



BNW DEVELOPMENTS  
بي ان دبليو للتطوير العقاري

**Xiangru Du**



- BNW is Joint Venture with the private office of His Highness Sheikh Hamdan Bin Ahmed Al Maktoum of Dubai
- Focused on Dubai and Ras Al Khaimah, Abu Dhabi is coming
- 10 Projects in Al Majan Island, 2 projects in Dubai ( JVC, Jaddaf)
- 3 projects in Beach District
- 13 Projects in RAK Central ( RAK “ DIFC”)
- Collaborate with Taj, Fashion TV, and will have more to come ( Tonino Lamborghini)
- We are the largest private Developer in RAK

#### BNW FOUNDERS



Ankur Aggarwal  
Chairman & Founder



Vivek Anand Oberoi  
Managing Director & Co-Founder

# OUR ACHIEVEMENTS

✓ Rising Developer Of The Year  
by Construction Business NME

✓ Best Developer  
Luxury by India Today

✓ Great Place To Work  
in Real Estate Industry 2025

✓ Business Excellency  
Award 2024

✓ Contributions  
Appreciation ICAI

✓ Listed in Power 150  
Construction Week ME 2025

✓ Best Luxury Innovative  
Real Estate Developer in Dubai  
by Luxury Lifestyle Awards 2025

✓ Best Luxury Apartment  
Living (Pelagia) by Luxury  
Lifestyle Awards 2025

✓ Real Estate Excellence  
Award by World Realty  
Congress 2024



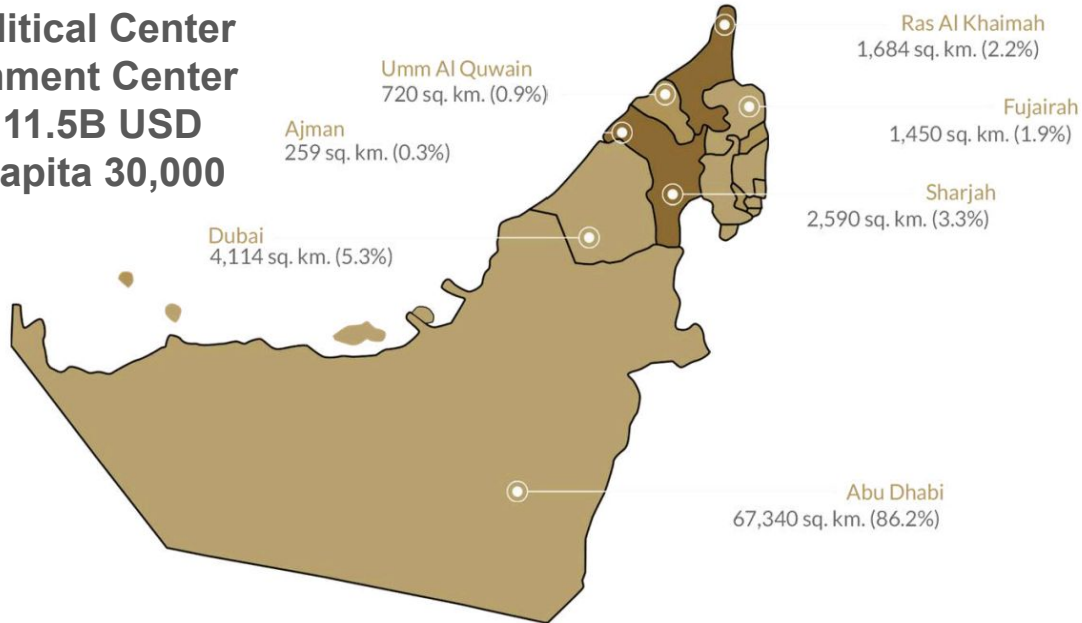


# RAS AL KHAIMAH

# UNITED ARAB EMIRATES OVERVIEW

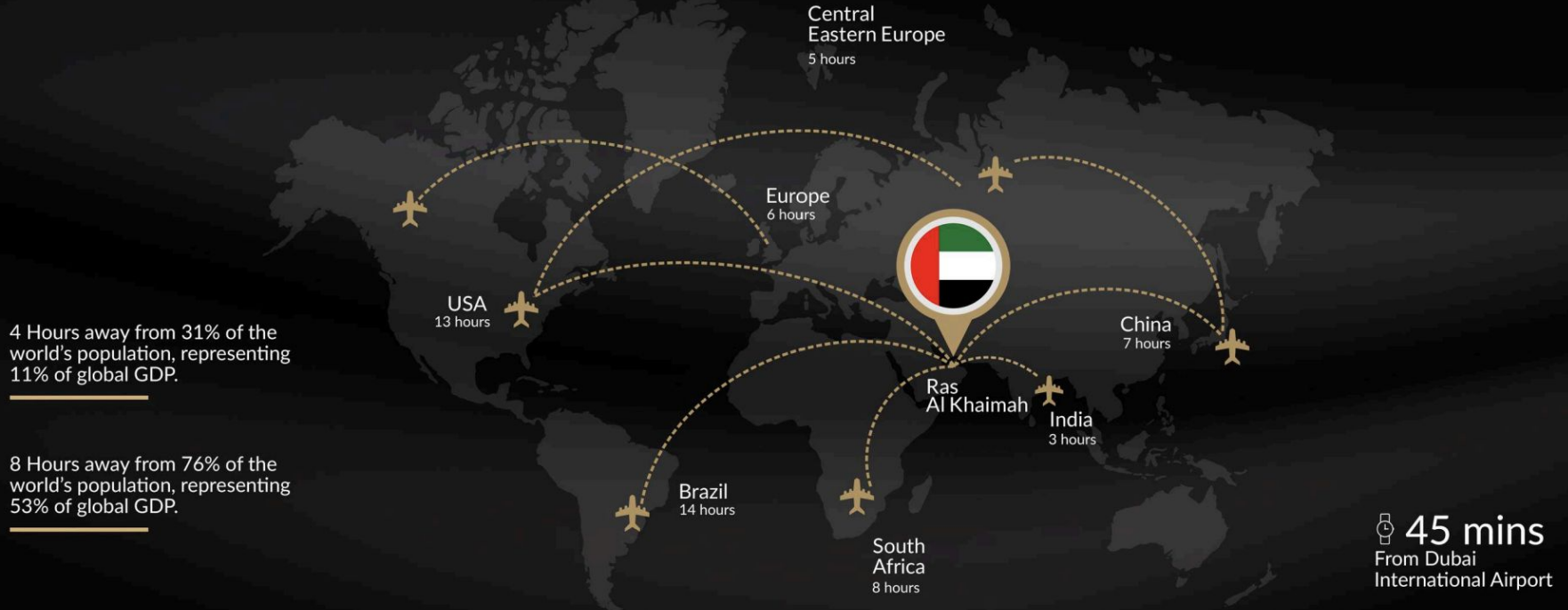
*The UAE's strong market fundamentals continue to draw foreign direct investment into the country*

