



TERRA TOWER

Live the pinnacle of

prestige.

AFS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS



The pinnacle of
ambition.



The United Arab Emirates has emerged as a global hotspot for investors and prospective home buyers. Its stable economy, world-class infrastructure, and vibrant lifestyle make it a top destination.

Dubai, with its dynamic economy, favourable government policies, and robust infrastructure, has long been considered a prime location for real estate investment in the UAE, attracting both local and international investors looking to capitalise on its thriving market.

Dubai offers a number of reasons that favour long-term investments:



**Tax-free
Environment**



**Robust Tourism
Industry**



**Booming
Economy**



**Growing
Rental Market**



**Safe and
Stable Living**



**Strong Return
on Investment**



TERRA TOWER





The pinnacle of

elevated living.



TERRA TOWER

Set in Dubailand, the heart of the bustling metropolis of Dubai, is Terra Tower by Dugasta Properties. Rising majestically above the city skyline, Terra Tower is a testament to modern architectural brilliance. This premium residential tower offers an unparalleled collection of studio, 1, 2 and 3 bedroom homes, each meticulously crafted to embody the essence of luxury and sophistication.

With its futuristic and aesthetic design, Terra Tower redefines the concept of urban living. The interiors are thoughtfully curated, combining functional layouts with lavish finishes. Enjoy breathtaking views of the city from the private balcony while basking in the serene ambience of a family-friendly community. Inspired by the colour of the Earth, Terra Tower is strategically located near major highways and renowned landmarks, offering the perfect blend of convenience and tranquility.





The pinnacle of

landmark lifestyle.

Terra Tower is located in Dubailand, one of the most popular freehold areas for investors and home buyers in Dubai. Dubailand is also a popular residential hotspot owing to its affordability and a range of amenities suitable for families, all within easy access.



Landmarks Nearby

22min

Burj Khalifa
15 km

23min

Dubai
International Airport
25 km

15min

IMG World
14 km

15min

Outlet Mall
13 km



Connectivity

Strategically placed close to major highways that provide easy access to Sheikh Mohamed Bin Zayed Road (E 311), Emirates Road (E 611) and Al Qudra Road (D 63).



Leisure

Aside from the famous Al Habtoor Polo Resort, you can also enjoy beach access, jogging trails, cycling trails, parks, marina and yacht clubs.



Healthcare

Medical facilities include pharmacies, clinics and hospitals, including Aster Clinics, Health Hub, Fakeeh University Hospital and Medicure Polyclinic.



Education

A wide selection of institutions, including GEMS Winchester School, GEMS FirstPoint School, Fairgreen International School, South View School, and The Aquila School are close by.



Retail

Dubai Outlet Mall, Dragon Mart and Silicon Central Mall are within close proximity, while Dubai Mall is only a 25 -minute drive away.



