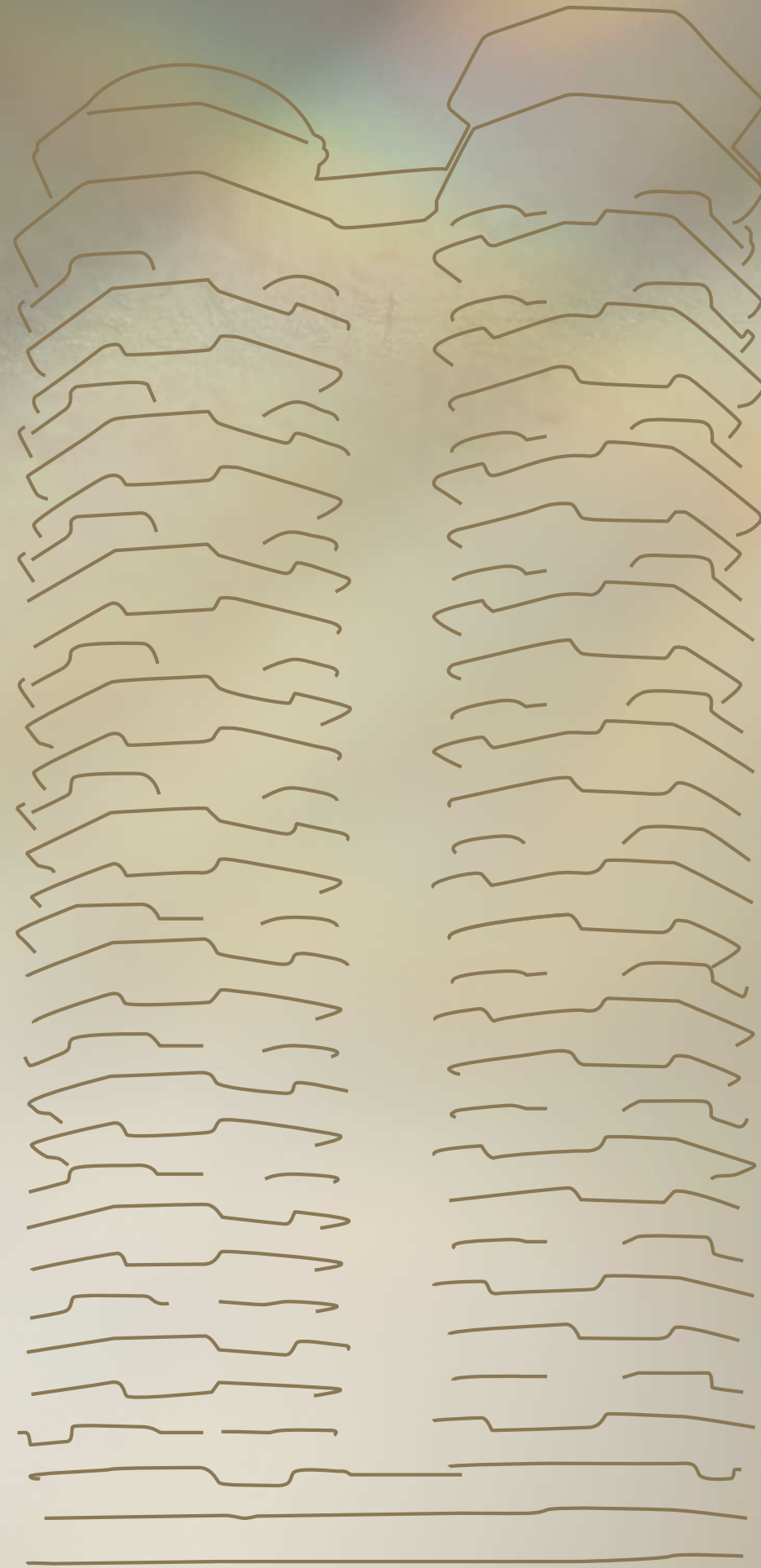




ONE SANKARI

PRE-LAUNCH SALES PRESENTATION



SANKARI

PROJECT REGISTRATION NO. 1696

SANKARI

LIFE. ILLUMINATED.

Life. Illuminated.

We are exceptional. We are remarkable. And we deliver on our promise.

