KORE

BY IMTIAZ



LIVE WELL,
LIVE KORE.

FACTSHEET


LIFE IN FOCUS
BY DESIGN

A RESIDENCE DESIGNED AROUND HUMAN PERFORMANCE AND LONGEVITY









KORE

Draws its name from the word core.

The body’s centre of strength and stability and the foundation of movement and well-being. It is not simply a residence with a gym. It is a residence designed entirely around human performance and healthy living. Through personalised training, intelligent fitness technology, nutrition-focused living and advanced recovery experiences, KORE helps residents train better, recover better and live with greater energy, balance and focus.

KORE Pillars.

#1. TRAIN.

Powered by Raw Theory. (RAW THEORY)

Train with tech. (TECHNOGYM)

One step, one calorie. (THE HIKE)

Own the court. (PADEL)

Find your flow. (POOL)

Practice, perfected.

#2. NOURISH.

Shared rituals. (EDIBLE GARDEN)

Fueled by the sun. (SUNLIGHT)

Habit, built in.

#3. RECOVER.

Regenerate daily. (RED LIGHT THERAPY)

Sweat, reset. (SAUNA)

Sleep, engineered. (SLEEP)

Focus, protected.



A HOLISTIC WELLNESS RESIDENCE

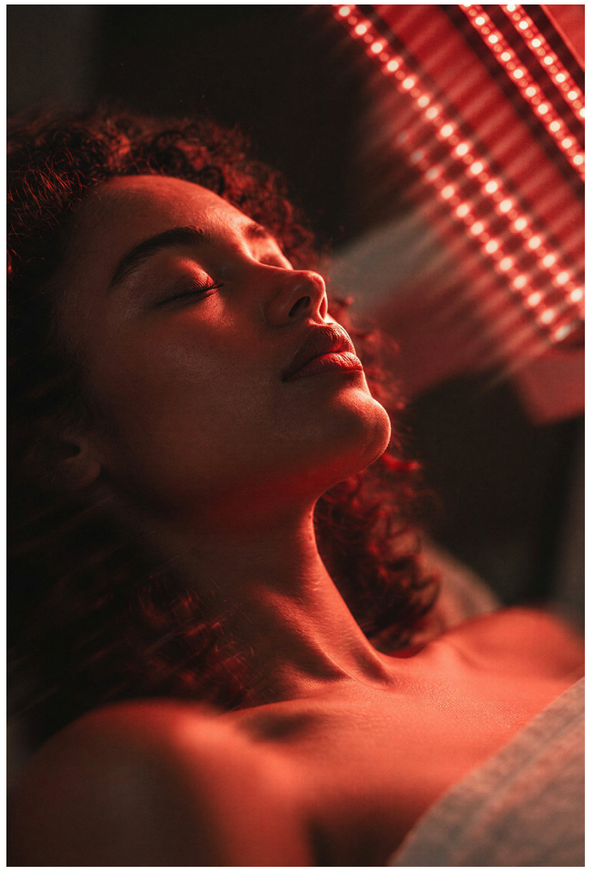


Powered by Raw Theory.

RAW THEORY









TECHNOGYM®

KORE is fully equipped with Technogym's intelligent ecosystem, connected cardio, strength, and functional training integrated through digital services. Personalized programmes track progress and performance across individual fitness goals.

THE HIKE

KORE reclaims vertical movement as a lifestyle signature. One step equals one calorie. Daily transit becomes continuous momentum, making the climb the default choice over the elevator.

ONE HYPE WELLNESS

Through One Hype Wellness, KORE delivers brain mapping, hyperbaric oxygen, and red light therapy coordinated via One AI. Intelligent protocols measure, personalize, and track recovery, performance, and long-term well-being.

Heveya®

In partnership with Heveya, KORE provides a complete sleep system: three layers of natural organic latex topped with premium goose down. Designed for an ultra-soft, cloud-like rest experience.

At the KORE of fitness.

50 machines curated for performance.

CARDIO.

- Treadmill
- Bike
- Rowing Machine

CHEST.