- **Dubai - Economic Center**
- **Abu Dhabi - Political Center**
- **RAK - Entertainment Center**
- **2024 GDP 11.5B USD**
- **Per capita 30,000 USD**



# STRATEGICALLY CONNECTED

*Ras Al Khaimah is well located at the intersection of Europe, Asia and Africa*



# GLOBAL CONNECTIVITY

Various airports in the UAE offer Ras Al Khaimah Connectivity to all major destinations across Europe, Asia and the Middle East

**ABU DHABI  
INTERNATIONAL  
AIRPORT**



**120+** destinations

**SHARJAH  
INTERNATIONAL  
AIRPORT**

**AirArabia**

**90+** destinations

**DUBAI  
INTERNATIONAL  
AIRPORT**



**161** destinations  
in **85** countries  
across **6** continents

**flydubai**

**90+** destinations



# EXCELLENT ACCESSIBILITY



**RAK International Airport Expansion**



**E11, E311 & E611 Highways Connect AUH & DXB to RAK**



**Upcoming Air Taxi**



The expansion is aimed at increasing capacity and enhancing the infrastructure of RAK. The Ras Al Khaimah International Airport is undertaking additional upgrades to increase capacity, including private jets, and is 15 minutes from Wynn Al Marjan Island.



E11, E311 and E611 together form a crucial highway network, facilitating smooth road travel between Abu Dhabi, Dubai, and Ras Al Khaimah.



RAKTA, RAKTDA, and Skyports are developing a network of vertiports for electric air taxis in Ras Al Khaimah, reducing travel time to key attractions, with operations set to begin by 2027.

## First UAE air taxi service to connect Dubai and Ras Al Khaimah by 2027

Ras Al Khaimah signs MoU with Joby Aviation and Skyports to launch UAE's first air taxi service by 2027, cutting travel times to 15 minutes

Will Milner

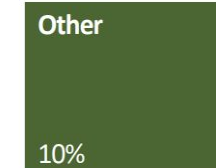
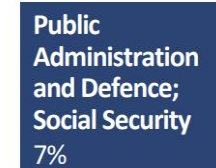
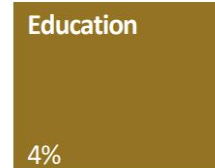
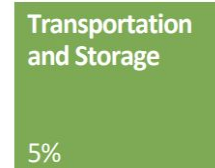
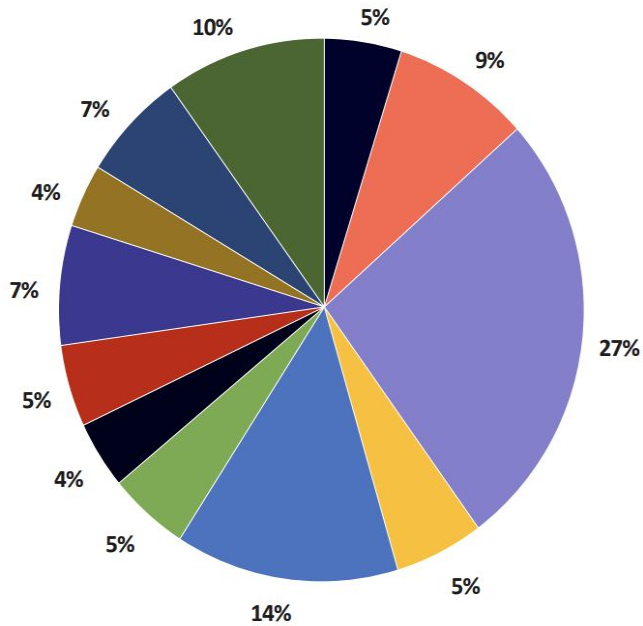
Mon 29 Sep 2025



Ras Al Khaimah signs MoU with Joby Aviation and Skyports to launch UAE's first air taxi service by 2027, cutting travel times to 15 minutes

