

REAL ESTATE

R • EVOLUTION

DEVELOPER

المنارة

DUBAI

BY R • EVOLUTION

FACT SHEET

عقار

DUBAI

BY R•EVOLUTION

| | |
|------------------------------|-------------------------------|
| Developer: | R.EVOLUTION |
| Building Specification: | B+G+3P+19 |
| Plot Size: | 37,284 sq. ft. (3,464 sq. m.) |
| Architect: | OPEN AD |
| Lead Design Consultant: | BSBG |
| Interior Design Consultants: | OPAAL |
| Marketing Consultant: | BRASH |
| Cost Consultant: | OMNIUM |
| PR & Communication: | ASDAA |



| | |
|----------------|-----------------------------|
| Total Units | 50 and 2 penthouses |
| Starting Price | AED 10.8 M |
| Size Range | 3,064 sq ft to 16,256 sq ft |
| Parking Spaces | 142 (2.5m x 5.5m) |

| TYPE | NUMBER OF UNITS | PARKING PER UNIT |
|---------------------|-----------------|---|
| 2-Bedroom | 19 | 2 |
| 3-Bedroom | 22 | 2 parking spaces for lower floor units & 3 parking spaces for higher floor united (10+) |
| 4-Bedroom | 5 | 3 |
| 5-Bedroom | 4 | 4 |
| 5-Bedroom Penthouse | 2 | 4 |



AMENITIES

Ground Floor:

- Private drop off
- Private service, deliveries entrance and elevator
- Outdoor lounge seating
- Outdoor waterfall
- Grand natural timber entry door
- Natural stones and decorative plasterwork
- Welcoming double volume reception
- Cozy and diverse seating areas and typologies, including a lounge in the treehouse.
- Diverse collection of thoughtfully curated books
- Private service and deliveries entrance and elevator
- 24/7 concierge service only for our residents

Amenities Floor:

- A 25m infinity-pool and children's pool
- A crystal garden
- Pool deck with private loungers
- Sunken built-in seating
- Secret view through a captivating, built-in lounge
- Outdoor bar
- Changing rooms
- A clubhouse featuring a private chef with an open chef's kitchen and fully fitted catering kitchen, private dining, work and meeting rooms, library and music lounge. All spaces to be multifunctional and adaptable to personal events.

Parking:

- Ground and podium levels
- Drivers' lounge
- Open for natural ventilation to hanging gardens and views
- With seating areas, lounges, and quality lighting and finishes to accent the vehicles within
- EV charging stations
- Bicycle parking, bike pump and maintenance stand

- Spa with massage and treatment rooms, Hammam, Sauna, Experience Showers, Cold Plunge, Relaxation Lounge
- Salon – Hairdresser and a manicure/pedicure station
- Fitness club and yoga studio with luxury equipment from a sustainable and leading manufacturer, as well as an outdoor gym
- Open-air and indoor cinema
- A children's club with Montessori, and STEAM-led design and resources
- Outdoor playground and kids' workshop

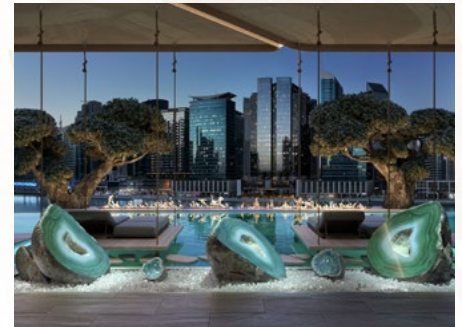


PAYMENT PLAN

| | | | |
|-------------------|-----------------------------|-----------------------------|------------------|
| 10% | 10% + 4% DLD | 10% | 5% |
| Booking | SPA Signing | 60 days from SPA | 90 days from SPA |
| 5% | 10% | 10% | 40% |
| 180 days from SPA | 40% construction completion | 60% construction completion | On completion |

UNITS

- 2, 3, 4 and 5-bed residential apartments (50 in total)
- 2 Luxury Penthouses
- Signature live edge wood unit entry door
- A soaring dining area with hammocks on the private terraces
- Private waterfalls and pools
- Focus on natural daylight and views
- Natural stone floors in living spaces and engineered wood flooring in bedrooms
- Fully customised and sustainably produced kitchen joinery
- Signature stone kitchen countertops
- European kitchen appliances with a high-energy rating
- European sanitaryware - bathtubs, walk-in showers, ample storage, signature stone accents
- Generous storage and service spaces
- Warm and bright colour tones throughout



BRANDS

- **Air Conditioning** – Premium international brand
- **Sanitary** - European Gessi or similar
- **Appliances** – European (Miele, Bosch, Siemens)

MATERIALS USED

- Timber flooring
- Natural Stone (Roman Travertine)
- Natural marble vanity unit feature walls

HOME AUTOMATION

- Apartment door entry
- Intercom lighting
- AC and provisions for curtain control with the ability to upgrade the system to user preferences at a later date

CEILING HEIGHT

- Apartment LEVEL 02-05
Average ceiling heights - 3.3m
- Apartment LEVEL 06-15
Average ceiling heights - 3.4m
- Apartment LEVEL 16-17
Average ceiling heights - 3.8m
- Apartment 18
Average ceiling heights - 4m
- Apartment 19
Average ceiling heights - 4.1m
- Lobby
Ceiling heights - 6.2m



SUSTAINABILITY



Health is a human right and our number one priority.

The most modern energy efficiency solutions for buildings will be used, especially in the HVAC segments. The building will be LEED PLATINUM, WELL CERTIFIED. Prioritizing health and safety in a post-COVID-19 world, R.evolution has developed a specialized health protection program: HealthProTech.

ENERGY STONES & VASTU SHASTRA

According to the recommendations of the specialists of Vāstu-Śāstras, 3,355 crystals corresponding to cardinal directions are placed throughout the building to filter and purify negative, aggressive energy, to attract and enhance positive energy, to harmonise the space for a happy, healthy and wealthy life.

AROMAS OF NATURE

Specially selected year-round flowering shrubs and trees are planted on the territory and placed on private terraces and in public spaces to fill the air with a subtle and exquisite aroma of nature.



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