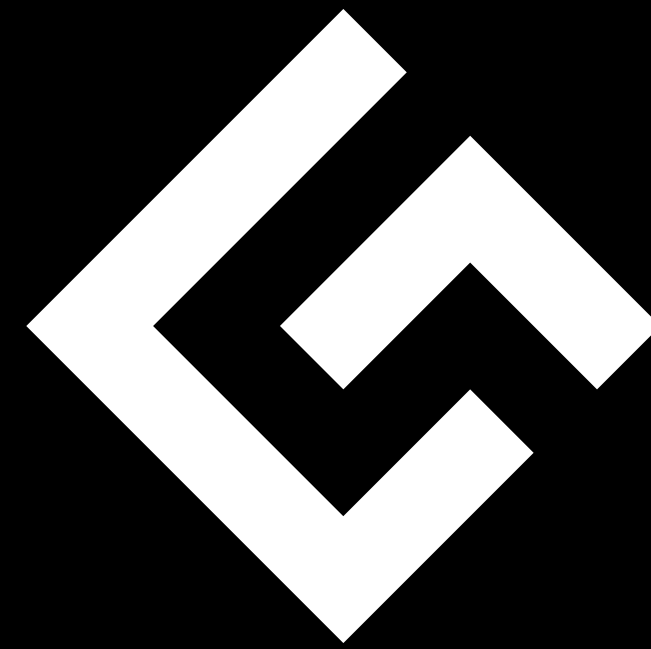




GULF LAND
PROPERTY DEVELOPERS

OUR PROJECTS




Tonino Lamborghini
RESIDENCES DUBAI




PARADISE HILLS




SERENITY LAKES 2




SERENITY LAKES 5

TONINO LAMBORGHINI RESIDENCES





1 BEDROOM

➤ 296 Units

2 BEDROOM

➤ 141 Units

3 BEDROOM

➤ 95 Units

4 BEDROOM

➤ 9 Units

TOTAL NO. OF UNITS

541

meydan
THE WORLD AT
YOUR DOORSTEP



DRIVING DISTANCES WITHIN 10 MINUTES



BURJ KHALIFA



THE DUBAI MALL



MEYDAN ONE MALL



FESTIVAL CITY MALL



MEYDAN RACECOURSE



MEYDAN GOLF CLUB



THE MEYDAN HOTEL



DUBAI DESIGN DISTRICT



NAD AL SHEBA HEALTH CENTRE



GEMS MODERN ACADEMY



REPTON ACADEMY



PALM JUMEIRAH



BURJ AL ARAB



BULGARI RESORT



SAFA PARK



ARMANI HOTEL

JUMEIRAH PUBLIC BEACH



MUSEUM OF THE FUTURE



WITHIN 20 MINS OR LESS:

PALM JUMEIRAH, BURJ AL ARAB
DUBAI POLO & EQUESTRIAN CLUB,
BULGARI RESORT, ARMANI HOTEL, SAFA PARK,
MUSEUM OF THE FUTURE, GLOBAL VILLAGE,
JUMEIRAH PUBLIC BEACH



