

QONDA

TECHNICAL BROCHURE



KASCO stands as a distinguished real estate developer in Dubai, renowned for its commitment to crafting aspirational vertical projects that redefine urban living. With an impressive portfolio spanning several prime locations across Dubai, KASCO has consistently delivered architectural marvels that harmoniously blend sophistication, innovation, and unparalleled wellbeing.

Committed to consistent excellence, KASCO curates lifestyles, offering residents an elevated experience of comfort and convenience in the heart of this cosmopolitan city.

## MARASI DRIVE

In the heart of Dubai's Business Bay, Marasi Drive offers a captivating canal-side stroll in a vibrant central district, blending residential, commercial, and leisure amenities seamlessly.

Marasi Drive proximity to Downtown Dubai, grants easy access to its iconic attractions, its strategic location ensures seamless connectivity to Al Khail Road and Sheikh Zayed Road, facilitating effortless travel across the city and beyond.



# LOCATION

Dubai Canal	2 Mins
Marasi Promenade	4 Mins
Dubai Mall	5 Mins
Burj Khalifa	5 Mins
Dubai Opera	5 Mins
Dubai Design District	7 Mins
DIFC	7 Mins
Coca Cola Arena	9 Mins
Ras Al Khor Sanc.	10 Mins
City Walk	10 Mins
DXB Int. Airport	16 Mins

# ALWAYS CONNECTED



# PLOT LOCATION

COMMUNITY PARK  
273,793 SQFT

GREEN LANE  
16.25M X 110M

COMMUNITY PARK  
126,999 SQFT



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# PROJECT DETAILS

Project Rera #	3052
Project Name	ONDA by KASCO
Developer	KASCO Real Estate Development LLC
Architect	Next Engineering Consultant
Location	Business Bay
Anticipated Completion Date	Q3 - 2027
Furnished/Unfurnished	Unfurnished
Anticipated Service Charges	17 AED/Sqft
Plot #	3460608
Plot Area	55,744.30
Elevators	4 Residential + 1 Service
Parking	Studio, 1BR, 2BR x 1 3BR x 2

## Unit Mix

Unit Type	Count	%	Starting Area (sq.ft)	Starting prices (AED)
Studio	85	24.4%	416	1,077,777
1BR PLUS	156	44.8%	815	1,677,777
2BR	35	10.1%	876	1,777,777
2BR PLUS	68	19.5%	1,268	2,577,777
3BR	4	1.1%	1,665	3,777,777
<b>Total</b>	<b>348</b>	<b>100%</b>		

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# BUILDING CONFIGURATION



**TYPICAL 2**  
19<sup>TH</sup> FLOOR

**TYPICAL 1**  
2<sup>ND</sup> - 18<sup>TH</sup> FLOORS









**FIRST FLOOR**  
(AMENITIES)

**3 PODIUM LEVELS**








**GROUND FLOOR**  
CEILING HEIGHT 7M

# AMENITIES

## INDOOR

-  Indoor Swimming Pool  
753 Sqft
-  Co-Working Space
-  Wellness Café  
1,291 Sqft
-  Cold Plunge Room  
118 Sqft
-  Changing Rooms
-  Steam Room  
130 Sqft
-  Sauna  
96 Sqft
-  Gym  
1,550 Sqft
-  Spa  
107 Sqft

## OUTDOOR

-  Infinity Swimming Pool  
3,250 Sqft
-  Kids Pool
-  Sunken Pool Seating
-  Outdoor Seating Area
-  Outdoor Fitness  
1,937 Sqft
-  Running Track  
178M
-  Yoga Area  
495 Sqft





# FIRST LEVEL

## INDOOR

1. Indoor Swimming Pool
2. Co-Working Space
3. Wellness Café
4. Cold Plunge Room
5. Changing Rooms
6. Steam Room
7. Sauna
8. Gym
9. Spa

