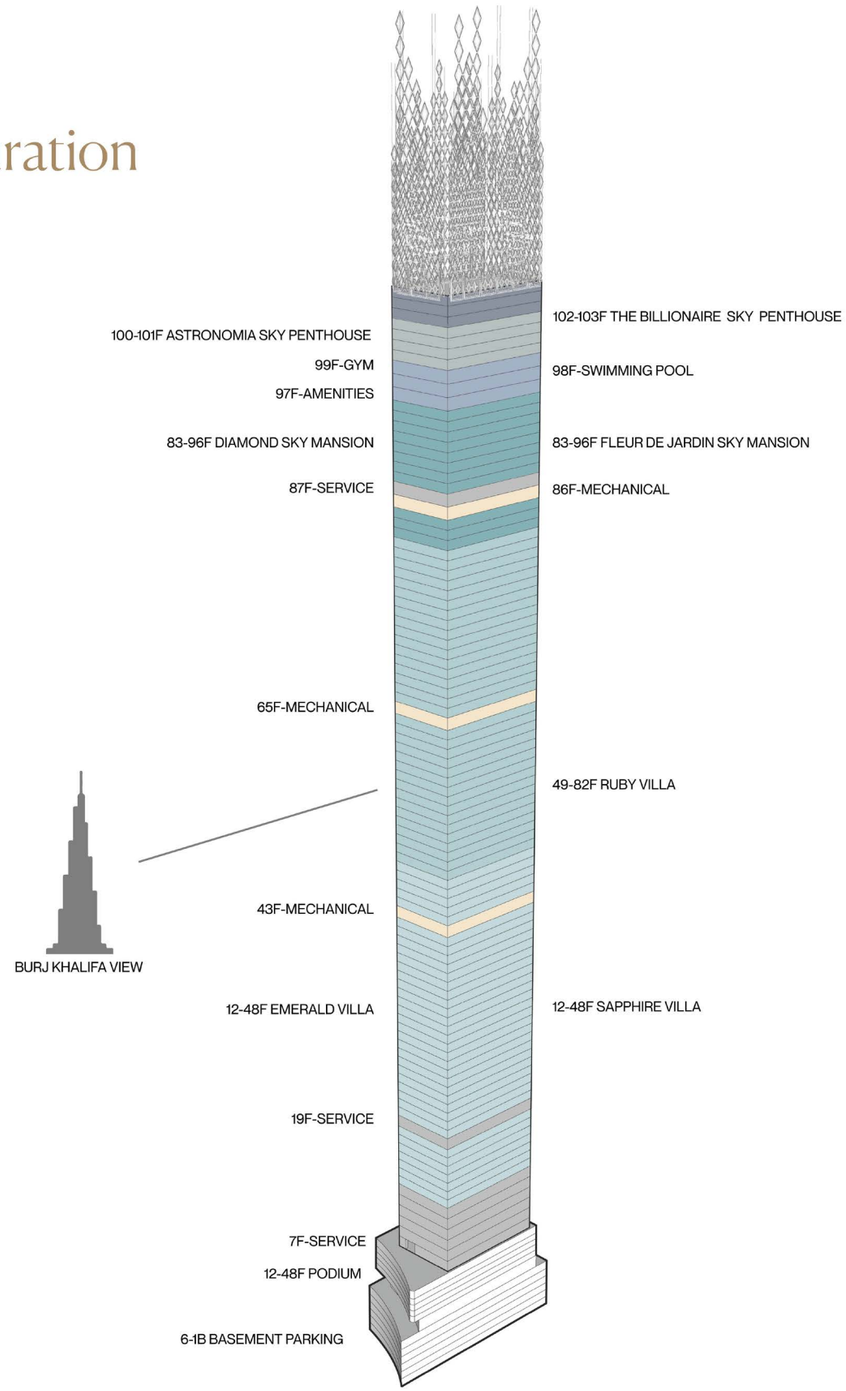
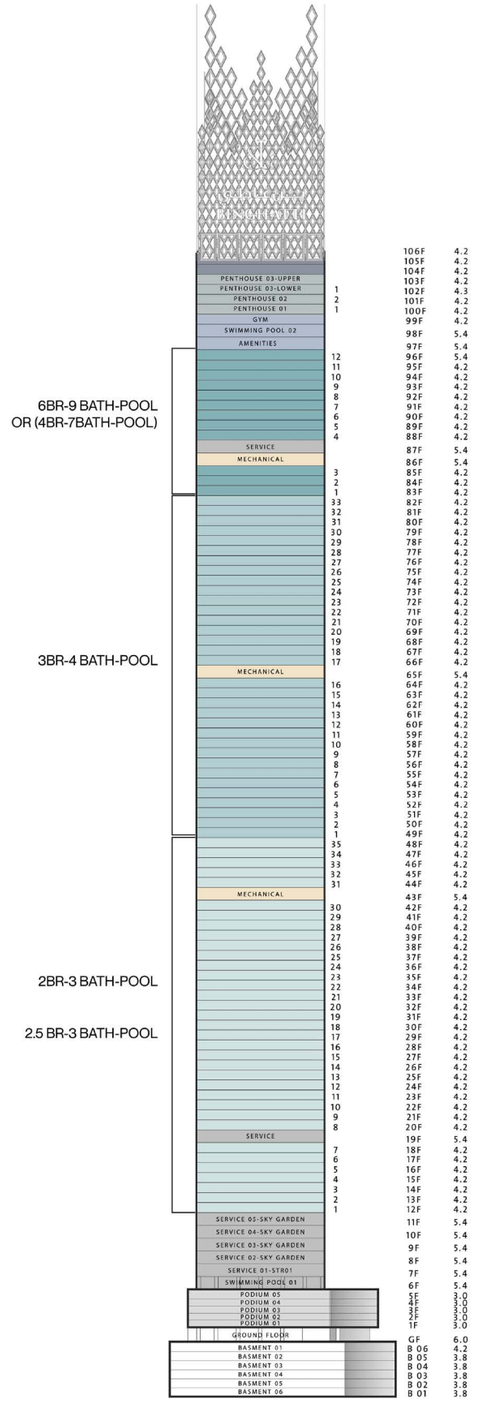
BURJ BINGHATTI

