



# OWRealty®


Service. Expertise. Technology.

## Top 30 Dubai Real Estate Projects

For life and  
investments

Our team will select for you the most relevant projects for investment, depending on your budget and preferences.

 [owrealty\\_dubai](#)

 +971 50 915 6544

 [OWRealty](#)

 [info@owrealty.ae](mailto:info@owrealty.ae)

 [follow the link](#)

 [www.owrealty.ae](http://www.owrealty.ae)

# about DUBAI

Currently, Dubai is one of the leading economically developed metropolitan cities in the world. Free trade areas give Dubai a special attractiveness, and such areas exceed 20. In these territories business owners are fully exempted from taxes. Such advantages as excellent logistics, well-thought-out road junctions as well as largest banks and companies that operate there have turned Dubai into an important trading centre.

According to the statistics provided by Numbeo web portal, the capital of the UAE is included in the top ten safest cities in the world to live in, with Abu Dhabi ranking first. Moreover, Dubai ranks third in the list of cities safe for women who travel alone. For this reason, the metropolitan city is attractive for investments. It is not surprising that only 15% of indigenous people live in the UAE, and the other 85% of those who live there include investors, skilled workers and businessmen from other countries.

Real estate in Dubai is of high quality, and developers offer favourable interest-free loans. Another advantage includes a wide choice of housing: both expensive premium class units and budget studio apartments are all available for purchase. One of the most attractive options available to investors is still investments in buildings under construction; the price during construction is usually below the average in the market.

## About advantages of investments in Dubai

The UAE has long ranked well in the list of countries that are most attractive for investments. According to the United Nations, the country ranks first among Western Asia, North Africa and the Near East.

Real estate prices in Dubai are always trending upwards. An annual increase in housing prices in Dubai in budget segment is around 5-7%. Luxury real estate in Dubai rises in price by 20- 25%. This makes it possible to invest in real estate and make profits from its resale.

### Key Advantages

The right to obtain a resident visa, however, this procedure is fully transparent and available to all foreign citizens.

According to Global Finance magazine, the UAE ranks second in the world in terms of safety. According to the statistics, 90% of inhabitants in the country feel comfortable even at night.

Purchasing real estate entitles foreign citizens to use lots of privileges for business. First of all, it is absolute freedom from taxation.

Safe transactions. Authorities are interested in investments by foreign citizens, so compliance with the legal regulations is controlled at government level.



**OWRealty®**  
Service. Expertise. Technology.

## OUR PRINCIPLE:

**SERVICE. EXPERTISE. TECHNOLOGY**

Keys to searching your ideal apartment:

a high level of service  
and detailed expertise supported  
by advanced technology.

## WE ARE AN INNOVATIVE REAL ESTATE AGENCY

### we can:

- consult you about units, developers and tell you about key aspects to be taken into account when purchasing real estate units
- choose the unit according to your budget and needs
- take you on a live or online tour of an apartment in Dubai

## WHY DO clients trust us?

1. We analyze the real estate market and choose the best options for our clients. We recommend only the housing that we would buy ourselves.
2. We charge no fee for our services. It is developers who pay us a fee.
3. We give personal discounts from our partners.
4. We are at home in the real estate market in Dubai so we help our clients avoid many mistakes when purchasing real estate units.
5. We cooperate with developers directly so you are among the first to obtain information about new units.
6. We legally work in the UAE, our office is in downtown Dubai, and documents relating to the conduct of business are available.
7. You can make an advance payment, we also accept cryptocurrency. Moreover, we accept bank cards and cash money.



### INTERNAL INFRASTRUCTURE

FITNESS STUDIO

SWIMMING POOL

RESTAURANTS

KAYAKING

SHOPS

WATER CINEMA

SNORKELLING

CHILDREN'S PLAYING AREA

VIDEO SURVEILLANCE

FARM MARKET

BEAUTY PARLOUR

SKATE PARK

BIKE LANES

SPA

SURFING

# Nice at DAMAC Lagoons



Spacious townhouses with 4-5 bedrooms as well as villas with 6 bedrooms are under construction in the **Nice at DAMAC Lagoons** cluster.

The community's 'youth hub' will be found here. A skate part, bike lanes, a swimming pool, and waterslides will be built at Nice.

Damac Lagoons is a new community from Damac Properties, a large developer, in the territory of Dubailand district. It is a place inspired by the atmosphere of tropical islands with blue beaches and snow-white sand. The area of 418 ha will boast villas and townhouses built in Mediterranean style and all infrastructure necessary for luxury rest. To use it all you need is to leave your house.

As at 2023, the construction of 9 residential real estate clusters has already commenced. Their names correspond to different cities along the coast of the Mediterranean Sea and emphasize their atmosphere.

unit price

from USD 465 000

delivery date

Q2 2025

5%

when reserving

45%

during construction

50%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



### OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SHOPS
- SCHOOLS
- HOSPITALS
- GOLF CLUB
- TRADING CENTRE
- PUBLIC PARK
- PETROL STATION
- PHARMACY
- IMPROVED EMBANKMENT
- EQUIPPED BEACH

### PROJECT SPECIFICS

- PANORAMIC WINDOWS
- BALCONY
- PATIO
- PRIVATE BEACH
- BY WATER
- TERRACE
- GARDEN
- NATURE TRAIL
- CAMPING ISLAND
- WATER AMUSEMENT RIDES



# Sobha Creek Vistas Heights



**Creek Vistas Heights** from Sobha Realty is a project that consists of two skyscrapers in the Sobha Hartland elite community.

The residential complex features apartments with 1-3,5 bedrooms, and the windows offer views over the Dubai Canal.

All apartments located in the complex are with built-in kitchen household appliances, a WC, and a wardrobe. Comfortable apartments in Dubai with 1 or 3 bedrooms, with large panoramic windows that offer a stunning view of the city can impress even most discerning buyers.

Creek Vistas Heights is a profitable unit for investments. Close proximity to such main highways as Ras Al Khor Road and Al Ain Road makes it possible to easily move across the UAE. It is another advantage for attracting investments in the project.

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

PARKING

SWIMMING POOL

SECURITY

BALCONY

CHILDREN'S POOLS

MAID'S ROOM

24 HOUR SECURITY

STAFF ROOM

SPORTS FACILITIES

TERRACE

ELEVATOR

REST AREA

POOL

SEA VIEW

unit price

from USD 332 000

delivery date

Q4 2023

10%

when reserving

50%

during construction

40%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- CHILDREN'S PLAYGROUND
- YOGA STUDIO
- PICNIC ZONES
- SPA
- WALKWAYS AND BIKE LANES
- PARK
- NEAR THE SCHOOL
- SUPERMARKETS
- TENNIS COURT
- SAUNA AND STEAM ROOM

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GREEN AREA
- TENNIS COURT
- CLOSE TO SCHOOL AND KINDERGARTEN
- CLOSE TO TRADING CENTRE
- GUARDED TERRITORY
- SUPERMARKETS
- CLOSE TO GOLF CLUB
- NEW PROJECT



# Peninsula Four The Plaza



**Peninsula Four The Plaza** forms a part of a large residential complex at the very heart of Business Bay. The panoramic windows of the high-rise offer a fine view over Burj Khalifa and the Dubai Canal.

It is a sixth phase of construction of the project from Select Group, with the delivery scheduled for Q1 2026. Commercial and residential buildings are available here. There are trading centres, a bank, a school, restaurants and healthcare facilities are all within walking distance.

Peninsula is advantageously located as it is not far away from such highways as Sheikh Zayed Road and Al Khail Road.

