



GRAND VIEWS
AT
MILLENNIUM
ESTATES

A Thoroughbred Lifestyle

meydan



MEYDAN

A GLIMPSE INTO THE FAMED ARABIAN EQUESTRIAN HERITAGE

MEYDAN, AT NAD AL SHEBA IS THE VISION OF HIS HIGHNESS SHEIKH MOHAMMED BIN RASHID AL MAKTOUM, VICE PRESIDENT AND PRIME MINISTER OF THE UAE AND RULER OF DUBAI, TO CREATE NOT JUST THE ULTIMATE VENUE FOR HORSE BREEDING AND RACING, BUT AN INTEGRATED CITY THAT IS SUSTAINABLE, ENVIRONMENTALLY RESPONSIBLE AND ONE THAT POSITIONS DUBAI AT THE CENTRE OF THE COMPETITIVE GLOBAL BUSINESS STAGE.

HOME TO THE WORLD-RENOWNED GODOLPHIN STABLES, MEYDAN HOSTS FIVE MONTHS OF WORLD-CLASS THOROUGHBRED HORSERACING, WHICH CLIMAX IN MARCH WITH THE SPECTACULAR DUBAI WORLD CUP, THE WORLD'S RICHEST RACE DAY.

MEYDAN'S PREMIUM LEISURE AND HOSPITALITY EXPERIENCES INCLUDE THE MEYDAN HOTEL, BAB AL SHAMS DESERT RESORT & SPA, MEYDAN BEACH, MEYDAN GOLF, MEYDAN TENNIS ACADEMY AND THE MEYDAN IMAX THEATRE. THE ICONIC MEYDAN GRANDSTAND HOSTS REGULAR LIVE CONCERTS ATTRACTING THE BIGGEST NAMES FROM AROUND THE WORLD, AS WELL AS A BUSY CALENDAR OF EVENTS AND EXHIBITIONS.

SYNONYMOUS WITH LUXURY, PRESTIGE AND QUALITY, MEYDAN DEVELOPMENTS ARE A TRUE MARK OF EXCELLENCE FOR COMMERCIAL, RESIDENTIAL AND MIXED-USE REAL ESTATE ALIKE.



G&CO

THE ARCHITECTS OF THOROUGHbred LIFESTYLES

G&CO IS AMONGST THE PREMIUM REAL ESTATE DEVELOPING COMPANIES IN THE REGION, INVOLVED IN PLANNING AND DEVELOPING WORLD-CLASS MASTER COMMUNITIES. RECENTLY, THE COMPANY LAUNCHED ITS AMBITIOUS MILLENNIUM ESTATES COMMUNITY – A 1.5 BILLION AED PROJECT IN THE INNER CIRCLE OF MEYDAN, OFFERING 198 LUXURY VILLAS BUILT OVER 3.8 MILLION SQUARE FEET OF LAND.

ENCOURAGED BY THE SUCCESS OF MILLENNIUM ESTATES, G&CO ARE NOW LAUNCHING YET ANOTHER ULTRA-PREMIUM GATED COMMUNITY COMPRISING OF LUXURIOUS VILLAS AND SPRAWLING TOWNHOUSES.

A RACING LIFESTYLE UNLIKE ANY OTHER

COURSING THROUGH THE INNER CIRCLE OF MEYDAN, LIKE THE PASSIONATE LOVE FOR ARABIAN THOROUGHBREDS FLOWING THROUGH THE VEINS OF THE EMIRATIS, NOW COMES A DISTINCTIVE COMMUNITY THAT WILL SET THE PACE IN HIGH-CLASS LUXURY LIVING.



PRESENTING GRAND VIEWS AT MILLENNIUM ESTATES

GRAND VIEWS IS THE CITY'S NEWEST COMMUNITY COMPRISING 476 LUXURIOUS TOWNHOUSES AND VILLAS. OFFERING SPECTACULAR VIEWS OF THE GRAND STAND, WHERE DUBAI WORLD CUP - THE MOST PRESTIGIOUS AND RICHEST HORSE RACING EVENT IN THE WORLD, ATTRACTS THE MOST DISCERNING ENTHUSIASTS WORLDWIDE.

