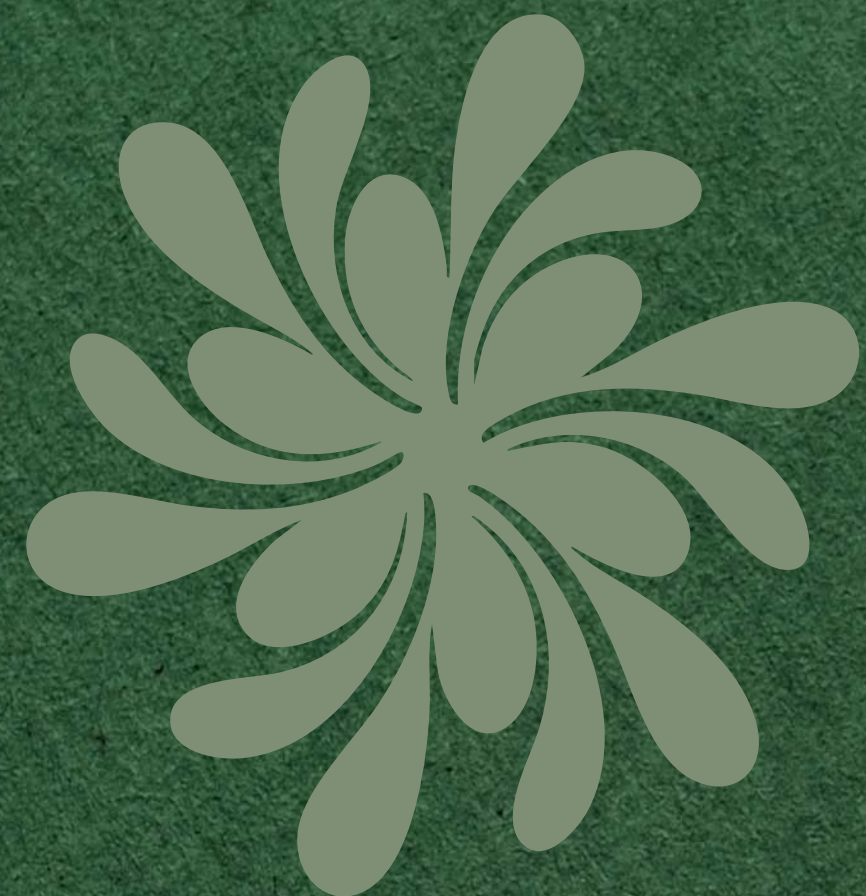




Golf Terrace Residences BY ASAK



ASAK DEVELOPMENT

Developer



Where Life Settles

A thoughtfully designed residential address where modern architecture, calm surroundings, and everyday moments come together with effortless ease.





About Golf Terrace Residences

Golf Terrace Residences is strategically located in Dubai Production City, this thoughtfully designed residential development rises G+2P+7+R, offering a refined balance between urban connectivity and open green surroundings.

Positioned within a well-established master community, the project enjoys seamless access to major road networks, business hubs, schools, and lifestyle destinations, making it an ideal address for both end-users and investors.

Location

Dubai Production City continues to evolve as a self-sustained destination, combining residential, commercial, and leisure offerings. This development stands as a modern residential landmark within the area, where accessibility meets nature, and elevated living is shaped by sweeping golf views and a well-connected location.

