

An architectural rendering of a modern, multi-story building with a curved, tiered design. The building features several balconies with glass railings and wooden planters. Two rooftop pools are visible, one of which has a person swimming. The scene is set against a warm, golden light, suggesting a sunset or sunrise. The overall aesthetic is clean and contemporary.

# NINE Collective

Next to Zabeel Park

wasl



Your Cosmopolitan Lifestyle  
*In One Address*

*About Wasl 1*

# Where Dubai Comes Together

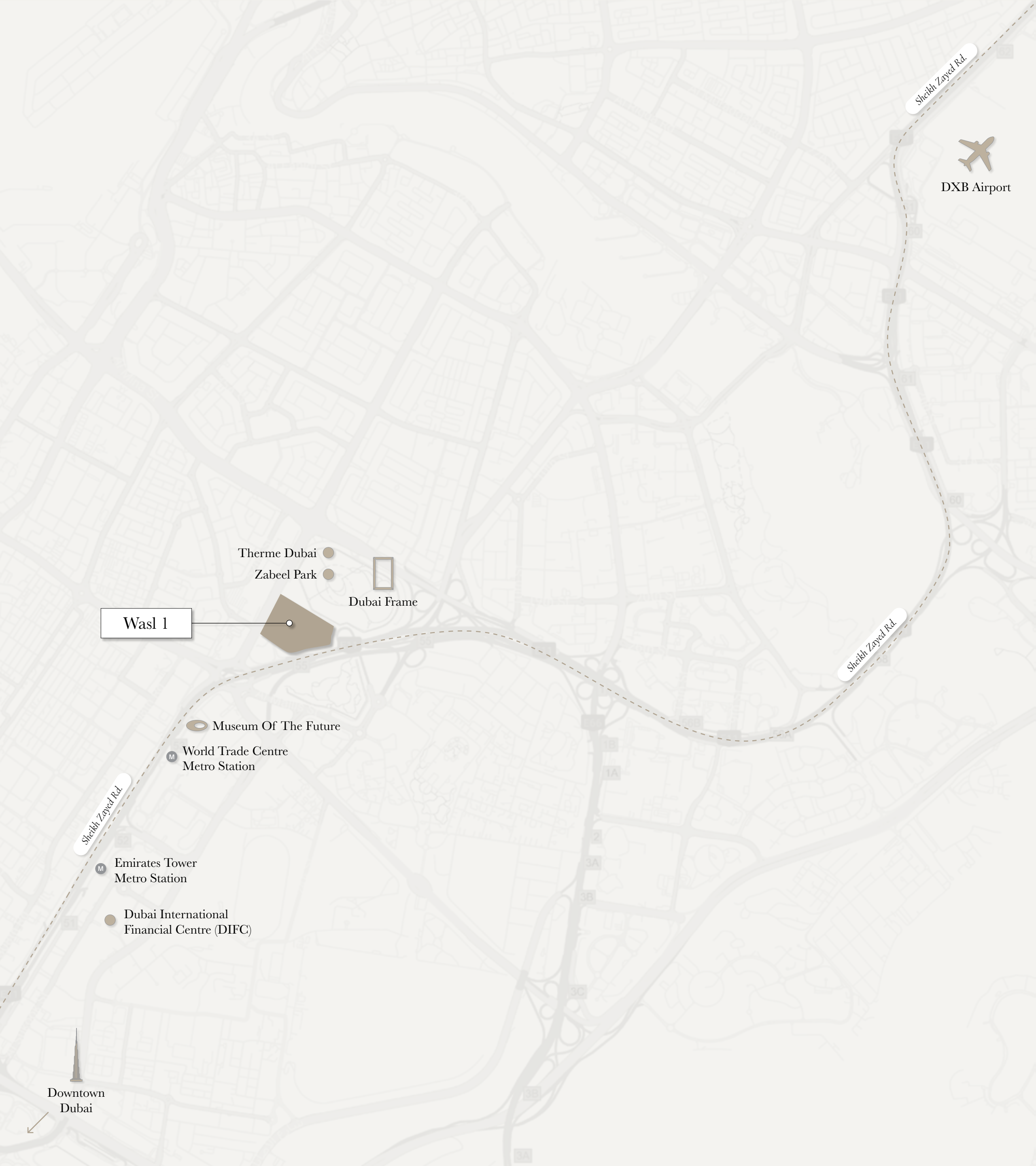


Situated in the historic Al Kifaf area, Wasl 1 is one of Dubai's most iconic freehold master communities, a place where the city's heritage meets its most forward-looking vision.

Perfectly positioned beside Zabeel Park and minutes from Dubai's most defining destinations, it offers residents a lifestyle shaped by greenery, leisure and effortless access.

With its understated elegance, urban edge and world-class amenities, Wasl 1 stands as the epitome of an ideal community in Dubai.





*Strategic Location*

# Connected to Everything



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|                          |           |
|--------------------------|-----------|
| Dubai World Trade Centre | 5 minutes |
|--------------------------|-----------|

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|                |            |
|----------------|------------|
| Downtown Dubai | 10 minutes |
|----------------|------------|

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|      |            |
|------|------------|
| DIFC | 10 minutes |
|------|------------|

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|             |            |
|-------------|------------|
| DXB Airport | 15 minutes |
|-------------|------------|

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Avenue Park Towers

Park Gate Residences

Park View Residences

1 Residences

Central  
Park

NINE Collective





NINE Collective



*Introducing Nine Collective*

# A Complete Life In One Exceptional Address



Rising at the heart of Wasl 1, Nine Collective is a cosmopolitan residential destination of 215 spacious residences within a singular luxury high-rise.

Where global sophistication meets modern elegance, this is more than a place to live it is a lifestyle thoughtfully curated for those who value culture, diversity and refined urban living.

Sculpted as a stone-inspired form of striking grandeur, the tower is defined by nine evolving geometric modules that shape each floor.

As these forms subtly transform, they unveil generous volumes, expansive views and refined living spaces.

The result is an iconic monolithic expression where geometry and elevation converge, luxurious homes carved to reveal light, space and exclusivity, crafted for a globally minded way of life.







*Architecture*

# Tactile, Timeless & Beautifully Human



Rising from a prime location, the tower offers sweeping views, a lush central plaza to the north and the vibrant Downtown Dubai skyline to the south.

The development brings the philosophy of Tactile Bloom to life, a design language defined by crafted textures, warm materials and emotional resonance.

Its sculptural form blends monolithic solidity with refined geometry, balancing expansive glass vistas with private, solid volumes.





Paving patterns mirror the façade's geometry as layered planting softens the edges, creating a seamless, intuitive journey from lobby to sky terrace.



















*Interior Design*

# Contemporary Design Crafted With Timeless Materials



Inside each residence, materiality is soft,  
warm and grounded. The development  
blends contemporary design with premium  
materials and luxury finishes.



Unit Types & Offering

# A Collection of Spacious, Light-Filled Homes



This all-inclusive development offers a  
curated mix of premium residences



2 Bedroom Residences



3 Bedroom Residences & Duplexes



4 Bedroom Residences & Duplexes



5 Bedroom Duplex Penthouses

\*Each Residence Includes Maid's Room











Material Board

# Duplex Apartment



1 Accent Metal

2 Bath Accent Wall

3 Bath Countertap

4 Bath Fixtures

5 General Flooring

6 General Joinery

7 General Paint

8 Kitchen Countertap

9 Mirror

10 Tinted Glass

11 Wardrobe Accent Glass

12 Wardrobe Accent Laminate

Disclaimer: Interior materials shown are for illustration only and may change. Final selections may differ.





















