

# A PERFECT TRIO



fully landscaped garden, water features, a temperature controlled swimming pool, a Gazebo, and a BBQ with seating area which are complimented with stunning tranquil Lake Views.

## THE PERFECT OPPORTUNITY

“An opportunity that the trio could not resist and had to embark on,” says Mathieu Nakkach, Founder and CEO, Signature Stagers. “We definitely knew this was the ultimate project and our partners, Sloanes Real Estate and Caspaiou set forth into making this dream home a reality.”



Established in 2013, Signature Stagers is a Dubai based company and the first of its kind in the Middle East to specialize in ‘Luxury Home Staging’, which is the art of preparing a home for sale and maximizing its profits while minimizing its shelf time - after all, in order for homes to become commodities it is imperative that they are presented at their very best.

The latest Signature Stagers’ project is taking place at Dubai’s famous luxury neighborhood known as Emirates Hills, which is a world-class development boasting paramount wealth and beauty combined in an unrivaled master plan community.

As with every staged home, a key part of the process and major player is the interior designers at hand. At Signature Stagers, we enjoy a collaboration with Caspaiou Design and Interiors, who provide us with exclusive and state of the art furniture which sets the stage for us to proceed with the transformation.

The furniture choice and strategy used was to create a luxury lifestyle experience in each living space, which allows the home to stand out amongst the rest of its kind.

The villa speaks for itself, and possesses a unique modern touch which exhibits an open flexible floor space, minimalist decorative elements, and an extensive use of modern mixed materials throughout the home. Stripped down, sleek, and found in the manicured suburban neighborhood of Emirates Hills, this sophisticated contemporary villa offers soaring ceilings and the timeless simplicity that works well for both families and individuals.

Our choice to work with Sloanes was based on their ability to recognize added value and the true worth of luxury staging as a powerful marketing tool, and more importantly, their work ethics within this intensely competitive real estate market.

Caspaiou, who have stood by us from the beginning and with whom we enjoy full support, recognize the power of direct targeted marketing and fully understand the positive impact in being featured harmoniously on our staging platform well presented by Sloanes - A perfect Trio.

Signature Stagers have set the platform as Caspaiou Design & Interiors took this stunning development to a whole new level. This home is the latest addition to Sloanes Real Estate luxury portfolio.

This contemporary villa has been built to the highest quality standard and boasts 9,500 sq ft of pure minimalism. The open layout offers natural light throughout the entire space while the ground floor elegantly portrays an idyllic water feature, with a formal living and dining area glazed with atrium doors leading to the garden. There is also a family room with an additional stylish sunken lounge, a bespoke contemporary kitchen / diner complete with integrated appliances, a powder room and an inviting guest bedroom.

The first floor with its unique oak dome ceiling creates a focal point as you enter. The glass banister surrounds the four bedrooms all of which are accompanied with modern style en-suite bathrooms. A family lounge, office and a gym room complete the first floor area. On the outside, the area consists of oak framed covered car parking for 3 cars,

