

NINETEEN

RIVIERA LAGOON

AFS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

CENTRE YOURSELF AT THE *heart* OF DUBAI.

CREATED
WITH YOUR
LIFESTYLE
IN MIND.





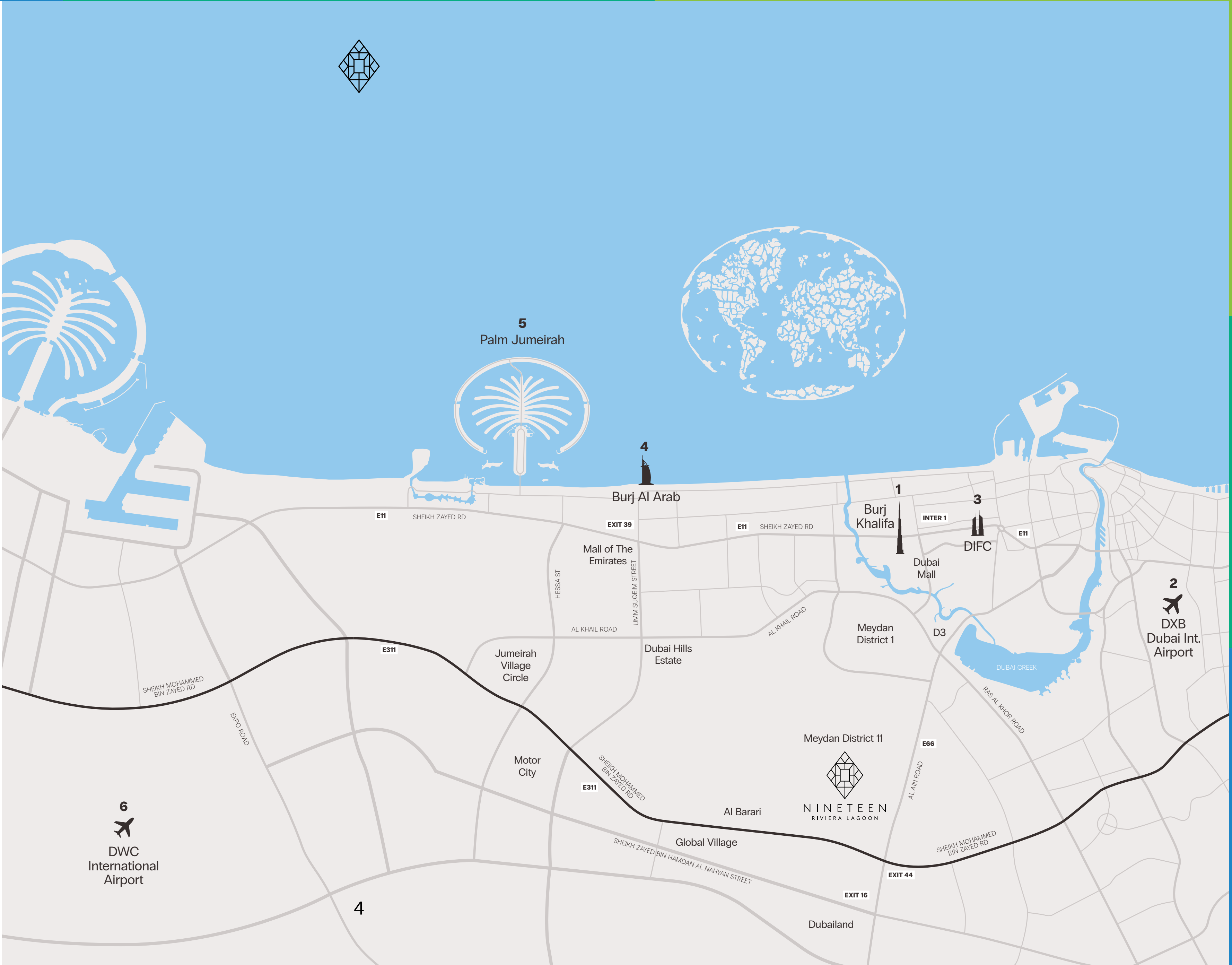
SITUATED ON THE
SHORE OF A SERENE
CENTRAL LAGOON.

