

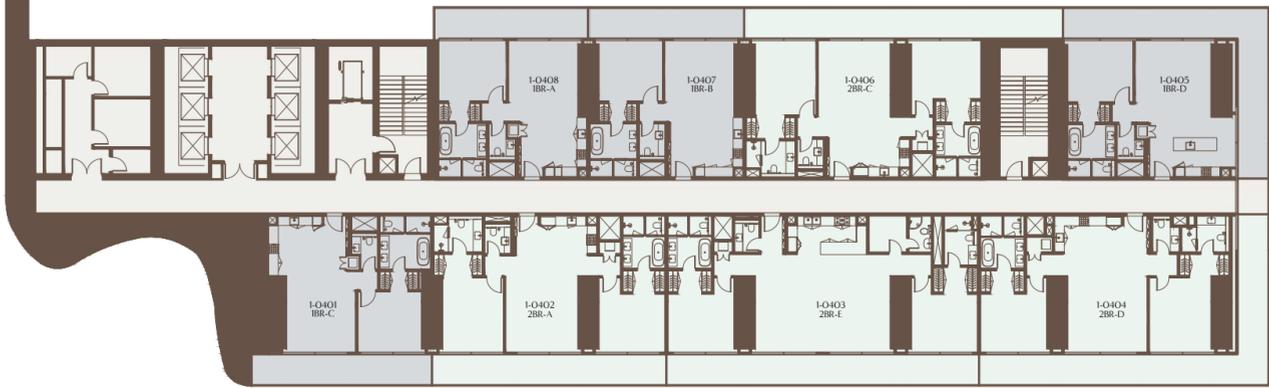
# AKALA

Residences 1



# 4<sup>TH</sup> TO 17<sup>TH</sup> FLOOR PLAN

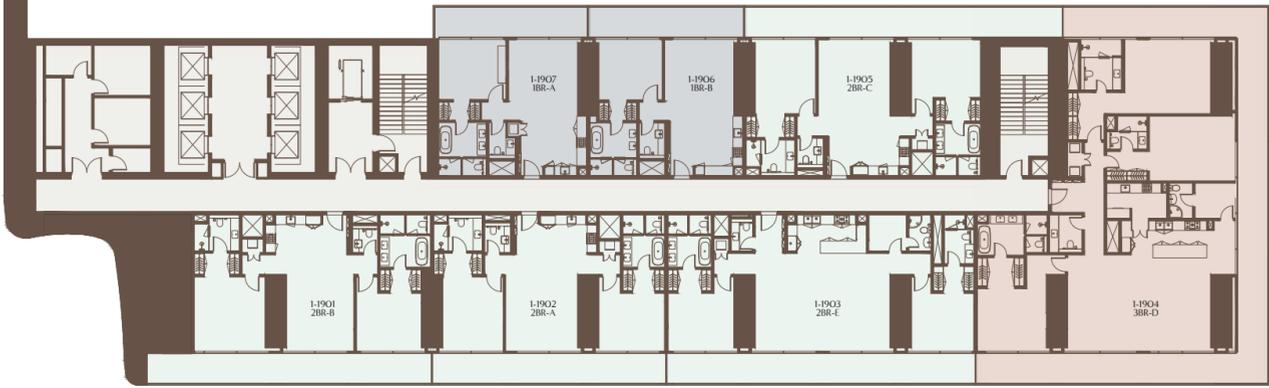
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# 19<sup>TH</sup> TO 29<sup>TH</sup> FLOOR PLAN

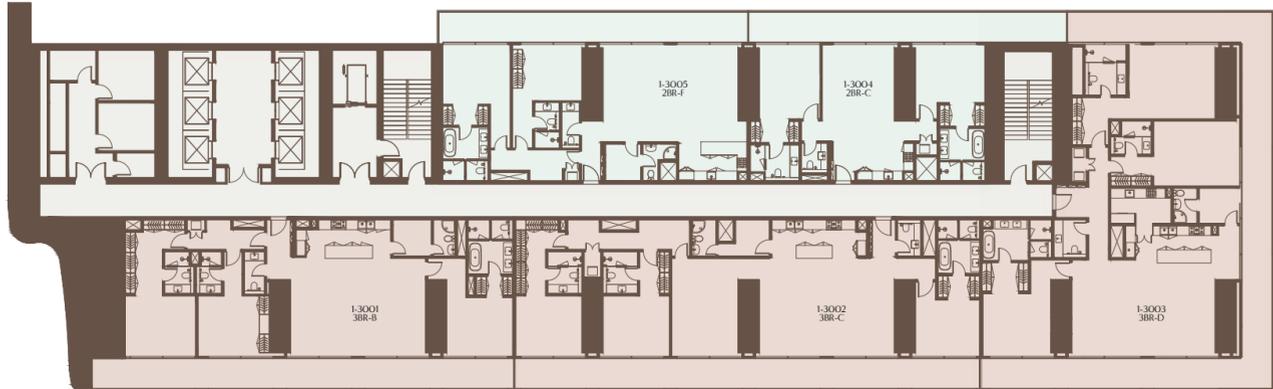
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# 30<sup>TH</sup> TO 39<sup>TH</sup> FLOOR PLAN

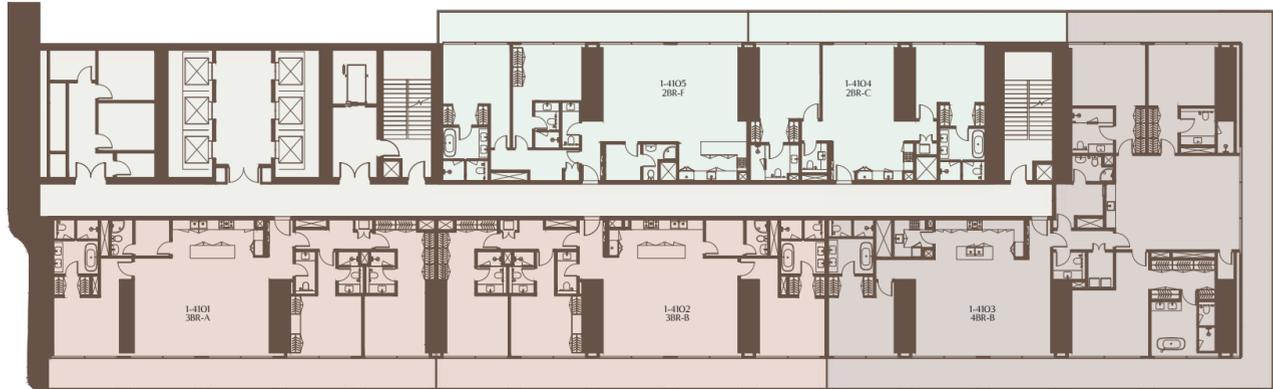
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# 41<sup>ST</sup> TO 47<sup>TH</sup> FLOOR PLAN

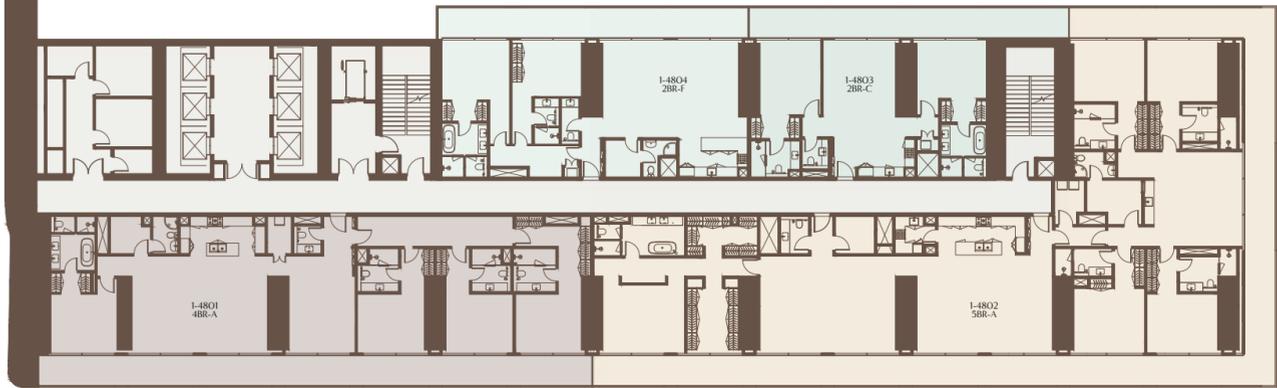
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# 48<sup>TH</sup> TO 49<sup>TH</sup> FLOOR PLAN

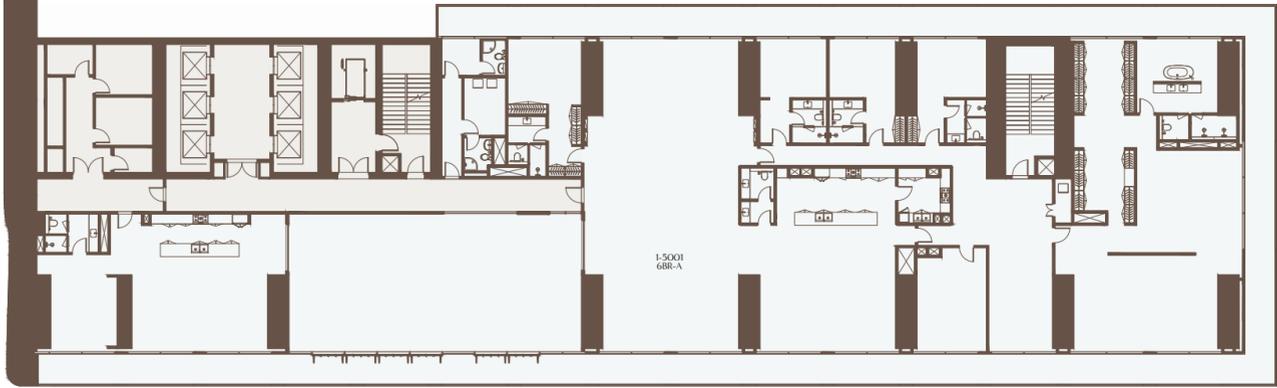
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# 50<sup>TH</sup> FLOOR PLAN

