



Mayfair®

CRAFTED WITH LUXURY, ROOTED IN SERENITY





# An Icon of Enduring Beauty.



MAYFAIR NEXUS

02





PASSION FOR PERFECTION



MAYFAIR NEXUS

03





A Paradigm of Perfection.  
A Touchstone of Architectural Mastery.  
A Pillar of Superior Craftsmanship.



A REFLECTION  
of Exclusivity



A SANCTUARY WHERE ELEGANCE LASTS FOREVER



WELCOME  
TO MAYFAIR NEXUS





# Experience

## Luxury Living at Mayfair Nexus



Experience unparalleled luxury at **Mayfair Nexus**, the latest masterpiece by **Seven Mayfair Real Estate Development** in Wadi Al Safa 7. This exclusive community features **nine boutique-style low-rise buildings**, offering **434 meticulously designed apartments** alongside premium retail and F&B outlets. Spanning **498,000 square feet**, it redefines sophisticated living with **innovative design, high-quality materials, and state-of-the-art amenities**. From **serene Zen gardens** to **smart home technology**, every detail is crafted to perfection. Ideally located for seamless connectivity, Mayfair Nexus offers a **tranquil retreat within lush greenery**, just moments from Dubai's vibrant core.





- 1 DXB Airport 26 mins
- 2 Al Maktoum Airport 25 mins
- 3 Dubai Mall / Downtown 25 mins
- 4 Business Bay 24 mins
- 5 Trade Centre 28 mins
- 6 Mall Of Emirates 22 mins
- 7 Arabian Ranches 1 10 mins
- 8 Sheikh Zayed Road 18 mins
- 9 Dubai Marina 25 mins
- 10 Jumeirah Beach 28 mins



# Project Configuration

Each residence is a masterpiece of innovative design, premium materials, and modern amenities.





# AMENITIES

Take each day as it comes; let your mind wander as you lounge by the water and soak up the in the sun.



