Concept Design | DUBAI ISLAND SERVICE APARTMENT Page 020 of 066

13 JAN.2024

4 1 2 1 0

PENTHOUSE

UNITS PER FLOOR

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM

TOTAL

5 5 2 2 0

8

First Floor Plan

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail

Area (B1)

F&B Area

(B2)

Retail/F&B

(C1)

Residential

(C2)

Balcony/ GF:
Leasable Area

(F)

Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable

(Retail Area)
M = B

Total Saleable
Area

N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA

E = (A+B+C+D)

Services

(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA

J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

Ground Floor 5 3 - 107.42 624.70 49.80 634.20 1,416.1 721.74 466.07 1,187.8 2,603.9 1,453.9 1,453.9

1st Floor (AMTS) 3.6 - 8 426.97 148.59 6.22 379.60 961.4 85.76 496.33 361.2 943.3 1,868.8 518.9 518.9

2nd Floor 5 - 14 770.33 174.95 18.02 60.56 1,023.9 134.76 35.10 611.3 781.2 1,721.5 923.1 923.1

KEY SECTION

PLOT LIMIT

BASEMENT LINE

LINE TYPE LEGEND

TOWER LINE

SETBACK

3400 3400 4200 6000 3600 5400 3600 3600 3600 3600 3600 3600 3600

F.F.L-10.30m
S.S.L-10.40m

BASEMENT-03

F.F.L-6.90m
S.S.L-7.00m

BASEMENT-02

F.F.L-3.50m
S.S.L-3.60m

BASEMENT-01

GROUND FLOOR

F.F.L+15.30m
S.S.L+15.20m

FIRST FLOOR

F.F.L+19.30m
S.S.L+19.20m

SECOND FLOOR

F.F.L+23.30m
S.S.L+23.20m

THIRD FLOOR

F.F.L+27.30m
S.S.L+27.20m

FOURTH FLOOR

F.F.L+31.30 S.S.L+31.20m

FIFTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

SIXTH FLOOR

F.F.L+39.30 S.S.L+39.20

ROOF FLOOR

F.F.L+44.00 S.S.L+43.90m

TOP ROOF

F.F.L+0.10m

S.S.L±0.000m

59200
70200

11000

TOP OF PARAPET 3600
F.F.L+35.30m
S.S.L+35.20m

SEVENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

EIGHT FLOOR

F.F.L+35.30m
S.S.L+35.20m

NINTH FLOOR

F.F.L+35.30m

S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

3600 3600 3600 4600

COLOR LEGEND

STUDIOS

1 BHK

2 BHK

CIRCULATION

3 BHK

AMENITIES

GFA

01

02

04

05

06

07

08

09

I

10 11 12

13

14

H

15

G F E D

C

B

A

8000

8000

8000

8000

8000

8000

48000

8000

8000

8000

8000

8000

9500

49500

8000 8000 8000 8000 8000

40000

9500

7500

17000

KIDS' PLAY AREA

SITTING AREA

MALE

TOILET

STEAM

SPA

SPA

STEAM

FEMALE

TOILET

GYM

MULTI PURPOSE HALL/

CINEMA

GAME

ROOM

KIDS
ROOM

POOL SERVICES

OPEN ABOVE

W.M
GARBAGE

ELEC.

ROOM

TELE.

ROOM

SERVICE LOBBY

MAINTENANCE

W.M

DB ONU

DB ONU

DB

ONU

DB

ONU

DB ONU

DB ONU

DB ONU

03

04

2BR

T-01B

3BR

T-03A

05 2BR

T-04A

01

06

1BR

T-01K

ST

02

ST

T-01A

08 ST

07 ST

T-03C

T-03B

T-03G

SERVICES

STAIRS

NON-GFA

N

QIBLA

Concept Design | DUBAI ISLAND SERVICE APARTMENT Page 021 of 066

13 JAN.2024

Second Floor Plan 01

02

04

05

06

07

08

09

I

10 11 12

13

14

H

15

G F E D

C

B

A

8000

8000

8000

8000

8000

8000

48000

8000

8000

8000

8000

8000

9500

49500

8000 8000 8000 8000 8000

40000

9500

7500

17000

MALE

CHANGING

ROOM

FEMALE
CHANGING

ROOM

W.M

FHC

FHC

FHC

W.M
GARBAGE

ELEC.

