

NINETEEN  
RIVIERA LAGOON



CENTRE  
YOURSELF  
AT THE *heart*  
OF DUBAI.

CREATED  
WITH YOUR  
LIFESTYLE  
IN MIND.





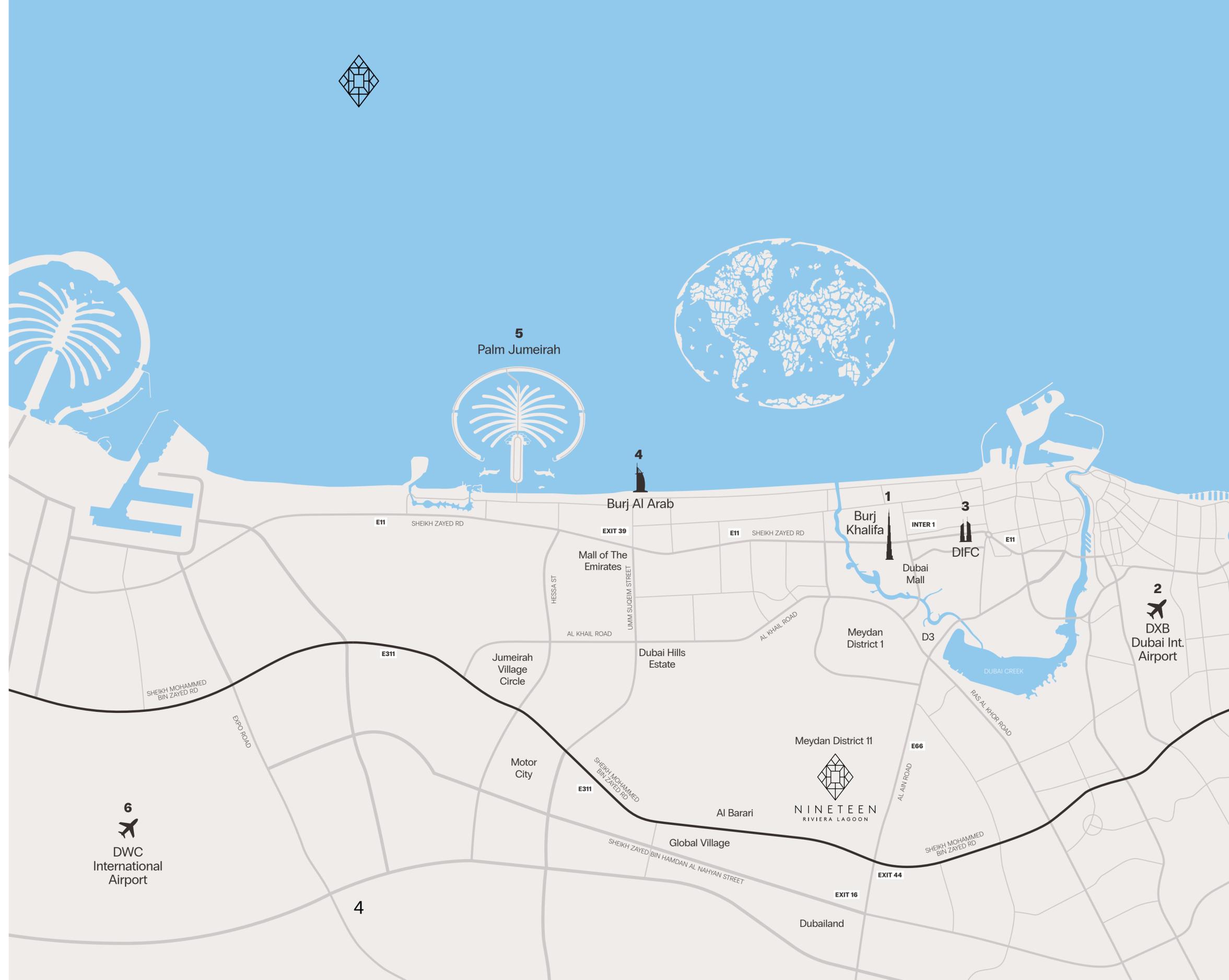
SITUATED ON THE  
SHORE OF A SERENE  
CENTRAL LAGOON.

