

Mayfair®

CRAFTED WITH LUXURY, ROOTED IN SERENITY



An  
Icon of  
Enduring  
Beauty.



MAYFAIR NEXUS

02

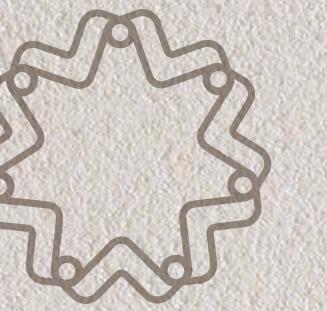


PASSION FOR PERFECTION



MAYFAIR NEXUS

03



A Paradigm of Perfection.  
A Touchstone of Architectural Mastery.  
A Pillar of Superior Craftsmanship.



A REFLECTION  
of Exclusivity

A SANCTUARY WHERE ELEGANCE LASTS FOREVER



MAYFAIR NEXUS

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# WELCOME TO MAYFAIR NEXUS



# Experience Luxury Living at Mayfair Nexus

LUXURY  
LIVING



Experience unparalleled luxury at **Mayfair Nexus**, the latest masterpiece by **Seven Mayfair Real Estate Development** in Wadi Al Safa 7. This exclusive community features **nine boutique-style low-rise buildings**, offering **434 meticulously designed apartments** alongside premium retail and F&B outlets. Spanning **498,000 square feet**, it redefines sophisticated living with **innovative design, high-quality materials, and state-of-the-art amenities**. From serene Zen gardens to smart home technology, every detail is crafted to perfection. Ideally located for seamless connectivity, Mayfair Nexus offers a tranquil retreat within lush greenery, just moments from Dubai's vibrant core.



## ARCHITECT

Mayfair Nexus is thoughtfully designed by internationally renowned architect and master planner Tony Ashai , celebrated for his signature style that seamlessly merges elegance with functionality. With a portfolio ranging from sleek urban landscapes to opulent residential estates, Tony Ashai's unparalleled design expertise has earned him global acclaim and numerous accolades for redefining architectural aesthetics.

At Seven Mayfair, we are honored to collaborate with this visionary, whose passion for innovation and dedication to excellence inspire our pursuit of architectural perfection. Experience the transformative power of world-class design with Tony Ashai at Mayfair Nexus.

## Projects designed by ADU in Dubai

Redwood Park Villas

JW Marriott Ras Al Khaimah

Centurian Residence

Dubai Lifestyle City

Centurian Onyx





1 DXB Airport  
26 mins

2 Al Maktoum Airport  
25 mins

3 Dubai Mall / Downtown  
25 mins

4 Business Bay  
24 mins

5 Trade Centre  
28 mins

6 Mall Of Emirates  
22 mins

7 Arabian Ranches 2  
10 mins

8 Sheikh Zayed Road  
18 mins

9 Dubai Marina  
25 mins

10 Jumeirah Beach  
28 mins

# Project Configuration

Each residence is a masterpiece of innovative design,  
premium materials, and modern amenities.



**434** Apt  
(One, Two & Three  
bedroom apartments)



**9** Low rise  
Buildings



**87,600** Sq Ft  
of Retail and F&B Outlets



**30+**  
Amenities



**G+4**  
Configuration



Basement &  
Open Parking



# AMENITIES

Take each day as it comes; let your mind wander as you lounge by the water and soak up the in the sun.



Indoor Kids Play Area



Kids Outdoor Play Area



# Promenade



# POOL



Lorem ipsum



Fully Equipped Gym



Zen Garden /Open Air Yoga Park



Paddle



Pool Deck Sitting





**Snooker & Tennis Zone**



**Club House**

Rejuvenate at the Clubhouse filled with a plethora of amenities to unwind from the hustle and bustle of everyday life. Experience a sense of kinship as you engage with like-minded individuals from different parts of the world.





Cinema Lounge

Relax and unwind at Suna and Cinema Lounge, where serenity meets entertainment. Enjoy a soothing sauna session or immerse yourself in a cinematic experience, creating unforgettable moments with loved ones.



Sauna & Steam



Mayfair Nexus features over **87,000 sq. ft.** of premium retail and F&B outlets, offering a perfect mix of convenience and luxury. From high-end boutiques to everyday essentials and gourmet dining, this vibrant hub provides a sophisticated experience that enhances the community's exclusivity.

# Rotana





Road



Experience a vibrant retail destination where convenience meets community.  
Stroll through thoughtfully designed spaces, seamlessly blending shopping, leisure, and greenery, creating the perfect atmosphere for social connections and everyday essentials.



MAYFAIR NEXUS

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STEP INTO  
*Elegance*



WELCOME TO  
The Grand Lobby



Mayfair Nexus is a tapestry of elegance and well-being, where life's finest comforts are woven seamlessly into your everyday experience. With every essential amenity at your doorstep, it offers a sanctuary of balance, ensuring that tranquility and convenience are always within reach.



