







A modern high-rise building with a glass facade and balconies is shown at dusk. The building is illuminated from within, and the balconies have glass railings. In the foreground, there is a rooftop pool area with a wooden deck, several lounge chairs, and palm trees. The pool is filled with blue water, and there are some inflatable rings in it. The background shows a cityscape with some industrial buildings and a factory with smokestacks under a twilight sky.

A CHOICE OF HAPPINESS AND SIMPLICITY
THE SQUARE



Al Khail Rd

Park



Hessa Street

The O2 Tower

The Square Tower

Sheikh Mohammed Bin Zayed Rd

LOCATION

- 20 min to Dubai International Airport
- 25 min to Al Maktoum International Airport-DWC
- 12 min to Mall of the Emirates
- 20 min to Downtown Dubai
- 12 min to EXPO 2020
- 20 min to The Palm Jumeira
- 10 min to JBR
- 15 min to Dubai Miracle Garden
- 20 min to IMG World
- 20 min to Global Village
- 10 min to Sport City
- 15 min to Motor City

HOME IS
WHERE
THE **STORY**
BEGINS







FURNISHED APARTMENTS

- Studios as well as one bedroom apartments
- Two swimming pools
- Gymnasium
- Kids area
- Ample parking space
- Elegant lobby with reception desk
- 24/7 security



**WELL ESTABLISHED APARTMENT WITH
INSPIRING DESIGN**









37 STORIES

2 Basement floor

4 Podium floors

1st Floor offices, health club,
pool and terrace

2nd 3rd Floor offices

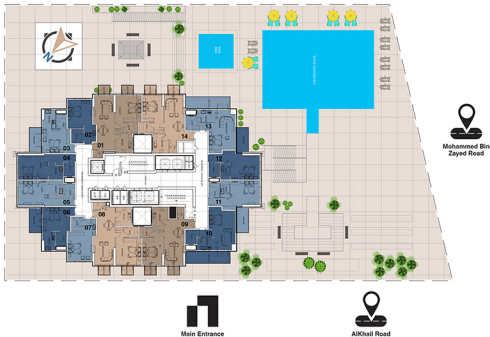
4th - 37th Furnished apartments

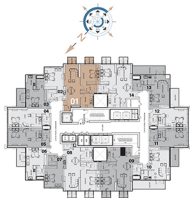
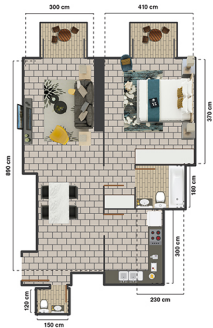




TYPICAL FLOORPLAN

4th - 16th / 18th - 23rd FLOOR PLAN

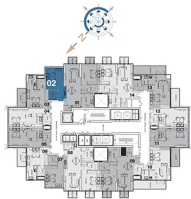




Type 01 - 1 Bedroom

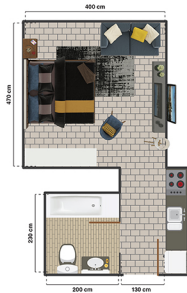
Total area

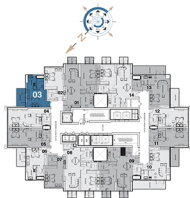
817.54 sq ft

**Type 02 - Studio**

Total area

334.95 sq ft

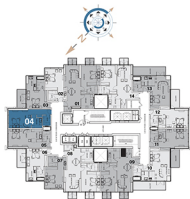




Type 03 - Studio

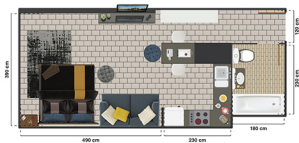
Total area

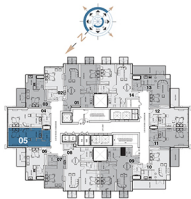
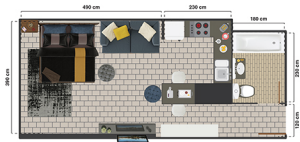
437.76 sq ft

