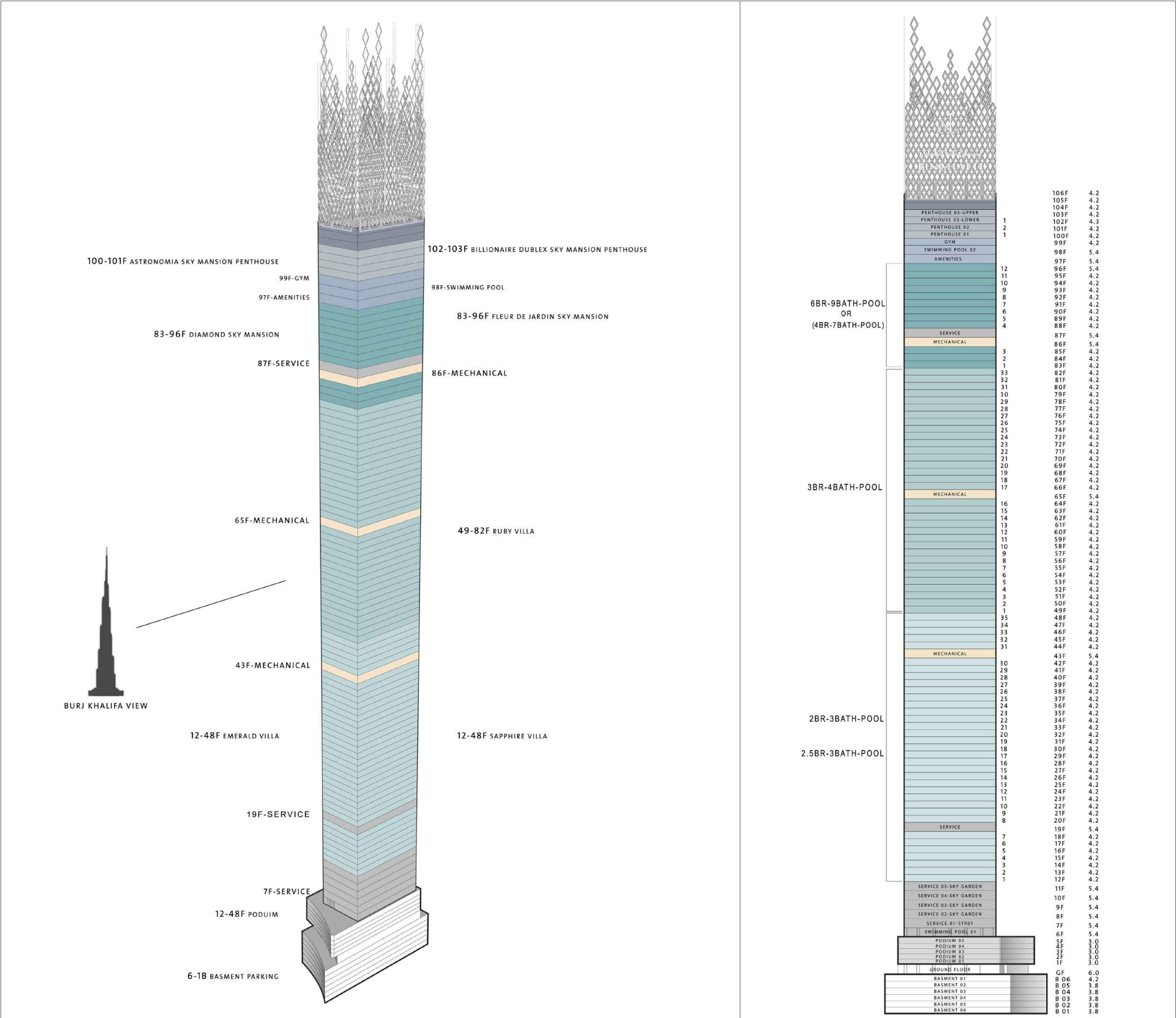


FLOORS DIAGRAMS



COMMON SPECIFICATIONS	
CORRIDOR FLOORING	BOOKMATCHED CALACATTA ORRO + ACCENT OF SOLADITE BLUE MARBLE
CORRIDOR SKIRTING	CALACATTA ORRO
CORRIDOR WALLS	TAN OAK WOOD + DECORATIVE PAINT + CALCATTA ORRO + SOLADITE BLUE + SHINY CHROME
CORRIDOR CEILINGS	PAINT AND CHROME TRIM
TERRACE	COMPOSITE DECKING

NO. OF PASSENGER LIFT	12 LIFTS
NO. OF PENTHOUSE LIFT	2 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

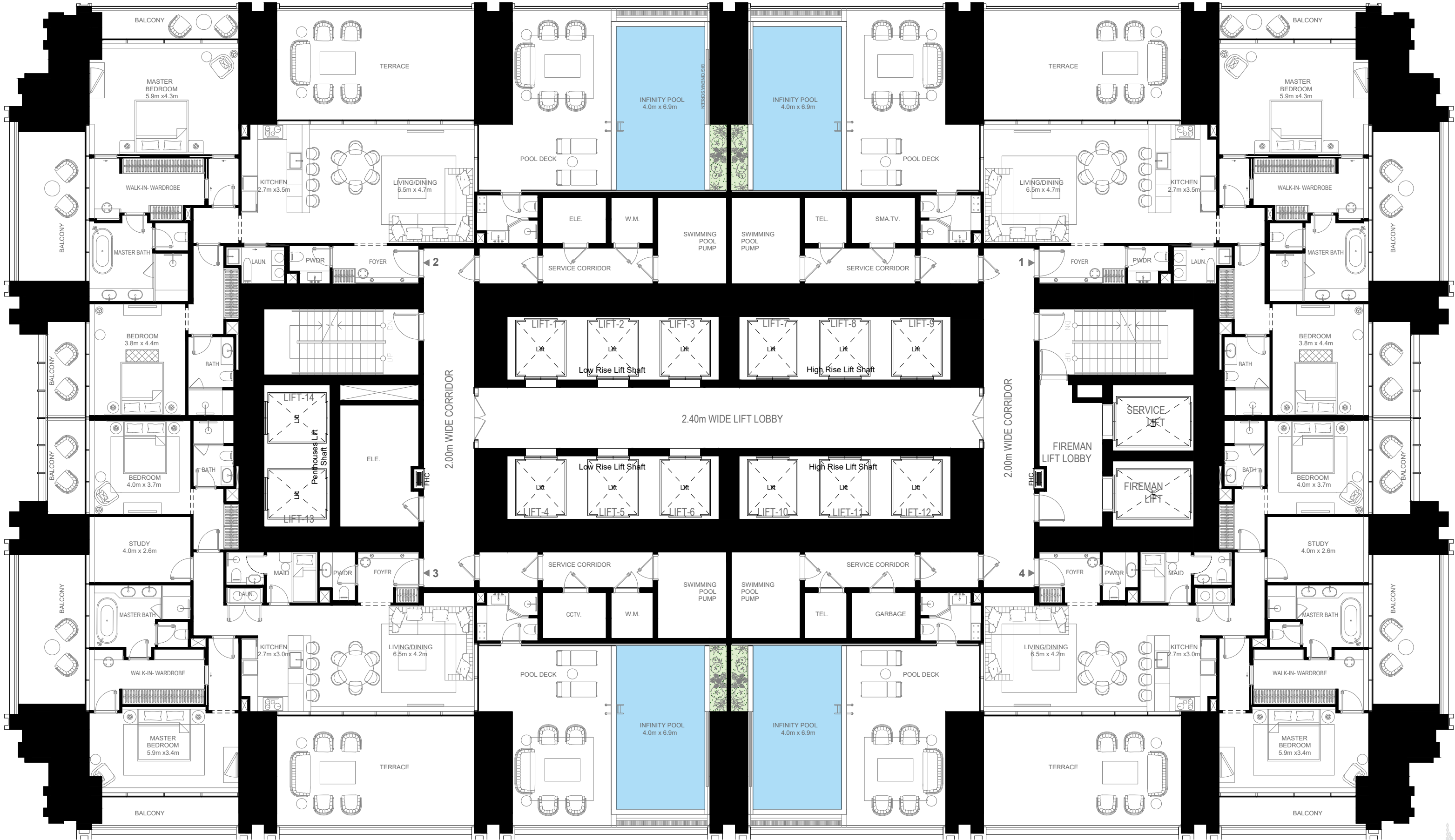
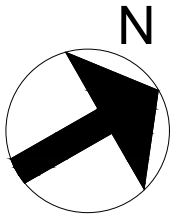
EXTRA FEATURES

PRIVATE POOL SIZES	• 4.00 X 7.00 X 1.00 • 5.00 X 10.0 X 1.00
--------------------	--

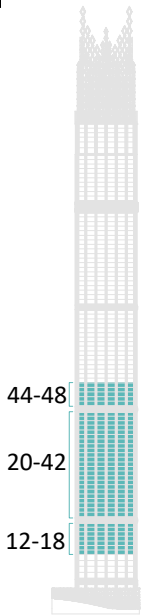
NUMBER OF PARKING	• 2 BR EMERALD WING : 2 PARKINGS • 2.5 BR SAPPHIRE WING : 2.5 PARKINGS • 3 BR DIAMOND WING : 2PARKINGS • 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS • 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS • 7 BR BILLIONAIRE SKY MANSION (DUBLEX PENTHOUSE): 12 PARKINGS
-------------------	---

EMERALD VILLA and SAPPHIRE VILLA
2 BEDROOMS and 2.5 BEDROOMS MANSIONS

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW



COMMON SPECIFICATIONS	
CORRIDOR FLOORING	
CORRIDOR SKIRTING	
CORRIDOR WALLS	
CORRIDOR CEILINGS	
TERRACE	
NO. OF PASSENGER LIFT	12 LIFTS
NO. OF PENTHOUSE LIFT	2 LIFTS
NO. OF SERVICE LIFTS	2 LIFTS
FIRE FIGHTING SYSTEM	

SMART SYSTEM SPECIFICATIONS	
1. Voice Controlled Systems:	Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
2. Security Systems:	Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
3. Energy Management:	Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
4. Automated Blinds and Curtains:	Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
5. Smart Kitchen Appliances.	

ACOUSTIC SPECIFICATIONS	
<ul style="list-style-type: none">The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.	

EXTRA FEATURES	
PRIVATE POOL SIZES	<ul style="list-style-type: none">4.00 X 7.00 X 1.005.00 X 10.0 X 1.00
NUMBER OF PARKING	<ul style="list-style-type: none">2 BR EMERALD WING : 2 PARKINGS2.5 BR SAPPHIRE WING : 2.5 PARKINGS3 BR DIAMOND WING : 2PARKINGS6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS7 BR BILLIONAIRE SKY MANSION(DOUBLEX PENTHOUSE): 12 PARKINGS

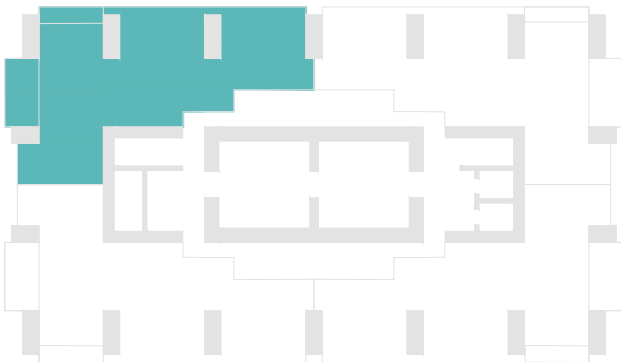
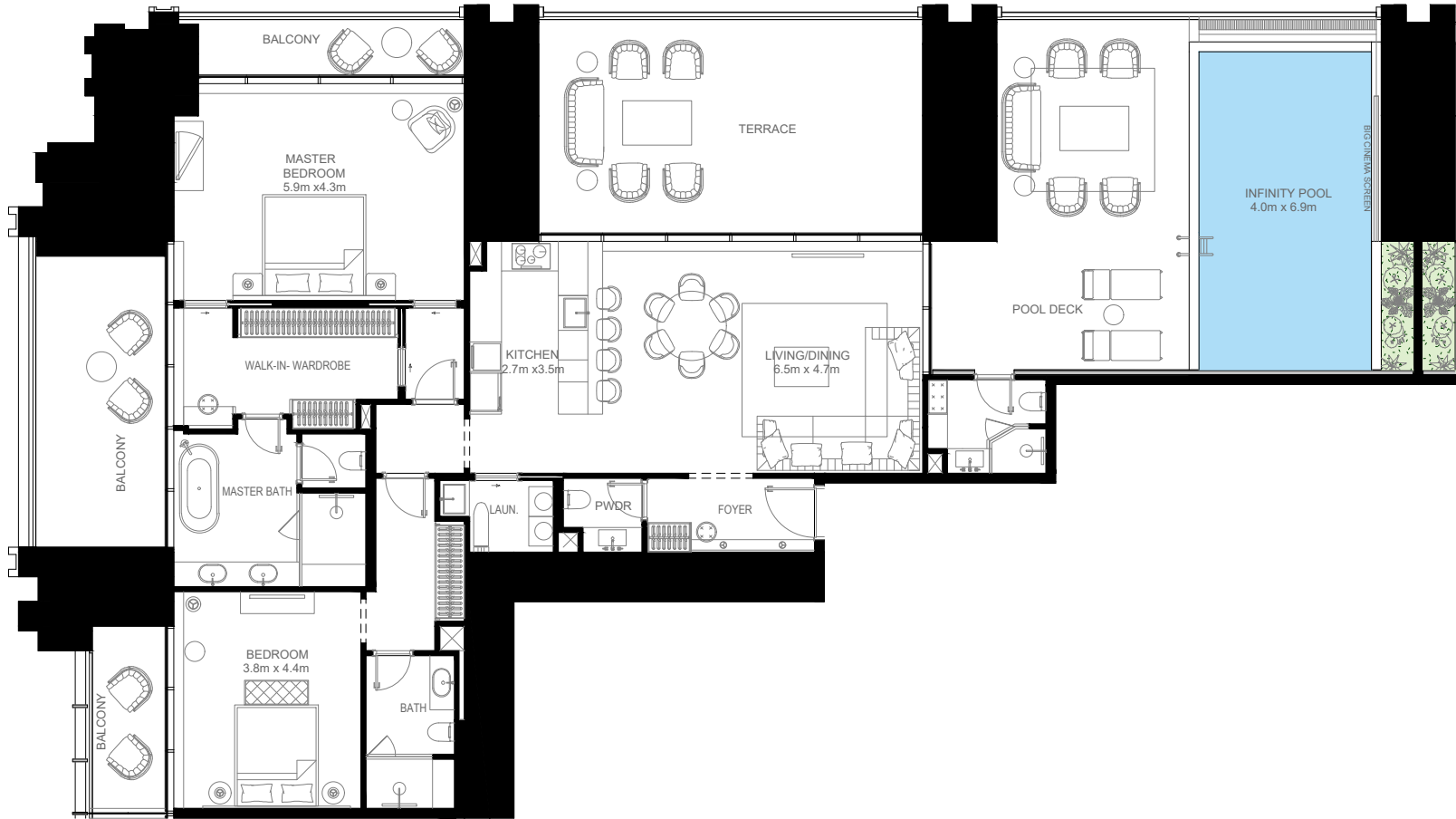
EMERALD VILLA

