



TODAY IS JUST THE BEGINNING

اليوم هو مجرد البداية



DUBAI HILLS ESTATE

دبي هيلز استيت



WHERE LIFE IS EXTRAORDINARY

حيث تجد نمط الحياة المذهل

يمتد مشروع "دبي هيلز" استيطان على مساحة ٢٦٨٧ فدانًا وهو عبارة عن مشروع متعدد الأغراض تم التخطيط له بشكل شامل ليشكل جزءاً متكاملاً من مدينة محمد بن راشد. ويجسد هذا المشروع رؤية صاحب السمو الشيخ محمد بن راشد آل مكتوم بشأن تحويل دبي إلى مدينة بارزة إلى أفضل المدن في العالم من حيث العمل والحياة والازدهار.

يموّقه الممّيز بين شارع الخيل وجنوب شرق ووسط مدينة دبي. يقدم هذا المجتمع السكّني الجديد بيئة مثالية للعائلات حيث يتميّز بوجود حديقة مركبة واسعة ومجمّعات سكنية ومراكمز ضيافة ومتاجر تجزئة ومراكمز مدينة. إنه بالفعل مشروع يعزّز الحياة الإجتماعية على مقرّبة من قلب مدينة دبي النابض.

Dubai Hills Estate is a 2687-acre, master planned, mixed-use development which forms an integral part of Mohammed Bin Rashid City. It embodies His Highness's vision of Dubai becoming a landmark city, among the best in the world to live, work and thrive in.

Situated on Al Khail Road and south-east of Downtown Dubai, this new community offers a perfect environment for family life and is anchored by a vast central park and residential, hospitality, retail and civic complexes; a home that promotes community living in proximity to the heart of Dubai.

SO MUCH
TO ENJOY

الكثير من المتعة

- 11 million sq. metres
- 12 minutes drive from Downtown Dubai
- More than 2,000 villas
- More than 20,000 apartments
- Villas from 4,500 - 30,000 sq. feet
- 18-hole golf course
- 14 tennis courts
- 4 schools
- 45 km of nature trails
- 2 hotels & resort
- Rail and metrolinks offering connectivity to the development

- ١١ مليون متر مربع
- يبعد مسافة ١٢ دقيقة بالسيارة عن "وسط مدينة دبي"
- أكثر من ٢,٠٠٠ فيلا
- أكثر من ٢٠,٠٠٠ شقة سكنية
- مساحة الفلل تتراوح بين ٤,٥٠٠ - ٣٠,٠٠٠ قدم مربع
- ملعب جولف يضم ١٨ حفرة
- ١٤ ملعب تنس
- ٤ مدارس
- ٤٥ كم من المناظر الطبيعية
- فندقان ومنتجع
- شبكة حديثة وخط مترو لصمان اتصال المشروع بالوسط الخارجي



- 01 - Community Park
- 02 - Regional Park
- 03 - Golf Club
- 04 - Golf Academy
- 05 - Driving Range
- 06 - Tennis Academy
- 07 - Schools
- 08 - Hotels
- 09 - Juma Mosque
- 10 - Metro Station
- 11 - Townhouse Community
- 12 - Townhome Community
- 13 - Private Hospital
- 14 - Government Hospital
- 15 - Civil Defence
- 16 - Police
- 17 - Community Retail
- 18 - Golf Villas
- 19 - Golf Apartments
- 20 - Business Park



ACACIA
أكاسيا



AN OASIS OF CALM AND TRANQUILITY

يبعد المكان بضع دقائق فقط بالسيارة عن "وسط مدينة دبي" حيث مراكز الأعمال والمال وتجارة التجزئة، ويعتبر "أكاسيا" الملاذ الأكثـر رفاهية في "دبي هيلز استيت".

يقدم لكم هذا المجمع تشكيلاً مختارة ومصممة بعناية من الشقق السكنية التي تحوي غرفة نوم واحدة أو عدة غرف نوم يصل عددها إلى ثلاث غرف، مع مساحات واسعة في الهواء الطلق تصفى الأشجار على جوانبها وتحيط بالمدارس والمتجار ومركز الرعاية الصحية والمرافق الرياضية والاجتماعية التي تهدف إلى تلبية جميع احتياجاتكم. تم التخطيط لهذا المشروع بدقة لا متناهية وسيجري تنفيذه على يد الخبراء.

Mere minutes' drive from bustling Downtown Dubai with its business, financial and retail emporia, Acacia is a haven of luxury living within Dubai Hills Estate.

The complex offers you a dazzling array of perfectly proportioned one-to-three bedroom homes and wide-open, tree-lined spaces clustered around schools, stores, healthcare, sports and community provisions that will cradle your every need. Everything has been meticulously planned and executed by experts. You needn't worry about a thing.

THIS IS WHERE YOU BELONG

هنا تشعر بالانتماء

تنتظركم ساعات من المتعة التي لا تنسى في "اكاسيا". حيث الممرات التي تترافق عليها واجهات المتاجر الجذابة والمطاعم والتي تنتهي بمساحات خضراء هادئة وخلابة تبث فيها أصوات العصافير الحية.

ما عليكم سوى الخروج والتمتع بالجمال الملهem.

Hours of unforgettable enjoyment lie in wait at Acacia, where buzzing walkways lined with tempting shop windows and inviting restaurants melt into beautiful, serene parkland spaces alive with birdsong.

Simply step outside, and be inspired.





A QUALITY OF LIFE
YOUR FAMILY DESERVES

أرقى مستويات الحياة التي تتمناها لعائلتك



DISCOVER THE LUXURY OF TIME

اكتشف متعة الوقت

استعدوا جميع الأوقات الصالحة في المواصلات بفضل اتصال المجمع

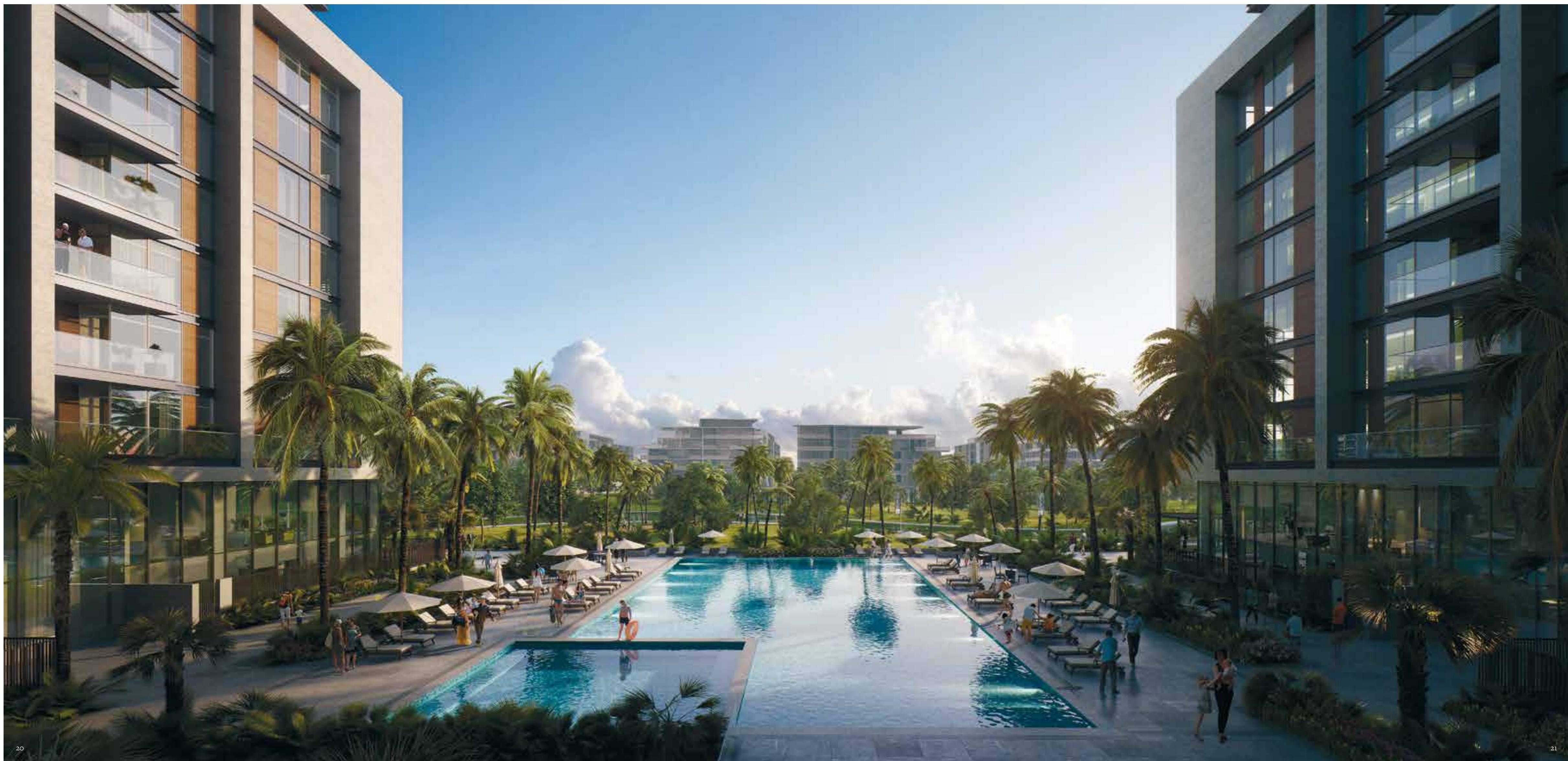
مباشرةً بمطار آل مكتوم الدولي عبر خطوط المترو الجديدة. بالإضافة إلى أنه يبعد ٢٤ دقيقة فقط بالسيارة عن "وسط مدينة دبي". وهذا ما يجعل وجهاتكم المختلفة، سواء العمل أو الترفيه متصلة بشكل أقرب ومنفصلة في الوقت ذاته لحياة أكثر هدوءاً وبساطة.

تستفيد "اكاسيا" من موقعها في وسط المدينة لجعلكم أكثر قرباً من وجهاتكم المفضلة.

Take back that precious time so often wasted in transit.

Directly linked to Al Maktoum International Airport by the new metrolines, and just 12 minutes drive away from Downtown Dubai, your worlds of work and play become more closely connected yet remain serenely separate.

By virtue of its impeccable location in the heart of our city, Acacia brings you closer to what matters most.





BUILT FOR MODERN LIFE

مشروع يتماشى مع
أساليب الحياة العصرية

يضم مجمع "اكاسيا" شققاً سكنية بغرفة نوم واحدة أو غرفتين أو ثلاثة غرف مع شرفات واسعة في الهواء الطلق في كل من هذه الشقق.

تم تنفيذ الخطوط الجميلة والواحصة المعالم للمبنى باستخدام مواد عالية الجودة، ويعززها تصميم فائق العصرية وتفاصيل تقنية عالية التطور تشمل جميع المجالات. وقد عبر هذا المشروع عن الرؤية الطموحة والمساعية إلى الكمال لشركة إعمار العقارية.

Acacia offers one, two or three bedroom apartments, all with delightfully spacious outdoor balconies.

The building's beautiful, clean lines are executed in only the highest-quality materials, enhanced by ultra-modern design and technological details in every interior. The development showcases Emaar Properties' consistently uncompromising vision to perfection.

INVEST IN WHAT MATTERS MOST

استثمر فيما يهمك حقاً

يؤمن "أكاسيا" بيئة آمنة وخدمات تعليمية عالمية المستوى تلبي طموحات وحاجات أي عائلة.

وتتميز مساحاتنا الواسعة المفتوحة على الهواء الطلق باعطائها فرصة للأطفال للخروج والتعلم مثل اللعب بالطائرة الورقية تحت أشعة الشمس أو الترافق بالماء في حوض السباحة المخصص للأطفال أو ركوب الدراجات.

يقدم لكم "أكاسيا بارك هايتز" المكان المناسب لممارسة الأنشطة سواءً كنتم تريدون الاستمتاع بنزهة مسائية هادئة أو جري صباحي سريع.

نادي دبي هيلز للجولف مؤلف من 18 حفرة، يمكّنكم الإستمتاع أيضاً بنادي دبي للبولو والفروسية الذي يقع على مقررة من أكاديمية التنس وملاعب كرة القدم.

Acacia provides a safe, secure environment and world-class educational services to meet your family's needs and more.

Our wide, open spaces set your little ones free to learn and play; flying kites in the dappled sunshine, splashing and swimming in the dedicated children's pool, navigating new routes on their bikes through the grass.

Whether it's a gentle evening's walk or a morning's run, Acacia has room for you to move.

Dubai Hills Golf Club offers an 18 hole championship. You can also benefit from the nearby Dubai Polo and Equestrian Club, Tennis Academy and the football pitch at Village Park.





YOUR OWN
PRIVATE PARADISE

جنتك الخاصة











FLOORPLANS
مخطط الطابق

1 BEDROOM - T1

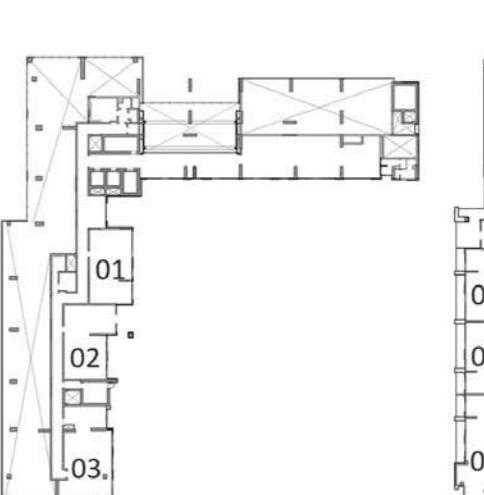
BLOCK A

LEVELS	UNITS
01	A-108, A-109
02	A-208, A-213, A-214
03	A-308

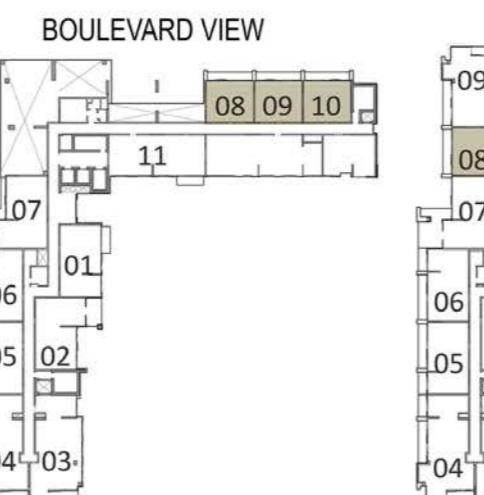
SUITE AREA
665 Sq.ft. / 61.8 Sq.m.
TERRACE AREA
129 Sq.ft. / 12 Sq.m.
TOTAL AREA
794.2 Sq.ft. / 73.79 Sq.m.

LEVELS	UNITS
01	A-110
02	A-215

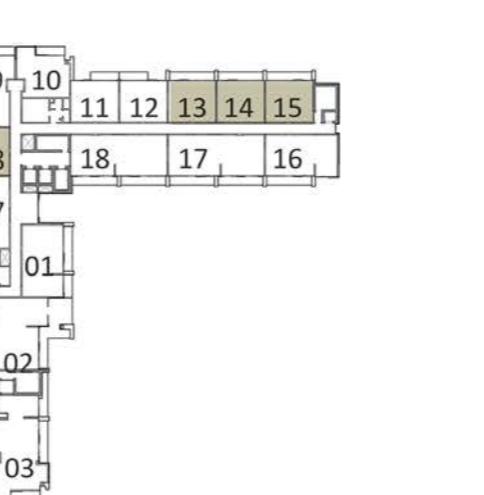
SUITE AREA
671 Sq.ft. / 62.37 Sq.m.
TERRACE AREA
129 Sq.ft. / 12 Sq.m.
TOTAL AREA
800 Sq.ft. / 74.37 Sq.m.



