

FACT SHEET



solen

RESIDENCE



JAMAL LIVING

solen
RESIDENCE

JAMAL
LIVING

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SOLENN RESIDENCE

*A quiet, yet elegant blend of thoughtful design,
and a lifestyle shaped by purpose and care.*



OVERVIEW

JAMAL LIVING



SOLENI RESIDENCE

BUILDING CONFIGURATION

- Ground Floor
- 2 Podium Levels
- 9 Residential Floors

FLOOR TO CEILING HEIGHTS

- Living Room: $\pm 3\text{m}$
- Bedroom: $\pm 2.9\text{m}$
- Kitchen: $\pm 2.4\text{m}$
- Bathroom: $\pm 2.4\text{m}$
- Corridor: $\pm 2.4\text{m}$

LOCATION

- Dubai Silicon Oasis, Dubai

PARKING

- 2 Levels of Covered Parking

UNIT TYPES

- 1, 2 & 3-Bedroom Apartments

OWNERSHIP

- Freehold

TOTAL RESIDENCES

- 87 thoughtfully crafted residences

FURNISHING

- Built-in wardrobes and kitchen appliances



OVERVIEW

AMENITIES



- **Infinity Pool:**

A temperature-controlled rooftop infinity pool with shaded lounge areas designed for relaxation and social moments.



- **Barbecue & Social Gathering Areas:**

Safe and shaded spaces created for families, featuring play zones and communal seating.



- **Private Cinema:**

An exclusive screening room designed for residents to enjoy movies in comfort and style.



- **Fully Equipped Fitness Center:**

A bright, contemporary gym fitted with state-of-the-art fitness equipment.



OVERVIEW

AMENITIES



- **Workspaces & Meeting Pods:**

Shared working hubs offering privacy, connectivity, and flexibility for modern lifestyles.



- **Clubhouse & Gaming Area:**

A vibrant social hub offering spaces for entertainment, and connection through leisure and play.



- **Lobby & Reception:**

A calm, welcoming entrance paired with dedicated concierge service, crafted to make every arrival feel effortless.



- **Building Services & Features:**

24/7 security, smart access control, centralized gas system, two levels of covered parking, green building (DSOA Certified), home automation system, balcony with every apartment.



