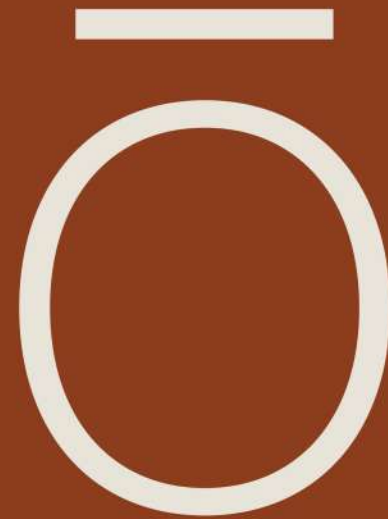


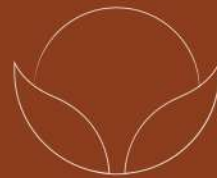
A large white flag is waving vigorously against a clear, bright blue sky. The flag's fabric is captured in dynamic, flowing folds, creating a sense of movement and elegance. The lighting is bright, highlighting the texture of the material.

SELÖRA

RESIDENCES



C O N T E N T S



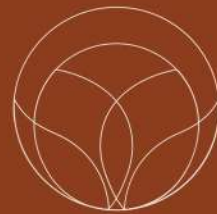
THE ESSENCE

Dubai
Meydan
MBR City, District 11
Location
Master Community



THE SANCTUARY

Selora Residences



THE ELEMENTS

Design
Aesthetics
Villas of Selora



THE HARMONY

Amenities



THE VISIONARY

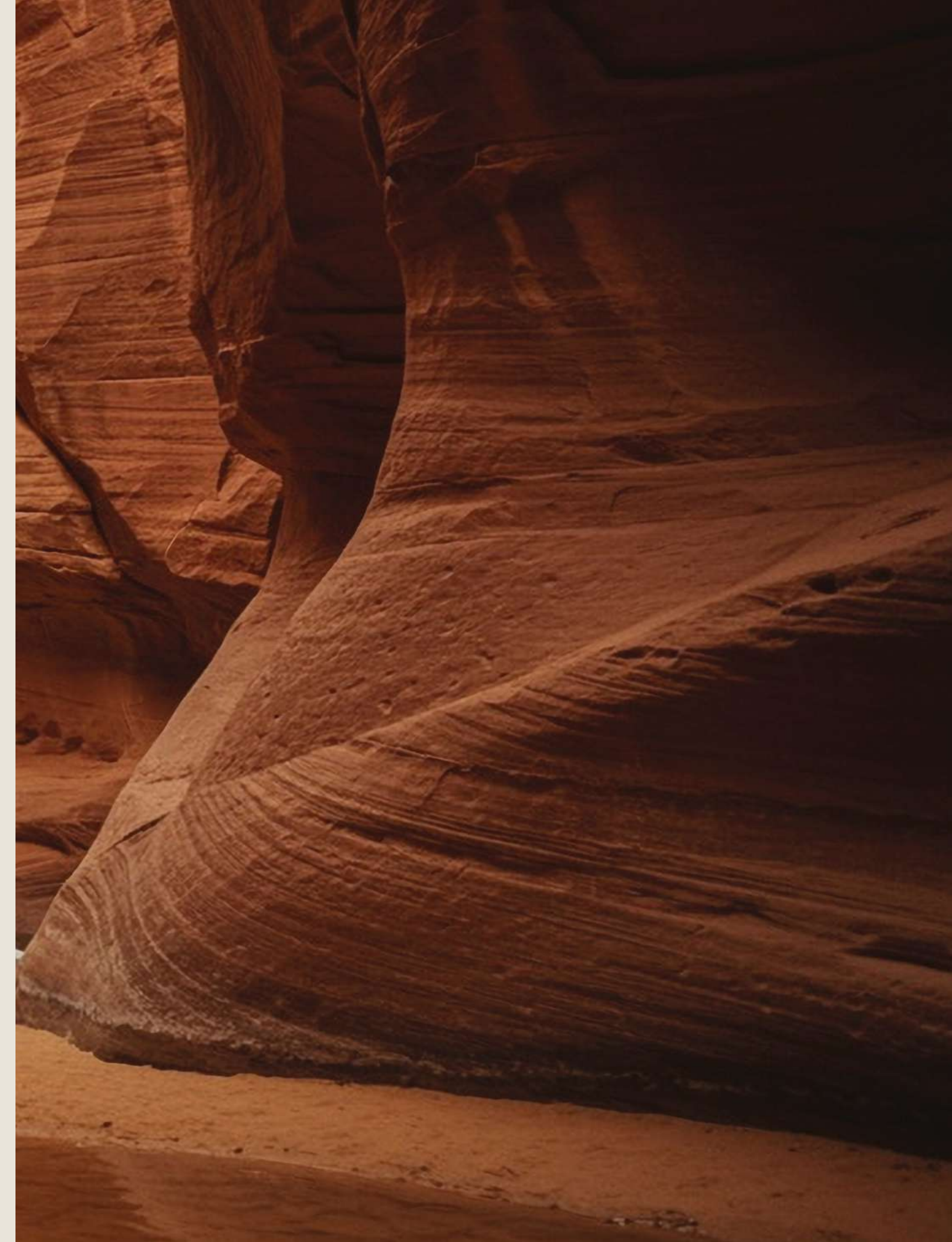
Swank Development

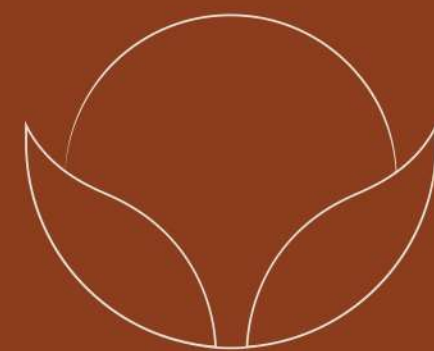


NATURE ARTFULLY

DESIGN

DOur world thrives on the subtle dance of contrasts—light and shadow, movement and stillness, the rise and fall of natural energy. True perfection in living spaces lies in harmonizing these elements, where every detail, big or small, comes together to create an intuitive and enriching environment. Location, ambiance, and experience intertwine seamlessly, empowering design that resonates with your innermost desires. At Selora, we craft spaces where the essence of nature meets artful design, offering a sanctuary that nurtures and sustains the soul.



