GATE ROYALE

RESIDENCES

by

BARON DEVELOPMENT



The Gateway to Luxury Living

Imagine waking up to sunlight streaming through expansive windows, the soft rustle of palm trees, and the promise of a day steeped in opulence. Gate royale is more than a residence; it is a statement of refined living. Designed with meticulous attention to detail, every space reflects an ambiance of light, air, and sophistication.

No of Units

60

No of Floors

G+2P+9

Unit Types

1,2,3 Beds & Duplex

Units Breakdown Pricing

1 BHK Simplex	₱ 1,000,000 onwards	698.43 sq. ft
2 BHK Simplex	₱ 1,600,000 onwards	990.58 sq. ft
3 BHK Simplex	₱ 2,600,000 onwards	2019.75 sq. ft
3 BHK Duplex	₱ 3,000,000 onwards	2688.96 sq. ft

Payment Plan

10%	10%	10%	70%
On Booking	On Signing SPA	During Construction	On Handover *(PHPP available)*

Ancitipated Service Charge

AED 15/sqft

Anticipated Completion Date

Q4 2027

DLD Project No.	Ownership	Escrow Status
3824	Freehold	Active

Parking Spaces

1 BHK Simplex	: 1 Per Unit
2 BHK Simplex	: 1 Per Unit
2 BHK With Pool	: 2 Per Unit
3 BHK Simplex	: 2 Per Unit
3 BHK Duplex	: 3 Per Unit

Key Views

Etihad Rail, JBR, Marina, Blue waters, Highway View, Community Villa View

Key Features

- TEKA Appliances
- Smart Home System
- Smart Living System
- Climate Control
- Smart Access Control
- High Speed Internet Connectivity
- Integrated Home Automation

Located at:

Al Furjan

The Heart of Dubai's Elegance



A perfect blend of tranquility and urban living

5 mins Discovery Gardens Metro Station 2	**10** mins Seikh Zayed Road	**11** mins Ibn Battuta Mall	**15** mins Dubai Marina Mall	**16** mins Blue Waters
21 mins The Palm Jumeirah	**23** mins DWC Airport	**32** mins Dubai Mall	**32** mins Burj Khalifa	**35** mins DXB Airport

School	Mosque	Temple	Church	Gurdwara
1 min	2 mins	3 mins	3 mins	3 mins

Luxury amenities are not just features; they are experiences crafted for you



FITNESS CENTER



SWIMMING POOL



KIDS POOL



BBQ LOUNGE



KIDS PLAY AREA



DEDICATED PARKING



SMART HOMES



HIGH SPEED INTERNET



SMART ACCESS



FULLY EQUIPPED KITCHEN



24/7 SURVEILLANCE



SERVICE ELEVATOR

