

NINETEEN
RIVIERA LAGOON



CENTRE YOURSELF AT THE *heart* OF DUBAI.

CREATED
WITH YOUR
LIFESTYLE
IN MIND.





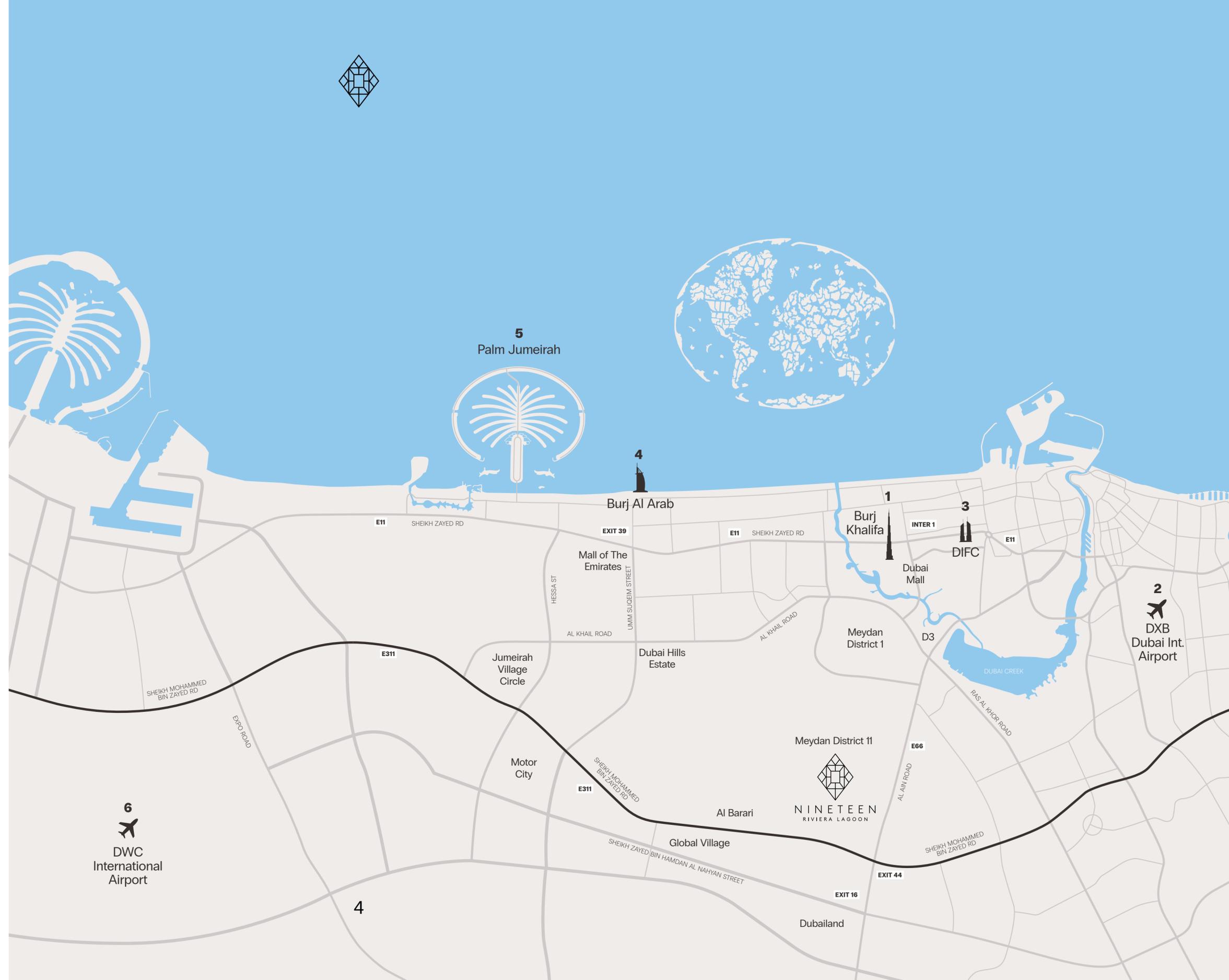
SITUATED ON THE
SHORE OF A SERENE
CENTRAL LAGOON.