Resident Lounge



Elite Business Center

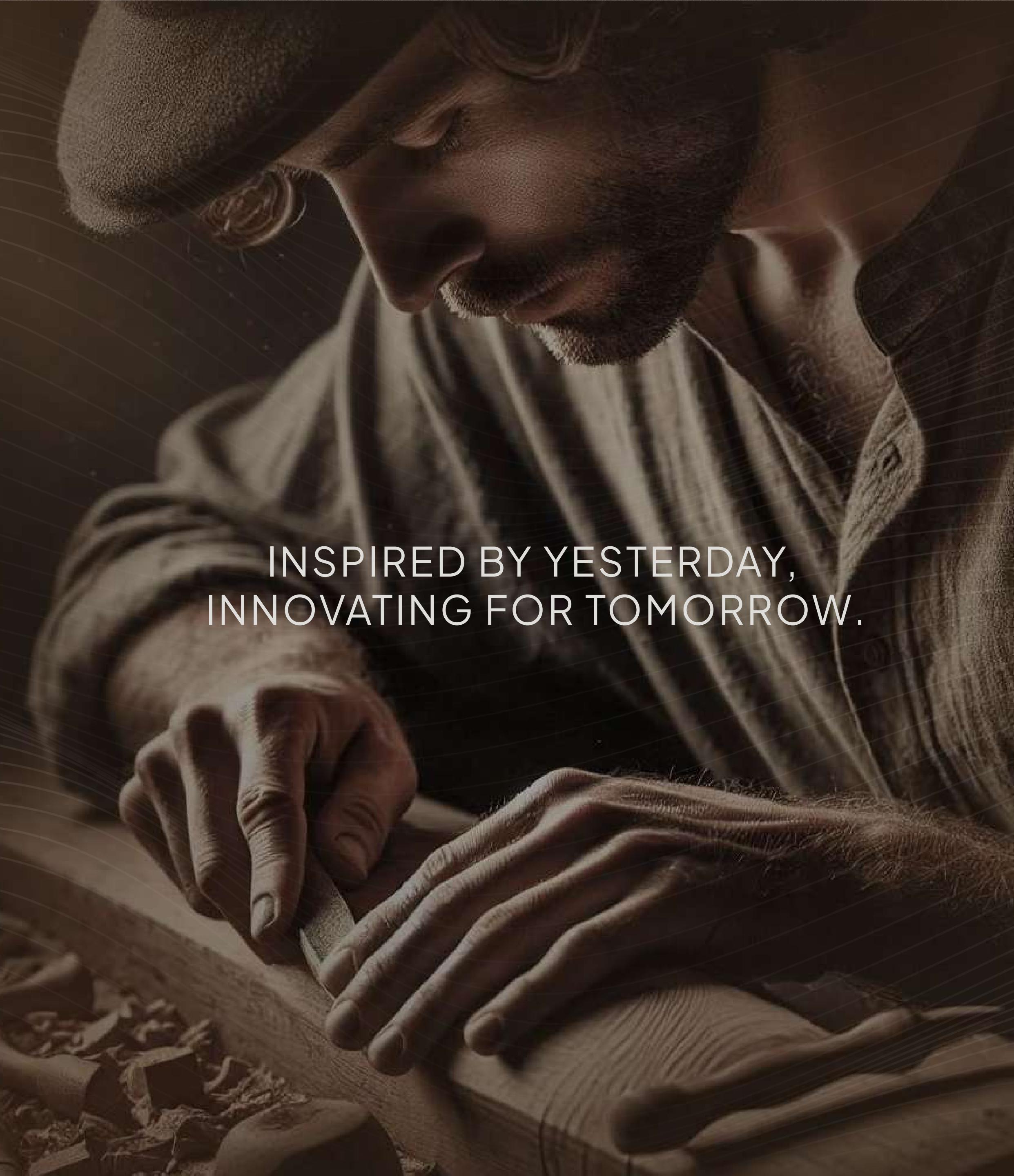


## OTHER AMENITIES



- Jogging Track
- Prayer Hall
- Jacuzzi
- Family Seating Area
- Visitor Parking
- Smart Homes
- Pets Zone
- Health Bar
- Zen garden
- SPA & Therapy
- Kids Pool
- BBQ Area
- Pet Wash Station
- Electric Vehicle Recharge Station
- Nirvana Park / Relaxation Zone
- Library
- Golf Stimulator
- Podium Pool





**INSPIRED BY YESTERDAY,  
INNOVATING FOR TOMORROW.**

**DESIGN**

Efficiently conceptualized.

**ENGINEERING & CONTRACTING**

Minutely scrutinized to precision.

**MATERIAL SOURCING**

Usage of world-class technology for manufacturing.

**CRAFTSMANSHIP**

Impeccable attention to detail from conceptualization to delivery.

**QUALITY CONTROL**

Setting a new benchmark globally.



