





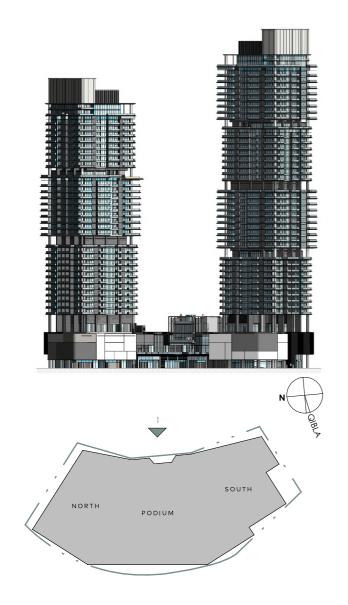


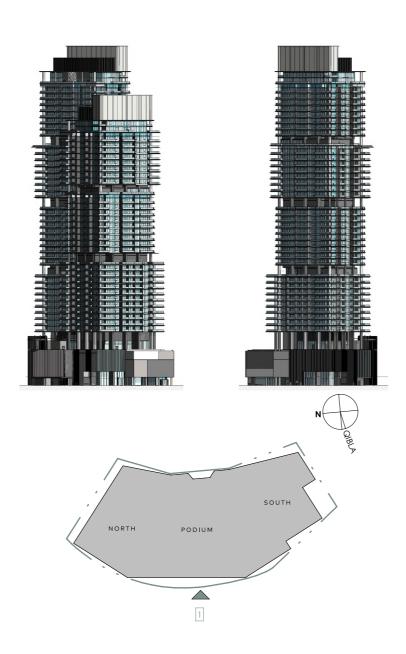
DRIVING DISTANCES

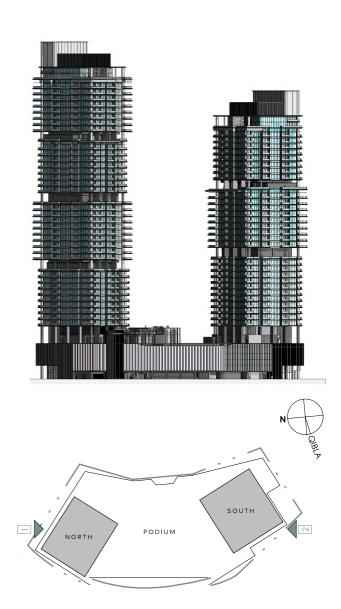
05 06 01 MINUTE MINUTES MINUTES Uptown Plaza DMCC Metro Station Marina Mall 08 08 10 MINUTES MINUTES MINUTES Ain Dubai Montgomerie Golf Club **Emirates Golf Club** 12 15 11 MINUTES MINUTES MINUTES Jumeirah Islands Mall of the Emirates Ibn Battuta Mall Clubhouse 18 22 17 MINUTES MINUTES MINUTES Palm Jumeirah Burj Al Arab Dubai Mall & Burj Khalifa 25 25 30 MINUTES MINUTES MINUTES Dubai International Al Maktoum International Dubai International Airport Financial Centre Airport



CREATING A RHYTHM







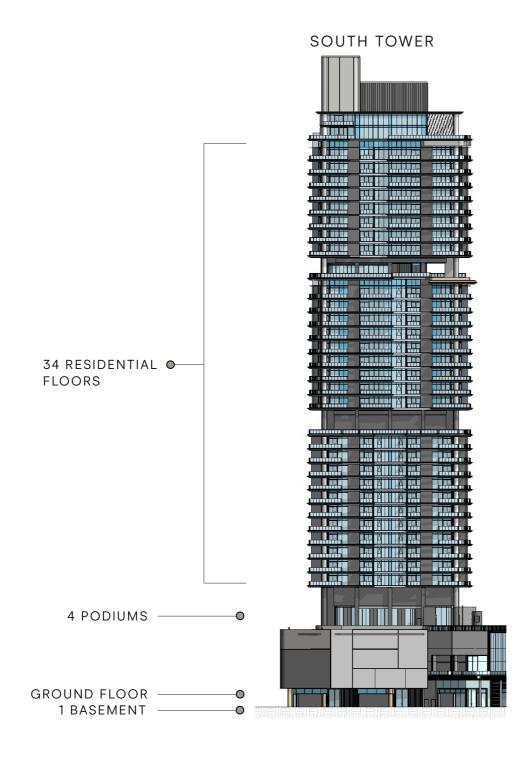
Public access points are carved into the form responding to the rhythm and language of the wider context, and forming a backdrop to the entertainment plaza. Arrival points further enhance the arrival experience and allow for key linkages to commercial offers at the ground floor and upper levels, as well as creating an activated experience for visitors and residents alike.