## Material Board

# Typical Apartment



1 Accent Metal

2 Bath Accent Wall

3 Bath Fixtures

4 General Countertap

5 General Flooring

6 General Joinery

7 General Paint

8 Mirror

9 Tinted Glass

10 Toilet Accent Wall



















Exclusive Amenities at Nine Collective

# Where Lifestyle, Leisure, & Luxury Align



1 Gym & Outdoor Fitness Deck

2 Spa & Sauna Rooms

3 Family Hub

4 Rooftop Lounge

5 Private Cinema Room

6 Private Dining Spaces

7 Adult Lounge & Pool

8 Kids’ Play Zones

9 Multipurpose Event Hall

10 Indoor Padel Court

11 Outdoor Swimming Pool - 25m

12 Sky Infinity Pool

13 Retail & F&B Outlets

14 BBQ Stations



















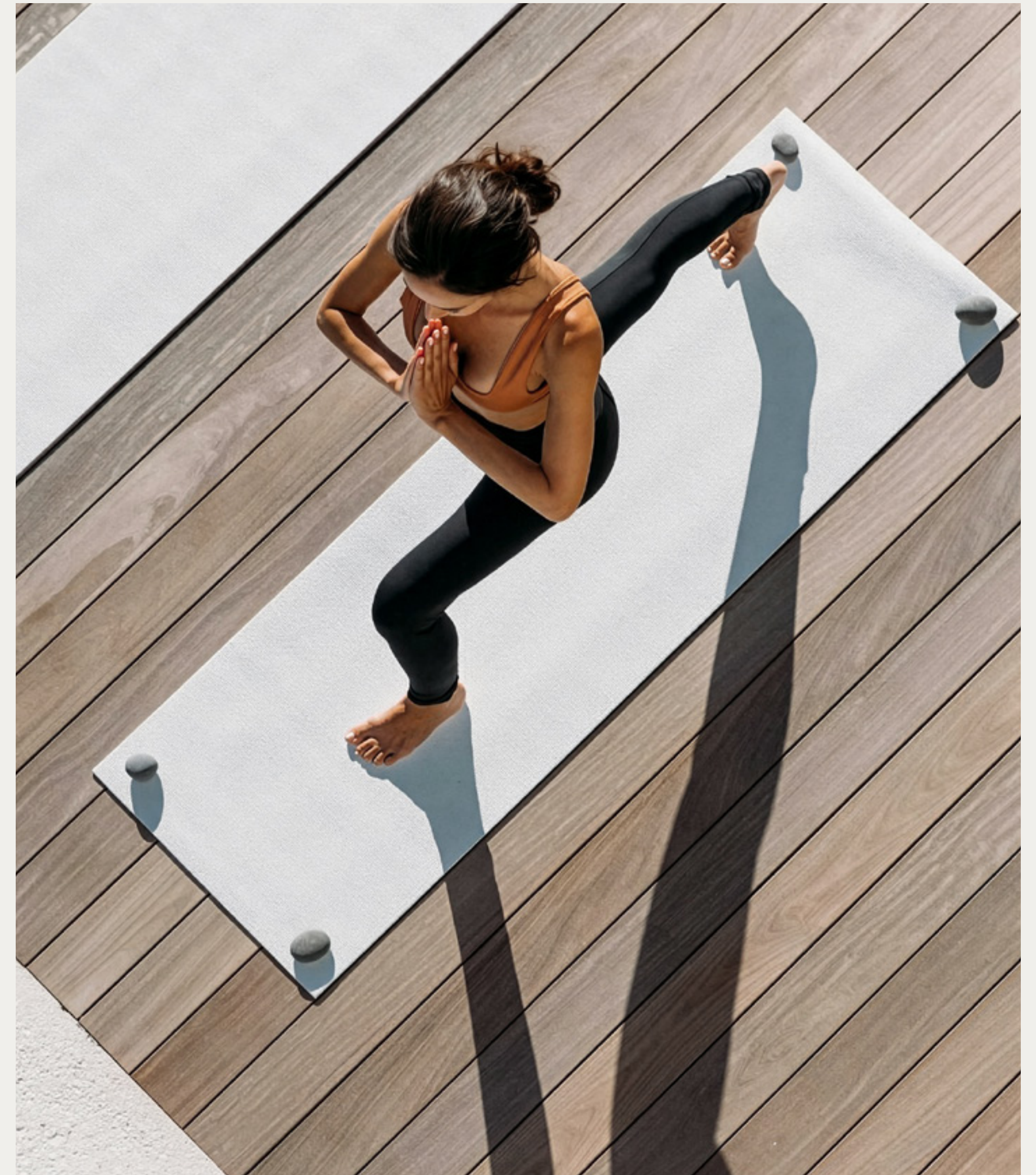
















| COFFEE SWEET |      | *80 DAY           |     | COFFEE SWEET |      | *80 DAY           |     |
|--------------|------|-------------------|-----|--------------|------|-------------------|-----|
| Espresso     | 2.30 | Macarons          | 4.5 | Espresso     | 2.30 | Macarons          | 4.5 |
| Lungo        | 2.50 | Chocolate brownie | 4.5 | Lungo        | 2.50 | Chocolate brownie | 4.5 |
| Americano    | 3.00 | Chocolate brownie | 4.5 | Americano    | 3.00 | Chocolate brownie | 4.5 |
| Cappuccino   | 3.20 | Chocolate brownie | 4.5 | Cappuccino   | 3.20 | Chocolate brownie | 4.5 |
| Latte        | 3.50 | Chocolate brownie | 4.5 | Latte        | 3.50 | Chocolate brownie | 4.5 |
| Mocha        | 3.50 | Chocolate brownie | 4.5 | Mocha        | 3.50 | Chocolate brownie | 4.5 |
| Chocolate    | 3.50 | Chocolate brownie | 4.5 | Chocolate    | 3.50 | Chocolate brownie | 4.5 |















# 2 Bedroom Unit

## *Floor Plans*





| SUB TYPE | APARTMENT NO.                                                               | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|-----------------------------------------------------------------------------|------------------------|---------------------|-----------------------------|
| A1       | 204, 406, 607, 708-1008, 1906, 2005, 2205-2605, 2805-3205<br>306, 506, 2704 | 159.79 / 1719.97       | 26.94 / 289.98      | 186.73 / 2009.94            |
|          |                                                                             | 159.68 / 1718.78       | 26.94 / 289.98      | 186.62/ 2008.76             |
| A2       | 302<br>402,502, 603, 1103, 1202<br>704-1004                                 | 159.68 / 1718.79       | 132.19 / 1422.88    | 291.87 / 3141.66            |
|          |                                                                             | 159.79 / 1719.97       | 26.94 / 289.98      | 186.73 / 2009.94            |
|          |                                                                             | 159.68 / 1718.78       | 26.94 / 289.98      | 186.62 / 2008.76            |
| A6       | 3305,3405<br>3505-3805                                                      | 160.73 / 1730.08       | 26.94 / 289.98      | 187.67 / 2020.06            |
|          |                                                                             | 160.62 / 1728.9        | 26.94 / 289.98      | 187.56 / 2018.88            |
| A7       | 3902<br>4102                                                                | 159.62 / 1718.14       | 26.83 / 288.8       | 186.45 / 2006.93            |
|          |                                                                             | 159.1 / 1712.54        | 26.83 / 288.8       | 185.93 / 2001.33            |
| A8       | 1106-1806                                                                   | 160.48 / 1727.39       | 26.94 / 289.98      | 187.42 / 2017.37            |
| A9       | 1303-2003                                                                   | 160.48 / 1727.39       | 26.94 / 289.98      | 187.42 / 2017.37            |





2 Bedroom

# TYPE A3

PLAZA / ZABEEL PARK

MAX METRO STATION

GLOW GARDEN

ONE ZABEEL / DOWNTOWN





| SUB TYPE | APARTMENT NO.      | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|--------------------|------------------------|---------------------|-----------------------------|
| A3       | 304-504, 602       | 154.09 / 1658.61       | 26.94 / 289.98      | 181.03 / 1948.59            |
|          | 605                | 154.18 / 1659.58       | 26.94 / 289.98      | 181.12 / 1949.56            |
|          | 702-1002, 706-1006 | 154.39 / 1661.84       | 26.94 / 289.98      | 181.33 / 1951.82            |
| A4       | 2101               | 154.13 / 1659.04       | 26.94 / 289.98      | 181.07 / 1949.02            |
| A5       | 2102               | 154.08 / 1658.5        | 26.94 / 289.98      | 181.02 / 1948.48            |





2 Bedroom

# TYPE B1

PLAZA / ZABEEL PARK

MAX METRO STATION

ONE ZABEEL / DOWNTOWN

CLIMB GARDEN





| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| B1       | 203           | 173.05 / 1862.69       | 26.94 / 289.98      | 199.99 / 2152.67            |
| B2       | 3404          | 175.9 / 1839.55        | 26.94 / 289.98      | 197.84 / 2129.53            |





| SUB TYPE | APARTMENT NO.            | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|--------------------------|------------------------|---------------------|-----------------------------|
| C1       | 703-1003, 707-1007, 1102 | 171.81 / 1849.35       | 26.91 / 289.66      | 198.72 / 2139               |
| C4       | 305-505, 606             | 171.47 / 1845.69       | 26.94 / 289.98      | 198.41 / 2135.67            |
| C6       | 1905                     | 171.81 / 1849.35       | 26.91 / 289.66      | 198.72 / 2139               |





| SUB TYPE | APARTMENT NO.          | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|------------------------|------------------------|---------------------|-----------------------------|
| C2       | 202                    | 168.65 / 1815.33       | 91.41 / 983.93      | 260.06 / 2799.26            |
|          | 303                    | 168.65 / 1815.12       | 26.94 / 289.98      | 195.59 / 2105.31            |
|          | 403-503, 604, 705-1005 | 173.11 / 1863          | 24.52 / 264         | 197.63 / 2127               |
|          | 705-1005               | 168.85 / 1817.49       | 26.91 / 289.66      | 197.88 / 2130               |
| C3       | 201-601                | 169.06 / 1819.75       | 26.94 / 289.98      | 196 / 2109.73               |
|          | 701-1001               | 169.28 / 1822.11       | 26.91 / 289.66      | 196.19 / 2111.77            |
| C5       | 2201-2601              | 169.4 / 1823.41        | 26.91 / 289.66      | 196.31 / 2113.06            |