JACOB & CO

RESIDENCES

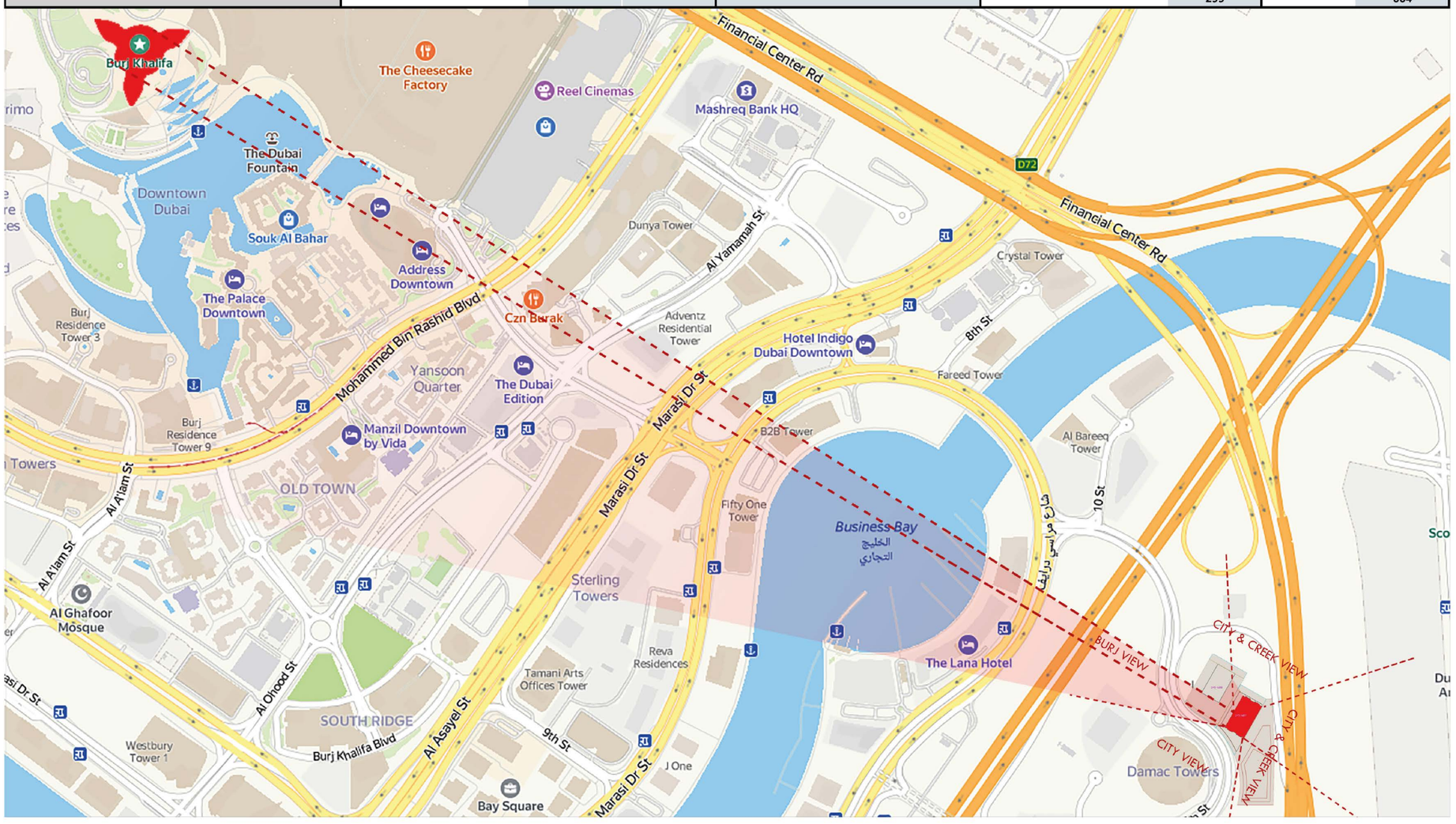
Project Configuration





FACTS & FIGURES

UNIT	SUITE AREA sq.m	BALCONY AREA sq.m	TOTAL UNIT AREA sq.m	TOTAL UNIT AREA sq.ft	VIEW ANALYSIS	FLAT / FLOOR	FLOOR COUNT	FLATS COUNT	PARKING/FLAT	TOTAL PARKINGS COUNT
2BR - EMERALD VILLA	161	148	309	3326	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	2	35	70	2	140
2.5 BR - SAPPHIRE VILLA	161	148	309	3326	CITY & CREEK VIEW	2	35	70	2	140
3BR - RUBY VILLA	194	112	306	3294	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	4	33	132	2	264
6 BR - FLEUR DE JARDIN SKY MANSION OR 4 BR - DIAMOND SKY MANSION	194 194	112 112	306 306	3294 3294	BURJ KHALIFA , CITY & CREEK VIEW OR CITY & CREEK VIEW	2	12	24	4	96
5 BR - ASTRONOMIA SKY MANSION PENTHOUSE	956	141	1097	11808	BURJ KHALIFA , CITY & CREEK VIEW	1	2	2	6	12
7 BR - BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)	1844	156	2000	21528	BURJ KHALIFA , CITY & CREEK VIEW	1	2	1	12	12
								299		664



COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS

GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

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

- 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.

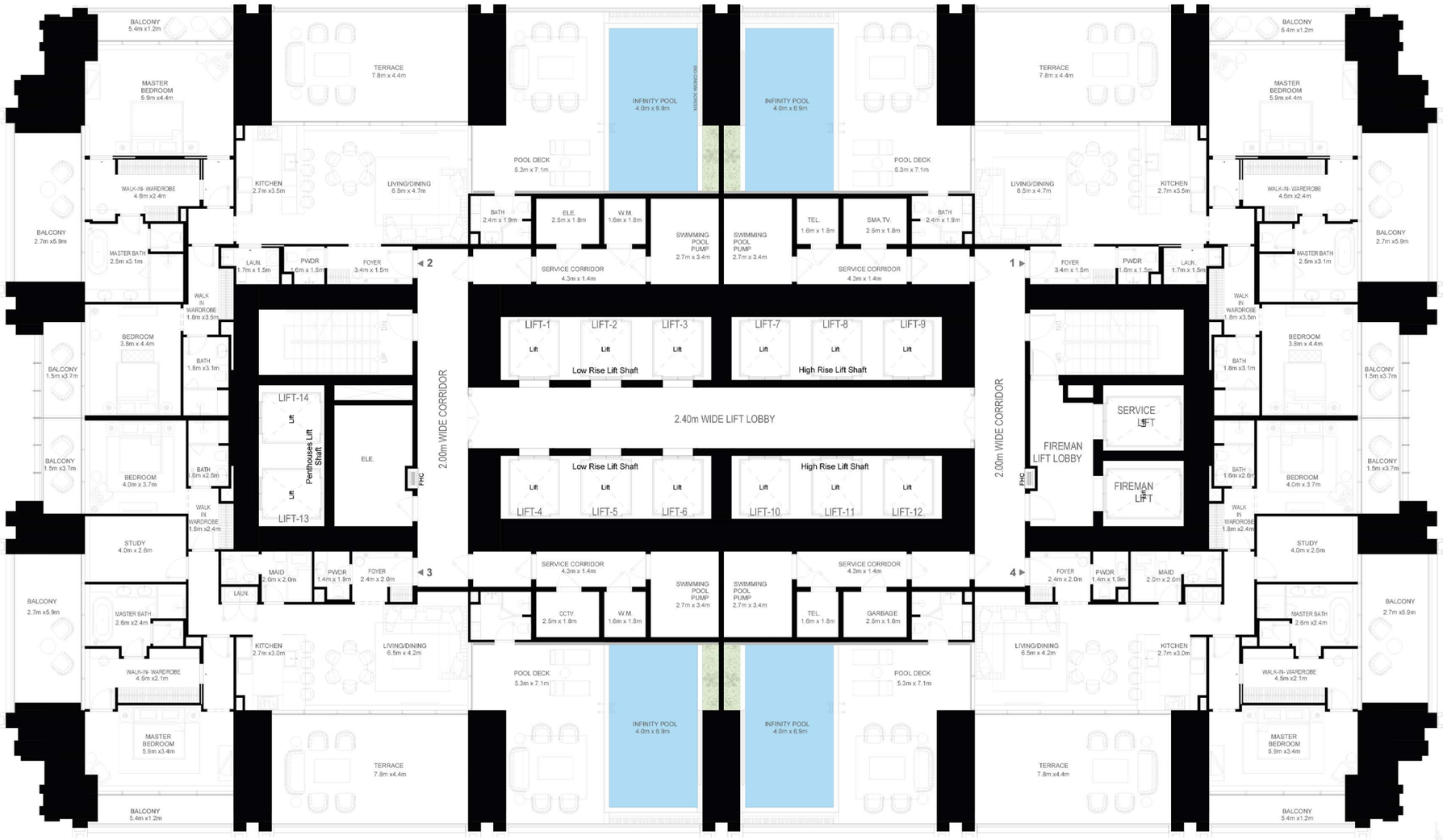
EXTRA FEATURES

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 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 and SAPPHIRE VILLA

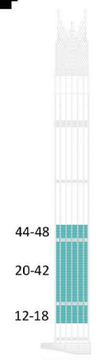
2 BEDROOMS and 2.5 BEDROOMS MANSIONS

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

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS

GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

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

- 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 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

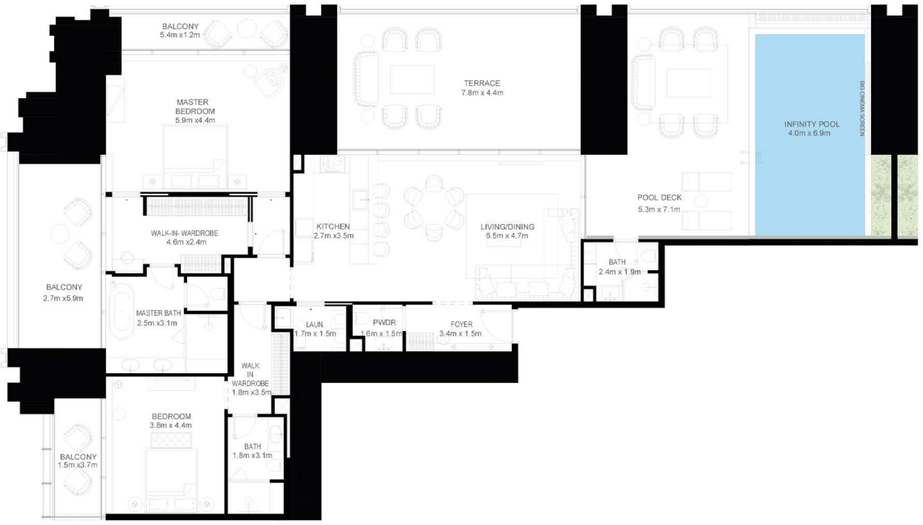
EMERALD VILLA

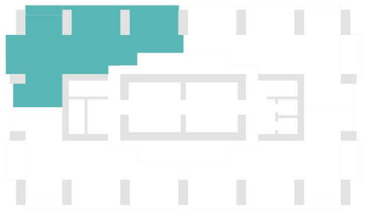
2 BEDROOMS MANSION

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 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

N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
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.