- Chest Press
- Incline Chest Press
- Pec Fly Machine
- Rear Delt Machine
- Cable Crossover

BACK.

- Lat Pulldown
- Seated Row
- High Row
- Assisted Pull-Up/Dip Machine
- Back Extension Machine

SHOULDERS.

- Shoulder Press
- Lateral Raise Machine

ARMS.

- Biceps Curl Machine
- Triceps Extension Machine
- Preacher Curl Bench
- Dip Station

LEGS.

- Leg Press
- Hack Squat
- Leg Extension
- Seated Leg Curl
- Glute Machine
- Hip Thrust Machine
- Standing / Seated Calf Raise

FREE WEIGHTS.

- Dumbbells
- Dumbbell Racks
- Olympic Barbells
- Weight Plates
- Flat Benches
- Adjustable Benches
- Incline Bench Press
- Power Racks

FUNCTIONAL TRAINING.

- Functional Trainer
- Cable Station
- Kettlebells
- Medicine Balls
- Slam Balls
- Resistance Bands

CORE.

- Abdominal Crunch Machine
- Rotary Torso Machine

STRETCHING & MOBILITY.

- Stretching Mats
- Foam Rollers
- Exercise Balls
- Balance Trainers
- Stretching Station

Experiences.

Outdoor amenities.

Roof	ADULTS' LEISURE POOL SUNSET DECK WELLNESS POOL ROOFTOP KIDS' POOL OUTDOOR SHOWER AREA
Level 1	SHALLOW WATER FEATURE GARDEN CO-WORKING PODS INTERACTIVE SENSORY GARDEN CONVERSATION PIT FAMILY LOUNGE & LAWN HARVEST TABLE WITH PAVILION EDIBLE GARDEN CLIMATE COMFORT GARDEN OUTDOOR GYM PLAYGROUND SOCIAL PADEL COURT SPORTS LOUNGE

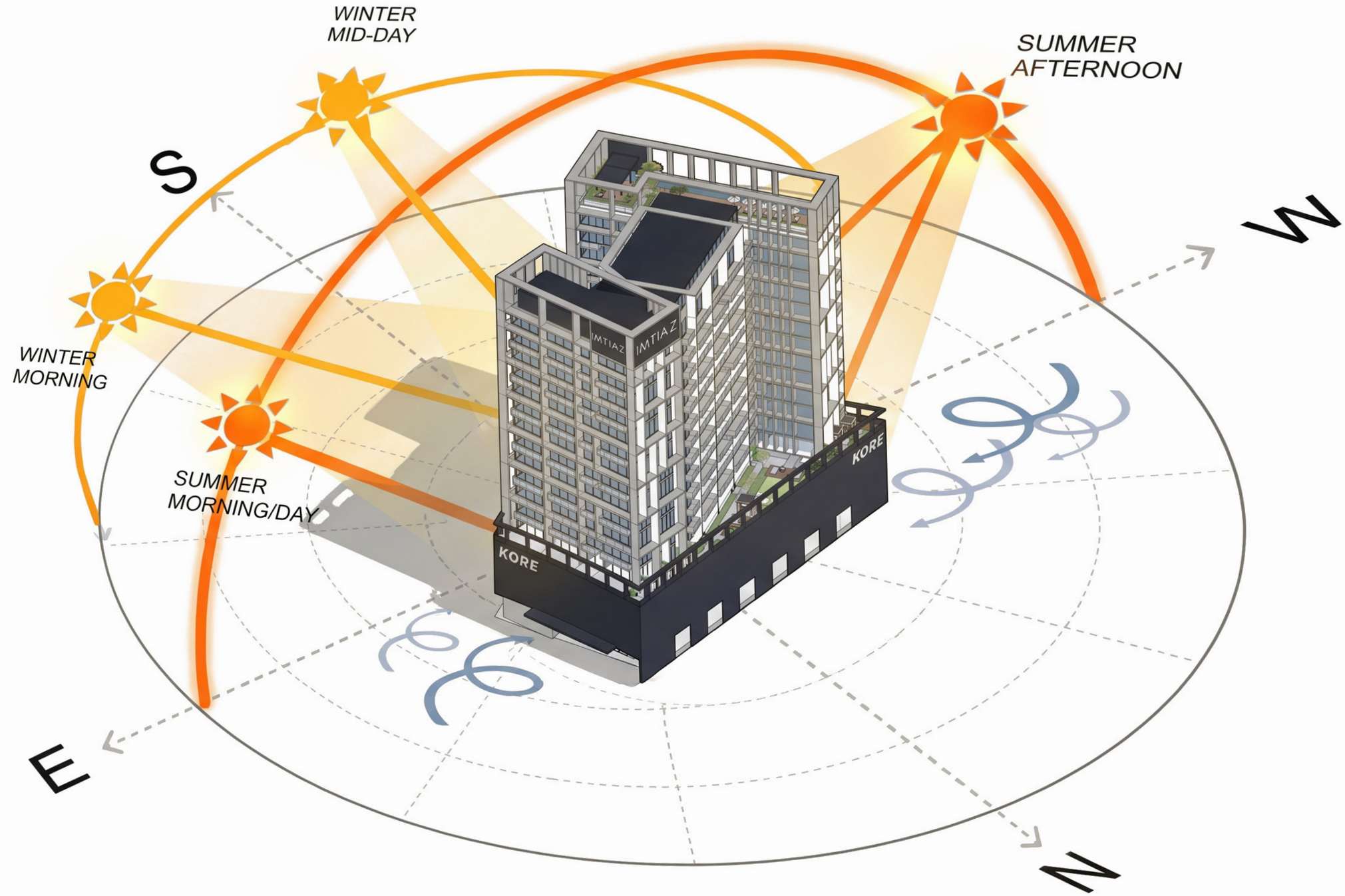
Indoor amenities.

