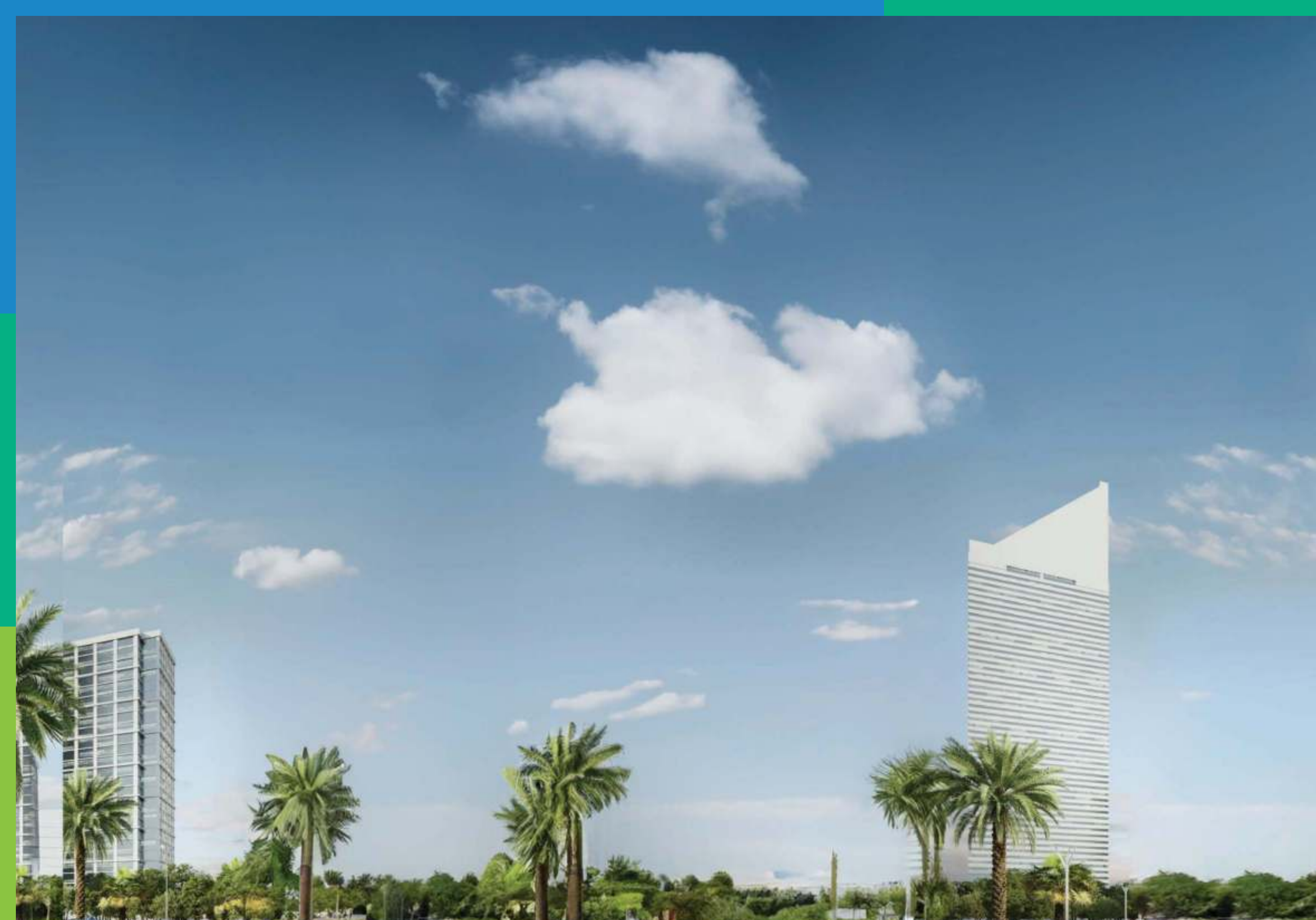




YOUR HOME. YOUR SOLACE. YOUR SONATE.