LOCATION



JAMAL LIVING

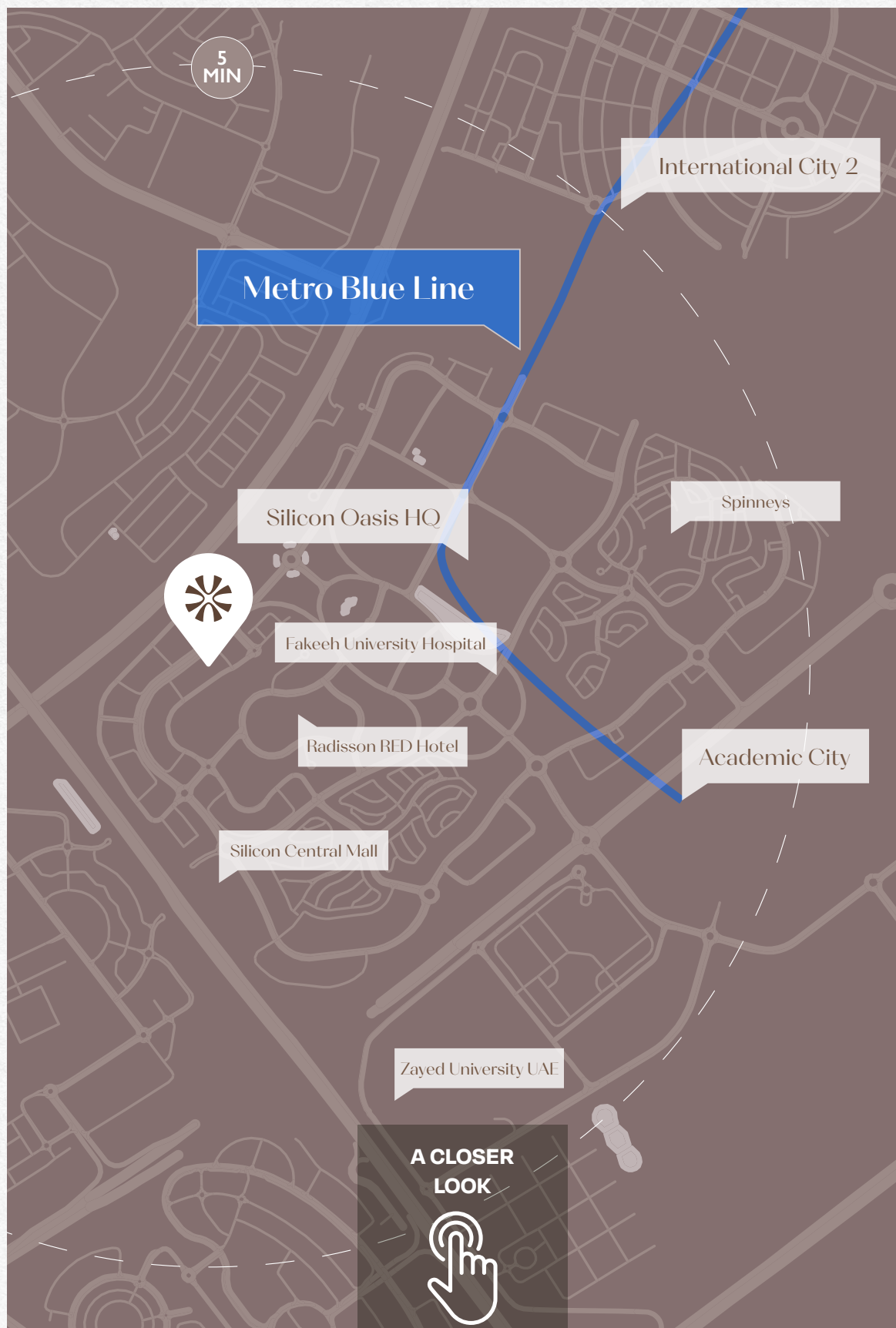
SOLEEN RESIDENCE

With direct connectivity to Sheikh Mohammed Bin Zayed Road and the upcoming Metro Blue Line, residents enjoy balanced city living with everyday convenience.

- 5 mins to Silicon Central Mall
- 5 mins to Fakeeh University Hospital
- 7 mins to Zayed University UAE
- 10 mins to Academic City
- 12 mins to Downtown Dubai
- 15 mins to DXB Airport



DUBAI SILICON OASIS



SIZE RANGE PER UNIT TYPE

1 Bedroom: 728 sq.ft to 872.31 sq.ft
2 Bedroom: 1,211 sq.ft to 1,902 sq.ft
3 Bedroom: 2,545 sq.ft to 3,054 sq.ft

NUMBER OF UNIT PER TYPE

1 Bedroom: 4 types
2 Bedroom: 3 types
3 Bedroom: 2 types

ANTICIPATED COMPLETION DATE

Q2 2027

A collection of modern residences
designed for light, flow, and balance.



WHY INVEST IN SOLEN?



JAMAL LIVING

SOLEEN RESIDENCE



PRIME LOCATION:

Perfectly positioned within Dubai Silicon Oasis, offering quick access to major highways and urban centers.



MODERN LIFESTYLE:

Designed for those who seek calmness, connectivity, and contemporary living.



BOUTIQUE COMFORT:

Natural materials, soft palettes, and smart features create a refined sense of ease.



HIGH RENTAL POTENTIAL:

A desirable address in a thriving education and tech community ensures long-term value.



FLEXIBLE PAYMENT PLAN:

10% on booking, 30% during construction, 60% on completion.



TRUSTED DEVELOPER:

Created by Jamal Living, a name synonymous with quality and architectural integrity.