2 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

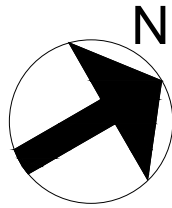
AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

EMERALD MANSION DESIGN COMPONENTS		
FOYER		5 m²
PWDR		2 m²
LAUN.		3 m²
LIVING & DINNING		31m²
KITCHEN		13 m²
MASTER BEDROOM		26 m²
BEDROOM		17m²
WALK-IN WARDROBE		10 m²
MASTER BATH		12 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
INFINITY POOL		28 m²
TERRACE		34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



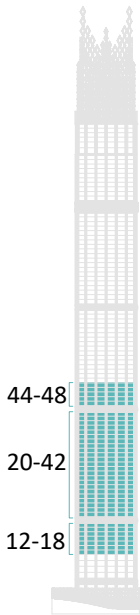
GENERAL FINISHES	
FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

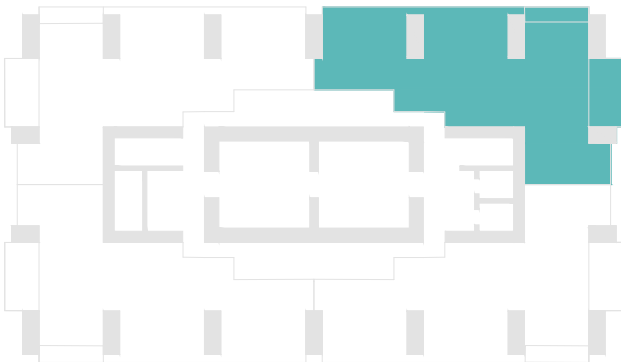
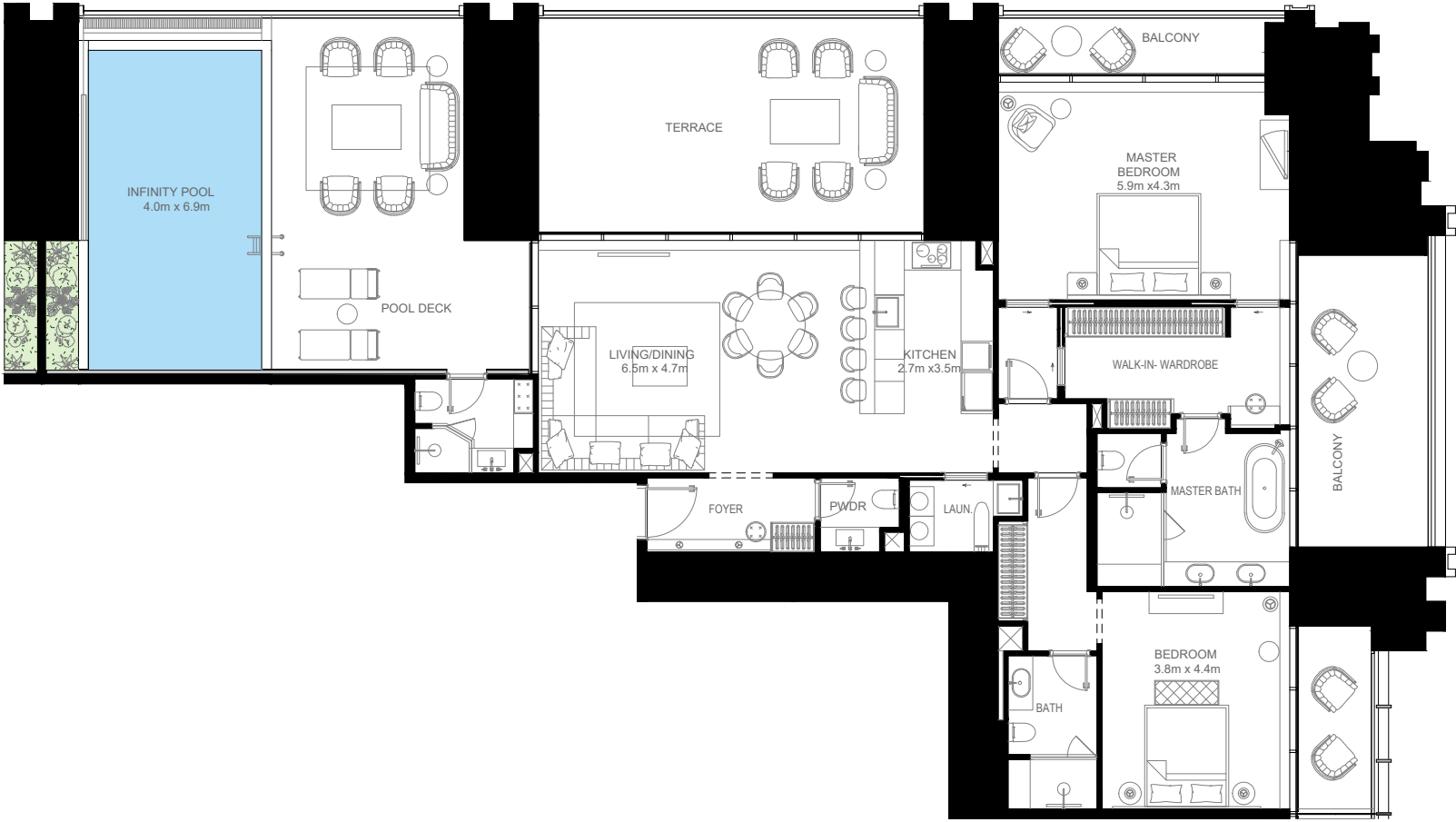
EMERALD VILLA

2 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

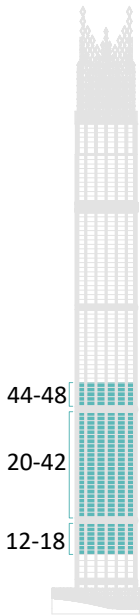
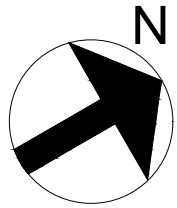
AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

EMERALD MANSION DESIGN COMPONENTS		
FOYER		5 m²
PWDR		2 m²
LAUN.		3 m²
LIVING & DINNING		31m²
KITCHEN		13 m²
MASTER BEDROOM		26 m²
BEDROOM		17m²
WALK-IN WARDROBE		10 m²
MASTER BATH		12 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
INFINITY POOL		28 m²
TERRACE		34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	MARBLE + TERRACE BOARD
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE WALLS AND POOL + TERRACE BOARD

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

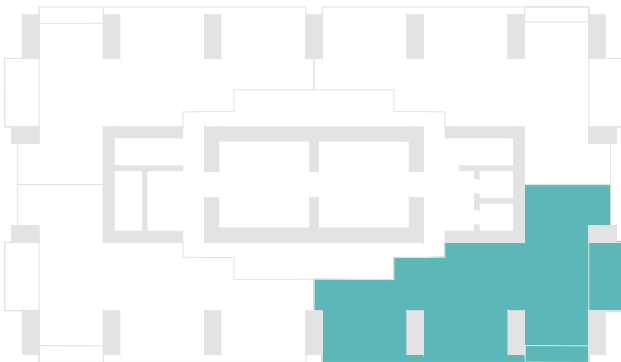
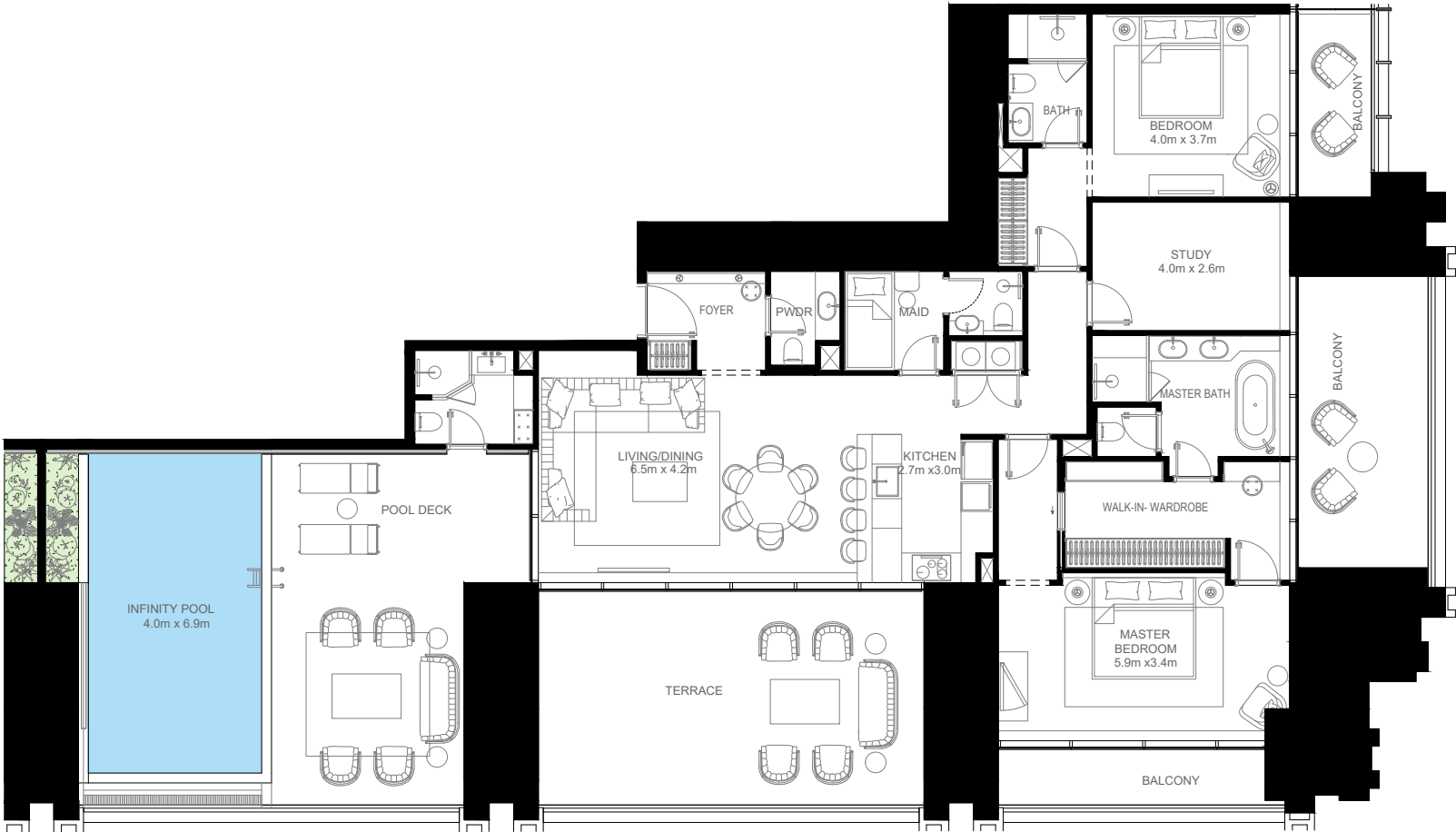
SAPPHIRE VILLA

2.5 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

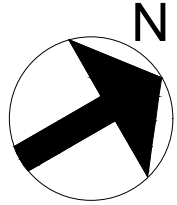
AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

SAPPHIRE MANSION DESIGN COMPONENTS	
FOYER	5 m²
PWDR	2 m²
LAUN.	1 m²
LIVING & DINNING	28 m²
KITCHEN	11 m²
MASTER BEDROOM	20m²
BEDROOM	15 m²
WALK-IN WARDROBE	10 m²
MASTER BATH	10 m²
BATH	4 m²
MAID	6 m²
POOL DECK	31 m²
BATH	4 m²
STUDY	10 m²
INFINITY POOL	28 m²
TERRACE	34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



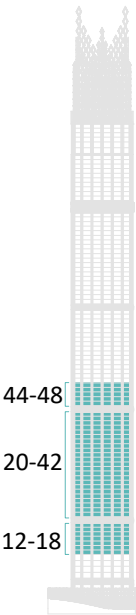
GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