Indoor Kids Play Area



Kids Outdoor Play Area







Promenade





Pool





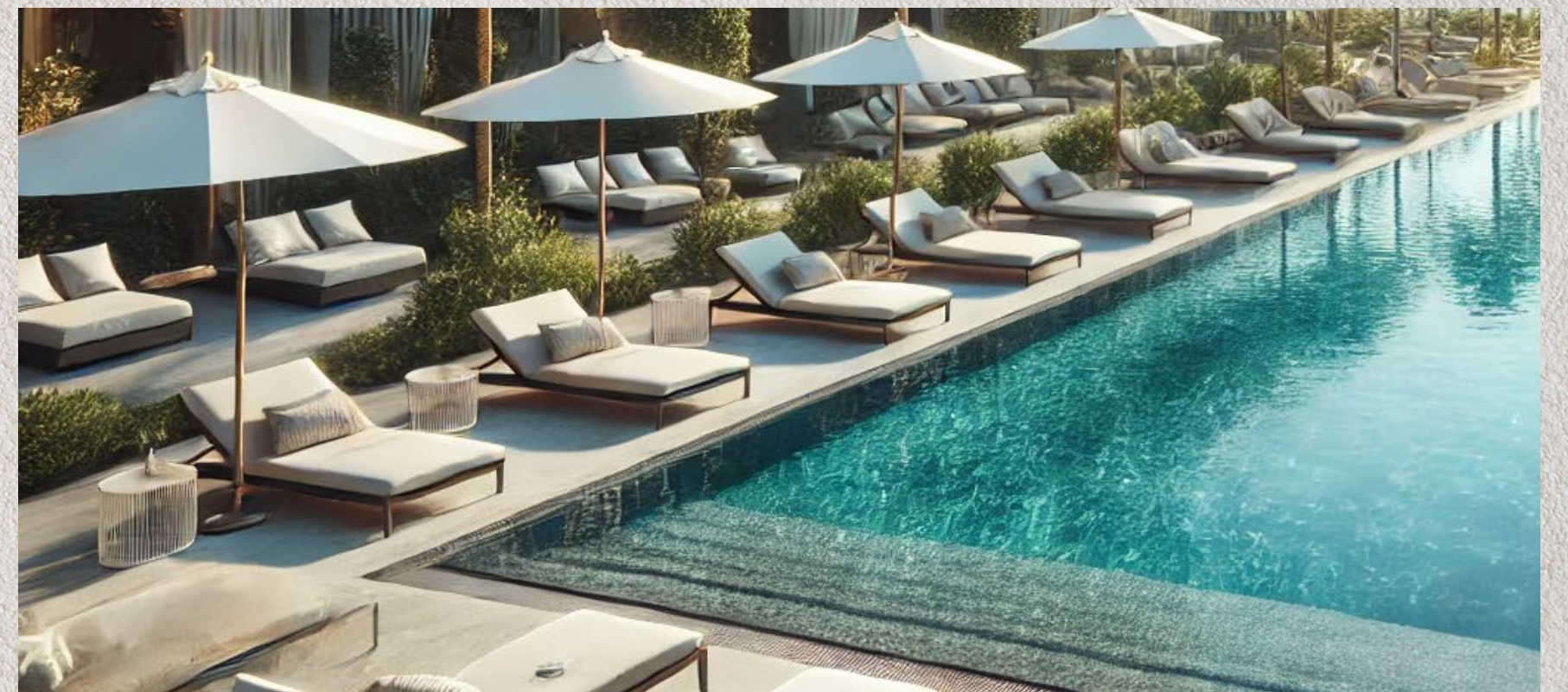
Fully Equipped Gym



Zen Garden /Open Air Yoga Park



Paddle



Pool Deck Sitting







Snooker & Tennis Zone

Club House



Rejuvenate at the Clubhouse filled with a plethora of amenities to unwind from the hustle and bustle of everyday life. Experience a sense of kinship as you engage with like-minded individuals from different parts of the world.







Cinema Lounge

Relax and unwind at Suna and Cinema Lounge, where serenity meets entertainment. Enjoy a soothing sauna session or immerse yourself in a cinematic experience, creating unforgettable moments with loved ones.



Sauna & Steam





Mayfair Nexus features over **87,000 sq. ft.** of premium retail and F&B outlets, offering a perfect mix of convenience and luxury. From high-end boutiques to everyday essentials and gourmet dining, this vibrant hub provides a sophisticated experience that enhances the community's exclusivity.

# Retail







Experience a vibrant retail destination where convenience meets community.  
Stroll through thoughtfully designed spaces, seamlessly blending shopping, leisure, and greenery, creating the perfect atmosphere for social connections and everyday essentials.





STEP INTO  
*Elegance*

WELCOME TO  
*The Grand Lobby*





Mayfair Nexus is a tapestry of elegance and well-being, where life's finest comforts are woven seamlessly into your everyday experience. With every essential amenity at your doorstep, it offers a sanctuary of balance, ensuring that tranquility and convenience are always within reach.



Resident Lounge



Elite Business Center





## OTHER AMENITIES



- Jogging Track
- Prayer Hall
- Jacuzzi
- Family Seating Area
- Visitor Parking
- Smart Homes
- Pets Zone
- Health Bar
- Zen garden
- SPA & Therapy
- Kids Pool
- BBQ Area
- Pet Wash Station
- Electric Vehicle Recharge Station
- Nirvana Park / Relaxation Zone
- Library
- Golf Stimulator
- Podium Pool





A close-up, low-angle shot of a craftsman with a beard and a dark cap, focused on his work. He is using a hand plane to smooth a piece of wood. The lighting is warm and dramatic, highlighting the texture of the wood and the craftsman's hands. The background is dark and out of focus.

INSPIRED BY YESTERDAY,  
INNOVATING FOR TOMORROW.

### **DESIGN**

Efficiently conceptualized.

### **ENGINEERING & CONTRACTING**

Minutely scrutinized to precision.

### **MATERIAL SOURCING**

Usage of world-class technology for manufacturing.

### **CRAFTSMANSHIP**

Impeccable attention to detail from conceptualization to delivery.

### **QUALITY CONTROL**

Setting a new benchmark globally.





CRAFTED INTERIOR  
**Modern Living**

Bedroom







# Living Area



MAYFAIR NEXUS

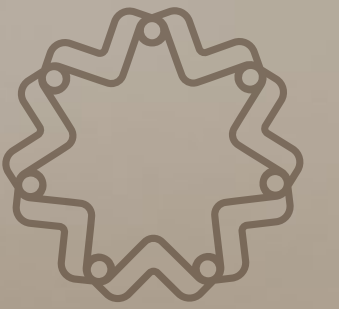




# Kitchen







# Dining Area





## FLOOR PLANS





1 BEDROOM  
APARTMENT

TYPE A

GFA	57.80	SQ.M.	622.15	SQ.M.
DECK	28.14*	SQ.M.	302.89	SQ.M.
SALEABLE	85.94	SQ.M.	925.04	SQ.M.

