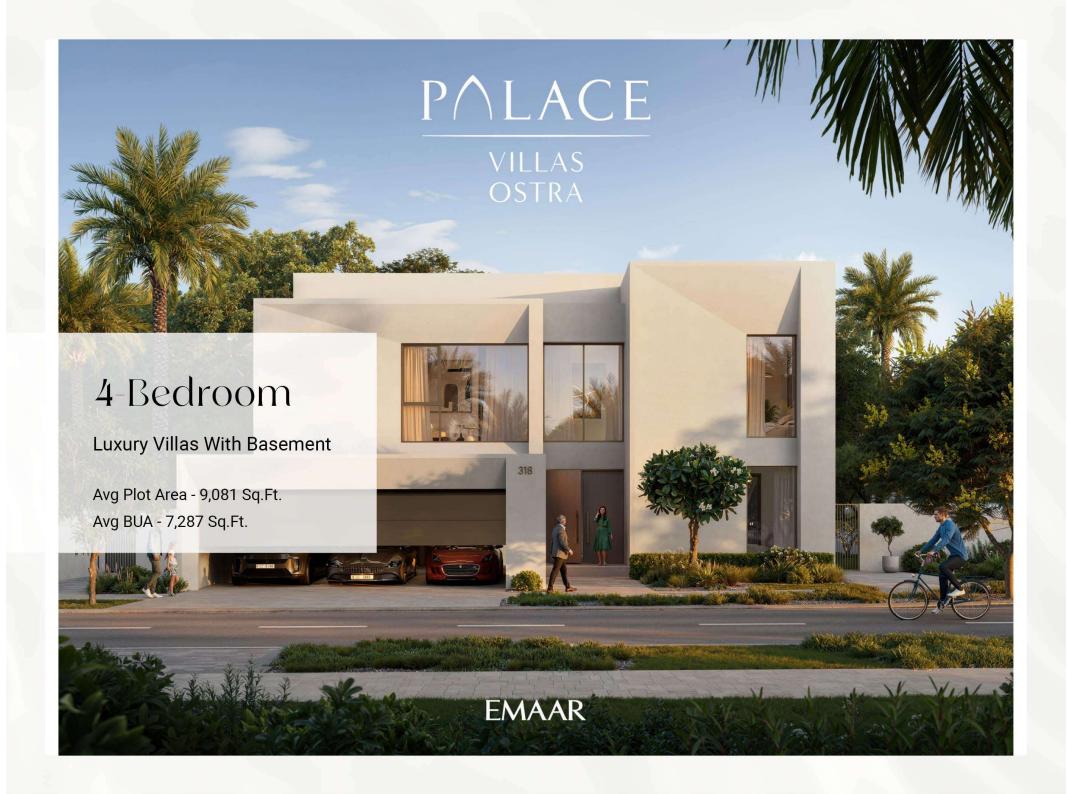


FLOOR PLAN

**EMAAR** 



Avg Plot Area - 9,081 Sq.Ft. Avg BUA - 7,287 Sq.Ft.

## 4-Bedroom

#### **GROUND FLOOR**

- 5,500 Sq.Ft of open area in the plot
- A breathtaking 1,000 Sq.Ft family living area
- Driver's block with private garage access, ensuring ease and exclusivity
- A sophisticated ~315 Sq.Ft show kitchen & lavish prep kitchen, designed for effortless cooking
- A grand double-height entryway leading to a striking foyer
- An elegant formal majlis, a refined setting for hosting in absolute splendor
- Fully equipped kitchens



**GROUND FLOOR** 

Avg Plot Area - 9,081 Sq.Ft. Avg BUA - 7,287 Sq.Ft.

## 4-Bedroom

#### **BASEMENT**

- Spacious family living & dining area ~650 Sq.Ft.
   of open, versatile space
- High-functionality kitchen featuring a dumbwaiter for added convenience
- Maid's room with an en-suite bathroom for privacy and comfort
- Private lift access ensuring smooth and effortless movement between floors



**BASEMENT** 

Avg Plot Area - 9,081 Sq.Ft. Avg BUA - 7,287 Sq.Ft.