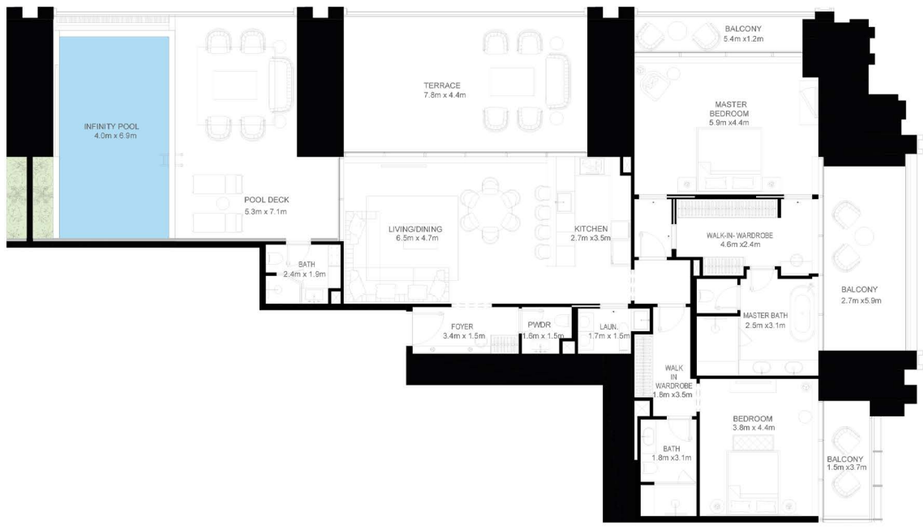
EMERALD VILLA

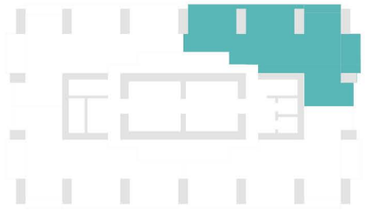
2 BEDROOMS MANSION

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

N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

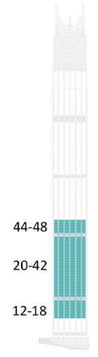
BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
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.

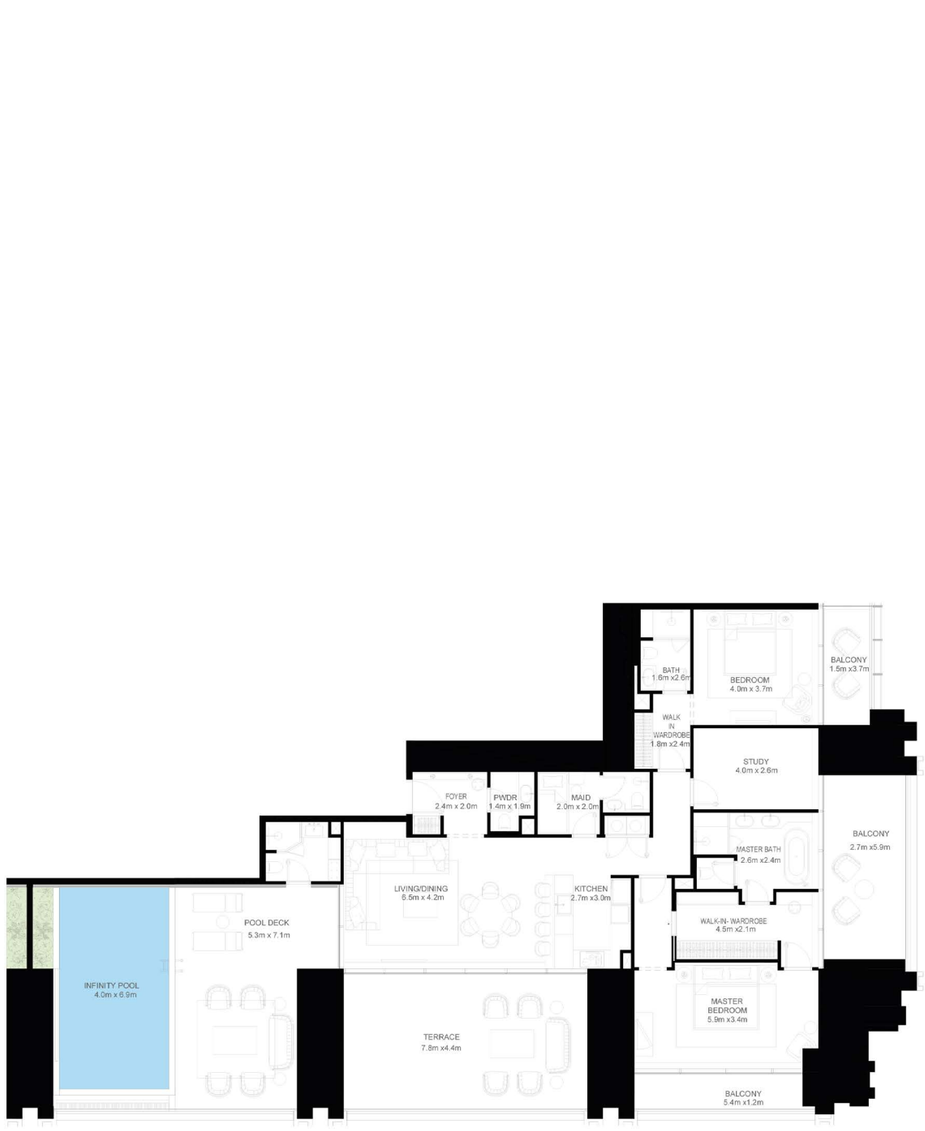
SAPPHIRE VILLA

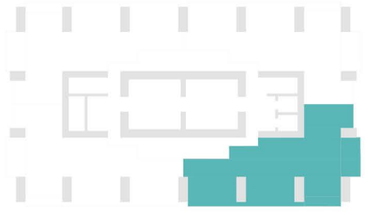
2.5 BEDROOMS MANSION

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

N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

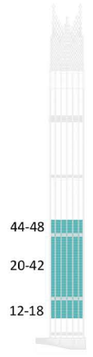
BATHROOM SPECIFICATIONS

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 OR EQUIVALENT
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.

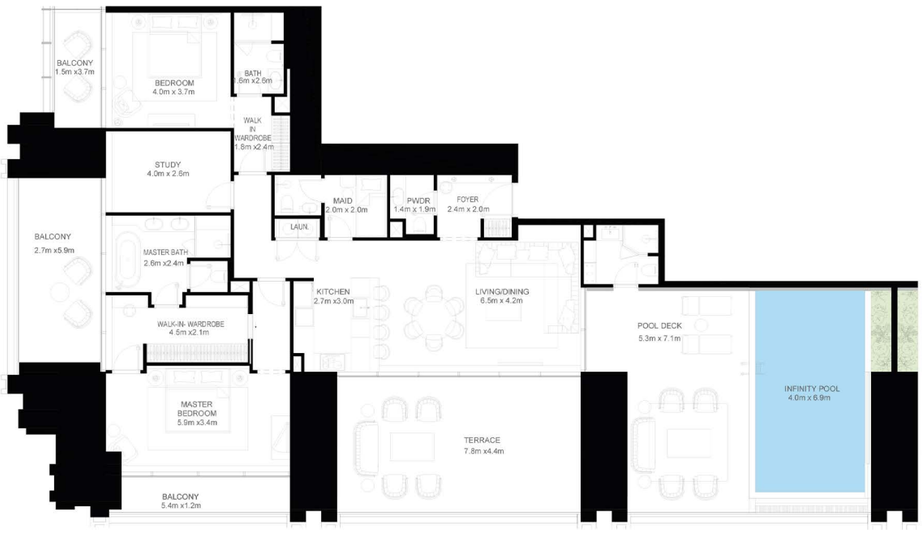
SAPPHIRE VILLA

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

N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

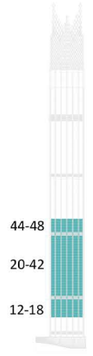
BATHROOM SPECIFICATIONS

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 OR EQUIVALENT
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