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

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

RIVIERA

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

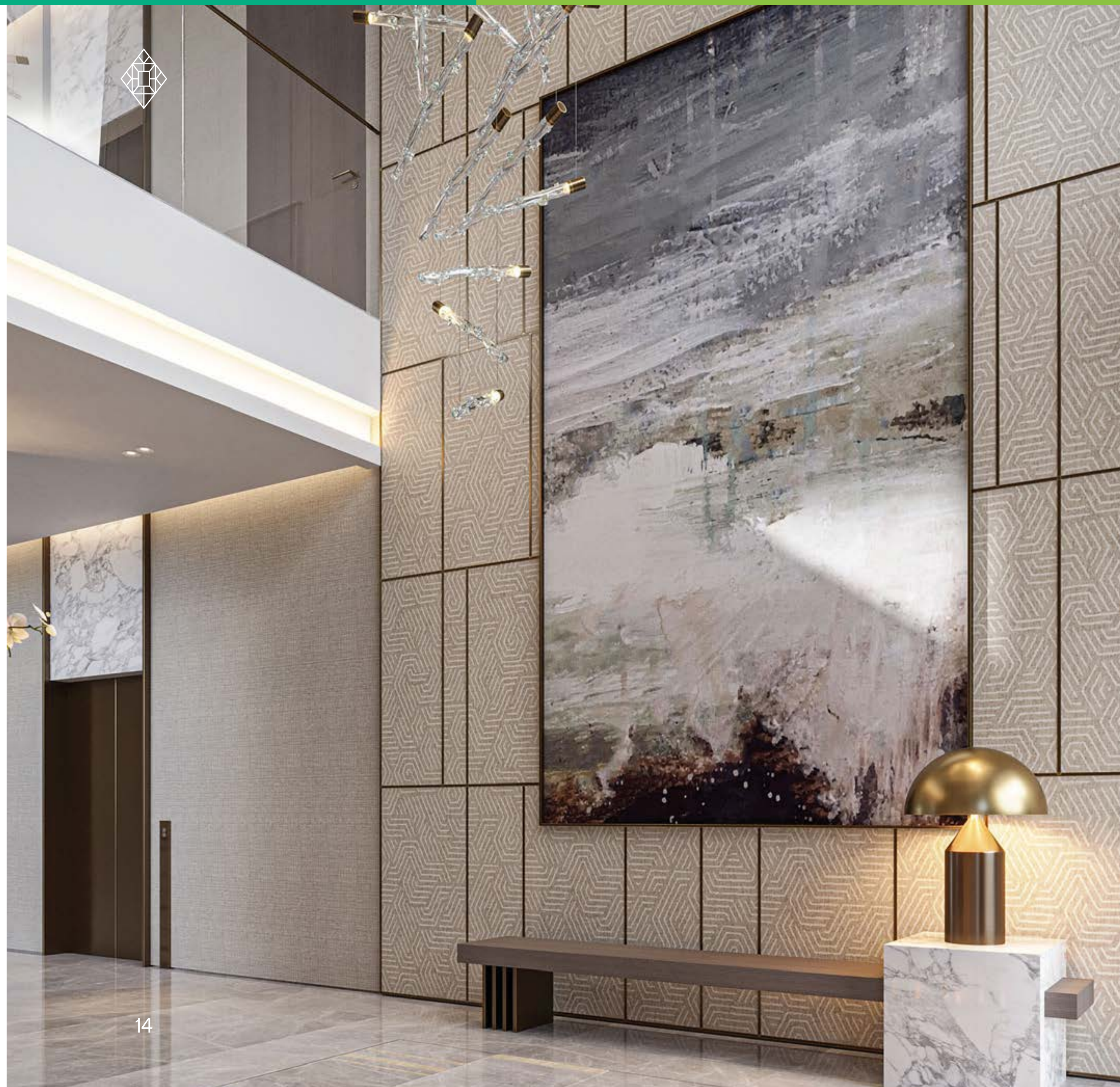
IN *every* DETAIL

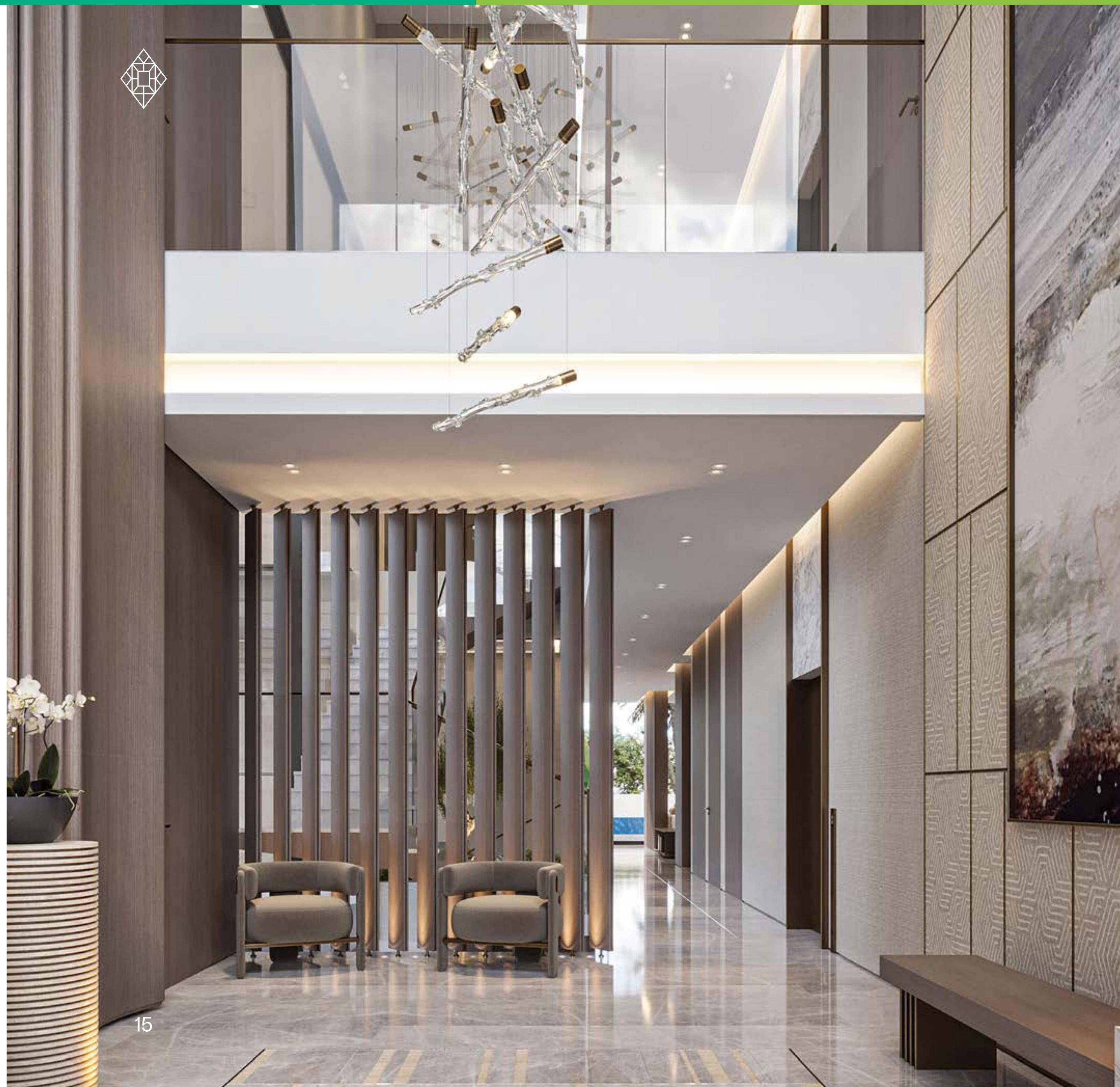
ONE OF THE MOST
ELOQUENT EXPRESSIONS
OF YOUR INDIVIDUALITY.

