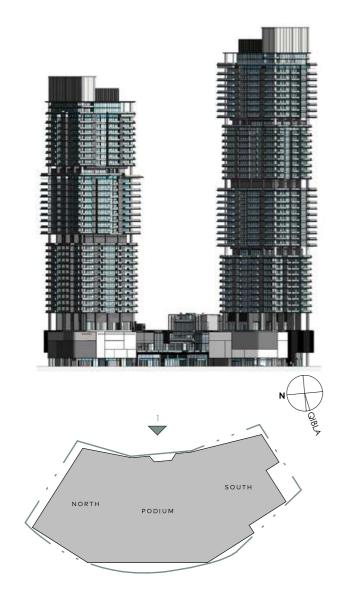


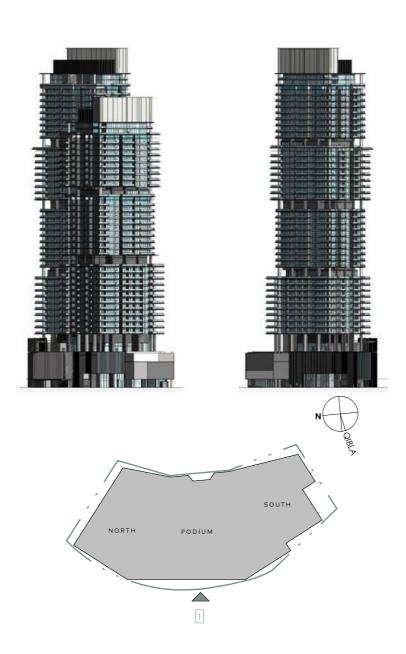
DRIVING DISTANCES

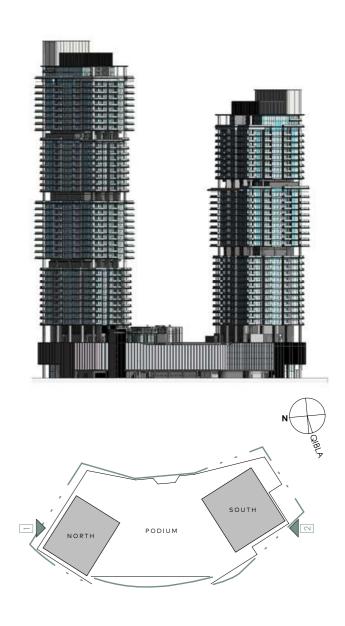
05 06 01 MINUTE MINUTES MINUTES Uptown Plaza DMCC Metro Station Marina Mall 08 08 10 MINUTES MINUTES MINUTES Ain Dubai Montgomerie Golf Club **Emirates Golf Club** 12 15 11 MINUTES MINUTES MINUTES Jumeirah Islands Mall of the Emirates Ibn Battuta Mall Clubhouse 18 22 17 MINUTES MINUTES MINUTES Palm Jumeirah 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







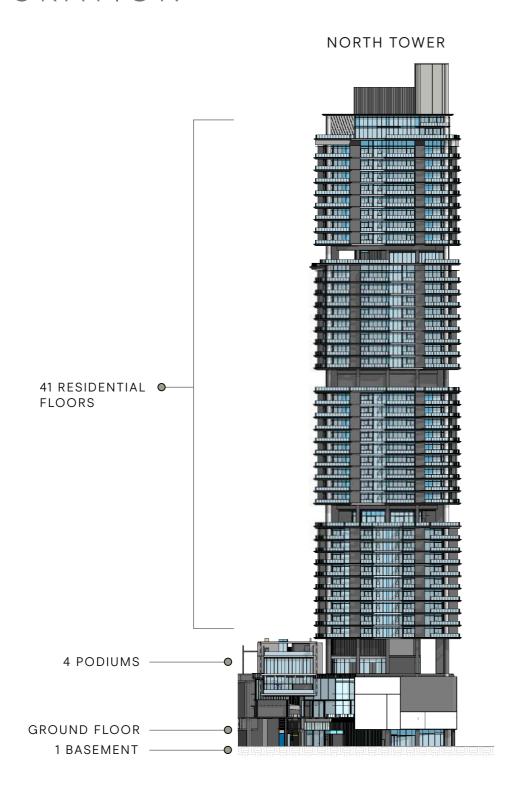
Public access points are carved into the form responding to the rhythm and language of the wider context, and forming a backdrop to the entertainment plaza. Arrival points further enhance the arrival experience and allow for key linkages to commercial offers at the ground floor and upper levels, as well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

