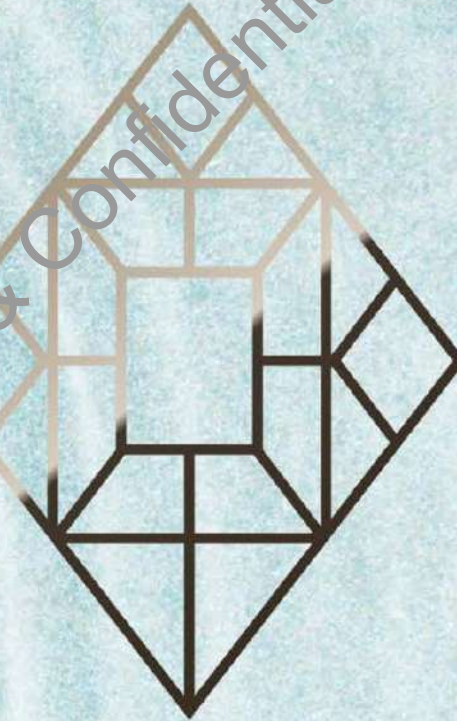


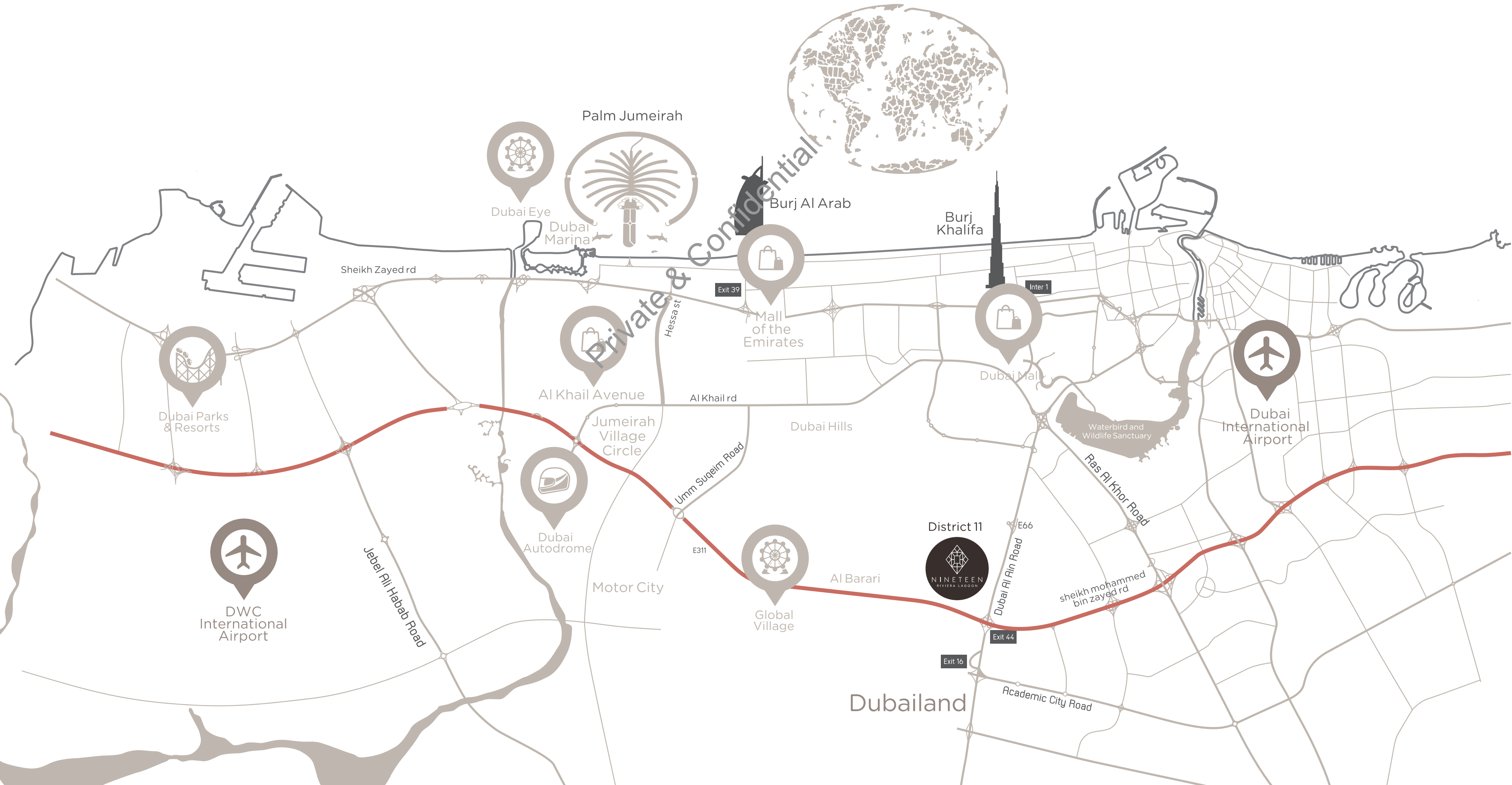
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NINETEEN  
RIVIERA LAGOON

**Not for Distribution**

# Site Location



# Nineteen Riviera Lagoon within Master Community



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# Master Plan

19 PLOTS

2 Type A

3 Type B

5 Type C

5 Type D

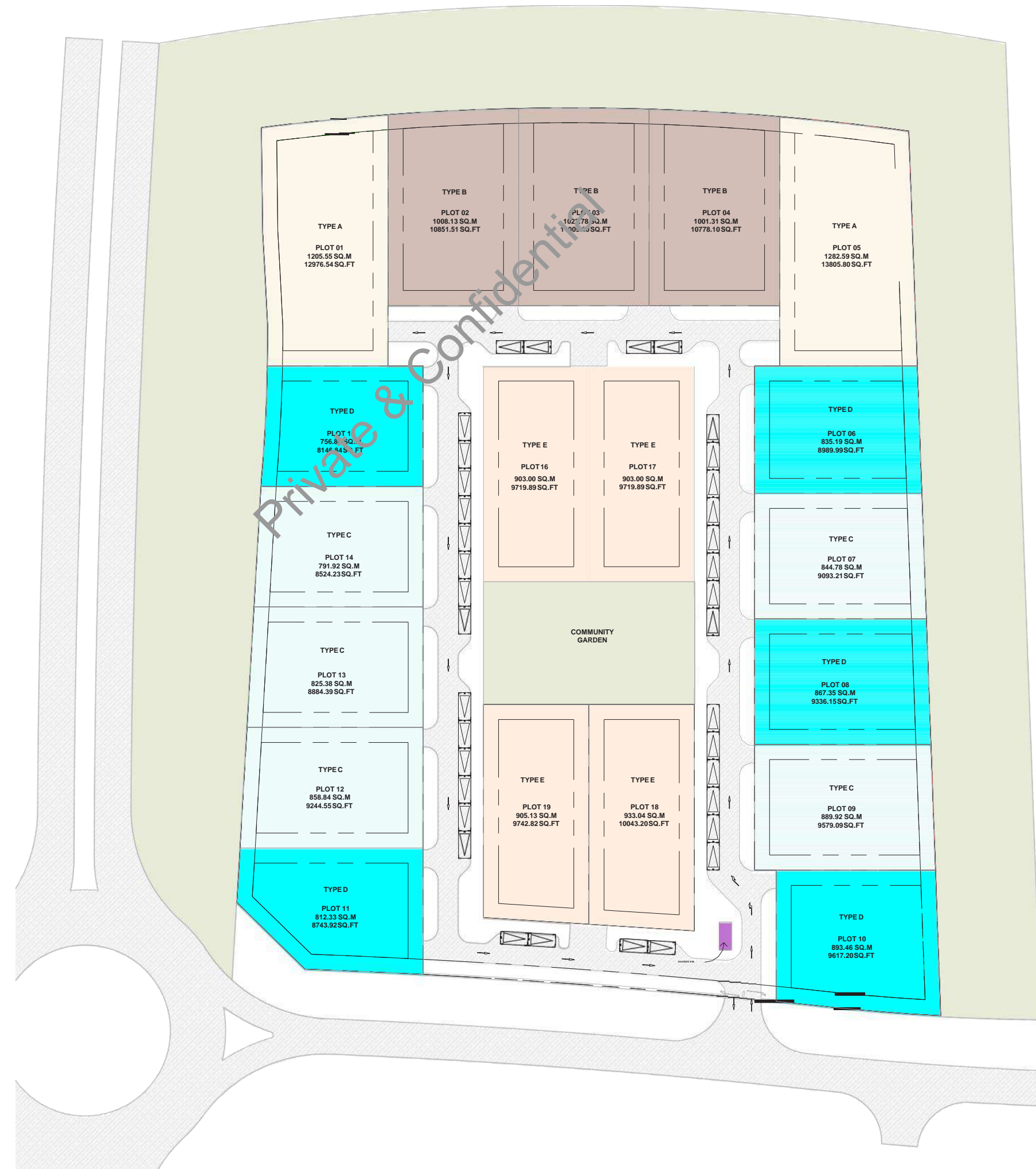
4 Type E

# NINETEEN RIVIERA LAGOON MASTERPLAN (19 PLOTS)

## PROJECT INTRODUCTION

Nineteen Riviera Lagoon,  
located in **Meydan District 11**.

Nineteen Riviera Lagoon is a master plan that includes a total of 19 Villas. The Master plan contains a variety of 5 types of villas (5 Bedroom villas, 6 Bedroom villas and 7 Bedroom villas).



TOTAL VISITOR'S PARKING =30

- Type A (2 plots)
- Type B (3 plots)
- Type C (5 plots)
- Type D (5 plots)
- Type E (4 plots)

# NINETEEN RIVIERA LAGOON MASTERPLAN (19 PLOTS)



- Type A (2 plots)
- Type B (3 plots)
- Type C (5 plots)
- Type D (5 plots)
- Type E (4 plots)

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**TYPE A**

**7 BEDROOM**

# FRONT FACADE





# REAR FACADE



# REAR FACADE



# BASEMENT PARKING



# BASEMENT PARKING



# BASEMENT PARKING



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# LIVING ROOM



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SHOW KITCHEN



# MASTER BEDROOM





WALK-IN CLOSET



WALK-IN VAULT





EVERY PROPERTY HAS BEAUTIFUL AMENITIES, WHICH DOVETAIL SEAMLESSLY WITH YOUR LIFE.

