


GLORIOUS
CENTRAL RESIDENCES



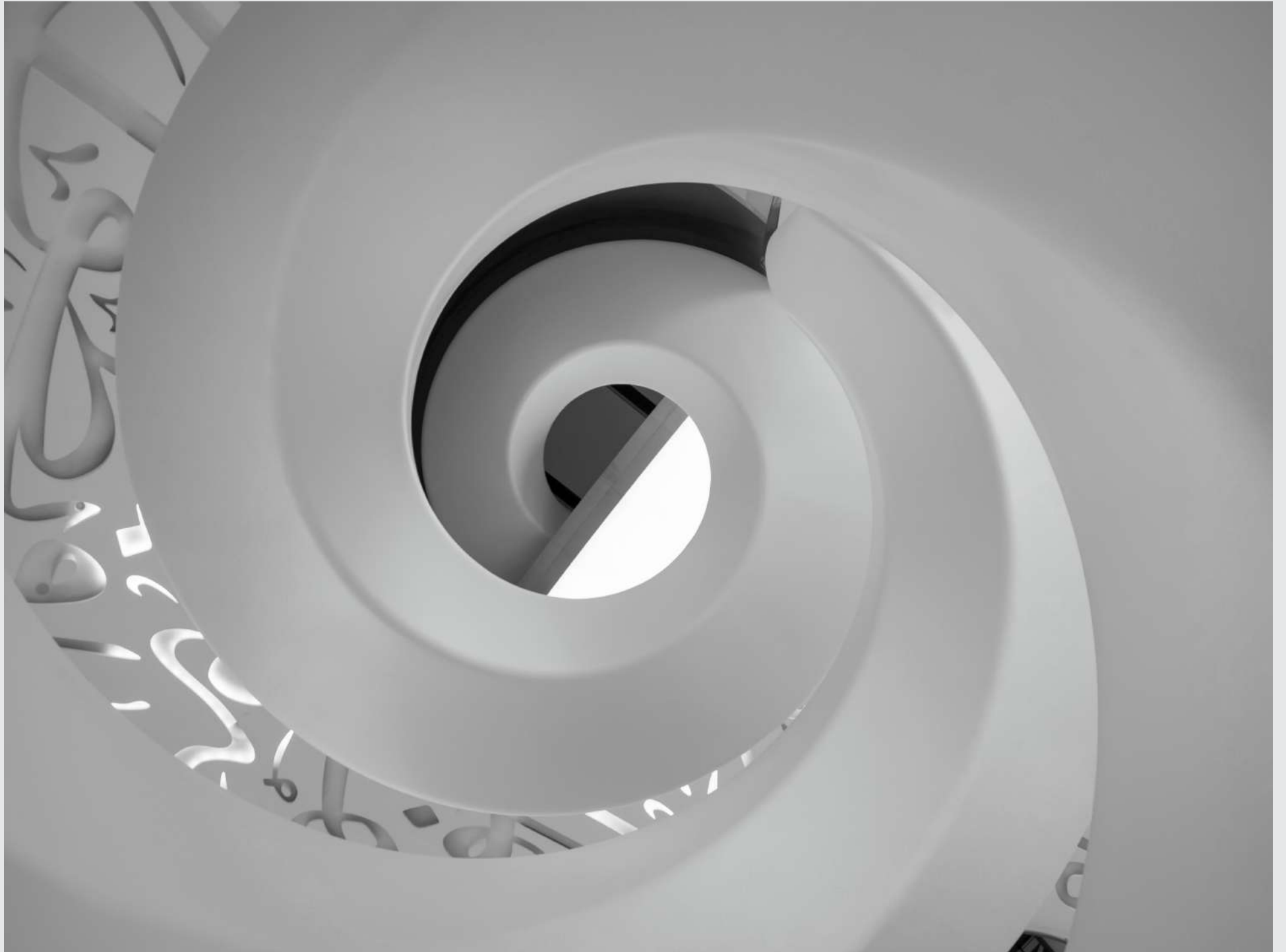
Leading the Way in GLOBAL LUXURY.



**DESIGNED FOR
PERFECTION.**

*Because excellence
is in the details.*

GLORIOUS
FUTURE REAL ESTATE



LEADING THE GLORIOUS WAY!



Glorious Future Real Estate Development LLC redefines luxury living with an exclusive portfolio of prestigious real estate projects.

