

# FOREST CITY TOWER II

DUBAILAND







# FOREST CITY TOWER 2

Embrace Nature



# URBAN OASIS

Serene and relaxed







# HARMONY BEAUTY

## Tranquility & Greenery

With flowing lines and spacious balconies, the architecture blends the rhythm of waves and the vitality of greenery, becoming a living part of nature



# CONVENIENT EFFICIENT

## Transportation & convenience

Located near major city roads, every trip is exceptionally convenient. An efficient lifestyle circle that saves more time for living and for family.









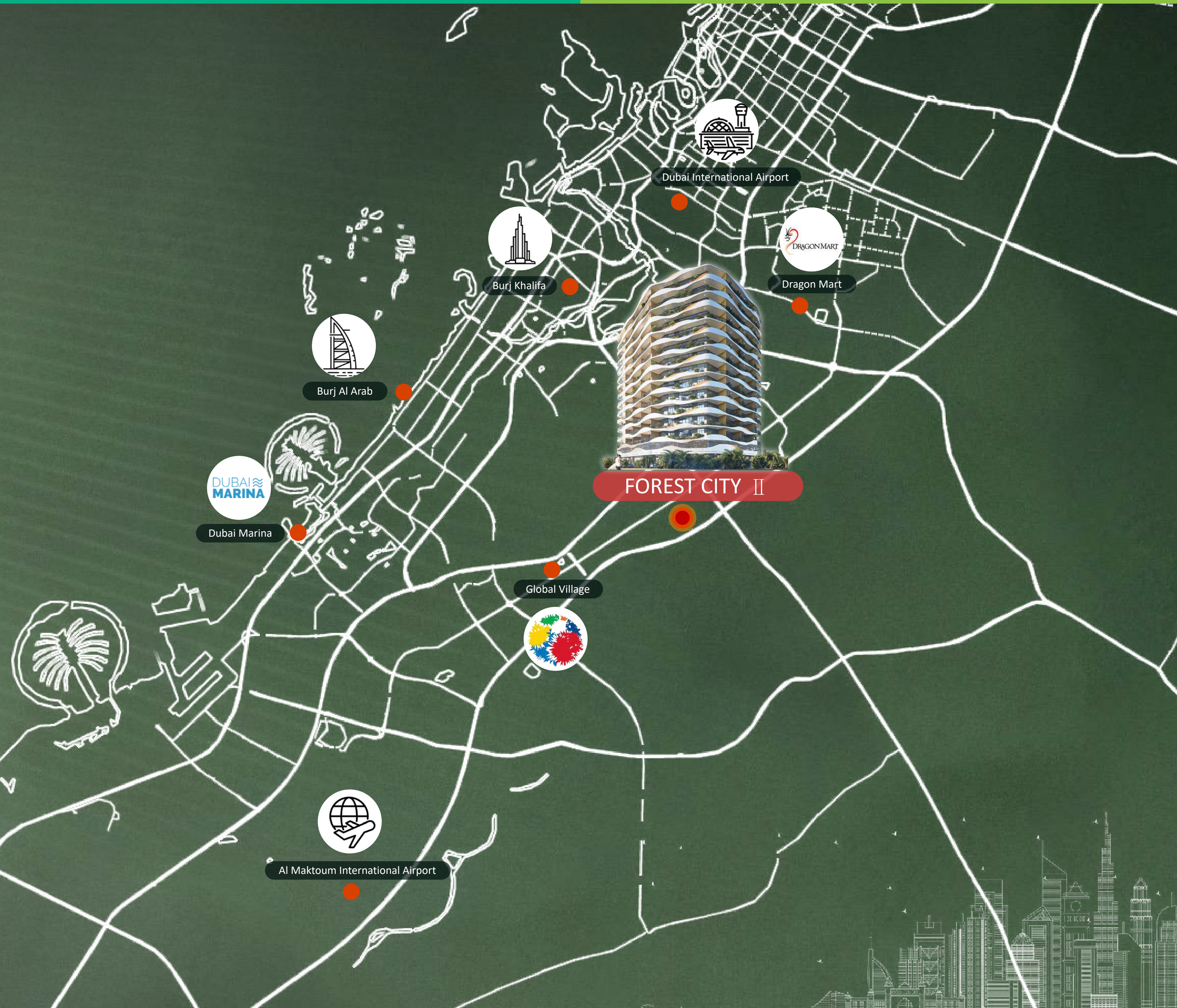
## TRANSPORTATION

•The world within reach

Dubai International Airport - 21 minutes  
Al Maktoum International Airport - 38 minutes

•Neighboring wonders

Burj Khalifa - 18 minutes  
Burj Al Arab - 25 minutes  
Global Village - 9 minutes  
Dubai Marina - 27 minutes  
Dragon mart - 18 minutes





# PERIPHERALLY

All necessities of life are within easy reach.

- The Aquila school - 3 minutes
- GEMS FirstPoint School, The Villa - 5 minutes
- Zayed University UAE - 12 minutes
- Dubailand Public Park - 10 minutes
- Al Ikhaa Mosque - 3 minutes
- Spinneys dubailand the villa - 15 minutes
- aldar project - 6 minutes
- Al Habtoor Polo Resort - 13 minutes









# FOREST CITY TOWER II

## ECO-HOME

Rhythm of nature, beauty of architecture — creating a high-end community where life and nature coexist in harmony. Escape the city's hustle and enjoy tranquility in the desert. Each home is your private sanctuary, a place to find peace in nature's embrace. Find your oasis under the desert sun of Dubai

TRANQUILITY IN THE DESERT



MODERN



NATURAL



GREENING



SERENE



# FOREST CITY TOWER II

## NIGHT TIME

Under the starry sky, your eco-friendly home lights up a vibrant life. As night falls, the unique charm of green architecture shines even brighter under the lights. Join our sustainable community and experience a picturesque night life, where every light is like a musical note, composing a beautiful symphony in the city's night sky.











# FLOWING NATURE

Designed green spaces, like a green ribbon, embrace the building. Here, every breath is fresh, and every view is a delight

# TAKE IN THE VIEWS

Exclusive views, a private escape. Here, every balcony is a personal vantage point, offering you solitude and beauty, with landscapes that soothe the soul





# H O M E C O M I N G

The carefully planned separation of pedestrians and vehicles ensures safety, creating a secure living environment for you and your family. The entrance is not only the starting point of your journey but also a symbol of quality living.

# F L O W I N G S P A C E

The fluid spatial design creates a sense of depth and hierarchy—minimalist yet pure, where light and shadow dance—crafted to offer you the most distinguished homecoming experience.









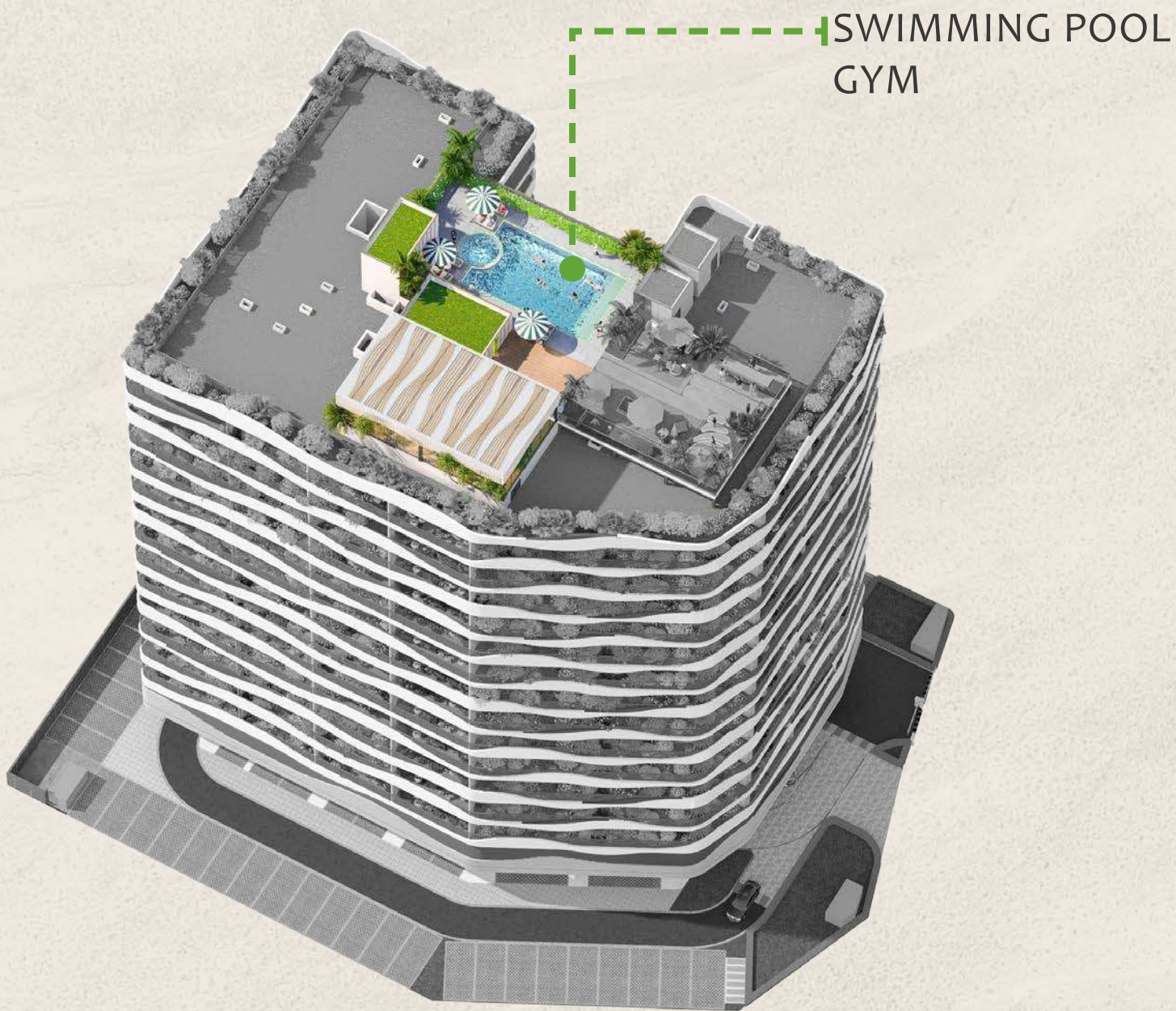


WAITING AREA





# GROUND AND ROOFTOP ZONING CONCEPT



## SWIMMING POOL & GYM

Infinity pool, swim among the clouds. Enjoy the city's stunning views while staying active. Challenge yourself at great heights, where every drop of sweat is a sense of accomplishment