GRAND VIEWS OFFERS THE BEST OF FINE SUBURBAN LIVING WITH THE CONVENIENCE OF NEARBY URBAN DESTINATIONS – INCLUDING DIFC, DOWNTOWN DUBAI AND A DIRECT LINK TO SHEIKH ZAYED ROAD. MODERN, SLEEK AND COMPLETE WITH EXQUISITE FINISHES, LIVE AT THE MOST PULSATING ADDRESS IN TOWN.



STATE-OF-THE-ART AMENITIES
INCORPORATING COMMUNITY-BASED
FACILITIES MAKE FOR A LIFESTYLE
THAT TRANSCENDS EVEN THE
EXTRAORDINARY.





ONE OF THE MOST CHARMING FEATURES OF EVERY TOWNHOUSE AT GRAND VIEWS IS A SPACIOUS COVERED TERRACE THAT ALLOWS SUNLIGHT TO FILTER IN GENTLY DURING THE DAY AND MAKES FOR A GREAT PLACE FOR SOCIAL GATHERINGS BY NIGHT.



DISCOVER OPENNESS THAT'S CLOSE TO YOUR HEART

GRAND VIEWS ENCAPSULATES A
HARMONIOUS BLEND OF DISTINCTIVE
LIFESTYLE WITH OPULENT VILLAS AND
WIDE-OPEN SPACES EFFORTLESSLY
INTERWOVEN TO FORM A SEAMLESS WORLD

OF EXISTENCE. FOR THOSE LOOKING TO LIVE
IN GLAMOROUS, EXCLUSIVE SURROUNDINGS,
ENJOY BREATHTAKING NATURE, THIS
OPULENT COMMUNITY IS THE PLACE THAT
REDEFINES ELITE LIVING.



LOCATION MAP



THE TOWNHOUSES

A TRIBUTE TO THE COLONIAL WAY OF LIFE

THE TOWNHOUSES AT GRAND VIEWS ARE INSPIRED BY THE ROMANTIC COLONIAL ERA MODERNIZED BY THE VERY BEST OF INTERNATIONAL ARCHITECTURAL DESIGNS. HERE, YOU CAN CHOOSE FROM 304 SPACIOUS 4-BEDROOM TOWNHOUSES THAT START FROM 3,000 SQ FT., EACH PROMISING DISTINCTIVE CHARACTERS THAT MATCH YOUR OWN TASTE AND LIFESTYLE.

EACH TOWNHOUSE COMES WITH ITS OWN MAID'S ROOM, FREE USABLE COVERED TERRACE, FULLY EQUIPPED MODULAR KITCHEN BY POGGEN POHL AND CONTEMPORARY FINISHES THAT MAKE FOR A HIGH QUALITY LIVING.