# DIVERSE ECONOMIC BASE

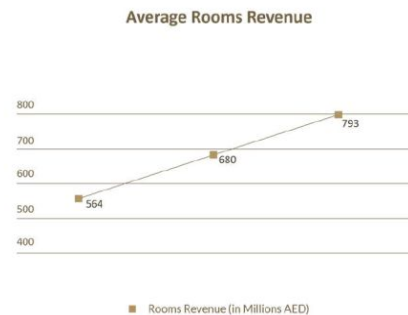
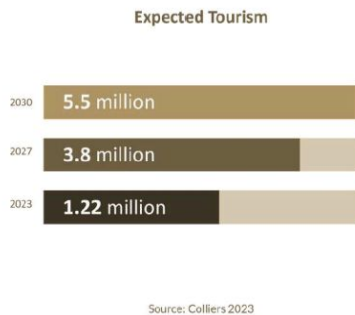
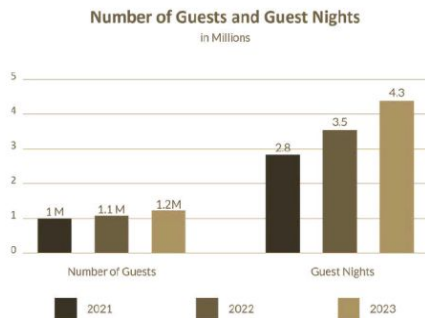
*Ras Al Khaimah's economic activity is well-diversified across several industry types.*



# RAK FACTS AND FIGURES

The opening of Wynn Al Marjan Island is expected to attract over 3.8 million visitors by 2027, growing at a CAGR of 28%, with over 5.5 million visitors by 2030, driving significant growth in visitation, hospitality, and the economy.

## RAS AL KHAIMAH



## Hospitality Supply Characteristics



The background features a light beige or cream color with several overlapping, semi-transparent circles in shades of light grey and off-white. These circles are layered, creating a sense of depth. Additionally, there are faint, horizontal brushstroke-like textures scattered across the background, particularly in the lower-left and lower-right areas, adding an artistic, hand-drawn feel to the design.

INVEST IN  
AL MARJAN ISLAND

Four Coral-Shaped Islands spanning **2.7 million sq.m.**  
Reclaimed Land, extending **4.5 km** into the Arabian Gulf.



**7.8 KM**  
Pristine beaches



**23KM**  
Waterfront



**15,000**  
Planned hotel rooms



**12,000**  
Planned residential units



**450**  
Holiday Villas

# Al Marjan Island

Projects Pipeline



MOONSTONE  
Interiors by **MISSONI**

**Hilton**  
HOTELS & RESORTS

Saudi German  
Hospital

**ROVE**  
HOTELS

BRANDED  
RESIDENCES

**MASA**  
RESIDENCES

**ALDAR**  
إدارة العقارية  
ALDAR PROPERTIES

**CARK**  
Real Estate  
COMMERCIAL

**NOBU HOTEL**  
SAN SEBASTIAN

**HARRISONI**  
LUXURY HOMES

**JW MARRIOTT**

**What do you know Dubai First?**



1,542  
Hotel Keys



80,730 SQ.FT.  
MICE Area



Entertainment Area  
(with Theatre)



Five Star  
Luxury Spa



24 Dining & Lounge  
Experience



225,000 SQ.FT.  
Gaming Area



40+ Luxury Stores  
21,527 SQ.FT.



387,500 SQ.FT.  
Poolscapes

Wynn Al Marjan Island holds the distinction of being awarded the UAE's first commercial gaming operator's license. This milestone underscores the UAE's commitment to establishing Ras Al Khaimah as a global gaming hub. The license was granted by the General Commercial Gaming Regulatory Authority (GCGRA).

# A “WYNN” WIN FOR RAS AL KHAIMAH

*Wynn Al Marjan Island Extends Wynn’s Global Footprint*



# The increase after Casino open

## Wynn, Las Vegas

Before Lunch, 2000  
until Wynn official  
open in 2004

**141%**

## Wynn, Macau

Before Lunch, 2002  
until Wynn official  
open in 2007

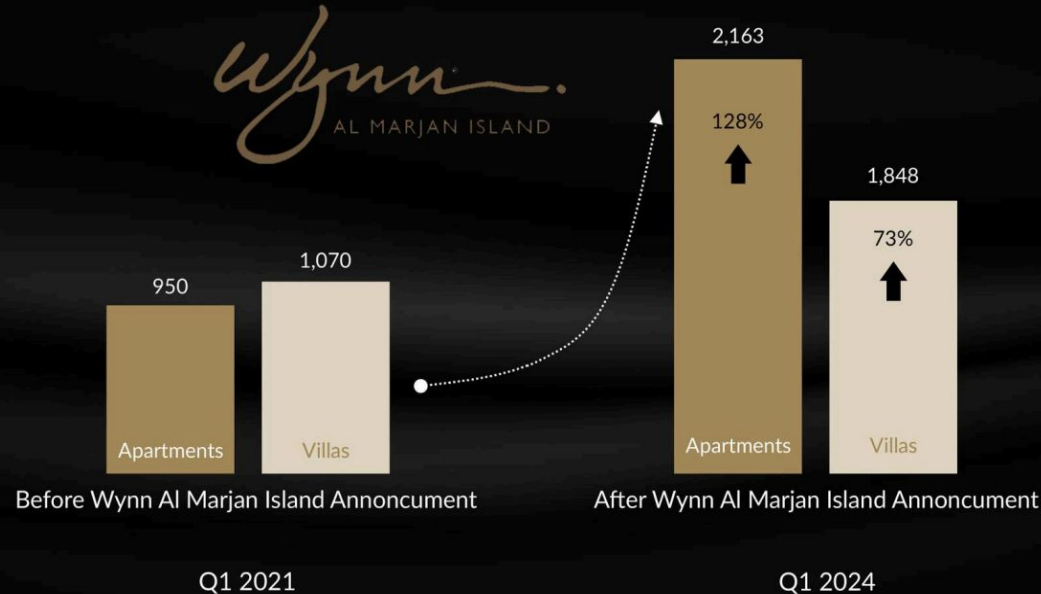
**354%**

## Wynn, Ras Al Khaimah

From 2023, Wynn  
announce till now

**30%-40%**

# AVERAGE PRIMARY RESIDENTIAL SALE PRICES IN RAS AL KHAIMAH (AED P SQ.FT.)



# WYNN INTEGRATED RESORT

*Growth in Visitation after the Opening*

Destination	Opening	Year 1	Year 2	Year 3
Las Vegas, USA	10%	6%	-2%	0%
Macau, China	40%	12%	18%	23%
Ras Al Khaimah, UAE	65%	20%	10%	10%
Visitors to Ras Al Khaimah	3.80 million	4.56 million	5.02 million	5.52 million
Contribution to overall UAE international visitors	9.26%	9.70%	9.39%	8.76%