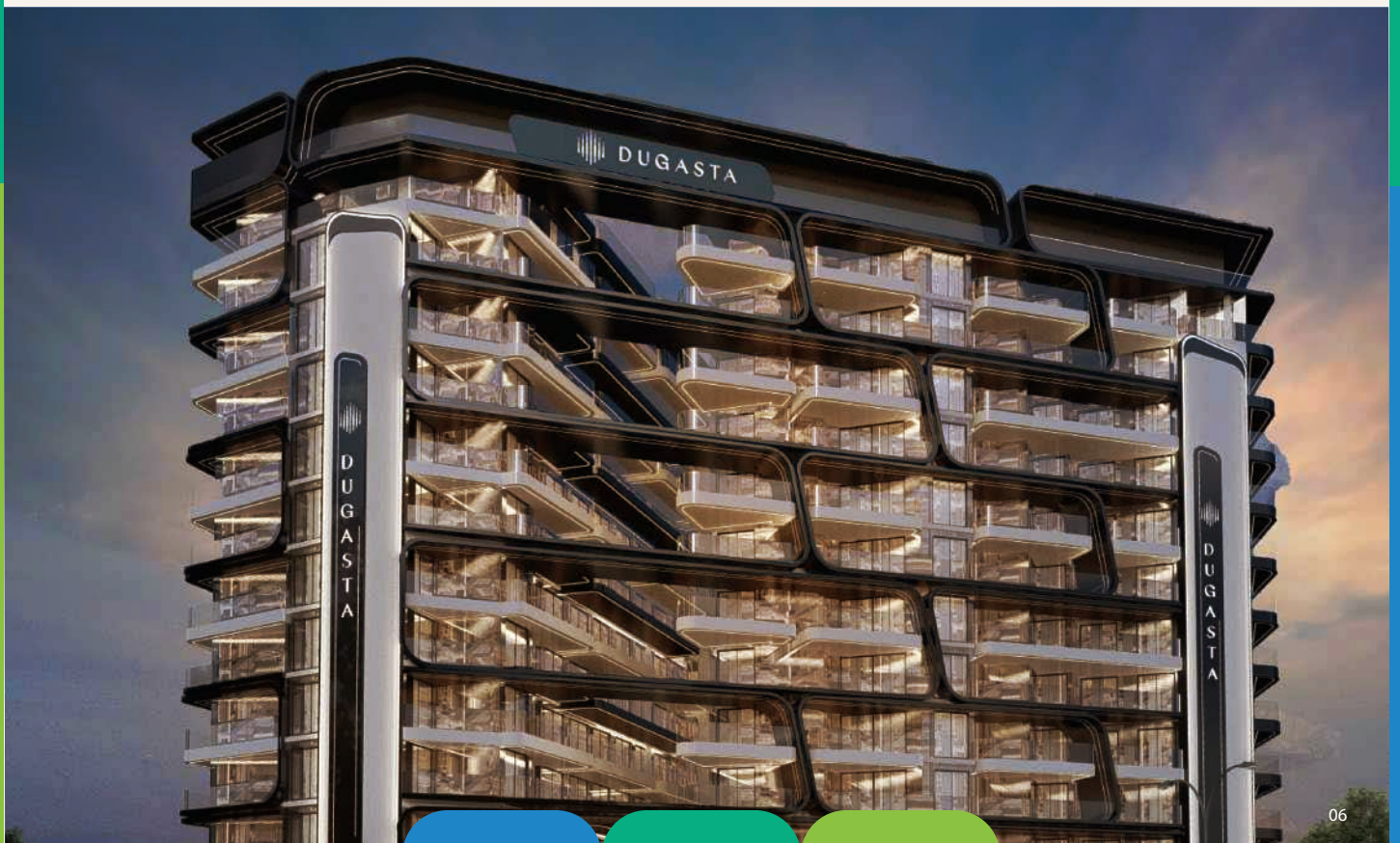
Restaurants

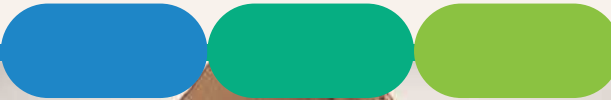
From cafes and trendy eateries to fine dining outlets, the choices are unlimited.



Convenience

Proximity to supermarkets and hypermarkets for day-to-day essentials.







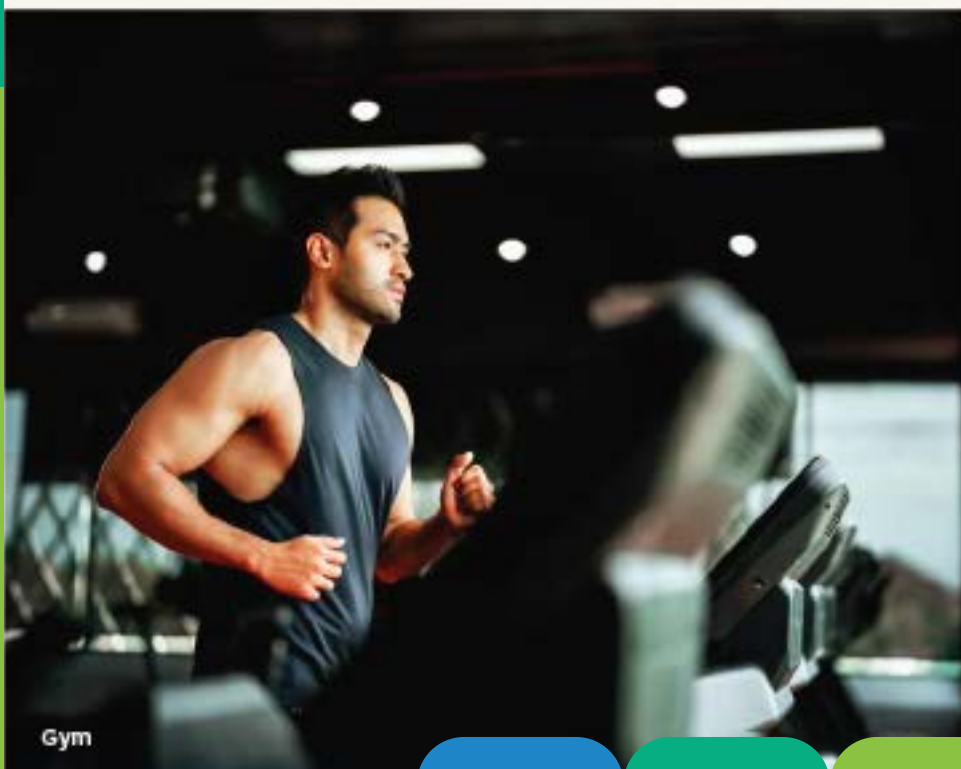
The pinnacle of

urban comforts.