NINETEEN RIVIERA LAGOON CONSISTS
OF AN ELEGANT GROUPING OF
DETACHED VILLAS.

POINTS *of* INTEREST

NINETEEN RIVIERA LAGOON IS LOCATED AT THE HEART OF DISTRICT 11, ONE OF MBR CITY'S MOST POPULAR AND WELL-ESTABLISHED NEIGHBOURHOODS.

- 1 Burj Khalifa
- 2 Dubai International Airport
- 3 DIFC
- 4 Burj Al Arab
- 5 Palm Jumeirah
- 6 DWC International Airport





ONE



unique LAGOON LOCATION



NINETEEN UNIQUE VILLAS



exclusive GATED
COMMUNITY



NINETEEN
RIVIERA LAGOON



IN TUNE WITH
YOUR LIFE.

inside

NINETEEN

RIVIERA

METICULOUS CONSIDERATION
HAS BEEN GIVEN TO HOW YOUR
VILLA CAN SERVE YOUR LIFE.

LAGOON



COMMUNE

IMPECCABLY DESIGNED AND PLANTED,
IT FORMS THE SHARED, SHADED HEART
OF THIS DEVELOPMENT.

with

NATURE

The villas of Nineteen Riviera Lagoon are grouped around an impeccably landscaped community garden, which forms the shared heart of this development.



ARCHITECTURE *of* DISTINCTION

ARCHITECTURALLY REFINED,
THE VILLAS AT NINETEEN
RIVIERA LAGOON ARE CRAFTED
FROM THE FINEST MATERIALS.





luxurious PRIVATE BASEMENT
PARKING.

Each villa provides secure basement parking that accommodates up to 12 vehicles, offering ample space for your distinguished automotive collection. Additionally, the state-of-the-art car washing bay enables you to maintain your vehicles in pristine condition.



