THE MELGRANO

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IT CAN ONLY BE LUXURY IF IT IS SCARCE

Envisioning and creating that which does not readily exist is the driving force behind The Melgrano. The perfect home, in the perfect building, in the perfect location... that was the entirety of our intent from the very beginning of this project.

In order to achieve this to the very highest standards, we retain complete control of all aspects of The Melgrano's development. We are the investor, the developer, the contractor and therefore the overall owner of the entire project. This ensures true alignment of interest between us and our clients.

By taking this owner-oriented approach, by being the key stakeholders at every point of the life cycle of this project, we will bring the breadth of our decades-long experience investing in, developing and building real estate all over the world. This integrated approach cements our unequivocal commitment to summon all of our collective wisdom and expertise to create a truly unique super-prime living experience for our future residents at The Melgrano.



SIMPLICITY
IS OUR GUIDE

Running through every aspect of The Melgrano's conception, design and development is our core belief that simplicity presents both the highest form of art as well as the purest form of functionality. It is this philosophy that has inspired our strive for perfection.

A home that has a meticulously delivered functional design. A building that lives harmoniously in its environment but still stands elegantly apart. A lifestyle that offers every conceivable retreat-style convenience and amenity, yet lives only moments away from the life of the city.



Construction is set to commence in Q4 2024, with an anticipated completion within 24 months.

RESIDENCES	UNITS
THE PENTHOUSE	1
5 BEDROOMS	6
4 BEDROOMS	6



A SYMBOL OF PROSPERITY THROUGH THE PASSING OF TIME

The team behind The Melgrano have worked together on numerous occasions, across a multitude of projects, always delivering impeccable results.

Over the many years of shared journeys, they have fostered a collaborative and cohesive approach with the highest level professional regard.

- Developed by 3S Capital
- Interior Design by 1508 London
- Architecture by Dewan
- Built by Al Nasr Contracting

"This is very much a lifestyle project, with a pared back look for lateral private villa living in Dubai. The interiors and volumes are pure and understated, with materials and finishes that are consciously considered, natural and beautiful in their simplicity - limewash, clay, timber and honed and leathered stone which are used in controlled areas and quantities."

MARIA MALLALIEU
DESIGN PRINCIPAL, 1508 LONDON







LIVES HARMONIOUSLY IN ITS ENVIRONMENT BUT STILL STANDS ELEGANTLY APART

With the design of the residences we looked at how people live and move within their dwelling space. However for the building we considered both how it sits within and interacts with its surroundings.

We have worked carefully to bring together the right tones, elements and materials to ensure The Melgrano co-exists seamlessly with its natural environment, but also made sure to give it a sense of stature so that it stands elegantly apart from it.



The development sits on its own lush and elegantly landscaped gated residential enclave. Combining the privacy, finishes and volume of a luxury villa with the convenience of residence living, The Melgrano has taken an all-encompassing approach to its amenities and facilities:

- 25m infinity pool overlooking the Dubai Water Canal
- Fitness centre with the latest strength and conditioning equipment
- Private Spa with wellness and recovery treatments
- Residents lounge and meeting rooms with state-of-the-art AV systems
- Media lounge with bar for private events and screenings





EVERY CONCEIVABLE CONVENIENCE...

At your beck and call but not overbearingly present, the team of hospitality professionals at The Melgrano will be specifically curated around the demographic and cultural profile of the residents.


PAINTING BEYOND POLLOCK
EAT DRINK NAP



The Melgrano will offer the ultimate experience in all services hassle-free living.

FEATURES

- Concierge and valet service
- 24h doorman, bellboy and security
- Tailor-made services to meet owner specific living requirements
- Onsite maintenance team immediately available to tend to your home
- Onboarding team ready to coordinate all move-in requirements


CHANEL

METICULOUSLY DELIVERED FUNCTIONAL DESIGN

From the design and development team that brought you London's The Draycott, the residences at The Melgrano have been beautifully configured to harmoniously accommodate the seamless flow of modern living across, family, entertaining and the back of house.

With The Melgrano, the team have taken a holistic approach to the interior architecture and design, allowing for volume, flow and prioritising proportional integrity. Every consideration has been given to bring a sense of balance and spaciousness throughout the entirety of the living space.





The projects is limited to 12 exclusive residences and The Penthouse.