DESIGN STRATEGY



At the heart of the design concept is the idea of seamless integration – uniting modern urban living, immersive retail experiences, and exceptional dining offerings. The project is driven by the principle of enhancing the quality of life for both residents and visitors, providing a multi-dimensional environment that caters to their diverse needs.

BUILDING CONFIGURATION



ELEVATORS

19 passenger elevators6 service elevators1 escalator (podium level)

*This applies to the entire residential development

ANTICIPATED SERVICE CHARGE

AED 22 per sq.ft

ANTICIPATED COMPLETION DATE

Q3 2027

PARKING

Studio, 1 and 2-bedroom: 1 car parking space 3 and 4-bedroom: 2 car parking spaces

OWNERSHIP

Freehold

KEY VIEWS

Jumeirah Island, Dubai Marina skyline, Ain Dubai, Arabian Gulf



SIZE RANGE PER UNIT TYPE

SOUTH TOWER

Studio From 513 sq. ft to 590 sq. ft

1 Bedroom From 931 sq. ft to 972 sq. ft

2 Bedrooms From 1,375 sq. ft to 1,495 sq. ft

2 Bedrooms + Study From 1,589 sq. ft to 1,680 sq. ft

3 Bedrooms From 2,135 sq. ft to 2,597 sq. ft

4 Bedrooms Penthouse From 9,455 sq. ft to 9,456 sq. ft

NUMBER OF UNITS PER TYPE

SOUTH TOWER

Studio 55 units

1 Bedroom 78 units

2 Bedrooms 56 units

2 Bedrooms + Study 45 units

3 Bedrooms 39 units

4 Bedrooms Penthouse 2 units

AMENITIES BREAKDOWN

SOUTH ADULT POOL GYM + SPA ADULT POOL GYM + SPA URBAN BEACH CLUB CLUBHOUSE MULTI-PURPOSE GAMES ROOM/ARCADE CLUBHOUSE + MULTI-PURPOSE PADEL TENNIS + GAMES ROOM/ARCADE SQUASH COURTS SPORTS HALL GF