What sets us apart is our vision, our team and our resources.

We have a clear vision – one of no compromise and delivering on our promise. Sankari Properties is a legacy business, and our reputation is our pride.

Sankari is a collection of dedicated expert-professionals across all disciplines with strong track record in real estate. They are brought together by their passion to out-perform themselves.

Most importantly, where we thrive is that our projects are fully-funded. This gives us independence and ability to push the limits when it comes to quality of construction and time.

Mohammed Sankari
Chairman

Dr. Abdulkader Al Sankari
Founder

SANKARI PROPERTIES

From the pioneering spirit of the Sankari Family, creators of the iconic Paris Group, emerges Sankari Properties. With a legacy rooted in introducing a new approach to retail in the UAE in 1983, the group has grown to become one of the largest retail conglomerates in the region.

Now, Sankari Properties opens a new chapter, translating the family's commitment to excellence, integrity, and innovation into the realm of real estate.

At the heart of Sankari Properties is a team of experts, carefully handpicked to redefine real estate in the UAE. These industry luminaries, drawn from various disciplines, embody the linchpins of excellence. With their collective expertise, they are poised to create a legacy of distinction.

With our passionate team dedicated to surpassing expectations, we are reshaping the future, one remarkable property at a time.

SANKARI PROPERTIES TEAM



MARK PHOENIX
CEO

Led by the visionary and dynamic CEO, Mark Phoenix, Sankari Properties drives the transformation of the real estate sector in the UAE. He has gathered a team of experts who excel in their respective disciplines and are driving the vision of Sankari Properties.



MICHAEL TRIGG
DEVELOPMENT
DIRECTOR



JOSEPH PENSON
PROJECT DIRECTOR



LILIANA
MOMCILOVIC
DESIGN DIRECTOR



ANNA CHEUNG
SALES DIRECTOR



MEENAKSHI K
MARKETING
DIRECTOR



MONICA PUKALL
LEGAL DIRECTOR



FLAGSHIP PROJECT

As our first project, we wanted to make a statement – we are here to lead, not follow.

Our first and flagship project is located on the most prominent plot on Marasi Marina, that strategically overlooks Downtown Dubai and Dubai Creek.

Designed by Foster + Partners, this twin tower development boasts an exclusive collection of full- floor residences, everyone with a private swimming pool and truly expansive outdoor living spaces.

The cascading architectural design is conceived with opulent living in mind, with each and every home enjoying majestic views along the water towards the downtown city skyline.

Interior Designer, Portia Fox, has been handpicked to curate the living spaces where she brings her brings her experience in working with exclusive and expansive properties.



