



LAND OF PROFITS



THE Highbury

PROJECT BRIEF



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RISE WITH A NEW SKYLINE





North London Collegiate School	1 Min
Hartland International School	1 Min
Meydan One Mall	10 Mins
Meydan Racecourse	10 Mins
Ras Al Khor Wildlife Sanctuary	12 Mins
Downtown Dubai	12 Mins
Dubai Mall & Burj Khalifa	15 Mins
Museum of the Future	15 Mins
Dubai International Financial Centre	15 Mins
Dubai World Trade Centre	15 Mins
Dubai International Airport	17 Mins
Marina Mall & Dubai Marina	20 Mins
Emirates Golf Club	20 Mins
Palm Jumeirah	20 Mins
Dubai World Central Airport	30 Mins



THE HIGHBURY

The Highbury begins a new chapter in Mohammed Bin Rashid City, an area fast becoming an extension of the sociable and all-embracing Downtown Dubai. The vision of the property takes a grand leap to a new level of individuality and aspiration by bringing together two contemporary buildings over 29 storeys set on a garden-strewn podium. The two parts of the building are merged with a seamlessly interconnected plan, separated by their own visual character. The transition between the connected buildings is visually treated with a stepped facade that culminates in a gradual transcend from ground-level gardens to the upper-level duplex apartments and roof terrace.





SIZE RANGE PER UNIT TYPE (LOWER APARTMENTS)

- Studio
425 sq. ft
- 1 Bedroom
From 766 sq. ft to 905 sq. ft.
- 2 Bedrooms
From 1,050 sq. ft to 1,375 sq. ft.
- 2 Bedroom + Maids
From 1,199 sq. ft to 1,366 sq. ft.
- 3 Bedroom + Maids
From 1,720 sq. ft to 2,204 sq. ft.
- 4 Bedroom + Maids Duplex
4,012 sq. ft

NUMBER OF UNITS PER TYPE (1st to 21st Floor)

- Studio = 18 units
- 1 Bedroom = 137 units
- 2 Bedrooms = 61 units
- 2 Bedroom + Maids = 82 units
- 3 Bedroom + Maids = 11 units
- 4 Bedroom + Maids Duplex = 1 unit

SIZE RANGE PER UNIT TYPE (UPPER APARTMENTS)

- 2 Bedroom + Maids
From 1,304 sq. ft to 1,765 sq. ft.
- 3 Bedroom + Maids
From 1,556 sq. ft to 2,112 sq. ft.
- 3 Bedroom + Maids Duplex
2,810 sq. ft
- 4 Bedroom + Maids
From 2,863 sq. ft to 4,037 sq. ft.
- 4 Bedroom + Maids Duplex
3,764 sq. ft
- 4 Bedroom Penthouse
5,254 sq. ft

NUMBER OF UNITS PER TYPE (22nd to 29th Floor)

- 2 Bedroom + Maids = 14 units
- 3 Bedroom + Maids = 12 units
- 3 Bedroom + Maids Duplex = 1 unit
- 4 Bedroom + Maids = 4 units
- 4 Bedroom + Maids Duplex = 1 unit
- 4 Bedroom Penthouse = 1 unit

BUILDING
CONFIGURATION

Roof
29 Residential
Floors Podium
Ground Floor

PARKING

Studios, 1 and 2-Bedroom: 1 parking
space 3 and 4-bedroom: 2 parking spaces

ELEVATORS

4 passenger elevators
1 express passenger
elevator 2 service elevators

ANTICIPATED
COMPLETION DATE

Q3 2025

ANTICIPATED
SERVICE CHARGE

AED 16 per sq.ft





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Amenities Plan



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GROUND FLOOR AMENITIES PLAN



- 01 Main Entrance
- 02 Residents Access
- 03 Drop-Off Areas
- 04 Entrance Sculpture
- 05 Lobby Entrance
- 06 Communal Table
- 07 Lounge Area
- 08 Lobby Reception
- 09 Garden
- 10 Bicycle Parking with Wash Area
- 11 EV Charging Station
- 12 Parking for People of Determination Lower Apartments
- 13 Lift Lobby
- 14 Upper Apartments Lift Lobby
- 15 Loading and Unloading Area

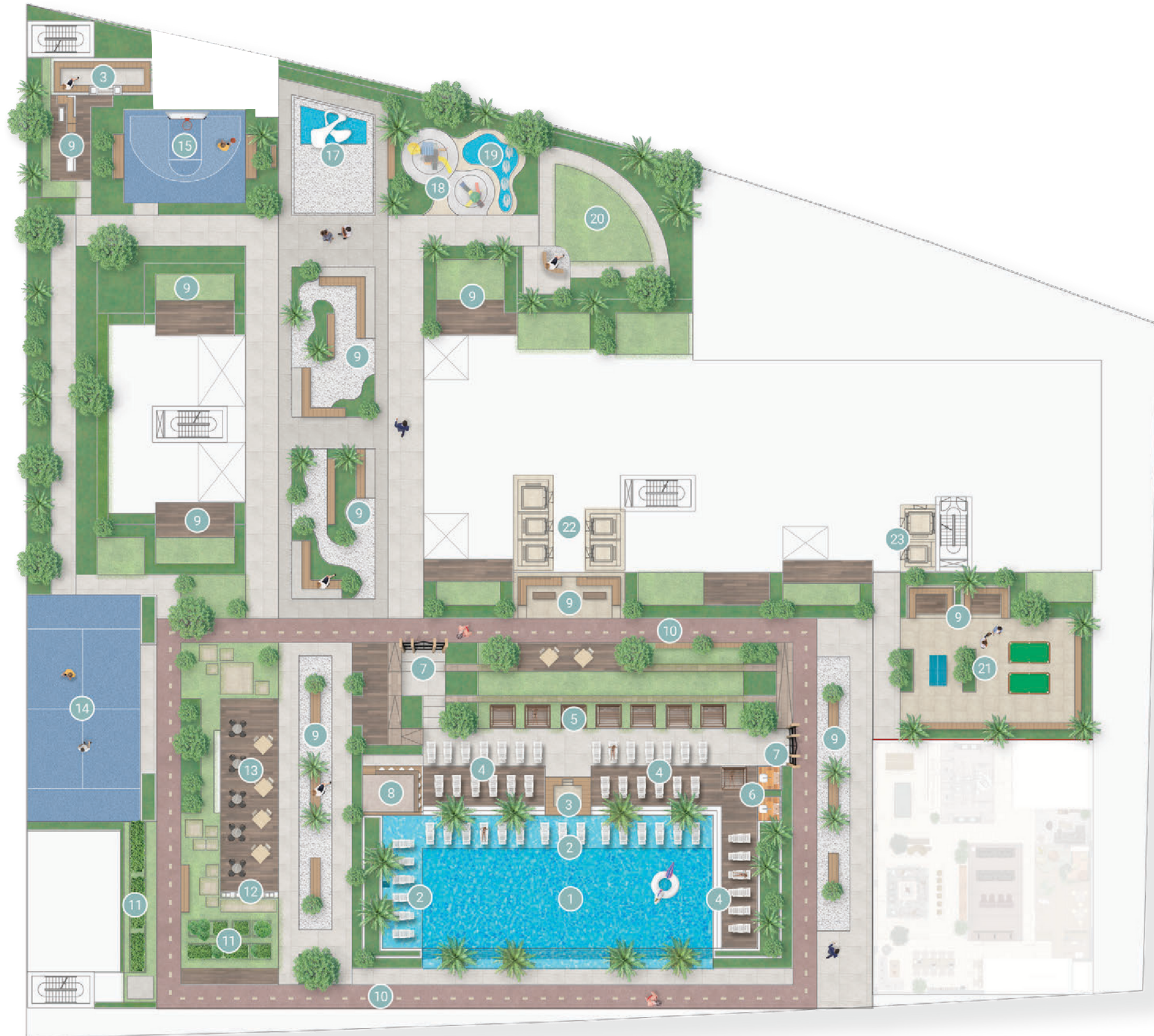


LOBBY & LIFTS



SUSTAINABILITY





PODIUM LEVEL AMENITIES PLAN

- 01 Infinity Leisure and Lap Pool
- 02 Baja Shelf
- 03 Sunken Seating
- 04 Pool Sun Loungers Area
- 05 Cabanas
- 06 Outdoor Shower Area
- 07 Pool Deck Entrance
- 08 Pool Refreshment Area
- 09 Lounge & Seating Areas
- 10 170m Jogging Track
- 11 Outdoor Herb Garden
- 12 Barbecue Area
- 13 Outdoor Dining Area
- 14 Padel Tennis Court
- 15 Urban Basketball Area
- 16 Pet Area
- 17 Sculpture
- 18 Outdoor Kids' Play Area
- 19 Kids' Splash Pad
- 20 Community Lawn
- 21 Outdoor Games Zone
- 22 Lower Apartments Lift Lobby
- 23 Upper Apartments Lift Lobby



POOL DECK



JOGGING TRACK



OUTDOOR HERB
GARDEN



PADEL
COURT

TENNIS



URBAN
BASKETBALL AREA



PET AREA



KIDS' PLAY AREA



OUTDOOR
GAMES ZONE



LOWER PAVILION AMENITIES PLAN

- 01 Lounge Area
- 02 Communal Table
- 03 Library Wall
- 04 Phone Booth
- 05 Kitchenette
- 06 Cinema Room
- 07 Kids Play Area
- 08 Kids Bathroom
- 09 Record Lounge Room
- 10 Bathroom for People of
- 11 Determination Male and Female
- 12 Washroom
- 13 Games Table Zone
- Access to Upper Pavilion



RESIDENTIAL
CLUBHOUSE



CINEMA ROOM



RECORD LOUNGE



UPPER PAVILION AMENITIES PLAN

- 01 Yoga Studio
- 02 Fitness Studio
- 03 Storage Area
- 04 Female Spa Room
- 05 Male Spa Room
- 06 Access to the Lower Pavilion



HEALTH CLUB



YOGA STUDIO



SPA ROOMS



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22ND FLOOR
AMENITIES PLAN



- 01 Infinity Leisure Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Cabanas
- 05 Pool Refreshment Area
- 06 Change Rooms
- 07 Barbecue Area
- 08 Outdoor Dining Area
- 09 Games Table Zone
- 10 Outdoor Club Lounge Terrace
- 11 Club Lounge
- 12 Entrance to Roof Deck