A wide choice of transport is available to residents: bus, metro and water taxi. A certain amount of parking spaces, from one to four, is assigned to each type of real estate in the tower.

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

SQUASH

CAFÉ

SAUNA

RECEPTION

CHILDREN'S PLAYROOM

CONFERENCE HALL

CHILDREN'S PLAYGROUNDS  
WITH A POOL

INFINITY POOL

CAMERAS AND SECURITY

COWORKING

REST AREA

YOGA STUDIO

CINEMA

unit price

from USD 264 898

delivery date

Q1 2026

**5%**  
when reserving

**45%**  
during construction

**50%**  
upon the end of  
construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- PARK
- RESERVE
- SPA
- NIGHTCLUB
- COMMON AREA WITH A SWIMMING POOL
- BEAUTY PARLOUR
- SOCIAL AND COMMERCIAL INFRASTRUCTURE
- SHOP
- SWIMMING POOL
- SUPERMARKET

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- LANDSCAPED GARDENS
- BARBECUE AREA
- LANDSCAPE DESIGN
- PROMENADE EMBANKMENT
- IN FINISHED CONDITION
- TRANSPORT ACCESSIBILITY
- FOUNTAINS



# Upper House



**Upper House** residential complex from Ellington Properties is located in Jumeirah Lake Towers (JLT), a picturesque and green area, by Jumerah Islands.

Upper House brings together laconic beauty of architecture and stylish interior with all amenities necessary for life. It is an elegant representative of everything that is valued in Dubai real estate.

Upper House residential complex consists of 2 high-rise buildings. Each building includes a lower storey, a 5-storey podium and 31 storeys with residential real estate. The penthouse area on the upper storey will be common. This area will feature an art gallery, an audio recording studio, and the cinema.

Upper House boasts studios and apartments with 1-3 bedrooms. A total of 377 real estate units will be built there. Apartments are sold in finished condition, branded bathroom fixtures, and built-in kitchen household appliances. All apartments are equipped with the 'smart home' system.

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

SWIMMING POOL

CINEMA

SPA

CLIMBING GYM

BASKETBALL COURT

AUDIO RECORDING

STUDIOYOGA AREA

CHILDREN'S PLAYGROUND

SKATE PARK

HOME AUTOMATION SYSTEM

TENNIS COURT

unit price

from USD 205 000

delivery date

Q1 2026

20%  
when reserving

50%  
during construction

30%  
upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SUPERMARKETS
- SCHOOLS
- KINDERGARTENS
- METRO STATION
- PHARMACY
- PUBLIC PARK
- HOSPITALS

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- IN FINISHED CONDITION
- BEAUTIFUL VIEW FROM THE WINDOW
- BUILT-IN KITCHEN HOUSEHOLD APPLIANCES
- BALCONIES
- BRANDED BATHROOM FIXTURES



### INTERNAL INFRASTRUCTURE

FITNESS STUDIO

PARKING

SWIMMING POOL

SAUNA

CINEMA

ARTIFICIAL BEACH

BASKETBALL COURT

PILATES AND YOGA AREA

BARBECUE AREA

SMART HOME SYSTEM

CONCIERGE SERVICES

BARBECUE AREA

STEAM BATH

KINDS' SWING

GYM

# Samana Mykonos



**Samara Mykonos** is a new residential complex from developer Samana Developers, which is located in Dubai Studio City district.

The complex includes studios and apartments with 1-3 bedrooms being between 46 m2 and 186 m2 in area. In addition to the bedroom, kitchen and bathroom, each residential unit features a personal swimming pool and a terrace. All apartments include panoramic windows and the 'SmartHome' system.

The main feature of Saman Mykonos is an artificial beach, and the complex also comprises a gym, athletic tracks, a sauna, a roof cinema, a basketball court, a pilates and yoga area, a kids' swing, a place to cook meat on an open fire, concierge services, and a parking area.

Nearest schools are a 5 minutes' drive from Samana Mykonos. A trading centre, a children's playground, a tennis court, a carting track, a horse club, a hospital, several pharmacies, supermarkets, restaurants and cafes are all within a radius of five kilometers away from the complex.

unit price

from USD 193 308

delivery date

Q2 2025

15%

when reserving

45%

during construction

40%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



### OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SUPERMARKETS
- HOSPITAL
- CARTING
- CHILDREN'S PLAYGROUND
- SHOPPING CENTER
- HORSE CLUB
- TENNIS COURT
- TRADING CENTRE
- PHARMACIES
- GOLF COURSE
- BASKETBALL COURT

### PROJECT SPECIFICS

- PANORAMIC WINDOWS
- SMART HOME SYSTEM
- ROOF CINEMA
- CLOSE TO SCHOOL
- ARTIFICIAL BEACH
- NEW RESIDENTIAL COMPLEX
- SWIMMING POOL IN EACH RESIDENTIAL UNIT





# Binghatti Crest



**Binghatti Crest** is a residential 19-storey building from Binghatti Developers, found in Jumeirah Village Circle.

Upon the end of construction, there will be 170 residential units with 1-3 bedrooms, being 57.5 m<sup>2</sup> - 117 m<sup>2</sup> in area.

All apartments are finished in a contemporary way, furnished, and are with equipped kitchen and bathroom. Every residential unit includes from two to three balconies, and rooms include panoramic windows.

Binghatti Crest is surrounded by a green area, with a kindergarten, several schools and trading centres, a sports complex, a park, a pharmacy, a supermarket and restaurants located within a radius of 10 kilometres.

It takes about 20 minutes to get to the nearest beach Marina Beach, and it takes about 25 minutes to get to downtown Business Bay and Downtown Dubai.

## INTERNAL INFRASTRUCTURE

SWIMMING POOLS

PARKING

SECURITY

SAUNA

GREEN GARDEN

CONCIERGE SERVICES

BARBECUE AREA

2-3 BALCONIES

GYM

GREEN TERRITORY

CHILDREN'S PLAYGROUND

HEALTH CLUB

LARGE BALCONIES

VIDEO SURVEILLANCE

unit price

from USD 188 947

delivery date

Q4 2023

10%

when reserving

50%

during construction

40%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- CHILDREN'S PLAYGROUND
- SCHOOL
- KINDERGARTEN
- PARK
- SUPERMARKETS
- RADING CENTRE
- PHARMACY
- WALKWAYS
- BASKETBALL COURT
- MEDICAL CENTRE

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GREEN AREA
- NEW RESIDENTIAL BUILDING
- IN FINISHED CONDITION
- CLOSE TO SCHOOL AND KINDERGARTEN
- FURNISHED
- SEVERAL BALCONIES
- CLOSE TO PARK



# Palm Beach Towers 3



**Palm Beach Towers** is a luxury residential development on Palm Jumeirah. It features 3 different high-rise buildings on a common podium.

In October 2022, developer Nakheel announced the start of sales of the third phase of the residential development. Palm Beach Towers 3 has 300 1-3 bedroom apartments.

All apartments are fully furnished with furniture from the Italian premium furniture brand B&B. They can boast high-quality kitchens with built-in appliances, as well as brand plumbing installed in the bathrooms.

All apartments have spacious rooms with good lighting. Panoramic floor-to-ceiling windows offer sea and Dubai skyline views. On the roof of the tower is a 360-degree viewing platform.