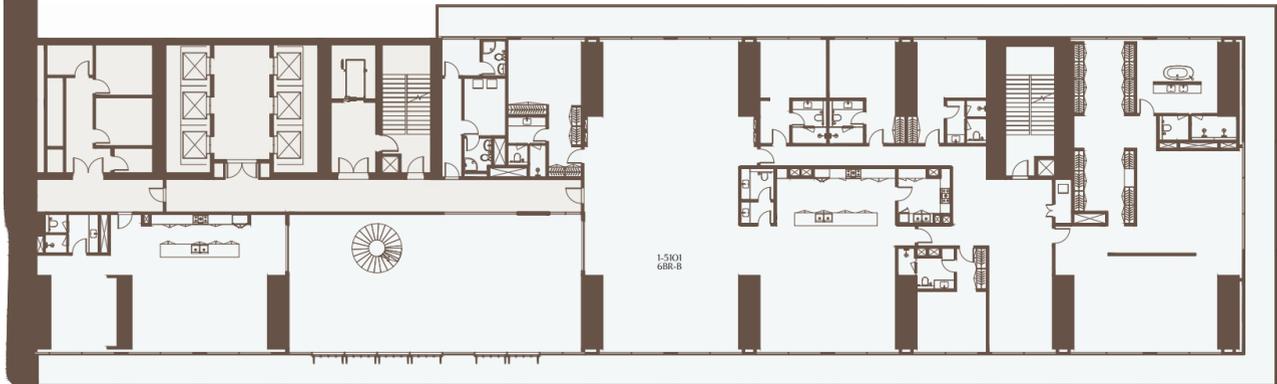
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# 51<sup>ST</sup> FLOOR PLAN

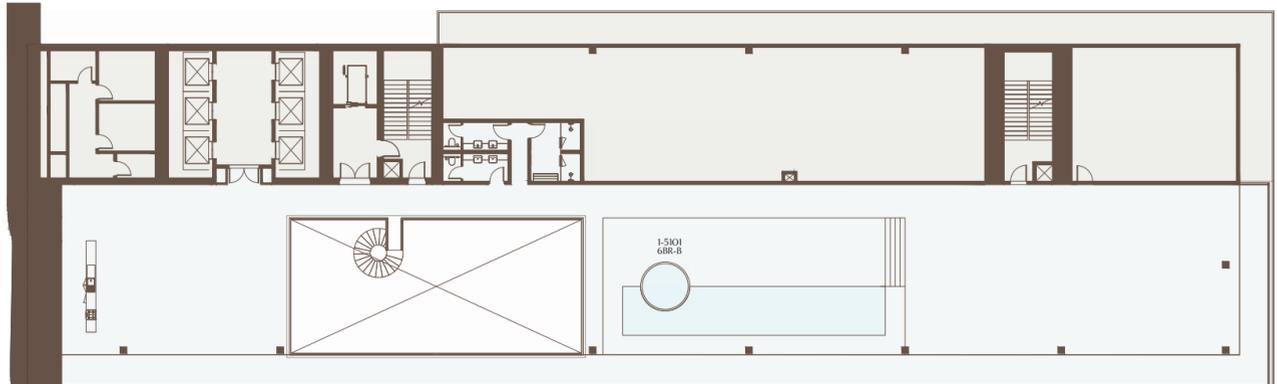
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# ROOF FLOOR PLAN

1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

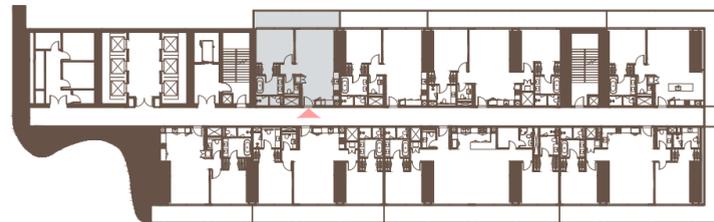
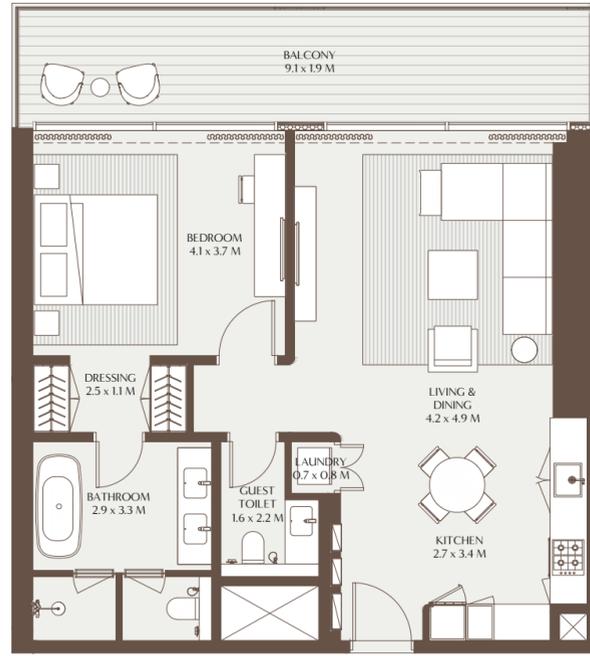
## THE ELEMENTS 1 BEDROOM RESIDENCE

Thoughtfully designed for elevated urban living, The Elements one bedroom residence features an open-plan kitchen seamlessly flowing into the living and dining areas, framed by floor-to-ceiling glass that invites natural light and calming views. The en-suite master bedroom offers a private sanctuary, complete with a spa-like bathroom featuring both a rainfall shower and deep soaking tub. A powder room, dedicated laundry space, and generous wraparound balconies, accessible from both the living area and bedroom, complete this serene and sophisticated retreat.



## The Elements - 1 Bedroom Residence A

Unit Area: 78.47 Sqm (844.65 Sqft) | Balcony Area: 17.78 Sqm (191.36 Sqft) | Total Area: 96.25 Sqm (1,036.01 Sqft)

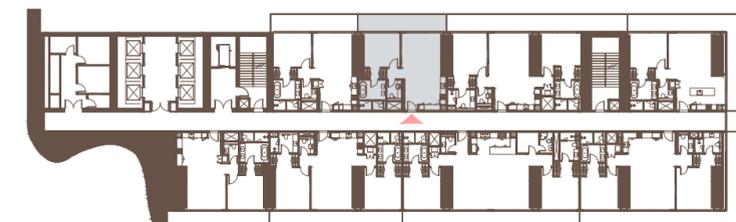
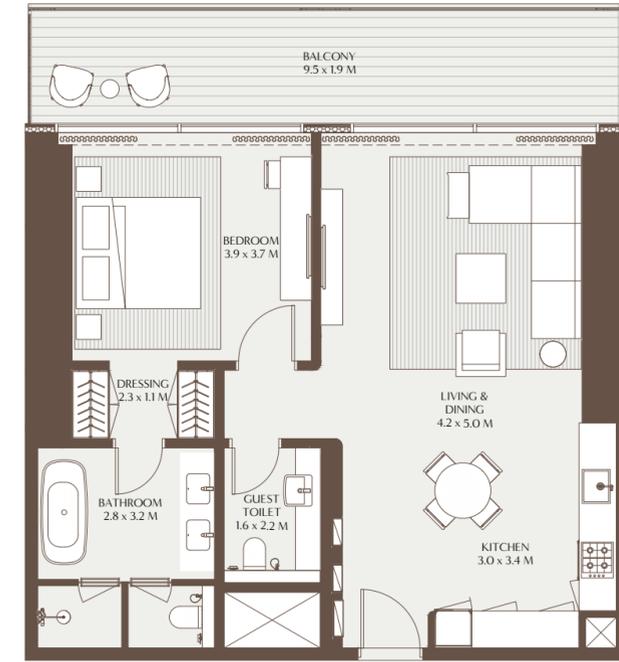


4TH TO 17TH, 19TH TO 29TH FLOOR



## The Elements - 1 Bedroom Residence B

Unit Area: 79.08 Sqm (851.21 Sqft) | Balcony Area: 17.92 Sqm (192.89 Sqft) | Total Area: 97.00 Sqm (1,044.10 Sqft)

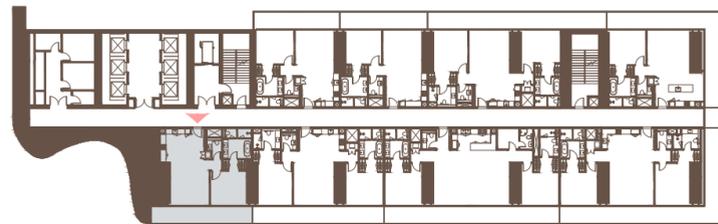
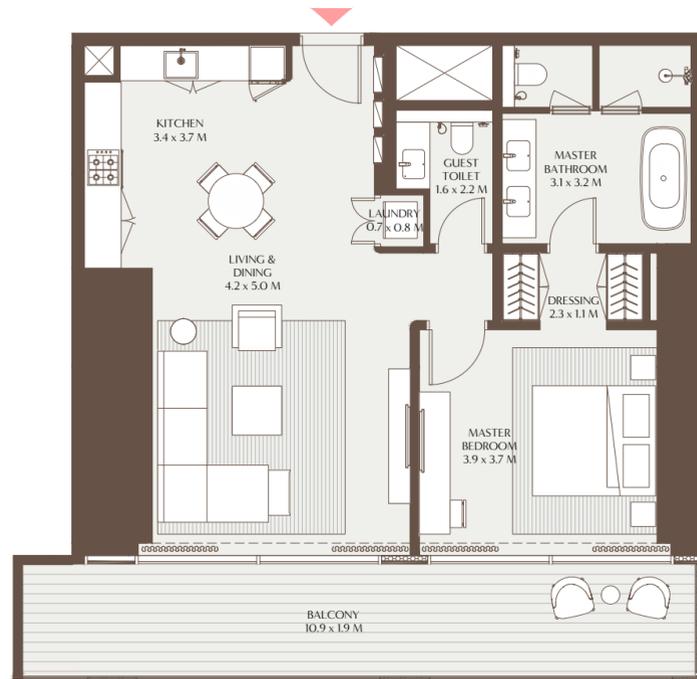