UNIT FEATURES

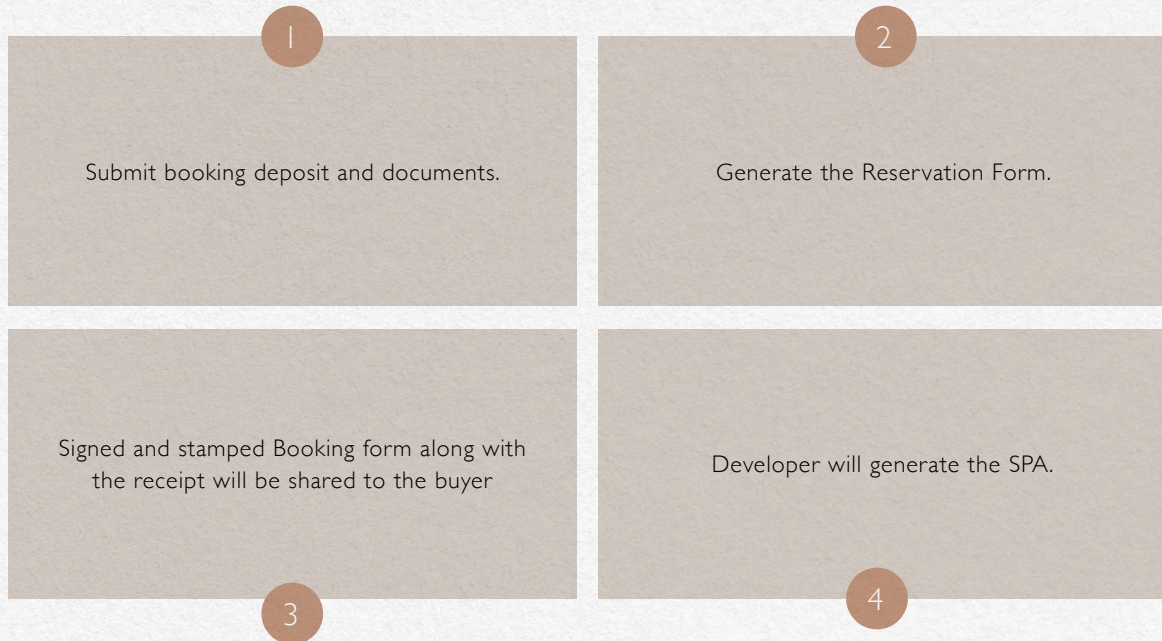


FEATURES

- **Smart-Home System:** Lighting, climate, and access control through integrated automation.
- **Finishes:** Beige stone, soft white, and burgundy accents for subtle warmth.
- **Flooring:** Porcelain tiles (120×120 cm, India origin) across living and bedroom areas
- **Walls & Paint:** Jotun Fenomastic, applied in sealer + putty + 3-coat finish.
- **Kitchen:** Fully fitted with built-in appliances by Teka or Elba, or Algor
- **Bathrooms:** Fixtures by Roca or Geberit or Grohe or Kohler with porcelain cladding.
- **Balconies:** Private outdoor spaces with GVT tiles and textured wall finishes.
- **Wardrobes & Storage:** Built-in wardrobes and concealed storage for seamless layouts.
- **Security Systems:** CCTV surveillance and smart access control.

BOOKING A UNIT

BOOKING STEPS



REQUIRED DOCUMENTS

- Down Payment
- Registration fees + Admin Fee
- Passport Copy
- Emirates ID Copy
- Visa Copy
- Signed KYC & CIF Form
- Proof of address
- Third Party Payment Due Diligence Form (If required)



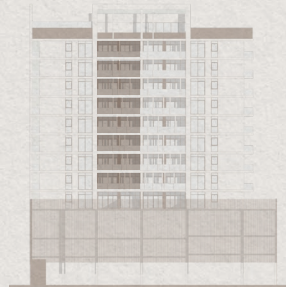
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FLOOR PLANS & UNIT TYPES