FEATURES

- 4 or 5 bedrooms, all ensuite
- Private lift, direct from the grand lobby or the luxury car park
- Floor to ceiling windows with enormous 3.5m ceiling heights throughout
- Lit and shaded wrap-around balconies merging the inside life with the external environment



FEATURES

- Open plan living and dining
- Two kitchens, functional and formal, catering to every entertaining possibility
- Extremely generous storage and staff considerations





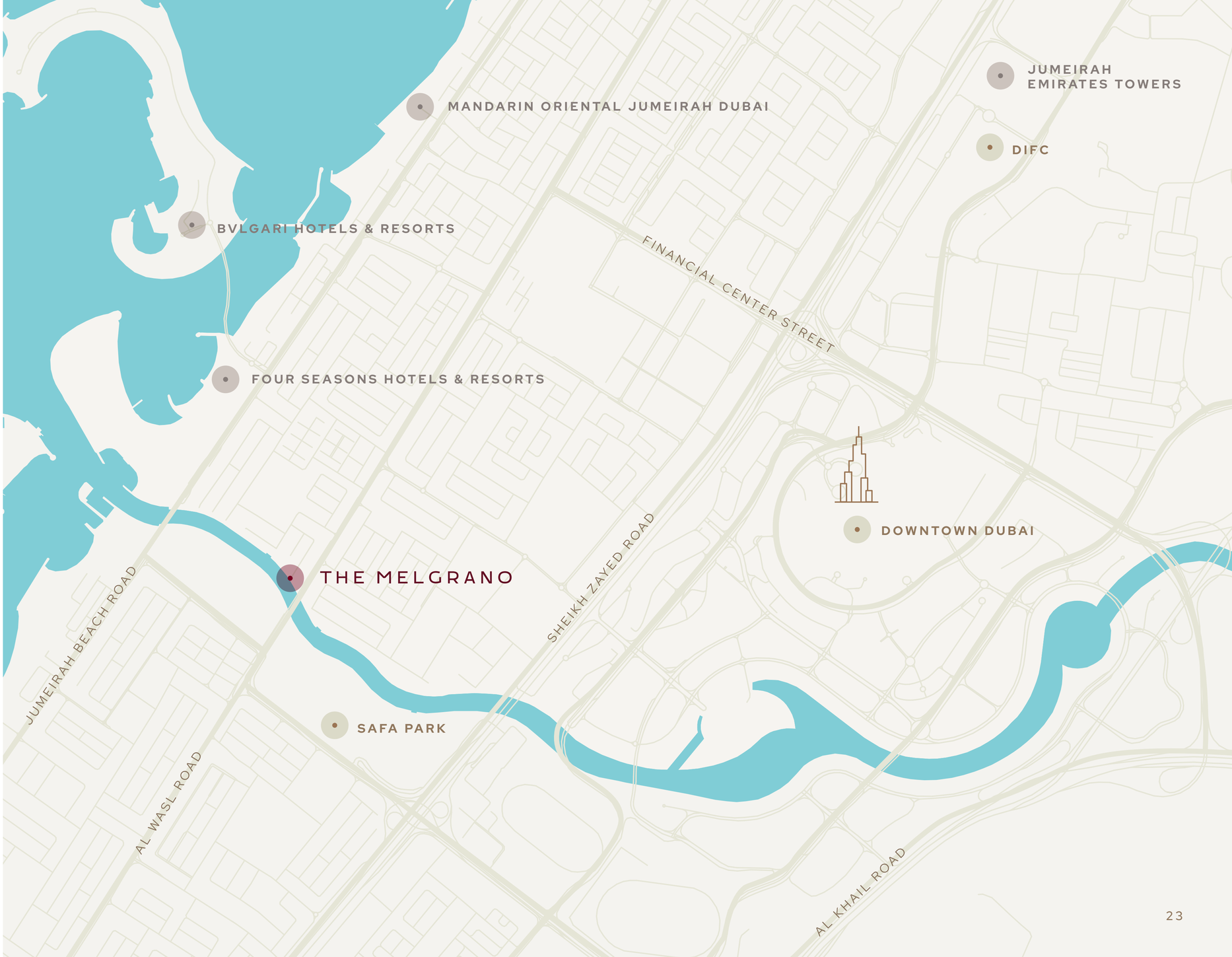
RETREAT-STYLE LIVING ON DUBAI'S CANAL FRONT

With uninterrupted views of the sea and Burj Khalifa and less than 15 minutes from both Downtown Dubai and the DIFC, The Melgrano is nestled in one of Jumeirah's most coveted residential communities only moments away from the city's most vibrant areas.

The Melgrano sits right on the water canal in one of Dubai's most affluent and exclusive areas. With the beach, local parks and the vibrancy of urban life within walking distance, the location offers both a tranquil setting and also the convenience of prime city living.



