

# BELLAGIO<sup>®</sup>



— Sunrise Capital —

# SUNRISE

CAPITAL

Established in 2016, Sunrise Capital reimagines luxury living in Dubai by focusing on innovation, exceptional quality, and timeless elegance. Every project is carefully designed to enhance lifestyles, combining outstanding architecture with carefully selected locations.

With a strong dedication to precision and customer satisfaction, Sunrise Capital delivers homes that radiate sophistication and comfort. Each development showcases a steadfast commitment to creating living spaces that inspire and endure.





Welcomes you to  
**BELLAGIO**



— Sunrise Capital —

A Symphony of

*Work,  
Wellness  
& Leisure*



*Where Life  
Flourishes*

Access to Amenities

Convenient Location

Community Feel

Green Spaces

Family Friendly

Proximity to Work

*Wasl Gate*

# Exploring the *Gems* Around *Bellagio*

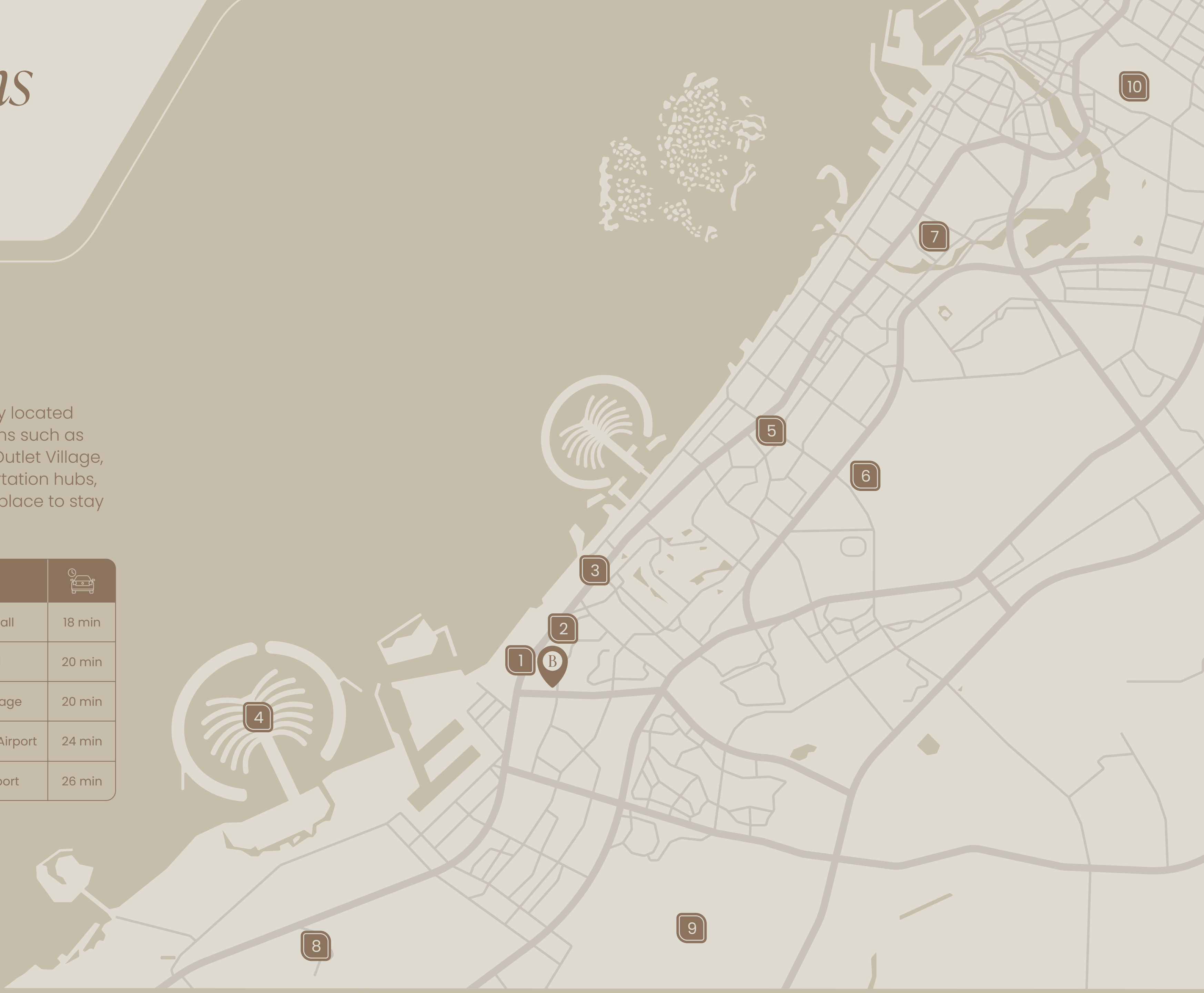
 Bellagio's Location

Bellagio offers the perfect blend of convenience, with easy access to supermarkets, retail stores, and a variety of houses of worship, all just moments away.

It's also strategically located near key destinations such as Dubai Marina, The Outlet Village, and major transportation hubs, making it the ideal place to stay and explore.

N°	Place	
	Energy Metro Station	2 min
	IKEA Jebel Ali	2 min
	Dubai Marina	10 min
	Palm Jebel Ali	15 min
	MOE	18 min

N°	Place	
	Dubai Hills Mall	18 min
	Dubai Mall	20 min
	The Outlet Village	20 min
	Al Maktoum Int. Airport	24 min
	Dubai Int. Airport	26 min