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





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

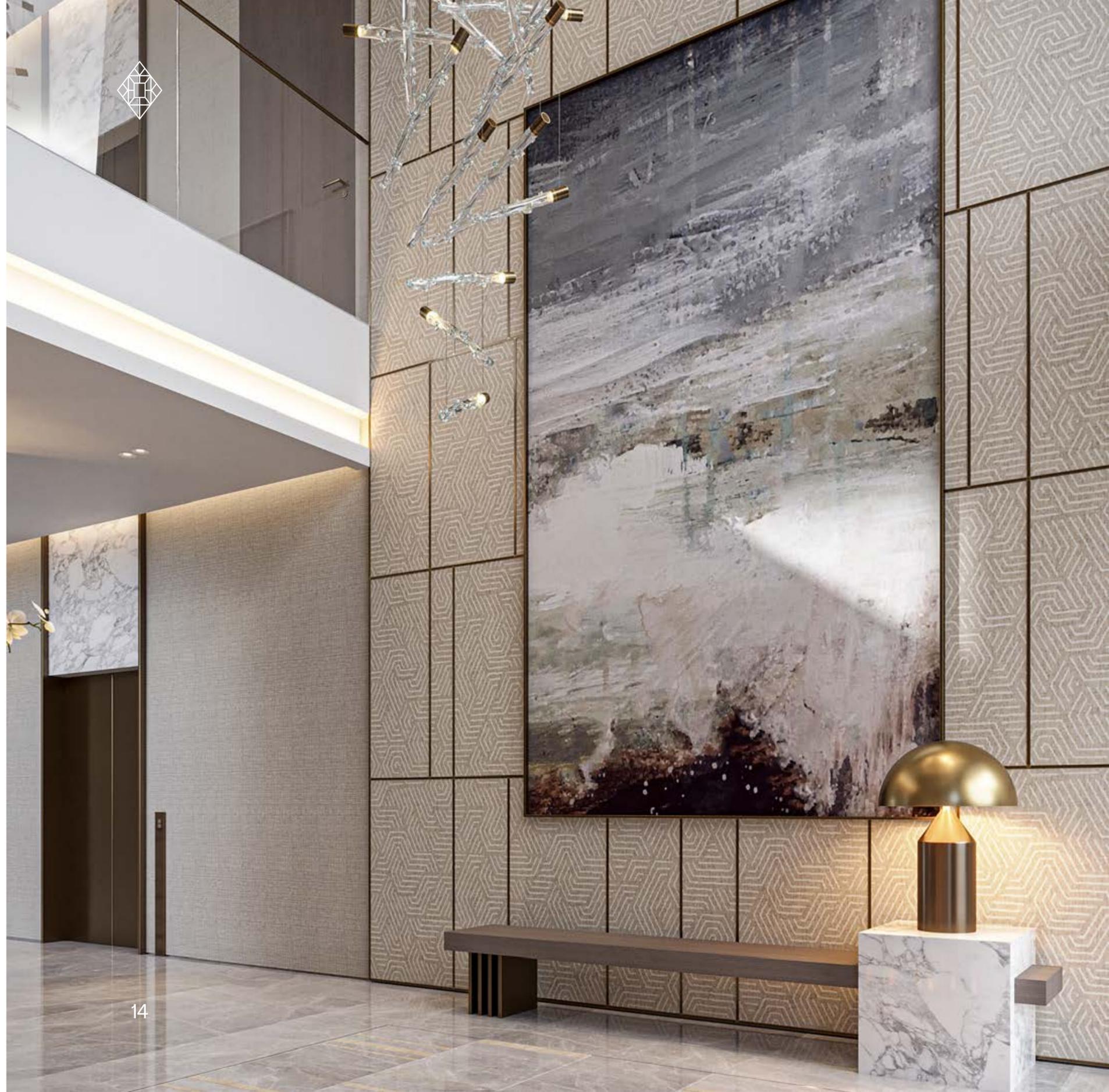
IN *every* DETAIL

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 THREE

VILLA TYPE FIVE

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



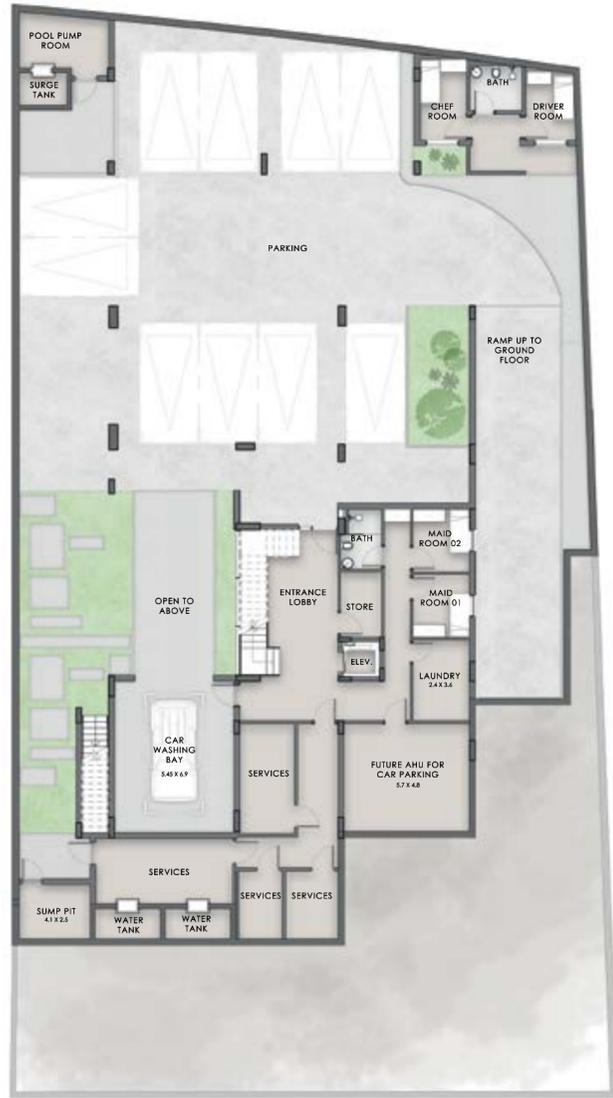
VILLA TYPE ONE  
FRONT VIEW





VILLA TYPE ONE  
BACK VIEW





## BASEMENT

9,538 SQ.FT



## GROUND

3,794 SQ.FT