NORTH

RETAIL AND F&B COMPLEX



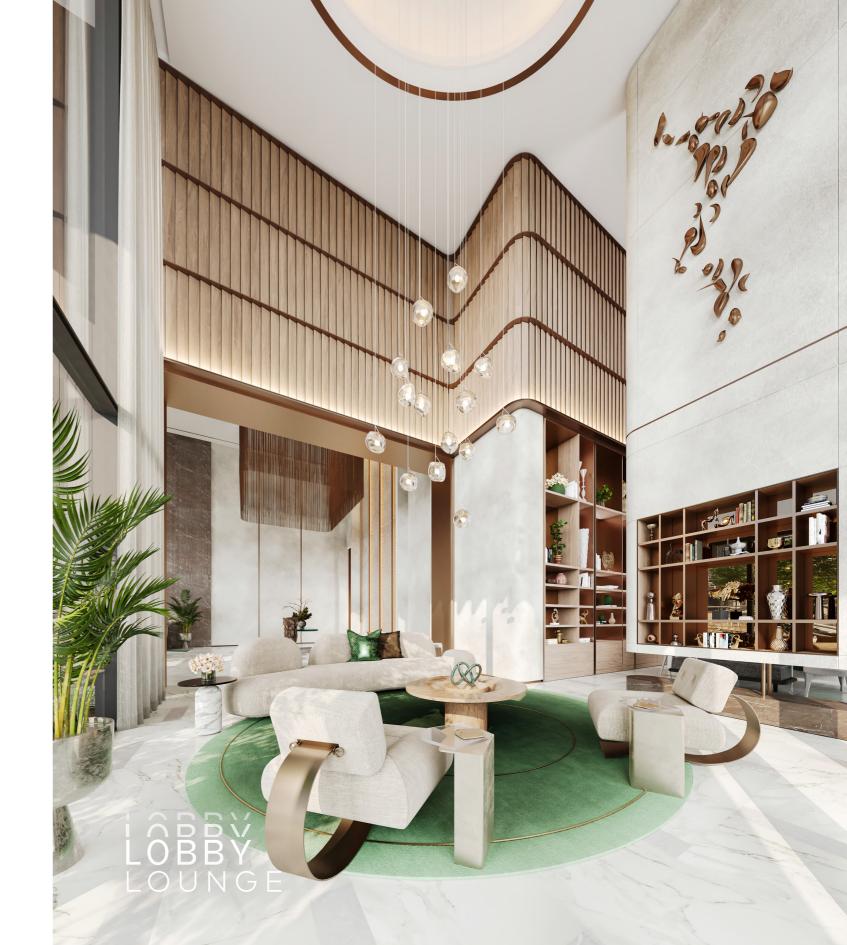
GROUND FLOOR AMENITIES





UNWIND IN ELEGANCE AT THE SERENITY LOUNGE

The Serenity Lounge is a cozy retreat promoting relaxation and comfort. A large bookcase takes center stage, stocked with a diverse collection of board games and books.













PODIUM 2 FLOOR AMENITIES







PODIUM 3 AND 4 FLOOR AMENITIES









FIRST FLOOR URBAN BEACH CLUB AMENITIES









FIRST FLOOR EXCLUSIVE RESIDENT AMENITIES









24TH FLOOR AMENITIES

























PENTHOUSE APARTMENTS













3 AND 4 BEDROOM UNITS KITCHEN FEATURES





Integrated drop-in kitchen sinks in Gunmetal Grey Stainless Steel Integrated pop-up Downdraft Hood Slider with touch control and charcoal filter