CRAFTED INTERIOR  
Moden Living

# Bedroom





# Living Area



MAYFAIR NEXUS

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# Kitchen





# Dining Area





# 1BEDROOM APARTMENT

**TYPE A**

GFA	57.80	SQ.M.	622.15	SQ.M.
DECK	28.14*	SQ.M.	302.89	SQ.M.
SALEABLE	85.94	SQ.M.	925.04	SQ.M.

**#BALCONY SIZE VARIES**

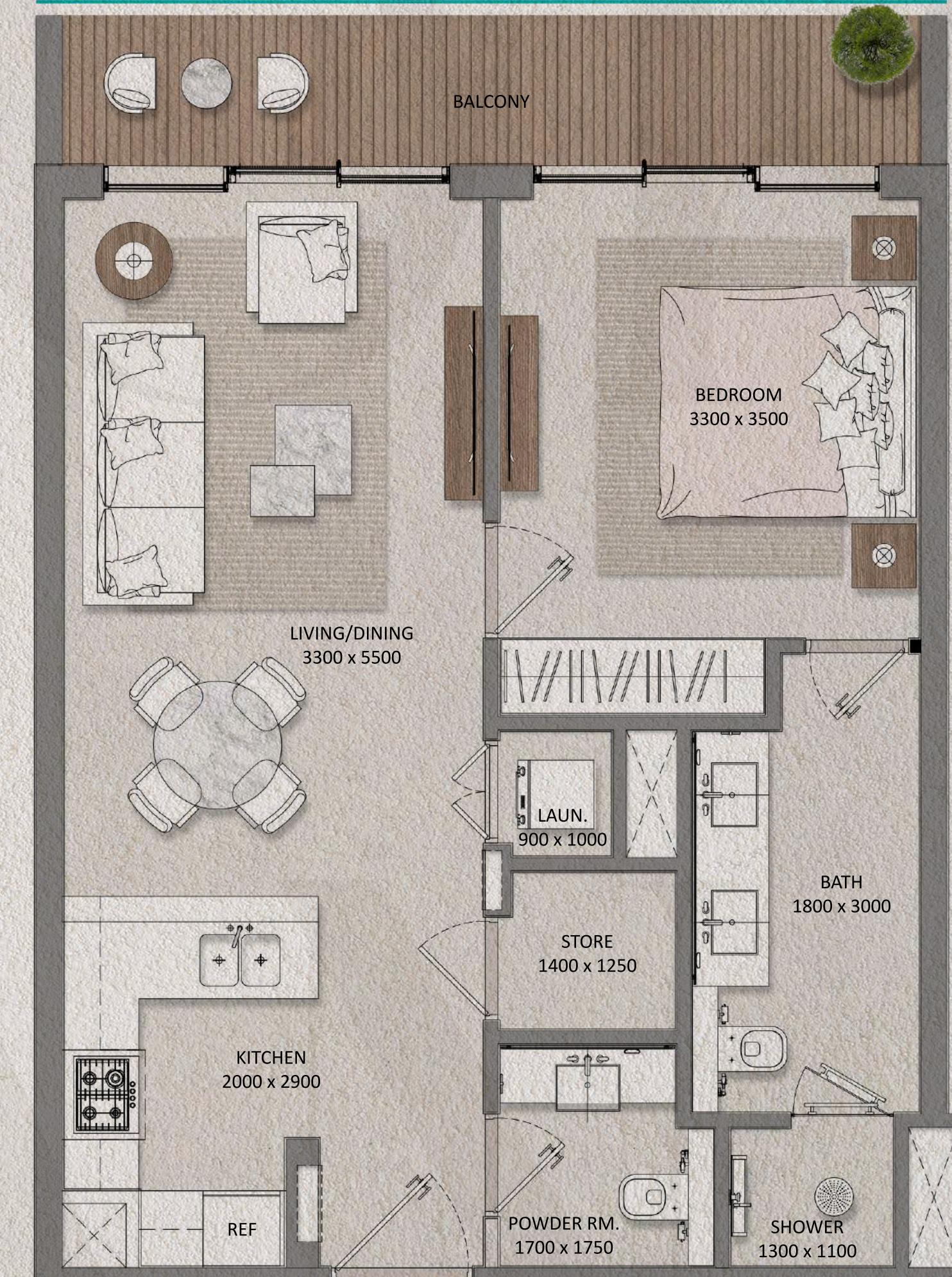


# 1BEDROOM APARTMENT

## TYPE A1

GFA	57.66	SQ.M.	620.65	SQ.M.
DECK	9.48*	SQ.M.	102.04	SQ.M.
SALEABLE	67.14	SQ.M.	722.69	SQ.M.

#BALCONY SIZE VARIES



# 1BEDROOM APARTMENT

TYPE A2

GFA	55.37	SQ.M.	596.00	SQ.M.
DECK	28.27*	SQ.M.	304.29	SQ.M.
SALEABLE	83.64	SQ.M.	900.29	SQ.M.

