



MUSHRIF VILLAGE

MIRDIF

MEDITERRANEAN LIFESTYLE

Inspired by the Mediterranean lifestyle and its architecture, Mushrif Village combines a signature Spanish style with elegance and sophistication, creating a distinctive timeless design, perfectly embodied by this sublime collection of residences.

A gated residential sub-community of Mirdif, Mushrif Village offers spacious, light-filled two, three & four-bedroom villas woven into luscious greenery and scenic landscaping.

The community is situated away from the busy city, yet is well connected to key lifestyle and shopping districts, allowing its residents to have the best of both worlds.



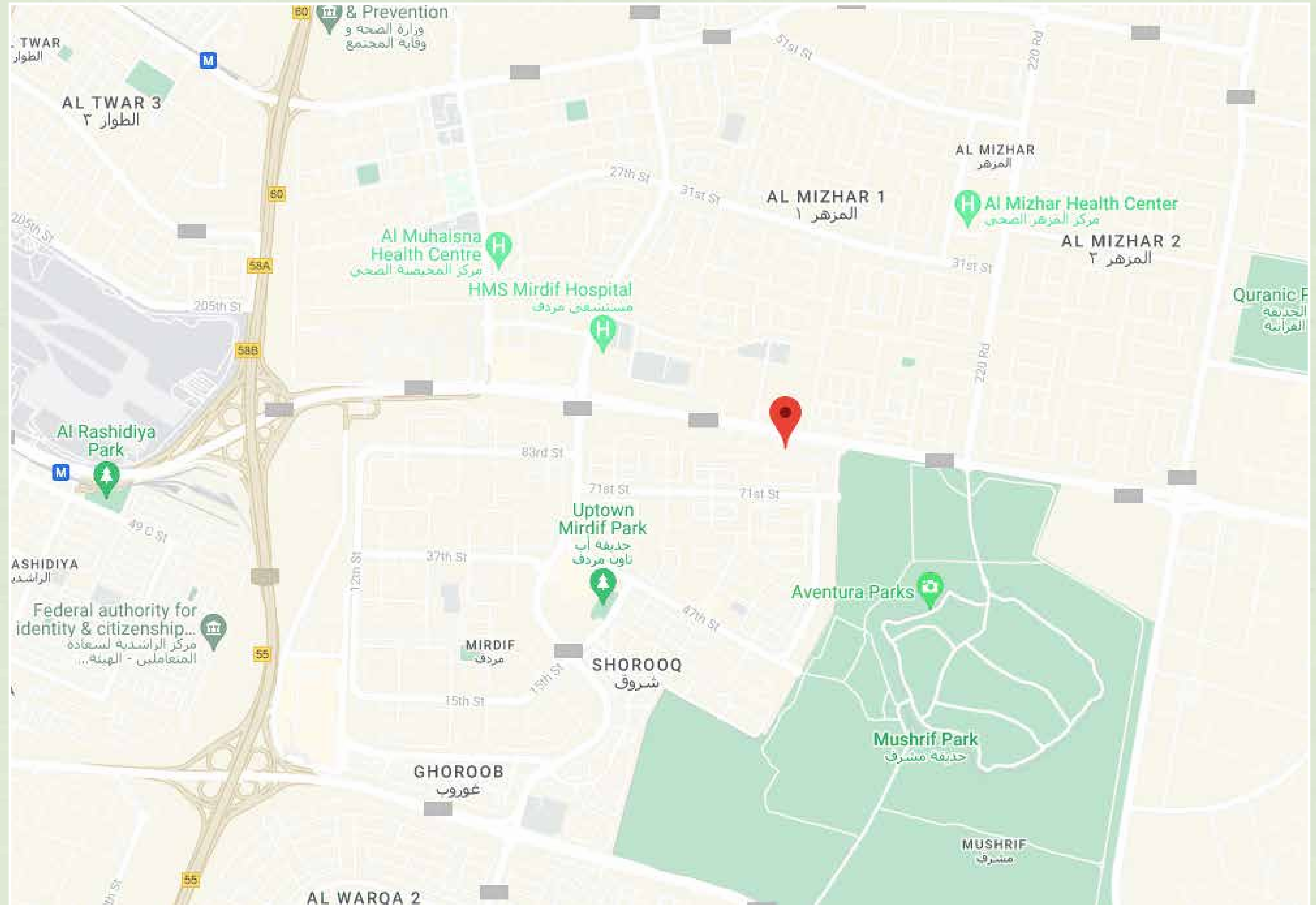




LOCATION

Situated on Al Khawaneej Street with an easy connection to one of Dubai's main highways, Mushrif Village elicits a serene environment away from the rush of the city, yet just moments from the city's centre.