DUBAI POLO & EQUESTRIAN CLUB

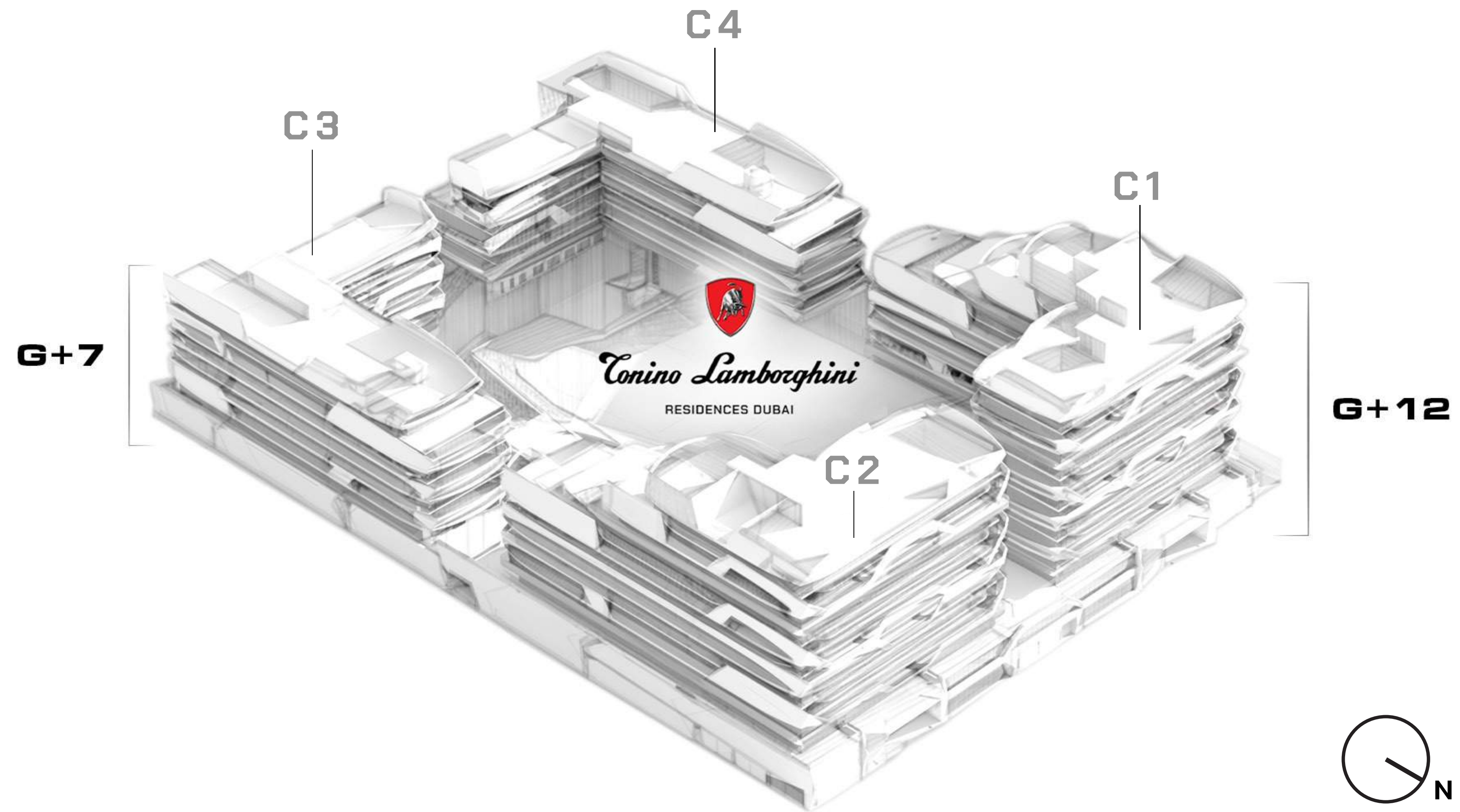


GLOBAL VILLAGE

Tonino Lamborghini

RESIDENCES DUBAI

TONINO LAMBORGHINI RESIDENCES



Burj Khalifa

GULF LAND PROPERTY DEVELOPERS

THE AMENITIES

- | | |
|----------------------|---------------------|
| 1 WELLNESS HUB | 6 JOGGING TRACK |
| 2 KIDS PLAY AREA | 7 GAZEBO |
| 3 PADEL COURT | 8 RETAIL SHOPS |
| 4 ADULTS POOL | 9 GYM |
| 5 KIDS SWIMMING POOL | 10 BOTANICAL GARDEN |