# 3 Bedroom Unit

## *Floor Plans*



3 Bedroom

TYPE B1

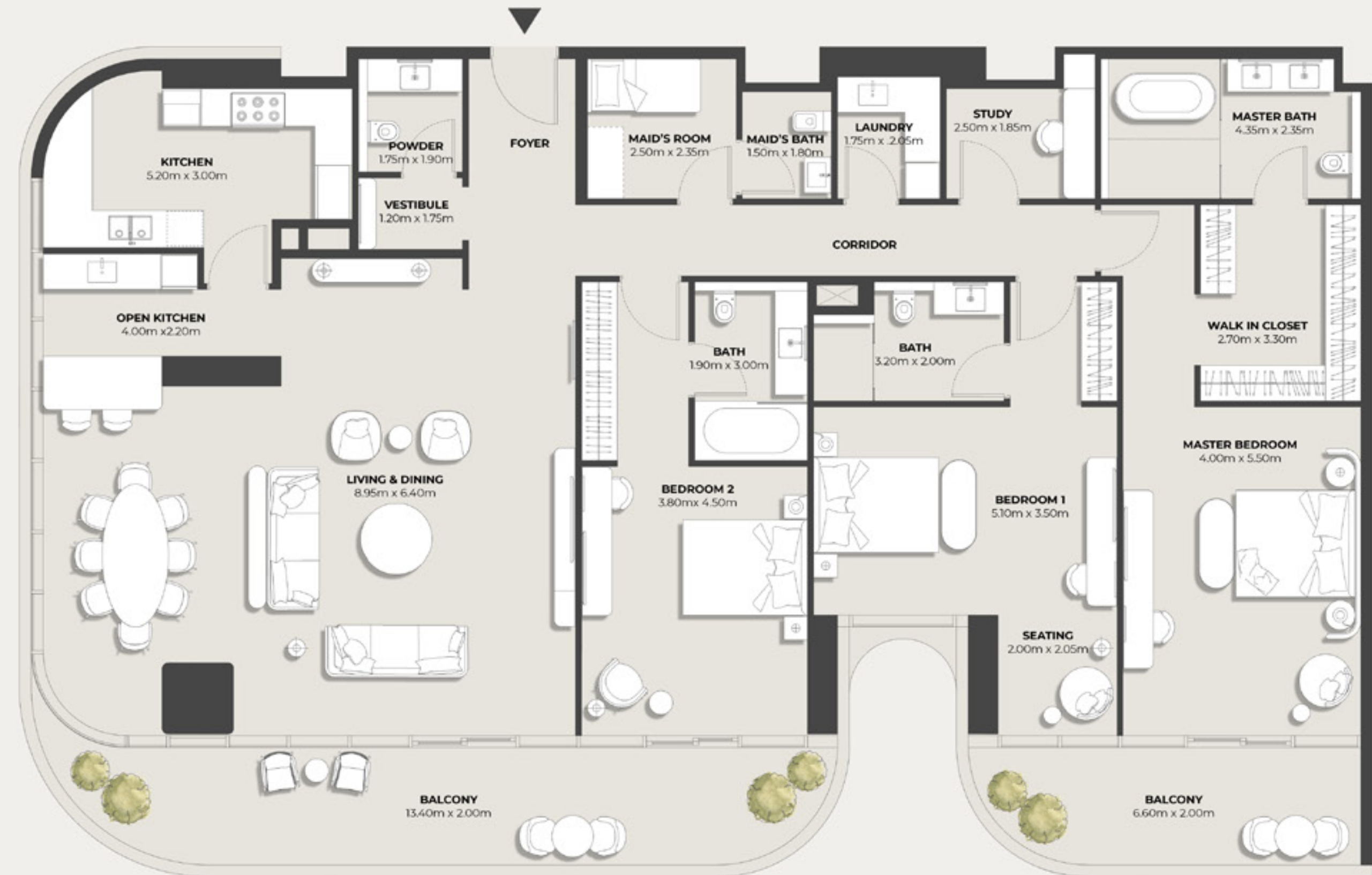
PLAZA / ZABEEL PARK

CLUB GARDEN

ONE ZABEEL / DOWNTOWN

MAX METRO STATION

N



| SUB TYPE | APARTMENT NO.         | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|-----------------------|------------------------|---------------------|-----------------------------|
| B1       | 1105, 1204, 1305-1805 | 248.92 / 2679.35       | 40.32 / 434         | 289.24 / 3113.35            |
| B2       | 1302-1802, 2002       | 248.03 / 2669.77       | 40.31 / 433.89      | 288.34 / 3103.67            |
|          | 1902                  | 248.3 / 2672.68        | 40.31 / 433.89      | 288.61 / 3106.57            |
| B3       | 2902-3702             | 249.42 / 2684.73       | 40.31 / 433.89      | 289.73 / 3118.63            |
| B8       | 2802                  | 249.42 / 2684.73       | 40.31 / 433.89      | 289.73 / 3118.63            |
| B9       | 3802                  | 249.42 / 2684.73       | 40.31 / 433.89      | 289.73 / 3118.63            |





| SUB TYPE | APARTMENT NO.          | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|------------------------|------------------------|---------------------|-----------------------------|
| B4       | 1104, 1203, 1304 -1804 | 252.16 / 2714          | 36.89 / 397         | 289.05 / 3111               |
| B5       | 1301-2001              | 251.94 / 2712          | 36.90 / 397         | 288.44 / 3105               |
| B6       | 2801-3201              | 252.24 / 2715          | 36.90 / 397         | 289.14 / 3112               |
| B'7      | 3301-3801              | 253.04 / 2724          | 36.90 / 397         | 289.94 /3121                |





# 3 Bedroom Unit – Duplex

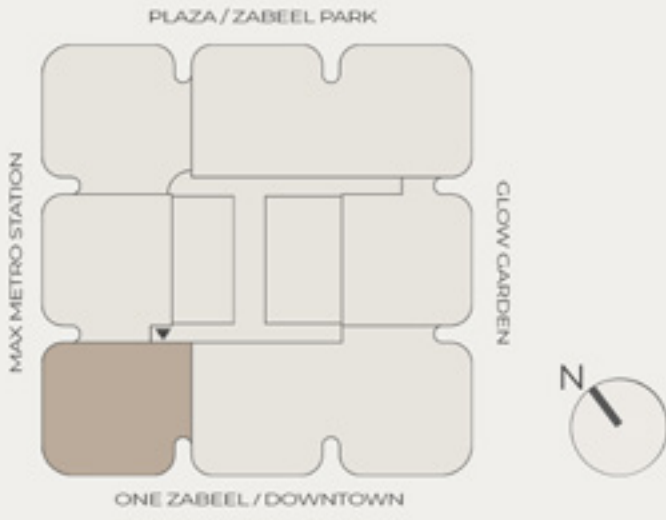
## *Floor Plans*



3 Bedroom – Duplex

# DUPLEX A

LOWER LEVEL



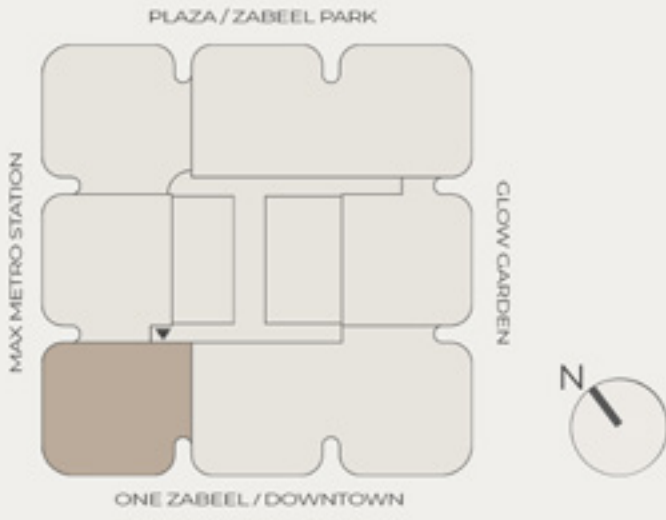
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|----------|---------------|------------------------|---------------------|-----------------------------|
| A        | 3903          | 316.52 / 3406.99       | 80.63 / 867.89      | 397.15 / 4274.89            |



3 Bedroom – Duplex

# DUPLEX A

UPPER LEVEL



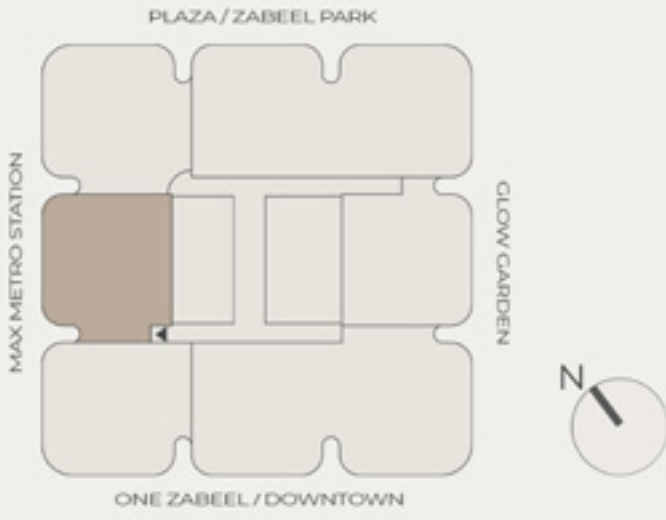
| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| A        | 3903          | 316.52 / 3406.99       | 80.63 / 867.89      | 397.15 / 4274.89            |



3 Bedroom – Duplex

# DUPLEX B

LOWER LEVEL



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| B        | 3904, 4103    | 310.3 / 3340.04        | 80.05 / 861.65      | 390.35 / 4201.69            |