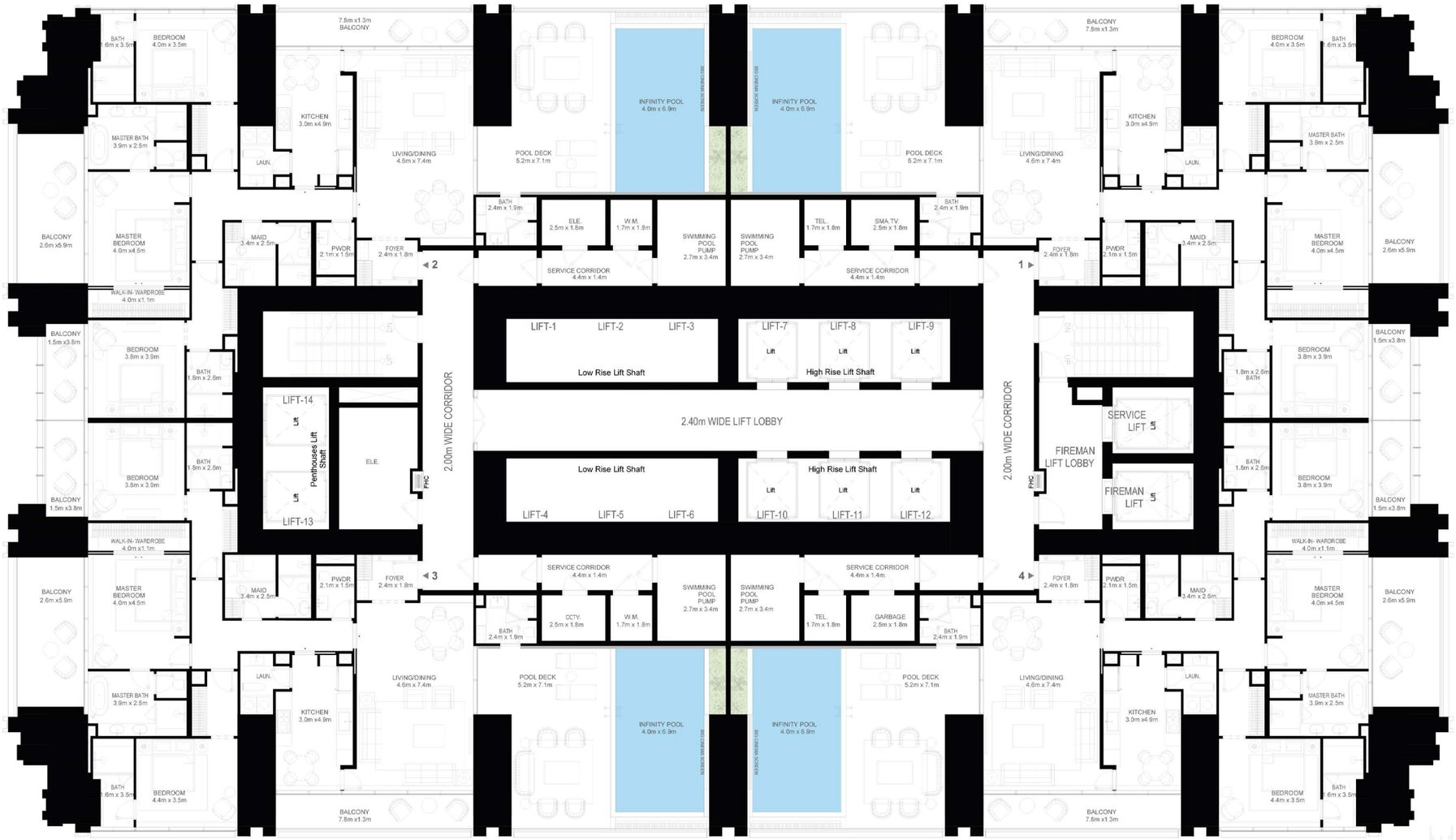
Disclaimer:

- 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



63-82

49-62

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS

GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

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

- 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 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

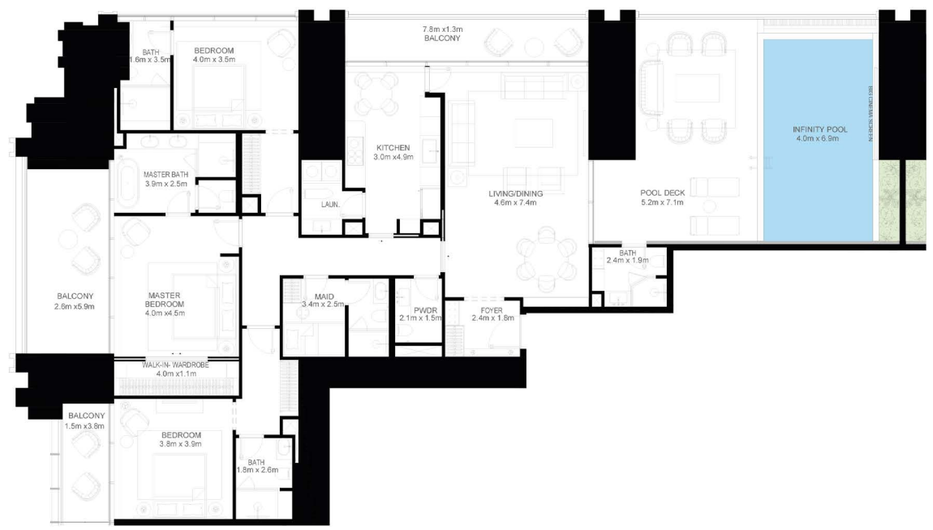
RUBY VILLA

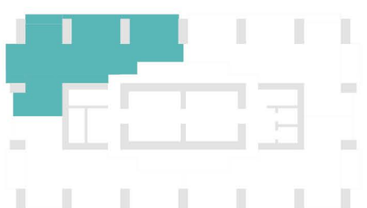
3 BEDROOMS MANSION

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

N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

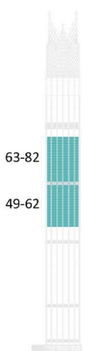
BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
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.

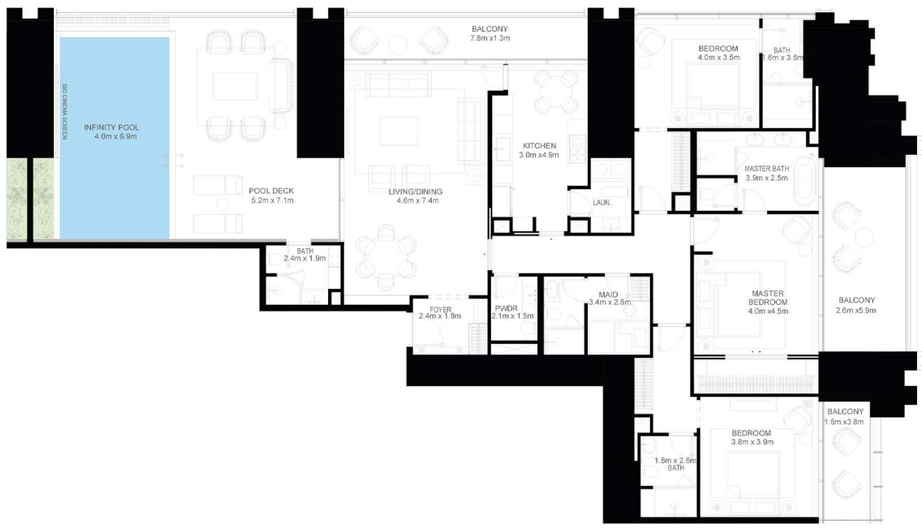
RUBY VILLA

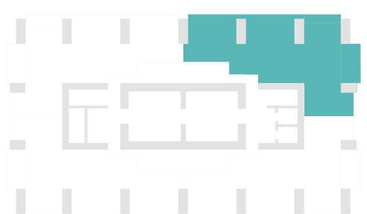
3 BEDROOMS MANSION

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

N

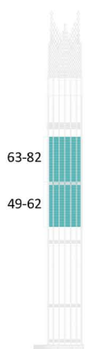
GENERAL FINISHES	
FLOORING	NATURAL STONE
SKIRTING	MARBLE + MDF
WALL	PAINT + PANELS + MARBLE + PORCELAIN
CEILING	PAINT
TERRACE	MARBLE

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

BATHROOM SPECIFICATIONS	
FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
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

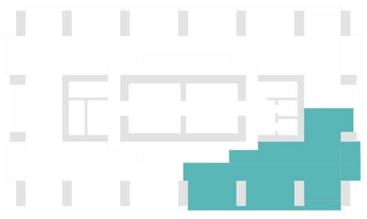
L49th to L82 th FLOOR PLAN

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





N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

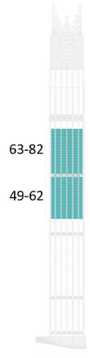
BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
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