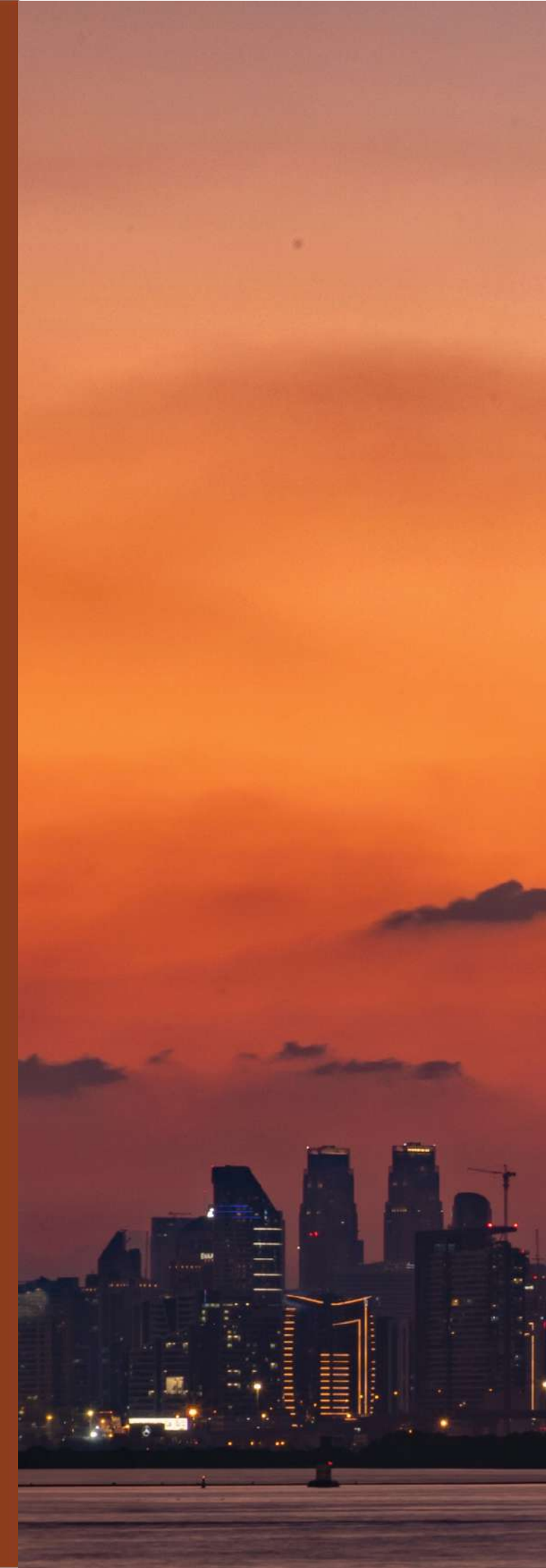


THE ESSENCE

DUBAI

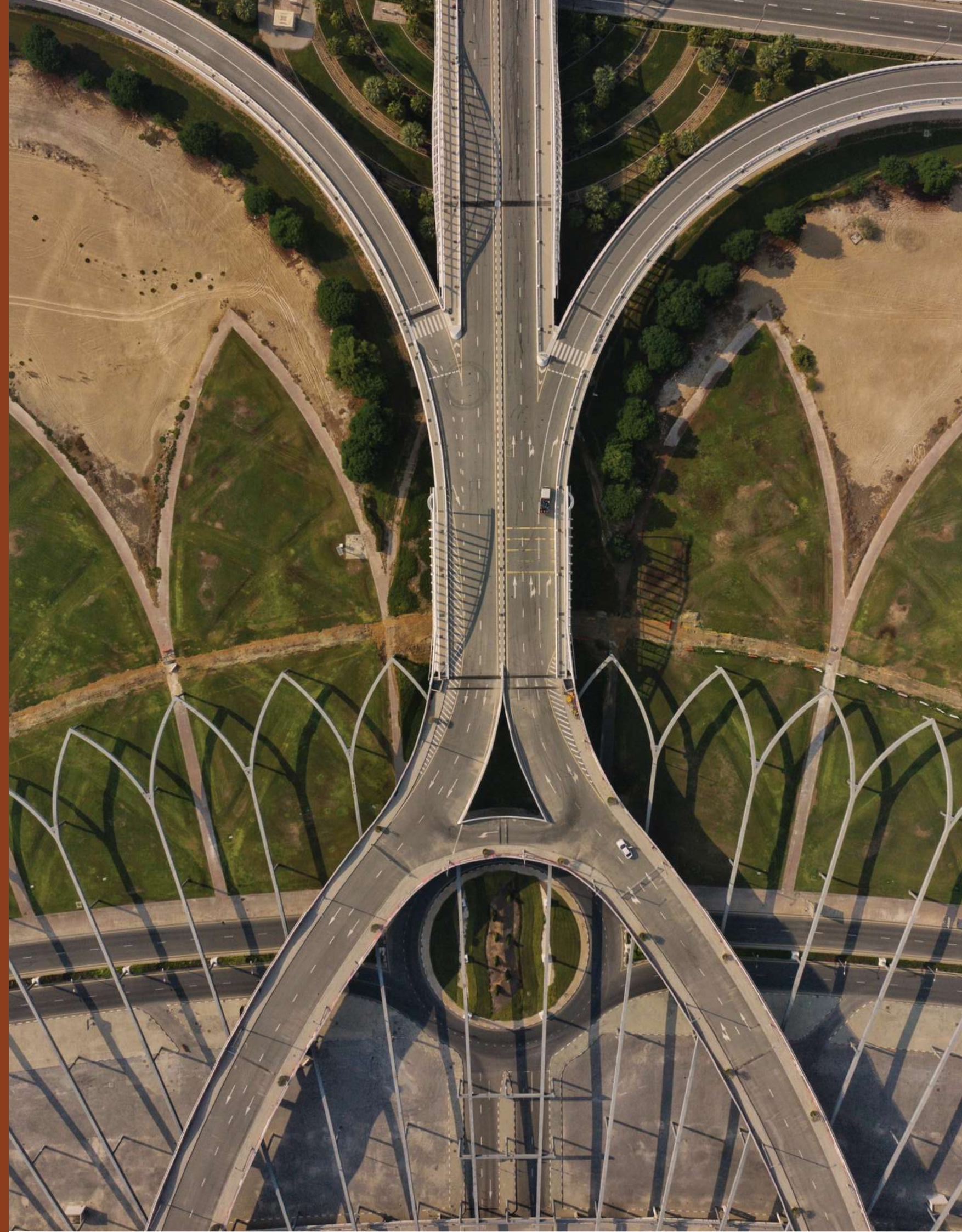
Dubai's allure transcends its iconic skyline, offering a vibrant fusion of security, unparalleled location, and exceptional living standards. Beyond its awe-inspiring architecture and opulent offerings, the city takes pride in its safety, world-class education and healthcare systems, and its rich, multicultural fabric.