## INTERNAL INFRASTRUCTURE

SWIMMING POOL

PARKING AREA

SECURITY

BALCONY

FITNESS STUDIO

PILATES AND YOGA AREA

FULLY EQUIPPED KITCHEN  
WITH HOUSEHOLD APPLIANCES

CHILDREN'S SWIMMING POOL

RECREATION AREA

SEA VIEW

GREEN AREA

ELEVATOR

SPORTS FACILITIES

GARDEN

unit price

from USD 990 600

delivery date

Q1 2026

15%

when reserving

45%

during construction

40%

upon the end of  
construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANT
- CHILDREN'S PLAY AREA
- FITNESS STUDIO
- YOGA STUDIO
- SCHOOL
- GARDENS
- CHILDCARE CENTER
- SUPERMARKETS
- COMMON AREA WITH A SWIMMING POOL
- CYCLING AND WALKING PATHS
- LANDSCAPED GARDENS

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GUARD-GATED PREMISES
- 360-DEGREE INFINITY POOL
- NEW DEVELOPMENT
- SCHOOL AND CHILDCARE CENTER NEARBY
- SEA VIEW
- ROOFTOP RESTAURANT
- PRIVATE BEACH



### INTERNAL INFRASTRUCTURE

FITNESS STUDIO

SWIMMING POOL

RESTAURANTS

VR PARK

WATERFALLS

SHOPS

PLAY AND LEARN AREA

ZIP LINE

VIDEO SURVEILLANCE

FARM MARKET

SURFING

SNORKELLING

SPA

KAYAKING

GARDEN

# Malta at DAMAC Lagoons



The **Malta at Damac Lagoons** cluster includes townhouses with 4 and 5 bedrooms. Houses are built in classical style of old seaside cities. Every townhouse has its own patio and garden.

Play&Learn Hub is located in the Malta cluster. A comfortable area to play and learn will be created there. The cluster infrastructure includes a VR park, children's playing area, and a water flower market.

Damac Lagoons is a new community from Damac Properties, a large developer, in the territory of Dubailand district. It is a place inspired by the atmosphere of tropical islands with blue beaches and snow-white sand.

The area of 418 ha will boast villas and townhouses built in Mediterranean style and all infrastructure necessary for luxury rest. To use it all you need is to leave your house.

unit price

from USD 476 500

delivery date

Q4 2024

20%

when reserving

60%

during construction

20%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



### OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SHOPS
- SCHOOLS
- HOSPITALS
- GOLF CLUB
- TRADING CENTRE
- PUBLIC PARK
- PETROL STATION
- PHARMACY
- SUPERMARKET
- IMPROVED EMBANKMENT

### PROJECT SPECIFICS

- ANORAMIC WINDOWS
- PARKING
- PATIO
- PERSONAL GARDEN
- PRIVATE GARDEN
- UPSTAIRS TERRACE
- PRIVATE BEACH
- AZURE LAGOONS
- EUROPEAN-STYLE ARCHITECTURE



### INTERNAL INFRASTRUCTURE

FITNESS STUDIO

BUSINESS CENTRE

SWIMMING POOL

SKATE PARK

SHOPS

LAKES FOR FISHING

CHILDREN'S PLAYING AREA

FARM MARKET

SNORKELLING

WATER WORK AREA

LIBRARY

OBSERVATORY

SPA

KAYAKING

RESTAURANTS

# Portofino at DAMAC Lagoons

**Portofino** is a complex of villas and townhouses in the DAMAC Lagoons community. It is inspired by the atmosphere of small Italian coastal towns.

At Portofino, you can buy townhouses with 3-5 bedrooms and villas with 7 bedrooms, including luxury villas with a waterfall by a pool. The style of multicoloured facades is that of Italian Portofino houses and the facades repeat the colours traditional for this place: yellow, orange, green, and pink.

The Portofino at DAMAC Lagoons residential complex is also a 'Work&Play' public area.

The Portofino at DAMAC Lagoons offers ideal conditions to work by your house: there's a business centre, 'water office' – the area to work amidst the lagoon, domed transparent harbours. A library, a water gym, SPA, a musical pavilion, an observatory and lakes for fishing are all here for entertainment and rest.

unit price

from USD 427 000

delivery date

Q4 2025

**15%**

when reserving

**55%**

during construction

**30%**

upon the end of construction

PHONE

+971 50 915 65 44

**ROI: from 7%**



### OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SHOPS
- SCHOOLS
- HOSPITALS
- GOLF CLUB
- TRADING CENTRE
- PUBLIC PARK
- PETROL STATION
- PHARMACY
- IMPROVED EMBANKMENT
- EQUIPPED BEACH

### PROJECT SPECIFICS

- PANORAMIC WINDOWS
- BALCONY
- PATIO
- GARAGE
- PRIVATE BEACH
- SEPARATE POOL IN VILLAS
- GARDEN
- NATURE TRAIL
- BY WATER



# The Crest Grande



**The Crest Grande** is a residential complex that consists of 42 storeys and is included in the Sobha Hartland community. Apartments with 1 - 4 bedrooms are found within the tower. Their area is between 68 m<sup>2</sup> to 218 m<sup>2</sup>.

This complex is very advantageously located: Burj Khalifa, Ras Al Khor natural reserve, Dubai Mall shopping and entertainment centre are all within a radius of 11 kilometres away from the Crest Grande. There are 2 golf clubs, a racecourse, several schools, restaurants and cafes near the residential complex.

A children's playground, a place to rest and cook barbecue as well as several shops are all within the territory of the residential complex.

In the future, a 1.8 km long embankment will be arranged near the Sobha Hartland community.

## INTERNAL INFRASTRUCTURE

SECURITY

PARKING

SAUNA

FITNESS STUDIO

REST AREAS

SWIMMING POOL FOR CHILDREN AND ADULTS

PILATES AND YOGA HALL

FITNESS OPEN AREA

CHILDREN'S PLAYGROUND

CONCIERGE SERVICE

CINEMA

SPA ZONE

YOGA STUDIO

DRY CLEANING

unit price

from USD 354 000

delivery date

Q3 2025

10%

when reserving

50%

during construction

40%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANT
- BLUE LAGOON
- SCHOOL
- SHOPS
- TRADING CENTRES
- CHILDREN'S PLAYGROUND
- PROMENADE EMBANKMENT
- WILDLIFE RESERVE
- BARBECUE AREA

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GUARDED TERRITORY
- CLOSE TO SCHOOL
- CLOSE TO BLUE LAGOON
- CLOSE TO RESERVE
- PRIVATE BEACH



# Crystal Residences at Maryam Island



**Crystal Residences** is a 12-storey residential complex in the territory of Maryam Island in Sharjah. It is on the beachfront and provides direct access to the quay and the embankment along the Persian Gulf.

At Crystal Residences you can buy apartments with 1-3 bedrooms, townhouses with 3 or 4 bedrooms and duplexes with 4 bedrooms. From the panoramic windows you can see a stunning view over the Persian Gulf or the Sharjah horizon.

**Maryam Island** is an island in downtown Sharjah where top-class real estate is under construction by the sea, including hotels, infrastructure facilities for entertainment and rest. Eagle Hills, a large developer that has a portfolio of projects across the world, is engaged in complex development of Maryam Island.

Sharjah is the third largest emirate and is regarded as the UAE capital of culture. There are many museums, galleries and theatres in Sharjah. It is a strategic line of tourist development.

## INTERNAL INFRASTRUCTURE

SWIMMING POOL

COVERED PARKING

LOBBY

FITNESS STUDIO

GYM

3 ELEVATORS

GARDEN

unit price

from USD 223 000

delivery date

Q4 2025

10%

when reserving

20%

during construction

70%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- PUBLIC PARK
- SHOPS
- PROMENADE
- QUAY
- BEACH
- HOTELS
- SPA CENTRE
- CHILDREN'S PLAYGROUND
- MARKET
- FITNESS CLUB

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- PREMIUM CLASS BATHROOM FIXTURES
- GOOD INTERNET
- BALCONY
- STAFF ROOM
- TERRACE
- AIR CONDITIONING
- CABLE TV
- STUDY



# Ocean House



Elite residential house **Ocean House from Ellington Properties** is located in Palm Jumeirah district. It is found in the north-east part of the half moon that surrounds the island.

