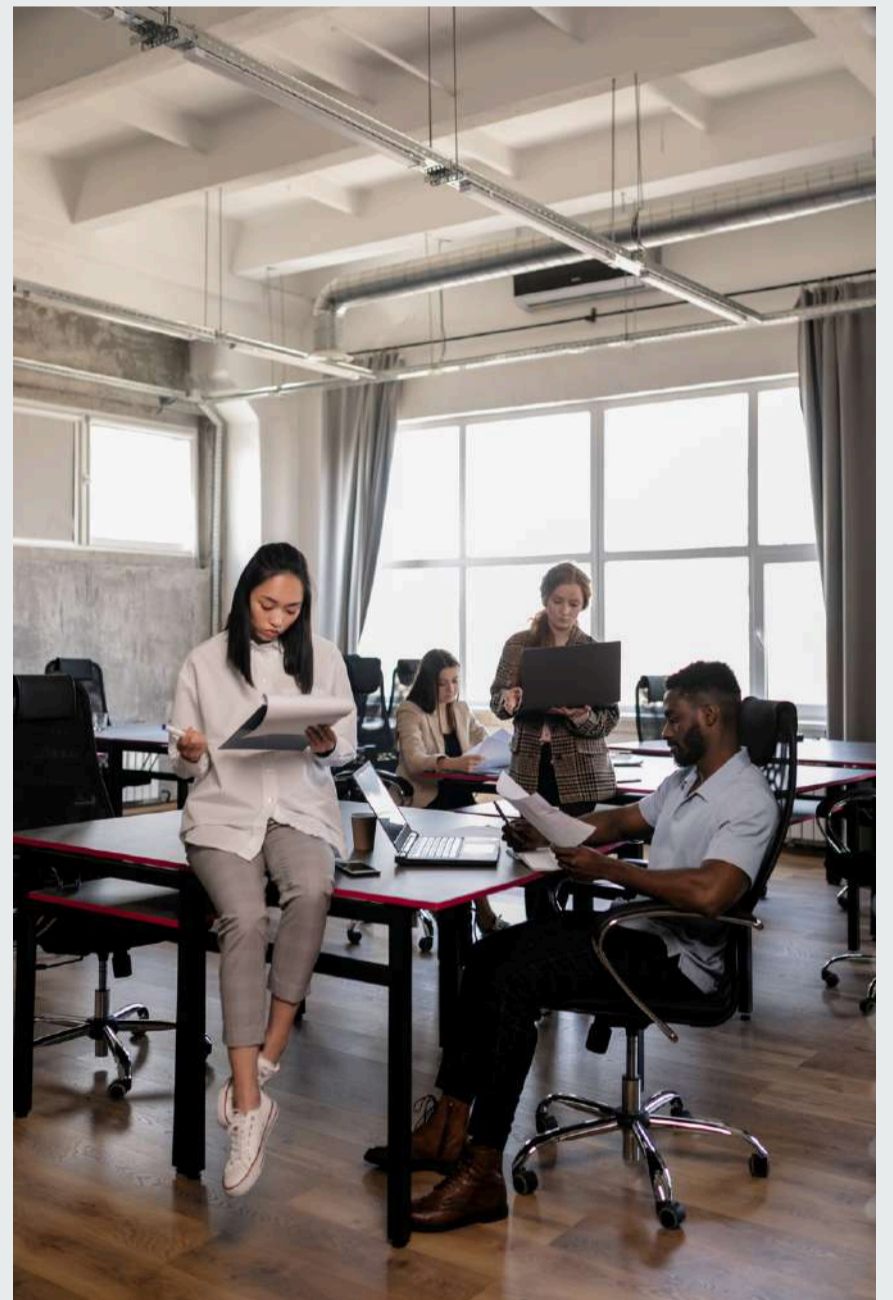


DID YOU KNOW?

On average, we spend about 90% of our day indoors!

That's roughly 22 hours each day. The quality of our indoor environments – from the amount of daylight we experience to indoor temperature, humidity, the types of food we consume, and so much more – have a tremendous impact on our overall health and well-being.



SHAPING UP URBAN WELLNESS REAL ESTATE

wellcube.life

Wellcube™ is a boutique urban wellness real estate hospitality company, committed to building world-class wellness infrastructure by converging the finest wellness technologies and practices.

Wellcube is founded by seasoned real estate experts who have been core to building multi-billion USD real estate enterprises in the region together with the finest and renowned wellness practitioners with decades of experience in delivering world-class wellness infrastructure and products.



CONCEPT

URBAN WELLNESS ECOSYSTEM

Wellcube has developed a novel wellness concept in an urban setup converging the latest science-backed wellness tech and "wholistic" lifestyle experiences with the fusion of eastern and western practices. Our mission is to become the foremost curators of a wellness lifestyle in the region.

Built on a ground-breaking collaboration between experts across the health sciences and building sciences, we transform our indoor environments into vehicles for health, well-being, performance and resilience.

wellhome

wellheal

Focusing on preventive and rehabilitation, In our healing spaces, we have successfully integrated the timeless wisdom of Eastern Medicine with Modern diagnostic tools, equipment's and medical technologies to Balance, Restore, and Correct the frequency of energy on a cellular level.

Healthy food choices and clean eating for guests, community and subscribers through specialized nutrition programs tele-dietary consultation, high-quality food and beverage choices, fine dining, in room dining and nutrition & supplements delivery.

wellfoóð

wellcomm

Health & wellness programs combining the best of eastern healing and therapeutic practices & innovative wellness technologies and Equipments. Programs ranging from preventive, rehab programs, geriatric, women wellness, kids wellness, corporate wellbeing, and more.





WELCOME
TO A PEERLESS
WELLNESS LIFESTYLE
JOURNEY



CURATED WELLNESS EXPERIENCE IN THE HEART OF DUBAI

Tranquil opens up the opportunity of living in the heart of one of the most celebrated neighborhoods of Dubai. Located adjacent to Al Khail Avenue Mall, at the junction of 4 major business districts of Dubai, we provide a first-of-its-kind 'Wellness' lifestyle experience not available anywhere else in the region.