With a business-friendly climate and seamless processes, Dubai provides investors the platform to realize their full potential. Owning a home in Dubai is not just a financial investment; it's an entryway to a life brimming with boundless opportunities and limitless possibilities.



M E Y D A N

Meydan is the visionary creation of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister, and Ruler of Dubai. Since its grand opening in 2010, Meydan has captured global attention, with the iconic Meydan Racecourse standing as its centerpiece. MBR City, District 11, is swiftly becoming one of Dubai's most sought-after developments, heralding a future brimming with innovation and new opportunities. The Dubai of tomorrow begins right here.



MOHAMMED BIN RASHID CITY,

D I S T R I C T 11

District 11 is a breathtaking lifestyle sanctuary nestled in the heart of Dubai, where elegant homes overlook a shimmering crystal lagoon, serene beaches, and lush parklands.

This enchanting community reimagines luxury living, with picturesque walkways shaded by tree-lined avenues and a tranquil lagoon at its heart. A true oasis of the 21st century, District 11 offers an exclusive beachfront retreat, inviting residents to immerse themselves in the harmony of nature and refined beauty.



POINTS OF
INTEREST

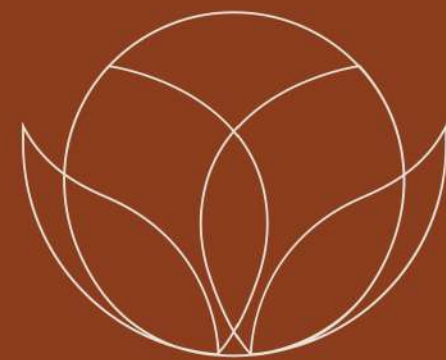
- 01 Mohammed Bin Rashid Al Maktoum City
- 02 Meydan Racecourse
- 03 Burj Khalifa
- 04 Burj Al Arab
- 05 Jumeirah Mosque
- 06 Palm Jumeirah
- 07 Kent College
- 08 World Islands
- 09 Emirates Towers
- 10 Dubai International Airport
- 11 Dubai International Financial District
- 12 Dubai Mall
- 13 Dubai Design District
- 14 Lycee Libanais Francophone School



THE MASTER
COMMUNITY

- Vast Open Spaces
- Gated Community
- Sports Facilities
- Communal Gardens
- Crystal Lagoon
- Mosque Retail
- Supermarkets
- Schools Clinics
-
-





THE
S A N C T U A R Y



W E L C O M E T O S E L O R A R E S I D E N C E S

—

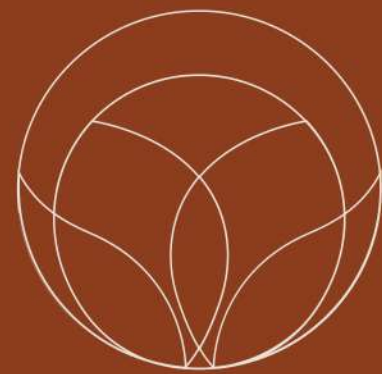
An exclusive gated community of 30 thoughtfully designed villas inspired by the elements of nature, blending luxury with mindful living in one of Dubai's most prestigious communities.

THE
COMMUNITY



M A S T E R P L A N

- 1 Entrance
- 2 Casa Selora Clubhouse
- 3 Laguna Maré
- 4 Kids Area



THE ELEMENTS



THE ELEMENTAL LIVING EXPERIENCE

—

Step into a sanctuary where the elements of nature—light, air, water, and earth—are seamlessly woven into every design, creating a space that nurtures your well-being. This is more than just a home; it's a retreat, a personal escape from the ordinary, where each element is thoughtfully crafted to offer tranquility and balance. The interiors, inspired by nature's beauty, blend exquisite finishes with harmonious spaces, creating an atmosphere of refined serenity. Here, every detail works in harmony to offer a lifestyle of effortless luxury, where every moment feels like a gentle embrace from the natural world.

DESIGN APPROACH

We thoughtfully curate every home to reflect the individuality of those who reside within. Our design approach is deeply personal—an artful balance of elegance and functionality, where every detail is meticulously tailored to your desires.

From the richness of layered textures to the refinement of exquisite finishes, each space is crafted to inspire, delight, and evoke a sense of belonging. This is more than design; it is an immersive experience, a sanctuary that sustains your soul.



CONTEMPORARY DESIGN

Blending modern design with timeless elegance, offering a space where innovation and style meet. Every detail is thoughtfully crafted, inviting you to your perfect sanctuary, where contemporary elegance meets timeless comfort.





V E R S A T I L E S P A C E S

Thoughtfully designed open layouts that balance functionality with aesthetic appeal, allowing for effortless customization to suit your lifestyle.



UNPARALLELED CRAFTSMANSHIP

At Selora Residences, every corner tells a story of artistry and elegance. From the lustrous gleam of polished marble to the natural warmth of timber, each material is thoughtfully selected to add depth and character. Meticulous attention to detail,

From the finest finishes to the subtle architectural accents, ensures a living experience that radiates timeless beauty and impeccable craftsmanship.



N A T U R A L H A R M O N Y

Rich textures of wood and stone,
along with nature-inspired accents,
create a tranquil ambiance that
fosters a deep connection with the
surrounding environment.



COBBLESTONE PAVEMENTS

Blending the charm of cobblestone with modern design, these thoughtfully crafted pathways evoke the timeless beauty of history while seamlessly complementing the contemporary surroundings. Every step you take is a journey through artistry, where tradition meets innovation in a harmonious dance of past and present.



T I M E L E S S A R C H I T E C T U R E

Each residence is a masterpiece of unique design, embracing natural finishes and earthy tones to cultivate an inviting, warm, and enduring charm.