INTERIOR OPULENCE WITH YOU

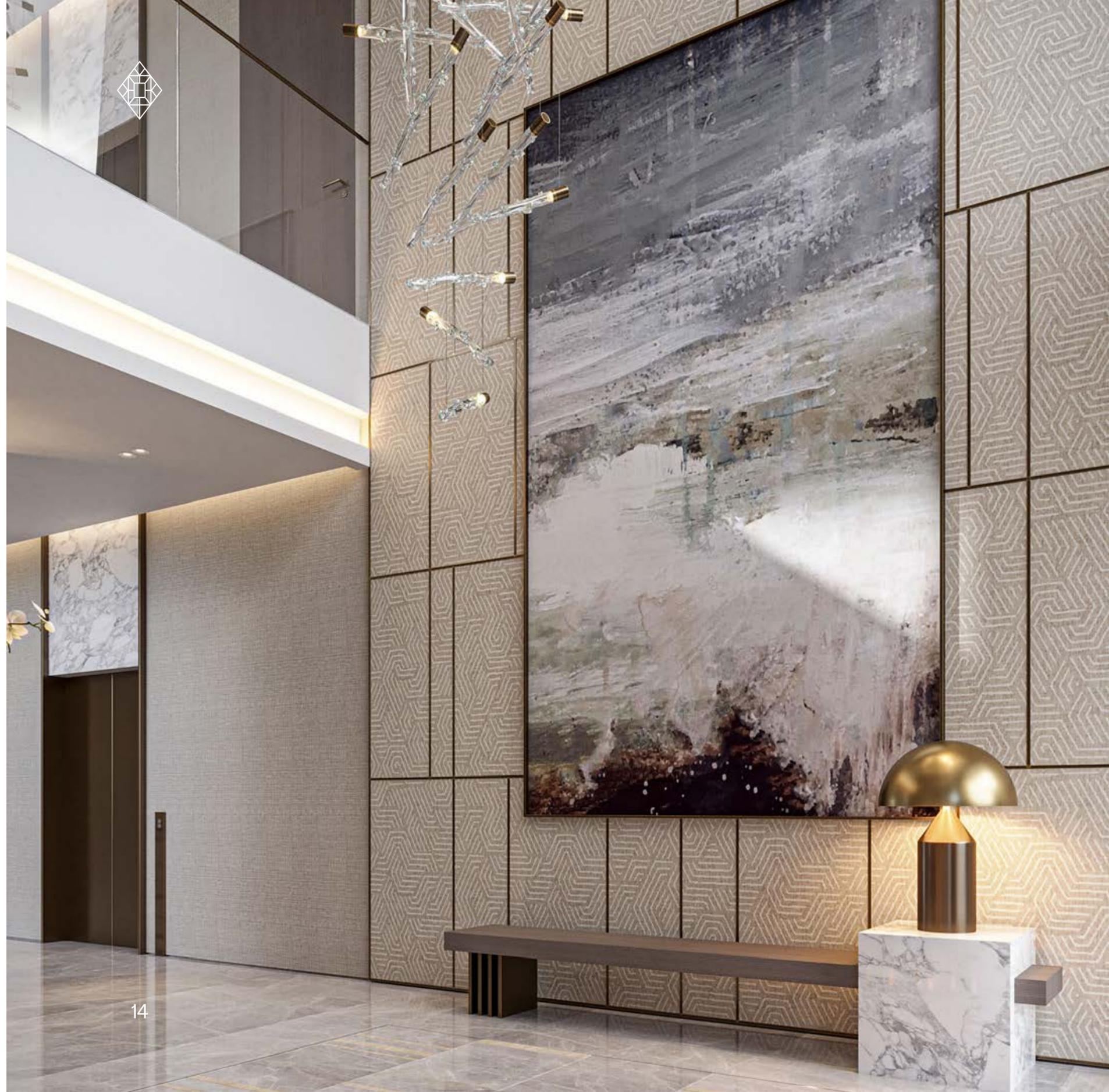
IN *every* DETAIL

ONE OF THE MOST
ELOQUENT EXPRESSIONS
OF YOUR INDIVIDUALITY.





DOUBLE HEIGHT ENTRANCE









CATERED FOR COMFORT

In addition to the spacious main kitchen on the ground floor, the property boasts a truly stunning show kitchen, meticulously crafted entirely in Italy. This culinary masterpiece features a full suite of Miele appliances, including a convenient Quooker tap, and an inviting indoor bar, perfect for entertaining or simply enjoying a relaxed atmosphere while preparing meals.



MAIN KITCHEN



CREATING A SEAMLESS INDOOR AND OUTDOOR SPACE, THE LOUNGE AND DINING AREA ON THE GROUND FLOOR CAN BE TRANSFORMED SIMPLY BY OPENING THE FULL HEIGHT DOORS.

This setting is perfect for exclusive entertaining, intended to welcome your guests in elegant opulence.





REST AT EASE

Two master bedrooms give you the space to completely relax.



MASTER BATHROOM



WALK-IN CLOSET

The primary master bedroom features an extensive walk in wardrobe, accomodating everything you require to get ready for the day ahead.



WALK-IN VAULT

Uniquely, the villas at Nineteen Riviera Lagoon, allow for a walk-in vault, to securely curate and store your collection of watches and jewellery.







FOUR UNIQUE FEATURES



MULTIPLE ENTERTAINMENT AREAS

Each villa features numerous indoor and outdoor areas for entertaining. The second floor has a completely self-contained suite with a bedroom, bathroom, and large terrace at the front and rear, with a private plunge pool.



TWO MASTER BEDROOMS

The homes at Nineteen Riviera Lagoon are distinguished by having two master bedrooms, each completed by walk-in wardrobes, en-suite bathrooms and magnificent views from the floor to ceiling windows.



WALK-IN VAULT

Each villa allows for a walk-in vault for your jewellery and watch collection, leaving you to relax safe in knowledge that security is paramount in the design of our homes.