FRONT VIEW

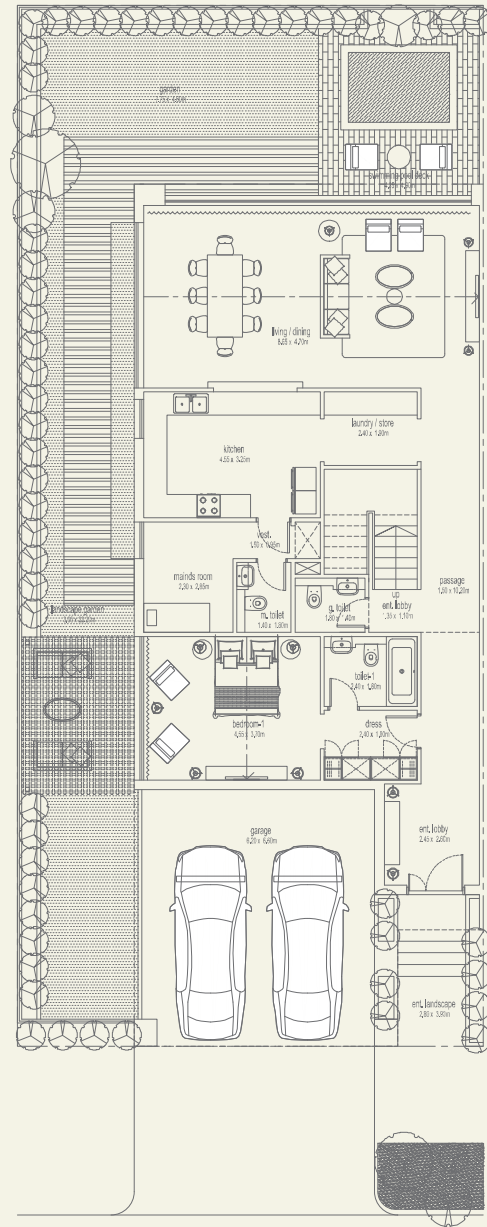


REAR VIEW



TERRACE
FLOOR

BUILT-UP AREA	302.16 S.M.
BALCONY AREA	6.17 S.M.
TOTAL SALABLE AREA	308.33 S.M.
ROOF TERRACE AREA	171.15 S.M.
GARAGE AREA	40.92 S.M.
LANDSCAPE AREA	135.42 S.M.

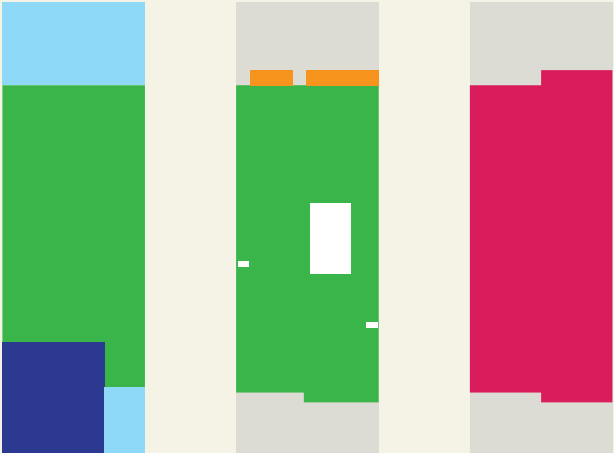


Architectural floor plan of the first floor of a house, labeled 'Dachhaus'. The plan shows the following rooms and dimensions:

- Family room:** 4.8 x 9.0m, featuring a fireplace, a large window, and a built-in bench.
- Bedroom 1:** 4.6 x 4.5m, with a double bed and a desk.
- Bedroom 2:** 4.78 x 4.51m, with a double bed and a desk.
- Bedroom 3:** 3.15 x 1.95m, with a single bed and a desk.
- Bathroom:** 1.95 x 2.05m, containing a bathtub, toilet, and sink.
- Storage:** 5.91 x 3.00m, located near the entrance.
- Vest:** 5.91 x 2.28m, serving as an entry area.
- Balcony:** 2.50 x 1.00m, attached to the family room.
- Pergola:** 2.50 x 1.00m, located outside the family room.
- Staircase:** Located in the central part of the plan, with 'up' and 'down' directions.
- Passages:** Several narrow passages connect the rooms, with dimensions like 1.00 x 2.00m and 1.00 x 1.50m.
- Windows:** Various window types are shown, including large floor-to-ceiling windows and smaller square windows.
- Doors:** Multiple doors are indicated with swing arrows.
- Architectural Details:** The plan includes symbols for doors, windows, stairs, and furniture like beds, desks, and a bathtub.

