

VILLE 12

# ABU DHABI

Abu Dhabi is a prime destination for real estate, where elegance meets tradition. Known for luxury developments and thoughtful city planning, the city offers a unique living experience. With rich cultural life, excellent amenities, and a strategic location.

Abu Dhabi attracts both investors and residents, making it an ideal place for a distinguished home.



## MASDAR CITY

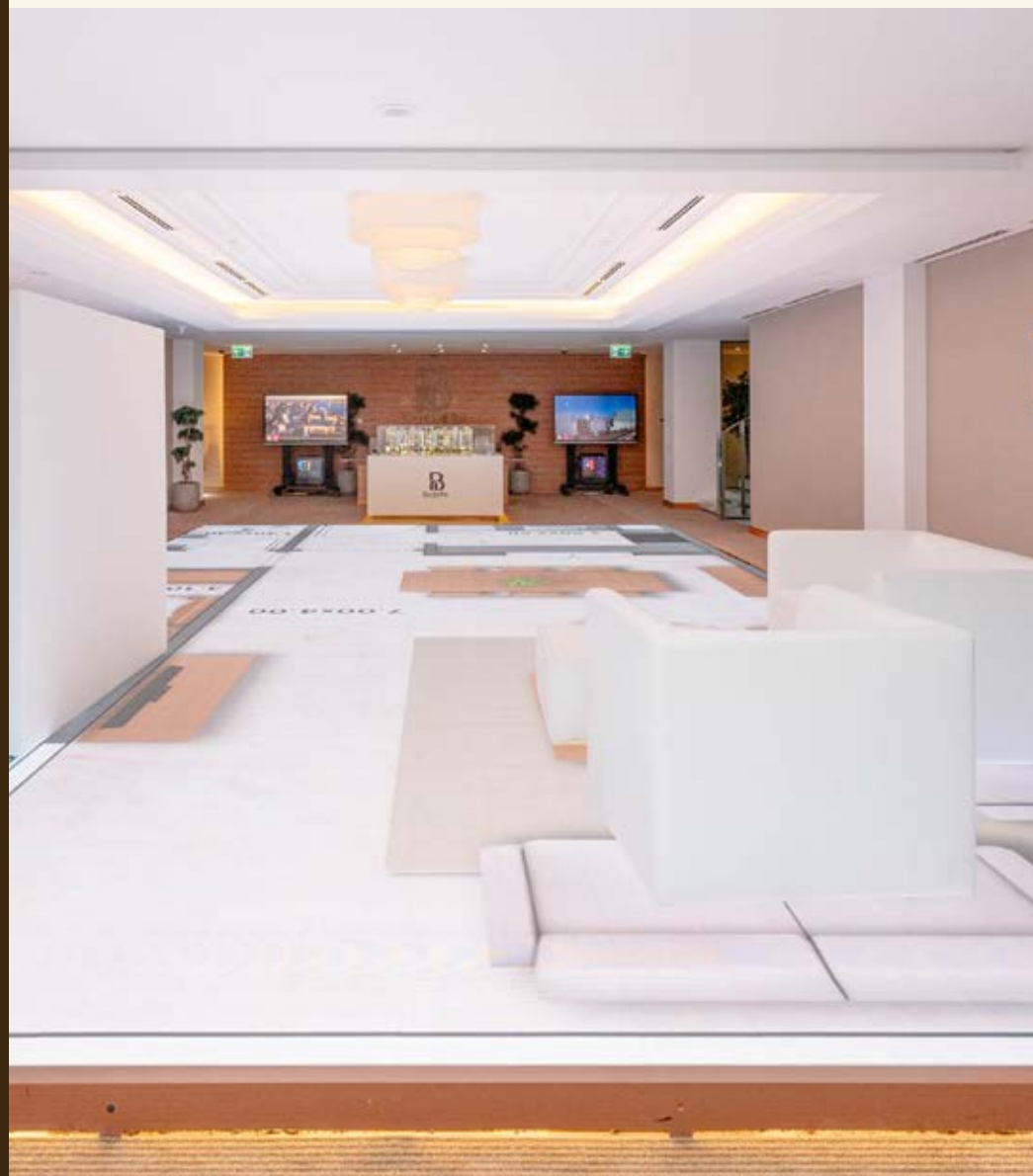
Masdar City is Abu Dhabi's leading innovative development, combining advanced technology with thoughtful design. This center for innovation offers residents a luxurious lifestyle in harmony with its surroundings.

Ville 12, located in this unique community, demonstrates the commitment of **Burtville Developments** to creating beautiful homes for those who value quality living.



## ABOUT BURTVILLE DEVELOPMENTS

Burtville Developments is a leading real estate company dedicated to creating luxurious, fully furnished living spaces. With the launch of Ville 11 in **Masdar City**, we set new standards for luxury living. From our headquarters at Bab Al Qasr Hotel, we continue to innovate, offering exceptional residences that combine elegant design, comfort, and quality.



