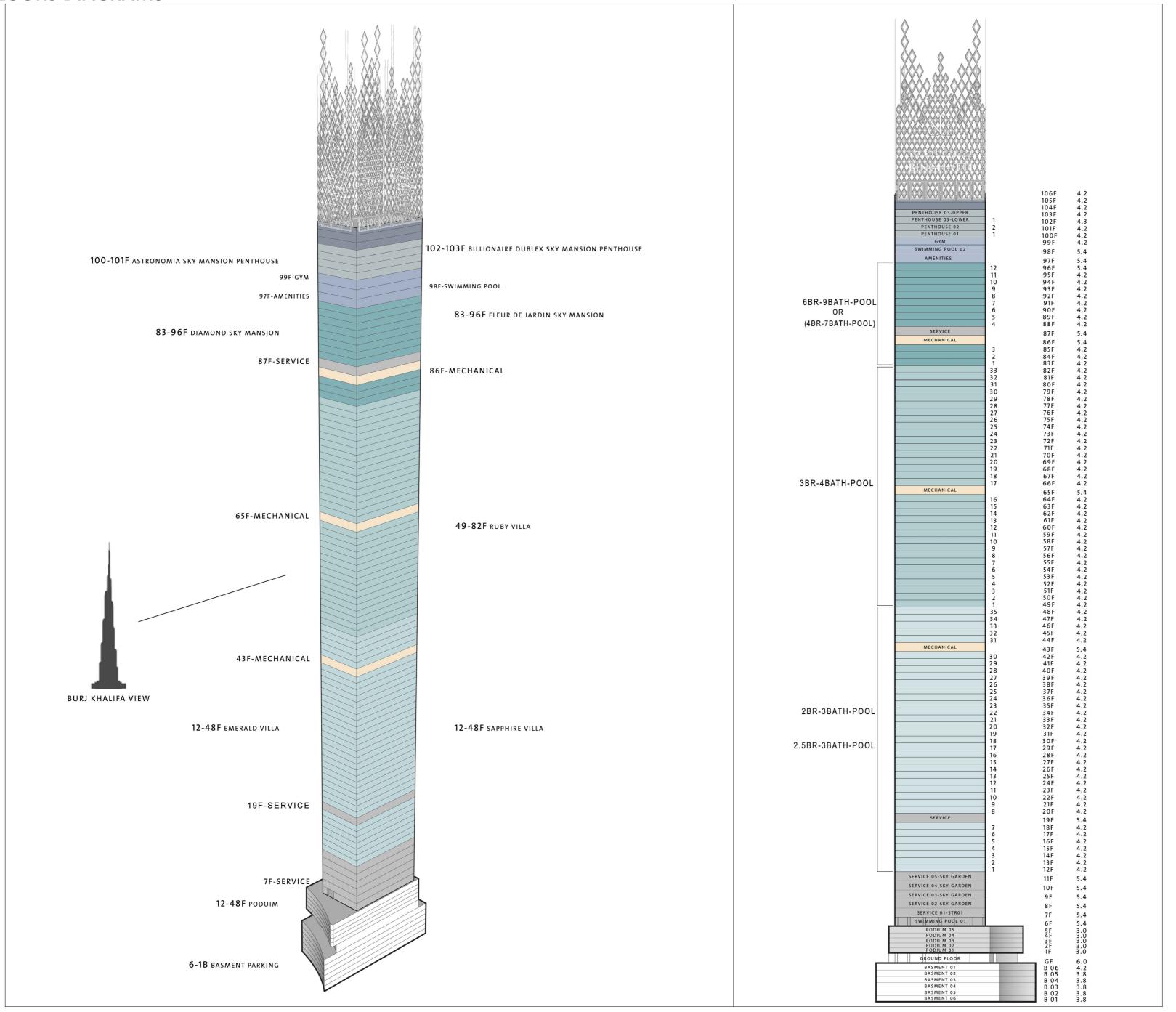
FLOORS DIAGRAMS



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

5. Smart Kitchen Appliances.

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.

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

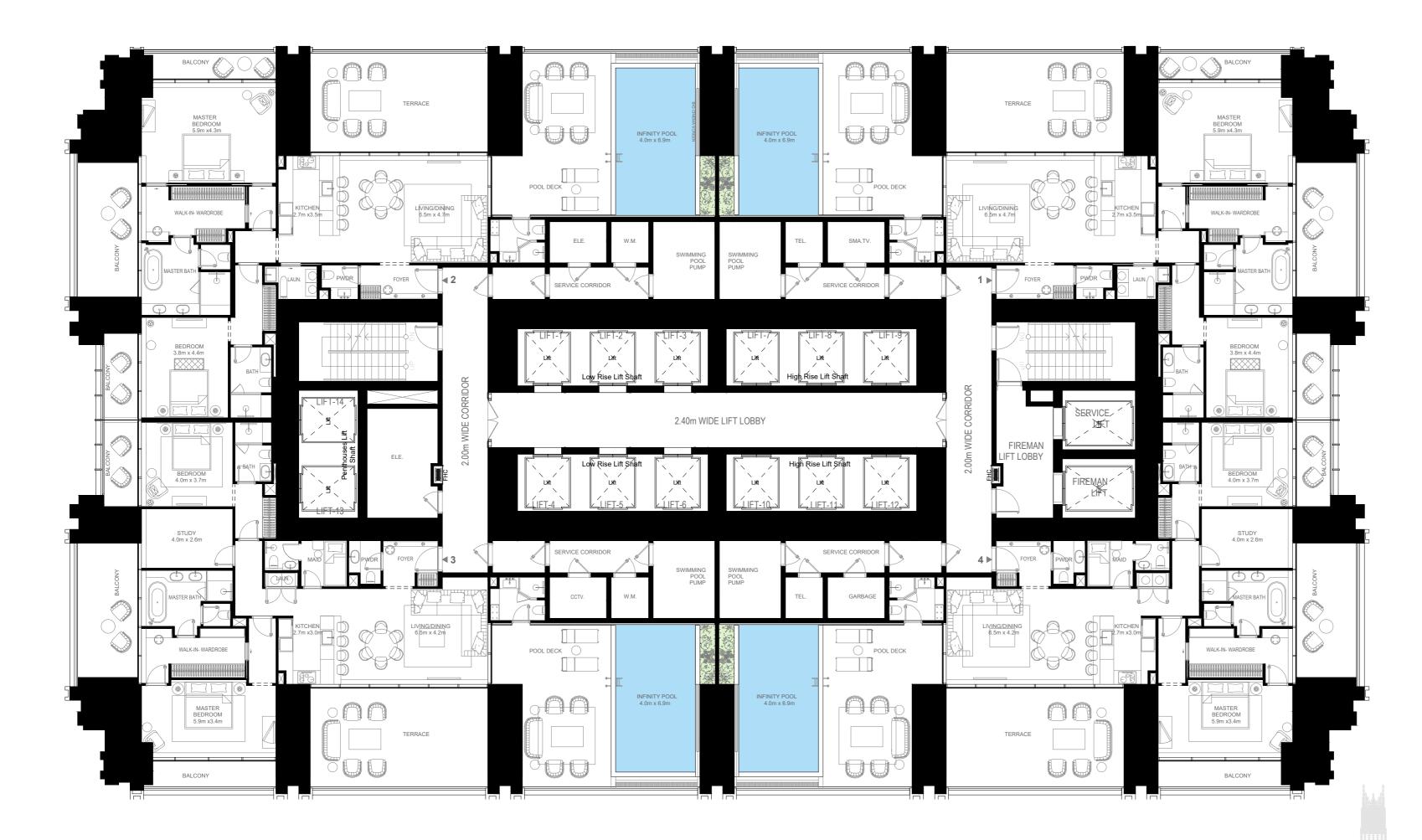
- 2.5 BR SAPPHIRE WING : 2.5 PARKINGS
- 2.5 BK SAPPHIRE WING: 2.5 PARKING
 3 BB DIAMOND WING: 2.DABVINGS
- 3 BR DIAMOND WING : 2PARKINGS
- 6 BR FLEUR DE JARDIN SKY MANSION (PENTHOUSE): 4 PARKINGS
 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE): 6 PARKINGS
- 7 BR BILLIONAIRE SKY MANSION (PENTHOUSE): 12 PARKINGS

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

44-48 20-42

12-18

COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR CEILINGS

CORRIDOR SKIRTING

CORRIDOR WALLS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

5. Smart Kitchen Appliances.

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.