Basement car parking with up to 14 cars

Indoor green spaces

Elevator

Maids & Nanny room

Chef's & Drivers room

Multipurpose car washing bay

Double height entrance

4 meter high ceiling on ground floor

Italian show kitchen

Italian main kitchen

Miele appliances

Large swimming pool with sunken seating

Outdoor shower and toilet

2 Master bedrooms with Walk-in Closet

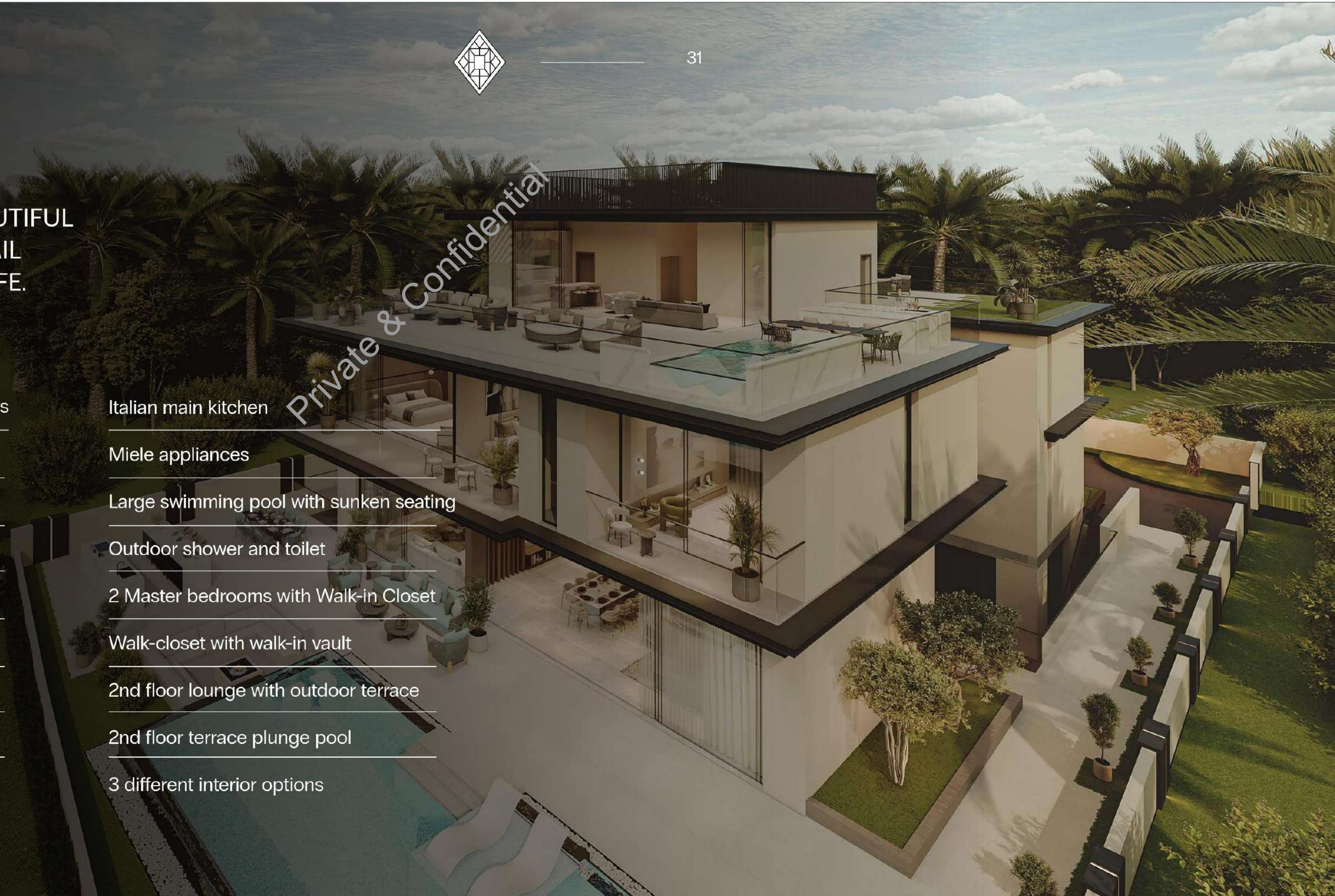
Walk-closet with walk-in vault

2nd floor lounge with outdoor terrace

2nd floor terrace plunge pool

3 different interior options

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# TYPE A BASEMENT FLOOR

## Plot Size Ranges

Unit No.1 Plot Size 12,977 Sq.ft

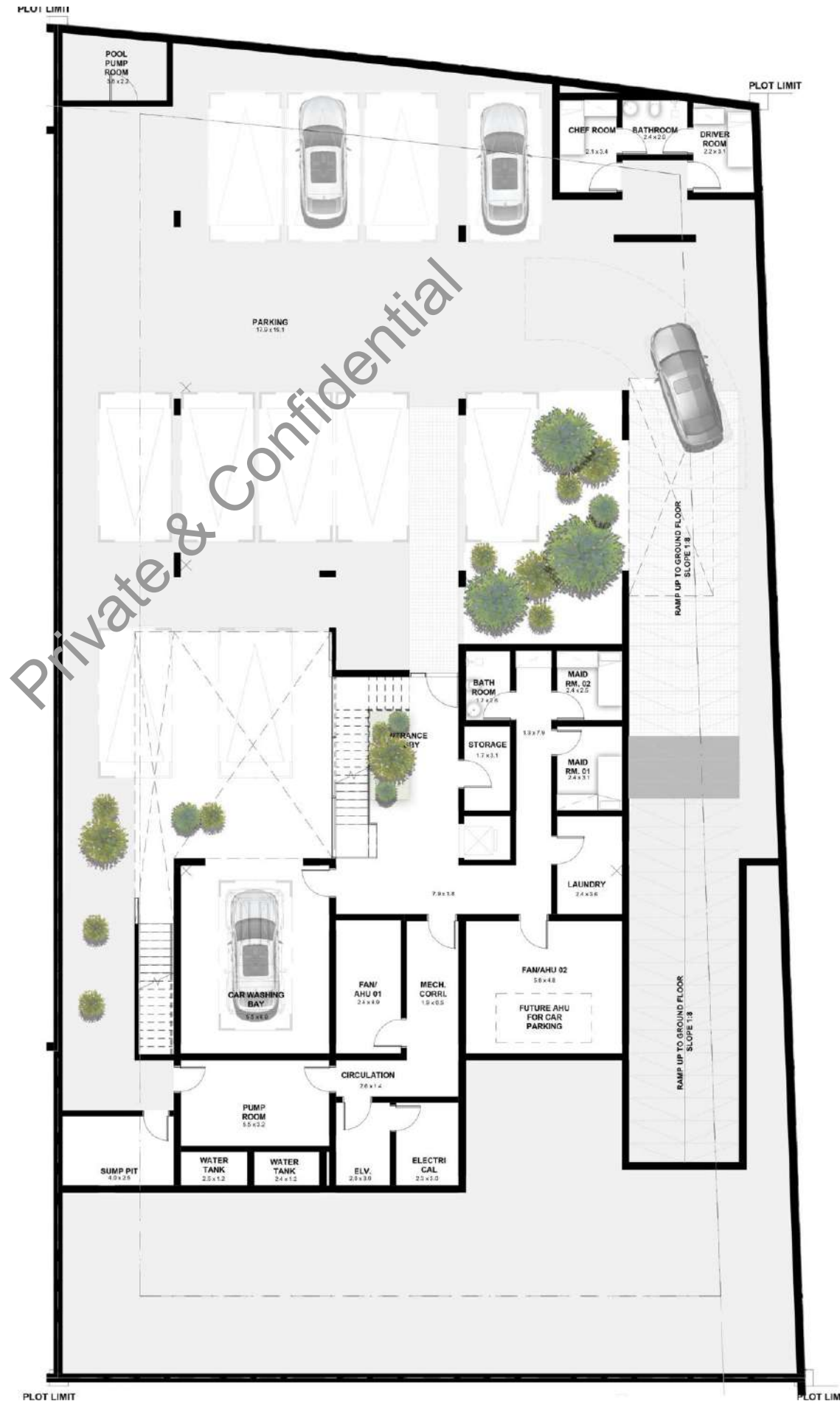
Unit No.5 Plot Size 13,806 Sq.ft

## TOTAL AREA

829 Sq.m      | 8,924 Sq.ft

## BASEMENT FLOOR

- Up to 12 Car Parking
- Plants & Green Spaces
- Entrance Lobby
- Elevator
- Maids Room + Bathroom
- Nanny Room
- Driver & Chef Room + Bathroom
- Laundry room
- Storage



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# TYPE A GROUND FLOOR

## Plot Size Ranges

Unit No.1 Plot Size 12,977 Sq.ft

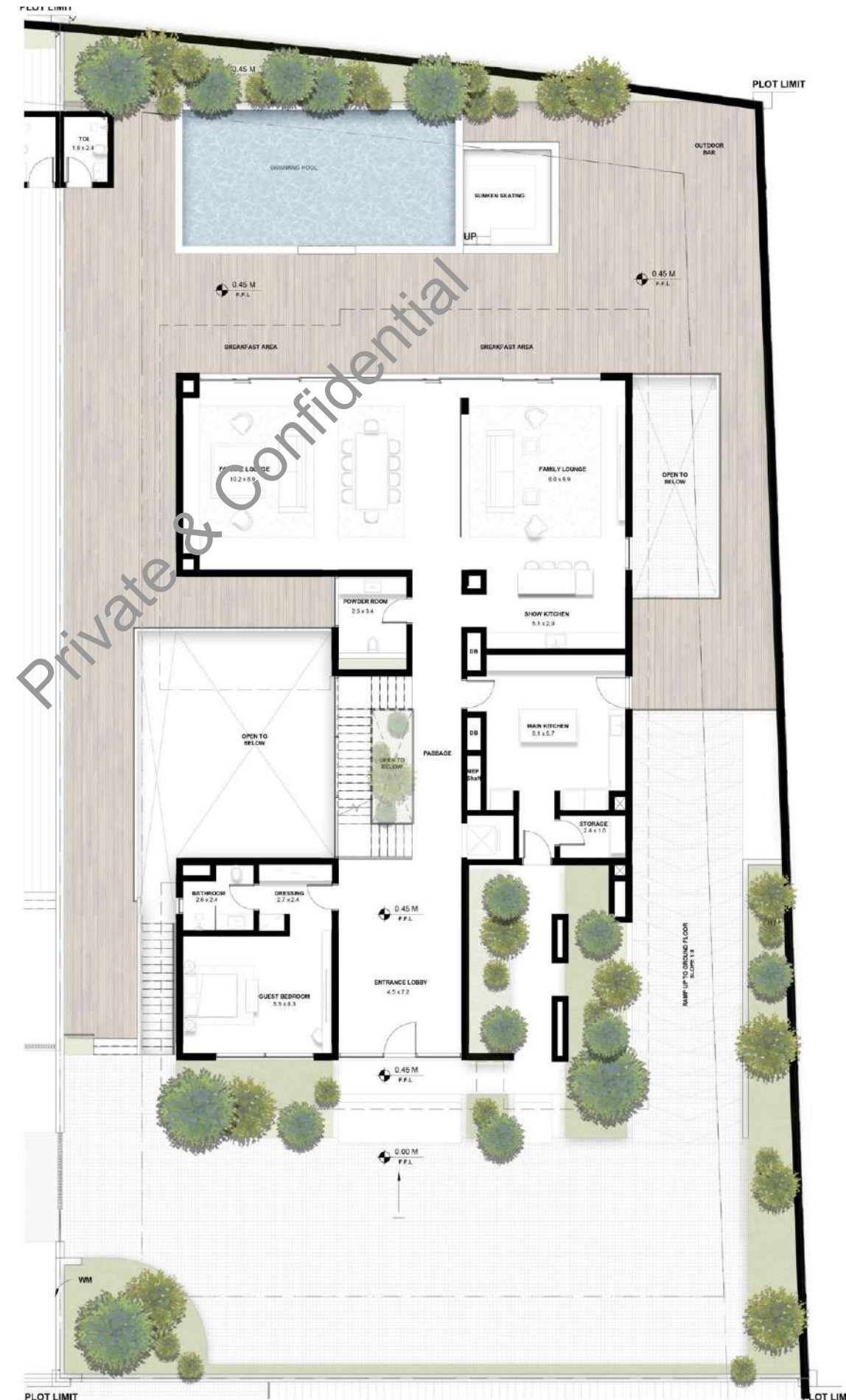
Unit No.5 Plot Size 13,806 Sq.ft

## TOTAL AREA

311Sq.m      | 3,343 Sq.ft

## GROUND FLOOR

- Double height entrance
- 4 meter ceiling height with full glass
- Formal Lounge + Dining
- Family Lounge
- Italian Show Kitchen
- Miele Appliances
- Main Kitchen
- Entrance Lobby
- Large Powder Room
- Storage
- Guest bedroom + Bathroom + Dressing
- Swimming Pool
- Sunken Seating
- Outdoor Bar & BBQ Area
- Outdoor Shower + Toilet



