



المنارة

DUBAI



عشيرة

DUBAI

Developer:	R.EVOLUTION
Building Specification:	Ground + 19
Plot Size:	37,284 sq. ft. (3,464 sq. m.)
Architect:	OPEN AD
Lead Design Consultant:	BSBG
Interior Design Consultants:	OPAAL
Marketing Consultant:	BRASH
Cost Consultant:	OMNIUM
PR & Communication:	ASDAA



Total Units	48
Starting Price	AED 10,135,400
Size Range	3,064 sq. ft. to 16,256 sq. ft.
Parking Spaces	142 (2.5m x 5.5m)

TYPE	NUMBER OF UNITS	PARKING PER UNIT
2 BEDROOM	11	2
3 BEDROOM	22	2 parking spaces for lower floor units & 3 parking spaces higher floor units (10+)
4 BEDROOM	9	3
5 BEDROOM	4	4
5 BEDROOM PENTHOUSE	2	4



AMENITIES

Ground Floor:

- Private drop off with valet
- Outdoor lounge seating
- Outdoor waterfall
- Grand wood entry door
- Natural stones and decorative plasterwork
- Welcoming double volume reception
- Cozy and diverse seating areas and typologies, including a lounge in the treehouse.
- Diverse collection of thoughtfully curated books
- Private service and deliveries entrance and elevator
- 24/7 concierge service only for our residents
- A 5G network inside the building

Amenities Floor:

- A 25m infinity-pool and children's pool
- A crystal garden
- Pool deck with private loungers
- Sunken built-in seating
- Secret view captivating built-in lounge
- Outdoor bar
- Change rooms
- A clubhouse featuring a private chef with open chefs kitchen and fully fitted catering kitchen, private dining, work and function/conference rooms and a library and music lounge. Very multifunctional and adaptable to personal events.

Parking:

- Ground and podium levels
 - Drivers lounge
 - Valet carts
 - Open for natural ventilation to hanging gardens and views
 - With seating areas, lounges and quality lighting and finishes to accent the vehicles within
 - EV charging stations
 - Bicycle parking, bike pump and maintenance stand
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- Spa with massage and treatment rooms, Hammam, Sauna, Experience Showers, Cold Plunge, Relaxation Lounge
 - Salon - Hairdresser and mani/pedi station
 - Fitness club and Yoga studio with luxury equipment from a sustainable and leading manufacturer, outdoor gym
 - Open-air and indoor cinema
 - A children's club with Montessori and STEAM led design and resources
 - Outdoor playground "Kids workshop"



PAYMENT PLAN

10%	10% + 4% DLD	10%	10%
Booking	SPA Signing	90 days from SPA	120 days from SPA
10%	10%	40%	
20% construction completion	40% construction completion	On completion	

UNITS

- 2, 3, 4 and 5-bed residential apartments (46 in total)
- 2 Luxury Penthouses
- Signature live edge wood unit entry door
- A soaring dining area with hammocks on the private terraces
- Private waterfalls and pools
- Focus on natural daylight and views
- Natural stone floors in living spaces and engineered wood flooring in bedrooms
- Fully customized sustainably produced kitchen joinery
- Signature stone Kitchen Countertops
- European Kitchen Appliances with high energy rating
- European Sanitaryware - bathtubs, walk-in showers, ample storage, signature stone accents
- Generous storage and service spaces
- Warm and bright color tones throughout

FACT SHEET



BRANDS

- **Air Conditioning** – European
- **Sanitary** – European brands, Gessi or equivalent Brassware
- **Appliances** – Miele or equivalent in the FOH kitchens, Bosch or equivalent in the BOH kitchens
- **Joinery** – Australian Paldao wood veneer, Natural stone tops and walls including Travertine and exotic marbles and quartzites, European hardware, Bespoke unit entry door handles
- **Gym Equipment** – Technogym or equivalent for technical products and exclusive designer branded weights and punching bag



HOME AUTOMATION

- Apartment door entry
- Intercom lighting
- AC and provisions for curtain control with the ability to upgrade the system to user preferences at a later date

MATERIALS USED

- Wood – Bedrooms
- Natural Stone – Living areas



CEILING HEIGHT

- Apartment LEVEL 02-05 Average ceiling heights - 3.3m
- Apartment LEVEL 06-15 Average ceiling heights - 3.3m
- Apartment LEVEL 16-17 Average ceiling heights - 3.8m
- Apartment LEVEL 18-19 Average ceiling heights - 4m
- Lobby Ceiling heights - 6m



SUSTAINABILITY



Health is a human right and our number one priority.

The most modern energy efficiency solutions for buildings will be used, especially in the HVAC segments. The building will be LEED PLATINUM, WELL CERTIFIED, WIREScore.

Prioritizing health and safety in a post-COVID-19 world, R.evolution has developed a specialized health protection program: HealthProTech.

ENERGY STONES & VĀSTU-ŚĀSTRAS

According to the recommendations of the specialists of Vāstu-Śāstras 162 crystals corresponding to cardinal directions are placed throughout the building to filter and purify negative, aggressive energy, to attract and enhance positive energy, to harmonise the space for a happy, healthy and wealthy life.

AROMAS OF NATURE

Specially selected year-round flowering shrubs and trees are planted on the territory and placed on private terraces and in public spaces to fill the air with a subtle and exquisite aroma of nature.





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DUBAI