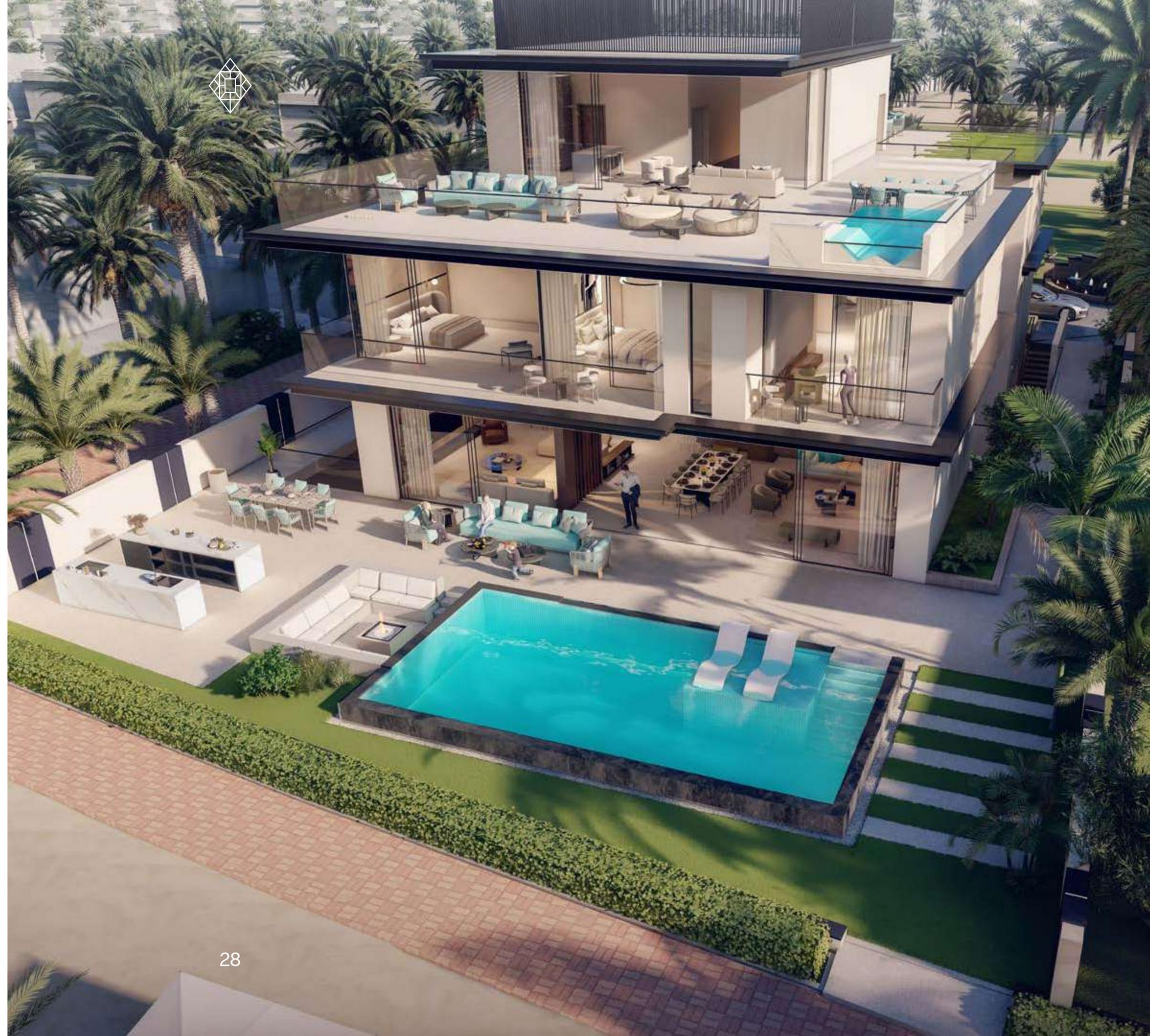


BASEMENT PARKING FOR UP TO 12 CARS

Underneath each villa, lies a unique private garage that can amply accommodate a collection of up to 12 vehicles in complete security.

NINETEEN SIGNATURE FEATURES

1. Nineteen Villas in an Exclusive Gated Community
2. Lagoon-Side Living
3. Community Park with Children's Play Area
4. Grand Entrance
5. Up to 12 Basement Car Parking
6. Italian Kitchens
7. Two Luxurious Master Bedrooms
8. Walk-in Vault
9. Built-in Swimming Pool
10. Private Second Floor Entertainment space with Plunge Pool Access
11. Large Plot Sizes
12. Individual Chef & Chauffer's Room
13. Separate Maids and Nanny Room
14. Modern Car Washing Bay
15. Inhouse Elevator
16. Indoor Green Spaces
17. Personalised Interiors
18. Outdoor Shower and Washroom
19. Modern Architecture





FIVE

Beautifully CURATED VILLA OPTIONS.