## OUTDOOR

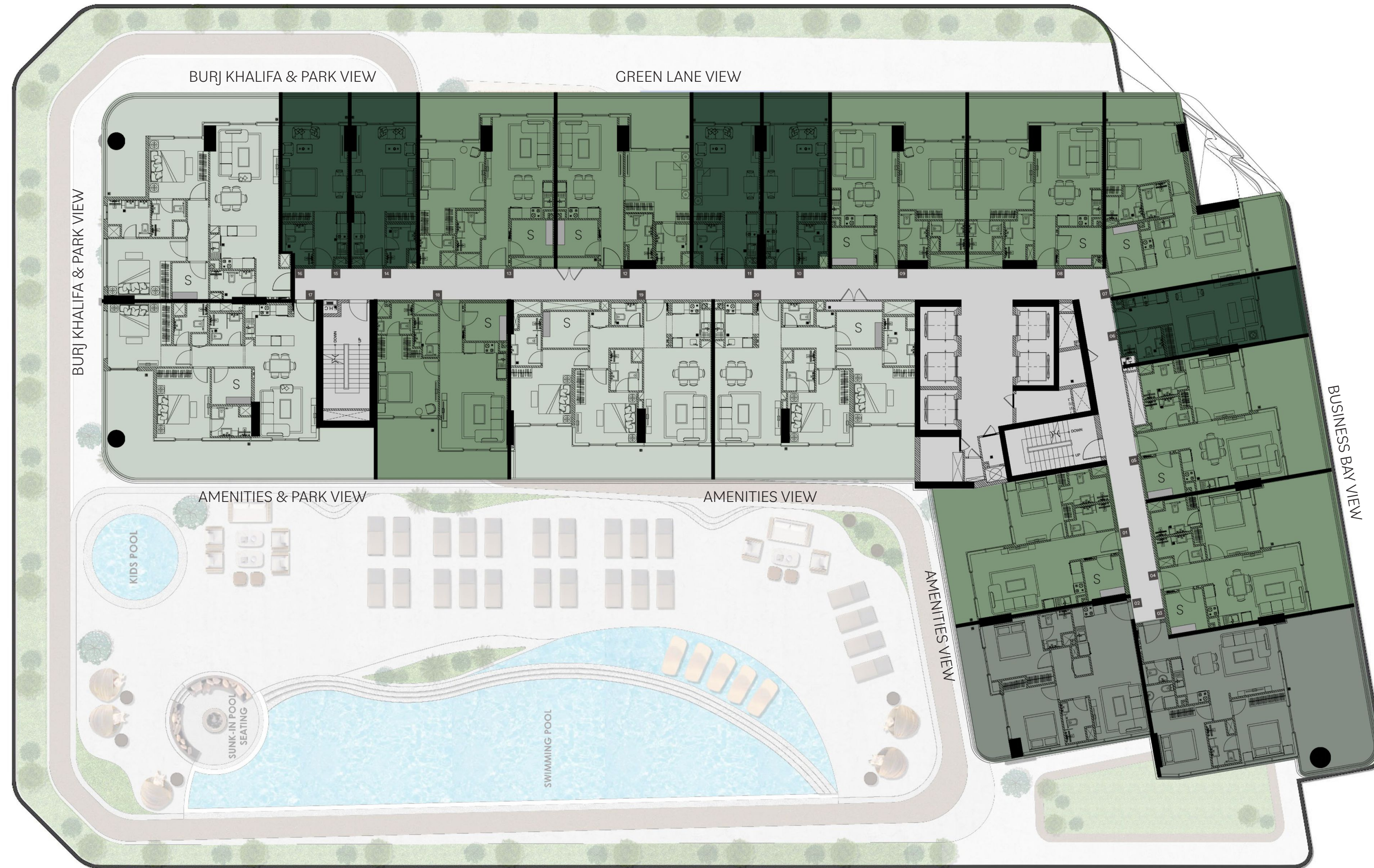
1. Infinity Swimming Pool
2. Kids Pool
3. Sunken Pool Seating
4. Outdoor Seating Area
5. Outdoor Fitness
6. Running Track
7. Yoga Area