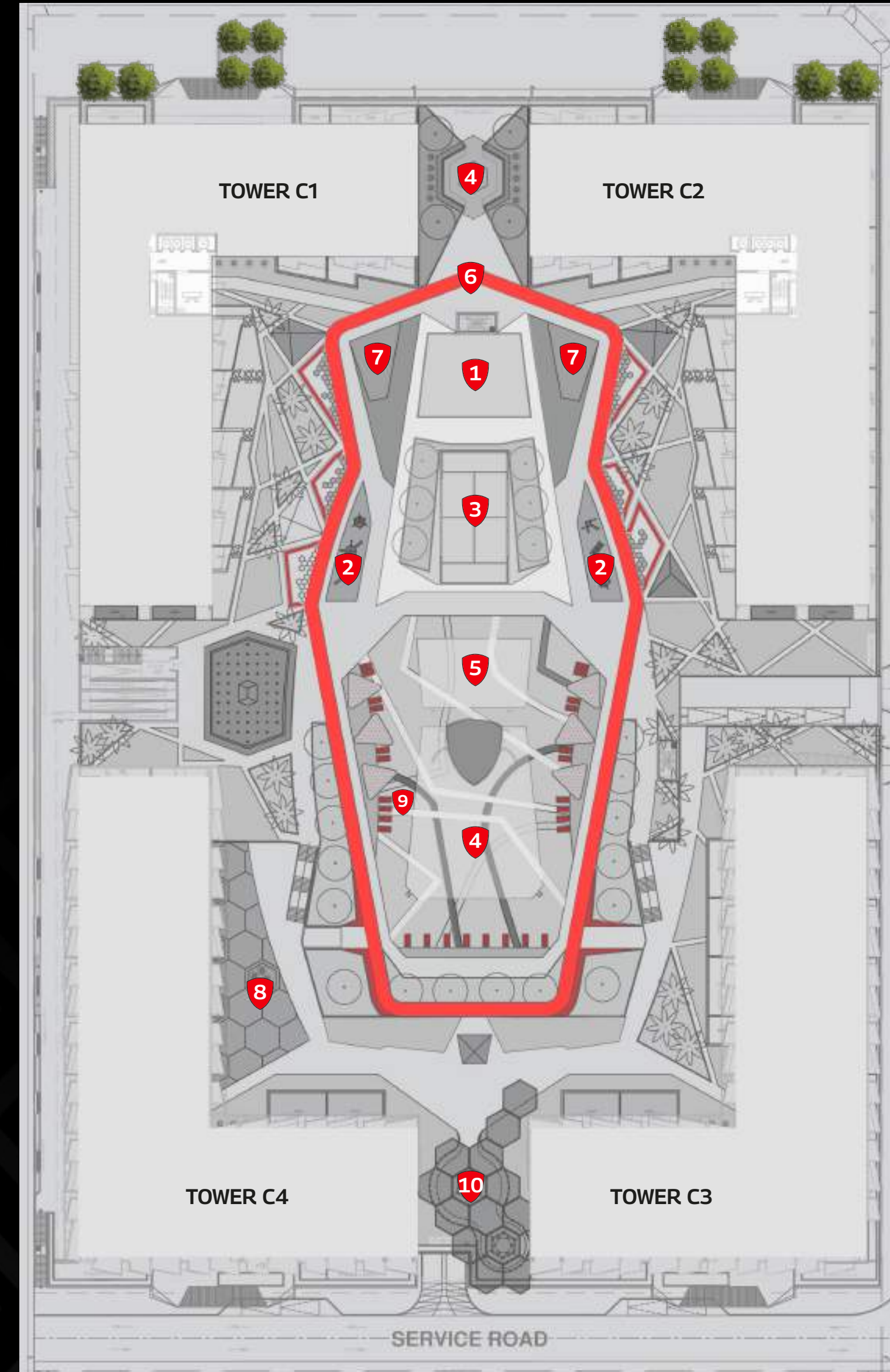
24/7 Security



Smart Home
Integration



Concierge Services



CURATED RETAIL EXPERIENCES

The project includes a thoughtfully designed retail zone featuring premium lifestyle and convenience brands. It enhances the overall living experience while supporting a vibrant, self-sufficient community within the development.