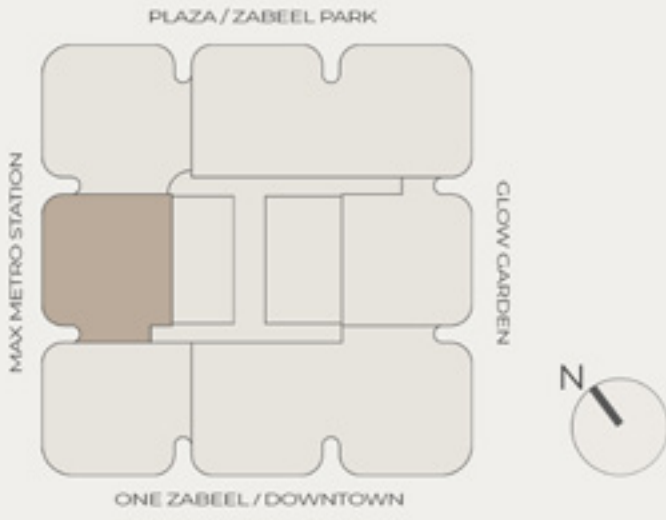




3 Bedroom – Duplex

# DUPLEX B

UPPER LEVEL



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| B        | 3904, 4103    | 310.3 / 3340.04        | 80.05 / 861.65      | 390.35 / 4201.69            |





# 4 Bedroom Unit

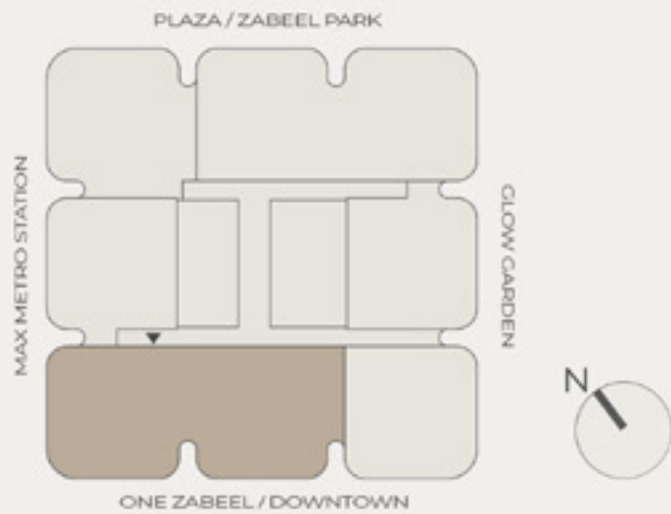
## *Floor Plans*





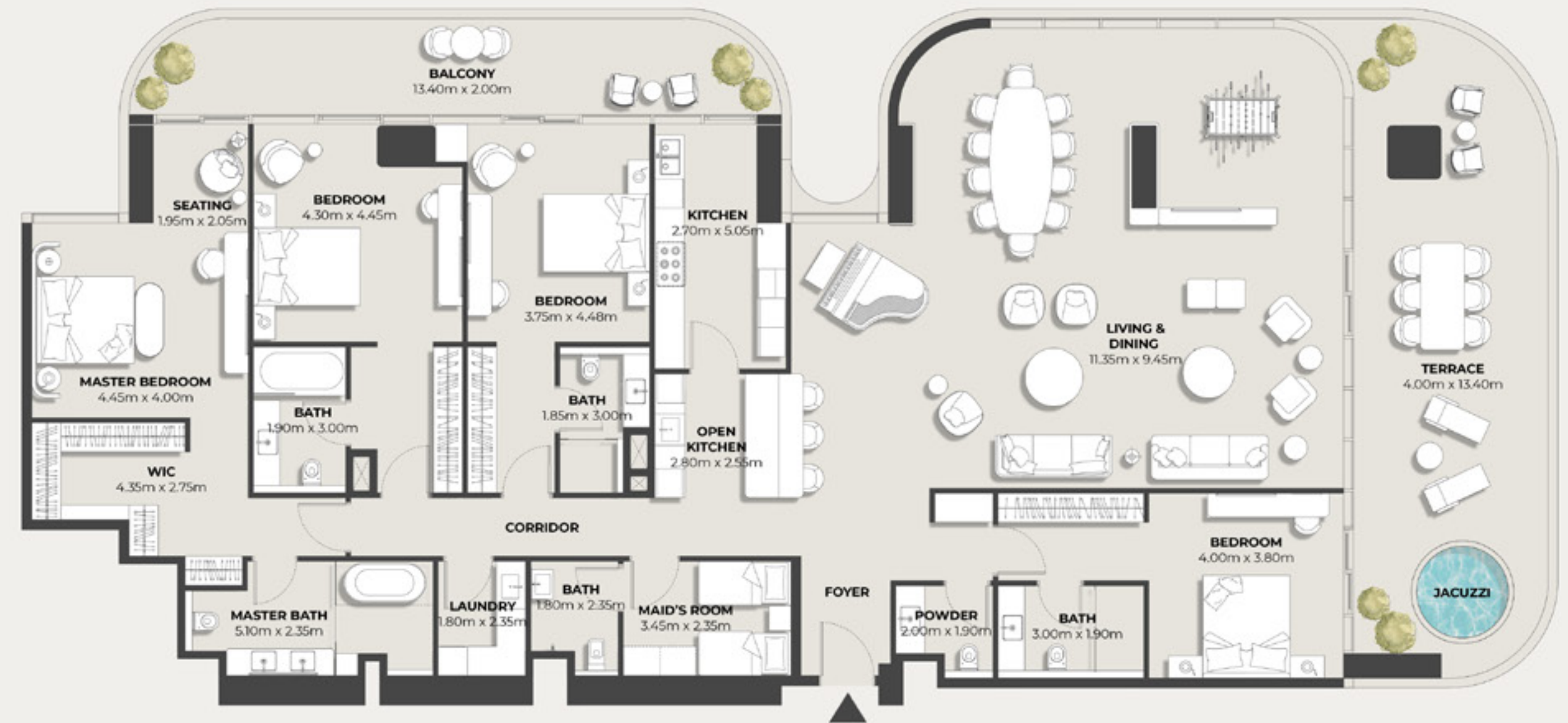
4 Bedroom

TYPE A1



| SUB TYPE | APARTMENT NO.              | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|----------------------------|------------------------|---------------------|-----------------------------|
| A1       | 2204-2604, 2703, 2804-3204 | 315.6 / 3397.09        | 81.12 / 873.17      | 396.72 / 4270.26            |
| A2       | 3504-3804                  | 316.72 / 3409.15       | 80.89 / 870.69      | 397.61 / 4279.84            |





| SUB TYPE | APARTMENT NO.        | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|----------------------|------------------------|---------------------|-----------------------------|
| B1       | 2203-2503, 2803-3203 | 312.67 / 3365.55       | 81.08 / 872.74      | 393.75 / 4238.29            |
|          | 2603, 2702           | 312.64 / 3365.23       | 81.08 / 872.74      | 393.72 / 4237.97            |
| B2       | 3303, 3403           | 313.38 / 3373.19       | 81.08 / 872.74      | 394.46 / 4245.93            |
|          | 3503-3803            | 313.57 / 3375.24       | 80.94 / 871.23      | 394.51 / 4246.47            |