# WELCOME TO VILLE 12

## WHERE ELEGANCE MEETS EXCELLENCE

At **Burtville Developments**, we create homes that combine luxury with exceptional quality. Our tagline, “Where Elegance Meets Excellence,” reflects our dedication to delivering high-end design and attention to detail.

**Ville 12** embodies this approach, with refined design and premium materials, ensuring a visually stunning and comfortable living experience for our residents.

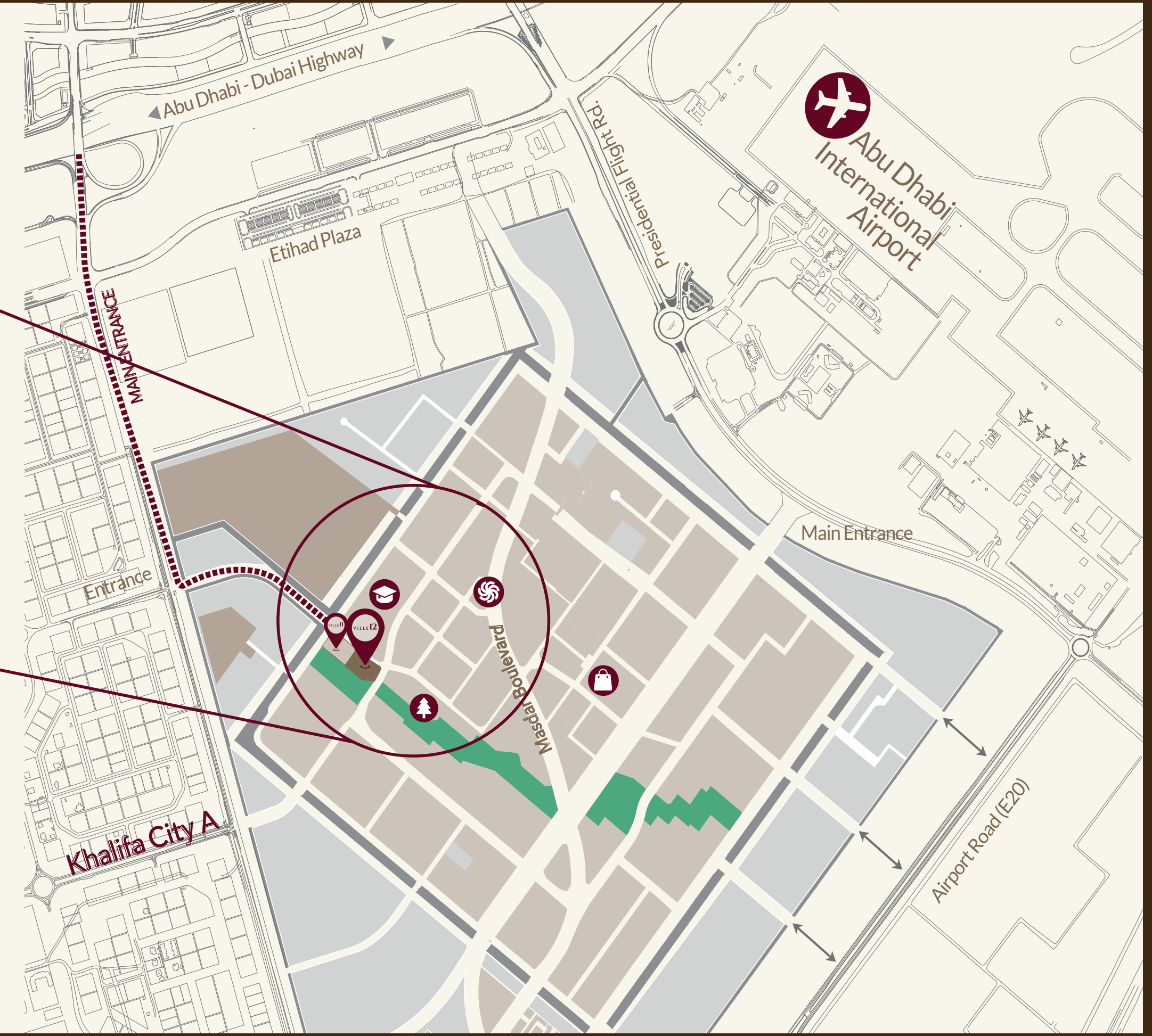
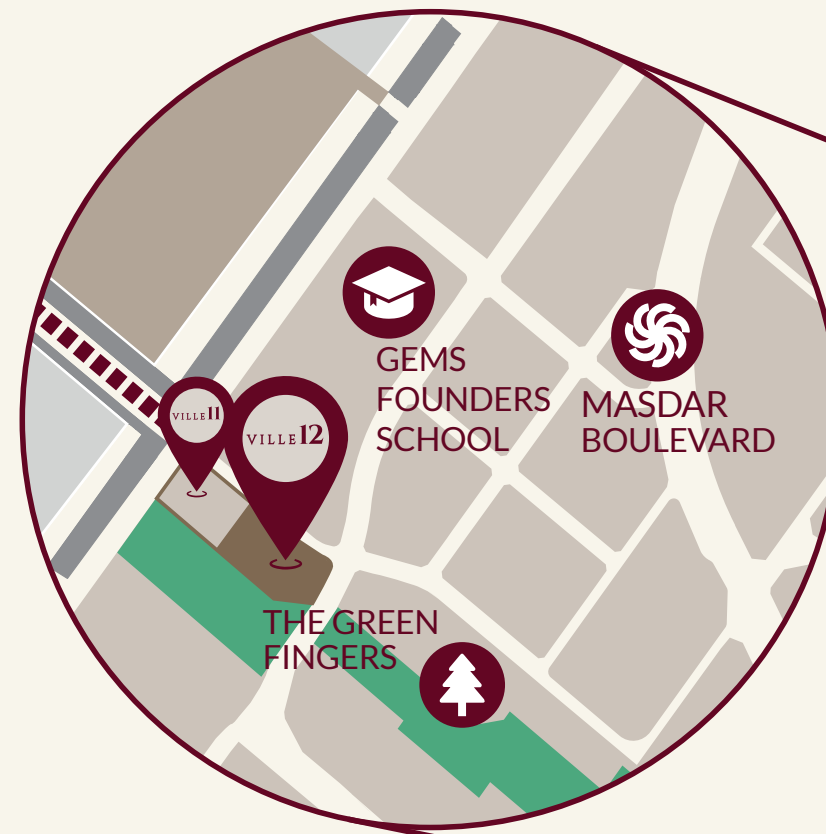