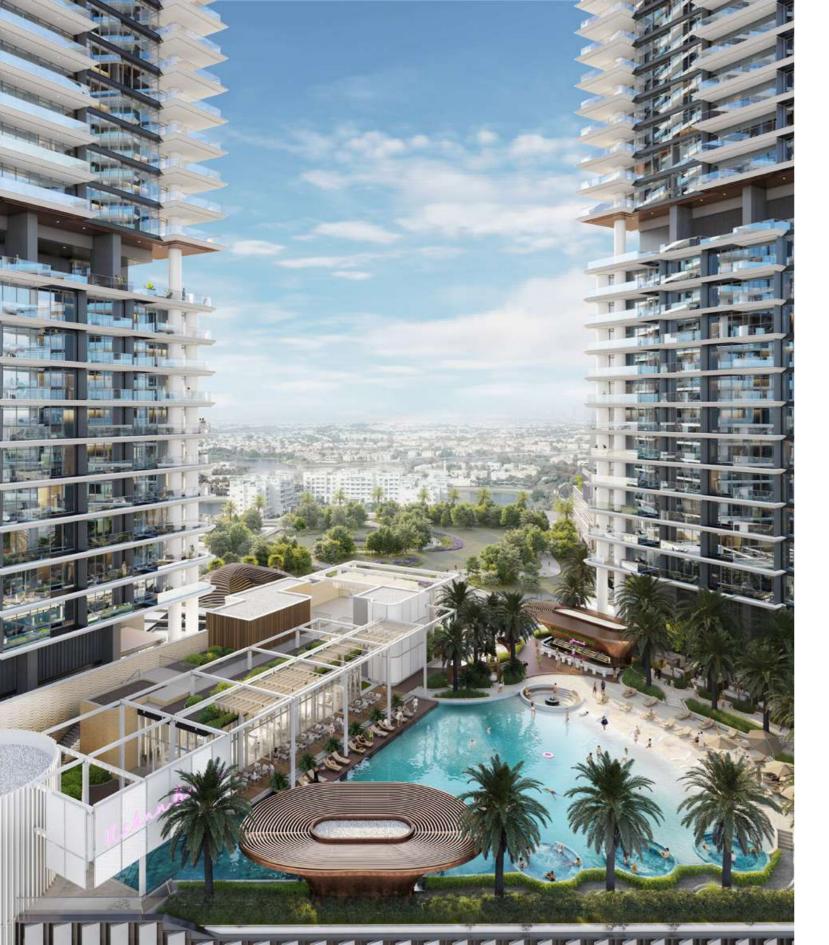
Studio, 1 and 2-bedroom: 1 car parking space 3 and 4-bedroom: 2 car parking spaces

OWNERSHIP

Freehold

KEY VIEWS

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



SIZE RANGE PER UNIT TYPE

NORTH 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 9,477 sq. ft to 9,485 sq. ft