#BALCONY SIZE VARIES

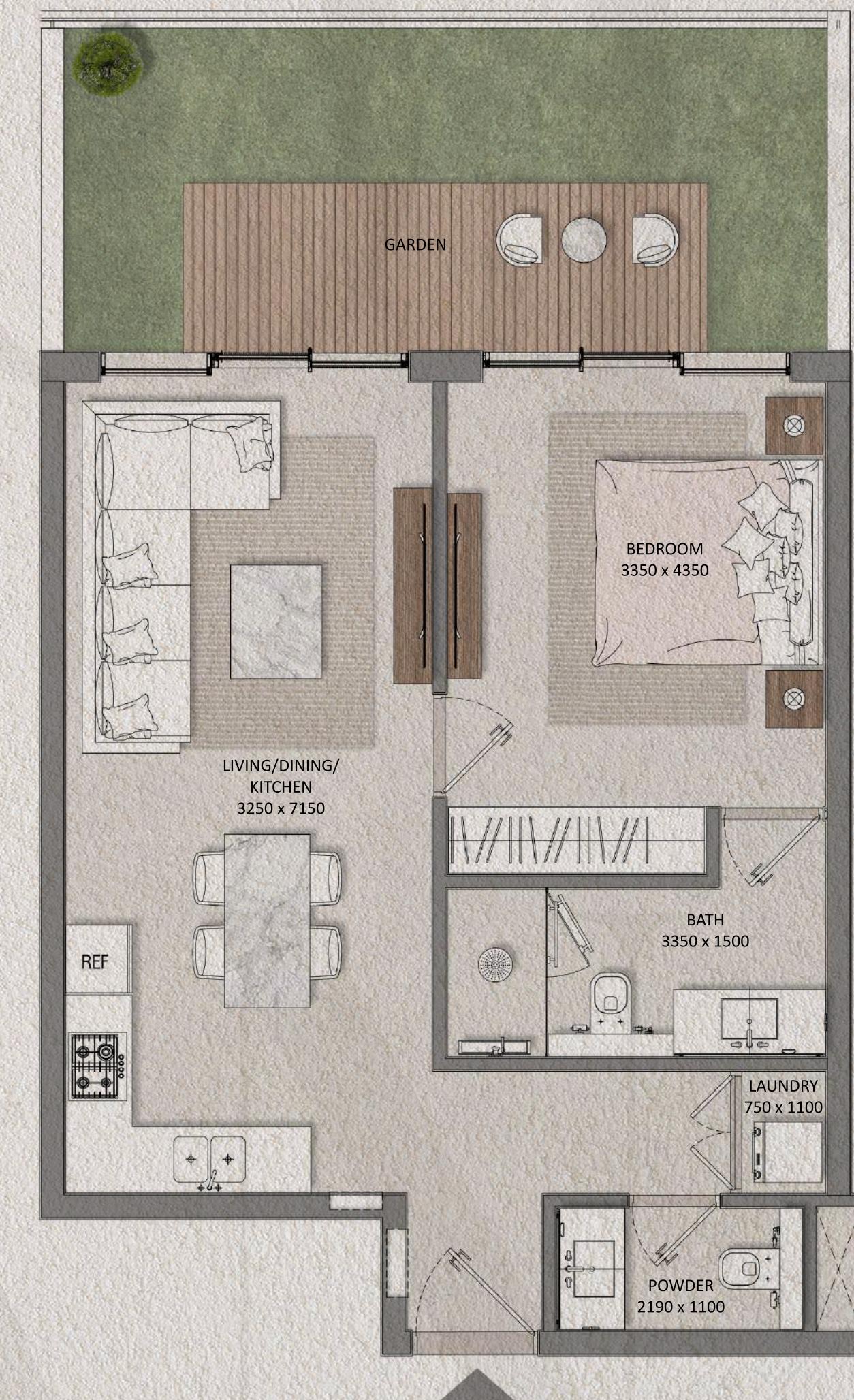


# 1BEDROOM APARTMENT

TYPE A3

GFA	54.64	SQ.M.	588.14	SQ.M.
DECK	20.88*	SQ.M.	224.75	SQ.M.
SALEABLE	75.52	SQ.M.	812.89	SQ.M.

#BALCONY SIZE VARIES



# 1BEDROOM APARTMENT

## TYPE B

GFA	71.93	SQ.M.	774.25	SQ.M.
DECK	9.37*	SQ.M.	100.85	SQ.M.
SALEABLE	81.30	SQ.M.	875.10	SQ.M.