Tonino Lamborghini
RESIDENCES DUBAI







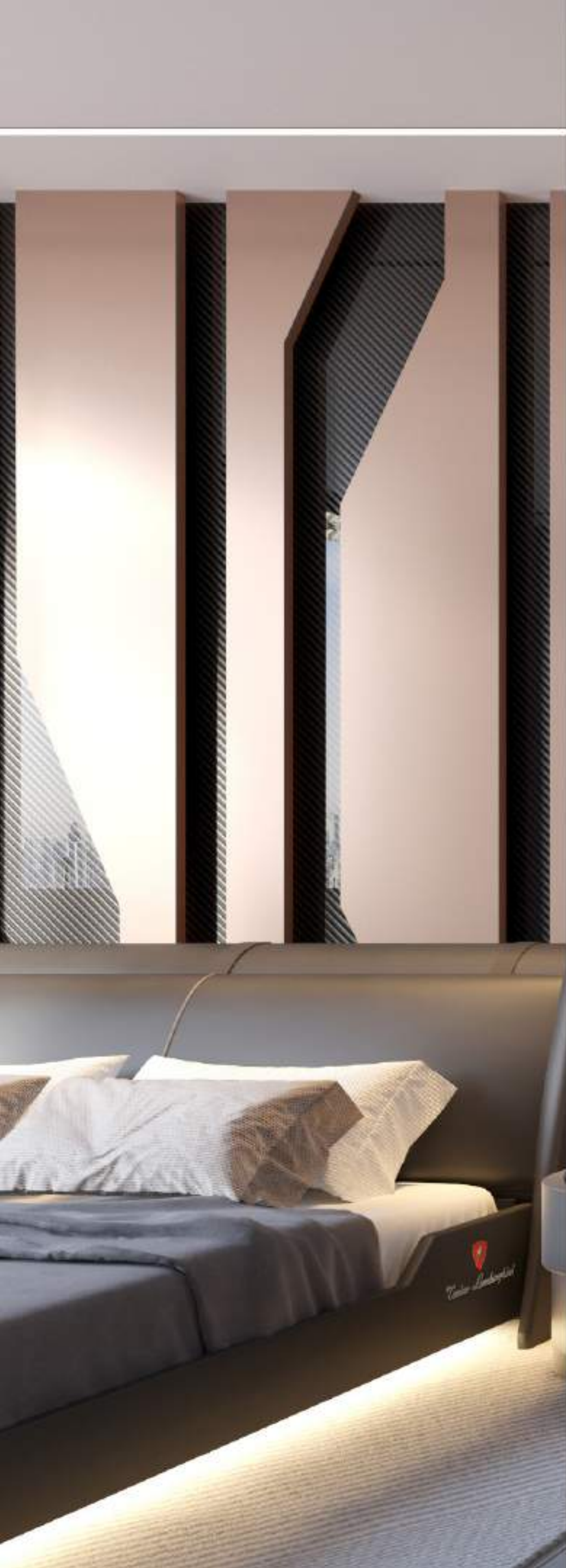


























RESIDENTIAL UNIT OVERVIEW - PRICING & SIZES

UNIT TYPE	NO OF UNITS	UNIT SIZES	AVERAGE STARTING PRICE AED
1 BEDROOM APARTMENT	296	860-1312	AED 2,200,000.00
2 BEDROOM APARTMENT	141	1484-1637	AED 3,100,000.00
3 BEDROOM APARTMENT	95	1508-1885	AED 3,800,000.00
4 BEDROOM APARTMENT	9	2454-4700	AED 12,500,000.00

CONSTRUCTION PROGRESSING



PAYMENT PLAN 50/50

MILESTONE	PERCENTAGE
DOWN PAYMENT	10%
1ST MONTH	10%
3 MONTHS	5%
6 MONTHS	5%
9 MONTHS	10%
12 MONTHS	5%
15 MONTHS	5%
ON COMPLETION	50%
TOTAL	100%

PROJECT HIGHLIGHTS

- BRANDED LOBBY & CORRIDORS**
FEATURING PREMIUM TILES CURATED BY TONINO LAMBORGHINI.
- ITALIAN MOSAIC POOL**
CUSTOM-DESIGNED IN ITALY WITH HAND-LAID MOSAIC TILES—AN ARTISANAL MASTERPIECE.
- TOP-TIER KITCHEN APPLIANCES**
EQUIPPED WITH WORLD-CLASS WHITE GOODS FROM TOP-TIER GLOBAL MANUFACTURERS.
- BRANDED TONINO LAMBORGHINI SANITARYWARE**
EVERY SINK ACROSS THE RESIDENCE BEARS THE TONINO LAMBORGHINI MARK OF DESIGN EXCELLENCE.
- CARBON FIBER FEATURE WALLS**
SELECT UNITS INCLUDE CARBON FIBER ACCENTS—FUSING INNOVATION WITH ELEGANCE.

- FULLY BRANDED TONINO LAMBORGHINI KITCHENS**
FEATURING TONINO LAMBORGHINI'S SIGNATURE FINISHES AND FITTINGS.
- CUSTOMIZABLE INTERIORS**
FLEXIBLE LAYOUTS AND FINISH OPTIONS ALLOW RESIDENTS TO TAILOR THEIR LIVING SPACE.
- THE VISIONARY'S OWN ADDRESS**
TONINO LAMBORGHINI HIMSELF WILL CALL THIS PROJECT HOME—A SYMBOL OF AUTHENTICITY AND PRIDE.
- TONINO LAMBORGHINI FURNITURE PACKAGE (OPTIONAL)**
RESIDENTS CAN OPT FOR EXCLUSIVE FURNITURE PIECES CRAFTED BY TONINO LAMBORGHINI.

