



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.



THE BELLAGIO LIFESTYLE



THE BELLAGIO LIFESTYLE



Luxury must
be comfortable,
otherwise it
is not luxury.

- COCO CHANEL



THE BELLAGIO LIFESTYLE

PRESENTING

BELLAGIO 

— Sunrise Capital —

Welcome to Bellagio by Sunrise Capital,
where luxury living is redefined.

Since 2016, Sunrise Capital has crafted accessible luxury in Dubai. Bellagio blends modern design with timeless elegance, offering grand architecture and refined interiors—more than just a home, it's a lifestyle statement.



THE BELLAGIO LIFESTYLE



BELLAGIO

BELLAGIO

SUNRISE
CAPITAL



THE BELLAGIO LIFESTYLE



Welcome to Bellagio by Sunrise Capital, an iconic development that redefines luxury living.



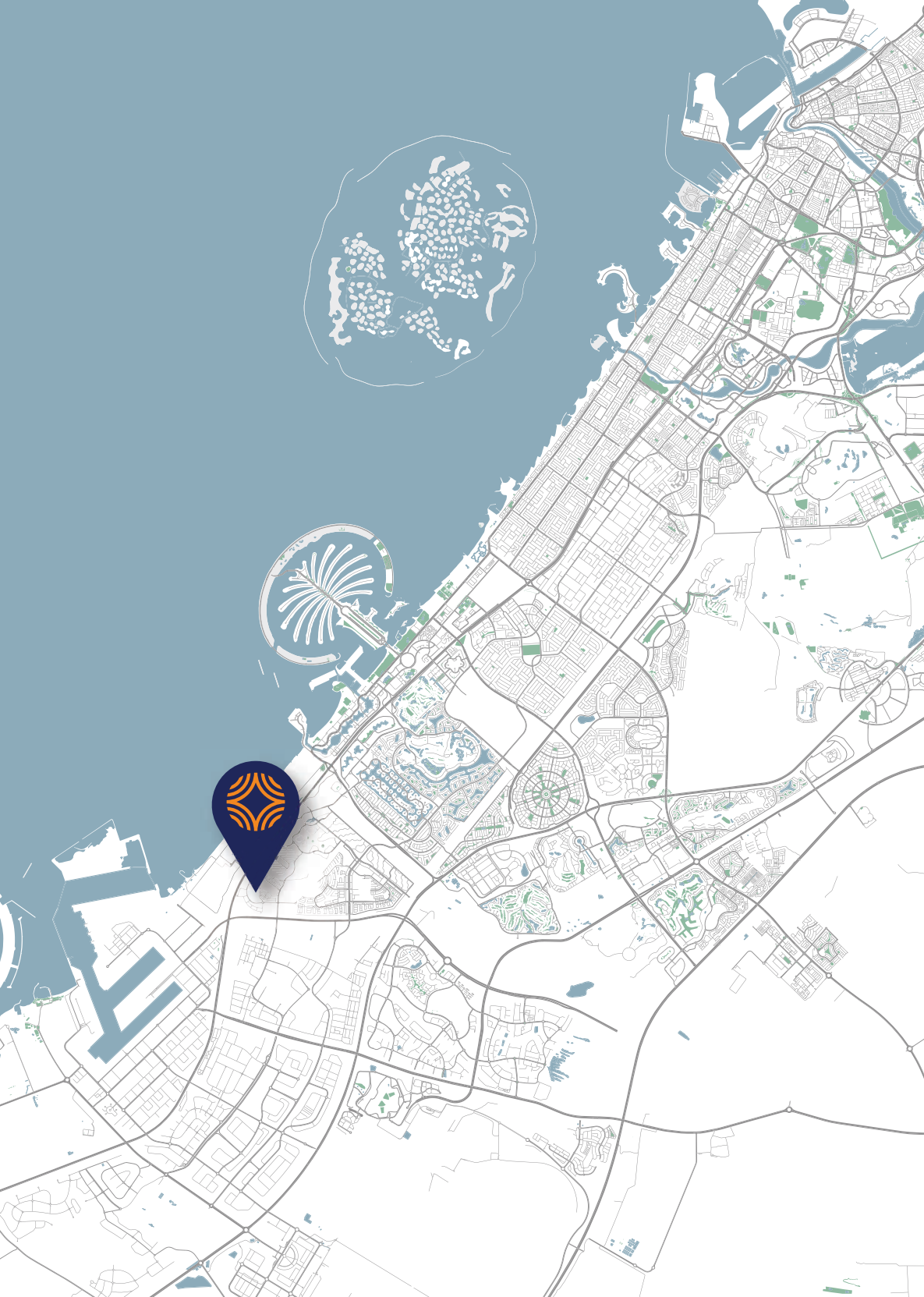
The modern apartments combine functionality with high-end finishes, striking a perfect balance of comfort and style. Large windows flood the space with natural light, creating a serene atmosphere, while exquisite materials enhance your refined lifestyle.