## ROOFTOP GARDEN

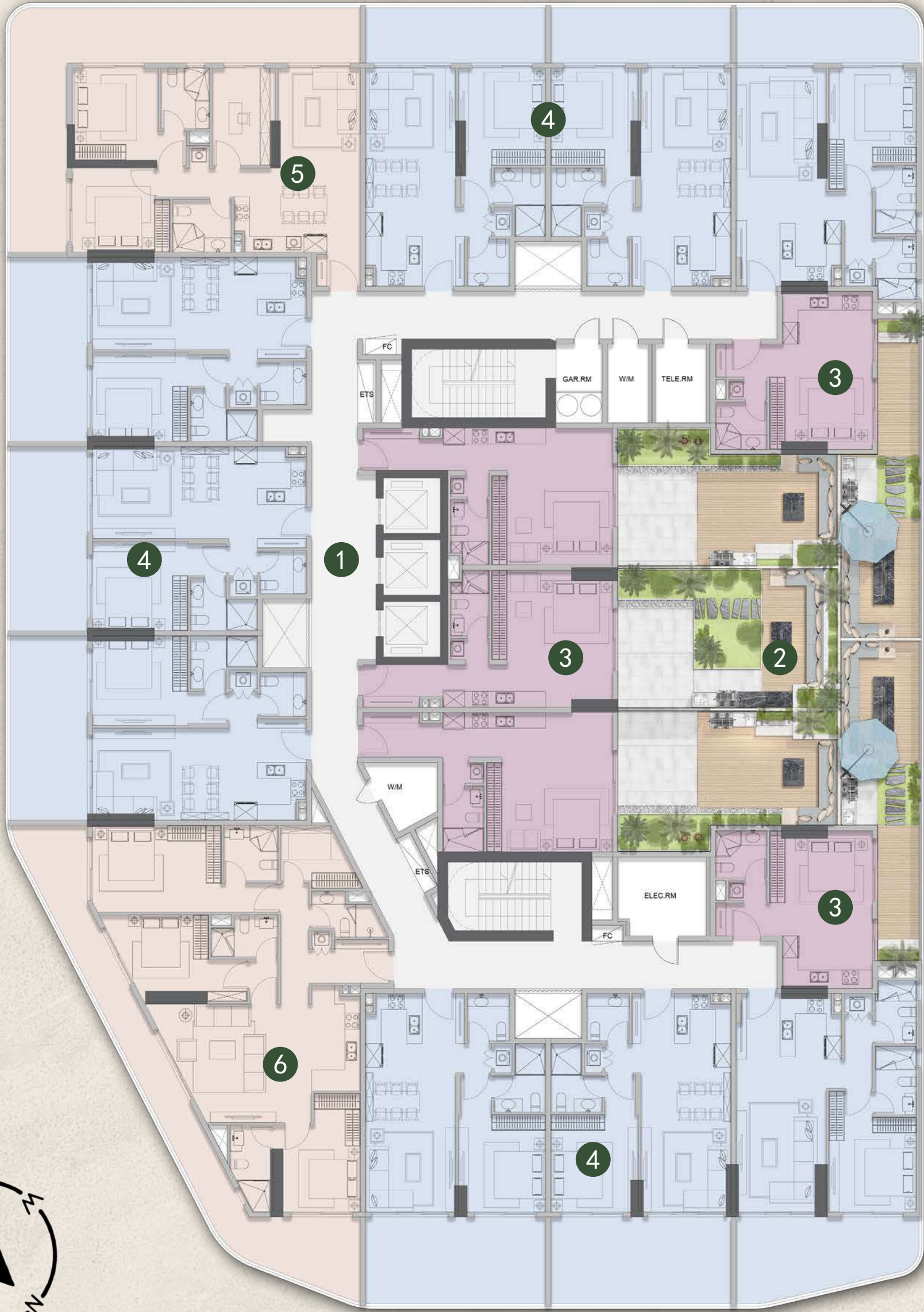
Rooftop garden, a natural oasis in the city; lounge seating, perfect for enjoying the afternoon sun; children's playground, a joyful world for kids; BBQ parties, where food and fun are shared



# PRIVATE SPACE

## ENJOY FAMILY TIME

The private garden is your exclusive sanctuary, where every moment with family becomes a cherished memory, quietly elevating the quality of life. Sit together, basking in the sunlight, enjoying a leisurely afternoon. The sun pours down, and every inch of land is blessed by nature. Together with your loved ones, embrace the warmth of the sky.



# FOREST CITY TOWER II

- 1 Elevator lobby
- 2 Private garden
- 3 Studio
- 4 1BHK
- 5 2BHK
- 6 3BHK

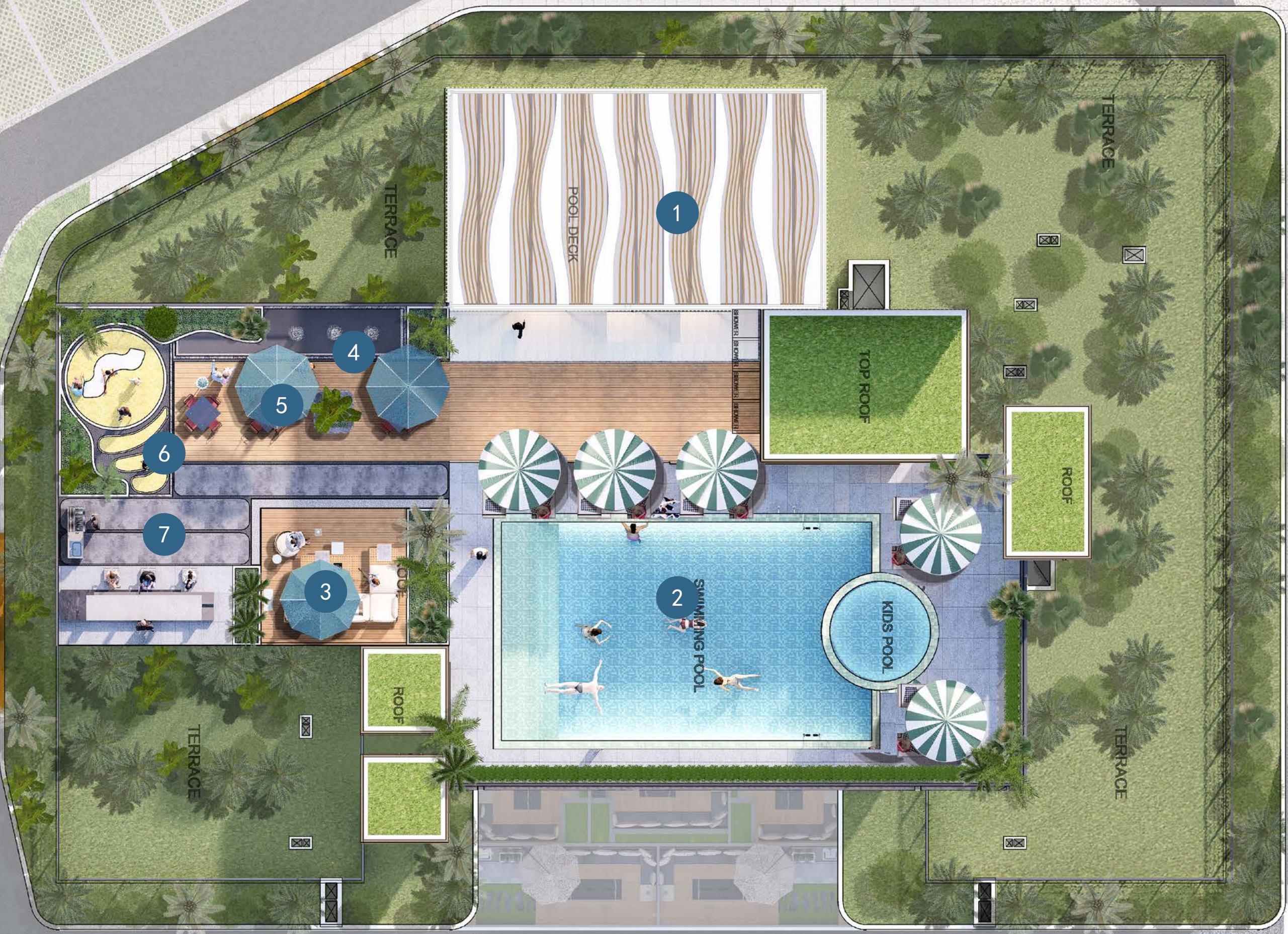
FIRST-FLOOR LAYOUT







Roof floor plan



# GREEN SHADOWS SOARING

## Classy vibes in the clouds

In this rooftop lounge, you can fully enjoy the tranquility of greenery and the serenity of time. It's a peaceful oasis in the city, offering a retreat from the hustle and immersing you in nature's embrace. A pot of fine tea, a good book, and a moment of calm await you here.