Ocean House offers its residents luxury resort style real estate to live in on the coast of the Persian Gulf.

It is a quiet place surrounded by plants. Residential property at Ocean House includes 9 storeys. This primarily consists of apartments with 2-3 bedrooms. There are also exclusive offers. Duplex apartments with 3 or 4 bedrooms, with a separate swimming pool and a garden, are found on the lower storey. The upper storey includes 2 penthouses with 5 bedrooms. Storey 8 boasts a luxury presidential suite with 6 bedrooms.

From large panoramic windows you can see all main places of interest in Dubai: skyscrapers Burj Al Arab, Burj Khalifa, Palm Jumeraih.

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

CHILDREN'S PLAYING AREA

COWORKING

SWIMMING POOL

GYM WITH A WATERFALL

ROOF GARDEN

LIBRARY

OLYMPIC POOL

GALLERY

SPA

ISLAND AT PALM JUMEIRAH

CONFERENCE HALL

CINEMA

KIDS' POOL

YOGA

unit price

from USD 2 300 000

delivery date

Q4 2025

20%

when reserving

40%

during construction

40%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- DIVING CENTRE
- DIVING CENTRE
- DOLPHINARIUM
- BEACH
- AQUA PARK
- HOTELS
- SPORTS CENTRE
- BEACH CLUBS
- TRADING CENTRE

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- VERTICAL GARDEN
- LARGE AREA OF APARTMENTS
- DUPLEXES WITH A SWIMMING POOL AND A GARDEN
- BEAUTIFUL VIEW FROM THE WINDOW
- SEA VIEW



# The Palm Tower Residences



**The Palm Tower Residences** is a skyscraper that consists of 52 storeys. The tower is found on the artificially created island of Palm Jumeirah. Floors 1-18 include a five-star hotel, and floors 19-47 include studios and apartments. An infinity pool, several restaurants and an observation platform are above.

This residential complex comprises studios and apartments with 1 – 3 bedrooms. Their area is from 41 m2 to 241 m2. Studios and apartments with one bedroom are on floors 19-45, and apartments with two and three bedrooms are on floors 46-47.

Moreover, Nakheel Mall, a large trading centre, is located nearby. In addition to boutiques, restaurants and cafes, there is a medical centre, a cinema, and a fitness hall there.

The apartments are furnished and include all necessary household items. The windows offer the views of Palm Jumeirah and the Persian Gulf.

## INTERNAL INFRASTRUCTURE

SUN TAN AREA

SPA

DRESSMAKER'S  
AND TAILOR'S

SHOP

SWIMMING POOLS FOR CHILDREN  
AND ADULTS

VIDEO SURVEILLANCE

CHILDREN'S PLAYGROUND

OBSERVATION PLATFORM

DRY CLEANING  
LAUNDRY ROOM

SECURITY

CINEMA

TENNIS COURT

unit price

from USD 470 732

delivery date

Q3 2021

**20%**

when reserving

**30%**

during construction

**50%**

upon the end of  
construction

PHONE

+971 50 915 65 44

**ROI: from 7%**



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- CHILDREN'S PLAYGROUND
- FITNESS CENTRE
- SHOPS
- BEACH
- CINEMA
- SQUASH AND TENNIS COURT
- MEDICAL CENTRE
- TRADINGCENTRE
- HAIRDRESSER'S PARLOUR
- OBSERVATION PLATFORM

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- PROMENADE PARK
- INFINITY POOL
- ACCESS TO BEACH CLUB
- GUARDED COMPLEX
- BEAUTIFUL VIEW
- SPA
- CLOSE TO GULF
- FURNISHED





### INTERNAL INFRASTRUCTURE

FITNESS STUDIO

SWIMMING POOL

CLIMBING GYM

BIKE PARKING

YOGA AREA

CHILDREN'S PLAYROOM

CAR PARKING

CHILDREN'S PLAYGROUND

ELECTRIC VEHICLE  
CHARGING STATION

SAUNA AND STEAM ROOM

GARDEN

KIDS' POOL

ATHLETIC TRACKS

KINDERGARTEN

# Belmont Residences



**Belmont Residences** residential house is located in Jumeirah Village Triangle (JVT) district. It is a quiet place surrounded by highways that form a triangle.

Like all residential property from Ellington Properties, Belmont Residences stands out thanks to refined elegance of architecture and perfect design of the interior of apartments and public areas within the complex.

The style of the Belmont Residences façade is inspired by classical architecture of London houses with large windows and austere simplicity of forms.

A 5-storey Belmont Residences building includes 68 real estate units. They are studios and apartments with 1 or 2 bedrooms. The finishing is done in grey and dark colours with the use of wood grain.

Every apartment includes a kitchen with a large storage area and integrated kitchen island.

unit price

from USD 168 000

delivery date

Q4 2024

**20%**  
when reserving

**50%**  
during construction

**30%**  
upon the end of  
construction

PHONE

+971 50 915 65 44

ROI: from 7%



### OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SPORTS COMPLEX
- BARBECUE AREA
- MEDICAL CENTRE
- SCHOOLS
- PARKS
- TENNIS COURT
- PHARMACY
- CAFÉ
- SPORTS FACILITIES

### PROJECT SPECIFICS

- PANORAMIC WINDOWS
- BALCONY
- BRANDED BATHROOM FIXTURES
- TERRACE
- KITCHEN WITH PREMIUM CLASS EQUIPMENT AND ISLAND
- IN FINISHED CONDITION
- STYLISH DESIGN


**INTERNAL INFRASTRUCTURE**
**PARKING AREA**
**SWIMMING POOL**
**ELEVATOR**
**TERRACE**
**SAUNA**
**MAID'S ROOM**
**ELECTRIC VEHICLE PARKING**
**BATHROOM IN MASTER BEDROOM**
**LAUNDRY ROOM AND STOREROOM**
**WATER FILTRATION SYSTEM**
**FULLY EQUIPPED KITCHEN WITH HOUSEHOLD APPLIANCES**
**BUILT-IN CABINETS**
**FITNESS STUDIO**
**SOUNDPROOFING**

# The Waterside at The Sanctuary



**The Sanctuary** is a new gated community with modern luxury villas around the blue lagoon. It is located in District 11, in the heart of MBR City.

The developer is boutique property development company Ellington, known for the impeccable style of its projects, high quality finishes and use of green building technologies. The first cluster of The Waterside includes 17 exclusive villas next to an artificial lagoon. There are several layout options from 4 to 6 bedrooms.

A limited collection of villas was built using sustainable technologies to international sustainable building standards. The developer uses local materials and energy-saving technologies. The air conditioner condensate is reused to water the garden on the premises. The villas provide parking for electric vehicles, energy-efficient lighting and water-saving plumbing.