WASL GATE – A SYMPHONY OF
CULTURE AND CLASS.



The Wasl Gate community harmonizes the vibrancy of city life with the serenity of suburban living. Flourishing amidst Dubai's energetic rhythm, Wasl Gate boasts lush parks, contemporary shopping precincts, and culinary hotspots that cater to the tastes of a cosmopolitan populace.



Experience A New Dawn At Wasl Gate

 3 mins

Nearest Metro
Station

 10 min

JBR The
Walk

 12 min

Dubai Expo
City

 12 min

Mall of the
Emirates

 14 min

Dubai Hills
Mall

 14 min

Palm
Jumeriah

 16 min

Kings College
Hospital London

 16 min

Dubai Butterfly
Garden

 18 min

Mediclinic
Parkview Hospital

 18 min

Dubai Miracle
Garden

 18 min

Burj
Khalifa

 22 min

Dubai
Airport (DXB)



THE BELLAGIO LIFESTYLE



MODERN
COMFORTS,
REDEFINED



A GRAND ENTRANCE LOBBY



Upon entering Bellagio's lobby, you're greeted by luxury and sophistication. The expansive area boasts pristine white marble floors that reflect natural light streaming through large glass panels.



MEETING SUITE



Our conference room offers a professional setting equipped with the latest technology, perfect for productive meetings. The top-of-the-line lifts provide swift and smooth access, enhancing the overall experience of your stay.



WELLNESS SANCTUARY



The sauna provides a relaxing retreat with premium wood paneling and precise temperature control. Nearby, the changing rooms feature spacious lockers, sleek countertops, and modern showers for a seamless experience.



FITNESS CENTRE



The gym offers state-of-the-art equipment, natural light, and a sleek, energized atmosphere for a motivating workout experience.



RECREATION SPACE



The multipurpose room is a versatile space for gatherings and meetings, featuring modern AV equipment, elegant furnishings, and indoor games like table tennis and billiards for both social and professional use.



CREATIVE HUB



The podcast and social media room boasts advanced technology and vibrant decor, creating an inspiring space for content creation and audience engagement.



CONCIERGE SERVICE



Enjoy luxury and convenience with our valet parking and concierge service, ensuring effortless arrivals and personalized assistance for all your needs.



THE CENTRAL FOYER



At the heart of Bellagio, the central foyer radiates serenity and luxury, inviting you to pause and enjoy the moment. This expansive space serves as a tranquil oasis, harmoniously blending nature and elegance.



SERENITY POOLSCAPE



At Bellagio's core, the swimming pool offers a serene escape, enveloped in elegance. This expansive oasis invites you to unwind, where water meets refined design in perfect, tranquil harmony.



LIVE IN
THE EPITOME
OF REFINED
ELEGANCE



COZY DEN



Bellagio's apartments embody refined elegance, featuring meticulous design for a serene, luxurious living experience. Each residence combines soft hues and natural colors, fostering a soothing atmosphere of tranquility.



CULINARY RETREAT



The interiors promote airy openness with expansive layouts that maximize natural light and connect with the outdoors, featuring luxurious fittings, high-quality flooring, custom cabinetry, and sleek fixtures.