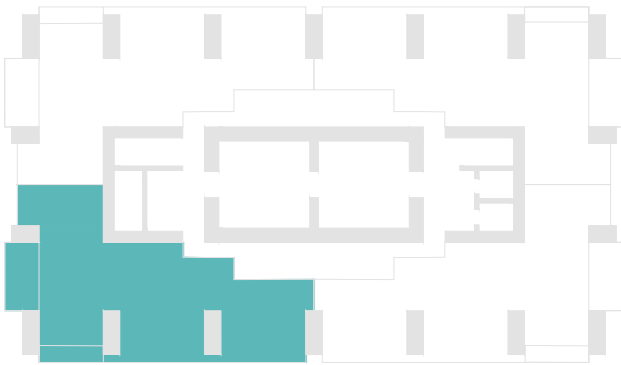
SAPPHIRE VILLA

2.5 BEDROOMS MANSION

L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

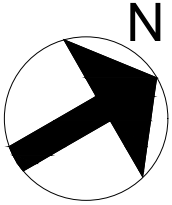
AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft²
TOTAL UNIT AREA	309 m²	3323 ft²

SAPPHIRE MANSION DESIGN COMPONENTS		
FOYER		5 m²
PWDR		2 m²
LAUN.		1 m²
LIVING & DINNING		28 m²
KITCHEN		11 m²
MASTER BEDROOM		20m²
BEDROOM		15 m²
WALK-IN WARDROBE		10 m²
MASTER BATH		10 m²
BATH		4 m²
MAID		6 m²
POOL DECK		31 m²
BATH		4 m²
STUDY		10 m²
INFINITY POOL		28 m²
TERRACE		34 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



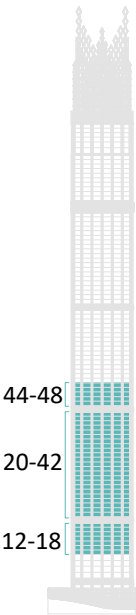
GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
COUNTER TOP	AGATE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK N LUSTROUS BLUE WITH FANN FAUCET IN CHROME
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



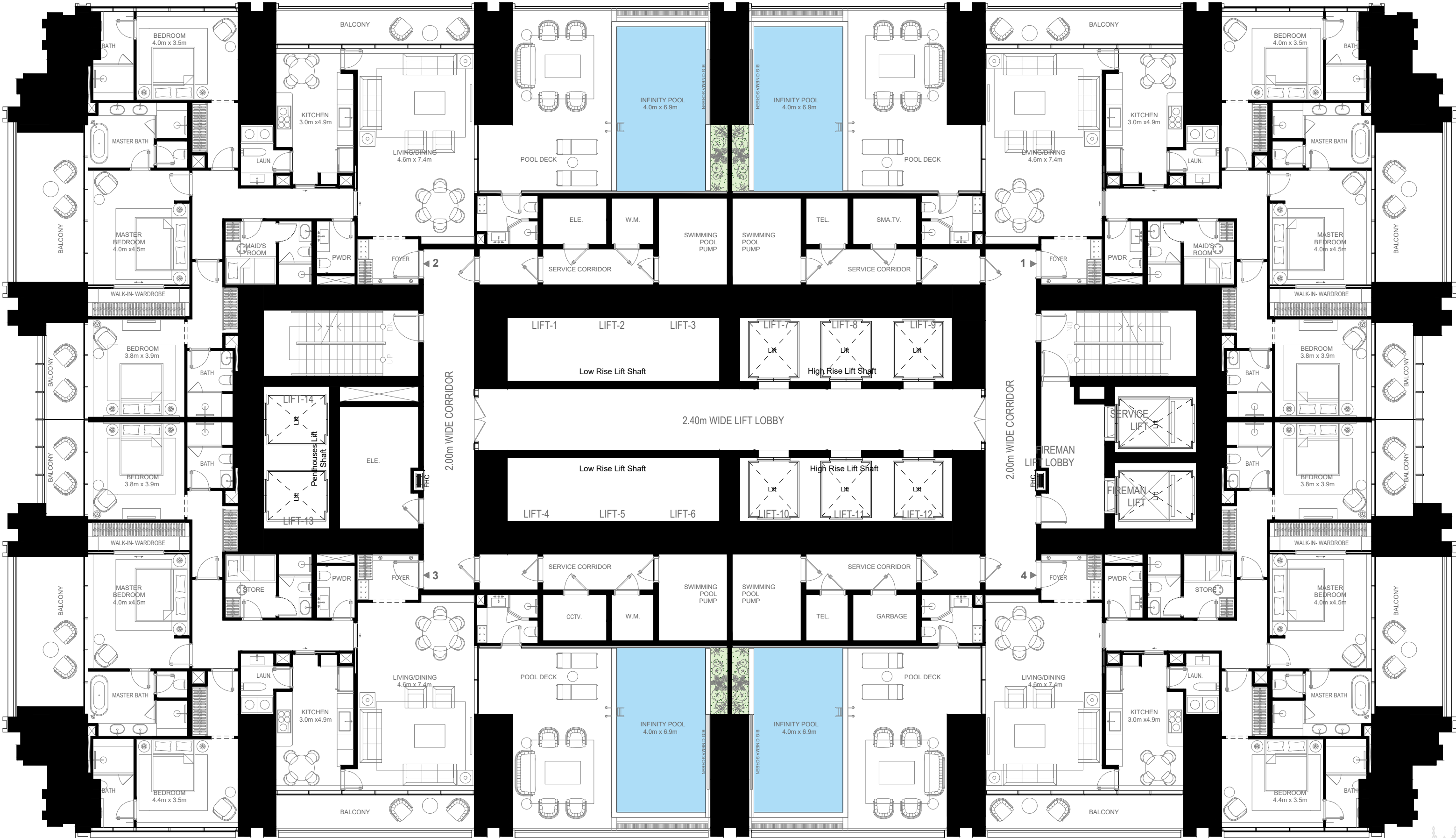
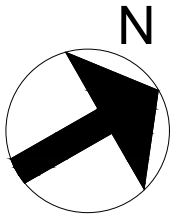
Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

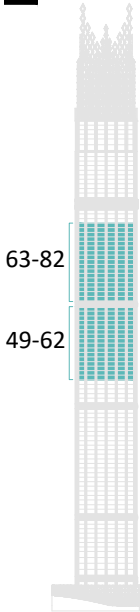
RUBY VILLA

3 BEDROOMS MANSIONS

L49th to L82 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW



COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR SKIRTING

CORRIDOR WALLS

CORRIDOR CEILINGS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES

- 4.00 X 7.00 X 1.00
- 5.00 X 10.0 X 1.00

NUMBER OF PARKING

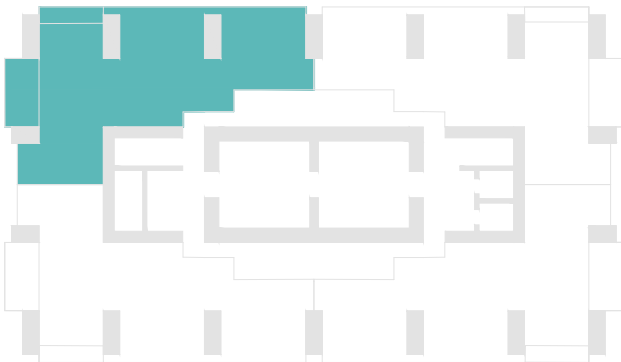
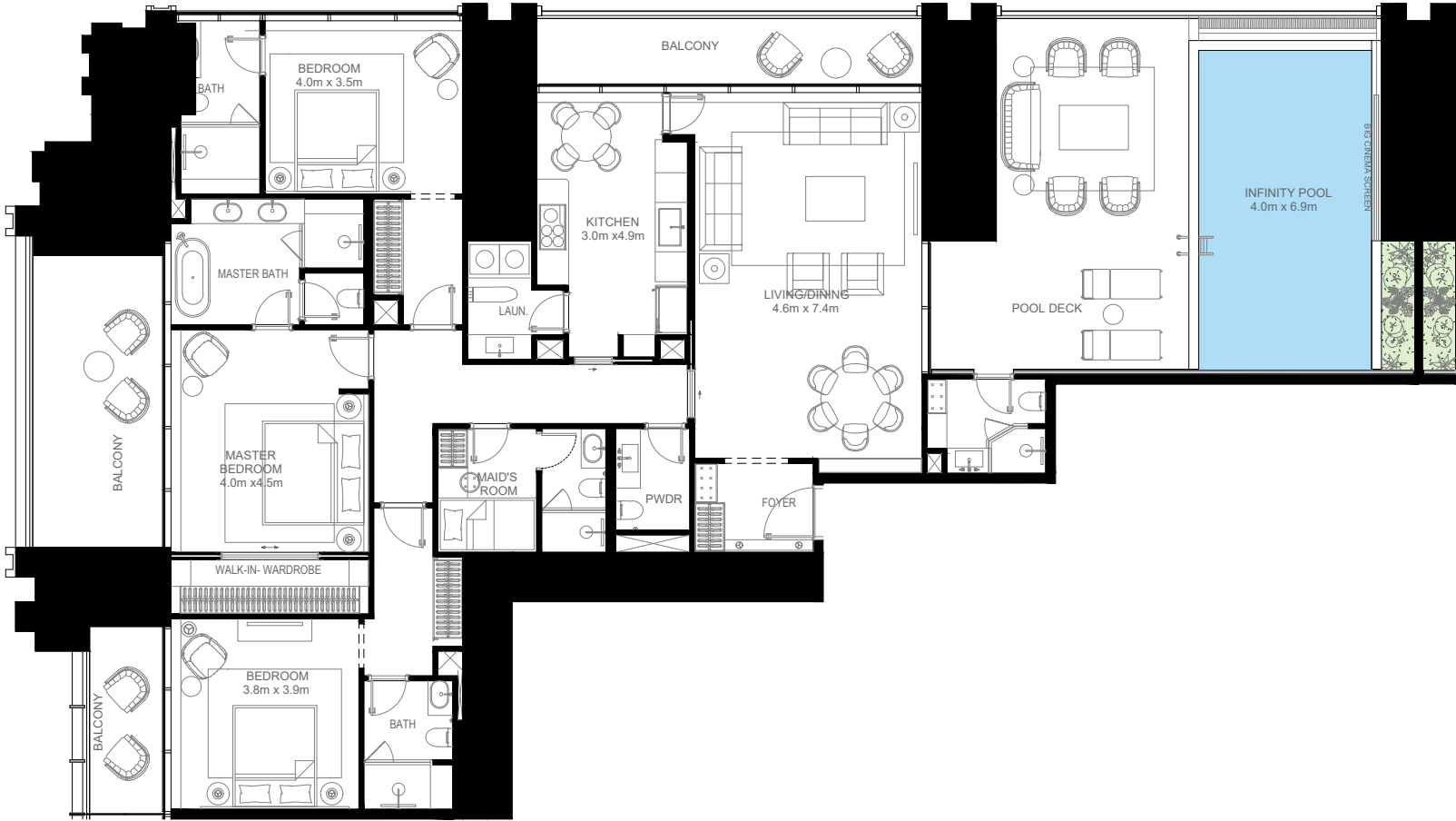
- 2 BR EMERALD WING : 2 PARKINGS
- 2.5 BR SAPPHIRE WING : 2.5 PARKINGS
- 3 BR DIAMOND WING : 2PARKINGS
- 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
- 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
- 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE): 12 PARKINGS

RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

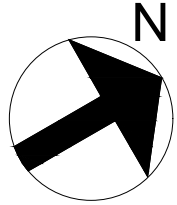
AREA	SQ. M	SQ. FT
SUITE AREA	194 m²	2087ft²
BALCONY AREA	112 m²	1201 ft²
TOTAL UNIT AREA	306 m²	3288 ft²

0303 MANSION DESIGN COMPONENTS		
FOYER		4 m²
PWDR		3 m²
LAUN.		9 m²
LIVING & DINNING		35 m²
KITCHEN		15 m²
MASTER BEDROOM		18 m²
BEDROOM		15 m²
BEDROOM		14 m²
WALK-IN WARDROBE		4 m²
MASTER BATH		10 m²
BATH		5 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
MAID		8 m²
INFINITY POOL		28 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



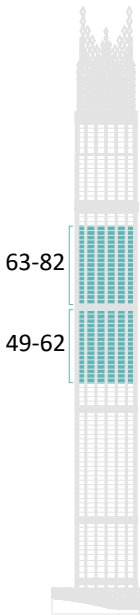
GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