**unit price**
**from USD 4 628 300**
**delivery date**
**Q4 2025**
**20%**  
 when reserving

**40%**  
 during construction

**40%**  
 upon the end of construction

**PHONE**
**+971 50 915 65 44**
**ROI: from 7%**

**OUTSIDE INFRASTRUCTURE**

- TERRACES
- GREEN SPACES
- BLUE LAGOON
- PARK
- BARBECUE AREA
- RUNNING PATH
- CHILDREN'S PLAY AREA
- PICNIC AREAS
- LANDSCAPED AREA
- WALKING PATHS

**PROJECT SPECIFICS**

- PANORAMIC WINDOWS
- GREEN SPACES
- SUSTAINABLE CONSTRUCTION
- GATED YARD
- BURJ KHALIFA VIEW
- UP TO 3 PARKING SPOTS PER VILLA
- BLUE LAGOON
- NEW DEVELOPMENT



## INTERNAL INFRASTRUCTURE

SWIMMING POOL

PARKING AREA

SPA

TERRACE

BALCONY

MAID'S ROOM

BOTANICAL GARDEN

FARM PLOT

AMPHITHEATRE

CHILDREN'S PLAY AREA

SPORTS FIELDS

SECURITY

GREEN AREAS

JOGGING TRACKS

CHILDREN'S POOL

# Farm Gardens at The Valley



Farm Gardens has 146 premium 4-5 bedroom villas. This residential development is part of **The Valley** project.

Farm Gardens has 2 kinds of villas: Horizon and Earth.

They differ from each other in facade, design and size. All villas have a swimming pool, a terrace, a housekeeper's room, a balcony, a parking area, a kitchen, a living room, as well as several bedrooms and bathrooms.

All residents of The Valley have access to a farm plot where they can grow vegetables. The community is like a small town with everything you need for life. The territory of the community is divided into several zones: Golden Beach, Kid's Play Area, Sports Village, The Pavillion and The Town Center. Farm Gardens villas are located next to The Pavilion and The Town Center.

unit price

from USD 1 388 764

delivery date

Q3 2026

10%

when reserving

20%

during construction

70%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- CHILDREN'S PLAY AREA
- PARK
- FITNESS STUDIO
- SUPERMARKETS
- YOGA STUDIO
- MAZE AND OBSERVATION TOWER
- PICNIC AREAS
- GARDENS
- CYCLING AND WALKING PATHS
- WELLNESS CENTER

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GREEN SPACES
- UPER MARKETS AND A MALL NEARBY
- ARTIFICIAL BEACH
- FARMER'S MARKETS
- GUARD-GATED AREA
- TENNIS COURT
- NEW DEVELOPMENT



# ELIE SAAB at Arabian Ranches 3



**Elie Saab** is a collection of luxury branded villas designed by developer Emaar and Lebanese designer Elie Saab.

Each residence is equipped with security systems and Smart Home System. Residents have a private garden, swimming pool and parking for 2-3 cars. Real estate area ranges from 383.5 m<sup>2</sup> to 470.5 m<sup>2</sup>, residences have from 4 to 5 bedrooms. The rooms are furnished, and the kitchen has modern appliances.

Elie Saab Villas feature a unique interior design that combines contemporary style with elements of classic elegance to create a sense of luxury and comfort. A 5-minute drive from Arabian Ranches 3 there is a large mall, Cityland Mall, as well as the Cultural Gate theme park and Global Village.

It takes 20 minutes to get from the community to the city center and about 27 minutes to Kite Beach.

## INTERNAL INFRASTRUCTURE

PARKING AREA

MAID'S ROOM

CHILDREN'S AREA

SECURITY

LAUNDRY ROOM AND STOREROOM

JOGGING TRACKS

TERRACE

PRIVATE YARD

GOLF COURSE

SAUNA

ENCLOSED COURTYARD

SPA AREA

BALCONY

THE FITNESS CENTER

THE FITNESS CENTER

unit price

from USD 1 266 268

delivery date

Q1 2025

12%

when reserving

58%

during construction

30%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- BASKETBALL COURT
- FITNESS STUDIO
- TENNIS COURT
- SCHOOL
- TRAMPOLINE PARK
- SKATE PARK
- SHOPS
- CYCLING AND WALKING PATHS
- GREEN SPACES
- COMMON AREA WITH A SWIMMING POOL

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- BOTANICAL GARDEN
- GUARD-GATED AREA
- SCHOOL
- SUPERMARKETS AND A MALL NEARBY
- GREEN SPACES
- CLINIC ON THE PREMISES
- TENNIS COURT



## INTERNAL INFRASTRUCTURE

PARKING AREA

SECURITY

TERRACE

SWIMMING POOL

BALCONY

MAID'S ROOM

LAUNDRY ROOM AND STOREROOM

CHILDREN'S AREA

ENCLOSED COURTYARD

JOGGING TRACKS

CHILDREN'S POOL

DRY CLEANING

GOLF COURSE

SPA AREA

SPORTS FIELDS

# CAYA at Arabian Ranches 3



**Caya** is a modern residential development located in the Arabian Ranches 3 community. It has 3-5-bedroom standalone villas, each of which has its own unique design and interior.

Residents of Caya will have their own garden and private swimming pool, as well as a parking area for 2 cars. Each villa has an open living area, kitchen, dining room, bedrooms with bathrooms, as well as extra rooms - an office and a maid's room.

Kitchens are equipped with modern appliances and have wide worktops made of granite or quartz stone. The villas are equipped with air conditioning systems and Smart Home System.

A 5-minute drive from Arabian Ranches 3 there is a large mall, Cityland Mall, as well as the Cultural Gate theme park and Global Village.

unit price

from USD 937 363

delivery date

Q4 2024

12%

when reserving

73%

during construction

15%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%

## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- BASKETBALL COURT
- FITNESS STUDIO
- TENNIS COURT
- TRAMPOLINE PARK
- SCHOOL
- GREEN AREAS
- SHOPS
- CYCLING AND WALKING PATHS
- GREEN SPACES
- COMMON AREA WITH A SWIMMING POOL

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- BOTANICAL GARDEN
- GREEN SPACES
- GUARD-GATED AREA
- SUPERMARKETS AND A MALL NEARBY
- CINEMA
- CLINIC ON THE PREMISES
- TENNIS COURT





# Sensoria



The **Sensoria** premium development is a 47-storey skyscraper with a collection of spacious apartments from major developer Five Holding. The development includes 1, 2 and 3-bedroom apartments with panoramic windows. They overlook the Persian Gulf and the famous Ferris wheel. The spacious balconies have individual swimming pools, and snow-white bathtubs are made of natural stone.

A distinctive feature of the project are high ceilings from 3.5 m. All kitchens in the development are equipped with household appliances of famous brands.

Sensoria is located right on the picturesque coast of Jumeirah Beach Residence and has direct access to its own equipped beach. From here you can see the Palm Jumeirah, a man-made island, where you can get in just 10 minutes. Also, it will only take you 7 minutes to get to the Dubai Marina.

## INTERNAL INFRASTRUCTURE

BALCONY

24/7 VIDEO SURVEILLANCE

SEA VIEW

FITNESS STUDIO

CHILDREN'S PLAY ROOM

DECORATED

SAUNA

LOUNGE AREA

PRIVATE BEACH

BAR

RESTAURANT

LANDSCAPED  
AREA

ELEVATOR

SPA

unit price

from USD 4 278 974

delivery date

Q3 2024

10%

when reserving

20%

during construction

70%

upon the end of  
construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- PARKING AREA
- CHILDREN'S PLAY AREA
- COMMON BEACH
- CHILDREN'S SWIMMING POOL
- LANDSCAPED AREA
- TENNIS COURT
- COMMON AREA WITH A SWIMMING POOL
- OUTDOOR GYM

## PROJECT SPECIFICS

- OUTDOOR SWIMMING POOL
- CONCIERGE DESK
- NATURAL STONE IN THE BATHROOM
- CEILINGS FROM 3.5 M
- DUBAI EYE VIEW
- 125-METER PRIVATE BEACH
- MENUS FROM INTERNATIONAL CHEFS



# MAG 330



**MAG330** is a 23-storey complex under construction in the City of Arabia, Dubai Land. There are large enterprises and trading centres as well as Al Maktoum International Airport in this district. Cozy studios and apartments with one or two bedrooms are located on 23 storeys of the building.