Eager to meet your fitness goals? Longing to relax and rejuvenate after a demanding week? Looking to give your kids active playtime? You're sure to find all this and more at Terra Tower. Enjoy a lifestyle that reflects your state of mind.



Swimming Pool



Gym



24x7 Security



Terrace Garden



Play Area



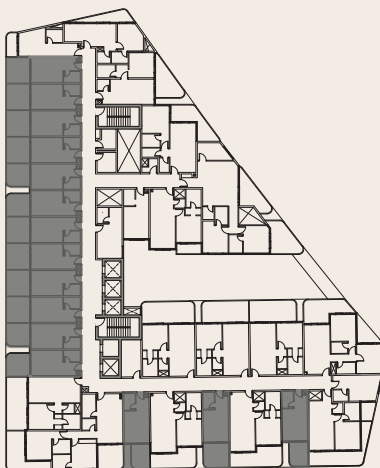


The pinnacle of
planning.

STUDIO

Type 01

Suite Area	: 251.5	sqft
Balcony Area	: 117.5	sqft
Total Area	: 369	sqft
Total Units	: 157	



KEY PLAN



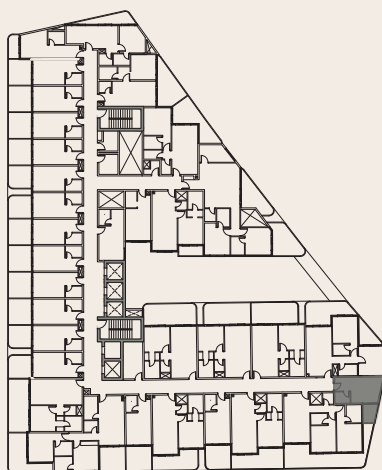
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



STUDIO

Type 02

Suite Area	: 246.00	sqft
Balcony Area	: 42.00	sqft
Total Area	: 288.00	sqft
Total Units	: 11	



KEY PLAN



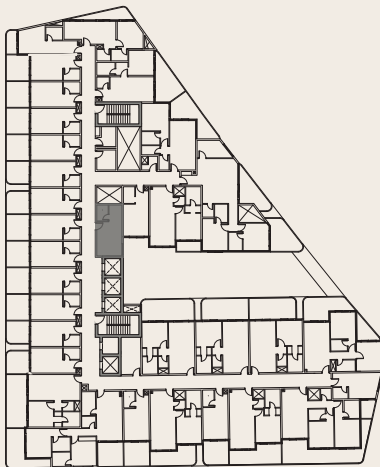
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



STUDIO

Type 03

Suite Area	: 265.00	sqft
Balcony Area	: 00.00	sqft
Total Area	: 265.00	sqft
Total Units	: 11	



KEY PLAN



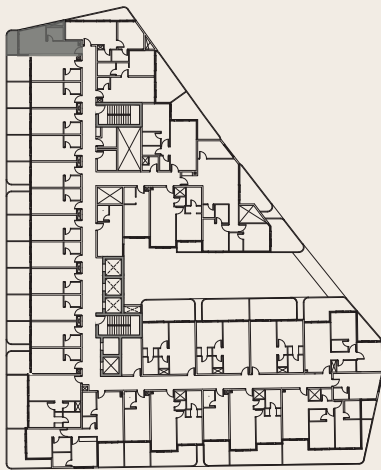
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STUDIO

Type 04

Suite Area	: 280.07	sqft
Balcony Area	: 90.42	sqft
Total Area	: 370.49	sqft
Total Units	: 11	



KEY PLAN



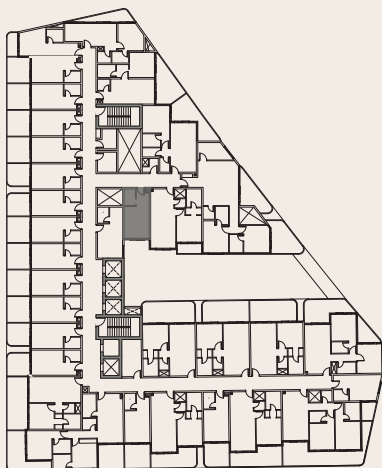
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



STUDIO

Type 05

Suite Area	: 254.00	sqft
Balcony Area	: 0.00	sqft
Total Area	: 254.00	sqft
Total Units	: 11	