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# TYPE A FIRST FLOOR

## Plot Size Ranges

Unit No.1 Plot Size 12,977 Sq.ft

Unit No.5 Plot Size 13,806 Sq.ft

## TOTAL AREA

381 Sq.m      | 4,107 Sq.ft

## FIRST FLOOR

1 Master Bedroom with walk-in closet +  
Walk-in Vault Room

Second Master Bedroom with walk-in closet

1 Girls Room with Large Walk-in Closet

2 Additional Bedrooms + Ensuite

Family Lounge

Pantry



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# TYPE A SECOND FLOOR

## Plot Size Ranges

Unit No.1 Plot Size 12,977 Sq.ft

Unit No.5 Plot Size 13,806 Sq.ft

## TOTAL AREA

494 Sq.m      | 5,323 Sq.ft

## SECOND FLOOR

1 Bedroom + Ensuite

Roof Lounge + Pantry

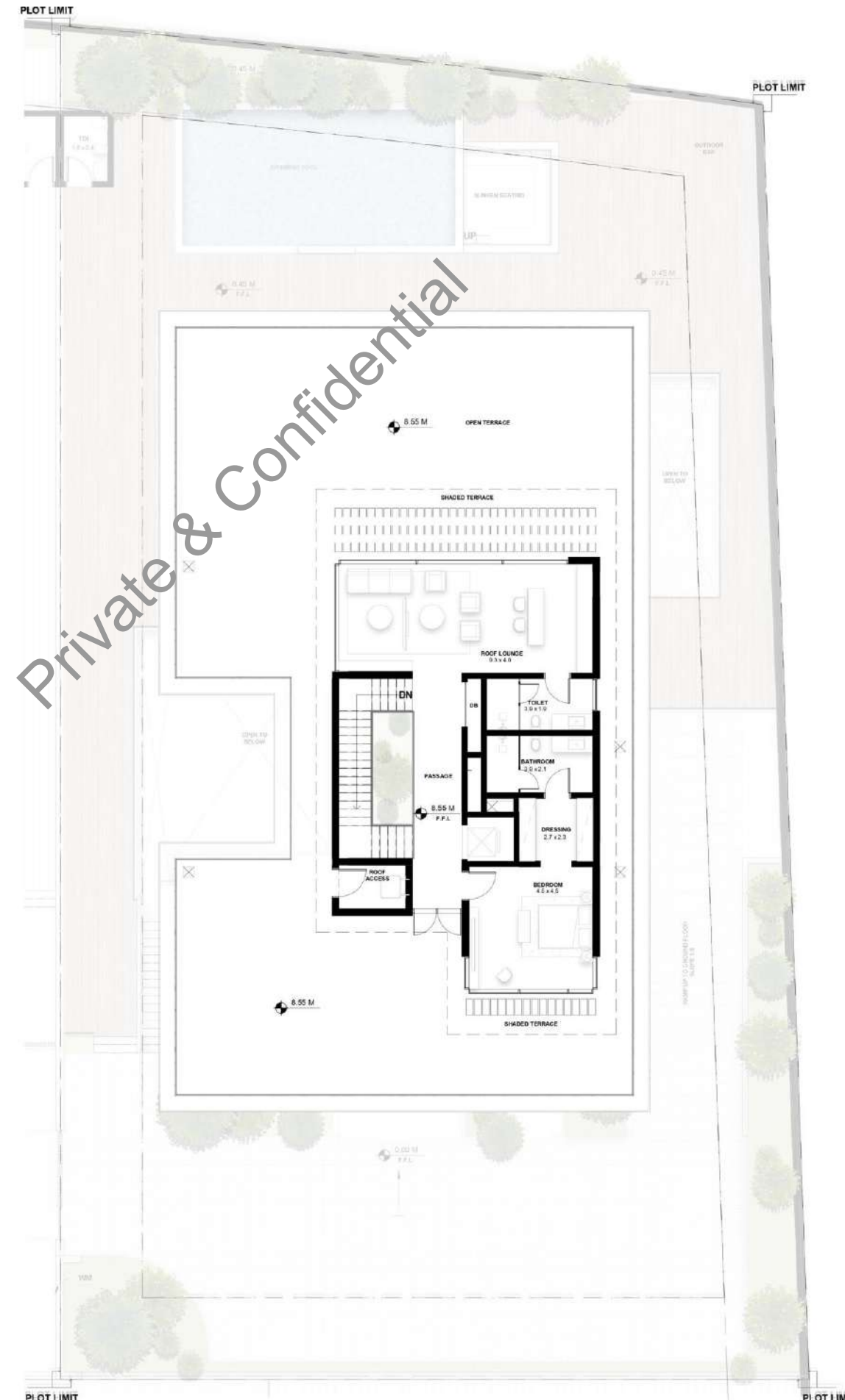
Glass opening doors in Lounge

Toilet with Shower In living

Terrace Seating

Terrace Plunge Pool with Bar

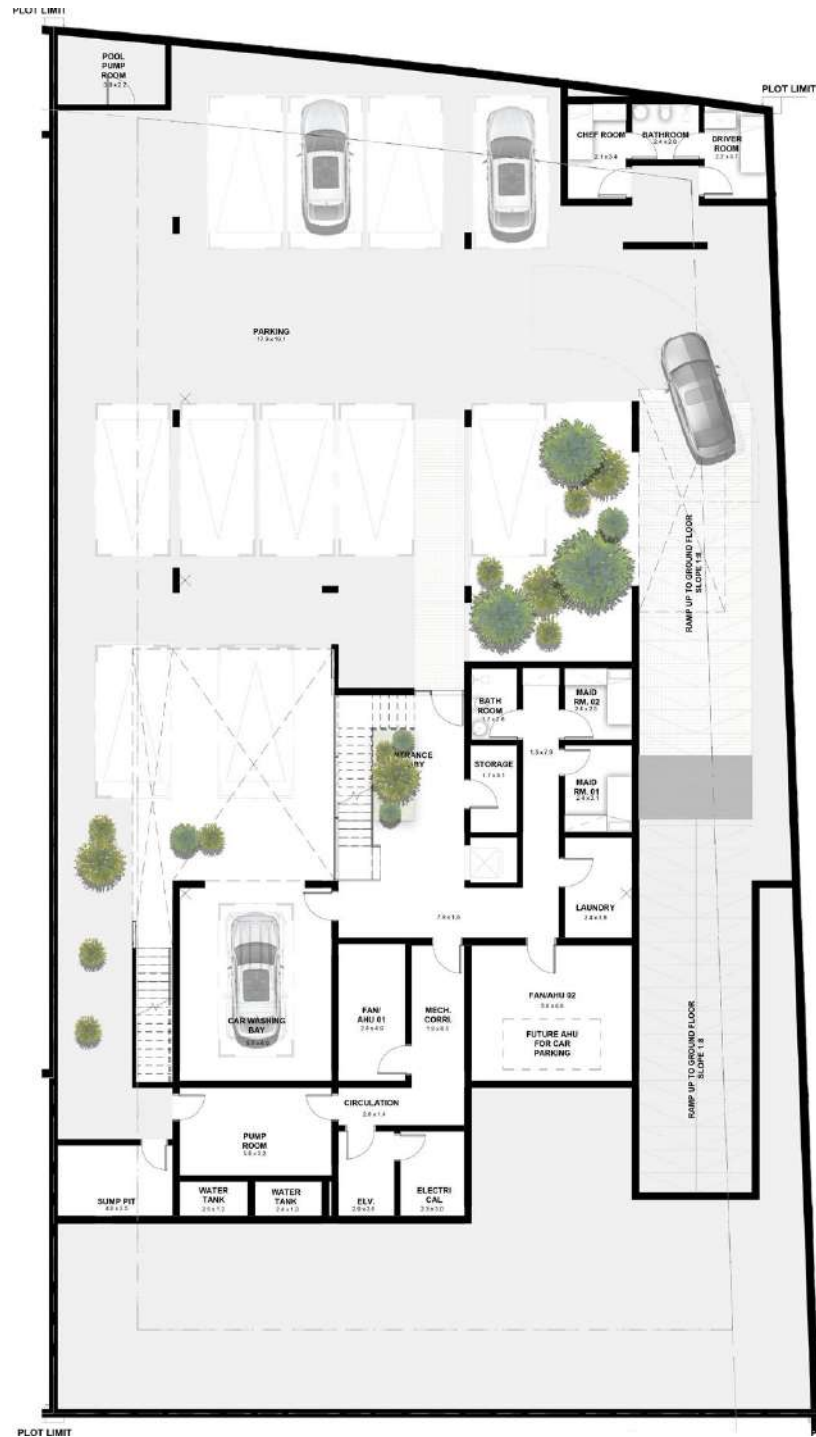
Terrace bbq



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# VILLA TYPE A 7 BEDROOMS



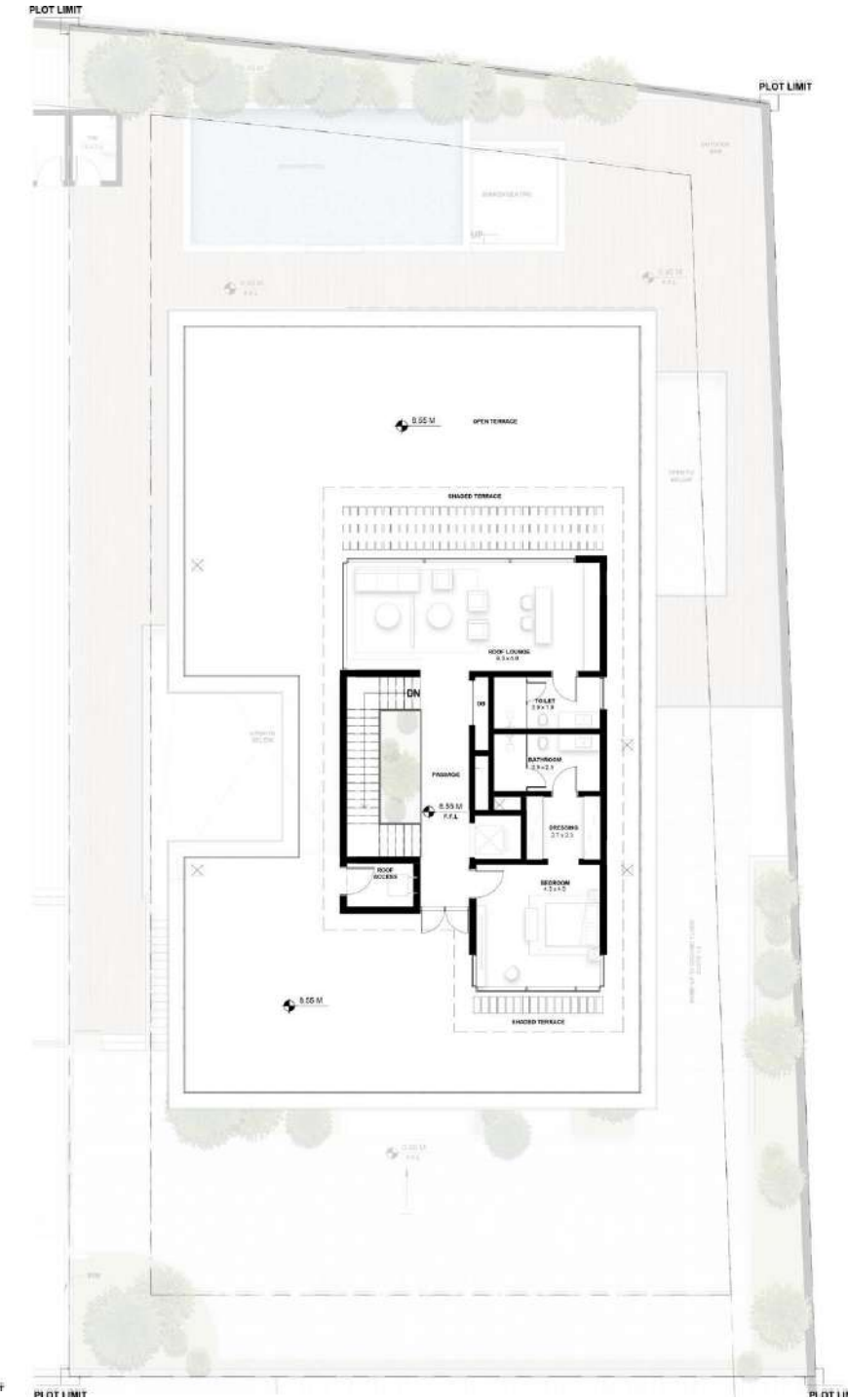
**BASEMENT**  
829 sq.mtr / 8,924 sq.ft



**GROUND FLOOR**  
311 sq.mtr / 3,343 sq.ft



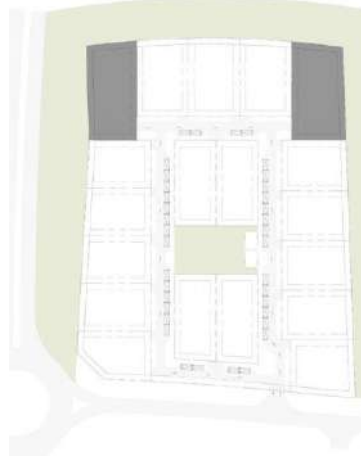
**FIRST FLOOR**  
381 sq.mtr / 4,107 sq.ft



**SECOND FLOOR**  
499 sq.mtr / 5,323 sq.ft

**TOTAL AREA**  
2,020 sq.mtr / 21,697 sq.ft

KEYPLAN



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# TYPE B

6 BEDROOM

# FRONT FAÇADE



# REAR FAÇADE



# TYPE B BASEMENT FLOOR

## Plot Size Ranges

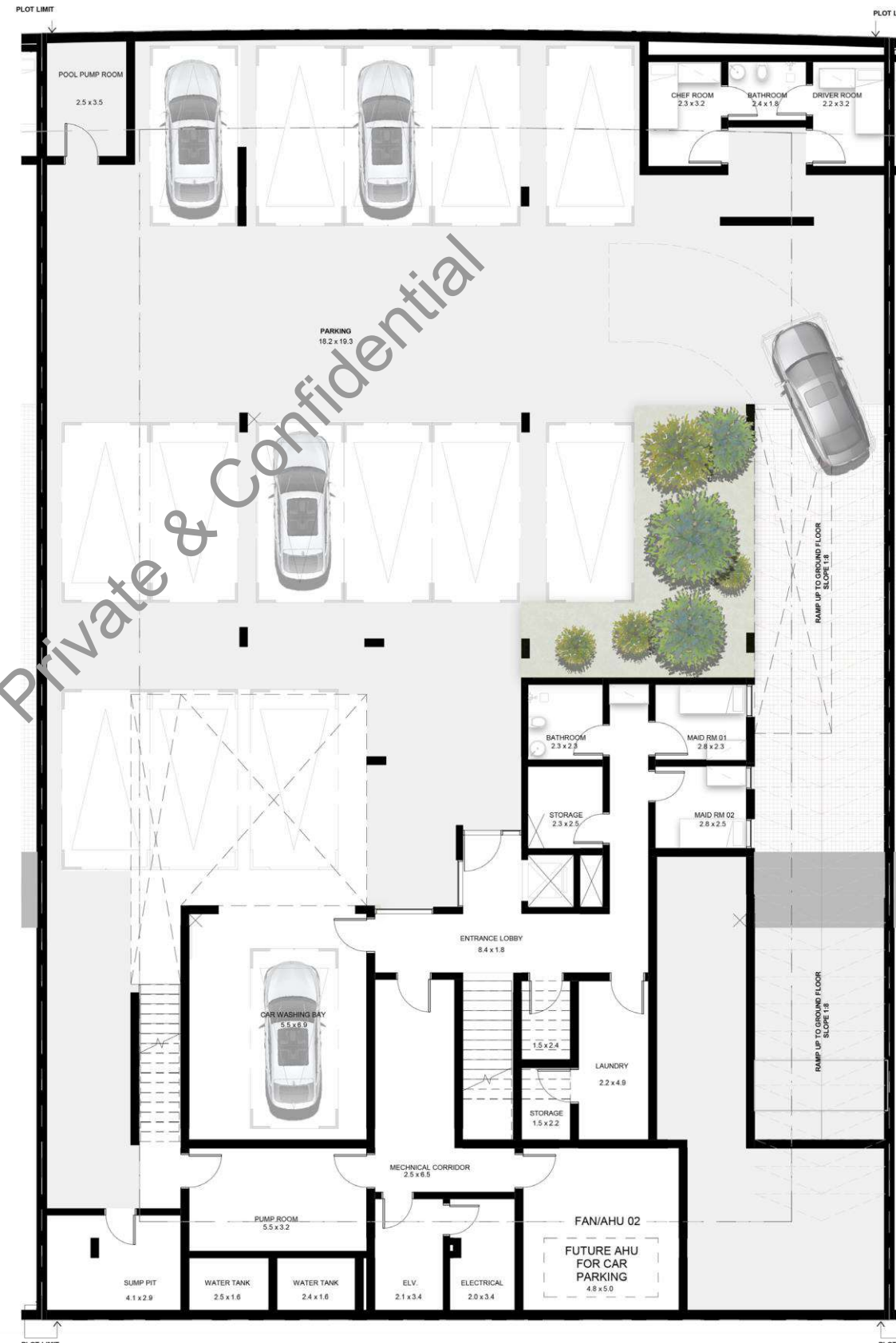
10,778 Sq.ft to 11,009 Sq.ft

## TOTAL AREA

808 Sq.m | 8,698 Sq.ft

## BASEMENT FLOOR

- Up to 15 Car Parking's
- Plants and green spaces
- Entrance Lobby
- Elevator
- Nanny Room & Maid's Room + Bathroom
- Driver & Chef Room + Bathroom
- Laundry
- Storage



