



MANAM

PRIME

DREAM IT, OWN IT



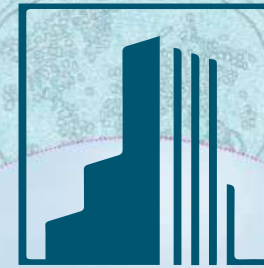
Intoduction

Introducing a cutting-edge architectural marvel, this modern 4-story building stands as a testament to contemporary design and functionality. Rising gracefully against the skyline, its sleek facade harmonizes with innovative structural elements. The exterior seamlessly integrates energy-efficient materials, reflecting a commitment to sustainability. Inside, each floor is meticulously planned to optimize space utilization and cater to diverse needs. Smart technologies are woven into the fabric, offering automation for climate control, security, and lighting. With a blend of form and function, this structure not only captivates aesthetically but also exemplifies the epitome of urban living in the 21st century.



Location

- ✈ 35 Mins
Dubai International Airport
- ✈ 15 Mins
Al Maktoum International Airport
- 🏢 20 Mins
Mall of the Emirates
- 🏢 30 Mins
Mall of Dubai
- 🌐 5 Mins
Expo 2020 Dubai



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Plot No. RF37
Dubai South



Site Map





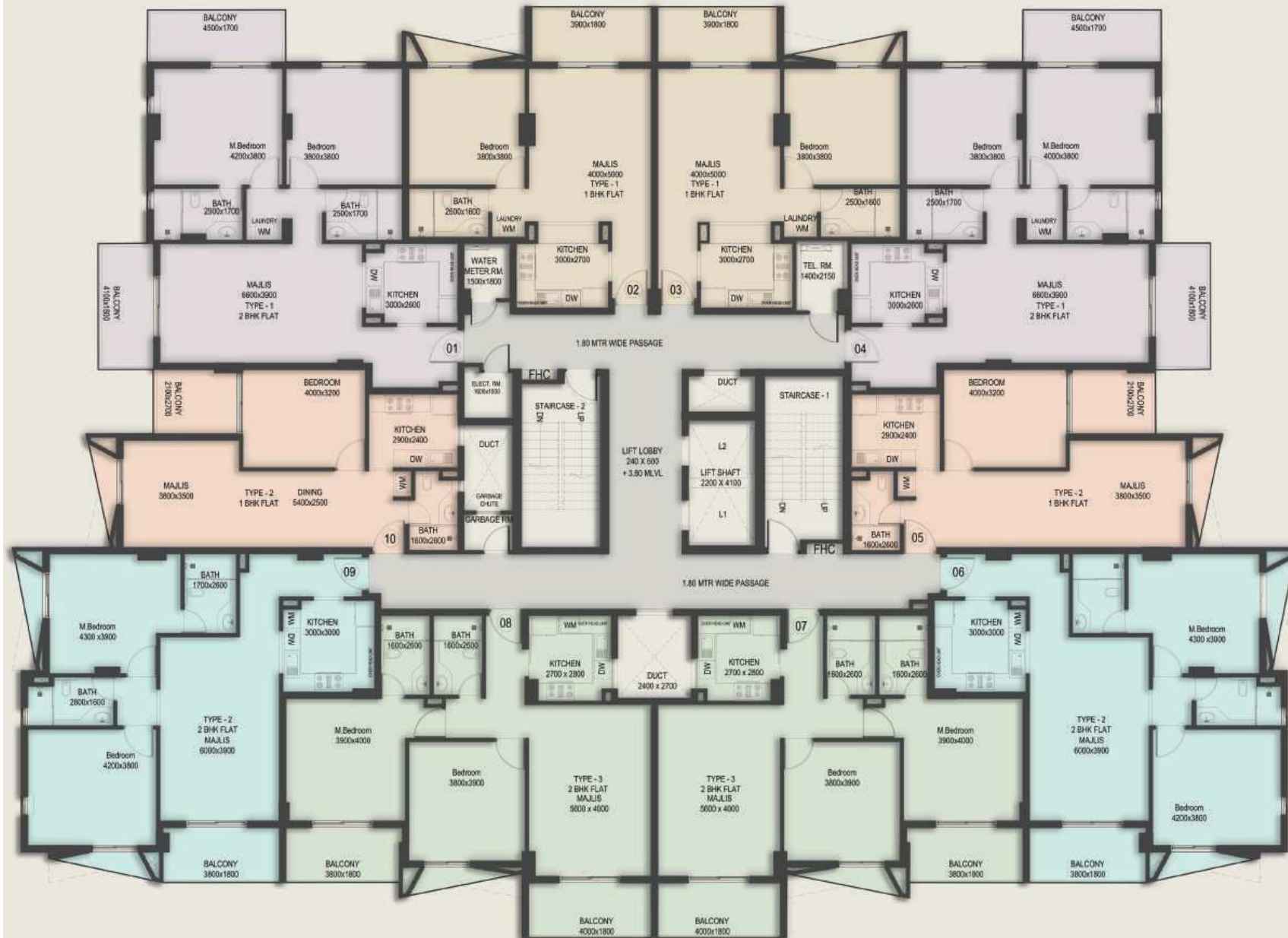
APARTMENT AREA CALCULATIONS

FLOOR	TYPE	BUA CALCULATION (SQM)
FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR	FLAT-01 (2BHK)	107.44
	FLAT-02 (1BHK)	67.10
	FLAT-03 (1BHK)	67.10
	FLAT-04 (2BHK)	107.44
	FLAT-05 (1BHK)	64.32
	FLAT-06 (2BHK)	103.47
	FLAT-07 (2BHK)	102.89
	FLAT-08 (2BHK)	102.89
	FLAT-09 (2BHK)	103.47
	FLAT-10 (1BHK)	64.32
NO OF UNITS= 10 x 4 = 40 NOS		TOTAL 890.44 x 4 = 3561.76

BUILTUP AREA CALCULATION

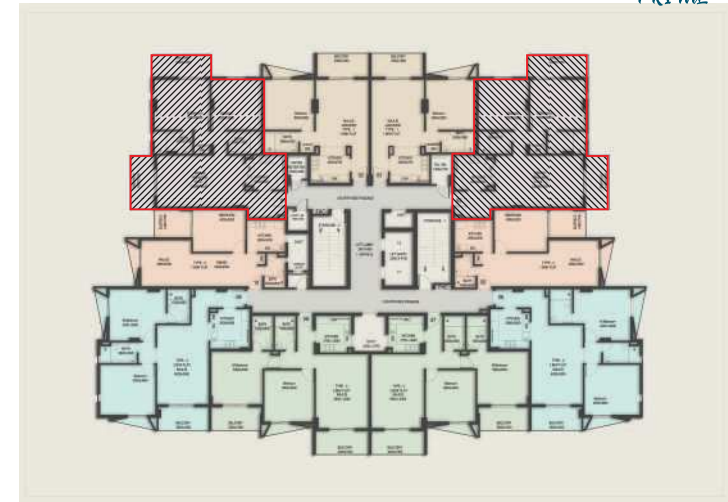
GROUND FLOOR	1040.54
FIRST FLOOR	1026.94
SECOND FLOOR	1026.94
THIRD FLOOR	1026.94
FOURTH FLOOR	1026.94
ROOF FLOOR	29.30
TOTAL	5177.60

APARTMENT LAYOUT (1st-4th Floor)