4 BED VILLA FRONT

LuzVillas I 4-Bedroom I 4,513.88Sq.ft I 4 Units I Private Swimming Pool I Elevator I Landscaped Garden



4 BED VILLA FRONT



4 BED VILLA BACK



L I V I N G R O O M



D I N I N G A R E A / L I V I N G R O O M

Luz brings clarity and warmth, flooding your home with natural light. Its design emphasizes openness and illumination, creating an inviting and uplifting atmosphere where clarity and serenity flow seamlessly throughout.



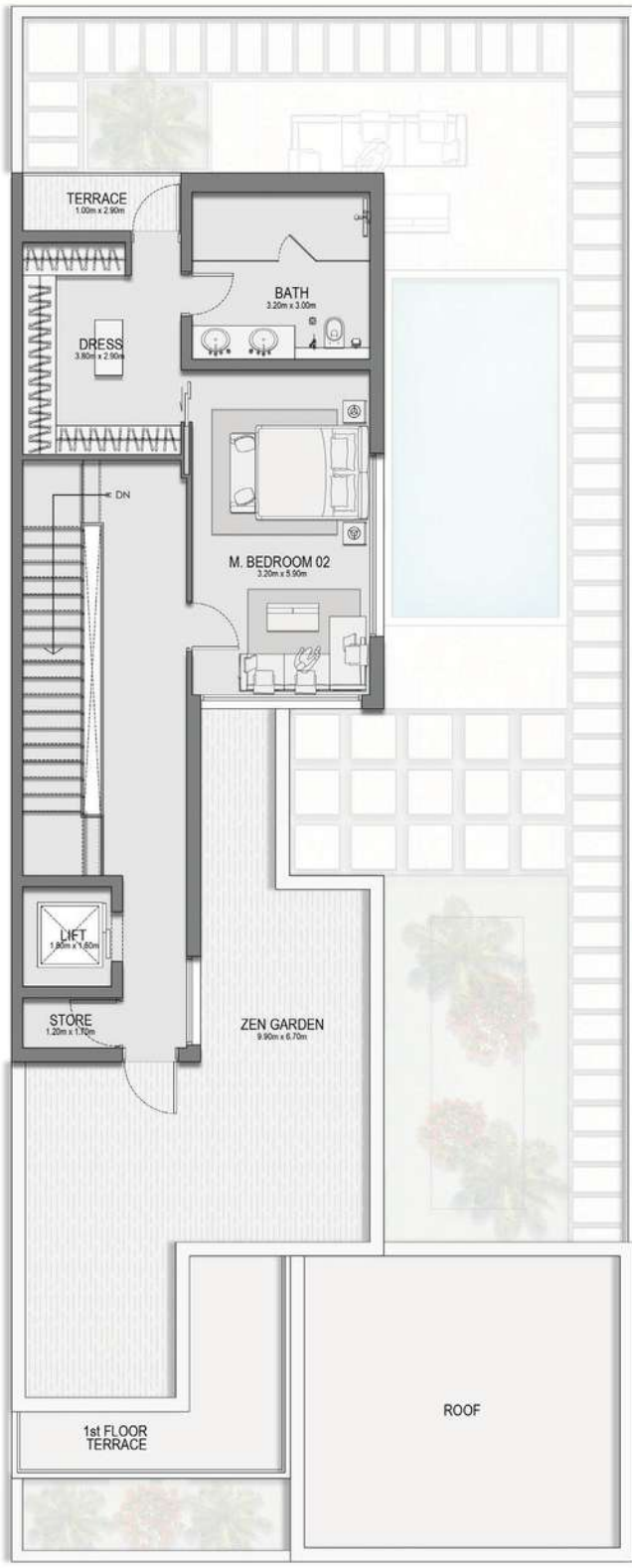
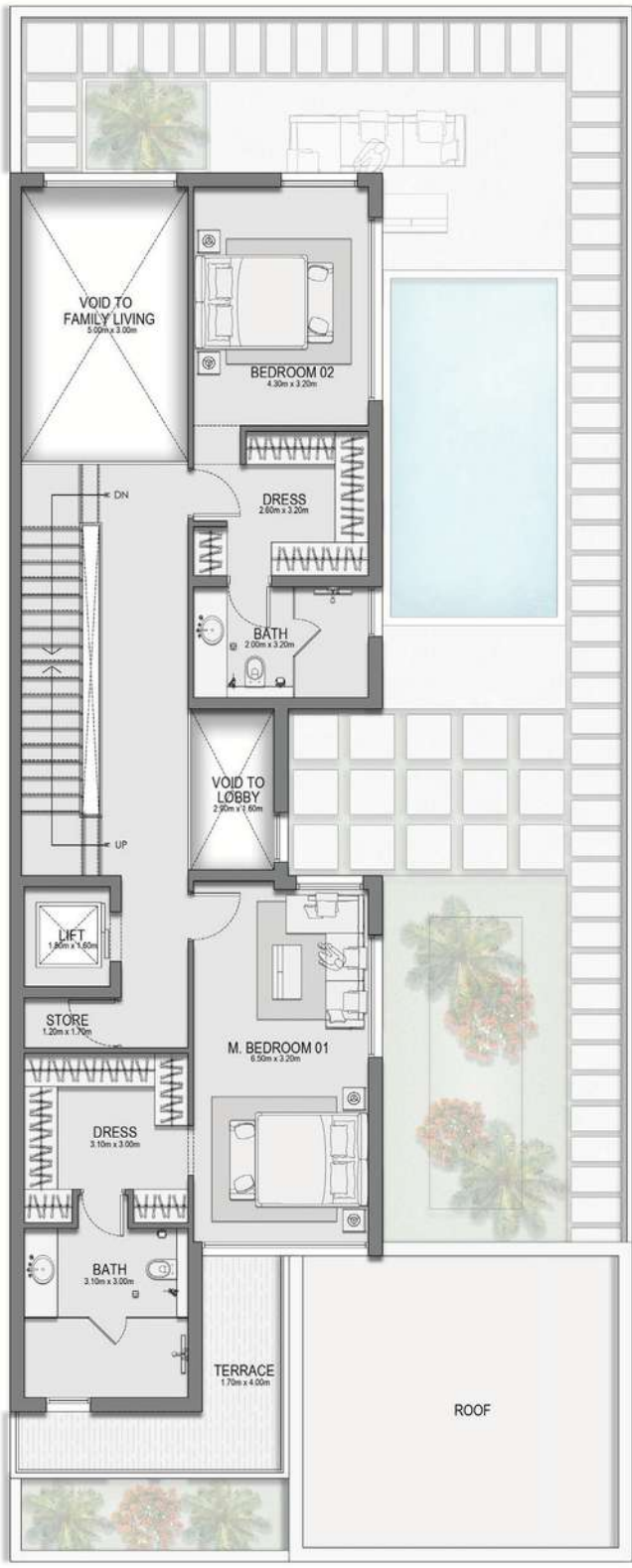
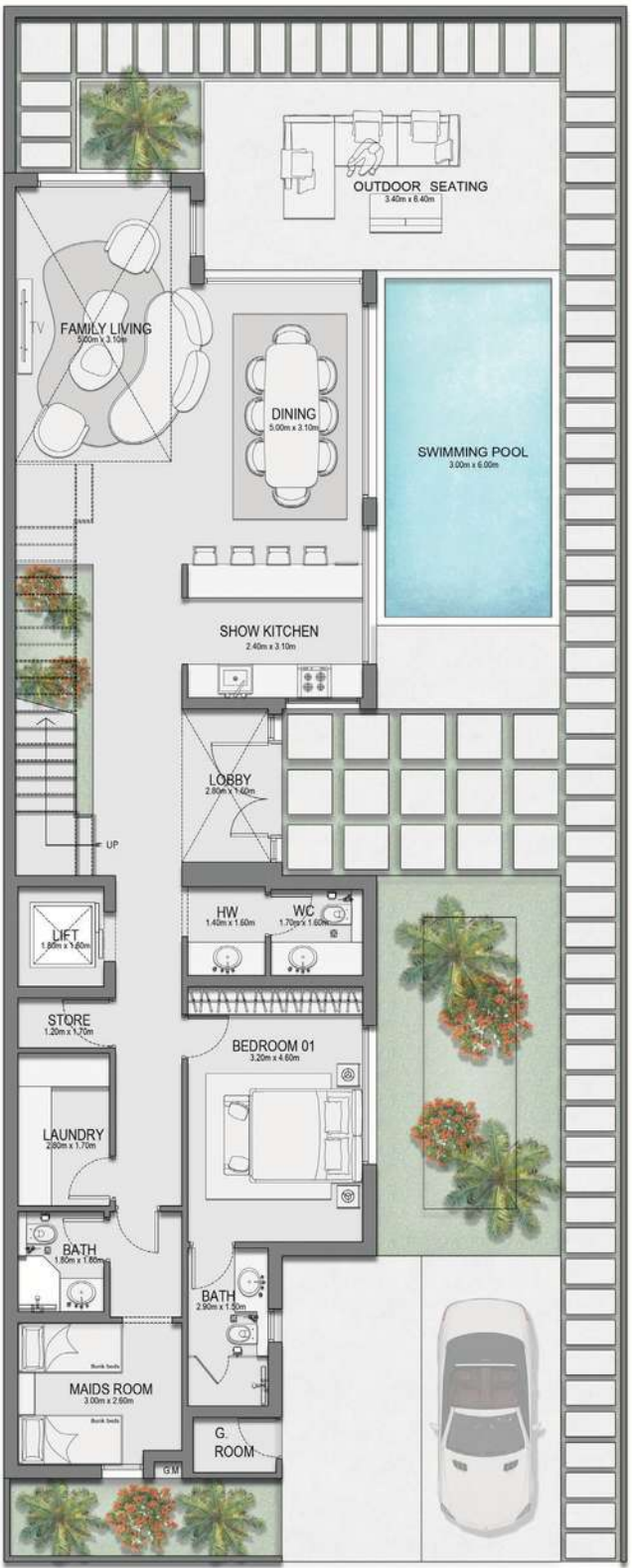
KITCHEN