UPPER
LEVEL POOL
DECK



KITCHENS



BEDROOMS

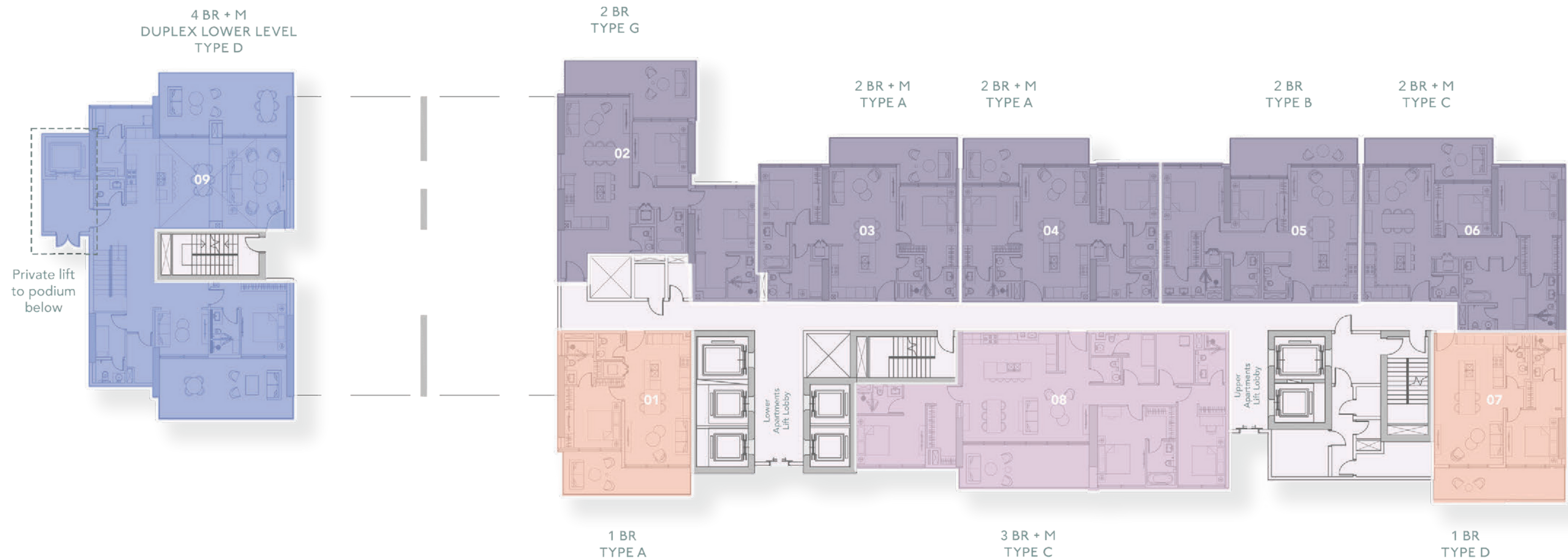


BATHROOMS



POWDER ROOM

Lower Level Apartments Floor Plans



1ST FLOOR PLAN





2ND FLOOR PLAN





3RD - 12TH FLOOR TYPICAL PLAN





13TH - 20TH FLOOR TYPICAL PLAN





21ST FLOOR PLAN



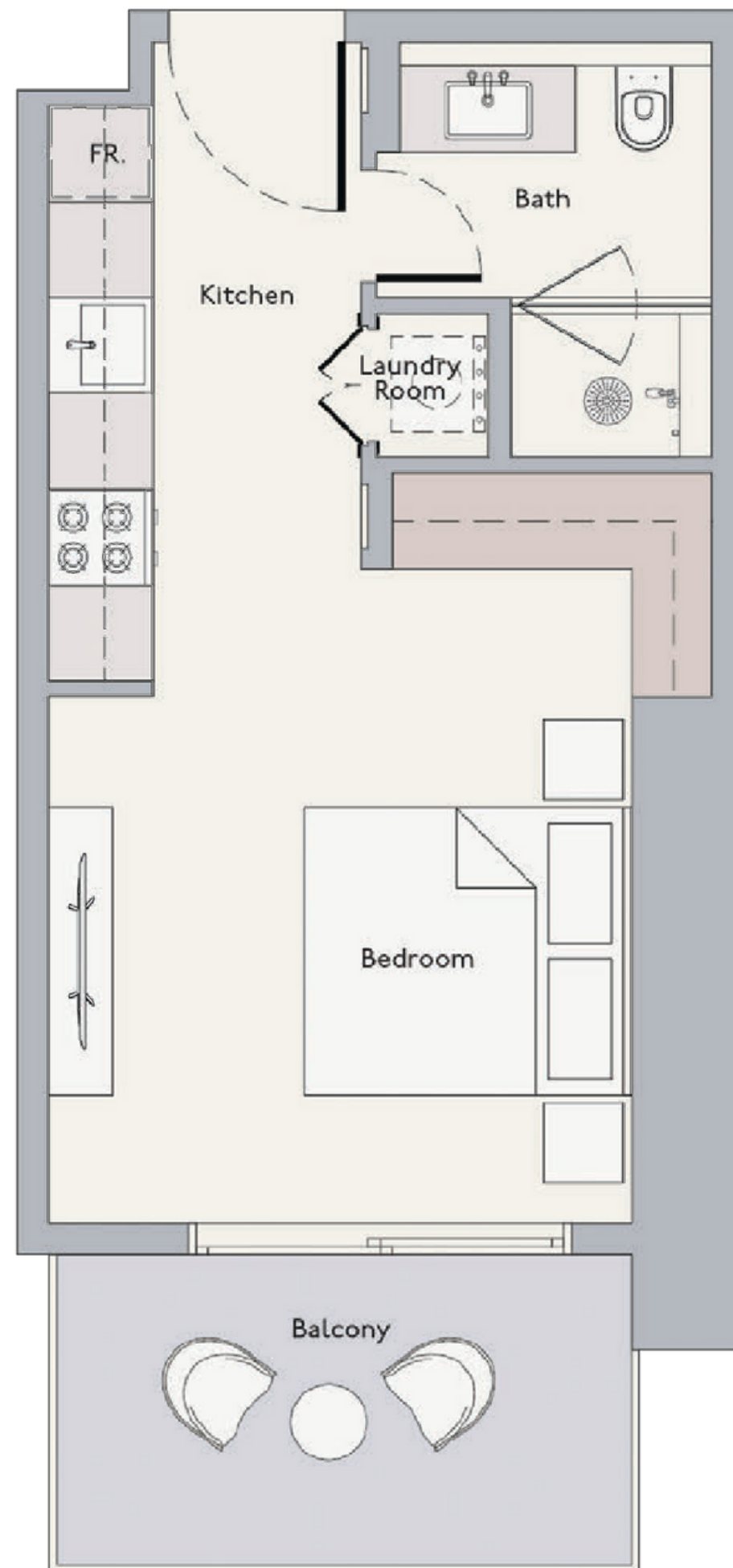
1 BEDROOM APARTMENTS



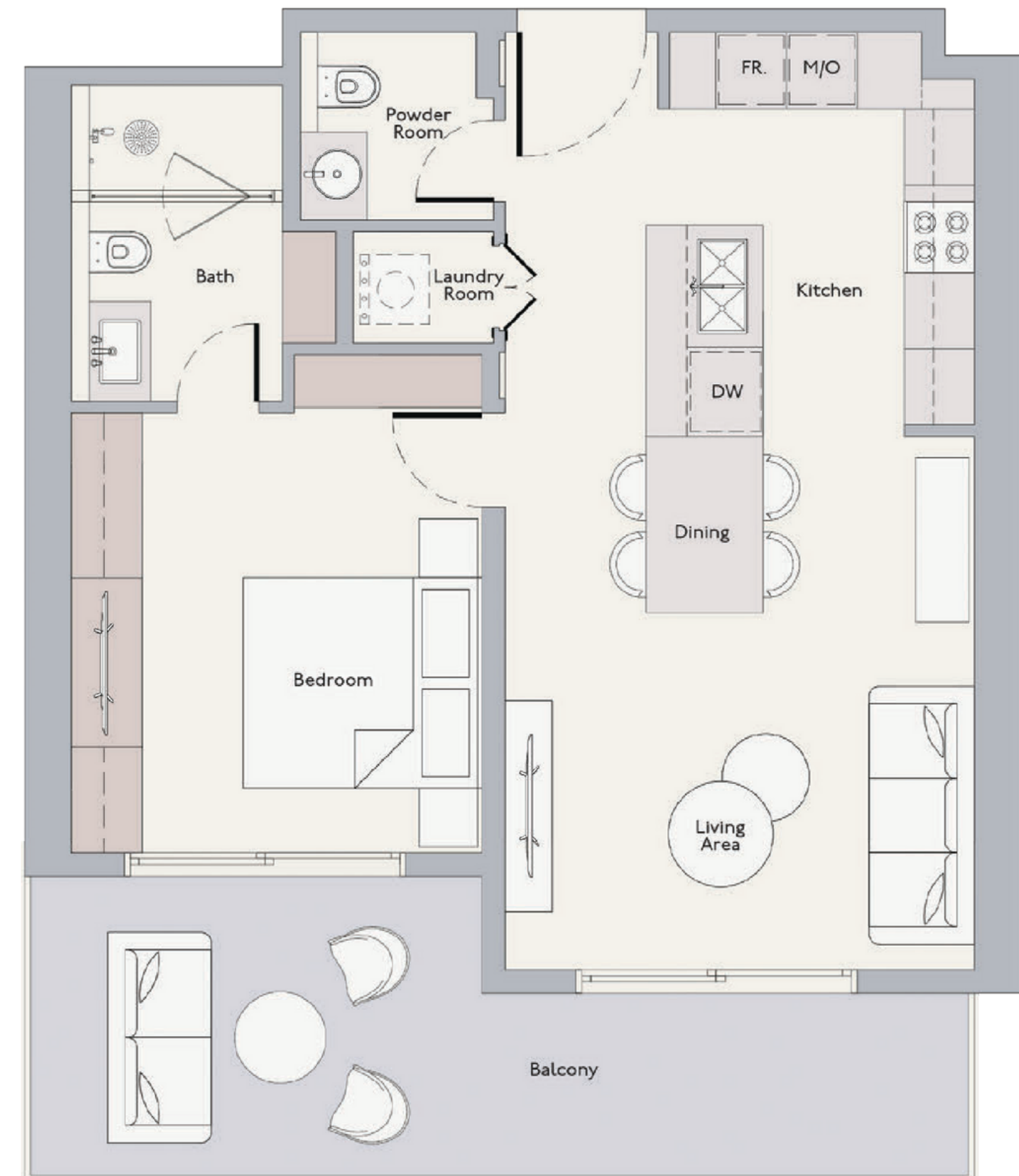
2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



