



MAMA
RESIDENCES



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📍 LOCATION: BUSINESS BAY 📅 COMPLETED: Q4 2023

MAMA Residences is the first Mama Shelter-branded development in Dubai, designed by Paris-based Franklin Azzi Architecture. The 27-storey hotel and residential building offers fully furnished, serviced studios, 1-2 bedroom apartments and a huge 4-bedroom penthouse. Everything about the development will be bright and colourful, with vivid patterns and art pieces covering almost every wall. The building will be made using steel, concrete and glass to make it stand out from the rest of the buildings in Business Bay.

FACILITIES

- 4 SWIMMING POOLS
- MEETING ROOMS
- HOTEL SERVICES
- OUTDOOR AMPHITHEATRE
- SWIM-UP BAR
- F&B OUTLETS
- GYM
- CHILDREN'S POOL
- CONCIERGE SERVICES

SIZES & PRICES

STUDIO - FROM 458 SQFT	FROM AED 1,144,500
1 BR - FROM 642 SQFT	FROM AED 1,571,500
2 BR - FROM 901 SQFT	FROM AED 2,423,500
4 BR - 11,052 SQFT	FROM AED 36,727,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams, Carrefour, Better 1 Mart, Allday Fresh

PUBLIC TRANSPORT: Business Bay Metro Station, Burj Khalifa Metro Station

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: On-site, Midline Bay Medical Center, Dr Deen Al Qedrah Medical Center, Aster Clinic

RETAIL/F&B: On-site, The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: Business Bay

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC

LOCATION FACTORS

- EXCELLENT CITY LOCATION
- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- OVERLOOKING THE DUBAI CANAL AND SITS OPPOSITE THE OBEROI HOTEL
- 5 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI
- EASY ACCESS TO THE SHEIKH ZAYED ROAD
- EXCELLENT INFRASTRUCTURE
- PLENTY OF FINE DINING OPTIONS NEARBY AND WITHIN THE COMPLEX
- 20 MINUTES TO DXB AIRPORT
- 5 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79



The interiors of MAMA Residences come fully furnished and have been designed by French interior designer; Thierry Gaugain. Each home will be filled with brightly coloured furniture and fittings, neon art installations and vivid patterns. Public areas will have art masterpieces, colourful walls and mosaic steps.

PITCH POINTS / WHY BUY?

- FREEHOLD PROJECT, SO ANY NATIONALITY CAN PURCHASE
- GREAT TRANSPORT AND ROAD CONNECTIONS
- RESIDENTS CAN USE THE HOTEL AMENITIES AND HOTEL CONCIERGE SERVICES
- HOTEL SERVICES MANAGED BY ACCOR GROUP
- EASY ACCESS TO ALL MAJOR ROADS WITHIN THE CITY
- OWNERS WILL BECOME PART OF ACCOR'S OWNERSHIP BENEFIT PROGRAMME WITH 20% OFF THE BEST AVAILABLE RATES AT SELECT ACCOR RESORTS AND HOTELS ALL OVER THE WORLD, AUTOMATIC UPGRADES ON ARRIVAL IN OVER 4,000 RESORTS
- RENTAL PRICE FOR 1BR UNITS IN BUSINESS BAY IS BETWEEN AED 50K – 80K
- EXCELLENT ROI POTENTIAL

PAYMENT PLAN: 50/50

ROI: 1BR 6.9-8%

DEVELOPER OVERVIEW

Kappa Acca Real Estate Development, which is a subsidiary of khamas group brings Mama Residences by Ennismore which is the largest and fastest-growing hospitality company. First launched in 2008 in Paris by French designer Philippe Starck as a fashionable urban concept with former Club Med CEO Serge Trigano, the brand is rapidly gaining momentum.

THINGS TO KNOW

SERVICE CHARGE:	AED 25 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 1km PETROL STATION
- 1.2km METRO STATION
- 1.6km SUPERMARKET
- 2.5km THE DUBAI MALL
- 3.6km MEDICAL CLINIC
- 4km SHEIKH ZAYED ROAD
- 5km SCHOOL
- 5km NURSERY



KEY FEATURES

- ALL RESIDENCES COME FULLY FURNISHED WITH MODERN CUSTOM FURNITURE
- BRIGHTLY COLOURED INTERIORS AND PUBLIC AREAS WITH IMPACTFUL ARTWORK
- 4 POOLS WITH CIRCUIT POOL, LEISURE POOL, KIDS POOL AND A BAR POOL
- EXCELLENT RESIDENTIAL AMENITIES AND FACILITIES
- HOTEL AMENITIES CAN BE USED BY ALL RESIDENTS
- PRIVATE RESIDENCE ENTRANCE WITH SEPARATE LIFTS AND LOBBY
- FULLY EQUIPPED AND INTEGRATED KITCHENS APPLIANCES
- ALL UNITS COME WITH SMART HOME SYSTEMS