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

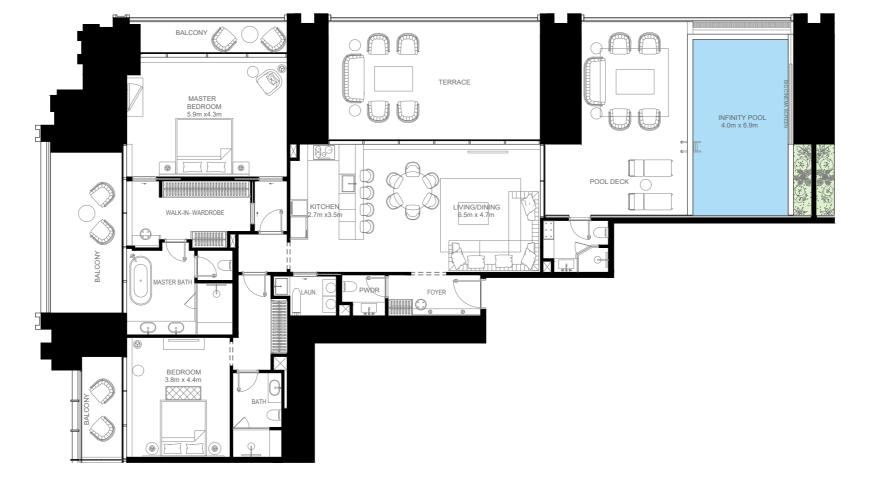
EMERALD VILLA

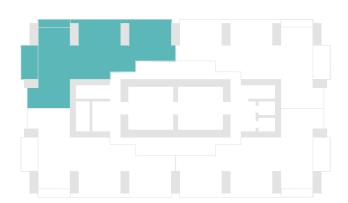
2 BEDROOMS MANSION

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 ft ²

EMERALD MANSION DESIG	IN COMPONENTS
FOYER	5 m ²
PWDR	2 m ²
LAUN.	3 m ²
LIVING & DINNING	31m²
KITCHEN	13 m²
MASTER BEDROOM	26 m²
BEDROOM	17m²
WALK-IN WARDROBE	10 m ²
MASTER BATH	12 m²
ВАТН	6 m ²
POOL DECK	31 m ²
ВАТН	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
MDF + GLASS + BRASS
NATURAL STONE
NATURAL STONE
MIELIE
OMOIKIRI
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

44-48

12-18

20-42

- 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.

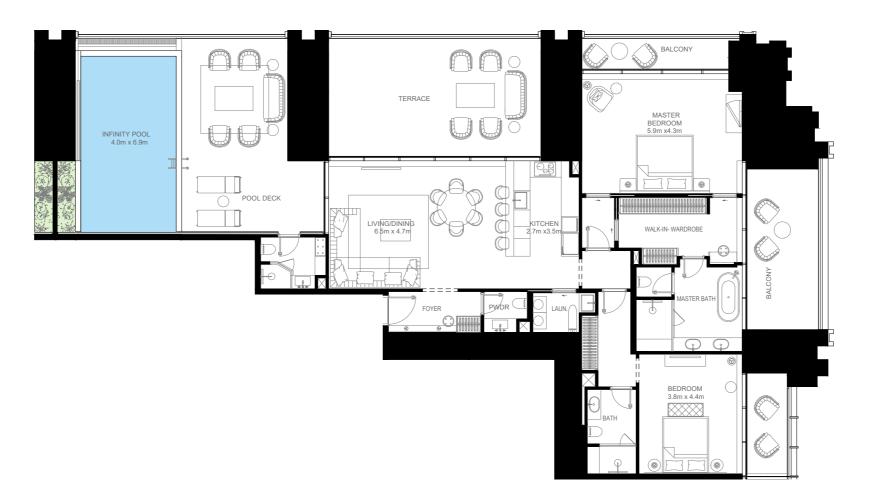
EMERALD VILLA

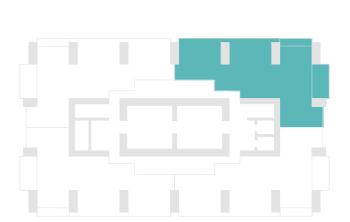
2 BEDROOMS MANSION

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 ft ²	
TOTAL UNIT AREA	309 m²	3323 ft ²	

EMERALD MANSION DESIGN COMP	ONENTS
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
ВАТН	6 m ²
POOL DECK	31 m²
BATH	4 m²
INFINITY POOL	28 m²
TERRACE	34 m²
TERRACE	34





VIEW ANALYSIS

- O 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

44-48

12-18

- 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

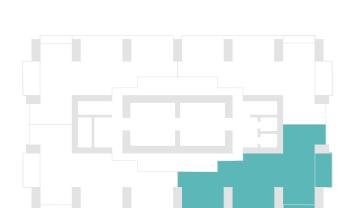
2.5 BEDROOMS MANSION

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 ft ²
TOTAL UNIT AREA	309 m²	3323 ft ²
		-

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





VIEW ANALYSIS

- O 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

12-18

44-48

- 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.

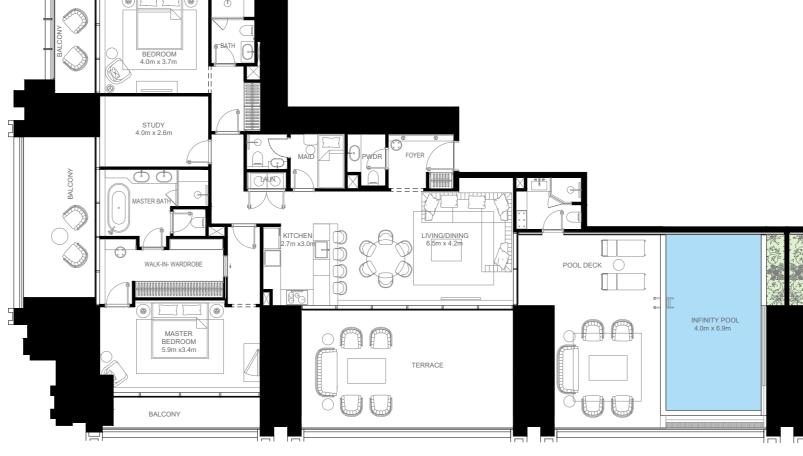
SAPPHIRE VILLA

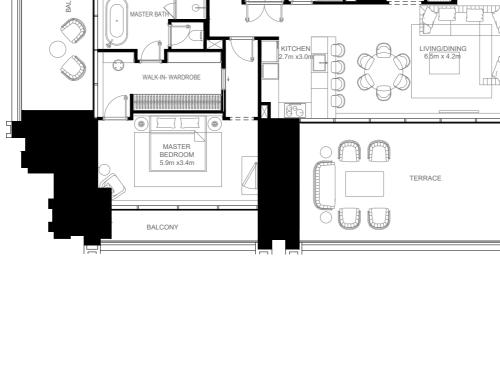
2.5 BEDROOMS MANSION

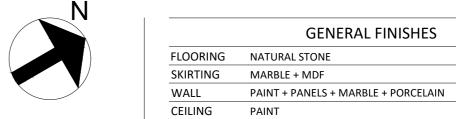
L12 th to L18 th, L20 th to L42 th,L44 th to L48 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	161 m²	1729 ft²
BALCONY AREA	148 m²	1594 ft ²
TOTAL UNIT AREA	309 m²	3323 ft ²

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







MARBLE

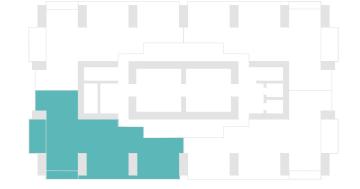
TERRACE

KITCHEN & APPLIANCES
MDF + GLASS + BRASS
NATURAL STONE
NATURAL STONE
MIELIE
OMOIKIRI
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 MIRR BRASS			
DOORS IRONMONGERY	ZAHA HADID DESIGN		
CURTAIN WALLS			
WARDROBES PANELS HIGH GLOSS LACQUERED MDF			