- 1 Gym
- 2 pool
- 3 Lounge seating
- 4 Fountain
- 5 Tea lounge
- 6 Kids' zone
- 7 BBQ area







# GARDEN LEISURE BOOTH

## Rooftop Garden

The rooftop garden with a children's playground and barbecue area is perfect for family gatherings, creating unforgettable moments for birthdays or weekend get-togethers.





## POOL & GYM

The gym is not just a place for exercise, but a sanctuary for the soul. We've seamlessly combined green architecture with a rooftop leisure area, allowing you to enjoy both fitness and the tranquility of nature. Inside, the space is filled with energy and vitality. Outside, the blue sky, white clouds, and lush greenery blend together, creating a natural oxygen bar.



**Energetic pool party**  
Capture the moment, make memories



**Fresh vibrant**  
Green fitness city oasis view



## KIDS' ZONE

The rooftop children's playground, designed specifically for kids, is safe, fun, and full of laughter. Here, children can play freely, release their natural energy, and enjoy carefree childhood moments. Parents can join in various games and activities, strengthening their bond with their children and enhancing family harmony. Every corner of the playground is filled with joy and surprises. Children not only find happiness here but also learn the values of sharing and cooperation through play.



Paradise Dream  
playground of endless joy and innocence











## ENJOY COZY MOMENTS

### Enjoy the sun

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Here, life is a pleasure. It's not just a home, but a pursuit of a beautiful life. With greenery, sunlight, and cozy layouts, we create spaces designed to make your life more comfortable and enjoyable. The floor plans focus on both functionality and comfort, from the spacious living room to the private bedrooms, every detail is crafted for precious family moments.



# GROUND AND ROOFTOP ZONING CONCEPT

## FLOOR PLAN - 1st LEVEL

NO.	Type	Suite	Balcony	Total
101	1-BR-A	658.43sq.ft	176.53sq.ft	834.96sq.ft
102	STUDIO-B	368.65sq.ft	341.43sq.ft	700.08sq.ft
103	1-BR-B	623.02sq.ft	177.39sq.ft	800.40sq.ft
104	1-BR-B	623.02sq.ft	177.39sq.ft	800.40sq.ft
105	2-BR-A	898.25sq.ft	520.11sq.ft	1418.36sq.ft
106	1-BR-C	620.32sq.ft	247.03sq.ft	867.36sq.ft
107	STUDIO-A	442.93sq.ft	457.14sq.ft	900.08sq.ft
108	1-BR-C	625.71sq.ft	247.25sq.ft	872.95sq.ft
109	STUDIO-A	433.57sq.ft	506.76sq.ft	940.34sq.ft
110	1-BR-C	618.92sq.ft	247.03sq.ft	865.96sq.ft
111	STYDIO-A	470.92sq.ft	466.72sq.ft	937.64sq.ft
112	3-BR-A	1306.63sq.ft	458.97sq.ft	1765.60sq.ft
113	1-BR-D	623.02sq.ft	270.39sq.ft	893.40sq.ft
114	1-BR-D	619.89sq.ft	270.39sq.ft	890.28sq.ft
115	1-BR-E	661.55sq.ft	224.75sq.ft	886.30sq.ft
116	STUDIO-B	358.65sq.ft	341.43sq.ft	700.08sq.ft



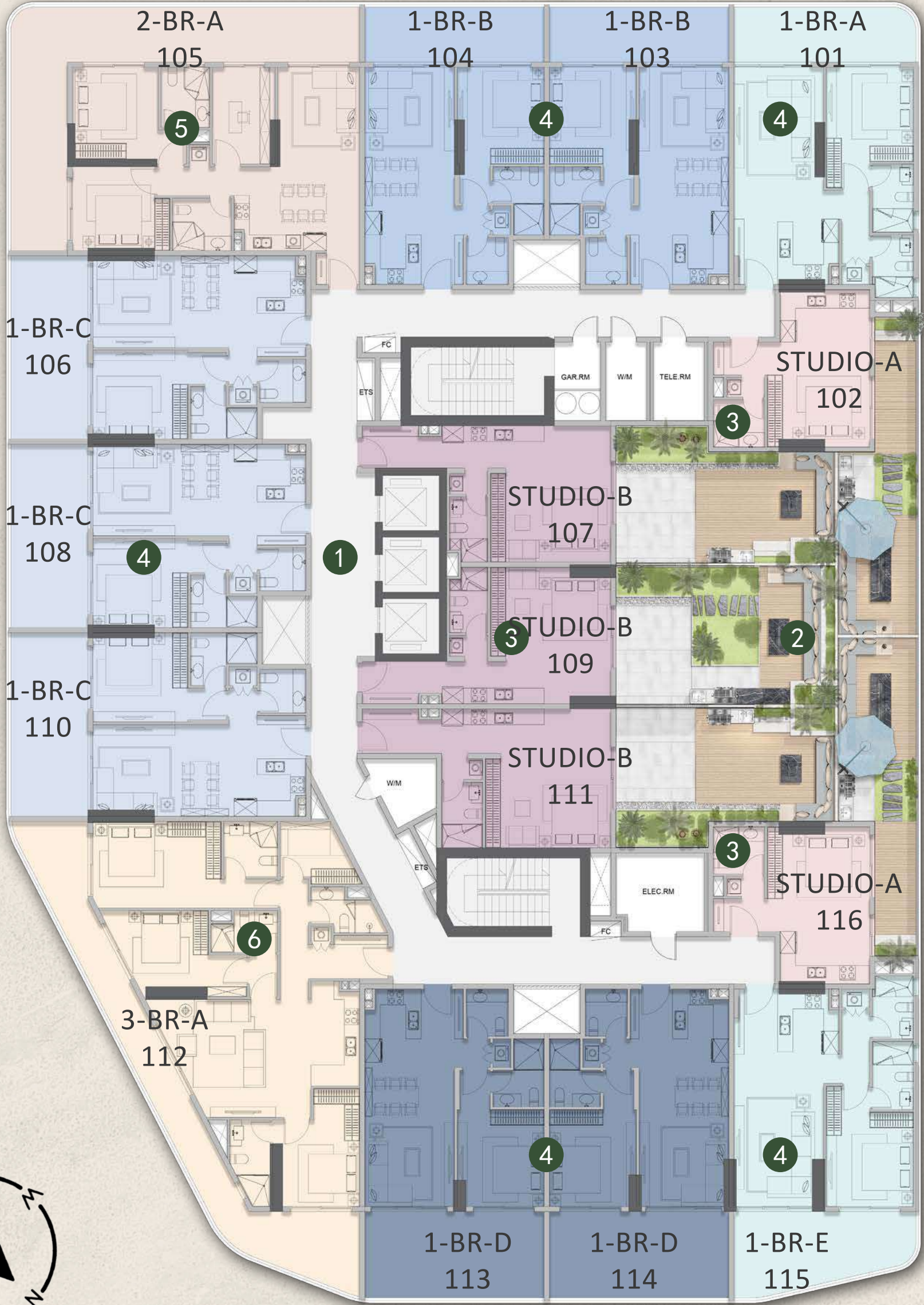
1st



# PRIVATE SPACE

## ENJOY FAMILY TIME

Meticulously designed studios, one-bedroom, and two-bedroom apartments are based on a lifestyle inspired by the natural environment, with design guiding the way. The morning and evening sunlight streams through spacious windows, illuminating the natural textures, colors, and materials, bringing a light warmth. Light dances through the rooms, and a gentle breeze caresses the curtains, making every day at home feel poetic.



# FOREST CITY TOWER II

- 1 Elevator lobby
- 2 Private garden
- 3 Studio
- 4 1BHK
- 5 2BHK
- 6 3BHK

FIRST-FLOOR LAYOUT

Disclaimer:(1) All materials, dimensions and drawings are approximate and for illustration purposes. (2) Information is subject to change without notice (3) Actual suite area may vary from the stated area. (4) Suite & the balcony area may vary from floor to floor. (5) Drawings not to scale. (6) The developer reserves the right to make revisions / alterations without any liability.