ROOM

TELE.

ROOM DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB

ONU

DB

ONU

DB ONU

2BR

3BR

09

10

T-01A

T-03B

06 3BR

T-02A

1BR

ST

ST

07

12

T-01B

T-03A

08 T-01B

02 ST

T-04A

01 T-04A

1BR

05 T-01J

1BR

04

T-01A

1BR

03

T-01G

1BR

11 2BR

T-04B

14 ST

T-03D

13 ST

T-03D

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail
Area (B1)

F&B Area
(B2)

Retail/F&B
(C1)

Residential
(C2)

Balcony/ GF:
Leasable Area

(F)
Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0
Basement 02 3.4 - - 0.0 223.92 4,126.1 4,350.0 4,350.0
Basement 01 4.2 - - 0.0 123.95 4,235.9 4,359.9 4,359.9
Ground Floor 5 3 - 107.42 624.70 49.80 634.20 1,416.1 721.74 466.07 1,187.8 2,603.9 1,453.9 1,453.9
1st Floor (AMTS) 3.6 - 8 426.97 148.59 6.22 379.60 961.4 85.76 496.33 361.2 943.3 1,868.8 518.9 518.9
2nd Floor 5 - 14 770.33 174.95 18.02 60.56 1,023.9 134.76 35.10 611.3 781.2 1,721.5 923.1 923.1
3rd Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4
4th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,736.5 1,529.3 1,529.3
5th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4
6th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,736.5 1,529.3 1,529.3

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable
(Retail Area)
M = B

Total Saleable
Area

N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA
E = (A+B+C+D)

Services
(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA
J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail
Area (B1)

F&B Area
(B2)

Retail/F&B
(C1)

Residential
(C2)

Balcony/ GF:
Leasable Area

(F)
Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0
Basement 02 3.4 - - 0.0 223.92 4,126.1 4,350.0 4,350.0
Basement 01 4.2 - - 0.0 123.95 4,235.9 4,359.9 4,359.9
Ground Floor 5 3 - 107.42 624.70 49.80 634.20 1,416.1 721.74 466.07 1,187.8 2,603.9 1,453.9 1,453.9
1st Floor (AMTS) 3.6 - 8 426.97 148.59 6.22 379.60 961.4 85.76 496.33 361.2 943.3 1,868.8 518.9 518.9
2nd Floor 5 - 14 770.33 174.95 18.02 60.56 1,023.9 134.76 35.10 611.3 781.2 1,721.5 923.1 923.1
3rd Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4
4th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,736.5 1,529.3 1,529.3
5th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4
6th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,736.5 1,529.3 1,529.3
7th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,759.3 1,546.4 1,546.4
8th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,715.0 1,529.3 1,529.3
9th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,732.2 1,546.4 1,546.4
10th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,715.0 1,529.3 1,529.3
11th Floor 4 - 21 1,274.53 235.08 90.95 1,600.6 180.97 53.03 63.6 297.6 1,813.4 1,546.4 1,546.4

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable
(Retail Area)
M = B

Total Saleable
Area

N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA
E = (A+B+C+D)

Services
(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA
J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