■ PRIVATE POOL: 4.00 X 7.00 X 1.00



VIEW ANALYSIS

- O BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

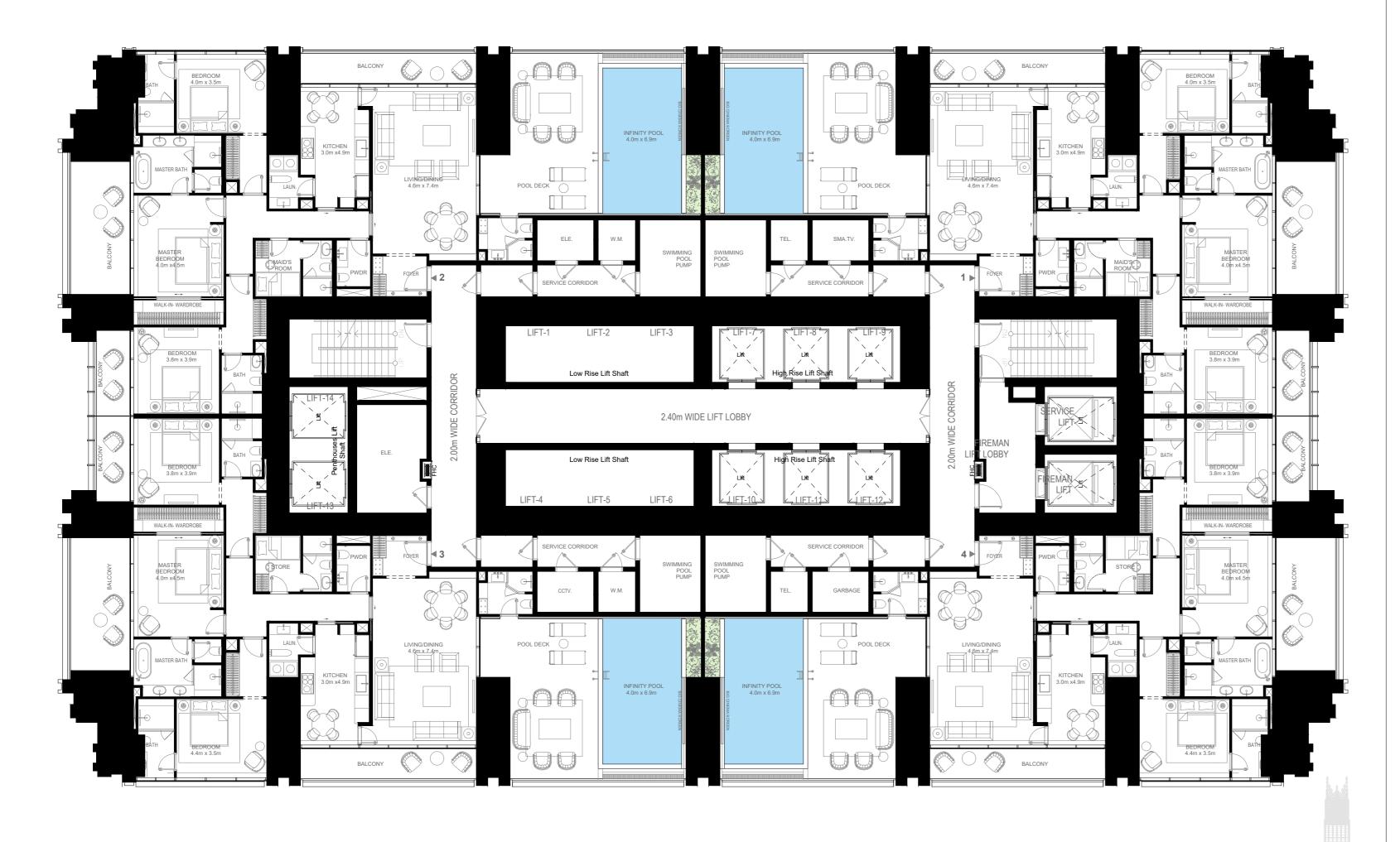
44-48 12-18

- 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.

3 BEDROOMS MANSIONS

L49th to L82 th FLOOR PLAN





VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR CEILINGS

CORRIDOR SKIRTING

CORRIDOR WALLS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

5. Smart Kitchen Appliances.

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

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.

open or close at specific times.

- 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

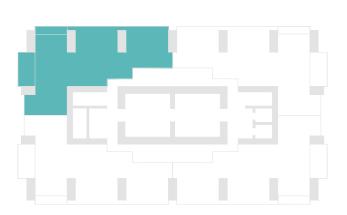
49-62

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	194 m²	2087ft ²
BALCONY AREA	112 m²	1201 ft ²
TOTAL UNIT AREA	306 m²	3288 ft ²

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	
ВАТН	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



BEDROOM 4.0m x 3.5m KITCHEN 3.0m x 4.9m LAUN MASTER BATH ANALOS TO MARKED MACHINE MACH	BALCONY INFINITY POOL 4.0m x 6.9m POOL DECK

	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

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

GENERAL SPECIFICATIONS

■ PRIVATE POOL: 4.00 X 7.00 X 1.00

49-62

63-82

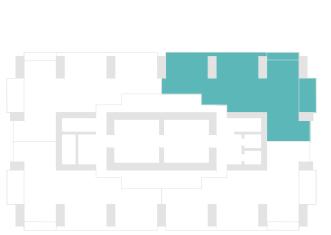
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

SQ. M	SQ. FT
194 m²	2087ft²
112 m ²	1201 ft ²
306 m²	3288 ft ²
	194 m² 112 m²

0303 MANSION DESIGN COMPONENTS	
FOYER	4 m ²
PWDR	3 m ²
LAUN.	9 m²
LIVING & DINNING	35 m²
KITCHEN	15 m²
MASTER BEDROOM	18 m²
BEDROOM	15 m ²
BEDROOM	14 m²
WALK-IN WARDROBE	4 m ²
MASTER BATH	10 m ²
ВАТН	5 m ²
ВАТН	6 m ²
POOL DECK	31 m ²
ВАТН	4 m²
MAID	8 m²
INFINITY POOL	28 m²



VIEW ANALYSIS

O BURJ KHALIFA

CITY & CREEK VIEW

○ CITY VIEW



INFINITY POOL 4.0m x 6.9m	BALCONY KITCHEN 3.0m x4.9m FOYER PWDR PWDR	BEDROOM 4.0m x3.5m BATH MASTER BATH MASTER BEDROOM 4.0m x4.5m WALK-IN- WARDROBE WALK-IN- WARDROBE WALK-IN- WARDROBE WALK-IN- WARDROBE BEDROOM 3.8m x3.9m BEDROOM 3.8m x3.9m
---------------------------	--	---

	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

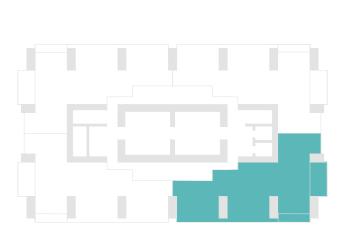
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary

3 BEDROOMS MANSION

L49th to L82 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	194 m²	2087ft ²
BALCONY AREA	112 m²	1201 ft ²
TOTAL UNIT AREA	306 m²	3288 ft ²

0303 MANSION DESIGN	N COMPONENTS
FOYER	4 m ²
PWDR	3 m ²
LAUN.	9 m²
LIVING & DINNING	35 m²
KITCHEN	15 m ²
MASTER BEDROOM	18 m²
BEDROOM	15 m ²
BEDROOM	14 m²
WALK-IN WARDROBE	4 m ²
MASTER BATH	10 m ²
ВАТН	5 m ²
ВАТН	6 m ²
POOL DECK	31 m ²
ВАТН	4 m ²
MAID	8 m²
INFINITY POOL	28 m²



VIEW ANALYSIS

O BURJ KHALIFA

CITY & CREEK VIEW

O CITY VIEW



NATURAL STONE
MARBLE + MDF
PAINT + PANELS + MARBLE + PORCELAIN
PAINT
MARBLE

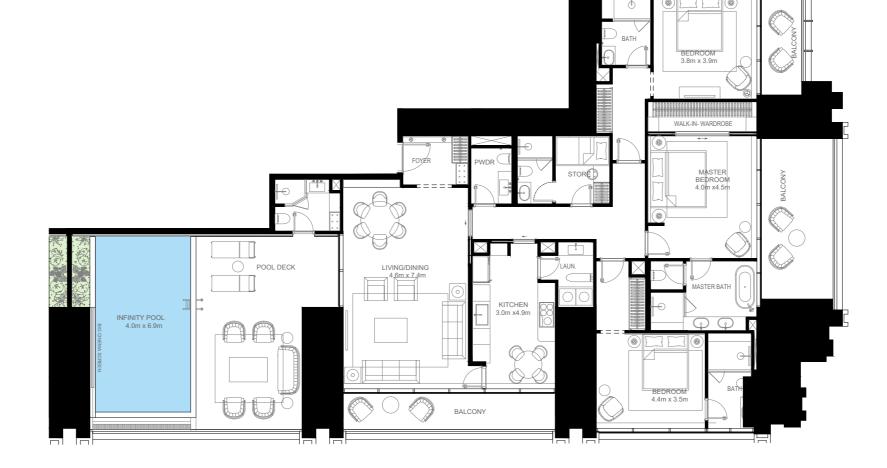
	KITCHEN & APPLIANCES
CABINETS	MDF + GLASS + BRASS
COUNTER TOP	NATURAL STONE
BACK SPLASH	NATURAL STONE
COOKING RANGE	MIELIE
SINK	OMOIKIRI
FRIDGE	MIELIE
DISH WASHER	MIELIE
WASHING MACHINE	MIELIE
MICROWAVE	MIELIE
OVEN	MIELIE
ICE MAKER	MIELIE