A short stroll away, neighbouring green space at Mushrif Park and the vibrant shopping destination of Mirdif City Centre create a fulfilling lifestyle that brings together nature and entertainment that its residents can immerse themselves in.



FREEHOLD VILLA COMMUNITY

Spread across verdant green landscapes featuring a tranquil living environment, this suburban villa community with all the benefits of living in a gated complex, provides a peaceful oasis outside the bustling city.

The community has its own unique atmosphere. Every effort creates an environment where residents can enjoy an exclusive and refreshing outdoor lifestyle. It is a natural haven with a hint of subtle luxury.



TIMELESS LIVING

Inspired by Spanish-style architecture, Mushrif Village offers 122 ultra-spacious villas/ townhouses within the community, ranging from two to four-bedroom residences with maid's rooms, private parking and outdoor terraces.

Uncompromisingly spacious designs, masterful planning, and finishes that emphasise elegance and sophistication, the interior design channels the form and beauty of Mediterranean architecture.

With a focus on beautifully crafted details and natural materials that deliver a timeless look, there is plenty of scope for residents to infuse each space with their own personality.

Unit sizes range from 2,795sq. ft to 4,737 sq. ft.



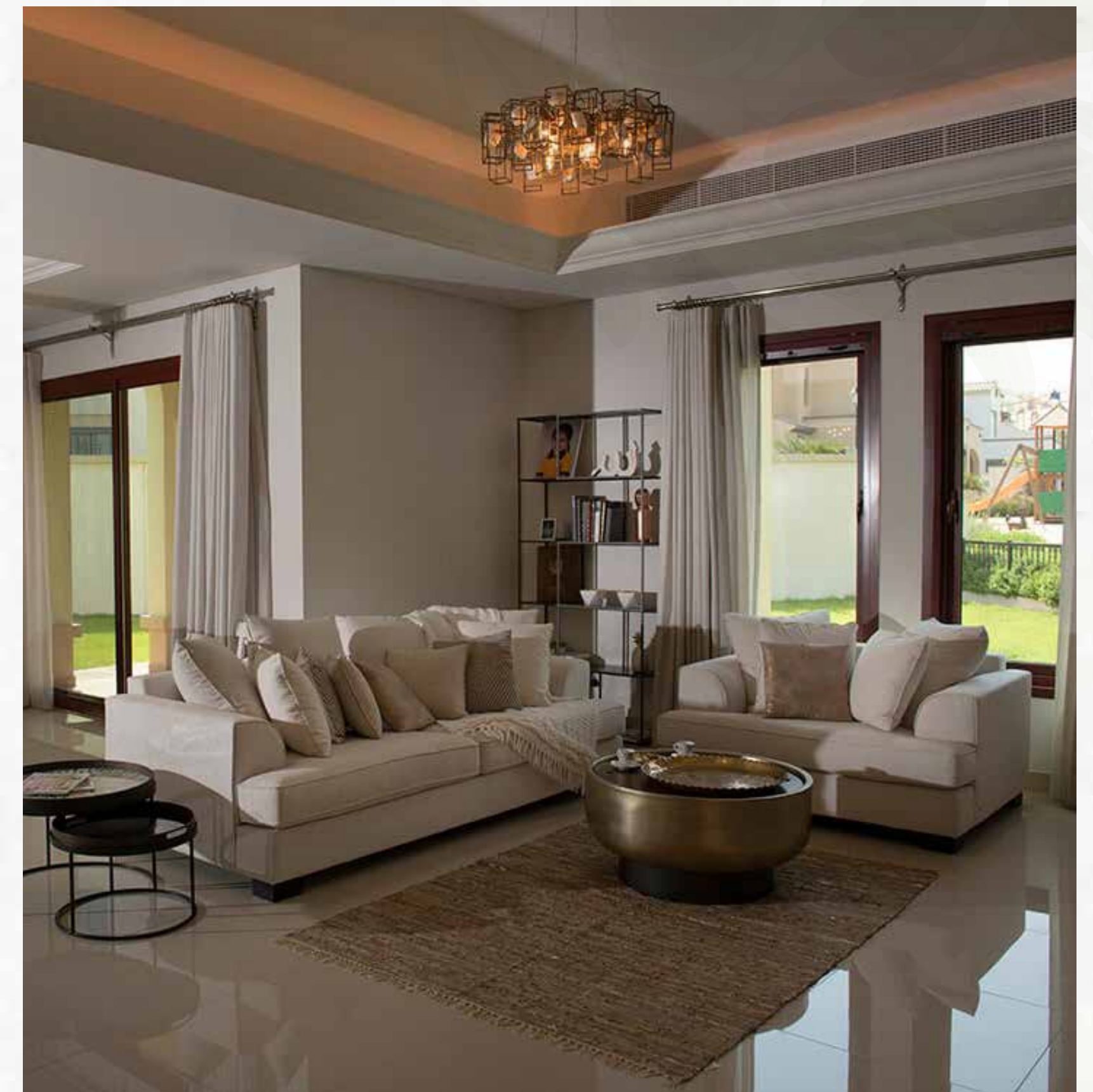




NATURE-INSPIRED

With soft, nature-inspired palettes and warm, rich materials throughout, living spaces at Mushrif Village feature a seamless and spacious design that epitomises a contemporary lifestyle.

