

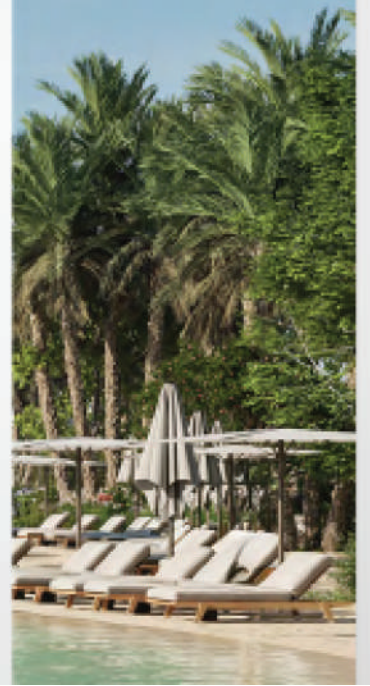


MAJARA
LUXURY REAL ESTATE L.L.C



THE HIGHGROVE

www.majara-realestate.com





A Verdant Expression of *Waterfront* Living

A testament to our design-led philosophy and forward-thinking approach, The Highgrove stands out at every level, from its expressive angular facade to the tropical-inspired lifestyle within. With its contemporary architecture, diverse amenities, and commitment to biophilic principles, The Highgrove serves as a sanctuary dedicated to the well-being of its residents. It fosters a seamless connection with the surrounding environment, offering thoughtfully designed spaces that inspire relaxation, rejuvenation, and a deeper bond with nature.



A Home, a Lifestyle
and an *Ecosystem*

Transcend the *Ordinary*

Nestled within a serene lagoon-side development, The Highgrove forms a modern link between its natural surroundings and the vibrant city just moments away. Blending elevated contemporary architecture with biophilic design, The Highgrove offers some of the most magnificent vistas in the community. Residents can enjoy private balconies and a sociable rooftop terrace that provide an elevated vantage point within Mohammed Bin Rashid City.



An Intricate
Interplay of
Design and Nature





Immersive and *Intuitive*

Lagoon, nature, and skyline views define the vistas at The Highgrove. Warm, sleek materials and finishes infuse both the exterior and interiors with a sense of sophisticated calm. From the moment you enter the residences, your perspective shifts, immersing you in biophilic design that gently guides you into a meditative state. The diverse range of amenities and facilities is thoughtfully centered on comfort, well-being, and a deep reconnection with nature.



Alive
with *Design*

Crafted for a *Harmonious* Rhythm

The Highgrove seamlessly merges modern design with the tranquility of nature. Set within an enchanting lagoon-side location, it invites you to experience a unique lifestyle filled with breathtaking views and vibrant community life, just moments away from the city.





A Lifestyle Reimagined

At The Highgrove, residents enjoy eight floors of curated amenities, including a grand lobby, cinema room, biophilic library, infinity pool, gym, yoga studio, and a relaxing mid-floor spa with treatment rooms and flotation therapy. Every space is designed to enrich daily life.

A Tropical Horizon

Centered around pristine crystal lagoons and overlooking the natural beauty of the Ras Al Khor Wildlife Sanctuary, The Highgrove serves as a seamless connection between Dubai's enchanting wilderness and its vibrant urban lifestyle. Conveniently located near business hubs, travel connections, schools, and sports facilities, it also offers an on-site collection of retail venues for residents' convenience.