#BALCONY SIZE VARIES

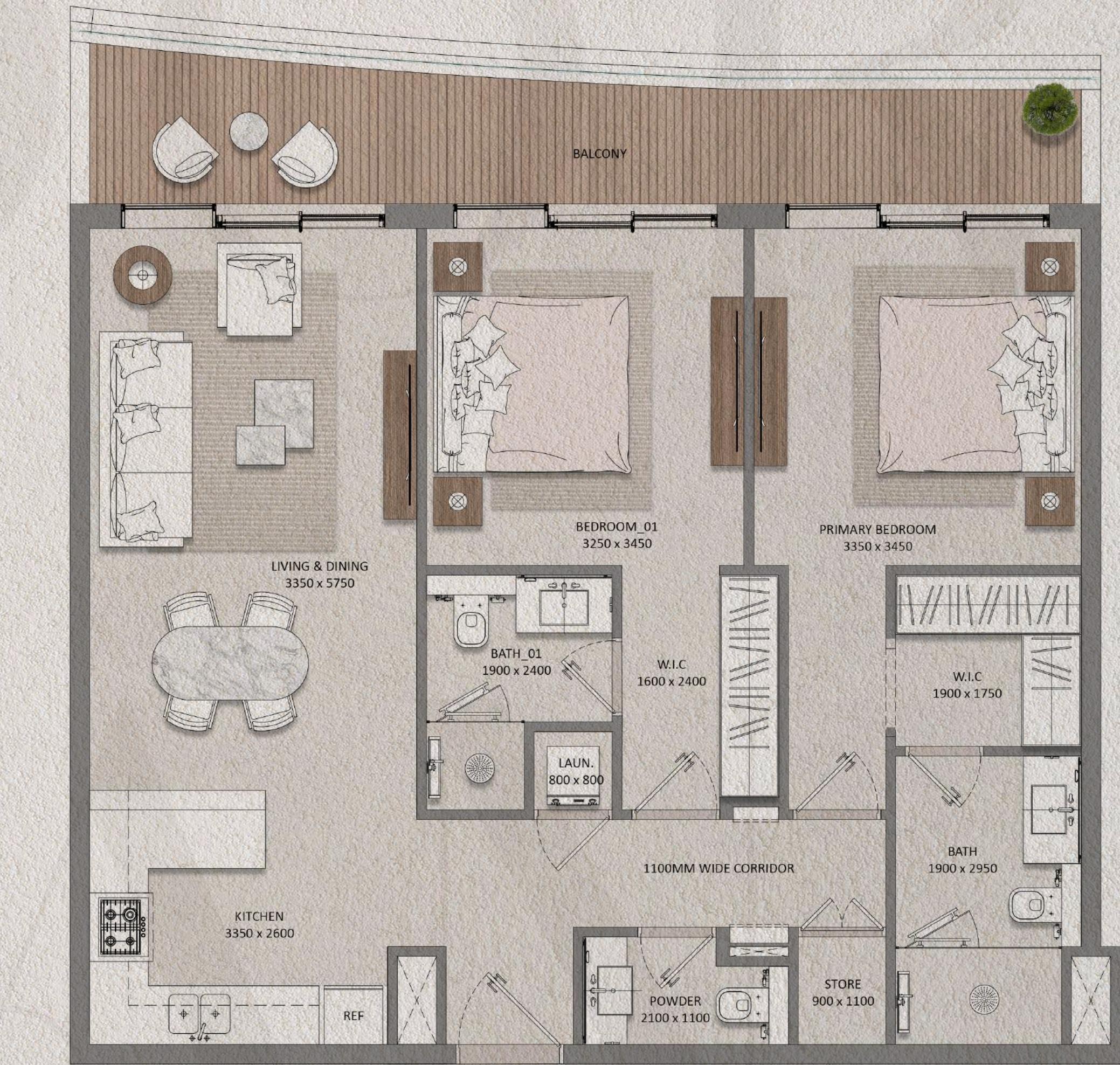


# 2 BEDROOM APARTMENT

## TYPE A1

GFA	86.98	SQ.M.	936.25	SQ.M.
DECK	15.87*	SQ.M.	170.82*	SQ.M.
SALEABLE	102.85	SQ.M.	1107.07	SQ.M.

#BALCONY SIZE VARIES



# 2 BEDROOM APARTMENT

**TYPE A2**

GFA	84.61	SQ.M.	910.74	SQ.M.
DECK	36.82	SQ.M.	396.33*	SQ.M.
SALEABLE	121.43	SQ.M.	1307.07	SQ.M.