## A PREMIER LOCATION

Ville 12 is located next to Ville 11 on Masdar Boulevard. It offers easy access to highways and is close to Green Fingers, GEMS Founders School, Masdar Central Park, and Abu Dhabi International Airport.

Ville 12 is ideal for families seeking a luxurious lifestyle surrounded by nature.



-  ABU DHABI INTERNATIONAL AIRPORT
-  THE GREEN FINGERS
-  GEMS FOUNDERS SCHOOL
-  CITY CENTER MASDAR

# PROJECT FACTS

**Project Type:** Residential

**Project Name:** Ville 12

**Location:** Masdar City

**Number of Floors:** 2B+GF+7+Roof

**Ceiling Height:** 3.6M Slab to Slab

**Total number of units:** 143

**Building Height:** 30M

**Service Charges:** Estimated 15- 17 AED/SQ.F.

**Completion Date:** Q3 2028



VILLE 12

VILLE 11



VILLE 11

VILLE 12



## COMFORT AND LUXURY: THE ESSENCE OF LIFE

Ville 12 perfectly balances comfort and luxury, offering an elegant lifestyle in thoughtfully designed spaces. Premium design, high-end materials, and a serene environment enhance the quality of life for its residents.



## OUTSTANDING INTERIOR FINISHING

Ville 12 offers exceptional interior finishing that reflects elegance and attention to detail. From high-quality materials to refined craftsmanship, every element has been thoughtfully designed to create a luxurious and comfortable living space. The meticulous finishing ensures that each home provides a sense of timeless beauty and modern comfort, elevating the living experience to the highest standard.



## THOUGHTFUL DESIGN FOR ELEGANT LIVING

Ville 12 is designed with luxury and efficiency in mind. The focus is on enhancing comfort through smart use of space and high-quality materials, ensuring residents enjoy a home that meets their everyday needs.







# AMENITIES & FACILITIES

Ville 12 provides high-end amenities, including spacious pools, well-equipped gyms, and inviting community areas. These features enhance residents' lifestyles, offering spaces for relaxation, fitness, and socializing.



BBQ Area



Shaded Kid's Swimming Pool



Shaded Seating Area



4 Large Passenger Elevators



Kid's Playing Area



Underground Parking



1 Service Elevator



Health Club



Laundry Room in all Apartments



Shaded Swimming Pool 10m X 18m



Fountain



Roof Garden



# PREMIUM BRANDS FEATURED IN VILLE 12

**Roca**

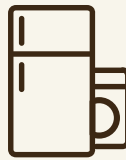


Sanitary Ware

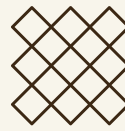


Painting Material

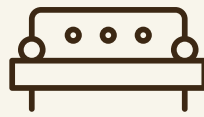
**SIEMENS**



Appliances



Tiles



Furniture

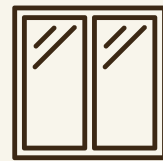


Air Condition

**SAMSUNG**



Tv's



Aluminium



# COMMITMENT TO EXCELLENCE

Burtville Developments works with top industry professionals, including architects, engineers, designers, and trusted suppliers of premium materials. Together, we ensure every part of our developments meets the highest standards of quality, durability, and luxury, providing an exceptional living experience for our clients.



Master Developer



Main Contractor



Designer



Landscape Designer



Estadma Consultant



Alburj Traffic  
Consultant





# CONSTRUCTION IS UNDERWAY

Construction has begun August 2024



## HOMESTEAD REAL ESTATE

ABU DHABI

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