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1 Elevator lobby

2 Studio

3 1BHK

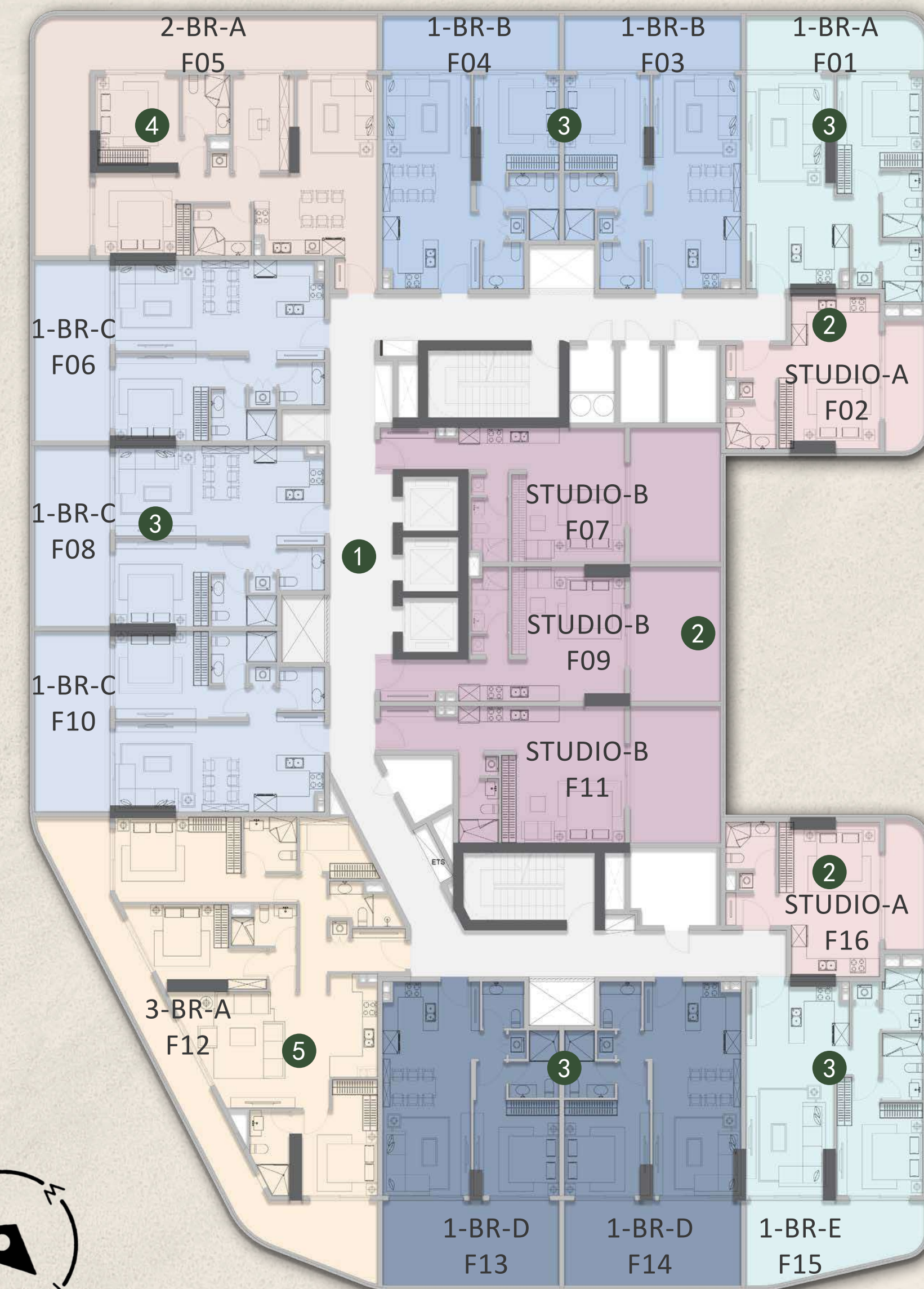
4 2BHK

5 3BHK

## PRIVATE SPACE

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Meticulously designed studios, one-bedroom, and two-bedroom apartments are based on a lifestyle inspired by the natural environment, with design guiding the way. The morning and evening sunlight streams through spacious windows, illuminating the natural textures, colors, and materials, bringing a light warmth. Light dances through the rooms, and a gentle breeze caresses the curtains, making every day at home feel poetic.



FIRST-FLOOR  
LAYOUT

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# GROUND AND ROOFTOP ZONING CONCEPT



2nd-6th

FLOOR PLAN - 2nd- 6th LEVEL

NO.	Type	Suite	Balcony	Total
F01	1-BR-A	658.43sq.ft	176.53sq.ft	834.96sq.ft
F02	STUDIO-A	358.65sq.ft	97.95sq.ft	456.61sq.ft
F03	1-BR-B	623.02sq.ft	177.39sq.ft	800.40sq.ft
F04	1-BR-B	623.02sq.ft	177.39sq.ft	800.40sq.ft
F05	2-BR-A	898.25sq.ft	520.11sq.ft	1418.36sq.ft
F06	1-BR-C	620.32sq.ft	247.03sq.ft	867.36sq.ft
F07	STUDIO-B	442.93sq.ft	219.91sq.ft	662.84sq.ft
F08	1-BR-C	625.71sq.ft	247.25sq.ft	872.95sq.ft
F09	STUDIO-B	433.57sq.ft	219.15sq.ft	652.72sq.ft
F10	1-BR-C	618.92sq.ft	247.03sq.ft	865.96sq.ft
F11	STYDIO-B	470.92sq.ft	224.21sq.ft	695.13sq.ft
F12	3-BR-A	1306.63sq.ft	458.97sq.ft	1765.60sq.ft
F13	1-BR-D	623.02sq.ft	270.39sq.ft	893.40sq.ft
F14	1-BR-D	619.89sq.ft	270.39sq.ft	890.28sq.ft
F15	1-BR-D	661.55sq.ft	224.75sq.ft	886.30sq.ft
F16	STUDIO-A	358.65sq.ft	97.95sq.ft	456.61sq.ft



# GROUND AND ROOFTOP ZONING CONCEPT

## FLOOR PLAN - 7th- 13th LEVEL

NO.	Type	Suite	Balcony	Total
F01	2-BR-B	1073.27sq.ft	274.48sq.ft	1347.75sq.ft
F02	1-BR-B	623.02sq.ft	177.39sq.ft	800.40sq.ft
F03	1-BR-B	623.02sq.ft	177.39sq.ft	800.40sq.ft
F04	2-BR-A	898.25sq.ft	520.11sq.ft	1418.36sq.ft
F05	1-BR-C	620.32sq.ft	247.03sq.ft	867.36sq.ft
F06	STUDIO-A	442.93sq.ft	219.91sq.ft	662.84sq.ft
F07	1-BR-C	625.71sq.ft	247.25sq.ft	872.95sq.ft
F08	STUDIO-A	433.57sq.ft	219.15sq.ft	652.72sq.ft
F09	STUDIO-A	470.92sq.ft	224.21sq.ft	695.13sq.ft
F10	1-BR-C	618.92sq.ft	247.03sq.ft	865.96sq.ft
F11	3-BR-A	1306.63sq.ft	458.97sq.ft	1765.60sq.ft
F12	1-BR-D	623.02sq.ft	270.39sq.ft	893.40sq.ft
F13	1-BR-D	619.89sq.ft	270.39sq.ft	890.28sq.ft
F14	2-BR-B	1076.39sq.ft	322.70sq.ft	1399.09sq.ft