Immediate Impact on Visitation
  Secondary Impact on Visitation

# WYNN AL MARJAN ISLAND OPENING IN Q1 2027

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*Construction progress as of May 2025*



The background features several overlapping, semi-transparent circles in shades of light gray and white. These circles are layered over a background of soft, horizontal brushstrokes in a light beige or cream color, creating a textured, artistic effect.

**BNW PROJECTS  
RAS AL KHAIMAH**




**lalPerta**  
BY BAW DEVELOPMENTS



The Beach Residences



**AXUM**  
BY BAW DEVELOPMENTS



Marjan World



Wynn  
RESORTS



**W**  
HOTELS



**Pelagia**  
BY BAW DEVELOPMENTS



Danah Bay



fashionity  
**ACACIA**  
BY BAW DEVELOPMENTS



ابوظبي الوطنية للفنادق  
Abu Dhabi National Hotels



**AQUA MAYA**  
BY BAW DEVELOPMENTS



**AQUA ARC**  
BY BAW DEVELOPMENTS



Address



**TAJ**  
WELLINGTON MEWS  
AL MARJAN ISLAND

# Al Marjan Island

Projects Pipeline



**CORAL BAY**  
A Global Destination

# **CORAL BAY**

## *A Global Destination*

Coral Bay will be a new brand of the Marjan Island, and a new center of the Ras Al Khaimah.

# 10 Key Products

There are 10 main attractions in the entire project.

