

A PRIVATE BEACHFRONT RESIDENCE

MAMZAR VILLA

An eight-bedroom architectural commission, one hundred metres from the new Mamzar Beach – a freehold address where Old Dubai opens to the sea.

WHATSAPP: +971 50 297 1523 | BEHNIA

PRICE

AED 49,000,000

BUILT-UP

25,253 sqft

CONFIGURATION

B + G + 1 + R

THE ADDRESS

Where Old Dubai *opens to the sea.*

Mamzar is one of Dubai's quietest peninsulas – a coastal pocket of mature gardens, low-rise villas and a sweeping public beach, tucked between Deira's heritage core and the Sharjah border.

Long held in private hands, the area has only recently been opened to **freehold ownership** for global buyers – a structural shift that places early acquirers ahead of an obvious capital cycle.

Directly across the road, the AED 400 million **Mamzar Beach** redevelopment is preparing to deliver a curated waterfront of pavilions, F&B and family programming – within a 100-metre walk of the front gate.



TENURE	Freehold
TO BEACH	~ 100 m
TO AIRPORT	15 min
TO DOWNTOWN	15 min

MAMZAR · DUBAI

25.3005°N · 55.3482°E

THE VISION

A house built around its garden.



BUILT, NOT BOUGHT

A custom commission — *once.*

Mamzar Villa is a single-owner, custom-built residence — drawn for an eight-bedroom Emirati family and constructed without compromise across four floors and 25,253 square feet.

Two majlis. Two masters. A wellness floor in the basement. A rooftop family suite with sea-breeze elevations. Eight covered parking bays, a private pool, and a series of internal courtyards that pull air and light through the plan.

8
BEDROOMS

8
PARKING BAYS

25,253
SQFT BUILT

4
FLOORS

2
MASTER SUITES

2
MAJLIS (M / F)

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THE PLAN

Four floors, *each with a purpose.*

A vertical layout that separates wellness, hosting, family living and private quarters – built to the way a multi-generational household actually moves through a day.

Basement 9,000 sqft · 836 sqm

Hall Lounge · Multipurpose Hall · Gymnasium · Home Cinema · Sauna & Steam · Pool / Jacuzzi · 3 Baths · Parking · 8 bays

Ground Floor 7,612 sqft · 707 sqm

Entrance Hall · Men's Majlis · Female Majlis · Formal Dining · Family Living · Open Kitchen · Guest Suite · 2 Powder Rooms

First Floor 6,546 sqft · 608 sqm

Master Suite 01 · Master Suite 02 · Bedrooms 3 & 4 · Bedrooms 5 & 6 · Family Lounge · Double-Height Voids

Roof Floor 2,094 sqft · 195 sqm

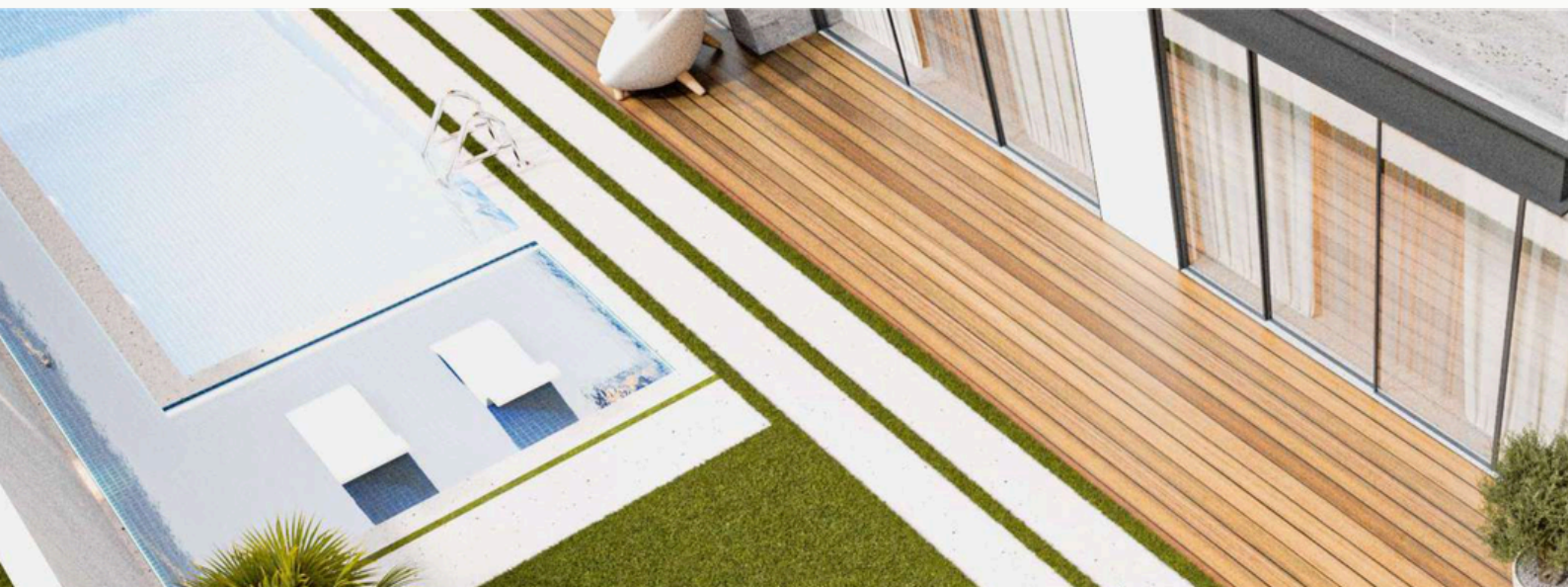
Family Sitting · Bedroom + Dressing · Bath · Powder · Open Terrace