KEY PLAN



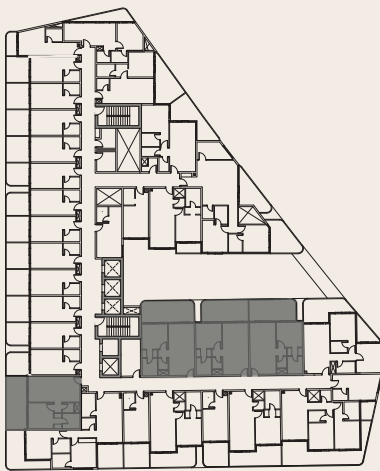
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



ONE BHK

Type 01

Suite Area	: 533.00	sqft
Balcony Area	: 213.00	sqft
Total Area	: 746.00	sqft
Total Units	: 44	



KEY PLAN



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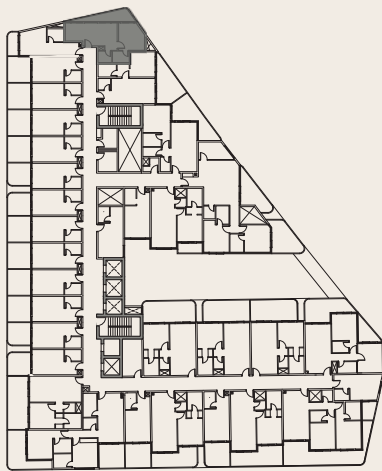




ONE BHK

Type 02

Suite Area	: 459.00	sqft
Balcony Area	: 97.00	sqft
Total Area	: 556.00	sqft
Total Units	: 11	



KEY PLAN



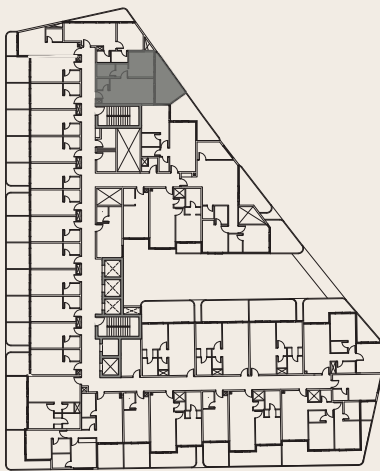
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



ONE BHK

Type 03

Suite Area	: 514.00	sqft
Balcony Area	: 200.00	sqft
Total Area	: 714.00	sqft
Total Units	: 11	



KEY PLAN



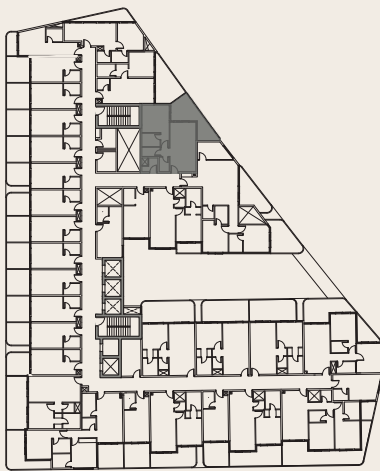
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



ONE BHK

Type 04

Suite Area	: 581.00	sqft
Balcony Area	: 167.00	sqft
Total Area	: 748.00	sqft
Total Units	: 11	



KEY PLAN



**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

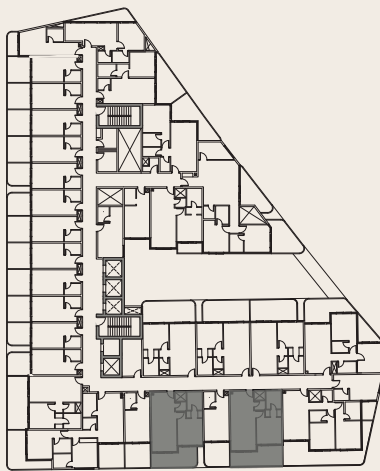




ONE BHK

Type 05

Suite Area	: 554.00	sqft
Balcony Area	: 178.00	sqft
Total Area	: 732.00	sqft
Total Units	: 22	



KEY PLAN



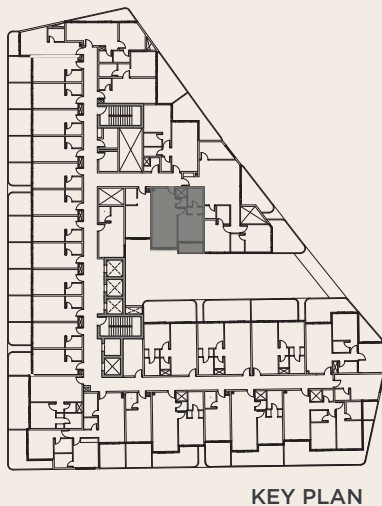
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



ONE BHK

Type 06

Suite Area	: 555.00	sqft
Balcony Area	: 49.00	sqft
Total Area	: 604.00	sqft
Total Units	: 11	



