



THE WORLD'S GREATEST OPPORTUNITY

INVEST IN DUBAI

| 0% Property Tax | Easy Global Connectivity | |
|----------------------------|----------------------------|--|
| High Rental Yields and ROI | World-Class Infrastructure | |
| Golden Visa Eligibility | City of Vision and Growth | |
| Safe and Stable Economy | | |
| Prime Waterfront Locations | | |
| Safest City in the World | | |

INTRODUCING WYNWOOD RESIDENCE

A SIGNATURE ADDRESS FOR THE EXCEPTIONAL

Clad in refined textures and softened geometry, Wynwood Residence mirrors the rhythm of the sea. Its façade flows like wind over water, while light filters through each space with a calm, sculpted grace.

Amenities - OPULENT. ORNATE. ORIGINAL.

| Rooftop Infinity Pool | Lush Central Courtyard | |
|-------------------------------------|---------------------------|--|
| Rooftop Sundeck | Outdoor Play Area | |
| Splash Pool for Little Ones | Green Promenades | |
| Jacuzzi | Reserved VIP Parking | |
| Open-Air Yoga Terrace | Sculpted Arrival Lobby | |
| Multi-Level Green Podium | Extended Sky-Lit Terraces | |
| World Class Modern Gym | | |
| The Whisper Steps (Iconic Stairway) | | |

BUILDING CONFIGURATION :

Ground + 2 Podium floors + 14 Residential floors + Roof

| UNITS AVAILABLE | NO. OF UNITS | MINIMUM SIZE RANGE (SQ.FT) | |
|-----------------|--------------|----------------------------|--|
| 1 Bedroom | 86 | 724 | |
| 2 Bedroom | 45 | 1273 | |
| 3 Bedroom | 4 | 1693 | |
| 3 BR Duplex | 4 | 1850 | |
| 4 BR Duplex | 7 | 3550 | |











THE WYNWOOD WAY OF LIVING

An ultra-luxurious coastal address shaped by ocean stillness, where every detail echoes a life of distinction and indulgence.

CONNECTED, YET CALMLY SECLUDED

Effortless access to Downtown, Dubai International Airport, and business hubs, while keeping the calm of coastal living intact.

RARE INVESTMENT OPPORTUNITY

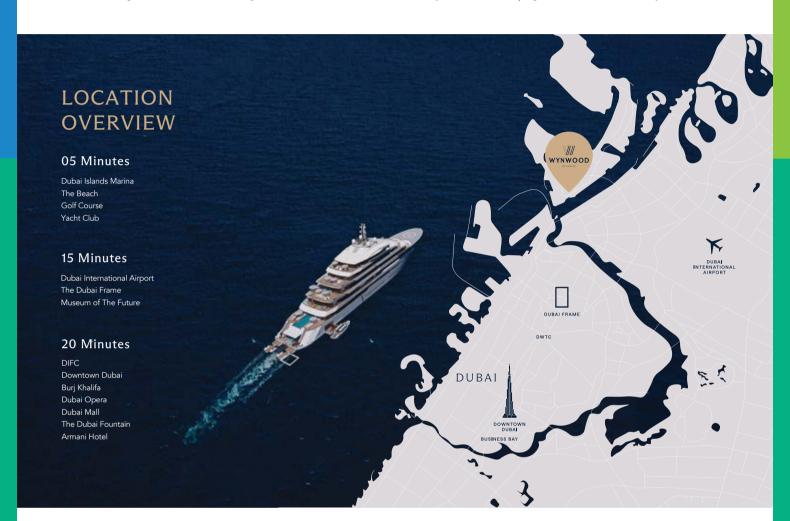
Own a sculpted residence in one of Dubai's most promising waterfront enclaves, where rarity, return, and refinement are key.

COMPOSED FOR EVERYDAY WELLNESS

From pools to podium, Wynwood is designed for restoration. A lifestyle that values tranquillity as much as progress.

CURATED FOR THE SELECTED FEW

Wynwood blends rare craftsmanship and graceful design for those who value timeless beauty and detail.



60/40 PAYMENT PLAN

| 01 | 20% on booking | | % :MBER, 2025 | 03 15 TH [| 5% DECEMBER, 2025 |
|--|-------------------------------------|----------------------------------|-------------------------|---------------------------|----------------------|
| 04 | 10% 15 TH APRIL, 2026 | |)% UST, 2026 | 06 15 TH NO | 5% OVEMBER, 2026 |
| 07 5% 15 TH FEBRUARY, 2027 | | 08 40% Q3, 2027 ON COMPLETION | | | |



