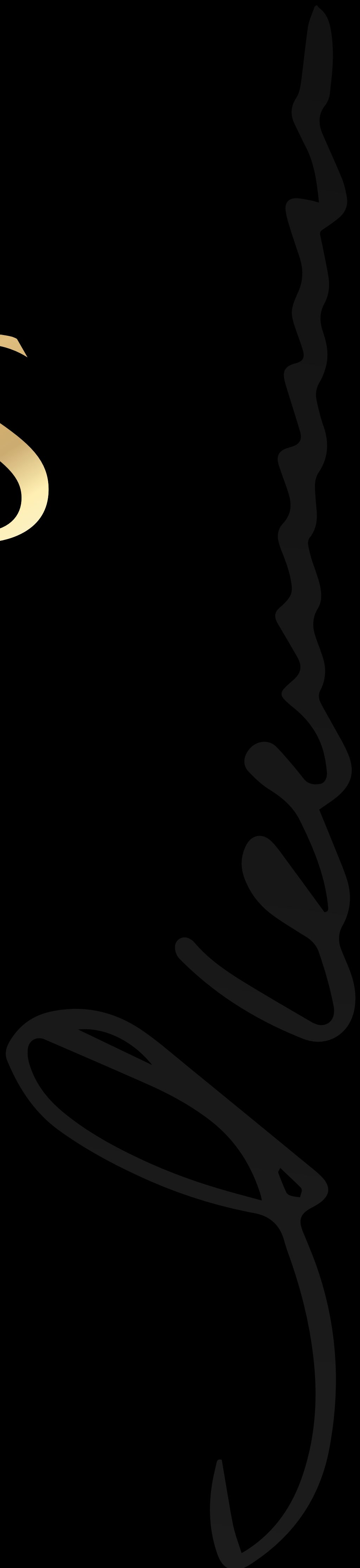


THE S

FACTBOOK





Building Configuration:

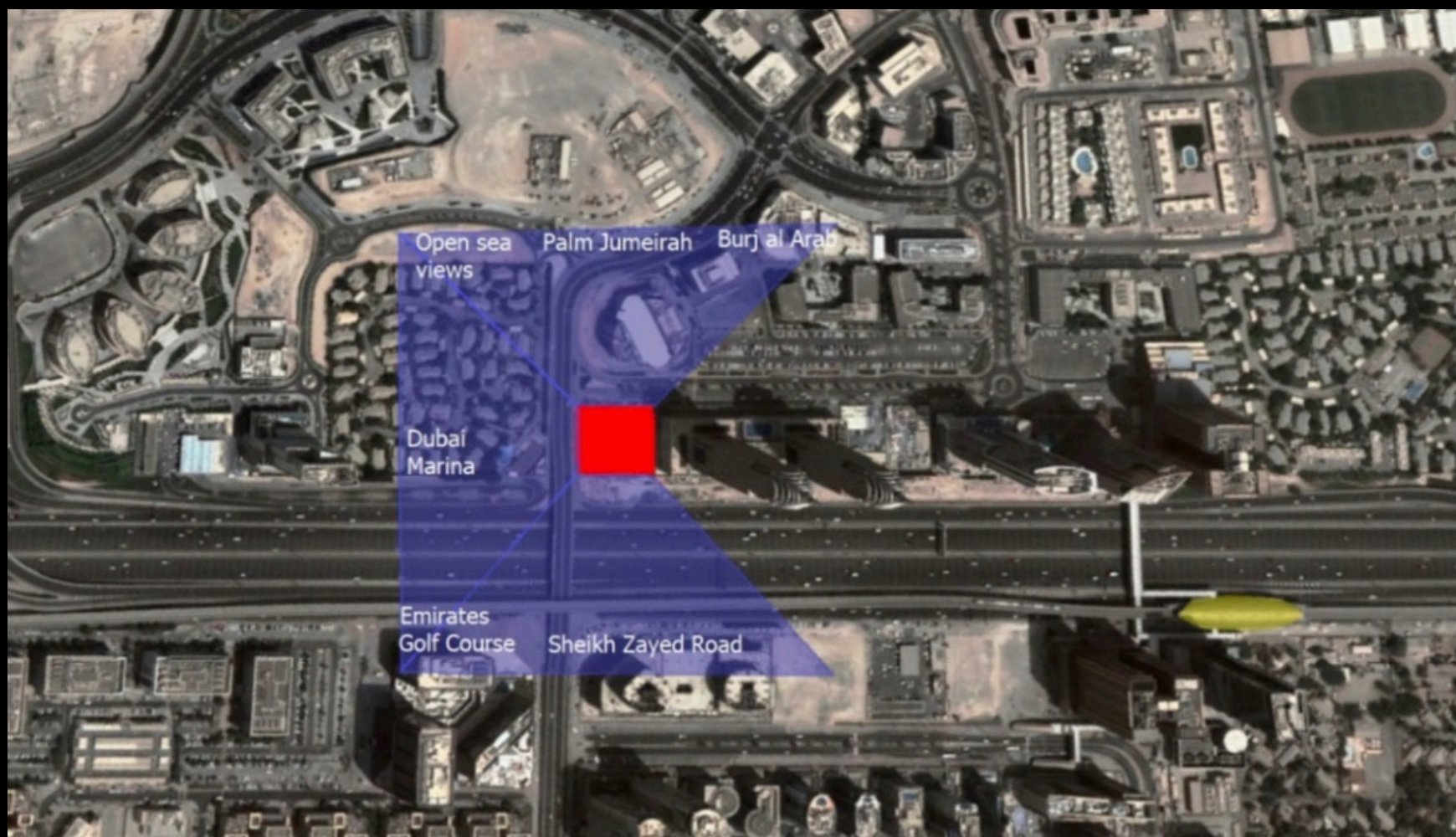
- Building Configuration - 51 residential levels
- Total height - 230 meters
- Plot Area - 56,700.00 sqft
- Distance from adjacent tower - 40m