STUDIO



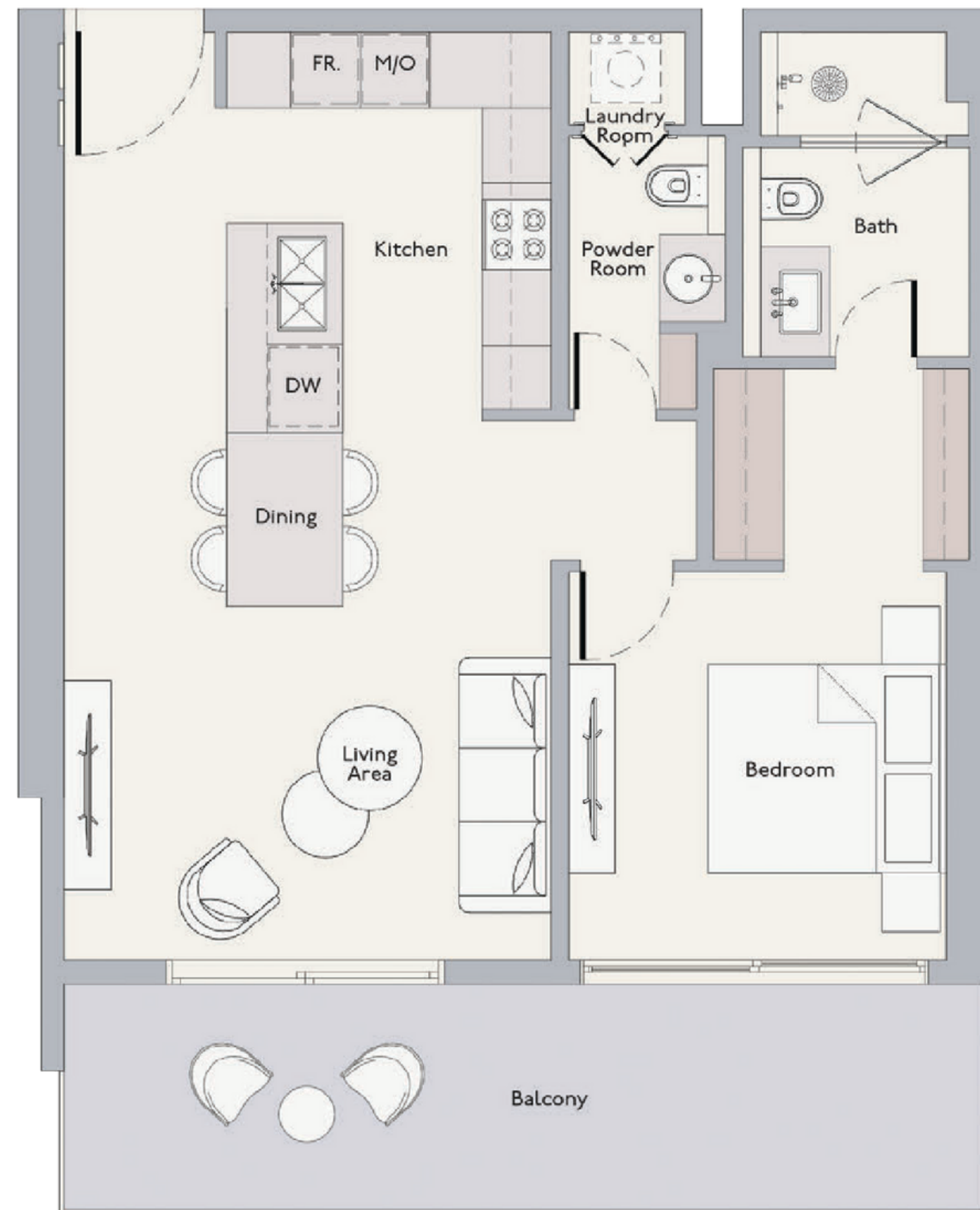
1 BEDROOM TYPE A



1 BEDROOM TYPE B



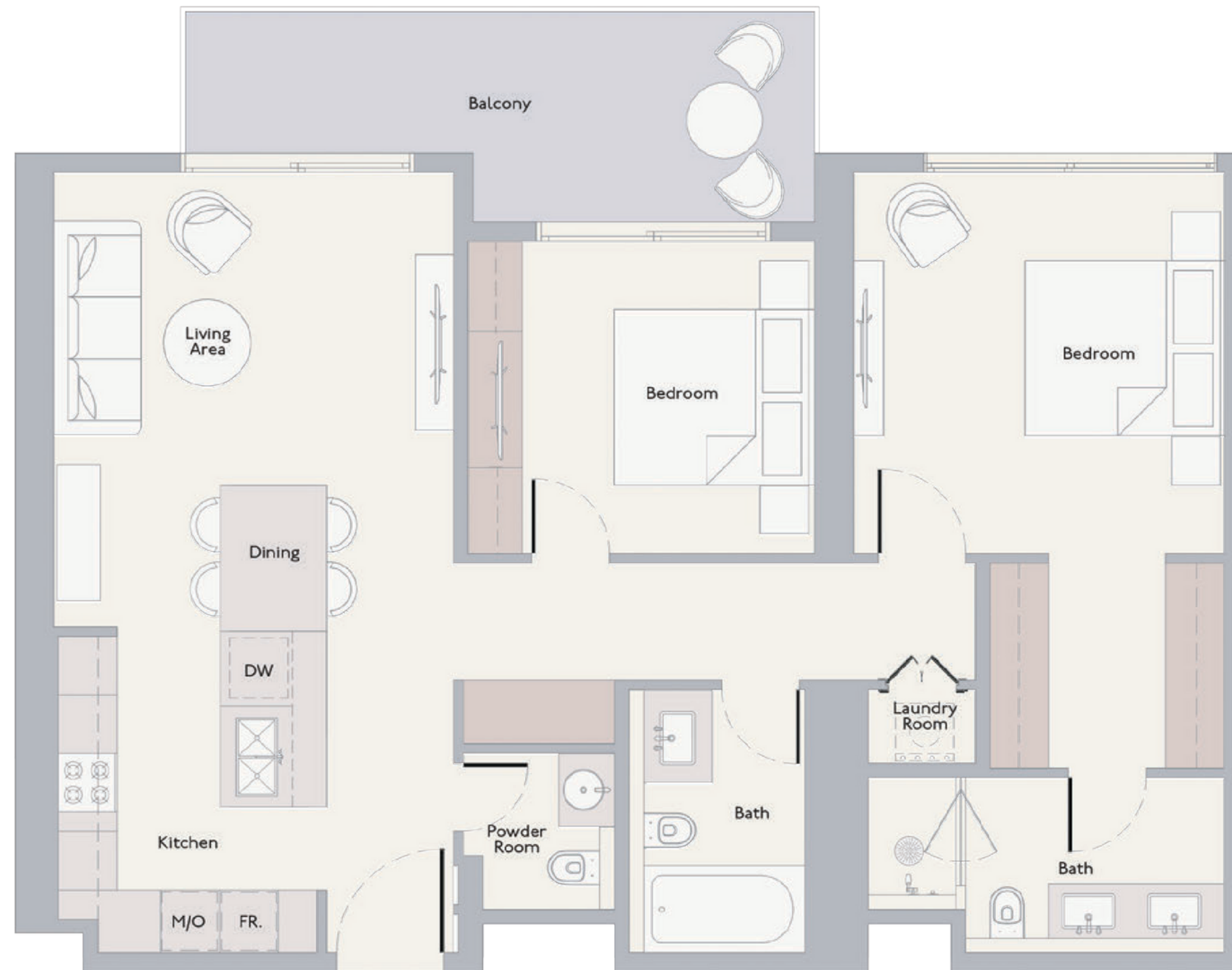
1 BEDROOM TYPE C



1 BEDROOM TYPE D



2 BEDROOM + MAIDS ROOM TYPE A



2 BEDROOM TYPE B



2 BEDROOM + MAIDS ROOM TYPE C



2 BEDROOM TYPE D



2 BEDROOM + MAIDS ROOM TYPE E



2 BEDROOM + MAIDS ROOM TYPE F



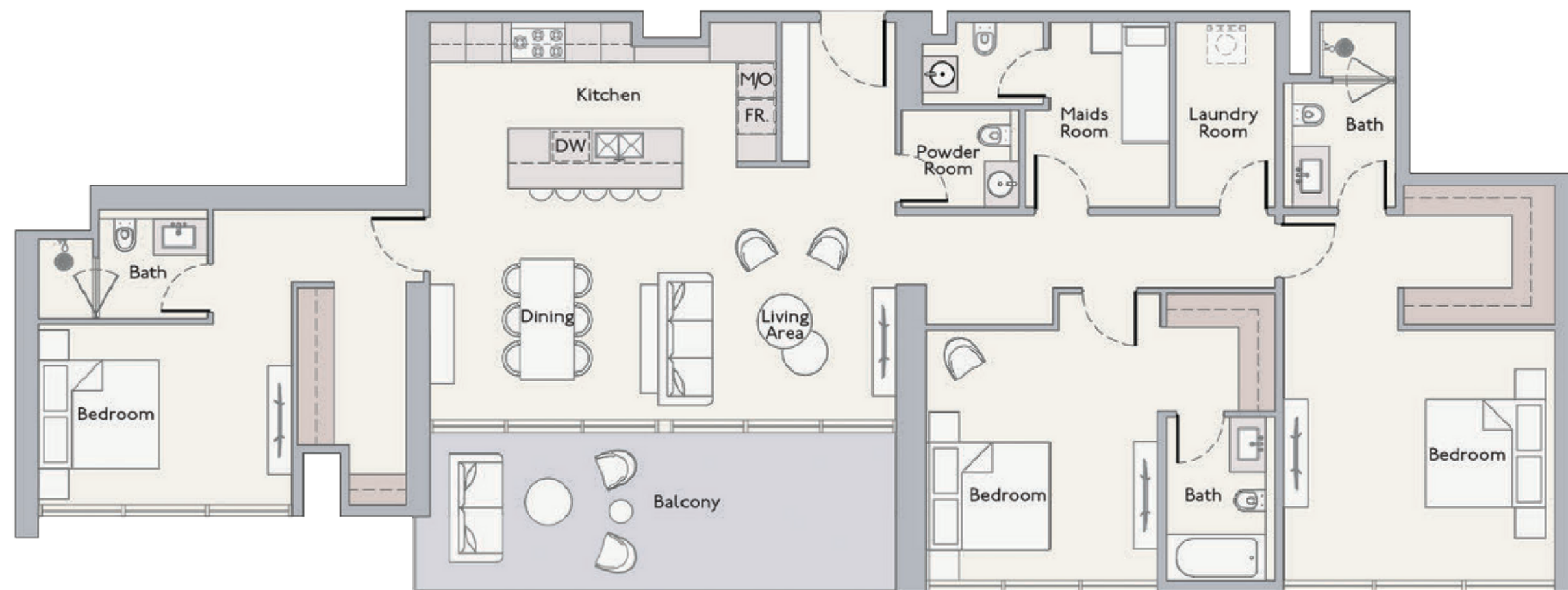
2 BEDROOM TYPE G



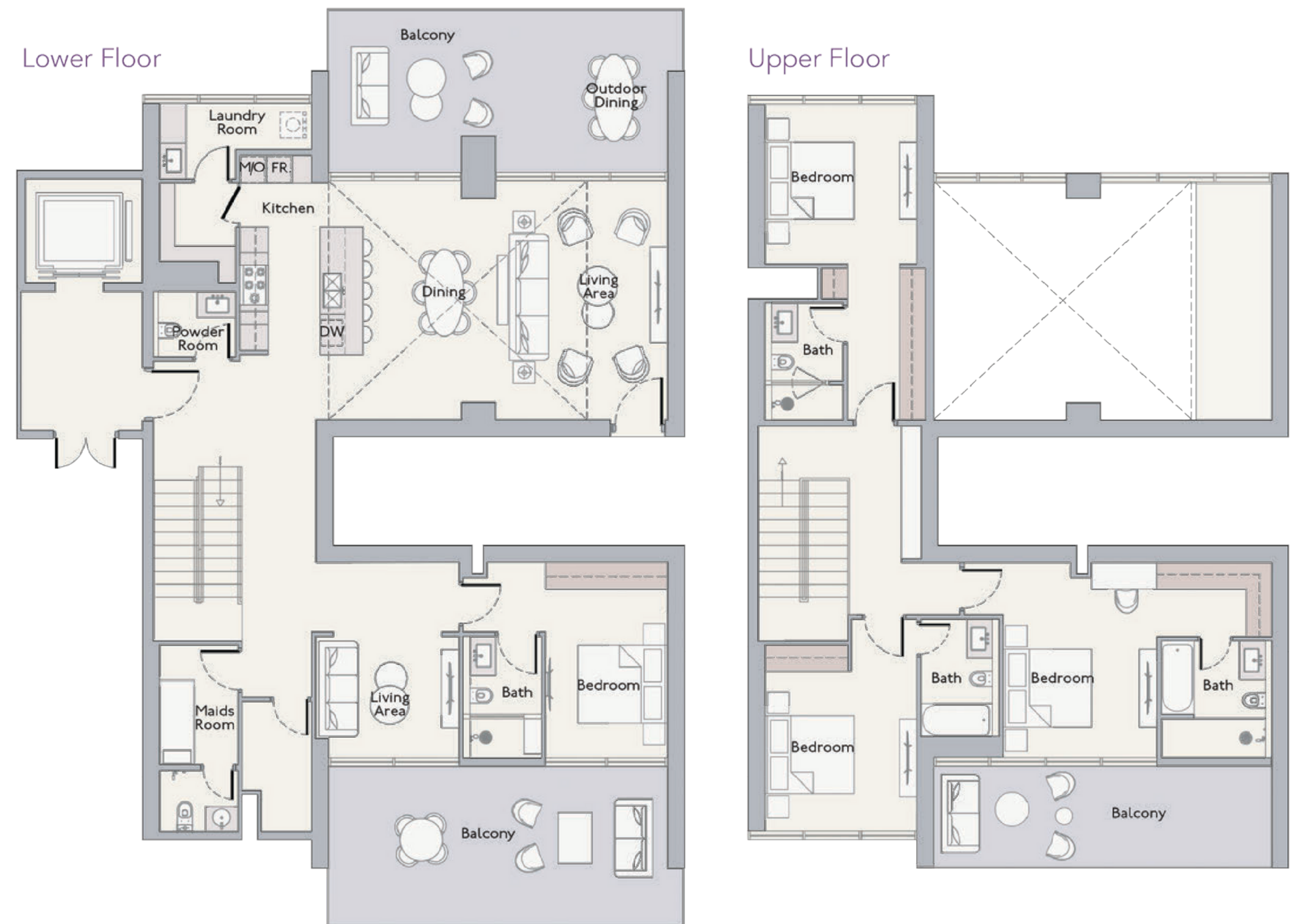
3 BEDROOM + MAIDS ROOM TYPE A



3 BEDROOM + MAIDS ROOM TYPE C