BEDROOM



BATHROOM



FLOORPLANS

5 BED VILLA FRONT

VelaVillas I 5-Bedroom I 5543.09Sq.ft I 20 Units I Private Swimming Pool I Elevator I Landscaped Garden



5 BED VILLA BACK



LIVING ROOM



DINING AREA / LIVING ROOM

Vela captures the winds of progress, symbolizing direction and movement. Its design flows effortlessly, guiding you toward new horizons while offering a sense of freedom and forward momentum in every space.



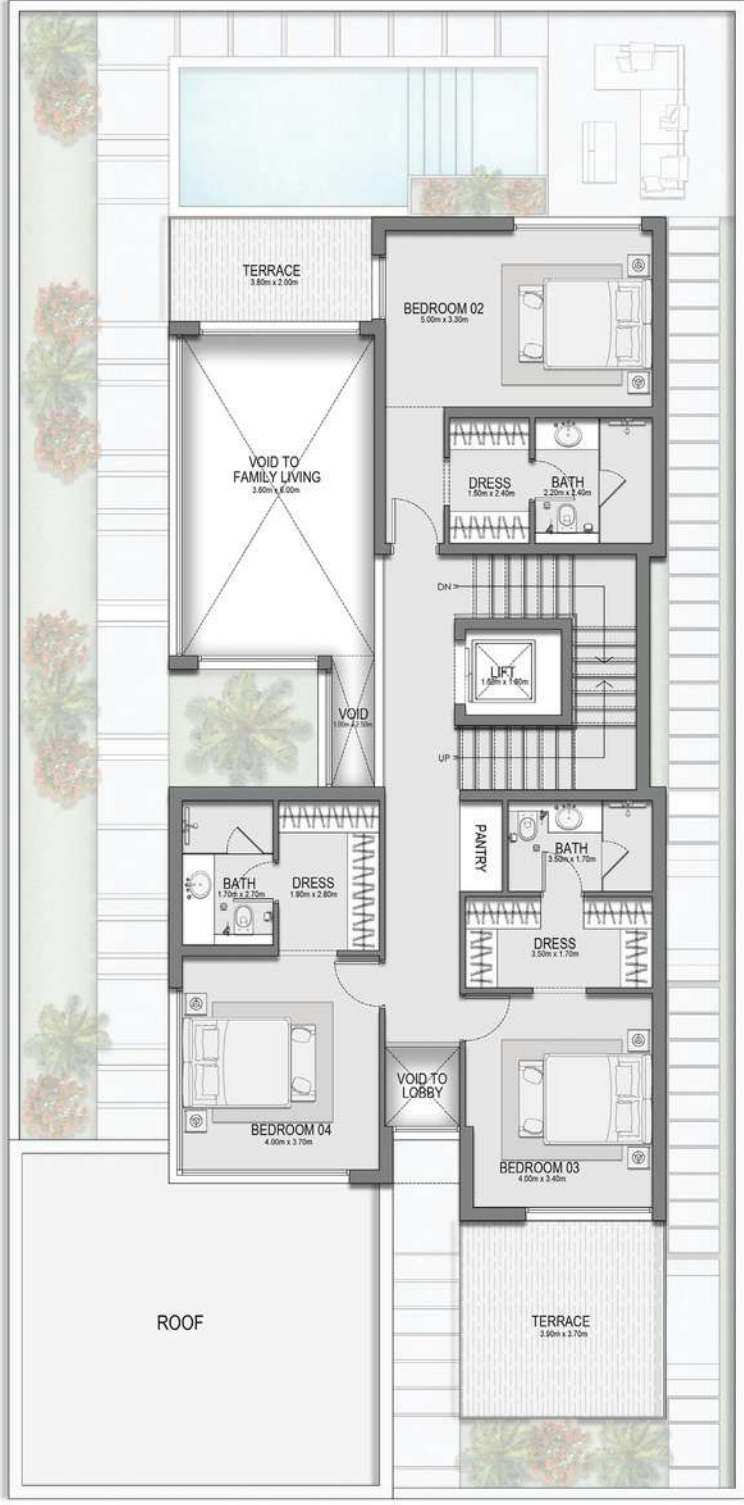
KITCHEN



BEDROOM



BATHROOM



FLOOR PLANS

6 BED VILLA FRONT

Verve Villas I 6-Bedroom I 7887.69 Sq.Ft / 8480.99 Sq. Ft I 3 Units I Private Swimming Pool I Elevator I Landscaped Garden



6 BED VILLA BACK



L I V I N G R O O M



D I N I N G A R E A / L I V I N G R O O M

Verve celebrates vitality and energy, infusing your home with passion and enthusiasm. It's a dynamic space that inspires action and creativity, bringing a spirited essence to every corner of the villa.



KITCHEN



BED ROOM



BATHROOM



FLOORPLAN

6 BED ISLAND VILLA FRONT

Maré Villas I 6-Bedroom I 8800.36Sq.ft I 3Units I Private Swimming Pool I Elevator I Landscaped Garden



6 BED ISLAND VILLA BACK



L I V I N G R O O M



D I N I N G A R E A / L I V I N G R O O M

Maré connects you to the rhythm of the ocean, evoking the tranquil ebb and flow of the sea. Its design reflects calm and renewal, creating a peaceful sanctuary where nature's movements are mirrored in every detail.



KITCHEN



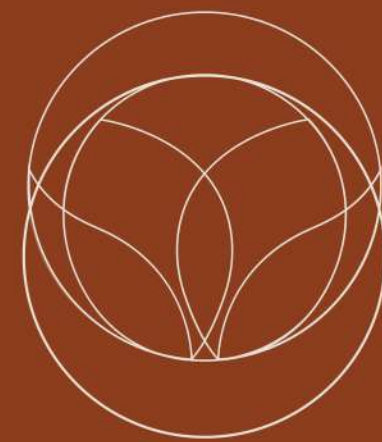
BED ROOM



BATHROOM



FLOORPLANS



THE
HARMONY



A HAVEN FOR
EVERY
GENERATION

Selora Residences offers an immersive experience where every amenity is thoughtfully designed to nurture both your well-being and the environment. The stunning Laguna Maré invites you to relax by the tranquil waters, the Clubhouse provides a space for social connection and community activities, and the Padel courts offer a chance to stay active in a peaceful setting. Casa Selora, a hub of warmth and elegance, complements your living experience, while expansive green spaces, cycling tracks, and fitness areas support a healthy, active lifestyle. At Selora, we've curated a lifestyle where your soul feels at ease, and future generations can thrive in a sustainable and mindful environment.



SELORA FACILITIES



SWIMMABLE LAGUNA MARÉ



CASA SELORA CLUBHOUSE



PADEL COURT



INFINITY POOL



FITNESS CENTRE



LOUNGE



LUSH GREENERY



KIDS AREA



CIGAR LOUNGE



YOGA STUDIO



KIDS POOL



LAGUNA MARÉ

Laguna Maré is more than just a serene oasis—it's a vision for the future, where nature's timeless beauty provides a peaceful retreat for generations to come. Surrounded by lush greenery and gently flowing waters, this island-inspired lagoon offers an environment where families can reconnect, rejuvenate, and embrace the harmony of nature. In a world that is constantly changing, Laguna Maré stands as a constant, a sanctuary designed to nurture the soul today, while preserving its tranquil beauty for future generations. A space where the rhythms of nature flow effortlessly, creating lasting memories for those who call Selora home.