With an unwavering commitment to excellence and innovation, we craft architectural masterpieces—from elegant residences to iconic commercial spaces. Our forward-thinking approach ensures that every development embodies sophistication, functionality, and timeless design. By integrating expertise at every stage, we create unparalleled living experiences that surpass expectations and set new benchmarks in modern real estate.

We turn everyday urban living into something more meaningful that's **Glorious.**

A unique community designed for those who seek space, comfort, and convenience—all under one roof. Glorious Central Residences offers a premium selection of studio, 1BHK, and 2BHK apartments in one of Dubai's fastest-growing neighborhoods.

GLORIOUS
CENTRAL RESIDENCES

An aerial night view of a city skyline, featuring a prominent skyscraper (Burj Khalifa) and a complex highway interchange. The city lights are illuminated against a dark sky with a hint of sunset or sunrise colors.

WHY
CHOOSE

GLORIOUS
CENTRAL RESIDENCES?

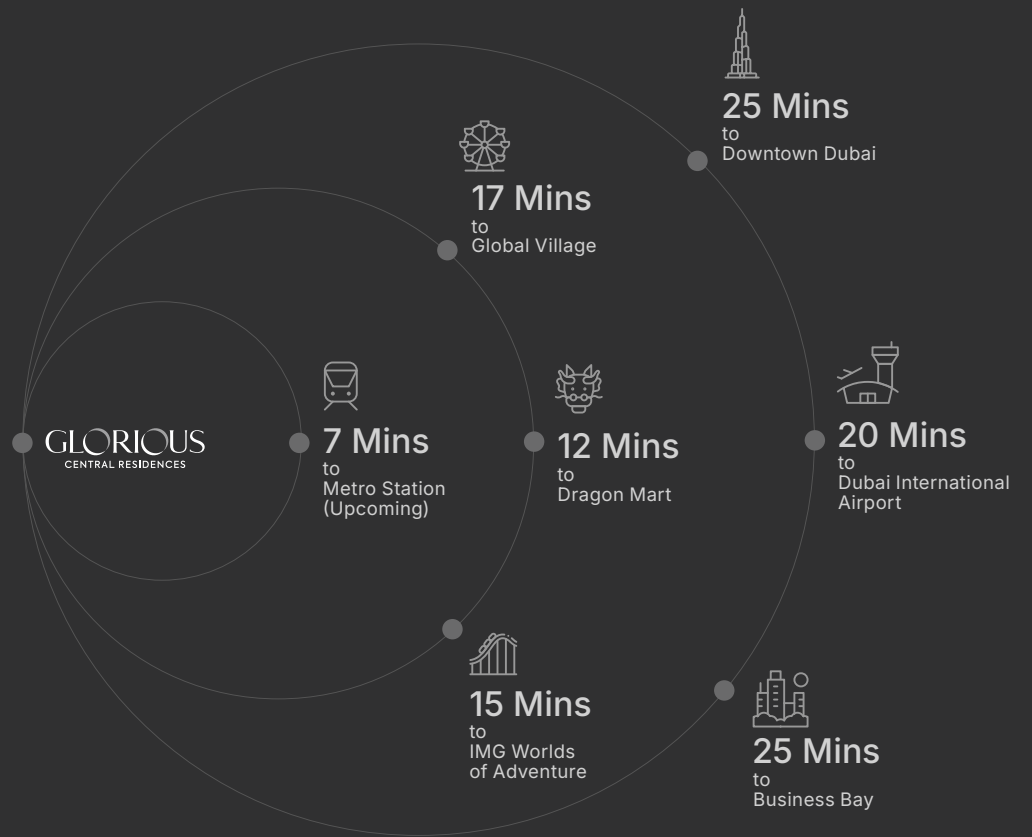
Glorious Central Residences is more than just a home—it's a statement of luxury, convenience, and modern living.

Strategically located with everything just 10 to 20 minutes away, it offers seamless connectivity to business hubs, shopping districts, and leisure destinations.

Designed with meticulous attention to detail, our residences feature premium craftsmanship, world-class amenities, and elegant architecture. Experience a lifestyle where comfort meets sophistication, and every moment is defined by excellence.

Luxury in a
**PRIME
LOCATION**

Glorious Central Residences is minutes away from key destinations—business hubs, shopping, dining, and transit—offering unmatched convenience.