THE BELLAGIO LIFESTYLE

RELAXATION SUITE



The interiors promote airy openness with expansive layouts that maximize natural light and connect with the outdoors, featuring luxurious fittings, high-quality flooring, custom cabinetry, and sleek fixtures.



MASTER BATHROOM



High ceilings enhance the spaciousness, while large glass windows and doors fill the interiors with natural light, creating an uplifting atmosphere. Elegant trimmings and fine finishes add sophistication throughout.



THE BELLAGIO LIFESTYLE

KNOWLEDGE HUB



Nestled within Bellagio, the study room exudes calm sophistication. This thoughtfully designed space invites focus and inspiration, seamlessly blending refined aesthetics with tranquility to create the perfect environment for productivity.



THE BELLAGIO LIFESTYLE

CONVENIENCE ROOM



The powder room exudes a sense of openness with its soaring ceilings, allowing light to pour in through expansive windows and doors. Thoughtful details and refined finishes elevate the space, creating a harmonious blend of style and serenity.



NEXT-GEN LIVING



Experience seamless living with our home automation system, allowing you to control lighting, climate, and security effortlessly for ultimate convenience and comfort.



LIVE IN THE HEIGHT
OF COMFORT AND
STYLE

Block A

STUDIO TYPE - 1A

SUITE AREA (SQFT) : 317
BALCONY AREA (SQFT) : 136
NET AREA (SQFT) : 453



Block A

STUDIO TYPE - 1B

SUITE AREA (SQFT) : 317

BALCONY AREA (SQFT) : 93

NET AREA (SQFT) : 410



Block A

STUDIO TYPE - 1C

SUITE AREA (SQFT) : 317
BALCONY AREA (SQFT) : 73
NET AREA (SQFT) : 390



Block B

STUDIO TYPE - 1D

SUITE AREA (SQFT) : 317
BALCONY AREA (SQFT) : 84
NET AREA (SQFT) : 401



Block A

ONE BEDROOM TYPE - 1A

SUITE AREA (SQFT) : 624

BALCONY AREA (SQFT) : 263

NET AREA (SQFT) : 887



Block A

ONE BEDROOM TYPE - 1B

SUITE AREA (SQFT) : 624

BALCONY AREA (SQFT) : 272

NET AREA (SQFT) : 896



Block A

ONE BEDROOM TYPE - 1C

SUITE AREA (SQFT) : 624
BALCONY AREA (SQFT) : 183
NET AREA (SQFT) : 807



Block A

ONE BEDROOM TYPE - 1D

SUITE AREA (SQFT) : 624
BALCONY AREA (SQFT) : 185
NET AREA (SQFT) : 809



Block B

ONE BEDROOM TYPE - 1E

SUITE AREA (SQFT) : 624

BALCONY AREA (SQFT) : 163

NET AREA (SQFT) : 787



Block B

ONE BEDROOM TYPE - 1F

SUITE AREA (SQFT) : 624

BALCONY AREA (SQFT) : 163

NET AREA (SQFT) : 787



Block B

ONE BEDROOM TYPE - 1G

SUITE AREA (SQFT) : 624
BALCONY AREA (SQFT) : 251
NET AREA (SQFT) : 875



Block A & B

ONE BEDROOM TYPE - 2A

SUITE AREA (SQFT) : 672

BALCONY AREA (SQFT) : 92

NET AREA (SQFT) : 764



THE BELLAGIO LIFESTYLE

Block B

ONE BEDROOM TYPE - 2B

SUITE AREA (SQFT) : 672

BALCONY AREA (SQFT) : 211

NET AREA (SQFT) : 883



Block B

ONE BEDROOM TYPE - 2C