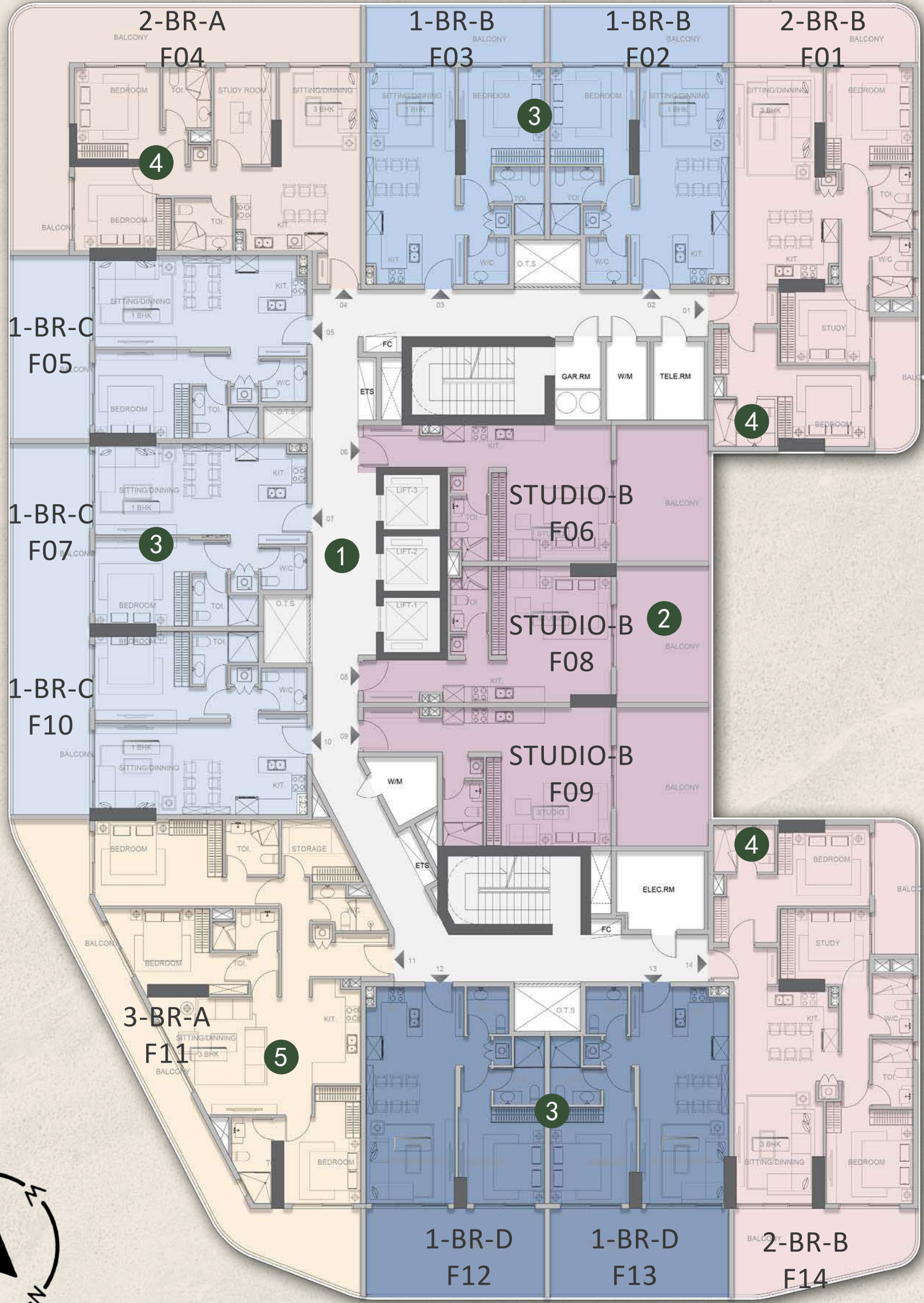
7th-13th



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FIRST-FLOOR LAYOUT

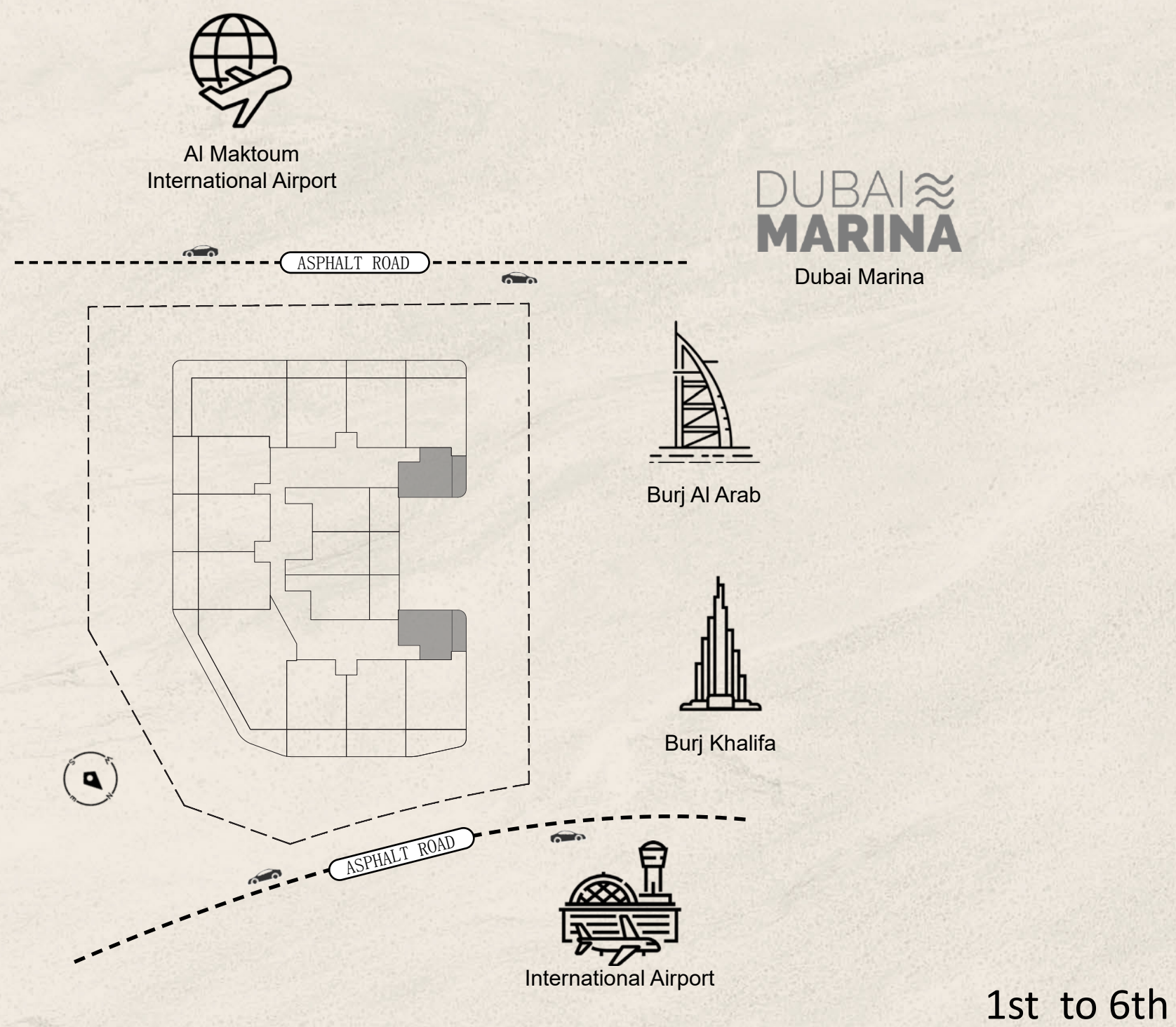
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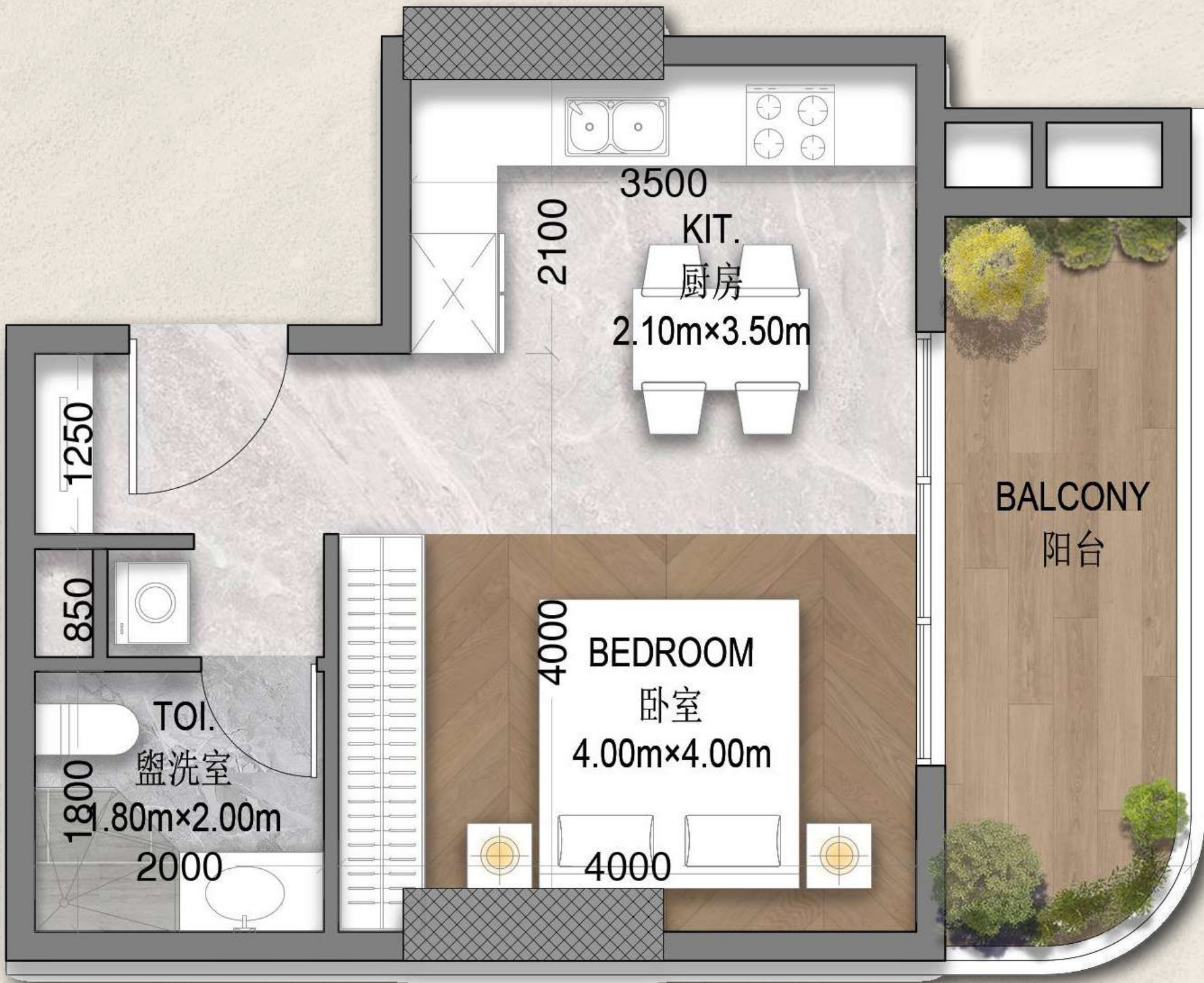
STUDIO (A)



Disclaimer: Images are for display only; actual conditions may vary

STUDIO (A)