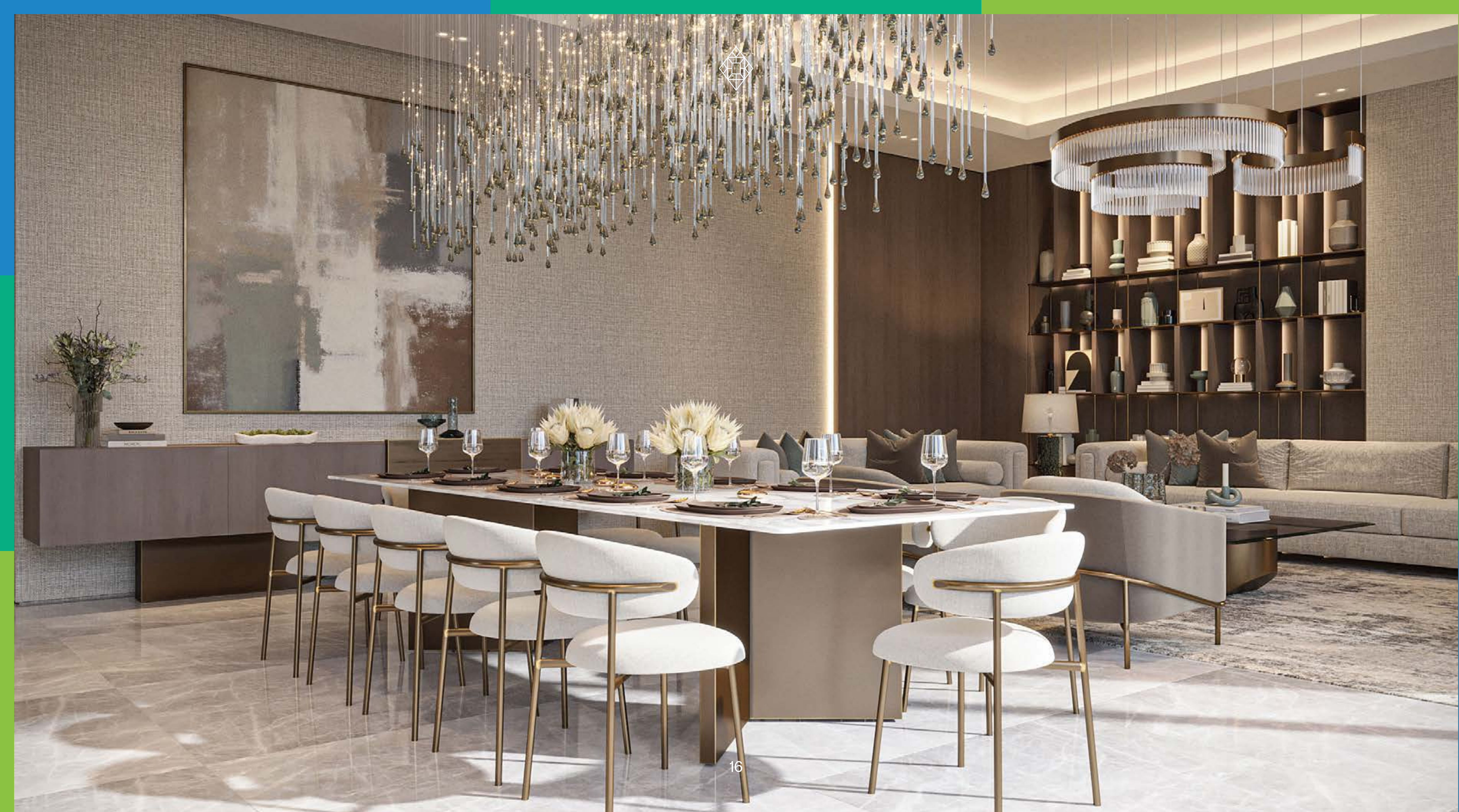




DOUBLE HEIGHT ENTRANCE









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.