DUBAI

GLORIOUS CENTRAL RESIDENCES



Blue Line Metro Station
(Upcoming)

AL KARAMA
 JUMEIRAH 1
 AL SATWA
 OUD METHA
 AL JADDAF
 DUBAI FESTIVAL CITY
 AL RASHIDIYA
 MIRDIF
 Mirdif City Center
 NADD AL HAMAR
 AL WARQA 1
 AL WARQA 4
 WARSAN 2
 WARSAN 4
 NAD AL SHEBA 1
 NAD AL SHEBA 3
 NAD AL SHEBA
 WARSAN 4
 DUBAI SILICON OASIS
 ACADEMIC CITY
 AL BARSHA
 FALCONCITY OF WONDERS
 LIWAN
 AL BARSHA
 MAJAN
 IMG Worlds of Adventure
 DUBAI LAND RESIDENCE COMPLEX
 CITY OF ARABIA
 DUBAI OUTLET MALL
 ARJAN-DUBAILAND
 JUMEIRAH VILLAGE CIRCLE
 Miracle Garden
 JUMEIRAH 2
 JUMEIRAH 3
 BUSINESS BAY
 DUBAI DESIGN DISTRICT
 RAS AL KHOR
 UMM SUQEIM
 AL QOUZ 4
 AL QOUZ
 AL BARSHA 1
 AL BARSHA 2
 AL BARSHA
 The Burj Khalifa
 Museum of the Future
 Dubai Frame
 Dubai Creek Harbour
 Kite Beach
 Burj Al Arab
 Mall of Emirates
 Dubai Hills Mall
 Global Village

Dubai International Airport

AL MIZHAR



Dubai Frame



Museum of the Future



Dubai Creek Harbour



Kite Beach



Burj Al Arab



Mall of Emirates



Dubai Hills Mall



Global Village



GLORIOUS CENTRAL RESIDENCES







Enjoy an active and social lifestyle with
TOP-TIER FACILITIES.

A group of people are exercising on stationary bikes in a gym. The scene is lit with red and blue lights, creating a vibrant atmosphere. A woman in a red top is in the foreground, looking towards a man in a black long-sleeve shirt who is also on a bike. Other people are visible in the background, some on bikes and some standing. The overall mood is energetic and focused.

POWER YOUR POTENTIAL

Elevate your fitness routine with state-of-the-art indoor facilities and an open-air gym that lets you work out amidst fresh air and scenic views. Whether you're lifting weights, running, or stretching, every session is designed to energize and inspire.



IMMERSE YOURSELF IN TRANQUILITY

Picture yourself under the stars, enjoying a leisurely dip or challenging yourself with invigorating laps in the crystal-clear pool. Experience the perfect balance of relaxation and fitness, where every swim becomes a refreshing escape.



GATHER.
SAVOR.
CONNECT.

Gather with friends and family in a warm, inviting atmosphere at our beautifully designed barbecue area. Savor delicious meals, share stories under the open sky, and create lasting memories surrounded by nature's charm.



BREATHE. STRETCH. RENEW.

Reconnect with yourself in a peaceful yoga sanctuary.

Breathe deeply, stretch freely, and let go of stress as you practice mindfulness in a serene setting designed to calm the body and rejuvenate the mind.



WELL
BEING

YOGA AREA

**WORK
HARD
PLAY
HARD**



**"You miss 100%
of the shots
you don't take."**



TABLE TENNIS ROOM



CO-WORKING SPACE



KIDS PLAY AREA



SWIMMING POOL



INDOOR\
OUTDOOR GYM



MULTI-PURPOSE
COURT



YOGA ROOM



BARBECUE AREA



CO-WORKING SPACE



KIDS PLAY AREA



SWIMMING POOL



TABLE TENNIS



much more....



STEP INTO A WORLD OF ELEGANCE

Bask in the warmth of natural light that pours through expansive windows, illuminating every corner of your living space. Designed to balance modern aesthetics with inviting comfort, the living room becomes a sanctuary for relaxation, lively conversations, or peaceful evenings. Whether you're hosting guests or enjoying a quiet night in, this space effortlessly caters to your every mood.



