



Description of **Limetree Valley A20**

Located in Jumeirah Golf Estates

By GroundedDesign

Project / Client's Brief

Lime Tree Valley A20 is the result of a comprehensive transformation led by Grounded Design, aimed at elevating a dated villa into a contemporary estate of architectural merit. The intention was not merely to refurbish, but to reimagine the home as a model for future-forward living—one that defies conventional expectations and sets a new benchmark in the local property market. The design team sought to amplify the villa's inherent potential, introducing distinctive features and spatial efficiencies rarely seen in comparable properties.

The goal was to create a residence that commands attention not only for its aesthetics but also for its emotional resonance and long-term investment value. This required a complete rethinking of how space is used, how materials are experienced, and how the villa would connect to its environment. The result is a home that speaks the language of design fluency, functional beauty, and quiet opulence. It is an estate that tells a story—crafted, curated, and elevated with intention.

Concept

At the heart of the design is a reverence for minimalism and natural elements. Drawing from the textures and tones of Dubai's native landscape, the concept embraces simplicity without austerity, and luxury without excess. Materials such as travertine, natural wood, and soft, neutral stone were selected to evoke calm and permanence.

This approach was driven by a belief in timelessness—creating a home that transcends trends and instead reflects enduring values. By allowing natural light to shape volumes and architectural gestures to remain restrained yet expressive, the space feels grounded in both place and purpose. The vision was not only to create visual harmony, but to ensure that the home ages with grace, always relevant, always inviting.

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Various Design Elements

The design narrative begins the moment one steps through the doors. A dramatic double-height entrance hall sets the stage, lined in warm wood finishes and anchored by a custom console and a sculptural mirror. The introduction of greenery softens the architectural lines, creating a welcoming contrast to the clean geometry.

The main living and dining spaces unfold as a fluid sequence of rooms, unified yet distinct. A large, custom-designed fireplace anchors the layout, offering both functional warmth and visual drama. The openness of the plan allows for seamless transitions, while subtle spatial cues maintain intimacy and structure. A sophisticated lounge area with an integrated bar introduces an atmosphere of understated glamour, encouraging both quiet moments and convivial gatherings.

A wine cellar is strategically positioned at the heart of the home—not tucked away, but displayed like an art installation. Visible from multiple vantage points, it becomes a design focal point as much as a functional element. The TV lounge, meanwhile, is conceived as a cozy retreat. Custom shelving, a reading nook, and a picture window that frames an olive tree outside create a layered, tactile environment that fosters relaxation.

The master suite has been meticulously planned. A generously proportioned walk-in closet with concealed storage solutions ensures both practicality and elegance, while a dedicated vanity area adds a sense of daily ritual and indulgence. The spiral staircase, a sculptural feature in itself, rises through a light-filled double-height void. Beneath it, a Zen garden offers a serene counterpoint, grounding the vertical movement with quiet stillness.

In the kitchen, beauty meets performance. An expansive central island serves dual roles as preparation space and informal dining hub, encouraging casual interactions. The cabinetry is a studied mix of open and closed storage, balancing function with visual clarity. A backsplash lined with large-format windows frames garden views and allows natural light to flood the space, dissolving the boundary between interior and exterior. This is a kitchen conceived not just for cooking, but for living.

Outside, the villa's landscaped grounds reflect the same principles of curated simplicity. Indigenous plants are arranged for seasonal variation and textural depth, while a sunken seating area, placed within a water feature, creates a rare moment of immersive tranquility. At night, the interplay between the firepit's glow and the pool's reflection transforms the space into something cinematic and deeply atmospheric.

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The villa's travertine-clad façade offers a refined visual identity—timeless and sculptural, softened by oversized apertures that invite light deep into the home. The architectural dialogue between solid and void reinforces the sense of openness without sacrificing privacy.

About the Execution

Executing a vision of this complexity required more than creative ambition—it demanded technical precision, craftsmanship, and absolute control over process. Every detail, from structural intervention to the most refined finish, was guided by comprehensive drawings and technical specifications.