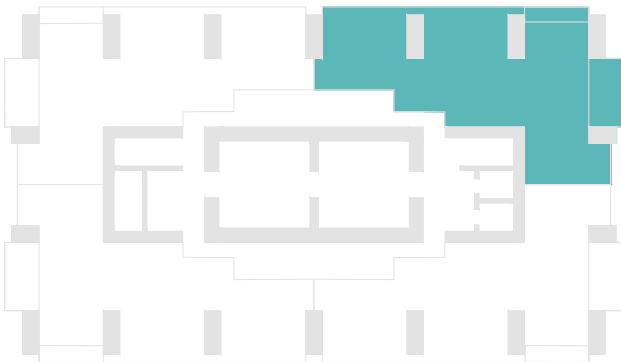
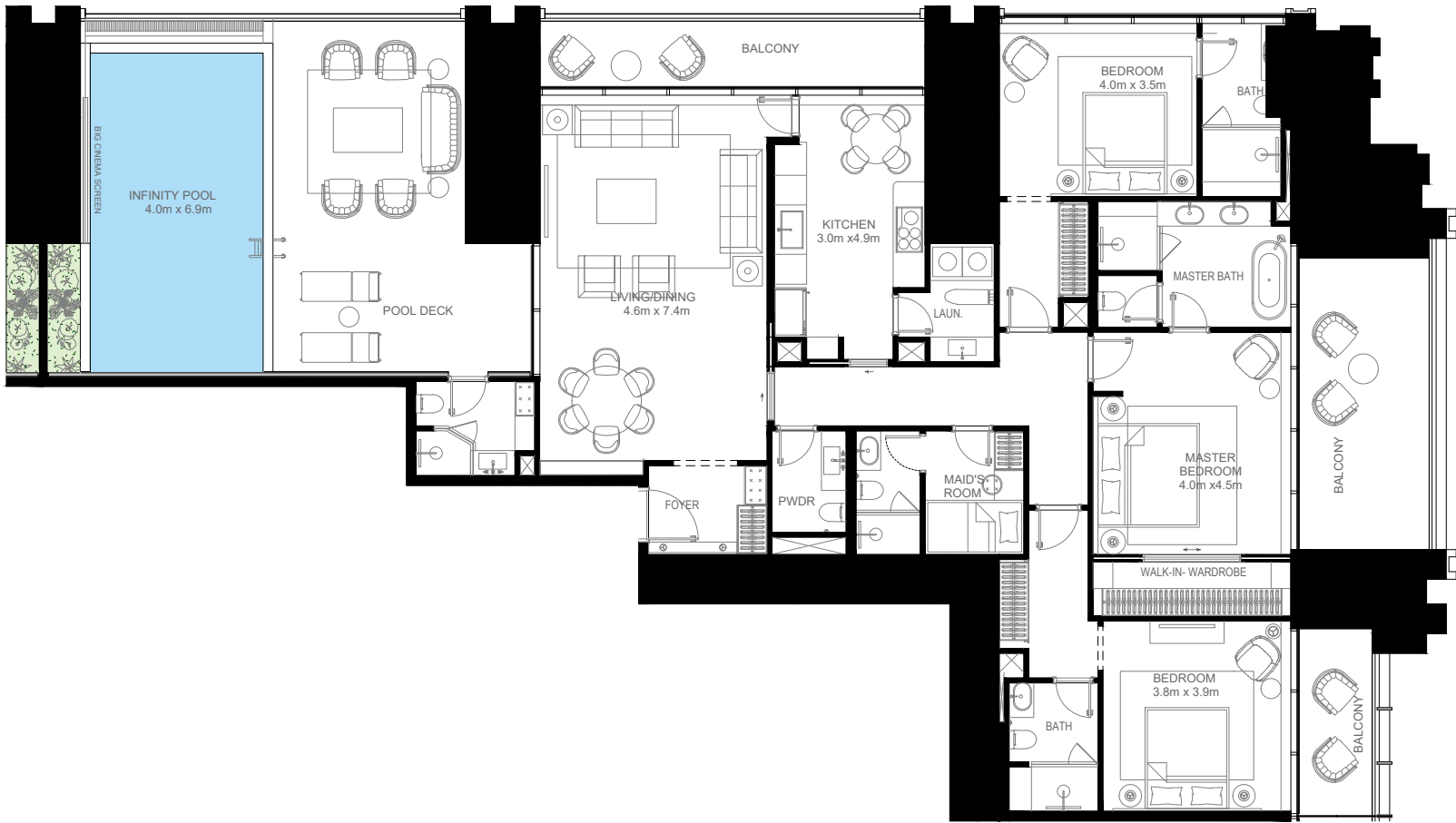
RUBY VILLA

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

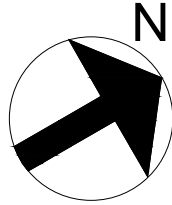
AREA	SQ. M	SQ. FT
SUITE AREA	194 m²	2087ft²
BALCONY AREA	112 m²	1201 ft²
TOTAL UNIT AREA	306 m²	3288 ft²

0303 MANSION DESIGN COMPONENTS		
FOYER		4 m²
PWDR		3 m²
LAUN.		9 m²
LIVING & DINNING		35 m²
KITCHEN		15 m²
MASTER BEDROOM		18 m²
BEDROOM		15 m²
BEDROOM		14 m²
WALK-IN WARDROBE		4 m²
MASTER BATH		10 m²
BATH		5 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
MAID		8 m²
INFINITY POOL		28 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



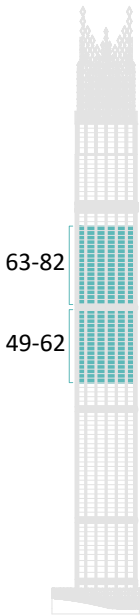
GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00



Disclaimer:

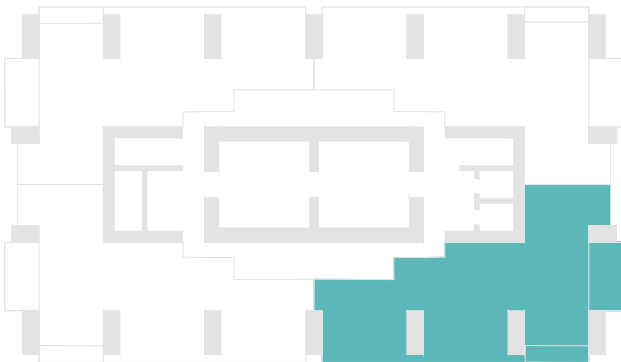
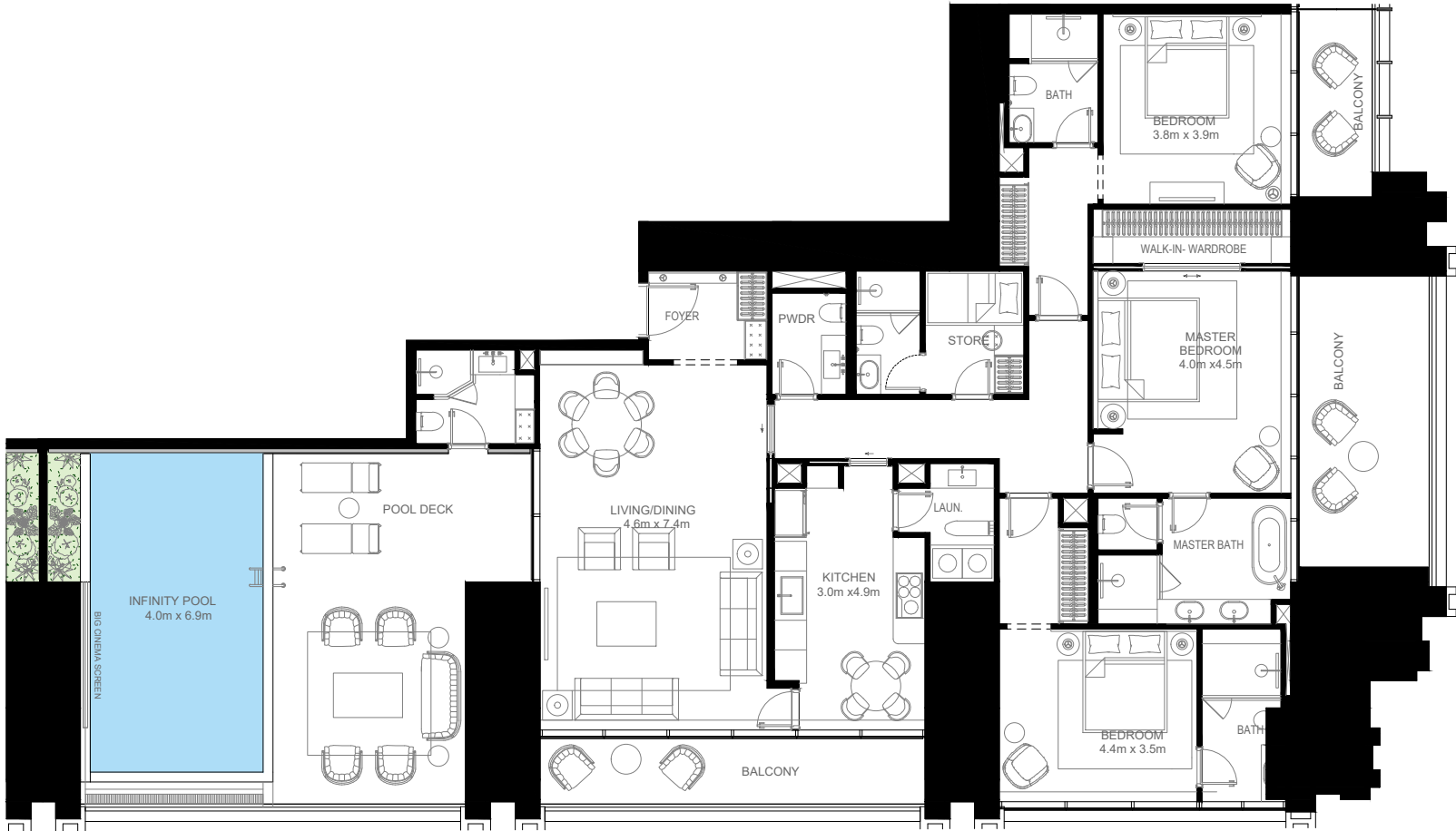
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

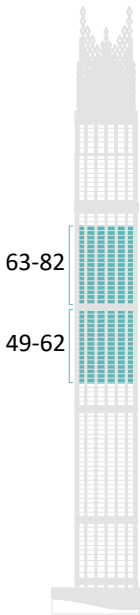
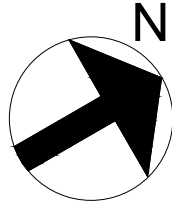
AREA	SQ. M	SQ. FT
SUITE AREA	194 m²	2087ft²
BALCONY AREA	112 m²	1201 ft²
TOTAL UNIT AREA	306 m²	3288 ft²

0303 MANSION DESIGN COMPONENTS		
FOYER		4 m²
PWDR		3 m²
LAUN.		9 m²
LIVING & DINNING		35 m²
KITCHEN		15 m²
MASTER BEDROOM		18 m²
BEDROOM		15 m²
BEDROOM		14 m²
WALK-IN WARDROBE		4 m²
MASTER BATH		10 m²
BATH		5 m²
BATH		6 m²
POOL DECK		31 m²
BATH		4 m²
MAID		8 m²
INFINITY POOL		28 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

PRIVATE POOL : 4.00 X 7.00 X 1.00

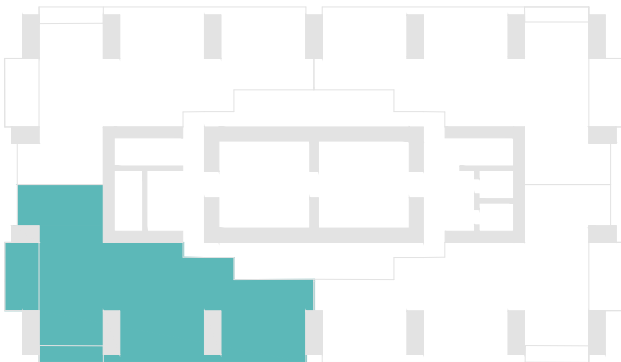
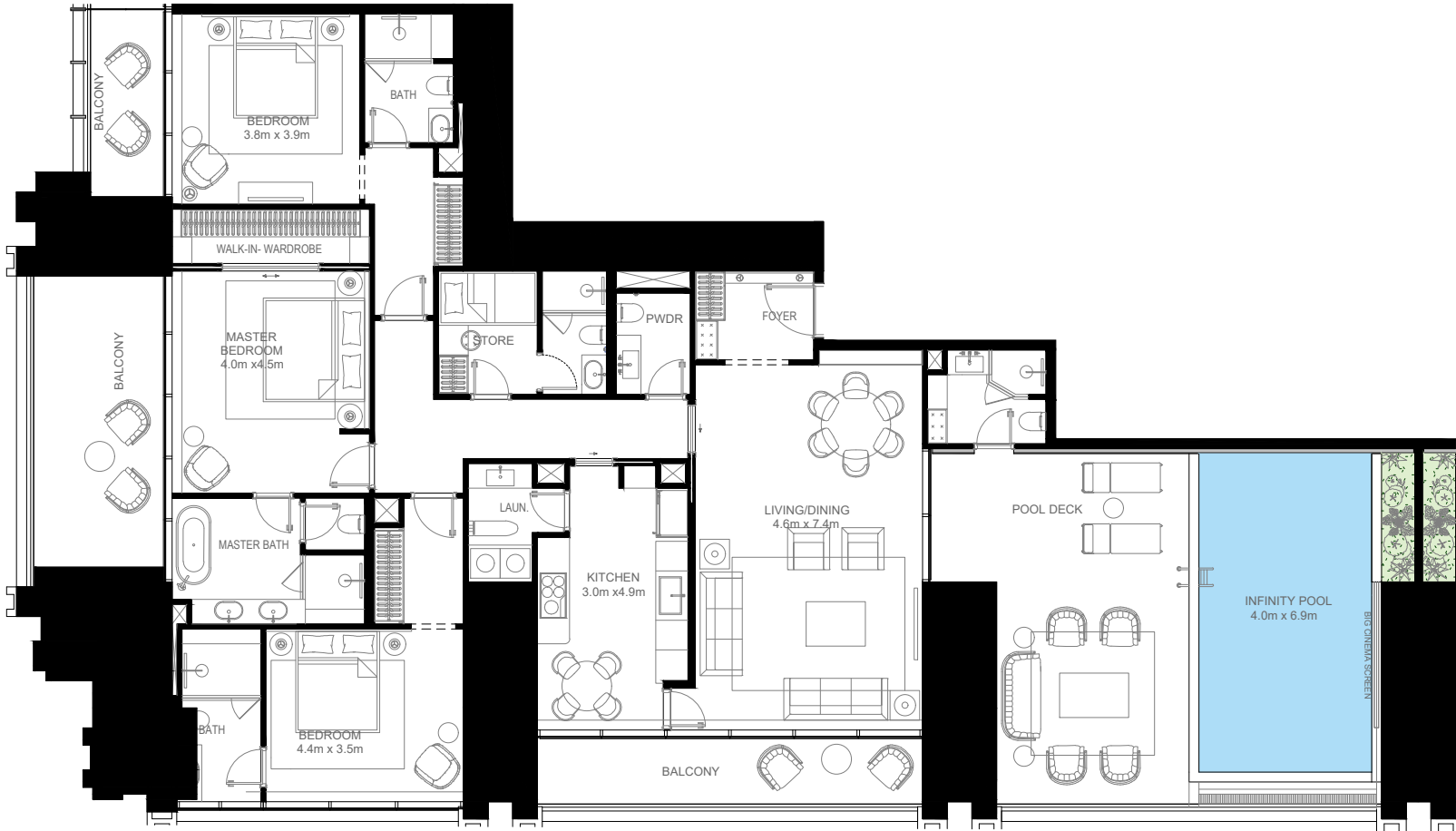
Disclaimer:
The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

RUBY VILLA
3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

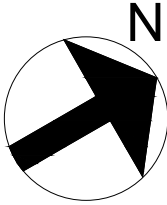
Table with 3 columns: AREA, SQ. M, SQ. FT. Rows include SUITE AREA (194 m², 2087ft²), BALCONY AREA (112 m², 1201 ft²), and TOTAL UNIT AREA (306 m², 3288 ft²).

