

NINE Collective

Next to Zabeel Park

FACT SHEET

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Nine Collective

Fact Sheet

SIZE RANGE PER UNIT

Type: **Typical**

2 Bedroom + Maid’s Room
From 1,946 sqft. to 2,163 sqft.

3 Bedroom + Maid’s Room
From 3,086 sqft. to 3,121 sqft.

4 Bedroom + Maid’s room
From 4,071 sqft. to 4,287 sqft.

Type: **Duplex**

3 Bedroom + Maid’s Room
From 4,212 sqft. to 4,288 sqft.

4 Bedroom + Maid’s Room
From 5,507 sqft. to 5,718 sqft.

5 Bedroom Duplex Penthouse + Maid’s Room
From 8,115 sqft. to 8,253 sqft.

UNIT TYPES

UNIT COUNT

2 Bedroom - Typical	110
3 Bedroom - Typical	54
4 Bedroom - Typical	41
3 Bedroom - Duplexes	3
4 Bedroom - Duplexes	3
5 Bedroom - Duplex Penthouses	4

TOTAL

215



BUILDING CONFIGURATION

Ultra Luxury tower with 44 floor height
with sizable units

BUILDING HEIGHTS

3B+G+44 floors. First 4 floors including the amenities
Basement is allocated for residential parking

TECHNICAL SPECIFICATION

Glass and aluminum façade; with metal handrails
& stone like finishes

COOLING

District Cooling system

METERING

Electrical meter, Water meter, BTU meter, Gas meter

IT SPECIFICATIONS

IP based Video intercom system, FTTH/home
consolidation cabinet for each unit, Telephones/Data
points for each unit, Access control, CCTV system,
Gate barrier

INTERIOR (SUMMARY)

- Walls & ceilings finished in a premium,
single-tone colour palette
- Wet area ceilings in moisture-resistant gypsum board,
painted in a matching premium tone
- Wood-core doors with laminate finish
- Modular fitted kitchens with integrated appliances, including
cooker, dishwasher, fridge & washing/drying machine

AMENITIES

- Family swimming pool with a dedicated kids’ pool
- Indoor gym complemented by an outdoor fitness area
- Kids’ play zones designed for toddlers and young adults
- BBQ stations with family seating areas on the podium level
- Multipurpose family room with a private cinema
- Multipurpose event hall
- Indoor padel court
- Residents’ Library Lounge
- Adult lounge and dedicated adult pool
- Curated retail spaces and treatment rooms
- EV charging stations and dedicated bicycle storage
- Driver’s lodge for select premium residences
- 24/7 Concierge Services