**#BALCONY SIZE VARIES**

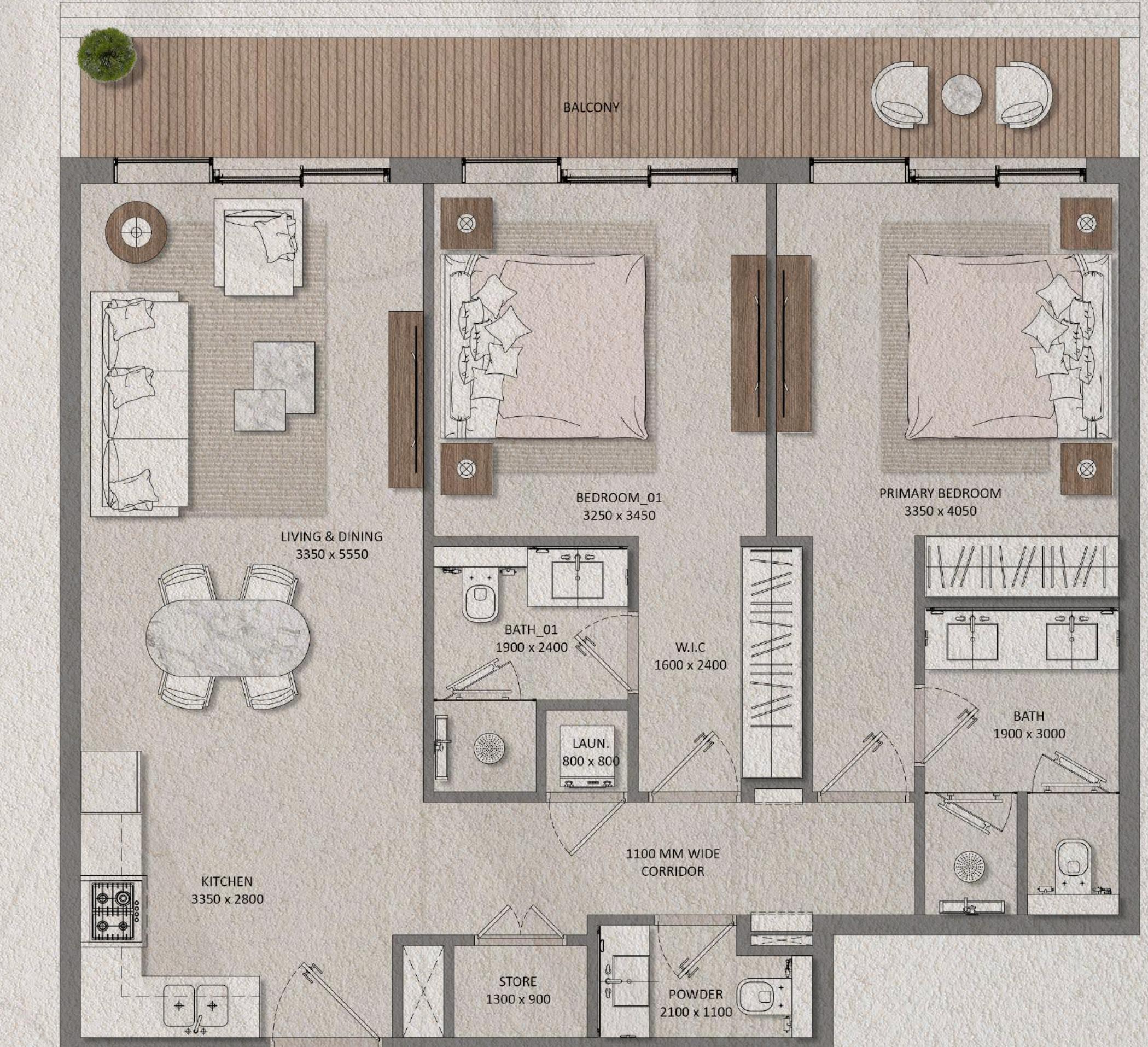


# 2 BEDROOM APARTMENT

**TYPE A3**

GFA	83.69	SQ.M.	900.84	SQ.M.
DECK	14.69*	SQ.M.	158.12*	SQ.M.
SALEABLE	98.38	SQ.M.	1058.96	SQ.M.

#BALCONY SIZE VARIES



# 2 BEDROOM APARTMENT

**TYPEB**

<b>GFA</b>	<b>84.46</b>	<b>SQ.M.</b>	<b>909.13</b>	<b>SQ.M.</b>
<b>DECK</b>	<b>36.85</b>	<b>SQ.M.</b>	<b>396.65*</b>	<b>SQ.M.</b>
<b>SALEABLE</b>	<b>121.31</b>	<b>SQ.M.</b>	<b>1305.78</b>	<b>SQ.M.</b>

**#BALCONY SIZE VARIES**



# 2 BEDROOM APARTMENT

**TYPE B1**

GFA	86.90	SQ.M.	935.39	SQ.M.
DECK	35.62	SQ.M.	383.41	SQ.M.
SALEABLE	122.52	SQ.M.	1318.80	SQ.M.