0303 MANSION DESIGN COMPONENTS table listing room areas: FOYER (4 m²), PWDR (3 m²), LAUN. (9 m²), LIVING & DINNING (35 m²), KITCHEN (15 m²), MASTER BEDROOM (18 m²), BEDROOM (15 m²), BEDROOM (14 m²), WALK-IN WARDROBE (4 m²), MASTER BATH (10 m²), BATH (5 m²), BATH (6 m²), POOL DECK (31 m²), BATH (4 m²), MAID (8 m²), INFINITY POOL (28 m²).



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



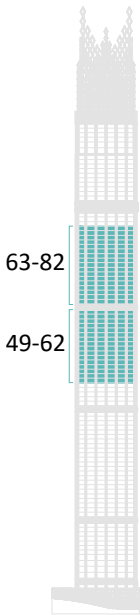
GENERAL FINISHES table: FLOORING (NATURAL STONE), SKIRTING (MARBLE + MDF), WALL (PAINT + PANELS + MARBLE + PORCELAIN), CEILING (PAINT), TERRACE (MARBLE).

KITCHEN & APPLIANCES table: CABINETS (MDF + GLASS + BRASS), COUNTER TOP (NATURAL STONE), BACK SPLASH (NATURAL STONE), COOKING RANGE (MIELIE), SINK (OMOIKIRI), FRIDGE (MIELIE), DISH WASHER (MIELIE), WASHING MACHINE (MIELIE), MICROWAVE (MIELIE), OVEN (MIELIE), ICE MAKER (MIELIE).

BATHROOM SPECIFICATIONS table: FLOORING (MARBLE), SKIRTING (MARBLE), WALL (MARBLE), CEILING (PAINT), WASHBASIN (ANZZI MENO SERIES DECO-GLASS VESSEL SINK), WC (VILLEROY & BOCH), BATHTUB (BATHTUB ANTONIO LUPI DESIGN REFLEX).

GENERAL SPECIFICATIONS table: DOORS MATERIALS (HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS), DOORS IRONMONGERY (ZAHA HADID DESIGN), CURTAIN WALLS, WARDROBES PANELS (HIGH GLOSS LACQUERED MDF).

PRIVATE POOL : 4.00 X 7.00 X 1.00

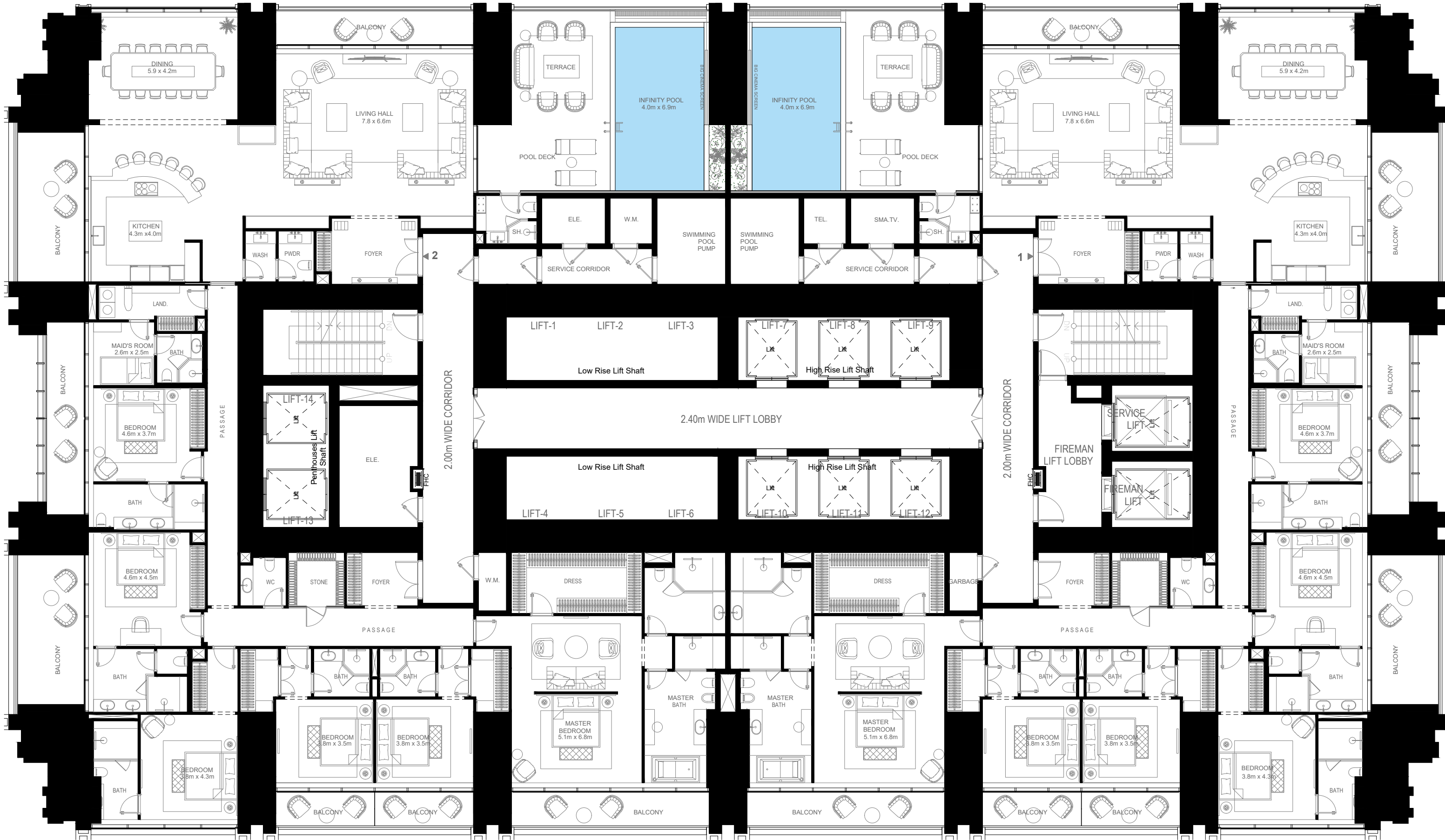
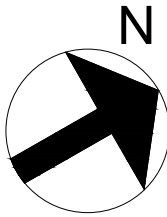


Disclaimer: The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services. The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR SKIRTING

CORRIDOR WALLS

CORRIDOR CEILINGS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES

- 4.00 X 7.00 X 1.00
- 5.00 X 10.0 X 1.00

NUMBER OF PARKING

- 2 BR EMERALD WING : 2 PARKINGS
- 2.5 BR SAPPHIRE WING : 2.5 PARKINGS
- 3 BR DIAMOND WING : 2PARKINGS
- 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
- 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
- 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE): 12 PARKINGS

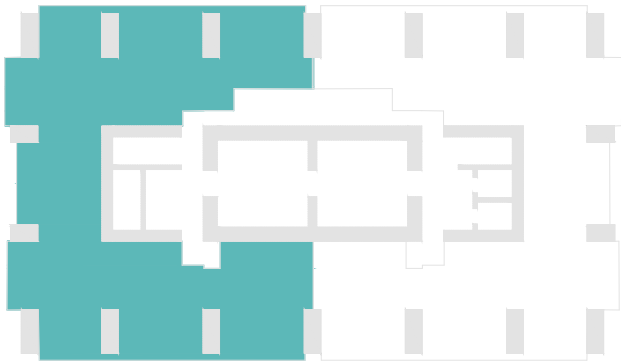
FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

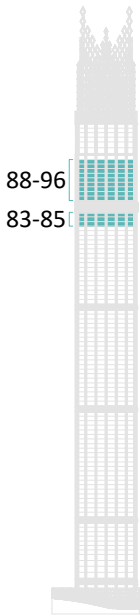
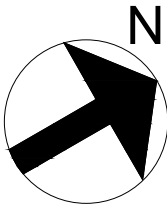
AREA	SQ. M	SQ. FT
SUITE AREA	480 m²	5170 ft²
BALCONY AREA	166 m²	1786 ft²
TOTAL UNIT AREA	646 m²	6956 ft²

0303 MANSION DESIGN COMPONENTS	
FOYER	10 m²
FOYER	5 m²
PWDR	3 m²
WASH	2 m²
DINNING	25 m²
LIVING	58 m²
KITCHEN	35 m²
MASTER BEDROOM	35 m²
BEDROOM	17 m²
BEDROOM	19 m²
BEDROOM	17 m²
BEDROOM	13 m²
BEDROOM	13 m²
MASTER BATH	25 m²
BATH	9 m²
BATH	7 m²
BATH	4 m²
BATH	4 m²
BATH	8 m²
DRESS	12 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	4 m²
POOL DECK	31 m²
BATH	4 m²
MAID	7 m²
LAUN	6 m²
BATH	3 m²
INFINITY POOL	28 m²
WC	3 m²
STONE	5 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

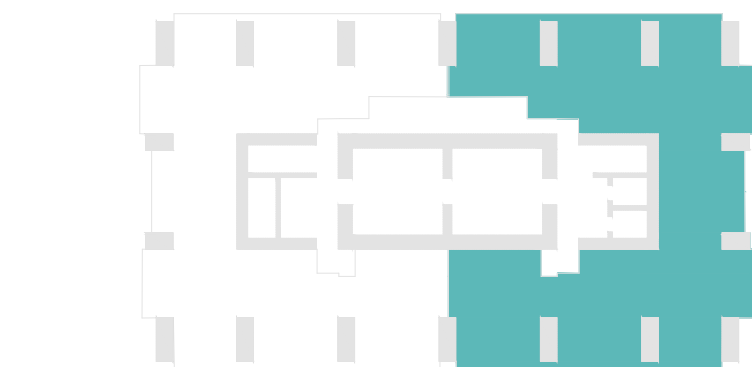
FLEUR DE JARDIN SKY MANSION

6 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN

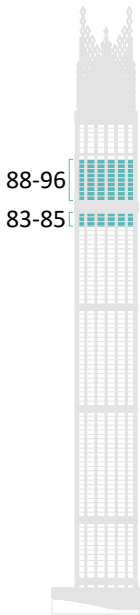
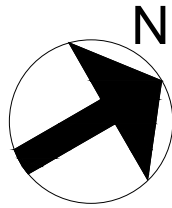
AREA	SQ. M	SQ. FT
SUITE AREA	480 m²	5170 ft²
BALCONY AREA	166 m²	1786 ft²
TOTAL UNIT AREA	646 m²	6956 ft²

0303 MANSION DESIGN COMPONENTS	
FOYER	10 m²
FOYER	5 m²
PWDR	3 m²
WASH	2 m²
DINNING	25 m²
LIVING	58 m²
KITCHEN	35 m²
MASTER BEDROOM	35 m²
BEDROOM	17 m²
BEDROOM	19 m²
BEDROOM	17 m²
BEDROOM	13 m²
BEDROOM	13 m²
MASTER BATH	25 m²
BATH	9 m²
BATH	7 m²
BATH	4 m²
BATH	4 m²
BATH	8 m²
DRESS	12 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	4 m²
POOL DECK	31 m²
BATH	4 m²
MAID	7 m²
LAUN	6 m²
BATH	3 m²
INFINITY POOL	28 m²
WC	3 m²
STONE	5 m²