VIEW ANALYSIS

- ○ BURJ KHALIFA
- ● CITY & CREEK VIEW
- ○ CITY VIEW

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

N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

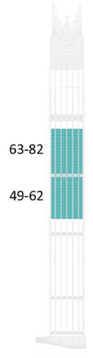
BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANZZI MENO SERIES DECO-GLASS VESSEL SINK
WC	VILLEROY & BOCH OR EQUIVALENT
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



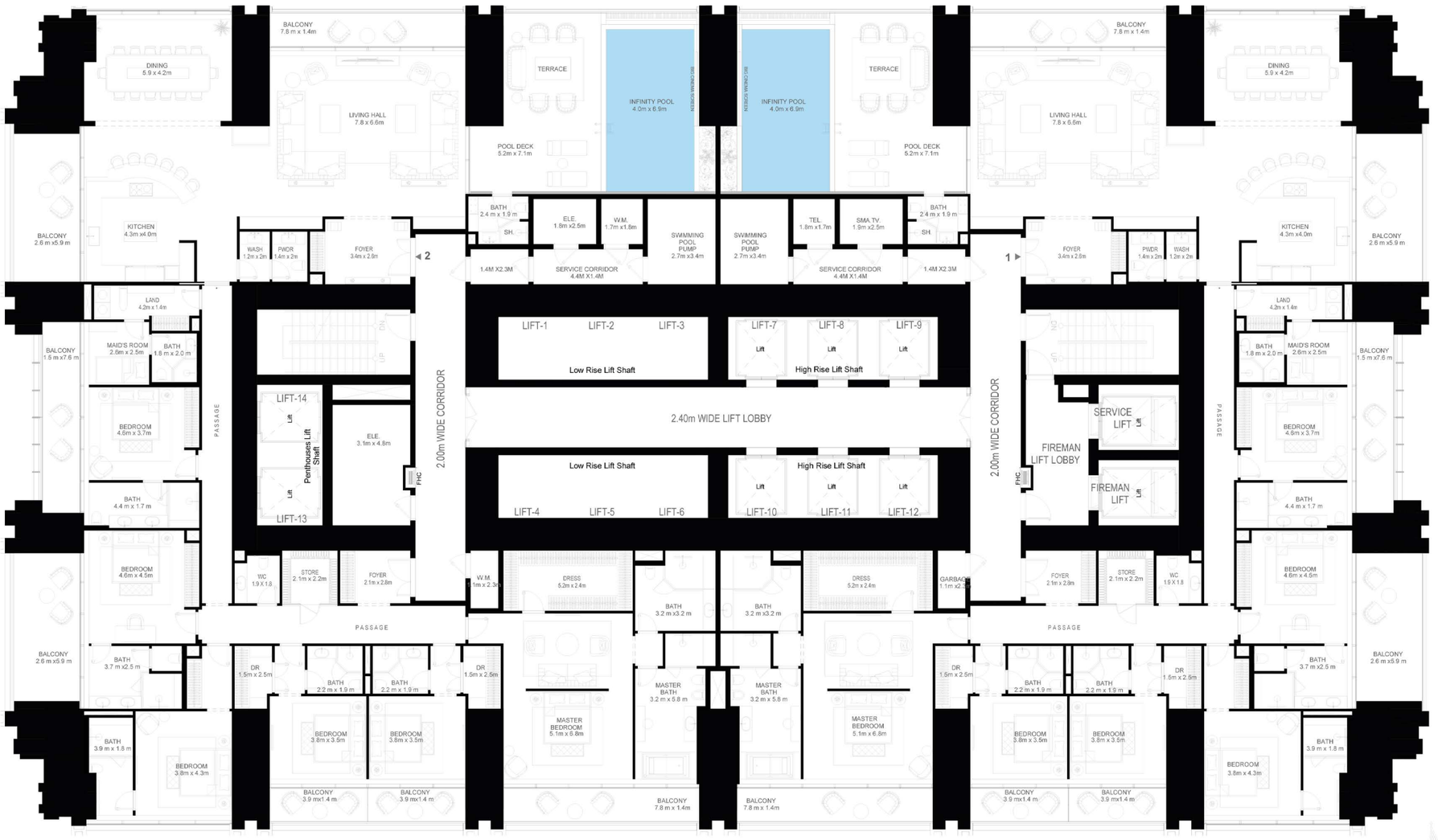
Disclaimer:

- 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



88-96
83-85

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS

GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

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

- 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 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

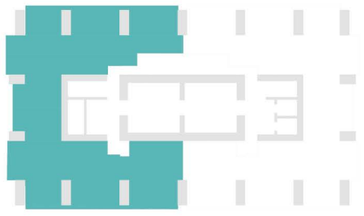
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

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

N

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
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

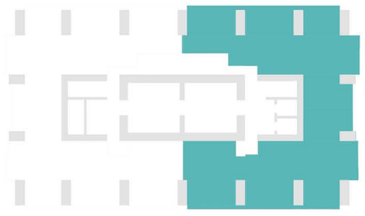
6 BEDROOMS MANSION

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





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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
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

VIEW ANALYSIS

- ○ BURJ KHALIFA
- ● CITY & CREEK VIEW
- ● CITY VIEW

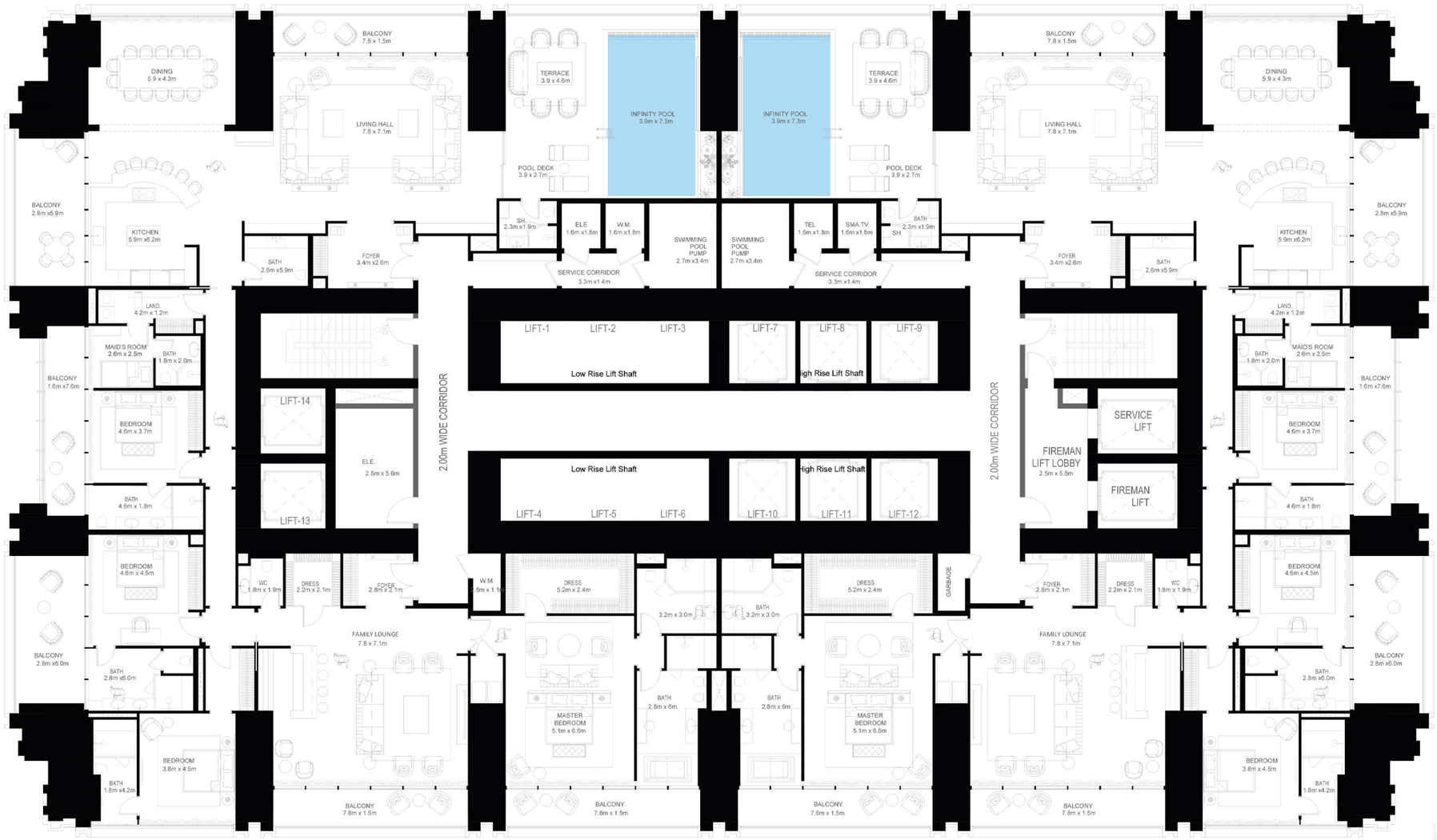
Disclaimer:

- 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



N

88-96

83-85

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS

GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

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

- 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 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

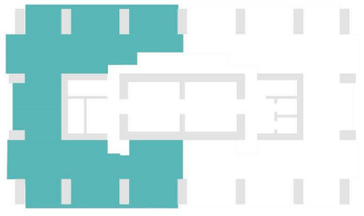
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

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

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 m²
FOYER	9 m²
SH.	4 m²
LAUN.	6 m²
MAID'S ROOM	6 m²
BATH	4 m²
BEDROOM	17 m²
BATH	8 m²
BEDROOM	17 m²
BATH	10 m²
BEDROOM	17 m²
BATH	8 m²
WC	3 m²
DRESS	5 m²
FOYER	6 m²
FAMILY LOUNGE	57 m²
MASTER BEDROOM	37 m²
BATH	24 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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
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



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

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

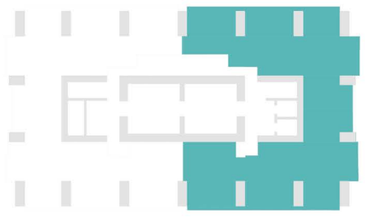
L83 th to L85 th, L88 th to 96 th FLOOR PLAN

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

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 m²
FOYER	9 m²
SH.	4 m²
LAUN.	6 m²
MAID'S ROOM	6 m²
BATH	4 m²
BEDROOM	17 m²
BATH	8 m²
BEDROOM	17 m²
BATH	10 m²
BEDROOM	17 m²
BATH	8 m²
WC	3 m²
DRESS	5 m²
FOYER	6 m²
FAMILY LOUNGE	57 m²
MASTER BEDROOM	37 m²
BATH	24 m²





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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	ANTONIO LUPI CATINO CRISTALMOOD
WC	VILLEROY & BOCH OR EQUIVALENT
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

VIEW ANALYSIS

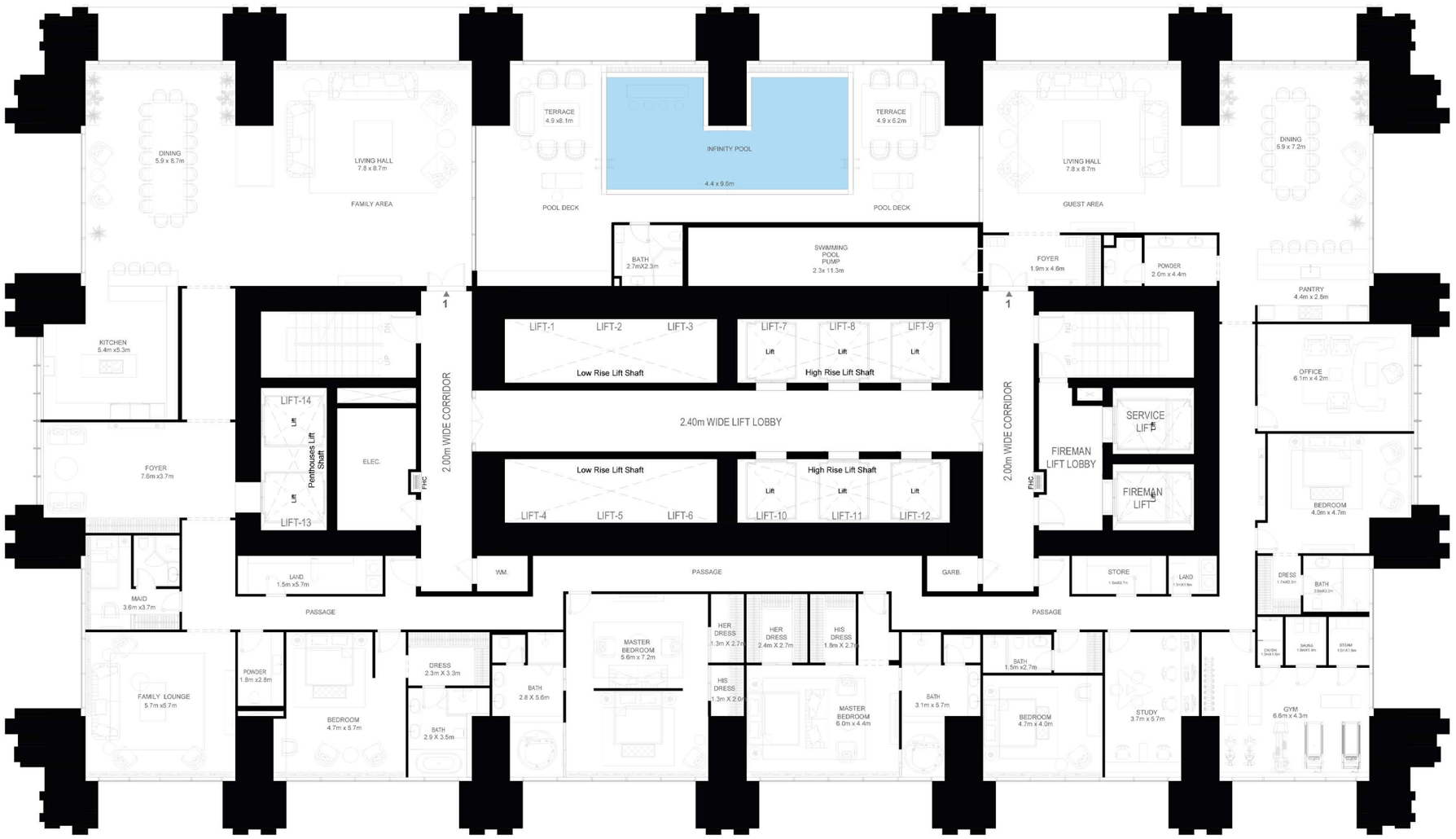
- ○ BURJ KHALIFA
- ● CITY & CREEK VIEW
- ● CITY VIEW

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



100-101

VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS

GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

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

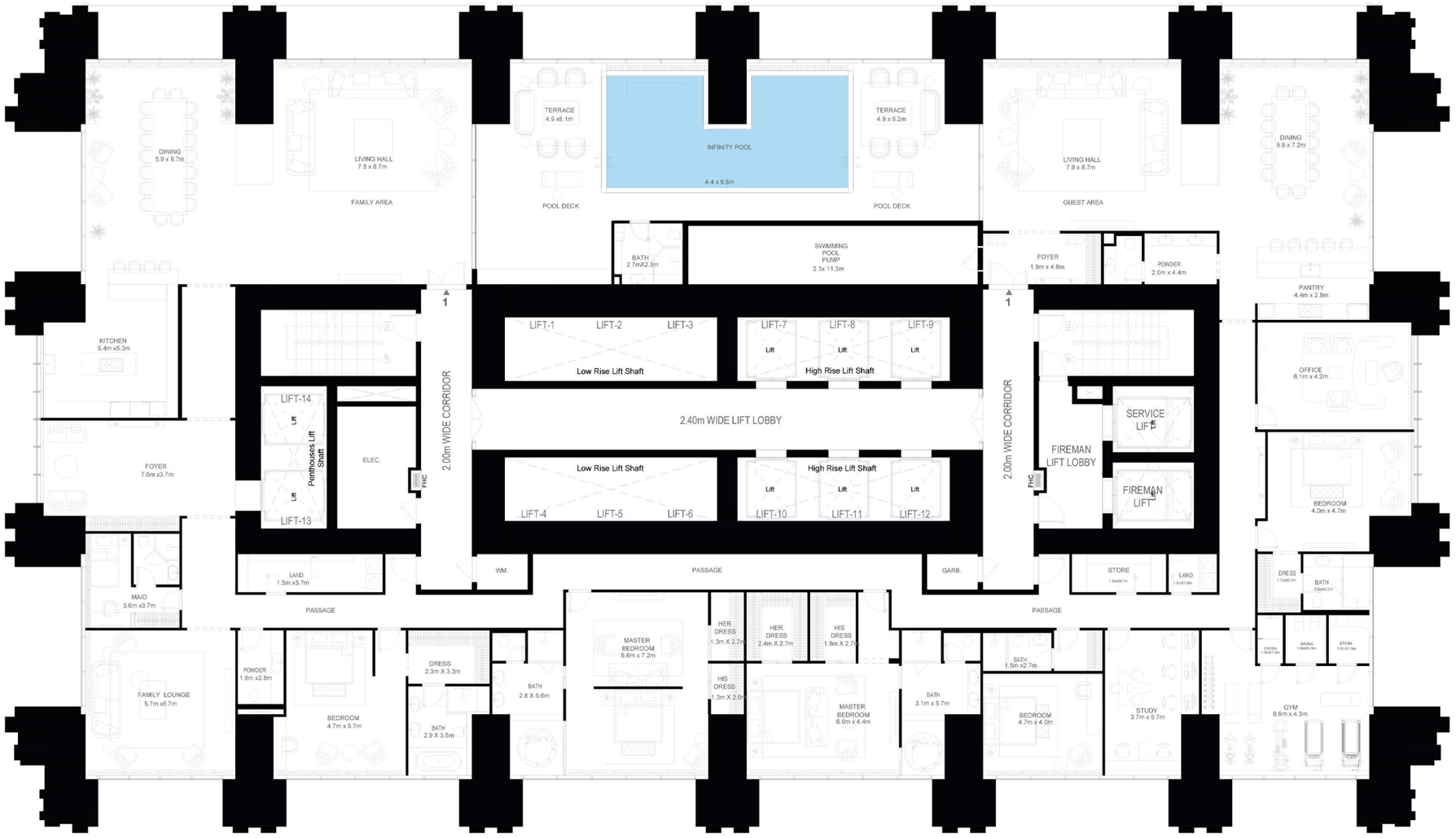
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living 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 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