TOTAL BUA
25,253 sqft

IN METRIC
2,346 sqm

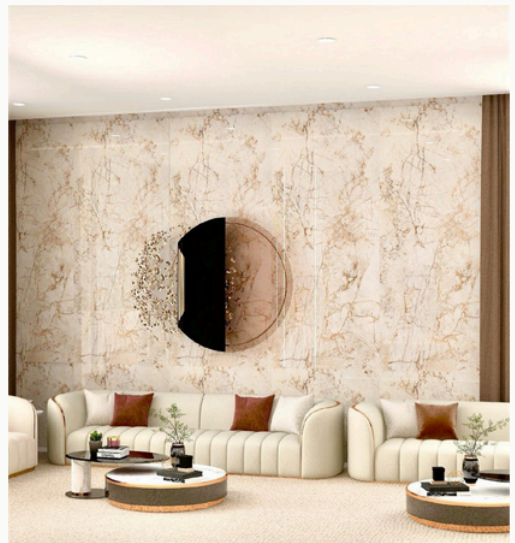
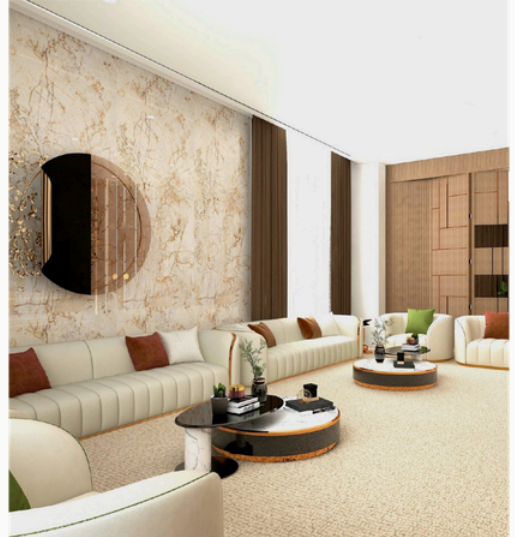
BEDROOMS
8

PARKING
8 covered



HOSTING · LIVING · GATHERING

The *public* floor.



TWO MAJLIS · ONE HOUSE

Separate male and female majlis open from a generous entrance hall – the floor's social geometry preserves the formal etiquette of GCC hosting while the family's living, kitchen and dining quietly run alongside.

DAYLIT PLAN

Double-height voids draw the morning light down to the family living room. The open kitchen, formal dining and guest suite each enjoy independent garden-facing elevations.



THE PRIVATE FLOOR

Two masters. *Six bedrooms.*
One quiet floor.



The first floor sleeps a household of eight. Two oversized master suites — each with private dressing rooms and ensuite baths — anchor opposite ends of a central family lounge. Bedrooms three through six are paired into junior suites, and the rooftop adds a guest bedroom and family sitting that doubles as a quiet retreat above the home.

BELOW THE HOUSE

A wellness floor — *a club, in private.*

The basement is a 9,000 sqft amenity floor: a glass-walled gymnasium, a cinema with tiered seating, a steam & sauna circuit, and a multipurpose hall for games, pre-function or kids' play. Outside, a private pool with jacuzzi and an eight-bay covered carport.