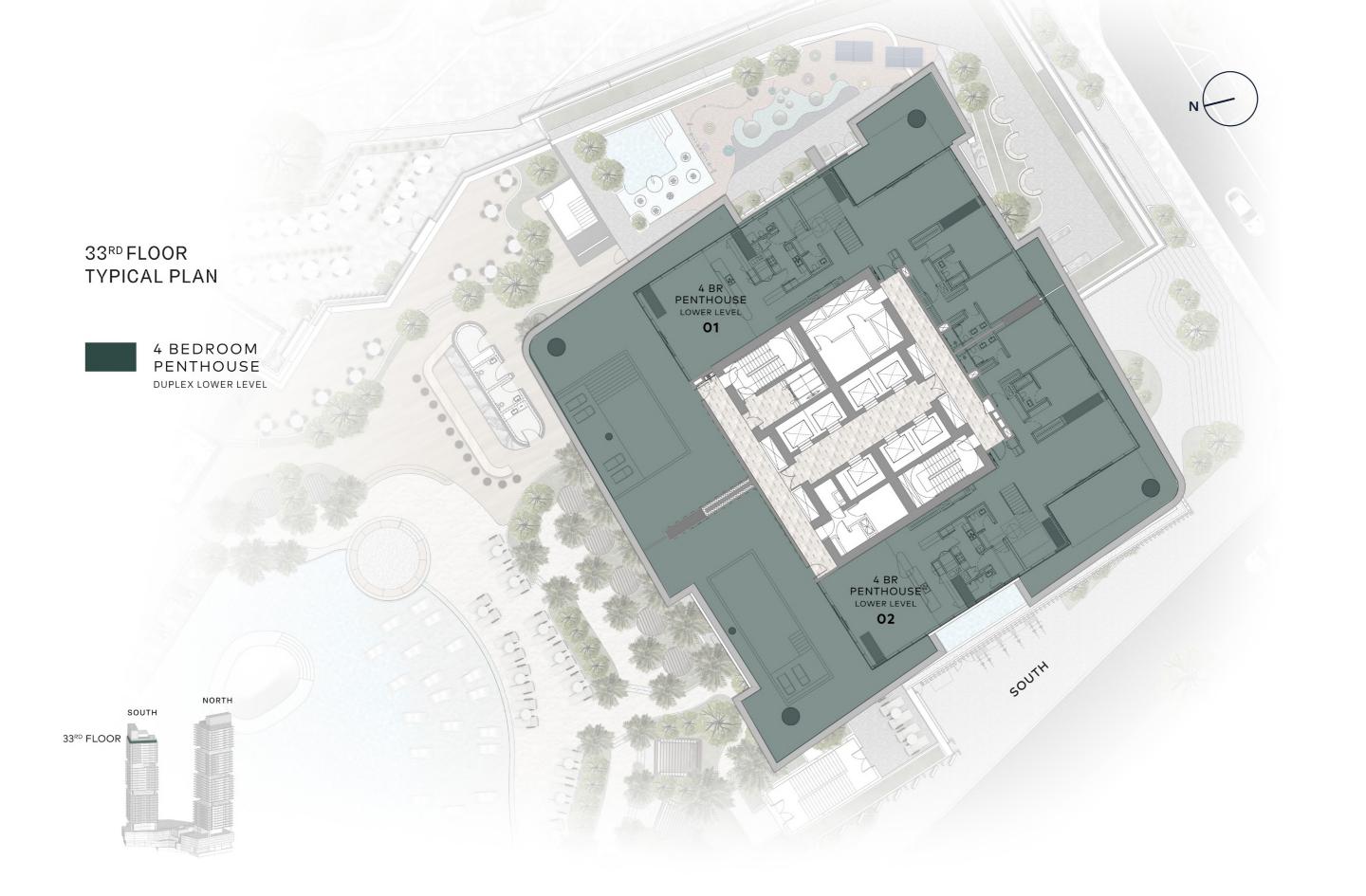
FLOOR PLANS

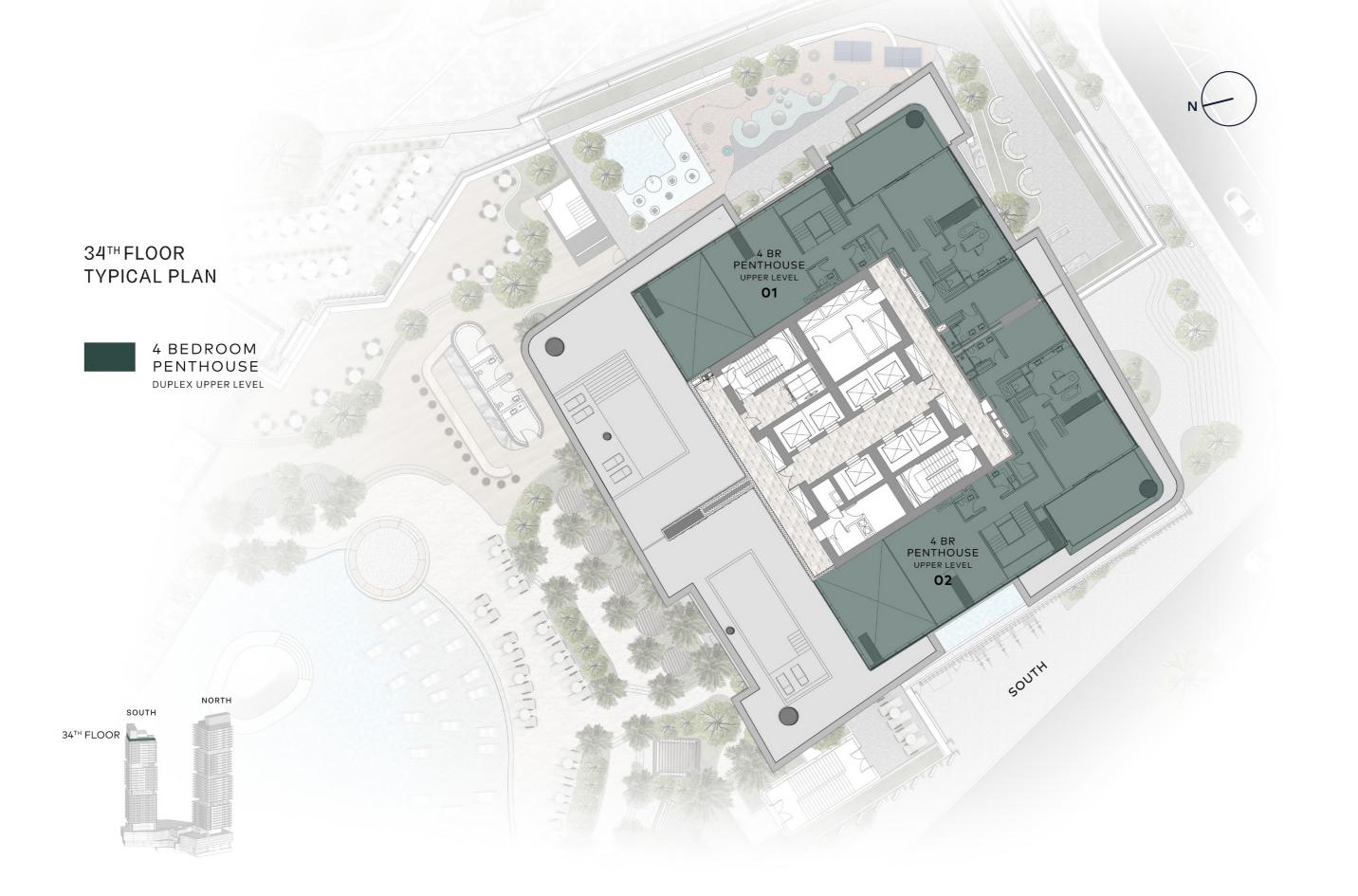










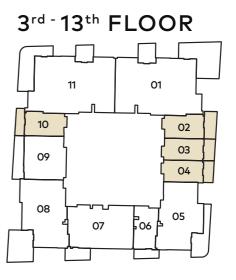


STUDIO

TYPE A



Internal Living Area : 408.06 Sq. Ft
Outdoor Living Area : 105.81 Sq. Ft
Total Living Area : 513.87 Sq. Ft