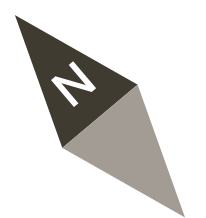
# FLOOR PLANS

# TYPICAL 1

2<sup>nd</sup> to 18<sup>th</sup> Floor



STUDIO	5 UNITS
1BR PLUS	9 UNITS
2BR	2 UNITS
2BR PLUS	4 UNITS

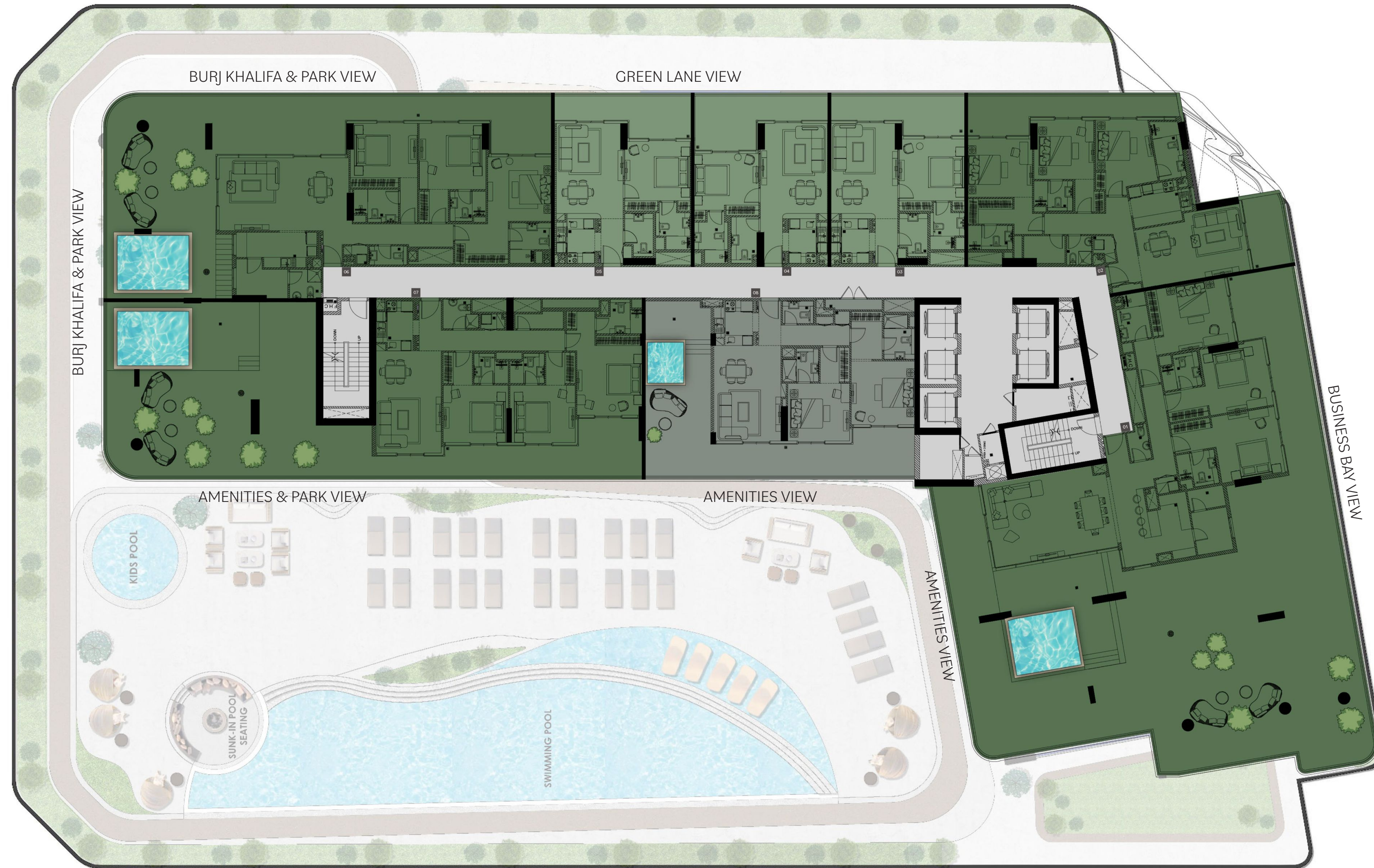


- 2BR
- 2BR PLUS
- 1BR PLUS
- STUDIO

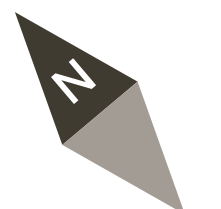
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# TYPICAL 2