# *Residential*

2 Blocks  
12 Storeys  
255 Units



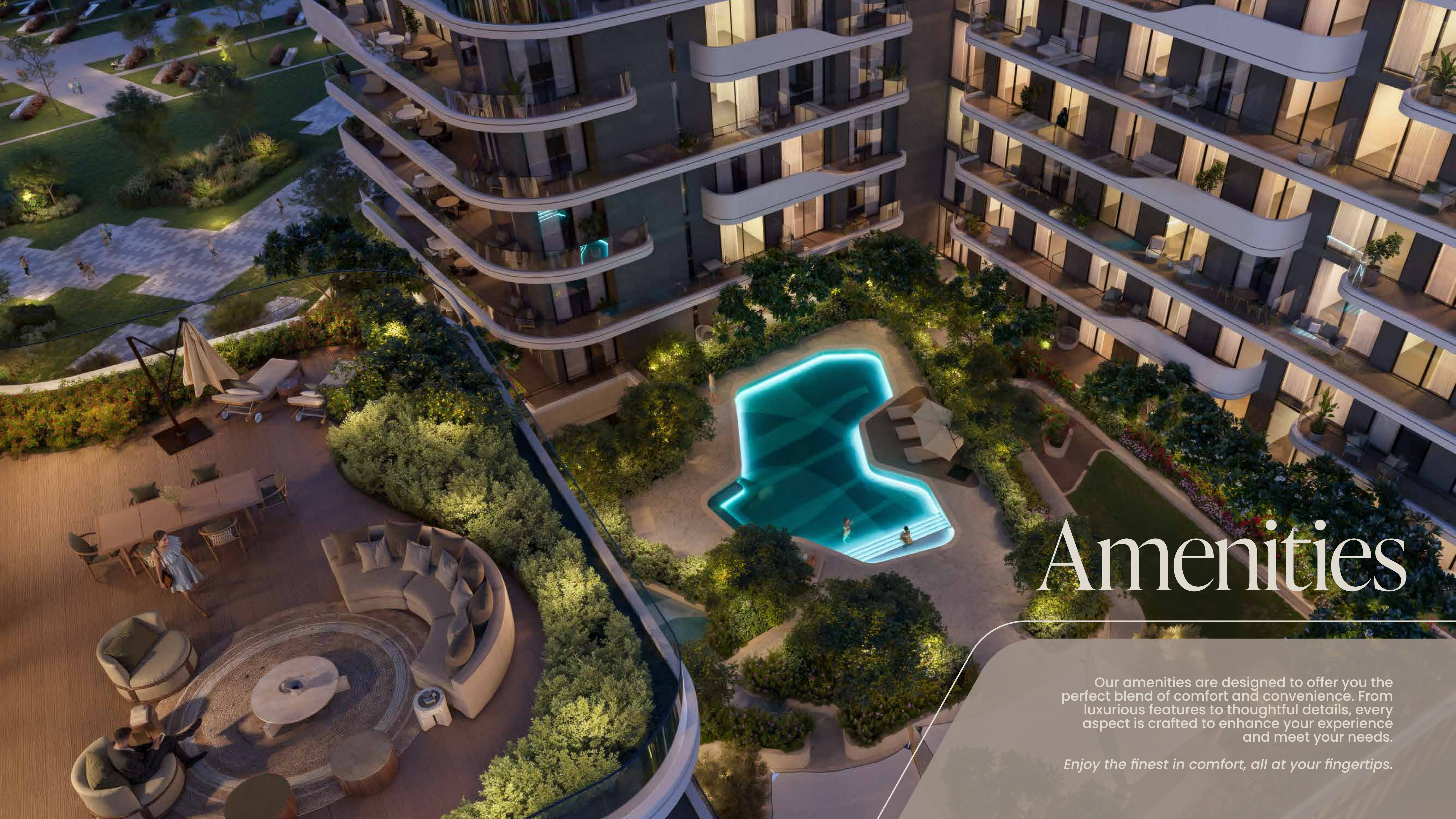
# *Commercial*

19 Units

A family consisting of a man, a woman, and a young child are walking together on a paved path in a modern building's courtyard. The man is wearing a blue button-down shirt over a white t-shirt and khaki pants. The woman is wearing a light-colored jacket over a white t-shirt and blue jeans. The child is wearing a pink shirt and light-colored pants. They are all smiling and holding hands. The building is a multi-story modern structure with large glass windows and balconies. The courtyard is lush with greenery, including trees and flowering bushes. The scene is set during the day with warm lighting.

# More than a destination: *A Way of Life*

Bellagio is where modern living meets thoughtful design, offering coworking spaces, a multipurpose hall, outdoor amenities and home automation. With a yoga deck, gym, pools, and much more, it's designed for wellness and activity. Recreational features like a cinema room, games area, and walking tracks create space to relax and connect.