4 Bedroom

TYPE C

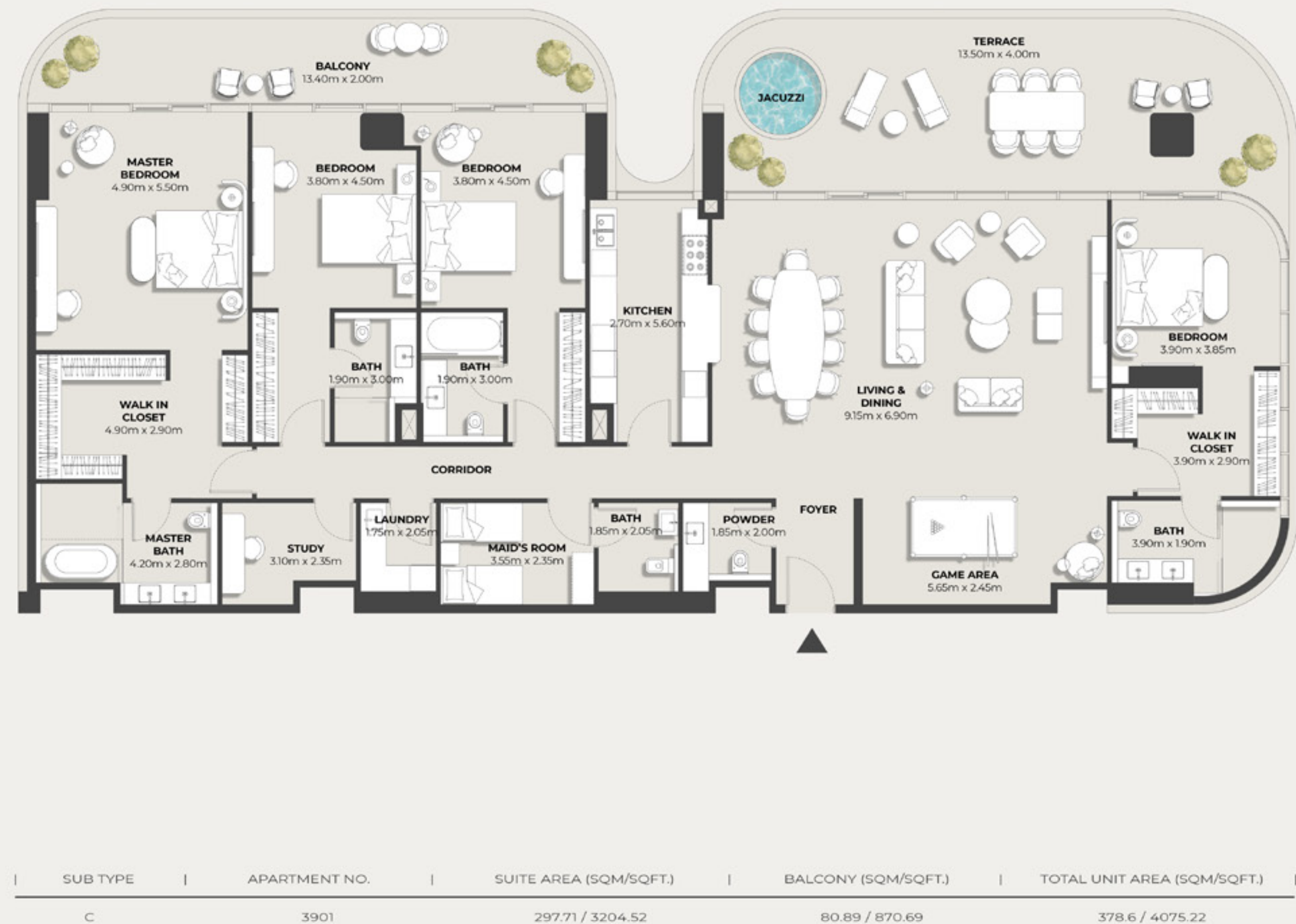
PLAZA / ZABEEL PARK

MAX METRO STATION

ONE ZABEEL / DOWNTOWN

CLOW GARDEN

N





4 Bedroom

TYPE D

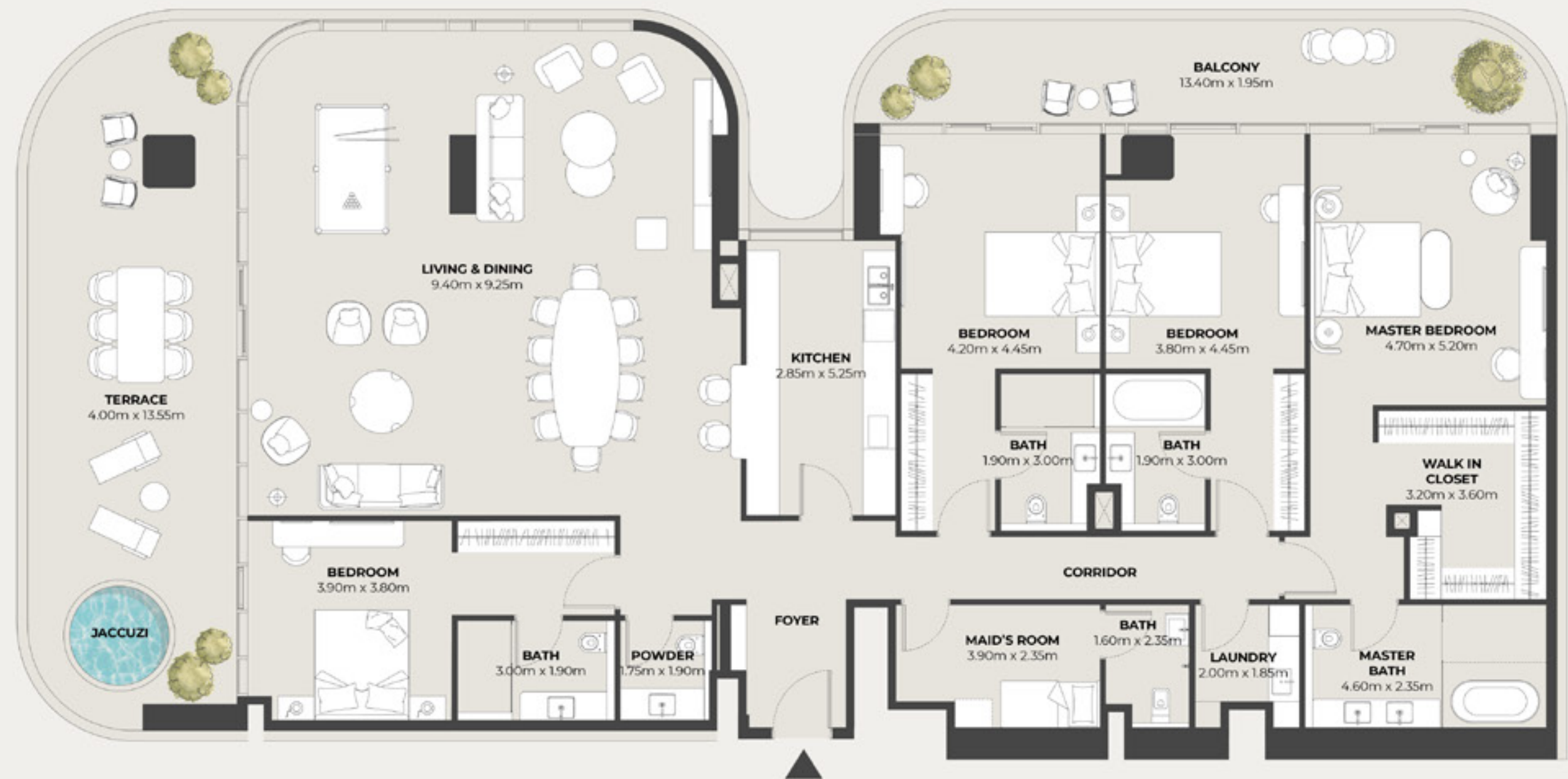
PLAZA / ZABEEL PARK

CLDW GARDEN

ONE ZABEEL / DOWNTOWN

MAX METRO STATION

N



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| D        | 4201          | 297.01 / 3196.99       | 80.73 / 868.97      | 377.74 / 4065.96            |



4 Bedroom

TYPE E1

PLAZA / ZABEEL PARK

CLOW GARDEN

ONE ZABEEL / DOWNTOWN

MAX METRO STATION

N



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| E1       | 1201          | 300.07 / 3229.93       | 80.87 / 870.48      | 380.94 / 4100.4             |
| E2       | 2004          | 300.48 / 3234.34       | 80.6 / 867.57       | 381.08 / 4101.91            |
| E3       | 2202-2502     | 299.97 / 3228.85       | 80.87 / 870.48      | 380.84 / 4099.33            |



4 Bedroom

TYPE E4

PLAZA / ZABEEL PARK

MAX METRO STATION

CLDWY GARDEN

ONE ZABEEL / DOWNTOWN

N



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| E4       | 2701          | 297.36 / 3200.76       | 80.69 / 868.54      | 378.05 / 4069.3             |





# 4 Bedroom Unit – Duplex

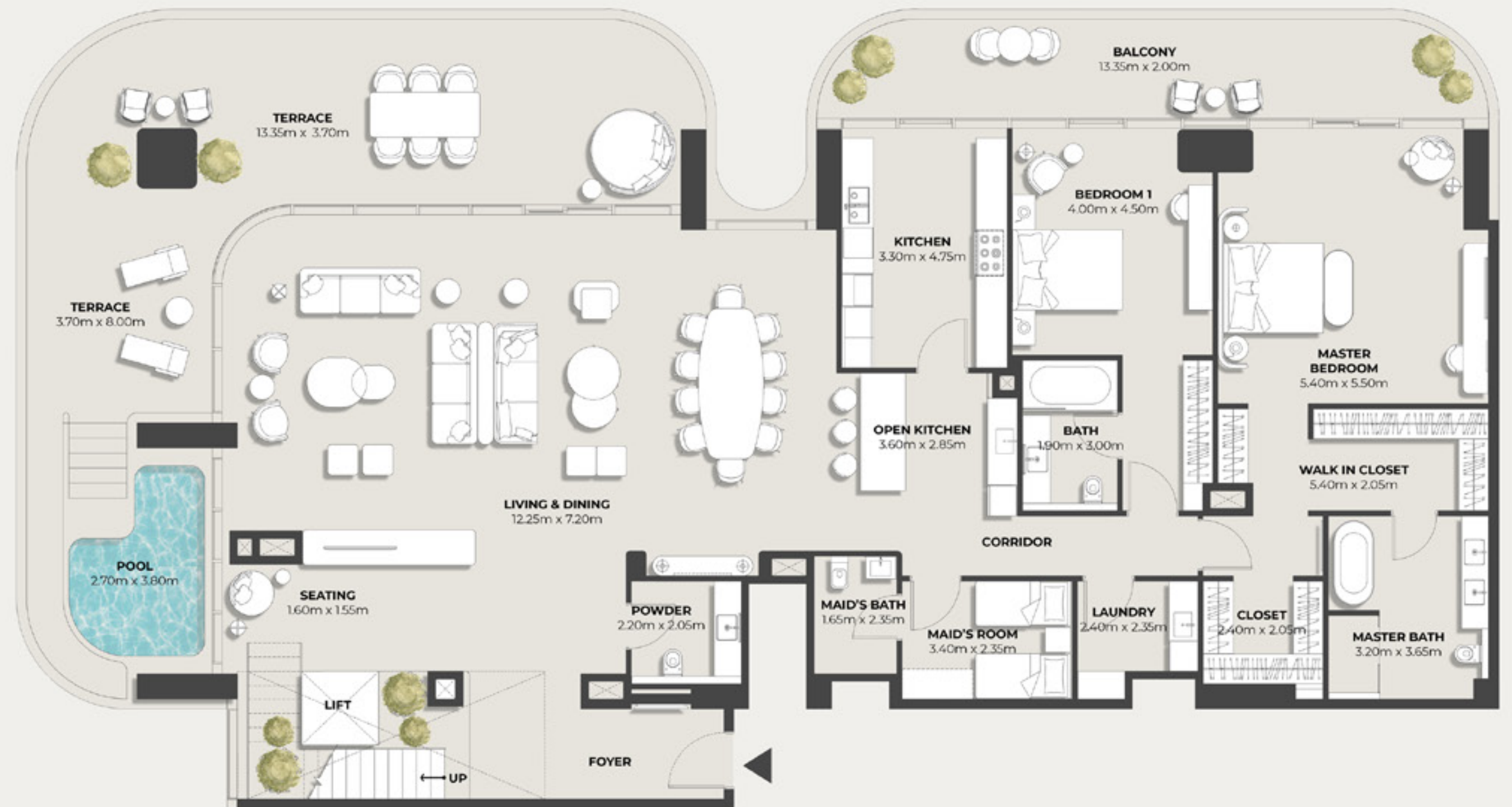
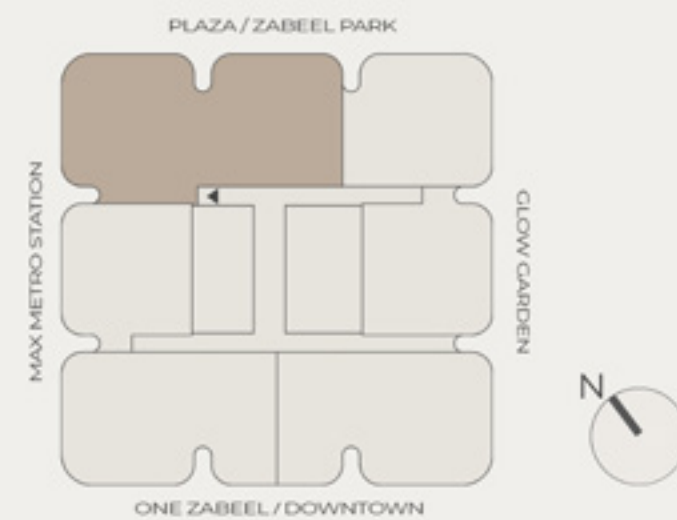
## *Floor Plans*



