



**METROPOLITAN**  
CAPITAL REAL ESTATE

# The Prime Collection

Dubai's Finest  
Investments



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Dubai Hills Estate, Dubai

Rosehill  
DUBAI HILLS ESTATE

EMAAR

# Rosehill

Handover:	<b>Q2 2029</b>
Starting price:	<b>AED 1.6M (USD 436K)</b>
Sizes:	<b>741 sq. ft — 1,799 sq. ft</b>
Payment plan:	<b>80/20</b>

## About the Project

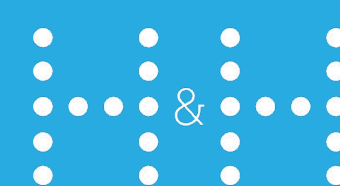
**Rosehill** at Dubai Hills Estate is Emaar's first golf-facing launch of 2025, offering elevated living directly on the fairway. Following the sell-out success of Club Place, Golf Hillside, and Vida Club Point, this new release features 1–3 bedroom elegant residences. With sweeping golf course views, resort-style amenities, and access to Dubai Hills Mall, Dubai Hills Park, championship golf facilities, schools, and healthcare, Rosehill blends location, luxury, and lifestyle in one prestigious address.





**DIFC, Dubai**

**EH**  
**EDEN HOUSE**  
Z'ABEEL



# Eden House Za'abeel

Handover:	<b>Upon request</b>
Starting price:	<b>AED 4.95M (USD 1.3M)</b>
Sizes:	<b>1,356 sq. ft — 2,809 sq. ft</b>
Payment plan:	<b>50/50</b>

## About the Project

**Eden House Za'abeel** by H&H Development offers a premium living experience in Dubai's dynamic DIFC. This elite residential project, designed by DXB Lab and landscaped by Vladimir Djurovic, features a stunning architectural form softened by greenery and wide terraces. The complex offers 1-3 bedroom apartments and exclusive penthouses with interior designs by Tristan Auer. Experience luxury living with access to a wealth of amenities and services in the city's financial heart.





Sheikh Zayed Road, Dubai



# AHS Luxury Office Tower

Handover:	<b>Q2 2026</b>
Starting price:	<b>AED 4,000 (USD 1,088) per sq. ft</b>
Sizes:	<b>3,500 sq. ft or 7,000 sq. ft</b>
Payment plan:	<b>50/50</b>

## About the Project

**AHS Luxury Office Tower** by AHS Properties is a premium commercial development on Sheikh Zayed Road. Offering half and full-floor office spaces in Shell & Core format, the tower caters to businesses seeking prestige, flexibility, and visibility. Located steps from DIFC Metro Station, the tower features panoramic city views, smart infrastructure, and wellness-focused amenities — ideal for corporate headquarters or high-yield investments in Dubai's top business district.





Business Bay, Dubai

  
**LUMENA**  
BY OMNIYAT

**OMNIYAT**  
THE ART OF ELEVATION

# LUMENA

Handover:	<b>Upon request</b>
Starting price:	<b>AED 25M (USD 6.8M)</b>
Sizes:	<b>4,500 sq. ft — 12,500 sq. ft</b>
Payment plan:	<b>50/50</b>

## About the Project

**LUMENA** – a new commercial landmark in Business Bay by OMNIYAT. Situated on the last available plot in the district, LUMENA offers around 80 premium office units. Its unbeatable location directly opposite Business Bay Metro Station, with seamless access to Sheikh Zayed Road, ensures exceptional visibility and connectivity. The iconic glass façade and upscale interiors create a prestigious business address ideal for corporates, investors, and regional headquarters.





Business Bay, Dubai

**HQ**  
by  
ROVE  
MARASI BAY

**IRTH**

# HQ by Rove

Handover:	<b>Q1 2029</b>
Starting price:	<b>Upon request</b>
Sizes:	<b>4,400 sq. ft — 5,000 sq. ft</b>
Payment plan:	<b>50/50</b>

## About the Project

**HQ by Rove** offers Dubai's first hospitality-branded Grade A commercial workspace, designed for people, lifestyle, and productivity. Located in the heart of Business Bay, it features modular offices tailored to scale with your business, private outdoor courtyards, and fully furnished units ready for immediate move-in. A complete professional ecosystem with seamless services makes HQ the ultimate choice for modern work.