## OUR STORY

The award-winning global Condor Group was established in 1983 in Dubai, UAE. For over 40 years, Mr. V. Sivaprasad; CEO and founder, has reimagined luxurious towers, hotels, and residences that seamlessly support people's lifestyles, with more than 400 successfully completed projects across the Middle East and Asia.

## OUR MISSION

To be the preferred realty partner for customers, creating high-quality spaces for living. To offer innovative, next-generation concepts in construction, design & customer satisfaction. To become an admired brand attracting the best talent to our own organisation.

## OUR VISION

To establish long-lasting relations with clients based on the foundation of quality, integrity, and transparency that goes above and beyond to protect their investments.

### SONATE RESIDENCES NEW LAUNCH



### CONDOR CASTLE COMPLETED



### CONCEPT 7 RESIDENCES UNDER CONSTRUCTION



### MARINA STAR COMPLETED





## THE CITY AT THE CENTRE OF IT ALL

Dubai, a city synonymous with innovation and prosperity, sets the perfect backdrop for a life of grandeur.

Seize the opportunity to reside in an oasis of luxury and distinction, where every detail is curated to elevate your living experience to new heights. Welcome home to a life of extraordinary indulgence in the heart of Dubai's resplendent landscape.



## JUMEIRAH VILLAGE TRIANGLE, A TRANQUIL HAVEN

Spanning 242 hectares of land, Jumeirah Village Triangle is more than just a suburban community; it's a haven for growing families and young couples seeking an inclusive lifestyle. This tranquil haven boasts superb schools, making it an ideal location for families with children. The community is designed to cater to every resident, including our

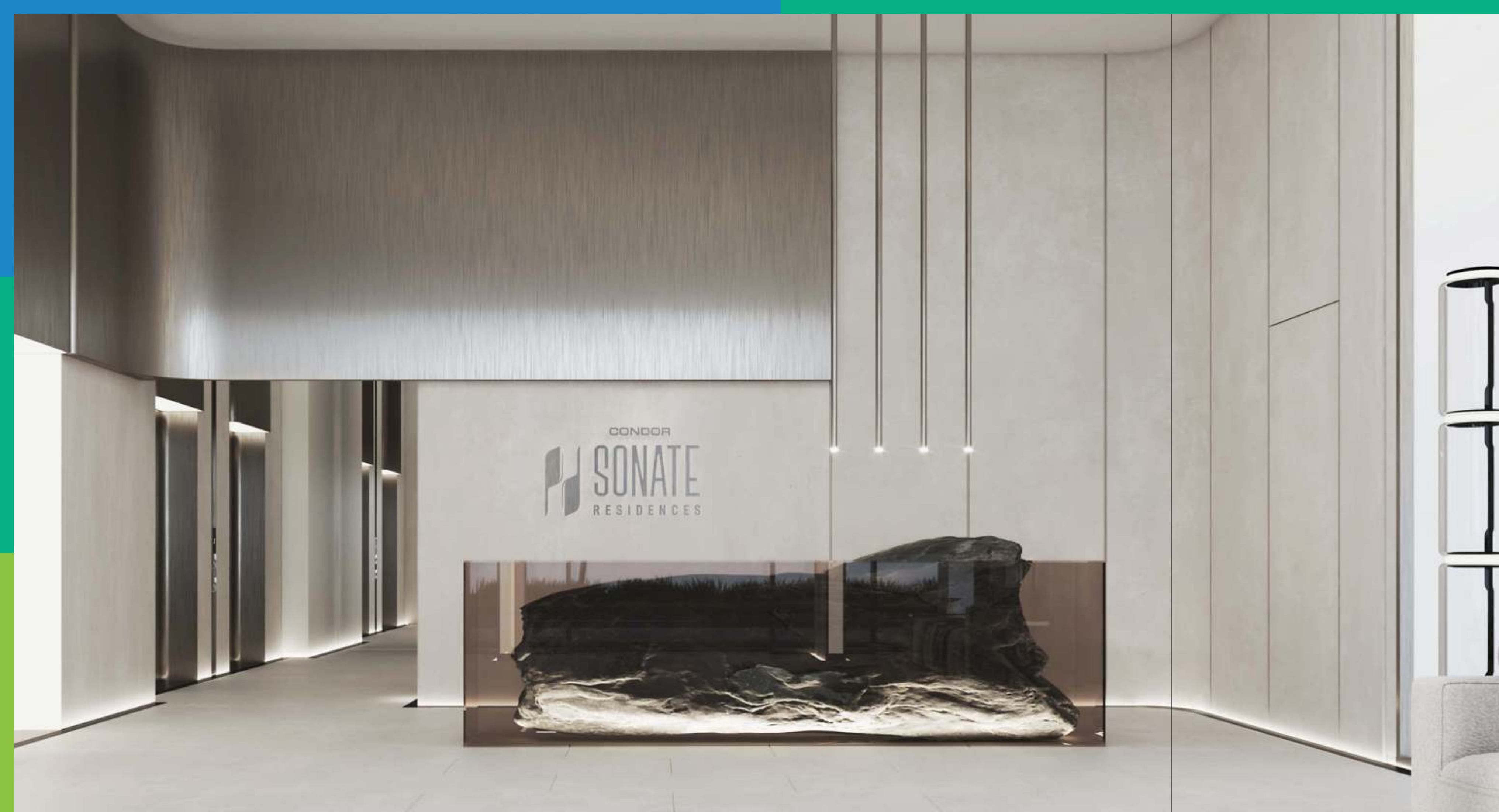
furry friends, with nearby pet stores and top-notch veterinary clinics. With seamless access to highways like Sheikh Mohammed Bin Zayed and Al Khail, Jumeirah Village Triangle ensures your connectivity for travel needs. Welcome to a life where nature meets everyday living in Dubai's immersive landscape.











