

# MEADOWS 47.



a **W** collection villa

Created for the discerning few, the W Collection by Westar Properties, focuses on developing bespoke residences that redefine luxury living. Crafted with meticulous attention to detail, each residence showcases the finest elements, seamlessly integrated with innovative design.

Modern luxury awaits in this newly renovated five-bedroom villa, the latest addition to the W Collection. High-quality materials and the latest in home automation enhance the new ground floor layout, which now includes a guest bedroom.

# THE PROPERTY.







This W collection villa is a completely reimagined home, exquisitely renovated from the ground up. It has gone through a complete transformation - from stripping everything back to the core, including old wiring, plumbing, HVAC systems, tiles, sanitaryware, kitchens, and appliances, to rebuilding with an aesthetically pleasing design.

The result is a stunning, ready to move in future-proof home.

RENOVATION  
DONE  
RIGHT.







### KEY FEATURES:

- Plot Area: 6,500
- Total Built Area: 4,035 sq.ft  
Internal : 3,325 sq.ft + Balcony: 300 sq.ft + Parking: 410 sq.ft
- Number of Bedrooms: 5
- Number of Bathrooms: 4 + 1 Powder + 1 Maids Room
- Kitchen & Laundry with Built-in Appliances
- Living Areas: Formal Living / Dining Room + Family Room
- 2 Car Covered Parking

### PREMIUM FEATURES:

- Swimming Pool
- Home Automation
- Preinstalled Wireless Network
- Preinstalled Security Cameras
- Automatic WCs

# HIGHLIGHTS.



# SPACES THAT INSPIRE.

Discover a world of inspiration where design and functionality are blended to offer an exceptional living experience.

Every inch of this magnificent home has been designed to elevate your well-being and comfort to an unparalleled level.

The formal sitting in the newly extended patio extension fills natural light in every corner, creating a bright and warm ambience to nurture all of your special moments.

Escape the everyday in our newly created cozy family TV room – the perfect spot for movie nights, game days, and making lasting memories together.







# ENHANCED GUEST EXPERIENCE.

The picturesque pathway towards the new main door offers a charming alternative to the old front entrance, creating a warm and inviting guest arrival experience.

Enjoy the ease and accessibility of the ground floor bedroom, perfect for those seeking accommodation for older guests or family members. This comfortable and convenient space offers both privacy and proximity to the heart of the home, making it ideal for multi-generational living.





Step into a world where technology seamlessly integrates with your lifestyle, offering a new dimension of convenience and efficiency. Experience thoughtfully designed spaces where intuitive technology anticipates your needs, simplifying everyday tasks and enhancing your overall well-being. From intelligent climate control that adapts to your preferences to automated lighting systems that create the perfect ambiance, every aspect of your home is designed to provide a seamless and effortless living experience.

SMART  
LIVING,  
SIMPLIFIED.





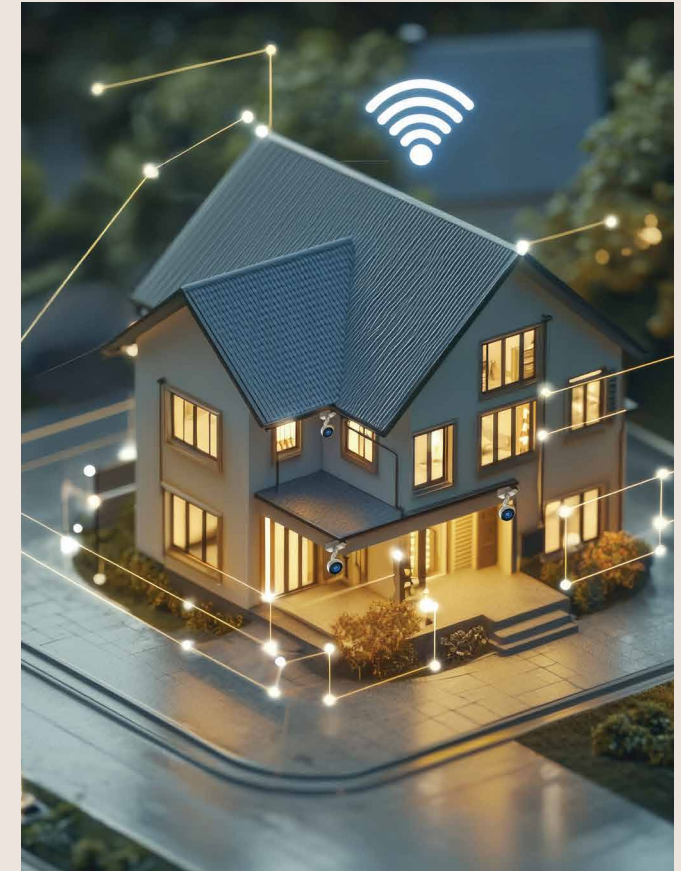
## HOME AUTOMATION

Transform your life with an effortless finger tap. Manage lighting, curtains, door locks, and ACs from anywhere in the world..



## AUTOMATED WCS

Experience ultimate hygiene and comfort with the Cotto Automatic WC, featuring perfect flushing, enhanced hygiene features, and a comfortable heated seat, all in a sleek, modern design.



## PRE-INSTALLED WIFI & CAMERAS

Enjoy seamless connectivity with the preinstalled Wifi Network and Security Cameras - no installing routers, no connectivity issues, no visible cabling - just a secure home with lightning-fast wifi in every corner of your home!



# THE NEIGHBOURHOOD.

The Meadows is a well-established and highly sought-after gated community in Dubai, renowned for its family-friendly atmosphere and lush green landscapes.

With an abundance of parks, lakes, and recreational facilities, including swimming pools, gyms, and sports courts, it fosters a healthy and active lifestyle. The community also boasts essential amenities such as schools, nurseries, supermarkets, and restaurants, ensuring residents have everything they need within easy reach.

The Meadows' strong sense of community and established infrastructure make it a popular choice for families, offering a peaceful and secure environment to call home.



# STRESS-FREE LIVING.

Our comprehensive 12-month, no-questions-asked defects liability warranty ensures your peace of mind. Westar stands behind its quality workmanship, allowing you to embrace your new home with absolute confidence.









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