#BALCONY SIZE VARIES





1 BEDROOM  
APARTMENT

TYPE A1

GFA	57.66	SQ.M.	620.65	SQ.M.
DECK	9.48*	SQ.M.	102.04	SQ.M.
SALEABLE	67.14	SQ.M.	722.69	SQ.M.

#BALCONY SIZE VARIES





1 BEDROOM  
APARTMENT

TYPE A2

GFA	55.37	SQ.M.	596.00	SQ.M.
DECK	28.27*	SQ.M.	304.29	SQ.M.
SALEABLE	83.64	SQ.M.	900.29	SQ.M.

#BALCONY SIZE VARIES



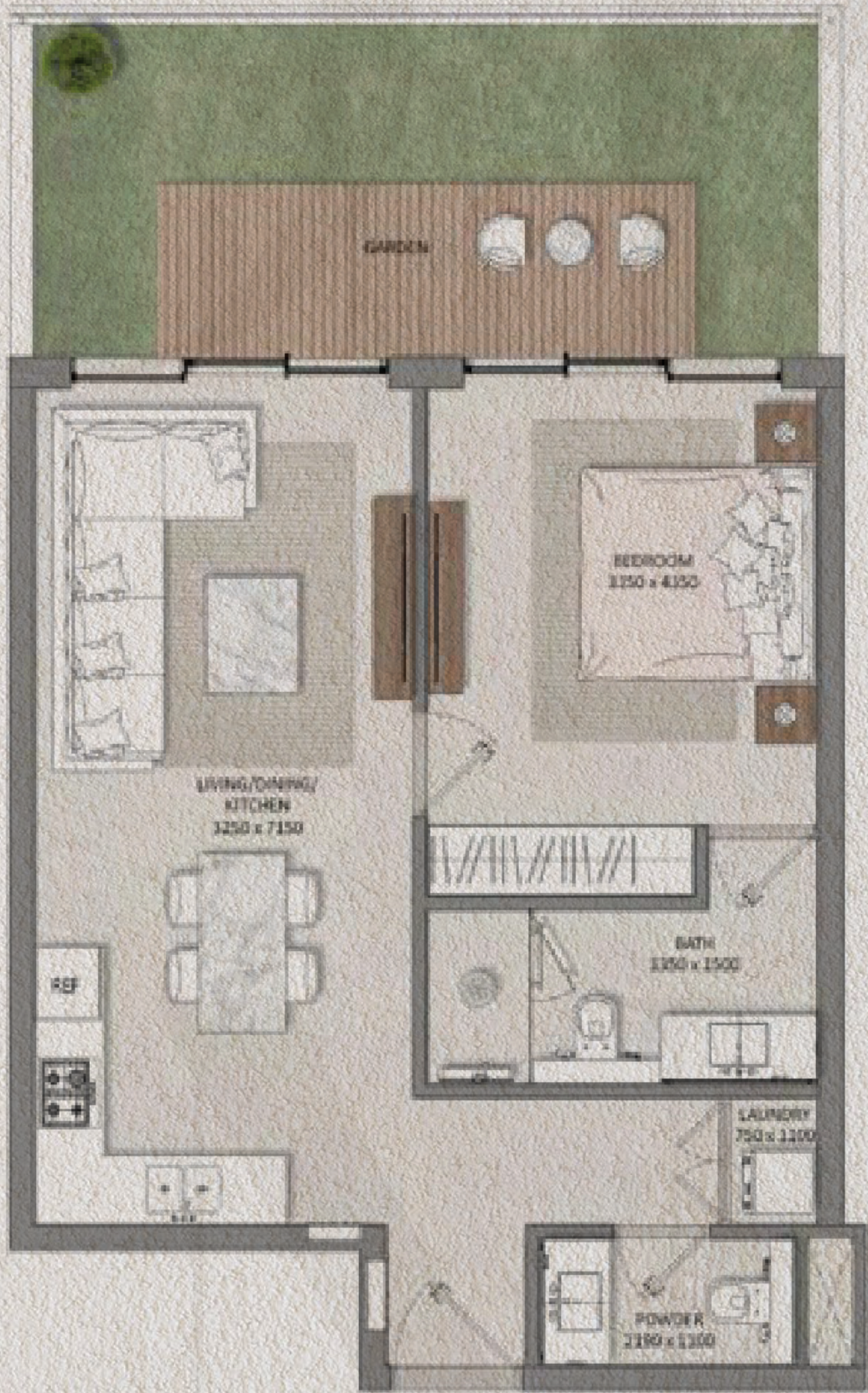


1 BEDROOM  
APARTMENT

TYPE A3

GFA	54.64	SQ.M.	588.14	SQ.M.
DECK	20.88*	SQ.M.	224.75	SQ.M.
SALEABLE	75.52	SQ.M.	812.89	SQ.M.