87
4 bed apartments
2 per level

4
5 bed apartments
full floor

2
6 bed apartments
2 levels

Location



Central Location, with proximity from The Palm, Dubai Marina, Burj al Arab, & Burj Khalifa/Downtown Dubai.

Easy access to building with three major roads and walking distance from Internet City metro station.

Views – Sea views, Palm Jumeirah, Burj al Arab, Emirates Golf Course, & SZR/skyline views.



6 Bed Penthouse 1

- Unique arrival experience featuring an exclusive lobby for Penthouse residents only.
- 1 dedicated elevator for each 6-Bedroom Penthouse and 1 internal elevator along with the stairs to access the upper level.
- Residential Corridor -
 - Wood paneling and wallpaper finishing for wall finishes.
 - Porcelain tiling and carpet for floor finishes.
 - Sensor based lighting system – avoids wastage of electricity.
- Two separate entrances are designated for each unit to ensure direct and private access to the bedroom zone.
- A spacious formal living and Lounge with clear height $\approx 6150\text{mm}$, a panoramic view facing the sea views connected to an open bar.
- A spacious formal dining room with clear height $\approx 6150\text{mm}$, a panoramic view facing the sea views, connected to a presentation kitchen.
- A spacious family living room with clear height $\approx 6150\text{mm}$, a panoramic view facing the SZR/skyline views, connected to a Balcony.
- A spacious family dining room with clear height $\approx 6150\text{mm}$, a panoramic view facing the SZR/skyline views, connected to a main kitchen.
- Additional enclosed fully equipped preparation kitchen with clear height $\approx 2700\text{mm}$.
- A spacious master bedroom 1 facing the sea view with clear height $\approx 6150\text{mm}$ - walk in closet room, safe room, storeroom, and a luxurious bathroom.
- A spacious master bedroom 2 with view of Sea and SZR/skyline, with clear height $\approx 4000\text{mm}$ - walk in closet room, lounge, office space and a luxurious bathroom.
- All master bedrooms with clear height $\approx 2850\text{mm}$ have ensuite bathroom and walk in closet.
- The unit have a gym with change room and sauna, home office, maid's room, powder rooms, storerooms and a utility.
- The unit have an Expansive Patio/Landscape Court with enclosable environment and outdoor pool - $\approx 2700 \times 3800\text{mm}$.



6 Bed Penthouse 2

- Unique arrival experience featuring an exclusive lobby for Penthouse residents only.
- 1 dedicated elevator for each 6-Bedroom Penthouse and 1 internal elevator to access the upper level.
- Residential Corridor -
 - Wood paneling and wallpaper finishing for wall finishes.
 - Porcelain tiling and carpet for floor finishes.
 - Sensor based lighting system – avoids wastage of electricity.
- Two separate entrances are designated for each unit to ensure direct and private access to the bedroom zone.
- A spacious formal living and Lounge with clear height $\approx 5700\text{mm}$, a panoramic view facing the sea views connected to an open bar.
- A spacious formal dining room with clear height $\approx 5700\text{mm}$, a panoramic view facing the sea views, connected to a presentation kitchen.
- A spacious family enclosed living room with clear height $\approx 3000\text{mm}$, views of the Sea and SZR/skyline views.
- A spacious family dining room with clear height $\approx 3000\text{mm}$, view of the SZR/skyline, connected to a Pantry.
- Additional enclosed fully equipped preparation kitchen with clear height $\approx 2700\text{mm}$.
- A spacious master bedroom 1 facing the sea view, with clear height $\approx 6000\text{mm}$ – skylight, walk in closet room, safe room, storeroom, and a luxurious bathroom.
- A spacious master bedroom 2 facing the SZR/skyline view with clear height $\approx 4000\text{mm}$ - walk in closet room, safe room, and a luxurious bathroom.
- All master bedrooms with clear height $\approx 2850\text{mm}$ have ensuite bathroom and walk in closet.
- The unit has a gym with a change room and sauna, maid's room, powder rooms, storerooms and a utility.
- The unit has an Expansive Patio/Landscape Court with enclosable environment.
- The Upper Level has accessible outdoor terrace spaces at the Roof Level.
- The Roof Level has outdoor pool with dimension - $\approx 12000 \times 5500\text{mm}$, connected with Open Pantry, washrooms, change rooms, showers, steam, and sauna.