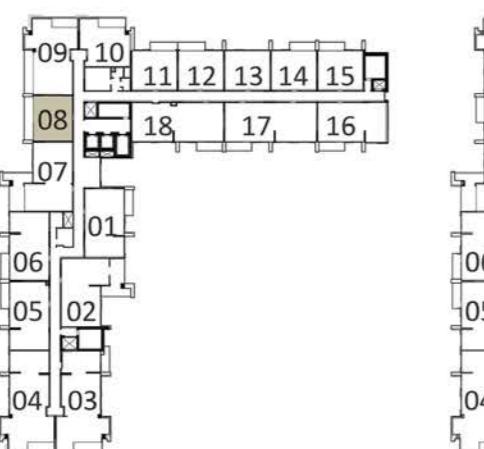
Level 00



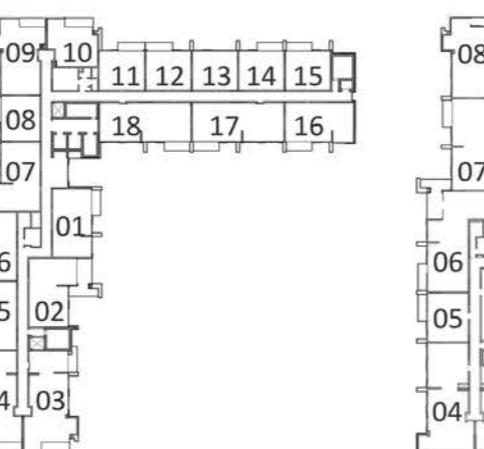
Level 01



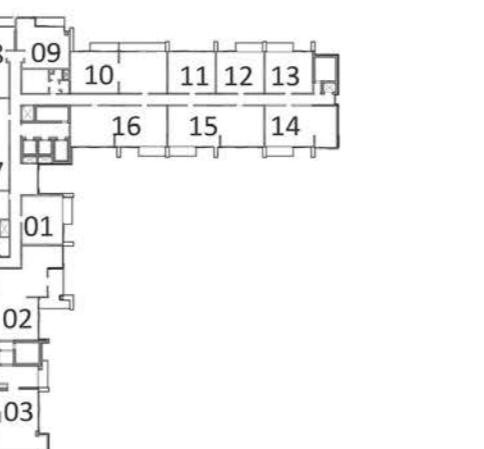
Level 02



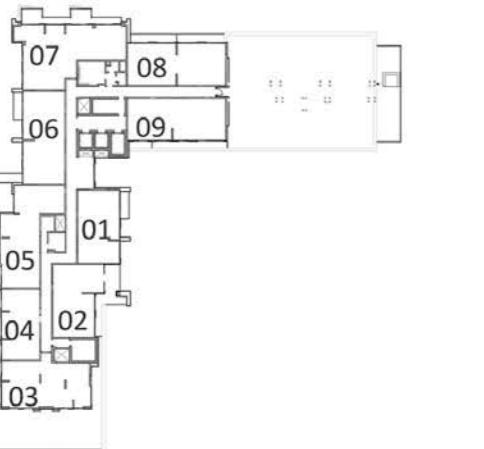
Level 03



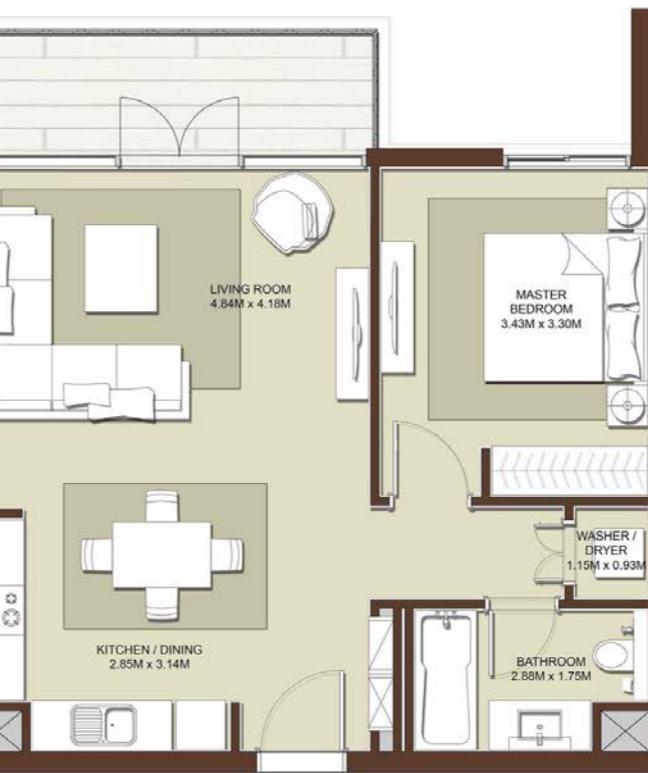
Levels 04-07



Level 08



Level 09



1 BEDROOM - T1

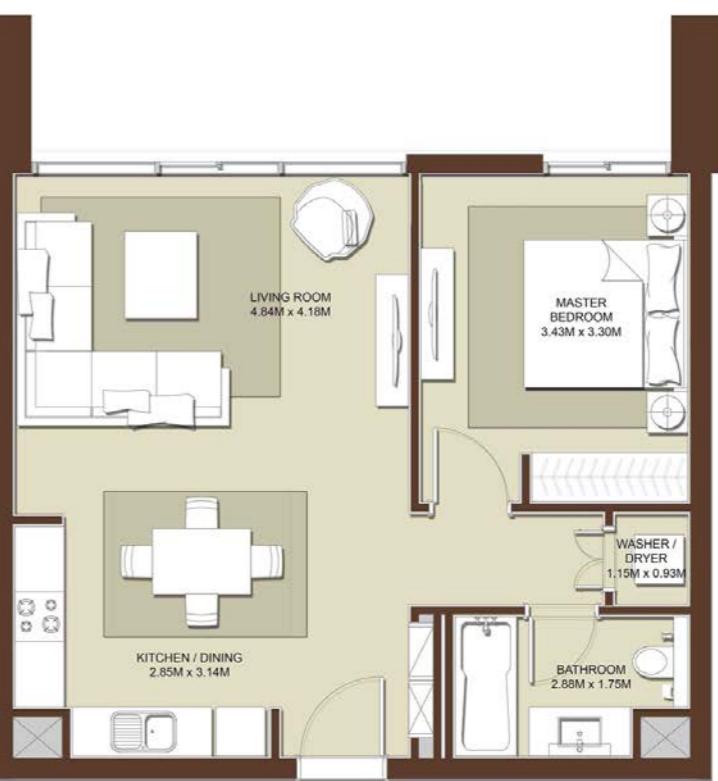
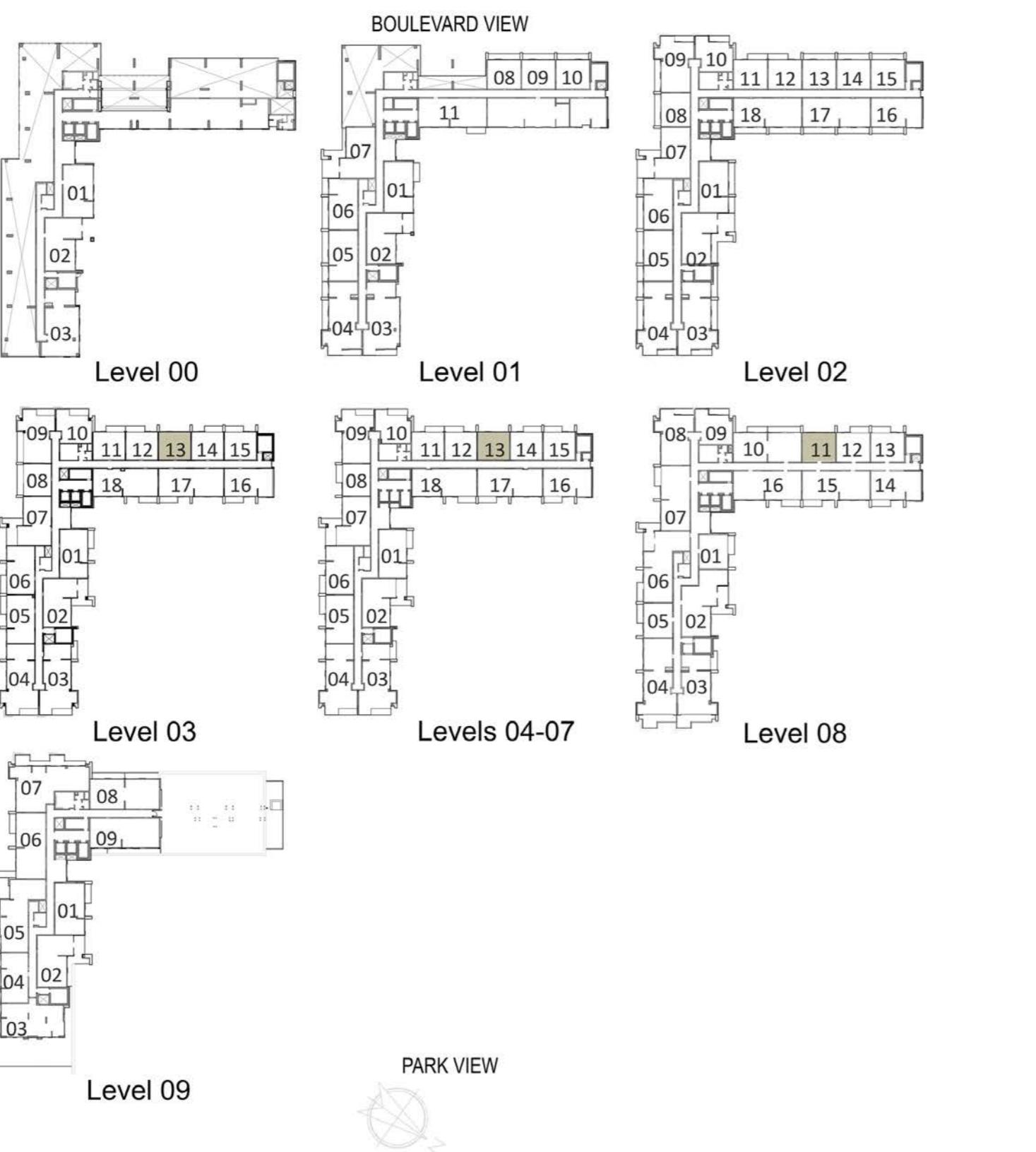
BLOCK A

LEVELS	UNITS
03	A-313
04	A-413
05	A-513
06	A-613
07	A-713
08	A-811

SUITE AREA
665 Sq.ft. / 61.8 Sq.m.

TERRACE AREA
0 Sq.ft. / 0 Sq.m.

TOTAL AREA
665 Sq.ft. / 61.8 Sq.m.



1 BEDROOM - T3

BLOCK A

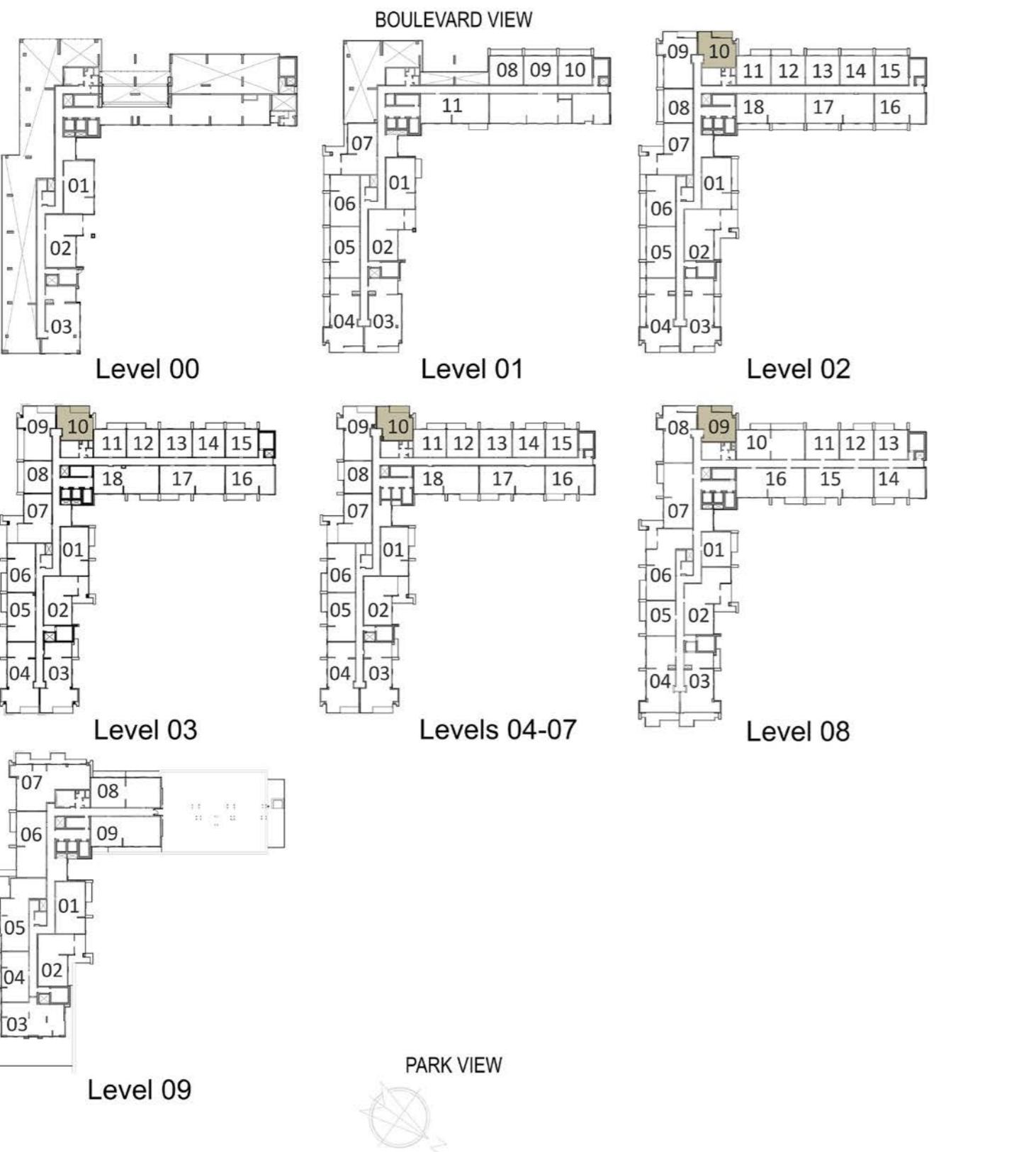
LEVELS	UNITS
02	A-210
03	A-310
04	A-410
05	A-510
06	A-610
07	A-710
08	A-809

SUITE AREA
738 Sq.ft. / 68.63 Sq.m.

TERRACE AREA
87 Sq.ft. / 8.09 Sq.m.

TOTAL AREA
825 Sq.ft. / 76.73 Sq.m.

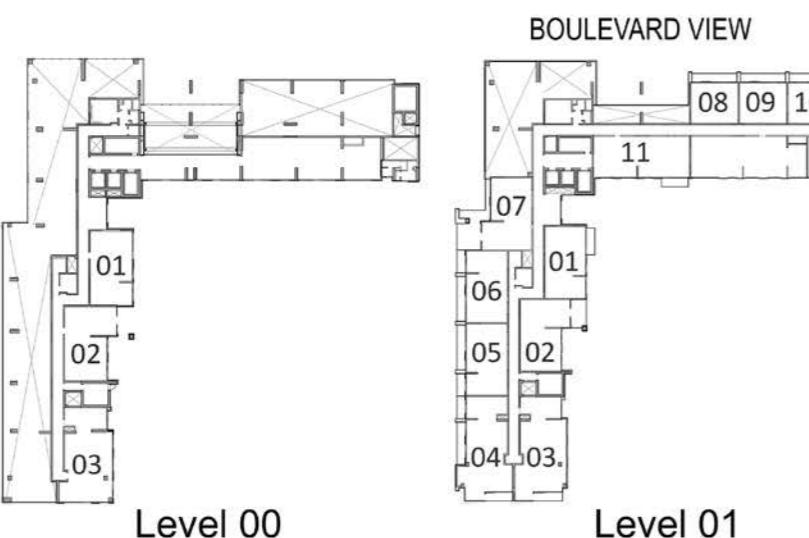
BOULEVARD VIEW



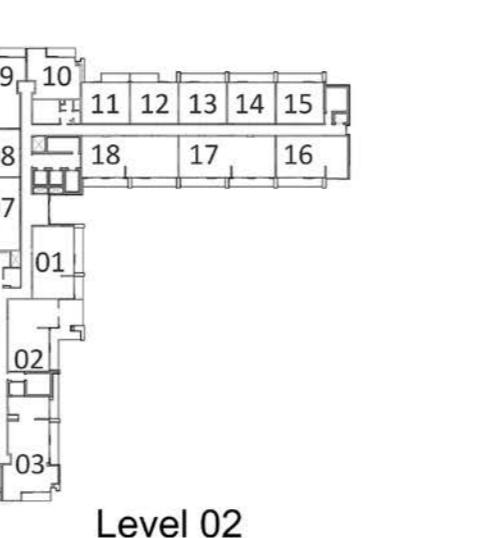
ACACIA



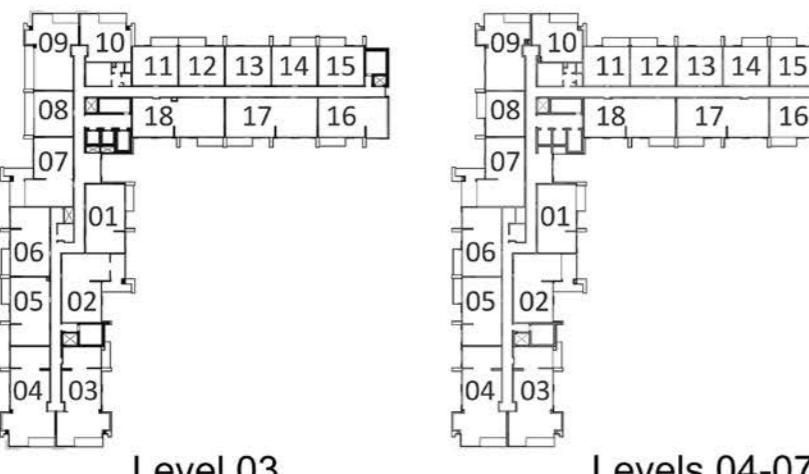
1 BEDROOM - T4	
BLOCK A	
LEVELS	UNITS
08	A-801
SUITE AREA	683 Sq.ft. / 63.43 Sq.m.
TERRACE AREA	77 Sq.ft. / 7.18 Sq.m.
TOTAL AREA	760 Sq.ft. / 70.61 Sq.m.
LEVELS	UNITS
08	A-805
SUITE AREA	682 Sq.ft. / 63.38 Sq.m.
TERRACE AREA	79 Sq.ft. / 7.30 Sq.m.
TOTAL AREA	761 Sq.ft. / 70.68 Sq.m.