## FIRST

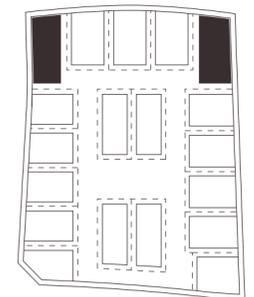
4,230 SQ.FT



## 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



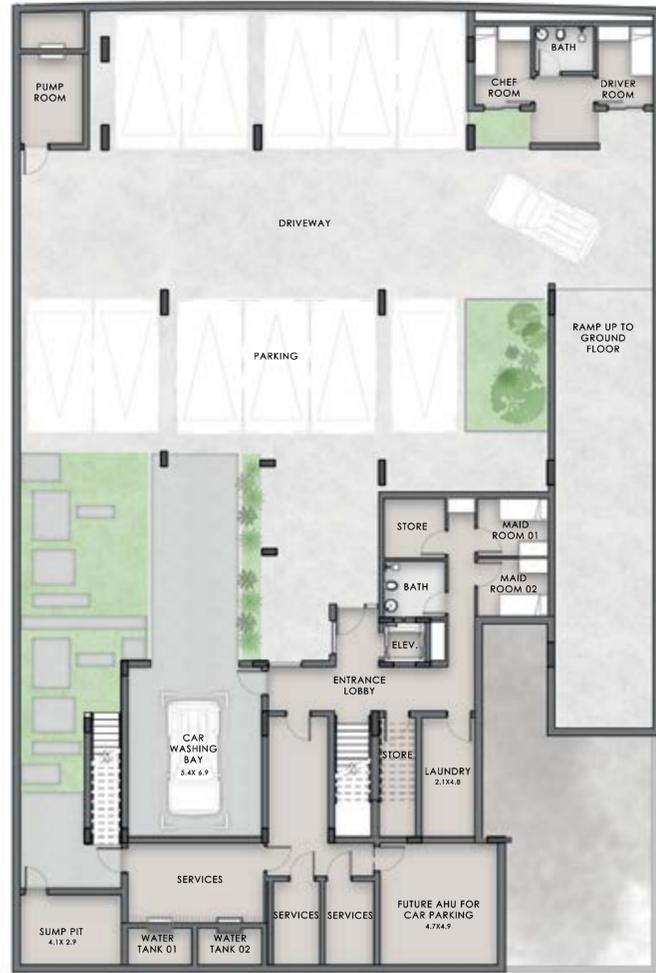
VILLA TYPE TWO  
FRONT VIEW





VILLA TYPE TWO  
BACK VIEW





### BASEMENT

9,195 SQ.FT



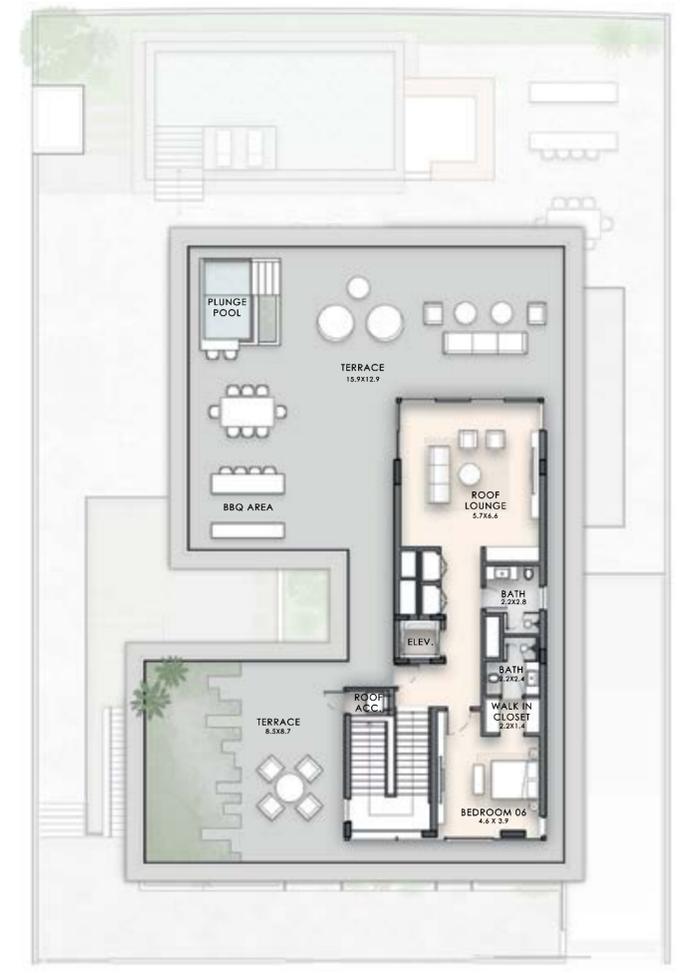
### GROUND

3,431 SQ.FT



### FIRST

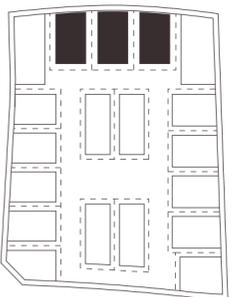
3,981 SQ.FT



### 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

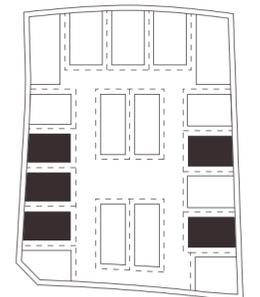