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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
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	956 m²	10290 ft²
BALCONY AREA	141 m²	1517 ft²
TOTAL UNIT AREA	1097 m²	11807 ft²

MANSION DESIGN COMPONENTS

DINING	61 m²	WALK-IN- WARDROBE	4 m²	BATH	14 m²
LIVING HALL	68 m²	BATH	6 m²	MASTER BEDROOM	40 m²
TERRACE& POOL DECK	40 m²	LAUN.	9 m²	HIS DRESS	3 m²
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		

Disclaimer:

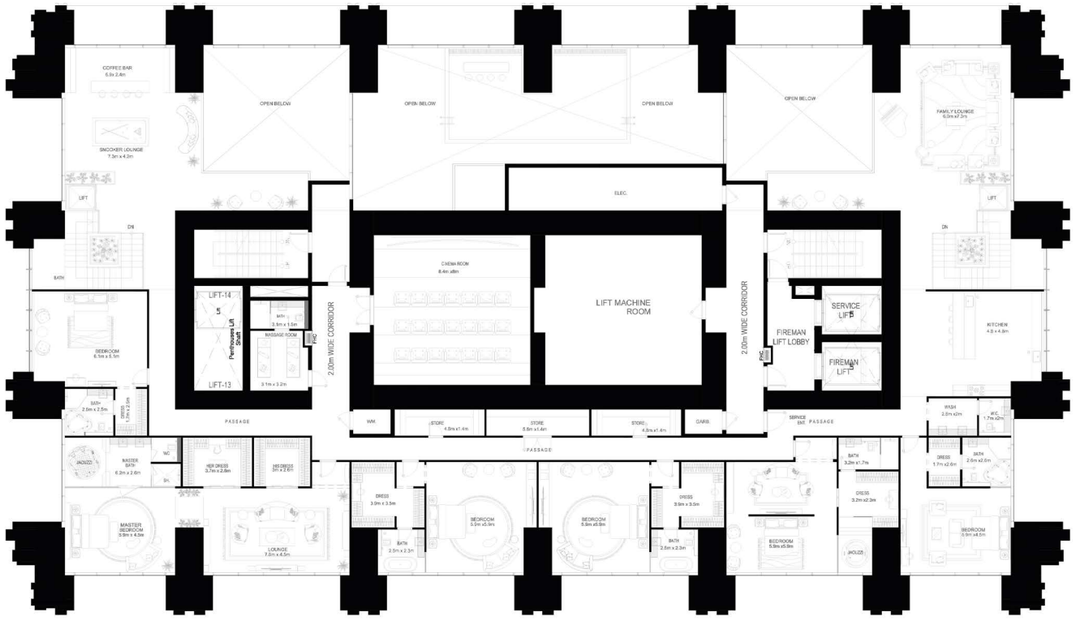
- The mentioned areas are approximate and may be subject to minor modifications upon completion of finishing and installation of services.
- The specific brands of finishing materials, sanitary ware, and appliances are subject to market availability, and equivalent alternatives may be provided as necessary.

BILLIONAIRE SKY MANSION (DOUBLEX PENTHOUSE)