Level 00

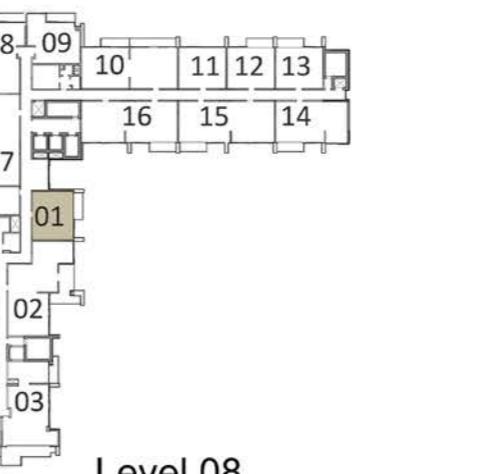


Level 01

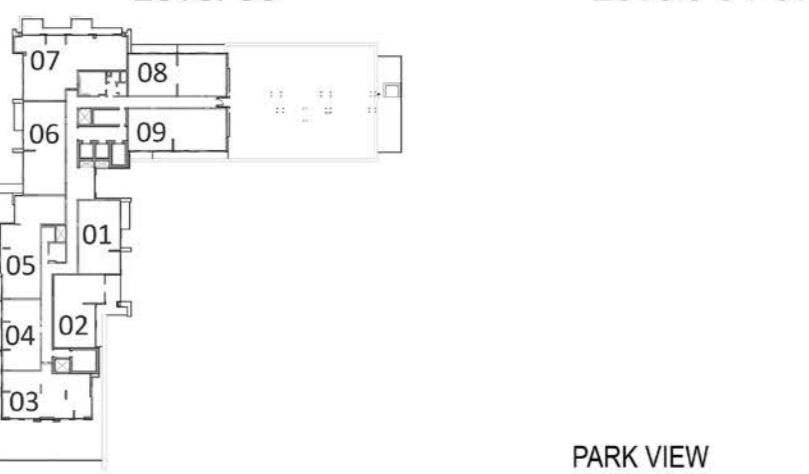


Level 03

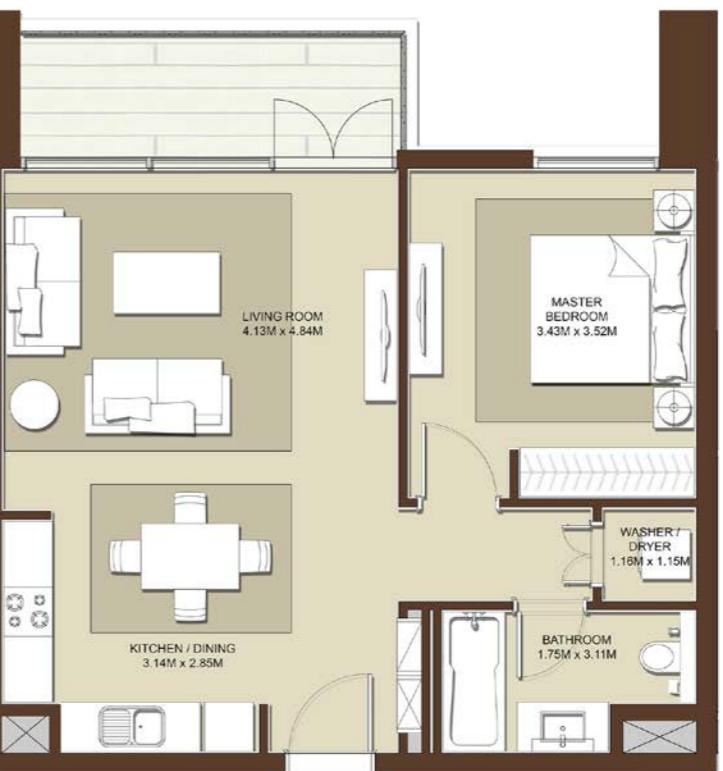
Levels 04-07



Level 08



Level 09



2 BEDROOM - T1

BLOCK A

LEVELS	UNITS
01	A-105, A-106
02	A-201, A-205, A-206

SUITE AREA
993 Sq.ft. / 92.31 Sq.m.

TERRACE AREA
195 Sq.ft. / 18.07 Sq.m.

TOTAL AREA
1187 Sq.ft. / 110.38 Sq.m.

LEVELS	UNITS
02	A-216

SUITE AREA
994 Sq.ft. / 92.41 Sq.m.

TERRACE AREA
129 Sq.ft. / 12 Sq.m.

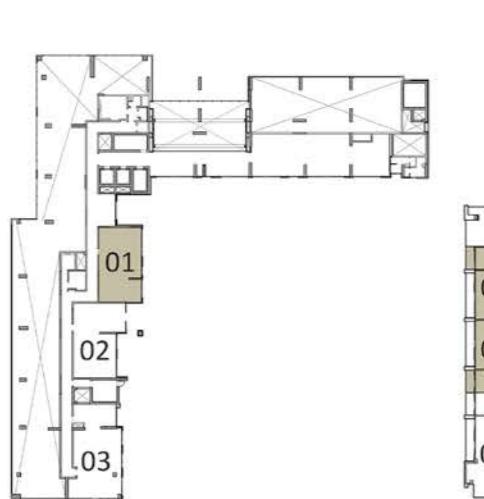
TOTAL AREA
1124 Sq.ft. / 104.41 Sq.m.

LEVELS	UNITS
00	A-001

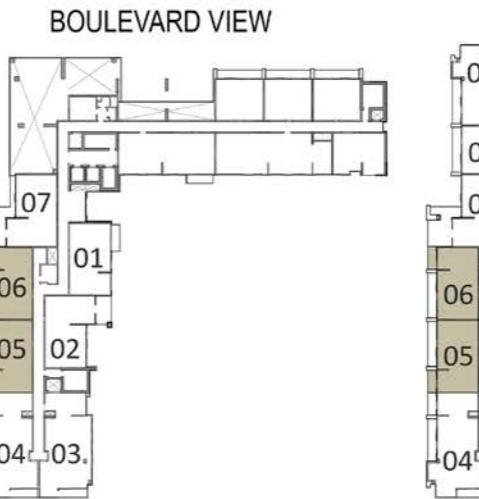
SUITE AREA
995 Sq.ft. / 92.46 Sq.m.

TERRACE AREA
671 Sq.ft. / 62.43 Sq.m.

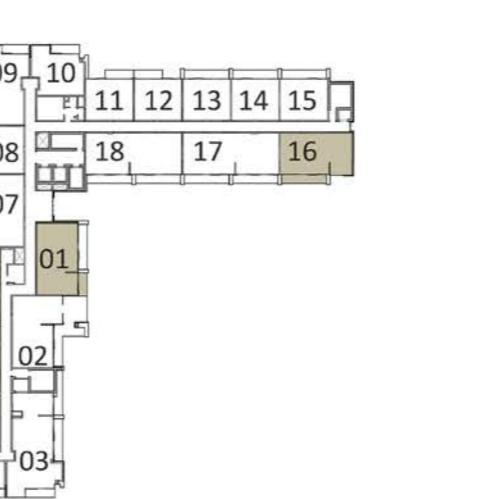
TOTAL AREA
1667 Sq.ft. / 154.89 Sq.m.



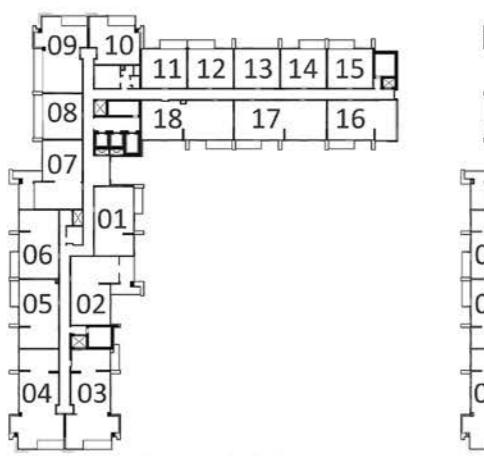
Level 00



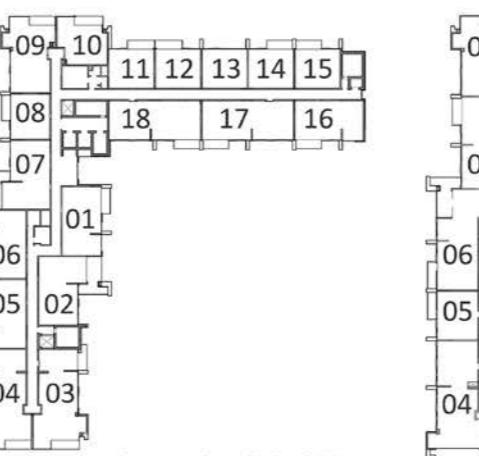
Level 01



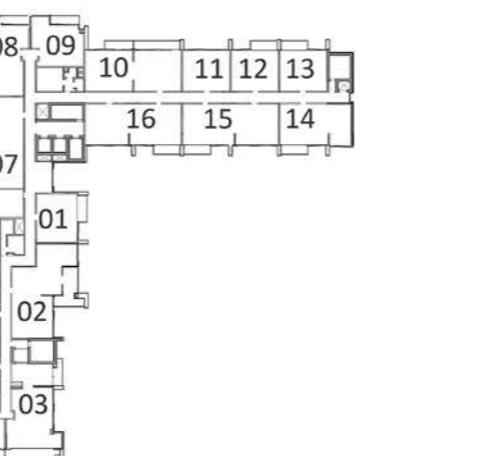
Level 02



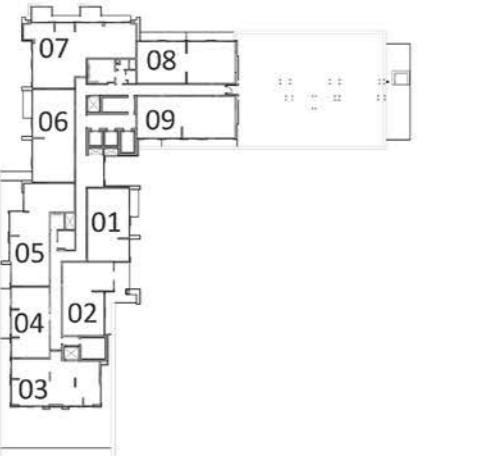
Level 03



Levels 04-07



Level 08



Level 09



PARK VIEW

1. All dimensions are in imperial and metric, and measured to structural elements and exclude wall finishes and construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.

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2 BEDROOM - T1B

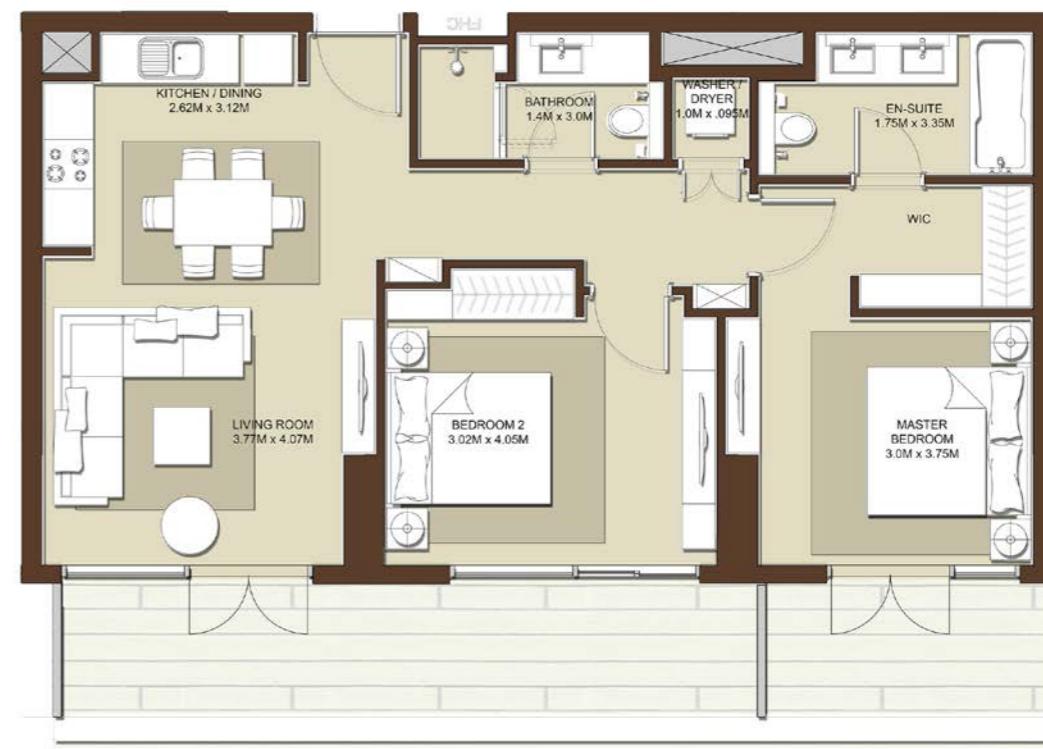
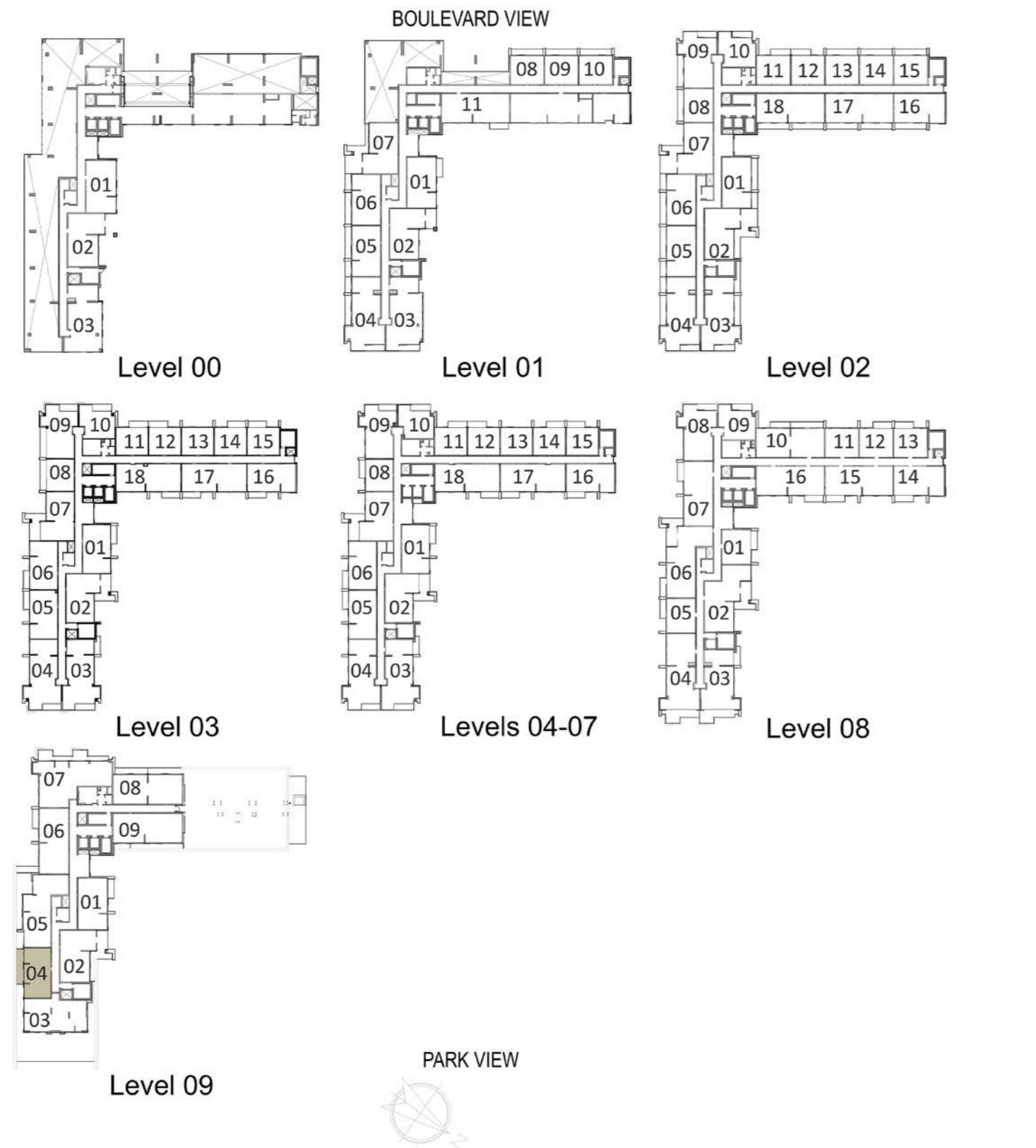
BLOCK A

LEVELS	UNITS
09	A-904

SUITE AREA
878 Sq.ft. / 81.58 Sq.m.

TERRACE AREA
271 Sq.ft. / 25.14 Sq.m.

TOTAL AREA
1149 Sq.ft. / 106.72 Sq.m.



2 BEDROOM - T2

BLOCK A

LEVELS	UNITS
03	A-302, A-307
04	A-402, A-407
05	A-502, A-507
06	A-602, A-607
07	A-702, A-707

SUITE AREA
1084 Sq.ft. / 100.75 Sq.m.

TERRACE AREA
247 Sq.ft. / 23.01 Sq.m.

LEVELS	UNITS
00	A-002
SUITE AREA	
1088	Sq.ft. / 101.09 Sq.m.

TERRACE AREA
734 Sq.ft. / 68.19 Sq.m.

TOTAL AREA
1822 Sq.ft. / 169.28 Sq.m.

LEVELS	UNITS
01	A-102
SUITE AREA	

1086 Sq.ft. / 100.86 Sq.m.

TERRACE AREA
145 Sq.ft. / 13.50 Sq.m.



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2 BEDROOM - T2

BLOCK A

LEVELS	UNITS
01	A-107
SUITE AREA 1084 Sq.ft. / 100.74 Sq.m.	
TERRACE AREA 379 Sq.ft. / 35.20 Sq.m.	

TOTAL AREA
1463 Sq.ft. / 135.94 Sq.m.

LEVELS	UNITS
02	A-202
SUITE AREA 1086 Sq.ft. / 100.86 Sq.m.	
TERRACE AREA 425 Sq.ft. / 39.54 Sq.m.	

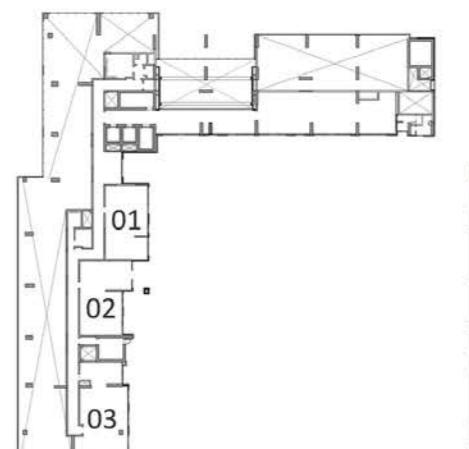
TOTAL AREA
1511 Sq.ft. / 140.40 Sq.m.