**Type 04 - Studio**

Total area

424.52 sq ft

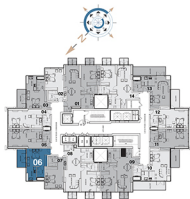




Type 05 - Studio

Total area

424.52 sq ft

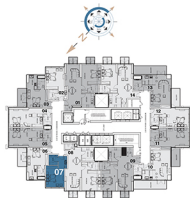
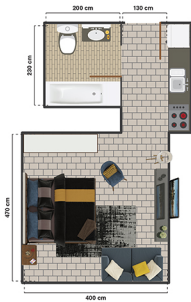


Type 06 - Studio

Total area

437.23 sq ft

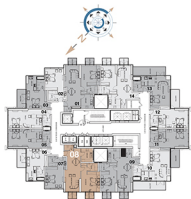




Type 07 - Studio

Total area

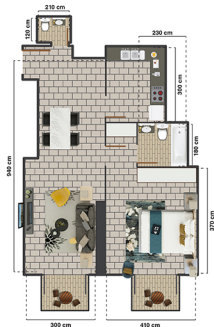
30,74 sq ft

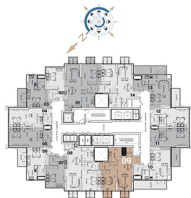


Type 08 - 1 Bedroom

Total area

631.29 sq ft

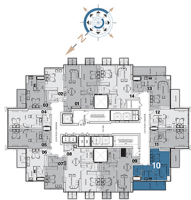




Type 09 - 1 Bedroom

Total area

749.06 sq ft



Type 10 - Studio

Total area

617.84 sq ft

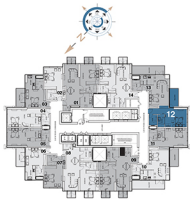




Type 11 - Studio

Total area

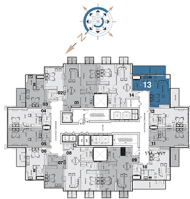
492.44 sq ft

**Type 12 - Studio**

Total area

402.44 sq ft

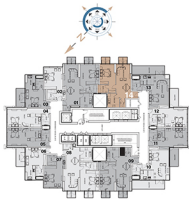




Type 13 - Studio

Total area

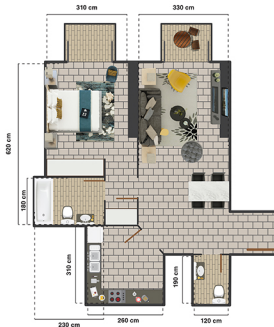
617.83 sq ft



Type 14 - 1 Bedroom

Total area

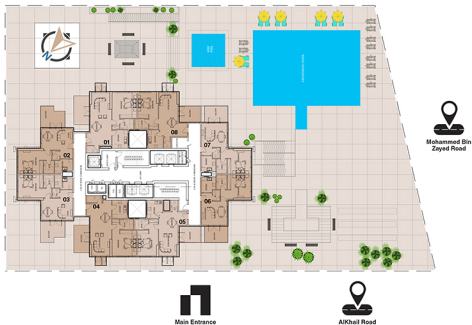
745.50 sq ft

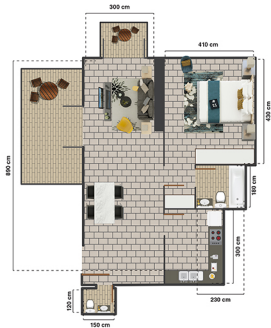




TYPICAL FLOORPLAN

24th - 25th FLOOR PLAN





Type 01 - 1 Bedroom

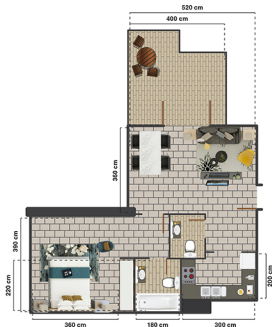
Total area

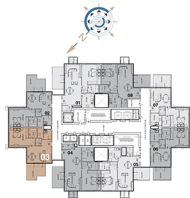
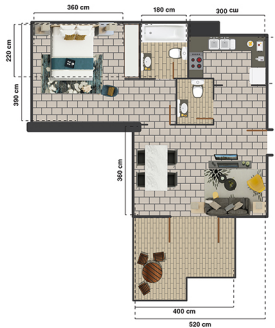
1018.58 sq ft