ELLINGTON
PROPERTIES

*Enjoy
Nature in
Comfort*

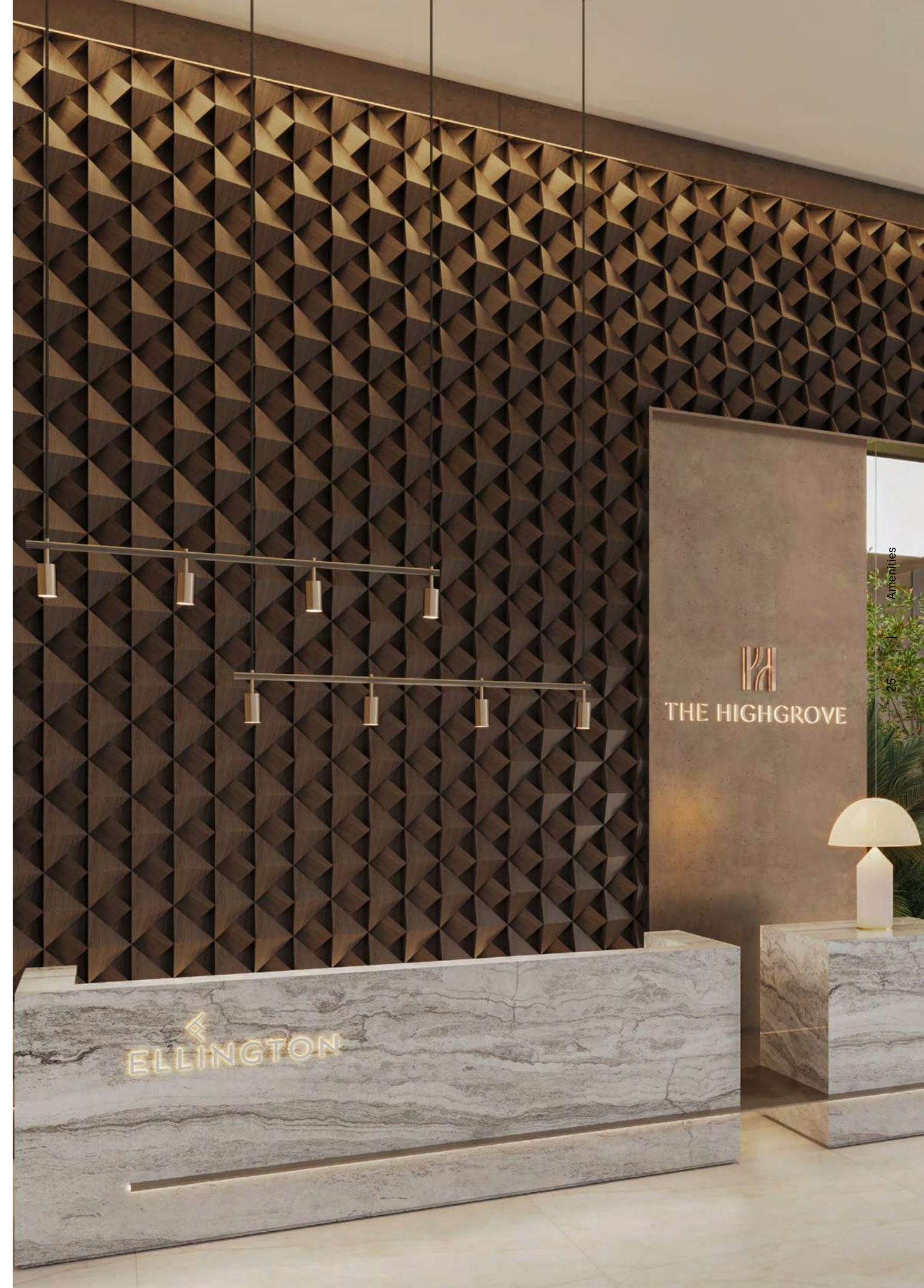


Diverse and *Dynamic*

Inspired by the refined ambiance of the world's most exclusive boutique hotels, The Highgrove's reception lobby exudes intimate elegance. With cozy lounge areas, lush greenery, bespoke mural artworks, and meticulously curated details, it creates a warm, inviting atmosphere tailored for an elevated living experience.

An Invitation to Elegance

The lobby sets the tone for the building's design ethos—sophisticated yet welcoming, with an emphasis on natural elements. The biophilic design incorporates rich textures, greenery, and contemporary art, offering residents and guests a sense of calm and elegance upon arrival. Lounge areas and coworking spaces encourage interaction and productivity, making the lobby a lively yet peaceful place to gather or work.






THE HIGHGROVE

An Expression of *Sophistication*

Bringing high-end viewing experiences to a homely, intimate setting, The Highgrove's private cinema is a space for inspiration and creativity. With a small bar and popcorn machine it gives you access to everything you could want from a cinema experience. The room can also be configured for content creation and media production, including a green screen.