LEVELS	UNITS
02	A-207
SUITE AREA 1084 Sq.ft. / 100.74 Sq.m.	
TERRACE AREA 328 Sq.ft. / 30.50 Sq.m.	

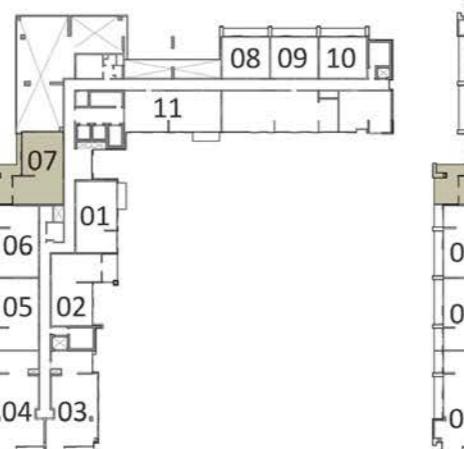
TOTAL AREA
1412 Sq.ft. / 131.24 Sq.m.

LEVELS	UNITS
09	A-902
SUITE AREA 1084 Sq.ft. / 100.78 Sq.m.	
TERRACE AREA 339 Sq.ft. / 31.56 Sq.m.	

TOTAL AREA
1424 Sq.ft. / 132.34 Sq.m.



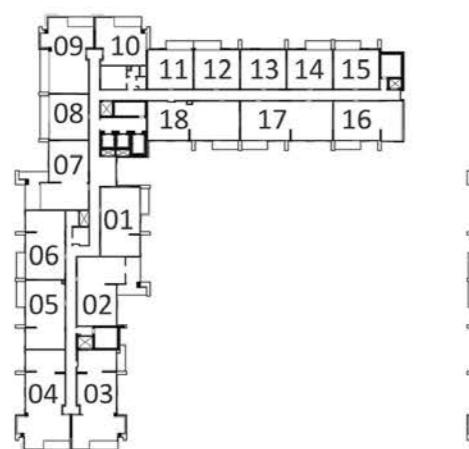
Level 00



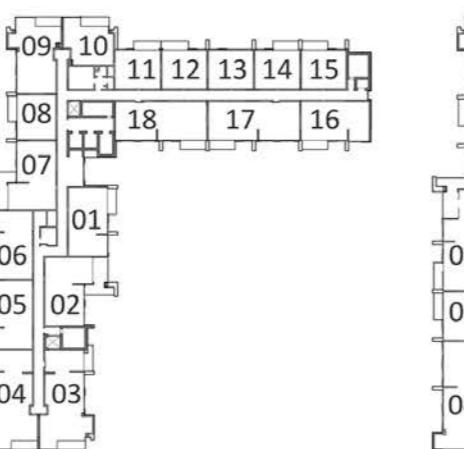
Level 01



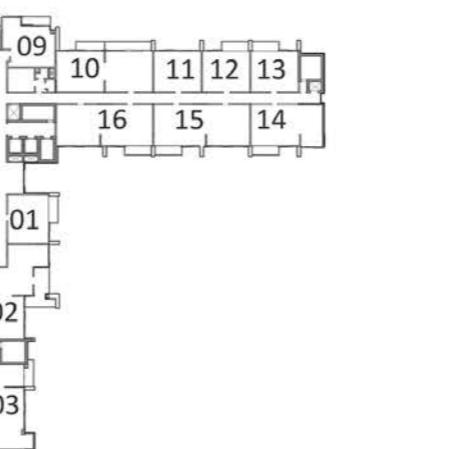
Level 02



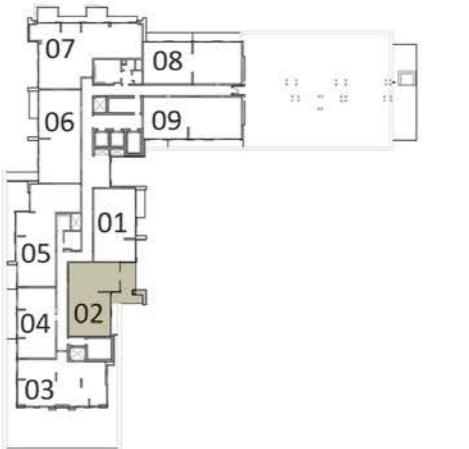
Level 03



Levels 04-07



Level 08



Level 09



2 BEDROOM - T3

BLOCK A

LEVELS	UNITS
02	A-209
03	A-309

SUITE AREA
1130 sq.ft. / 105.02 sq.m.

TERRACE AREA
216 sq.ft. / 20.08 sq.m.

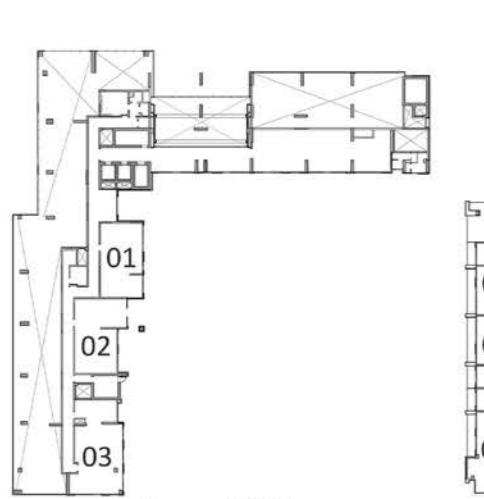
TOTAL AREA
1346 sq.ft. / 125.10 sq.m.

LEVELS	UNITS
04	A-409
05	A-509
06	A-609
07	A-709
08	A-808

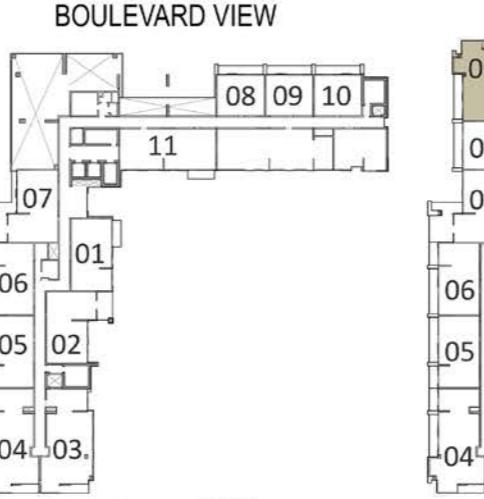
SUITE AREA
1131 sq.ft. / 105.16 sq.m.

TERRACE AREA
82 sq.ft. / 7.65 sq.m.

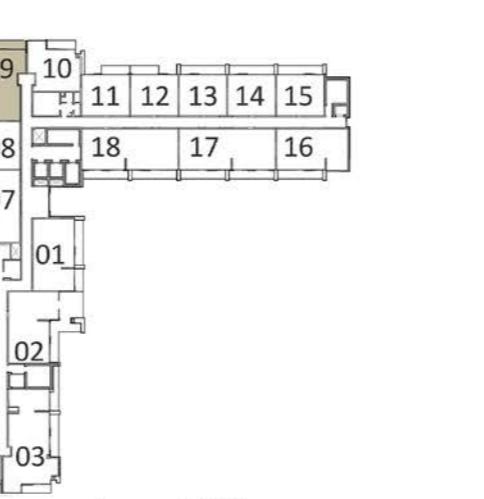
TOTAL AREA
1214 sq.ft. / 112.81 sq.m.



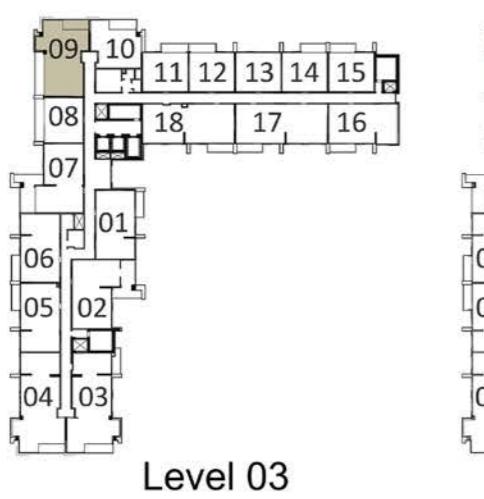
Level 00



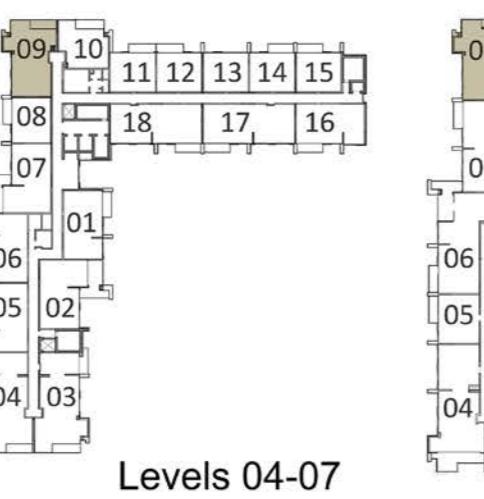
Level 01



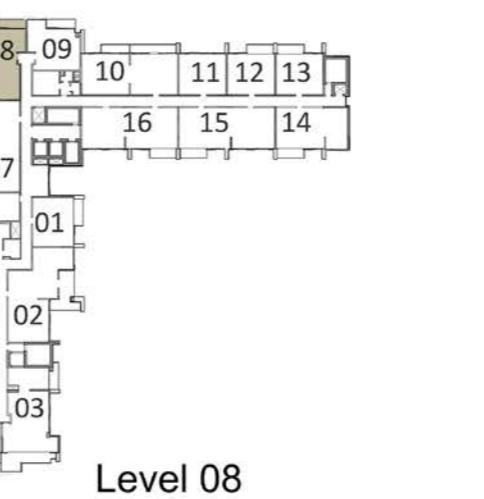
Level 02



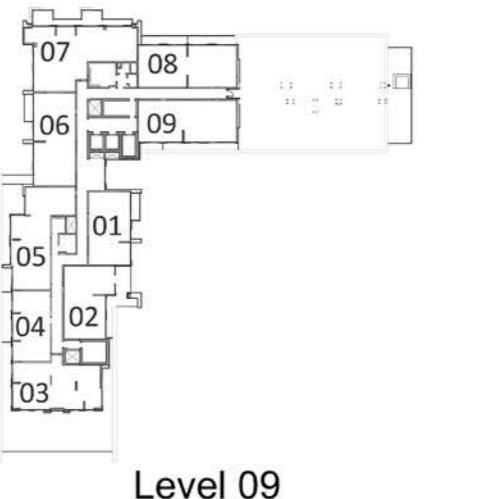
Level 03



Levels 04-07



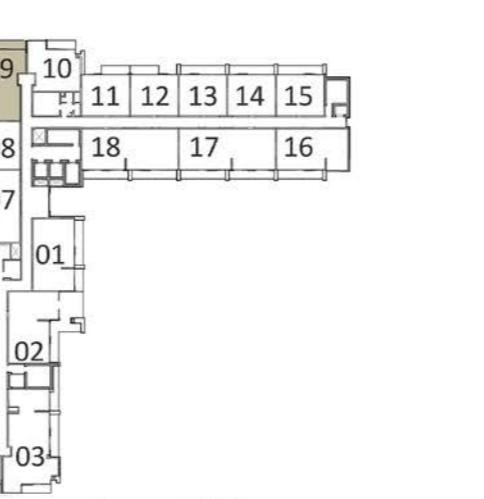
Level 08



Level 09



BOULEVARD VIEW



Level 09



ACACIA

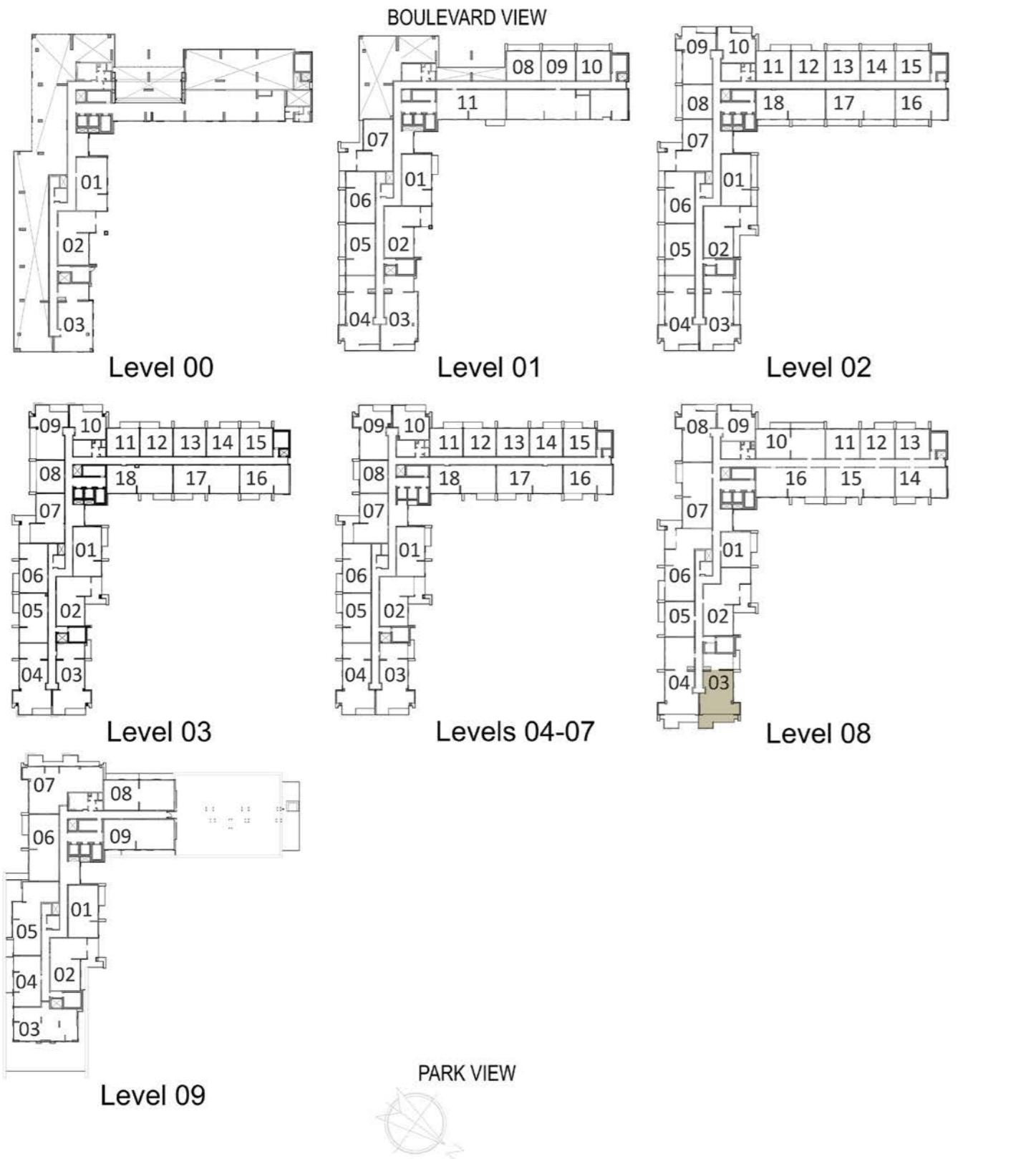
2 BEDROOM - T4
BLOCK A

LEVELS	UNITS
08	A-803

SUITE AREA
1253 Sq.ft. / 116.38 Sq.m.

TERRACE AREA
313 Sq.ft. / 29.04 Sq.m.

TOTAL AREA
1565 Sq.ft. / 145.42 Sq.m.



3 BEDROOM - T1

BLOCK A

LEVELS	UNITS
03	A-317
04	A-417
05	A-517
06	A-617
07	A-717

SUITE AREA
1323 Sq.ft. / 122.87 Sq.m.

TERRACE AREA
77 Sq.ft. / 7.18 Sq.m.

TOTAL AREA
1400 Sq.ft. / 130.05 Sq.m.

LEVELS	UNITS
01	A-111
03	A-318
04	A-418
05	A-518
06	A-618
07	A-718

SUITE AREA
1334 Sq.ft. / 124.00 Sq.m.

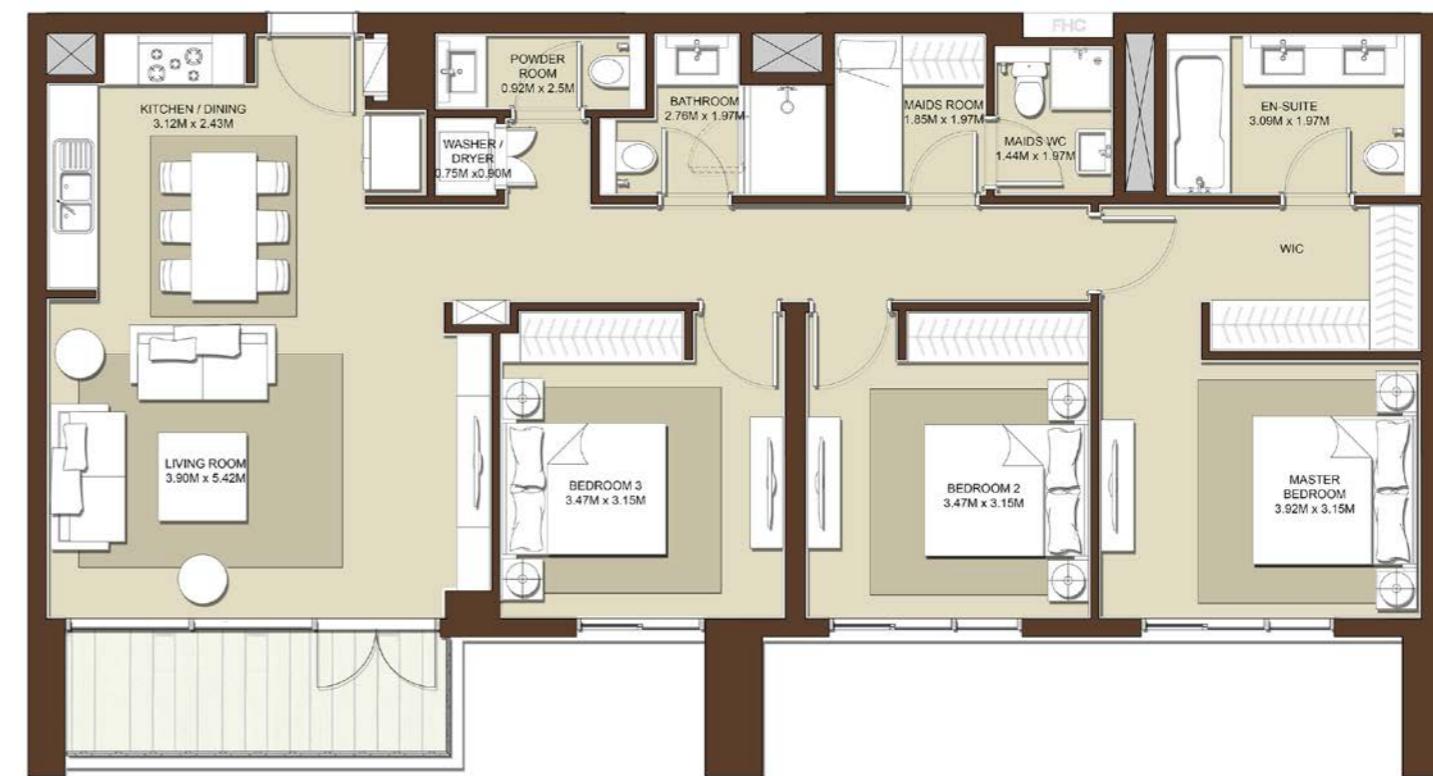
TERRACE AREA
76 Sq.ft. / 7.12 Sq.m.