# Amenities

Our amenities are designed to offer you the perfect blend of comfort and convenience. From luxurious features to thoughtful details, every aspect is crafted to enhance your experience and meet your needs.

*Enjoy the finest in comfort, all at your fingertips.*

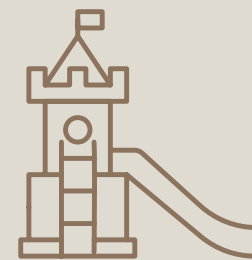
# Experience *Excellence* with our *Premium* *Amenities*



Outdoor  
Cinema



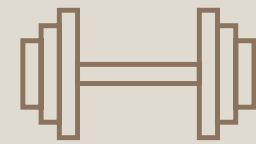
Cinema  
Room



Kid's  
Play Area



Game  
Room



Fully  
Equipped Gym



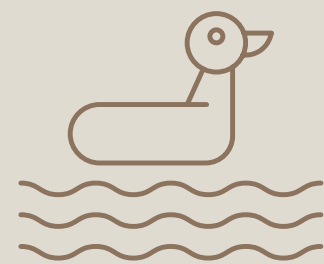
Co Working  
Spaces



Yoga  
Space



Sauna  
Room



Kid's  
Pool



Temperature Control  
Swimming Pool



# Lobby



# Lobby



The lobby is an elegant and welcoming space that sets the tone for the entire building. With its sophisticated design, featuring sleek finishes, refined lighting, and stylish furniture, it creates a warm and inviting atmosphere. Thoughtful details and spacious layout make it a perfect introduction to the luxurious living experience that awaits.

