUILT AREA
4,862.30 SQFT
451.71 SQM





UNIT SIZES

MEWS NAMES	BUA (IN SQFT)	PLOT AREA (IN SQFT)
MANSION I	25,118	15,543
MANSION II	25,215	15,521
MANSION III	25,100	15,621
MANSION IV	25,091	15,516
MANSION V	25,150	15,544
MANSION VI	25,150	15,553
MANSION VII	25,161	15,553
MANSION VIII	25,204	15,568
MANSION IX	22,620	16,253
MANSION X	22,602	16,267

PAYMENT PLAN

AED 3M
on booking

20%
down payment on
S.P.A signing

10%
30 days after

70%
on completion



EXCLUSIVE DEVELOPMENT



refine

Dubai General Properties, the development arm of Al Ali Property Investment (API), a leading sole proprietorship real estate developer dedicated to creating exceptional urban communities, strategically collaborates with Driven Properties and Refine, a consortium of highly accomplished developers and experts in development management.

This exclusive collaboration applies the proven track record of industry experts to elevate luxury standards in UAE real estate development, promising unparalleled value for high-end investors.

FEATURES & AMENITIES

ROYAL & NOBLE

LEISURE & ENTERTAINMENT	HOME SYSTEM
CIGAR LOUNGE	LIGHTING CONTROL
OUTDOOR JUICE BARS	FAÇADE LIGHTING
BBQ AREA	BASIC LANDSCAPE LIGHTING
GAME ROOM	ACCESS CONTROL
LANDSCAPED OUTDOOR AREAS WITH SUNKEN SEATINGS	CCTV
	INTRUDER ALARM
	HOME NETWORK & WI-FI DISTRIBUTION
HEALTH & WELLNESS	
INFINITY POOL	
JACUZZI & HOT TUB	
SPA WITH MASSAGE	
GYM	
ZEN ROOM	
WATER FEATURES	
FINISHES	PRIVATE CONVENIENCES
LUXURY FINISHES	HOME OFFICE*
FAÇADE IN TRAVERTINE	COLD STORE / DRY STORES
STATE-OF-THE-ART BUILT IN KITCHEN APPLIANCES - Gaggenau, Miele or Equivalent	PRIVATE ELEVATOR
HIGH-END WARDROBES & CABINETS - Local Brand	LAUNDRY ROOM
SANITARY FIXTURES - Sanipex or Equivalent	DRIVERS' ROOM & MAIDS' QUARTERS
	PRIVATE INDOOR PARKING SPACES + ADDITIONAL GUEST PARKINGS

FEATURES & AMENITIES

EXCLUSIVE FOR ROYAL ONLY (ADD-ONS)

LEISURE & ENTERTAINMENT	HOME SYSTEM
CINEMA*	HOME AUTOMATION & INTEGRATION
WINE ROOM	VIDEO DISTRIBUTION 4K VOIP
HEALTH & WELLNESS	
	AUDIO DISTRIBUTION
SAUNA & STEAM ROOM	✎ Ceiling Speakers
AIR PURIFICATION SYSTEM	✎ Invisible Speakers
WATER PURIFICATION SYSTEM	✎ External Audio
	✎ Master Bed Projection
	✎ Family Lounge Invisible
	✎ Surround Sound
FINISHES	
	UPGRADED SYSTEMS
OPULENT BESPOKE FINISHING ELEMENTS	✎ Home Network & Wi-Fi
LUXURY BRANDED WARDROBES & CABINETS - Poliform or Equivalent	✎ Distribution
SANITARY FIXTURES - Gessi, Cea or Equivalent	✎ CCTV
FEATURE BAR COUNTERS (BF + GF)	✎ Intruder Alarm
FEATURE WALLS with Marble Finishes	✎ Access Control
BASEMENT WOOD TIMBER SLATE CEILING	ADVANCED LANDSCAPE LIGHTING
LAMINATE GLASS with Bronze Partitions	ELECTRIC FIREPLACE
	PRIVATE CONVENIENCES
	GARBAGE CHUTE
	CENTRALIZED LAUNDRY/ LINEN CHUTE
	CENTRALIZED VACUUM SYSTEM

*Not available for mansions IX & X

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