AVERAGE TOTAL AREA :456.61 sqft / 42.42 sqm to 700.08 sqft /65.04 sqm

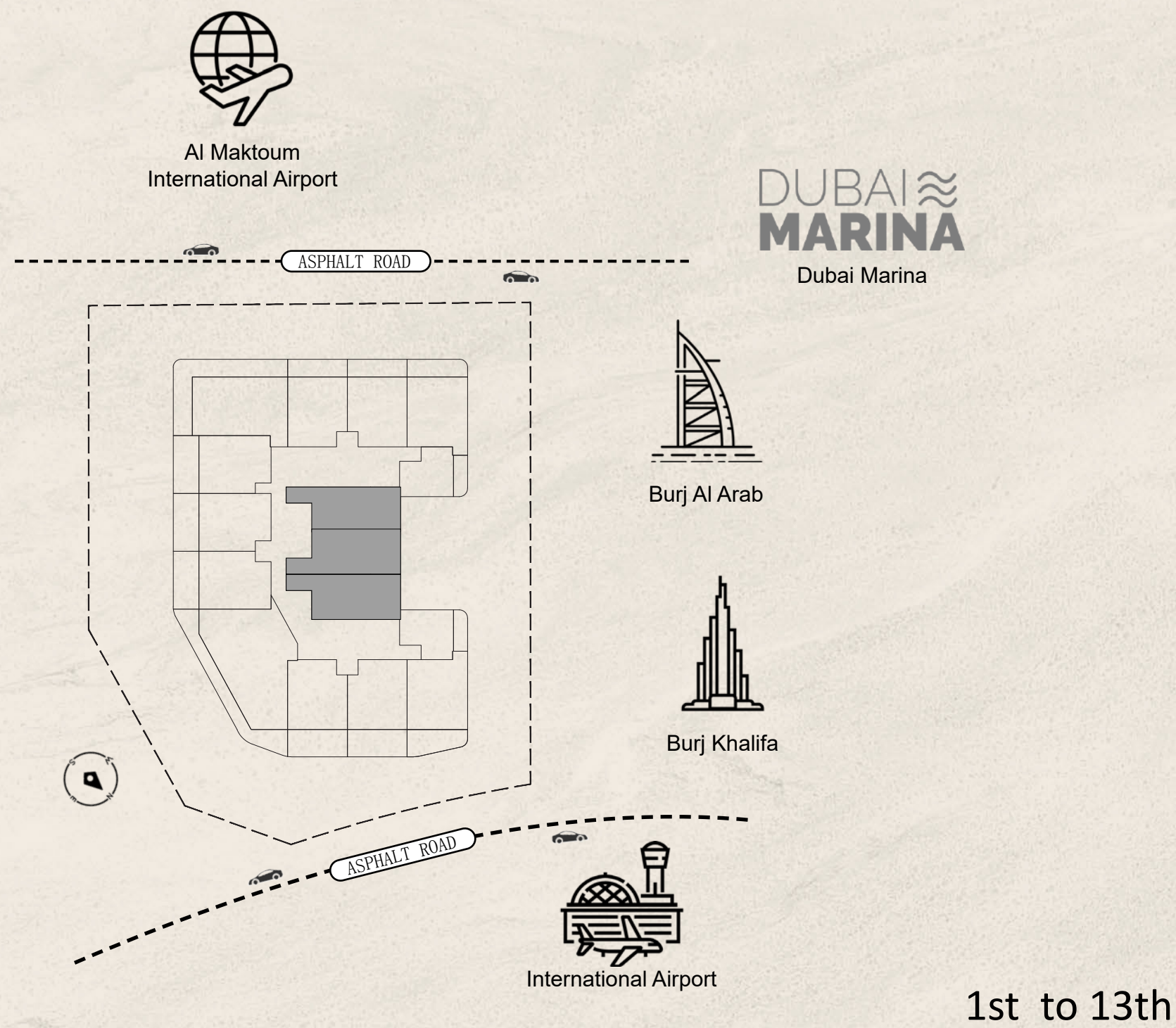








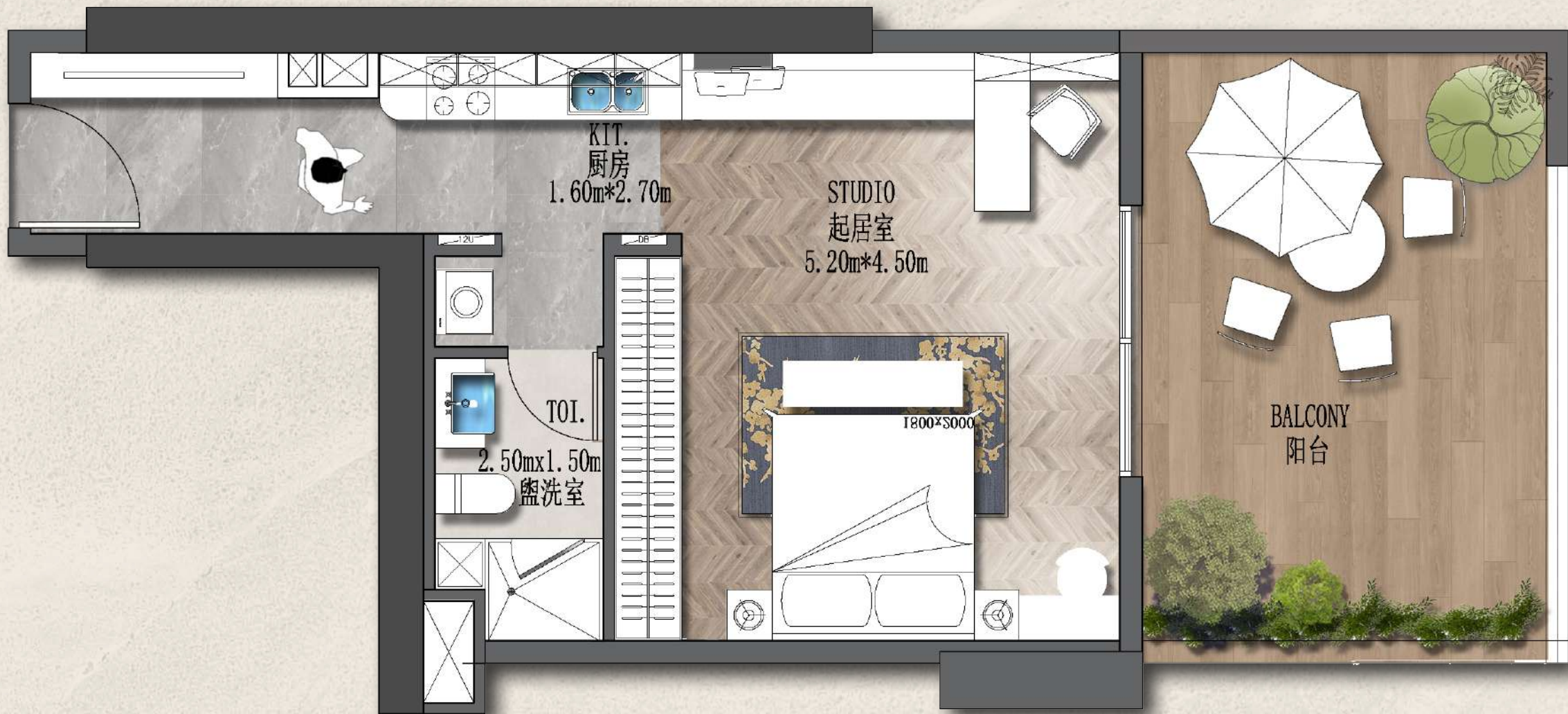
STUDIO (B)



Disclaimer: Images are for display only; actual conditions may vary

STUDIO (B)

AVERAGE TOTAL AREA :652.72 sqft / 60.64 sqm to 940.4 sqft / 87.36 sqm







## EMBRACE NATURE

Stargazing and cozy conversations. As night falls, the courtyard under the stars becomes even more tranquil. Look up at the stars with your family, share stories, and let warm memories flow gently through the night.







### COZY COMPANIONSHIP

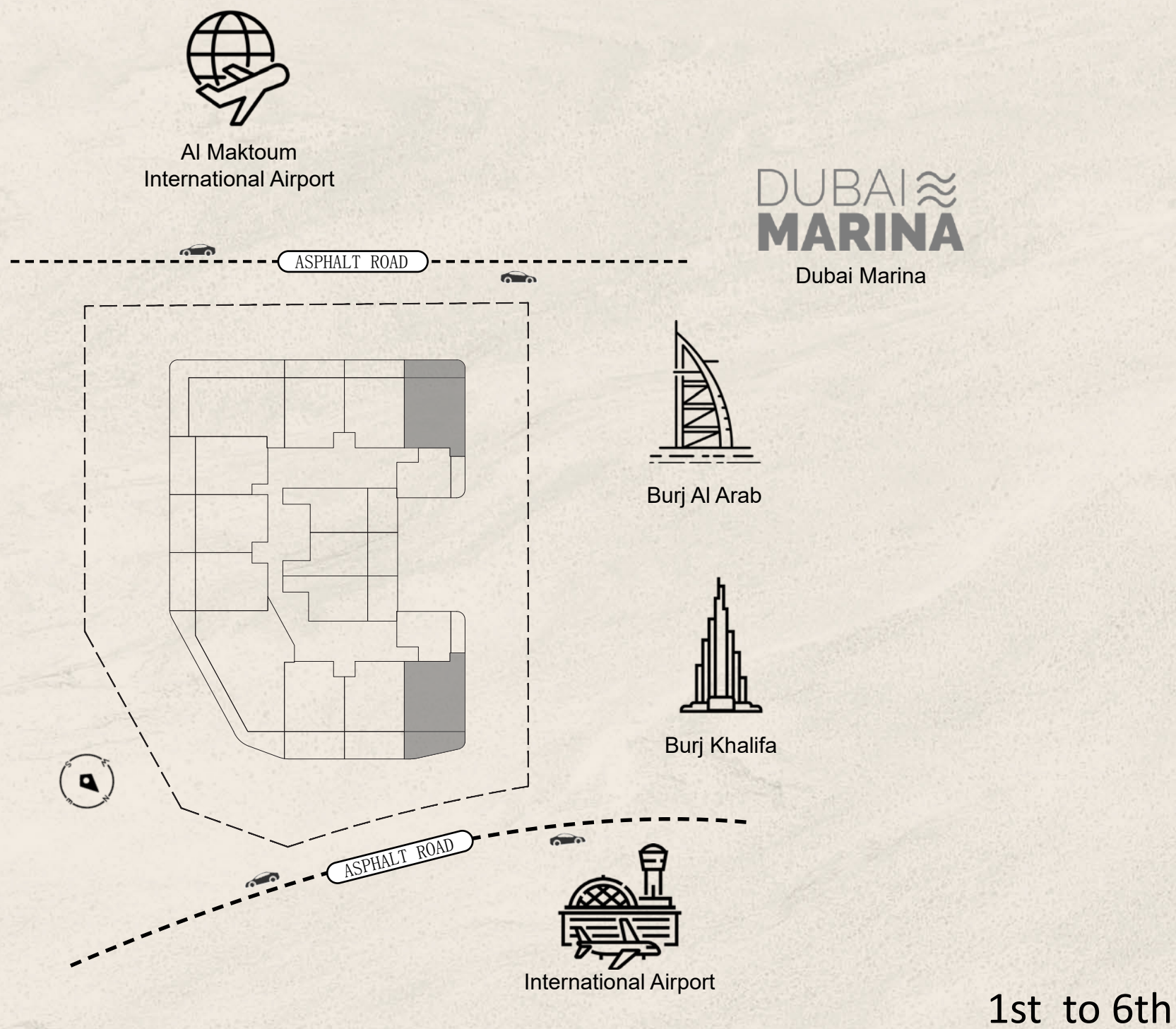
The courtyard is lush with green grass and vibrant flowers, a true backyard haven. It's a poetic space to share with family, where life returns to nature, bathed in fresh greenery.