01  
Super Gateway



02  
Museum Cluster



03  
Fashion&Leisure Street



04  
Super Water Bridge



05  
Wave Park



06  
Coral Theme Water Park



10  
Branded Hotel&Resorts



07  
Water Show Theater

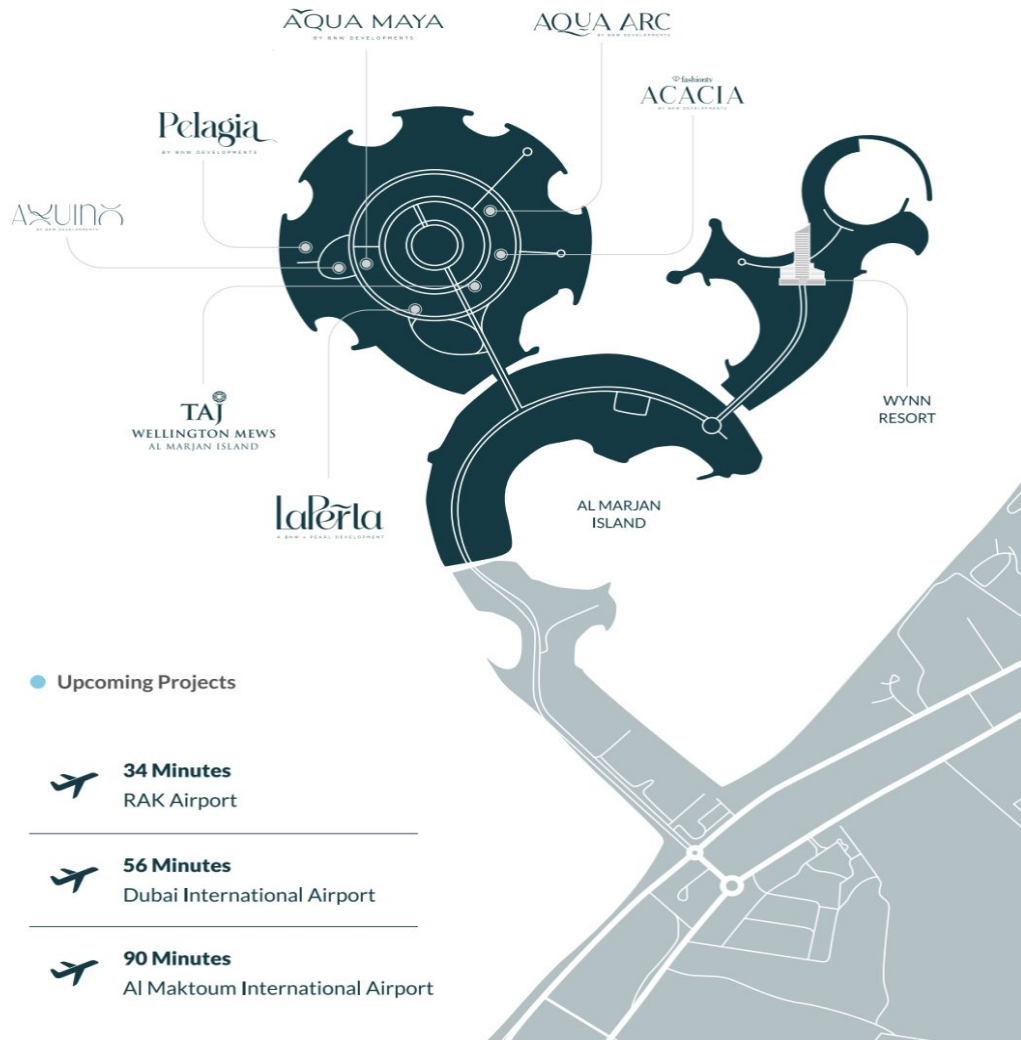


08  
IP Exhibition Center



09  
Beach Park





# Collaboration with Tonino Lamborghini



- G+15
- 5 Retails
- 7 Maisions
- 7 Villas
- Total 358 Units

## Acacia

Unit Type	Average Price/sp.ft (AED)	Average Price		Min Price (AED)	Max Price(AED)	Min Size/sp.ft	Max Size/sp.ft
		min/sp.ft	max/sp.ft				
1BR	2,968	2,329	3,305	1,956,980	2,930,475	592	1,173
2BR	2,883	2,883	3,069	3,169,977	5,932,262	1,066	2,541
3BR	2,686	2,142	3,148	5,688,469	11,022,764	1,807	4,576
4BR	2,830	2,714	2,894	13,387,662	12,233,675	4,728	5,631

## Aqua Arc

Unit Type	Average Price/sp.ft (AED)	Average Price		Min Price (AED)	Max Price(AED)	Min Size/sp.ft	Max Size/sp.ft
		min/sp.ft	max/sp.ft				
Studio	3,296	3,049	3,617	1,690,840	2,561,841	507	733
1BR	2,653	2,207	3,185	2,727,321	6,368,251	1,031	2,427
2BR	2,727	2,421	3,008	3,711,329	8,309,707	1,381	3,302
3BR	2,325	One Unit			10,671,455		4,589

## TAJ

Unit Type	Average Price/sp.ft (AED)	Average Price		Min Price (AED)	Max Price(AED)	Min Size/sp.ft	Max Size/sp.ft
		min/sp.ft	max/sp.ft				
Studio	2,874	2,303	3,018	1,550,375	4,492,466	540	1,951
1BR	3,029	2,379	3,151	3,060,824	7,319,918	987	3,077
2BR	2,842	2,366	3,137	4,808,834	12,048,419	1,533	5,091
3BR	2,938	2,880	2,977	5,800,273	5,921,252	1,985	2,049

## Pelagia

Unit Type	Average Price/sp.ft (AED)	Average Price		Min Price (AED)	Max Price(AED)	Min Size/sp.ft	Max Size/sp.ft
		min/sp.ft	max/sp.ft				
1BR	2,725	2,434	2,905	2,423,829	3,422,823	783	1,405
2BR	2,691	2,210	2,847	3,624,888	8,568,922	1,369	3,602
3BR	2,479	2,190	2,627	6,203,162	8,835,180	2,381	4,014
4BR	3,378	3,352	3,403	17,466,059	19,265,274	5,132	5,747

## Aquino

Unit Type	Average Price/sp.ft (AED)	Average Price		Min Price (AED)	Max Price(AED)	Min Size/sp.ft	Max Size/sp.ft
		min/sp.ft	max/sp.ft				
1BR	2,139	2,124	2,168	2,079,846	2,123,176	979	2,237
2BR	2,207	2,195	2,219	2,760,405	2,818,395	1,257	1,270
3BR	2,216	One Unit			4,957,992		2,237

## Aqua Maya

Unit Type	Average Price/sp.ft (AED)	Average Price		Min Price (AED)	Max Price(AED)	Min Size/sp.ft	Max Size/sp.ft
		min/sp.ft	max/sp.ft				
1BR	2,573	2,380	2,730	1,840,530	2,507,494	702	1,017
2BR	2,597	2,535	2,669	2,750,142	4,125,097	1,030	1,627
3BR	2,316	4,028	5,109	6,377,639	8,206,360	1,562	1,606
4BR	2,092	One Unit			10,630,363		5,080

# AQUA ARC

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

# AQUA ARC GRANDEUR

Aqua Arc stands out for its seamless integration of natural beauty and architectural innovation. Inspired by the breathtaking landscape of Jais Mountain and the organic forms of valleys, it offers cascading water features and mountain cavern-like roof designs.

The residences boast luxurious amenities like double-height lobbies and private pools, creating a sanctuary where coastal tranquility meets modern luxury. Aqua Arc redefines opulent living with its unparalleled blend of serene surroundings and vibrant urban energy, making it a coveted destination for those seeking refined luxury and sophistication.

## AMENITIES

- Multipurpose Lawn
- Recreational Area
- Indoor and Outdoor Gym
- Walking Trails
- BBQ Area
- Pool Bar
- Steam and Sauna
- Kids Play Area

**HANDOVER: Q2 2027**

**LAUNCHED IN JUL 2024**





Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
Studio	505.58	732.59	1.65
1 Bedroom	1,009.55	2,426.83	2.23
2 Bedrooms	1,381.44	3,302.26	3.57
3 Bedrooms	2,208.86	4,595.54	4.45
Townhouses	2,274.52	2,513.80	5.94
Retail Unit	4,002.13	-	11.23



## FACTS

- **312 Units** : Total
- **76 Units** : Studio Apartments
- **163 Units** : 1-Bedroom Apartments
- **63 Units** : 2-Bedroom Apartments
- **08 Units** : 3-Bedroom Apartments
- **02 Units** : Townhouse
- **01 Unit** : Retail

\*Admin fees applicable. This exclusive plan is valid for the first 100 units.

# Pelagia

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

# THE MAJESTY OF PELAGIA

Pelagia emerges as a masterpiece of contemporary living within Al Marjan Island's prestigious shores. Every detail at this exceptional residence, from family recreational areas to state-of-the-art facilities, has been thoughtfully curated to elevate your lifestyle beyond the ordinary, creating a haven where luxury and functionality converge seamlessly.