40

LEVELS OF WELLNESS

63K

SQFT. OF WELLNESS AMENITIES

240

WELLNESS APARTMENTS

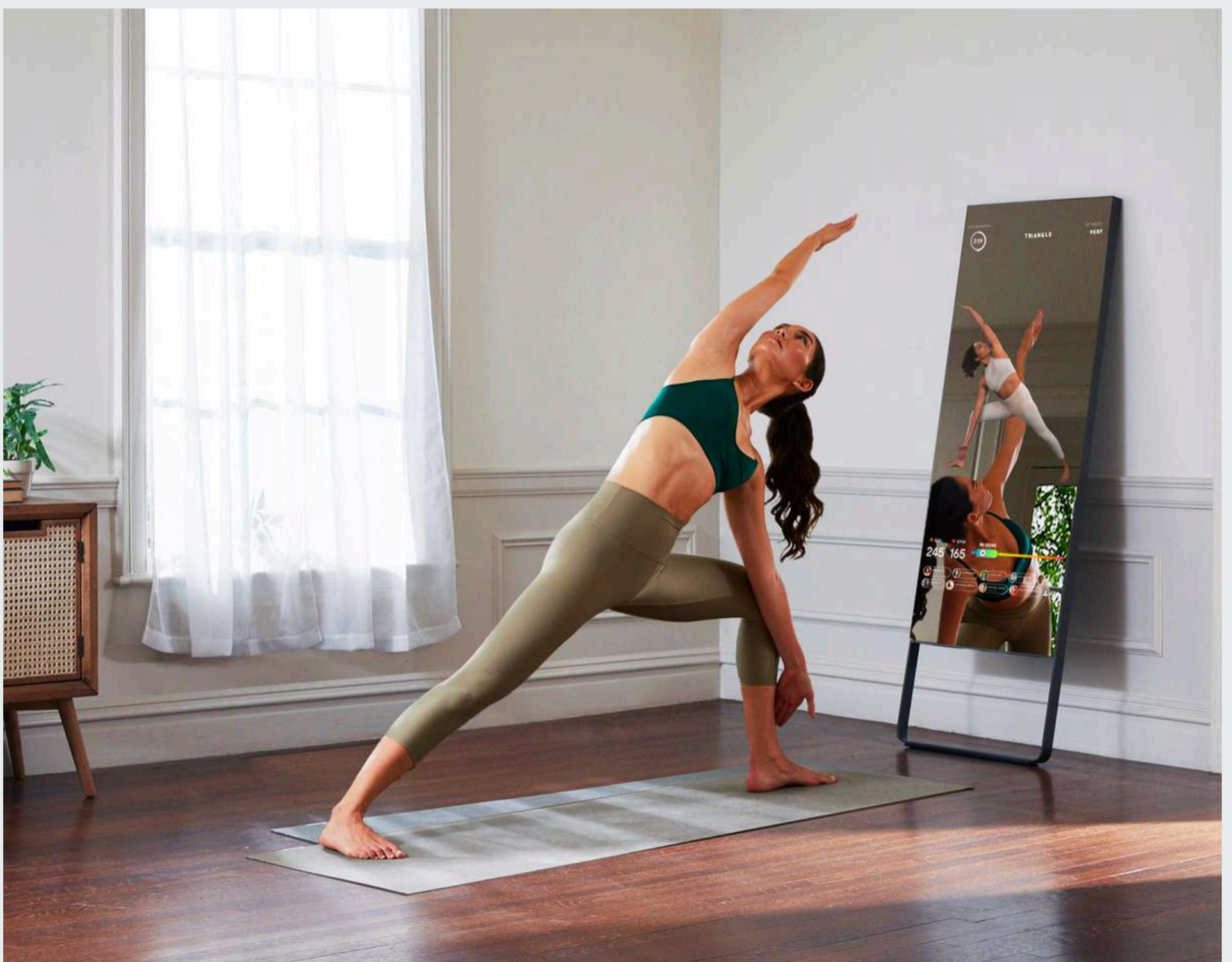
30+

GLOBAL WELLNESS PARTNERSHIPS

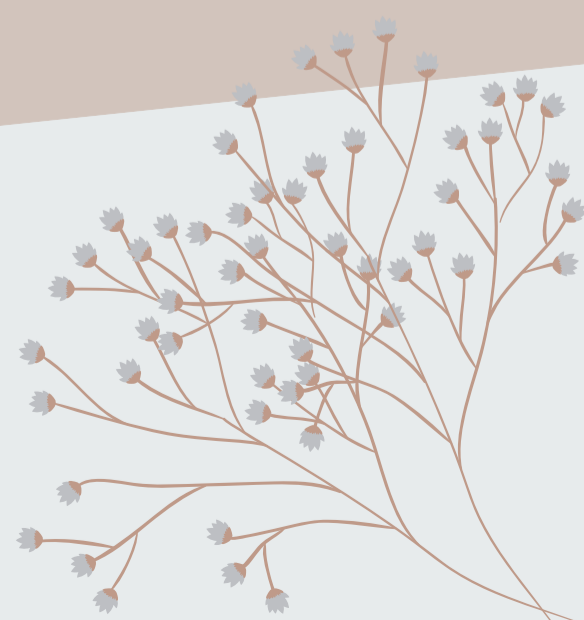
100+

WELLNESS PROGRAMS

SAY HELLO TO WELLNESS

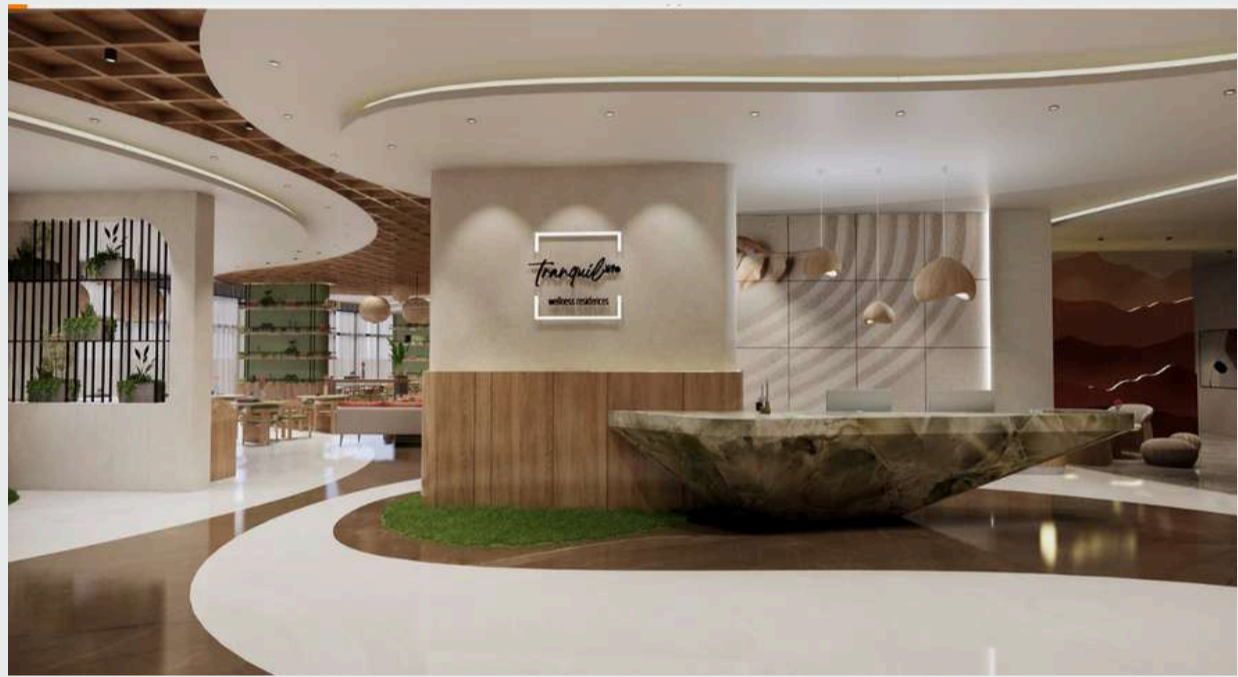


TRANQUIL
WELLNESS TOWER



PURE, POSH & PLUSH

At Tranquil, we are committed to providing our clients with an exquisite, lavish, and opulent experience. Our goal is to offer luxury with mindfulness, focusing on your overall wellness. We provide a variety of benefits that cater to both your well-being and investment needs, ensuring a fulfilling and rewarding experience.



WE ARE WELL



We're pursuing WELL Certification for this property with your health, happiness, and well-being at top of our minds.

Throughout the space, we're incorporating features that fall within the ten concepts of the WELL Building Standard (WELL), New York: Air, Water, Nourishment, Light, Fitness, Comfort, and Mind.

These concepts form the foundation of buildings that promote human health. Welcome to WELL!



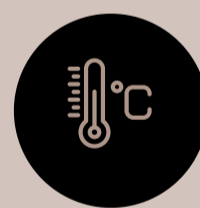
Air



Water



Light



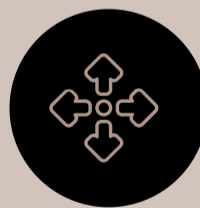
Thermal



Sound



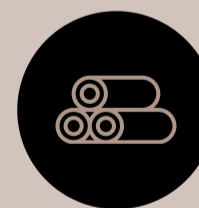
Nourishment



Movement



Mind



Materials



Community



Innovation



wellhome



STAY BALANCED, STAY REFRESHED, STAY WELL

Say hello to Tranquil Wellness Residences powered by **Delos - Stay Well Premier**, a curated wellness experience featuring better air quality and an enhanced sleep environment. Enjoy brighter mornings, energizing days, and more restorative rest.



[Click here for Video](#)



IN-SUITE
AMENITIES

BREATHE EASY

Indulge in a blissful breathing experience that will leave you feeling refreshed and rejuvenated. The air we breathe is the essence of life, the very breath that sustains us. It's essential that the air we inhale is pure, clean, and rejuvenating.



AIR PURIFIER

Breathe easy with state-of-the-art Air Purification, which targets allergens, particles, and other microbes invisible to the human eyes.



AROMATHERAPY

Mood-enhancing Aromatherapy infuses in the common areas with calming, all-natural scents.



IN-SUITE
AMENITIES

STAY HYDRATED

Your water tastes great and is tested to meet health-based standards to ensure you make the most of your hydration.