KEY PLAN



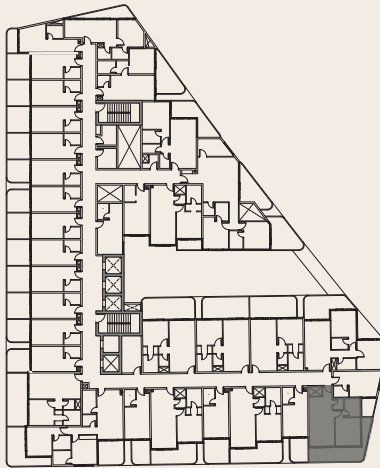
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



ONE BHK

Type 07

Suite Area	: 524.00	sqft
Balcony Area	: 202.00	sqft
Total Area	: 726.00	sqft
Total Units	: 3	



KEY PLAN



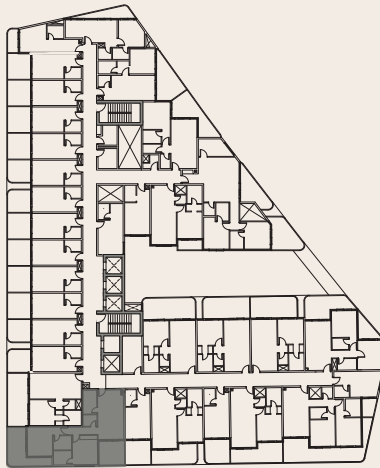
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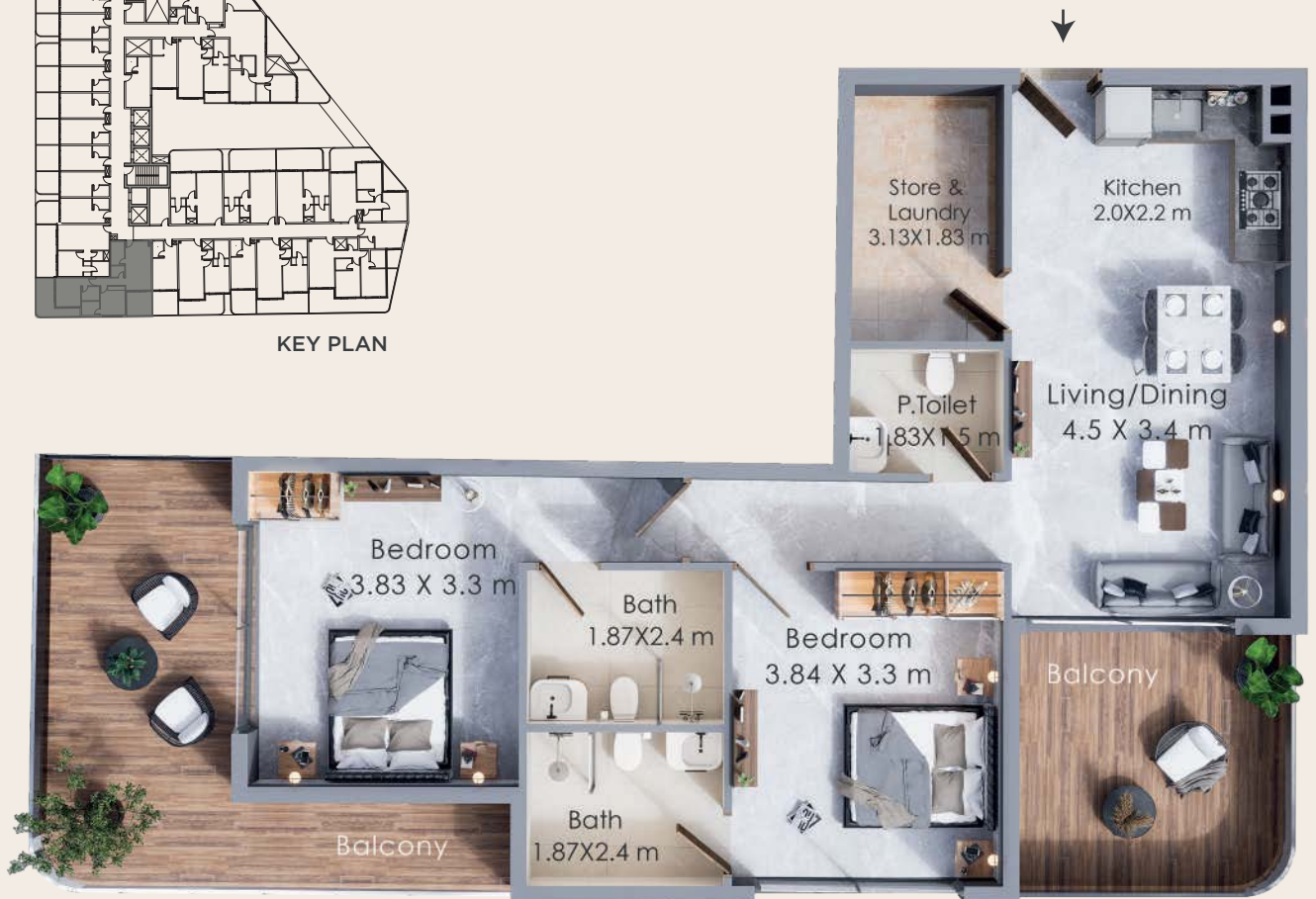
TWO BHK