## 4-Bedroom

#### FIRST FLOOR

- The master bedroom a grand sanctuary, stretching over 500 Sq.Ft with en-suite bathroom and an expansive walk-in wardrobe
- Spacious secondary bedrooms, each with its own private en-suite, blending privacy and convenience
- A dedicated 265 Sq.Ft family lounge/study, perfect for quality time or focused work, offering both comfort and versatility



FIRST FLOOR



Avg Plot Area - 9,548 Sq.Ft Avg BUA - 7,986 Sq.Ft

## 5-Bedroom

#### **GROUNDFLOOR**

- Lavish living and dining area of almost 1,000 Sq.Ft with a formal majlis for hosting gatherings
- Fully fitted kitchens
- Prep kitchen & show kitchen designed for efficiency and culinary excellence
- Maids room a private, comfortable space for household staff
- Integrated driver's block conveniently located within the unit and accessed via the garage
- Guest bedroom complete with an en-suite bathroom for ultimate privacy and comfort
- Almost 5,500 Sq.Ft of open area in the plot



**GROUNDFLOOR** 

Avg Plot Area - 9,548 Sq.Ft Avg BUA - 7,986 Sq.Ft

## 5-Bedroom

#### FIRST FLOOR

- Master bedroom extending over 1,000 Sq.Ft, complete with an en-suite bathroom and a walk-in wardrobe for enhanced luxury
- Secondary bedrooms each featuring a private en-suite, ensuring maximum privacy and comfort for all residents



FIRST FLOOR

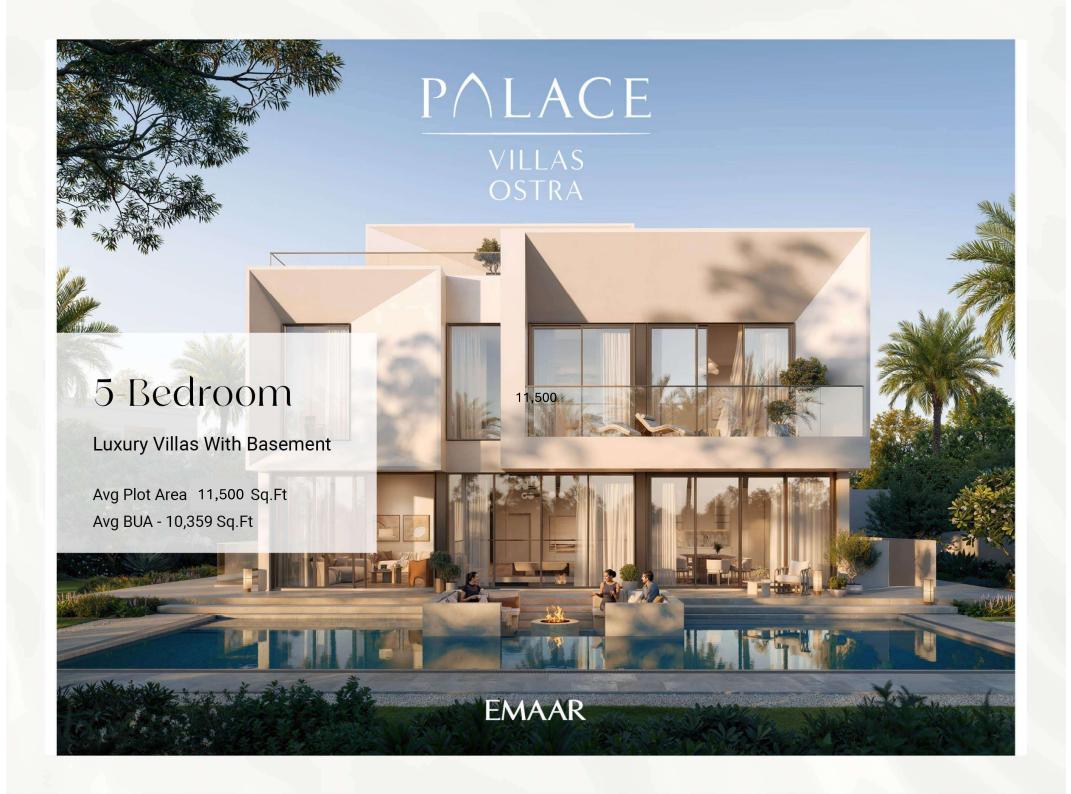
Avg Plot Area - 9,548 Sq.Ft Avg BUA - 7,986 Sq.Ft