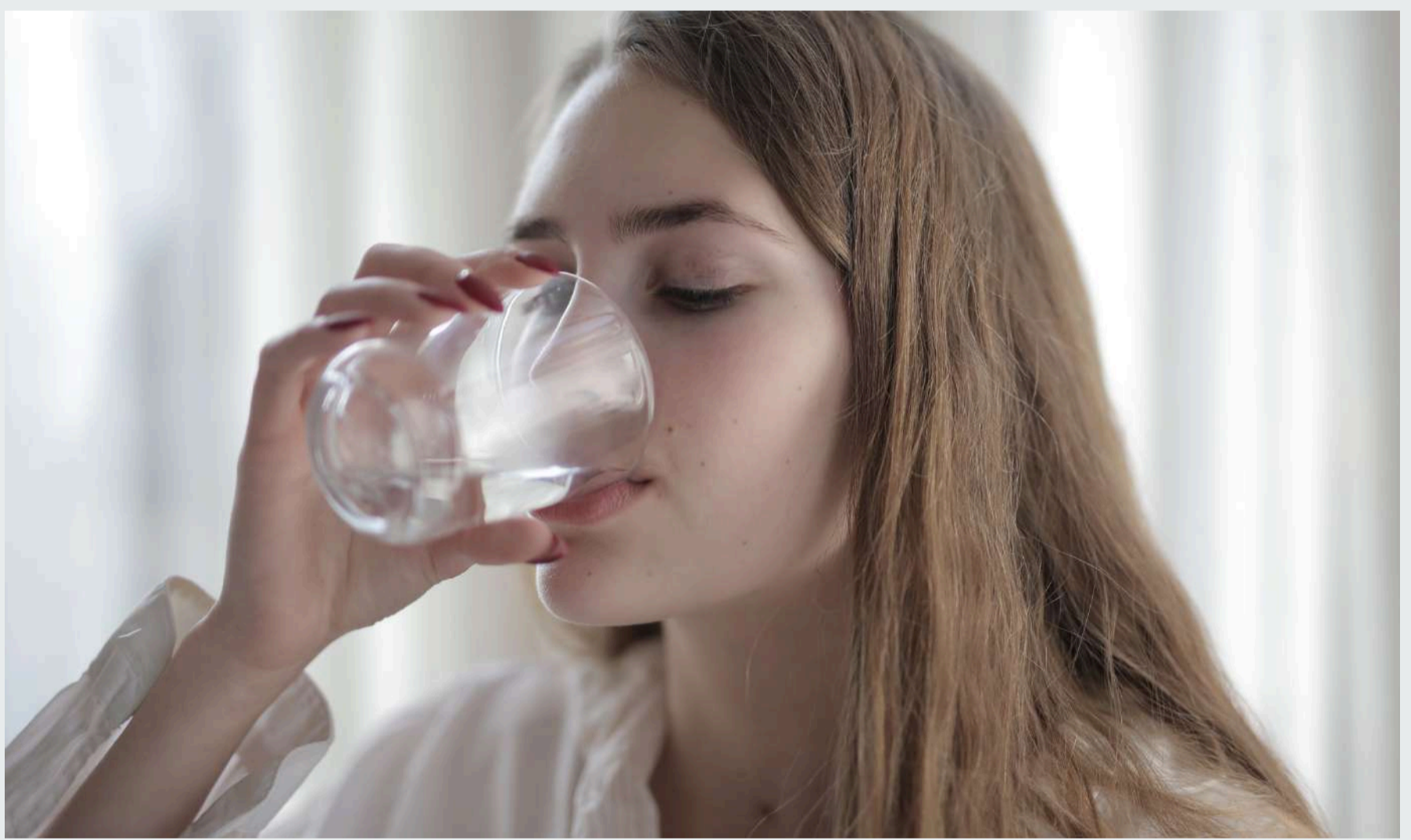
WATER
PURIFICATION



Refresh with the Stay Well Shower Infuser, which reduces chlorine and leaves your hair and skin feeling softer and smoother.



VITAMIN C
SHOWER INFUSER



IN-SUITE
AMENITIES

SLEEP WELL, WAKE GENTLY

Restore your body and mind with the Stay Well sleep experience. Enjoy a night of deep sleep with ultimate comfort and minimal sleep disruption.



DAWN SIMULATION

Wake gently and gradually with Phillips' Dawn Simulation, which mimics the experience of a natural sunrise.



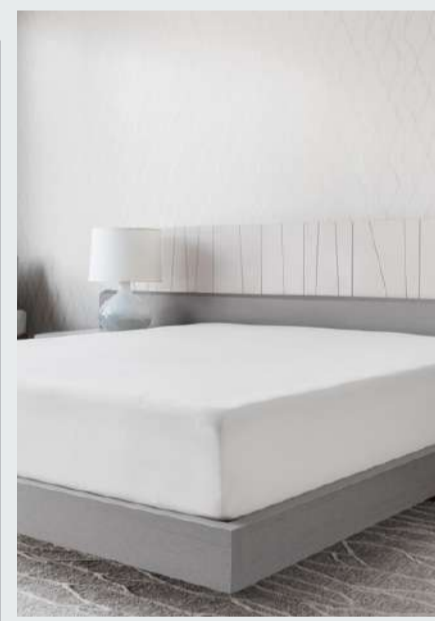
SOUND SCAPE

Relax, unwind, or lull yourself to sleep with Soundscape soothing rhythms.



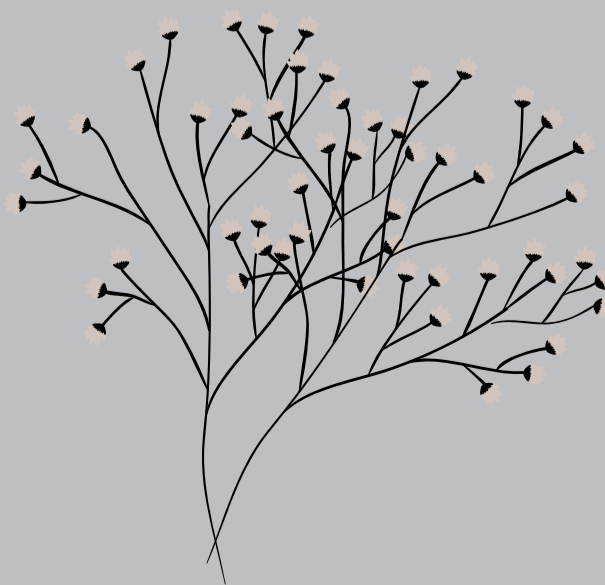
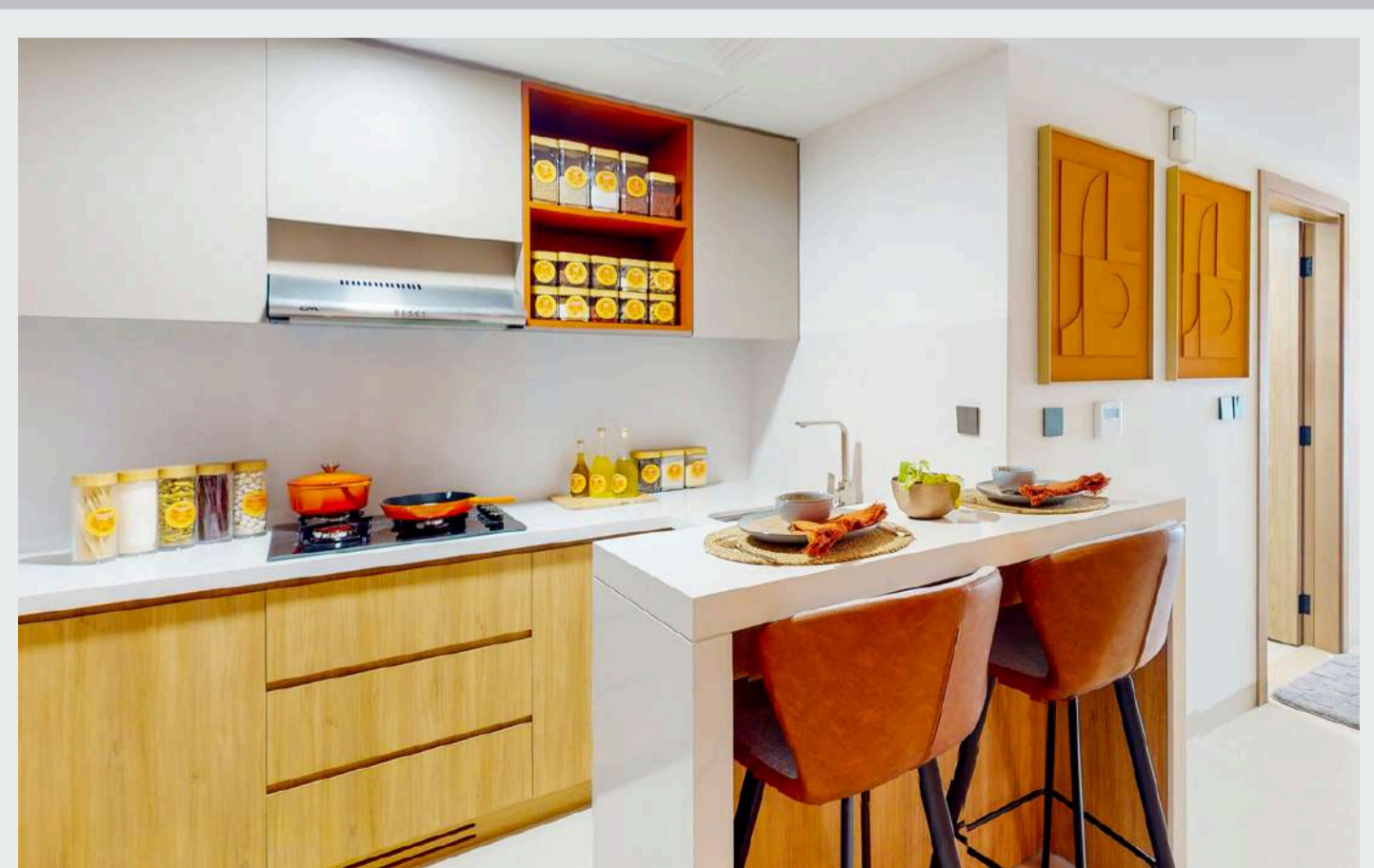
NATURAL FOAM MATTRESSES

Dream deep and rest easy on the natural memory foam mattress for ultimate comfort and back support.