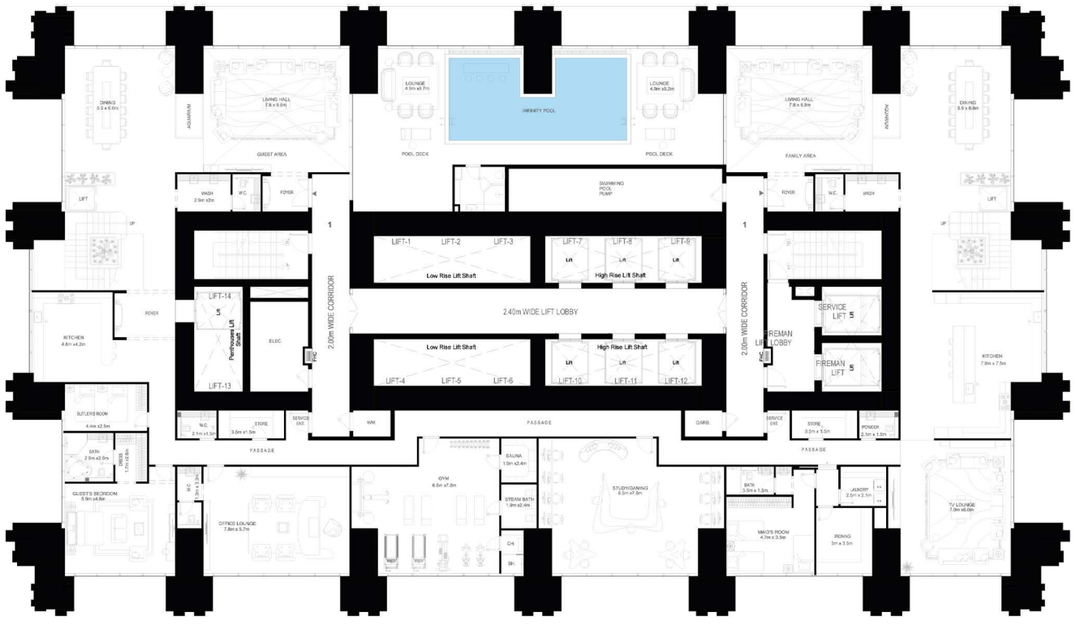
L103 rd and L104 FLOOR PLAN

N

UPPER FLOOR



LOWER FLOOR



VIEW ANALYSIS

- BURJ KHALIFA
- CITY & CREEK VIEW
- CITY VIEW

102 - 103

COMMON SPECIFICATIONS

THE CORRIDOR AND LIFT LOBBY AREA AT THE RESIDENTIAL FLOORS

GENERAL FINISHES

FLOORING	PORCELAIN
WALL	MDF, METAL
CEILING	MDF, METAL, PAINT

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

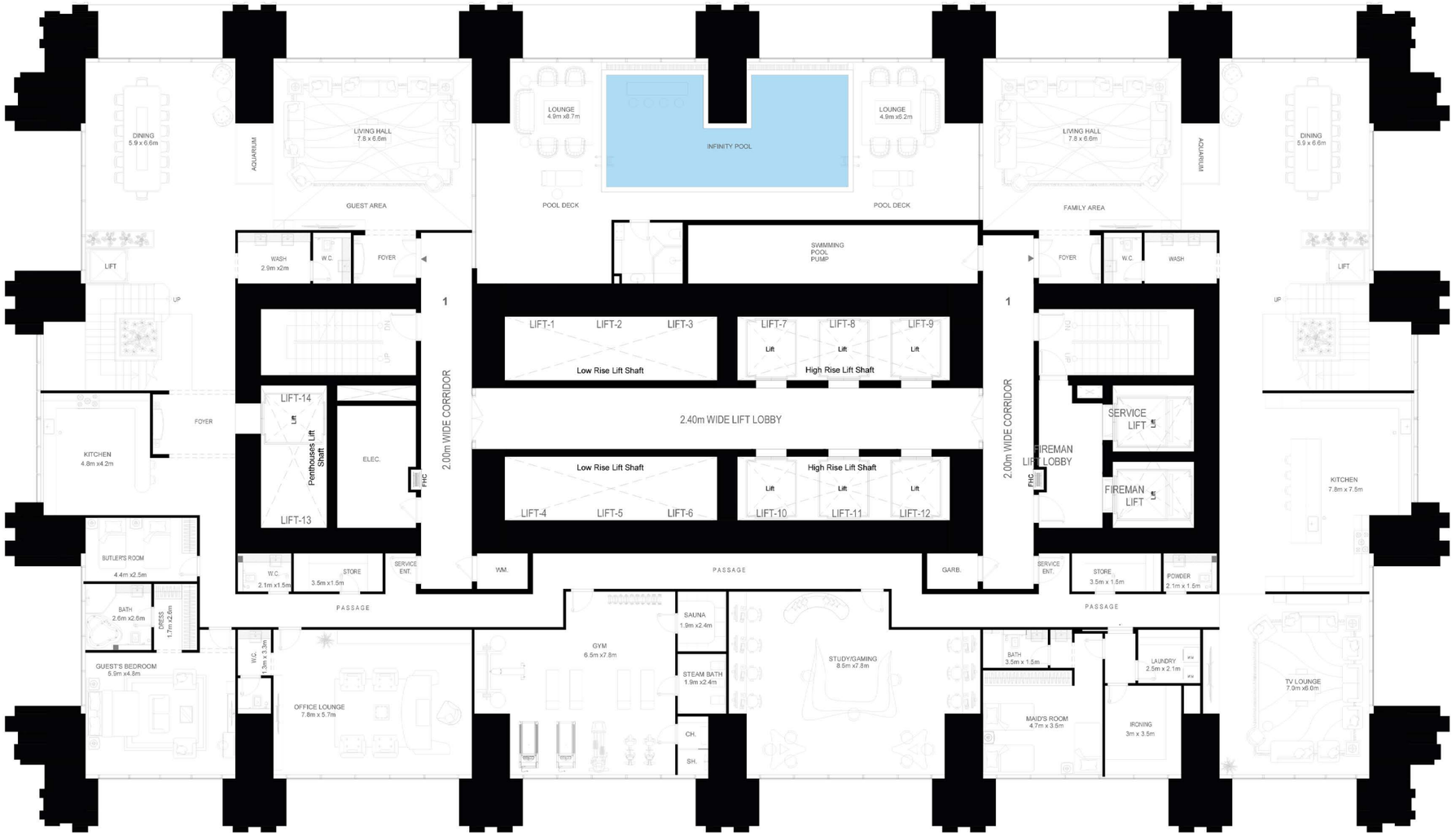
- The facades feature high-performance curtain walls providing both stunning panoramic views and exceptional sound insulation with impressive Sound Transmission Class (STC) ratings.
- The curtain walls are designed with special seals and gaskets to enhance sound isolation, promoting a tranquil living 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 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)



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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
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	2000 m²	21534 ft²

MANSION DESIGN COMPONENTS

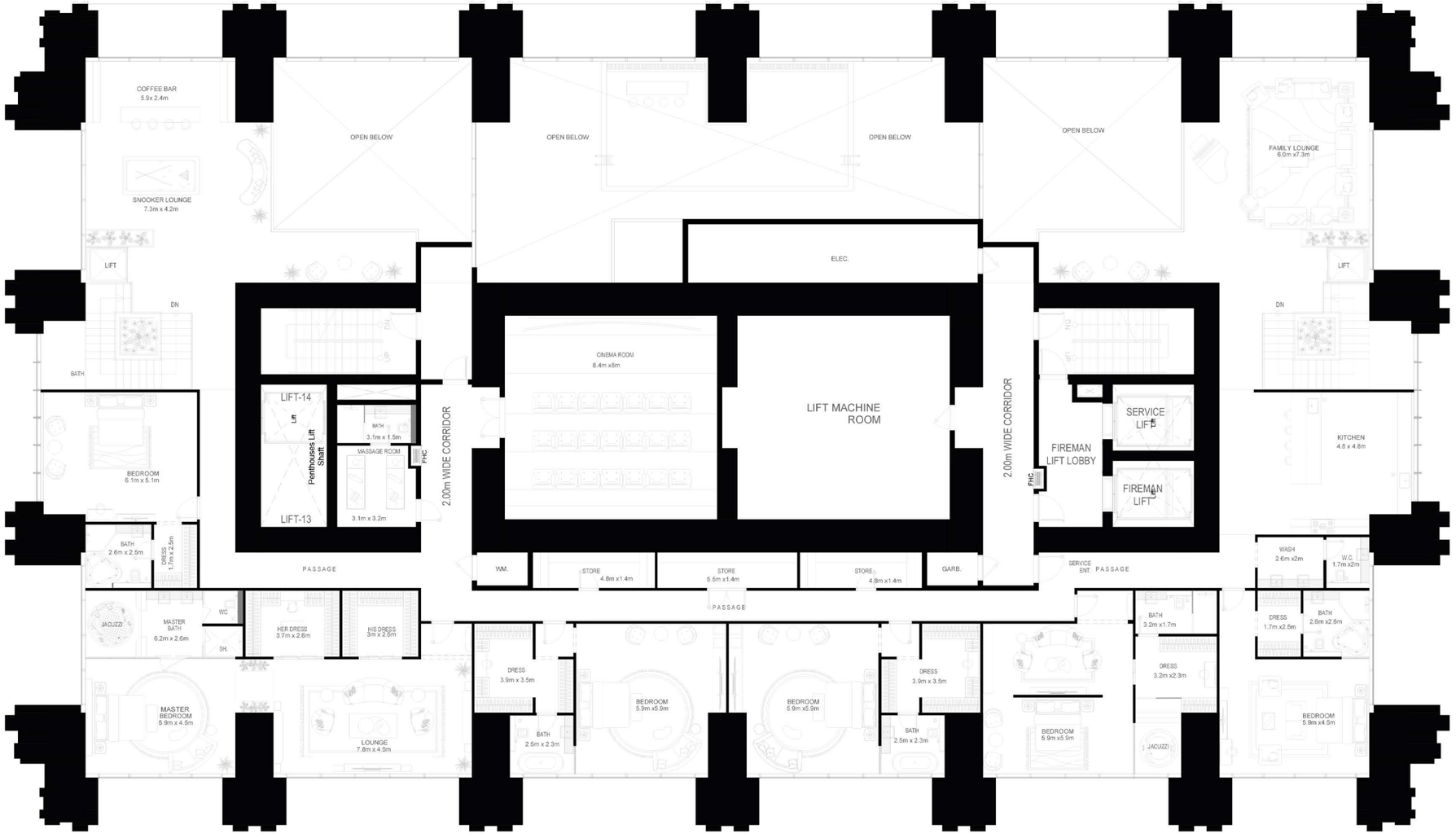
LIVING HALL	58 m²	BATH	5 m²	PWDR.	3 m²
DINING	49 m²	MAID'S ROOM	21 m²	STORE	5 m²
STAIRS	29m²	IRONING	11 m²	PWDR.	3 m²
FOYER	8 m²	LAUN.	7 m²	STORE	5 m²
KITCHEN	22 m²	TV. LOUNGE	44 m²		
PASSAGE	67 m²	KITCHEN	54 m²		
BUTLER'S ROOM	11 m²	STAIRS	29 m²		
PWDR.	4 m²	DINING	47 m²		
OFFICE LOUNGE	45 m²	LIVING HALL	58 m²		
GYM	48m²	SWIMMING POOL AREA	162 m²		
SAUNA	4 m²	PWDR.	9 m²		
STEAM BATH	5 m²	FOYER	5 m²		
BATH	3 m²	PWDR.	9 m²		
STUDY/GAMING	61 m²	FOYER	5 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.

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 OR EQUIVALENT
SINK	OMOIKIRI OR EQUIVALENT
FRIDGE	MIELIE OR EQUIVALENT
DISH WASHER	MIELIE OR EQUIVALENT
WASHING MACHINE	MIELIE OR EQUIVALENT
MICROWAVE	MIELIE OR EQUIVALENT
OVEN	MIELIE OR EQUIVALENT
ICE MAKER	MIELIE OR EQUIVALENT

BATHROOM SPECIFICATIONS

FLOORING	MARBLE
SKIRTING	MARBLE
WALL	MARBLE
CEILING	PAINT
WASHBASIN	
WC	VILLEROY & BOCH OR EQUIVALENT
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	2000 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.

BINGHATTI | JACOB&CO