## 19<sup>th</sup> Floor



1BR	3 UNITS
2BR	1 UNITS
3BR	4 UNITS



- 1BR
- 2BR
- 3BR

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# UNIT PLANS

# STUDIO

Unit Series - 06  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	352 Sqft
Balcony Area	103 Sqft
Total Area	455 Sqft



- 1 Entrance
- 2 Pantry 3.15M X 1.9M
- 3 Bathroom 2.4M X 1.8M
- 4 Living & Bedroom 5.0M X 3.8M
- 5 Balcony 3.9M X 2.2M



# STUDIO

Unit Series - 10  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	349 Sqft
Balcony Area	67 Sqft
Total Area	416 Sqft



- 1 Entrance
- 2 Pantry 3.0M X 1.8M
- 3 Bathroom 2.4M X 1.7M
- 4 Living & Bedroom 5.0M X 3.8M
- 5 Balcony 3.9M X 1.4M



# STUDIO

Unit Series - 11  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	351 Sqft
Balcony Area	69 Sqft
Total Area	420 Sqft



- 1 Entrance
- 2 Pantry 3.0M X 2.0M
- 3 Bathroom 2.4M X 1.7M
- 4 Living & Bedroom 5.0M X 3.8M
- 5 Balcony 4.0M X 1.4M





# STUDIO

Unit Series - 14  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	350 Sqft
Balcony Area	68 Sqft
Total Area	418 Sqft



- 1 Entrance
- 2 Pantry 3.0M X 2.0M
- 3 Bathroom 2.4M X 1.7M
- 4 Living & Bedroom 5.0M X 3.8M
- 5 Balcony 3.95M X 1.4M



# STUDIO

Unit Series - 15  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	350 Sqft
Balcony Area	67 Sqft
Total Area	417 Sqft



- 1 Entrance
- 2 Pantry 3.0M X 1.9M
- 3 Bathroom 2.4M X 1.8M
- 4 Living & Bedroom 5.0M X 3.8M
- 5 Balcony 3.9M X 1.4M



# 1 BEDROOM

Unit Series - 03

Floor - 19

Suite Area	653 Sqft
Balcony Area	171 Sqft
Total Area	823 Sqft



- 1 Entrance
- 2 Kitchen 2.25M X 2.9M
- 3 Powder Room 2.5M X 1.65M
- 4 Living & Dining 5.55M X 3.9M
- 5 Bedroom 3.8M X 3.36M
- 6 Bathroom 2.75M X 2.0M
- 7 Balcony 8.0M X 1.4M



# 1 BEDROOM

Unit Series - 04

Floor - 19

Suite Area	638 Sqft
Balcony Area	202 Sqft
Total Area	840 Sqft



- 1 Entrance
- 2 Kitchen 2.6M X 2.9M
- 3 Powder Room 2.7M X 1.6M
- 4 Living & Dining 5.55M X 3.9M
- 5 Bedroom 3.8M X 3.35M
- 6 Bathroom 2.4M X 2.0M
- 7 Balcony 7.75M X 1.4M

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# 1 BEDROOM

Unit Series - 05

Floor - 19

Suite Area	647 Sqft
Balcony Area	183 Sqft
Total Area	830 Sqft



- 1 Entrance
- 2 Kitchen 2.6M X 2.9M
- 3 Powder Room 2.5M X 1.65M
- 4 Living & Dining 5.25M X 3.9M
- 5 Bedroom 4.05M X 3.8M
- 6 Bathroom 2.15M X 2.0M
- 7 Balcony 8.20M X 1.4M



# 1 BEDROOM PLUS

Unit Series - 01  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	631 Sqft
Balcony Area	244 Sqft
Total Area	875 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.10M X 1.55M
- 4 Study Room 2.38M X 2.2M
- 5 Living & Dining 5.6M X 3.9M
- 6 Bedroom 3.7M X 3.0M
- 7 Bathroom 2.7M X 2.0M
- 8 Balcony 8.14M X 1.3M