3 BEDROOM + MAIDS ROOM TYPE D



4 BEDROOM + MAIDS ROOM DUPLEX TYPE D



Upper Level Apartments Floor Plans



22ND FLOOR PLAN



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



3 BEDROOM DUPLEX APARTMENTS



23RD FLOOR PLAN





24TH FLOOR PLAN



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM APARTMENT



25TH FLOOR PLAN



4 BR
DUPLEX
LOWER LEVEL
TYPE E



26TH FLOOR PLAN



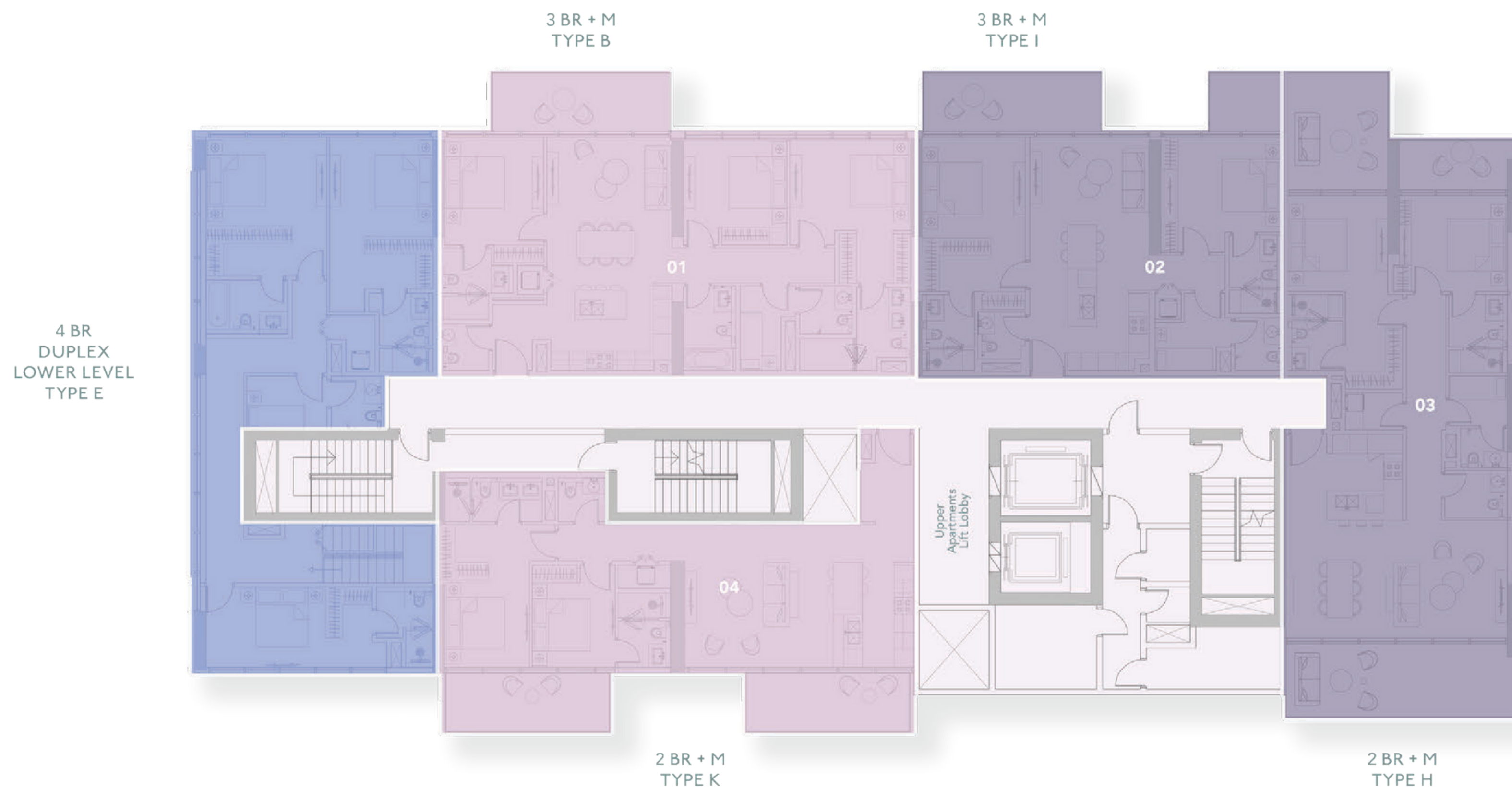
2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM DUPLEX APARTMENTS