The project from the same-named developer MAG features studios and apartments with one or two bedrooms for modern comfortable life. All kitchens are already equipped with high quality household appliances, and marble is used for the floor covering. The premises include panoramic windows to enjoy a view of the city. Round-the-clock concierge service will give assistance to residents at any time of day.

One of the developer's priority areas is safety. It is a guarded territory, with video surveillance systems and safe access control available.

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

PILATES AND YOGA HALL

REST AREA

PARKING

ATHLETIC TRACK

SWIMMING POOL

BALCONY

SPORTS AREA

CINEMA

SPA CENTRE

PRESTIGIOUS DISTRICT

SECURITY

unit price

from USD 176 422

delivery date

Q4 2025

10%

when reserving

30%

during construction

60%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SUPERMARKETS
- LOBBY
- YOGA STUDIO
- PARK
- LANDSCAPE DESIGN
- BARBECUE AREA
- SWIMMING POOL
- HEALTH CLUB
- WALKWAYS
- CHILDREN'S PLAYGROUND

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GUARDED TERRITORY
- PLATION HORSERIDING CLUB
- NEW PROJECT
- CLOSE TO RESERVE
- CLOSE TO GLOBAL VILLAGE
- CLOSE TO TRADING CENTRE & SUPERMARKETS
- CONCIERGE



### INTERNAL INFRASTRUCTURE

TERRACE

FITNESS STUDIO

SAUNA

CINEMA

ELEVATOR

AIR CONDITIONING

CLOSE TO THE BEACH

VIDEO SURVEILLANCE

TREADMILLS

PRESTIGIOUS AREA

CHILDREN AREA

SPA

SECURITY

GYM

SEA VIEW

# Five Luxe JBR



**Five Luxe JBR** offers a wide range of studios and apartments, from 1 to 4 bedrooms. The residential development is located right on the coast of Jumeirah Beach Residence, with a private equipped beach with sun loungers. It has a swimming pool for adults and children, as well as a playground.

A well-known developer FIVE Holding is building the skyscraper, with works to be completed in the second quarter of 2023.

The interior design features light colors with natural wood and stone finishes. The apartments have spacious balconies with stunning views of the Dubai skyline. Private swimming pools for residents are also here.

All residential units are already equipped with modern kitchens with high-quality household appliances.

unit price

from USD 952 884

delivery date

Q2 2023

**30%**  
when reserving

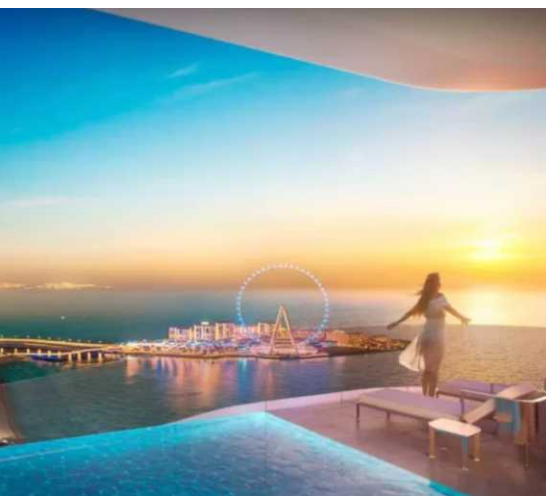
**30%**  
during construction

**40%**  
upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



### OUTSIDE INFRASTRUCTURE

- RESTAURANT
- CHILDREN'S SWIMMING POOL
- LANDSCAPED AREA
- CYCLING AND WALKING PATHS
- GREEN SPACES SHOPS
- SWIMMING POOL
- CHILDREN'S PLAY AREA
- BARBECUE AREA
- CHILDCARE CENTER
- COMMON AREA

### PROJECT SPECIFICS

- PANORAMIC WINDOWS
- OUTDOOR SWIMMING POOL
- SUPERMARKETS AND A MALL NEARBY
- BAR AND GRILL
- NEARBY EMBANKMENT
- PRIVATE BEACH
- MAID'S ROOM
- CONCIERGE DESK





## INTERNAL INFRASTRUCTURE

BATH AND SAUNA

PATIO

REST AREA

CINEMA HALL

FITNESS STUDIO

GUARDED PARKING

LIBRARY

LAUNDRY ROOM  
AND DRY CLEANING

COVERED  
SWIMMING POOL

WINE CELLAR

CIGAR ROOM/OFFICE

PILATES ROOM

YOGA ROOM

# The Ritz-Carlton Mansion



**The Ritz-Carlton Mansion** is a guarded residential complex located not far away from Ras Al Khor reserve. The embankment is located half a kilometer away, and downtown Dubai is 17 minutes by car. Nearest schools, trading centres and hospitals are just 10 minutes by car.

It is an **excellent place for families with children** and for people who want to live closer to nature. The complex includes several types of housing:

- apartments with 2 and 3 bedrooms
- penthouses
- mansions with 8 bedrooms.

All apartments are furnished and are equipped with household appliances.

**The territory of The Ritz-Carlton Mansion** includes a yacht marina, landscape green areas, guarded parking, a promenade park, equipped sports facilities, swimming pools for children and adults, restaurants, a library, a place to watch films, a health club, parking attendant's and steward's services, concierge services, rooms for parties and events, a kids' club.

unit price

from USD 2 995 000

delivery date

Q2 2023

20%  
when reserving

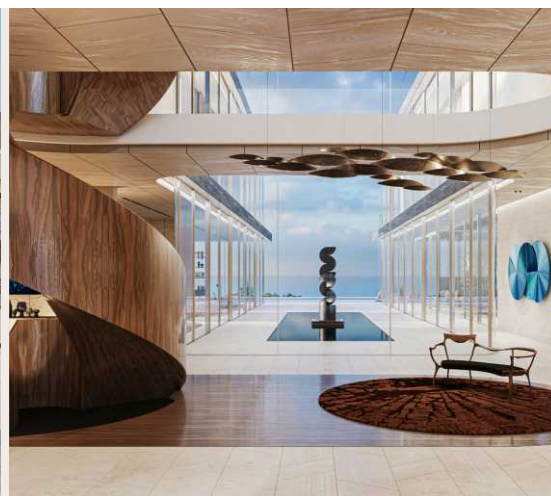
20%  
during construction

60%  
upon the end of  
construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- SECURITY
- LANDSCAPE DESIGN
- KEEPING ANIMALS IS ALLOWED
- CONCIERGE
- RESTAURANTS AND BAR
- CHILDREN'S PLAYGROUND AND CLUB
- SHOP
- SWIMMING POOL
- WALKWAYS
- GARDEN

## PROJECT SPECIFICS

- LUXURY REAL ESTATE
- CONNECTED TO A ROAD
- CLOSE TO SCHOOL
- WATER AND ELECTRICITY
- NEW RESIDENTIAL
- RIVER AND CITY COMPLEX VIEW
- CLOSE TO KINDERGARTEN



KETURAH

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

REST AREA

SPA

PILATES AND  
YOGA AREA

CHILDREN'S PLAYROOM

OXYGEN TUNNEL

HEALTHCARE FACILITIES

SQUASH COURT

FOOTBALL FIELD

CINEMA

RESTAURANT

TENNIS COURT

**Keturah Reserve** is a complex that includes premium class townhouses with 4 and 5 bedrooms, and is located in Bin Rashid City. The project will be finished by the middle of 2025.