ENERGIZING MIRROR

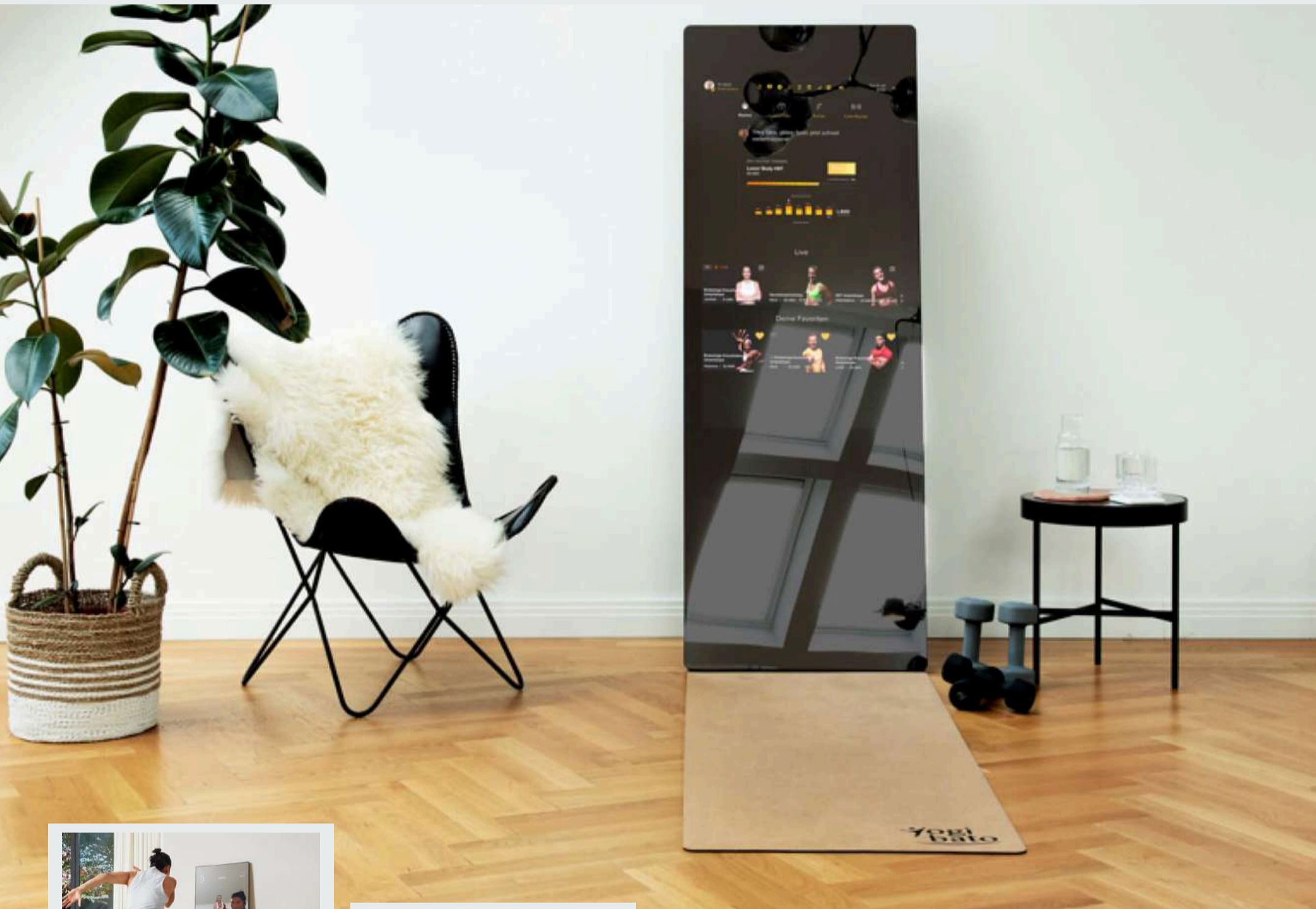
Wake up with bright light that suppresses melatonin and helps you to regulate your circadian rhythm



IN-SUITE
AMENITIES

RELAX & REVITALIZE

Luxury is about being spoilt for choices
Tranquil Living is all about being spoilt
for choices to create beneficial habits.



WELLNESS MIRRORS

The nearly invisible home gym transforms less than two feet of wall space into a cardio class, a yoga studio, a boxing ring, and so much more.



GUIDED MEDITATION

Relax and rejuvenate with guided meditations and mindfulness activities by Deepak Chopra.



NUTRITIOUS MENU

Explore Nutritious Menu curated by leading nutritionists at the Cleveland Clinic, indicated on in-room menus with the Go! Well seal.



WELLNESS PROGRAMS

Extend your wellness experience beyond your Stay Well room with complimentary access to Cleveland Clinic wellness programs



CONCIERGE SERVICES

ELEVATE YOUR STAY

Our concierge services cater to your every need, ensuring that your stay is comfortable and curated. At our hotel, we believe in providing an exceptional experience for our guests, which is why we offer a range of concierge services to enhance your stay.



IN-ROOM THERAPIES

If you're looking for a more relaxing way to unwind, our on-demand SPA and therapy services provide a range of treatments that can be enjoyed in the privacy of your own room.



FITCART SERVICES

For guests who want to stay active, we offer the unique service of delivering gym equipment to your hotel room upon request. Whether you're in the mood for a cardio workout or weight training, we've got you covered.



HEALTHY PANTRY

A healthy pantry is a cornerstone of good nutrition and overall well-being. Developed in collaboration with leading food-tech startups like NuWe.Ai and Bio-Gen Extracts, you can easily prepare nutritious meals at home, reducing your dependence on processed, high-calorie foods.



COOKING CLASSES

Cooking classes for guests who want to learn how to prepare healthy meals during their stay. Led by our expert chefs, these classes provide valuable skills and knowledge that can be used long after your stay with us is over.



BUILDING AMENITIES

GATEWAY TO DISCOVERING WELLNESS

Tranquil welcomes with open arms all WELLNESS practitioners and their clientele to experience the destination for the WELLNESS of the region. Our programs are designed universally removing age and gender factors. Utilize immersive studios and therapy hubs to innovative detox spaces designed to improve your cognitive and emotional health.



PREVENTIVE CARE

We prioritize preventive care through proactive measures like regular check-ups, healthy diet and exercise, and fusion detox therapies that combine eastern and western practices.



RECOVERY CARE

An array of Recovery and Rehab Care services to enhance our guest's overall well-being, helping them regain strength, mobility, and self-assurance. We'll be with you every step of the way, helping you regain strength, mobility, and confidence.



AESTHETIC CARE

We are committed to providing effective treatments for enhancing your natural beauty. We offer a range of services, including injectables such as Botox and fillers, as well as cutting-edge techniques like infusions and skin resurfacing.



WOMEN WELLNESS

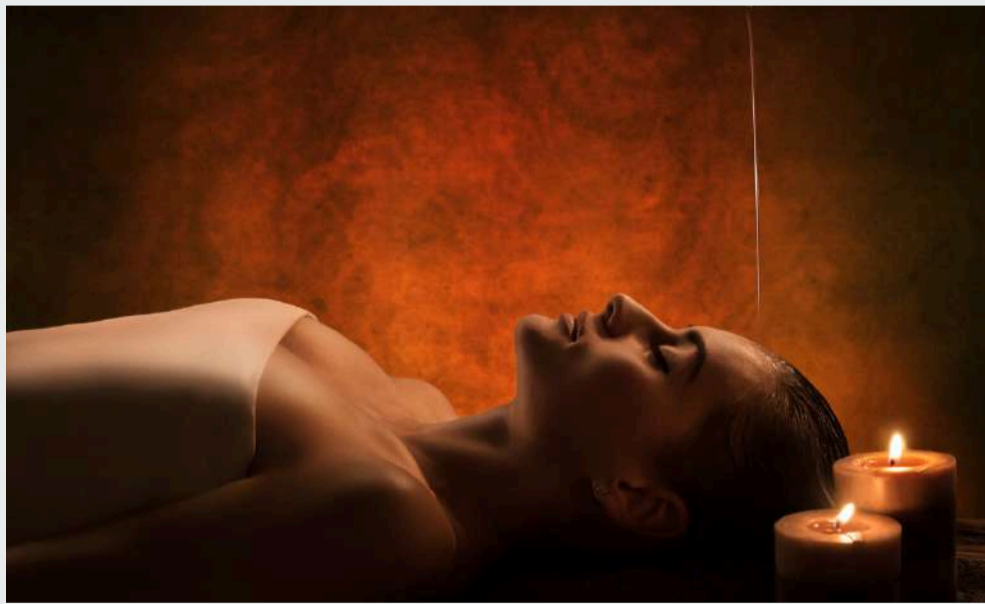
Comprehensive care for women, including postpartum management, post-menopausal health, mental wellness, and support for balancing family and career.



EASTERN
HEALING

INHABIT WITHOUT INHIBITING YOUR HEALTH

Over 10,000 sqft. of Eastern healing space using nature's abundance & inherent capacity to self-heal towards providing complete drugless therapy. Relieve pain, calm stress, and normalize body functions with an array of therapies from hot stone, herbal, Shirodhara, acupuncture, acupressure, reflexology, magnetotherapy, and many more.