	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

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

GENERAL SPECIFICATIONS

■ PRIVATE POOL: 4.00 X 7.00 X 1.00



Disclain

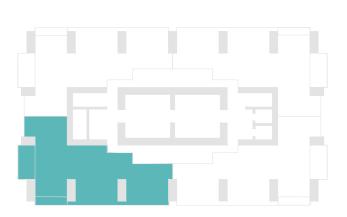
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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 m ²	3288 ft ²
	300	320010

0303 MANSION DESIGN COMPONENTS	
FOYER	4 m²
PWDR	3 m ²
LAUN.	9 m²
LIVING & DINNING	35 m ²
KITCHEN	15 m²
MASTER BEDROOM	18 m²
BEDROOM	15 m²
BEDROOM	14 m²
WALK-IN WARDROBE	4 m ²
MASTER BATH	10 m ²
BATH	5 m ²
ВАТН	6 m ²
POOL DECK	31 m ²
ВАТН	4 m ²
MAID	8 m²
INFINITY POOL	28 m²



VIEW ANALYSIS

- O BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



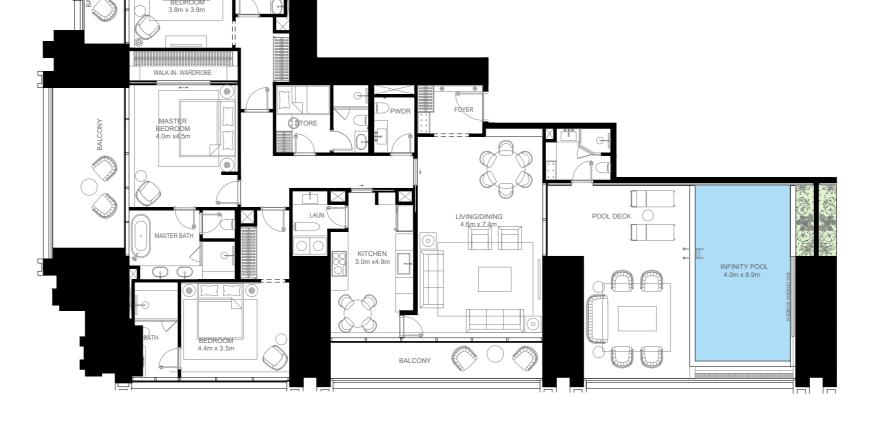
	GENERAL FINISHES
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

	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



2

63-82

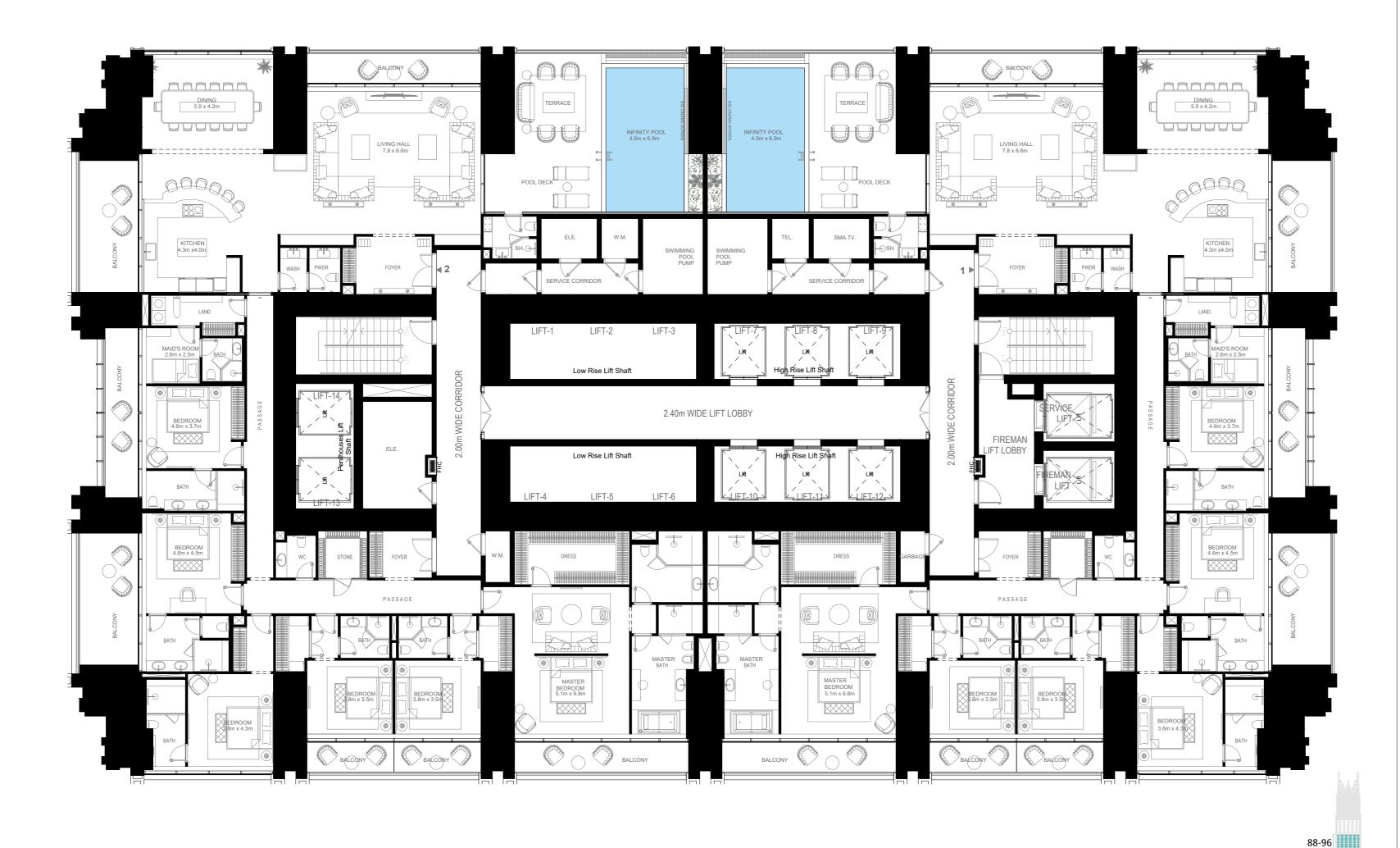
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

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 CEILINGS

CORRIDOR SKIRTING

CORRIDOR WALLS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

5. Smart Kitchen Appliances.

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
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

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.

open or close at specific times.

- 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

83-85[

• 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

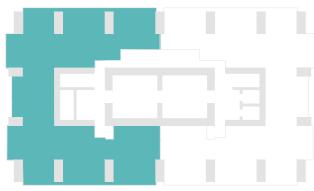
6 BEDROOMS MANSION

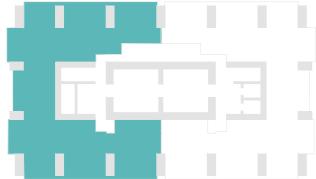
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

AREA	SQ. M	SQ. FT
SUITE AREA	480 m²	5170 ft ²
BALCONY AREA	166 m²	1786 ft²
TOTAL UNIT AREA	646 m²	6956 ft ²

DINING 5.9 x 4.2m

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





VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



INFINITY POOL 4.0m x 6.9m

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

KITCHEN & APPLIANCES
MDF + GLASS + BRASS
NATURAL STONE
NATURAL STONE
MIELIE
OMOIKIRI
MIELIE

BATHROOM SPECIFICATIONS
MARBLE
MARBLE
MARBLE
PAINT
VILLEROY & BOCH
BATHTUB ANTONIO LUPI DESIGN REFLEX

GENERAL SPECIFICATIONS		
HIGH GLOSS LACQUERED MDF + COLORED MIRROR + BRASS		
ZAHA HADID DESIGN		
HIGH GLOSS LACQUERED MDF		

■ PRIVATE POOL: 4.00 X 7.00 X 1.00

88-96 83-85[

- 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

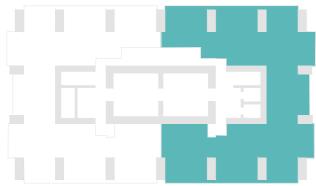
FLEUR DE JARDIN SKY MANSION

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 ft ²	
BALCONY AREA	166 m²	1786 ft²	
TOTAL UNIT AREA	646 m²	6956 ft ²	

0202 MANICION DECICNI	CONTROLLE
0303 MANSION DESIGN (LOMPONENTS
FOYER	10 m ²
FOYER	5 m ²
PWDR	3 m ²
WASH	2 m ²
DINNING	25 m ²
LIVING	58 m ²
KITCHEN	35 m ²
MASTER BEDROOM	35 m ²
BEDROOM	17 m²
BEDROOM	19 m²
BEDROOM	17 m²
BEDROOM	13 m²
BEDROOM	13 m ²
MASTER BATH	25 m ²
BATH	9 m²
BATH	7 m ²
BATH	4 m²
BATH	4 m ²
BATH	8 m ²
DRESS	12 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	4 m²
WALK-IN WARDROBE	4 m²
POOL DECK	31 m²
BATH	4 m ²
MAID	7 m ²
LAUN	6 m ²
BATH	3 m ²
INFINITY POOL	28 m²
WC	3 m ²
STONE	5 m²