4 Bedroom – Duplex

# DUPLEX A1

LOWER LEVEL



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| A1       | 1101          | 418.72 / 4507.06       | 113.04 / 1216.75    | 531.76 / 5723.82            |
| A2       | 1904          | 418.76 / 4507.5        | 113.04 / 1216.75    | 531.8 / 5724.25             |

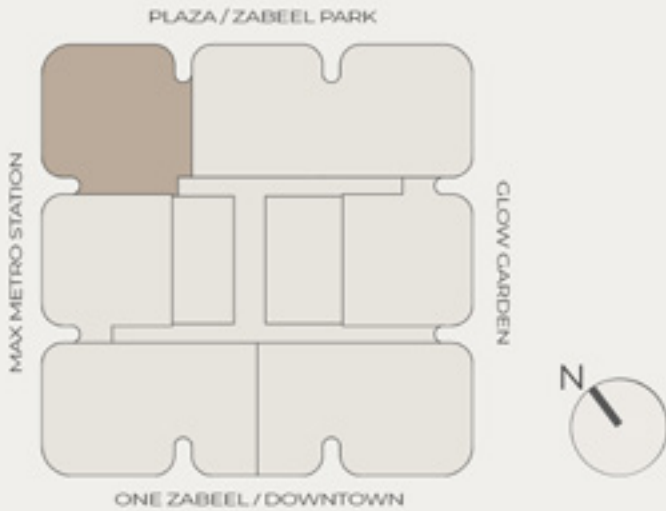




4 Bedroom – Duplex

# DUPLEX A1

UPPER LEVEL



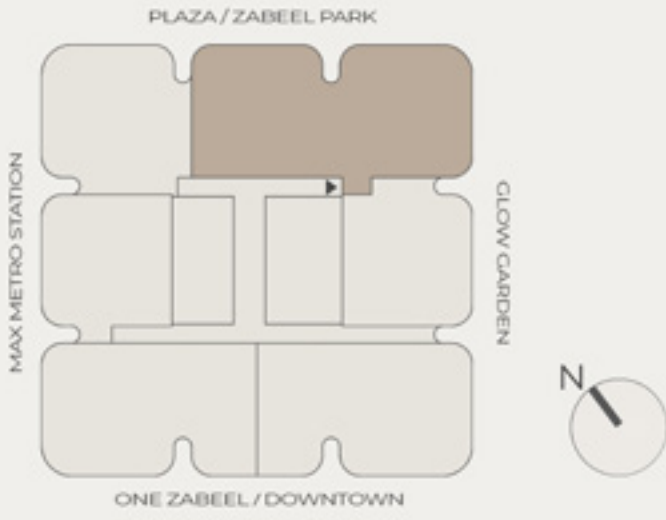
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|----------|---------------|------------------------|---------------------|-----------------------------|
| A1       | 1101          | 418.72 / 4507.06       | 113.04 / 1216.75    | 531.76 / 5723.82            |
| A2       | 1904          | 418.76 / 4507.5        | 113.04 / 1216.75    | 531.8 / 5724.25             |



4 Bedroom – Duplex

# DUPLEX A3

LOWER LEVEL



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| A3       | 2602          | 392.1 / 4220.53        | 113.09 / 1217.29    | 505.19 / 5437.82            |

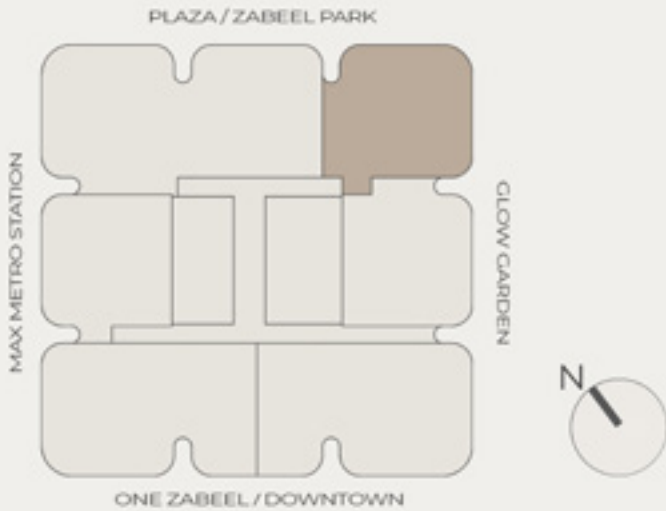




4 Bedroom – Duplex

# DUPLEX A3

UPPER LEVEL



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| A3       | 2602          | 392.1 / 4220.53        | 113.09 / 1217.29    | 505.19 / 5437.82            |