TOTAL AREA
1411 Sq.ft. / 131.12 Sq.m.

BOULEVARD VIEW



ACACIA



3 BEDROOM - T1

BLOCK A

LEVELS UNITS

02 A-217

SUITE AREA
1323 Sq.ft. / 122.95 Sq.m.

TERRACE AREA
260 Sq.ft. / 24.13 Sq.m.

TOTAL AREA
1583 Sq.ft. / 147.08 Sq.m.

LEVELS UNITS

02 A-218

SUITE AREA
1332 Sq.ft. / 123.81 Sq.m.

TERRACE AREA
267 Sq.ft. / 24.85 Sq.m.

TOTAL AREA
1600 Sq.ft. / 148.66 Sq.m.

LEVELS UNITS

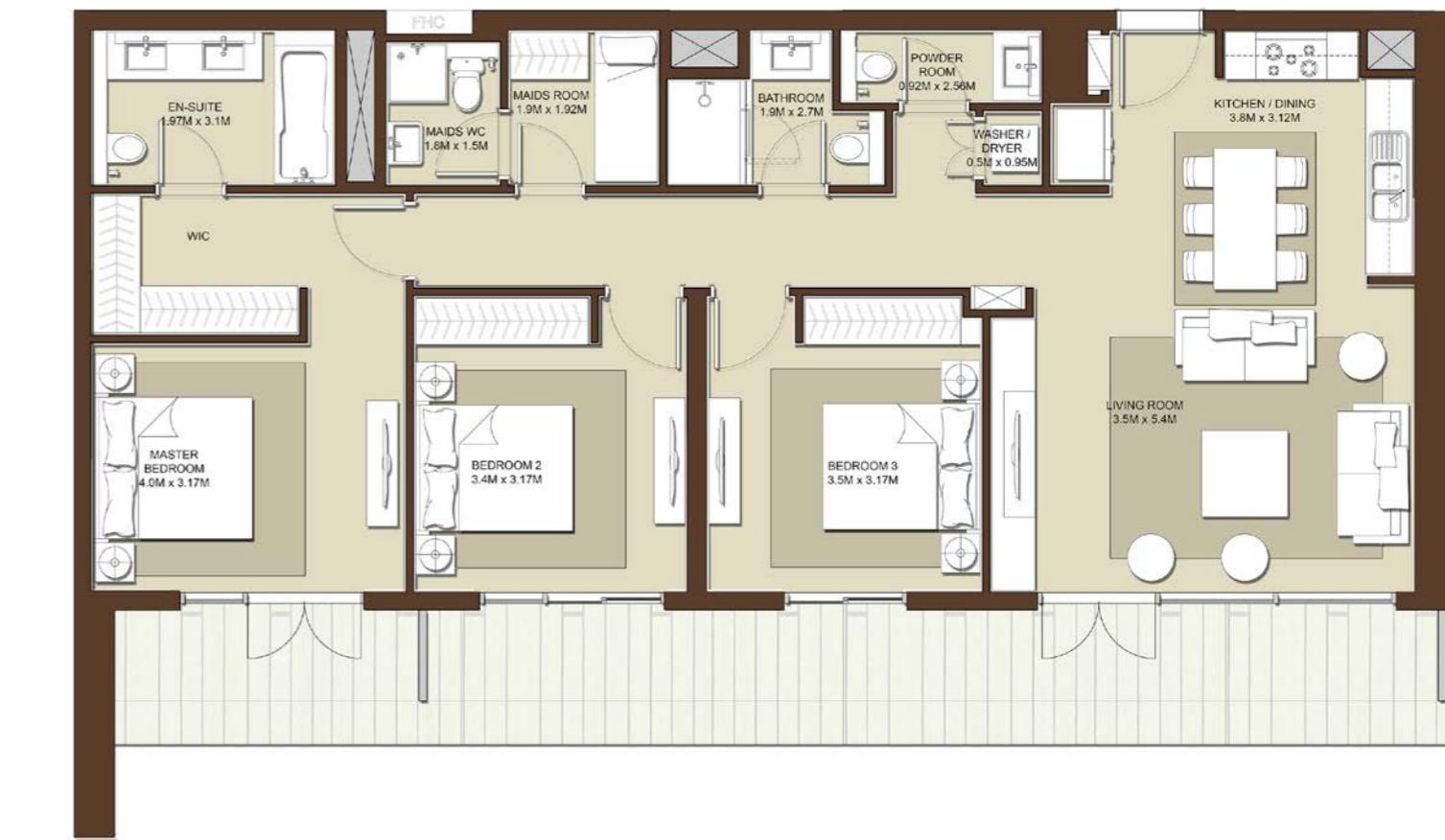
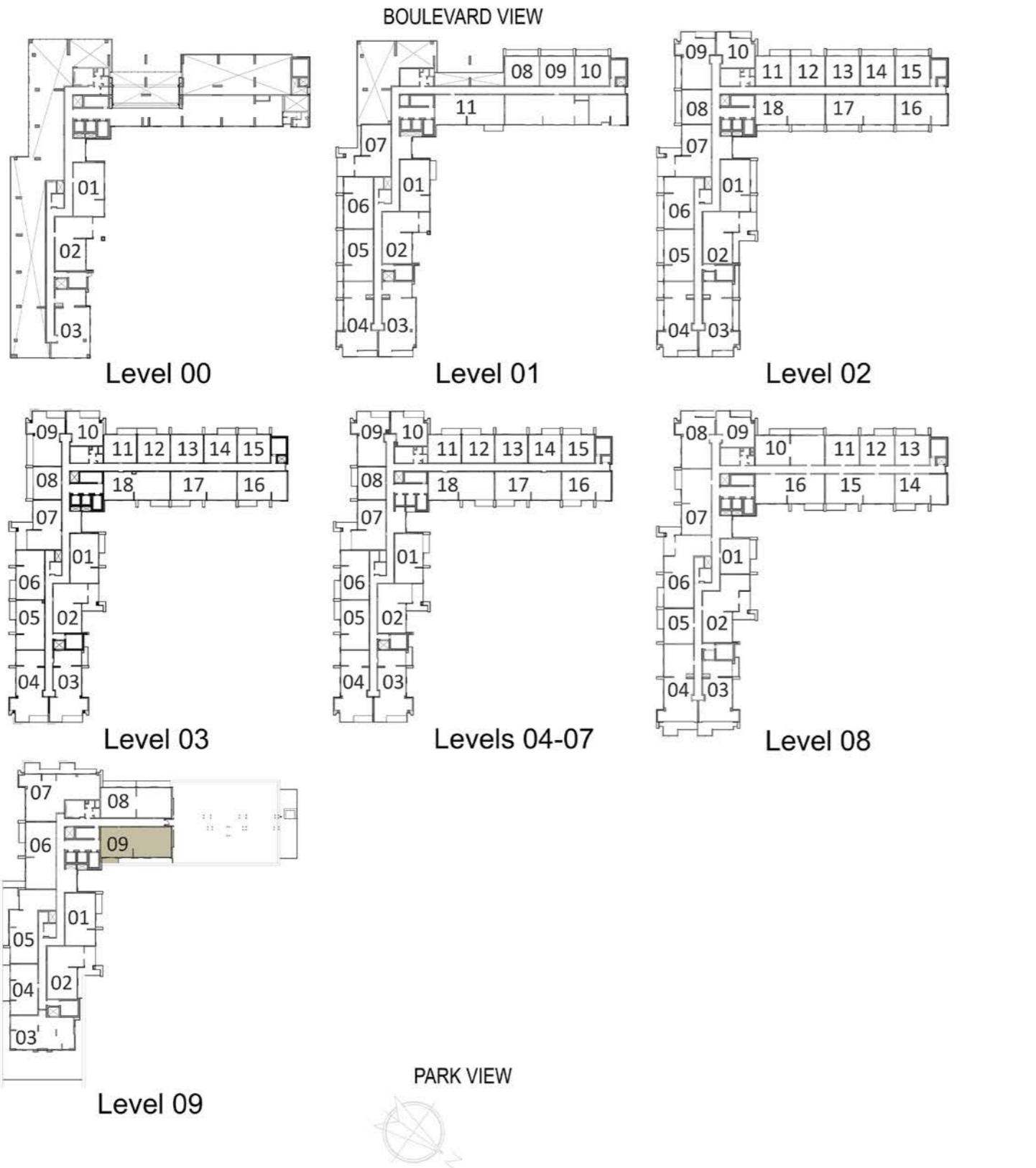
08 A-815, A-816

SUITE AREA
1324 Sq.ft. / 123.09 Sq.m.

TERRACE AREA
77 Sq.ft. / 7.18 Sq.m.

TOTAL AREA
1402 Sq.ft. / 130.27 Sq.m.





3 BEDROOM - T2	
BLOCK A	
LEVELS	UNITS
01	A-104
SUITE AREA	1474 Sq.ft. / 136.93 Sq.m.
TERRACE AREA	274 Sq.ft. / 25.41 Sq.m.
TOTAL AREA	1747 Sq.ft. / 162.34 Sq.m.
LEVELS	UNITS
02	A-203
SUITE AREA	1479 Sq.ft. / 137.44 Sq.m.
TERRACE AREA	310 Sq.ft. / 28.82 Sq.m.
TOTAL AREA	1789 Sq.ft. / 166.26 Sq.m.
LEVELS	UNITS
02	A-204
SUITE AREA	1470 Sq.ft. / 136.59 Sq.m.
TERRACE AREA	274 Sq.ft. / 25.41 Sq.m.
TOTAL AREA	1743 Sq.ft. / 162.00 Sq.m.



3 BEDROOM - T2
BLOCK A

LEVELS	UNITS
03	A-303
04	A-403
05	A-503
06	A-603
07	A-703

SUITE AREA
1475 Sq.ft. / 137.04 Sq.m.

TERRACE AREA
148 Sq.ft. / 13.79 Sq.m.

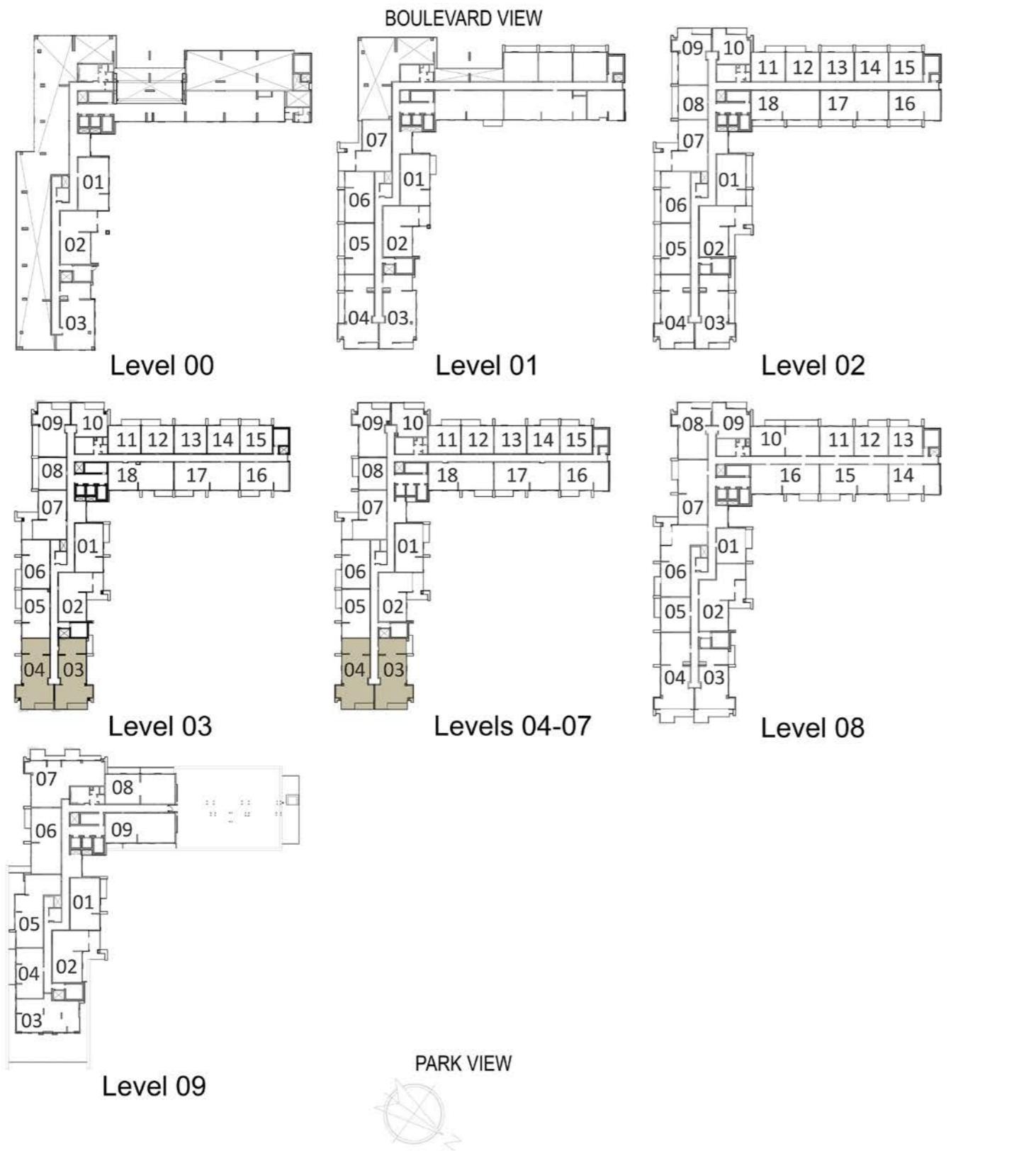
TOTAL AREA
1623 Sq.ft. / 150.83 Sq.m.