City Centre Me'aisem – **5 mins**

GEMS Metropole School – **6 mins**

Mediclinic Parkview Hospital – **8 mins**

Dubai Miracle Garden – **8 mins**

Global Village – **12 mins**

Dubai Hills Mall – **12 mins**

JGE Golf Course – **15 mins**

Mall of the Emirates – **15 mins**

Downtown Dubai – **20 mins**

Business Bay – **20 mins**

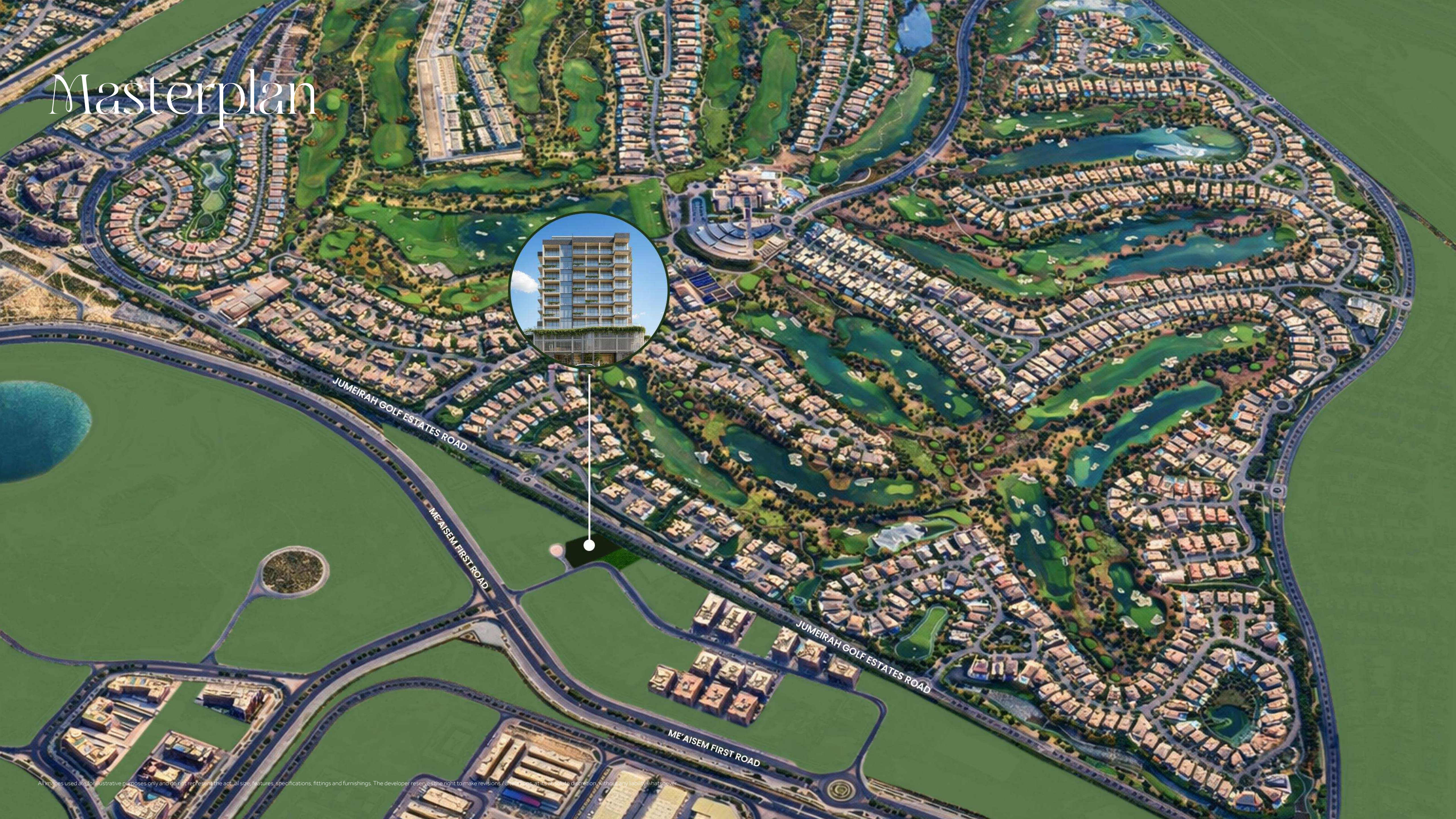
Al Maktoum International (DWC) – **20 mins**