01

GYMNASIUM

Mirrored, climate-controlled, with cardio and strength zones.

02

HOME CINEMA

Tiered, blackout-rated screening for the family.

03

SAUNA & STEAM

A private spa circuit, plumbed and ready.

04

POOL & JACUZZI

Outdoor pool with integrated jacuzzi spillway.

Floor Plan

25,253 square feet, by the floor.

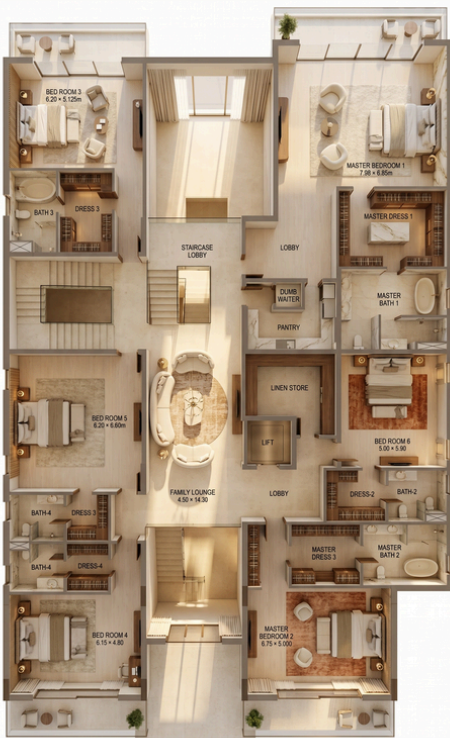
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



The Comparable Set

Beachfront, by the square foot.

At **AED 1,940 per square foot**, Mamzar Villa is the **most affordable beach-access address** in Dubai's luxury comparable set – sitting structurally below La Mer, Palm Jebel Ali, Palm Jumeirah, Dubai Islands and Bulgari Island. For the buyer who values genuine proximity to the sand over postcode prestige, the discount to comparable waterfront product is significant, and visible across the entire spectrum.

ADDRESS	AED PER BUILT SQFT · INDICATIVE RANGE, Q1 2026	RANGE
Mamzar Villa <small>THIS RESIDENCE</small>	<p>21%</p>	1,940 <small>AED / SQFT</small>
Dubai Islands <small>BEACHFRONT VILLA STOCK</small>	<p>27%</p> <p>25% 30%</p>	2,300–2,800 <small>AED / SQFT</small>
Palm Jebel Ali <small>BUILT VILLAS</small>	<p>30%</p> <p>28% 32%</p>	2,600–3,000
La Mer (Jumeirah) <small>BEACHFRONT VILLAS & PLOTS</small>	<p>41%</p> <p>38% 43%</p>	3,580–4,000+
Palm Jumeirah <small>GARDEN & SIGNATURE VILLAS</small>	<p>50%</p> <p>34% 65%</p>	3,200–6,000
Bulgari Island <small>JUMEIRA BAY · ULTRA-LUXURY</small>	<p>86%</p> <p>70% 100%</p>	6,500+

VS. PALM JEBEL ALI

~33% less

For comparable beach-access product, on a built and finished asset.

VS. PALM JUMEIRAH

~40% less

Against the entry of the Palm's Garden Homes range.

VS. BULGARI ISLAND

~70% less

Different prestige tier, but the same Arabian Gulf, minutes to the sand.

THE ASSET

Why this villa, *and why now.*

Mamzar is the rare Dubai location where land scarcity, freehold conversion and a public-realm catalyst converge on a single asset. The supply is finite – and it cannot be replicated.

FREEHOLD PIVOT, EARLY

Mamzar's recent transition to freehold for international buyers expands the buyer pool overnight. Early entrants set the comparable for the next decade.

AED 400M PUBLIC-REALM CATALYST

The new Mamzar Beach development – pavilions, F&B, family programming – opens a tier-one waterfront 100m from the gate, materially upgrading footfall and ambient demand.

