



FACTBOOK

# DUBAI'S MOST PREMIUM MASTER COMMUNITY



## Configurations:

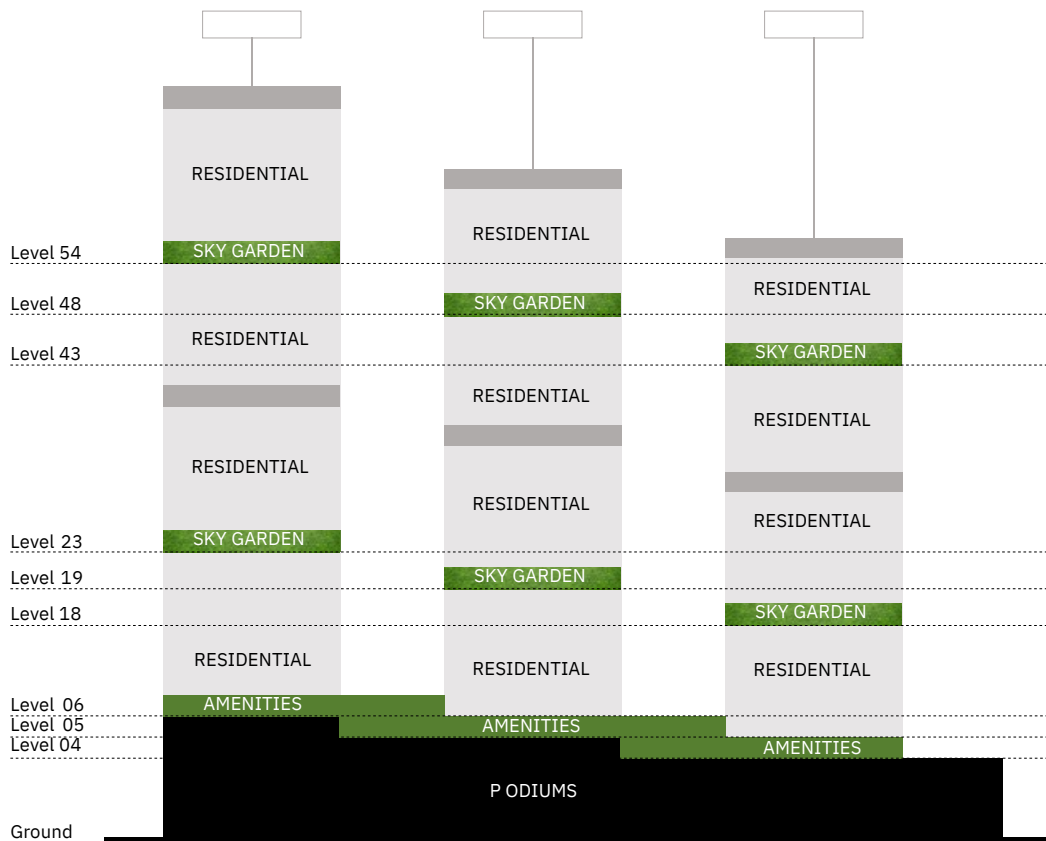
1 Bed | 1.5 Bed | 2 Bed | 2.5 Bed | 3 Bed



UNIT MIX	1BR	1.5BR	2BR	2.5BR
Area Range	609 sqft - 1468 sqft			
Shared Amenities at Level 04/05/06 + Sky-Garden at Level 23 and 54				

UNIT MIX	1BR	1.5BR	2BR	3BR
Area Range	524 sqft - 1817 sqft			
Shared Amenities at Level 04/05/06 + Sky-Garden at Level 19 and 48				