**#BALCONY SIZE VARIES**

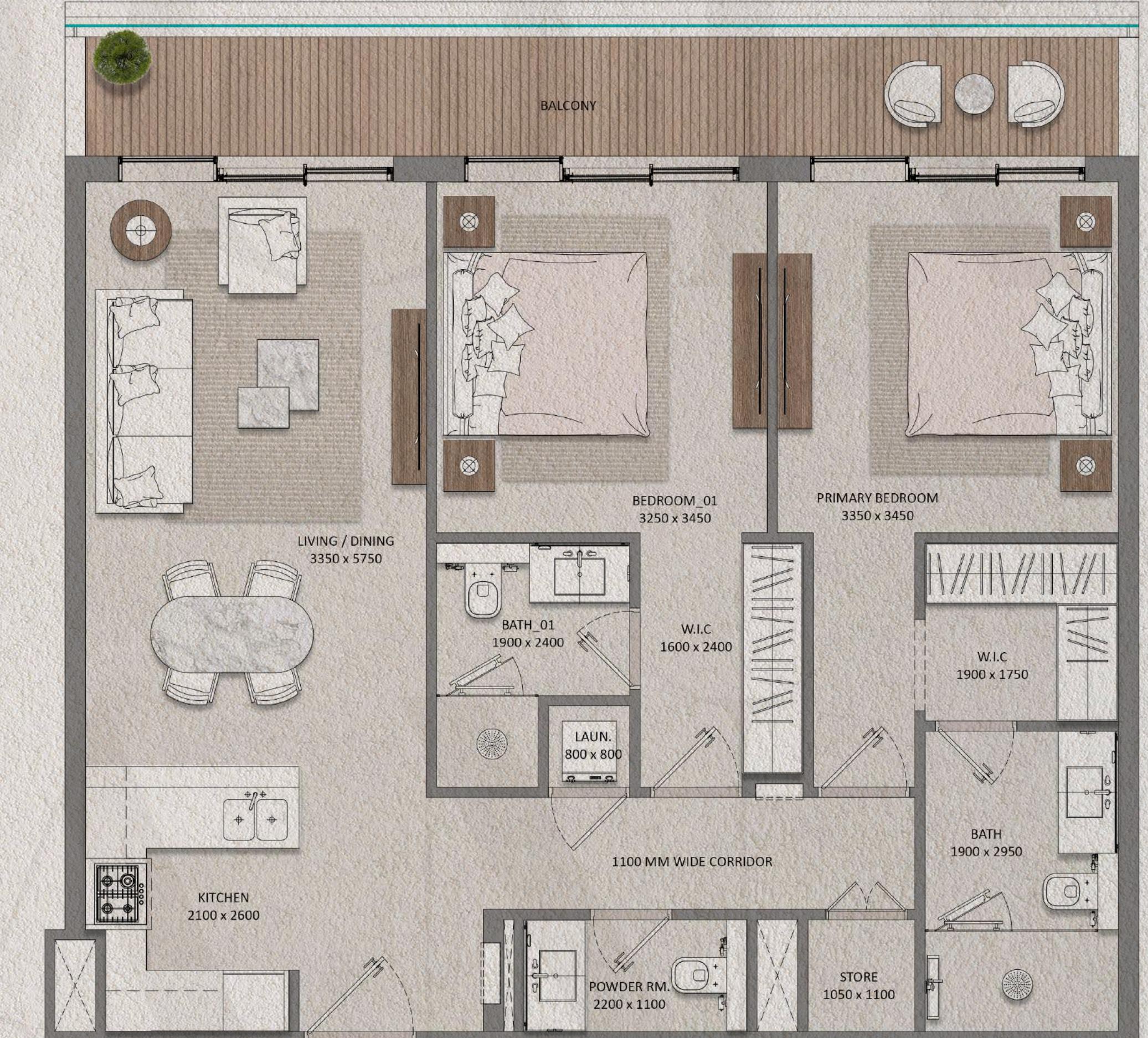


# 2 BEDROOM APARTMENT

**TYPE B2**

GFA	86.75	SQ.M.	933.88	SQ.M.
DECK	14.68*	SQ.M.	158.02*	SQ.M.
SALEABLE	101.44	SQ.M.	1091.90	SQ.M.

**#BALCONY SIZE VARIES**



# 2 BEDROOM APARTMENT

## TYPE C

GFA	96.37	SQ.M.	1037.33 SQ.M.
DECK	22.89*	SQ.M.	246.39* SQ.M.
SALEABLE	119.26	SQ.M.	1283.72 SQ.M.