MAIN LOBBY



MAIN LOBBY



CORRIDOR



LIVING ROOM



DINING AREA



KITCHEN



BEDROOM



FLOOR & UNIT PLANS

GLORIOUS

CENTRAL RESIDENCES

STUDIO

UNIT 206 | 306 | 406 TYPICAL FLOOR 2ND - 4TH

SUITE AREA

357.74 SQFT

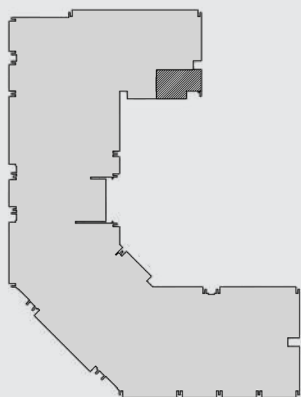
BALCONY AREA

98.66 SQFT

TOTAL AREA

456.40 SQFT

BUILDING PLAN



GLORIOUS

CENTRAL RESIDENCES

STUDIO

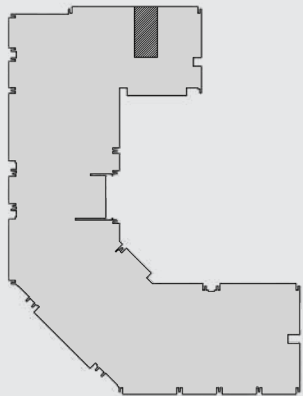
UNIT 209 | 309 | 409 TYPICAL FLOOR 2ND - 4TH

SUITE AREA
369.89 SQFT

BALCONY AREA
73.58 SQFT

TOTAL AREA
443.47 SQFT

BUILDING PLAN



GLORIOUS
CENTRAL RESIDENCES

1 BHK

UNIT
219 | 319 | 419

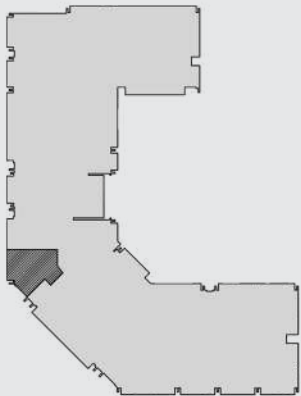
TYPICAL FLOOR
2ND - 4TH

SUITE AREA
640.86 SQFT

BALCONY AREA
102.52 SQFT

TOTAL AREA
743.38 SQFT

BUILDING PLAN



GLORIOUS
CENTRAL RESIDENCES

1 BHK

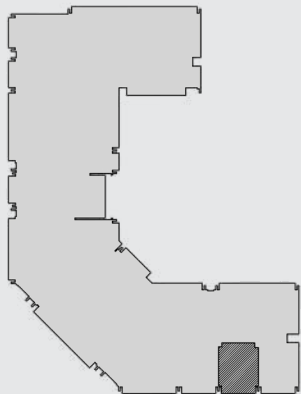
UNIT 224 | 324 | 424 TYPICAL FLOOR 2ND - 4TH

SUITE AREA
674.70 SQFT

BALCONY AREA
113.46 SQFT

TOTAL AREA
788.17 SQFT

BUILDING PLAN



GLORIOUS

CENTRAL RESIDENCES

1 BHK

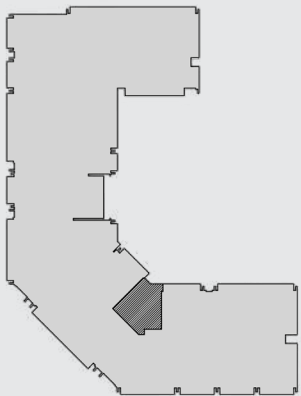
UNIT 229 | 329 | 429 TYPICAL FLOOR 2ND - 4TH

SUITE AREA
639.59 SQFT

BALCONY AREA
84.48 SQFT

TOTAL AREA
724.07 SQFT

BUILDING PLAN



GLORIOUS
CENTRAL RESIDENCES

2 BHK

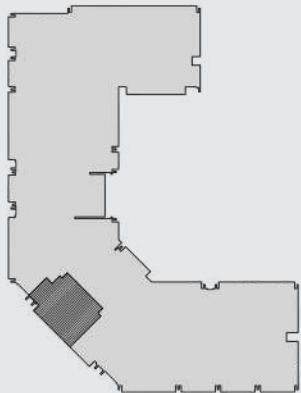
UNIT 220 | 320 | 420 TYPICAL FLOOR 2ND - 4TH

SUITE AREA
1040.77 SQFT

BALCONY AREA
173.11 SQFT

TOTAL AREA
1213.88 SQFT

BUILDING PLAN



GLORIOUS
CENTRAL RESIDENCES

2 BHK

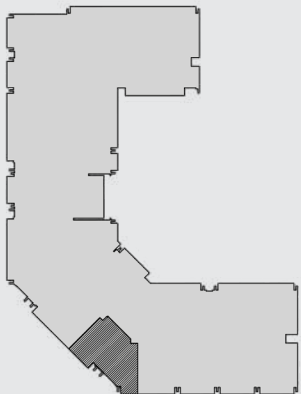
UNIT 221 | 321 | 241
TYPICAL FLOOR 2ND - 4TH