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# TYPE B GROUND FLOOR

## Plot Size Ranges

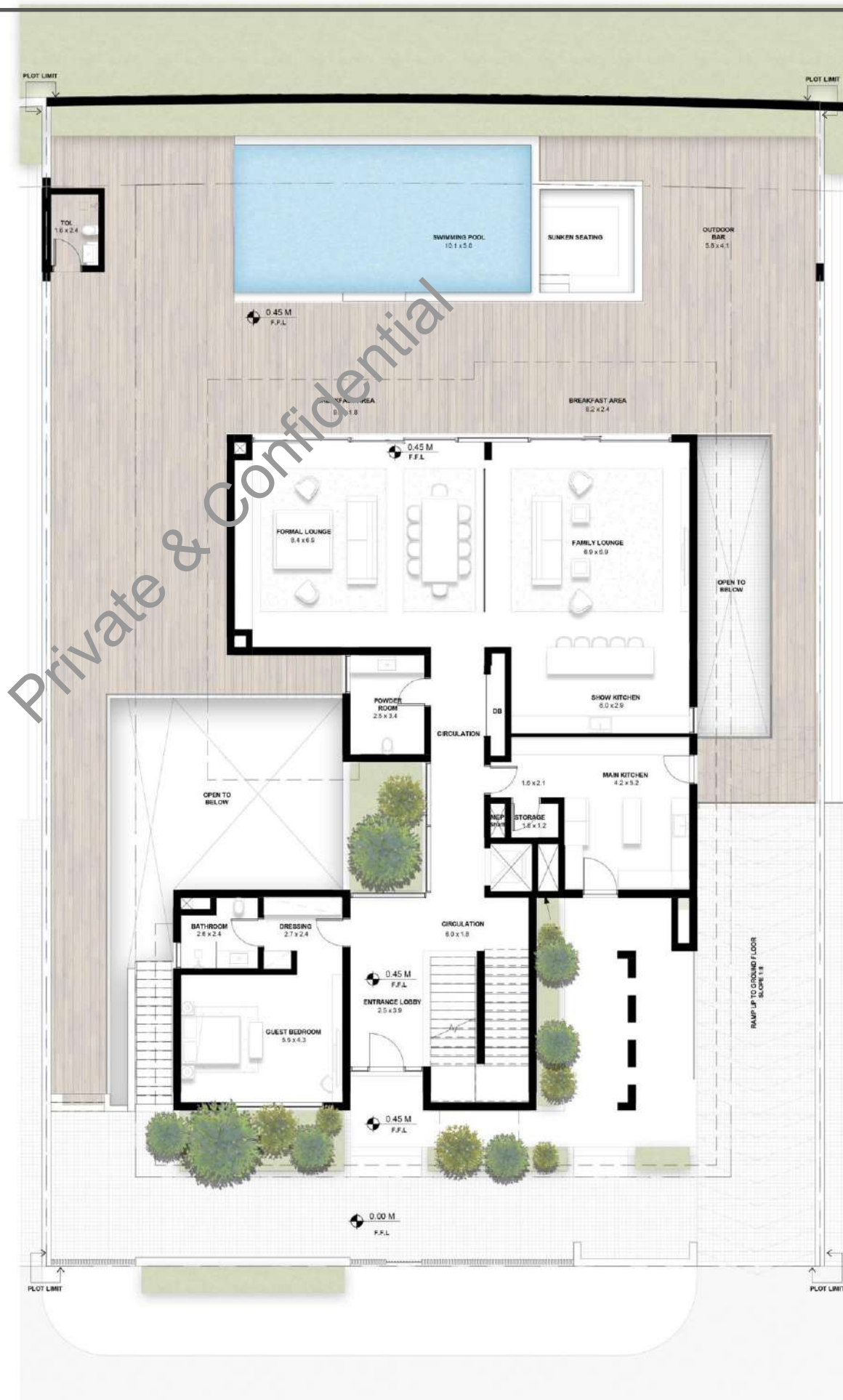
10,778 Sq.ft to 11,009 Sq.ft

## TOTAL AREA

290 Sq.m | 3,120 Sq.ft

## GROUND FLOOR

- Formal Lounge + Dining
- Family Lounge
- Italian Show Kitchen
- Italian Main Kitchen
- Miele Appliances
- Entrance Lobby with internal Garden
- Powder Room
- Storage
- Guest bedroom + Bathroom + Dressing
- Swimming Pool
- Sunken Seating
- Outdoor Bar and BBQ Area
- Outdoor Shower + Toilet



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# TYPE B FIRST FLOOR

## Plot Size Ranges

10,778 Sq.ft to 11,009 Sq.ft

## TOTAL AREA

363 Sq.m | 3,908 Sq.ft

## FIRST FLOOR

- 1 Master Bedroom with walk-in closet + walk-in Vault Room
- Second Master Bedroom with walk-in closet
- 2 Bedroom + Ensuite
- Family Lounge
- Pantry



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# TYPE B SECOND FLOOR

## Plot Size Ranges

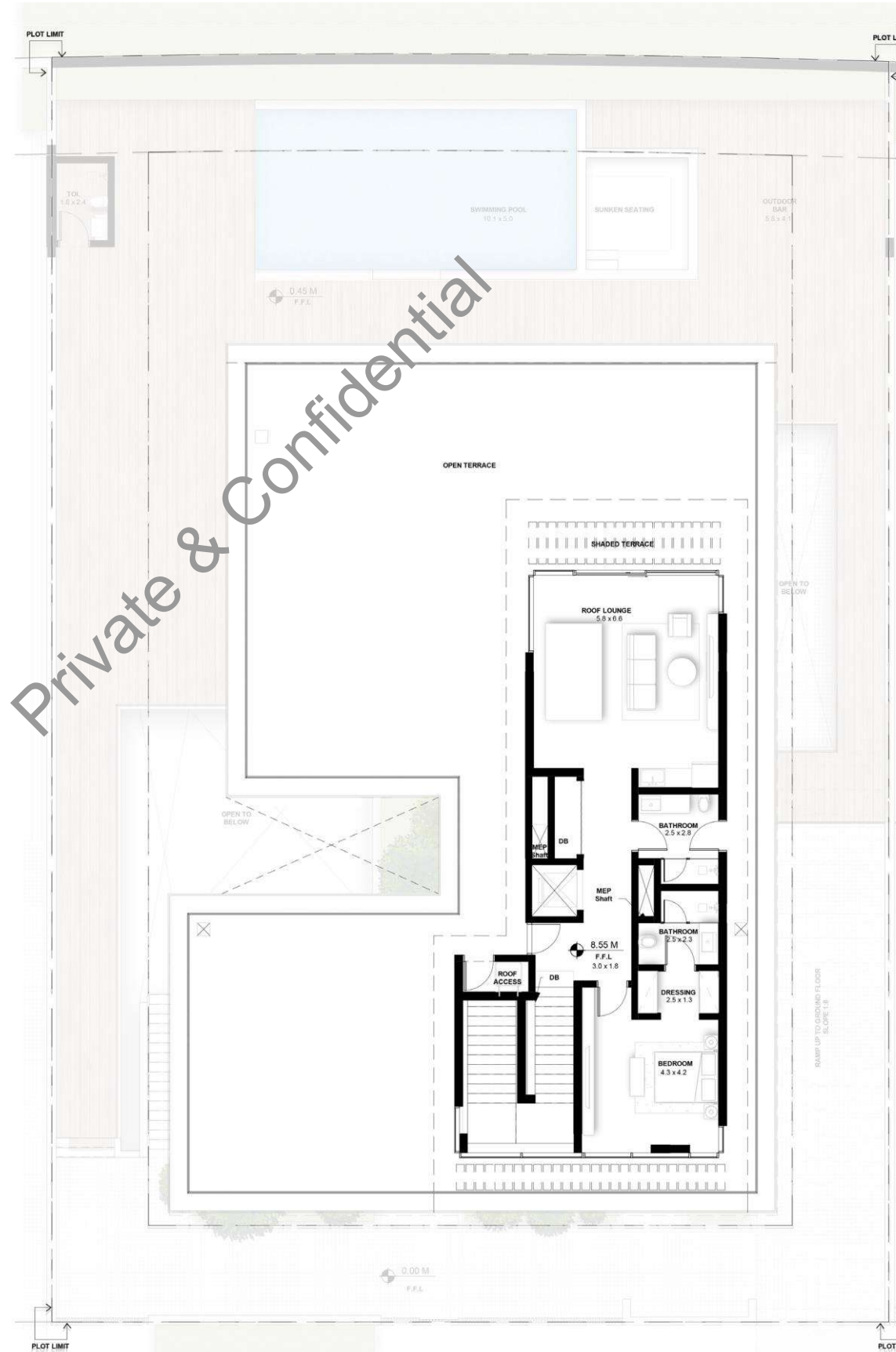
10,778 Sq.ft to 11,009 Sq.ft

## TOTAL AREA

454 Sq.m | 4,881 Sq.ft

## SECOND FLOOR

- 1 Bedroom + Ensuite
- Roof Lounge + Pantry
- Toilet with Shower in living
- Terrace Seating
- Terrace Plunge Pool with bar
- Terrace bbq