4TH TO 17TH, 19TH TO 29TH FLOOR



# The Elements - 1 Bedroom Residence C

Unit Area: 80.82 Sqm (869.94 Sqft) | Balcony Area: 31.01 Sqm (333.79 Sqft) | Total Area: 111.83 Sqm (1,203.73 Sqft)

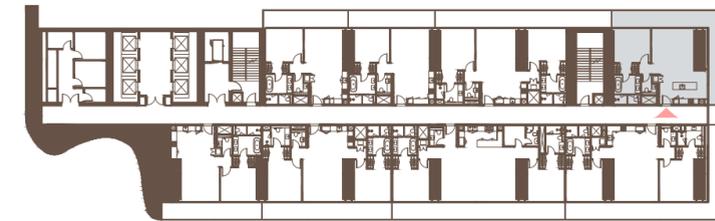
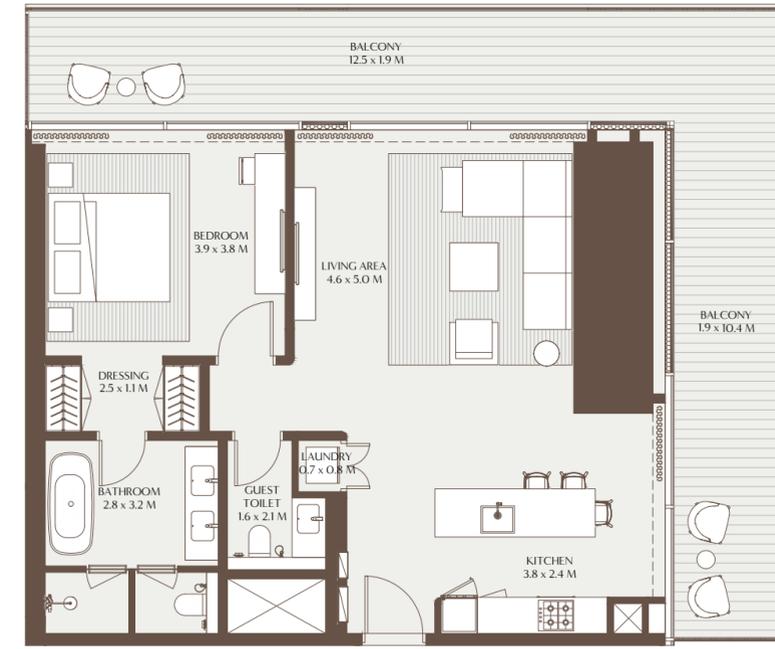


4TH TO 17TH FLOOR



# The Elements - 1 Bedroom Residence D

Unit Area: 91.01 Sqm (979.62 Sqft) | Balcony Area: 39.68 Sqm (427.11 Sqft) | Total Area: 130.69 Sqm (1,406.73 Sqft)



4TH TO 17TH FLOOR



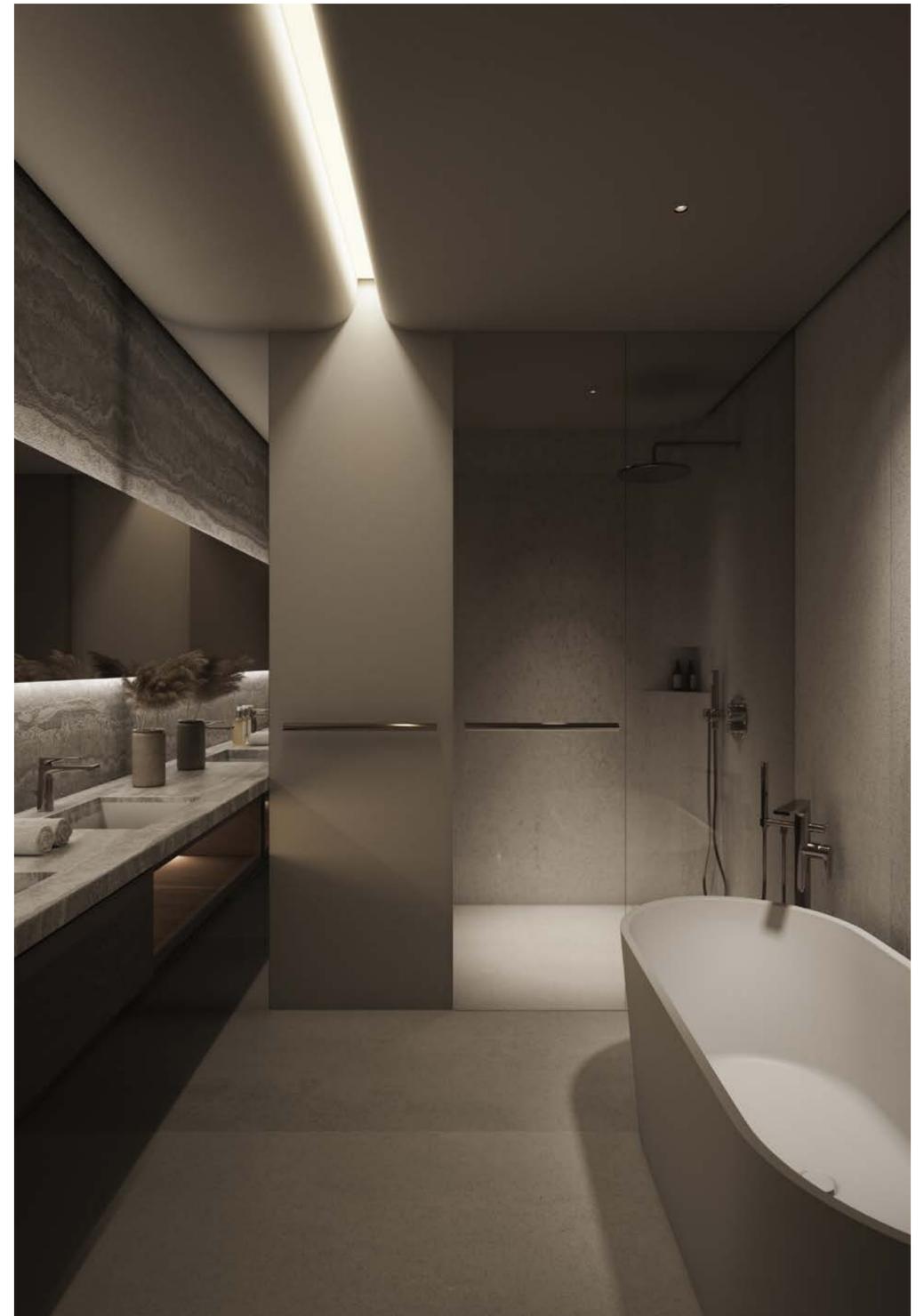
1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

## THE ELEMENTS 2 BEDROOM RESIDENCE

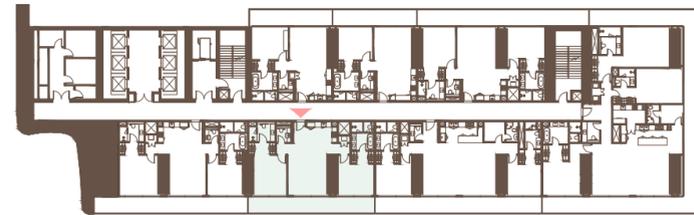
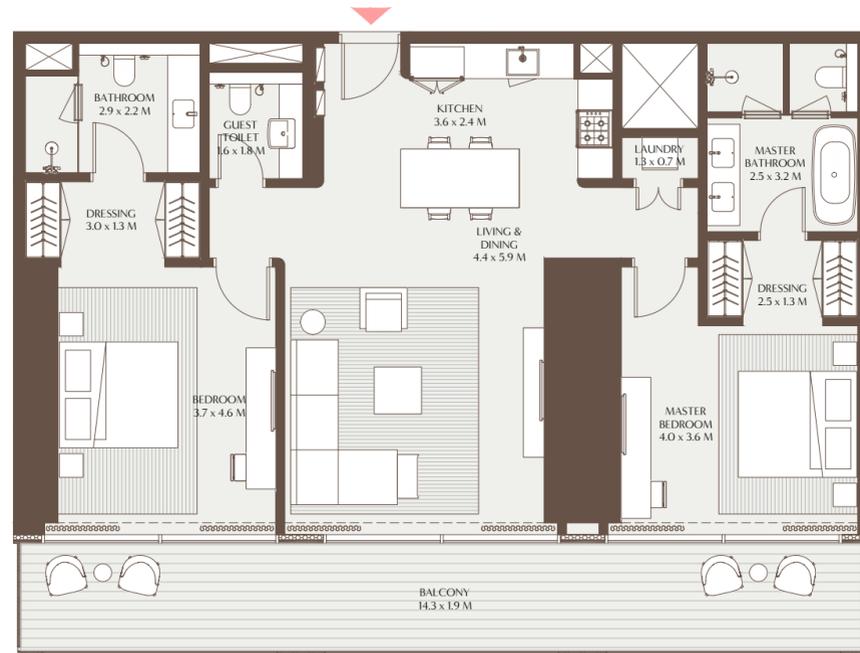
Designed to balance openness with privacy, The Elements two bedroom residence welcomes you with immediate views to the outdoors, drawing in natural light and a sense of calm. An open kitchen connects effortlessly to the living and dining spaces, while two en-suite bedrooms offer a quiet escape, each with built-in wardrobes, and the master featuring a walk-in dressing area and spa-style bathroom with a soaking tub. Expansive balconies extend the living space outward, with select layouts offering wraparound balconys and dual-aspect views. Additional features include a powder room, laundry area, and in select typologies, a discreet maid's room with en-suite facilities for added convenience.