SONATE RESIDENCES IS  
A PROMISE OF A LIFE ELEVATED



Embrace a lifestyle in which every detail is a celebration of well-being. Here, luxury meets serenity, and your home becomes a sanctuary of mindfulness, balance, and belonging.



Studio	Starting from 435 sq.ft
1 bedroom	Starting from 806 sq.ft
2 bedroom	Starting from 1306 sq.ft
3 bedroom	Starting from 1880 sq.ft



# ALL FEATURES CUSTOMIZED FOR YOUR WELLBEING

The interiors of Sonate Residences are a testament to the art of living slow and true. Every studio, 1, 2, and 3-bedroom residence utilizes the abundance of natural light to illuminate spaces of reflection and rejuvenation. Within each space, you're encouraged to live slowly in rooms outfitted with purposefully chosen materials and components.

Sonate Residences is the expression of healing through design.

**Exquisite Interiors**  
A testament to living slow and true where every detail is a celebration of well-being.

**Naturally Illuminated**  
Every studio, 1, 2, and 3-bedroom residence uses the abundance of natural light to illuminate spaces made for reflection and rejuvenation.

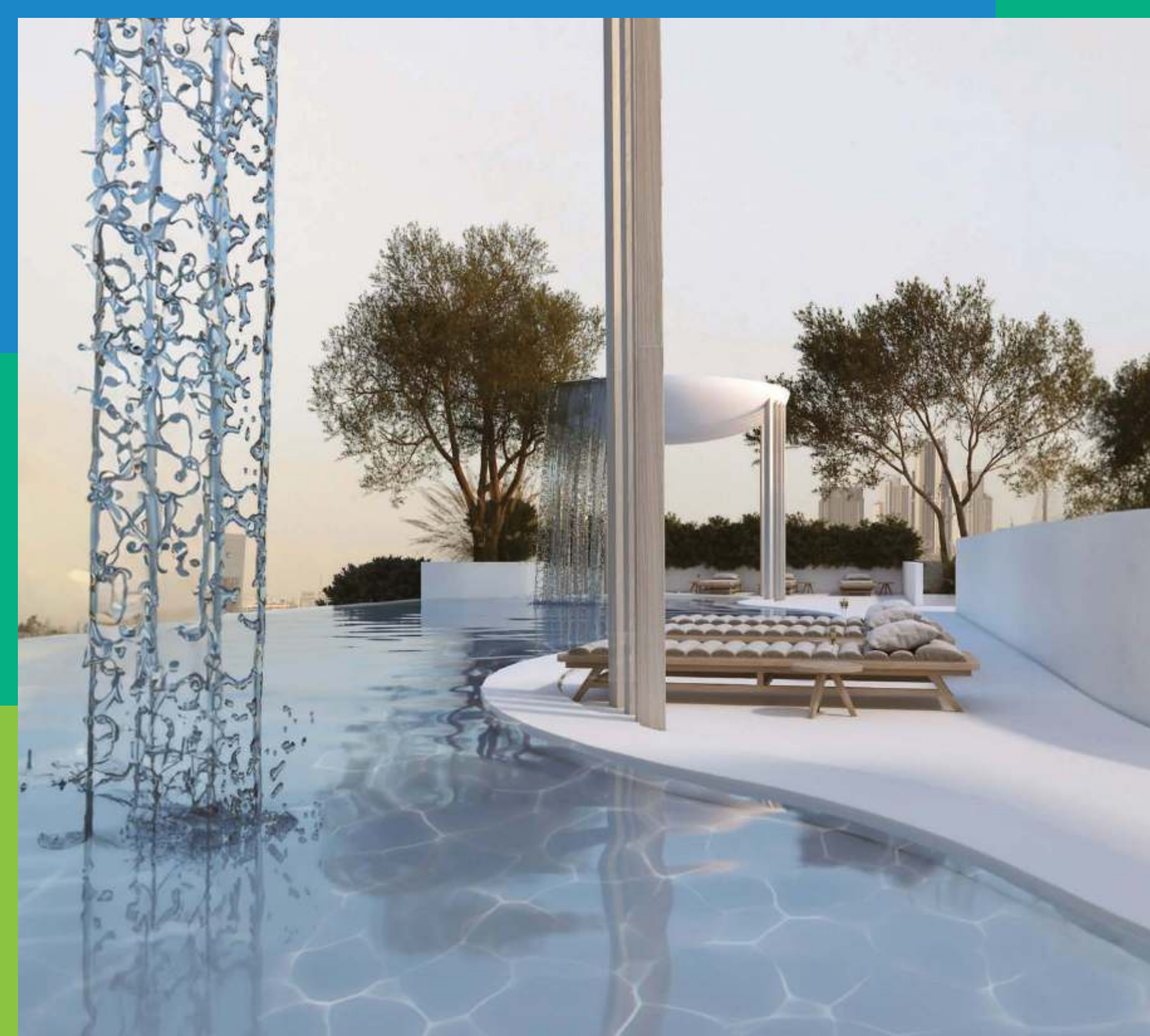
**Expansive Ceilings**  
Ceilings are extended and contoured to maximise coolness and a feeling of immeasurable calm.

**Smooth Textures**  
Textures are intentionally used to absorb harsh reflections and encourage spaciousness.

**Fine Ceramics**  
Ceramics and tile finishes known for their restorative properties encourage wellness with every step.

This is well-being living, imagined, and achieved.