Large divisions throughout, on the ground and upper floors, allow residents to host family and friends gatherings and celebrate special occasions in the warm atmosphere of their cosy yet generously sized home.





AMENITIES & SERVICES

The Mushrif Village offers residents an extensive range of lifestyle amenities within the community, including swimming pools, children's play areas, basketball courts, walking trails, a fully equipped gym, lush manicured gardens, a clubhouse, a self-service supermarket and 24-hour security.











THE MASTERPLAN



SPECIFICATIONS

Villas in Total: 122

- 2BR Villas: 30
- 3BR Villas: 62
- 4BR Villas: 30

Building Height:

- Ground floor
- First floor

Villa Facilities:

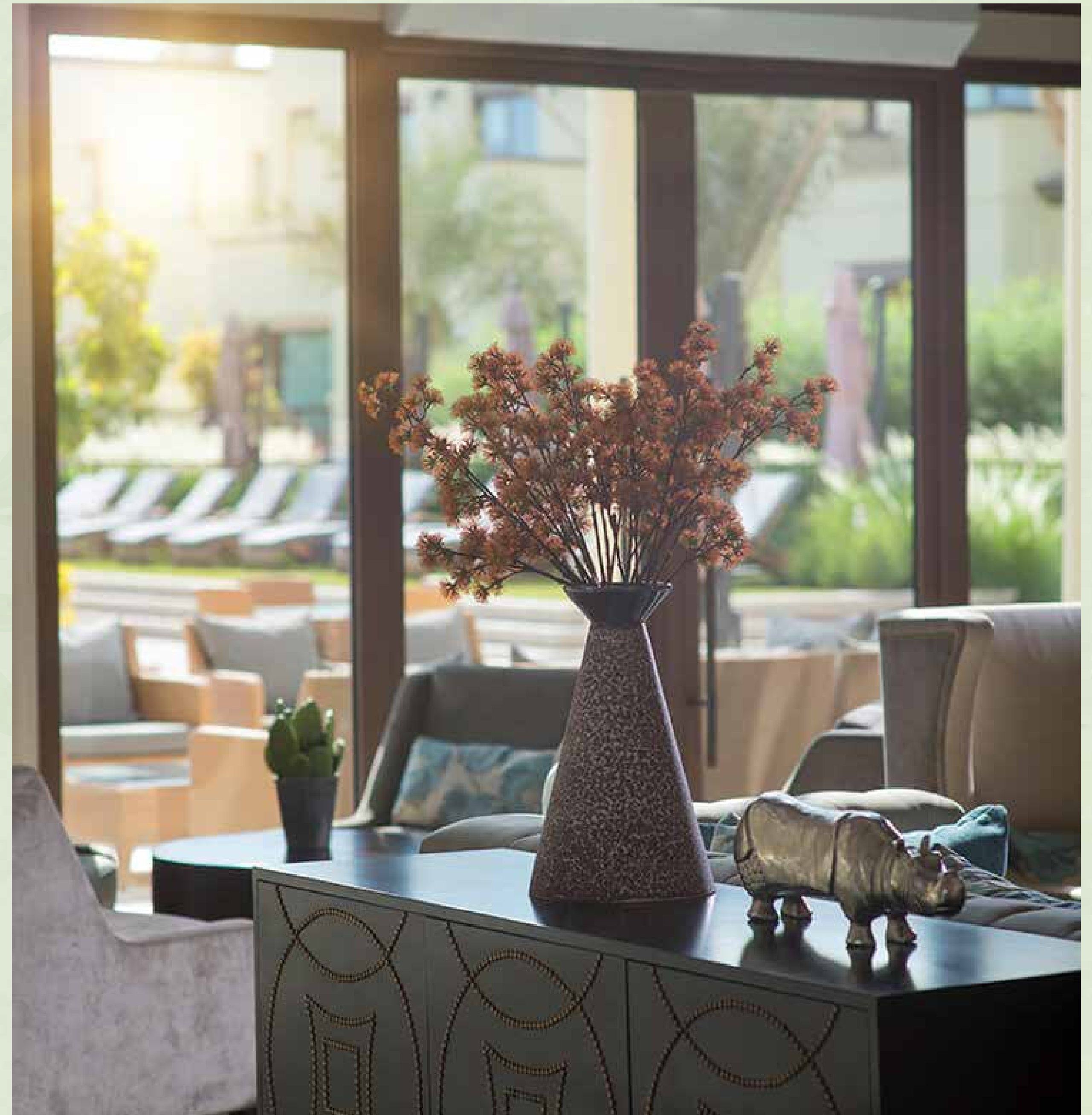
- Balconies
- Private garden
- Guest bathroom
- Storage room
- Family room
- Maid's room
- Private garage
- Undercover parking space