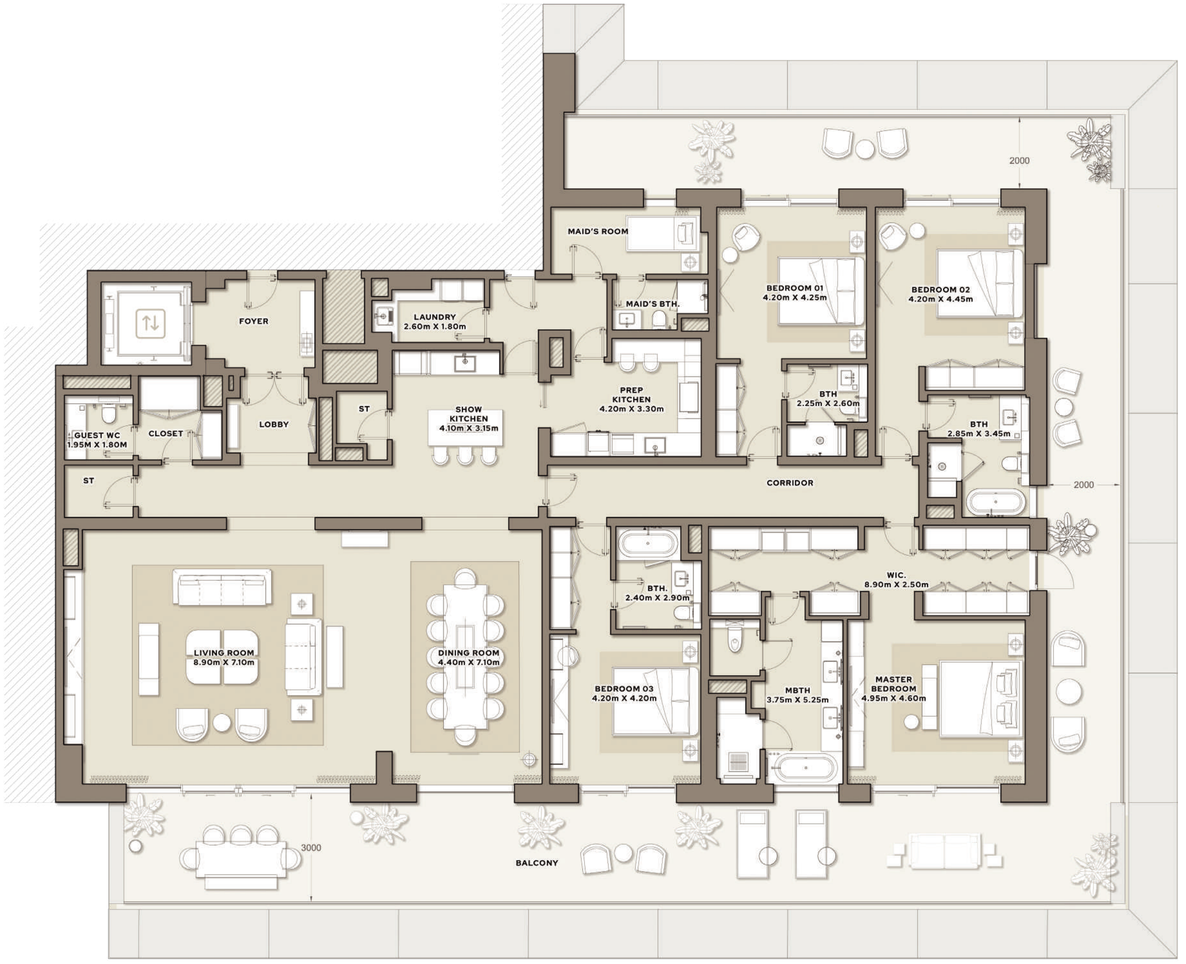
- Safa Park within walking distance
- Canal Boardwalk at your doorstep
- Yacht access meters away
- Local malls, restaurants and shops, moments away
- Downtown Dubai with its iconic landmarks Burj Khalifa and The Dubai Mall only 15 minutes away
- DIFC's upscale lifestyle and restaurants within 15 minutes
- Dubai International Airport within 20 minutes



TYPICAL FLOOR
4 BEDROOM

4 BEDROOMS
4 BATHROOMS
1 POWDER ROOM
3 PARKING SPACES

INTERNAL AREA	4,245.18 sq.ft.
TERRACE AREA	1,756.67 sq.ft.
TOTAL	6,001.85 sq.ft.









All drawings and dimensions are approximate. Drawings not to scale are subject to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for illustrative purpose only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations.