Bay District, Dubai Maritime City

SOULÈVER

BEYOND

# Beyond SOULÈVER

Handover: **Q4 2028**

Starting price: **AED 2.53M (USD 690K)**

Sizes: **839 sq. ft — 3,115 sq. ft**

Payment plan: **70/30**

## About the Project

**Beyond SOULÈVER** is a landmark development in the heart of Bay District, Dubai Maritime City. Comprising two iconic towers, it offers an exclusive collection of 1–5 bedroom apartments, duplexes, chalets, and penthouses. Designed for those who seek exceptional living, the project blends timeless architecture with world-class amenities, including private beach access, infinity pools, rooftop lounges, and bespoke concierge services.





# Palm Jebel Ali Plots

Handover:	<b>Q4 2027</b>
Starting price:	<b>AED 42M (USD 11.4M)</b>
Sizes:	<b>Upon request</b>
Payment plan:	<b>48-month</b> flexible payment plan

## About the Project

**Palm Jebel Ali** will comprise 7 islands, housing over 35,000 residents, covering 122 million sq. ft., and adding 110 km of new coastline to Dubai. Connected to the mainland via bridges, the island will offer an abundance of amenities, attractions, and entertainment. Now is your chance to own beachfront villa plots on Fronds K, L, M, N, O, and P — the only beach-accessible plots currently available in Dubai.





# Terra Golf Collection Phase 2

Handover:	<b>Q2 2026</b>
Starting price:	<b>AED 21M (USD 5.7M)</b>
Sizes:	<b>6,434 sq. ft — 8,028 sq.ft</b>
Payment plan:	<b>60/40</b>

## About the Project

**Terra Golf Collection Phase 2** by Taraf offers just 21 ultra-luxury standalone villas in Dubai's prestigious Jumeirah Golf Estates. Each home features sky lounges, private gardens, spacious layouts, and premium finishes. Designed for families and golf enthusiasts, the development combines exclusivity, world-class amenities, and a serene gated community lifestyle. Flexible payment plans and potential 10-year Golden Visa eligibility make these townhouses a top-tier investment.





**Jumeirah Golf Estates, Dubai**



**wasl**

# Pinewood Estate Homes

Handover:	<b>Q4 2028</b>
Starting price:	<b>AED 5.6M (USD 1.53M)</b>
Sizes:	<b>3,438 sq. ft — 4,659 sq. ft</b>
Payment plan:	<b>80/20</b>

## About the Project

**Pinewood Estate Homes** is the first phase of Wasl's landmark development in Jumeirah Golf Estates — a master-planned luxury destination spanning 4.68 million sq. m. Featuring 247 ultra-modern villas in three types, it blends sanctuary-inspired architecture with premium finishes and smart infrastructure. Designed for elevated living, each home offers private garages, landscaped gardens, double-height foyers, and exclusive amenities including private pools, rooftop terraces, and panoramic green views.





Sheikh Zayed Road, Dubai

  
THE TRANQUIL  
AT SOBHA CENTRAL

  
THE SERENE  
AT SOBHA CENTRAL

# The Serene & The Tranquil

Handover:	<b>Q3 2029</b>
Starting price:	<b>AED 1.4M (USD 381K)</b>
Sizes:	<b>495 sq. ft — 860 sq. ft</b>
Payment plan:	<b>Just 10% per year</b>

## About the Project

**The Serene & The Tranquil** by Sobha Realty at Sobha Central offering 1–2 bedroom skyline-view apartments on Sheikh Zayed Road, Dubai's prime corridor. Featuring smart layouts, premium finishes, and a 16,000 sq.m podium with 40+ lifestyle amenities, two residential towers provide metro access, retail, wellness, and landscaped spaces. With handover in 2029 and flexible payment plans, The Serene & The Tranquil combine iconic views, urban convenience, and strong investment potential.