ONE BEDROOM / TYPE A



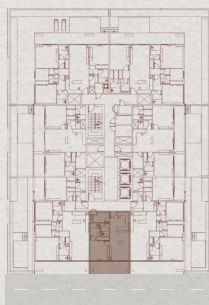
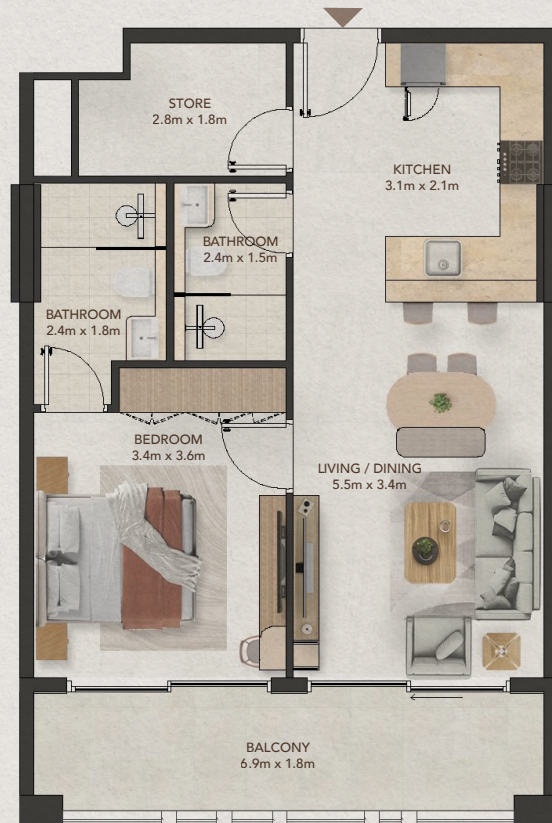
ROAD / COMMUNITY



Internal Living Area	664.46 ft ²	61.73 m ²
Outdoor Living Area	159.31 ft ²	14.80 m ²
Total Living Area	823.76 ft ²	76.53 m ²

All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are taken from the typical floor of the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations.

ONE BEDROOM / TYPE B



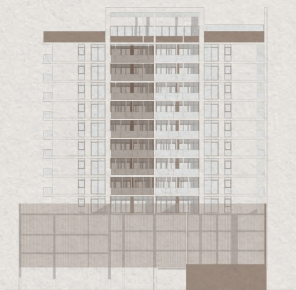
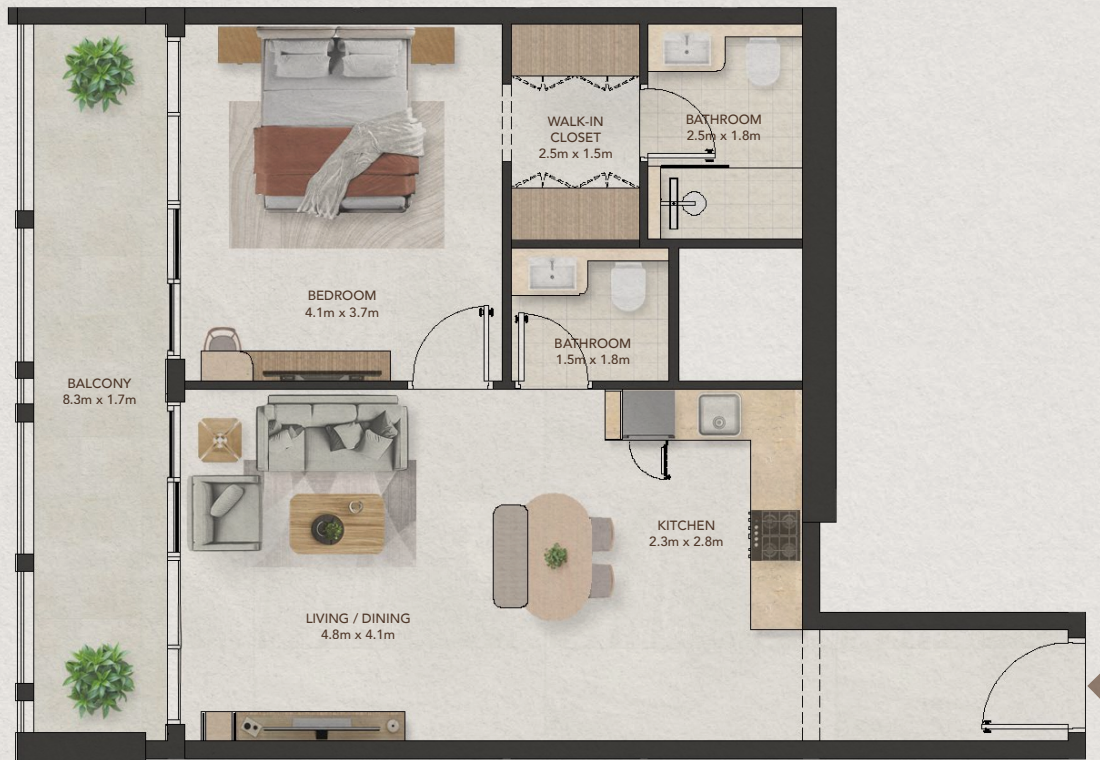
ROAD / COMMUNITY