The *Urban* Nest

The Highgrove clubhouse blends comfort, tranquility, and eclectic amenities, inspired by the nearby Ras Al Khor. It features an indoor garden oasis with lush greenery, intimate pod seating, and cozy social spaces for dining and entertaining. The space flows seamlessly into a modern pool area, offering indoor and outdoor seating for relaxation and gatherings.



From the *Canopy of* Nature

The Highgrove's pool pavilion offers a serene escape with elegant indoor and outdoor seating, blending nature and relaxation. Overlooking the expansive pool, it's a peaceful spot for unwinding or socializing in a tranquil, refined setting.





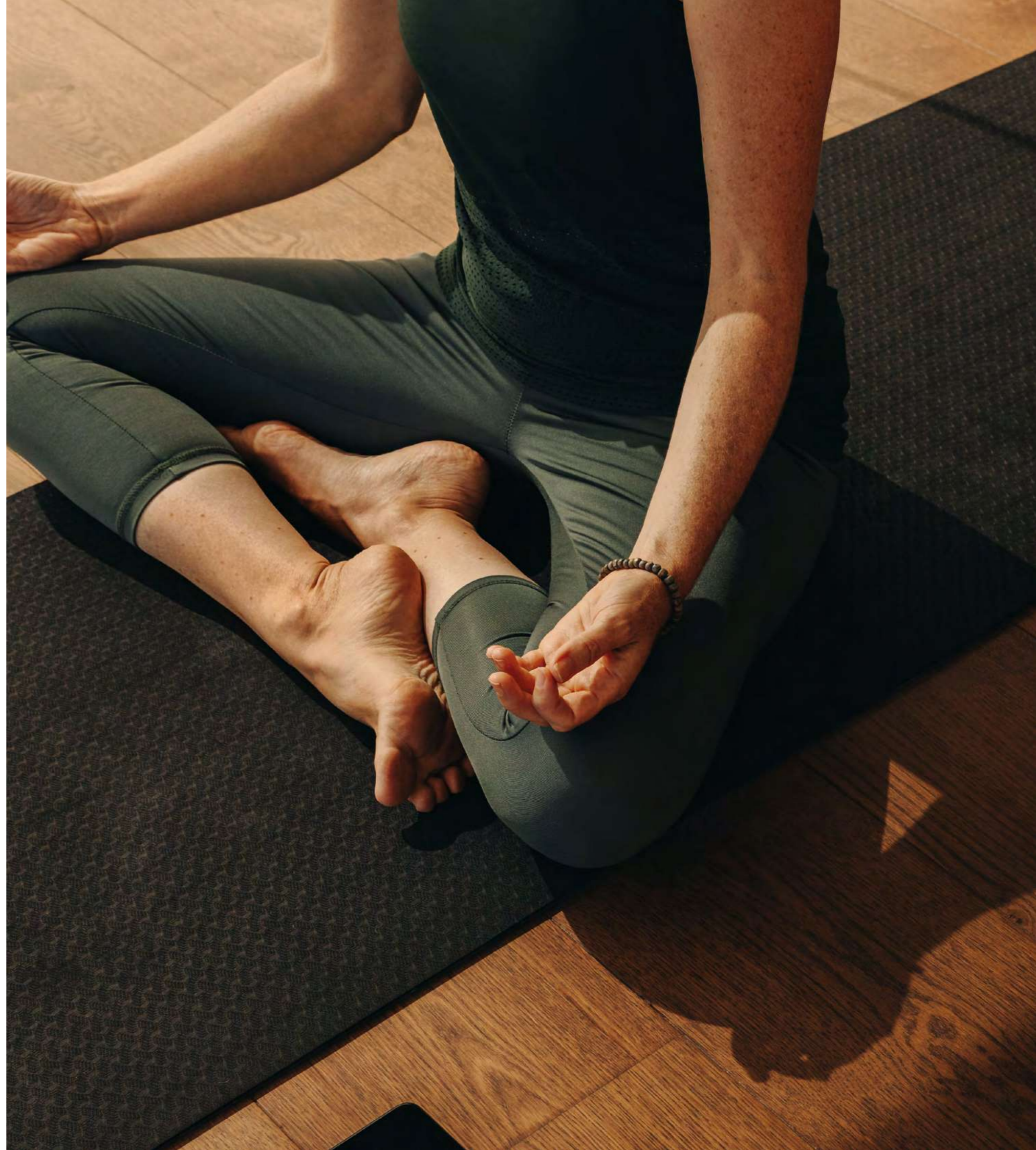


Endless *Waterscape*

The 60-meter infinity pool is the centerpiece of Highgrove's outdoor spaces, designed to provide a resort-like experience. Surrounded by lush greenery and offering panoramic views, the pool visually merges with the man-made lagoon, creating a sense of harmony between architecture and the natural environment. The expansive deck, with its cascading waterfall and infinity edge, serves as a tranquil spot for residents to unwind, relax, and enjoy the serenity of their surroundings.

Natural *Energy*

Workout sessions at The Highgrove take fitness to new heights, channeling the energy of nature to enhance your experience. Along with state-of-the-art cardio and weight equipment, the fitness studio offers dedicated Aerial Yoga and Pilates rooms, featuring stunning wooden ceilings, natural wood accents, and vibrant woven flooring. These spaces combine serenity and energy, creating the perfect environment for a well-rounded fitness journey.







Joyful *Discoveries*

The kids' play area is a vibrant space where imagination runs wild. Inspired by the beauty of nature, the play area features a jungle-themed design complete with a suspended tunnel, a thrilling slide, and a colorful ball pit. It's a safe, fun environment where children can explore and play while staying connected to the wonders of the natural world.