Ground level	RAW THEORY THE HIKE
Roof	RAW THEORY CLUBHOUSE



Vitamin-daylight.

Optimized sunlight exposure.



DESIGNED FOR THE SENSES.



Studio	From: **406 sq.ft.**	Starting: **679K**
1-Bedroom	From: **669 sq.ft.**	Starting: **1.1 M**
2-Bedroom	From: **1,406 sq.ft.**	Starting: **1.55 M**

Natural bamboo & oak warm the space, softened by woven textures in calming tones. Sculptural fibre artwork meets stone depth and fluted panelling to create rhythm. Every detail slows things down, a room designed to clear the mind and give you space to reset.





50/50 Payment Plan

Installment	Payment	Date
1st	20%	On Booking
2nd	5%	15/02/2027*
3rd	5%	15/06/2027*
4th	5%	15/10/2027*
5th	5%	15/02/2028*
6th	5%	15/04/2028*
7th	5%	15/09/2028*
On Completion	50%	Q4, 2028*

60/40 Post Handover Payment Plan

Installment	Payment	Date
1st	20%	On Booking
2nd	5%	15/02/2027*
3rd	10%	15/06/2027*
4th	5%	15/10/2027*
5th	10%	15/02/2028*
6th	5%	15/04/2028*
On Completion	5%	Q4, 2028
Post Handover	40% (3.33% Quarterly)	In 3 Years


IMTIAZ
KORE
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15-minute loop.

MOVE. GO FURTHER.

10 mins — Al Habtoor Polo Resort

15 mins — Meydan Cycling Track

15 mins — Wellfit Meydan

15 mins — Meydan Golf

15 mins — Meydan Racecourse

15 mins — Hamdan Sports Complex

20 mins — Nad Al Sheba Cycling Park

RESTORE. TAKE YOUR TIME.