# Gym





## Gym

The gym is a modern, well-equipped space designed to inspire fitness and wellness. With large windows offering stunning views, it creates an energizing environment where you can stay active while enjoying the beauty of the surrounding landscape.

The games room blends style and entertainment, featuring a fine art-style wall beside the billiard table and elegant ambient lighting. Perfect for relaxing and enjoying a game in a sophisticated setting.



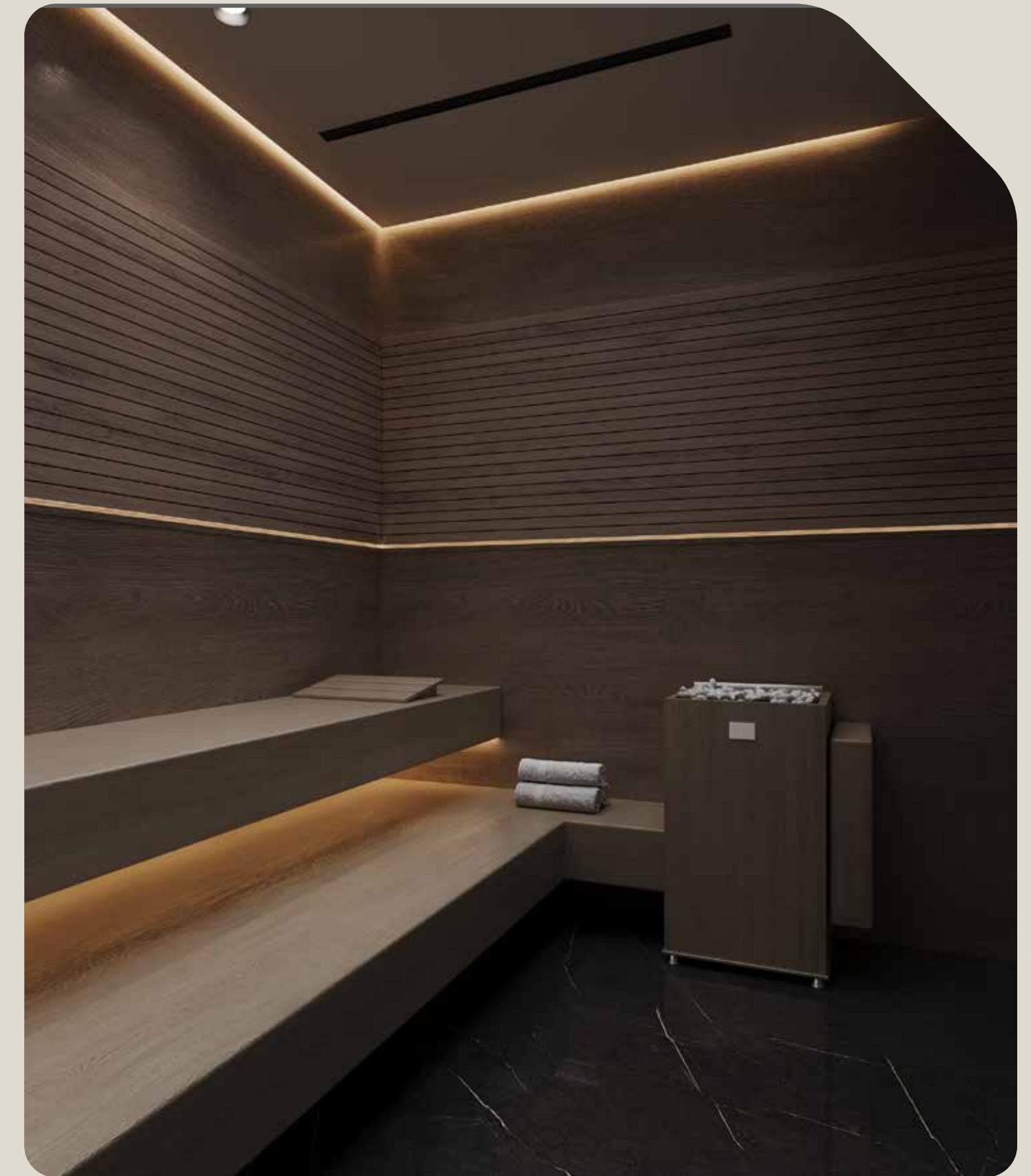
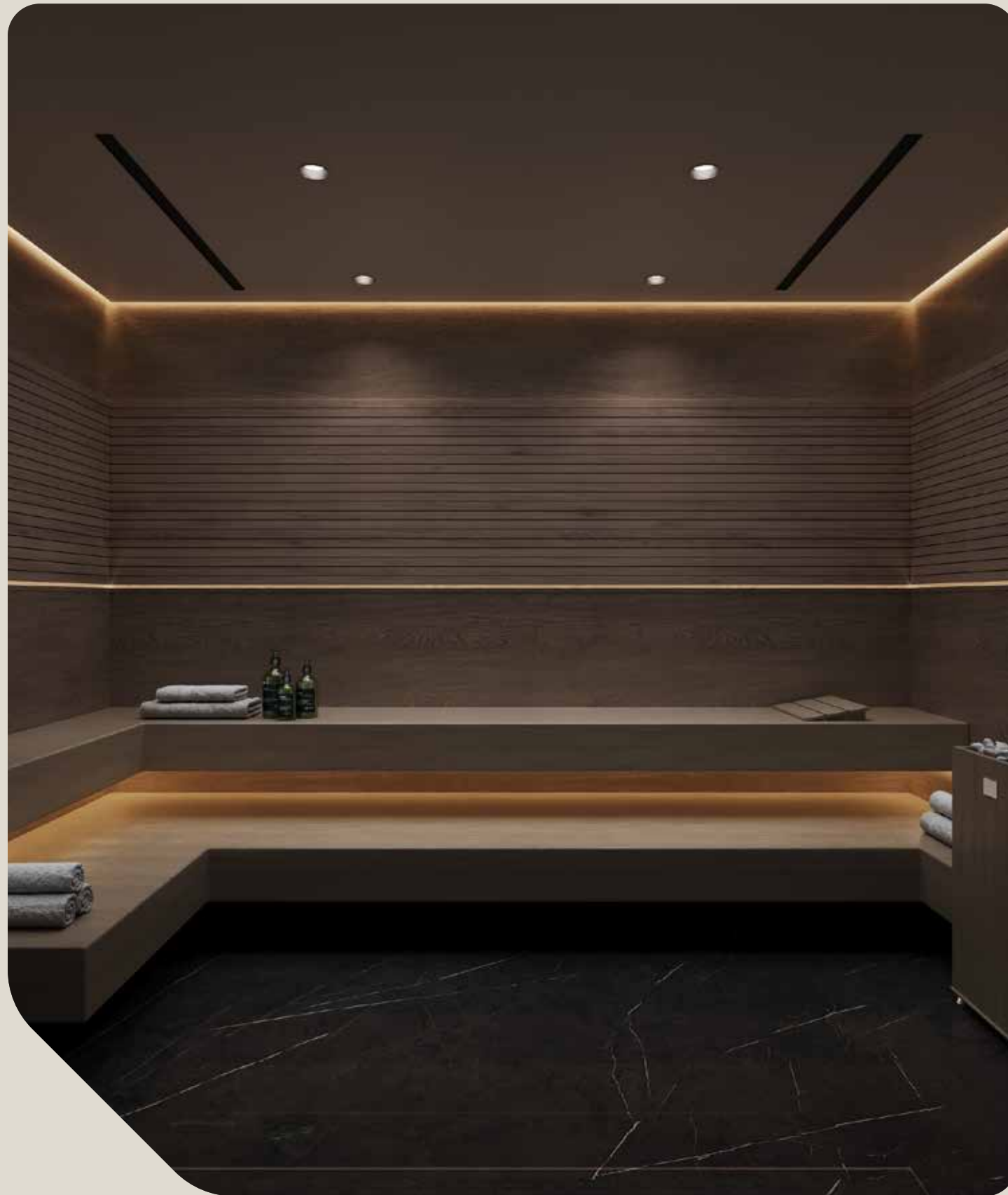
## *Games Room*