#BALCONY SIZE VARIES





1 BEDROOM  
APARTMENT

TYPE B

GFA	71.93	SQ.M.	774.25	SQ.M.
DECK	9.37*	SQ.M.	100.85	SQ.M.
SALEABLE	81.30	SQ.M.	875.10	SQ.M.

#BALCONY SIZE VARIES





2 BEDROOM  
APARTMENT

TYPE A1

GFA	86.98	SQ.M.	936.25	SQ.M.
DECK	15.87*	SQ.M.	170.82*	SQ.M.
SALEABLE	102.85	SQ.M.	1107.07	SQ.M.

#BALCONY SIZE VARIES





1 BEDROOM  
APARTMENT

TYPE A2

GFA	84.61	SQ.M.	910.74	SQ.M.
DECK	36.82	SQ.M.	396.33*	SQ.M.
SALEABLE	121.43	SQ.M.	1307.07	SQ.M.

#BALCONY SIZE VARIES





2 BEDROOM  
APARTMENT

TYPE A3

GFA	83.69	SQ.M.	900.84	SQ.M.
DECK	14.69*	SQ.M.	158.12*	SQ.M.
SALEABLE	98.38	SQ.M.	1058.96	SQ.M.

#BALCONY SIZE VARIES





2 BEDROOM  
APARTMENT

TYPE B

GFA	84.46	SQ.M.	909.13	SQ.M.
DECK	36.85	SQ.M.	396.65*	SQ.M.
SALEABLE	121.31	SQ.M.	1305.78	SQ.M.

#BALCONY SIZE VARIES





2 BEDROOM  
APARTMENT

TYPE B1

GFA	86.90	SQ.M.	935.39	SQ.M.
DECK	35.62	SQ.M.	383.41	SQ.M.
SALEABLE	122.52	SQ.M.	1318.80	SQ.M.

#BALCONY SIZE VARIES





2 BEDROOM  
APARTMENT

TYPE B2

GFA	86.75	SQ.M.	933.88	SQ.M.
DECK	14.68*	SQ.M.	158.02*	SQ.M.
SALEABLE	101.44	SQ.M.	1091.90	SQ.M.

#BALCONY SIZE VARIES





2 BEDROOM  
APARTMENT

TYPE C

GFA	96.37	SQ.M.	1037.33	SQ.M.
DECK	22.89*	SQ.M.	246.39*	SQ.M.
SALEABLE	119.26	SQ.M.	1283.72	SQ.M.

#BALCONY SIZE VARIES





3 BEDROOM  
APARTMENT

TYPE A

GFA	107.76	SQ.M.	1159.92	SQ.M.
DECK	48.90	SQ.M.	526.35	SQ.M.
SALEABLE	156.66	SQ.M.	1686.27	SQ.M.





3 BEDROOM  
APARTMENT

TYPE A1

GFA	113.51	SQ.M.	1221.82	SQ.M.
DECK	40.38	SQ.M.	434.65	SQ.M.
SALEABLE	153.89	SQ.M.	1656.47	SQ.M.





3 BEDROOM  
APARTMENT

TYPE A2

GFA	115.99	SQ.M.	1248.51	SQ.M.
DECK	42.01	SQ.M.	452.19	SQ.M.
SALEABLE	158.00	SQ.M.	1700.70	SQ.M.





3 BEDROOM  
APARTMENT

TYPE B

GFA	116.25	SQ.M.	1251.31	SQ.M.
DECK	42.01	SQ.M.	452.19	SQ.M.
SALEABLE	158.26	SQ.M.	1703.50	SQ.M.





3 BEDROOM  
APARTMENT

TYPE B1

GFA	115.98	SQ.M.	1248.40	SQ.M.
DECK	42.01	SQ.M.	452.19	SQ.M.
SALEABLE	157.99	SQ.M.	1700.59	SQ.M.





3 BEDROOM  
APARTMENT

TYPE B2

GFA	113.36	SQ.M.	1220.20	SQ.M.
DECK	58.61	SQ.M.	630.87	SQ.M.
SALEABLE	171.97	SQ.M.	1851.07	SQ.M.