Entrance Lobby

- Dedicated double-height entrance lobby for residents.
- Concierge services
- Branded café in residential lobby
- Dedicated storage facility for home deliveries
- 6 dedicated residential elevators – destination controlled, that reduces wait-time for residents
- 1 dedicated fire/service elevator
- Exclusive Entrance Lobby for Penthouses with dedicated elevators for each
- Private internal lift for each 6-Bedroom Penthouses

Residential Corridor

- Wood paneling and wallpaper finishing for wall finishes.
- Porcelain tiling and carpet for floor finishes
- Sensor based lighting system – avoids wastage of electricity

Parking

- 6 Levels of enclosed podium parking
- Camera and sensor-based parking entrance
- 6 parking slots for 6-Bedroom Penthouses with dimension - $\approx 2500 \times 6000\text{mm}$.



Amenities

- Temperature controlled, infinity-edge swimming pool
- Sauna and steam
- Outdoor jacuzzi
- Indoor and outdoor gym
- Indoor and outdoor children's play area
- Mini outdoor theatre
- Dedicated amenities floor on the 55th level with
 - Café with dining facility
 - Majlis
 - Library lounge

Apartments

- Large format marble porcelain tiles.
- Solid core oak door with concealed hinges.
- Smart home automation – to operate AC/lightings/kitchen appliances/curtains – for convenience and energy conservation.
- Presence detecting lighting system in unit lobby/corridor.
- Smart power sockets for remote control/operation of sockets.
- Fresh air units are provided with high-efficiency filters, coupled with UV filtration for improved indoor air quality.
- Low noise AC units, efficient façade system, acoustically insulated ducts and drainpipes lead to a quiet indoor environment.
- Satellite storage provisions in corridor for residential units (on the same floor).

Living / Dining / Kitchen

- Flexi track lighting with magnetic attachments, for end-user's preference and convenience.
- Sleek single-slot, flangeless air diffuser to enhance aesthetics and occupant comfort, based on ASHRAE standards.
- Separate display and preparatory kitchen; preparatory kitchen equipped with electrochromic glass, for practicality and convenience.
- Display kitchen equipped with state-of-the-art home appliances (refrigerator, microwave, oven, and exhaust hood)





Bedrooms / Master

- Clear heights of 3m in master bedroom and 2.8m in other bedrooms
- Bedroom dress area furnished with a combination of high-quality glass wardrobes and leatherette paneled wooden shutters with sensor-operated lights
- Master bedroom finished with luxurious engineered wood flooring in the dressing area.

Washrooms / Ensuite Master

- All sanitaryware is provided by an industry-leading brand, including smart WC with sensor-operated lid opening/closing and remote controls.
- Ensuite bathrooms provided with one-way glass window – from Ensuite to bedrooms, for bathroom ambience enhancement.
- Water-efficient CP fittings and dual-flush WC provided.
- Additional features provided in ensuite master bathroom:
 - freestanding bathtub
 - three-way experience shower - overhead rain shower, handheld, front-facing jets
 - Towel warmer
 - Mirror TV facing the bathtub & shower, with optimal viewing angles

Sustainable Features

- Double-glazed façade – floor to ceiling glass curtain wall with superior heat and sound insulation.
- Energy efficient HVAC system: condensate water recycled for irrigation.
- District Cooling System used – reduced power consumption and carbon footprint.
- Locally sourced concrete, steel, gypsum, insulation, and tiles emphasizing on regional materials.
- Roofing and hardscape with high Solar Reflective Index values, resulting in lowered heat island effect and solar gains.
- Cooled cold water provided year-round; hot water provided at the optimum temperature. Combination of solar and LPG for water heating.
- Sustainable, non-toxic materials used throughout, for a healthy living environment.



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