**Townhouses at Keturah Reserve** include several storeys, all apartments include a swimming pool, a terrace, lounge space, 2 parking lots, a maid's room and 2 kitchens.

The room interior includes light yellow and gold brown colours as well as wooden, masonry, glass and metal textures. Materials of such popular brands as Miele, Dyson, TOTO, Quooker are used for the finishing of houses.

The colour of the façade will be ivory. All of this adds the atmosphere of elegance and luxury. Once the project is finished in full, you can see not only townhouses but also villas and apartments with 1-4 bedrooms here. It is an excellent place for families with children to live in as the territory will include a nursery and a park for kids.

unit price

from USD 2 338 140

delivery date

Q2 2025

15%

when reserving

45%

during construction

40%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- TENNIS COURT
- PARK AND GREEN GARDEN
- BASKETBALL COURT
- PARKING
- ATHLETIC TRACKS
- FOOTBALL FIELD
- POOL FOR KIDS
- POOL FOR ADULTS
- SOCIAL AND COMMERCIAL INFRASTRUCTURE

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- IN FINISHED CONDITION
- CONNECTED TO A ROAD
- TERRACE
- WATER AND ELECTRICITY
- NEW CONSTRUCTION
- SAUNA
- PREMIUM CLASS EQUIPMENT



## INTERNAL INFRASTRUCTURE

SWIMMING POOL

FITNESS STUDIO

CINEMA

PARKING

SAUNA

PILATES AND YOGA AREA

LAUNDRY ROOM  
AND PANTRY

LAGOON BEACH  
LANDSCAPE DESIGN

LOW STOREY HOUSES

CHILDREN'S  
PLAYGROUND CAFÉ

COVERED

PARKING

PANORAMIC WINDOWS

# Elysian Mansions



**Elysian Mansions** includes 92 villas with 5-6 bedrooms. Each residential unit consists of four zones.

**Zone 1:** parking for up to 8 cars, a place to rest, a laundry room and a pantry. There are villas with a gym hall, a sauna and a place to watch films at this level.

**Zones 2 and 3:** bedrooms, a kitchen, a dining room, a living room, a small swimming pool.

**Zone 4** is on the roof. This zone includes a swimming pool and a place to rest. Some types of villas also include a cinema and a yoga area.

Nearest kindergartens, schools, hospitals and trading centres are 7-12 minutes by car. It will take about 25 minutes to get to Marina Beach by car.

unit price

from USD 4 900 700

delivery date

Q4 2025

20%

when reserving

30%

during construction

50%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- BLUE LAGOON
- TERRACES
- CLOCK TOWER
- BARBECUE AREA
- SKATE PARK
- TENNIS COURT
- LANDSCAPED GARDENS
- BASKETBALL COURT
- CHILDREN'S AREA
- TRAMPOLINE PARK

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GREEN AREA
- NEW COMPLEX
- BLUE LAGOON
- PRIVATE BEACH
- MAZE GARDENS
- GATED YARD
- ELEVATOR IN EACH VILLA



## INTERNAL INFRASTRUCTURE

PARKING

SWIMMING POOL

SECURITY

TERRACE

BALCONY

MAID'S ROOM

LANDSCAPED GARDENS

CRYSTAL LAGOON

SAUNA AND STEAM ROOM

PARKING

CLUB HOUSE

GYM

YOGA STUDIO

FITNESS CENTRE

SAND BEACH

# District 11 Opal Gardens



**Opal Gardens** is a guarded community in the territory of Meydan District 11 in MBR City district. The project comprises villas and townhouses with 4-6 bedrooms being between 352 m<sup>2</sup> and 785 m<sup>2</sup> in area.

The residences feature a swimming pool, a terrace, several balconies, parking, and a maid's room. All necessary equipment is available in the kitchen, and the floor in the dining room and in the living room is marble.

Downtown Opal Gardens includes a blue lagoon with a sand beach. Moreover, there are many trees and walkways in the community. So it is an excellent place for those who like to live closer to nature.

There are several schools, kindergartens, trading centres, supermarkets and cafes within 11 kilometres of the community. It takes 18 minutes to get there from downtown Opal Gardens Downtown Dubai.

unit price

from USD 1 143 480

delivery date

Q3 2026

**10%**  
when reserving

**50%**  
during construction

**40%**  
upon the end of construction

PHONE

**+971 50 915 65 44**

**ROI: from 7%**



## OUTSIDE INFRASTRUCTURE

- YOGA STUDIO
- TENNIS COURT
- SPA
- SCHOOL AND KINDERGARTEN
- HEALTH CLINICS
- BLUE LAGOON
- CHILDREN'S PLAYGROUND
- PICNIC ZONES
- WALKWAYS AND BIKE LANES

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GREEN AREA
- BLUE LAGOON
- CLOSE TO TRADING CENTRE AND SUPERMARKETS
- CLOSE TO SCHOOL AND KINDERGARTEN
- TENNIS COURT
- TURNKEY FINISHING
- GUARDED TERRITORY



# The Residences, Dorchester Collection



**The Residences, Dorchester Collection** by Omniyat are ultra-premium luxury residences managed by the world famous Dorchester Collection. They are located in the heart of Dubai, at the Marasi Marina in Business Bay. The Burj Khalifa, the Dubai Fountains and other attractions of downtown Dubai are only a 10-minute walk from here.

The building consists of two multi-storey residential towers connected to each other. The highest of them is 124 meters and has 32 floors. One of the towers will house the first 5-star hotel of the Dorchester chain, The Lana, in Dubai and the Middle East.

The other will feature luxurious residences and penthouses overlooking the Dubai Water Canal and the high-rises of downtown Dubai. This exclusive high-end development has only 39 residences.

Major property developer Omniyat whose focus is on high-end premium real estate is in charge of the development.

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

BALCONY

SWIMMING POOL

PARKING AREA

TERRACE

CONSIERGE DESK

MAID'S ROOM

PILATES AND YOGA AREA

24/7 GUARDS

RESIDENTIAL MANAGER

GREEN AREA

SECURITY

FITNESS ROOM

SPA

PRIVATE GARDEN

unit price

from USD 7 078 500

delivery date

Q3 2023

10%

when reserving

40%

during construction

50%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- PRIVATE MARINA
- GARDENS
- SUPERMARKETS
- PARK
- MALL
- TERRACES
- CYCLING AND WALKING PATHS
- WATERFRONT PROMENADE
- LANDSCAPED GARDENS

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GREEN SPACES
- GUARD-GATED AREA
- SUPERMARKETS AND A MALL NEARBY
- PRIVATE BEACH
- GATED YARD
- CEILINGS WITH SECOND LIGHT
- EXQUISITE FINISHING



# Jumeirah Living Business Bay



**Jumeirah Living Business Bay** is the sixth phase of the Peninsula mega-development located in the vibrant area of Business Bay. The 35-storey tower has a collection of 2, 3 and 4-bedroom apartments, as well as double-height apartments. Duplex penthouses with five bedrooms are available in different layouts. The biggest of them, full-floor master penthouse, will take the whole 35th floor.

All apartments in Jumeirah Living feature panoramic windows. From here you have stunning views of Downtown Dubai and the Dubai Canal. There are concierge, residential manager, valet and 24/7 security services available.

Residents will be granted Jumeirah One membership. Jumeirah One Members perks include savings on spa treatments, waterpark, restaurants and complimentary wi-fi.

Location in a key area promises good transport accessibility. Two major roads, Sheikh Zayed Road and Al Khail Road are here, as well as underground stations nearby.