## The Elements - 2 Bedroom Residence A

Unit Area: 117.75 Sqm (1,267.48 Sqft) | Balcony Area: 26.88 Sqm (289.29 Sqft) | Total Area: 144.63 Sqm (1,556.77 Sqft)

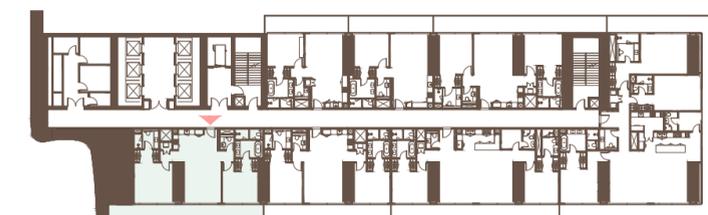
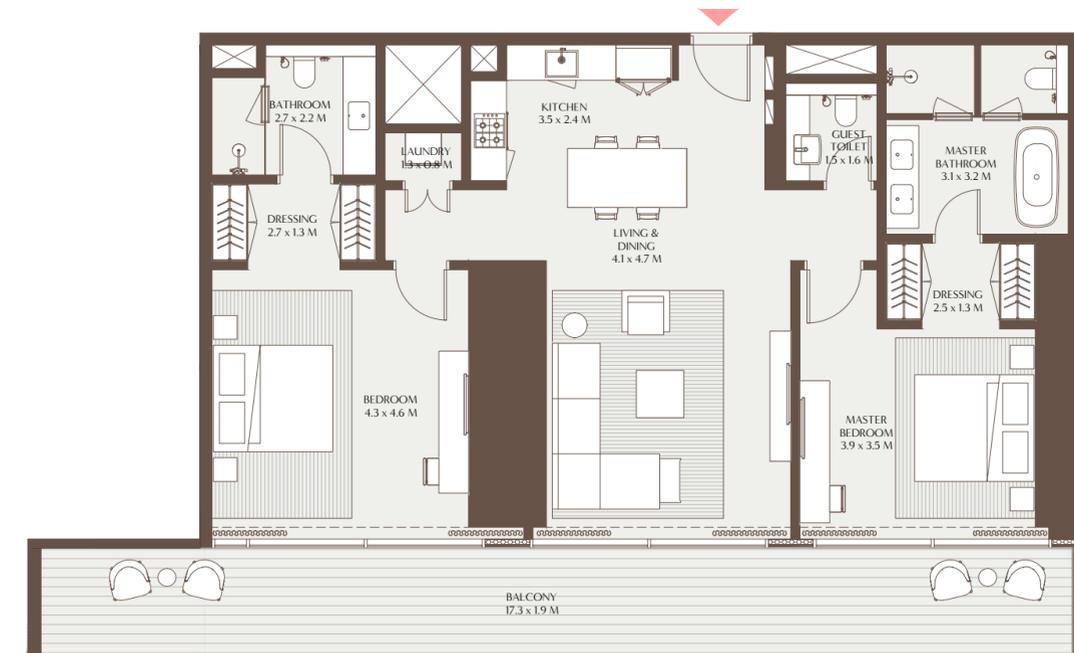


4TH TO 17TH & 19TH TO 29TH FLOOR



## The Elements - 2 Bedroom Residence B

Unit Area: 120.39 Sqm (1,295.88 Sqft) | Balcony Area: 32.90 Sqm (354.08 Sqft) | Total Area: 153.29 Sqm (1,649.96 Sqft)

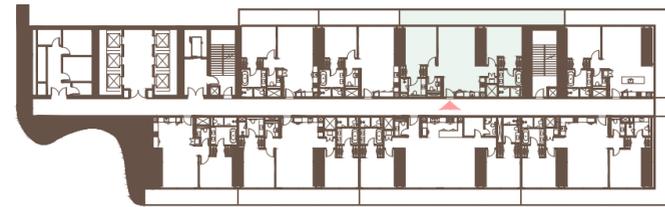
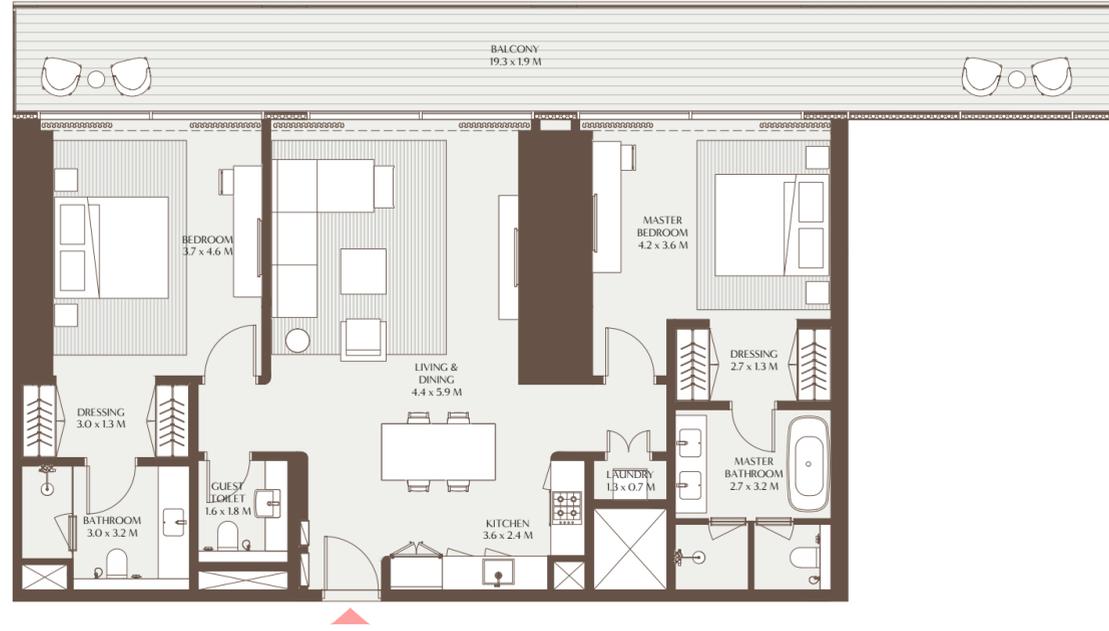


19TH TO 29TH FLOOR



## The Elements - 2 Bedroom Residence C

Unit Area: 123.69 Sqm (1,331.41 Sqft) | Balcony Area: 36.55 Sqm (393.39 Sqft) | Total Area: 160.24 Sqm (1,724.80 Sqft)



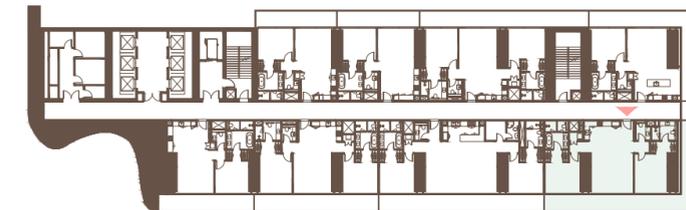
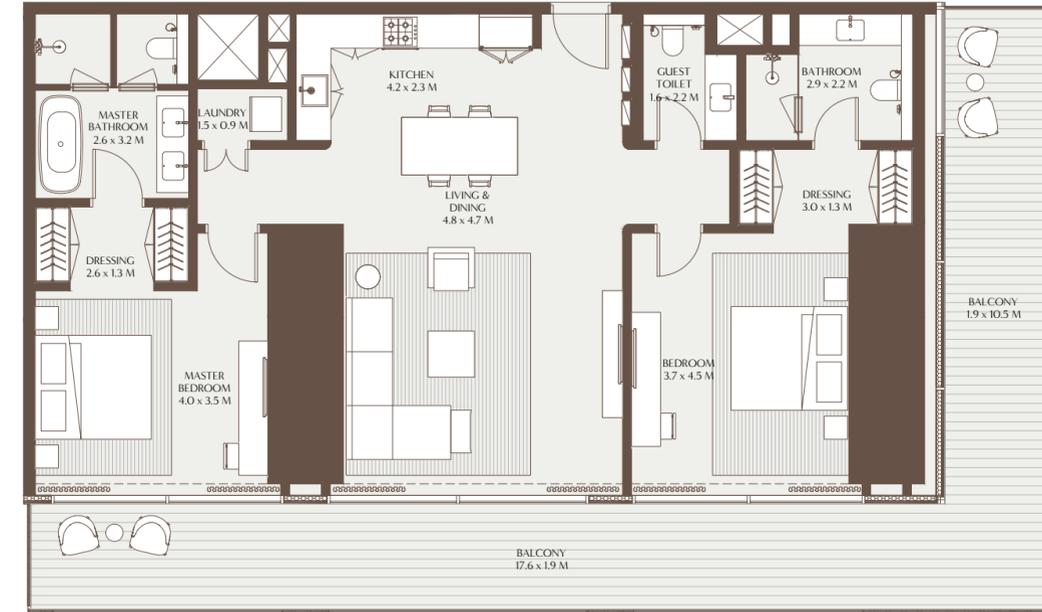
4TH TO 17TH, 19TH TO 29TH, 30TH TO 39TH,  
41ST TO 47TH, 48TH TO 49TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

## The Elements - 2 Bedroom Residence D

Unit Area: 131.90 Sqm (1,419.73 Sqft) | Balcony Area: 49.33 Sqm (531.03 Sqft) | Total Area: 181.23 Sqm (1,950.76 Sqft)