Type 01

Suite Area	: 861.00	sqft
Balcony Area	: 306.00	sqft
Total Area	: 1167.00	sqft
Total Units	: 11	



KEY PLAN



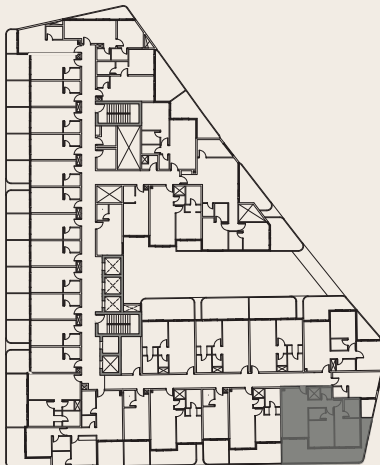
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



TWO BHK

Type 02

Suite Area	: 777.00	sqft
Balcony Area	: 289.00	sqft
Total Area	: 1067.00	sqft
Total Units	: 8	



KEY PLAN

**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



TWO BHK

Type 03

Suite Area	: 708.00	sqft
Balcony Area	: 245.00	sqft
Total Area	: 953.00	sqft
Total Units	: 11	



**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



TWO BHK

Type 04

Suite Area	: 1023.00	sqft
Balcony Area	: 307.00	sqft
Total Area	: 1329.00	sqft
Total Units	: 11	



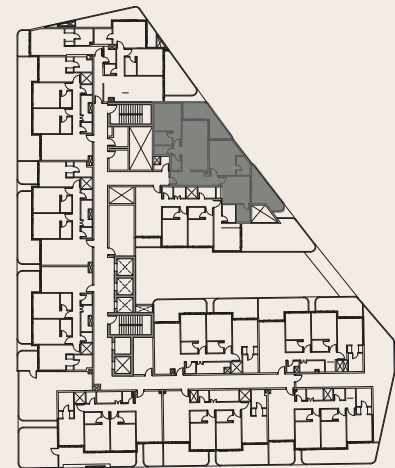
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



3 BHK

Type 01

Suite Area	: 1187.00	sqft
Balcony Area	: 303.00	sqft
Total Area	: 1490.00	sqft
Total Units	: 1	



KEY PLAN

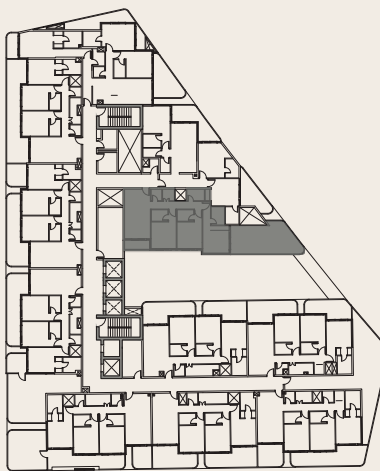
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



3 BHK

Type 02

Suite Area	: 1116.00	sqft
Balcony Area	: 428.00	sqft
Total Area	: 1544.00	sqft
Total Units	: 1	



KEY PLAN



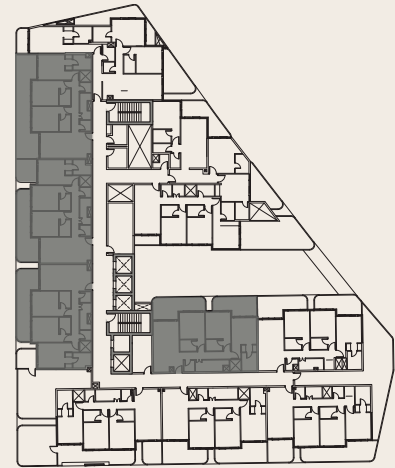
**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



3 BHK

Type 03

Suite Area	: 1106.00	sqft
Balcony Area	: 330.00	sqft
Total Area	: 1436.00	sqft
Total Units	: 4	