1HBK (A)



Disclaimer: Images are for display only; actual conditions may vary

1BHK (A)

AVERAGE TOTAL AREA :834.96 sqft / 77.57 sqm to 886.30 sqft / 82.34 sqm

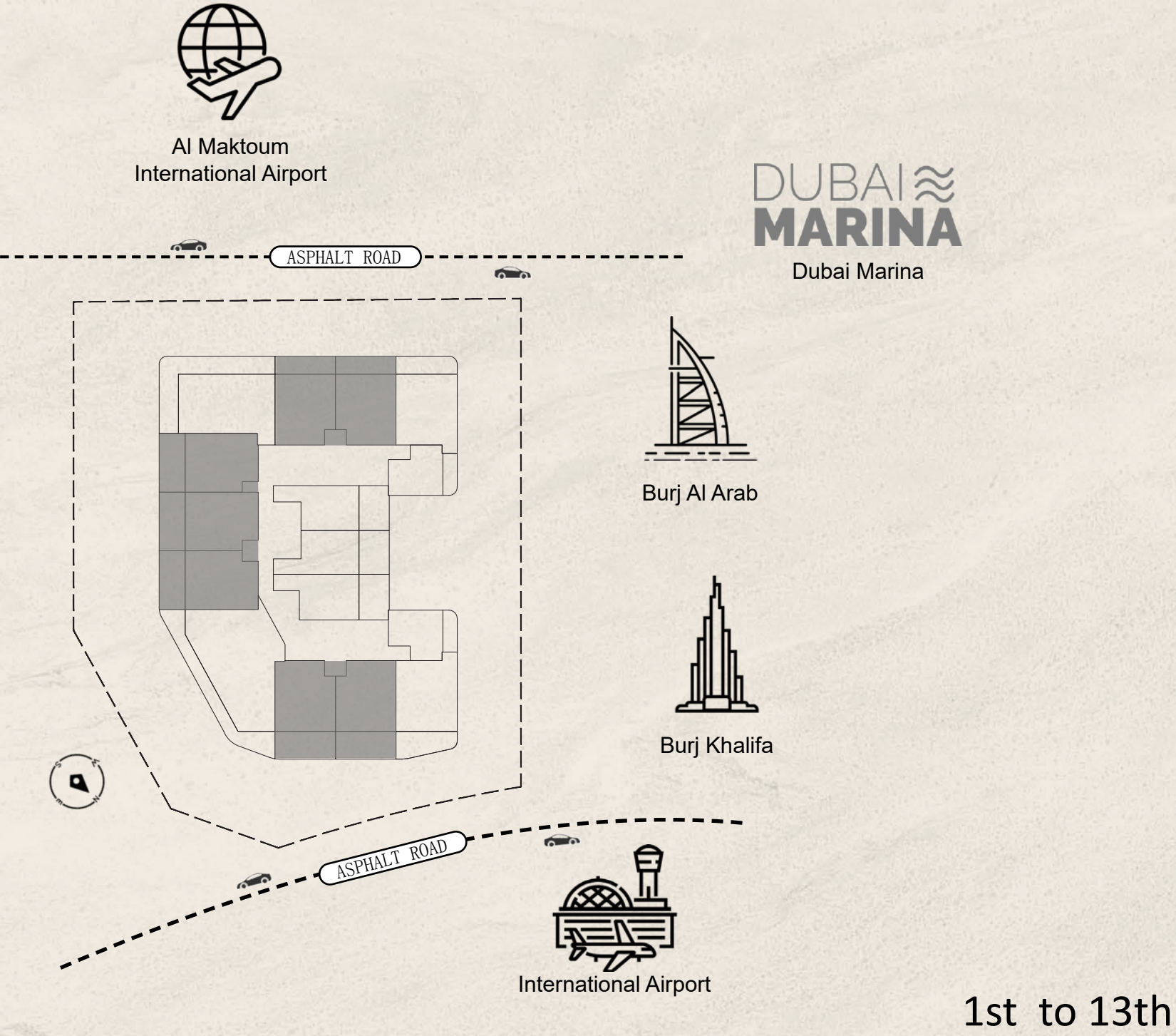








1BHK (C)



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1BHK (C)

AVERAGE TOTAL AREA :800.40 sqft / 74.36 sqm to 872.95 sqft / 81.10 sqm

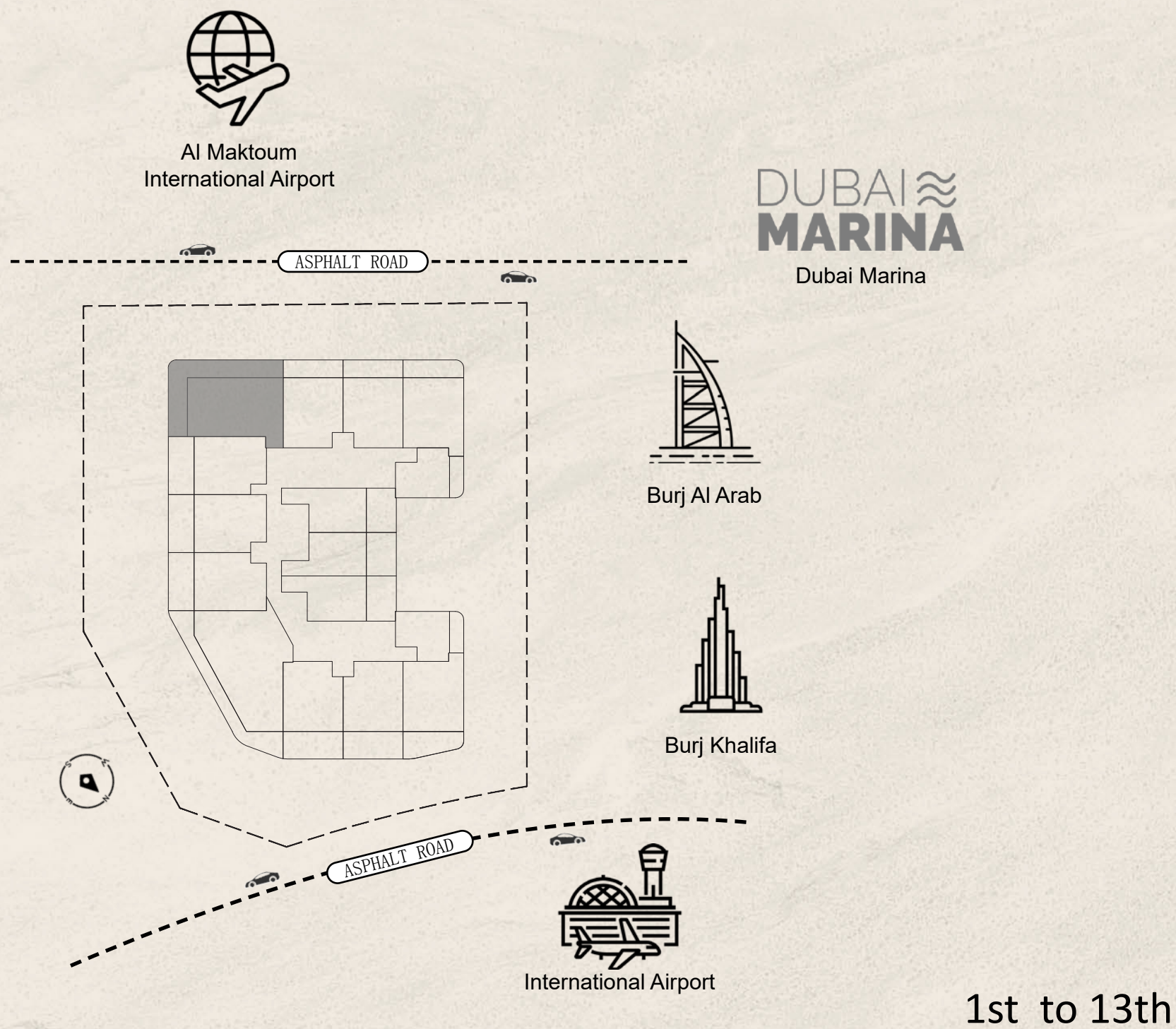








2HBK (A)