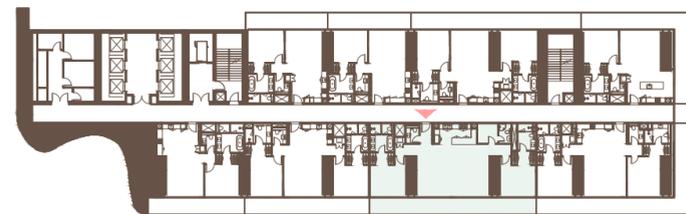
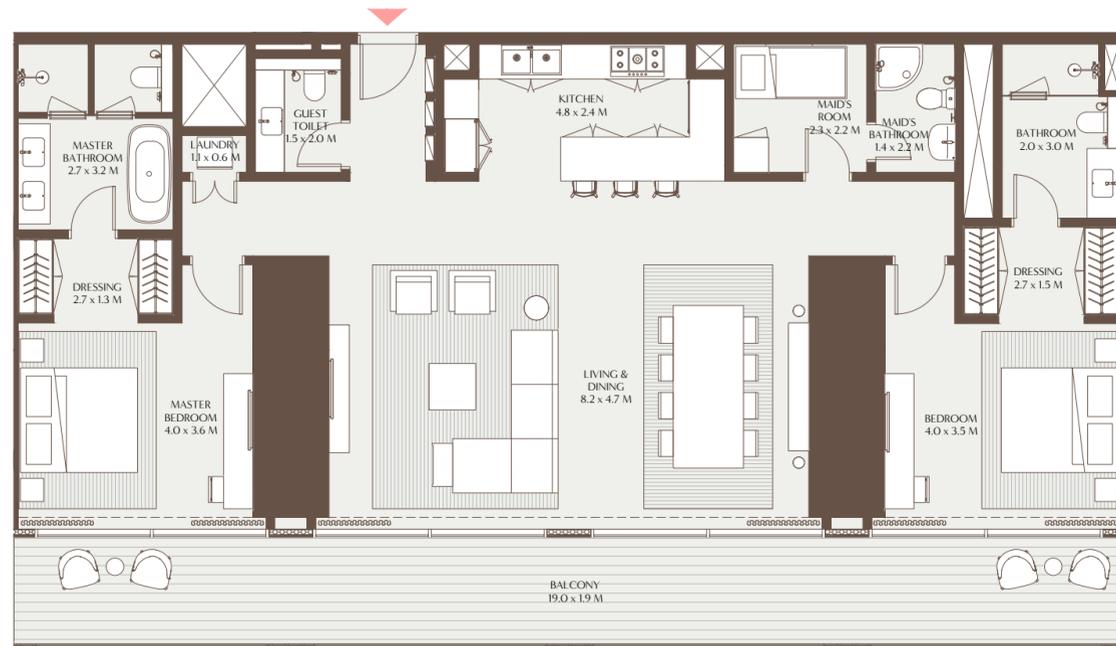
4TH TO 17TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

## The Elements - 2 Bedroom Residence E

Unit Area: 157.08 Sqm (1,690.80 Sqft) | Balcony Area: 35.83 Sqm (385.67 Sqft) | Total Area: 192.91 Sqm (2,076.47 Sqft)



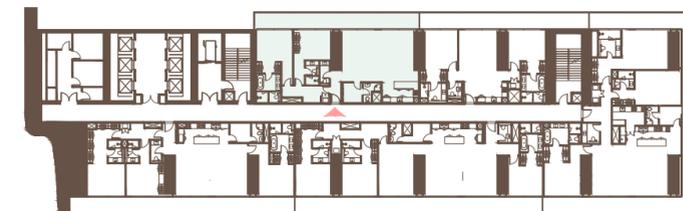
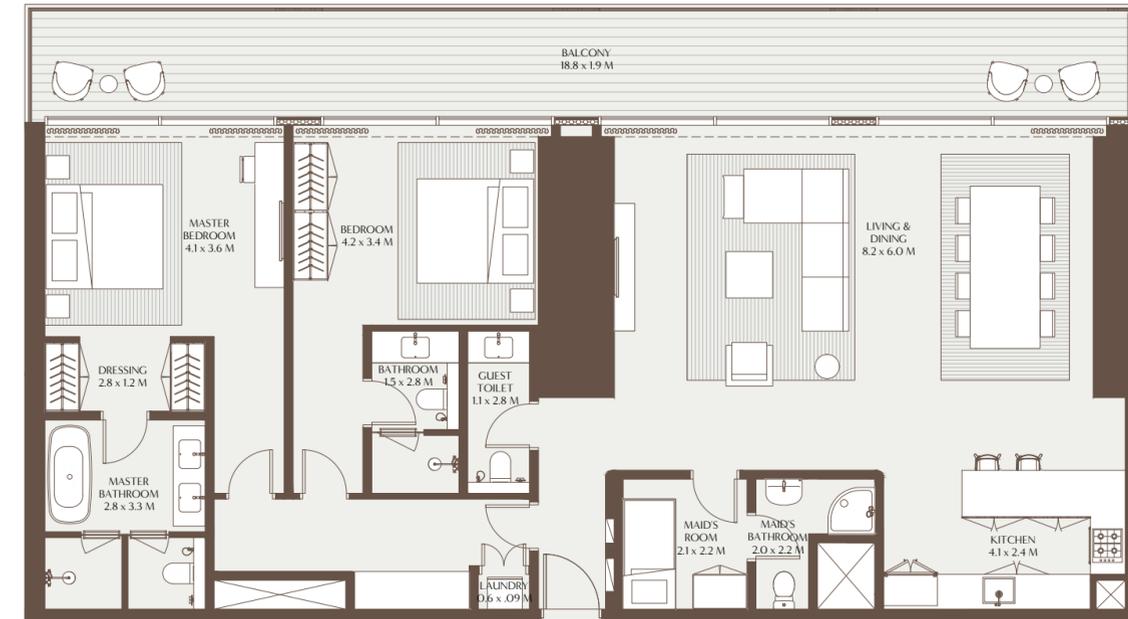
4TH TO 17TH, 19TH TO 29TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

## The Elements - 2 Bedroom Residence F

Unit Area: 158.52 Sqm (1,706.31 Sqft) | Balcony Area: 35.74 Sqm (384.73 Sqft) | Total Area: 194.26 Sqm (2,091.04 Sqft)



30TH TO 39TH, 41ST TO 47TH, 48TH TO 49TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

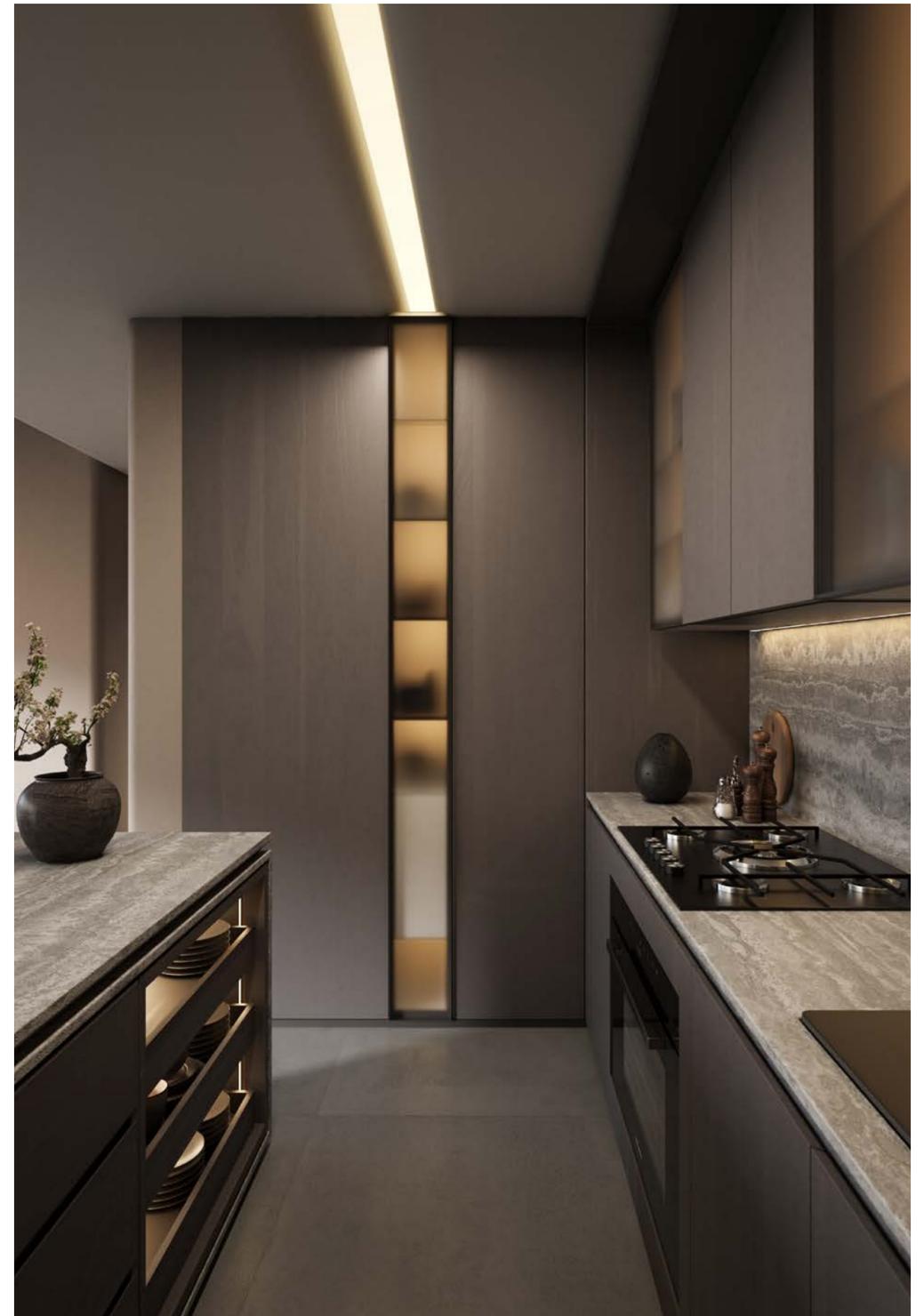


## THE ELEMENTS 3 BEDROOM RESIDENCE

A harmonious blend of functionality and refined design, The Elements three-bedroom residence opens with a spacious kitchen and island, flowing seamlessly into the living and dining areas, which are ideal for entertaining, yet with distinct zones for privacy and retreat.