NUMBER OF UNITS PER TYPE

NORTH TOWER

Studio 45 units

1 Bedroom 108 units

2 Bedrooms 68 units

2 Bedrooms + Study 59 units

3 Bedrooms 43 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

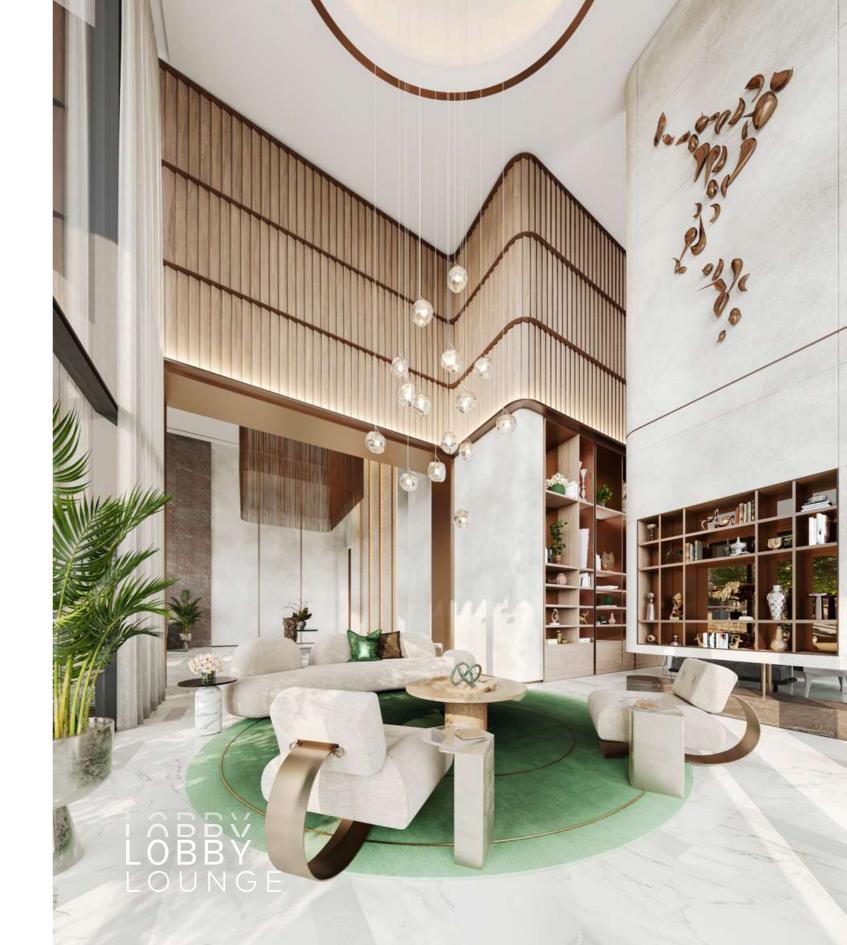






UNWIND IN ELEGANCE AT THE SERENITY LOUNGE

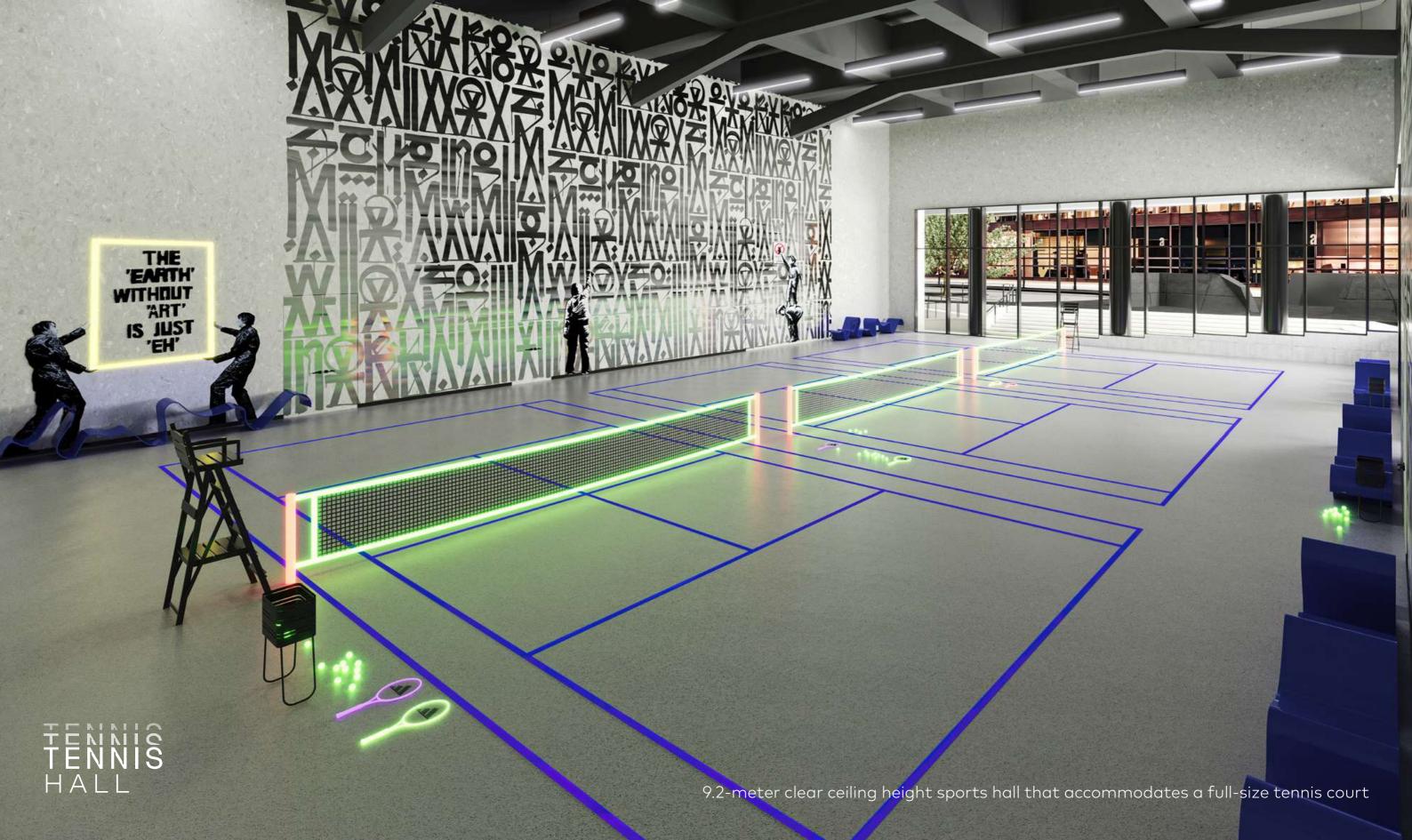
The Serenity Lounge is a cozy retreat promoting relaxation and comfort. A large bookcase takes center stage, stocked with a diverse collection of board games and books.













