



THE HIGHGROVE

PROJECT BRIEF



TO
ABU DHABI

TO DUBAI
INTERNATIONAL
AIRPORT

DOWNTOWN
DUBAI

DUBAI INTERNATIONAL
FINANCIAL CENTRE

THE WORLD ISLANDS

DUBAI DESIGN DISTRICT

Sheikh Zayed Rd.

Financial
Center Rd.

ZABEEL PALACE

DUBAI WATER CANAL

DUBAI CREEK

CLAYDON
HOUSE

THE HIGHGROVE

BELGROVE
RESIDENCES

RAS AL KHOR WILDLIFE
SANCTUARY

Al Ain - Dubai Road

Ras Al Khor Road

Driving Distances





Ras Al Khor Wildlife
Sanctuary

BELGROVE
RESIDENCES

E44 Ras Al Khor Road

E44 Ras Al Khor Road



THE HIGHGROVE

CLAYDON
HOUSE

Crystal Lagoon

Crystal Lagoon

Proposed
Metro Line

Architectural Concept

1



Mass Orientation

Minimize direct visual connections between units, maximize the full lagoon view, and create a striking contrast with the surrounding environment

2



Volume Sculpting

By merging the urban fabric with box forms, indoor and outdoor spaces are seamlessly created

3



Indoor/Outdoor Bio Spaces

Create unforgettable experiences through seamlessly designed indoor and outdoor spaces

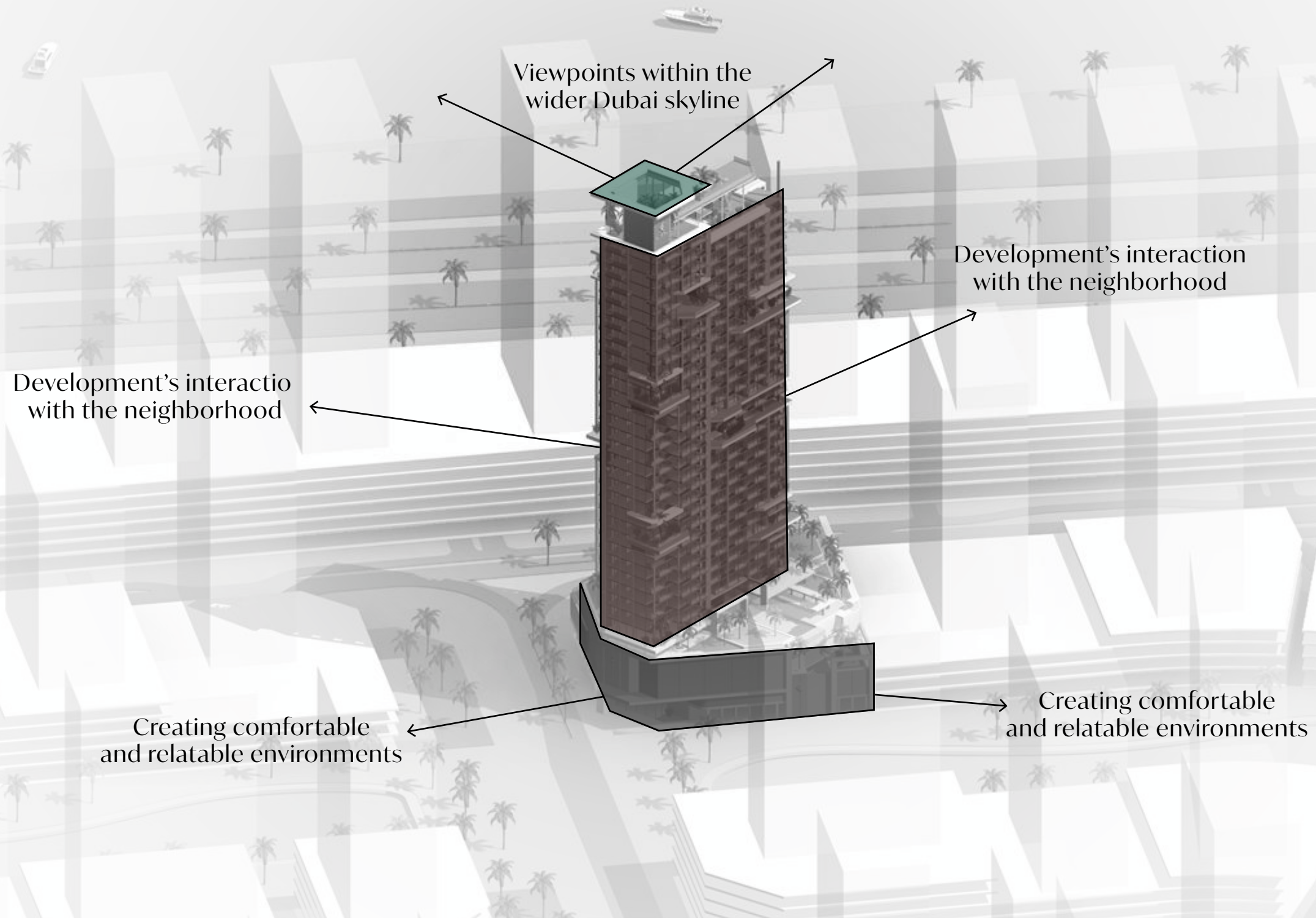
4



Biophilic Integration

Lush greenery, natural spaces, and abundant light are seamlessly integrated into the design

Architectural Design Scale and Context



Sun & Views Analysis



Unrivalled vistas of
Dubai's iconic skyline
and pristine waterfront

Crystal Lagoon
& Community Views

Downtown
Dubai Views

Ras Al Khor Wildlife
Sanctuary Views



Building Elevations



ELEVATION
SOUTH



ELEVATION
EAST



ELEVATION
NORTH



ELEVATION
WEST

Building Configuration



- Rooftop
- 31 Residential Floors
- 4 Podiums
- Ground Floor

Anticipated Service Charge

AED 18 per sq.ft.