Each of the three bedrooms is en-suite, featuring elegant built-in wardrobes, while the master suite includes a generous walk-in closet and a spa-inspired bathroom with a deep soaking tub.

Generous balconies connect indoor and outdoor living, with select corner layouts offering wraparound balconies and panoramic views in three directions. Additional features include a laundry room, powder room, maid's quarters with en-suite, and in some typologies, a separate family lounge or secondary kitchen for added convenience.

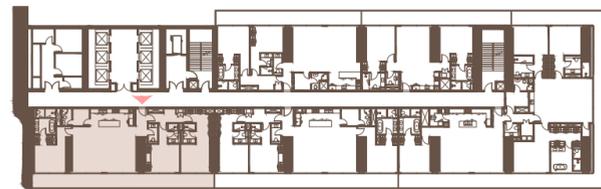
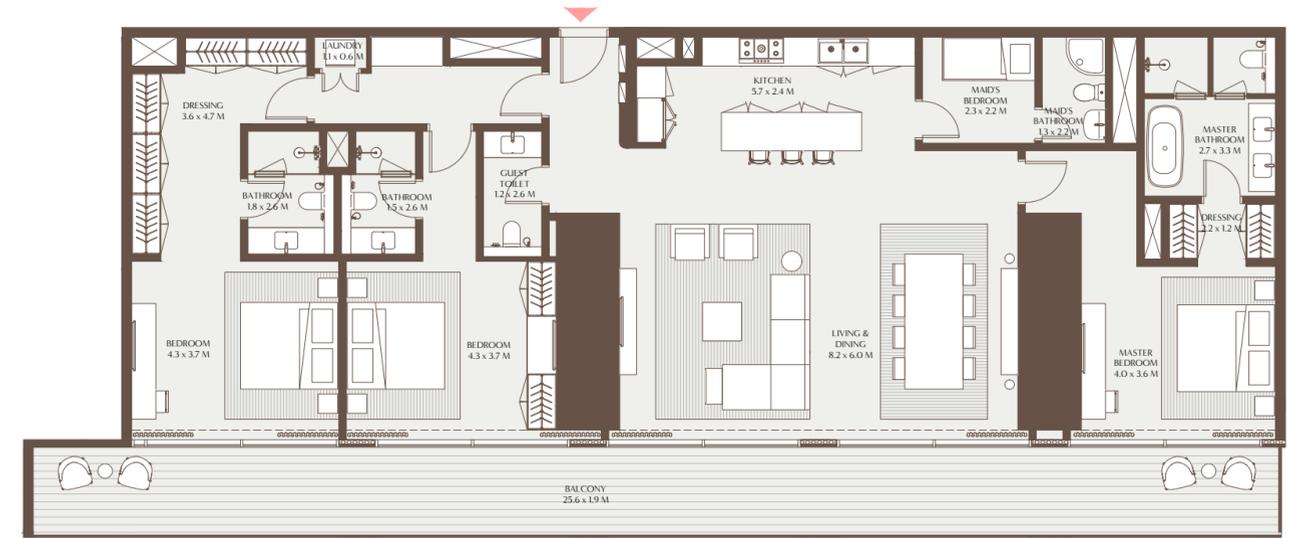
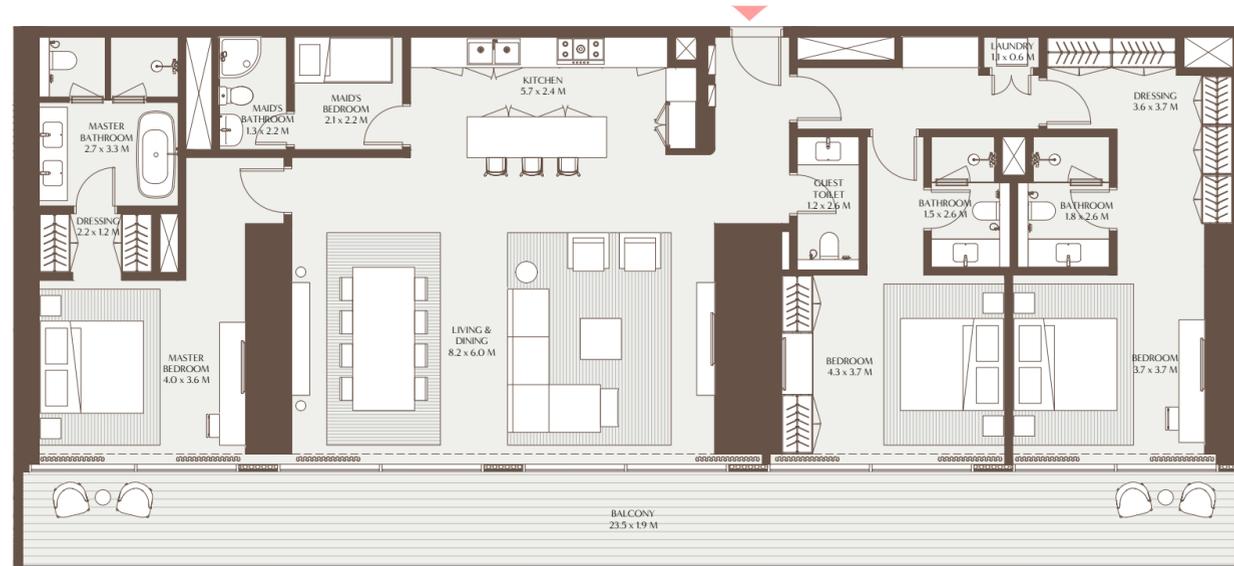


# The Elements - 3 Bedroom Residence A

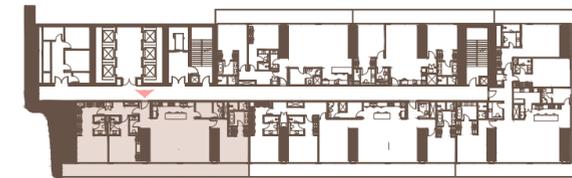
Unit Area: 195.48 Sqm (2,104.09 Sqft) | Balcony Area: 44.84 Sqm (482.62 Sqft) | Total Area: 240.31 Sqm (2,586.71 Sqft)

# The Elements - 3 Bedroom Residence B

Unit Area: 197.28 Sqm (2,123.55 Sqft) | Balcony Area: 48.63 Sqm (523.45 Sqft) | Total Area: 245.91 Sqm (2,647.00 Sqft)



41ST TO 47TH FLOOR



30TH TO 39TH, 41ST TO 47TH FLOOR

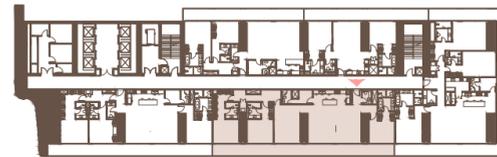
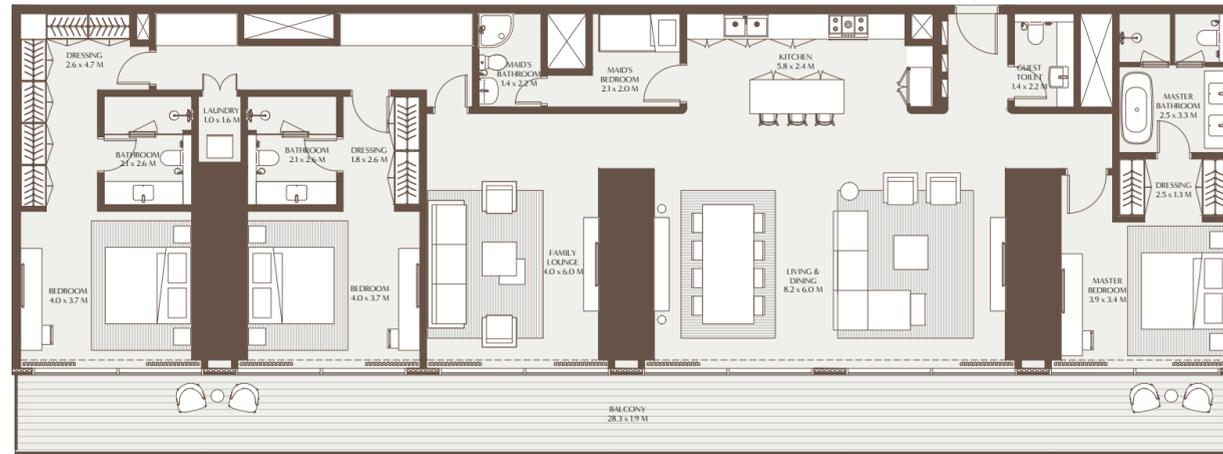


1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# The Elements - 3 Bedroom Residence C

Unit Area: 236.85 Sqm (2,549.44 Sqft) | Balcony Area: 53.58 Sqm (576.70 Sqft) | Total Area: 290.43 Sqm (3,126.14 Sqft)