KEY SECTION

UP

UP

FHCR

FHCR

FHCR

1

2

3

4

5

6

A1

B1

B2

MEP

LIFT LOBBY

L-01 L-02 L-03

L-06 L-05 L-04

4000

7500
4000

7500

4000

7500

12

13

14

5,500

5,500

37

38

39

40

41

42

43

44

45

46

47

48

49

50

53 54 55 56 57 58 59 60

64

65

67

68

69

70

71

72

73

52

62

63

16

17

2

3

4

5

6

7

8

9

79

80

81

51

77

78

74

75

76

18

19

33

34

35

30

31

32

27

28

29

24

25

26

22

23

36

20

10

1

11

5,500

3,500

LIFT LOBBY

SERVICES

RAMP

MEP ZONE

WATER TANK - 01

WATER TANK - 02

MEP ZONE

15

61

21

83 82

PARKING / DRIVEWAY

C1
D1

A2 C2

A3 B3

7

8

2'

3'

4'

5'

6'

A5 B5 B4 A4

1''

2''

3''

4''

A6

B6

C6

C7

1'

TOTAL RAMP LENGTH : 31.9m

12% SLOPE

GFA

NON-GFA

MEP

STAIRS

5,700

5,500

4000
7500

TO - B-02 FROM B-02

PLOT LIMIT

BASEMENT LINE

LINE TYPE LEGEND

TOWER LINE

SETBACK

COLOR LEGEND

4,256 6,000 5,194

8,000 8,000

2,800 8,000 8,000 8,000 8,000 11,145 3,853

3,500

8,000 8,000 8,000
3,689 7,011 4,750

8,000 8,000 4,175 8,000 8,000

6,000 5,105 3,556

3,500

3,500

3,500

3,500

4000

7500

BASEMENT LINE

MEP

PLOT LIMIT

OFFICE SPACES

GROUND FLOOR

BASEMENT AND PODIUM
CORE

3400 3400 4200 6000 3600 5400 3600 3600 3600 3600 3600 3600 3600

F.F.L-10.30m
S.S.L-10.40m

BASEMENT-03

F.F.L-6.90m
S.S.L-7.00m

BASEMENT-02

F.F.L-3.50m
S.S.L-3.60m

BASEMENT-01

GROUND FLOOR

F.F.L+15.30m
S.S.L+15.20m

FIRST FLOOR

F.F.L+19.30m
S.S.L+19.20m

SECOND FLOOR

F.F.L+23.30m
S.S.L+23.20m

THIRD FLOOR

F.F.L+27.30m
S.S.L+27.20m

FOURTH FLOOR

F.F.L+31.30 S.S.L+31.20m

FIFTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

SIXTH FLOOR

F.F.L+39.30 S.S.L+39.20

ROOF FLOOR

F.F.L+44.00 S.S.L+43.90m

TOP ROOF

F.F.L+0.10m

S.S.L±0.000m

59200
70200

11000

TOP OF PARAPET 3600
F.F.L+35.30m
S.S.L+35.20m

SEVENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

EIGHT FLOOR

F.F.L+35.30m
S.S.L+35.20m

NINTH FLOOR

F.F.L+35.30m

S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

3600 3600 3600 4600

COLOR LEGEND

STUDIOS

1 BHK

2 BHK

CIRCULATION

3 BHK

GFA

SERVICES

STAIRS

NON-GFA

N

QIBLA

4 1 2 1 0

PENTHOUSE

UNITS PER FLOOR

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM

5 5 2 2 0

TOTAL

6 7 4 4 0

14

Concept Design | DUBAI ISLAND SERVICE APARTMENT Page 022 of 066

13 JAN.2024

(3rd,5th,7th,9th,11th) Floor Plan

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail
Area (B1)

F&B Area
(B2)

Retail/F&B
(C1)

Residential
(C2)

Balcony/ GF:
Leasable Area
(F)

Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable
(Retail Area)
M = B

Total Saleable
Area
N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA
E = (A+B+C+D)

Services
(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA
J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

2nd Floor 5 - 14 770.33 174.95 18.02 60.56 1,023.9 134.76 35.10 611.3 781.2 1,721.5 923.1 923.1