This exceptional development combines appreciating property value with an unmatched quality of life, making it the most comprehensive investment in the UAE. By choosing Pelagia, investors secure not just square footage, but a stake in an evolving legacy of luxury living.

## AMENITIES

- Rooftop Infinity Pool
- Kids Pool & Splashpad
- Intimate Jacuzzi
- Upscale Gymnasium
- Gourmet BBQ Area
- Rejuvenating Steam & Sauna
- Peaceful Yoga Deck
- Scenic Rooftop Pool Bar

HANDOVER: Q4 2027

LAUNCHED IN FEB 2025





## 2B+G+13+UR

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	854.01	1405.12	2.3
2 Bedroom	1211.91	3602.68	3.3
3 Bedroom	2381.73	4014.94	6.2
4 Bedroom	5132.23	5747.07	17.4
Retail Units	2596.15	2958.78	10.38

## FACTS

- **160 Units** : Total
- **112 Units** : 1-BR Apartments
- **32 Units** : 2-BR Apartments
- **12 Units** : 3-BR Apartments
- **02 Units** : 4-BR Apartments
- **02 Units** : Retail



# AL MARJAN

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

# LUXURY WITH LUCRATIVE RETURNS

Aquino introduces a new way of living by blending coastal charm with a strong sense of community and smart, adaptable design. Set against a stunning waterfront backdrop, this development encourages connection through thoughtfully designed shared spaces and inviting social areas. Its modular architecture offers flexibility, ensuring an evolved lifestyle.

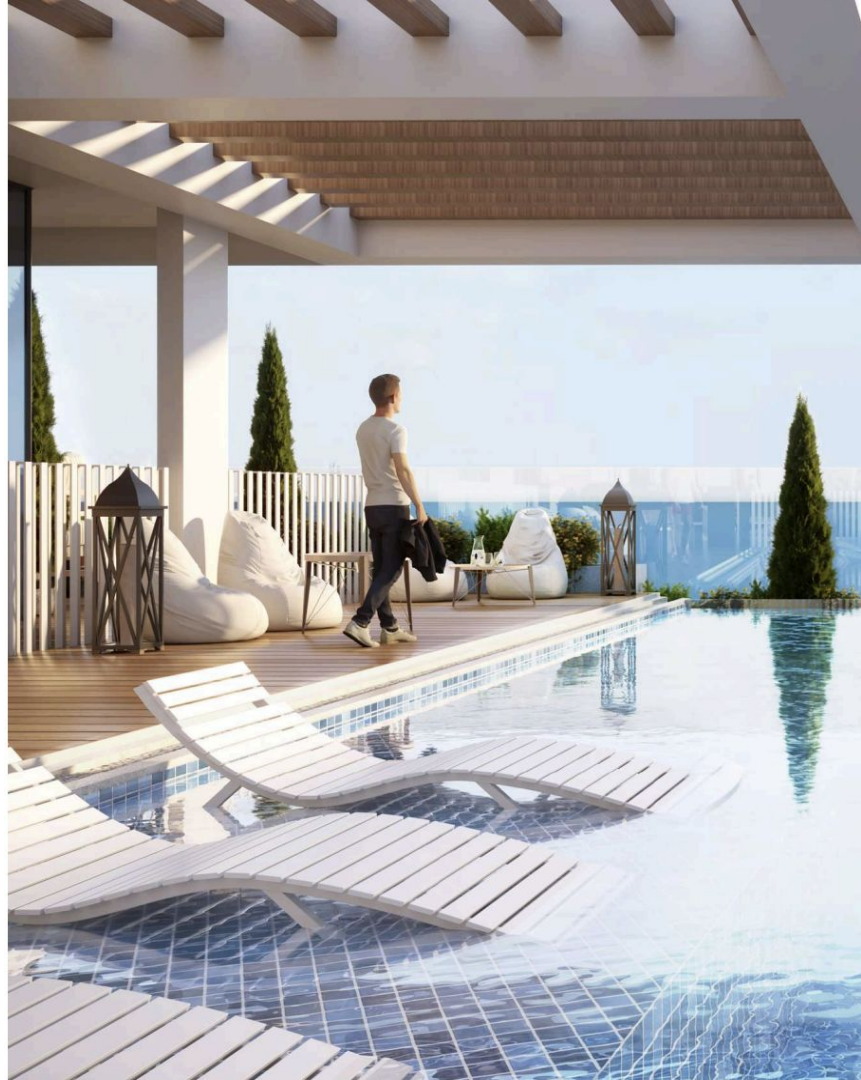
More than a place to live, Aquino is an opportunity to experience the ease of coastal life while making a future-focused investment in a dynamic, well-connected neighbourhood. With an innovative design, Aquino offers a perfect balance of modern living and environmental harmony.