Ownership

Freehold

Anticipated Completion Date

Q4 2027

Parking

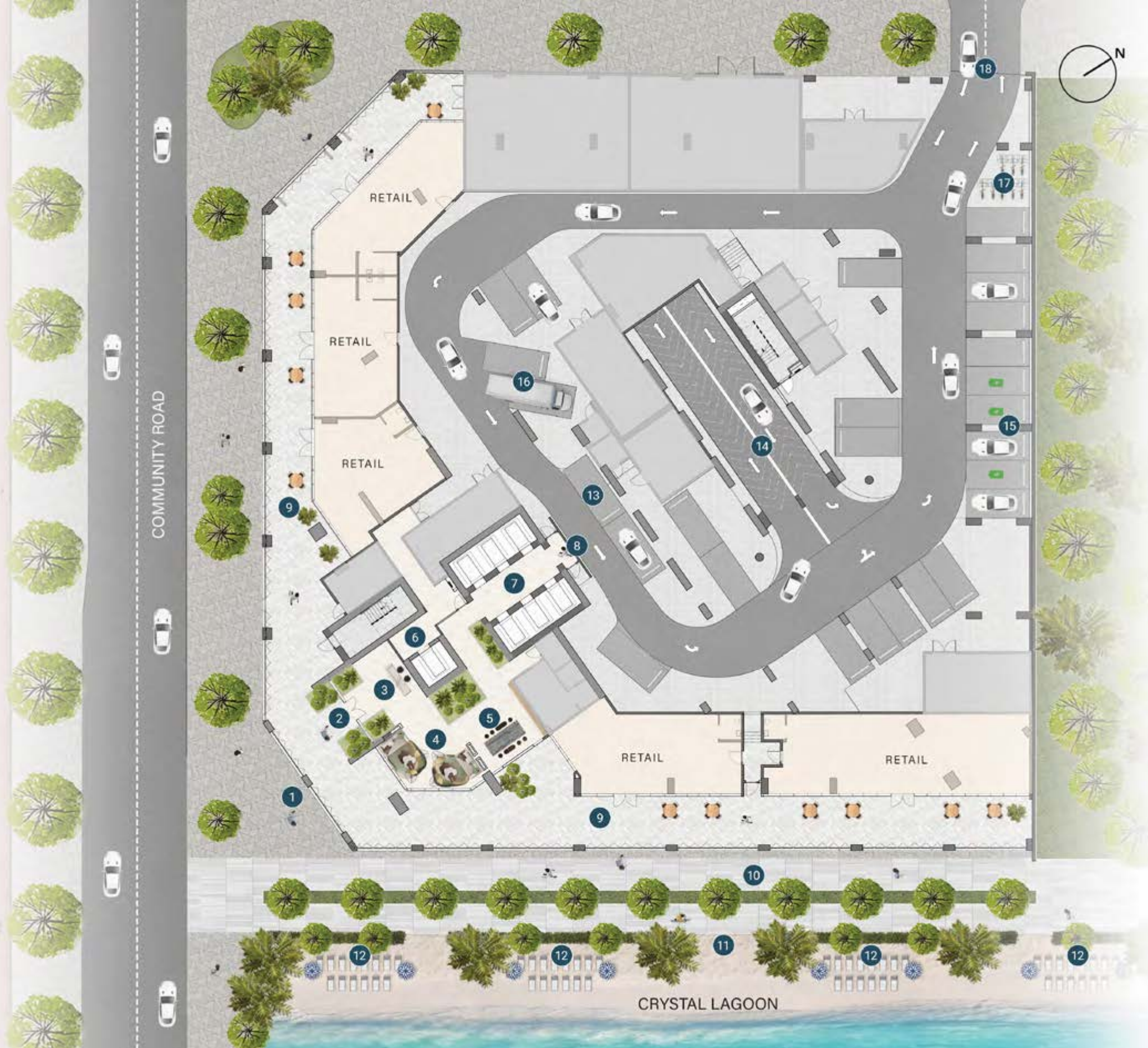
1 and 2 bedrooms: 1 parking space
3 bedrooms: 2 parking spaces

Elevators

6 passenger elevators
1 service elevator

Ground Floor Amenities Plan

- 1 MAIN ENTRANCE
- 2 LOBBY ENTRANCE
- 3 LOBBY RECEPTION
- 4 LOBBY LOUNGE
- 5 COMMUNAL TABLE
- 6 SERVICE LIFT
- 7 LIFT LOBBY
- 8 RESIDENTS DROP-OFF AREA
- 9 AIR-CONDITIONED RETAIL ARCADE
- 10 COMMUNITY PROMEMADE
- 11 ACCESS TO CRYSTAL LAGOON
- 12 SUN LOUNGERS AREA
- 13 PREFERRED PARKING
- 14 ACCESS TO UPPER LEVEL PARKING
- 15 EV CHARGING STATION
- 16 MOVE-IN TRUCK ZONE
- 17 BICYCLE PARKING
- 18 VEHICLE ENTRANCE/EXIT



5th & 6th Floor Amenities



Playground

Canopy

Infinity-Edge Pool

Fitness Studio

BBQ Deck

Clubhouse

Access to Lower Garden



THE HIGHGROVE

FOR MORE INFORMATION PLEASE CONTACT



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