KEY PLAN

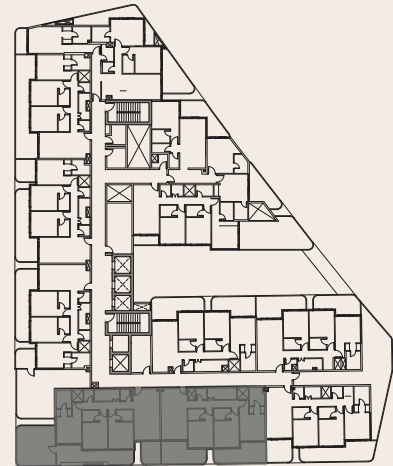


**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

3 BHK

Type 04

Suite Area	: 1093.00	sqft
Balcony Area	: 343.00	sqft
Total Area	: 1437.00	sqft
Total Units	: 2	



KEY PLAN



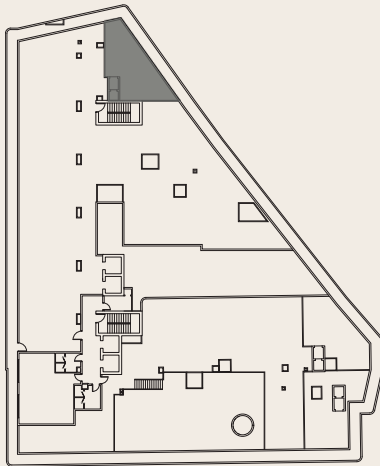
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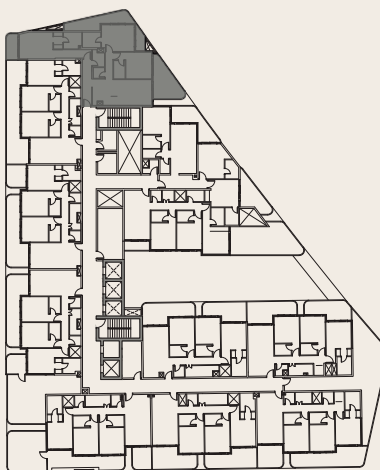
3 BHK

Type 05

Suite Area	: 1311.00	sqft
Balcony Area	: 421.00	sqft
Terrace Gar.	: 694.00	sqft
Total Area	: 2427.00	sqft
Total Units	: 1	



TERRACE FLOOR



APARTMENT LAYOUT KEY PLAN



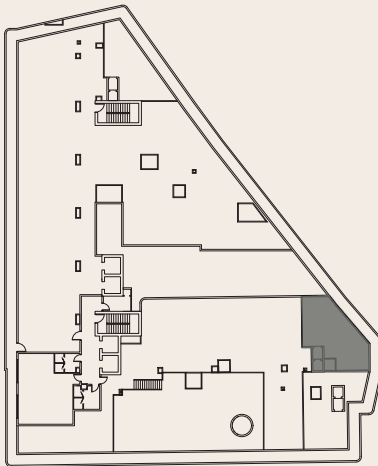
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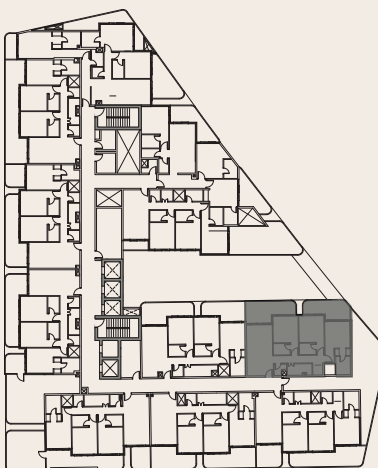
3 BHK

Type 06

Suite Area	: 1105.00	sqft
Balcony Area	: 329.00	sqft
Terrace Gar.	: 719.00	sqft
Total Area	: 2153.00	sqft
Total Units	: 1	



TERRACE FLOOR



APARTMENT LAYOUT KEY PLAN



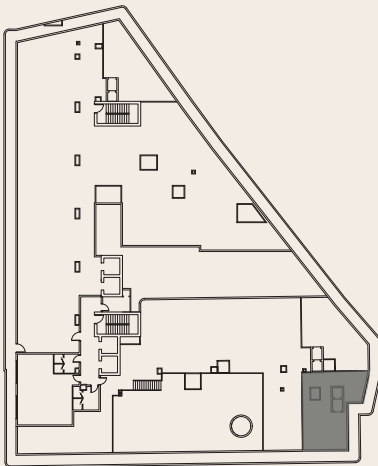
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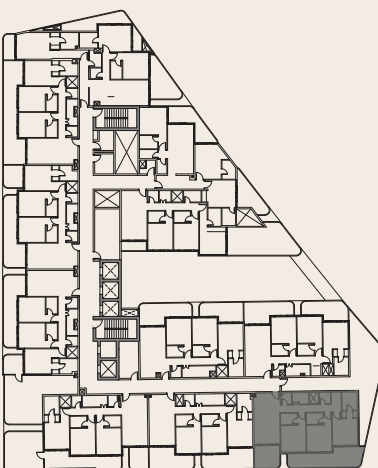
3 BHK