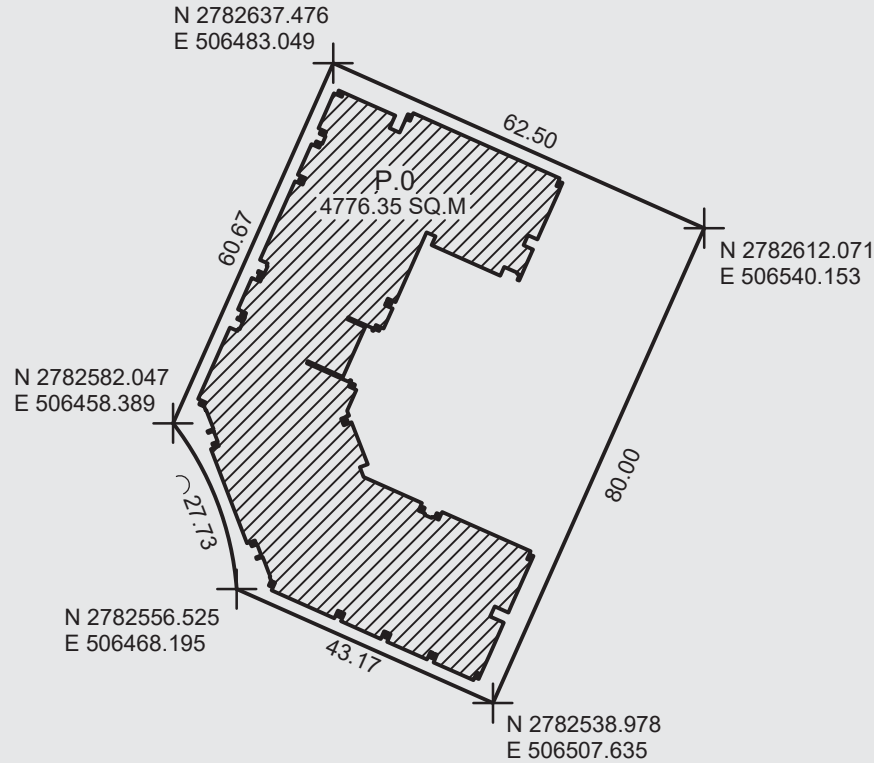
SUITE AREA
1081.17 SQFT

BALCONY AREA
148.24 SQFT

TOTAL AREA
1229.41 SQFT

BUILDING PLAN





Total Building Common Area = 11,365.43 Sq.M. (122,336 Sq.Ft.)
Total Building Land Common Area = 904.85 Sq.M. (9,740 Sq.Ft.)

SITE PLAN

SCALE: 1:800

CAR PARKING SUMMARY	
Handicapped bays	03
Visitors bays	03
Extra car parking	22
Allocated bays	151
Total bays	179

STORE ROOM SUMMARY	
Allocated on title	00
In common area	00
Extra store rooms	00
Total store rooms	00

Note : This Common Area plan prepared theoretically as per the developer data for Oqood purpose only.

PLOT NO: -	-	-	رقم القطعة:
(00)			المنطقة: -
BLOCK: -	(00)		
TOTAL AREA: -	SQ.M	(- SQ.FT)	مجموع المساحة:
متر مربع (-) قدم مربع			
SITE PLAN: -	DATED: -		
SUBDIVIDED FROM: -			
PLOT REFERENCE:-			
DATED: -			

KEY LOCATION

PROJECT NAME: -
PREPARED BY: DIGITAL REALITY FZ L.L.C (REF:2608)
SURVEY STATUS: NO
DATED: -
ISSUED ON: 06/07/2024
BLDG. NAME & NO: -
SHEET 01 OF 09

BUILDING COMMON AREA SITE PLAN

LD APPROVAL:

DRAFT 10.07.2024

DIRECTOR

Fact Sheet

Development type: Freehold

Plot Size: 51,430.50 Sqft

Total number of units: 151

Studio: 60

1 Bedroom units: 81

2 Bedroom units: 10

Floors: G+P+5

Expected Building Completion Certificate: June 2025

Proposed handover start date: 01/09/2025

Saleable area: 103,005 Sqft.

Common area: 11,365.43 Sqft.

Project Contractor: City Nights Contracting LLC

Project Consultant: Design House Engineering Consultancy

Sales Agent: Lavinia Properties LLC

Metro Connectivity: Blue Line expected in 2–3 years