# *Multi Purpose Room*

The multi purpose room is a flexible, elegant space for meetings, events, and gatherings. With a sophisticated design, modern amenities, and a customizable layout, it seamlessly blends functionality with style.

# Sauna

The sauna offers a serene, intimate atmosphere with slightly dimmed lighting, enhancing the sense of relaxation and calm. Its warm wood finishes and gentle lighting create a soothing, spa-like environment, perfect for unwinding and rejuvenating in privacy.





## *Kids Indoor Play Area*

The kids' indoor play area is a safe, vibrant space designed for fun and creativity. With interactive elements and a thoughtful layout, it encourages play, exploration, and socializing in a secure environment.

# Pool

The pool features an organic shape that gracefully follows the curves of the façade, seamlessly blending with the architectural design. Surrounded by a spacious deck and lush vegetation, it creates a serene oasis in the open area. This thoughtfully designed space invites relaxation and complements the natural elegance of its surroundings.



# *Outdoor Cinema*



The outdoor cinema offers a unique entertainment experience under the open sky. Designed with comfort in mind, it features cozy seating surrounded by lush greenery, creating an intimate and relaxed atmosphere. Perfect for movie nights, it seamlessly combines nature and leisure in a stylish and inviting setting.

# *Kids Play Area*

The outdoor kids' play area is a lively space filled with interactive elements designed to inspire imagination and activity. Surrounded by lush greenery, it offers a secure and cheerful environment for children to enjoy endless adventures.



# *Apartments*

Bellagio Dubai features different types of apartments, each offering a unique living experience.

The following images will give you a glimpse into the spacious 2 bedroom apartment at Bellagio.

1 Bedroom Apartment

2 Bedroom Apartment

3 Bedroom Apartment

The integrated living, dining, and kitchen area is a bright, luxurious space with a seamless layout. A large window floods the room with natural light, enhancing its open feel. Light tones create a serene and sophisticated ambiance. High-end finishes and refined details add a touch of elegance. It's a perfect blend of functionality and style for modern living.



*Kitchen*

*Dining*

*Living*

The kitchen is an open-concept space seamlessly integrated with the living room. It features light colors, a refined combination of marble and wood, and sleek pendant lighting, creating a bright and sophisticated ambiance.



*Kitchen*

# *Dining*

The dining area is a harmonious extension of the open-concept design. Elegant finishes, such as a polished dining table and comfortable seating, create a warm and inviting atmosphere for shared meals and gatherings.






## *Living*

The living area is bright and welcoming, featuring a textured accent wall that add depth and character to the space. It's elegantly decorated with stylish plants, adding a touch of greenery and warmth to the modern, open design.

# *Bedroom 1*





Bedroom 1 is a peaceful space, enhanced by textured wall panels that add depth and sophistication. The standout feature is a leaf-inspired wall, which contrasts beautifully with the warm wood wall, adding a natural, refreshing element to the room and creating a harmonious and relaxing environment.



## *Bathroom 1*

Bathroom 1 features warm wood accents that add a touch of natural elegance to the modern design. With sleek fixtures and a bright, inviting atmosphere, the combination of wood and clean lines creates a stylish and comfortable space for guests.



# *Master Bedroom*





The master bedroom, featuring a unique wood wall panel with elegant curves that contrast beautifully with a sleek light grey panel, creates a calm and inviting retreat. The light color palette enhances the sense of openness, while the wooden accents add warmth and a touch of nature.