Internal Living Area	660.26 ft ²	61.34 m ²
Outdoor Living Area	133.15 ft ²	12.37 m ²
Total Living Area	793.41 ft ²	73.71 m ²

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ONE BEDROOM / TYPE C



ROAD / COMMUNITY

Internal Living Area	713.00 ft ²	66.24 m ²
Outdoor Living Area	159.31 ft ²	14.80 m ²
Total Living Area	872.31 ft ²	81.04 m ²

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ONE BEDROOM / TYPE D



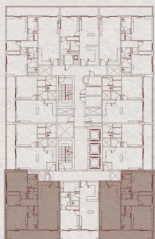
ROAD / COMMUNITY



Internal Living Area	594.92 ft ²	55.27 m ²
Outdoor Living Area	133.15 ft ²	12.37 m ²
Total Living Area	728.07 ft ²	67.64 m ²

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TWO BEDROOM /TYPE A



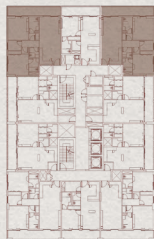
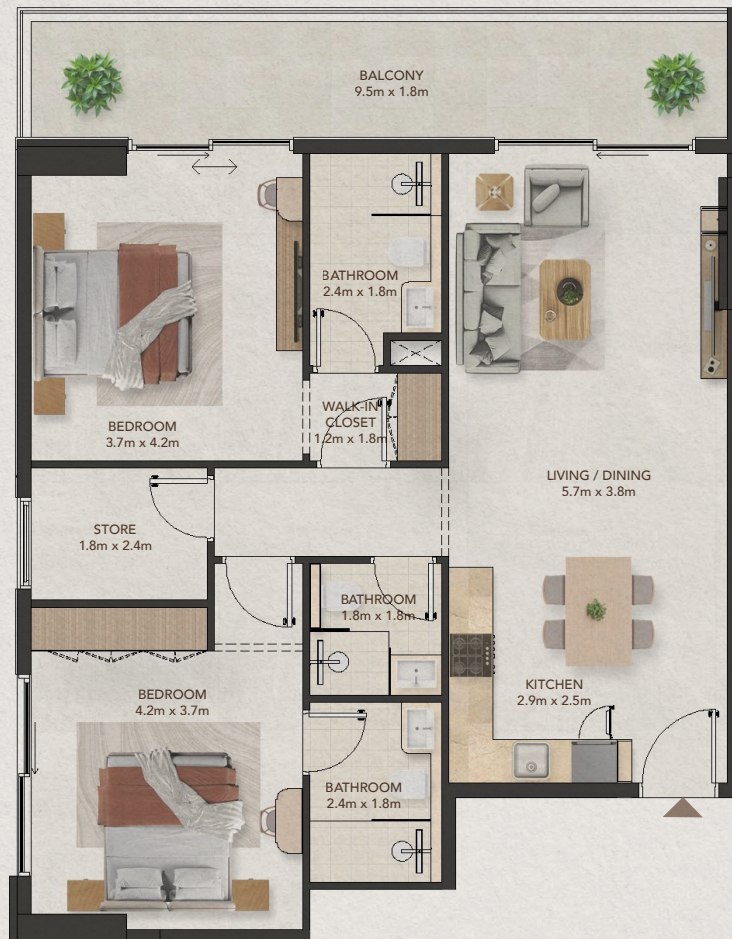
ROAD / COMMUNITY