1st to 13th



Disclaimer: Images are for display only; actual conditions may vary

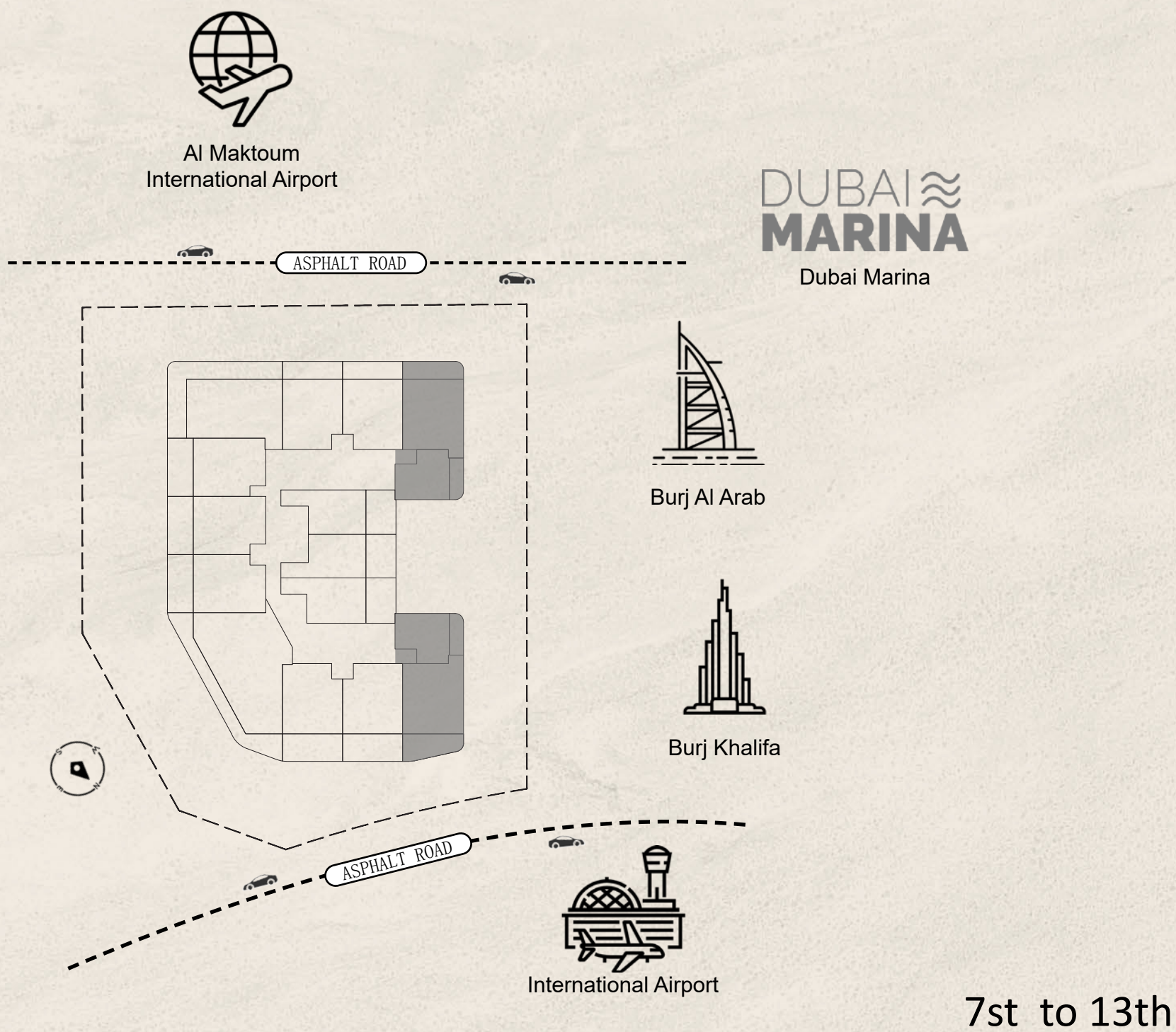
2BHK (A)

AVERAGE TOTAL AREA :1423.74 sqft / 132.27 sqm





2HBK (B)



Disclaimer: Images are for display only; actual conditions may vary

2BHK (B)

AVERAGE TOTAL AREA :1351.19 sqft / 125.53 sqm to 1402.54 sqft / 130.30 sqm





## 2BHK (B-1)

AVERAGE TOTAL AREA :316.89 sqft / 29.44 sqm to 317.10sqft / 29.46 sqm



## 2 BHK (B-2)

AVERAGE TOTAL AREA :1030.64 sqft / 95.75 sqm to 1081.88 sqft / 100.51 sqm





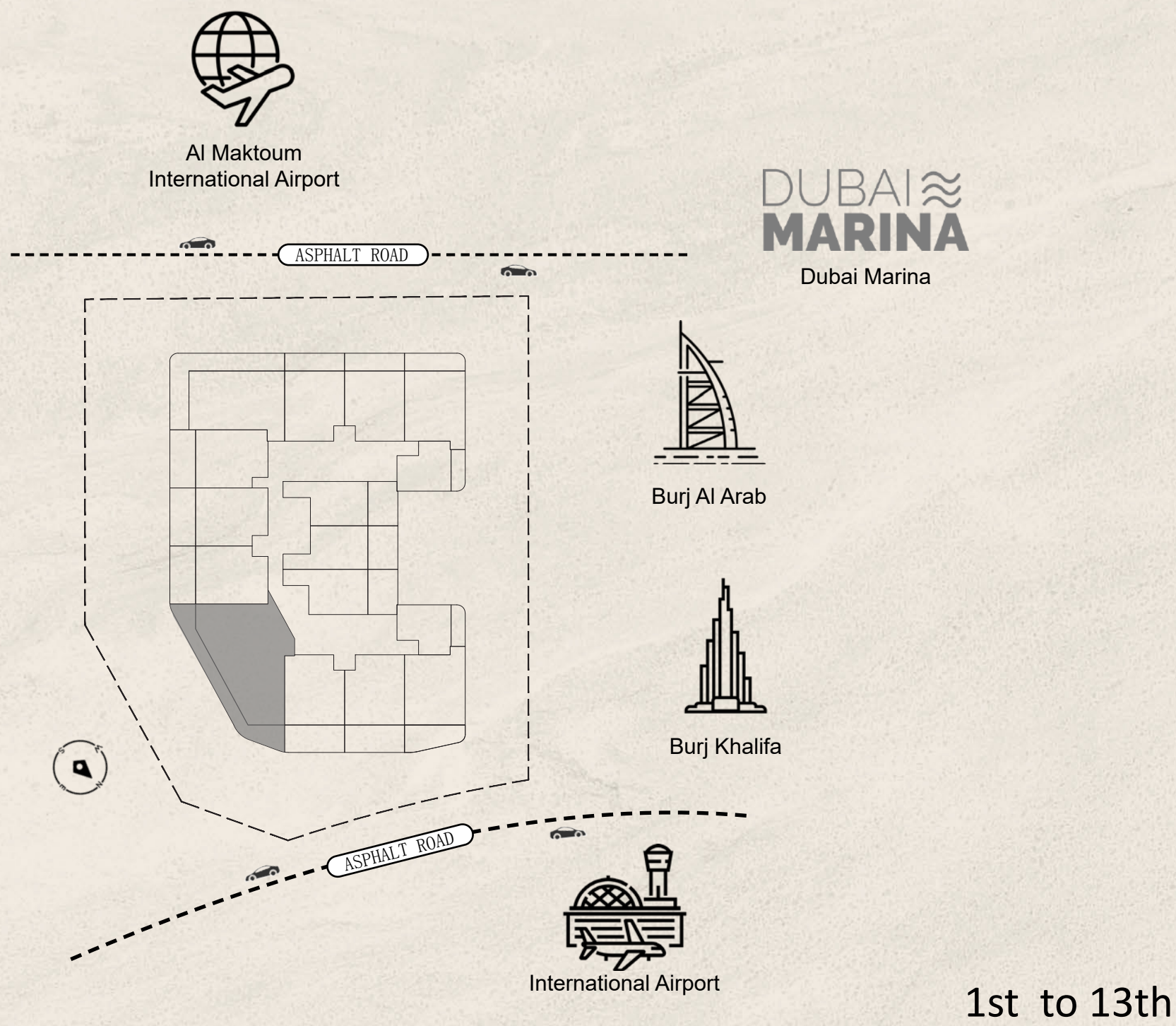








3HBK (A)



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3BHK (A)

AVERAGE TOTAL AREA :1770.45sqft / 164.48 sqm





3BHK (C)

AVERAGE TOTAL AREA :595.03sqft / 55.28 sqm



3BHK (B)

AVERAGE TOTAL AREA :1175.42sqft / 109.20 sqm

















# SMART HOME

## Intelligent Living

"A cohesive smart home ecosystem synchronizes down through self-adjusting curtains while AI systems brew coffee and hologram assistants deliver weather briefings. Smart mirrors scan outfits with style algorithms, countertops optimize recipes via spectral analysis, and cleaning robots navigate via pressure-sensitive floor mapping. Voice-activated entry cues guide with adaptive lighting as bathrooms auto-calibrate water settings by biometrics. Omnipresent AI predicts needs via multimodal inputs – even deploying therapeutic light sequences during emotional dips – merging hyper-efficiency with ethereal ambiance through cybernetic rituals."





# FOREST CITY TOWER II

## DUBAILAND

FOR MORE INFORMATION PLEASE CONTACT



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