VIEW ANALYSIS

- O BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



	BALCONY	
TERRACE INFINITY POOL 4.0m x 6.9m	LIVING HALL	DINING 5.9 x 4.2m
POOL DECK	7.8 x 6.6m	
SH.	FOYER PWDR WASH	KITCHEN 4.3m x4.0m
		LAND.
		MAID'S ROOM 2.6m x 2.5m
		BEDROOM 4.6m x 3.7m
		BATH BATH
DRESS	FOYER WC	BEDROOM 4.6m x 4.5m
MASTER BATH		BALCONY
MASTER BEDROOM 5.1m x 6.8m	BEDROOM 3.8m x 3.5m	BEDROON 3.8m x 4.3 m
BALCONY O	BALCONY BALCONY	

	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

83-85

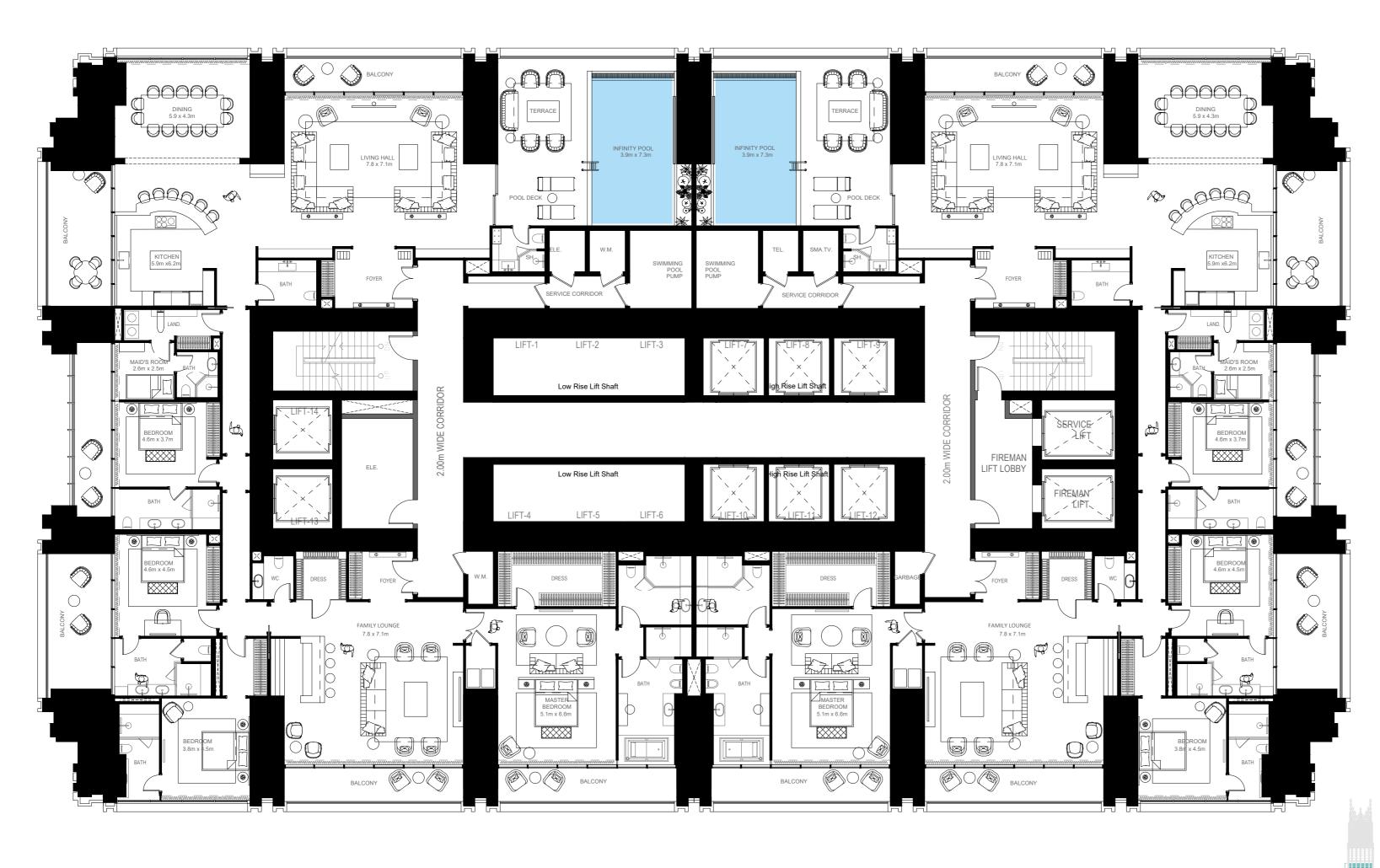
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided

DIAMOND SKY MANSION

4 BEDROOMS MANSION

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





88-96 83-85

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

CORRIDOR FLOORING

CORRIDOR CEILINGS

CORRIDOR SKIRTING

CORRIDOR WALLS

TERRACE

NO. OF PASSENGER LIFT 12 LIFTS

NO. OF PENTHOUSE LIFT 2 LIFTS

NO. OF SERVICE LIFTS 2 LIFTS

5. Smart Kitchen Appliances.

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.

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

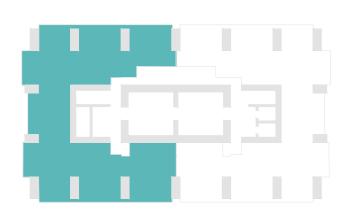
DIAMOND SKY MANSION

4 BEDROOMS MANSION

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

AREA	SQ. M	SQ. FT	
SUITE AREA	480 m²	5170 ft ²	
BALCONY AREA	166 m²	1786 ft²	
TOTAL UNIT AREA	646 m²	6956 ft ²	

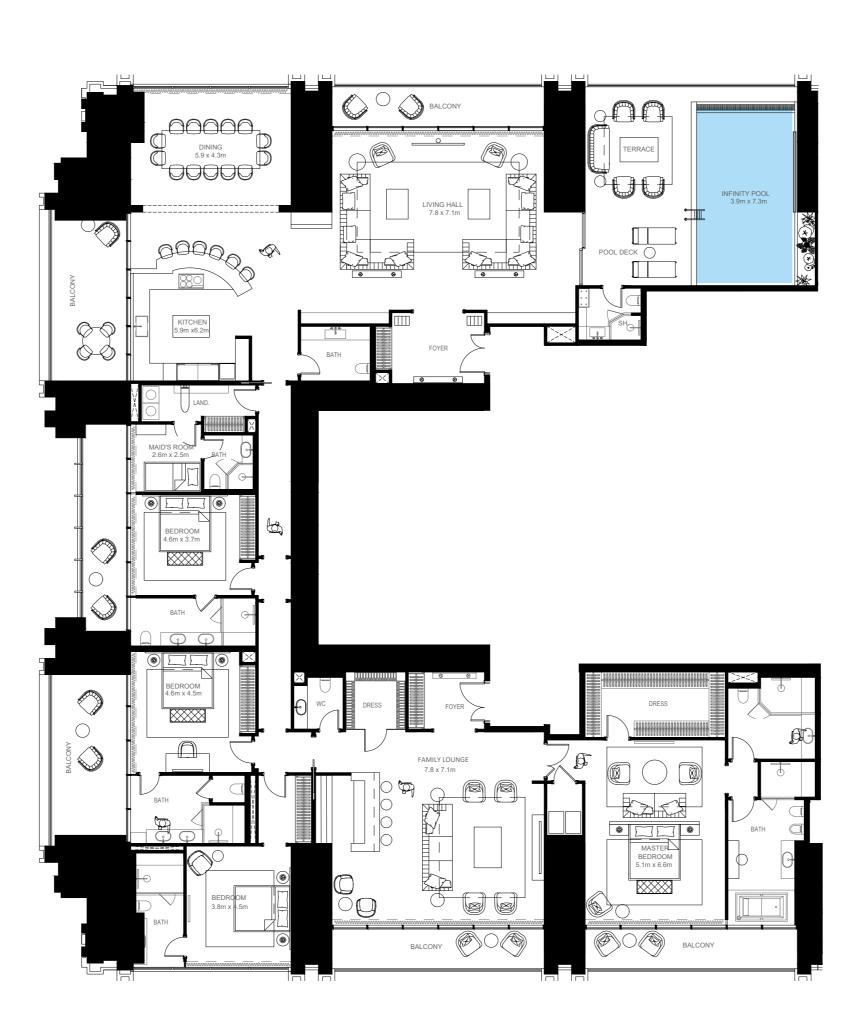
0303 MANSION DESIGN COMPONENTS		
DINING	25 m²	
LIVING HALL	59 m²	
TERRACE& POOL DECK	29 m²	
INFINITY POOL	28 m²	
KITCHEN	37 m²	
BATH	5 m ²	
FOYER	9 m²	
SH.	4 m ²	
LAUN.	6 m ²	
MAID'S ROOM	6 m²	
BATH	4 m²	
BEDROOM	17 m²	
BATH	8 m²	
BEDROOM	17 m ²	
BATH	10 m ²	
BEDROOM	17 m²	
BATH	8 m ²	
WC	3 m ²	
DRESS	5 m ²	
FOYER	6 m ²	
FAMILY LOUNGE	57 m²	
MASTER BEDROOM	37 m²	
ВАТН	24 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
TFRRACE	MARRIE