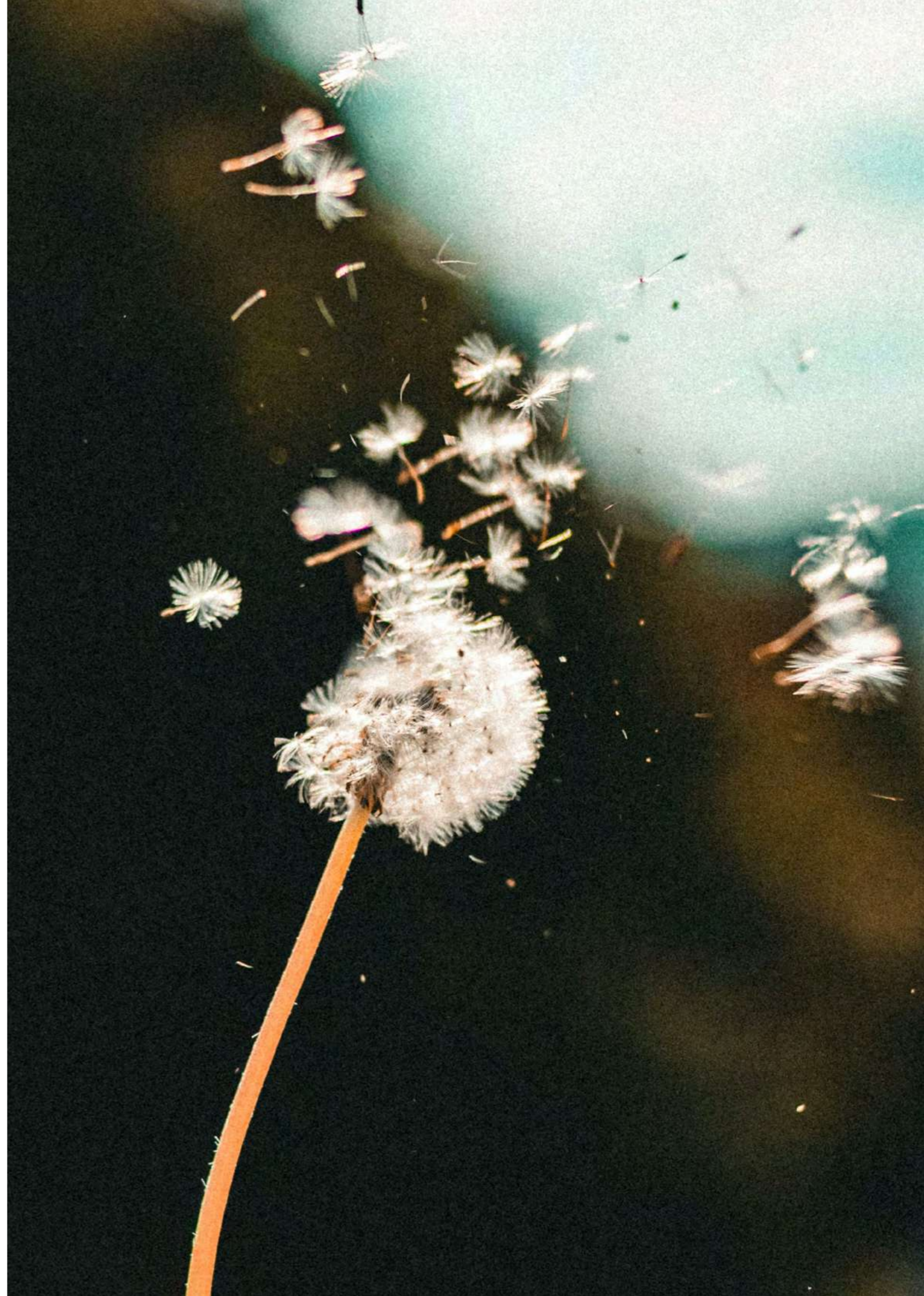
Transcend Everyday Life

The Highgrove prioritizes your holistic wellbeing with a variety of uplifting treatments and facilities. Experience deep relaxation in the flotation therapy pool, unwind in the sauna or emotional shower, or enjoy tailored massages in the tranquil treatment room. A private hair salon is also available for expert grooming and style.



Nature's *Healing*

Crossing levels 19 and 20, The Meditation Room is a double storey sanctuary of multi-dimensional experiences. Balancing relaxation and mindfulness, the space creates a serene ambiance among suspended 'cacoons' inside of which residents float above tropical design features while escaping the bustle of urban life. Below the canopy of the Highgrove's interiors, relaxation mats cater for a horizontal perspective of the canopy inspired interiors, elevating the sense further with ambient sounds to inspire serenity and well-being.





Elevated *Culinary* Experience

Perched above the city, the rooftop sky dining venue offers an unforgettable setting for elegant events. With a spacious layout and a large table for hosting dinners and gatherings, it provides breathtaking views of the Burj Khalifa and Dubai's shimmering skyline—a prime location for enjoying the spectacular New Year's fireworks.







Verdant Views from Above

The sky garden at The Highgrove is a serene retreat high above the city, where lush greenery and vibrant flora create a peaceful oasis. Offering panoramic views of Dubai's skyline, it's the perfect spot for relaxation, meditation, or casual gatherings. The garden's natural beauty blends seamlessly with its surroundings, providing a tranquil escape where residents can unwind, reconnect with nature, and enjoy the fresh air in an elevated, open-air environment.





Your Sanctuary of *Peace*