Type 02 - 1 Bedroom

Total area	877.36 sq ft
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Type 03 - 1 Bedroom

Total area

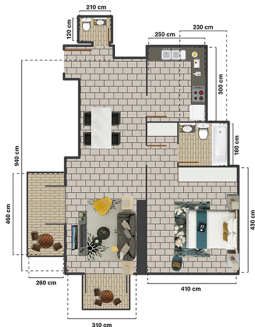
877.36 sq ft

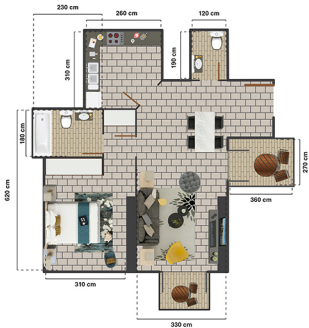


Type 04 - 1 Bedroom

Total area

1030.32 sq ft

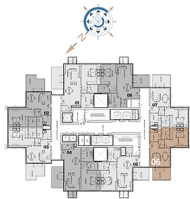




Type 05 - 1 Bedroom

Total area

846.25 sq ft

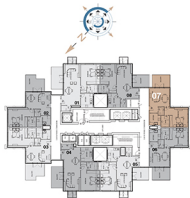


Type 06 - 1 Bedroom

Total area

735.60 sq ft





Type 07 - 1 Bedroom

Total area

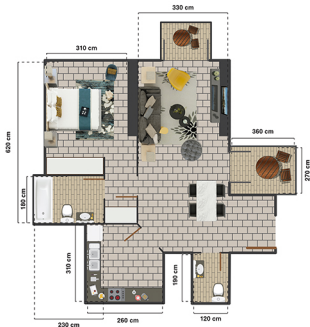
735.60 sq ft



Type 08 - 1 Bedroom

Total area

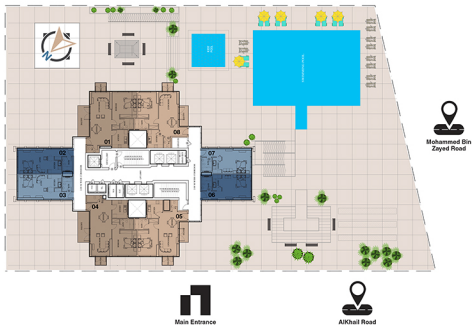
842.60 sq ft

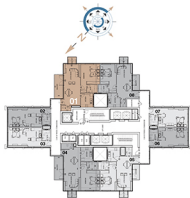
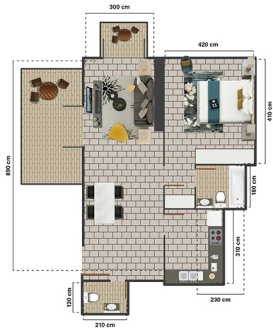




TYPICAL FLOORPLAN

26th - 32nd FLOOR PLAN

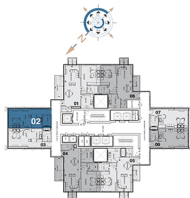




Type 01 - 1 Bedroom

Total area

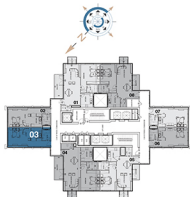
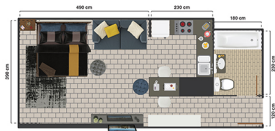
942.81 sq ft