Dubai International (DXB) – **25 mins**

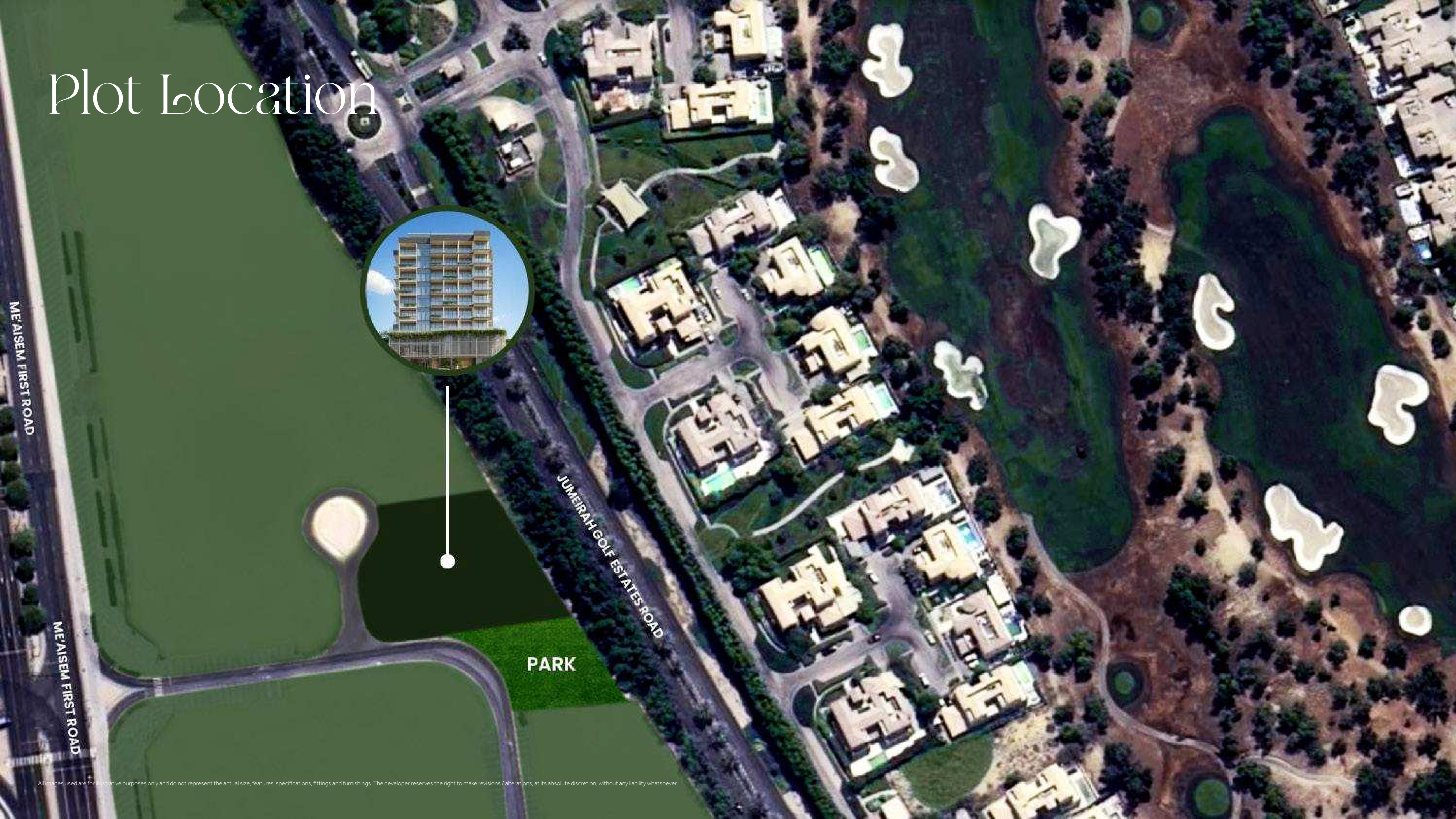


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Masterplan



Plot Location



Building Structure



ROOFTOP

3RD TO 7TH FLOOR

2ND FLOOR

1ST FLOOR

1ST & 2ND PODIUM

GROUND FLOOR

Facade