	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

GEI	NERAL 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

88-96 83-85

- 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

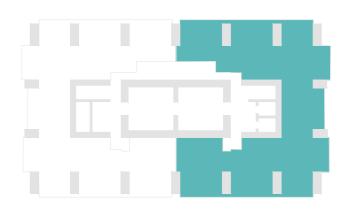
DIAMOND SKY MANSION

4 BEDROOMS MANSION

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

AREA	SQ. M	SQ. FT	
SUITE AREA	480 m²	5170 ft ²	
BALCONY AREA	166 m²	1786 ft ²	
TOTAL UNIT AREA	646 m²	6956 ft ²	

0303 MANSION DESIGN COMPONENTS	
DINING	25 m²
LIVING HALL	59 m²
TERRACE& POOL DECK	29 m²
INFINITY POOL	28 m²
KITCHEN	37 m²
BATH	5 m ²
FOYER	9 m²
SH.	4 m ²
LAUN.	6 m ²
MAID'S ROOM	6 m²
BATH	4 m²
BEDROOM	17 m²
BATH	8 m²
BEDROOM	17 m²
BATH	10 m ²
BEDROOM	17 m²
BATH	8 m²
WC	3 m²
DRESS	5 m ²
FOYER	6 m²
FAMILY LOUNGE	57 m²
MASTER BEDROOM	37 m²
BATH	24 m²



VIEW ANALYSIS

- O BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW



INFINITY POOL 3.9m x 7.3m	DINING 5.9 x 4.3m
POOL DECK POVER FOYER RATH	ANOUTH B Sym x6.2m
	BEDROOM 4.6m x 3.7m
DRESS DRESS DRESS DRESS FAMILY LOUNGE 7.8 x 7.1m BALCONY BALCONY BALCONY BALCONY	BEDROOM 3.8m x 4.5m

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

KITCHEN & APPLIANCES
MDF + GLASS + BRASS
NATURAL STONE
NATURAL STONE
MIELIE
OMOIKIRI
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

GEI	NERAL 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

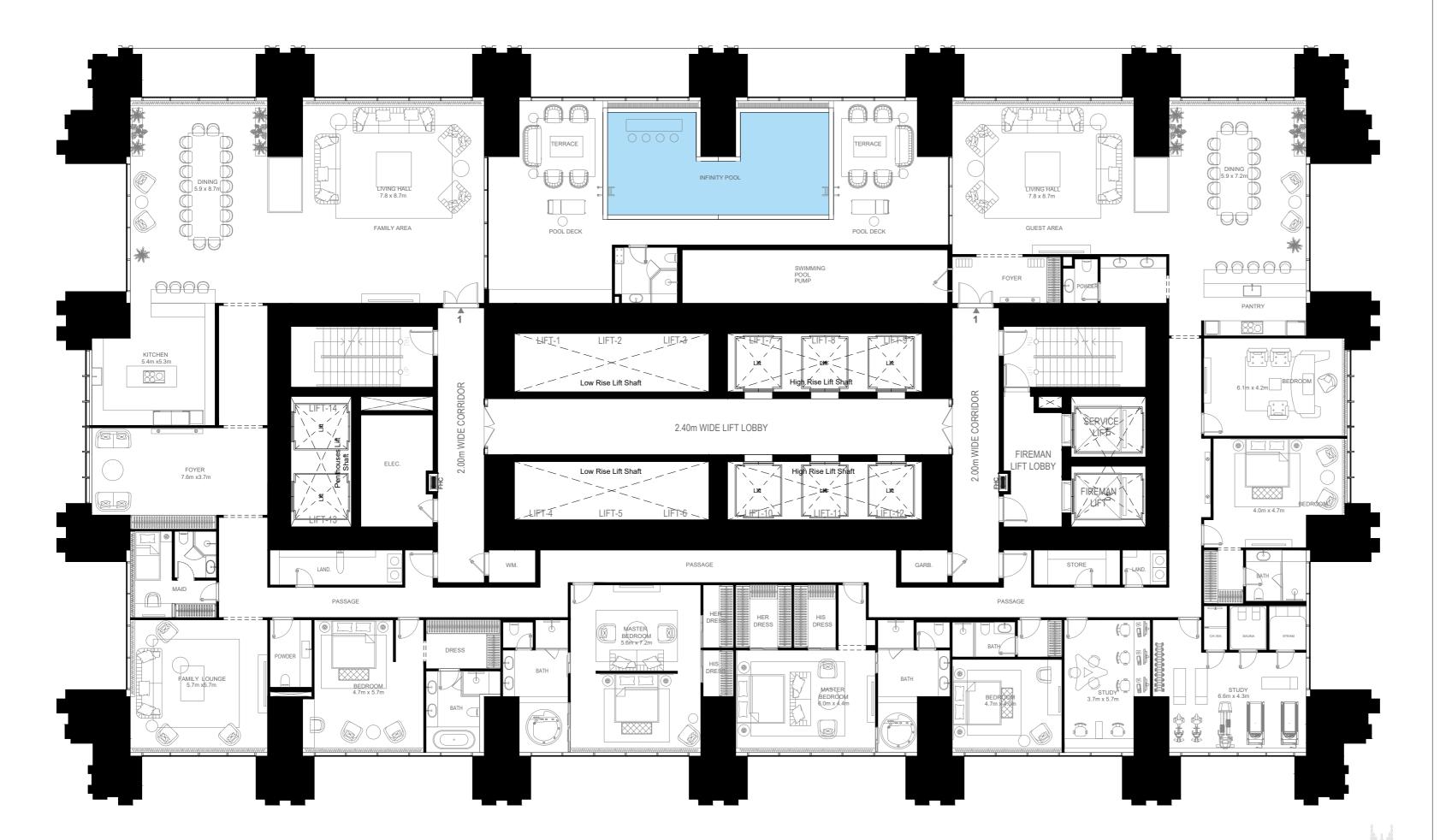
88-96 83-85

- 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





100-101

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

5. Smart Kitchen Appliances.

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
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.

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

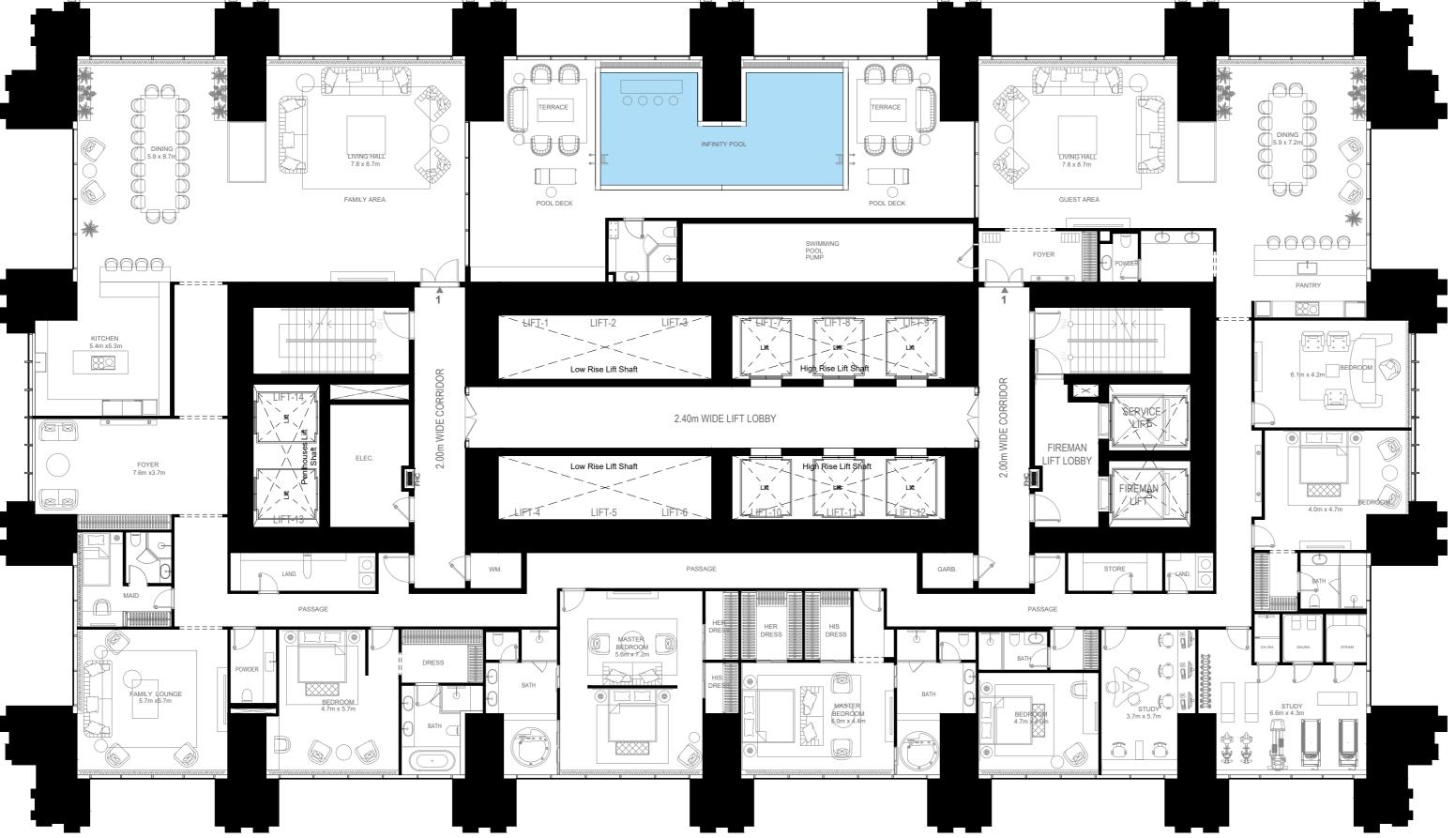
• 5 BR ASTRONOMIA SKY MANSION (PENTHOUSE): 6 PARKINGS