3rd Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4

4th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,736.5 1,529.3 1,529.3

KEY SECTION

PLOT LIMIT

BASEMENT LINE

LINE TYPE LEGEND

TOWER LINE

SETBACK

3400 3400 4200 6000 3600 5400 3600 3600 3600 3600 3600 3600 3600

F.F.L-10.30m
S.S.L-10.40m

BASEMENT-03

F.F.L-6.90m
S.S.L-7.00m

BASEMENT-02

F.F.L-3.50m
S.S.L-3.60m

BASEMENT-01

GROUND FLOOR

F.F.L+15.30m
S.S.L+15.20m

FIRST FLOOR

F.F.L+19.30m
S.S.L+19.20m

SECOND FLOOR

F.F.L+23.30m
S.S.L+23.20m

THIRD FLOOR

F.F.L+27.30m
S.S.L+27.20m

FOURTH FLOOR

F.F.L+31.30 S.S.L+31.20m

FIFTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

SIXTH FLOOR

F.F.L+39.30 S.S.L+39.20

ROOF FLOOR

F.F.L+44.00 S.S.L+43.90m

TOP ROOF

F.F.L+0.10m

S.S.L±0.000m

59200
70200

11000

TOP OF PARAPET 3600
F.F.L+35.30m
S.S.L+35.20m

SEVENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

EIGHT FLOOR

F.F.L+35.30m
S.S.L+35.20m

NINTH FLOOR

F.F.L+35.30m

S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

3600 3600 3600 4600

01

02

04

05

06

07

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10 11 12

13

14

H

15

G F E D

C

B

A

8000

8000

8000

8000

8000

8000

48000

8000

8000

8000

8000

8000

9500

49500

8000 8000 8000 8000 8000

40000

9500

7500

17000

W.M
GARBAGE

MEP

ELEC.

ROOM

TELE.

ROOM

W.M

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB

ONU

DB

ONU

DB

ONU

DB ONU

DB ONU

05

3BR

3BR

13

14

15

2BR

T-02B

2BR

T-01B

T-03A

10

T-02B

2BR
T-03B

11 3BR

T-01B

12 3BR

T-04A

ST

1BR

1BR

1BR

ST

17 T-03C

07

T-01F

08

T-01H

09

T-01E

02 T-04B

06 ST

T-02B

21 ST

T-03E

20 T-02A

1BR

1BR 03 T-03B

1BR 04 T-05B

1BR

T-04B 01
16 2BR

T-04A

19 ST

T-03B

18 ST

T-03G

COLOR LEGEND

STUDIOS

1 BHK

2 BHK

CIRCULATION

3 BHK

GFA

SERVICES

STAIRS

NON-GFA

N

QIBLA

4 1 2 1 0

PENTHOUSE

UNITS PER FLOOR

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM

6 7 4 4

TOTAL

6 7 4 4 0

21

Concept Design | DUBAI ISLAND SERVICE APARTMENT Page 023 of 066

13 JAN.2024

(4th,6th,8th-10th) Floor Plan

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail

Area (B1)

F&B Area

(B2)

Retail/F&B

(C1)

Residential

(C2)

Balcony/ GF:
Leasable Area

(F)

Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable

(Retail Area)
M = B

Total Saleable
Area

N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA

E = (A+B+C+D)

Services

(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA

J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

3rd Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4

4th Floor 3.6 21 1,274.53 235.08 38.67 1,5483 216.08 5303 636 327 17365 1,529.3 1,529.3