The master bathroom is a luxurious sanctuary, featuring sleek finishes and elegant design. It boasts high-end materials, with a spacious layout that includes a large shower and modern fixtures. The use of light colors and refined details creates a serene, spa-like atmosphere perfect for relaxation and rejuvenation.

## *Master Bathroom*



# *Study Room*



The study room combines functionality and comfort, with a spacious desk, built-in shelves, and neutral tones that create a peaceful environment for productivity. A cozy armchair adds a touch of relaxation, making it perfect for both work and rest.



The powder room exudes sophistication with its striking dark marble wall, creating a bold and luxurious focal point. Warm wood accents and sleek fixtures balance the design, adding a touch of elegance to this refined and inviting space.

## *Powder*





## *Private Rooftop*

The private rooftop is an exclusive retreat with stunning views, stylish lounge areas, and lush greenery. Designed for relaxation and entertainment, it blends luxury and tranquility. Perfect for quiet moments or elegant gatherings, it elevates modern living.

# Floor Plans



# Ground Floor



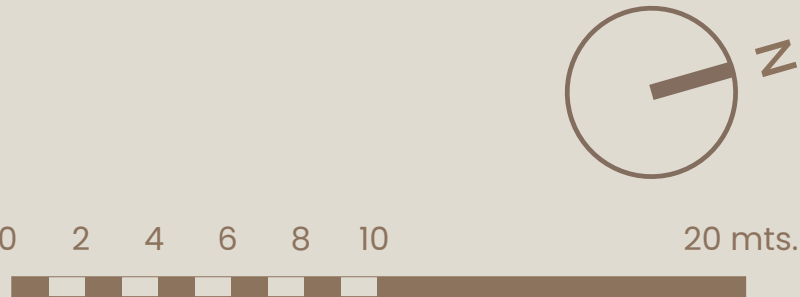
N°	Place
1	Tower-A Lobby
2	Main Lobby
3	Tower-B Lobby



# 2nd Floor



N°	Place
1	Beach Style Swimming Pool
2	Kids Swimming Pool
3	Outdoor Cinema
4	Outdoor Yoga
5	Multi Purpose Room
6	Indoor Games Room
7	Sauna Rooms
8	Indoor Kids Play Area
9	Outdoor Kids Play Area
10	Gym & Fitness Centre



# Residential Floor Plan



# One Bedroom Type

Note: More unit options available.



Type 4B   Block B	
Living Space	Area (sq ft.)
Suite Area	435.00
Balcony Area	199.00
Total Area	634.00



# One Bedroom Type

Note: More unit options available.



Type ID   Block A	
Living Space	Area (sq ft.)
Suite Area	624.00
Balcony Area	185.00
Total Area	809.00



# One Bedroom Type

Note: More unit options available.