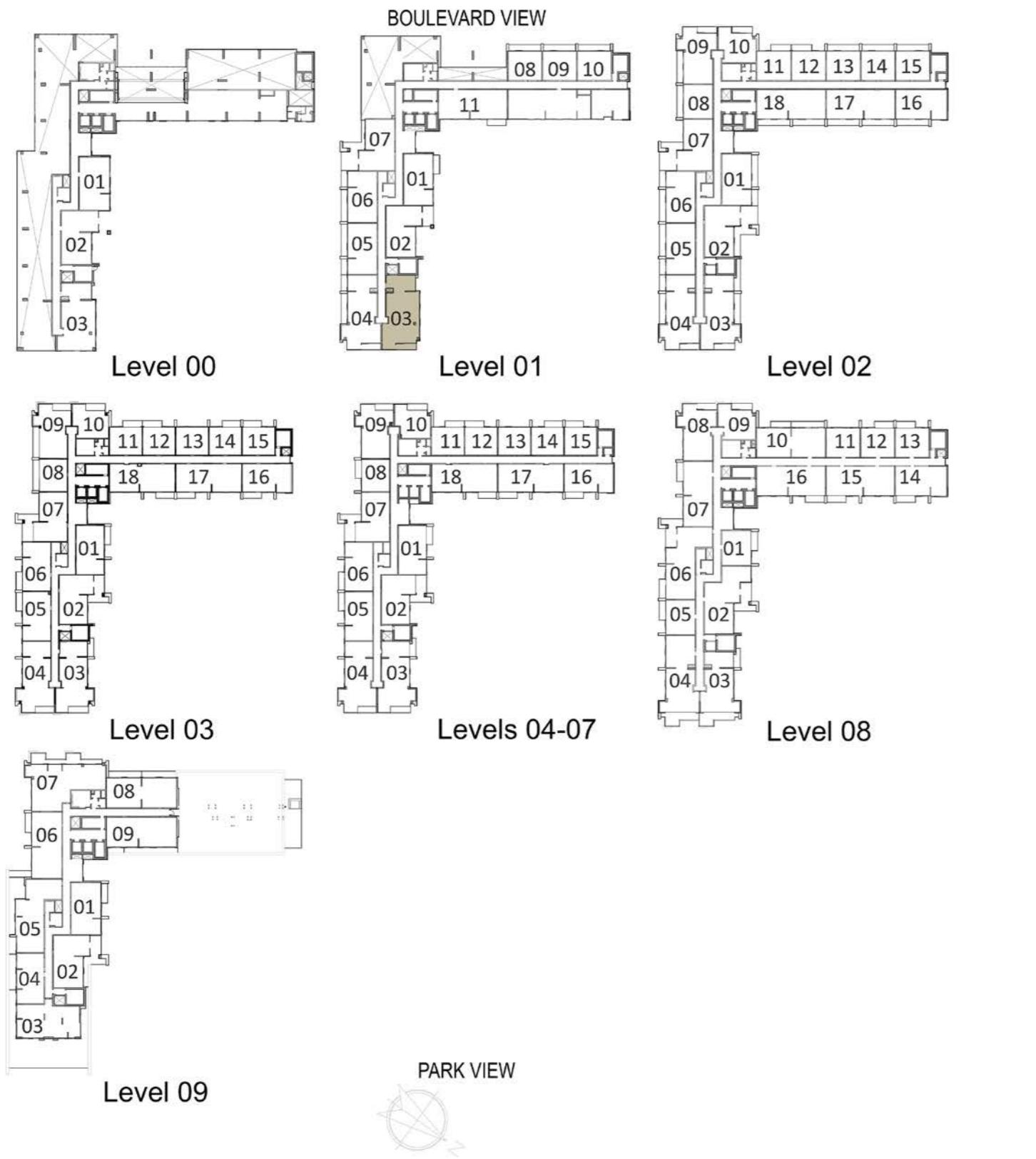
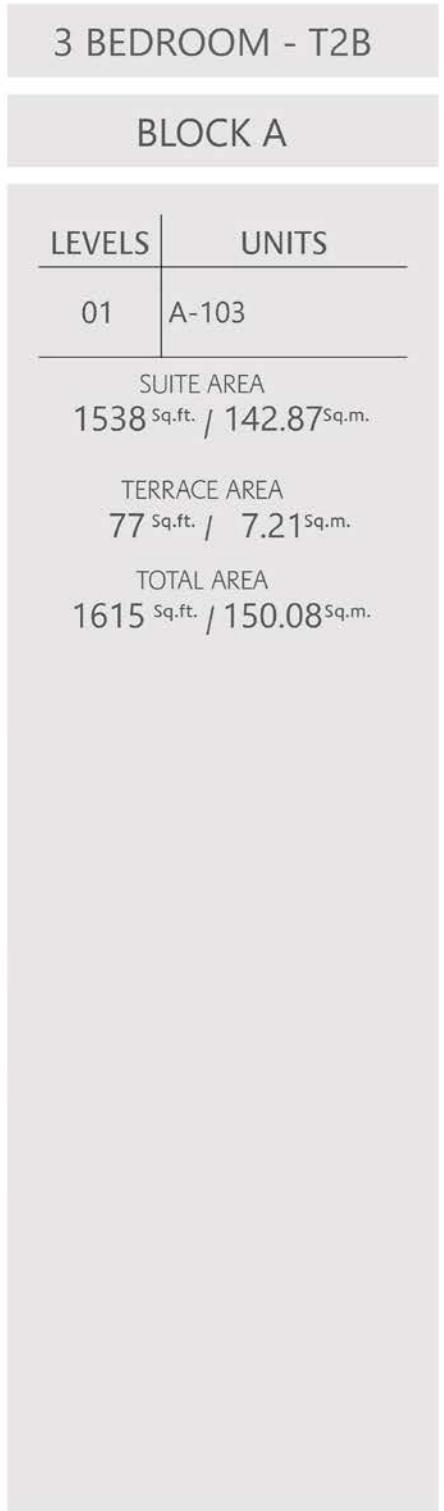
LEVELS	UNITS
03	A-304
04	A-404
05	A-504
06	A-604
07	A-704

SUITE AREA
1469 Sq.ft. / 136.56 Sq.m.

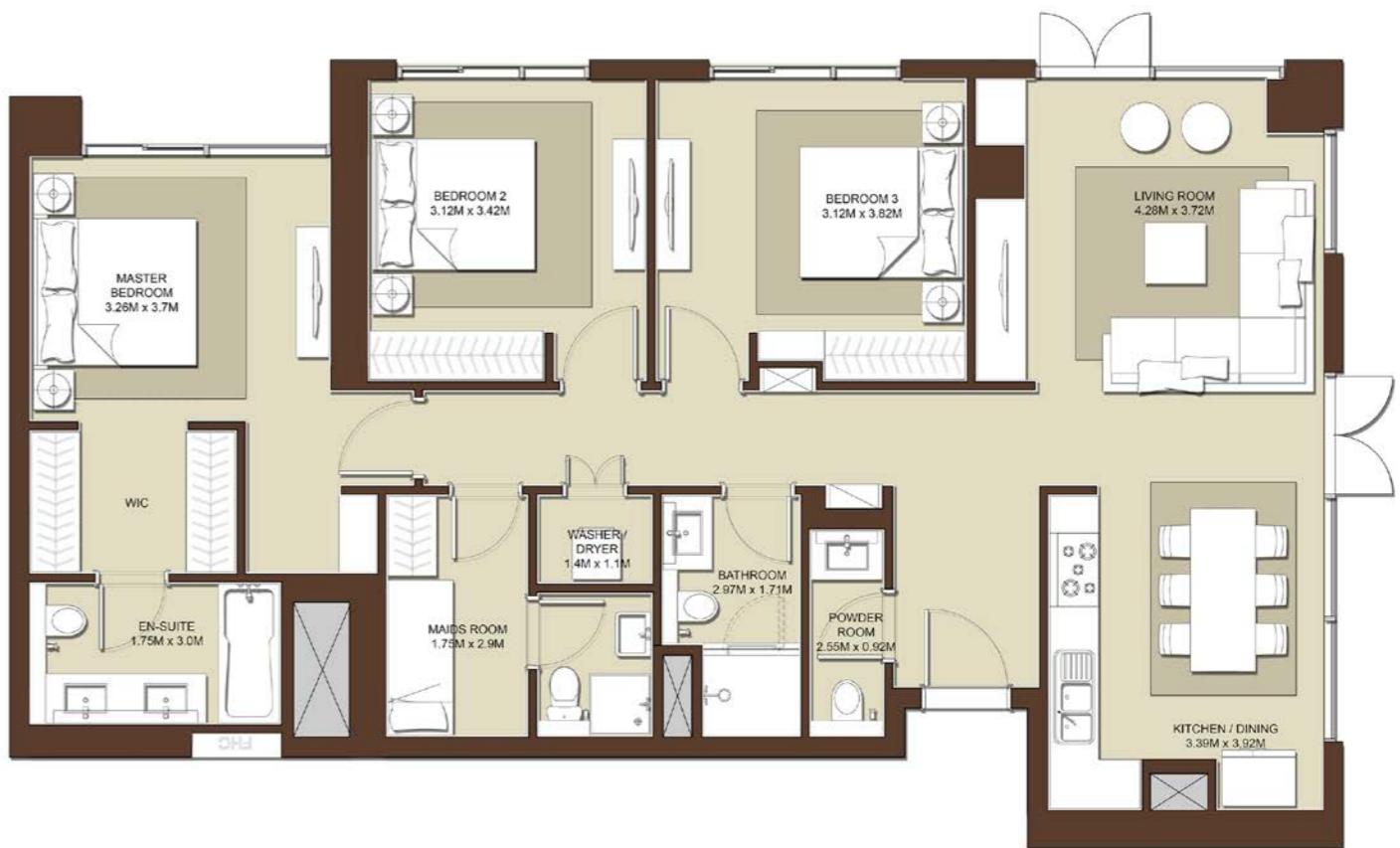
TERRACE AREA
82 Sq.ft. / 7.58 Sq.m.

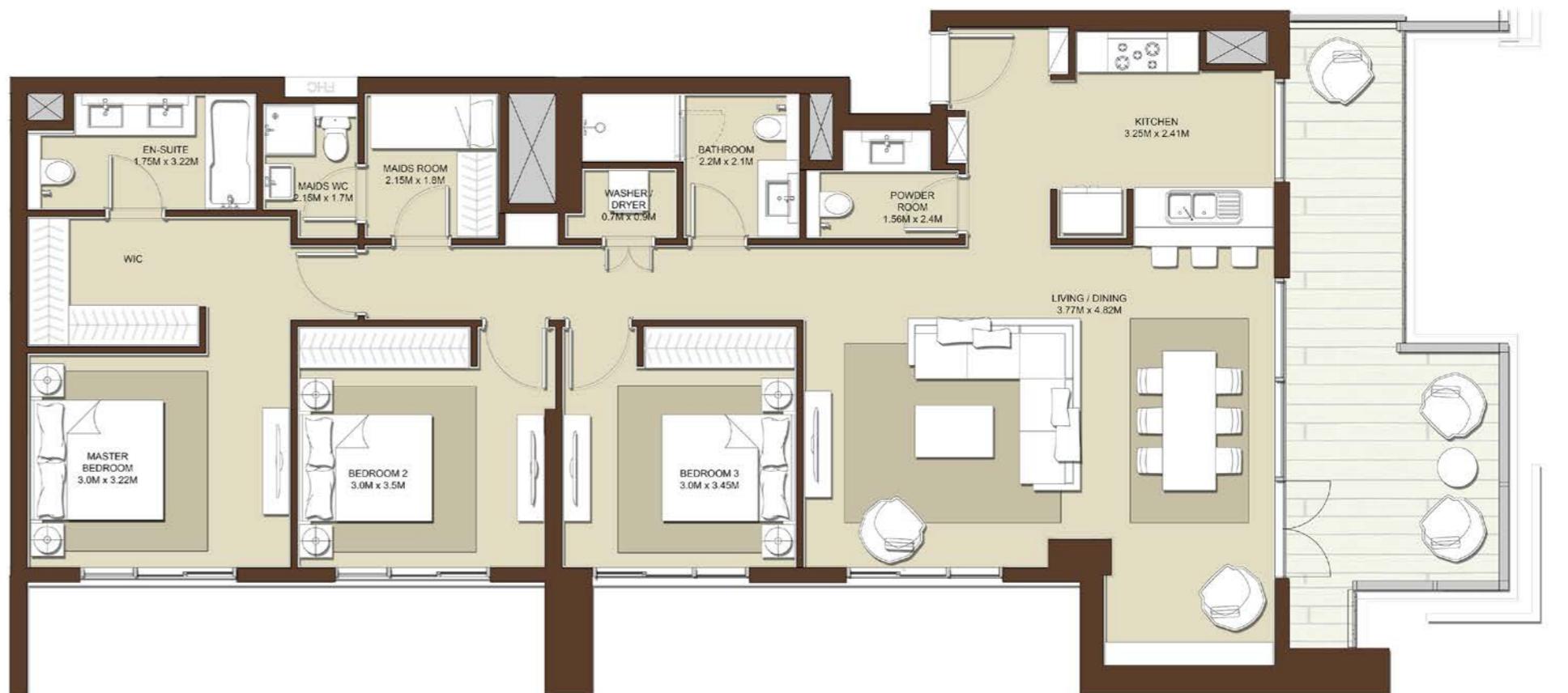
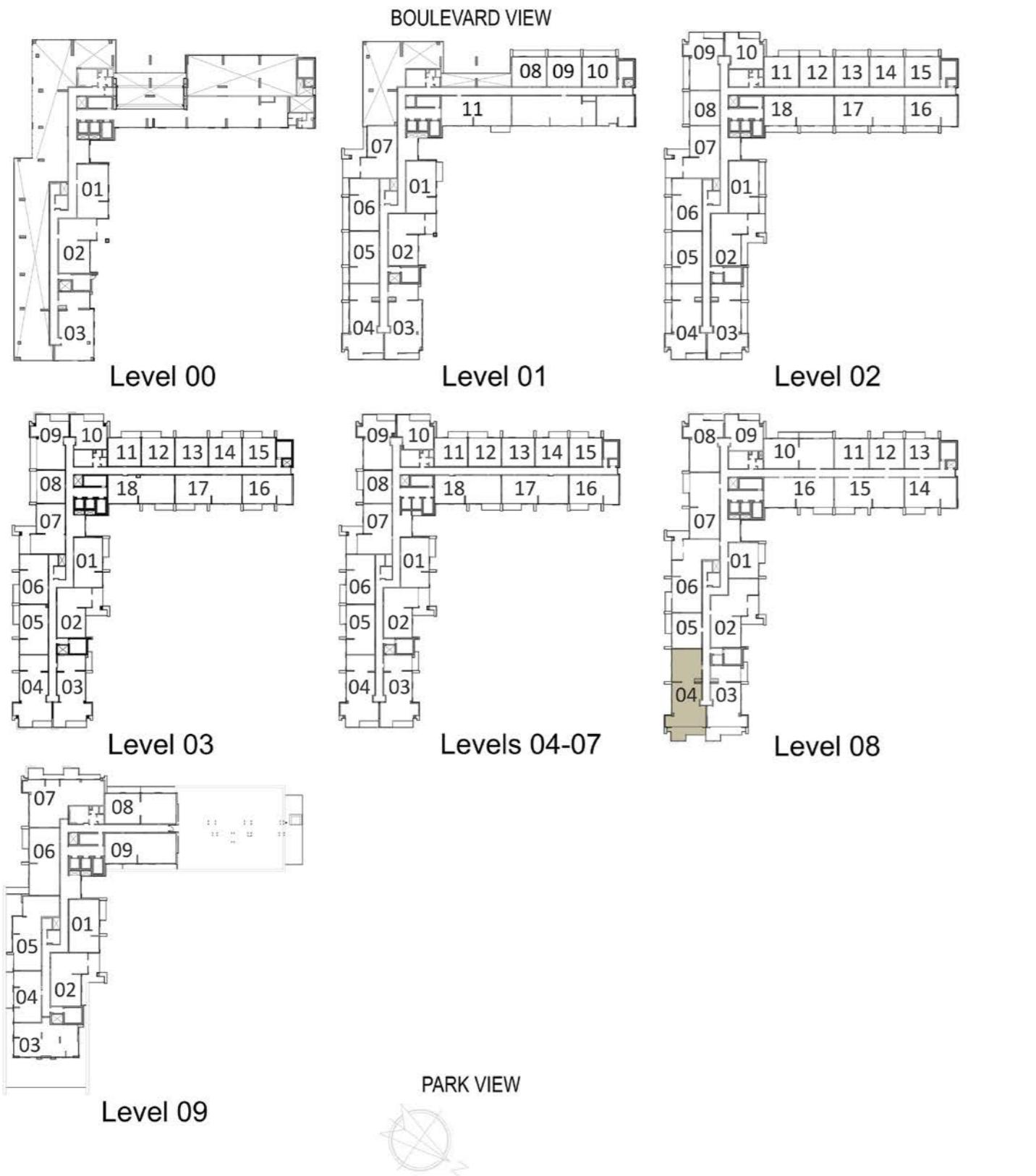
TOTAL AREA
1551 Sq.ft. / 144.14 Sq.m.