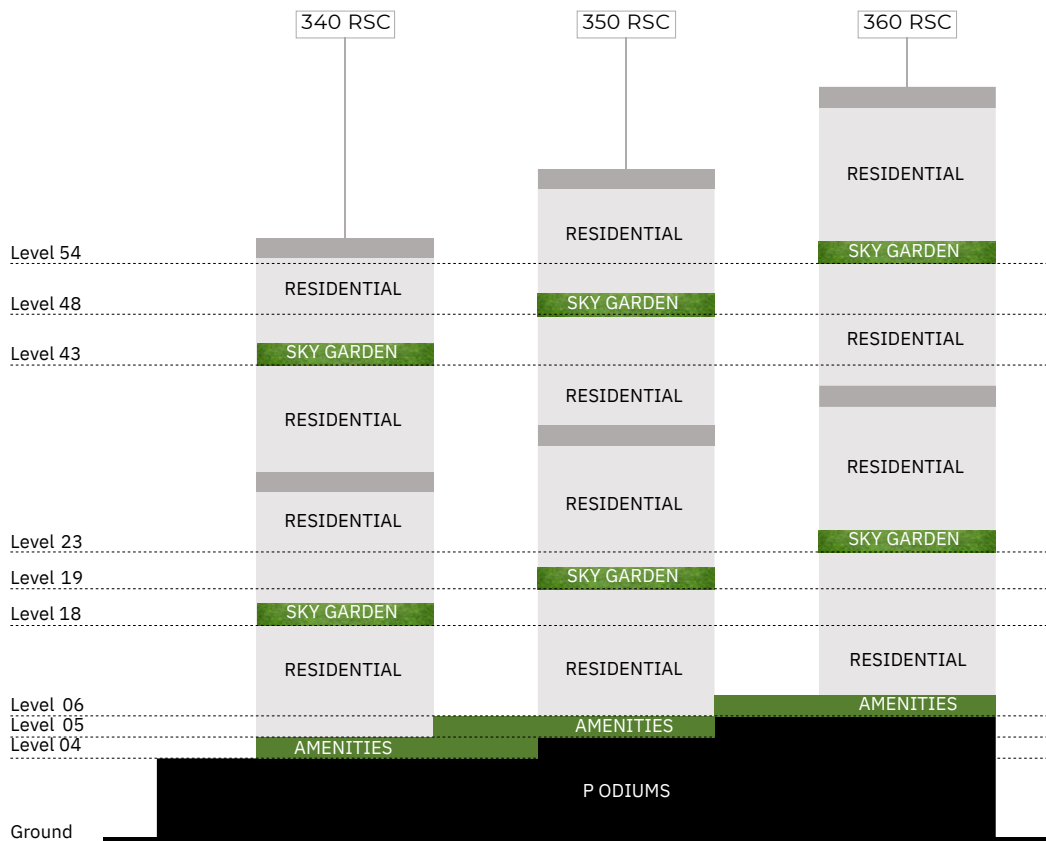
UNIT MIX	1BR	1.5BR	2BR
Area Range	496 sqft - 1256 sqft		
Shared Amenities at Level 04/05/06 + Sky-Garden at Level 18 and 43			



UNIT MIX	1BR	1.5BR	2BR	2.5BR
Area Range	495 sqft - 1232 sqft			
Shared Amenities at Level 04/05/06 + Sky-Garden at Level 18 and 43				

UNIT MIX	1BR	1.5BR	2BR
Area Range	527 sqft - 1343 sqft		
Shared Amenities at Level 04/05/06 + Sky-Garden at Level 19 and 47			

UNIT MIX	1BR	1.5BR	2BR	2.5BR
Area Range	609 sqft - 1461 sqft			
Shared Amenities at Level 04/05/06 + Sky-Garden at Level 23 and 54				



# ACTUAL SHOTS FROM SITE



# AMENITIES



## Tower Amenities:

Yoga Zone | Indoor Gym | Multipurpose hall with outdoor space  
Observation deck + Vending machines | Kid's playroom | Library  
Art & Music Room | Indoor movie theatre



## Podium Amenities:

Outdoor gym & Yoga Zone | Outdoor kids' play area | Barbeque Area  
Leisure pool with infinity edge | Toddler pool | Wet Bed Deck & Jacuzzi  
Sun Loungers, Day Bed + Cabana | Sensory Garden



## Community Amenities

### Public Realm:

Retail with F&B | Central plaza | Multi purpose space-market, Food truck, Kiosk  
Sensory garden | Zen garden | Open air theatre | Lawn with seating  
Water body | Water sports | Wave pool | Paddleboarding & Pedal kayak | Floating water obstacle course  
| Water walking ball | Outdoor gym | Battle ropes | Jumping blocks | Tyre flipping | Obstacle course |  
Skate park | Walking + Jogging track  
Cycle path | Kids' play area | Outdoor chess | Cricket practice pitch  
Tennis + Volleyball + Padel | Pet park with obstacle course | Pet washing station & Salon

## Community Amenities

Clubhouse:

Co-working Spaces | Indoor Pool with Temperature Control | Spa and Massage rooms

Table Tennis | Pickball/Paddle Tennis | Foosball | Rock Climbing  
Disc Hockey | Golf Simulators | Multipurpose Court | Squash Court | VR Room  
50m Olympic Pool | Tennis Court



# SPECIFICATIONS

- Fully fitted kitchen with cutting-edge appliances
- Sanitary fixtures & fittings from reputed brands
- Reconstituted stone countertops with vanity
- Porcelain tiles in living areas and bathrooms
- Matt emulsion paint on walls
- Millwork finished with melamine/veneer
- High-performance double-glazed system with metal/ glass railings
- Provisions for Home Automation