SUITE AREA (SQFT) : 672

BALCONY AREA (SQFT) : 249

NET AREA (SQFT) : 921



Block A & B

ONE BEDROOM TYPE - 2.1A

SUITE AREA (SQFT) : 696

BALCONY AREA (SQFT) : 91

NET AREA (SQFT) : 787



Block A & B

ONE BEDROOM TYPE - 2.1B

SUITE AREA (SQFT) : 696

BALCONY AREA (SQFT) : 166

NET AREA (SQFT) : 862



THE BELLAGIO LIFESTYLE

Block A

ONE BEDROOM TYPE - 2.2

SUITE AREA (SQFT) : 672
BALCONY AREA (SQFT) : 94
NET AREA (SQFT) : 766



Block A

ONE BEDROOM TYPE - 2.3A

SUITE AREA (SQFT) : 650
BALCONY AREA (SQFT) : 159
NET AREA (SQFT) : 809



Block A

ONE BEDROOM TYPE - 2.3B

SUITE AREA (SQFT) : 650
BALCONY AREA (SQFT) : 129
NET AREA (SQFT) : 779



Block A

ONE BEDROOM TYPE - 2.4

SUITE AREA (SQFT) : 629
BALCONY AREA (SQFT) : 142
NET AREA (SQFT) : 771



Block B

ONE BEDROOM TYPE - 3A

SUITE AREA (SQFT) : 418
BALCONY AREA (SQFT) : 216
NET AREA (SQFT) : 634



THE BELLAGIO LIFESTYLE

Block B

ONE BEDROOM TYPE - 3B

SUITE AREA (SQFT) : 418
BALCONY AREA (SQFT) : 72
NET AREA (SQFT) : 490



Block B

ONE BEDROOM TYPE - 3C

SUITE AREA (SQFT) : 418
BALCONY AREA (SQFT) : 166
NET AREA (SQFT) : 584



THE BELLAGIO LIFESTYLE

Block B

ONE BEDROOM TYPE - 4A

SUITE AREA (SQFT) : 435

BALCONY AREA (SQFT) : 282

NET AREA (SQFT) : 717



THE BELLAGIO LIFESTYLE

Bloc B

ONE BEDROOM TYPE - 4B

SUITE AREA (SQFT) : 435
BALCONY AREA (SQFT) : 199
NET AREA (SQFT) : 634



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 1A

SUITE AREA (SQFT) : 1104

BALCONY AREA (SQFT) : 783

NET AREA (SQFT) : 1887



Block A

TWO BEDROOM TYPE - 1B

SUITE AREA (SQFT) : 1104
BALCONY AREA (SQFT) : 505
NET AREA (SQFT) : 1609



Block A

TWO BEDROOM TYPE - 2A

SUITE AREA (SQFT) : 1122
BALCONY AREA (SQFT) : 365
NET AREA (SQFT) : 1487



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 2B

SUITE AREA (SQFT) : 1122
BALCONY AREA (SQFT) : 499
NET AREA (SQFT) : 1621



Block A

TWO BEDROOM TYPE - 2C

SUITE AREA (SQFT) : 1122
BALCONY AREA (SQFT) : 774
NET AREA (SQFT) : 1896



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 2D

SUITE AREA (SQFT) : 1122
BALCONY AREA (SQFT) : 498
NET AREA (SQFT) : 1620



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 2.1A

SUITE AREA (SQFT) : 1105
BALCONY AREA (SQFT) : 526
NET AREA (SQFT) : 1631



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 2.1B

SUITE AREA (SQFT) : 1105
BALCONY AREA (SQFT) : 502
NET AREA (SQFT) : 1607



Block A

TWO BEDROOM TYPE - 2.1C

SUITE AREA (SQFT) : 1105
BALCONY AREA (SQFT) : 442
NET AREA (SQFT) : 1547



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 2.1D

SUITE AREA (SQFT) : 1104
BALCONY AREA (SQFT) : 776
NET AREA (SQFT) : 1880



THE BELLAGIO LIFESTYLE

Block B

TWO BEDROOM TYPE - 2.2A

SUITE AREA (SQFT) : 1071
BALCONY AREA (SQFT) : 813