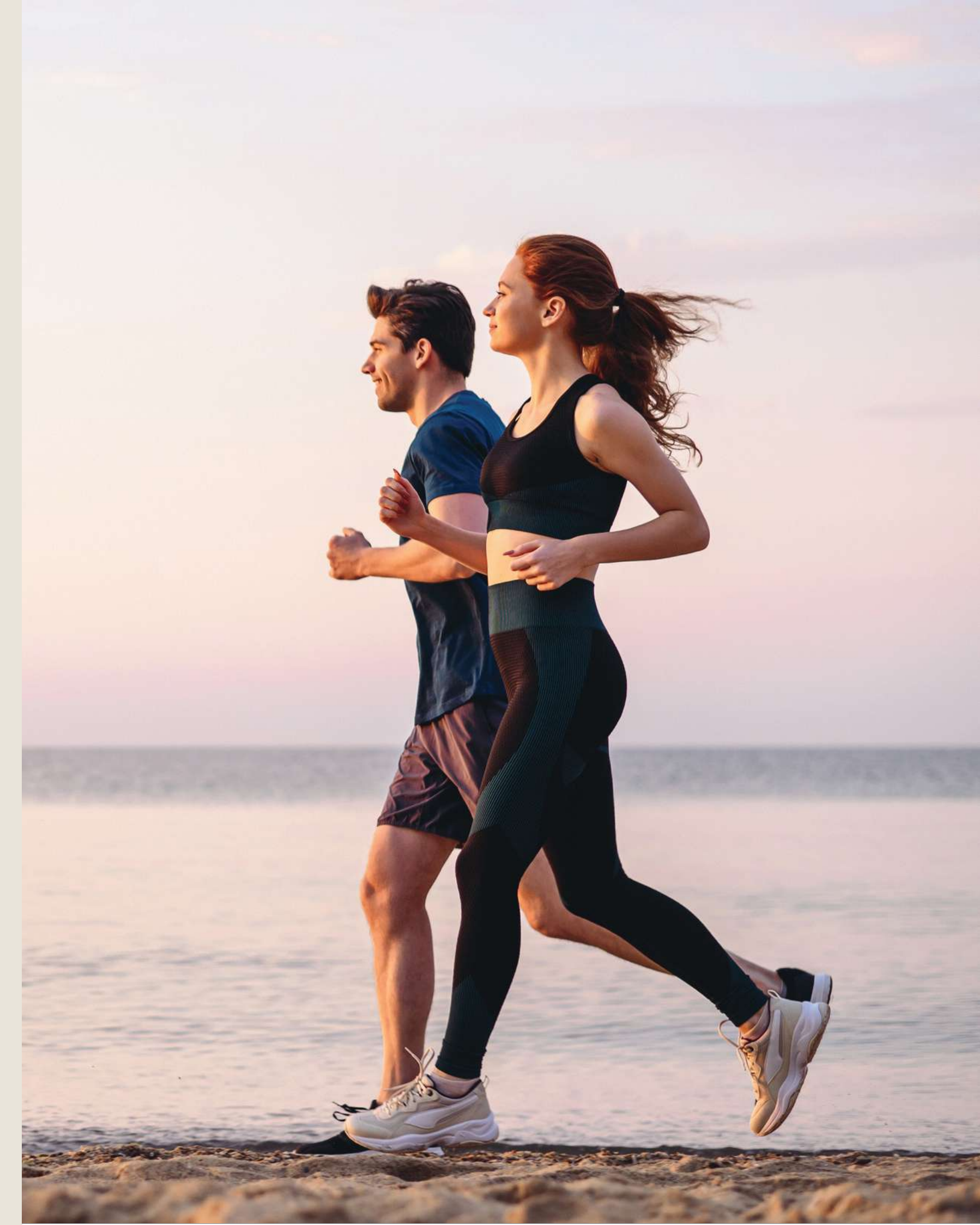
UNWIND BY THE WATER'S EDGE

-  Swimmable Crystal Lagoon
-  Waterside Walking/running Track
-  Canoeing / Kayaking
-  Sandy Beaches



WELLNESS AND LEISURE

-  Walking And Cycling Trails
-  Recreational Amenities
-  Community Clubhouse
-  Outdoor Gym And Sports Courts
-  Children's Play Areas
-  Community Gardens
-  Lush Landscaped Areas
-  Multi-functional Deck