# 1 BEDROOM PLUS

Unit Series - 04  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	613 Sqft
Balcony Area	295 Sqft
Total Area	908 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.15M X 1.65M
- 4 Study Room 2.38M X 2.2M
- 5 Living & Dining 5.2M X 3.9M
- 6 Bedroom 3.8M X 3.1M
- 7 Bathroom 2.75M X 2.0M
- 8 Balcony 7.9M X 2.25M



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# 1 BEDROOM PLUS

Unit Series - 05  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	613 Sqft
Balcony Area	266 Sqft
Total Area	879 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.00M X 1.65M
- 4 Study Room 2.38M X 2.2M
- 5 Living & Dining 5.25M X 3.9M
- 6 Bedroom 3.8M X 3.81M
- 7 Bathroom 2.6M X 2.0M
- 8 Balcony 7.9M X 2.25M





# 1 BEDROOM PLUS

Unit Series - 07  
 Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	668 Sqft
Balcony Area	187 Sqft
Total Area	856 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 1.99M X 1.64M
- 4 Study Room 2.60M X 2.1M
- 5 Living & Dining 5.35M X 4.0M
- 6 Bedroom 4.13M X 4.05M
- 7 Bathroom 2.1M X 2.01M
- 8 Balcony 1 4.25M X 2.2M
- 9 Balcony 2 4.09M X 2.1M



# 1 BEDROOM PLUS

Unit Series - 08  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	642 Sqft
Balcony Area	174 Sqft
Total Area	815 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.28M X 1.65M
- 4 Study Room 2.5M X 2.2M
- 5 Living & Dining 5.25M X 3.9M
- 6 Bedroom 4.47M X 3.8M
- 7 Bathroom 2.05M X 1.78M
- 8 Balcony 7.9M X 1.5M



# 1 BEDROOM PLUS

Unit Series - 09  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	646 Sqft
Balcony Area	173 Sqft
Total Area	819 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.88M X 1.65M
- 4 Study Room 2.5M X 2.2M
- 5 Living & Dining 5.25M X 3.9M
- 6 Bedroom 4.5M X 3.8M
- 7 Bathroom 2.0M X 1.75M
- 8 Balcony 7.9M X 1.5M

# 1 BEDROOM PLUS

Unit Series - 12  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	656 Sqft
Balcony Area	167 Sqft
Total Area	823 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.7M X 1.65M
- 4 Study Room 2.4M X 2.1M
- 5 Living & Dining 5.3M X 3.9M
- 6 Bedroom 4.1M X 3.8M
- 7 Bathroom 2.4M X 2.0M
- 8 Balcony 7.85M X 2.9M



# 1 BEDROOM PLUS

Unit Series - 13  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	664 Sqft
Balcony Area	149 Sqft
Total Area	813 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.4M X 1.6M
- 4 Study Room 2.4M X 2.1M
- 5 Living & Dining 5.3M X 3.9M
- 6 Bedroom 5.3M X 3.8M
- 7 Bathroom 2.1M X 1.8M
- 8 Balcony 7.85M X 2.9M

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# 1 BEDROOM PLUS

Unit Series - 18  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	637 Sqft
Balcony Area	226 Sqft
Total Area	862 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 2.4M X 1.6M
- 4 Study Room 2.4M X 2.2M
- 5 Living & Dining 5.55M X 3.9M
- 6 Bedroom 4.65M X 3.7M
- 7 Bathroom 2.1M X 1.8M
- 8 Balcony 7.99M X 1.55M



# 2 BEDROOM

Unit Series - 02  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	725 Sqft
Balcony Area	151 Sqft
Total Area	876 Sqft



- 1 Entrance
- 2 Pantry
- 3 Laundry
- 4 Powder Room 2.4M X 1.65M
- 5 Living & Dining 7.1M X 3.12M
- 6 Bedroom 1 3.28M X 3.21M
- 7 Bathroom 2.06M X 1.84M
- 8 Bedroom 2 3.68M X 3.02M
- 9 Balcony 7.99M X 1.55M



# 2 BEDROOM

Unit Series - 03  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	724 Sqft
Balcony Area	447 Sqft
Total Area	1,171 Sqft