AYURVEDA



NATUROPATHY



REIKI



CHINESE MEDICINE



TIBETAN



HIJAMA & UNANI



BALINESE



ACCUPUNCTURE



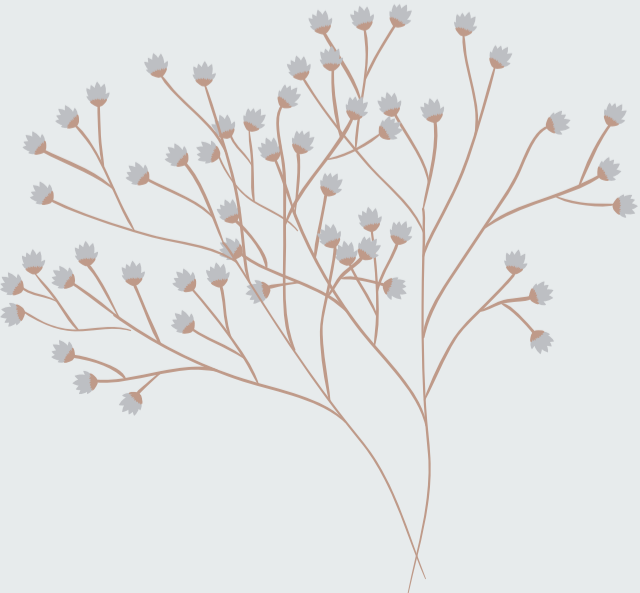
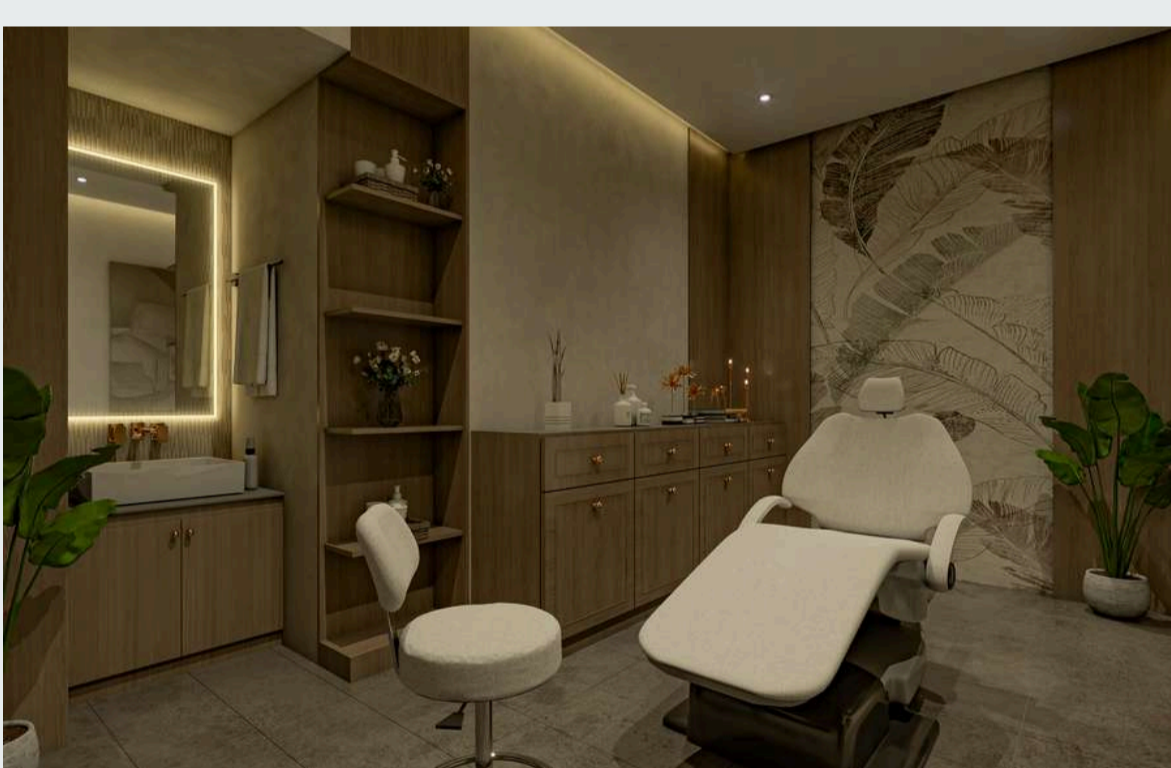
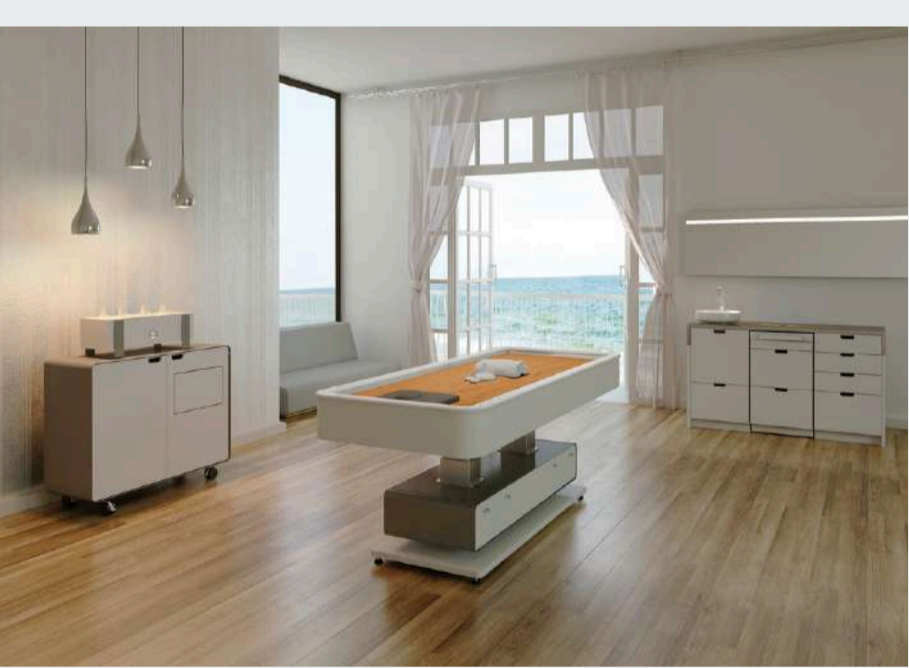
CHIROPRACTIC



WESTERN
DETOX

VERIFIED WELLNESS

Our Western Mind and Body Wellness Studio integrates technology with evidence-based wellness practices, leading the way in improving health and wellness for individuals. Cutting-edge Mind/Body Verified Wellness Technologies, using neurofeedback, augmented massage, virtual reality therapy, hydrotherapy, and sound healing are designed to enhance brain function, reduce stress, and promote relaxation.



RECOVERY CARE

RESILIENCE RECOVERY

Our state-of-the-art wellness facility offers an array of Recovery and Rehab Care services to enhance our guest's overall well-being, helping them regain strength, mobility, and self-assurance. We'll be with you every step of the way, helping you regain strength, mobility, and confidence.



PHYSIO THERAPY

We tailor Physiotherapy to your individual needs with the latest techniques and equipment. Our skilled therapists use exercises and modalities like ultrasound and electrical stimulation.



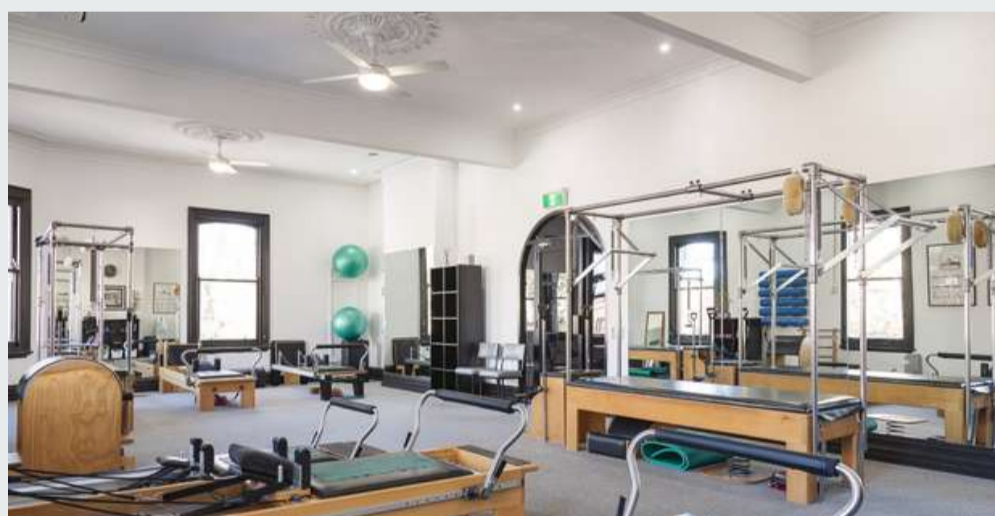
DIGITAL THERAPEUTICS

Tech and evidence-based clinical approaches combined to provide innovative solutions for the prevention & management of chronic conditions such as incontinence and Parkinson's.