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Lobby



Outdoors Activities



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Running Track



Mini Golf



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Golf Simulation Area

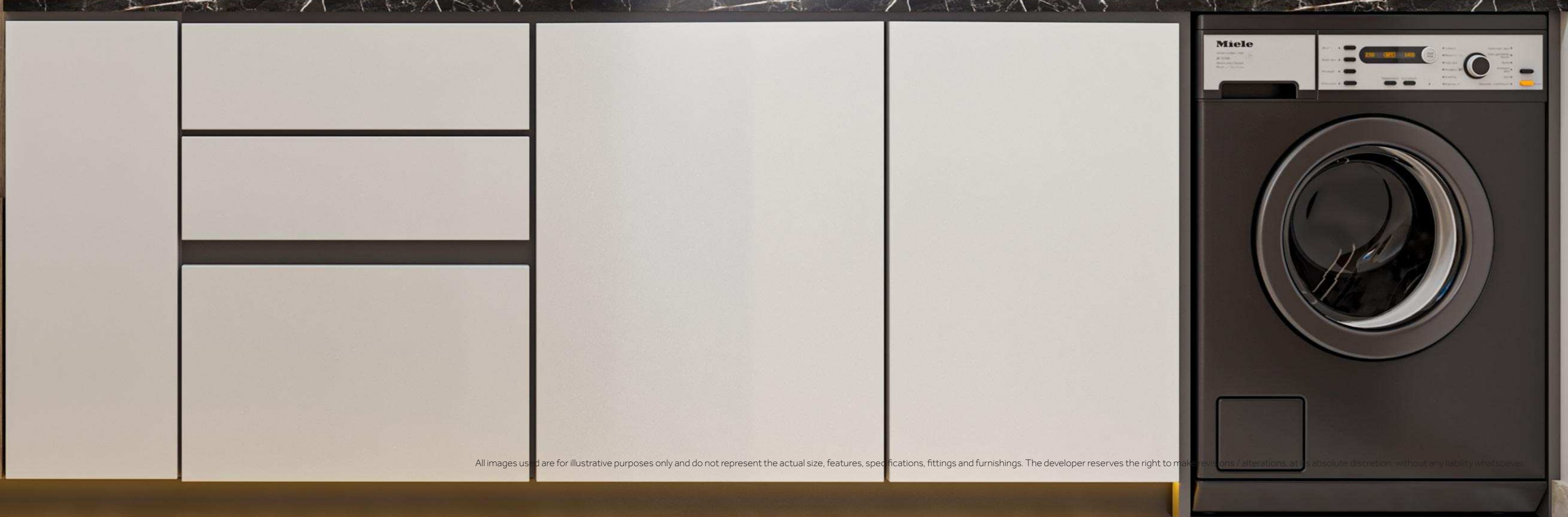
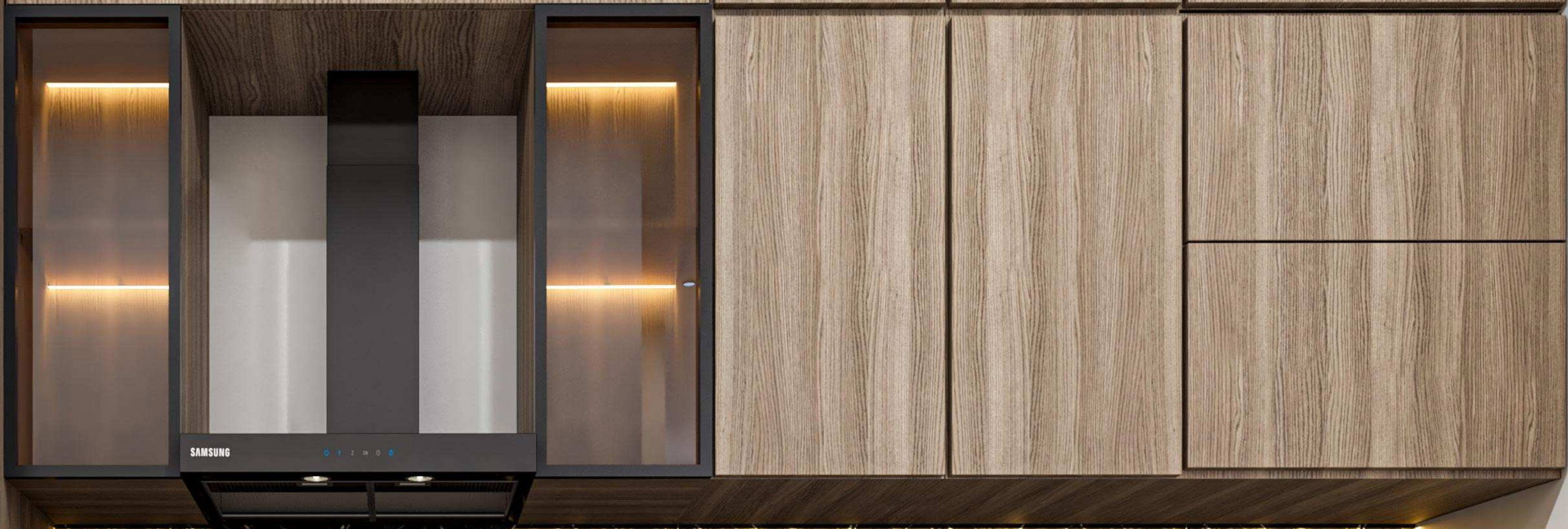