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

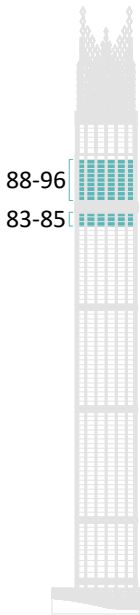
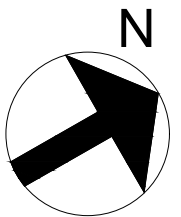
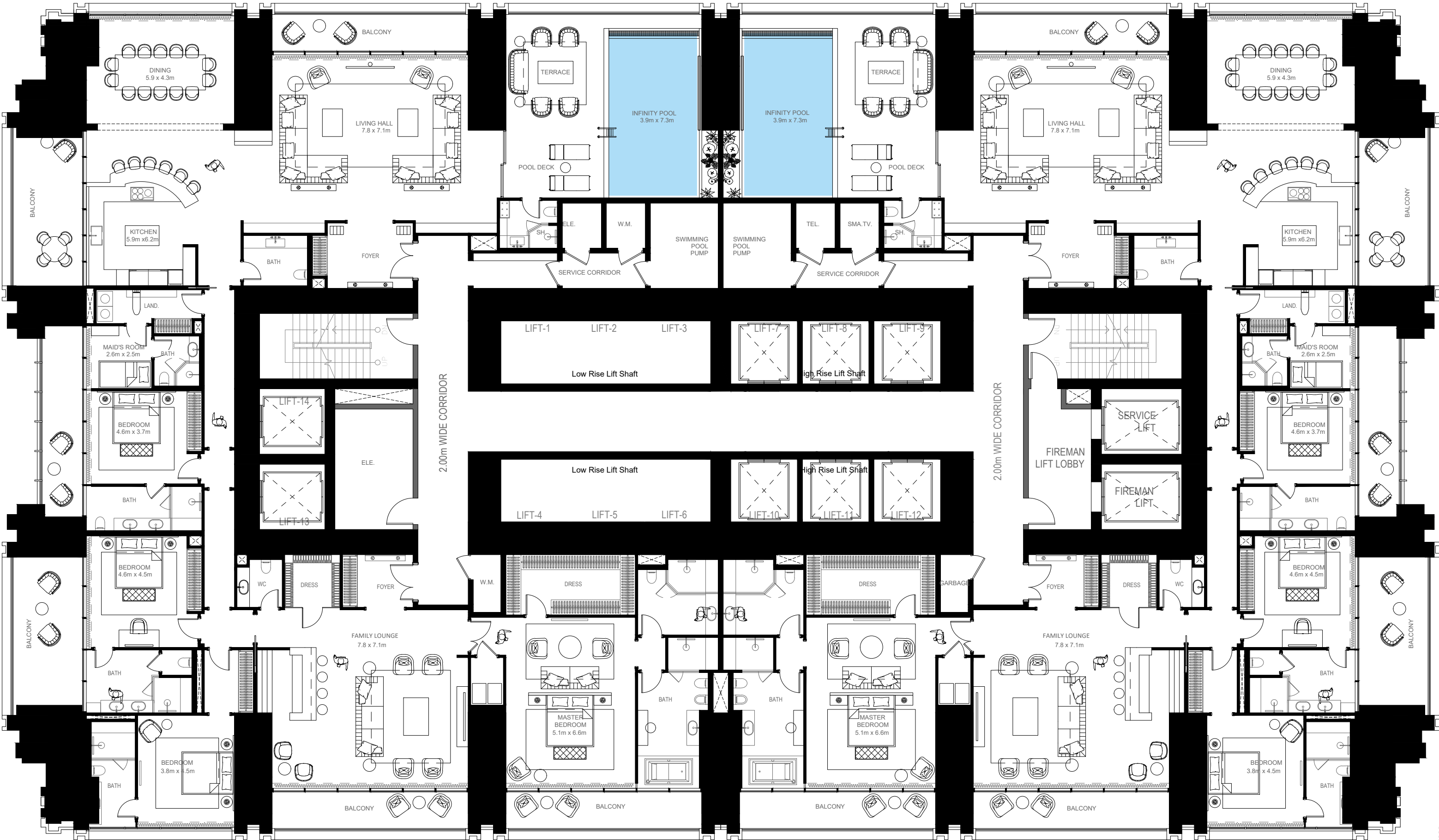
Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

DIAMOND SKY MANSION

4 BEDROOMS MANSION

L83 th to L85 th, L88 th to 96 th FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW

COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR SKIRTING

CORRIDOR WALLS

CORRIDOR CEILINGS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES

- 4.00 X 7.00 X 1.00
- 5.00 X 10.0 X 1.00

NUMBER OF PARKING

- 2 BR EMERALD WING : 2 PARKINGS
- 2.5 BR SAPPHIRE WING : 2.5 PARKINGS
- 3 BR DIAMOND WING : 2 PARKINGS
- 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
- 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
- 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE) : 12 PARKINGS

DIAMOND SKY MANSION

4 BEDROOMS MANSION

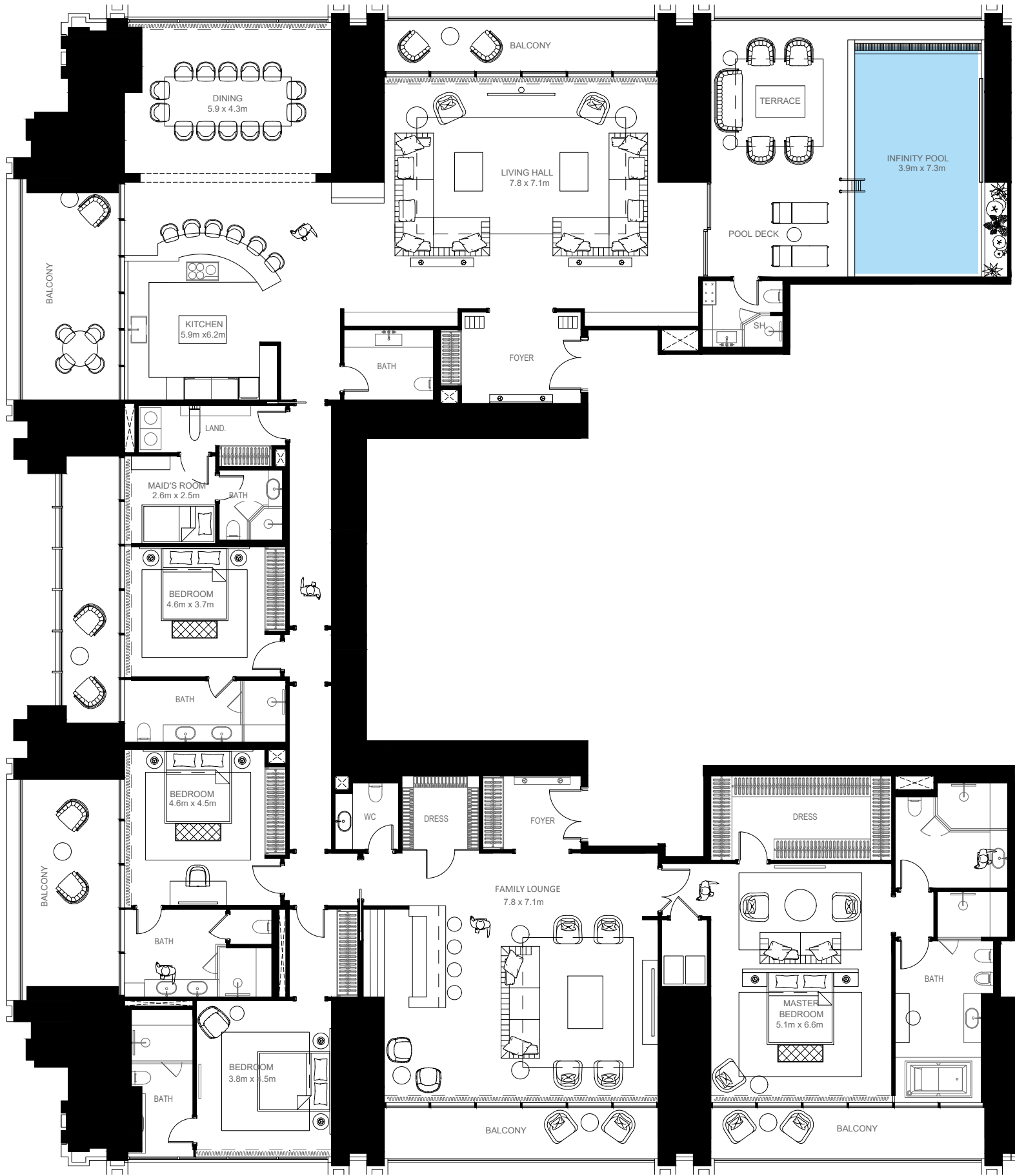
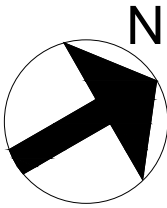
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

0303 MANSION DESIGN COMPONENTS	
DINING	25 m ²
LIVING HALL	59 m ²
TERRACE& POOL DECK	29 m ²
INFINITY POOL	28 m ²
KITCHEN	37 m ²
BATH	5 m ²
FOYER	9 m ²
SH.	4 m ²
LAUN.	6 m ²
MAID'S ROOM	6 m ²
BATH	4 m ²
BEDROOM	17 m ²
BATH	8 m ²
BEDROOM	17 m ²
BATH	10 m ²
BEDROOM	17 m ²
BATH	8 m ²
WC	3 m ²
DRESS	5 m ²
FOYER	6 m ²
FAMILY LOUNGE	57 m ²
MASTER BEDROOM	37 m ²
BATH	24 m ²

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



88-96
83-85

GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

DIAMOND SKY MANSION

4 BEDROOMS MANSION

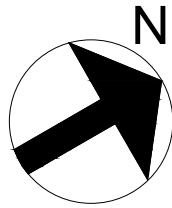
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m ²	5170 ft ²
BALCONY AREA	166 m ²	1786 ft ²
TOTAL UNIT AREA	646 m ²	6956 ft ²

0303 MANSION DESIGN COMPONENTS	
DINING	25 m ²
LIVING HALL	59 m ²
TERRACE& POOL DECK	29 m ²
INFINITY POOL	28 m ²
KITCHEN	37 m ²
BATH	5 m ²
FOYER	9 m ²
SH.	4 m ²
LAUN.	6 m ²
MAID'S ROOM	6 m ²
BATH	4 m ²
BEDROOM	17 m ²
BATH	8 m ²
BEDROOM	17 m ²
BATH	10 m ²
BEDROOM	17 m ²
BATH	8 m ²
WC	3 m ²
DRESS	5 m ²
FOYER	6 m ²
FAMILY LOUNGE	57 m ²
MASTER BEDROOM	37 m ²
BATH	24 m ²

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



88-96
83-85

GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH
BATHTUB	BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

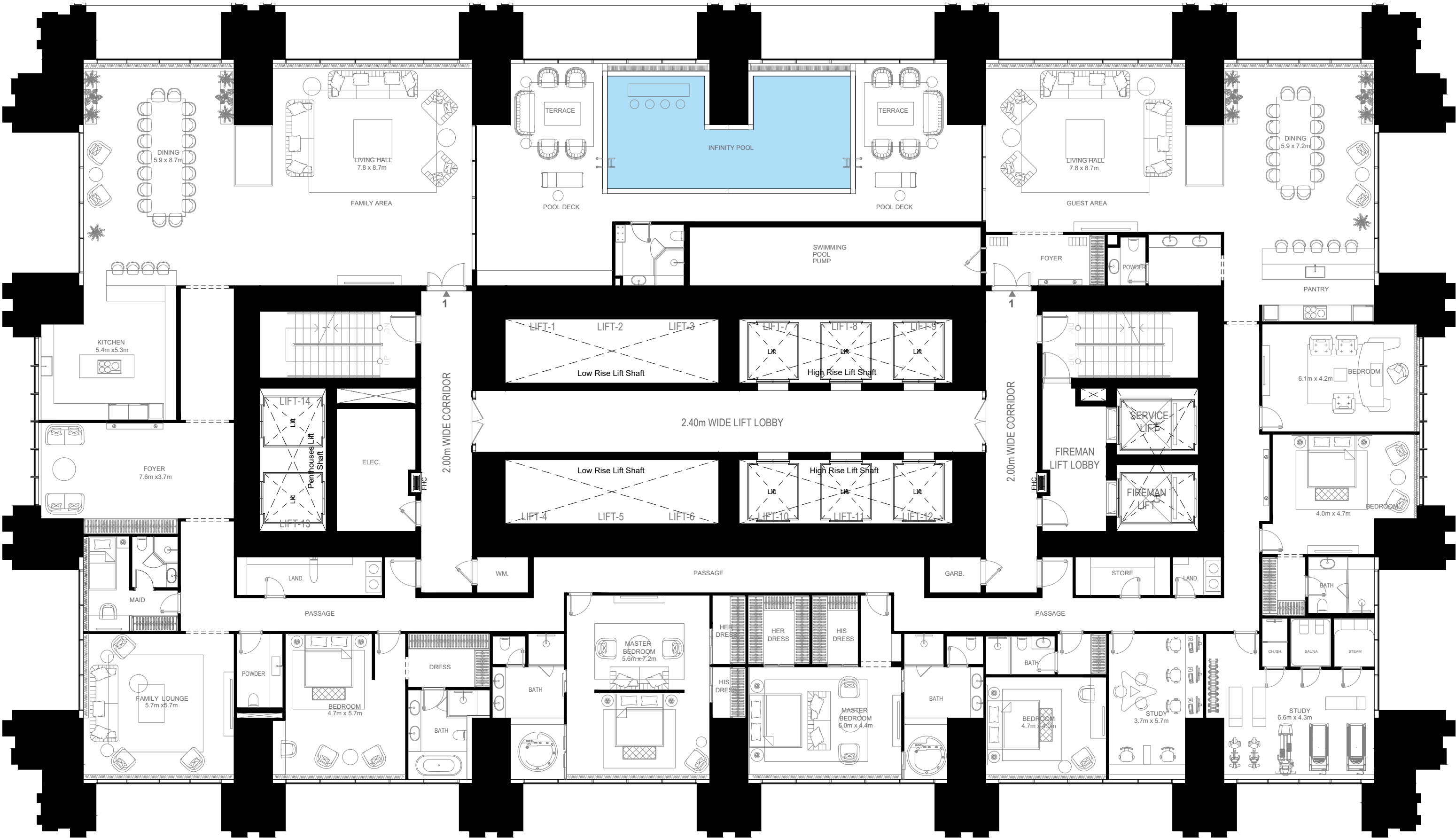
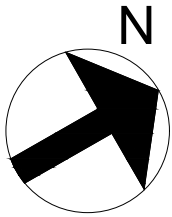
■ PRIVATE POOL : 4.00 X 7.00 X 1.00

Disclaimer:

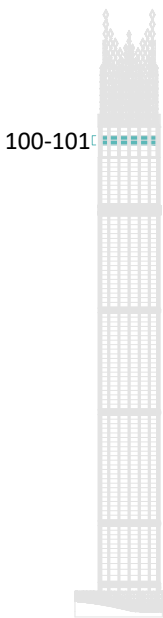
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW



COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR SKIRTING

CORRIDOR WALLS

CORRIDOR CEILINGS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

PRIVATE POOL SIZES

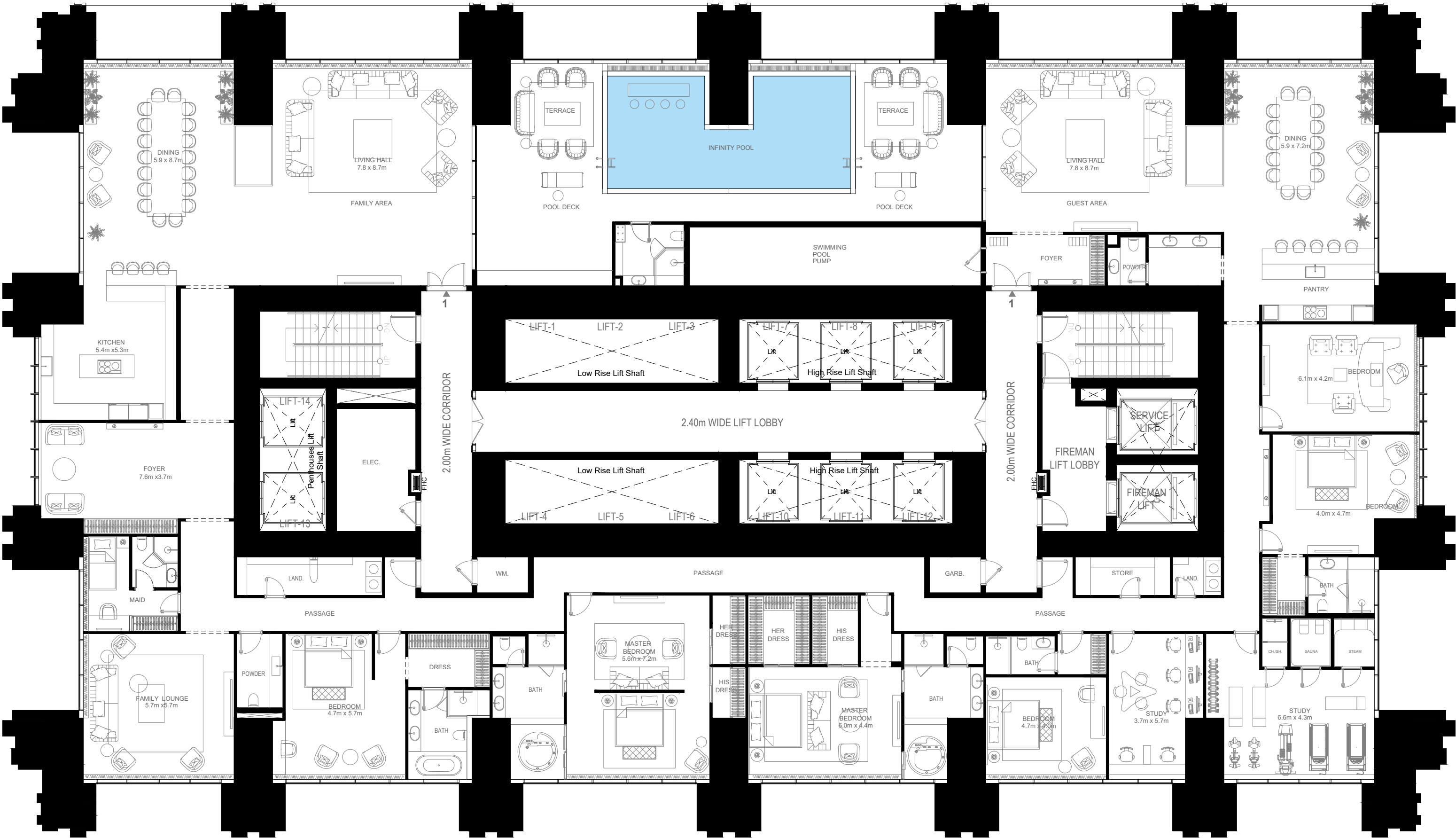
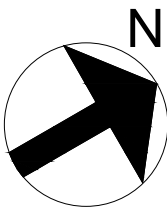
- 4.00 X 7.00 X 1.00
- 5.00 X 10.0 X 1.00

NUMBER OF PARKING

- 2 BR EMERALD WING : 2 PARKINGS
- 2.5 BR SAPPHIRE WING : 2.5 PARKINGS
- 3 BR DIAMOND WING : 2 PARKINGS
- 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
- 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
- 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE) : 12 PARKINGS

ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	956 m ²	10290 ft ²
BALCONY AREA	141 m ²	1517 ft ²
TOTAL UNIT AREA	1097 m ²	11807 ft ²

MANSION DESIGN COMPONENTS

DINING	61 m ²	WALK-IN- WARDROBE	4 m ²	BATH	14 m ²
LIVING HALL	68 m ²	BATH	6 m ²	MASTER BEDROOM	40 m ²
TERRACE& POOL DECK	40 m ²	LAUN.	9 m ²	HIS DRESS	3 m ²
INFINITY POOL	58 m ²	CH./SH.	2 m ²	HER DRESS	4 m ²
TERRACE& POOL DECK	27 m ²	SAUNA	3 m ²	BATH	14 m ²
LIVING HALL & GUEST AREA	58 m ²	STEAM	3 m ²	BEDROOM	28 m ²
SWIMMING POOL RUMP	26 m ²	GYM	30 m ²	BATH	10 m ²
BATH	6 m ²	STUDY	19 m ²	DRESS	7 m ²
FOYER	9 m ²	BATH	4 m ²	PWDR	5 m ²
PWDR	9 m ²	WALK-IN- WARDROBE	3 m ²	FAMILY LOUNGE	34 m ²
GUEST AREA	58 m ²	BEDROOM	19 m ²	STORE	14 m ²
DINING	39 m ²	BATH	14 m ²	FOYER	28 m ²
PANTRY	21 m ²	MASTER BEDROOM	30 m ²	KITCHEN	26 m ²
office	26 m ²	HIS DRESS	5 m ²	PASSAGE	88 m ²
BEDROOM	25 m ²	HER DRESS	7 m ²		

GENERAL FINISHES

FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES

CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH
BATHTUB	

GENERAL SPECIFICATIONS

DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

PRIVATE POOL : 5.00 X 10.0 X 1.00

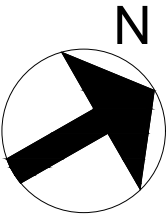
100-101

Disclaimer:

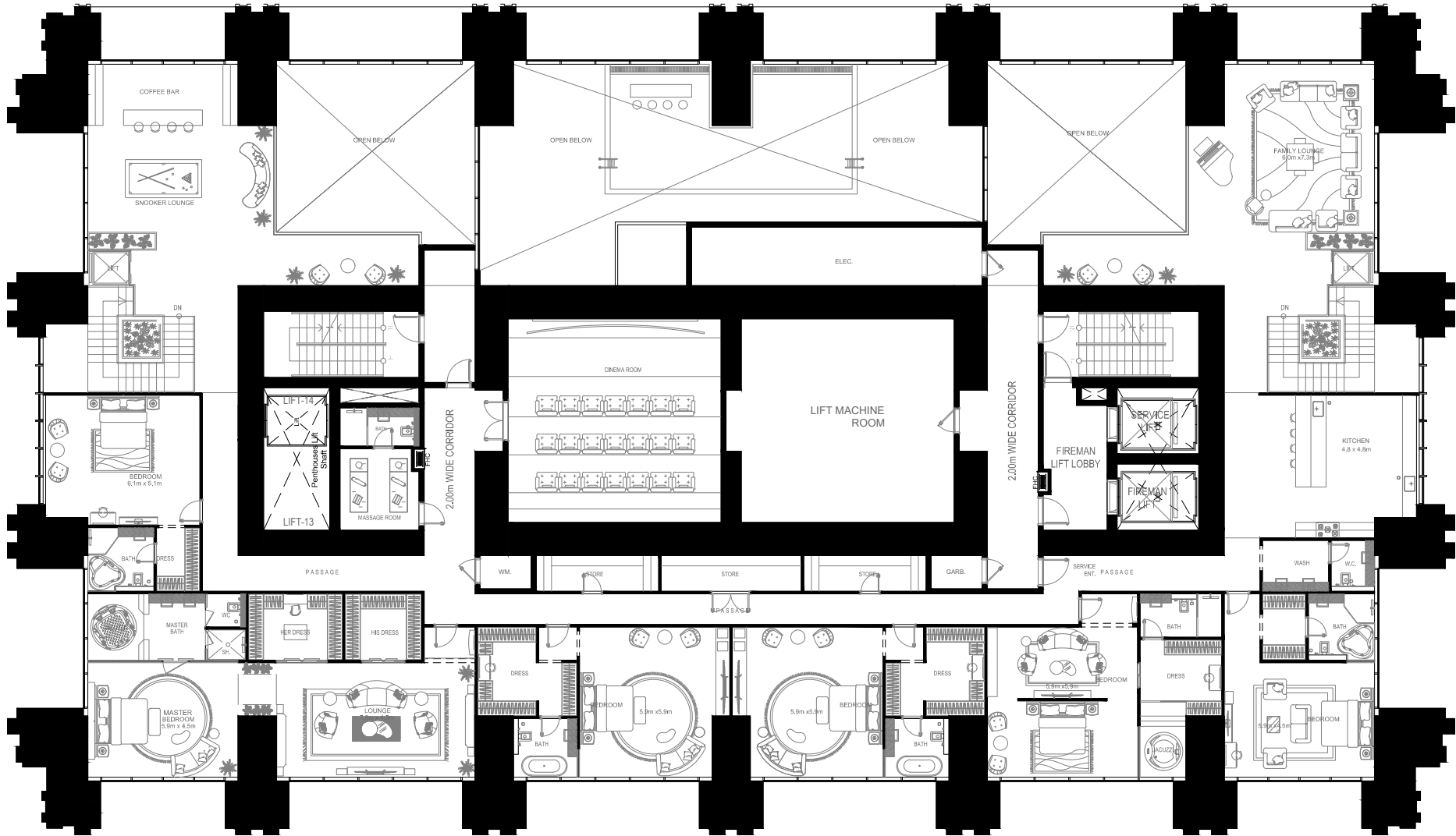
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

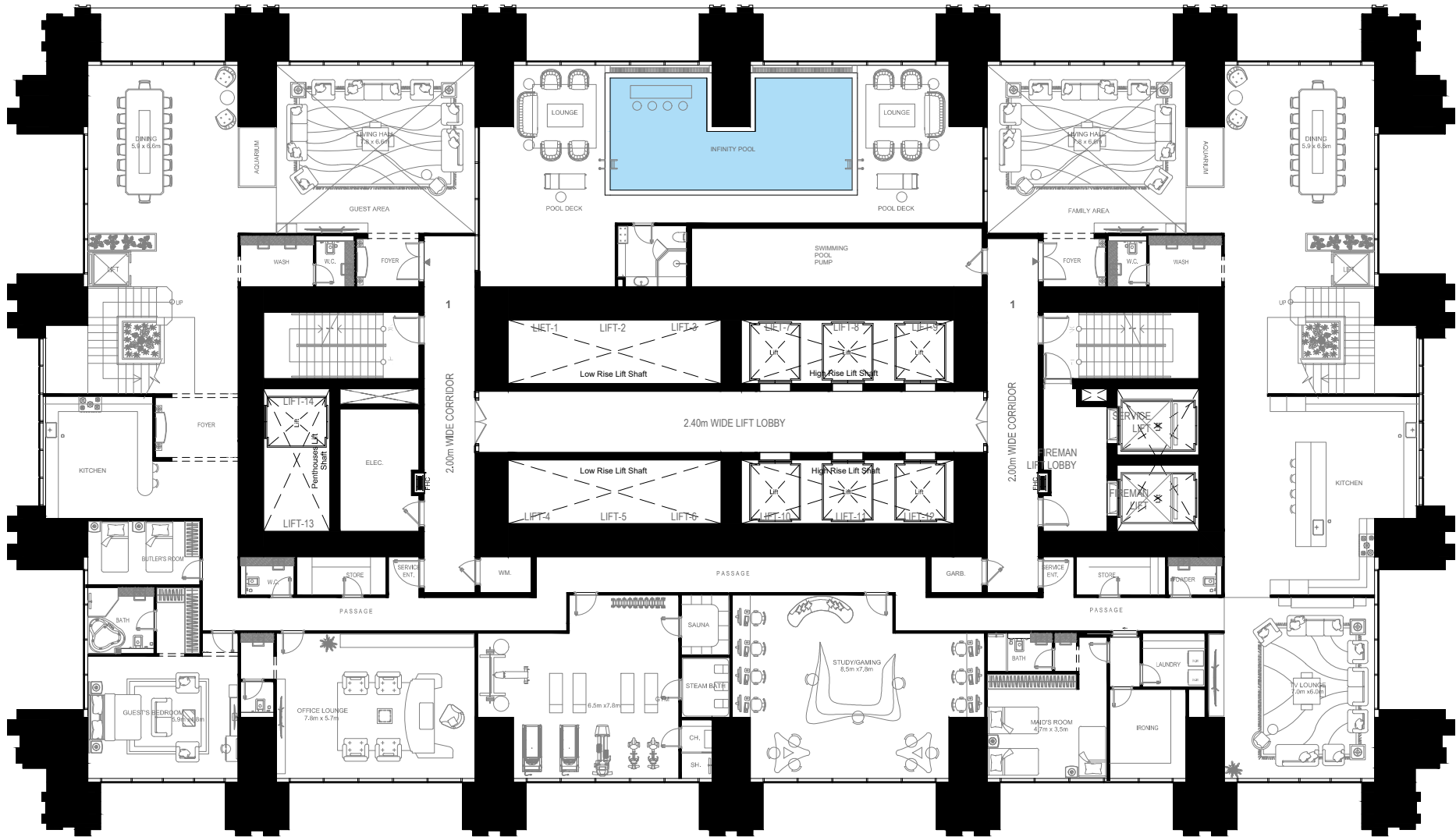
L103 rd and L104 FLOOR PLAN



UPPER FLOOR

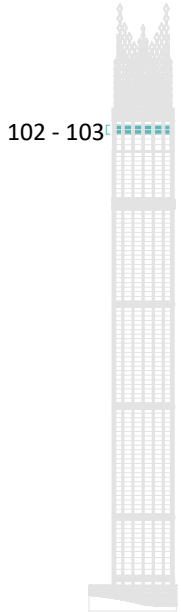


LOWER FLOOR



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR SKIRTING

CORRIDOR WALLS

CORRIDOR CEILINGS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

FIRE FIGHTING SYSTEM

SMART SYSTEM SPECIFICATIONS

- Voice Controlled Systems:** Integrating systems like Amazon's Alexa, Google Home, or Apple's Siri for voice-activated controls across the house – from playing your favourite music to drawing the blinds. Turning lights on/off, controlling temperatures...
- Security Systems:** Advanced security systems will include biometric locks, CCTV cameras, and intrusion detection systems.
- Energy Management:** Smart thermostats and energy-efficient appliances will be linked to provide data on energy usage and offer insights on how to save energy and reduce utility bills.
- Automated Blinds and Curtains:** Automated Blinds and Curtains: These could adjust based on the sunlight to help with energy management or could be scheduled to open or close at specific times.
- Smart Kitchen Appliances.**