• 7 BR BILLIONAIRE SKY MANSION(DOUBLEX PENTHOUSE): 12 PARKINGS

ASTRONOMIA SKY MANSION PENTHOUSE

L100 th and L101 st FLOOR PLAN





900 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			8,0m x 4.4m		4.7m (2.6m
	N/	IANSION DESIGN CO	MPONFNT		
DINING	61 m ²	WALK-IN- WARDROBE	4 m ²	BATH	14 m²
LIVING HALL	68 m ²	BATH	6 m ²	MASTER BEDROOM	40 m ²
TERRACE& POOL DECK	40 m ²	LAUN.	9 m²	HIS DRESS	3 m ²
INFINITY POOL	58 m²	CH./SH.	2 m²	HER DRESS	4 m²
TERRACE& POOL DECK	27 m²	SAUNA	3 m²	BATH	14 m²
LIVING HALL & GUEST AREA	58 m²	STEAM	3 m²	BEDROOM	28 m²
SWIMMING POOL RUMP	26 m²	GYM	30 m²	BATH	10 m²
BATH	6 m²	STUDY	19 m²	DRESS	7 m²
FOYER	9 m²	BATH	4 m²	PWDR	5 m²
PWDR	9 m²	WALK-IN- WARDROBE	3 m²	FAMILY LOUNGE	34 m²
GUEST AREA	58 m²	BEDROOM	19 m²	STORE	14 m²
DINING	39 m²	BATH	14 m²	FOYER	28 m²
PANTRY	21 m²	MASTER BEDROOM	30 m²	KITCHEN	26 m²
office	26 m²	HIS DRESS	5 m²	PASSAGE	88 m²
BEDROOM	25 m²	HER DRESS	7 m²		

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

GENERAL FINISHES

	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

- 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

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

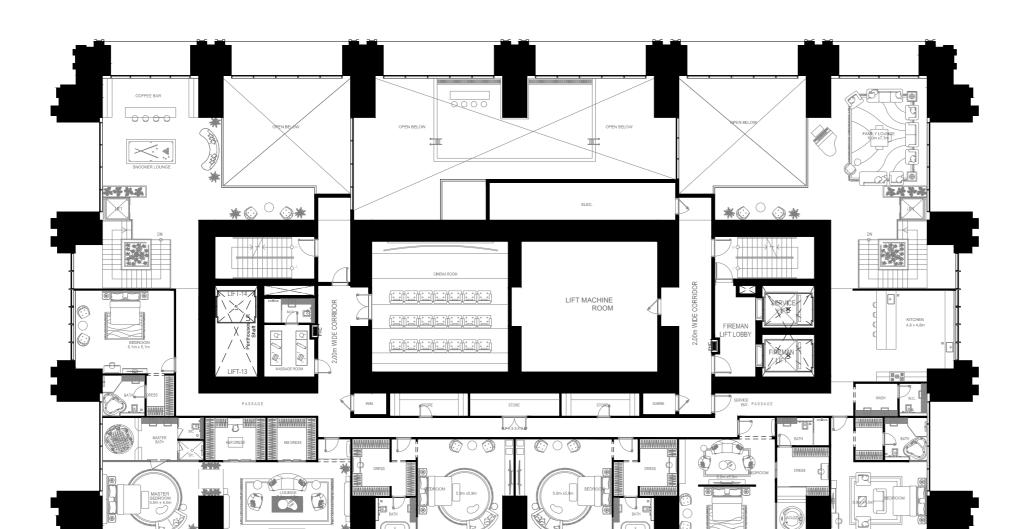
AREA	SQ. M	SQ. FT	
SUITE AREA	956 m ²	10290 ft ²	
BALCONY AREA	141 m²	1517 ft ²	
TOTAL UNIT AREA	1097 m²	11807 ft ²	

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

L103 rd and L104 FLOOR PLAN

UPPER FLOOR





LOWER FLOOR

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

1	CONDICTION OF THE PROPERTY OF	QUEST AREA	LOUNGE NUMBER POOL	POOL DECX FAMILY AREA	AOMARIAN AOM
+ 0	FOFER	WASH W.C. FOYER TOWN WOOT OF THE PROPERTY OF T	Low Rise Lift Shaft Low Rise Lift Shaft Low Rise Lift Shaft Lift-1 Lift-1	TOTER NO. WASH	NTO-EN
7	GUESTS REPRODUCTION OF THE PROPERTY OF THE PRO	PASSAGE SEARCH BUT.	PASSAGE SAUNA STEAM BATE STEAM BATE STEAM BATE SH. SH.	GARB. PASSAGE PASSAGE AMOS ROOM AS IN 1.2.500 BOUNG	

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

5. Smart Kitchen Appliances.

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
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.

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
- 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

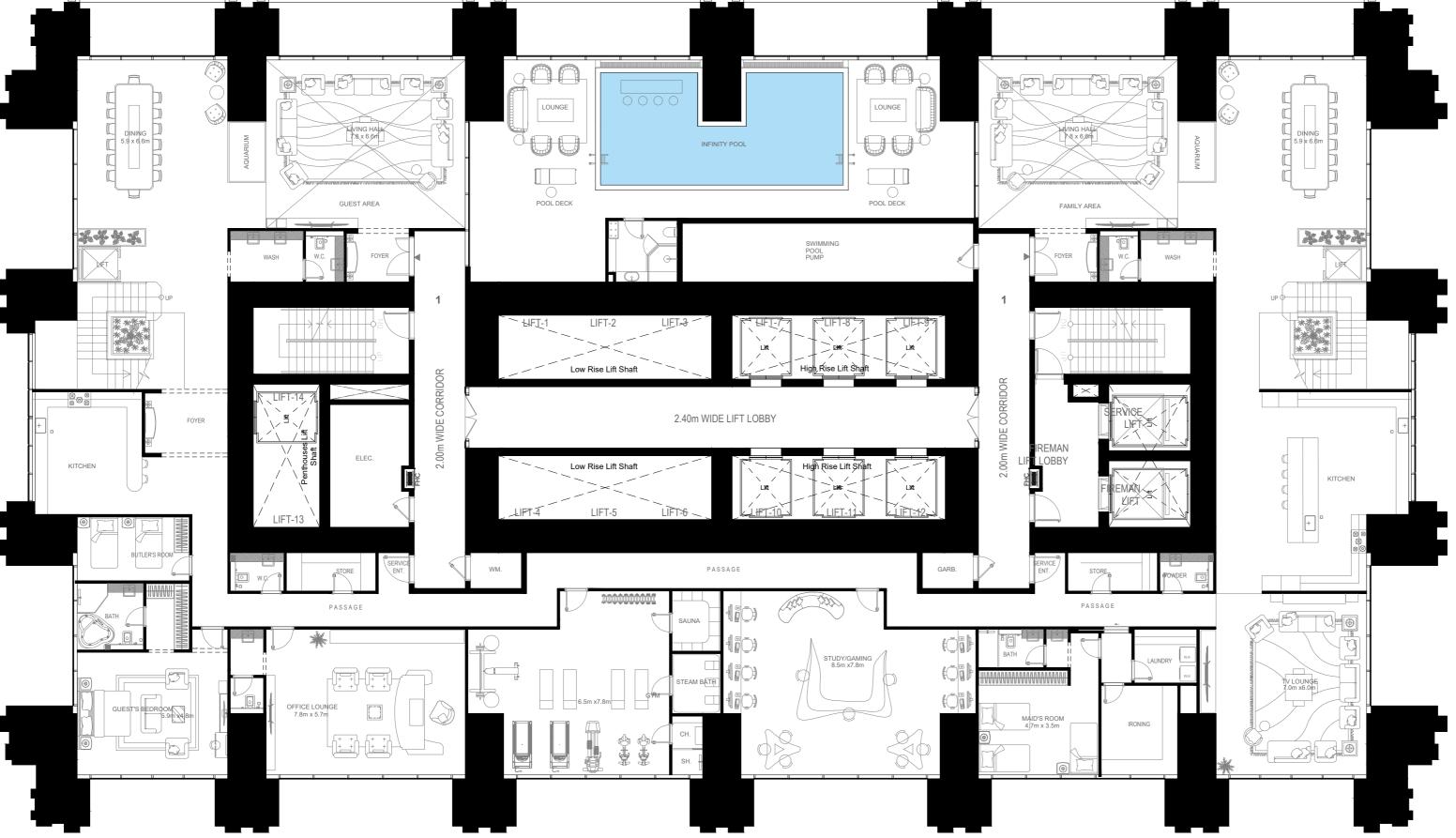
NUMBER OF PARKING • 2 BR EMERALD WING : 2 PARKINGS