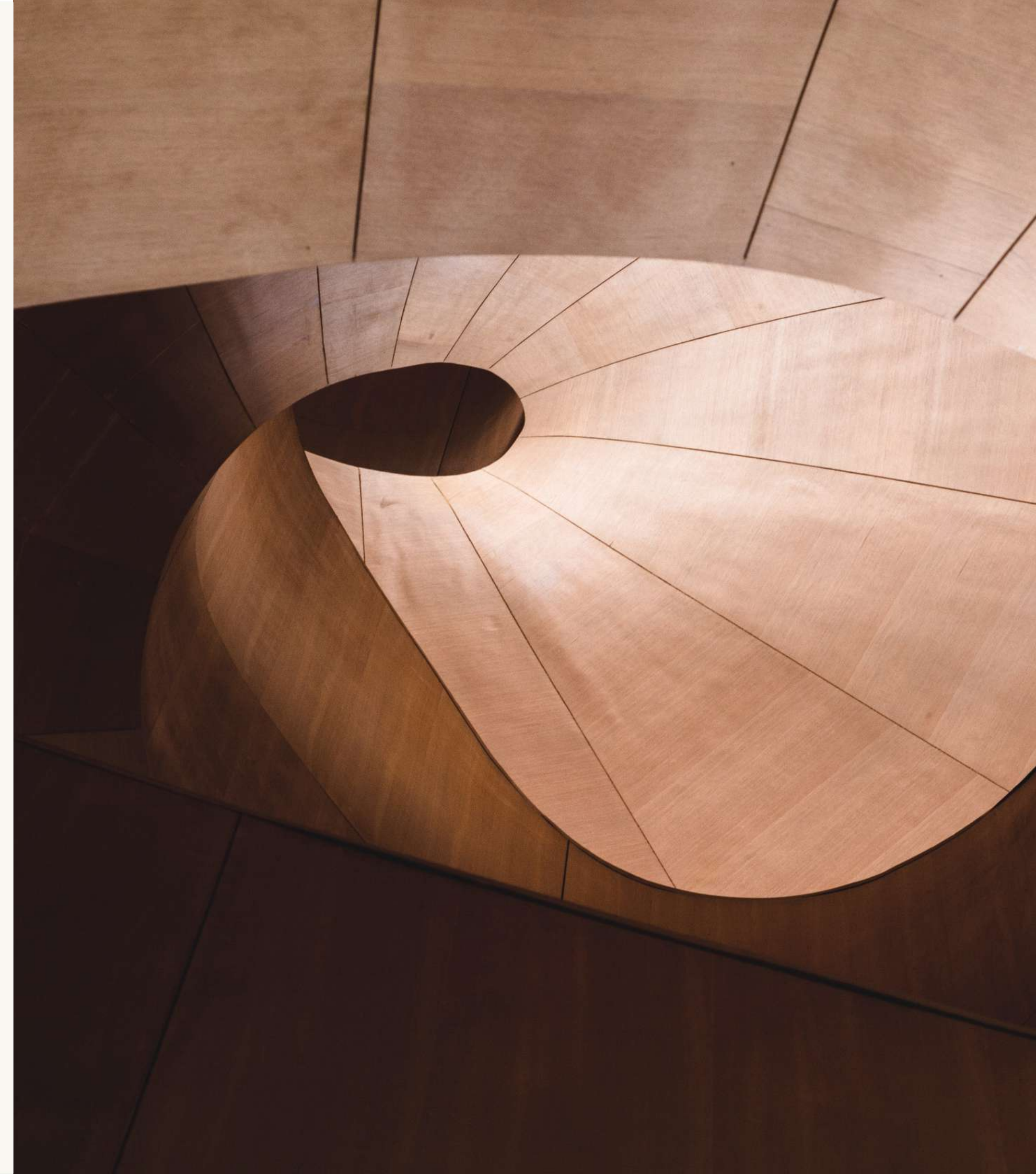


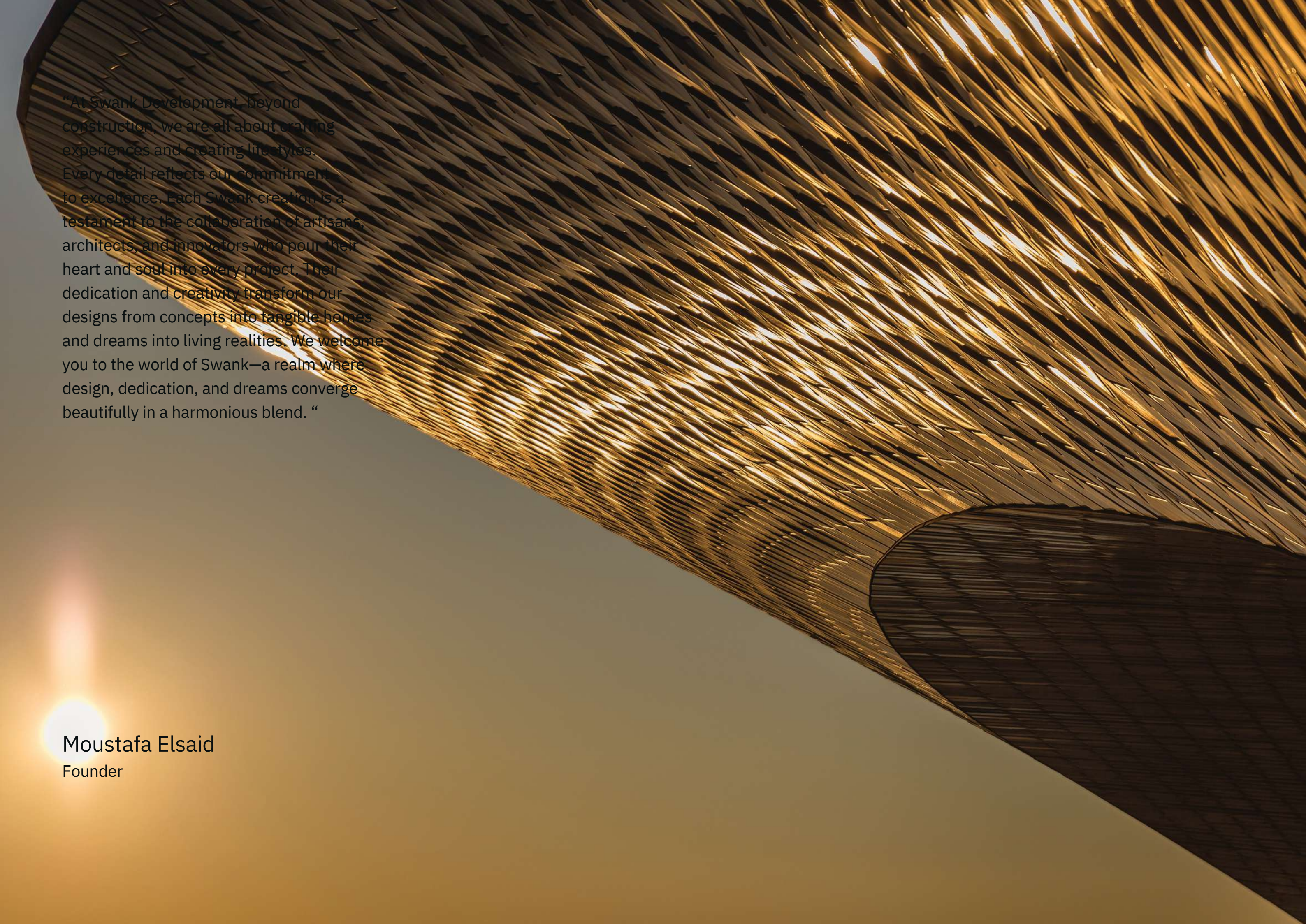
THE
VISIONARY



Swank Development, is an esteemed European real estate developer. We bring together a wealth of experience from various sectors, including construction, design, and furniture, contributing to a holistic approach that sets us apart. Dedicated to encapsulating the essence and heritage of Europe, we embark on a mission to seamlessly infuse the vibrant traditions, warm hospitality, and the pure joy of living characteristic of Portuguese culture into our projects in the UAE, creating a unique and sophisticated living experience for our discerning customers.

More than developers; we're artisans of style, curators of exceptional experiences, and makers of bespoke lifestyles.





“At Swank Development, beyond construction, we are all about crafting experiences and creating lifestyles. Every detail reflects our commitment to excellence. Each Swank creation is a testament to the collaboration of artisans, architects, and innovators who pour their heart and soul into every project. Their dedication and creativity transform our designs from concepts into tangible homes and dreams into living realities. We welcome you to the world of Swank—a realm where design, dedication, and dreams converge beautifully in a harmonious blend. “

Moustafa Elsaid
Founder

Laguna Maré is more than just a serene oasis—it’s a vision for the future, where nature’s timeless beauty provides a peaceful retreat for generations to come. Surrounded by lush greenery and gently flowing waters, this island-inspired lagoon offers an environment where families can reconnect, rejuvenate, and embrace the harmony of nature.

In a world that is constantly changing, Laguna Maré stands as a constant, a sanctuary designed to nurture the soul today, while preserving its tranquil beauty for future generations. A space where the rhythms of nature flow effortlessly, creating lasting memories for those who call Selora home.



Disclaimer: Whilst every care has been taken to ensure accuracy in the preparation of the information contained herein, no warranties whatsoever are given or legal representation provided in respect thereon. The developer reserves the right to modify information of the development or any part thereof as may be approved or required by the relevant authorities