PODIUM 2 FLOOR AMENITIES







PODIUM 3 AND 4 FLOOR AMENITIES









FIRST FLOOR URBAN BEACH CLUB AMENITIES













FIRST FLOOR EXCLUSIVE RESIDENT AMENITIES





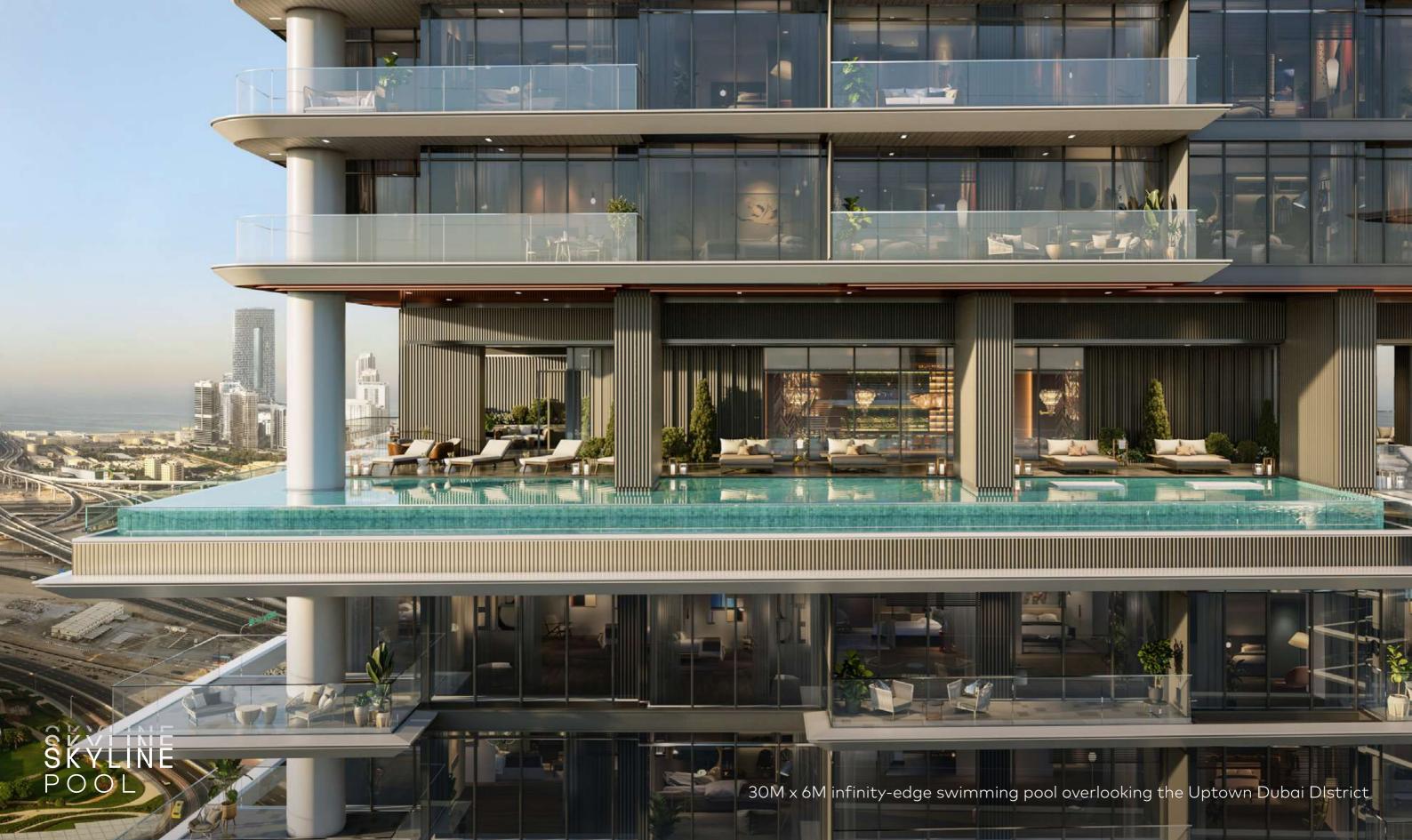




12TH & 31ST FLOOR AMENITIES



























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