NET AREA (SQFT) : 1884



THE BELLAGIO LIFESTYLE

Block B

TWO BEDROOM TYPE - 2.2B

SUITE AREA (SQFT) : 1071
BALCONY AREA (SQFT) : 414
NET AREA (SQFT) : 1485



THE BELLAGIO LIFESTYLE

Block B

TWO BEDROOM TYPE - 2.2C

SUITE AREA (SQFT) : 1071
BALCONY AREA (SQFT) : 533
NET AREA (SQFT) : 1604



Block B

TWO BEDROOM TYPE - 3A

SUITE AREA (SQFT) : 938
BALCONY AREA (SQFT) : 448
NET AREA (SQFT) : 1386



Block B

TWO BEDROOM TYPE - 3B

SUITE AREA (SQFT) : 938

BALCONY AREA (SQFT) : 349

NET AREA (SQFT) : 1287



Block B

TWO BEDROOM TYPE - 4

SUITE AREA (SQFT) : 1075

BALCONY AREA (SQFT) : 520

NET AREA (SQFT) : 1595



Block A

TWO BEDROOM TYPE - 5A

SUITE AREA (SQFT) : 899
BALCONY AREA (SQFT) : 564
NET AREA (SQFT) : 1463



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 5B

SUITE AREA (SQFT) : 899

BALCONY AREA (SQFT) : 335

NET AREA (SQFT) : 1234



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 5C

SUITE AREA (SQFT) : 899
BALCONY AREA (SQFT) : 305
NET AREA (SQFT) : 1204



THE BELLAGIO LIFESTYLE

Block A

TWO BEDROOM TYPE - 6A

SUITE AREA (SQFT) : 1138
BALCONY AREA (SQFT) : 584
NET AREA (SQFT) : 1722



Block A

TWO BEDROOM TYPE - 6B

SUITE AREA (SQFT) : 1138

BALCONY AREA (SQFT) : 582

NET AREA (SQFT) : 1720



Block A

TWO BEDROOM TYPE - 6C

SUITE AREA (SQFT) : 1138
BALCONY AREA (SQFT) : 470
NET AREA (SQFT) : 1608



Block B

TWO BEDROOM TYPE - 7A

SUITE AREA (SQFT) : 912
BALCONY AREA (SQFT) : 347
NET AREA (SQFT) : 1259



THE BELLAGIO LIFESTYLE

Block B

TWO BEDROOM TYPE - 7B

SUITE AREA (SQFT) : 912

BALCONY AREA (SQFT) : 262

NET AREA (SQFT) : 1174



THE BELLAGIO LIFESTYLE

Block B

TWO BEDROOM TYPE - 8

SUITE AREA (SQFT) : 1471
BALCONY AREA (SQFT) : 560
NET AREA (SQFT) : 2031



Block A

THREE BEDROOM TYPE - 1A

SUITE AREA (SQFT) : 1626

BALCONY AREA (SQFT) : 1578

NET AREA (SQFT) : 3204



Block A

THREE BEDROOM TYPE - 1B

SUITE AREA (SQFT) : 1643

BALCONY AREA (SQFT) : 1441

NET AREA (SQFT) : 3084



THE BELLAGIO LIFESTYLE

Block A

THREE BEDROOM TYPE - 1C

SUITE AREA (SQFT) : 1643

BALCONY AREA (SQFT) : 729

NET AREA (SQFT) : 2372



Block A

THREE BEDROOM TYPE - 2

SUITE AREA (SQFT) : 1907
BALCONY AREA (SQFT) : 2078
NET AREA (SQFT) : 3985



Block B

THREE BEDROOM TYPE - 3A

SUITE AREA (SQFT) : 1484

BALCONY AREA (SQFT) : 2058

NET AREA (SQFT) : 3542



Block B

THREE BEDROOM TYPE - 3B

SUITE AREA (SQFT) : 1484

BALCONY AREA (SQFT) : 795

NET AREA (SQFT) : 2279





Sunrise Capital Real Estate Development L.L.C,

Office No: 306, Citadel Tower, Business Bay, P.O.Box: 393984, Dubai, United Arab Emirates.

E: info@sunrisedevelopers.com | T: +971 54 595 9592 / +971 54 595 9593 | W: sunrisedevelopers.com

 [sunrisecapitaldubai](#) |  [sunrisecapitaldubai](#) |  [sunrisecapitaldubai](#)