EXPLORE A RANGE OF *thoughtfully* CREATED

VILLAS.



VILLA TYPE TWO

VILLA TYPE ONE

VILLA TYPE ONE

VILLA TYPE FOUR

VILLA TYPE FOUR

VILLA TYPE THREE

VILLA TYPE FIVE

VILLA TYPE THREE

VILLA TYPE FOUR

VILLA TYPE FOUR

VILLA TYPE THREE

VILLA TYPE FOUR



VILLA *type*

ONE

7 BEDROOM

PLOT SIZE RANGES
FROM 12,986 SQ.FT TO 13,807 SQ.FT



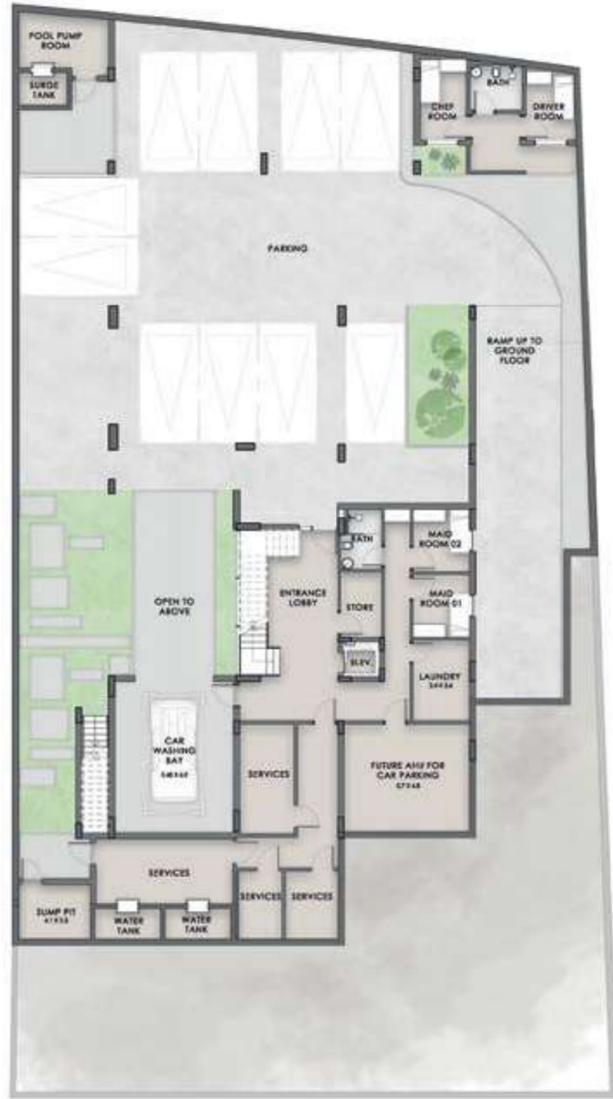
VILLA TYPE ONE
FRONT VIEW





VILLA TYPE ONE
BACK VIEW





BASEMENT

9,538 SQ.FT



GROUND

3,794 SQ.FT



FIRST

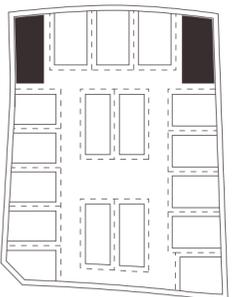
4,230 SQ.FT



SECOND

4,700 SQ.FT

BUA: 22,262 SQ.FT • PLOT SIZE RANGES FROM 12,986 SQ.FT TO 13,807 SQ.FT



Disclaimer: (1) All materials, dimensions, renders and drawings are approximate and for illustration purposes only. (2) Information is subject to change without notice. (3) Actual areas may vary from the stated area. (4) Drawings not to scale. (5) The developer reserves the right to make revisions/alterations without any liability whatsoever. (6) Units are sold as unfurnished, without furniture, fittings, etc.