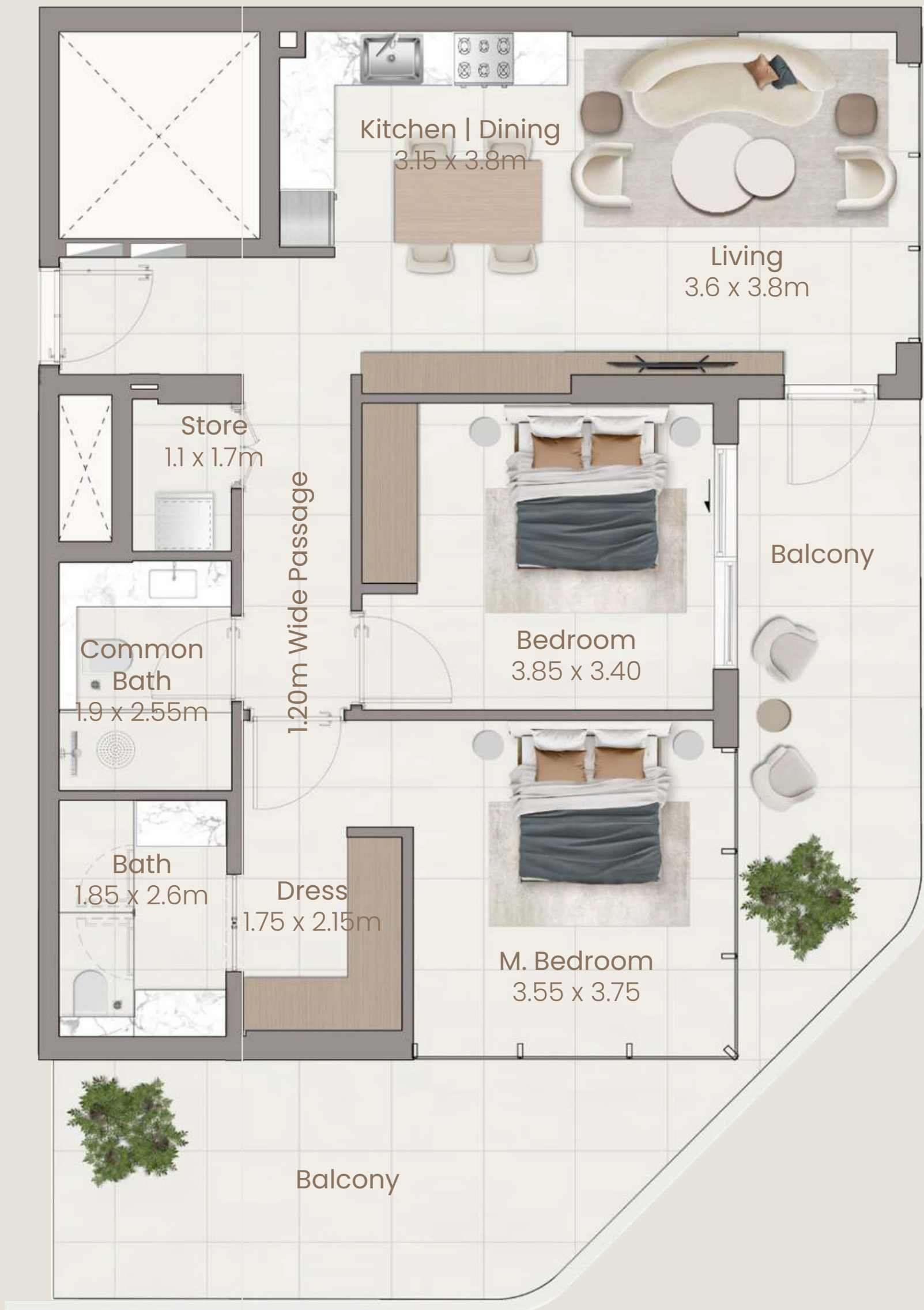


Type 1E   Block B	
Living Space	Area (sq ft.)
Suite Area	624.00
Balcony Area	163.00
Total Area	787.00



# Two Bedroom Type

Note: More unit options available.



Type 7A   Block B	
Living Space	Area (sq ft.)
Suite Area	912.00
Balcony Area	347.00
Total Area	1259.00



# Two Bedroom Type

Note: More unit options available.



Type 2C   Block A	
Living Space	Area (sq ft.)
Suite Area	1122.00
Balcony Area	774.00
Total Area	1896.00



# Two Bedroom Type

Note: More unit options available.



Type 2.2C   Block B	
Living Space	Area (sq ft.)
Suite Area	1071.00
Balcony Area	533.00
Total Area	1604.00



# Three Bedroom Type

Note: More unit options available.



Type 1B   Block A	
Living Space	Area (sq ft.)
Suite Area	1643.00
Balcony Area	1441.00
Total Area	3084.00



# Three Bedroom Type

Note: More unit options available.



Type 3B   Block B	
Living Space	Area (sq ft.)
Suite Area	1484.00
Balcony Area	795.00
Total Area	2279.00





Let  
Life  
Happen

BELLAGIO®

SUNRISE®  
CAPITAL

Live  
Your  
Dream