**Type 02 - Studio**

Total area

633.34 sq ft

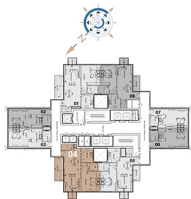




Type 03 - Studio

Total area

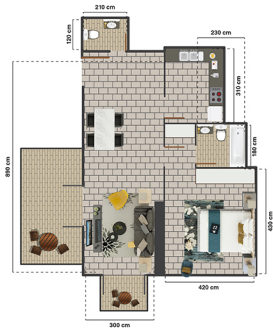
633.34 sq ft

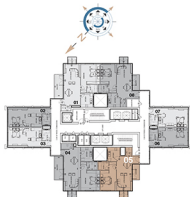


Type 04 - 1 Bedroom

Total area

954.65 sq ft

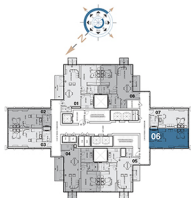




Type 05 - 1 Bedroom

Total area

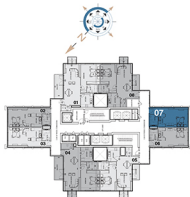
780.49 sq ft

**Type 06 - Studio**

Total area

567.04 sq ft

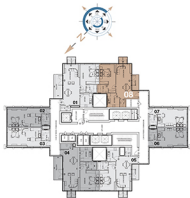




Type 07 - Studio

Total area

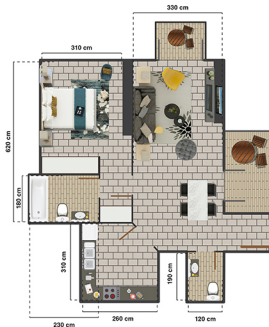
567.04 sq ft



Type 08 - 1 Bedroom

Total area

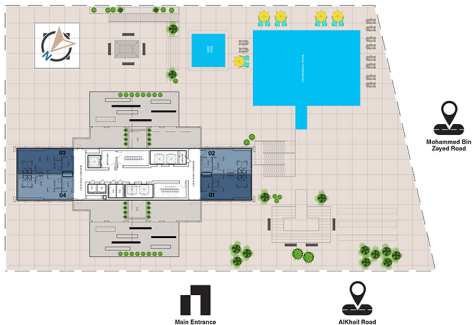
776.50 sq ft





TYPICAL FLOORPLAN

33rd FLOOR PLAN





Type 01 - Studio

Total area

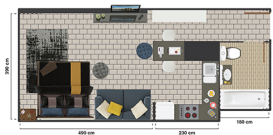
383.51 sq ft

**Type 02 - Studio**

Total area

383.51 sq ft





Type 03 - Studio

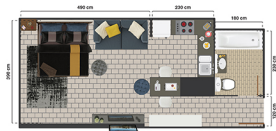
Total area

424.42 sq ft

**Type 04 - Studio**

Total area

424.20 sq ft





TYPICAL FLOORPLAN

34th - 37th FLOOR PLAN



GET FIT, FEEL FABULOUS, GET MOTIVATED,
AND INCREASE YOUR OVERALL FITNESS





FOR YOUR HEALTH

Energise yourself with a challenging work-out at the health club, with all of the latest premium fitness equipment. Then enhance your wellbeing with a session of relaxation in the plush steam rooms and sauna.

CHILLOUT

Go for a swim and enjoy a little downtime in the calming waters – there's no better way to let go of everyday stress. Two swimming pools for adult and for kids. The swimming pools are big enough to get a serious swimming.
Pool's size (18,20X12,80 meter)







1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. / 2. All dimensions have been provided by our consultant architects. / 3. All materials, dimensions & drawing are approximate information is subject to change without notice. / 4. Actual built area may vary from the stated area. Drawings not to scale. The developers reserve the right to make revisions. / 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the joining unit. / 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outboard face of the enclosing guard and the external face of the unit adjoining the balcony. / 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. Interior furnishing, kitchen appliances and bath fixtures are indicative and large net area of studio may vary.