## AMENITIES

- Luxurious Swimming Pool
- Cozy Seating Area
- Vibrant Kids Pool
- Modern Outdoor Gym
- Gourmet BBQ Area
- Serene Landscape Area

**HANDOVER: Q2 2027**

**LAUNCHED IN APR 2025**





# 1B+G+5+R

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	725.60	979.19	1.63
2 Bedroom	1257.33	1270.03	2.76
3 Bedroom	2237.06	2237.06	4.96

## FACTS

- **29 Units** : Total
- **09 Units** : 2-BR Apartments
- **19 Units** : 1-BR Apartments
- **01 Unit** : 3-BR Apartments





WELLINGTON MEWS  
AL MARJAN ISLAND



# 2B+G+12+LU+UR

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
Studio	489.87	1326.66	1.5
1 Bedroom	955.84	3077.54	2.7
2 Bedroom	1531.82	5091.59	4.6
3 Bedroom	1984.77	3832.74	5.6
Retail Units	336.80	14664.73	TBD

## FACTS

- **342 Units** : Total
- **185 Units** : Studio Apartments
- **117 Units** : 1-BR Apartments
- **26 Units** : 2-BR Apartments
- **08 Units** : 3-BR Apartments
- **06 Units** : Retail Units



# THE QUINTESSENCE OF GRANDEUR

Taj Wellington Mews embodies the confluence of heritage and innovation, crafting refined luxury. Its two interconnected towers, curving atop a circular podium, form a striking statement of modernity and grandeur. Thoughtfully designed balconies enhance the façade, blending artistry with structural ingenuity for a quiet yet commanding presence.

More than a backdrop, the curated landscape fosters serenity and balance. Inside, precision meets comfort, embracing understated opulence. Positioned on Al Marjan Island, this development merges Taj's legacy with BNW Developments' vision, where architecture redefines the human experience.

## AMENITIES

- Exquisite Swimming Pool
- Elite Gym & Fitness Studio
- Open-Air Cinema
- Poolside Bar & Lounge
- Signature Dining Restaurant
- Rejuvenating Wellness Spa
- Zen Meditation Pavilion
- Private Meeting Lounge

**HANDOVER: Q1 2028**

**LAUNCHED IN APR 2025**



 fashiontv

# ACACIA

BY BNW DEVELOPMENTS

# A STATEMENT OF OPULENCE

FashionTV Acacia rises gracefully on the coveted shores of Al Marjan Island in Ras Al Khaimah. Designed by the globally renowned Conin International, this architectural gem harmonizes natural elements with refined artistry.

From lush landscaped courtyards to panoramic sea views, every space is designed to heighten the senses. This is a sanctuary for those who value elegance, privacy, and a front-row seat to nature's finest views.

## AMENITIES

- Kids' Area
- Lounge Seating
- Landscaped Gardens
- Infinity Pool
- Café & Restaurant
- Modern Gym

HANDOVER: Q1 2028

LAUNCHED IN MAY 2025





## 2B+G+12+LU+UR

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	592.01	1466.36	1.96
2 Bedrooms	1066.16	2541.24	3.17
3 Bedrooms	1542.14	4576.16	4.73
4 BR Penthouses	4727.83	5631.02	13.39
Retail Unit	8204.89	-	34.65

## FACTS

- **229 Units** : Total
- **182 Units** : 1 BR Apartments
- **23 Units** : 2 BR Apartments
- **19 Units** : 3 BR Apartments
- **04 Units** : 4 BR Penthouses
- **01 Unit** : Retail





# AQUA MAYA

BY BNW DEVELOPMENTS

AL MARJAN ISLAND

# COASTAL LUXURY MADE SOULFUL

Aqua Maya rises along the shores of Al Marjan Island as a boutique residential address for those who value calm and comfort. This architectural gem blends simplicity with elegance in a way that feels personal and refined.

Spread across 2B + G + 9 + R floors, the tower rests on a landscaped podium and features a wave-inspired, balcony-led façade. Subtle lighting and earthy tones lend the building a warm, sophisticated presence, seamlessly connected to its coastal surroundings.

## AMENITIES

- Expansive Pool
- Kids' Play Pavilion
- Modern Gym
- Outdoor BBQ Area
- Family Seating Decks
- Poolside Lounge
- Multipurpose Pool Deck
- Landscaped Seating Area

**HANDOVER: Q4 2027**

**LAUNCHED IN SEP 2025**





Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	678.23	1016.65	1.78
2 Bedroom	1030.54	1628.04	2.75
3 Bedroom	2475.70	3820.87	6.37
4 Bedroom	-	5121.90	10.68
Retail Units	1385.10	2336.95	5.54



## FACTS

- **101 Units** : Total
- **76 Units** : 1-BR Apartments
- **20 Units** : 2-BR Apartments
- **02 Units** : 3-BR Apartments
- **01 Unit** : 4-BR Apartments
- **02 Units** : Retail

# Lalerna

A BNW x PEARL DEVELOPMENT

AL MARJAN ISLAND

# COASTAL CONTOURS

The exterior design of La Perla draws upon organic symmetry. Its ocean-inspired silhouette gives it a rare softness against the island's skyline, while generous terraces blur the line between indoors and out, with landscaped open spaces to the east and a vibrant public realm at its base.

La Perla engages with its surroundings, not just as a building, but as part of a lifestyle. Sunlight dances off fluid balconies, while the interplay of curves and angles delivers a coastal identity.

## 2B+G+6+R

## AMENITIES

- Rooftop Pool
- Outdoor Cinema
- Spanish Courtyard
- Elevated view decks
- Jacuzzi Lounge for Relaxation
- State-of-the-Art gym
- Sauna & Steam Rooms
- Boutique SPA with Suites

HANDOVER: Q4 2027

LAUNCHED IN SEP 2025





Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	749.28	1162.50	2.16
2 Bedroom	1326.22	4207.29	3.82
3 Bedroom	3636.05	4335.60	8.23

## FACTS

- **57 Units** : Total
- **30 Units** : 1-BR Apartments
- **23 Units** : 2 BR Apartments
- **04 Units** : 3 BR Apartments





**BNW PROJECTS  
DUBAI**

# ESPIORA

BY BNW DEVELOPMENTS

JUMEIRAH VILLAGE CIRCLE, DUBAI

# EVERY DAY BEGINS WITH A DISCOVERY

A name born of Italian soul, Esplora welcomes the curious, those who appreciate beauty, depth, and thoughtful design in every detail of their surroundings. Anchored in the heart of Dubai's vibrant JVC community, this 16-storey ultra-luxury residence pulses with the rhythm of city life, yet offers a sanctuary elevated by design, thought, and precision.