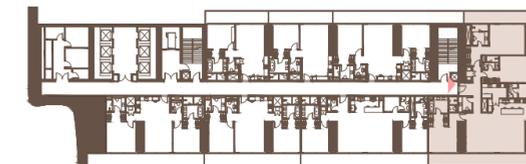
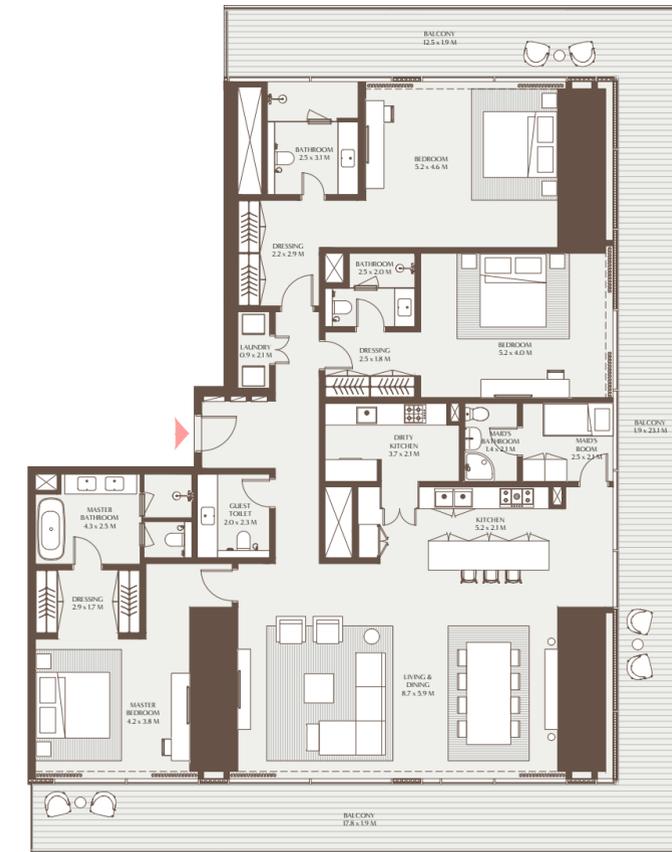
30TH TO 39TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# The Elements - 3 Bedroom Residence D

Unit Area: 246.99 Sqm (2,658.59 Sqft) | Balcony Area: 93.49 Sqm (1,006.33 Sqft) | Total Area: 340.48 Sqm (3,664.92 Sqft)



19TH TO 29TH, 30TH TO 39TH FLOOR



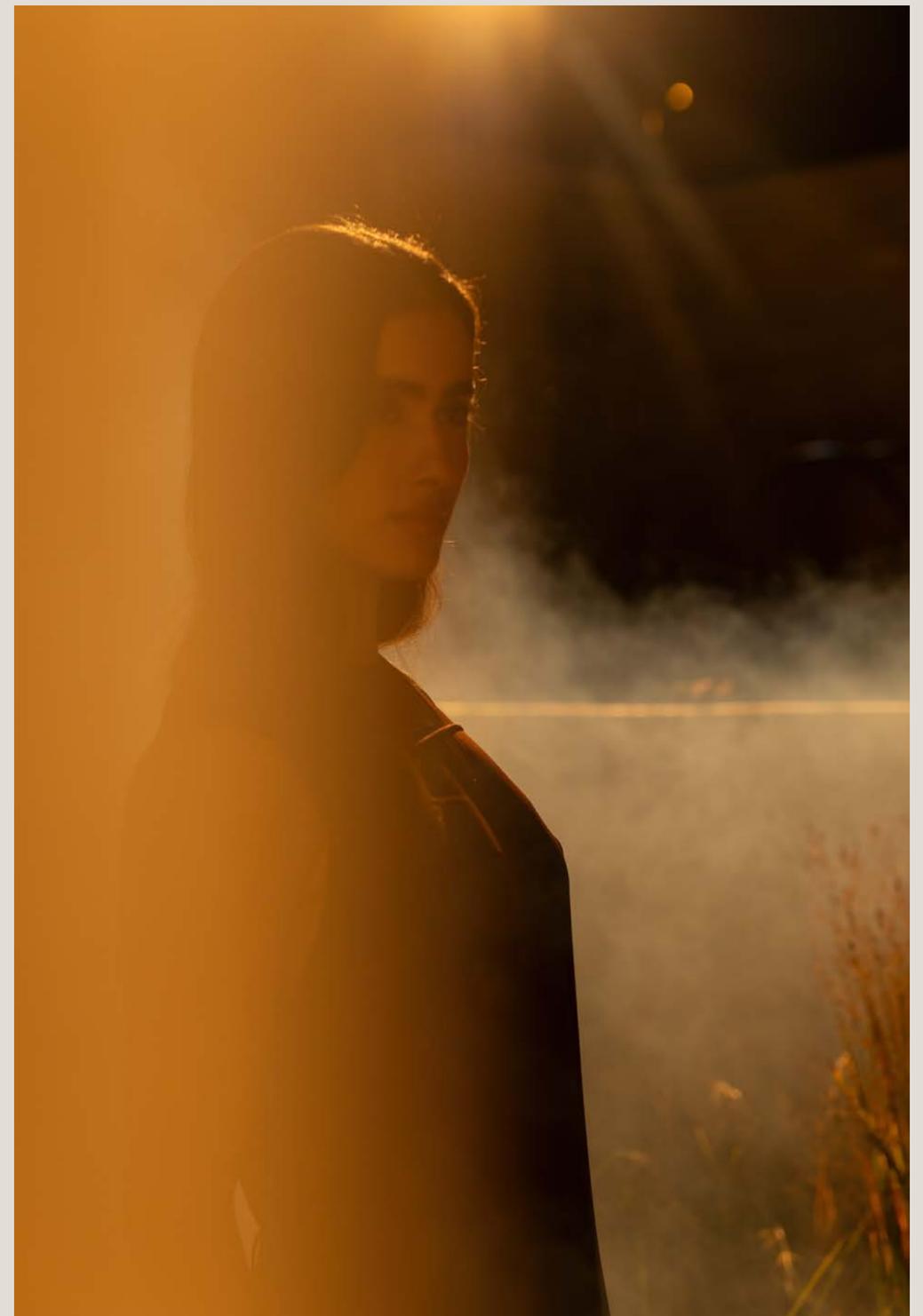
1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



## THE COLLECTIONS 4 BEDROOM RESIDENCE

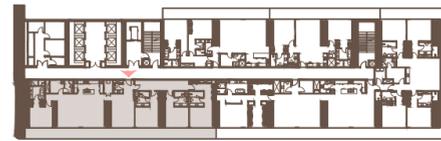
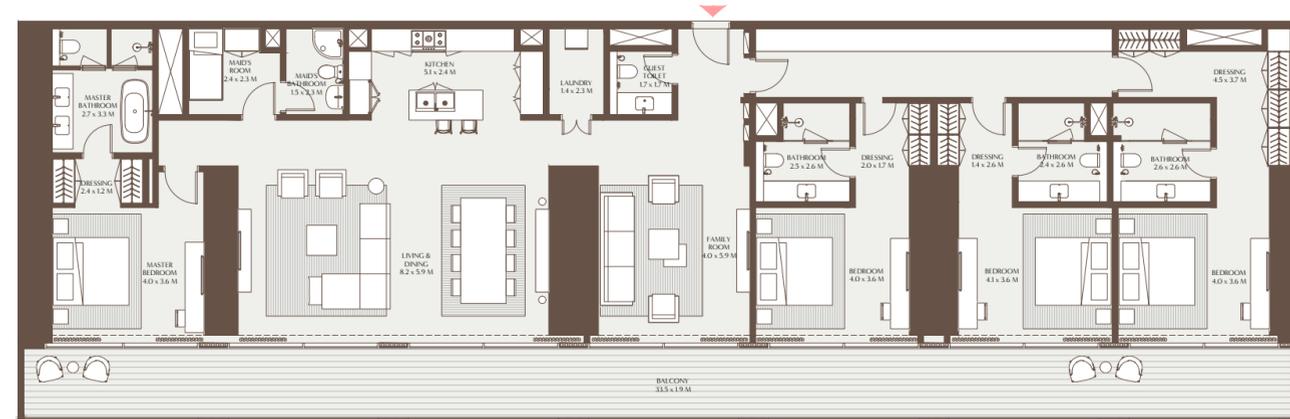
Designed for expansive living, The Collections four-bedroom residence offers a layered sense of space with a formal dining area, open-plan living room, and a separate family lounge all with uninterrupted views through floor-to-ceiling glass. Each of the four bedrooms is en-suite with built-in cabinetry, while the master suite includes a walk-in wardrobe and a spa-like bathroom complete with a soaking tub. Balconies extend across the residence, accessed from both bedrooms and living areas, with select corner units offering wraparound balconys and sweeping views in three directions.

A powder room, maid's quarters with en-suite, laundry area, and an open kitchen with island, alongside a discrete dirty kitchen in select layouts, complete the home's thoughtful functionality.