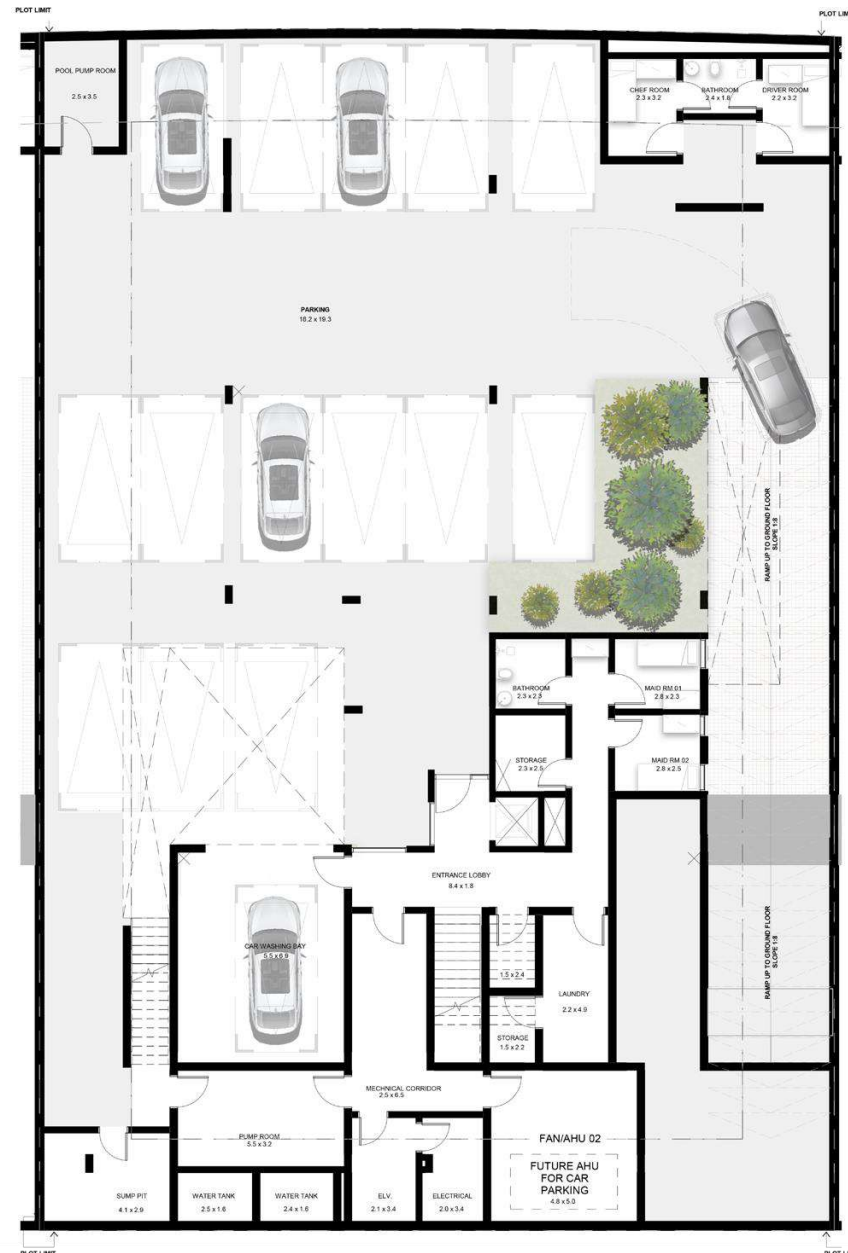


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# VILLA TYPE B 6 BEDROOMS

KEYPLAN



BASEMENT

808 sq.mtr / 8,698 sq.ft



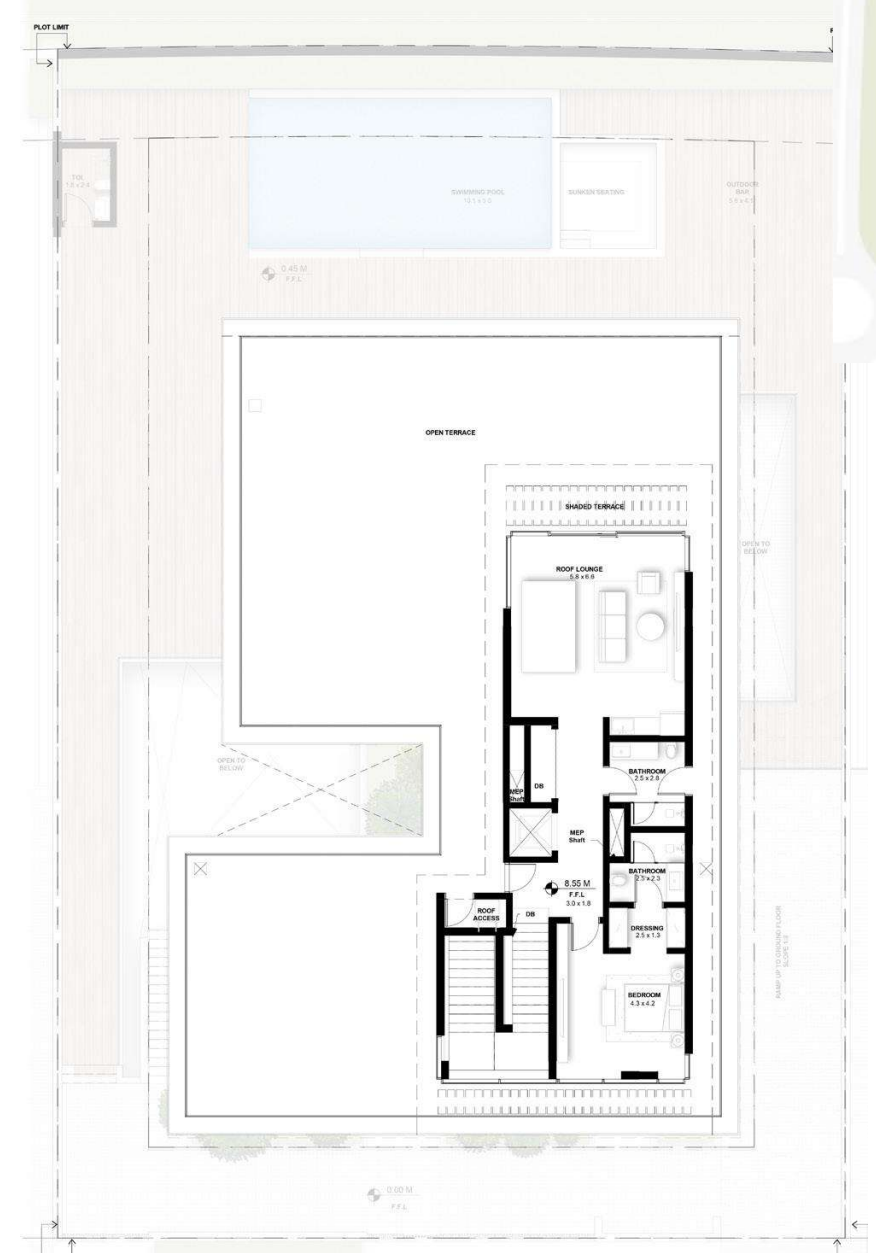
GROUND FLOOR

290 sq.mtr / 3,120 sq.ft



FIRST FLOOR

363 sq.mtr / 3,908 sq.ft



SECOND FLOOR

454 sq.mtr / 4,881 sq.ft

**TOTAL AREA**

1,915 sq.mtr / 20,607 sq.ft

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# TYPE C

5 BEDROOM

# FRONT FAÇADE



# REAR FAÇADE



# TYPE C BASEMENT FLOOR

## Plot Size Ranges

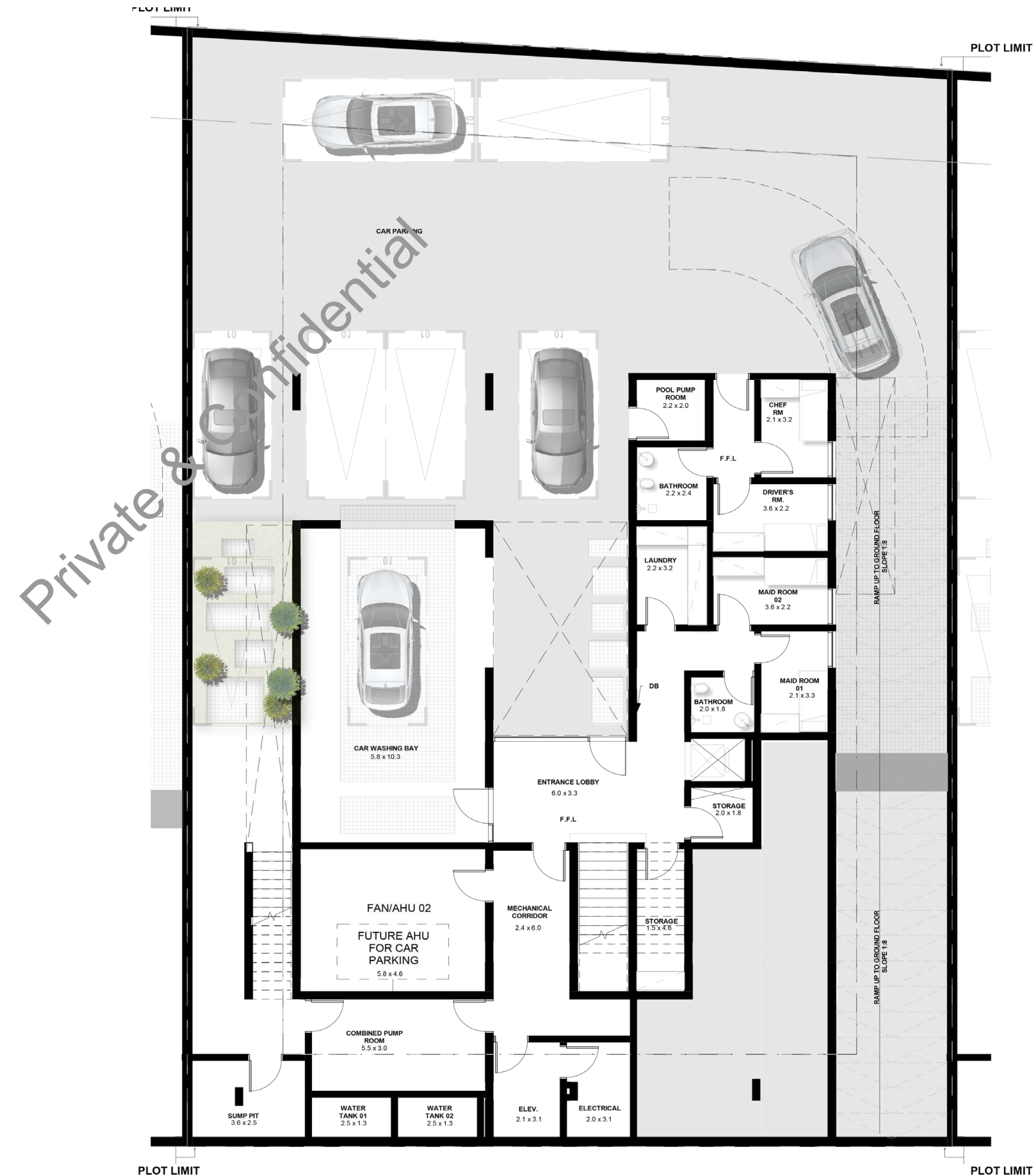
8,524 Sq.ft to 9,579 Sq.ft

## TOTAL AREA

650 Sq.m | 6,993 Sq.ft

## BASEMENT FLOOR

- Upto 8 Car Parking
- Plants and green spaces
- Entrance Lobby
- Elevator
- Nanny Room
- Maid's Room + Bathroom
- Driver & Chef Room + Bathroom
- Laundry
- Pantry
- Storage



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# TYPE C GROUND FLOOR

## Plot Size Ranges

8,524 Sq.ft to 9,579 Sq.ft

## TOTAL AREA

258 Sq.m | 2,780 Sq.ft

## GROUND FLOOR

- Formal lounge + Dining
- Family Lounge + Dining
- Show Kitchen
- Main Kitchen
- Entrance Lobby with Car feature
- Powder Room
- Storage
- Guest bedroom + Bathroom + Dressing
- Swimming Pool
- Sunken Seating
- Outdoor Bar and BBQ Area
- Outdoor Shower + Toilet

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# TYPE C FIRST FLOOR

## Plot Size Ranges

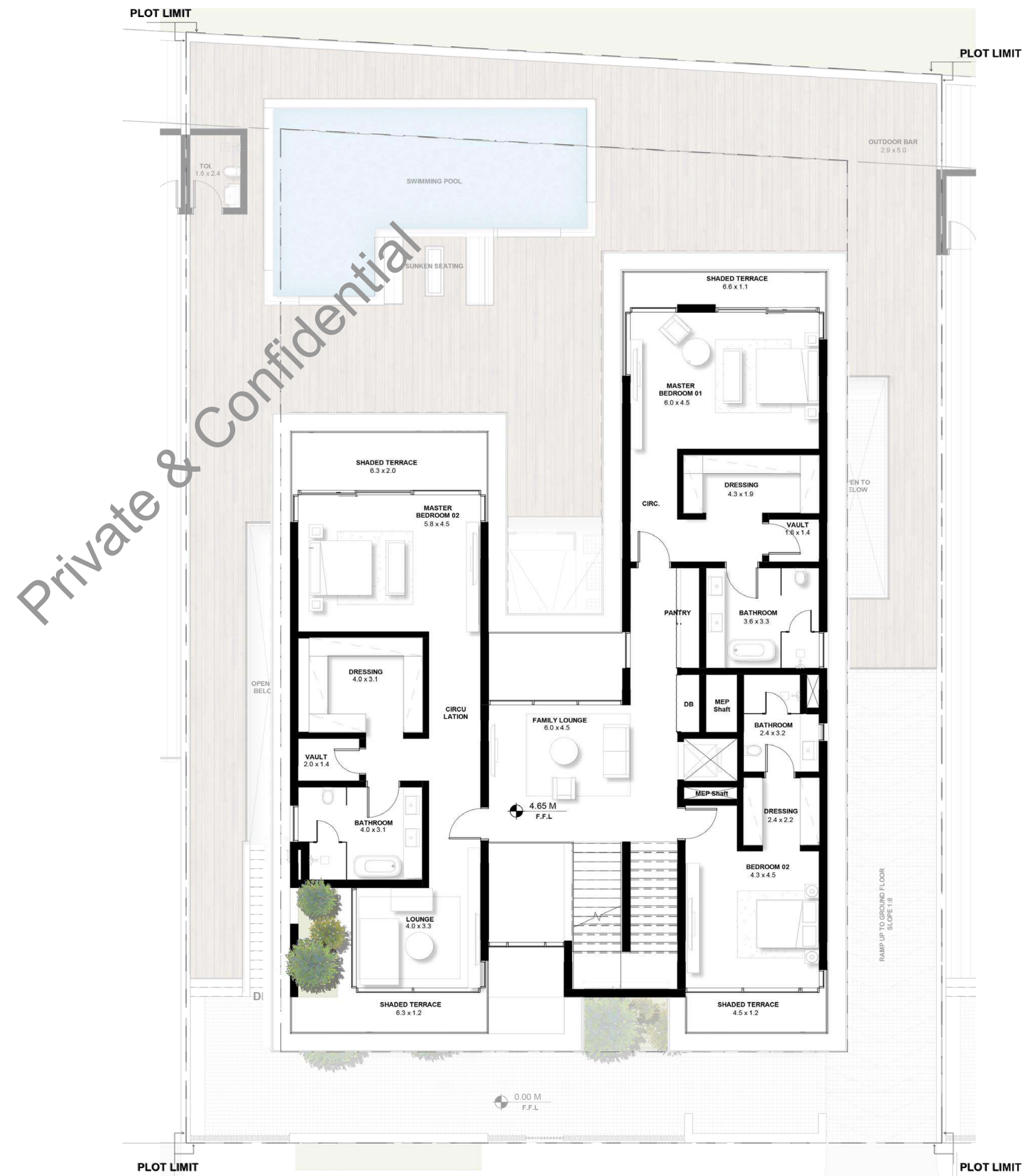
8,524 Sq.ft to 9,579 Sq.ft

## TOTAL AREA

310 Sq.m | 3,337 Sq.ft

## FIRST FLOOR

- 1 Master Bedroom with walk-in closet + Safe Room
- 1 Master Bedroom with walk-in closet + Safe Room + Lounge
- 1 Bedroom + Ensuite
- Family lounge
- Pantry



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# TYPE C SECOND FLOOR

## Plot Size Ranges

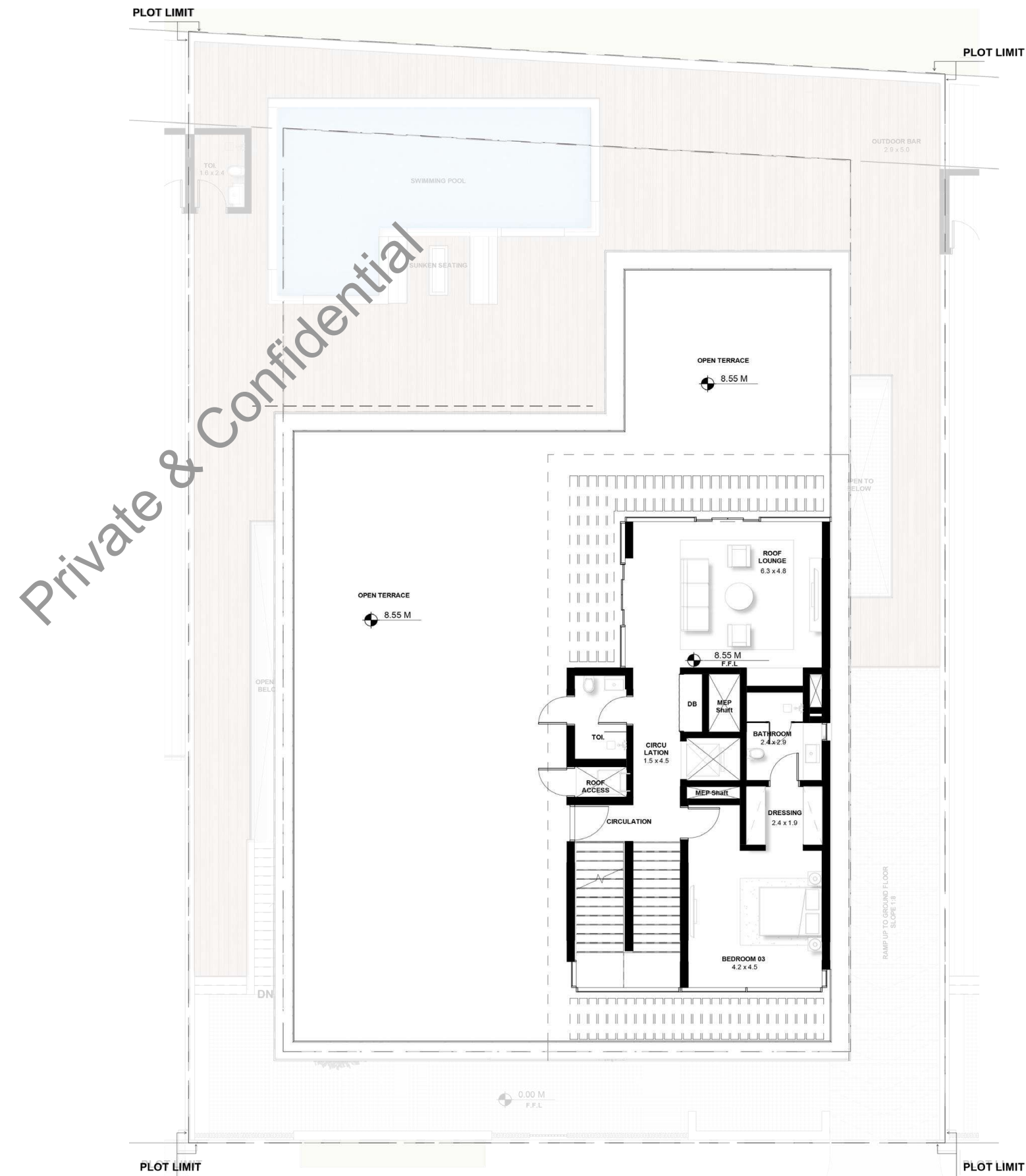
8,524 Sq.ft to 9,579 Sq.ft

## TOTAL AREA

438 Sq.m | 4,708 Sq.ft

## SECOND FLOOR

- 1 Bedroom + Ensuite
- Roof Lounge + Pantry
- Toilet with Shower
- Terrace seating
- Terrace Plunge Pool & bar
- Terrace bbq