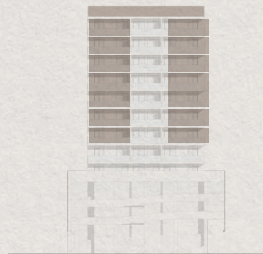
Internal Living Area	1028.06 ft ²	95.51 m ²
Outdoor Living Area	183.85 ft ²	17.08 m ²
Total Living Area	1211.91 ft ²	112.59 m ²

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TWO BEDROOM / TYPE B



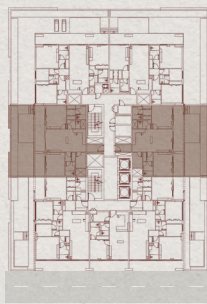
ROAD / COMMUNITY



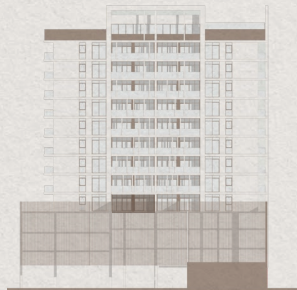
Internal Living Area	1025.15 ft ²	95.24 m ²
Outdoor Living Area	188.48 ft ²	17.51 m ²
Total Living Area	1213.63 ft ²	112.75 m ²

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TWO BEDROOM / TYPE C



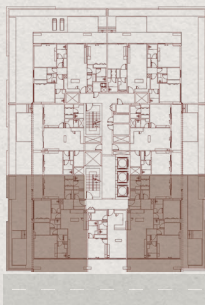
ROAD / COMMUNITY



Internal Living Area	1037.86 ft ²	96.42 m ²
Outdoor Living Area	864.66 ft ²	80.33 m ²
Total Living Area	1902.52 ft ²	176.75 m ²

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THREE BEDROOM + MAID / TYPE A



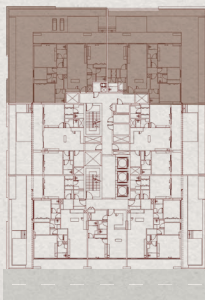
ROAD / COMMUNITY



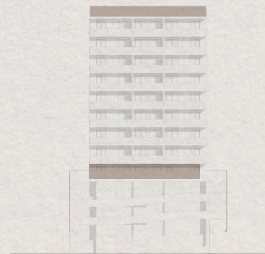
Internal Living Area	1457.11 ft ²	135.37 m ²
Outdoor Living Area	1088.45 ft ²	101.12 m ²
Total Living Area	2545.56 ft ²	236.49 m ²

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THREE BEDROOM + MAID / TYPE B



ROAD / COMMUNITY



Internal Living Area	1312.87 ft ²	121.97 m ²
Outdoor Living Area	1741.39 ft ²	161.78 m ²
Total Living Area	3054.26 ft ²	283.75 m ²

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ABOUT
JAMAL LIVING



30+ years
of collective industry expertise

20+
completed and ongoing
developments across Dubai

1,200+
residential and commercial
units delivered

25,000 sqm+
of built-up area across key
locations

98%
on-time project
completion rate

100%
compliance with Dubai's
green building regulations

Zero
major defects post-handover
in the past 5 years

90% +
client retention and
referral rate



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RESIDENCE