The development offers a refined selection of 1, 2, and 3-bedroom apartments, along with duplexes and penthouses. Each residence is thoughtfully designed to enhance everyday living, showcasing high-quality craftsmanship, rich materials, and sleek angular details for an understated elegance. Bespoke windows maximize views, flooding the interiors with natural light.



Artful Design

The kitchens feature floor-to-ceiling windows extending from the living room, allowing natural light to create a warm, inviting atmosphere for cooking and entertaining. A soft neutral palette calms the senses, while bold angular accents add sophistication. Thoughtful storage solutions, including spacious cabinets, drawers, and open shelving, keep the space organised and clutter-free, complemented by a stylish display cabinet. A grand central island is a versatile hub for cooking, dining, entertaining, or working. Integrated appliances, including multifunctional sinks, harmoniously blend with the finishes, elevating the refined ambience.





Graceful *Living*

The Highgrove's spacious living rooms are designed to control natural light throughout your home. This makes them perfect for hosting elegant gatherings or enjoying peaceful moments of relaxation. The living room is a sanctuary from the demands of daily life, striking a harmony between functionality and desirability.







Serene *Indulgence*

The bathrooms feature warm, textured finishes, perfectly balancing contemporary design, functionality, and storage. Both hand and rain shower heads offer a soothing and indulgent cleansing experience. Elegant integrated sink countertops add visual appeal while ensuring easy maintenance, providing ample storage space below. Framed medicine cabinets with ambient lighting offer added convenience and sleek aesthetics, creating a calm and practical bathroom environment.







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