ACOUSTIC SPECIFICATIONS

- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living experience.
- The windows have a high Outdoor-Indoor Transmission Class (OITC) rating, designed to reduce both high and low-frequency sounds from external sources like traffic and aircraft.
- The doors in all units, both exterior and interior, are designed with superior acoustic properties, mirroring the commitment to acoustic comfort and privacy.
- The layout of the units optimizes noise reduction between rooms, with thoughtful use of wall, floor, and ceiling materials to absorb sound and reduce echoes.
- The HVAC and drainage systems operates quietly, designed with noise-reducing features to ensure minimal noise disruption.
- Overall, the units are a sanctuary of serenity and peace, with every detail carefully designed for acoustic comfort, offering a luxurious and peaceful living experience in the heart of the metropolis.

EXTRA FEATURES

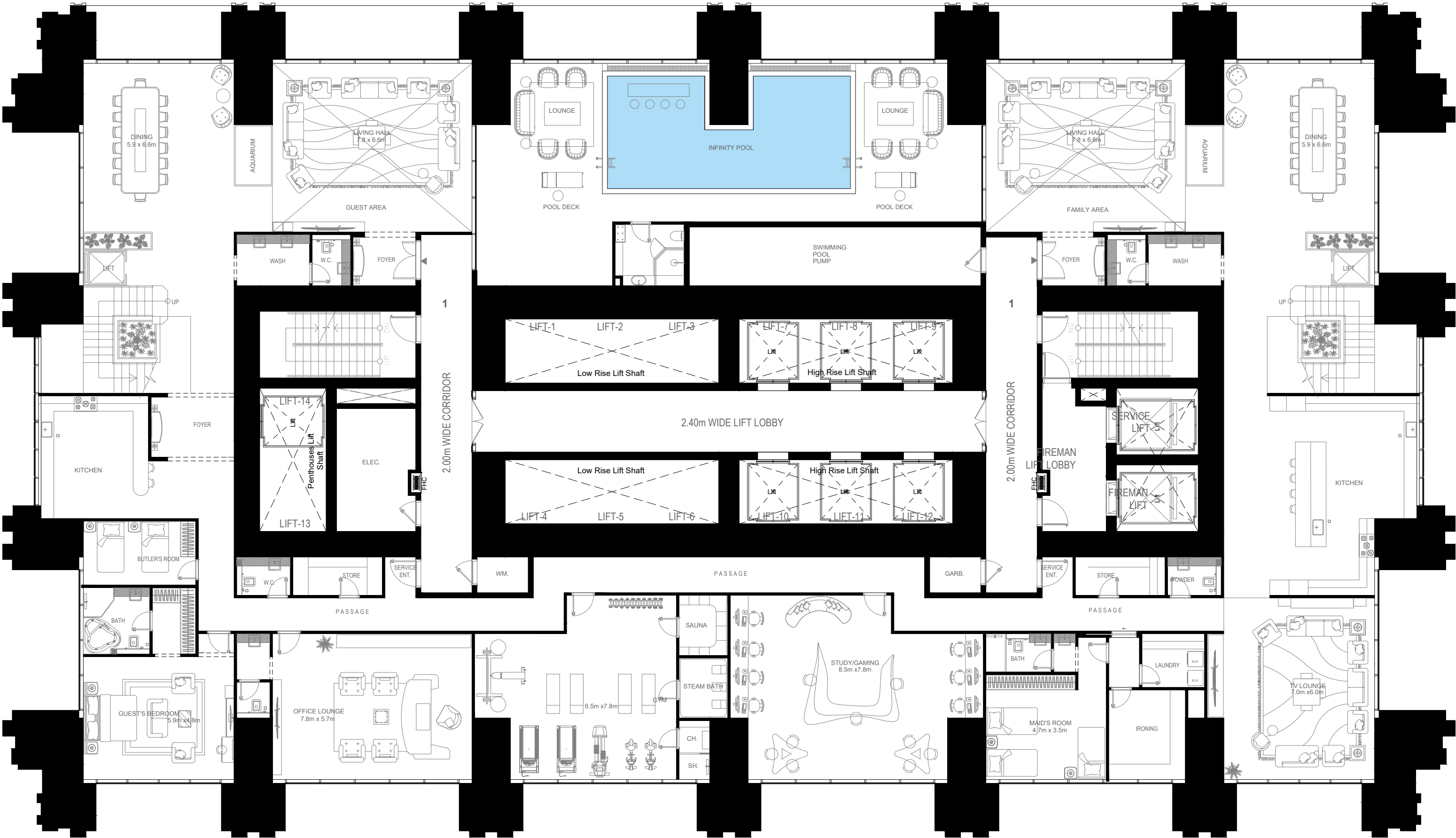
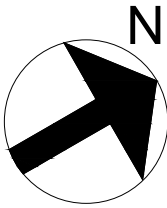
PRIVATE POOL SIZES

- 4.00 X 7.00 X 1.00
- 5.00 X 10.0 X 1.00

NUMBER OF PARKING

- 2 BR EMERALD WING : 2 PARKINGS
- 2.5 BR SAPPHIRE WING : 2.5 PARKINGS
- 3 BR DIAMOND WING : 2 PARKINGS
- 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE) : 4 PARKINGS
- 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE) : 6 PARKINGS
- 7 BR BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE): 12 PARKINGS

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)
L103 rd FLOOR PLAN (LOWER FLOOR PLAN)



- VIEW ANALYSIS
- BURJ KHALIFA
 - CITY & CREEK VIEW
 - CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m ²	19853 ft ²
BALCONY AREA	156 m ²	1681 ft ²
TOTAL UNIT AREA	2001 m ²	21534 ft ²

MANSION DESIGN COMPONENTS					
LIVING HALL	58 m ²	BATH	5 m ²	PWDR.	3 m ²
DINING	49 m ²	MAID'S ROOM	21 m ²	STORE	5 m ²
STAIRS	29m ²	IRONING	11 m ²	PWDR.	3 m ²
FOYER	8 m ²	LAUN.	7 m ²	STORE	5 m ²
KITCHEN	22 m ²	TV. LOUNGE	44 m ²		
PASSAGE	67 m ²	KITCHEN	54 m ²		
BUTLER'S ROOM	11 m ²	STAIRS	29 m ²		
PWDR.	4 m ²	DINING	47 m ²		
OFFICE LOUNGE	45 m ²	LIVING HALL	58 m ²		
GYM	48m ²	SWIMMING POOL AREA	162 m ²		
SAUNA	4 m ²	PWDR.	9 m ²		
STEAM BATH	5 m ²	FOYER	5 m ²		
BATH	3 m ²	PWDR.	9 m ²		
STUDY/GAMING	61 m ²	FOYER	5 m ²		

102

GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH
BATHTUB	

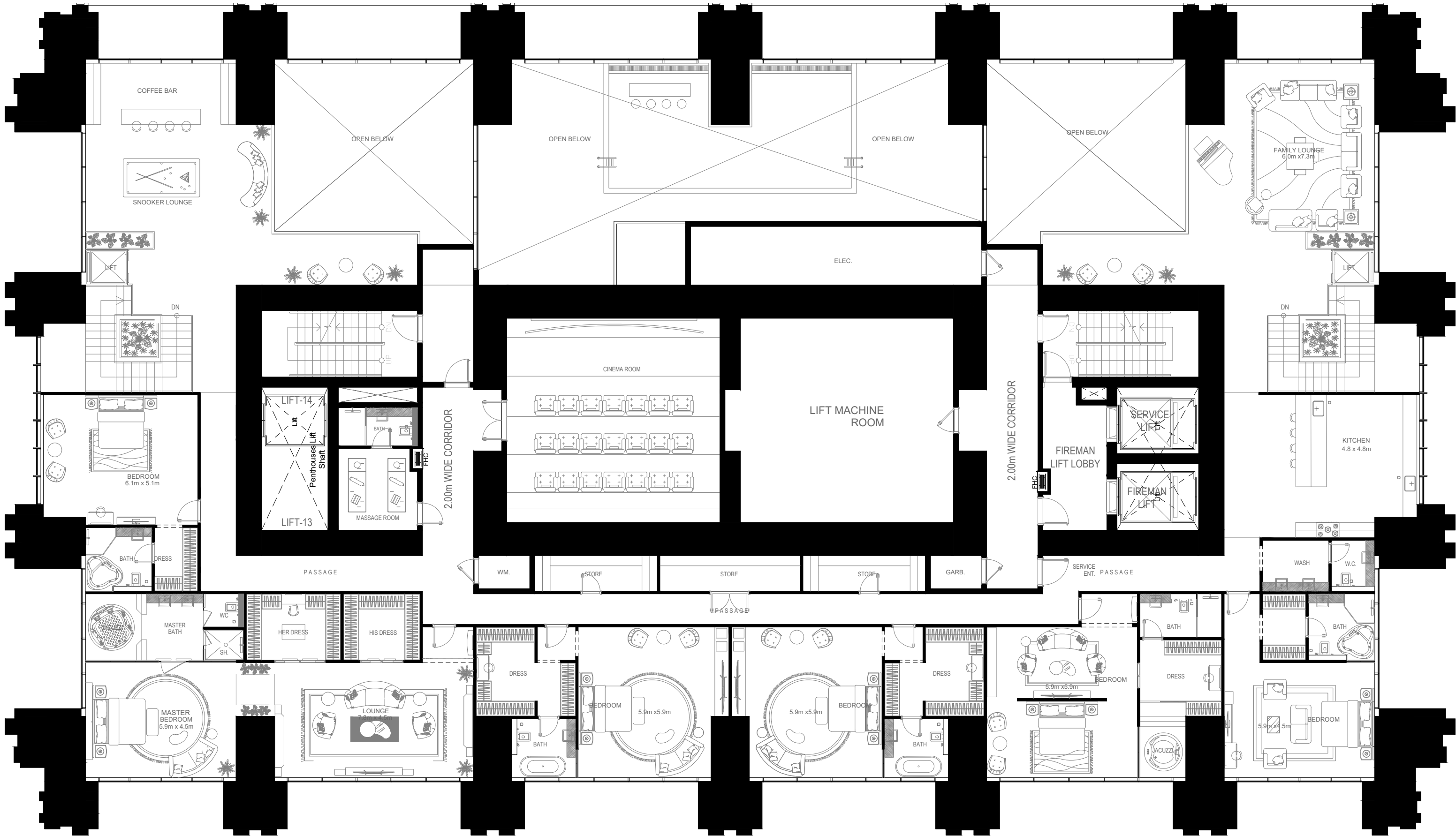
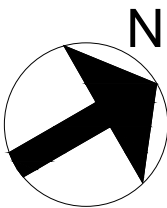
GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

PRIVATE POOL : 5.00 X 10.0 X 1.00

Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)
L103 rd FLOOR PLAN (UPPER FLOOR PLAN)



GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

KITCHEN & APPLIANCES	
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH
BATHTUB	

GENERAL SPECIFICATIONS	
DOORS MATERIALS	HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS
DOORS IRONMONGERY	ZAHA HADID DESIGN
CURTAIN WALLS	
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF

■ PRIVATE POOL : 5.00 X 10.0 X 1.00

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m²	19853 ft²
BALCONY AREA	156 m²	1681 ft²
TOTAL UNIT AREA	2001 m²	21534 ft²

MANSION DESIGN COMPONENTS					
COFFEE PAR	14 m²	DRESS	11 m²	BEDROOM	30 m²
SNOOKER LOUNGE	49 m²	BATH	10 m²	DRESS	4m²
STAIRS&LIFT	38 m²	BEDROOM	35 m²	BATH	7 m²
BEDROOM	31 m²	DRESS	11 m²	WASH	5 m²
BATH	18 m²	BATH	10 m²	W.C	3m²
WALK-IN WARDROBE	8 m²	BEDROOM	38 m²	PASSAGE	72 m²
MASTE RBEDROOM	30 m²	DRESS	8 m²	KITCHEN	41 m²
LOUNGE	38 m²	BATH	11 m²	STAIRS&LIFT	38 m²
HIS DRESS	8 m²	STORE	8 m²	FAMILY LOUNG	62 m²
HER DRESS	10 m²	STORE	7 m²	MESSAGE ROOM	10 m²
BATH	5 m²			W.M	3 m²
STORE	7 m²				
MASTER BATH	18 m²				
BEDROOM	35 m²				



Disclaimer:

- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.