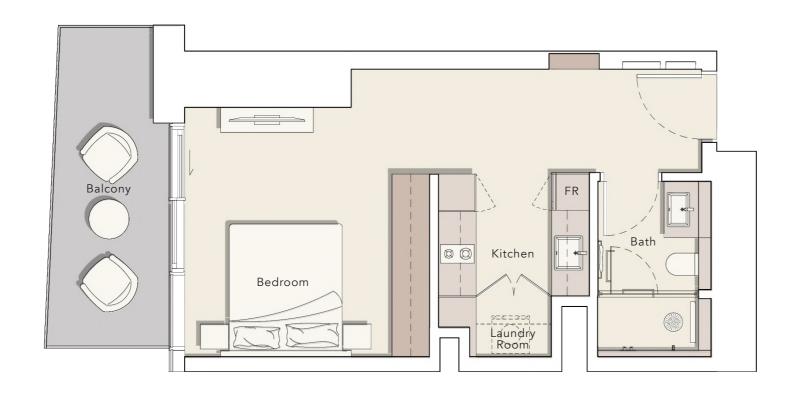


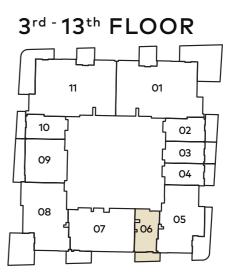


STUDIO

TYPE B

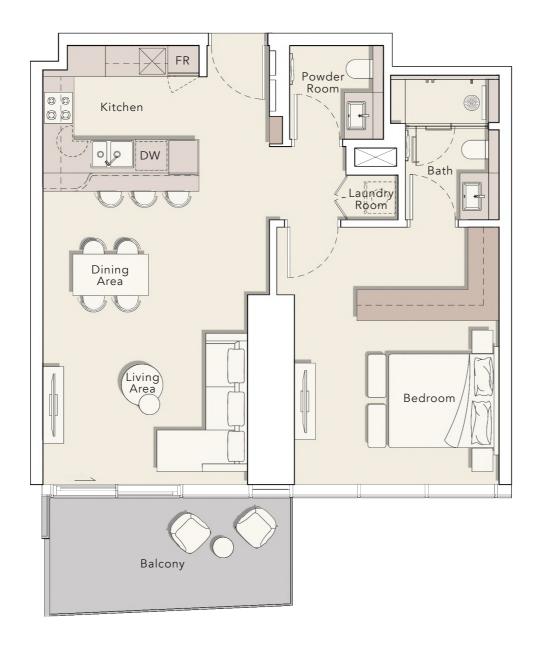
Internal Living Area : 446.81 Sq. Ft
Outdoor Living Area : 110.44 Sq. Ft
Total Living Area : 557.25 Sq. Ft



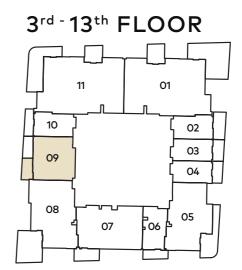




TYPE A



Internal Living Area : 824.41 Sq. Ft Outdoor Living Area: 115.28 Sq. Ft Total Living Area : 939.69 Sq. Ft



3rd - 13th FLOOR

309

15th - 22nd FLOOR

1503

23th FLOOR

2303

25th - 32nd FLOOR

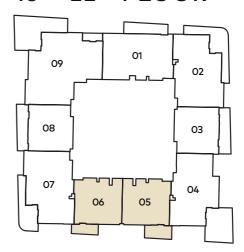


TYPE B



Internal Living Area : 862.08 Sq. Ft Outdoor Living Area: 109.36 Sq. Ft Total Living Area : 971.44 Sq. Ft

15^{th -} 22nd FLOOR



15th - 22nd FLOOR

1505 1506

23th FLOOR

2305 2306

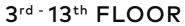
25th - 32nd FLOOR

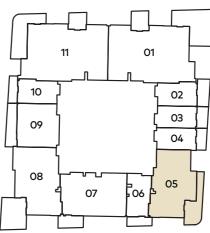


TYPE A



Internal Living Area : 1221.27 Sq. Ft
Outdoor Living Area : 273.94 Sq. Ft
Total Living Area : 1495.21 Sq. Ft





3rd - 13th FLOOR

305

15th - 22nd FLOOR

1504

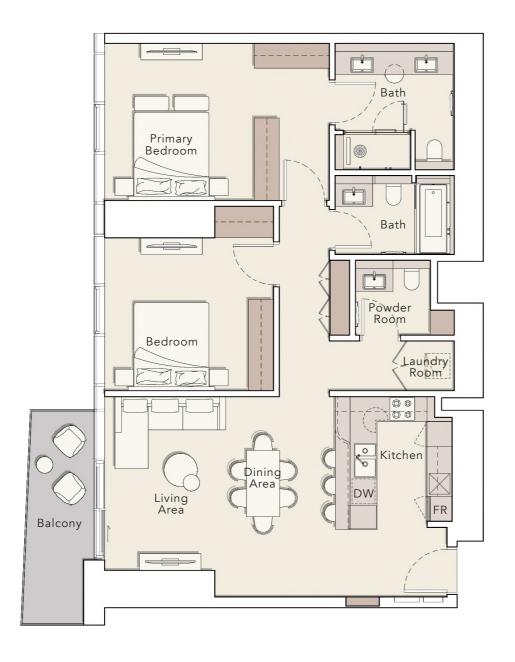
23th FLOOR

2304

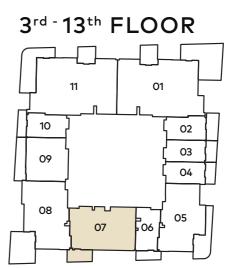
25th - 32nd FLOOR



TYPE B



Internal Living Area : 1278.11 Sq. Ft
Outdoor Living Area : 97.09 Sq. Ft
Total Living Area : 1375.20 Sq. Ft