Infinity Pool

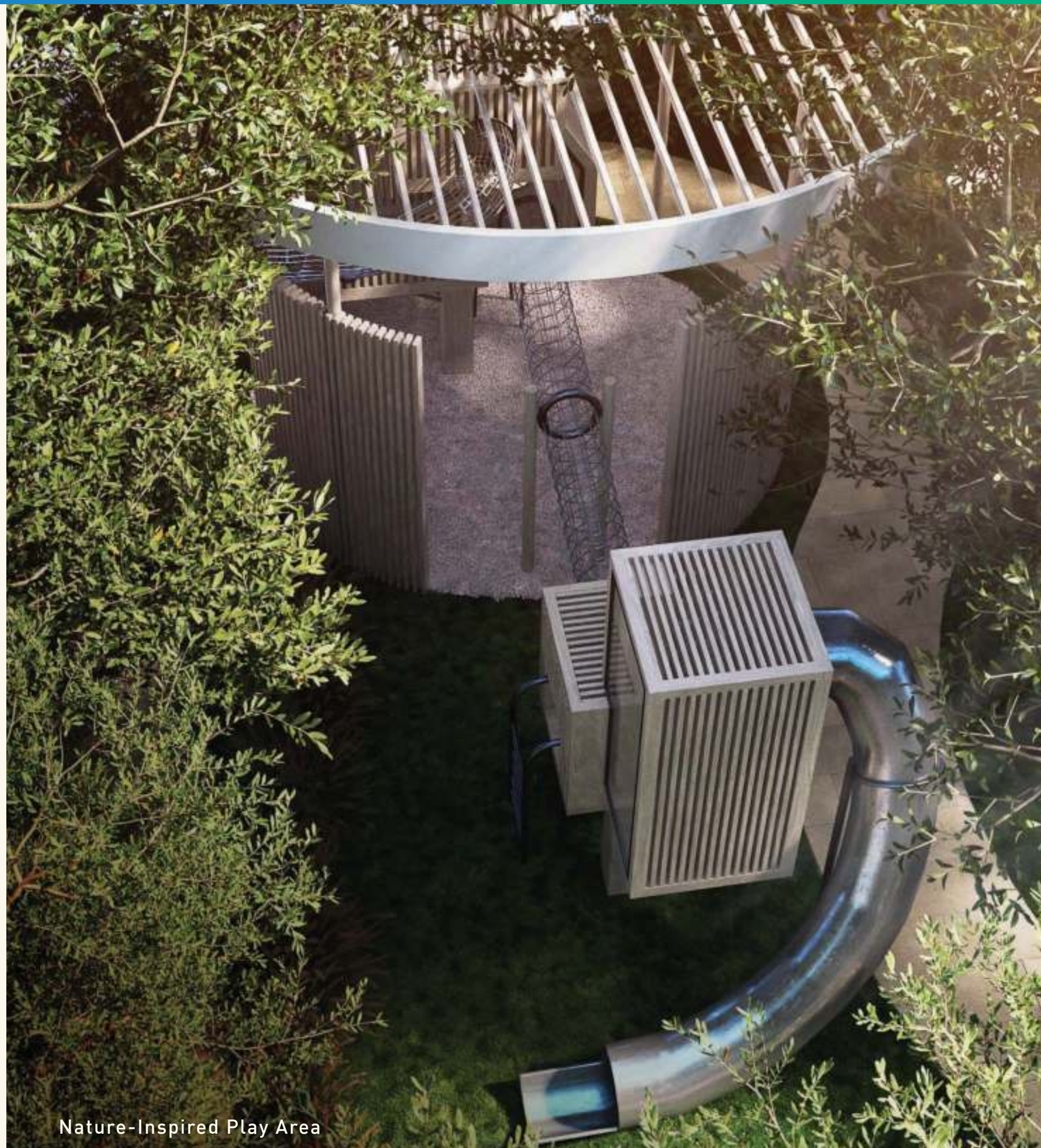
## STEP INTO WELLNESS BEYOND COMPARE

Immerse yourself in a life of purposeful existence and meaningful reconnection with the exceptional infinity pool meticulously designed to enhance well-being.



## WHERE TRANQUILITY MEETS PLAY

A unique and thoughtfully designed space that is more than just a play area. It's a haven where children can explore, create, and thrive in a setting dedicated to their well-being.