With every corner meticulously articulated, Esplora redefines urban living. It doesn't just offer a place to reside; it presents a canvas for you to explore new experiences, forge deeper connections, and live with intent.

## AMENITIES

- Veranda-Style Outdoor Gym
- Sunken Pool Lounge
- Opulent Swimming Pool
- Children's Discovery Zone
- Shaded Pergola Lounge
- Mindful Corners

HANDOVER: Q1 2026

LAUNCHED IN APR 2025





# G+3P+16

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
Studio	429.26	648.96	694 K
1 Bedroom	749.60	2,311.01	1.18
2 Bedroom	1,135.48	1,816.30	1.72
Retail Units	985.97	1,057.01	2.36

## FACTS

- **146 Units** : Total
- **48 Units** : Studio Apartments
- **63 Units** : 1-BR Apartments
- **32 Units** : 2-BR Apartments
- **3 Units** : Retail



# RAMADA<sup>®</sup>

RESIDENCES BY WYNDHAM

DUBAI AL JADDAF

A SIGNATURE *Brown* DEVELOPMENT

# ARCHITECTURE AS DAILY DIALOGUE

Ramada Residences by Wyndham in Al Jaddaf is not just a development, but a design dialogue between luxury and purpose. Conceived as an “Architecture of Belonging,” it harmonises private comfort with shared experiences.

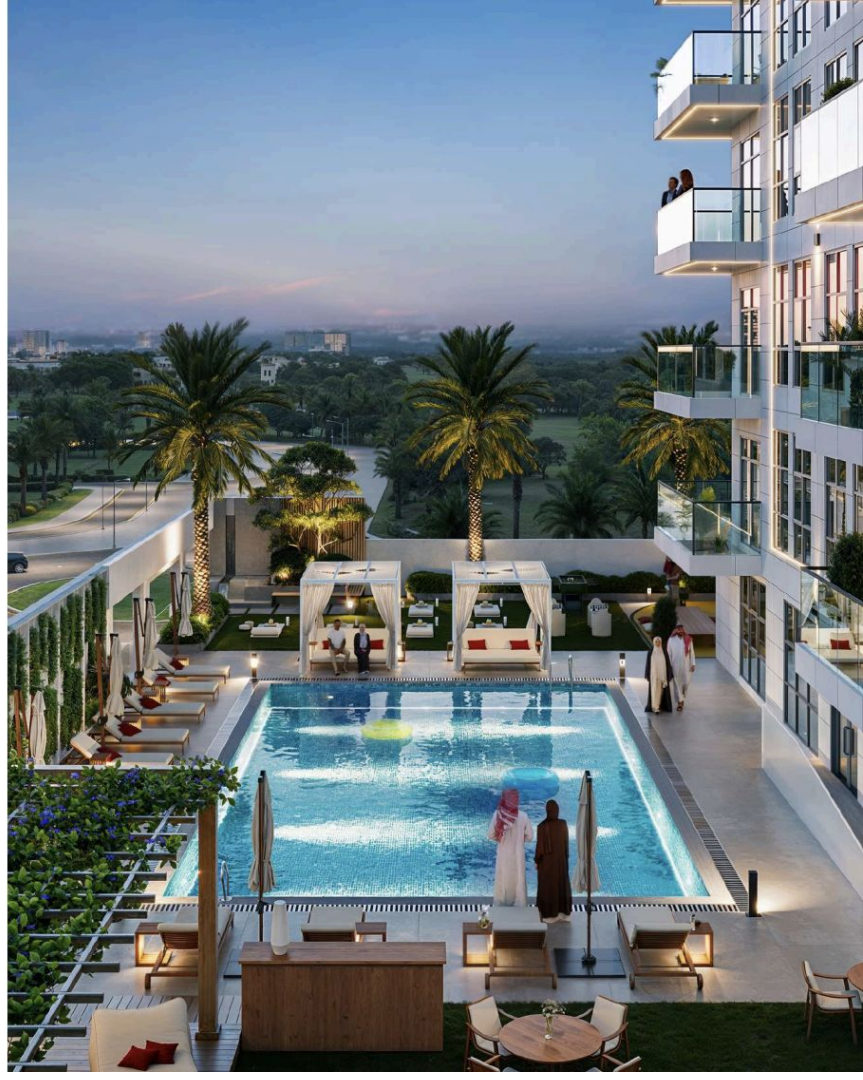
Contemporary aesthetics, seamless circulation, and intentional materials create a retreat within the city. Every detail, from lobby to landscape, is crafted for lived comfort. Here, architecture becomes an active participant in daily life, shaping a spatial rhythm defined by connection, clarity, and emotional resonance.

## AMENITIES

- Zen Garden
- Swimming Pool
- Kids' Play Area
- Electric Car Charging
- Residents' Lounge
- Unisex Gymnasium
- Cozy Cabanas
- Open-Air Theatre

HANDOVER: Q1 2026

LAUNCHED IN SEP 2025





## B+G+P+11+R

Available Units	Area (sq. ft.)		Starting Price (in AED million)
	Min.	Max.	
1 Bedroom	765.1	1692.52	1.85
2 Bedrooms	1331.07	3796.86	3.13
Retail	1558.18	1590.36	6.18



# COMMISSION STRUCTURE

*Flat* 07%

THANK YOU

33<sup>rd</sup> Floor, Uhora Tower, Business Bay, Dubai, UAE