- 1 Entrance
- 2 Pantry
- 3 Powder Room 1.6M X 1.2M
- 4 Living & Dining 5.65M X 4.0M
- 5 Bedroom 1 3.8M X 3.5M
- 6 Bathroom 1.6M X 1.45M
- 7 Bedroom 2 3.75M X 3.15M
- 8 Bathroom 2.5M X 1.6M
- 9 Balcony 4.4M X 8.75M





# 2 BEDROOM

Unit Series - 08

Floor - 19

Suite Area	977 Sqft
Balcony Area	740 Sqft
Total Area	1,718 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.6M X 2.6M
- 4 Powder Room 1.3M X 1.8M
- 5 Living & Dining 5.55M X 3.9M
- 6 Bedroom 1 5.45M X 3.6M
- 7 Bathroom 2.1M X 1.95M
- 8 Bedroom 2 6.6M X 3.7M
- 9 Bathroom 2.6M X 1.8M
- 10 Balcony 15.7M X 1.85M  
10.2M X 3.8M



# 2 BEDROOM PLUS

Unit Series - 16  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	991 Sqft
Balcony Area	307 Sqft
Total Area	1,298 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.6M X 2.5M
- 4 Powder Room 1.8M X 1.3M
- 5 Study Room 2.6M X 1.7M
- 6 Living & Dining 10.0M X 4.0M
- 7 Bedroom 1 3.65M X 3.45M
- 8 Bathroom 2.15M X 2.0M
- 9 Bedroom 2 3.65M X 3.55M
- 10 Bathroom 2.45M X 2.15M
- 11 Balcony 15.0M X 1.4M



# 2 BEDROOM PLUS

Unit Series - 17  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	929 Sqft
Balcony Area	546 Sqft
Total Area	1,475 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.5M X 2.4M
- 4 Powder Room 1.9M X 1.8M
- 5 Study Room 2.3M X 1.75M
- 6 Living & Dining 5.35M X 3.6M
- 7 Bedroom 1 3.7M X 3.7M
- 8 Bathroom 1.95M X 1.6M
- 9 Bedroom 2 4.05M X 3.1M
- 10 Bathroom 2.3M X 1.75M
- 11 Balcony 2.15M X 12.4M



# 2 BEDROOM PLUS

Unit Series - 19  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	972 Sqft
Balcony Area	297 Sqft
Total Area	1,268 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.6M X 2.25M
- 4 Powder Room 1.8M X 1.3M
- 5 Study Room 2.65M X 2.1M
- 6 Living & Dining 5.55M X 3.9M
- 7 Bedroom 1 4.25M X 3.6M
- 8 Bathroom 2.4M X 1.85M
- 9 Bedroom 2 4.55M X 4.3M
- 10 Bathroom 2.85M X 1.79M
- 11 Balcony 11.45M X 1.85M



# 2 BEDROOM PLUS

Unit Series - 20  
Floors - 2<sup>nd</sup> to 18<sup>th</sup>

Suite Area	976 Sqft
Balcony Area	306 Sqft
Total Area	1,282 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.25M X 2.6M
- 4 Powder Room 1.8M X 1.3M
- 5 Study Room 2.65M X 2.1M
- 6 Living & Dining 5.55M X 3.9M
- 7 Bedroom 1 4.25M X 3.6M
- 8 Bathroom 2.35M X 1.85M
- 9 Bedroom 2 4.65M X 4.3M
- 10 Bathroom 2.6M X 1.8M
- 11 Balcony 11.75M X 1.85M

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# 3 BEDROOM

Unit Series - 01

Floor - 19

Suite Area	1,705 Sqft
Balcony Area	3,730 Sqft
Total Area	5,435 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.8M X 3.8M
- 4 Powder Room 2.05M X 1.2M
- 5 Living & Dining 4.9M X 7.25M
- 6 Bedroom 1 6.2M X 3.9M
- 7 Bathroom 2.25M X 2.0M
- 8 Bedroom 2 6.2M X 3.9M
- 9 Bathroom 2.25M X 2.0M
- 10 Bedroom 3 5.9M X 3.8M
- 11 Bathroom 2.7M X 1.8M
- 12 Maids Room 2.5M X 2.1M
- 13 Maids Bath 2.1M X 1.2M
- 14 Balcony 22.8M X 12.05M