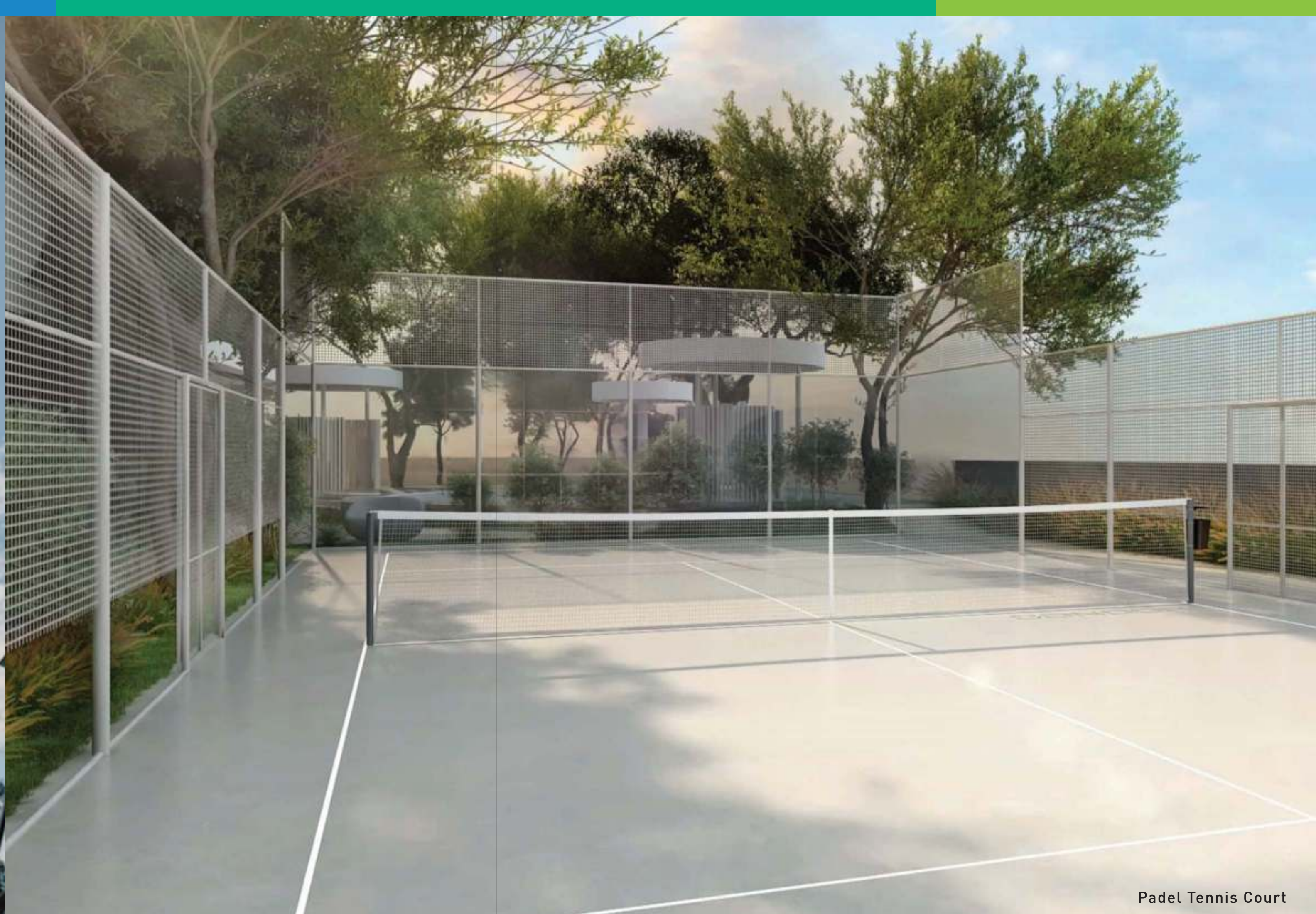


Nature-Inspired Play Area



Green Pathways for Jogging





Padel Tennis Court

## HARMONY IN MOTION

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Embrace the joy of movement, the camaraderie of sport, and the serenity of our wellness sanctuary with the Padel Tennis Court.