# 5 Bedroom Duplex Penthouse

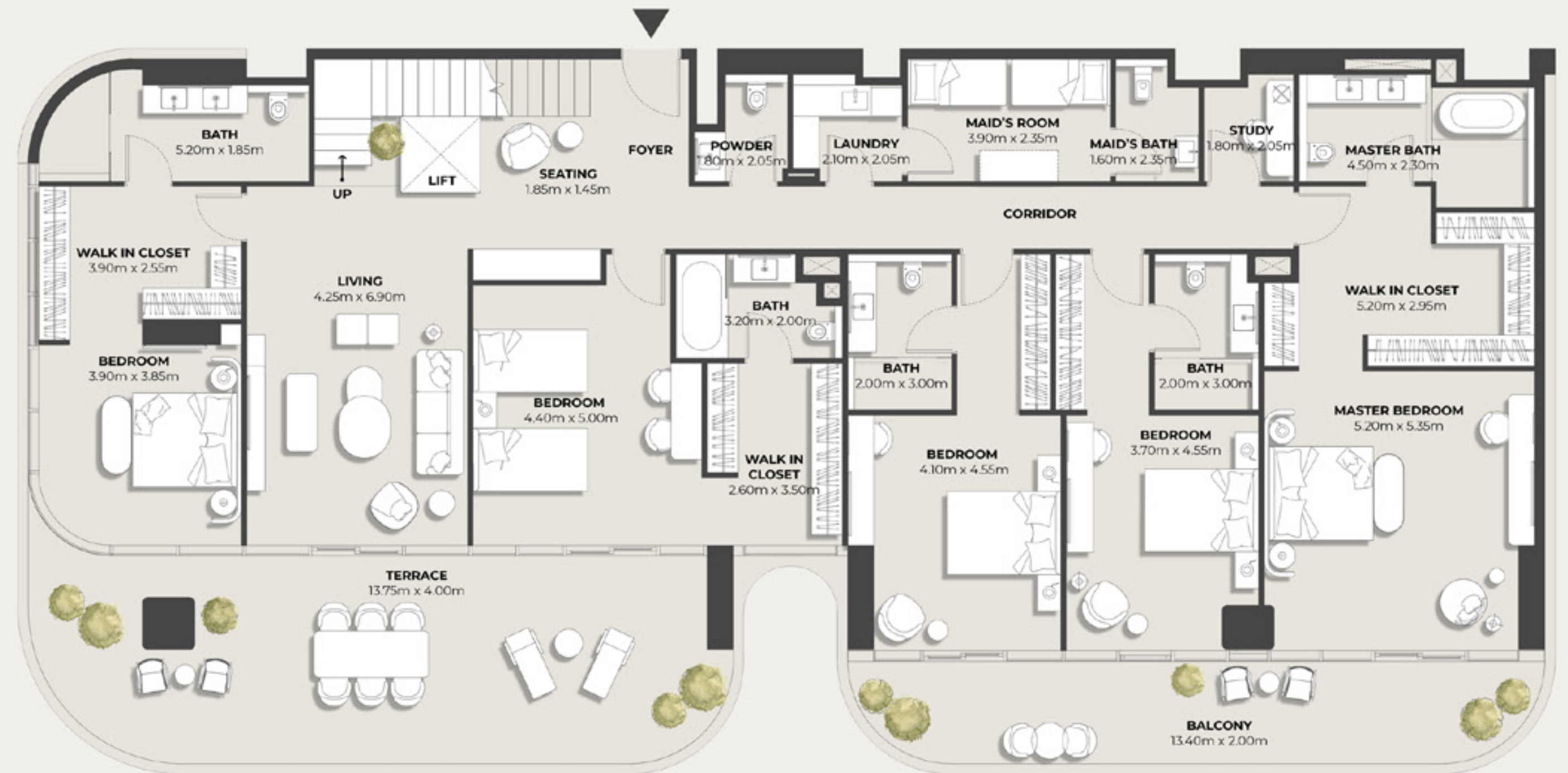
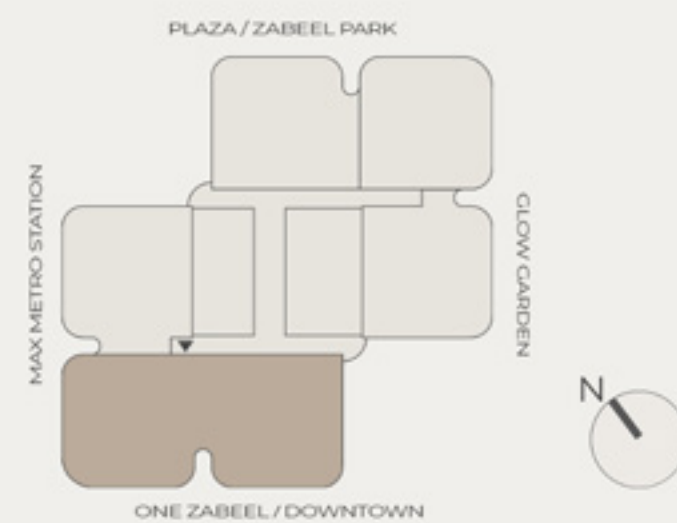
## *Floor Plans*



5 Bedroom Duplex Penthouse

# DUPLEX A2

LOWER LEVEL



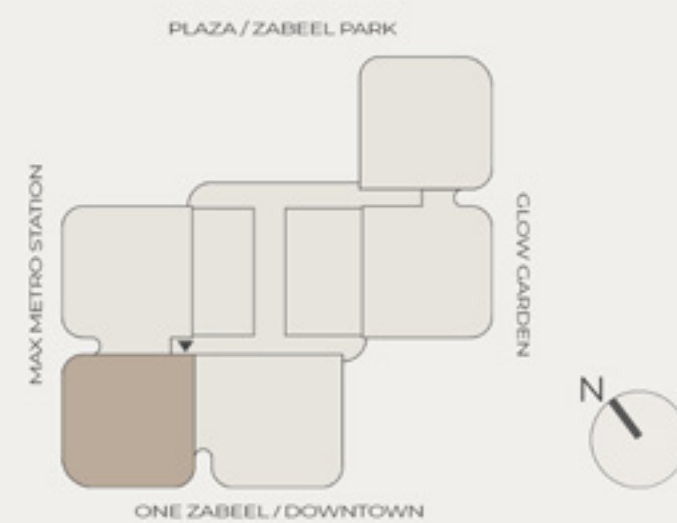
| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| A1       | 4101          | 450.86 / 4853.02       | 310.98 / 3347.36    | 761.84 / 8200.38            |
| A2       | 4202          | 449.16 / 4834.72       | 311.06 / 3348.22    | 760.22 / 8182.94            |



5 Bedroom Duplex Penthouse

# DUPLEX A2

UPPER LEVEL



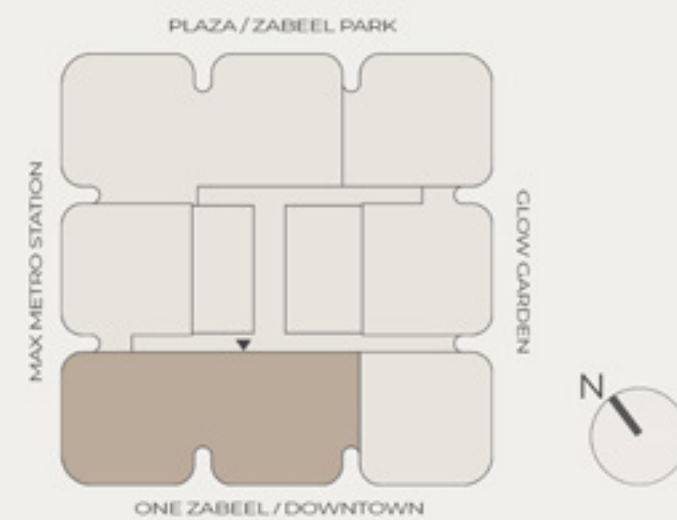
| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| A1       | 4101          | 450.86 / 4853.02       | 310.98 / 3347.36    | 761.84 / 8200.38            |
| A2       | 4202          | 449.16 / 4834.72       | 311.06 / 3348.22    | 760.22 / 8182.94            |



5 Bedroom Duplex Penthouse

# DUPLEX B

LOWER LEVEL



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| B        | 3304          | 400.95 / 4315.79       | 113.09 / 1217.29    | 514.04 / 5533.08            |

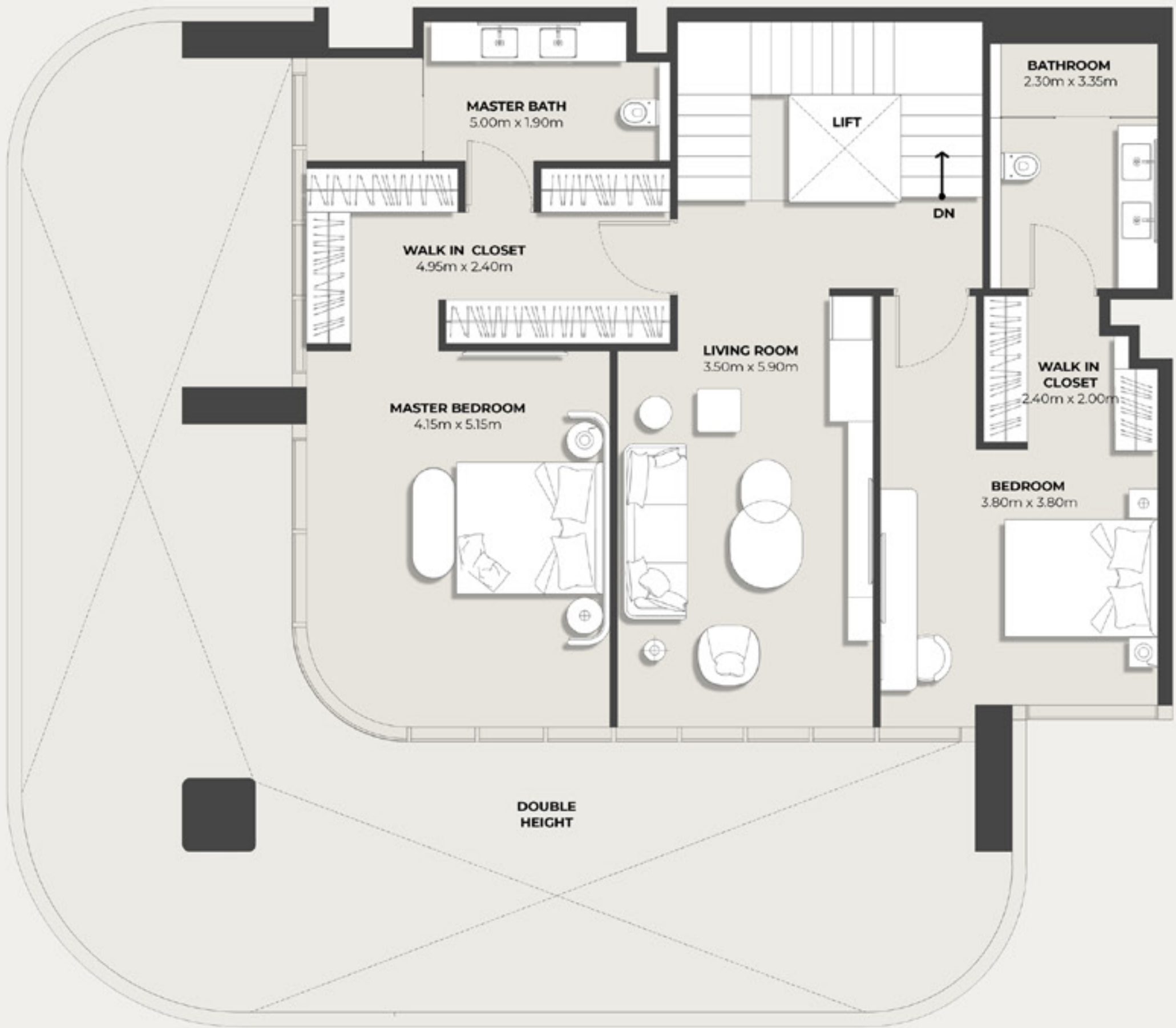
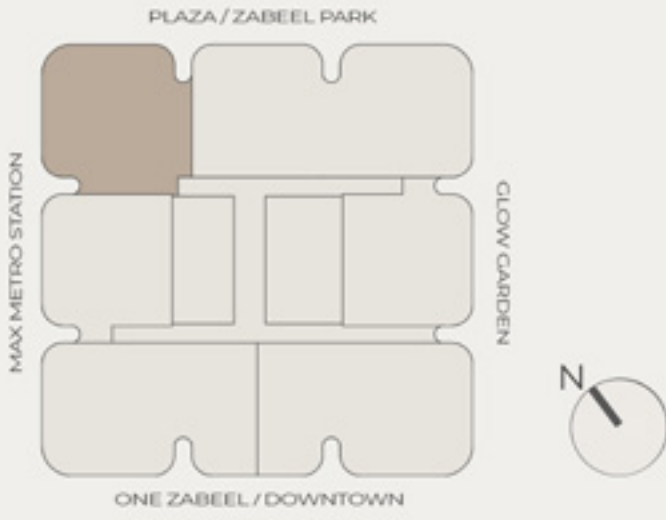