VILLA *type*

TWO

6 BEDROOM

PLOT SIZE RANGES
FROM 10,739 SQ.FT TO 10,963 SQ.FT



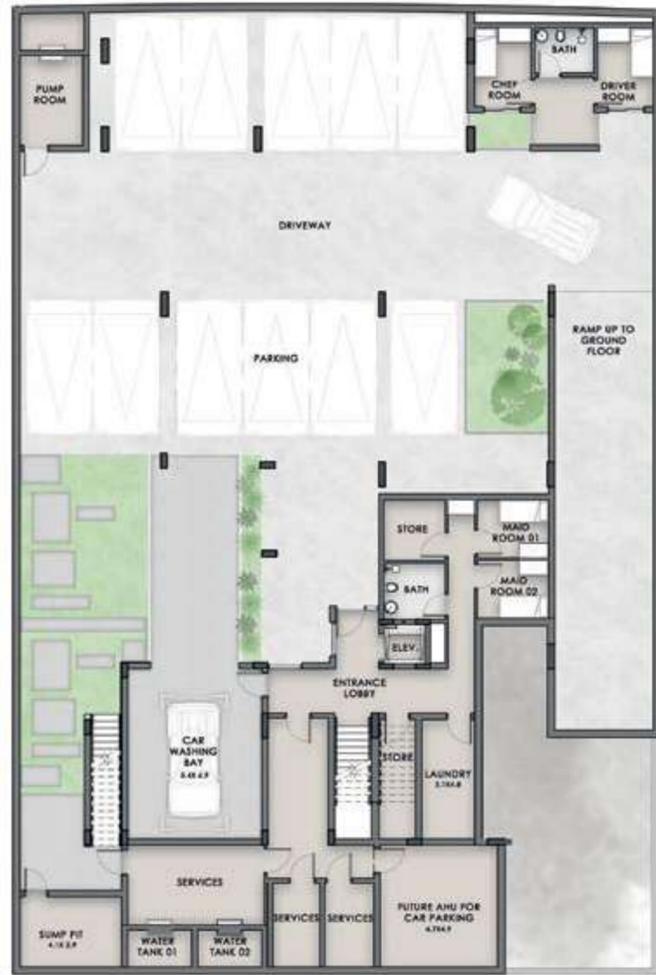
VILLA TYPE TWO
FRONT VIEW





VILLA TYPE TWO
BACK VIEW





BASEMENT

9,195 SQ.FT



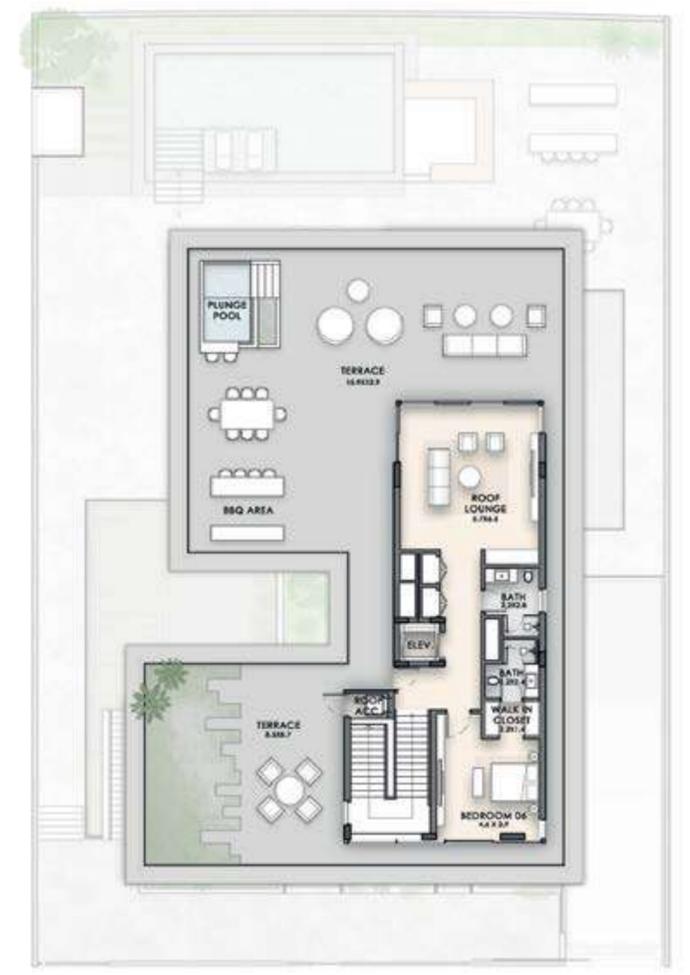
GROUND

3,431 SQ.FT



FIRST

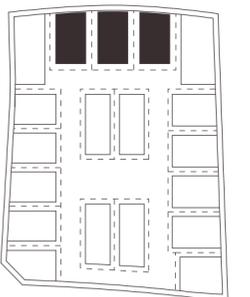
3,981 SQ.FT



SECOND

4,270 SQ.FT

BUA: 20,877 SQ.FT • PLOT SIZE RANGES FROM 10,739 SQ.FT TO 10,963 SQ.FT



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VILLA *type*

THREE

5 BEDROOM

PLOT SIZE RANGES
FROM 8,501 SQ.FT TO 9,603 SQ.FT



VILLA TYPE THREE
FRONT VIEW





VILLA TYPE THREE
BACK VIEW





BASEMENT

8,088 SQ.FT



GROUND

2,837 SQ.FT



FIRST

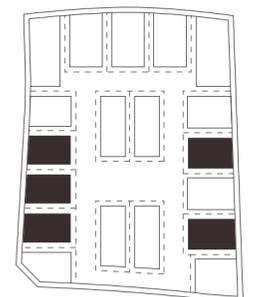
3,520 SQ.FT



SECOND

4,063 SQ.FT

BUA: 18,508 SQ.FT • PLOT SIZE RANGES FROM 8,501 SQ.FT TO 9,603 SQ.FT



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VILLA *type*

FOUR

5 BEDROOM

PLOT SIZE RANGES
FROM 8,145 SQ.FT TO 9,620 SQ.FT



VILLA TYPE FOUR
FRONT VIEW





VILLA TYPE FOUR
BACK VIEW





BASEMENT
8,287 SQ.FT



GROUND
2,719 SQ.FT