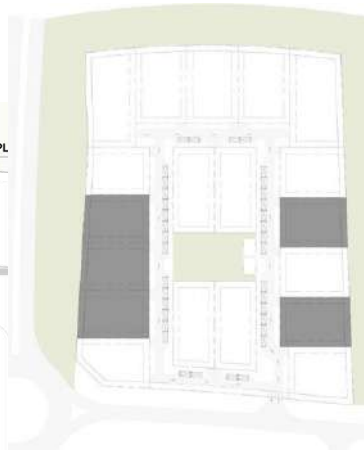


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# VILLA TYPE C 5 BEDROOMS

KEYPLAN



## BASEMENT

650 sq.mtr / 6,993 Sq.ft

## GROUND FLOOR

258 sq.mtr / 2,780 Sq.ft

## FIRST FLOOR

310 sq.mtr / 3,337 Sq.ft

## SECOND FLOOR

438 sq.mtr / 4,708 Sq.ft

## TOTAL AREA

1,656 sq.mtr / 17,818 Sq.ft

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# TYPE D

5 BEDROOM

FRONT FAÇADE



# REAR FAÇADE



# TYPE D BASEMENT FLOOR

## Plot Size Ranges

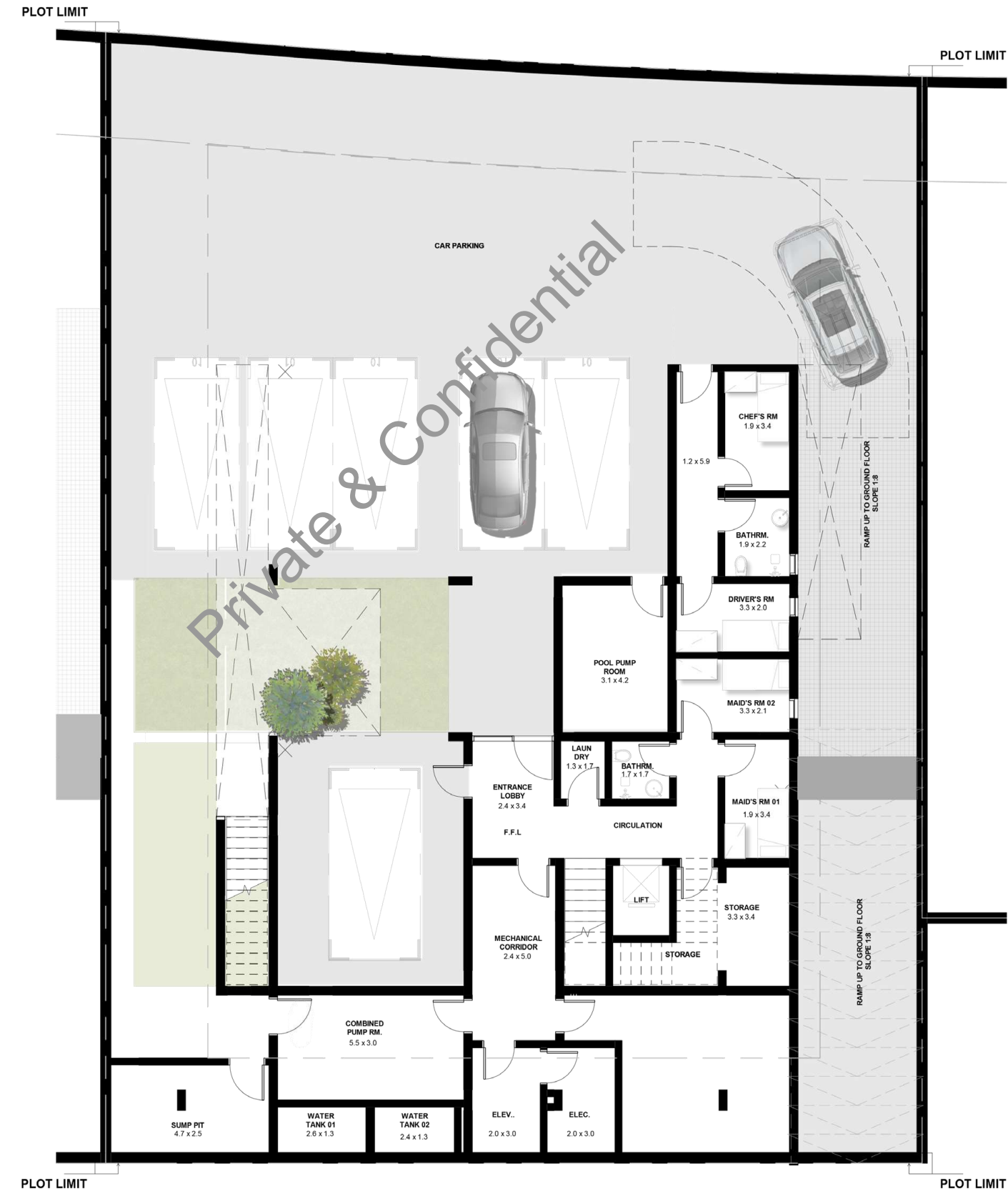
8,147 Sq.ft to 9,617 Sq.ft

## TOTAL AREA

666 Sq.m | 7,164 Sq.ft

## BASEMENT FLOOR

- Upto 11 Car Parking
- Plants and green spaces
- Entrance Lobby
- Elevator
- Nanny Room
- Maid's Room + Bathroom
- Driver & Chef Room + Bathroom
- Laundry
- Pantry
- Storage



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# TYPE D GROUND FLOOR

## Plot Size Ranges

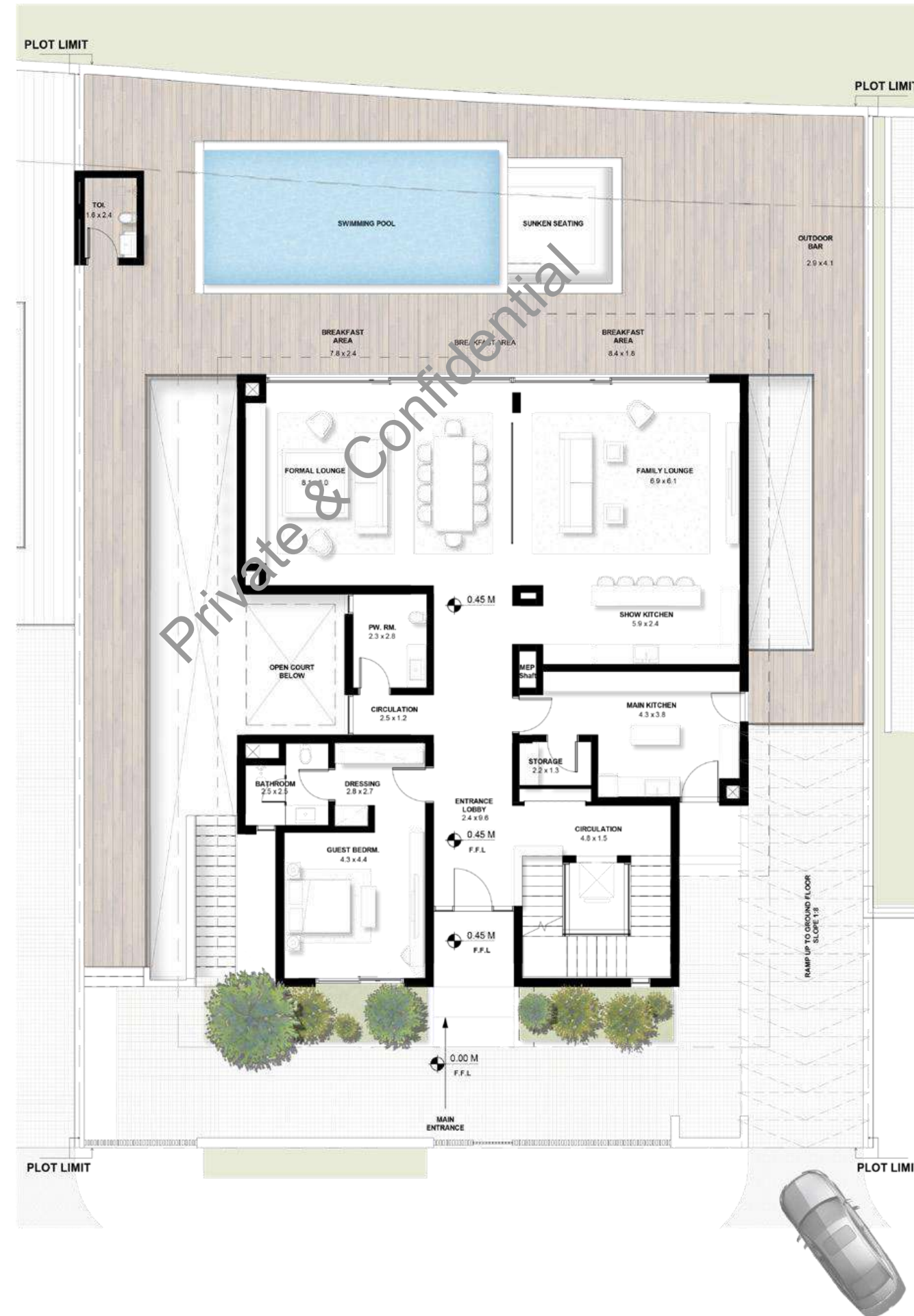
8,147 Sq.ft to 9,617 Sq.ft

## TOTAL AREA

248 Sq.m | 2,668 Sq.ft

## GROUND FLOOR

- Formal lounge + Dining
- Family Lounge + Dining
- Show Kitchen
- Main Kitchen
- Entrance Lobby
- Powder Roomt
- Storage
- Guest bedroom + Bathroom + Dressing
- Swimming Pool
- Sunken Seating
- Outdoor Bar
- Outdoor Powder + Toilet