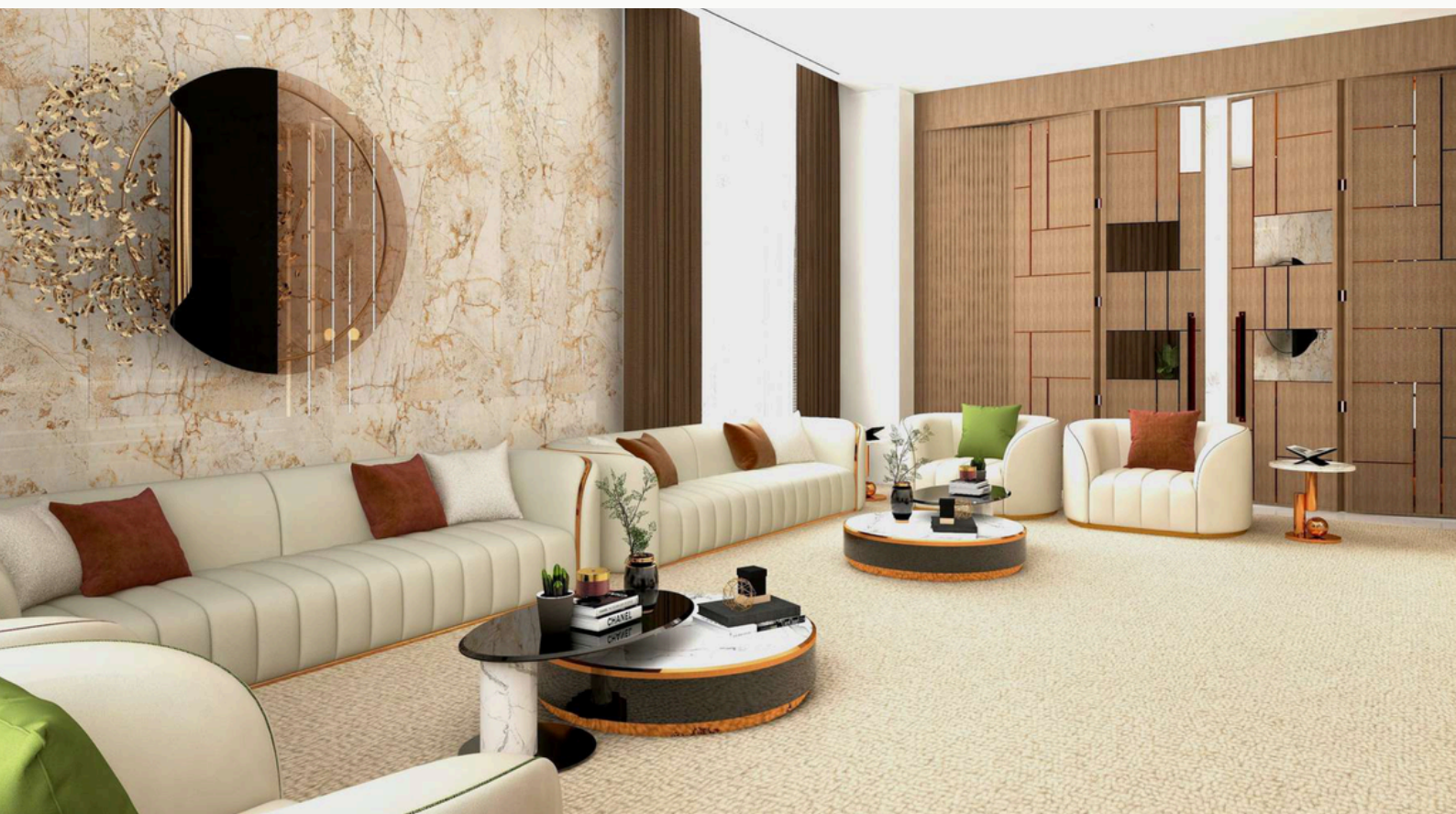
AED 400M PUBLIC-REALM CATALYST

Custom-commissioned by a single Emirati owner – not a developer product. Eight bedrooms, two majlis, a true wellness floor and eight covered bays don't come back to market.

ASKING PRICE

AED 49,000,000

~ AED 1,940 / sqft on built-up area. Furnished, finished and ready for occupancy. Private viewings by appointment.



PRIVATE VIEWINGS

Step inside, *by* *appointment.*

Discreet, scheduled tours for serious buyers and their advisors. NDA, ID verification and proof-of-funds requested in advance of access.

Behnia Tavassoli

WHATSAPP
+971 50 297 1523

INSTAGRAM
@dubaipropertypro_vs

EMAIL
behnia@veersant.com

WEBSITE
veersant.com