15 mins — Ras Al Khor Wildlife Sanctuary

15 mins — Meydan Canal & Boardwalk

15 mins — Meydan Central Park

20 mins — Dubai Creek Harbour

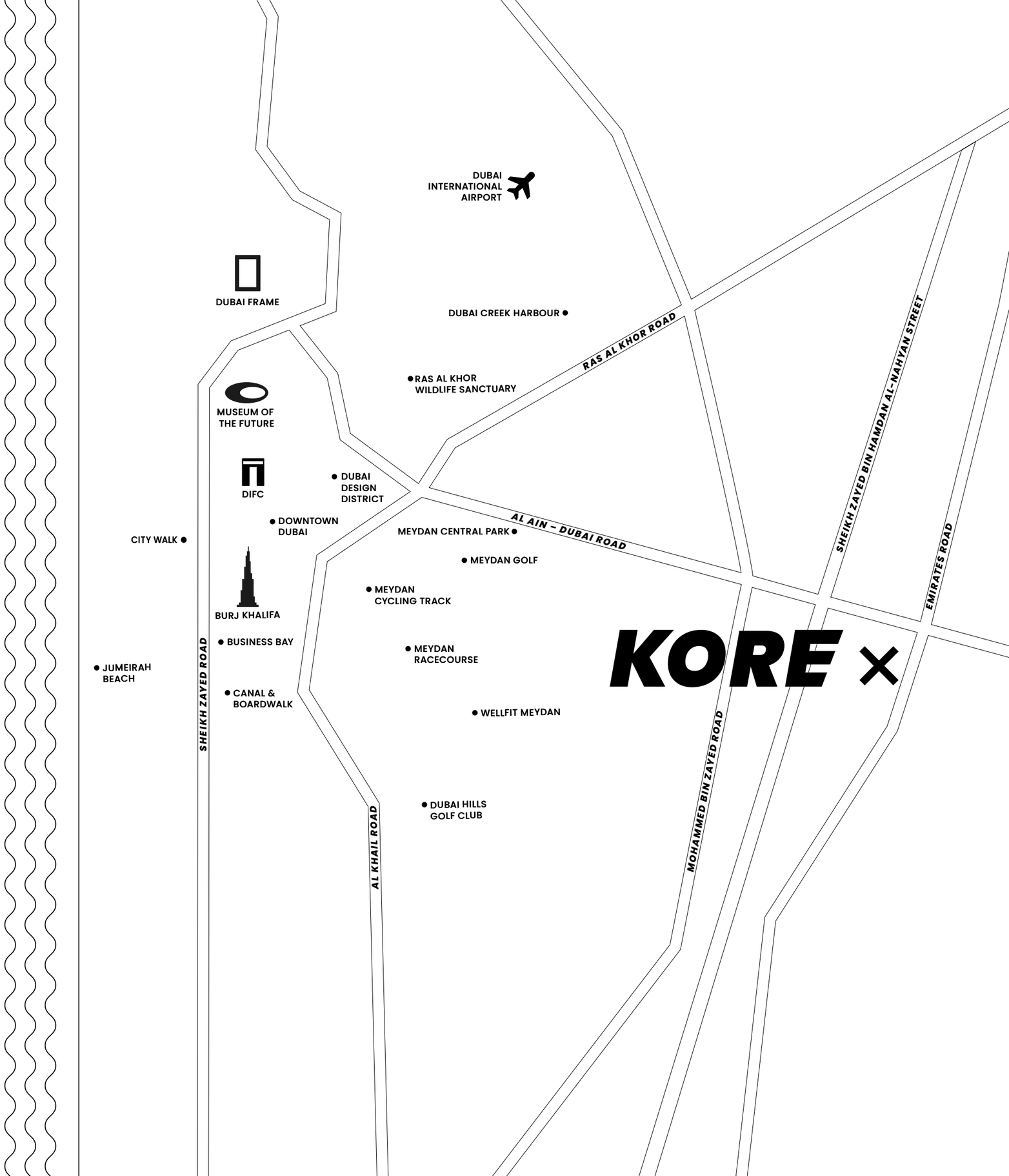
CONNECT. STAY CLOSE.

20 mins — Downtown Dubai

20 mins — Dubai Design District

20 mins — Business Bay

20 mins — DXB Airport



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