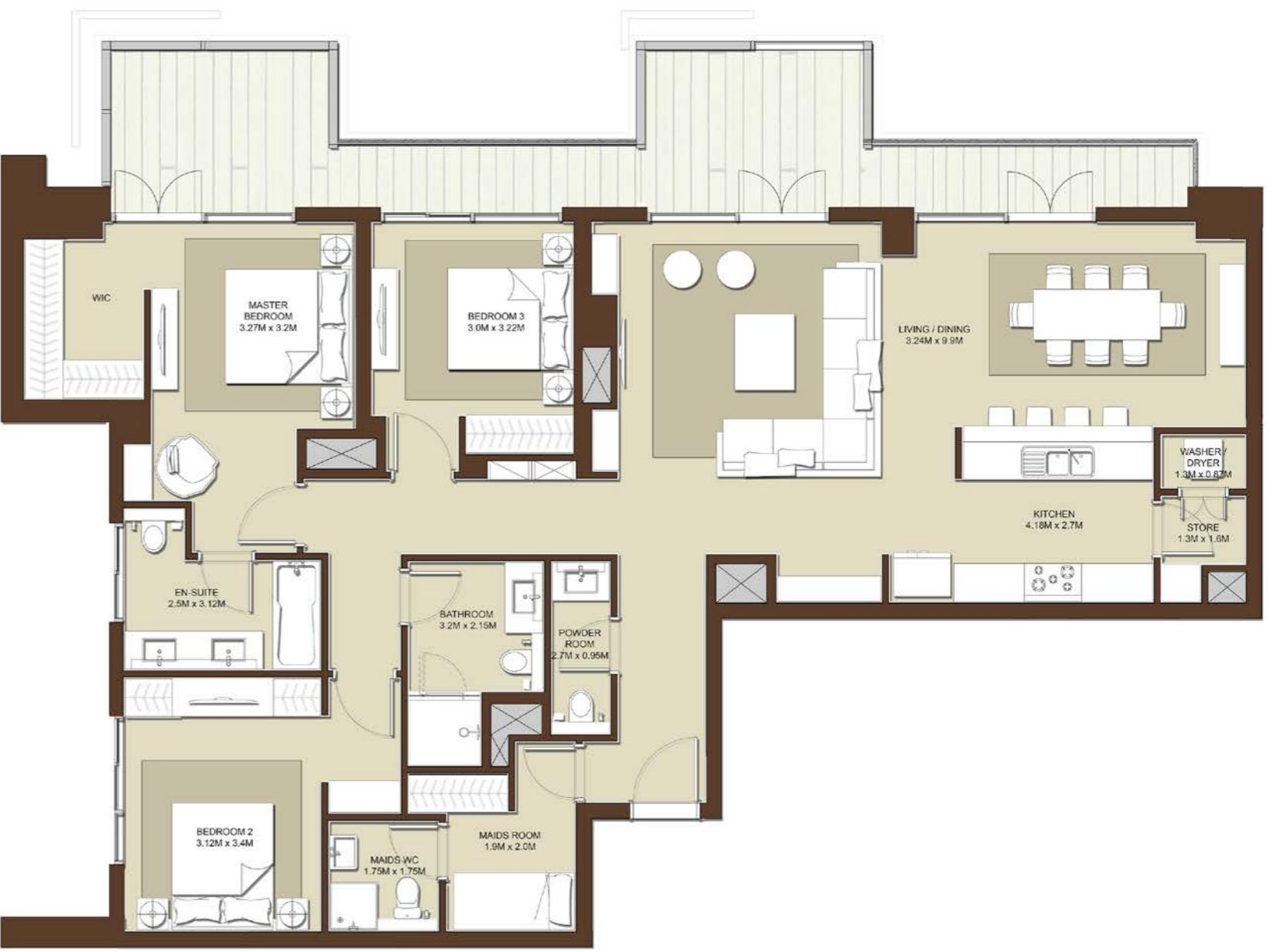
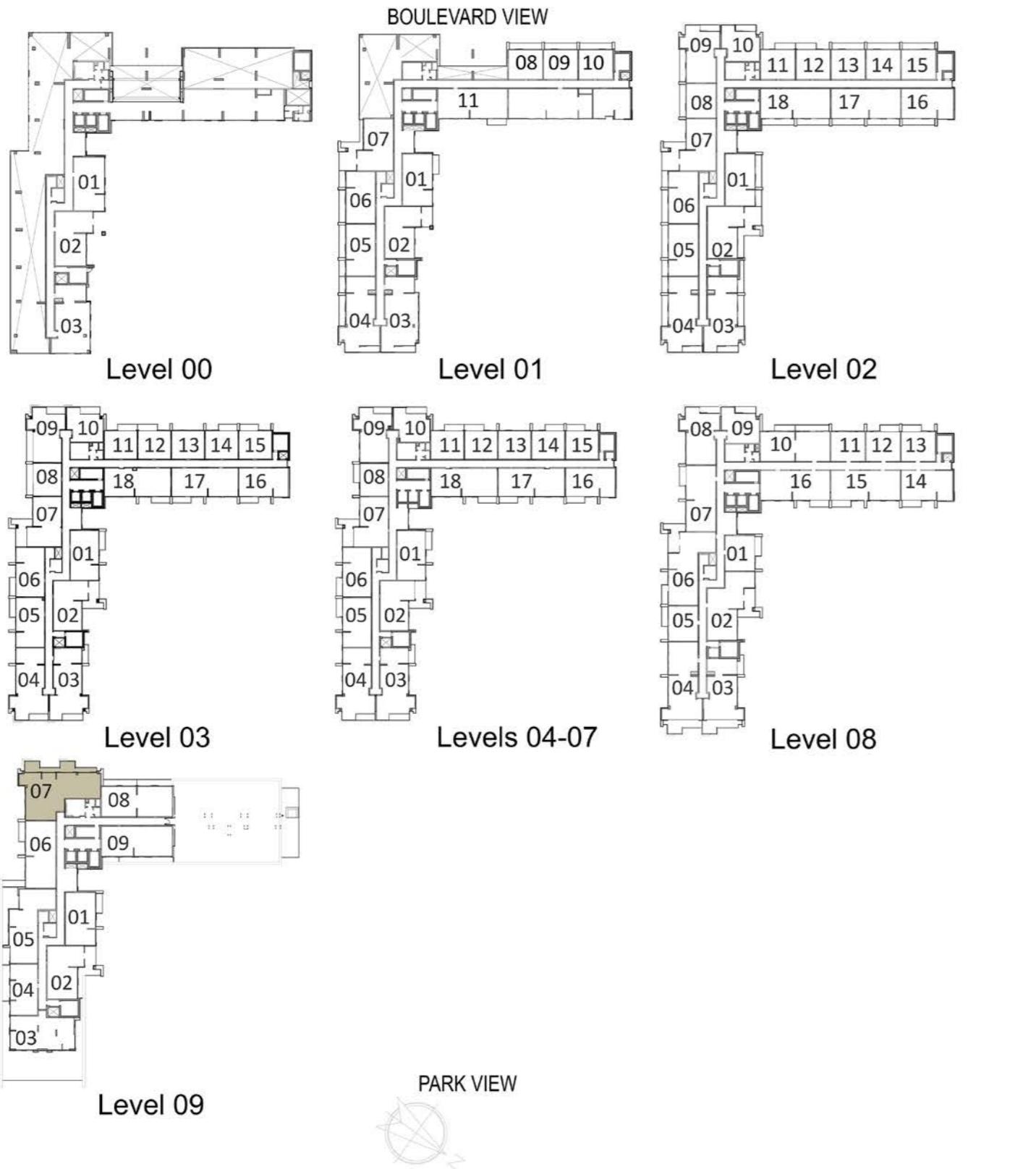




3 BEDROOM - T3	
BLOCK A	
LEVELS	UNITS
03	A-003
SUITE AREA 1404 Sq.ft. / 130.43 Sq.m.	
TERRACE AREA 1139 Sq.ft. / 105.84 Sq.m.	
TOTAL AREA 2543 Sq.ft. / 236.27 Sq.m.	







3 BEDROOM - T6

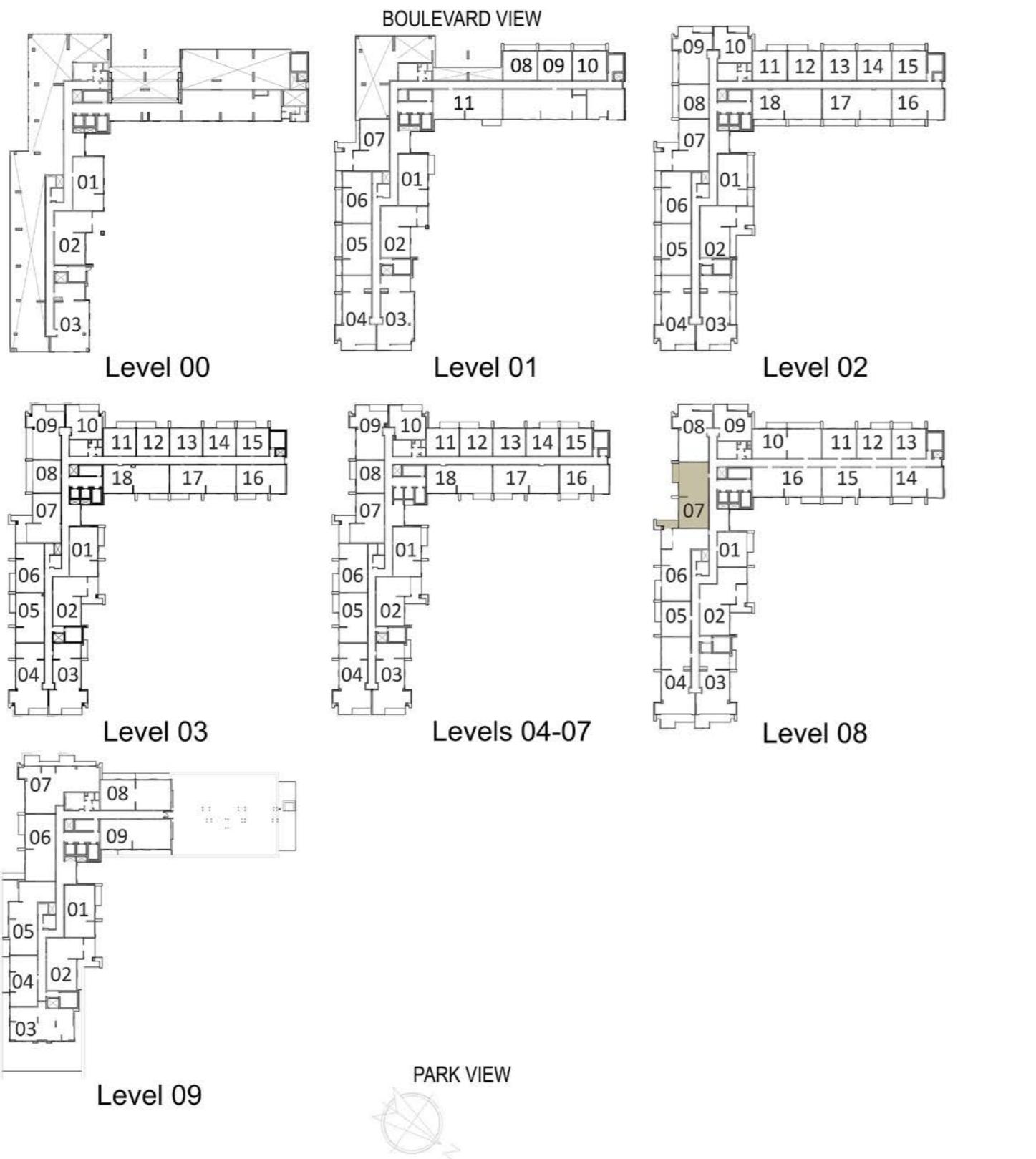
BLOCK A

LEVELS	UNITS
08	A-807

SUITE AREA
1263 Sq.ft. / 117.36 Sq.m.

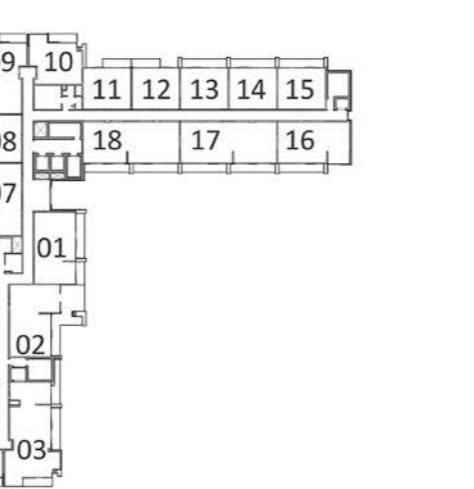
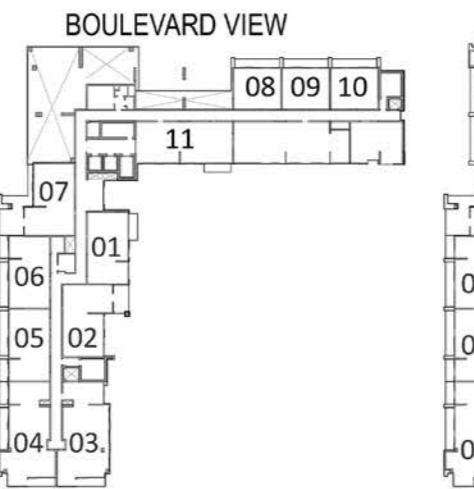
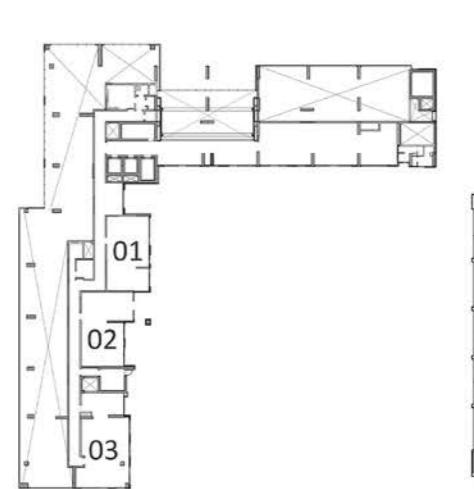
TERRACE AREA
182^{Sq.ft.} / 16.95^{Sq.m.}

TOTAL AREA
1446 Sq.ft. / 134.31 Sq.m.



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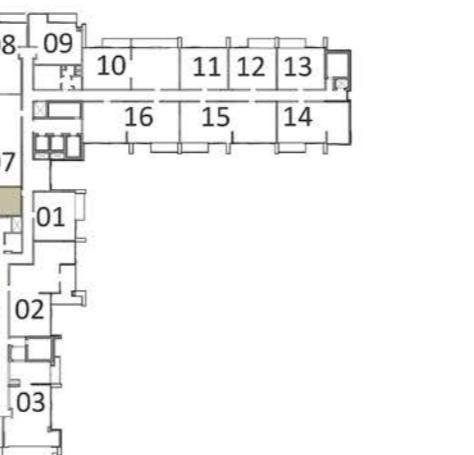
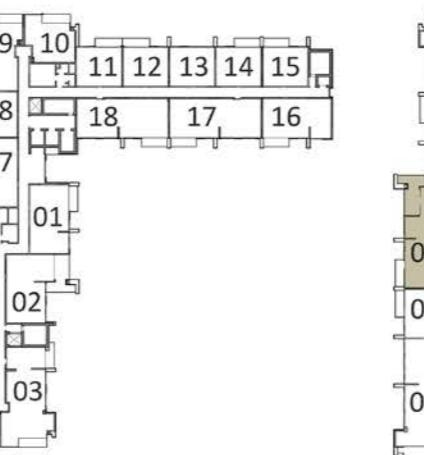
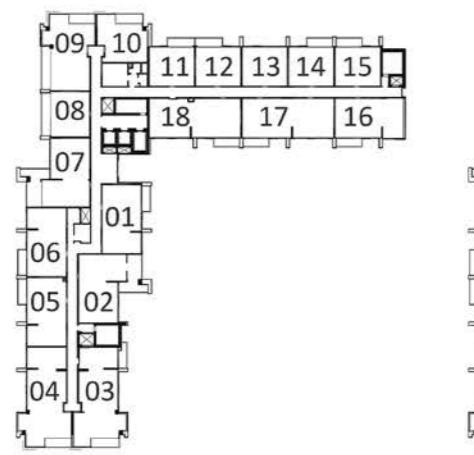