**FIRST**  
3,520 SQ.FT



**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



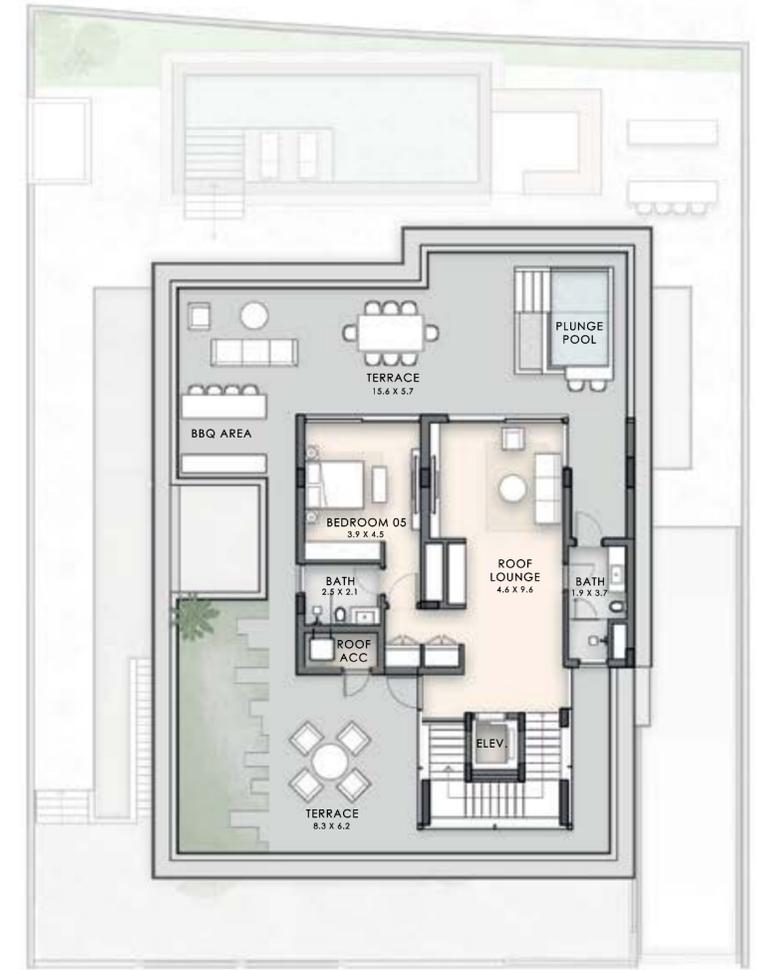
VILLA TYPE FOUR  
FRONT VIEW





VILLA TYPE FOUR  
BACK VIEW





**BASEMENT**  
8,287 SQ.FT

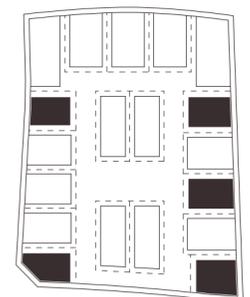
**GROUND**  
2,719 SQ.FT

**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

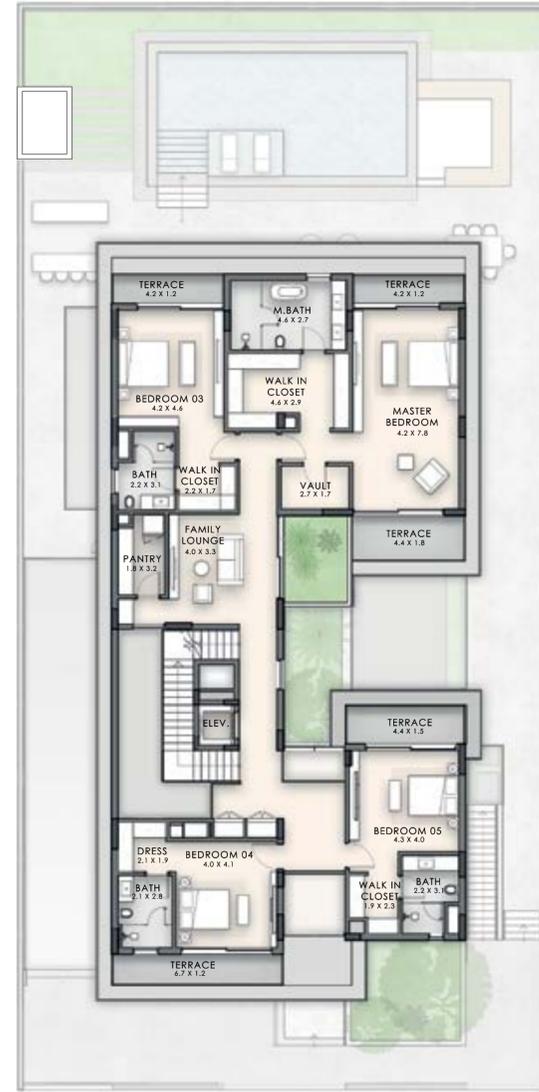




**BASEMENT**  
8,038 SQ.FT