27TH FLOOR PLAN



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM DUPLEX APARTMENTS



28TH FLOOR PLAN



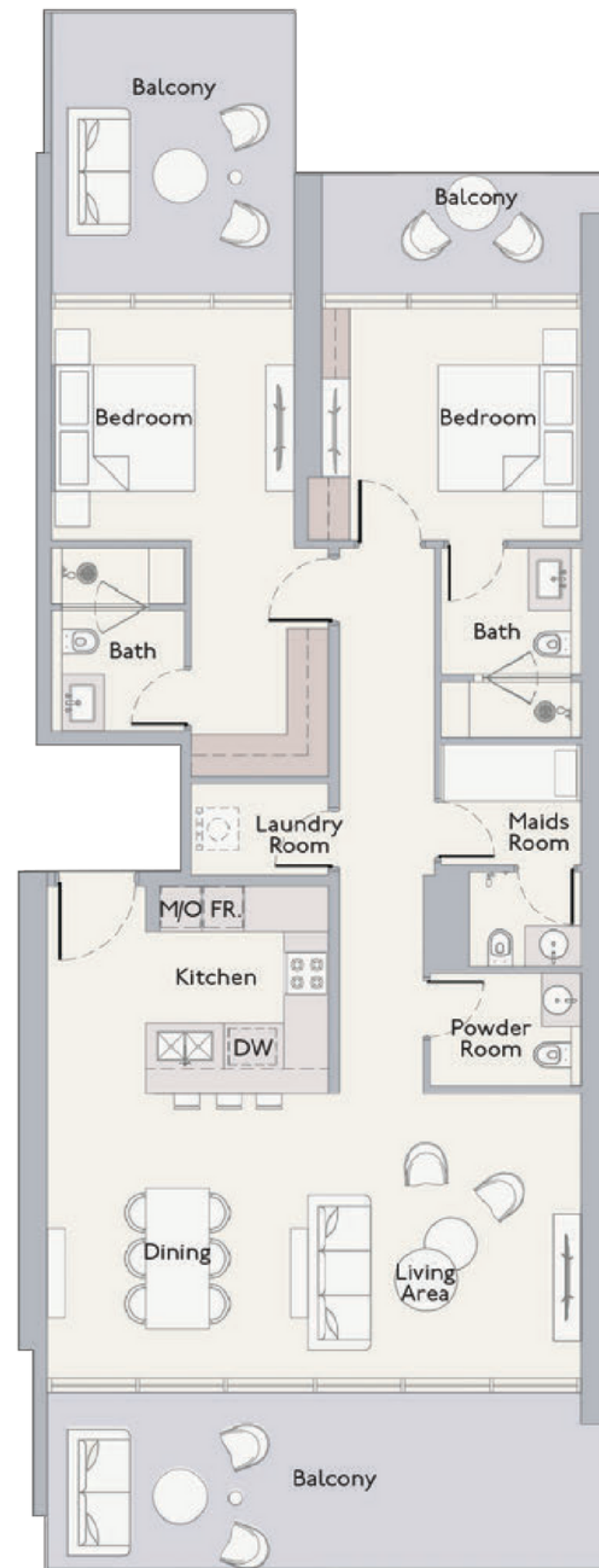
4 BEDROOM APARTMENTS



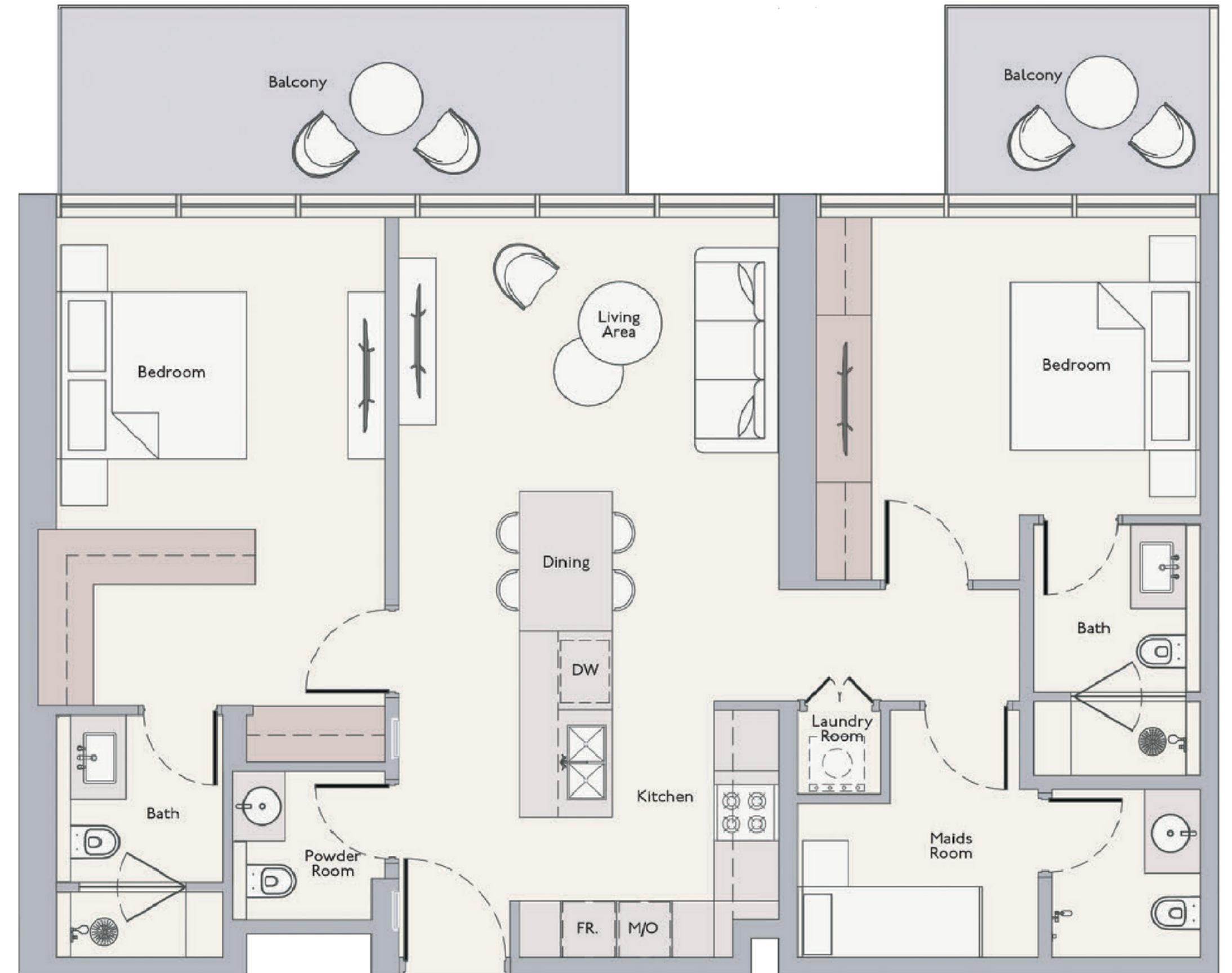
29TH FLOOR PLAN



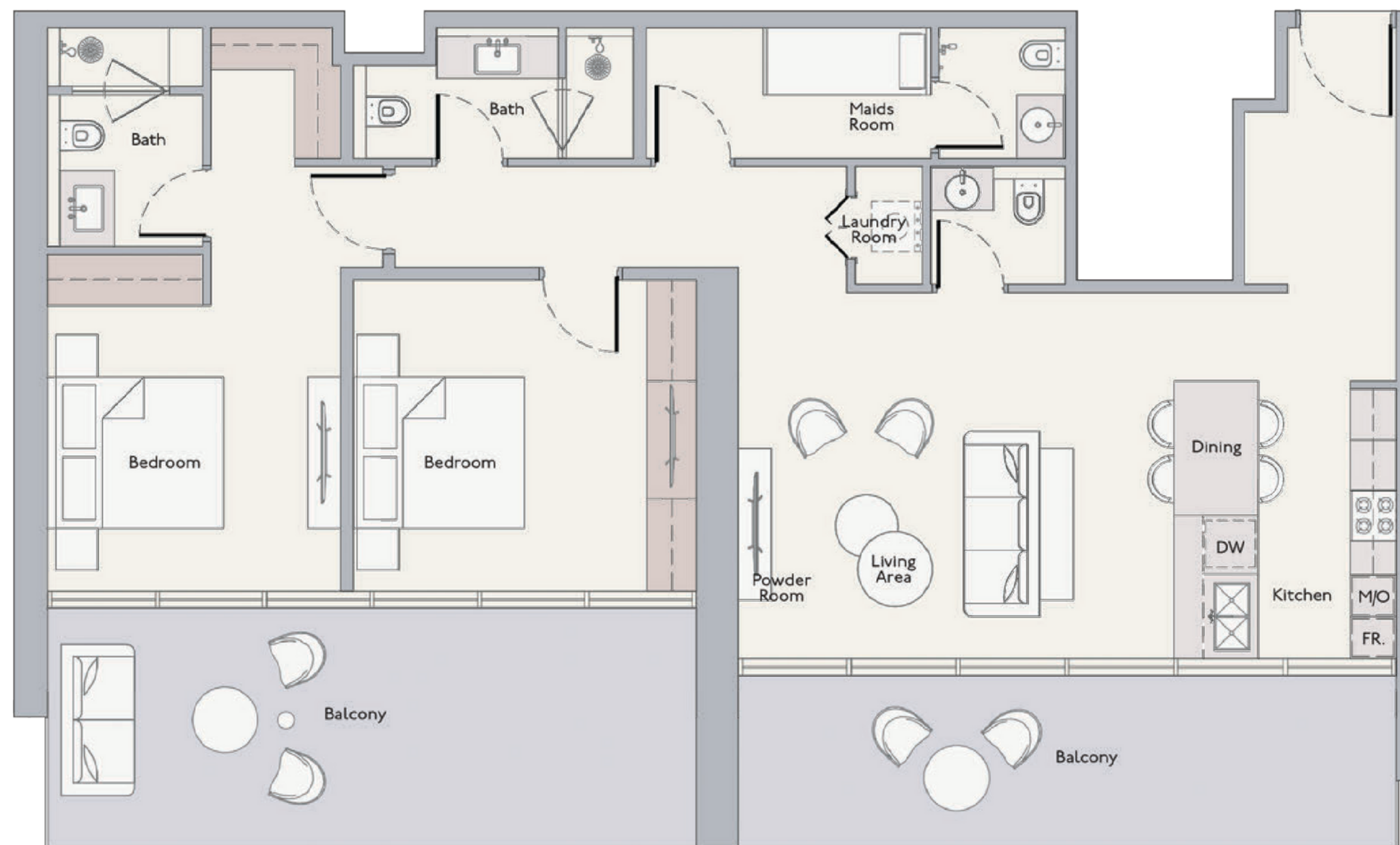
PENTHOUSE



2 BEDROOM + MAIDS ROOM TYPE H



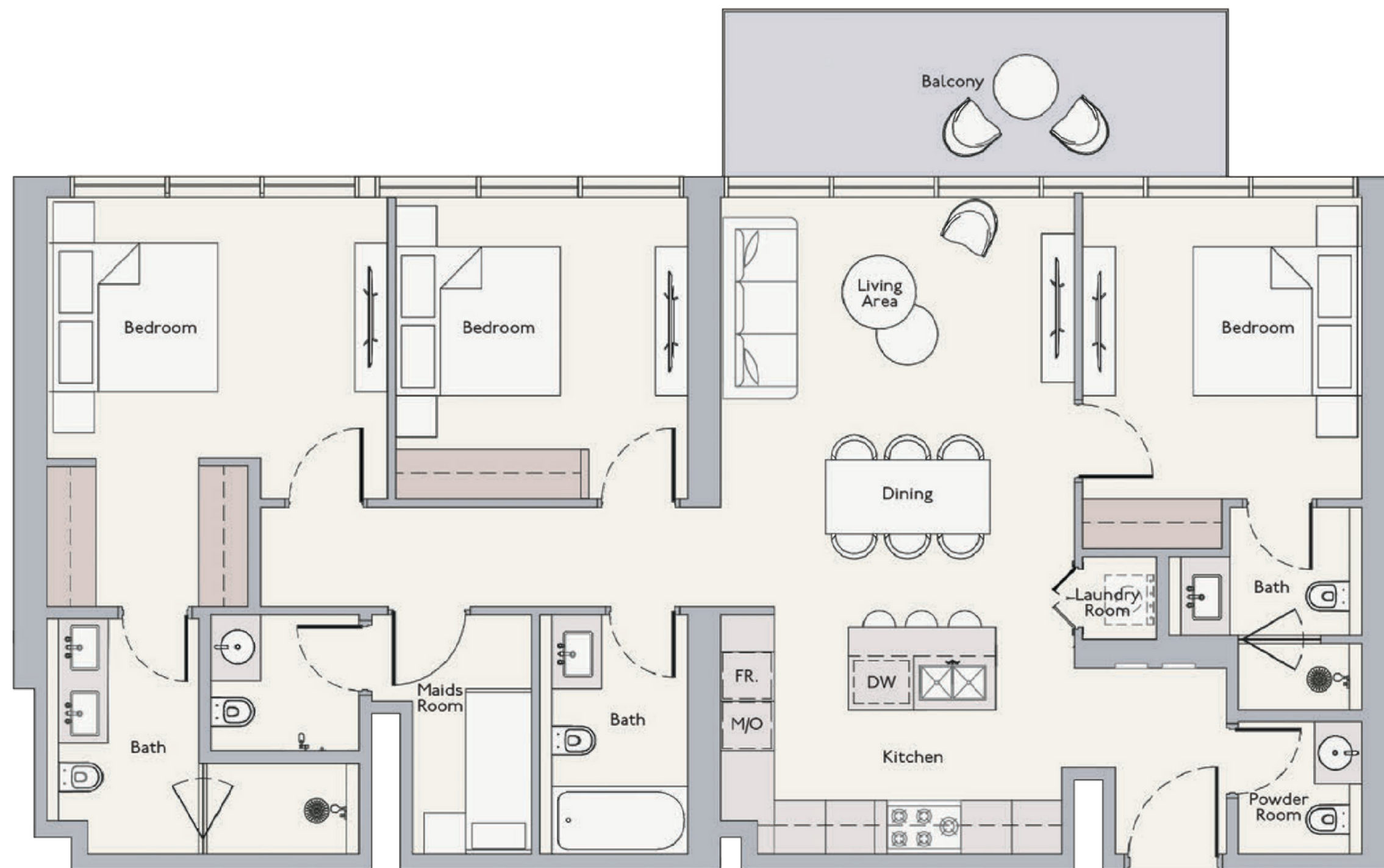
2 BEDROOM + MAIDS ROOM TYPE I