SPORTS REHAB & RECOVERY

Helping athletes of all levels recover from injuries and improve their performance. Manual therapy, therapeutic exercise, and sport-specific training to help athletes reach their full potential.



POST SURGICAL REHAB

Our Post-Surgery Care includes personalized plans with exercises, manual therapy, and modalities like ultrasound and electrical stimulation. Our therapists help you regain strength, mobility, and confidence throughout the recovery process.



OCCUPATIONAL HEALTH

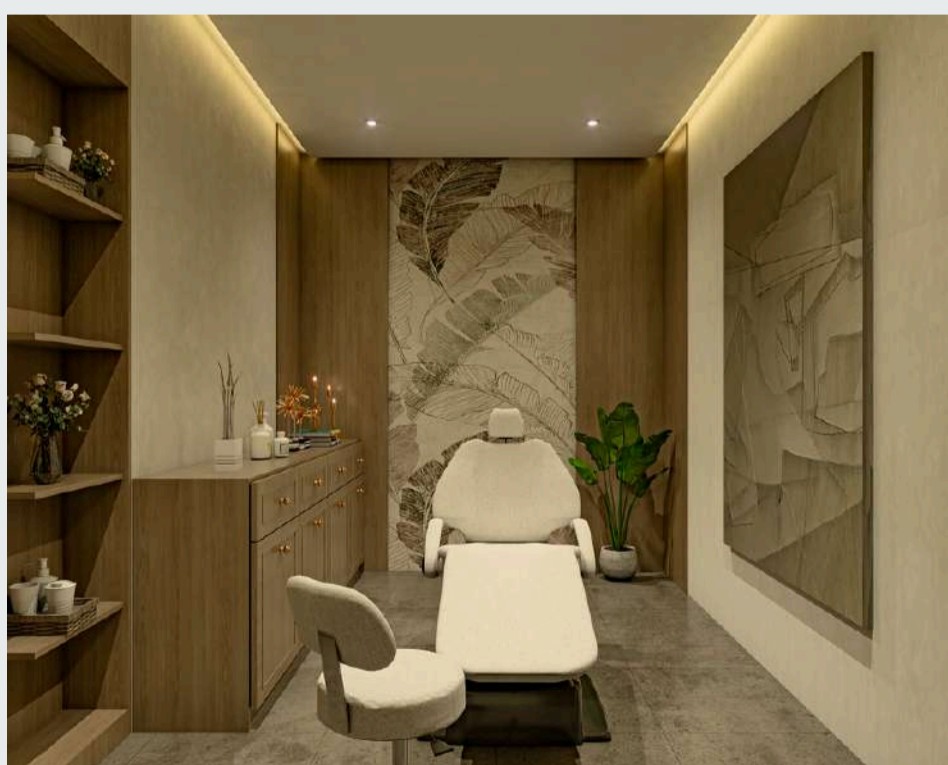
Our experienced team works with employers to create customized programs to help employees stay healthy, active, and productive, reducing the risk of injury and improving overall job satisfaction.



AESTHETIC CARE

REVITALIZE YOUR LOOK

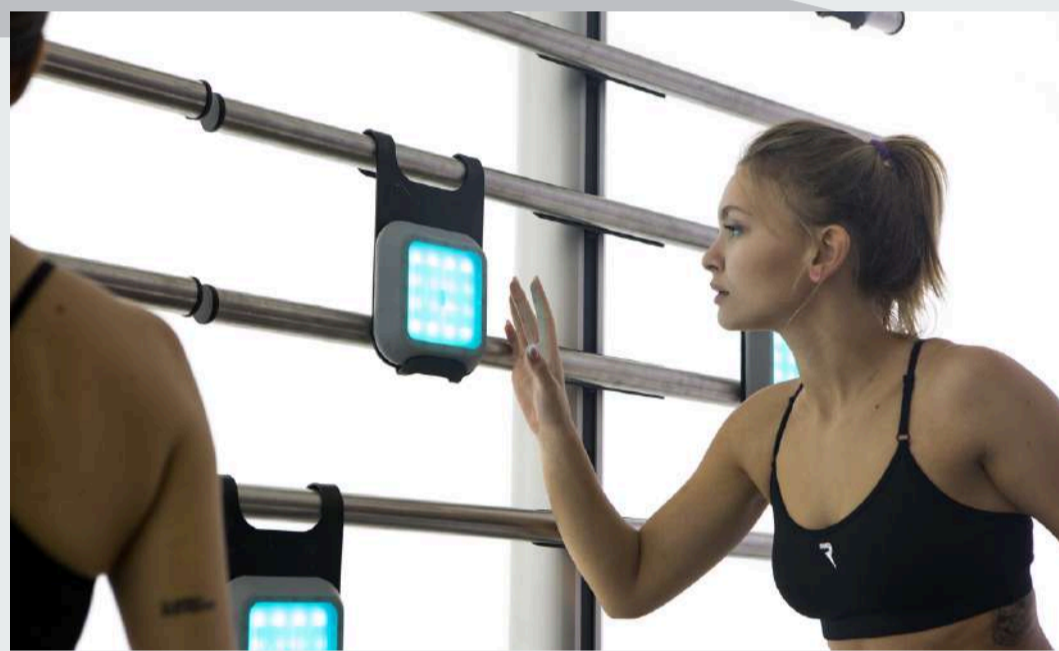
Our aesthetic clinic provides a range of services, including the latest trends in aesthetic care including non-surgical procedures such as injectables like Botox and fillers, and skin resurfacing treatments like chemical peels and laser therapy. Other popular treatments include micro-needling, which uses tiny needles to stimulate collagen production, and thread lifts, which use dissolvable threads to lift and tighten the skin. In addition, there is a growing interest in natural and minimally invasive treatments, such as platelet-rich plasma (PRP) therapy and the use of radiofrequency devices for skin tightening and rejuvenation.



FITNESS STUDIO

UNLEASH YOUR INNER ATHLETE

Our facility offers a state-of-the-art gym and fitness technology, including advanced cardio machines, personalized workout plans using AI and wearables, and virtual training programs. Led by expert instructors, we also provide a range of group fitness classes, from HIIT to yoga and Pilates. Guests can now experience modern fitness equipment from Europe and North America, newly introduced to the region. We prioritize recovery, offering access to services like cryotherapy and infrared saunas for post-workout relaxation.



SUSTAINABLE
FITNESS
STUDIOS



YOGA &
MEDITATION
STUDIOS



NUERO
REACTIVE
STUDIO



PILATES
STUDIO



MARTIAL
ARTS
STUDIO



CHAKRA
GARDENS



AQUA ZONE

EXPERIENCE THE POWER OF WATER

Dive into a world of wellness at our facility, complete with an Olympic-sized pool offering aquatic yoga and fitness. Our underwater treadmill and bike provide a unique workout experience, while our aqua therapies are designed by industry-leading coaches and doctors. Unwind in our steam and sauna facilities, designed to help you relax and rejuvenate.



AREAX STUDIO



AQUA FITNESS



AQUA THERAPY



THERMAL LOUNGE



BUSINESS
CONNECT

STAY CONNECTED TO INNOVATION

Our hybrid banquet halls and business centers are at the forefront of emerging wellness technologies and services, providing guests with an unparalleled wellness experience.



INNOVATION HUBS

A business center is merely a wellness innovation hub, acting as a catalyst to promote new wellness technologies to the region. The business center connects the providers of the worlds best wellness technologies and services to the consumers



HYBRID CONNECTED SPACES

Our event spaces are more than just a venue for gatherings. They are equipped with the latest technologies to host wellness events, conferences, and corporate gatherings. Our infrastructure connects wellness experts from around the world, fostering a community of wellness enthusiasts who embrace the benefits of a healthy lifestyle.



FOOD & NUTRITION

WHOLESOME CULINARY EXPERIENCE

Ancient Eastern wisdom suggests: 'food is medicine' & 'what you eat, so you become'. Vegetarians and veganism are not mere fashion fads. They are tied to your health and well-being. Our themed restaurant and offerings aim to make this a habit to continue. Come to us to improve your diet, lifestyle, and food indulgences.



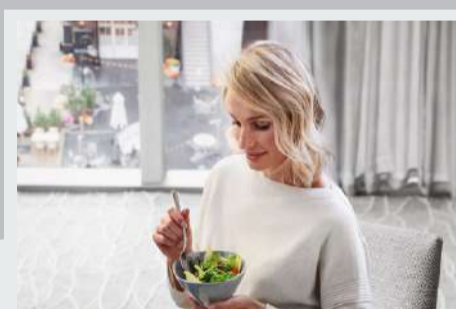
VEG FINE DINING

Our guests can savor the taste of wholesome and nutritious food that's expertly prepared with fresh, organic ingredients, and free from any animal products. Come and indulge in a culinary adventure that's both healthy and delicious.