5th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4

KEY SECTION

PLOT LIMIT

BASEMENT LINE

LINE TYPE LEGEND

TOWER LINE

SETBACK

3400 3400 4200 6000 3600 5400 3600 3600 3600 3600 3600 3600 3600

F.F.L-10.30m
S.S.L-10.40m

BASEMENT-03

F.F.L-6.90m
S.S.L-7.00m

BASEMENT-02

F.F.L-3.50m
S.S.L-3.60m

BASEMENT-01

GROUND FLOOR

F.F.L+15.30m
S.S.L+15.20m

FIRST FLOOR

F.F.L+19.30m
S.S.L+19.20m

SECOND FLOOR

F.F.L+23.30m
S.S.L+23.20m

THIRD FLOOR

F.F.L+27.30m
S.S.L+27.20m

FOURTH FLOOR

F.F.L+31.30 S.S.L+31.20m

FIFTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

SIXTH FLOOR

F.F.L+39.30 S.S.L+39.20

ROOF FLOOR

F.F.L+44.00 S.S.L+43.90m

TOP ROOF

F.F.L+0.10m

S.S.L±0.000m

59200
70200

11000

TOP OF PARAPET 3600
F.F.L+35.30m
S.S.L+35.20m

SEVENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

EIGHT FLOOR

F.F.L+35.30m
S.S.L+35.20m

NINTH FLOOR

F.F.L+35.30m

S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

3600 3600 3600 4600

01

02

04

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06

07

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10 11 12

13

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H

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G F E D

C

B

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8000

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8000

48000

8000

8000

8000

8000

8000

9500

49500

8000 8000 8000 8000 8000

40000

9500

7500

17000

W.M
GARBAGE

SERVICE LOBBY

MAINTENANCE

ELEC.

ROOM

TELE.

ROOM

W.M

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB ONU

DB

ONU

DB

ONU

DB

ONU

DB ONU

2BR

T-01A

3BR

T-03B

2BR

T-02A

3BR
T-02C

2BR
T-03A

3BR
T-01A

3BR
T-04B

ST

ST

T-04A

ST
T-02A

19 ST

ST

T-03F

1BR
T-01C

1BR
T-01A

T-04A

1BR

T-01D

1BR

T-03A

1BR

T-05A

1BR

T-02B

1BR

05

13

14

15

10

11

12

17

07

08

09

02

06

21

20

03

04

01

16 2BR

T-04B

18 ST

T-03A

T-03D

T-03D

COLOR LEGEND

STUDIOS

1 BHK

2 BHK

CIRCULATION

3 BHK

GFA

SERVICES

STAIRS

NON-GFA

N

QIBLA

4 1 2 1 0

PENTHOUSE

UNITS PER FLOOR

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM

6 7 4 4

TOTAL

0 0 0 0 10

21

Concept Design | DUBAI ISLAND SERVICE APARTMENT Page 024 of 066

13 JAN.2024

12th Floor Plan

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail

Area (B1)

F&B Area

(B2)

Retail/F&B

(C1)

Residential

(C2)

Balcony/ GF:
Leasable Area

(F)

Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable
(Retail Area)
M = B

Total Saleable
Area

N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA

E = (A+B+C+D)

Services

(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA

J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

11th Floor 4 - 21 1,274.53 235.08 90.95 1,600.6 180.97 53.03 63.6 297.6 1,813.4 1,546.4 1,546.4

12th Floor (PH) 3.6 - 10 1,120.65 222.35 111.80 1,454.8 370.96 44.00 63.6 478.6 1,840.6 1,603.4 1,603.4

13th Floor (PH) 3.6 - 0 1,086.97 0.00 0.00 1,087.0 304.00 0.00 63.6 367.6 1,454.6 1,391.0 1,391.0 KEY SECTION