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# TYPE D FIRST FLOOR

## Plot Size Ranges

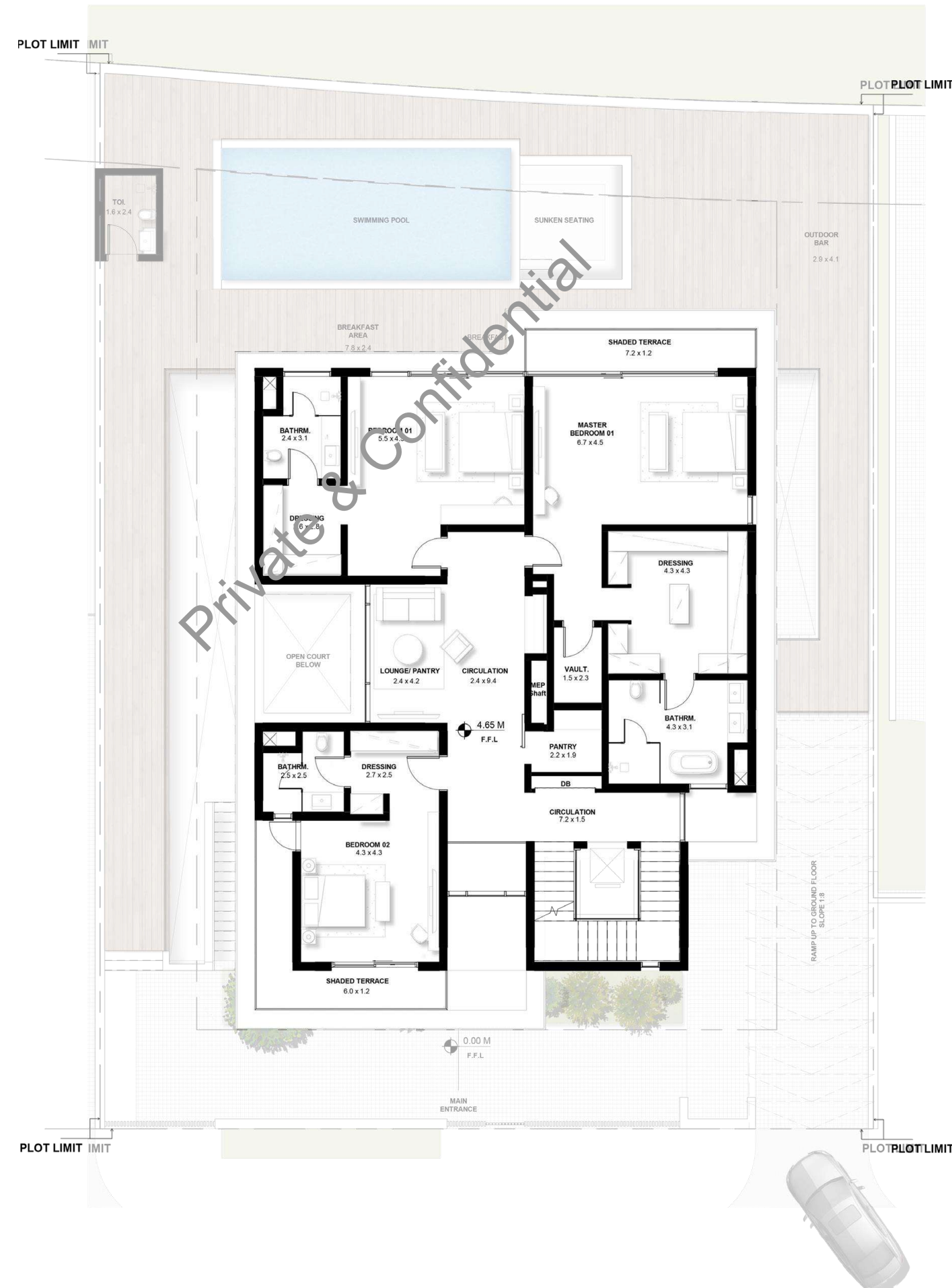
8,147 Sq.ft to 9,617 Sq.ft

## TOTAL AREA

272 Sq.m | 2,924 Sq.ft

## FIRST FLOOR

1 Master Bedroom with walk-in closet +  
Walk-in Vault Room  
2 Bedrooms + Ensuite  
Family lounge  
Pantry



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# TYPE D SECOND FLOOR

## Plot Size Ranges

8,147 Sq.ft to 9,617 Sq.ft

## TOTAL AREA

353 Sq.m | 3,796 Sq.ft

## SECOND FLOOR

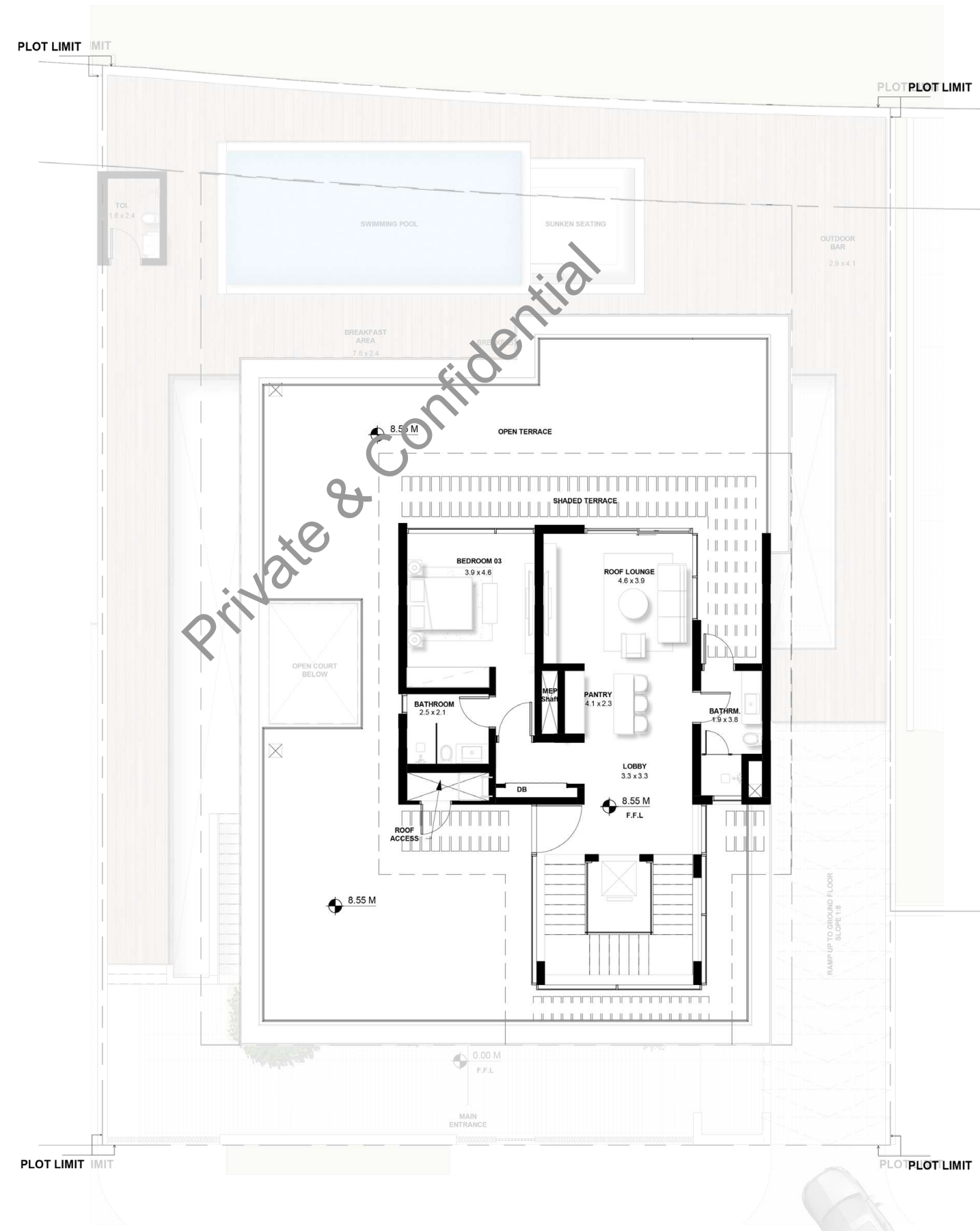
1 Bedroom + Ensuite

Roof Lounge + Pantry

Toilet with Shower in Living

Terrace Plunge Pool & bar

Terrace bbq

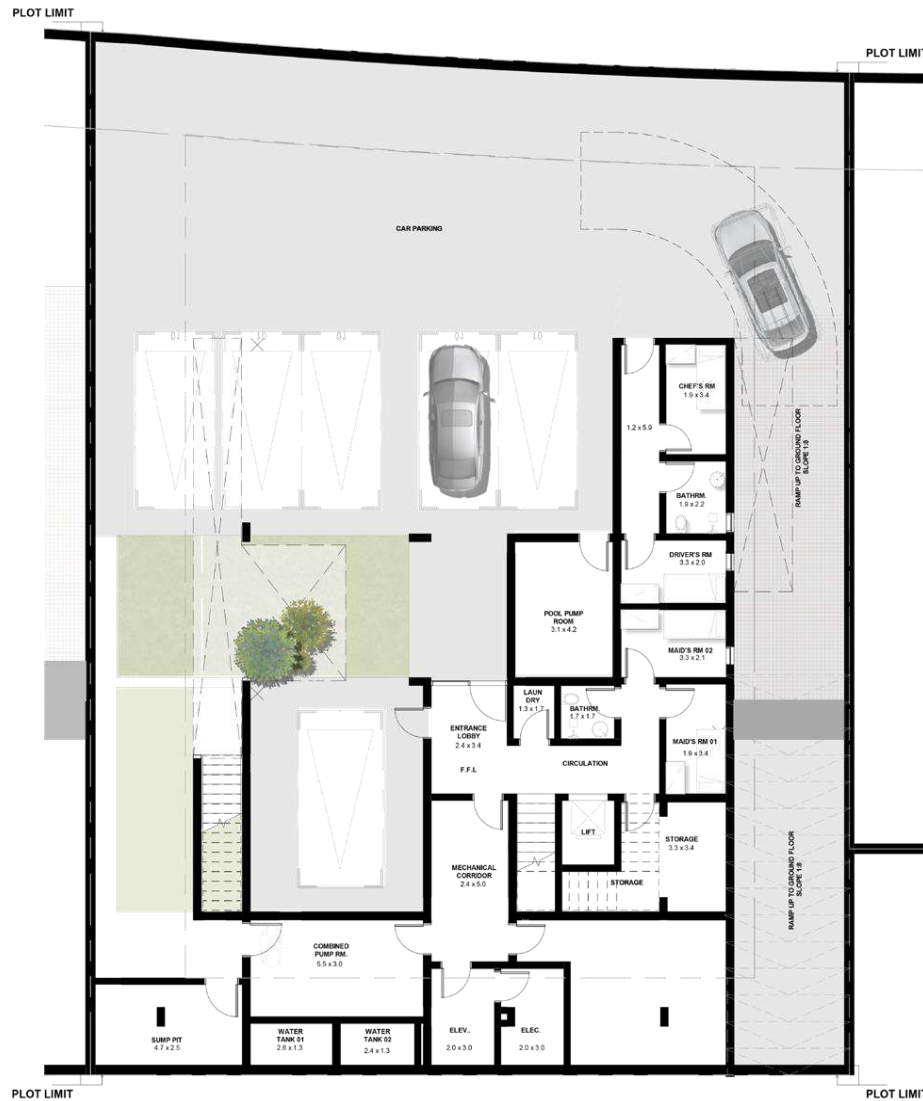


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# VILLA TYPE D 5 BEDROOMS

KEYPLAN



## BASEMENT

666 sq.mtr / 7,164 Sq.ft



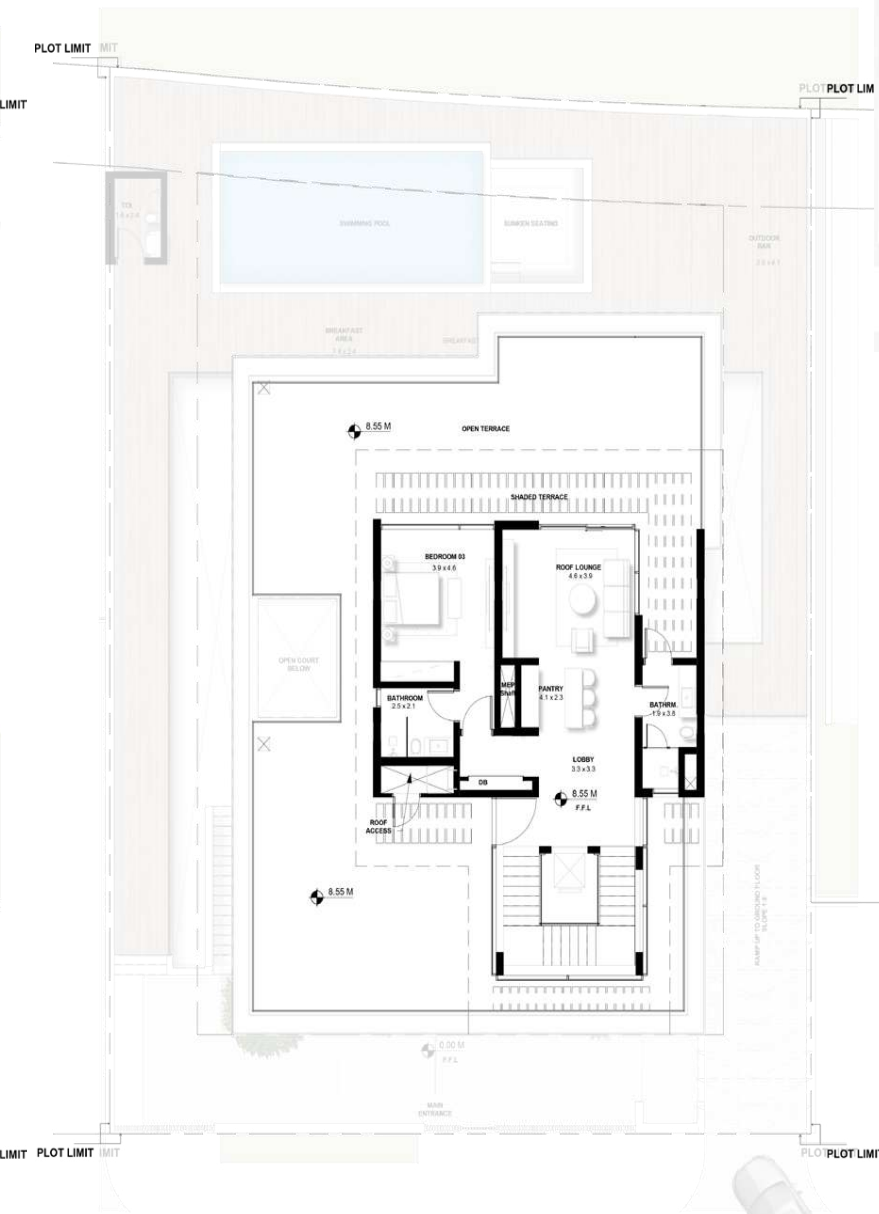
## GROUND FLOOR

248 sq.mtr / 2,668 Sq.ft



## FIRST FLOOR

272 sq.mtr / 2,924 Sq.ft



## SECOND FLOOR

353 sq.mtr / 3,796 Sq.ft

## TOTAL AREA

1,539 sq.mtr / 16,552 Sq.ft

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**TYPE E**

**6 BEDROOM**

# FRONT FAÇADE



# REAR FAÇADE



# TYPE E BASEMENT FLOOR

## Plot Size Ranges

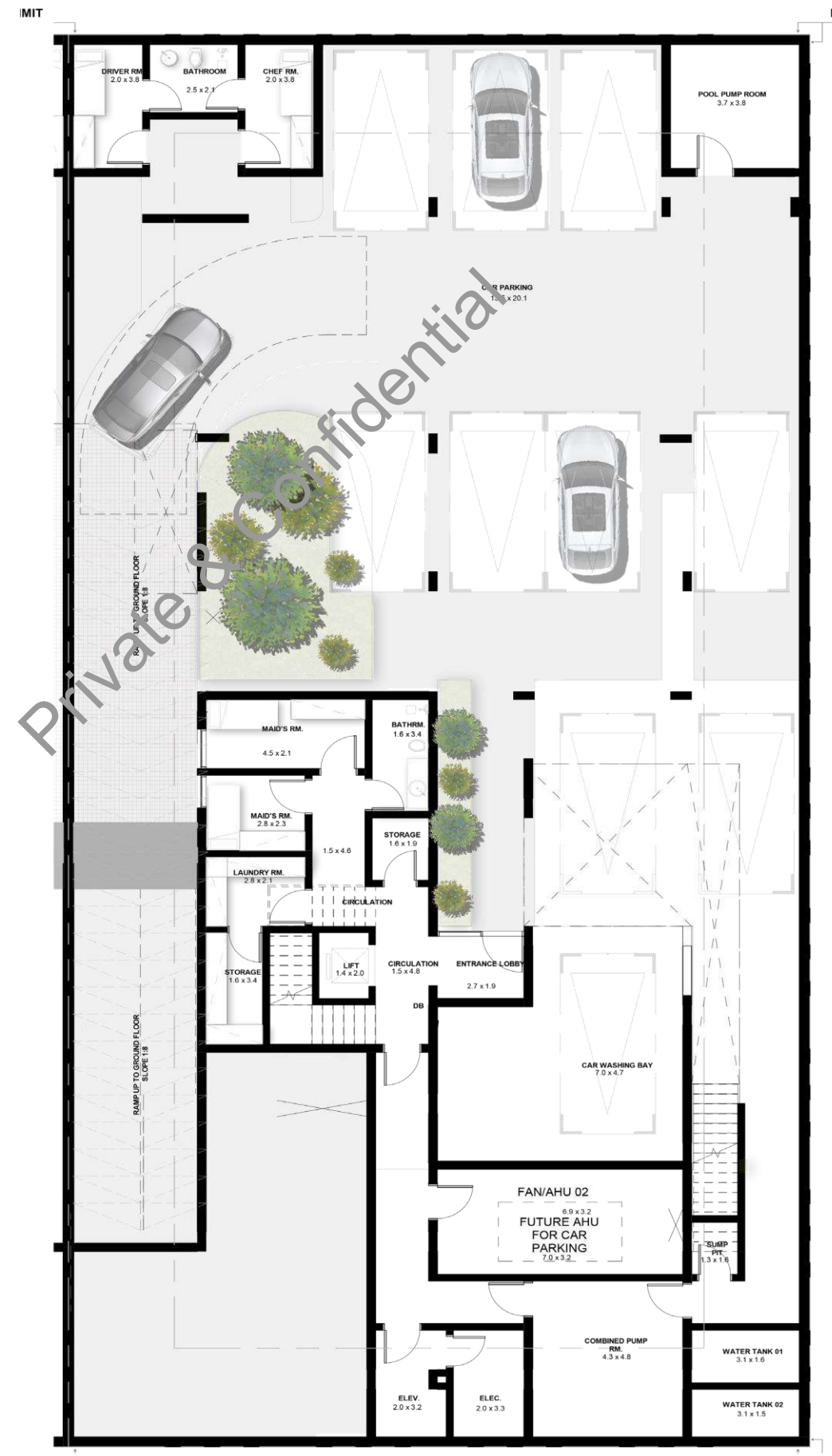
9,720 Sq.ft to 10,043 Sq.ft

## TOTAL AREA

687 Sq.m | 7,391 Sq.ft

## BASEMENT FLOOR

- Upto 11 Car Parking
- Plants and green spaces
- Entrance Lobby
- Elevator
- Nanny Room
- Maid's Room + Bathroom
- Driver & Chef Room + Bathroom
- Laundry
- Pantry
- Storage
- Powder + Toilet



