



Ultra-Modern Dubai Hills Grove Custom Mega Mansion

Location: **Dubai Hills Grove**
Built-Up Area: **33,100sq/ft**

Bedrooms: **6+**
Plot Size: **34,900 sq/ft**

Property Type: **Mansion**
Price: **AED 190,000,000**

Provident is honored to present this ultra-luxurious mega mansion in Dubai Hills Grove one of the most exclusive locations with only 26 total villas on the street. This mansion features all custom Italian marble floor, wall panels, bathroom fit-outs as well as custom joinery, staircases, multiple wings and all the elements of a mega mansion. From its modern open concept, to the 5-star chefs' kitchen, home spa, multiple features, primary suite and full roof top extension, this mansion is truly one of one.

Complete Property Features

- Double Height 9m Ceiling at Entrance, 3.7m Ground Floor Ceiling Height, 3m 1st Floor Ceiling Height
- 6 Total Bathrooms all with Wardrobes and Ensuite Bathrooms
- 1 Primary Suite with His & Her Wardrobes, His & Her Shower, Standing Bathroom, Sitting Lounge and Large Bright Bedroom with Golf Course Views
- Multiple Water Features Including at the Entrance, Lobby Balcony and Back Landscape
- Private Reception Family Zone with Seating and Entertainment
- 8 Different types of Italian Marble Throughout the Mansion Applied to Flooring, Wall Panels and Joinery Systems
- Custom Show Kitchen with Marble Waterfall Island, fitted with Gaggenau Appliances
- 5-Star Chefs Kitchen Fitted with Italian Stainless-Steel Equipment with Gas/Electric Stoves and All Cooking Equipment and Ventilation
- Formal & Informal Dining Room with an Additional Breakfast zone
- Dumb Waiter for Food Delivery from Basement to Rooftop
- Private Schindler Lift from Basement to Rooftop
- 8 Dedicated Underground Parking Spots in Air-Conditioned Parking Zone
- Multiple Bar / Espresso Lounges
- 32m Infinity Overflow Pool with Infinity Sunken Seating, In Pool Fire Feature, Underwater Lighting and Underwater Speakers
- Outdoor Kitchen, Barbeque, Dining and Multiple Covered and Uncovered Seating Areas
- Outdoor Shower & Bathroom
- Full Home Automation Including All Doors, Curtains, Isolated Surround Sound, 2-Way Audio, Surveillance, TV, Cinema Room and Spa Controls
- All Internal Doors Wall Flush by Rimadesio Made in Italy
- 14 Total Bathrooms not including Staffing Baths
- Natural Greenery Feature Wall from Water Feature over Balcony
- 2-Staircase for Each Wing of the Mansion
- Fully Sound Proof 8-Seat Cinema with Acoustics Panels, 5k Dolby Surround Sound and Floor Sub Woofers
- Candy Room with Candy Machines, Popcorn and Beverage Bar
- Fully Home Gym Fully Equipped
- Full Home Spa with Steam Room, Massage Room and Sauna
- Fully Furnished with Italian Furnishing, Decoration, Appliances and Equipment
- Ready in August 2023 Subject to Any Variations

