Community Facilities:

- Leisure pool
- Fully equipped gym
- Community event space
- Children's playground
- Parks & garden
- Basketball court
- Self-service supermarket
- 24-hour security

Interior Features:

- Floor-to-ceiling windows
- Main entrance with wrap around gardens
- Built in wardrobes
- Porcelain tiles at living rooms and bedrooms
- Marble floor in foyer and staircase
- Fully tiled walk-in shower cubicles
- Modern contemporary architecture





CRAFTING A SECURE TOMORROW SINCE 2002

Select Group is a multidisciplinary group with real estate and property development at its core, setting industry standards since its inception in 2002. Today, it is one of the region's largest privately-owned real estate developers with a highly experienced and committed workforce.

Select Group's projects comprise award-winning residential, commercial, hospitality, retail and mixed-use developments. The group boasts 20 million square feet of development, with a combined Gross Development Value (GDV) in excess of AED 17 billion. A total of 7,000 homes have been delivered, accounting for over 13.5 million square feet of Built-Up Area (BUA), with a further 6.5 million square feet at various stages of development. Through astute financial planning, technical expertise and strong asset management, the group is committed to identifying, executing and delivering real estate projects that generate maximum return for all stakeholders.

With diversification being a key component of its DNA, Select Group is engaged in both real estate and direct investments, while its reach goes well beyond the UAE, extending into Croatia, Germany and the UK. Passive investment doesn't have a place at Select Group – as it is actively involved in the day-to-day control of assets to not only grow its portfolio, but also improve its performance. Partnering with world-renowned brands like InterContinental, Radisson Blu, Jumeirah™ Group, Ibis, Meliá Hotels International and Niu Air Hospitality reflects the hospitality division's continuous quest for quality.

The group's direct investment interests extend further into the realms of leisure, health and fitness, and digital technology. With expertise in development, redevelopment, regeneration and investment, Select Group is focused on a value investing approach and works with the best in the industry – whether that's suppliers, partners or employees – for unparalleled results.

DEVELOPMENT TIMELINE

Six Senses Residences The Palm, Dubai	Dubai, UAE	Under Development	● 2022
Peninsula Three	Dubai, UAE	Under Development	
Peninsula Four, The Plaza	Dubai, UAE	Under Development	
Peninsula Five, The Signature Collection	Dubai, UAE	Under Development	
Jumeirah Living Business Bay	Dubai, UAE	Under Development	
15 Northside	Dubai, UAE	Under Development	● 2021
98 Baker Street	London, UK	Under Development	
Echo Building	Liverpool, UK	Under Development	● 2020
Peninsula One	Dubai, UAE		
Peninsula Two	Dubai, UAE		
Jumeirah Living Marina Gate	Dubai, UAE	Frankfurt, Germany	
Niu Air	Frankfurt, Germany		
Studio One	Dubai, UAE	Dubai, UAE	● 2018
Marina Gate II	Dubai, UAE		
Ibis Hotel	Sheffield, UK		
Marina Gate I	Dubai, UAE	Dubai, UAE	● 2017
No. 9	Dubai, UAE		
The Hive	Dubai, UAE		
Pacific	Ras Al Khaimah, UAE	Scotland, UK	● 2016
Ballochmyle Estate	Scotland, UK		
InterContinental Dubai Marina	Dubai, UAE	Dubai, UAE	● 2015
Alexandra Tower	Liverpool, UK		
Radisson Blu Hotel	Birmingham, UK		
Velocity Tower	Sheffield, UK		
West Avenue	Dubai, UAE	Dubai, UAE	● 2014
Nottingham One	Nottingham, UAE		
Bay Central	Dubai, UAE	Dubai, UAE	● 2012
Botanica	Dubai, UAE		
The Torch	Dubai, UAE	Dubai, UAE	● 2011
The Point	Dubai, UAE		
Royal Oceanic	Dubai, UAE	Dubai, UAE	● 2009
Yacht Bay	Dubai, UAE		
SELECT GROUP	Dubai, UAE		● 2007
			● 2002



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A development by