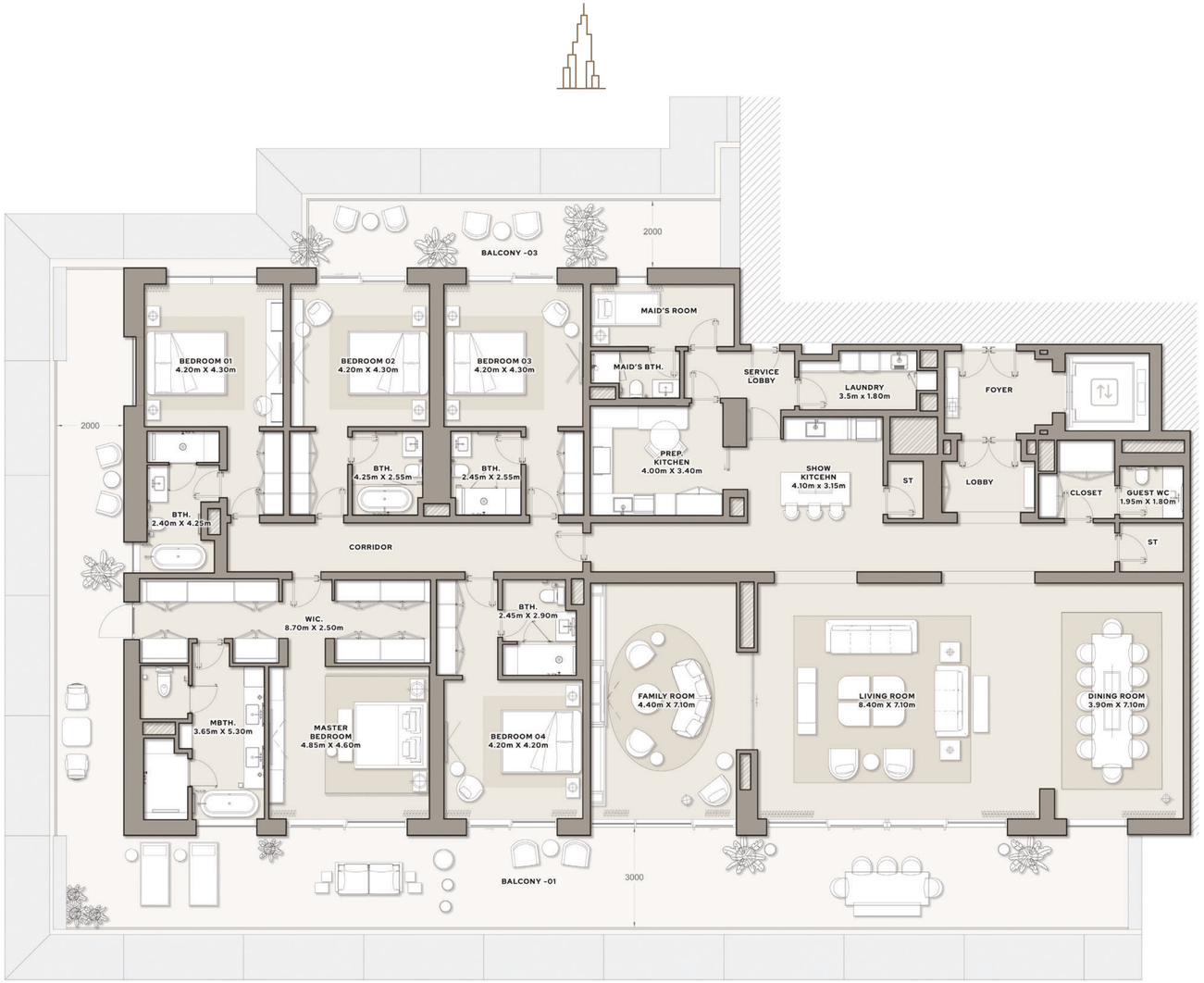
TYPICAL FLOOR
5 BEDROOM TYPE A

5 BEDROOMS
5 BATHROOMS
1 POWDER ROOM
4 PARKING SPACES

INTERNAL AREA	5,070.88 sq.ft.
TERRACE AREA	1,825.67 sq.ft.
TOTAL	6,896.55 sq.ft.