Level 00

Level 01

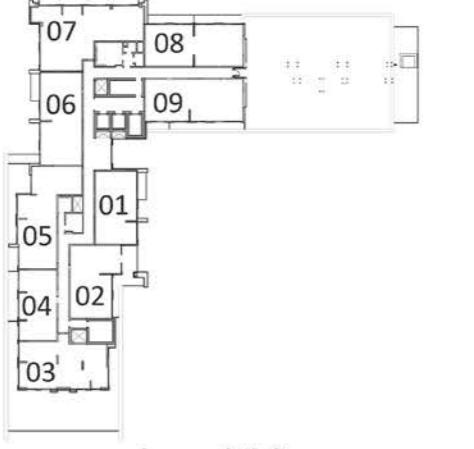
Level 02



Level 03

Levels 04-07

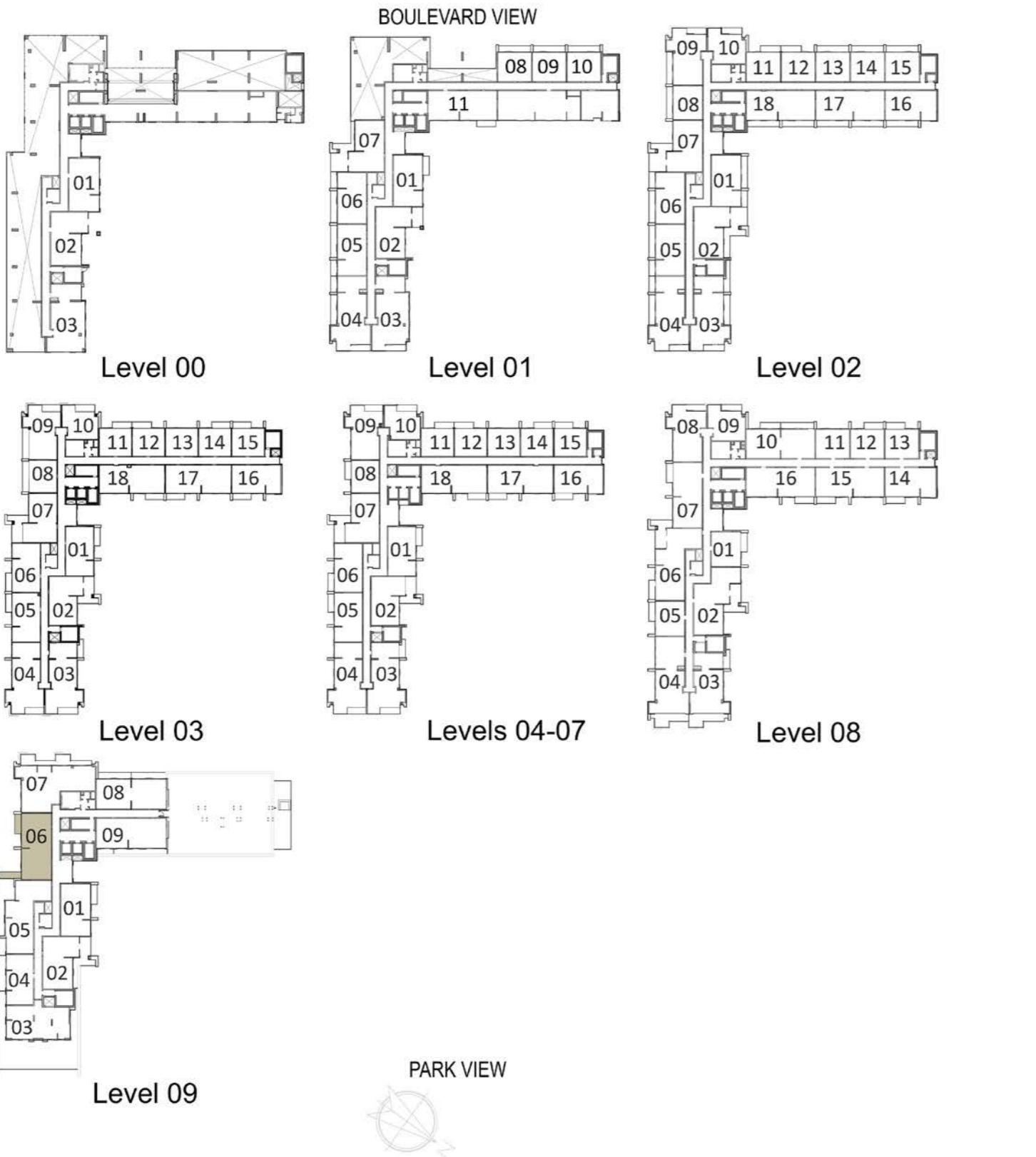
Level 08



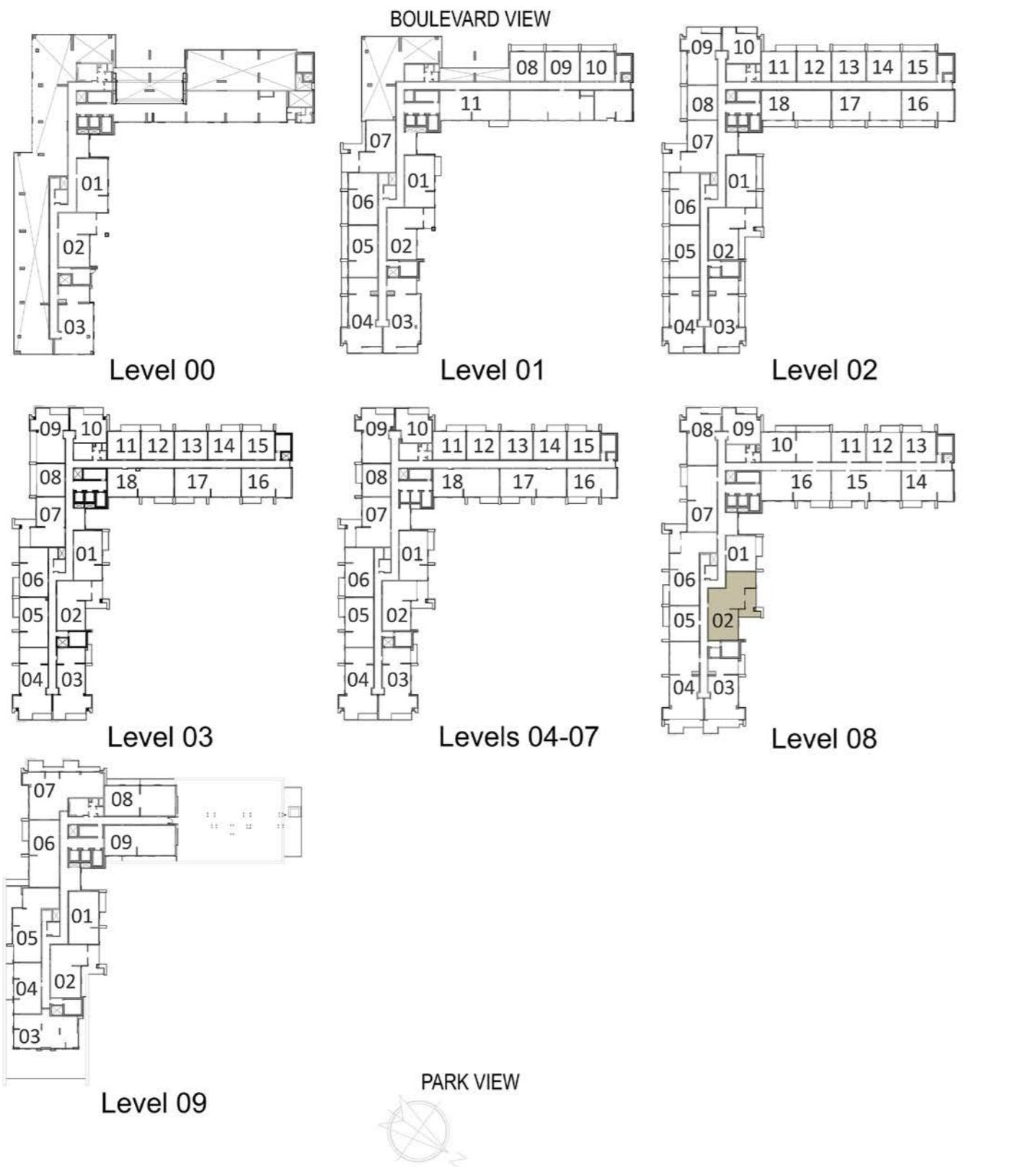
Level 09



3 BEDROOM - T8	
BLOCK A	
LEVELS	UNITS
09	A-906
SUITE AREA	1275 Sq.ft. / 118.43 Sq.m.
TERRACE AREA	183 Sq.ft. / 17.00 Sq.m.
TOTAL AREA	1458 Sq.ft. / 135.43 Sq.m.



3 BEDROOM - T9	
BLOCK A	
LEVELS	UNITS
08	A-802
SUITE AREA	1400 Sq.ft. / 130.07 Sq.m.
TERRACE AREA	252 Sq.ft. / 23.40 Sq.m.
TOTAL AREA	1652 Sq.ft. / 153.47 Sq.m.



3 BEDROOM - T10

BLOCK A

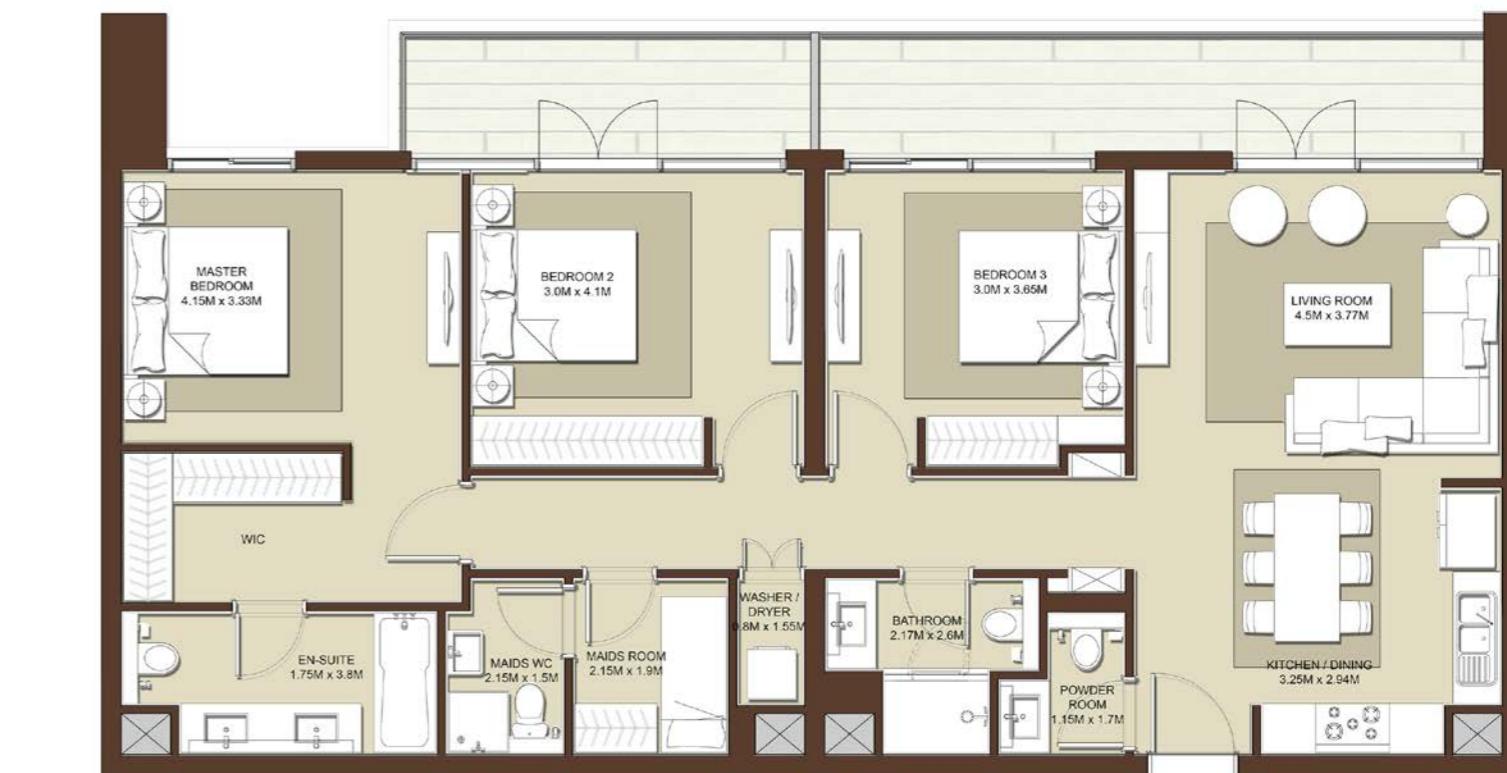
LEVELS UNITS

08 A-810

SUITE AREA
1336^{Sq.ft.} / 124.09^{Sq.m.}

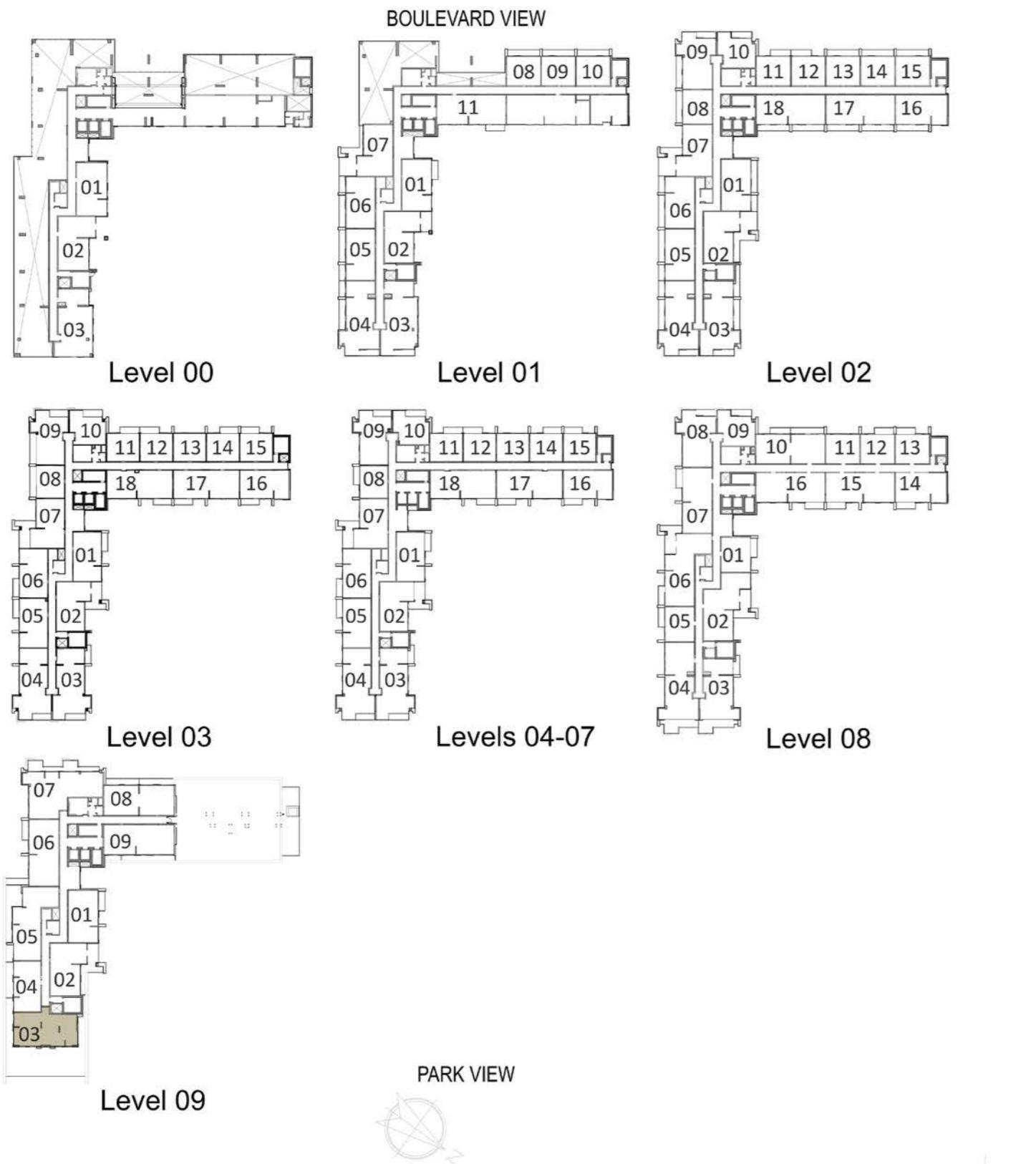
TERRACE AREA
276^{Sq.ft.} / 25.64^{Sq.m.}

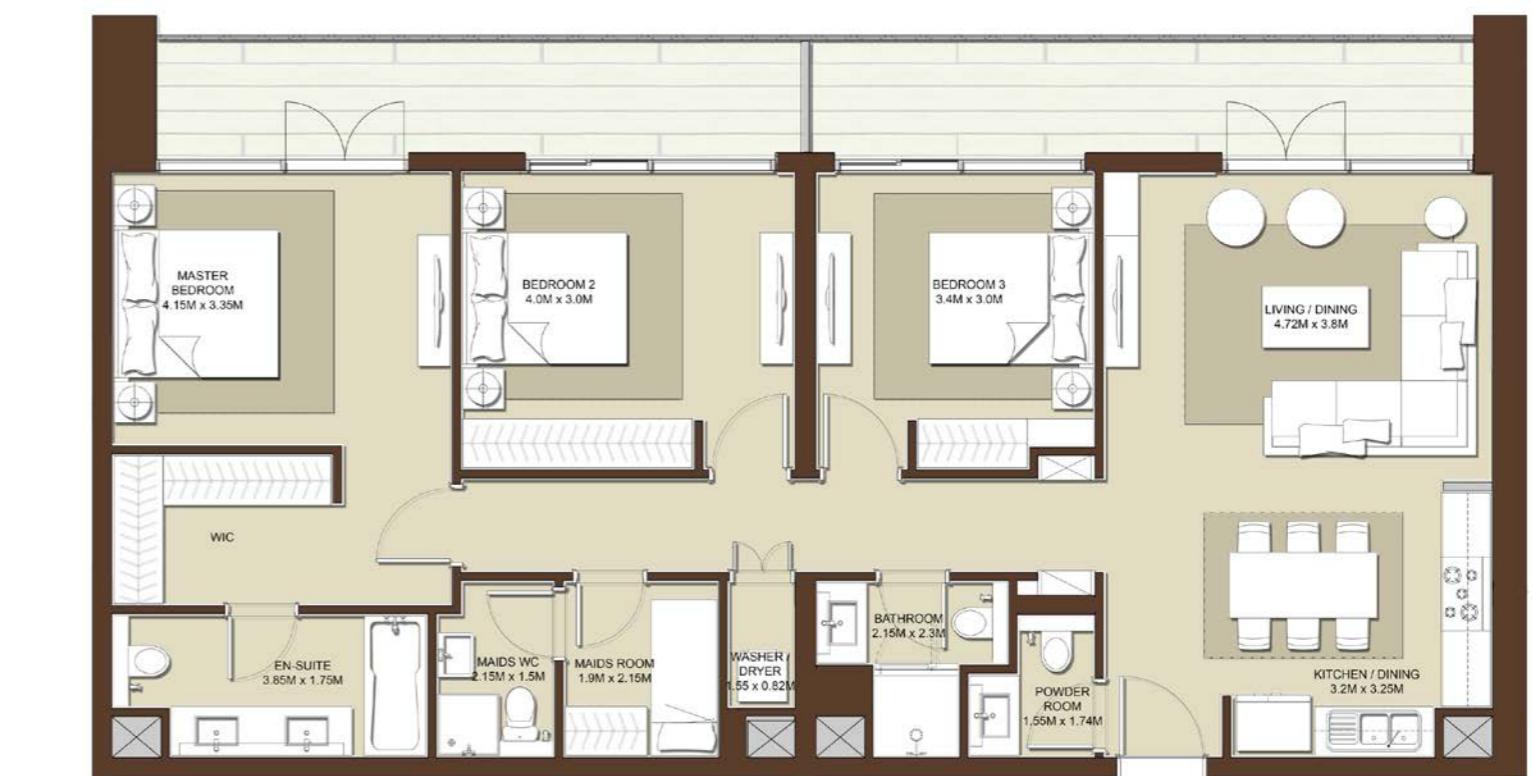
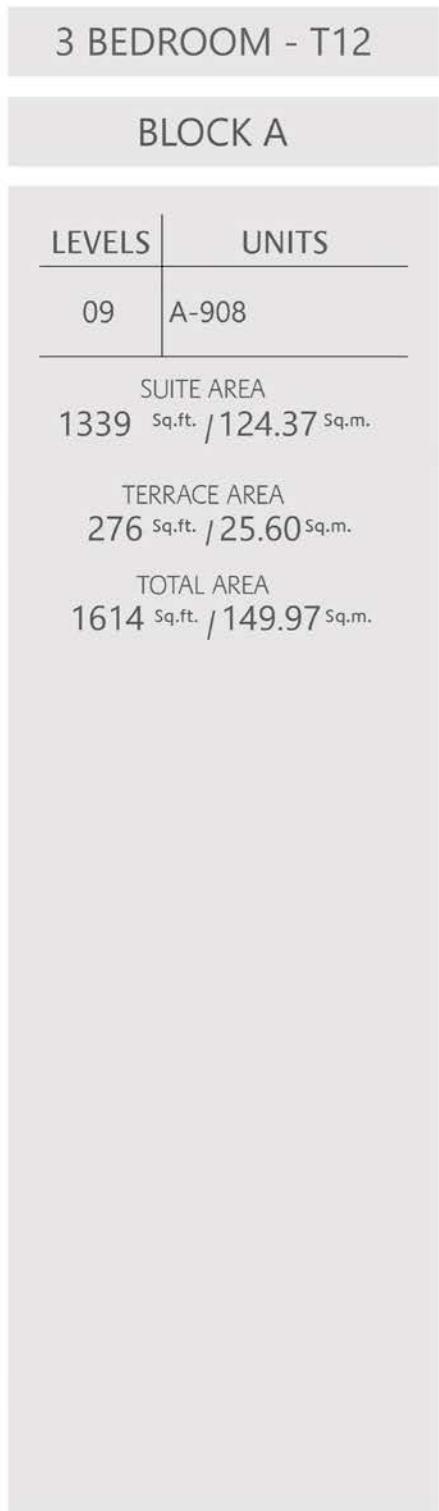
TOTAL AREA
1611^{Sq.ft.} / 149.73^{Sq.m.}



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Sheikh Zayed Road | Conrad Hotel | 9th Floor Office 37
P.O. Box: 37547, Dubai, United Arab Emirates
Tel: +971 4 501 3535 | +971 50 435 7535
www.casapedia.dubai.com