Type 07

Suite Area	: 1114.00	sqft
Balcony Area	: 350.00	sqft
Terrace Gar.	: 749.00	sqft
Total Area	: 2220.00	sqft
Total Units	: 1	



TERRACE FLOOR

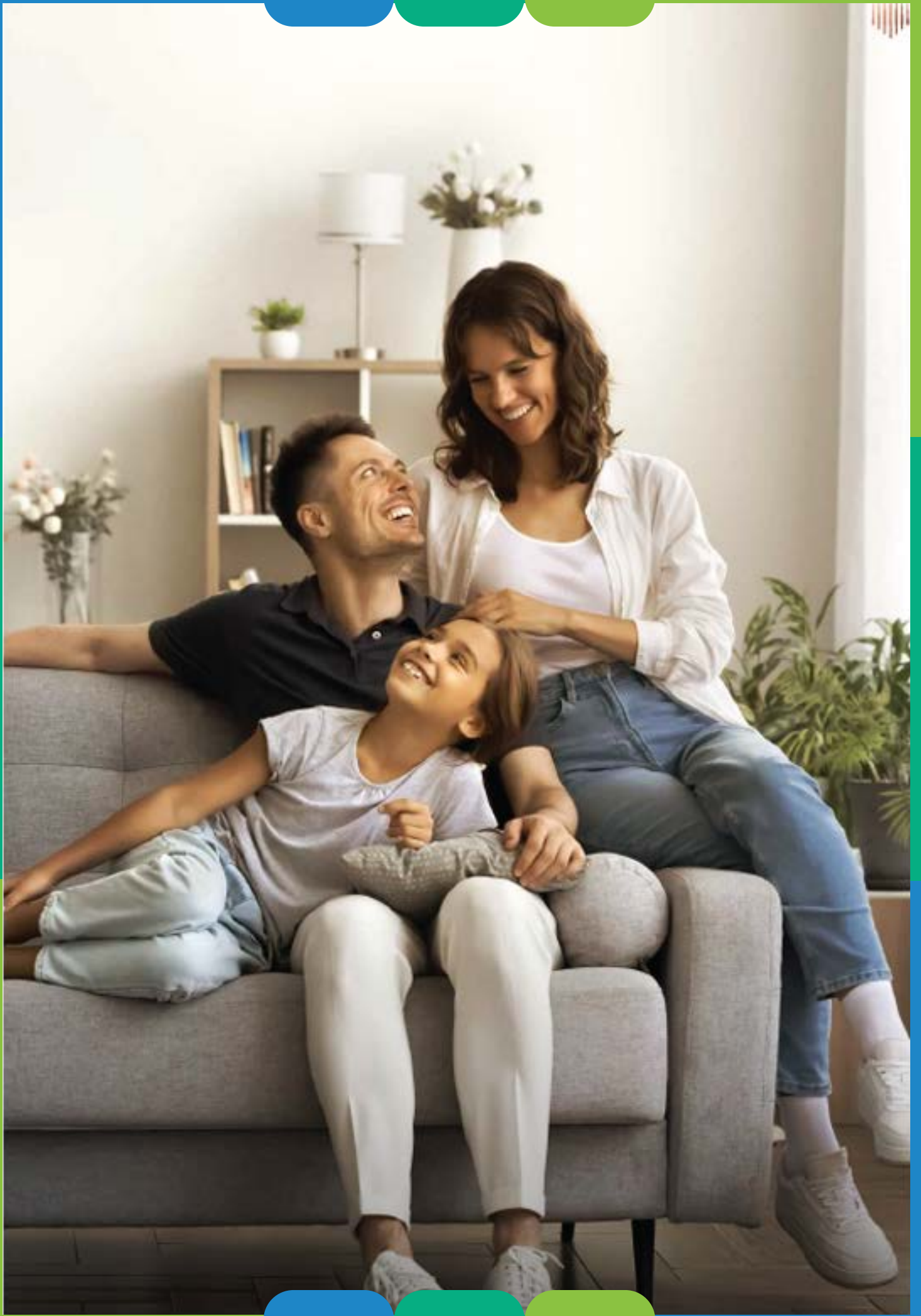


APARTMENT LAYOUT

KEY PLAN



**The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.





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assurance.

This is what a smart investment looks like. A 10-on-10 ROI assurance that's unmatched in the industry. Along with our 10-on-10 offering, you can also enjoy zero service charges on rentals, and guaranteed buyback.

10
on
10

**GUARANTEED
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RETURN
FOR 10 YEARS***

**100%
BUYBACK
OPTION***

**0%
SERVICE
CHARGES
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TERRA TOWER

FOR MORE INFORMATION PLEASE CONTACT

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