 3^{rd} - 13^{th} FLOOR

307

15th - 22nd FLOOR

1501

23th FLOOR

2301

25th - 32nd FLOOR

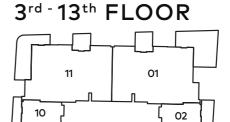


2 BEDROOM + S

TYPE A



Internal Living Area : 1329.45 Sq. Ft
Outdoor Living Area : 260.49 Sq. Ft
Total Living Area : 1589.94 Sq. Ft



03

04

f 007



07

15th - 22nd FLOOR 1502 1507

23th FLOOR

2302 2307

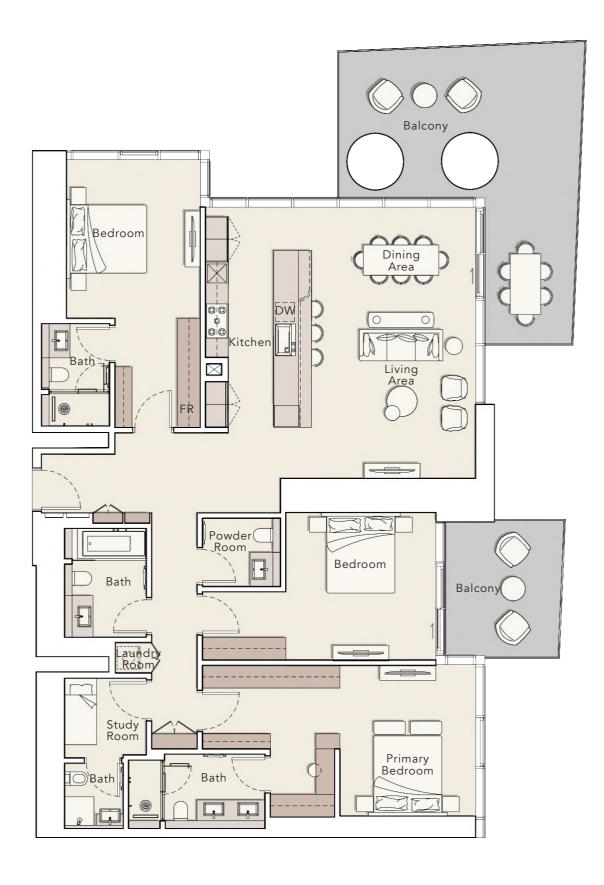
308

25th - 32nd FLOOR

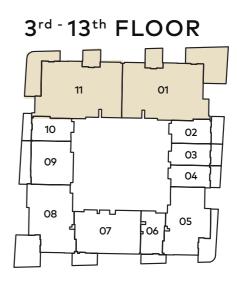


3 BEDROOM + S

TYPE A



Internal Living Area : 2070.22 Sq. Ft
Outdoor Living Area : 506.98 Sq. Ft
Total Living Area : 2577.20 Sq. Ft





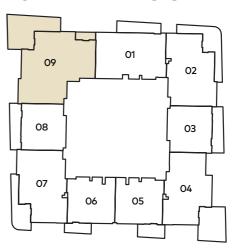
3 BEDROOM + S

TYPE B



Internal Living Area : 1740.74 Sq. Ft
Outdoor Living Area : 394.39 Sq. Ft
Total Living Area : 2135.13 Sq. Ft

15^{th} - 22^{nd} FLOOR



15th - 22nd FLOOR

1509

23th FLOOR

2309

25th - 32nd FLOOR



PENTHOUSE

DUPLEX LOWER LEVEL



Internal Living Area : 5903.68 Sq. Ft
Outdoor Living Area : 3552.20 Sq. Ft
Total Living Area : 9455.88 Sq. Ft

PENTHOUSE

DUPLEX UPPER LEVEL



Internal Living Area : 5903.68 Sq. Ft
Outdoor Living Area : 3552.20 Sq. Ft
Total Living Area : 9455.88 Sq. Ft

PAYMENT PLAN

20%

At the time of booking

10%

60 days after the reservation date

10%

120 days after the reservation date

5%

240 days after the reservation date

5%

360 days after the reservation date 5%

On completion of 30% construction of the project

5%

On completion of 40% construction of the project

5%

On completion of 50% construction of the project

5%

On completion of 60% construction of the project

30%

On completion



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