Dubai Creek Harbour, Dubai

MONTIVA  
BY VIDA  
DUBAI CREEK HARBOUR

EMAAR

# Montiva by Vida

Handover:	<b>Q3 2029</b>
Starting price:	<b>AED 1.9M (USD 517K)</b>
Sizes:	<b>755 sq. ft — 1,911 sq. ft</b>
Payment plan:	<b>80/20</b>

## About the Project

**Montiva by Vida** at Dubai Creek Harbour brings a curated collection of 1–3 bedroom branded residences by Emaar. Designed for modern living with a creative twist, the community features lush gardens, infinity pool, yoga and BBQ zones. Just 10 minutes from Downtown Dubai and 15 minutes from DXB Airport, it offers both lifestyle and strong investment potential.





Rashid Yachts & Marina, Dubai

AUREA  
RASHID YACHTS & MARINA

EMAAR

# Aurea

Handover:	<b>Q2 2029</b>
Starting price:	<b>AED 2.31M (USD 629K)</b>
Sizes:	<b>799 sq.ft — 2,484 sq. ft</b>
Payment plan:	<b>80/20</b>

## About the Project

**AUREA by EMAAR** is a boutique waterfront residence in Rashid Yachts & Marina, designed for the distinguished. Set in Dubai's historic Mina Rashid, it bridges the charm of old Dubai with the city's modern elegance. The development features 169 refined 1–3BR apartments, each offering open layouts, marina views, and premium finishes. With curated wellness spaces, infinity pools, and direct access to the Superyacht Marina, AUREA redefines seafront living with timeless sophistication.





Dubai Islands, Dubai

*Marea*

SHARAFI  
DEVELOPMENT

# Marea Residences

Handover:	<b>Upon request</b>
Starting price:	<b>AED 3M (USD 817K)</b>
Sizes:	<b>Upon request</b>
Payment plan:	<b>40/30/30</b> with 2-year post-handover

## About the Project

**Marea Residences** is a signature luxury residential project on Dubai Islands, offering exclusive waterfront living. Designed as an architectural landmark, it features a flowing façade inspired by the rhythm of the sea and floor-to-ceiling glass walls delivering uninterrupted sea views. With a limited collection of 1-3 bedroom apartments to penthouses, Marea offers bespoke interiors, Italian marble finishes, and world-class amenities — blending elegance, wellness, and lifestyle in a prime destination underpinned by Dubai’s 2040 Vision.





Dubai South, Dubai

CHEVALIA  
ESTATE 2

EMAAR

# Chevalia Estate 2

Handover:	<b>June 2029</b>
Starting price:	<b>AED 7.88M (USD 2.15M)</b>
Sizes:	<b>4,168 sq. ft – 8,635 sq. ft</b>
Payment plan:	<b>80/20</b>

## About the Project

**Chevalia Estate 2** at Grand Polo Club and Resort offers an unparalleled equestrian lifestyle with luxury villas nestled within a vibrant, heritage-inspired community. Featuring 4- and 5-bedroom villas, including exclusive equestrian residences, the estate blends sophistication, sport, and nature. Each home is designed with sweeping views of polo fields, stables, and manicured landscapes, offering privacy, elegance, and direct access to world-class equestrian facilities.





Dubai Islands, Dubai



**NAKHEEL**

# Bay Villas

Handover:	<b>Upon request</b>
Starting price:	<b>Competitive pricing (below Palm Jebel Ali)</b>
Sizes:	<b>3,409 sq.ft —14,134 sq. ft</b>
Payment plan:	<b>80/20</b>

## About the Project

**Bay Villas** by Nakheel is a premium gated community on Dubai Islands, offering spacious waterfront and beachfront residences at highly competitive prices. Designed for modern families, the project features a wide selection of 3–4BR townhouses, 4BR garden villas, 5BR waterfront villas, and 6BR beachfront villas. Residents enjoy privacy, lush landscaping, and direct access to Dubai’s coastline, while being part of Nakheel’s most prestigious master development.