## 5-Bedroom

#### **ROOF PLAN**

- Vast roof terrace spanning nearly 860 Sq.Ft.
   perfect for relaxation and hosting memorable outdoor events
- Opulent roof lounge featuring an integrated bath, providing 350 Sq.Ft of sophisticated, private sanctuary





## 5-Bedroom

#### **GROUNDFLOOR**

- Grand Living & Entertaining Spaces Expansive formal majlis, seamless indoor-outdoor integration, and a sophisticated dining area designed for refined gatherings.
- Dual Kitchen Concept for Culinary Excellence A sleek show kitchen for elegant presentations and a fully equipped prep kitchen for effortless functionality.
- Dedicated Private Quarters Thoughtfully designed maid's room, integrated driver's block with direct garage access, and a secluded guest suite for maximum comfort.
- Expansive Outdoor Serenity Almost 5,500 Sq.Ft of open area in the plot



## 5-Bedroom

#### **BASEMENT**

- Dual Kitchen Excellence: A seamlessly integrated prep kitchen & show kitchen spanning ~400 sqft, perfect for Cooking & hosting.
- Grand Family Living Area: Sprawling across ~ 500 sqft, offering a warm and inviting ambiance for gatherings.
- Luxury Leisure Space: A dedicated area of ~5 designed for ultimate relaxation and entertainment.
- Private Study Area: A quiet and inspiring space for work, reading, or creative pursuits



#### **BASEMENT**

## 5-Bedroom

#### FIRST FLOOR

- Grand Master Suite Retreat A luxuriously spacious master suite with an expansive walk-in wardrobe, and a spa-inspired master bath, offering a serene sanctuary.
- Panoramic Balcony Experience A stunning full-length balcony seamlessly connects the bedrooms, providing breathtaking views and an elevated outdoor living experience.
- Exclusive Private Spaces Each bedroom is designed with its own walk-in wardrobe and en-suite bath, ensuring ultimate comfort and privacy for every resident.
- Harmonious Indoor-Outdoor Flow Thoughtfully positioned overlooking the pool and landscaped gardens, fostering a resort-like ambiance and maximizing natural light



FIRST FLOOR

## 5-Bedroom

#### **ROOF PLAN**

- Expansive Sky Lounge (777.91 sqft) A sprawling roof terrace of ~ 777 sqft with a stylish firepit lounge and an elegant dining space, perfect for hosting unforgettable gatherings or unwinding in a serene ambiance.
- Exclusive Rooftop Retreat (247.57 sqft) A private rooftop lounge of ~ 250 sqft with seamless indoor-outdoor flow, offering an intimate space for relaxation, complemented by a dedicated bathroom.
- Luxury & Convenience at Every Level Direct lift access ensures effortless movement, while the thoughtful integration of green elements and open spaces elevates the lifestyle experience.