PLOT LIMIT

BASEMENT LINE

LINE TYPE LEGEND

TOWER LINE

SETBACK

3400 3400 4200 6000 3600 5400 3600 3600 3600 3600 3600 3600 3600

F.F.L-10.30m
S.S.L-10.40m

BASEMENT-03

F.F.L-6.90m
S.S.L-7.00m

BASEMENT-02

F.F.L-3.50m
S.S.L-3.60m

BASEMENT-01

GROUND FLOOR

F.F.L+15.30m
S.S.L+15.20m

FIRST FLOOR

F.F.L+19.30m
S.S.L+19.20m

SECOND FLOOR

F.F.L+23.30m
S.S.L+23.20m

THIRD FLOOR

F.F.L+27.30m
S.S.L+27.20m

FOURTH FLOOR

F.F.L+31.30 S.S.L+31.20m

FIFTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

SIXTH FLOOR

F.F.L+39.30 S.S.L+39.20

ROOF FLOOR

F.F.L+44.00 S.S.L+43.90m

TOP ROOF

F.F.L+0.10m

S.S.L±0.000m

59200
70200

11000

TOP OF PARAPET 3600
F.F.L+35.30m
S.S.L+35.20m

SEVENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

EIGHT FLOOR

F.F.L+35.30m
S.S.L+35.20m

NINTH FLOOR

F.F.L+35.30m

S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

3600 3600 3600 4600

COLOR LEGEND

PENTHOUSE

CIRCULATION

AMENITIES

SERVICES

STAIRS

GFA

NON-GFA

01

02

04

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10 11 12

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G F E D

C

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9500

49500

8000 8000 8000 8000 8000

40000

9500

7500

17000

OPEN TO BELOW

DB ONU

DB ONU

DB ONU

DB

ONU

DB ONU

DB ONU

DB ONU

FHC

FHC

W.M
GARBAGE

MEP

ELEC.

ROOM

TELE.

ROOM

W.M

FHC

07

08

P

T-04

P

T-09

06

P

T-07

03 P

T-08

04 P

T-03

05 P

T-06

09 P

T-02

02 P

T-01

01 P

T-10

10 P

T-05

N

QIBLA

4 1 2 1 0

PENTHOUSE

UNITS PER FLOOR

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM

TOTAL

0 0 0 0 10

TOTAL 10

Concept Design | DUBAI ISLAND SERVICE APARTMENT Page 025 of 066

13 JAN.2024

13th Floor Plan

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail
Area (B1)

F&B Area
(B2)

Retail/F&B
(C1)

Residential
(C2)

Balcony/ GF:
Leasable Area
(F)

Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable
(Retail Area)
M = B

Total Saleable
Area
N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA
E = (A+B+C+D)

Services
(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA
J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

KEY SECTION

PLOT LIMIT

BASEMENT LINE

LINE TYPE LEGEND

TOWER LINE

SETBACK

3400 3400 4200 6000 3600 5400 3600 3600 3600 3600 3600 3600 3600

F.F.L-10.30m
S.S.L-10.40m

BASEMENT-03

F.F.L-6.90m
S.S.L-7.00m

BASEMENT-02

F.F.L-3.50m
S.S.L-3.60m

BASEMENT-01

GROUND FLOOR

F.F.L+15.30m
S.S.L+15.20m

FIRST FLOOR

F.F.L+19.30m
S.S.L+19.20m

SECOND FLOOR

F.F.L+23.30m
S.S.L+23.20m

THIRD FLOOR

F.F.L+27.30m
S.S.L+27.20m

FOURTH FLOOR

F.F.L+31.30 S.S.L+31.20m

FIFTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

SIXTH FLOOR

F.F.L+39.30 S.S.L+39.20

ROOF FLOOR

F.F.L+44.00 S.S.L+43.90m

TOP ROOF

F.F.L+0.10m

S.S.L±0.000m

59200
70200

11000

TOP OF PARAPET 3600
F.F.L+35.30m
S.S.L+35.20m

SEVENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

EIGHT FLOOR

F.F.L+35.30m
S.S.L+35.20m

NINTH FLOOR

F.F.L+35.30m

S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

F.F.L+35.30m
S.S.L+35.20m

TENTH FLOOR

3600 3600 3600 4600

Balcony
50 % Saleable Area

Retail/F&B Residential Residential Suit
Area (A)

Retail
Area (B1)

F&B Area
(B2)

Retail/F&B
(C1)

Residential
(C2)

Balcony/ GF:
Leasable Area
(F)