# Serenia District

Handover:	<b>December 2028</b>
Starting price:	<b>From AED 1.9M (USD 517K)</b>
Sizes:	<b>Upon request</b>
Payment plan:	<b>60/40</b>

## About the Project

**Serenia District** by Palma Holdings is a premium residential development in Jumeirah Islands — a lakeside haven where urban sophistication meets the quiet poetry of nature. Designed by Nikken Sekkei, the 46-storey tower brings 420 residences with timeless architecture, innovative design, and a holistic lifestyle surrounded by water, greenery, and exclusive amenities.





Dubai Design District, Dubai

SELECT  
GROUP

# D3 Towers

Handover: **Coming Soon**

Starting price: **Coming Soon**

Sizes: **Coming Soon**

Payment plan: **Coming Soon**

## About the Project

**D3 by Select Group** marks a new architectural chapter in Dubai Design District — where art, innovation, and waterfront living merge. Comprising three contemporary towers, the project reflects Select Group’s signature blend of modern design and refined comfort. Spacious 1–3BR residences feature panoramic windows, elegant interiors, and direct access to the promenade, creating a home that embodies Dubai’s creative energy and sophisticated urban lifestyle.





Dubai Design District, Dubai

  
**JW MARRIOTT**  
RESIDENCES  
AT DUBAI ISLANDS, CENTRAL

# JW Marriott Residences

Handover:	<b>Q1 2028</b>
Starting price:	<b>AED 2.37M (USD 646K)</b>
Sizes:	<b>551sq. ft – 2,324 sq.ft</b>
Payment plan:	<b>60/40</b>

## About the Project

**JW Marriott Residences** is the first JW Marriott-branded residential project in Dubai. A boutique collection of 115 oceanfront homes — 1-3 bedroom residences with fully-fitted luxury interiors. Residents enjoy panoramic sea views, exclusive wellness and leisure amenities, and premium Marriott Bonvoy privileges — blending serenity with sophisticated island living.





Nad Al Sheba, Dubai

NAD AL SHEBA  
GARDENS

||| MERAAS

# Nad Al Sheba Gardens Phase 10

Handover:	<b>Q1 2029</b>
Starting price:	<b>AED 5.1M (USD 1.38M)</b>
Sizes:	<b>Upon request</b>
Payment plan:	<b>80/20</b> for townhouses, <b>60/40</b> for villas

## About the Project

**Nad Al Sheba Gardens**, by Meraas, is a tranquil oasis in Dubai, offering spacious homes, built in harmony with nature. In July 2025, the developer launched a new phase of its premium project with 5-bedroom townhouses and 6-7 bedroom villas, located near Central Park. Townhouses and villas feature open-plan layouts and warm, modern finishes.





DAMAC Hills, Dubai



**DAMAC**

# DAMAC District

Handover:	<b>Q3 2029</b>
Starting price:	<b>AED 1.1M (USD 299K)</b>
Sizes:	<b>Upon request</b>
Payment plan:	<b>60/40</b>

## About the Project

**DAMAC District** is the newest launch by DAMAC Properties, redefining integrated living in the heart of DAMAC Hills. This visionary development brings together luxury 1–2BR apartments and Grade-A offices, creating a dynamic hub where life, leisure, and work connect seamlessly. With refined interiors, open layouts, and premium finishes, every space reflects modern sophistication. From stylish homes to world-class corporate facilities, DAMAC District offers a holistic lifestyle in one of Dubai's most established communities.





Dubailand, Dubai

RISE  
BY ATHLON



# Rise by Athlon

Handover:	<b>Q4 2029</b>
Starting price:	<b>AED 1.35M (USD 368K)</b>
Sizes:	<b>Upon request</b>
Payment plan:	<b>60/40</b>

## About the Project

**Rise by Athlon** is the final and most anticipated phase of Aldar's award-winning wellness community in Dubailand. Set within a LEED Platinum-certified masterplan, the project offers 1–3BR apartments across eight themed buildings overlooking Athlon's vast central park. Designed around movement, nature, and mindful living, Rise blends modern architecture with wellness-driven amenities, cycling loops, and green spaces — creating a lifestyle that inspires energy, balance, and connection.