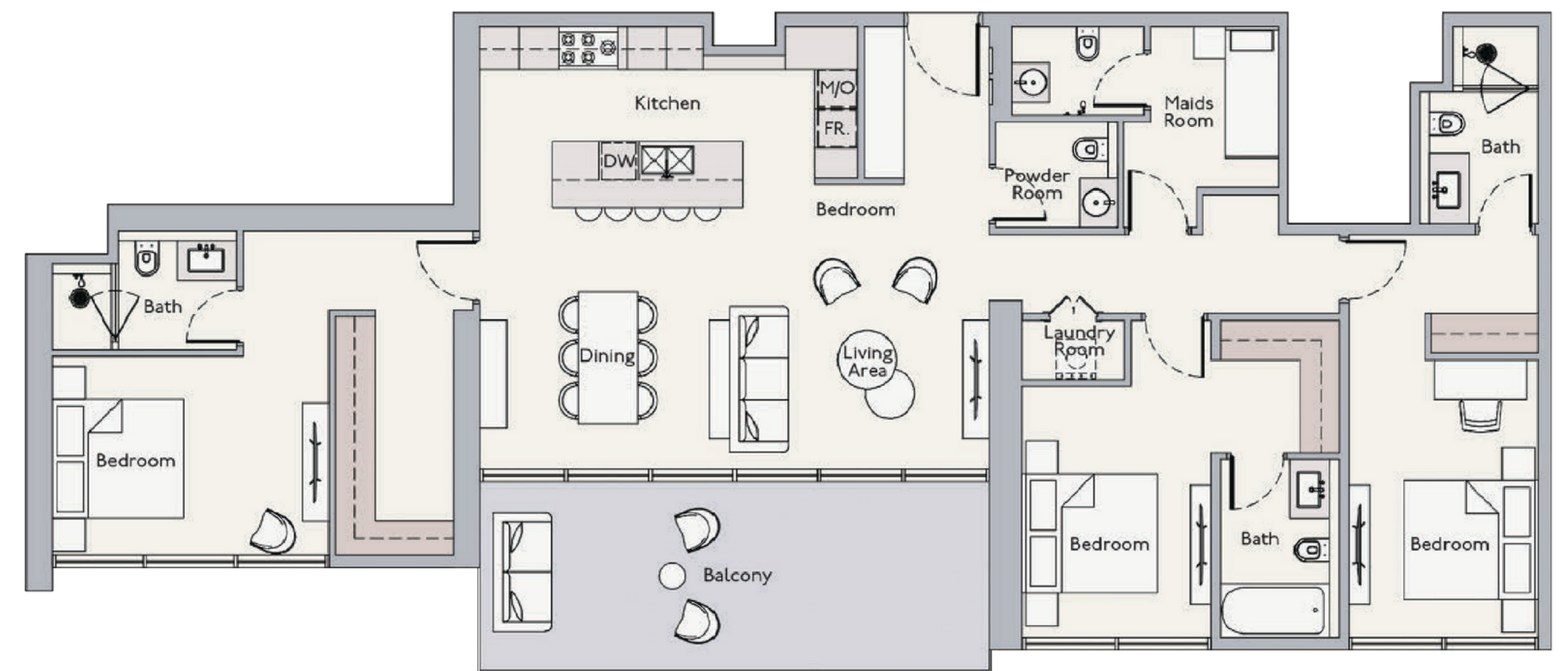
2 BEDROOM + MAIDS ROOM TYPE J



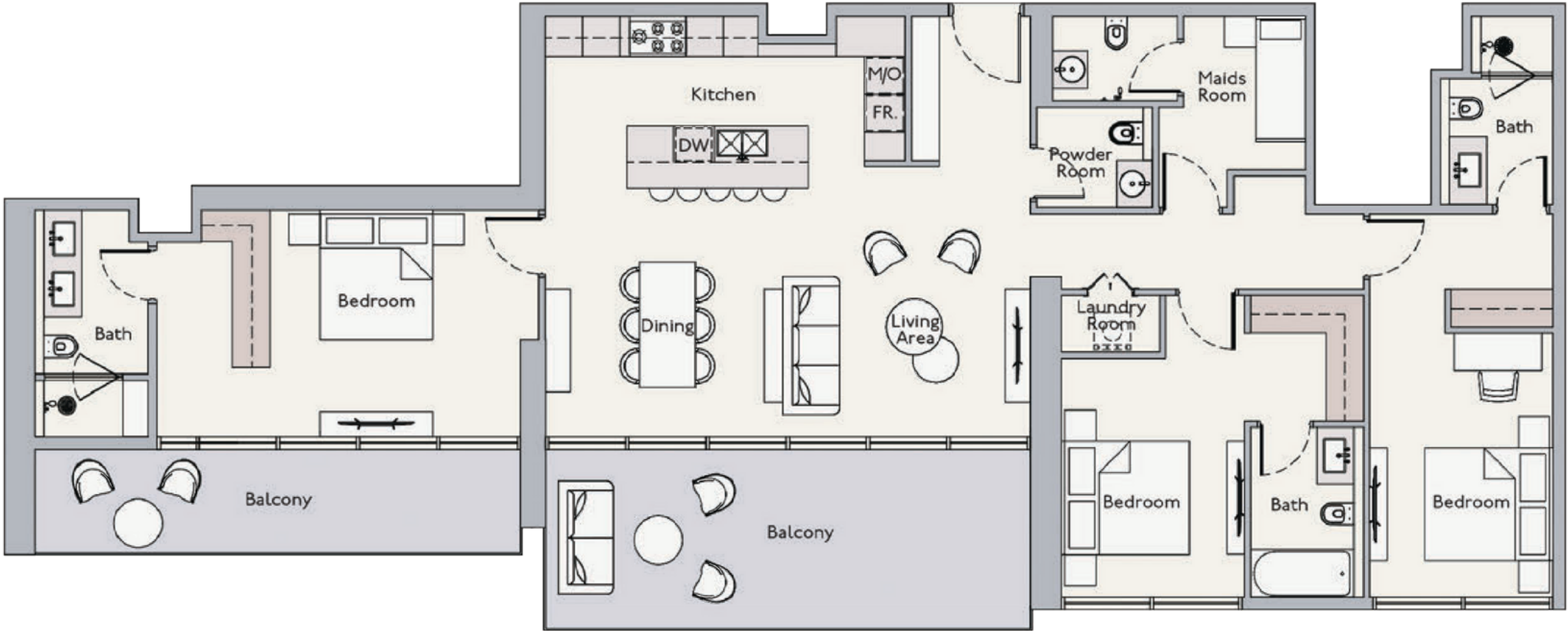
2 BEDROOM + MAIDS ROOM TYPE K



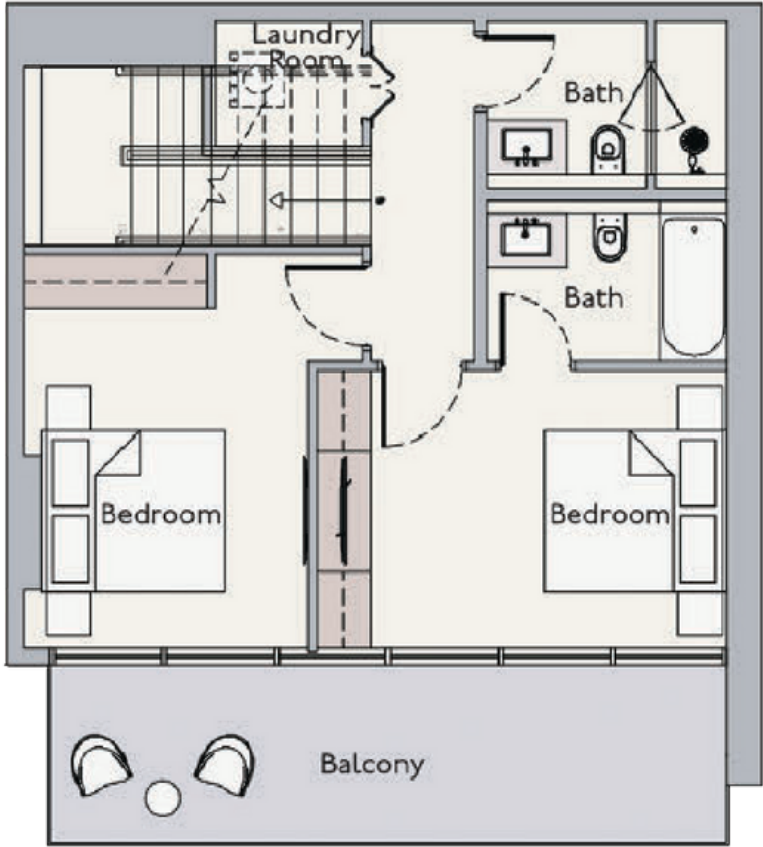
3 BEDROOM + MAIDS ROOM TYPE B



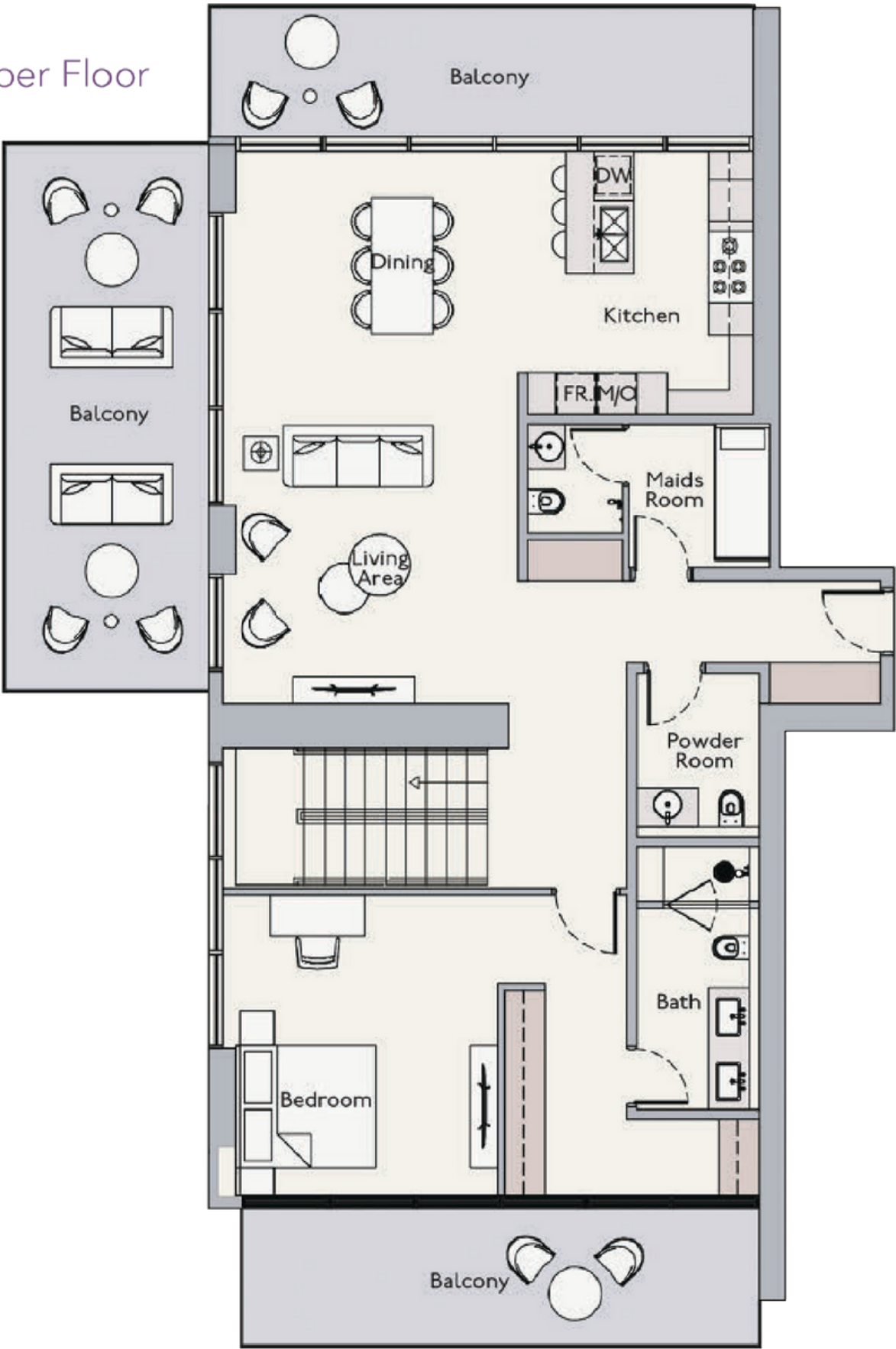
3 BEDROOM + MAIDS ROOM TYPE E



3 BEDROOM + MAIDS ROOM TYPE F



Lower Floor

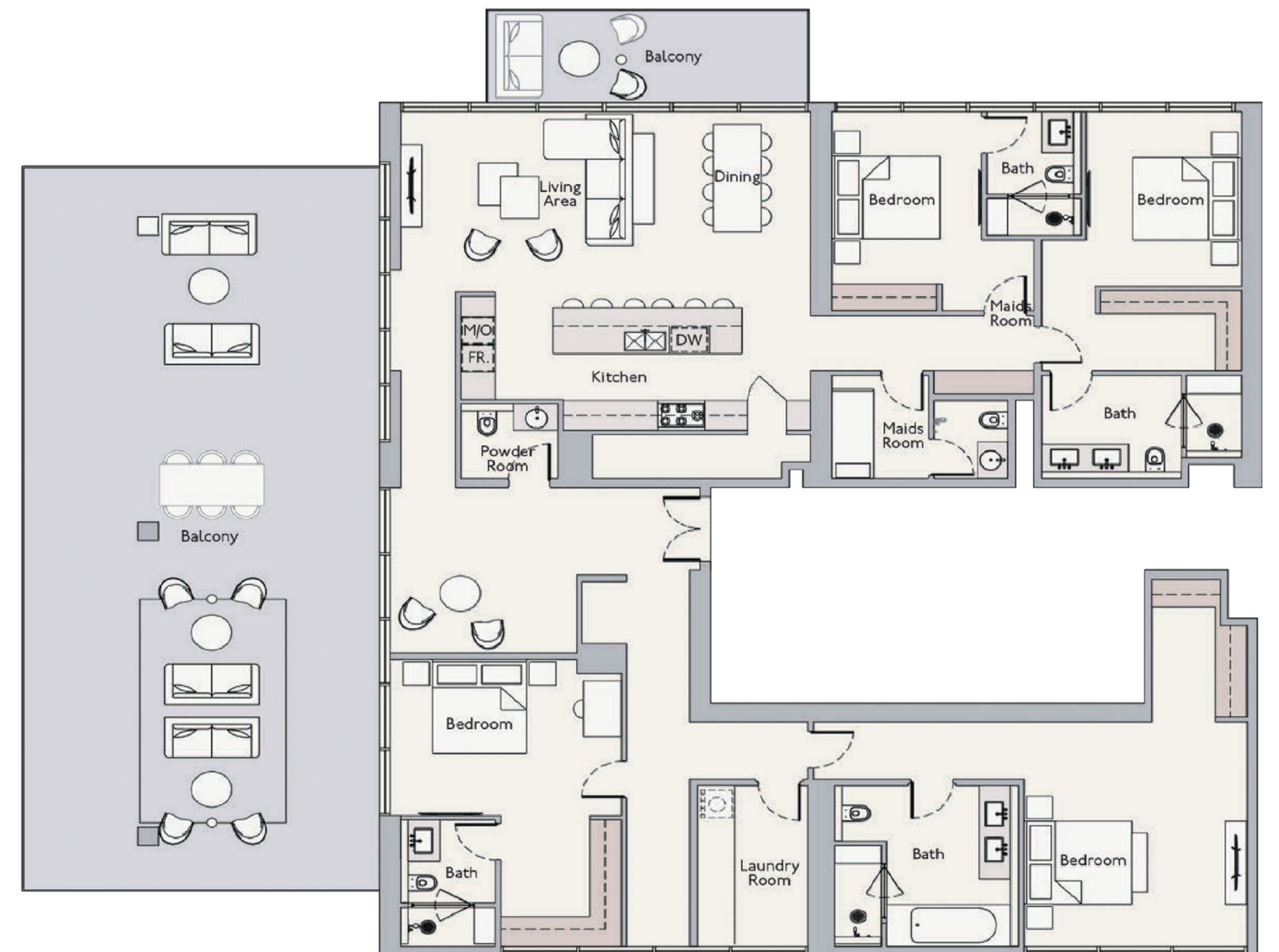


Upper Floor

3 BEDROOM + MAIDS ROOM TYPE G