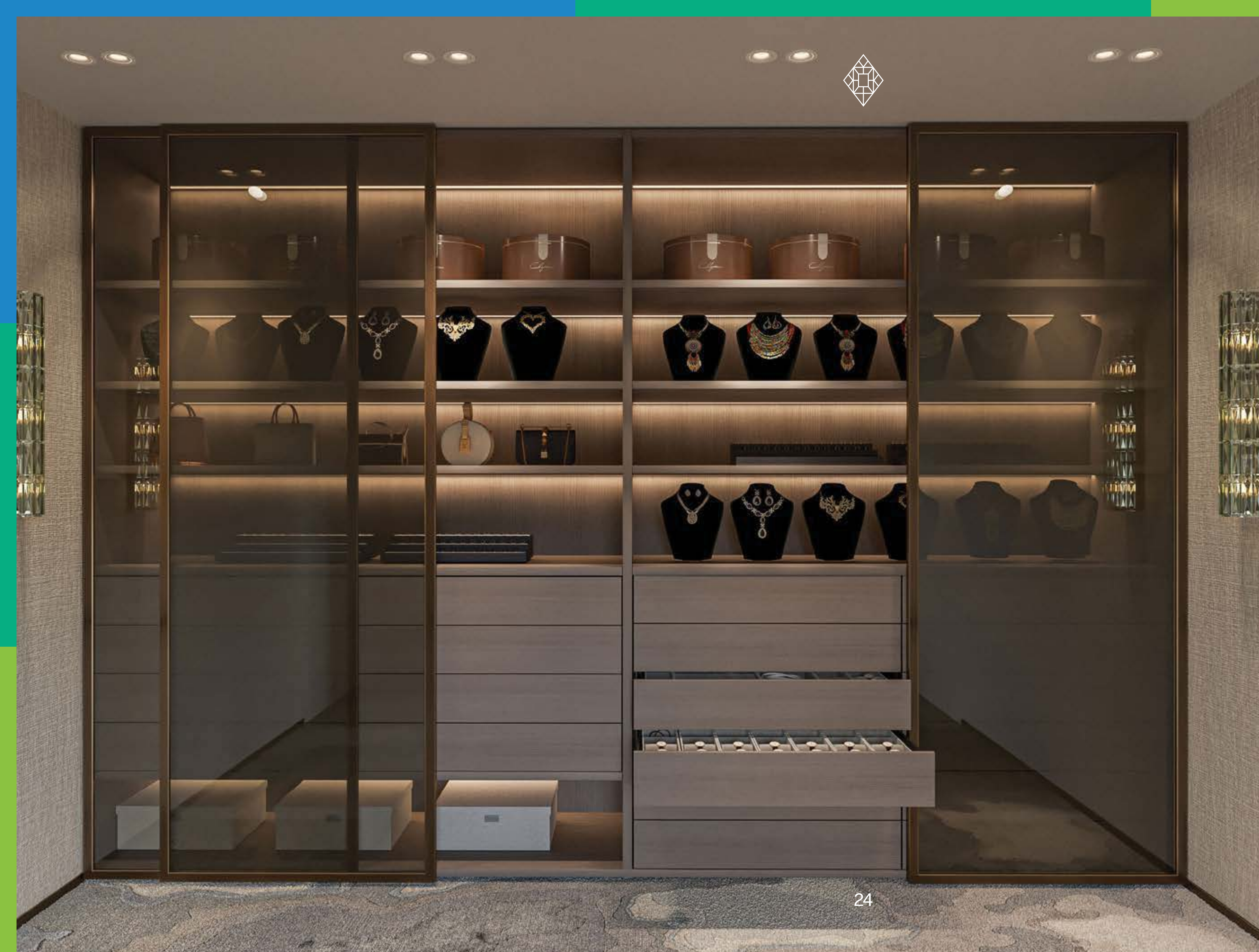


MASTER BATHROOM



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 THREE

VILLA TYPE FIVE

VILLA TYPE FOUR

VILLA TYPE THREE

VILLA TYPE FOUR

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





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





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





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





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

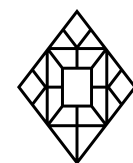




INTERIOR FINISHES

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.



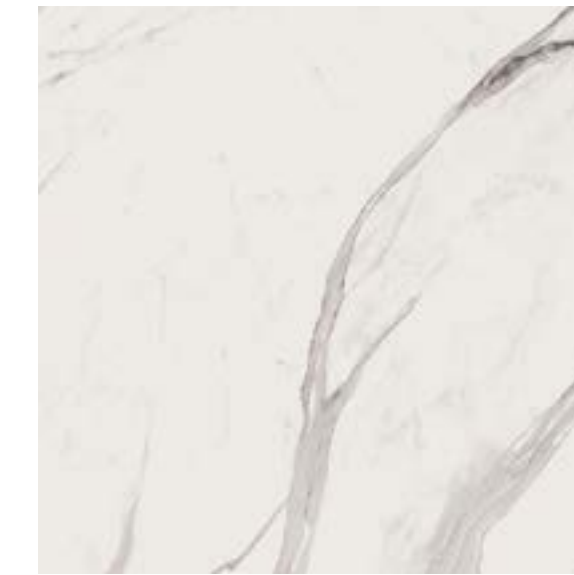
grey
RIVIERA FINISH



beige
RIVIERA FINISH



versace
INSPIRED FINISH





the RIVIERA GROUP.

CREATING DISTINCTIVE,
BESPOKE DEVELOPMENTS



OVER FOUR DECADES AGO,
UNDER THE VISION OF ITS
FOUNDER, ABDUL RAUF
RAZZAK, THE RIVIERA GROUP
HAS EARNED A REPUTATION
FOR CREATING DISTINCTIVE,
BESPOKE DEVELOPMENTS

Renowned for delivering global projects, the Riviera Group brought their characteristic flair and attention to detail to Dubai.

They have redefined luxury in the city, creating buildings that are the epitome of comfort, style and security. Keeping the customer in mind, all their projects are carefully designed to ensure that every detail meets the highest standards of excellence.





THE RIVIERA GROUP HAS
ASSEMBLED A TEAM OF
TALENTED ARCHITECTS
AND DESIGNERS TO CREATE
NINETEEN RIVIERA LAGOON.

THE ARCHITECTS

Based in the UAE and Qatar, LACASA is an award-winning international firm of architects and engineers founded more than a decade ago by Emad Jaber and Nabil Al Khaja.

The company has forged an unparalleled reputation through a diverse portfolio of over 500 projects, encompassing residential and commercial projects, hospitality, and mixed-use developments, together with interior design and masterplans.



NINETEEN

RIVIERA LAGOON

FOR MORE INFORMATION PLEASE CONTACT



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