Floor Plan

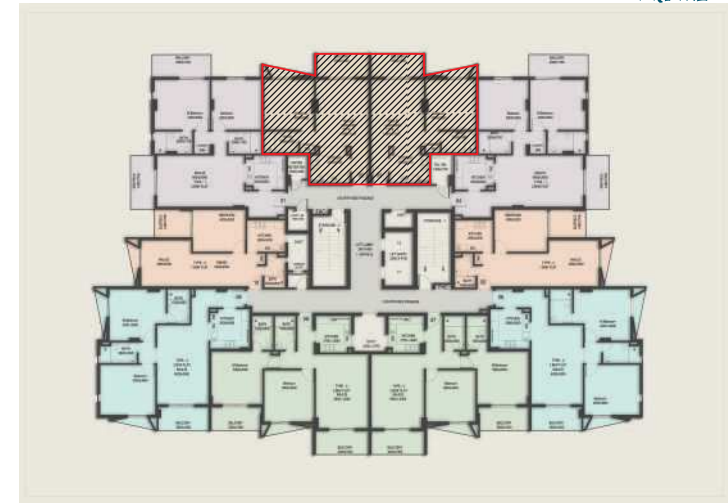


2 BHK Apartment (1 , 4)

Area : 107.44 SQM / 1156.47 SQFT



Floor Plan



1 BHK Apartment (2 , 3)

Area : 67.10 SQM / 722.25 SQFT



Floor Plan



1 BHK Apartment (5 , 10)

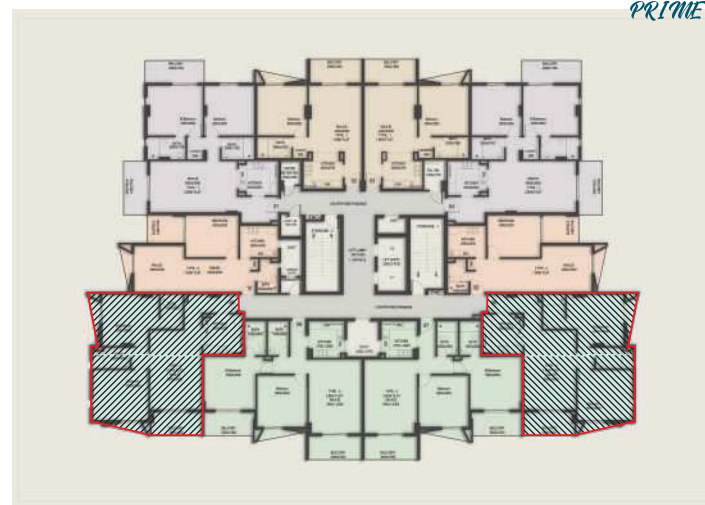
Area : 64.32 SQM / 692.33 SQFT



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Floor Plan



2 BHK Apartment (6 , 9)

Area : 103.47 SQM / 1113.74 SQFT



Floor Plan



2 BHK Apartment (7 , 8)

Area : 102.89 SQM / 1107.49 SQFT

Interiors and Finishes

1. Flooring :

- **Living Room, Dining, and Bedrooms:** High-quality porcelain tiles with a wooden finish provide the elegance of wood, combined with durability, scratch resistance, and easy maintenance.
- **Kitchen and Bathrooms:** Equipped with anti-skid ceramic tiles for safety and practicality.
- **Common Areas:** High-quality porcelain wall cladding adds a sophisticated touch.

2. Doors and Windows:

- **Main Door:** A high-quality engineered wood veneered laminated door, fire-rated for 60 minutes and equipped with a secure locking system.
- **Internal Doors:** Japanese Olefin laminated solid core decorative flush doors, known for their durability, impact resistance, and maintenance-free properties.
- **Windows:** UPVC frames with double-glazed toughened glass ensure excellent thermal and sound insulation.

3. Air Conditioning:

- Offers energy-efficient cooling, resulting in cost-effective operation and reduced maintenance needs.

6. Elevators:

- **Elevators:** Titan high-speed elevators with a premium finish and emergency landing device ensure smooth and reliable vertical transportation.

7. Parking:

- Includes ample covered parking for residents and visitors, dedicated parking for those with special needs, electric vehicle charging stations, and bicycle parking.

4. Finishing:

- **Internal Walls:** Finished with premium quality emulsion paint.
- **Exterior Walls:** Coated with weather-resistant paint.
- **Sanitary Ware:** Empollo brand fittings in bathrooms combine elegant design with durability and water-saving technology.
- **Ironmongery:** Italian-made, high-quality ironmongery features durable, precision-crafted metals and an elegant design.
- **Modular Kitchens:** Moisture-resistant MDF with Olefin foil, granite countertops, and Blum brand fittings provide durability, easy maintenance, and a high-quality finish.
- **Wardrobes:** Customized wardrobes in all bedrooms maximize space and offer personalized storage solutions.

5. White Goods:

- **Kitchen Appliances:** Elba brand's Italian-made built-in hob and electric oven ensure precision cooking with a sleek design.
- **Fridge and Dishwasher:** CM brand's Italian-made built-in fridge and dishwasher provide advanced technology and seamless integration.
- **Washing Machine:** CM brand's Italian-made built-in washing machine offers top-tier performance and efficiency.

8. Lighting:

- LED lighting throughout apartments and common areas, sensor-based lighting in staircases and corridors, and well-lit landscaping and exterior spaces

9. Security Systems:

- Comprehensive CCTV surveillance in common areas and entry/exit points, video door phones for each apartment, and 24/7 manned security at the entrance.

10. Common Amenities:

- State-of-the-art gymnasium facilities with advanced fitness equipment for residents' use.