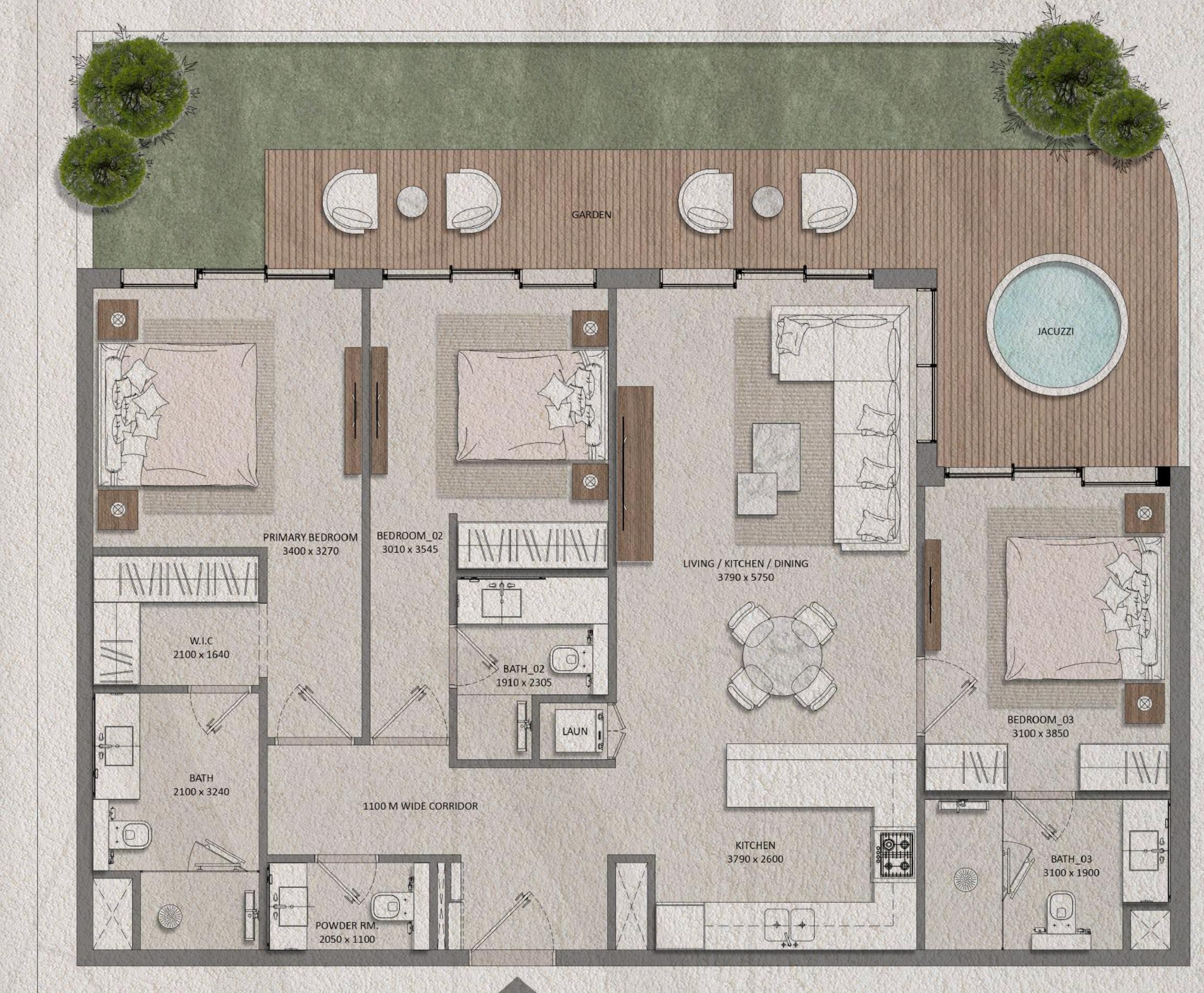
#BALCONY SIZE VARIES



# 3 BEDROOM APARTMENT

## TYPE A

GFA	107.76	SQ.M.	1159.92	SQ.M.
DECK	48.90	SQ.M.	526.35	SQ.M.
SALEABLE	156.66	SQ.M.	1686.27	SQ.M.



# 3 BEDROOM APARTMENT

**TYPE A1**

GFA	113.51	SQ.M.	1221.82	SQ.M.
DECK	40.38	SQ.M.	434.65	SQ.M.
SALEABLE	153.89	SQ.M.	1656.47	SQ.M.



# 3 BEDROOM APARTMENT

**TYPE A2**

GFA	115.99	SQ.M.	1248.51	SQ.M.
DECK	42.01	SQ.M.	452.19	SQ.M.
SALEABLE	158.00	SQ.M.	1700.70	SQ.M.



# 3 BEDROOM APARTMENT

## TYPE B

GFA	116.25	SQ.M.	1251.31	SQ.M.
DECK	42.01	SQ.M.	452.19	SQ.M.
SALEABLE	158.26	SQ.M.	1703.50	SQ.M.



# 3 BEDROOM APARTMENT

## TYPE B1

GFA	115.98	SQ.M.	1248.40	SQ.M.
DECK	42.01	SQ.M.	452.19	SQ.M.
SALEABLE	157.99	SQ.M.	1700.59	SQ.M.



# 3 BEDROOM APARTMENT

**TYPE B2**

<b>GFA</b>	<b>113.36</b>	<b>SQ.M.</b>	<b>1220.20</b>	<b>SQ.M.</b>
<b>DECK</b>	<b>58.61</b>	<b>SQ.M.</b>	<b>630.87</b>	<b>SQ.M.</b>
<b>SALEABLE</b>	<b>171.97</b>	<b>SQ.M.</b>	<b>1851.07</b>	<b>SQ.M.</b>



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