Meticulous planning was matched by rigorous material sourcing. Only the most durable and aesthetically appropriate finishes were selected, ensuring that every surface contributes to the home's integrity and elegance. Installation was supervised closely, with frequent quality control checks to ensure that execution never strayed from intent.

Despite challenges, including supply chain delays and the spatial constraints of the existing structure, the team remained agile. Communication with contractors was constant, and the client was actively involved throughout, ensuring the final result was aligned with both vision and expectation. The project was delivered on schedule, with a level of finish and cohesion that surpassed initial goals.

About the Ambience

The ambience of Lime Tree Valley A20 is an exercise in sensory choreography. Lighting plays a central role—layered and responsive, shifting throughout the day to suit activity and mood. The colour palette is restrained, favouring calming neutrals punctuated by rich natural textures.

Sound and scent were considered part of the design equation, with discreet audio systems and carefully curated materials enhancing the environment's comfort. Seamless transitions between indoors and out further extend the feeling of openness and serenity. Every element contributes to a living atmosphere that is quietly luxurious and deeply personal.

Challenges Overcome

The transformation of Lime Tree Valley A20 was not without its challenges. Aligning the design vision with the existing spatial framework required both structural ingenuity and creative restraint. Budget constraints and unforeseen material delays threatened timelines, but through precise coordination and proactive problem-solving, the project remained on track.

The end result is a home that not only meets expectations but redefines them—a space that now stands as a testament to what thoughtful design and disciplined execution can achieve.

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Unique / Key Features

The home features a sculptural indoor-outdoor flow, with large-format sliding doors and windows that dissolve spatial boundaries. A sunken fire lounge within the pool becomes an unforgettable gathering spot, while the custom bar and lounge area elevate everyday entertaining. Smart home automation, energy-efficient zoning, and curated materiality ensure the home is as intelligent as it is beautiful.

Each room has been tailored for specific functions without compromising elegance—whether it’s the master suite’s concealed wardrobe system or the multipurpose room that effortlessly converts from wellness space to private office. A generous dining area, capacious enough to host ten, is illuminated by a bespoke chandelier, while the kitchen’s generous proportions and architectural clarity make it a social anchor.

Technical Elements

The estate is equipped with a fully integrated smart home system that enables remote control of lighting, temperature, audio, and security. High-performance insulation, zoned HVAC, and advanced water-saving systems ensure energy efficiency across the board. Smart lighting responds to motion and time of day, while state-of-the-art AV systems are woven discreetly into the interiors. Every system has been concealed and future-proofed to maintain both visual purity and operational flexibility.

Material Selection

Materiality was approached with a curatorial eye. Porcelain tiles unify the interior and exterior flooring, establishing visual continuity across thresholds. Wooden flooring on the staircase and in bedrooms adds warmth and contrast, while layered porcelain finishes in the living spaces offer richness without ostentation. Bathrooms are carefully zoned using contrasting tiles to create visual definition, with the master suite elevated through premium materials and subtle detailing.

The headboard in the primary bedroom adopts a travertine-inspired motif, continuing the theme of natural elegance. Collaborations with leading suppliers ensured quality and consistency across all elements, bringing together a tactile palette that will age beautifully over time.

Furniture Chosen

A mix of bespoke and select ready-made pieces was curated to complement the architectural language of the home. Custom furniture was developed in harmony with the villa’s proportions and materials, while off-the-shelf pieces were chosen for their ability to blend seamlessly with the overall design narrative.

The combination results in interiors that feel complete yet not over-styled—spaces that breathe, live, and reflect a sense of place. Comfort, scale, and

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function were the guiding principles, but every selection contributes to the project's larger vision of timeless, intelligent luxury.

Completion date: April 2025

Duration: 9 Months

Details

Size: Plot Area - 897 sqm. Built-up Area - 614 sqm

Number of floor and rooms: 2 Floors, 5 Bedrooms.

Contractors: V-renovate Contractor

Designers: Grounded Design

Location: Lime Tree Valley, Jumeirah Golf Estates

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