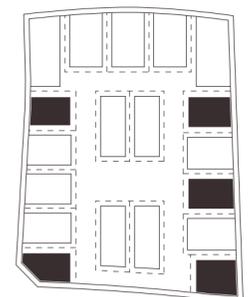
FIRST
2,846 SQ.FT



SECOND
3,160 SQ.FT

BUA: 17,012 SQ.FT • PLOT SIZE RANGES FROM 8,145 SQ.FT TO 9,620 SQ.FT

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VILLA
type

FIVE

6 BEDROOM

PLOT SIZE RANGES
FROM 9,720 SQ.FT TO 10,043 SQ.FT



VILLA TYPE FIVE
FRONT VIEW





VILLA TYPE FIVE
BACK VIEW





BASEMENT
8,038 SQ.FT



GROUND
2,950 SQ.FT



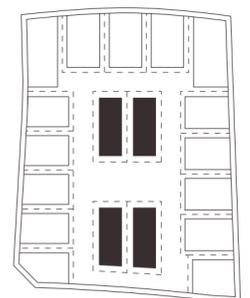
FIRST
3,414 SQ.FT



SECOND
3,518 SQ.FT

BUA: 17,920 SQ.FT • PLOT SIZE RANGES FROM 9,720 SQ.FT TO 10,043 SQ.FT

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INTERIOR FINISHES

DESIGNED TO COMPLEMENT YOUR
PERSONAL TASTE AND STYLE.

Each villa at Nineteen Riviera Lagoon gives a choice of finish in tune with your lifestyle. Make a decision between the elegance of Riviera's own decor, accented in either grey or beige, or a further option for an exuberant treatment from renowned Italian design brand, Versace.



grey
RIVIERA FINISH



beige
RIVIERA FINISH



versace
INSPIRED FINISH





the
RIVIERA
GROUP. CREATING DISTINCTIVE,
BESPOKE DEVELOPMENTS

