

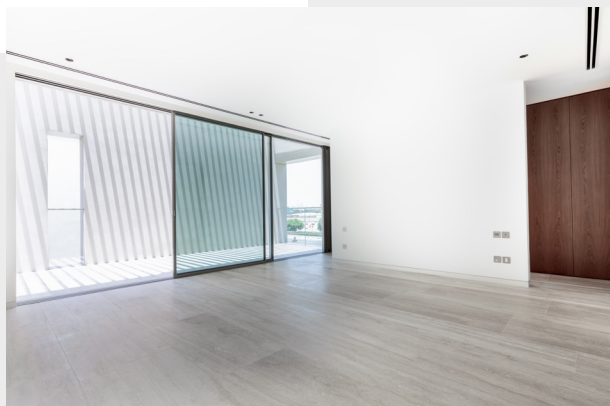


ACACIA VILLAS

AL BARSHA SOUTH, DUBAI



صديقي للعقارات
SEDDIQI PROPERTIES



EXCEPTIONAL VILLAS IN BARSHA SOUTH

Acacia Villas comprises three exceptional villas offer a private and contemporary setting designed for family life. Each residence spans approximately 9,000 square feet across two storeys, featuring five spacious bedrooms, a private pool and landscaped surroundings that balance comfort with seclusion.

Architecturally defined by a modern concrete and glass façade, the homes are designed to maximise natural light and space. Inside, refined finishes such as natural stone flooring and SMEG kitchen appliances reflect Seddiqi Properties' unwavering commitment to quality.

Located in one of Dubai's most desirable residential areas, Barsha South, offers excellent connectivity to key destinations including Dubai Hills Mall, Al Barsha City Centre, top-tier schools and major road networks. The neighbourhood combines suburban calm with urban convenience, making it ideal for families seeking balance and accessibility.

Experience a new standard of family living in Barsha South. Thoughtfully designed, beautifully crafted, and built to last.

- Landmarks
- A Al Barsha Lake
 - B Al Barsha Police Station
 - C GEMS World Academy - Senior School
 - D Dubai Schools Al Barsha

OVERVIEW OF PROPERTY AMENITIES & LANDMARK INFO

Property Amenities

- Private temperature controlled swimming pool
- Private garden
- Fully fitted kitchen
- Covered parking for 2 cars
- 24/7 maintenance helpdesk support
- Pet friendly property*

*T&Cs apply

Included in the rent

- Maintenance
- Managed by Seddiqi Properties

Proximity to Landmarks

Located in one of Dubai's most desirable residential areas, Barsha South, offers excellent connectivity to key destinations including Dubai Hills Mall, Al Barsha City Centre, top-tier schools and major road networks. The neighbourhood combines suburban calm with urban convenience, making it ideal for families seeking balance and accessibility.



FLOOR PLANS

5 BEDROOMS + MAID'S ROOM

5 bedrooms + maid's room duplex villas in Al Barsha South

Floor Plan

- 5 bedroom + maid's room
- Size: 9029 sqft

Overview of unit

- Private pool
- Private garden
- 5 bedrooms with ensuite bathrooms
- Elevator

Ground Floor

- Large living and dining area
- Guest room with ensuite bathroom & Large majlis area
- Large closed kitchen
- Guest washroom
- Maid's room with ensuite bathroom
- External drivers room with ensuite bathroom
- Covered garage parking for 2 cars

1st Floor

- Family lounge area
- Large master bedroom with ensuite bathroom and large dressing rooms with built in wardrobe
- 2nd, 3rd and 4th bedroom with ensuite bathroom
- Pantry
- Large laundry room with open drying area
- Balcony access from master bedroom



Ground Floor



First Floor



DOCUMENTS & PAYMENT INFORMATION

Leasing Documents and Payment Details:

- Tenancy Application Form
- Passport, Visa & EID of all occupants
- Proof of income
- Marriage Certificate (for couples)

*T&Cs apply

Fee:

- Rent
- Security Deposit - 5% of annual rent
- Ejari Fee - AED 210

Contact Information:

 800 SPROP (77767)

 info@seddiqproperties.com

 seddiqproperties.com

 [@seddiqproperties](https://www.instagram.com/seddiqproperties)

 facebook.com/seddiqproperties