Avg Plot Area – 11,500 Sq. Ft

## 5-Bedroom

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**GROUNDFLOOR** 

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#### **BASEMENT**

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**ROOF PLAN** 



Avg Plot Area - 14,800 Sq.Ft Avg BUA - 12,859 Sq.Ft

## 6-Bedroom

#### **GROUNDFLOOR**

- Expansive family living & dining area over 1,300 Sq.Ft, meticulously designed for luxurious comfort and seamless flow
- Dedicated kitchen space ~300 Sq.Ft, featuring both a show kitchen and prep kitchen for unparalleled functionality
- Guest room a private retreat with a walk-in wardrobe and en-suite bathroom, offering both luxury and convenience



**GROUND FLOOR** 

Avg Plot Area - 14,800 Sq.Ft Avg BUA - 12,859 Sq.Ft

## 6-Bedroom

#### **BASEMENT**

- The spacious family living area covers 1,400 Sq.Ft, perfect for relaxation and entertainment.
- The prep and show kitchen features a dumbwaiter for enhanced convenience.
- A 100 Sq.Ft. study/games room offers a versatile space for work or play.
- Private lift access ensures smooth and effortless movement between floors.



#### **BASEMENT**

## 6-Bedroom

#### FIRST FLOOR

- Master bedroom spanning over 800 Sq.Ft, featuring an en-suite bathroom, walk-in wardrobe, and a dedicated seating area for added luxury
- Secondary bedrooms each equipped with a private en-suite, ensuring utmost privacy and comfort for every occupant



FIRST FLOOR

Avg Plot Area - 14,800 Sq.Ft Avg BUA - 12,859 Sq.Ft

## 6-Bedroom

#### **ROOF PLAN**

- Spacious roof terrace encompassing nearly 1,000 Sq.Ft, ideal for outdoor leisure and entertaining
- Luxurious roof lounge with an integrated bath, offering 300 Sq.Ft of elegant, private space



**ROOF PLAN** 

# Phenomenal Appreciation of Branded Projects

## Premium Pricing Exclusivity Commands Value

30-40% price premium over non-branded luxury real estate.

Palace residences, Dubai Creek harbour AED 3000 per sqft Vs. AED 2200 for non -branded projects

Brand = Status. Status = Higher Value

#### Higher Rental Yields Maximize Your Returns

20-25% higher rental income than standard residences.

Palace residences ,Dubai Creek: 8-9% annual yield vs. city average of 6-7%.

Higher Demand= Premium Tenants= Highest ROI

## Strong Capital Appreciation Build Lasting Wealth

Up to 60% appreciation in just five years

Palace residences, Dubai Creek Harbour - 2019: AED 1800 per sqft 2024 - AED 3000

Branded Residences Don't Jus: Grow—They Soar.



## 4-Bedroom Luxury Villas With Basement



Avg Plot Area

9081 Sq.ft

Avg Built-up Area

7,287 Sq.ft

Starting Price

**AED 13.13 Mn** 

Maximum Price

AED 15.79 Mn



## Exquisite 5 Bedroom Villas



Avg Plot Area

9548 Sq.ft

Avg Built-up Area

7,986 Sq.ft

Starting Price

AED 14.56 Mn

Maximum Price

**AED 17.81 Mn** 



## 5 Bedroom Ultra Luxury Villas with Basement



Avg Plot Area

11,500 **Sq.ft** 

Avg Built-up Area

10,359 Sq.ft

Starting Price

AED 18.25 Mn

Maximum Price

**AED 22.65 Mn** 



5 BR Premium villas Drop type



Avg Plot Area

10,935 Sq.ft

Avg Built-up Area

11,111 Sq.ft

Starting Price

**AED 22.15 Mn** 

Maximum Price

AED 24.28 Mn



Sprawling 6 Bedroom Luxury Villas with Basement



Avg Plot Area

14,800 **Sq.ft** 

Avg Built-up Area

12,859 Sq.ft

Starting Price

AED 24.05 Mn

Maximum Price

**AED 27.96 Mn** 

## Payment Plan

80%

During Construction



20%

On Construction Completion

20% Every Year

Completion Date: SEP 2029

# THE OSSIS

Thank You