## INTERNAL INFRASTRUCTURE

TERRACE

SWIMMING POOL

FITNESS STUDIO

BALCONY

SPA

PLAY AREA FOR TEENAGERS  
WITH AN ARCADE

MEETING AREA

LOUNGE AREA

CHILDREN'S PLAY AREA

STEAM ROOM

ELEVATOR

CINEMA

PARKING

SEA VIEW

unit price

from USD 2 014 647

delivery date

Q4 2025

5%

when reserving

45%

during construction

50%

upon the end of  
construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- YOGA STUDIO
- TENNIS COURT
- GARDEN
- SKATE PARK
- BASKETBALL COURT
- PARKING AREA
- COMMON AREA WITH A SWIMMING POOL
- WALKING PATHS
- LANDSCAPED AREA

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- GREEN SPACES
- WELLNESS CENTER
- PLUNGE AND MASSAGE CIRCLE POOLS
- SCHOOL AND CHILDCARE CENTER NEARBY
- SUPERMARKETS AND A MALL NEARBY
- GUARD-GATED AREA



**The S Tower** is an elite residential house located in Al Sufouh district. The building is a 60-storey high-rise being 17,000 m<sup>2</sup> in area, with parking lots on 6 floors. The project features 3 metre long ceilings, an oak floor and sensor lighting blind. It is located near such key Dubai districts as Dubai Marina, Palm Jumeirah, Business Bay and Downtown Dubai.

Residents can use a high-speed elevator, underground parking, a temperature-controlled swimming pool, a kids' pool, a children's playground, a library, a restaurant, a meditative area, a spa complex, a marble lobby decorated by famous artists' work of art, a business area. All apartments include panoramic windows overlooking the Persian Gulf or a golf course. For construction of the tower SOBHA Realty uses high-technology solutions, such as energy efficient heating system, double façade, and a roof with light-reflecting elements. The delivery of the unit is scheduled for the end of 2024.

## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

CAFÉ

STEAM BATH

LAUNDRY ROOM

LIBRARY

CONFERENCE HALL

UNDERGROUND PARKING

SMART HOME

CHILDREN'S PLAYGROUND

MEDITATIVE ZONE

LIBRARY

RESTAURANT

BUSINESS AREA

SECURITY

ELEVATOR

unit price

from USD 4 121 970

delivery date

Q4 2024

20%

when reserving

60%

during construction

20%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%



## OUTSIDE INFRASTRUCTURE

- SWIMMING POOL
- BARBECUE AREA
- SHOP
- CAFES AND RESTAURANTS
- CHILDREN'S PLAYGROUND
- BUSINESS CENTRE
- SCHOOLS
- HUB FOR IT COMPANIES DUBAI INTERNET CITY
- SHOPS
- CONCIERGE

## PROJECT SPECIFICS

- MAID'S ROOM
- SENSOR LIGHTING BLIND
- WARDROBE
- BRAND HOUSEHOLD APPLIANCES
- 12-SEAT LIVING ROOM
- 3 METRE LONG CEILING
- PATIO
- OAK FLOOR



### INTERNAL INFRASTRUCTURE

FITNESS STUDIO

SWIMMING POOL

RESTAURANTS

SHOPS

KAYAKING

SNORKELLING

SKATE PARK

WATERFALLS

FARM MARKET

VIDEO SURVEILLANCE

BEAUTY PARLOUR

SPA

CLIMBING GYM

KIDS' POOL

ZIP LINE

# Venice at DAMAC Lagoons



**Venice at DAMAC Lagoons** is a life of luxury by water in the style of legendary Venice.

Villas with 6 and 7 bedrooms of different planning are under construction there. They are in monochrome colours and provide for a large area of floor-to-ceiling glazing. Villas have a stylish and modern view.

The Venice cluster will feature the community's amusement centre. The atmosphere of Venice will be recreated here: the canals will be built with gondolas used on them. The shore will boast many cozy restaurants, shops and cafes. The carnival procession will also be of interest.

Damac Lagoons is a new community from Damac Properties, a large developer, in the territory of Dubailand district. It is a place inspired by the atmosphere of tropical islands with blue beaches and snow-white sand. The area of 418 ha will boast villas and townhouses built in Mediterranean style and all infrastructure necessary for luxury rest. To use it all you need is to leave your house.

unit price

from USD 1 334 000

delivery date

**Q4 2024**

**20%**

when reserving

**60%**

during construction

**20%**

upon the end of construction

PHONE

**+971 50 915 65 44**

**ROI: from 7%**



### OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- SHOPS
- SCHOOLS
- HOSPITALS
- GOLF CLUB
- TRADING CENTRE
- PUBLIC PARK
- PETROL STATION
- PHARMACY
- SUPERMARKET
- EQUIPPED BEACH

### PROJECT SPECIFICS

- PANORAMIC WINDOWS
- TERRACE
- MODERN DESIGN
- BARBECUE AREA
- PRIVATE GARDEN
- PERSONAL SWIMMING POOL
- STAFF ROOMS
- PARKING





## INTERNAL INFRASTRUCTURE

FITNESS STUDIO

PARKING AREA

ELEVATOR

SWIMMING POOL

TERRACE

FULLY EQUIPPED KITCHEN  
WITH HOUSEHOLD  
APPLIANCES

BATHROOM IN MASTER BEDROOM

MAID'S ROOM

24/7 VIDEO SURVEILLANCE

CINEMA

BALCONY

LAUNDRY ROOM

STOREROOM

SPA

**Palm Flower** is an ultra luxury development on the famous Palm Jumeirah archipelago. The building is located in the western part of the island next to Palm West Beach. It is a 1.6 km long beach with a promenade surrounded by 5 star hotels and restaurants.

The developer is Alpago Properties. It builds ultra high-end real estate. In 2022, Alpago Properties set a record in the Dubai real estate market when it made the most expensive deal in the history of the metropolis. The luxurious villa of Casa Del Sole sold for \$82 million.

Palm Flower has an unusual architecture. When completed, it will become another Palm Jumeirah attraction. The world-famous architectural studio Foster + Partners is in charge of the project. It is the largest architectural firm in the UK with 55 years of history, numerous awards and offices around the world.

unit price

from USD 25 864 000

delivery date

2024

10%

when reserving

20%

during construction

70%

upon the end of construction

PHONE

+971 50 915 65 44

ROI: from 7%

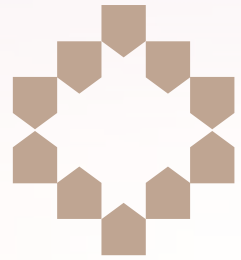


## OUTSIDE INFRASTRUCTURE

- RESTAURANTS
- CHILDREN'S PLAY AREA
- GARDENS
- GREEN SPACES
- LANDSCAPED AREA
- WALKING AND CYCLING PATHS
- TERRACES
- LANDSCAPED GARDENS
- SHOPS

## PROJECT SPECIFICS

- PANORAMIC WINDOWS
- PARKING AREA FOR 3 VEHICLES
- GUARD-GATED COMMUNITY
- PRIVATE ELEVATOR
- PRIVATE SWIMMING POOL ON A TERRACE
- SEA VIEW
- ONE RESIDENTIAL UNIT PER FLOOR
- GREEN SPACES



# OWRealty®

Service. Expertise. Technology.

**Thank you for your attention!**

**OWRealty team is waiting for you in Dubai,  
the most attractive city to live, work and make investments in.**

Office : The Baygate Tower,  
18fl. 05 office, Dubai  
RERA: 1125655  
ORN: 33004



owrealty\_dubai



+971 50 915 6544



OWRealty



info@owrealty.ae



follow the link



[www.owrealty.ae](http://www.owrealty.ae)