# 3 BEDROOM

Unit Series - 02

Floor - 19

Suite Area	1,705 Sqft
Balcony Area	3,730 Sqft
Total Area	5,435 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.4M X 3.5M
- 4 Powder Room 1.7M X 1.45M
- 5 Living & Dining 6.35M X 3.4M
- 6 Bedroom 1 4.38M X 3.0M
- 7 Bathroom 3.48M X 1.6M
- 8 Bedroom 2 3.5M X 5.45M
- 9 Bathroom 2.25M X 1.75M
- 10 Bedroom 3 4.35M X 5.6M
- 11 Bathroom 2.6M X 1.4M
- 12 Store 1.6M X 2.4M
- 13 Balcony 1 12.3M X 1.2M
- 14 Balcony 2 4.2M X 2.2M



# 3 BEDROOM

Unit Series - 06

Floor - 19

Suite Area	1,576 Sqft
Balcony Area	1,446 Sqft
Total Area	3,022 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.4M X 3.5M
- 4 Powder Room 1.7M X 1.45M
- 5 Living & Dining 6.35M X 3.4M
- 6 Bedroom 1 4.38M X 3.0M
- 7 Bathroom 3.48M X 1.6M
- 8 Bedroom 2 3.5M X 5.45M
- 9 Bathroom 2.25M X 1.75M
- 10 Bedroom 3 4.35M X 5.6M
- 11 Bathroom 2.6M X 1.4M
- 12 Store 1.6M X 2.4M
- 13 Balcony 1 12.3M X 1.2M
- 14 Balcony 2 4.2M X 2.2M





# 3 BEDROOM

Unit Series - 07

Floor - 19

Suite Area	1,322 Sqft
Balcony Area	1,859 Sqft
Total Area	3,181 Sqft



- 1 Entrance
- 2 Laundry
- 3 Kitchen 2.9M X 2.5M
- 4 Powder Room 2.1M X 1.7M
- 5 Living & Dining 5.95M X 3.8M
- 6 Bedroom 1 5.3M X 3.8M
- 7 Bathroom 2.0M X 1.75M
- 8 Bedroom 2 5.3M X 3.8M
- 9 Bathroom 2.0M X 1.75M
- 10 Bedroom 3 6.1M X 3.85M
- 11 Bathroom 2.0M X 2.75M
- 12 Store 2.8M X 1.0M
- 13 Balcony 1 31.3M X 1.75M



# MOODBOARD

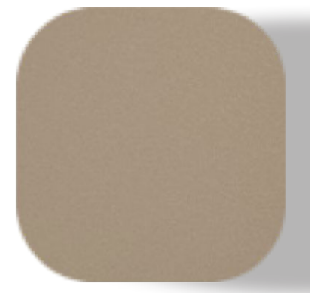
## BEDROOMS



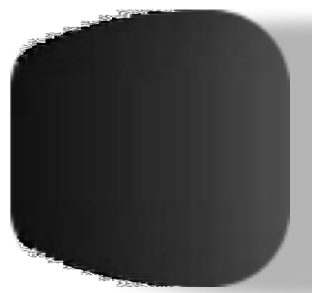
Main Flooring  
Stone Look Tile



Countertop  
Marbel Look Tile



Wood  
Sand Beige Kitchen Cabinets

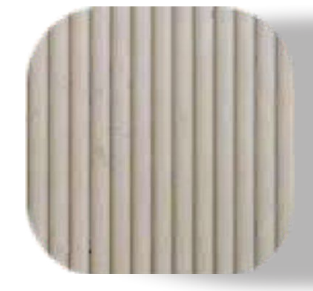


Metal  
Brushed Gun Metal Kitchen Tap & Sink

## MASTER BATHROOM



Main Flooring & Walls  
Stone Look Tile



Feature Wall  
Stone Look Ribbed Tile



Wood  
Light Oak Brushed Drawers



Metal  
Bronze Brushed Sanitary Fittings



HERE IS WHERE YOUR JOURNEY BEGINS