Business Bay, Dubai

DA VINCI  
Interiors by  
PAGANI

DAR  
GLOBAL

# DaVinci Tower by Pagani

Handover:	<b>Ready</b>
Starting price:	<b>AED 6.8M (USD 1.85M)</b>
Sizes:	<b>Upon request</b>
Payment plan:	<b>50/50</b>

## About the Project

**DaVinci Tower** by Pagani is a landmark luxury residence by DarGlobal in Business Bay — an architectural masterpiece that merges automotive artistry with cutting-edge design. Featuring only 15 ready-to-move-in units, it offers unmatched ultra-luxury interiors by Pagani.





**Madinat Jumeirah Living, Dubai**

**MERAAS**

# Nourelle

- Handover: **Q4 2029**
- Starting price: **AED 3.68M (USD 1M)**
- Sizes: **847 sq. ft — 5,623 sq. ft**
- Payment plan: **75/25**

## About the Project

**Nourelle** by Meraas is an ultra-exclusive freehold development directly facing the Burj Al Arab. Featuring just 66 residences across three interconnected buildings joined by a dramatic skybridge, the project embodies elegance and privacy. Offering 1–4BR apartments, each home blends modern design with natural light, greenery, and breathtaking views. Infinity pools, sky gardens, and glass-walled wellness spaces elevate everyday living into a refined resort experience.





Dubailand, Dubai

**DAMAC**  
ISLANDS

**DAMAC**

# DAMAC Islands

Handover: **Upon request**

Starting price: **AED 2.75M (USD 749K)**

Sizes: **2,208 sq. ft — 17,078 sq. ft**

Payment plan: **Upon request**

## About the Project

**DAMAC Islands** Phase 2 introduces the Seychelles and Hawaii clusters — the newest addition to DAMAC's tropical-inspired waterfront community in Dubailand. Spanning 30 million sq.ft., this master development reimagines resort living with themed islands inspired by global paradises. Offering 4–5BR townhouses and 5–7BR villas, each home blends modern luxury with island serenity. From private beaches to floating yoga decks, DAMAC Islands offers a lifestyle that feels like an endless vacation.





Dubai Creek Harbour, Dubai

**W**  
RESIDENCES  
AT DUBAI HARBOUR

**ARADA**

# W Residences Dubai Harbour — Tower 3

Handover: **Upon request**

Starting price: **AED 3.99M (USD 1.09M)**

Sizes: **Upon request**

Payment plan: **Upon request**

## About the Project

**W Residences Dubai Harbour – Tower 3** by Arada, in collaboration with Marriott International, introduces a new level of luxury living on Dubai’s iconic waterfront. Featuring 1–5BR residences, duplexes, and penthouses with private pools, this launch blends the signature W flair with panoramic views of The Palm, Dubai Marina, and the skyline. Residents enjoy 5-star amenities — from a 200-meter infinity pool and world-class spa to co-working lounges and a private cinema — redefining waterfront sophistication.





Dubailand, Dubai

CALIFORNIA  
RESIDENCES

 Infracorp

# California Village Apartments

Handover: **Q2 2028**

Starting price: **AED 1.1M (USD 299K)**

Sizes: **643 sq. ft — 1,700 sq. ft**

Payment plan: **64/36** split over 6 years

## About the Project

**California Village Apartments** by Infracorp bring laid-back West Coast energy to the heart of Dubai. Located in a serene, family-friendly community, the project offers 1–3BR apartments designed for comfort, style, and balance. With bright interiors, modern finishes, and access to resort-inspired amenities, California Village redefines suburban living. Exclusive to our portfolio — the top 20 premium units offer the best layouts and views, with flexible post-handover payment plans extending up to 6 years.





**METROPOLITAN**  
CAPITAL REAL ESTATE

# Metropolitan Capital Real Estate



P2 level, Danet Area, Guardian  
Towers, Abu Dhabi



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