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# TYPE E GROUND FLOOR

## Plot Size Ranges

9,720 Sq.ft to 10,043 Sq.ft

## TOTAL AREA

271 Sq.m | 2,914 Sq.ft

## GROUND FLOOR

- Formal lounge
- Family Lounge + Dining
- Show Kitchen
- Main Kitchen
- Entrance Lobby with indoor landscape
- Powder Room
- Storage
- Guest Bedroom + Bathroom + Dressing
- Swimming Pool
- Sunken Seating
- Outdoor Bar
- Outdoor Powder + Toilet



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# TYPE E FIRST FLOOR

## Plot Size Ranges

9,720 Sq.ft to 10,043 Sq.ft

## TOTAL AREA

317 Sq.m      | 3,407 Sq.ft

## FIRST FLOOR

1 Master Bedroom with walk-in closet + Safe Room

3 Bedrooms + Ensuite

Family lounge

Pantry



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# TYPE E SECOND FLOOR

## Plot Size Ranges

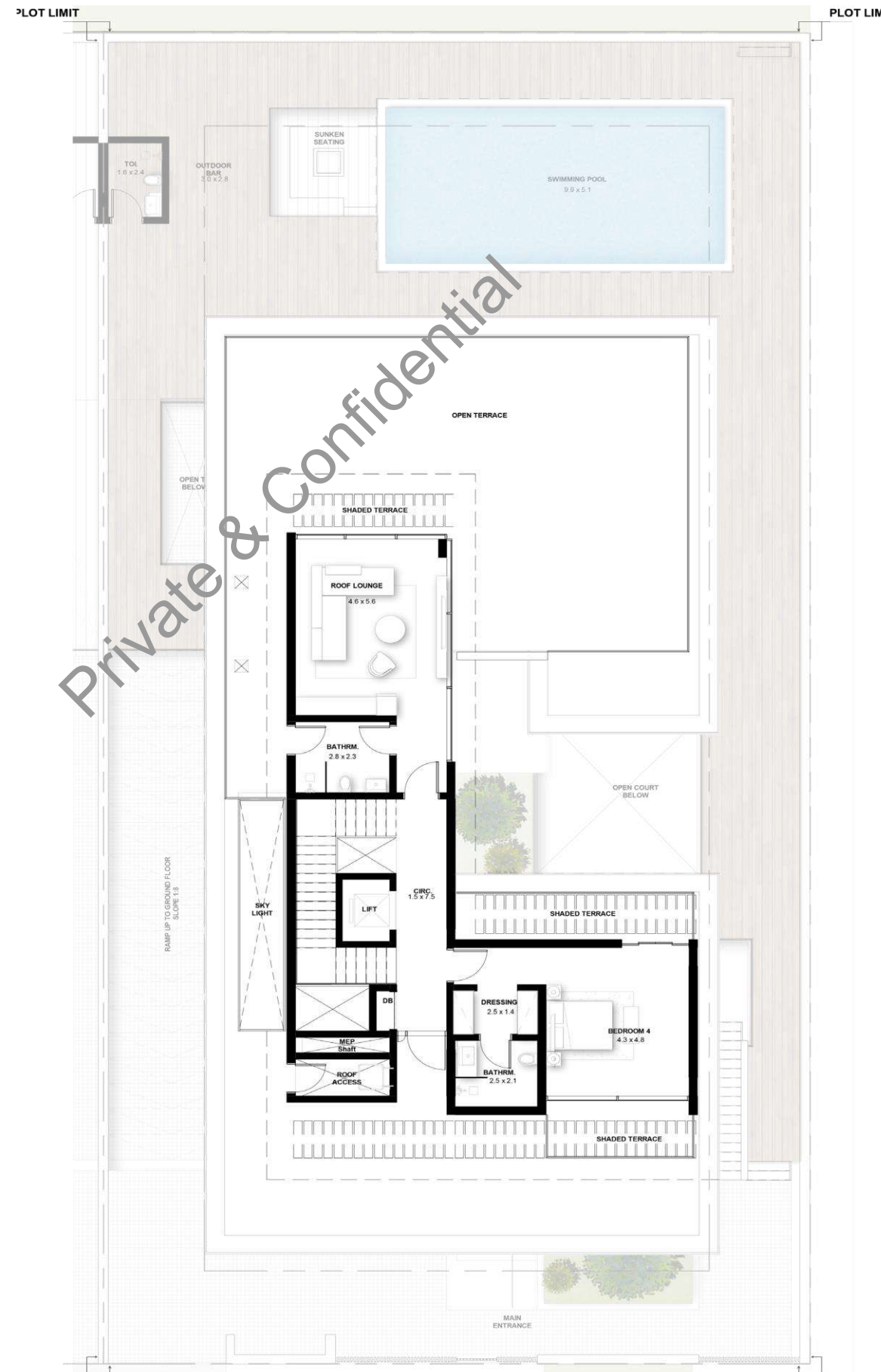
9,720 Sq.ft to 10,043 Sq.ft

## TOTAL AREA

415 Sq.m      1 4,464 Sq.ft

## SECOND FLOOR

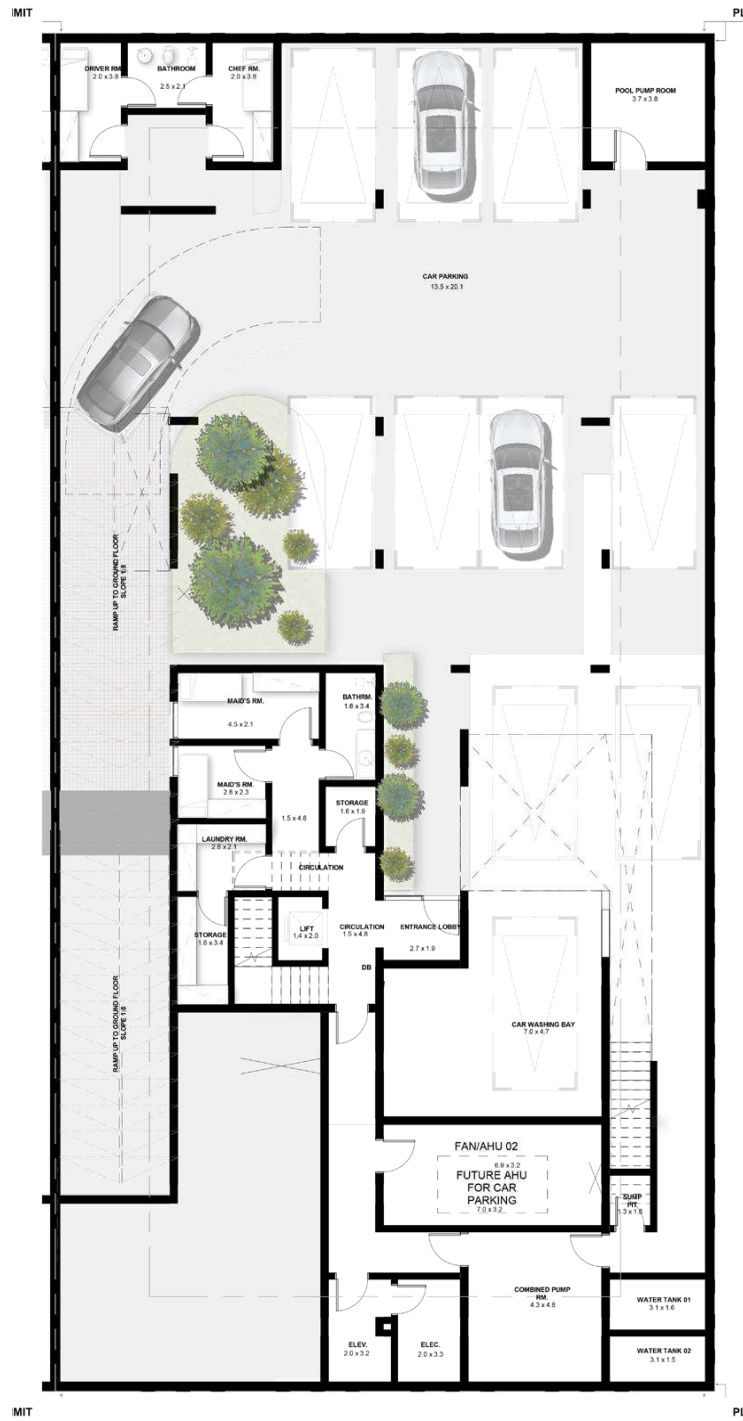
1 Bedroom + Ensuite  
Roof Lounge + Pantry  
Toilet with Shower in living  
Terrace Plunge Pool & bar  
Terrace bbq



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# VILLA TYPE D 6 BEDROOMS



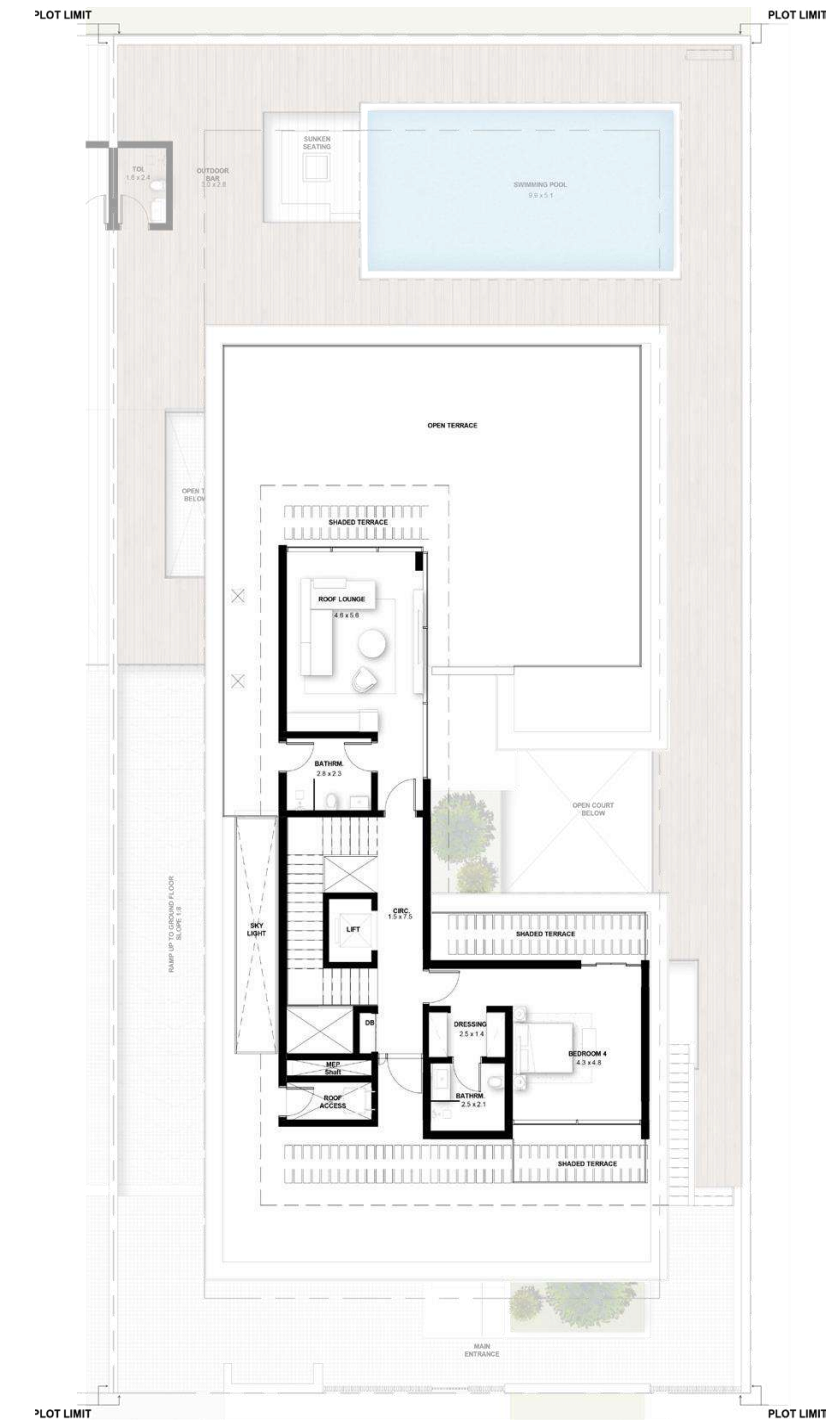
**BASEMENT**  
687 sq.mtr / 7,391 sq.ft



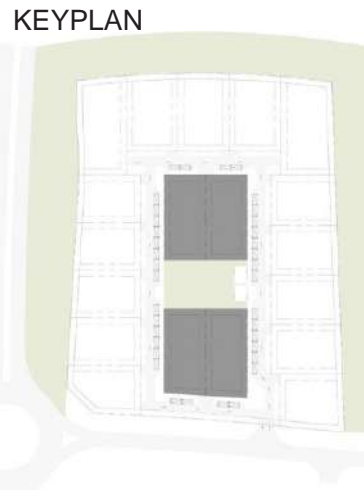
**GROUND FLOOR**  
271 sq.mtr / 2,914 sq.ft



**FIRST FLOOR**  
317 sq.mtr / 3,407 sq.ft



**SECOND FLOOR**  
415 sq.mtr / 4,464 sq.ft



**TOTAL AREA**  
1,690 sq.mtr / 18,176 sq.ft

Disclaimer;

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**THANK YOU!**