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TYPICAL FLOOR
5 BEDROOM TYPE B

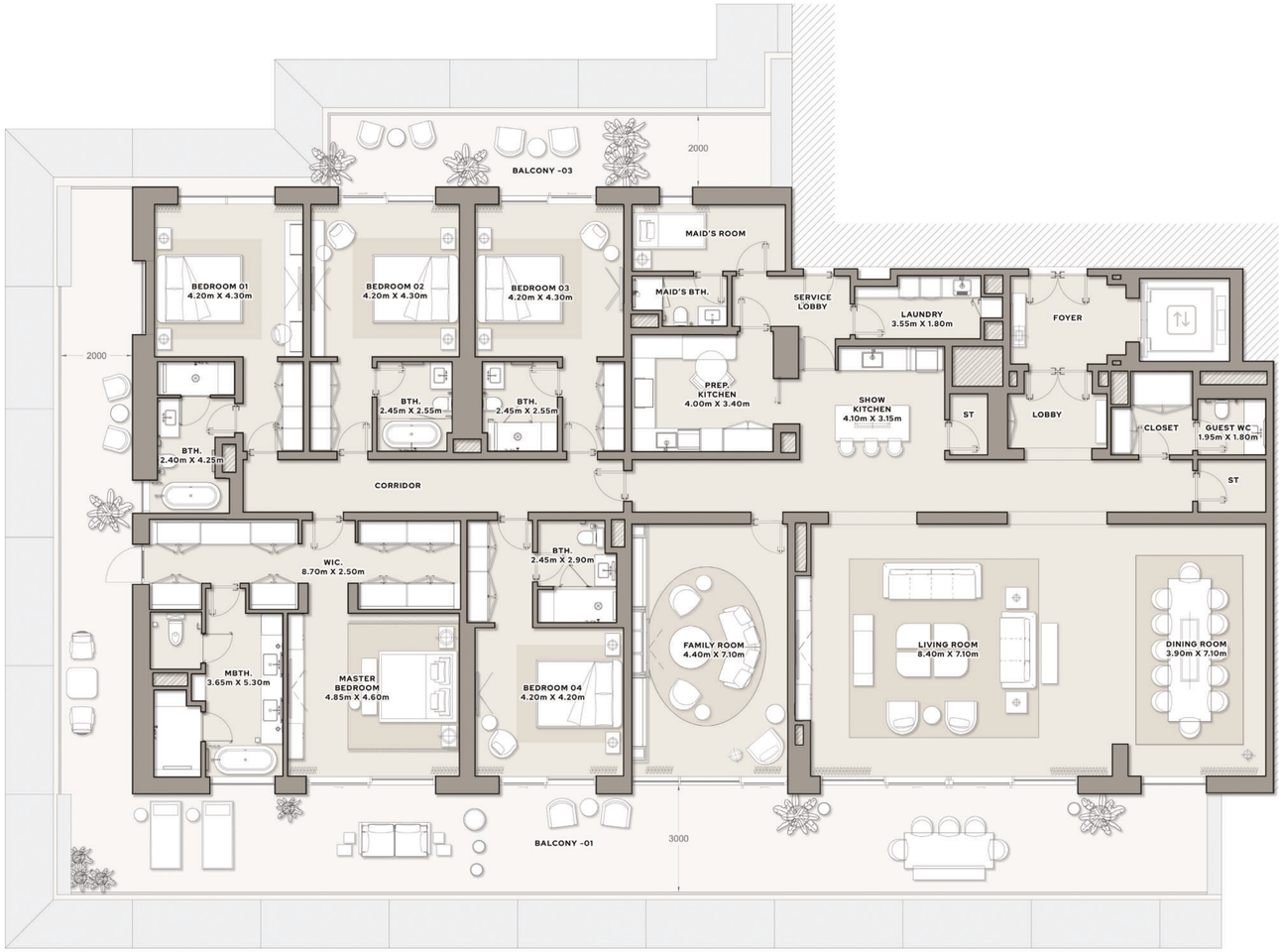
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TYPES OF FLOOR FINISHES	Oak Wood Timber Emperador Marble
TYPES OF CEILING FINISHES	Gypsum plastered with paint
TYPES OF WALL FINISHES	Marmorino Paint Tadelakt Paint
DECORATIVE LIGHTING	Visual Comfort, Kaia lighting
BATHROOMS	Appliances - Fantini, Flaminia and Toto Countertop and floor - Volakas & Calacatta Crema Marble
KITCHEN	Appliances - Gaggenau Countertop - Calacatta Brazil & Taj Mahal Quartzite
LAUNDRY APPLIANCES	Miele
CEILING HEIGHT	3.5m
WINDOW SPECIFICATIONS	Double glazed and aluminium framed lift and slide doors based on Shuco system
HOME AUTOMATION	Lutron
TERRACES AND BALCONIES	Glazed balustrades, timber ceiling and ceramic tiles
MAIN SWIMMING POOL	25m length infinity
GYM EQUIPMENT	Technogym, Peloton and Wattbike

The above specifications are indicative. The developer reserves the right to choose similar or equivalent products.

THE MELGRANO