**GROUND**  
2,950 SQ.FT



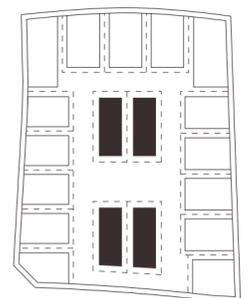
**FIRST**  
3,414 SQ.FT



**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



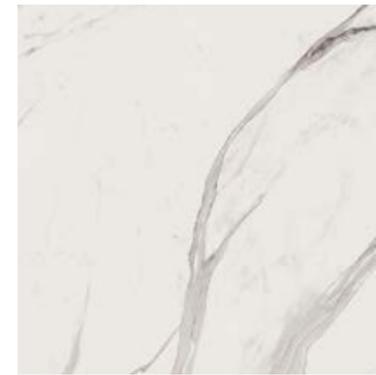
*beige*

RIVIERA FINISH



*versace*

INSPIRED FINISH





*the*  
**RIVIERA**  
GROUP. CREATING DISTINCTIVE,  
BESPOKE DEVELOPMENTS

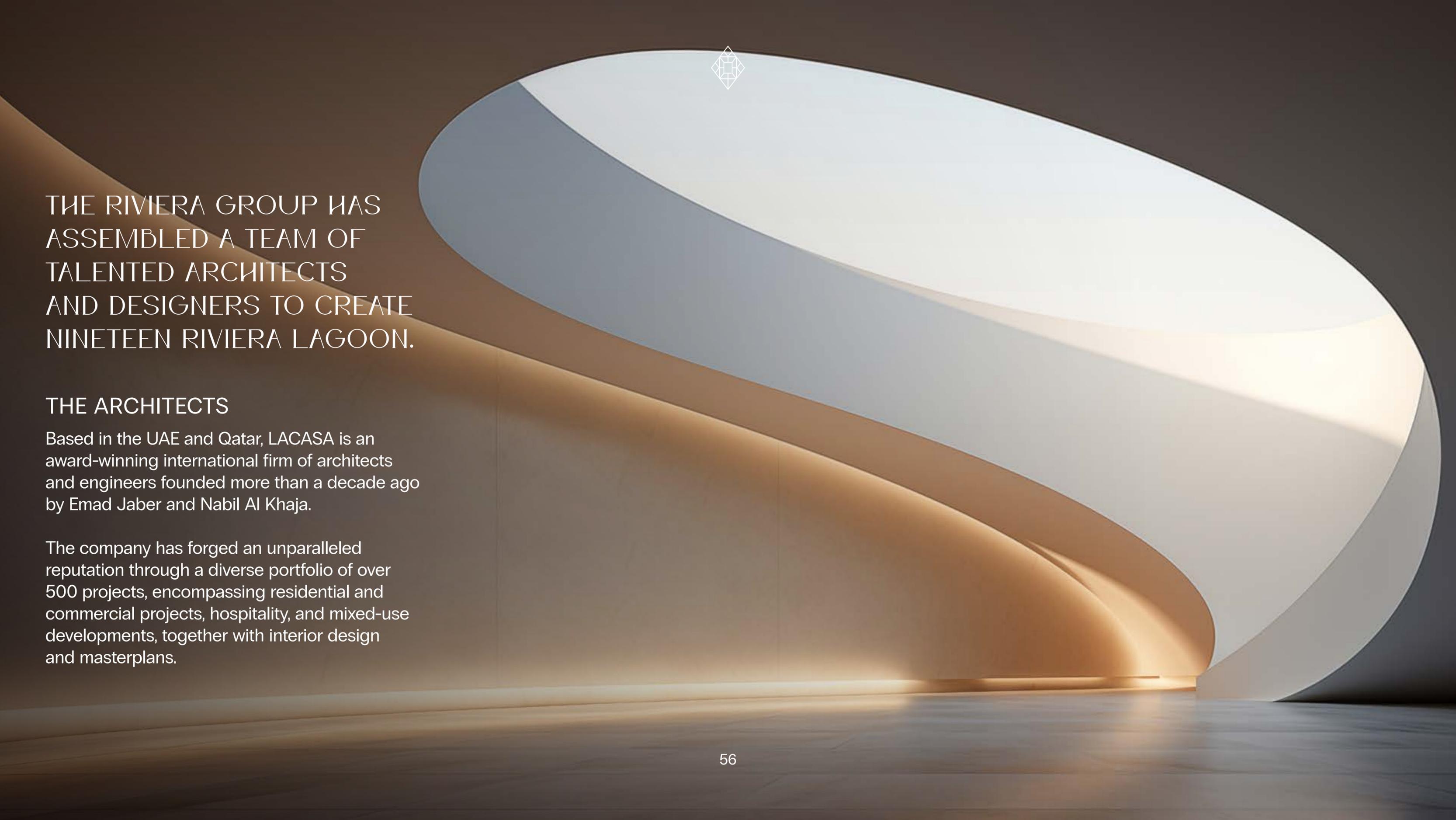


OVER FOUR DECADES AGO,  
UNDER THE VISION OF ITS  
FOUNDER, ABDUL RAUF  
RAZZAK, THE RIVIERA GROUP  
HAS EARNED A REPUTATION  
FOR CREATING DISTINCTIVE,  
BESPOKE DEVELOPMENTS

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.

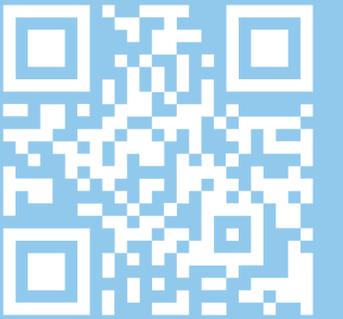
The company has forged an unparalleled reputation through a diverse portfolio of over 500 projects, encompassing residential and commercial projects, hospitality, and mixed-use developments, together with interior design and masterplans.

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