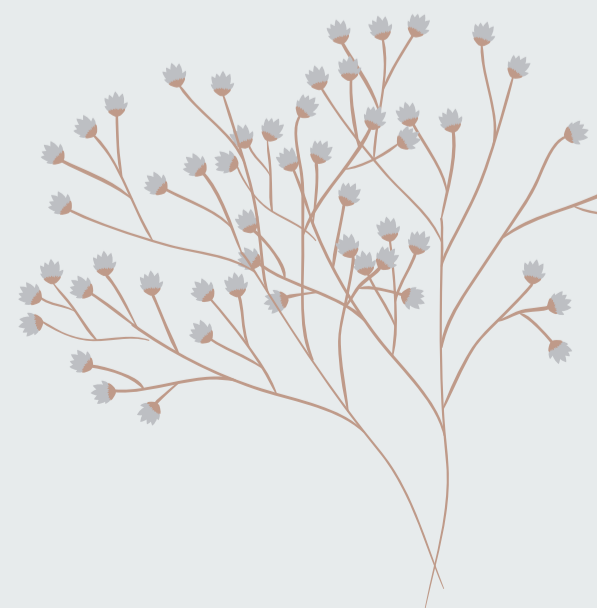
TISANE LOUNGE

At our detox tea lounge, we offer a variety of delicious and healthy tea blends to promote relaxation, rejuvenation, and detoxification. Our teas are carefully crafted with the finest ingredients and are blended to provide optimal health benefits.



NUTRITION DIETARY

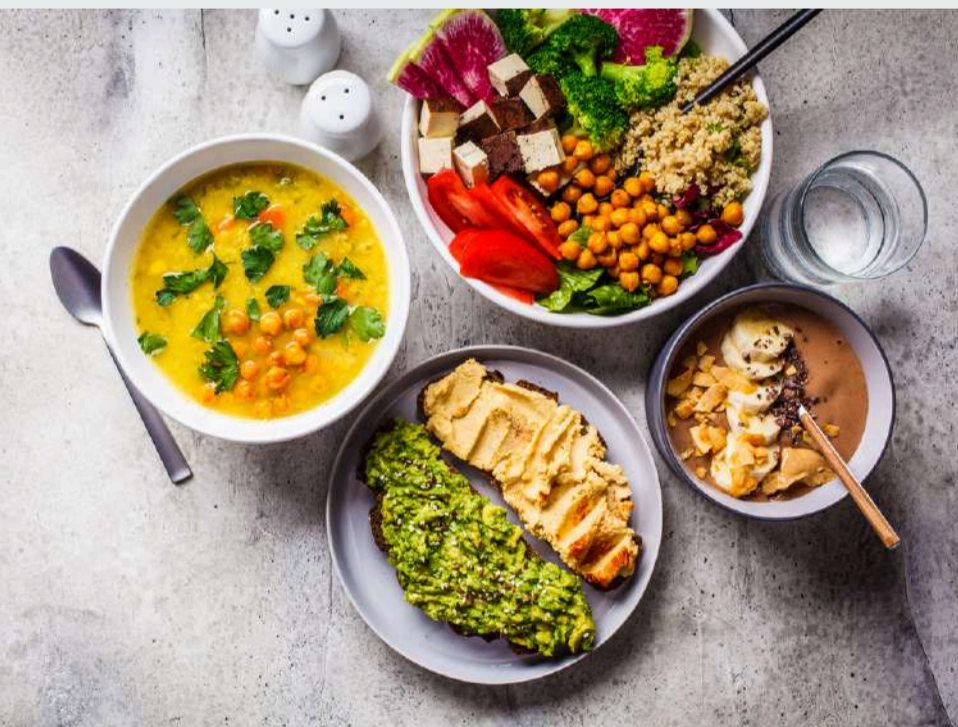
We offer a comprehensive range of dietary and nutrition services to help you achieve your health goals. Our expert team of dietician can provide tele-consultation and customize diet menus based on your individual needs.



VEGAN
FINE DINING

ELEVATE YOUR PALATE

Discover the Art of Vegan Fine Dining.
At Tranquil, we encourage our guests to embark on a journey toward wellness by incorporating a vegetarian or vegan lifestyle as a habit of life. Our commitment to this lifestyle is reflected in our all-new vegan fine dining experience, where guests can indulge in delicious and healthy plant-based dishes crafted by our skilled chefs.



TISANE
LOUNGE

HERBAL INFUSIONS

The art of tea making and drinking was epitomized by the Chinese and Zen practitioners. We continue these traditions with modern twists and a plethora of options based on Indian and Chinese knowledge of medicinal herbs for detoxification. At our wellness center, we are reviving the ancient wisdom of the Far East and Chinese medicine in a carefully curated and authentic form.



NUTRITION & DIETARY

MINDFUL EATING

We have taken a leaf out of this research to emphasize the importance of correct nutrition, eating habits, and dietary choices. Our patrons have the option to consult with tele-dietitians, order customized menus, and make healthy eating a habit. With the motto "Eat right, be bright, live long," we encourage our guests to prioritize their health and well-being through proper nutrition.



NUTRITIONAL
COUNSELING



TELE -
DIETARY



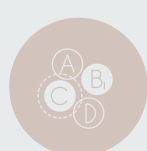
WEIGHT
MANAGEMENT



SPORTS
NUTRITION



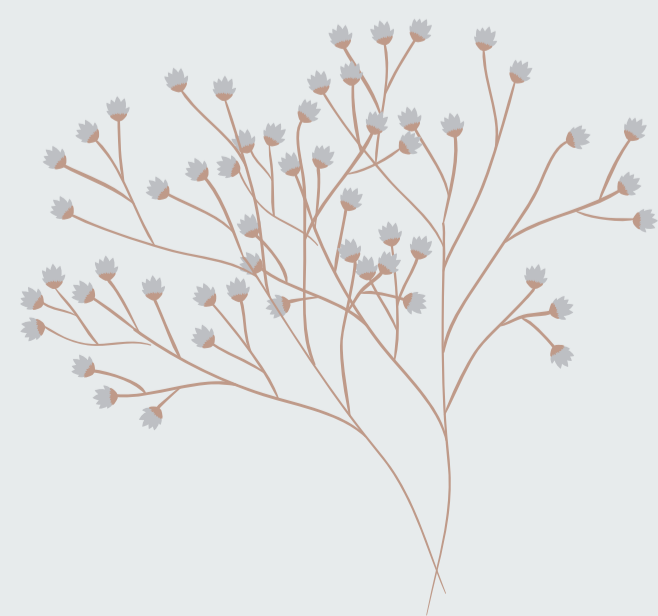
MEDICAL
NUTRITION THERAPY



NUTRITIONAL
SUPPLEMENTS



NUTRITIONAL
GENOMICS



DESIGN

STRIKING INTERIORS INSPIRED BY NATURE

At our wellness facility, we believe that the elements of nature can have a positive impact on our physical and mental well-being. That's why we have incorporated the five elements of nature - earth, water, fire, air, and space - into our interior and furniture design. Each apartment follows a unique theme and color scheme based on these elements, with clients able to choose from 12 different sizes and layouts. This provides infinite options for combining preferred themes and layouts.

FEEL EARTHY



Nature-inspired decor blends organic materials, earth tones, and curvy shapes to create a relaxing indoor environment. Expect the use of wood, stone, and plants to make a cozy space and strengthen your connection to nature.

IGNITING INTERIORS



Fiery interior design ignites warmth and energy with bold colors, flickering lighting, and unique textures. It creates a dramatic and passionate atmosphere with rich hues and dark woods, ideal for those seeking a powerful and emotional space.

TRANQUIL WATERS



A water-themed interior design creates a serene atmosphere with calming blues, flowing lines, and reflective surfaces. It incorporates elements such as water features, glass accents, and aquatic motifs to evoke a sense of tranquility and relaxation, perfect for those seeking a peaceful and refreshing living space.

BREATH OF FRESHNESS



Air-themed interiors use light colors, natural light, and clean lines to create a peaceful and tranquil atmosphere. This style incorporates open spaces, glass, and reflective surfaces to evoke a sense of spaciousness and freedom, while also promoting mental clarity and mindfulness.

BEYOND THE STARS



Space-themed interior design invokes a sense of wonder and exploration with its futuristic elements and cosmic hues. It utilizes metallic finishes and sleek lines to create an ultra-modern and innovative living space that inspires creativity and adventure.









WHY
DUBAI ?

DUBAI & TRANQUIL: BALLET OF SYNERGY

Dubai means coming together of people, resources, and a will to execute plans like a perfectly orchestrated Ballet. Tranquil is a smaller but significant ballet of Urban Wellness bringing together leaders in Real Estate, Wellness practitioners, Wellness Companies, Wellness Investors, and Wellness tourists into the First Wellness Project in the region. All for Dubai! Dubai for all!