# The Collections - 4 Bedroom Residence A

Unit Area: 275.43 Sqm (2,964.66 Sqft) | Balcony Area: 63.48 Sqm (683.28 Sqft) | Total Area: 338.91 Sqm (3,647.94 Sqft)



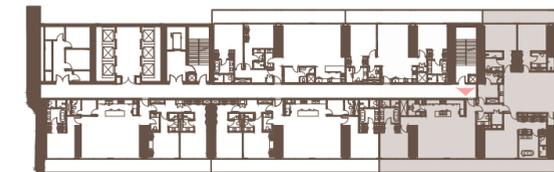
48TH TO 49TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

# The Collections - 4 Bedroom Residence B

Unit Area: 325.38 Sqm (3,502.35 Sqft) | Balcony Area: 111.06 Sqm (1,195.45 Sqft) | Total Area: 436.44 Sqm (4,697.80 Sqft)



41ST TO 47TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



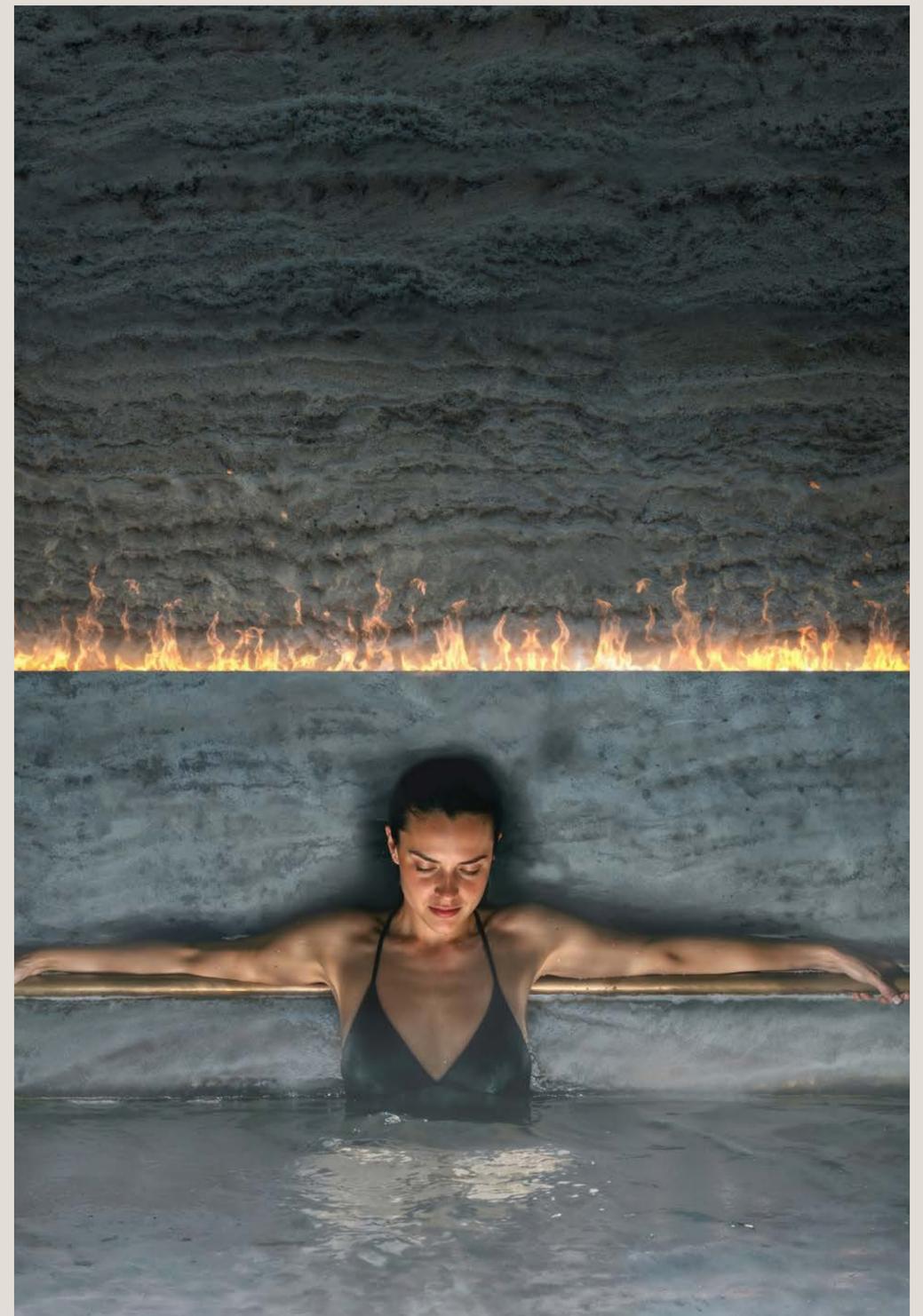
## THE GRAVITY HOUSE 5 BEDROOM RESIDENCE

The Gravity House five-bedroom residence is a showcase of expansive, elevated living, offering generous living and dining areas, a separate family lounge, and seamless views in three directions through a full wraparound balcony. Each bedroom is en-suite, with the master suite featuring a spa-inspired bathroom, complete with a soaking tub, rain shower, and 'his and hers' walk-in wardrobes.

Designed for both functionality and luxury, the residence also includes an open kitchen with an island, a discrete dirty kitchen, maid's quarters with en-suite, powder room, and dedicated storage.

Every detail has been considered to support both everyday ease and exceptional entertaining.





# The Gravity House - 5 Bedroom Residence A

Unit Area: 443.33 Sqm (4,771.95 Sqft) | Balcony Area: 137.93 Sqm (1,484.64 Sqft) | Total Area: 581.26 Sqm (6,256.59 Sqft)



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



## THE SKY TERRACE 6 BEDROOM PENTHOUSE

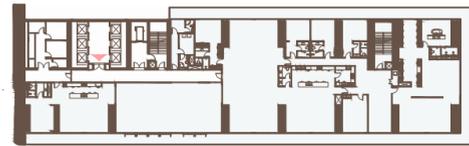
The Sky Terrace Penthouse 6 bedroom is a statement of refined grandeur, designed for those who seek space, privacy, and an uninterrupted connection to the city skyline.

Overlooking the Burj Khalifa, this expansive residence features flowing living and dining spaces, a family lounge, and an innovative open and light-filled space that blends indoor and outdoor living through seamless transitions. Four of the bedrooms are luxurious master suites, each with its own en-suite bathroom, while the primary master suite includes a 'his and hers' walk-in closet and spa-style bathroom with both shower and bathtub.

A sixth bedroom is part of a self-contained guest suite, complete with lounge, kitchenette, study area, and private bathroom.

# The Sky Terrace - 6 Bedroom Penthouse A

Unit Area: 1,084.97 Sqm (11,678.52 Sqft) | Balcony Area: 274.05 Sqm (2,949.88 Sqft) | Total Area: 1,359.02 Sqm (14,628.40 Sqft)



50TH FLOOR



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.



## THE OBSERVATORY 6 BEDROOM PRESIDENTIAL SUITE

Floating above the city's rhythm, The Observatory is Akala's most iconic residence. A two-storey sanctuary with dual-aspect views toward both Downtown Dubai and DIFC, it embodies a rare architectural synergy between movement and stillness, spectacle and sanctuary. The arrival sequence is intentionally cinematic, beginning at a private lift lobby and unfolding through framed glimpses of skyline vistas, sculptural staircases, and natural light that leads to The Grand Room, a magnificent space where sitting, dining, and living areas converge against a backdrop of dramatic, panoramic views.

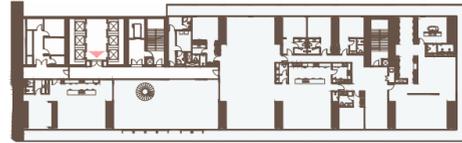
Thoughtfully zoned into public and private wings, the residence includes multiple lounge areas, a courtyard framed by folding glass panels, and a light-filled transitional lounge space that serves as a multifunctional family or guest suite. The master bedroom is a sanctuary in its own right, with sweeping three-sided views and deeply personal design details that prioritize peace and introspection.

Above, the rooftop terrace offers a private pool and jacuzzi, art gallery, summer greenhouse, and elevated entertaining zones, all overlooking the Burj Khalifa. As much an architectural landmark as it is a residence, The Observatory allows its residents to experience Dubai from a truly exceptional point of view.

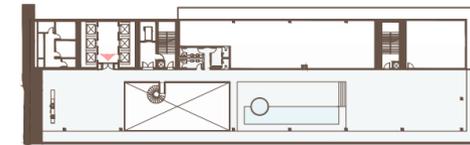
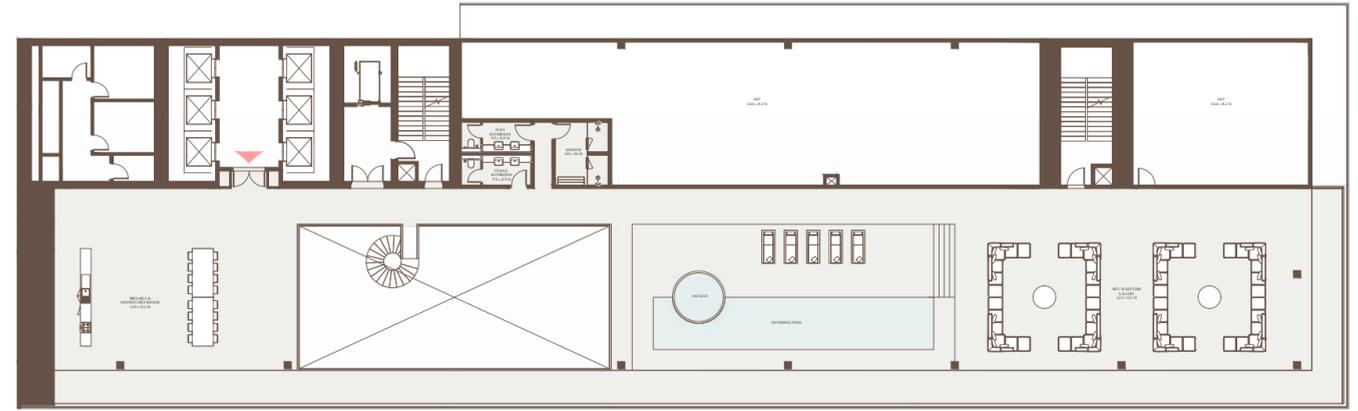
# The Observatory - 6 Bedroom Presidential Suite

Unit Area: 928.20 Sqm (9,991.10 Sqft) | Balcony + Roof Terrace: 1,271.06 Sqm (13,681.62 Sqft) | Total Area: 2,199.27 Sqm (23,672.72 Sqft)

# The Observatory - 6 Bedroom Presidential Suite Roof Terrace



51ST FLOOR



ROOF FLOOR





 **ARADA**

[arada.com](https://arada.com)