DESIGN PARTNERS

ARCHITECTURE
FOSTER + PARTNERS



INTERIOR DESIGN
PORTIA FOX





SOARING 180M IN THE SKY, THIS
TWIN TOWER DEVELOPMENT
WILL HAVE THE MOST
STUNNING VIEWS IN THE
NEIGHBOURHOOD

LOCATION





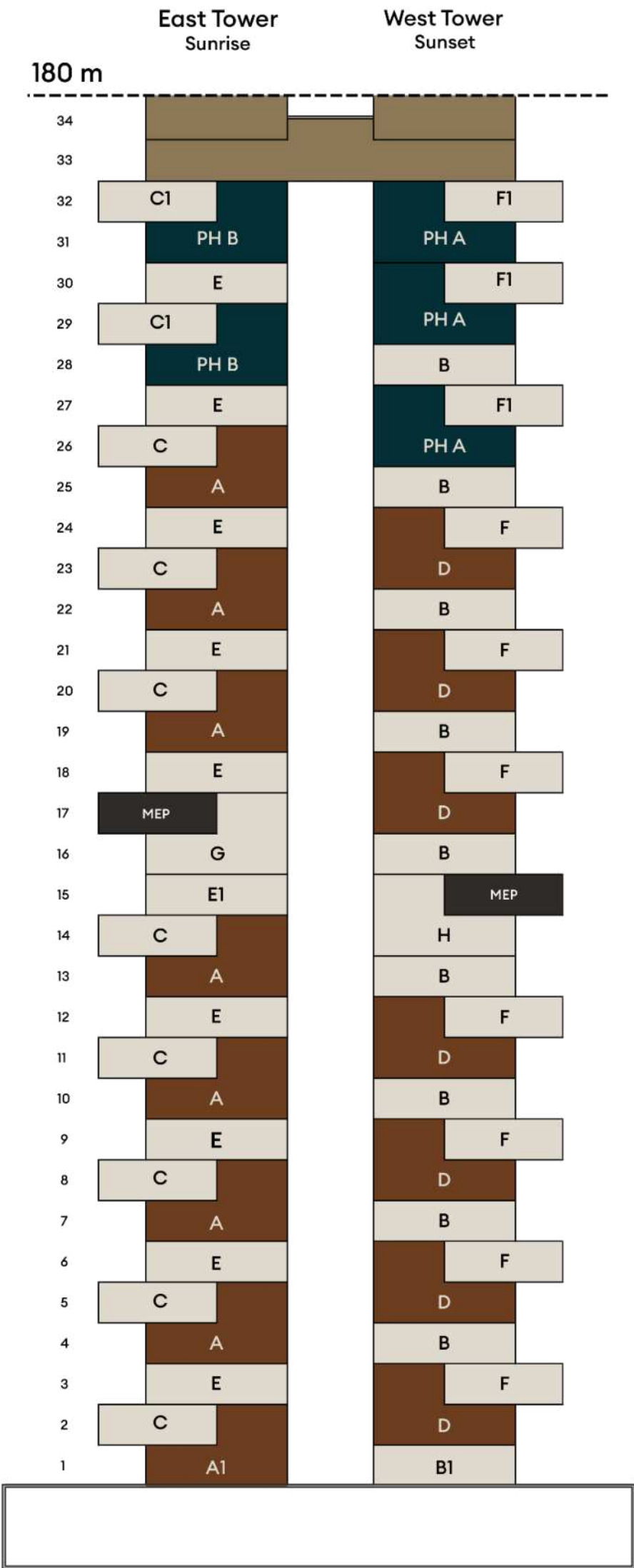
UPLIFTING A
NEIGHBOURHOOD
FULLY DESIGNED BY
FOSTER + PARTNERS

Ultra-Penthouse

5 Bedroom

4 Bedroom

3 Bedroom



UNIT MIX

Residence Type	No. of Residences	Areas (SQ. FT.)	Areas (SQ. MT.)
3 Bedroom Residences	42	7,000 – 8,300	650 - 771
4 Bedroom Residences	15	9,250 – 9,500	860 - 882
5 Bedroom Residences	5	10,500	975
Ultra-Penthouse	1	32,000	3,000

Residence Features:

- Luxury Materials & Finishes

Minimum 3.5m Ceiling Height to Living Areas

Oversized Outdoor Living Areas

Every Residence has a Private Swimming Pool
- Private Jacuzzi

Oversized Parking Spaces

Private Garages for Select Units







GROUND FLOOR



PODIUM 1
FLOOR

Cigar Lounge

Lounge + Meeting
Rooms

Private Dining

Entrance Lobby

Staff

Office

PH Lobby

Villa Drop-off



PODIUM 2 FLOOR

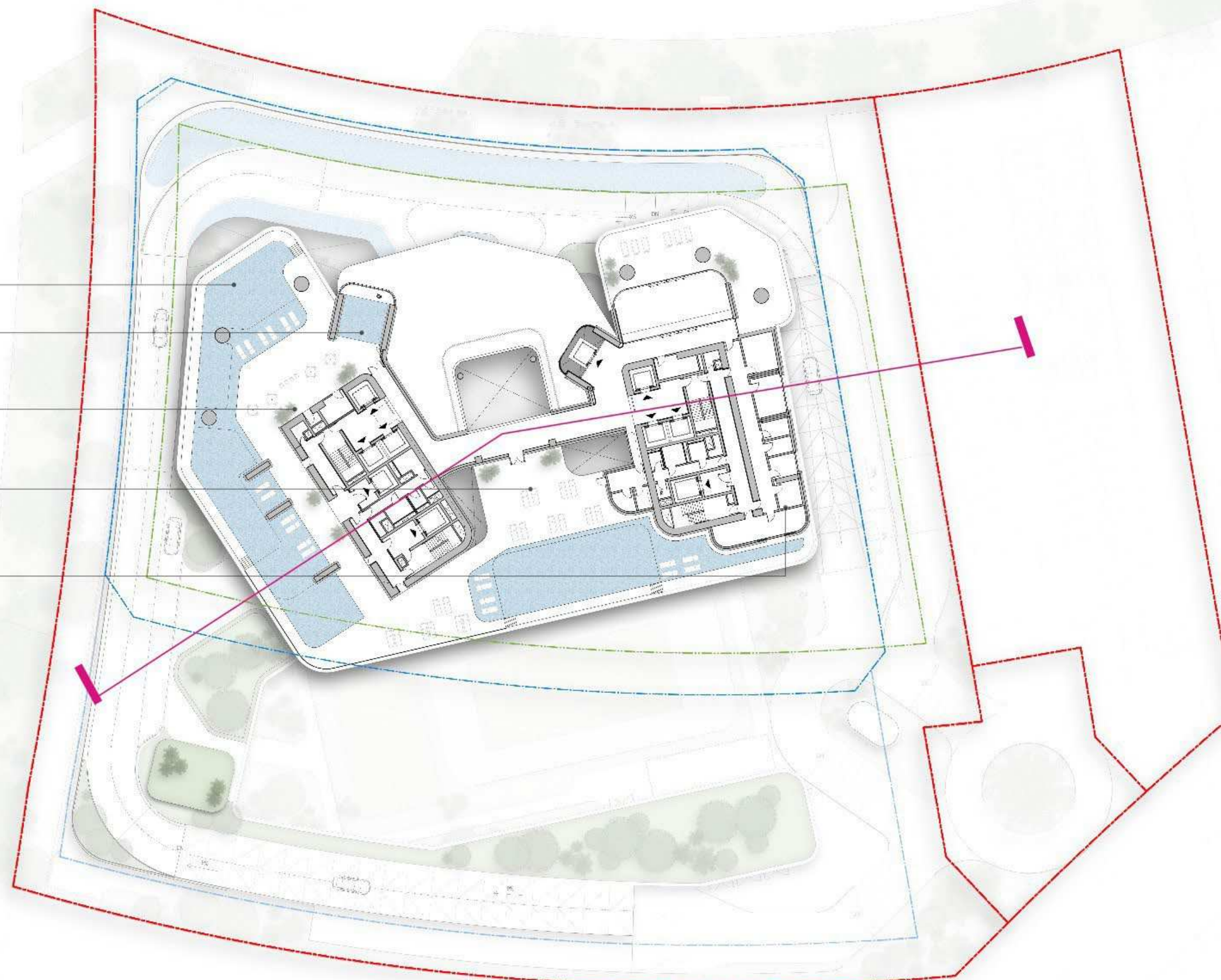
Infinity Pool

Jacuzzi

Pool Bar

Sun Terrace

SPA



ABUNDANT AMENITIES WITH EXCLUSIVE ACCESS FOR RESIDENTS

GROUND FLOOR

- | | | |
|----------------------|-------------------------|-----------------------|
| Fitness Center/ Gym | Yoga and Pilates Studio | Outdoor Training Area |
| Golf Simulation Room | Indoor Lap Pool | Children's Play Room |
| Large Cinema Room | Gaming Room | Tennis & Padel Courts |

PODIUM LEVEL 1

- | | | |
|---------------------|--------------------------|------------------------|
| Private Dining Room | Cigar and Whiskey Lounge | Wine Cellar Board room |
| Business Lounge | Meeting Rooms | |

PODIUM LEVEL 2

- | | | |
|---------------------|--------------------------|-------|
| Large Swimming Pool | Health and Wellbeing Spa | Salon |
| Terrace Lounge | | |









MANAGED BY A 5-STAR HOTEL OPERATOR

THE SERVICES

24-hour Concierge Services

Valet Services

Housekeeping Services

24-hour Doorman and Security

Business Support Services Digital Key for

Apartment Dedicated Mobile Phone App

Automated Parking Entry for Residents Remote Call

Function for Elevators

A SNEAK PEEK OF THE INTERIOR DESIGN

- PORTIA FOX DESIGN













SANKARI

LIFE. ILLUMINATED.

THANK YOU

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