## WELLNESS, ABOVE ALL

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Sonate Residences reshapes the urban living experience with an unparalleled dedication. Here awaits your exclusive community lap pool—an oasis tailored for both relaxation and exercise. Should you crave contemplation, immerse yourself in the serenity of the meditative garden and yoga sanctuary, offering panoramic views of the awe-inspiring Dubai skyline.

Seeking equilibrium? Discover it within our state-of-the-art gym and exercise area, thoughtfully equipped for pilates. This is wellness, masterfully curated for your utmost satisfaction. At Sonata Residences, your home is a canvas for a life lived in balance.


























Outdoor Cinema



Zen Garden With Kids Pool



- |  |  |
|--|--|
|  Grand entrance lobby                           |  Open cabanas                           |
|  Retail stores                                  |  Pool sun loungers                      |
|  Delivery riders parking                        |  Green pathways for jogging             |
|  Rest area & washroom                           |  Padel tennis court                     |
|  Wellness-inspired finishes                     |  Fragrance garden with co-working space |
|  Enhanced lighting                              |  Landscaped rooftop forest garden       |
|  Fully-equipped kitchen                         |  Fitness studio                         |
|  Pet-friendly                                   |  Wellness sanctuary                     |
|  Kid's play area with treehouse               |  M/F separate changing rooms          |
|  Kids pool with mushroom shower & paddle pool |  M/F steam room                       |
|  Infinity pool                                |  M/F sauna room                       |
|  Wet deck                                     |  Outdoor cinema                       |



## THE FIRST OF ITS KIND WELLNESS AMENITIES.

From rejuvenating interiors to thoughtful amenities, every element is designed to enhance your life at Sonate Residences. Your personal sanctuary awaits.



1.8m JOGGING TRACK

KIDS PLAY AREA

KIDS PLAY AREA

CABANA

CABANA

OPEN CABANA

MUSHROOM SHOWER

KIDS PADDLE POOL

OPEN CABANA

PADDLE TENNIS COURT

















1.8m JOGGING TRACK

1.8m JOGGING TRACK

1.8m JOGGING TRACK

FIRST FLOOR BUILDING OUTLINE















 2 minutes Sunmarke school	 2 minutes Arcadia School	 5 minutes Al Khail Avenue mall	 14 minutes Jumeirah Golf Estate	 10 minutes City Centre Me'aisem'	 15 minutes Dubai Hills mall
 17 minutes Dubai Hills Golf Club	 20 minutes Mall Of The Emirates	 20 minutes Dubai Marina	 21 minutes Burj Al Arab	 23 minutes Downtown Dubai & Burj Khalifa	 23 minutes Palm Jumeirah
 25 minutes Jumeirah Beach	 25 minutes Al Maktoum International Airport	 30 minutes DXB Airport	 10 minutes Circle Mall, JVC		



## SERENITY SEAMLESSLY INTERTWINED WITH CONNECTIVITY



- |  |   |  |  |
|--|---|--|--|
|  SONATE RESIDENCES                                    |  COMMUNITY PARKS |  ME'AISEM CITY CENTER |  ARCADIA SCHOOL   |
|  NOVOTEL, MOVENTPICK & ADAGIO FOUR POINTS BY SHERATON |  SOCCER FIELD    |  BASKETBALL COURTS    |  TENNIS COURTS    |
|  SUNMARKE SCHOOL                                      |  SUPERMARKET     |  DOG PARK             |  AL KHAILE AVENUE |



FLOOR PLANS







# SONATE

RESIDENCES  
CONDOR

FOR MORE INFORMATION PLEASE CONTACT



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