- 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

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

L103 rd FLOOR PLAN (LOWER FLOOR PLAN)





3 m² PWDR.

61 m² FOYER

BATH

STUDY/GAMING

								/		
	WM.		PASSAGE			GARB.	SERVICE ENT.	STORE	POWDER O	
		6.5m x7.8m	SAUNA 100) STEAM BATTH CH. SH.	STUDY/GAMING 8.5m x7.8m				PASSAGE	LAUNDRY WALL	The removement removement removement of the second
-		N	1ANSION DESIGN C	OMPONENTS						
=	LIVING HALL	58 m²	BATH	5 m²	PWDR.		3 m ²			
	DINING	49 m²	MAID'S ROOM	21 m²	STORE		5 m ²			
	STAIRS	29m²	IRONING	11 m²	PWDR.		3 m²			
	FOYER	8 m²	LAUN.	7 m²	STORE		5 m²			
_	KITCHEN	22 m²	TV. LOUNGE	44 m²						
_	PASSAGE	67 m ²	KITCHEN	54 m²						
_	BUTLER'S ROOM	11 m²	STAIRS	29 m²						
_	PWDR.	4 m²	DINING	47 m²						
_	OFFICE LOUNGE	45 m²	LIVING HALL	58 m²						
_	GYM	48m²	SWIMMING POOL AREA							
_	SAUNA	4 m²	PWDR.	9 m²						
	STEAM BATH	5 m ²	FOYER	5 m ²						

9 m²

5 m²

	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 BRASS			
DOORS IRONMONGERY	ZAHA HADID DESIGN		
CURTAIN WALLS			
WARDROBES PANELS	HIGH GLOSS LACQUERED MDF		

■ PRIVATE POOL: 5.00 X 10.0 X 1.00

102:----

- 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

VIEW ANALYSIS

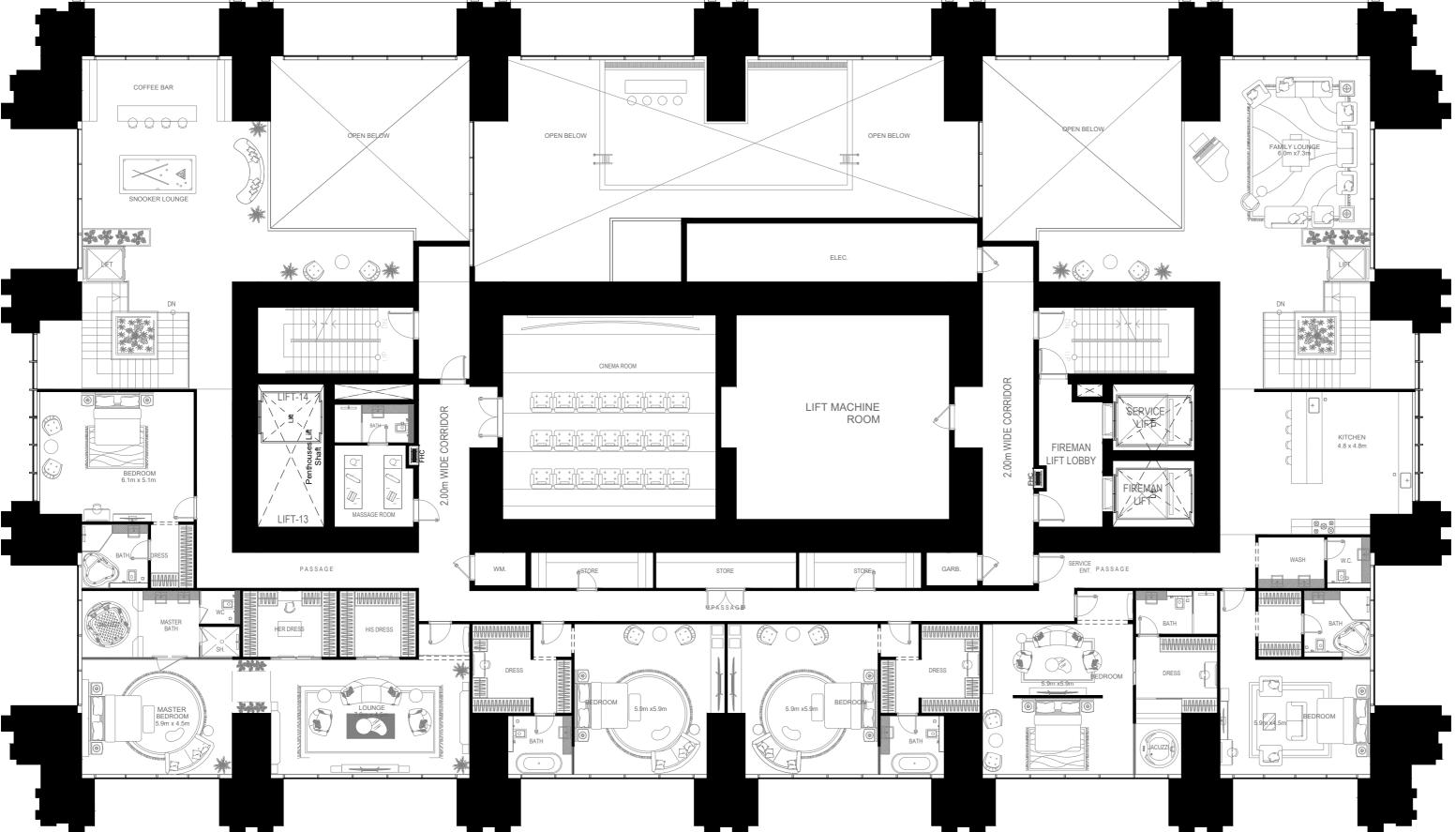
- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

AREA	SQ. M	SQ. FT
SUITE AREA	1844 m²	19853 ft²
BALCONY AREA	156 m²	1681 ft ²
TOTAL UNIT AREA	2001 m ²	21534 ft ²

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

L103 rd FLOOR PLAN (UPPER FLOOR PLAN)





BATH				BATH 8	Will and the state of the state
_ _	M	ANSION DESI	GN COMPONENTS	5	
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 m ²
BEDROOM	31 m²	DRESS	11 m²	WASH	5 m ²
BATH	18 m²	BATH	10 m²	W.C	3m²
WALK-IN WARDROBE	8 m ²	BEDROOM	38 m²	PASSAGE	72 m²
MASTE RBEDROOM	30 m²	DRESS	8 m ²	KITCHEN	41 m ²
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 m ²	MESSAGE ROOM	10 m ²
BATH	5 m²			W.M	3 m ²
STORE	7 m²				
MASTER BATH	18 m²				
BEDROOM	35 m²				

VIEW ANALYSIS

BURJ KHALIFA

CITY & CREEK VIEW

CITTO	X CKEE
CITY \	/IEW

SQ. M	SQ. FT
1844 m²	19853 ft ²
156 m²	1681 ft²
2001 m²	21534 ft ²
	1844 m² 156 m²

GENERAL FINISHES
NATURAL STONE
MARBLE + MDF
PAINT + PANELS + MARBLE + PORCELAIN
PAINT
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	

GE	NERAL 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

103:----

- 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