5 Bedroom Duplex Penthouse

# DUPLEX B

UPPER LEVEL



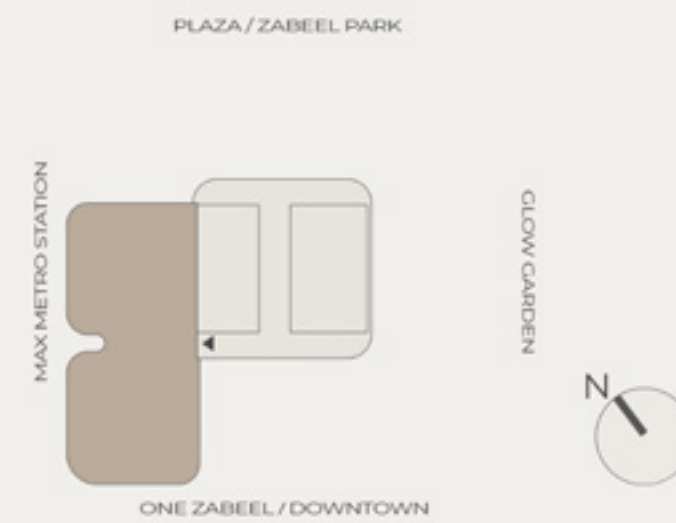
| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| B        | 3304          | 400.95 / 4315.79       | 113.09 / 1217.29    | 514.04 / 5533.08            |



5 Bedroom Duplex Penthouse

# DUPLEX C

## LOWER LEVEL



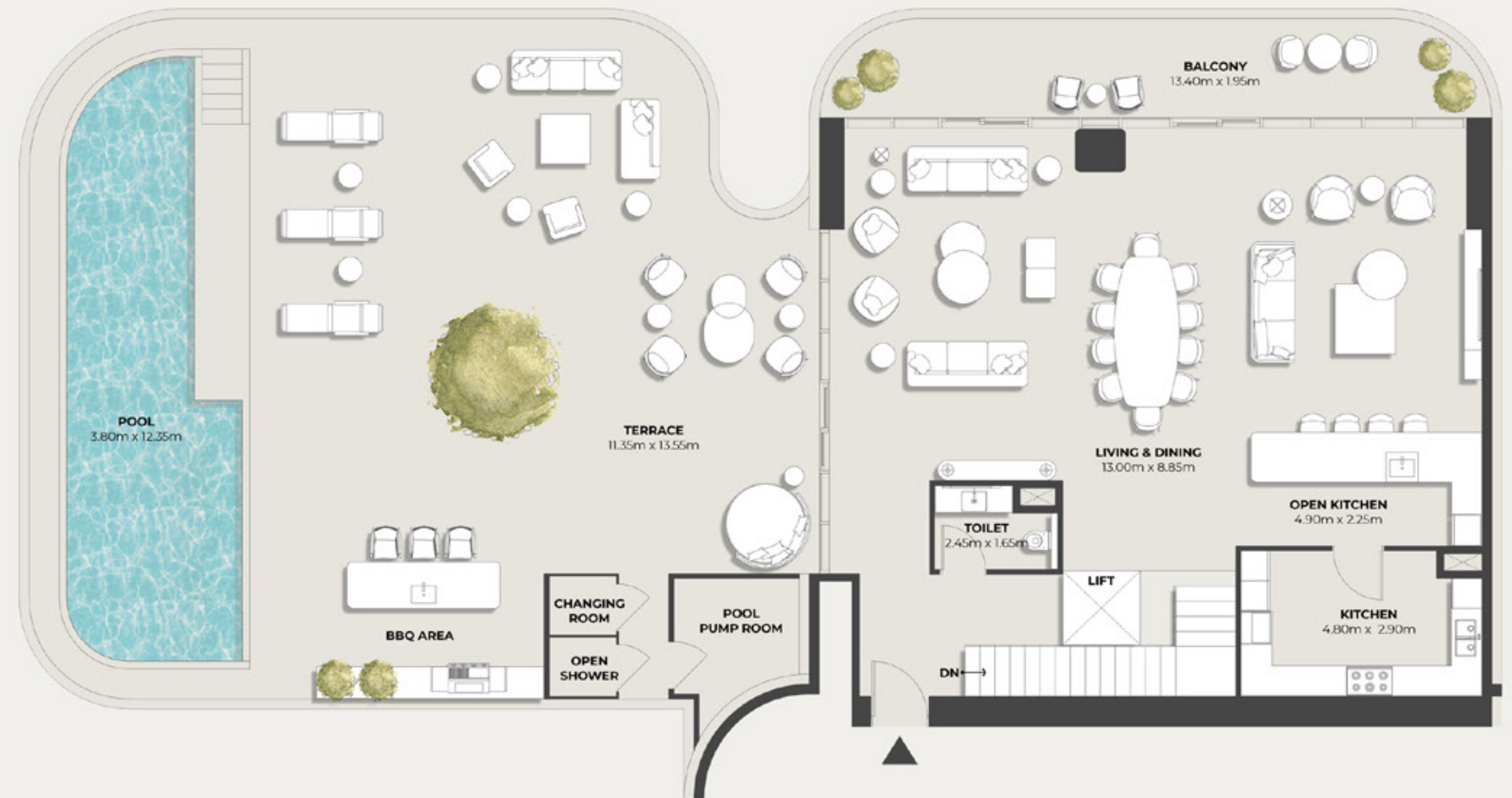
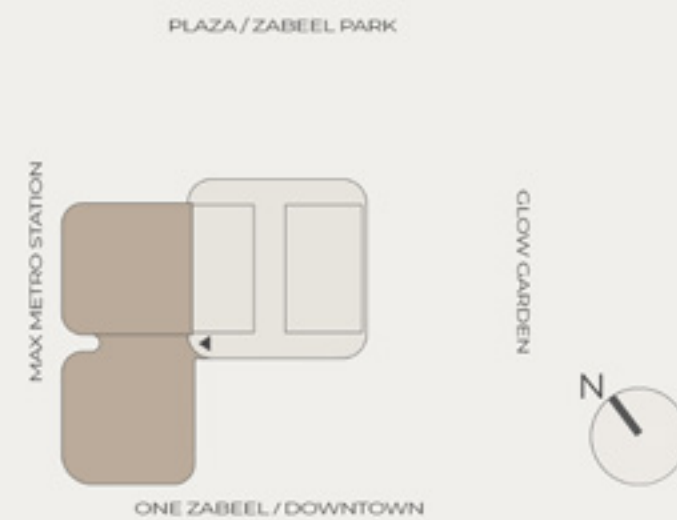
| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| C        | 4401          | 451.32 / 4857.97       | 314.06 / 3380.51    | 765.38 / 8238.48            |



5 Bedroom Duplex Penthouse

# DUPLEX C

UPPER LEVEL



| SUB TYPE | APARTMENT NO. | SUITE AREA (SQM/SQFT.) | BALCONY (SQM/SQFT.) | TOTAL UNIT AREA (SQM/SQFT.) |
|----------|---------------|------------------------|---------------------|-----------------------------|
| C        | 4401          | 451.32 / 4857.97       | 314.06 / 3380.51    | 765.38 / 8238.48            |





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



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Wasl is one of Dubai's largest and most respected real estate asset management groups, entrusted with a mandate from the Government of Dubai to transform and enrich the city's landscape.

With an extensive portfolio of residential communities, commercial properties, industrial land, and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility, and long-term value.

12<sup>+</sup>

Master  
Developments

8

Community  
Malls

35<sup>+</sup>

Hotels &  
Hotel Apartments

60,000<sup>+</sup>

Residential &  
Commercial Units

9,000<sup>+</sup>

Hotel  
Rooms

5,500<sup>+</sup>

Land Plots of  
Various Uses

8<sup>+</sup>

Golf Clubs

150<sup>+</sup>

Restaurants

1,000<sup>+</sup>

Buildings