Studio



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Studio - Kitchen



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Studio - Bathroom



1B2 - Living Room



1B2 - Kitchen



1BR- Bedroom



Pool



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Project Details

Project Name	Golf Terrace Residences
Developer	ASAK Real Estate Development L.L.C
Plot number	6850754
Plot Area	25,310.15 sqft
Location	Production City
Total number of Units	105
Furnished	Yes
List of White Goods	Provided
Anticipated Completion Date	October 2027
Anticipated Service Charge	15 AED per sqft
Building Height	G+2P+7+R
Ceiling Height	Living Room Clear Ceiling 320 cm
	Bathroom Ceiling 260 cm
Parking Per Unit	1

Indicative Unit Size & Price

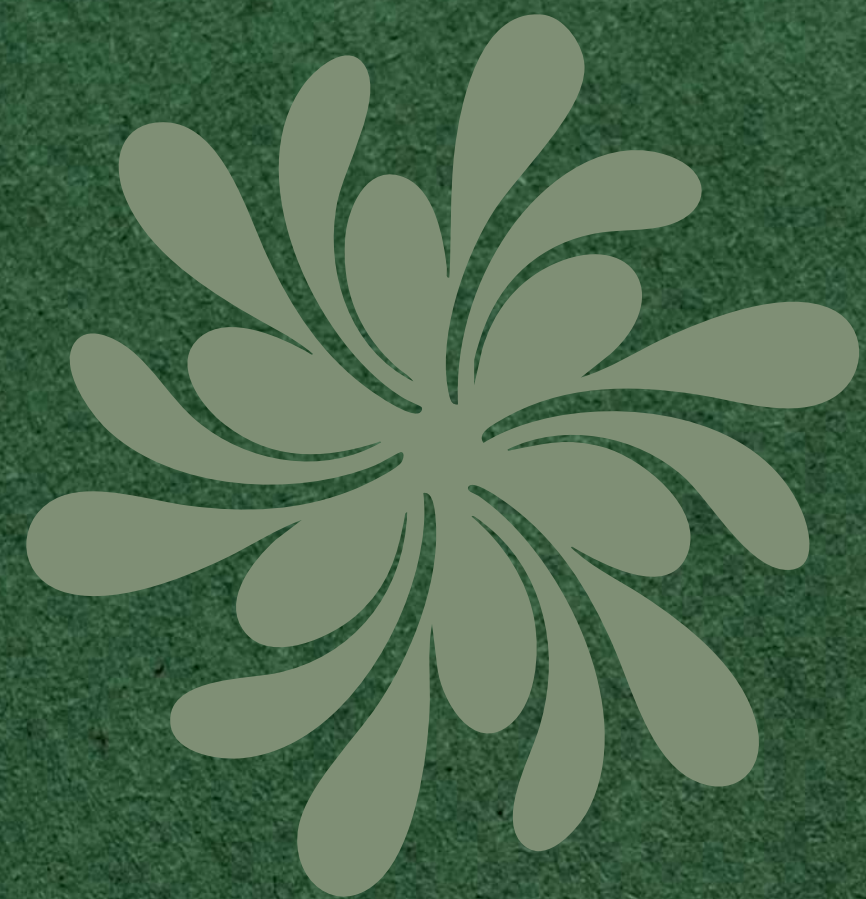
Type	Indicative Size	Indicative Price
Studio	476 sq ft.	AED 688,000
1 BR Small	640 sq ft.	AED 1,000,000
1 BR	870 sq ft.	AED 1,120,000
1 BR Large	1,160 sq ft.	AED 1,380,000
2 BR	1,710 sq ft.	AED 1,780,000

Payment Plan

During Construction **30%** / **70%** On Completion

Fully Furnished

Estimated Completion Date
October 2027



Golf Terrace Residences BY ASAK



ASAK DEVELOPMENT

EXCLUSIVELY PRESENTED BY

OCTA
PROPERTIES