Basement 03 3.4 - - 0.0 5.30 4,351.7 4,357.0 4,357.0
Basement 02 3.4 - - 0.0 223.92 4,126.1 4,350.0 4,350.0
Basement 01 4.2 - - 0.0 123.95 4,235.9 4,359.9 4,359.9
Ground Floor 5 3 - 107.42 624.70 49.80 634.20 1,416.1 721.74 466.07 1,187.8 2,603.9 1,453.9 1,453.9

1st Floor (AMTS) 3.6 - 8 426.97 148.59 6.22 379.60 961.4 85.76 496.33 361.2 943.3 1,868.8 518.9 518.9
2nd Floor 5 - 14 770.33 174.95 18.02 60.56 1,023.9 134.76 35.10 611.3 781.2 1,721.5 923.1 923.1

3rd Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4
4th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,736.5 1,529.3 1,529.3

5th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,753.1 1,546.4 1,546.4
6th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,736.5 1,529.3 1,529.3
7th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,759.3 1,546.4 1,546.4
8th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,715.0 1,529.3 1,529.3
9th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 233.25 53.03 63.6 349.9 1,732.2 1,546.4 1,546.4
10th Floor 3.6 - 21 1,274.53 235.08 38.67 1,548.3 216.08 53.03 63.6 332.7 1,715.0 1,529.3 1,529.3
11th Floor 4 - 21 1,274.53 235.08 90.95 1,600.6 180.97 53.03 63.6 297.6 1,813.4 1,546.4 1,546.4

12th Floor (PH) 3.6 - 10 1,120.65 222.35 111.80 1,454.8 370.96 44.00 63.6 478.6 1,840.6 1,603.4 1,603.4
13th Floor (PH) 3.6 - 0 1,086.97 0.00 0.00 1,087.0 304.00 0.00 63.6 367.6 1,454.6 1,391.0 1,391.0
Roof 4.6 - - 0.0 937.59 25.2 962.8 962.8 0.0 0.0

Top Roof - - 0.0 0.0 0.0 0.0 0.0
Building Height
(G+13+R)
Total Achieved

11 58.2 3 221 14,875.69 107.42 624.70 49.80 3,295.81 536.35 440.16 19,929.93 3,595.48 2,809.53 14,410.95 20,815.96 39,233.14 18,285.78 1,453.86 19,739.64

Target (Allowable) 19,931.00

CALCULATIONS SUMMARY
GFA Details Residential Retail Total

Total Residential
Saleable
(Suit Area + Balcony)
L= (A+F)

Total
Retail/F&B
Saleable
(Retail Area)
M = B

Total Saleable
Area
N = (L+M)

Saleable Area Break Up Lobby / Corridors /

Services / Stairs (C)
Total GFA
E = (A+B+C+D)

Services
(MEP) (G)

Parking / Driveway /
Ramp / Outdoor
Circulation / Canopy
/ Swimming Pool/
Stairs (H)

Total Non GFA
J = (F+G+H)

Level Floor Height

Units Per Floor

GFA Components Non-GFA Components

BUA

Amenities K = (E+J) (D)

COLOR LEGEND

PENTHOUSE

STAIRS

GFA

NON-GFA

01

02

04

05

06

07

08

09

I

10 11 12

13

14

H

15

G F E D

C

B

A

8000

8000

8000

8000

8000

8000

48000

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8000

8000

8000

8000

9500

49500

8000 8000 8000 8000 8000

40000

9500

7500

17000

ELEC.

ROOM

TELE.

ROOM

MEP

OPEN TO BELOW

OPEN TO BELOW

07

08

P

T-04

P

T-09

06

P

T-07

03 P

T-08

04 P

T-03

05 P

T-06

09 P

T-02

02 P

T-01

01 P

T-10

10 P

T-05

N

QIBLA

4 1 2 1 0

PENTHOUSE

UNITS PER FLOOR

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM

TOTAL

0 0 0 0 10

TOTAL 10