-  Stable economy with high income rates
-  Simple Registration Process
-  Fastest growing Wellness Sector
-  No income taxes /capital gains taxes
-  Higher Rental rates
-  Stable exchange rate

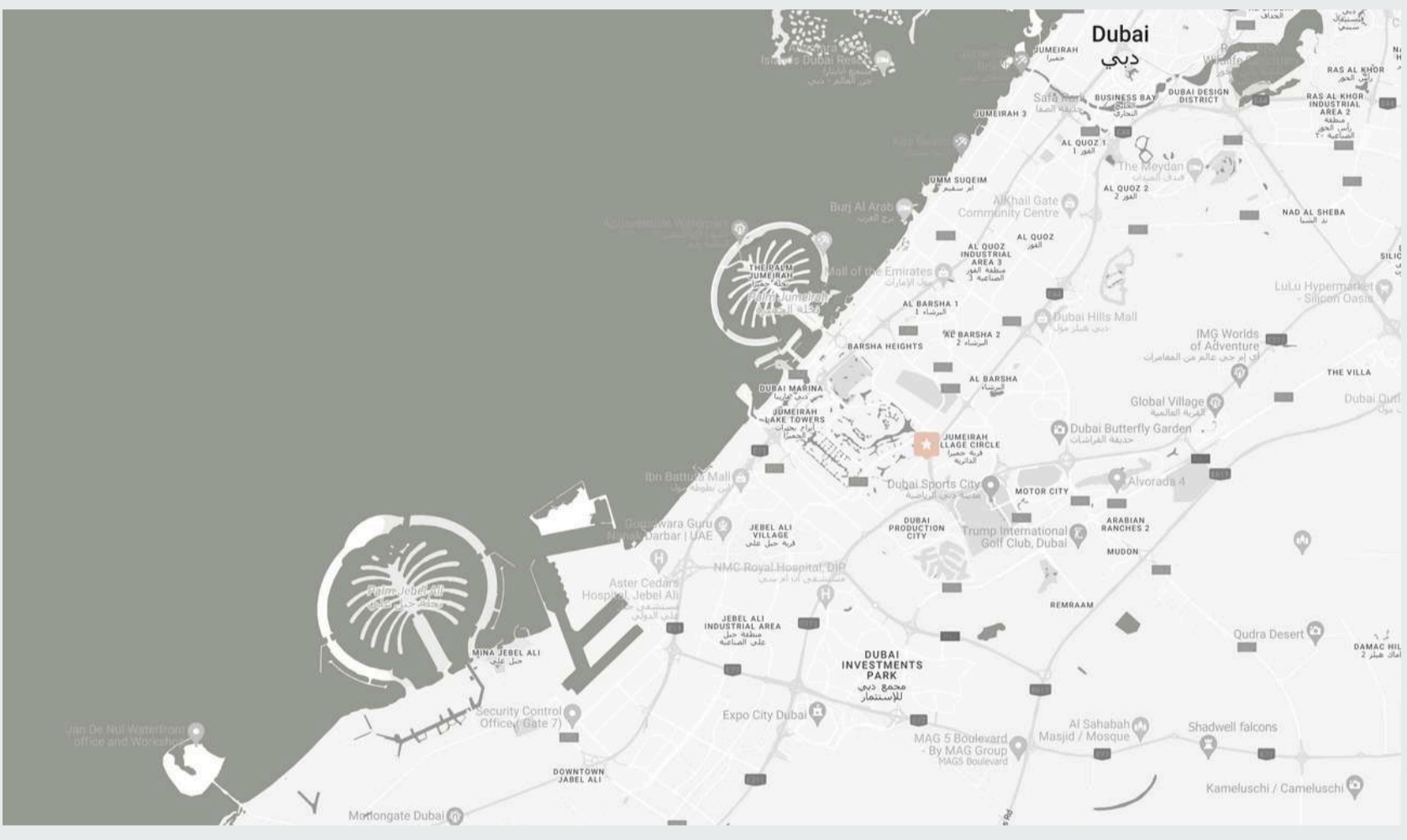
-  High investor net yields (7-15%)
-  High Gross Operating Margins
-  Revenue through Wellness & Nutrition Programs and Subscriptions
-  Attractive cap rate for investors compared to normal hospitality projects
-  15% to 20% percent higher premium for wellness facility
-  Wellness benefits for Investors and family members



LOCATION

WHERE CONVENIENCE MEETS LUXURY:

Nestled in the heart of the Jumeirah Village Triangle, our facility boasts a prime location adjacent to Dubai's most flourishing communities, including Jumeirah Village Circle, Jumeirah Park, The Springs, Victory Heights, Emirates Hills, and Sports City. Situated alongside Nakheel's new Alkhail Avenue Mall, and conveniently positioned at the edge of Al Khail Road, our guests enjoy seamless connectivity to airports, shopping malls, prestigious schools, and a host of other attractions.



DUBAI MARINA



DOWNTOWN DUBAI



PALM JUMEIRAH



DUBAI INTERNATIONAL AIRPORT



SCHOOLS

SUMARKE SCHOOL	1.0 KM
JSS INTERNATIONAL SCHOOL	1.6 KM
ARCADIA SCHOOL	1.7 KM
DUBAI BRITISH SCHOOL	2.5 KM



GOLF CLUBS

MONTGOMERIE GOLF COURSE	2.2 KM
THE ELS GOLF CLUB	2.9 KM
JUMEIRAH GOLF ESTATES GOLF COURSE	4.0 KM



ATTRACTIONS

DUBAI MIRACLE GARDEN	5.1 KM
MARINA WALK	5.6 KM
THE WALK JBR	6.4 KM



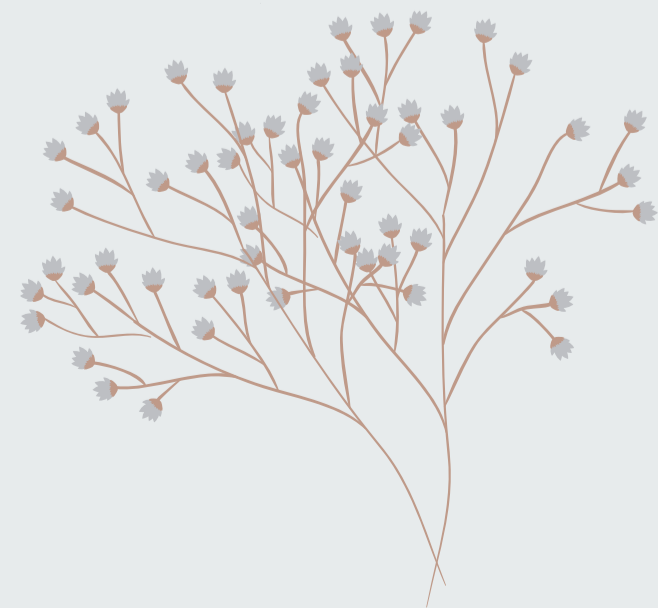
CINEMAS

REEL CINEMAS AT THE SPRINGS SOUK	1.0 KM
REEL CINEMAS, DUBAI MARINA MALL	5.9 KM
ROXY MARINA BEACH CINEMA	6.6 KM



PARKS & BEACHES

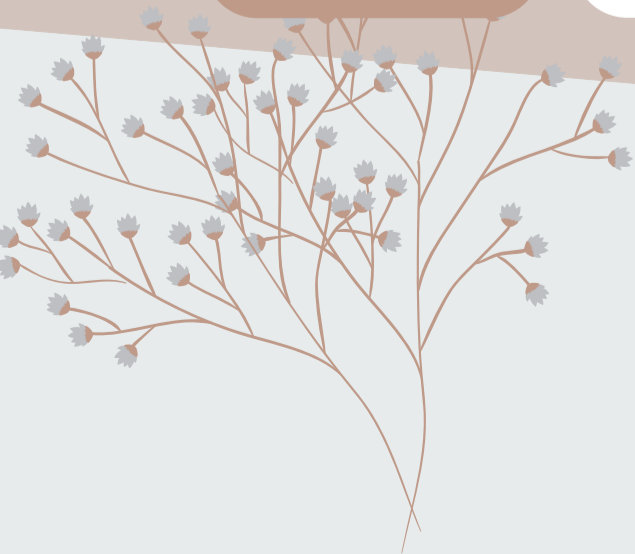
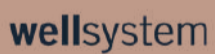
JVT DISTRICT 8 PARK	0.1 KM
JVT DISTRICT 6 PARK	0.4 KM
AL NAKHLA PARK	0.5 KM



WELLNESS PARTNERS

WHERE REAL ESTATE AND WELLNESS MEET:

Wellcube™ is a wellness lifestyle and hospitality company founded by a team of highly experienced real estate experts who have successfully built multi-billion US Dollar real estate enterprises in the region. Together with renowned wellness practitioners from the USA, Europe, and East Asia, the team has decades of experience in delivering world-class wellness infrastructure, products, services, and technologies. Wellcube™ brings the expertise of these professionals to create wellness-focused properties that promote healthy living and holistic well-being for their clients.



WELLNESS
UBERIZED

WELLNESS FOR ALL

Tranquil Wellness Residences caters to a diverse range of guests who seek a holistic approach to wellness and lifestyle. Our guests include those seeking preventive care, millennials who desire a wellness space to live and work in, families seeking year-round wellness living or short detox staycations, patients in need of a space for post-surgery care, frequent travelers who want to stay refreshed and balanced, seniors requiring a wellness care experience, and wellness practitioners who need infrastructure to offer wellness services. Our goal is to provide a unique and tailored wellness experience for each of our guests, no matter their needs.