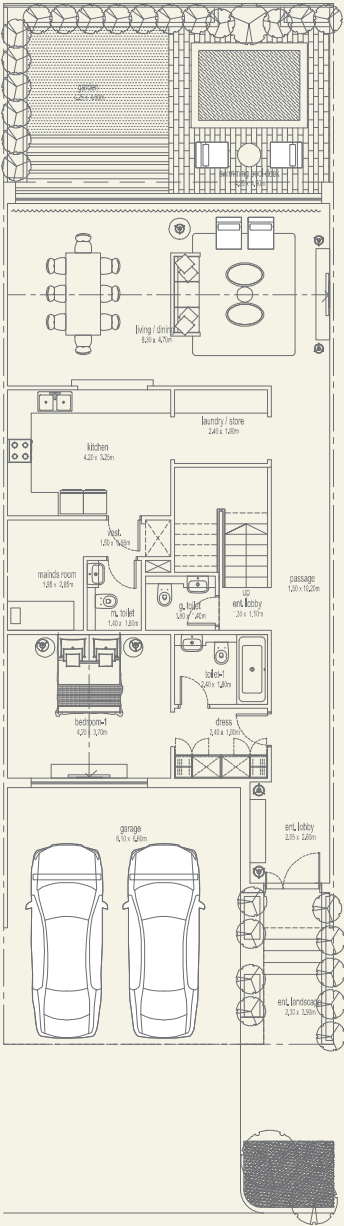
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AREA DIAGRAM - TOWNHOUSE T2 (MID UNIT)

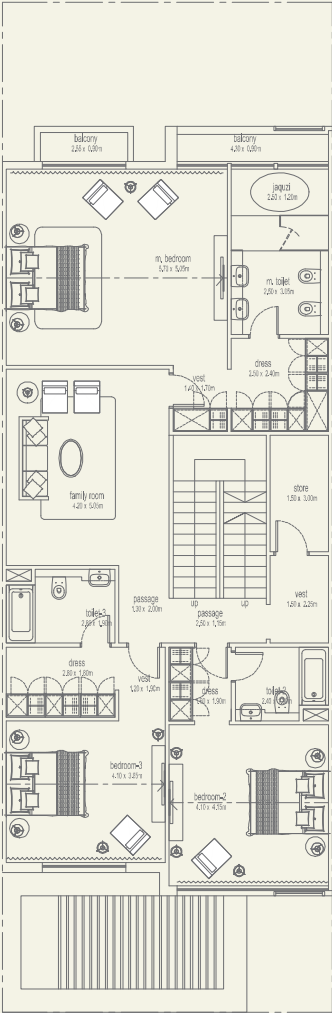


GROUND FLOOR	FIRST FLOOR	TERRACE FLOOR
 BUILT-UP AREA	284.28 S.M.	
 BALCONY AREA	6.17 S.M.	
TOTAL AREA	290.45 S.M.	
 ROOF TERRACE AREA	162.00 S.M.	
 GARAGE AREA	40.26 S.M.	
 LANDSCAPE AREA	51.01 S.M.	

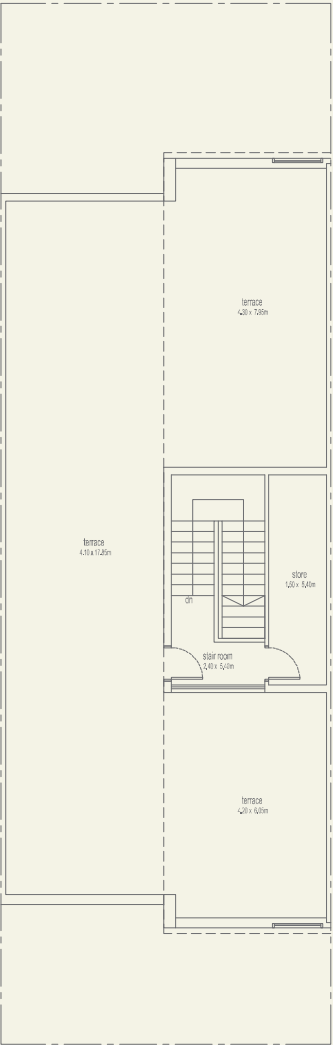
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GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