4 BEDROOM + MAIDS ROOM TYPE A

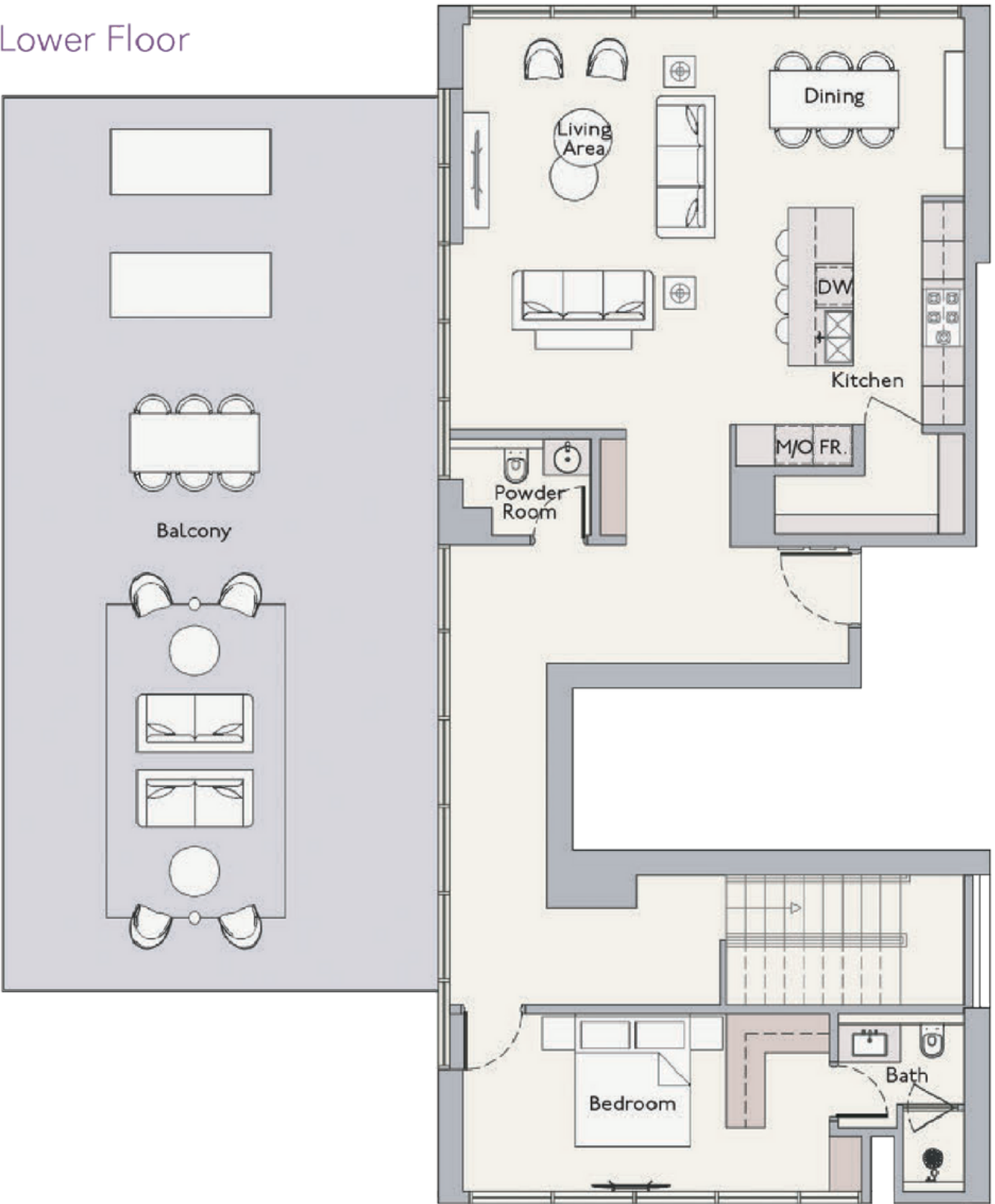


4 BEDROOM + MAIDS ROOM TYPE B

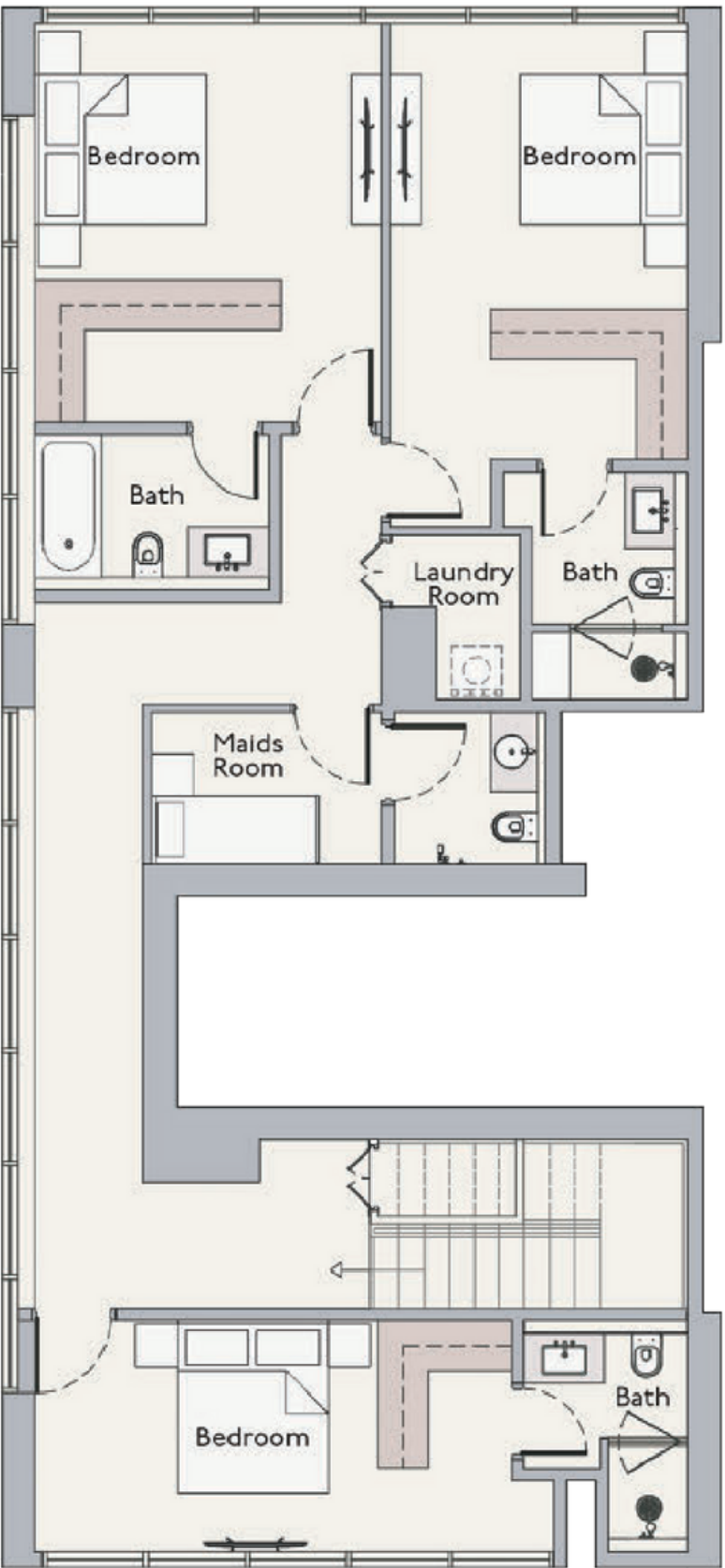


4 BEDROOM + MAIDS ROOM TYPE C

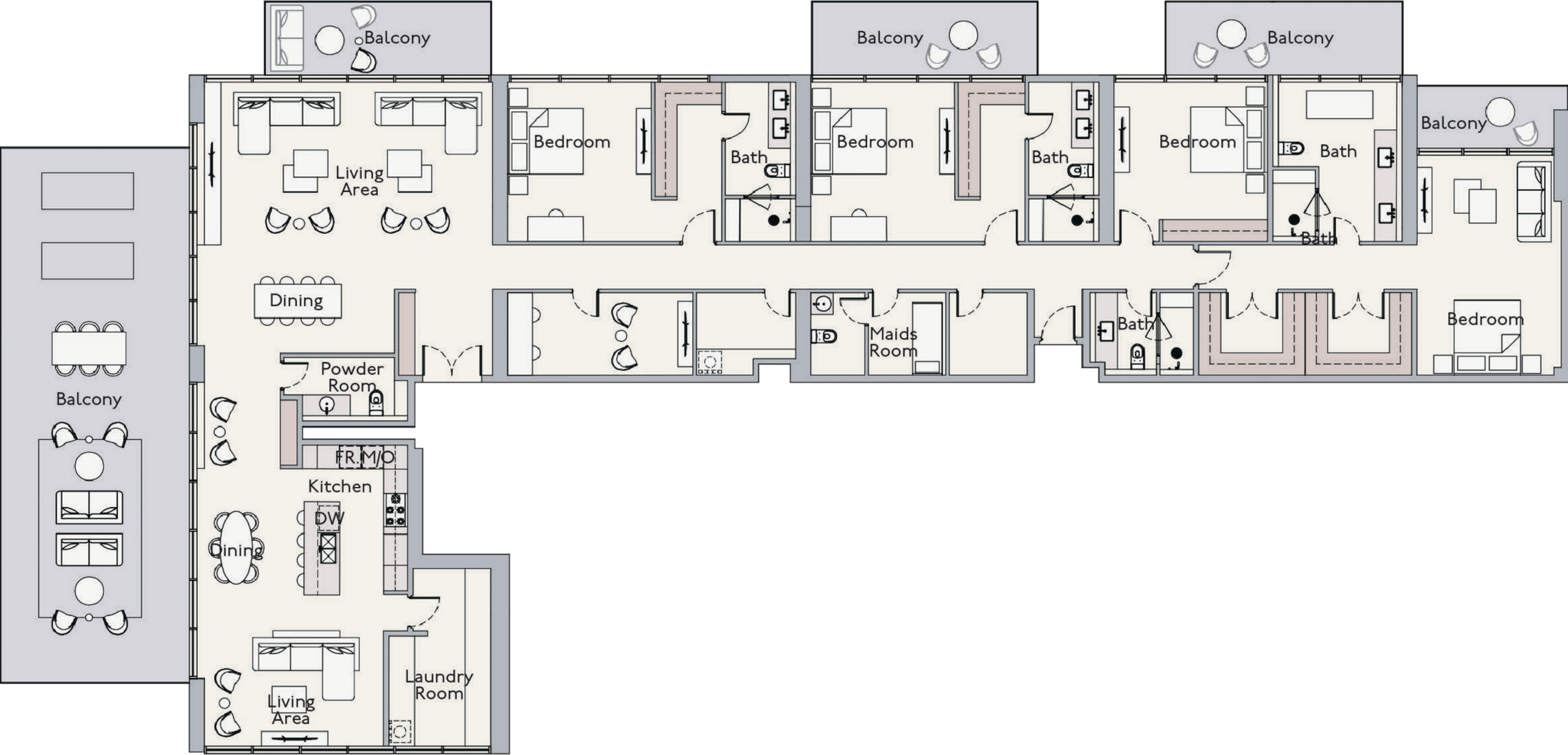
Lower Floor



Upper Floor



4 BEDROOM + MAIDS ROOM TYPE E



PENTHOUSE

PAYMENT PLAN

20 %
At the time
of booking

10 %
60 days after
the reservation

10 %
120 days after
the reservation date

5 %
On completion of 20%
construction of the project

5 %
On completion of 30%
construction of the project

5 %
On completion of 40%
construction of the project

5 %
On completion of 50%
construction of the project

5 %
On completion of 60%
construction of the project

5 %
On completion of 70%
construction of the project

30 %
On completion



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LIVE IN *DESIGN*