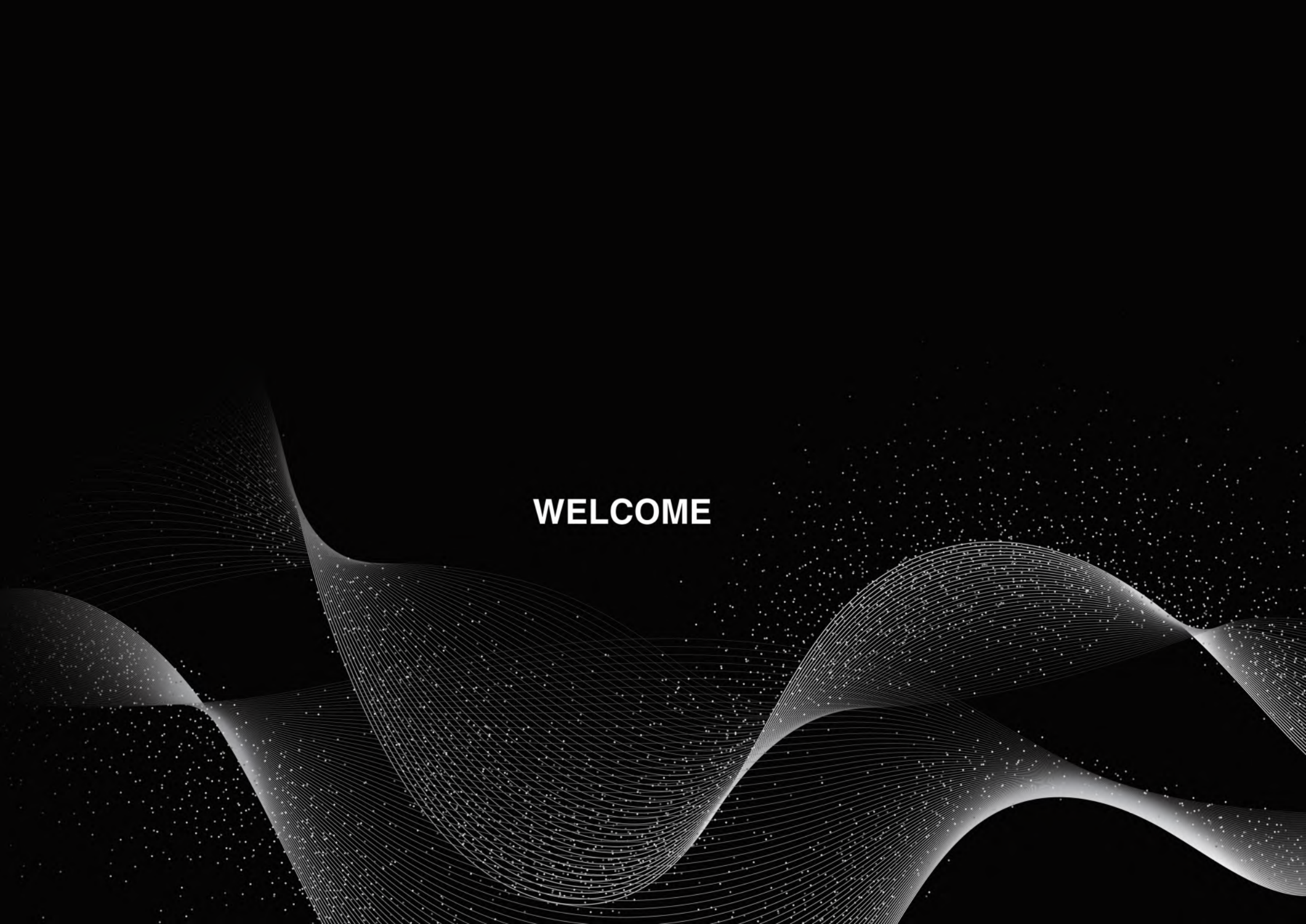




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**WELCOME**

The image features a black background with a complex, abstract pattern of white lines and dots. The lines are thin and form a series of overlapping, wavy bands that create a sense of depth and movement. The dots are small and scattered throughout the scene, particularly concentrated in the upper right quadrant, giving the impression of a starry field or a digital data stream. The overall aesthetic is clean, modern, and futuristic.





**TIGER**

PROPERTIES

**DECADES OF ACHIEVEMENTS**

# PROJECT SUMMARY

3B + G + 4P + 2 OFF. + 17 RES. + R

3

BASEMENT  
FLOORS

4

PARKING  
FLOORS

2

OFFICE FLOORS

17

RESIDENTIAL UNITS

558 =

TOTAL RESIDENTIAL  
FLATS

328

STUDIOS

196

ONE BEDROOM

34

TWO BEDROOMS

2

NO.  
RETAIL UNITS



PARKING



24Hours  
Security  
Cameras



24Hours  
Maintenance



SWIMMING POOL



GYM



KIDS PLAY AREA



1.5 KM RUNNING & WALK TRACK





  
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investors  
for  
unique  
majestic



# EXCEPTIONAL INVESTMENT

A modern, luxury homes & office, a place to live life to the full, relishing the opportunities that every new day brings







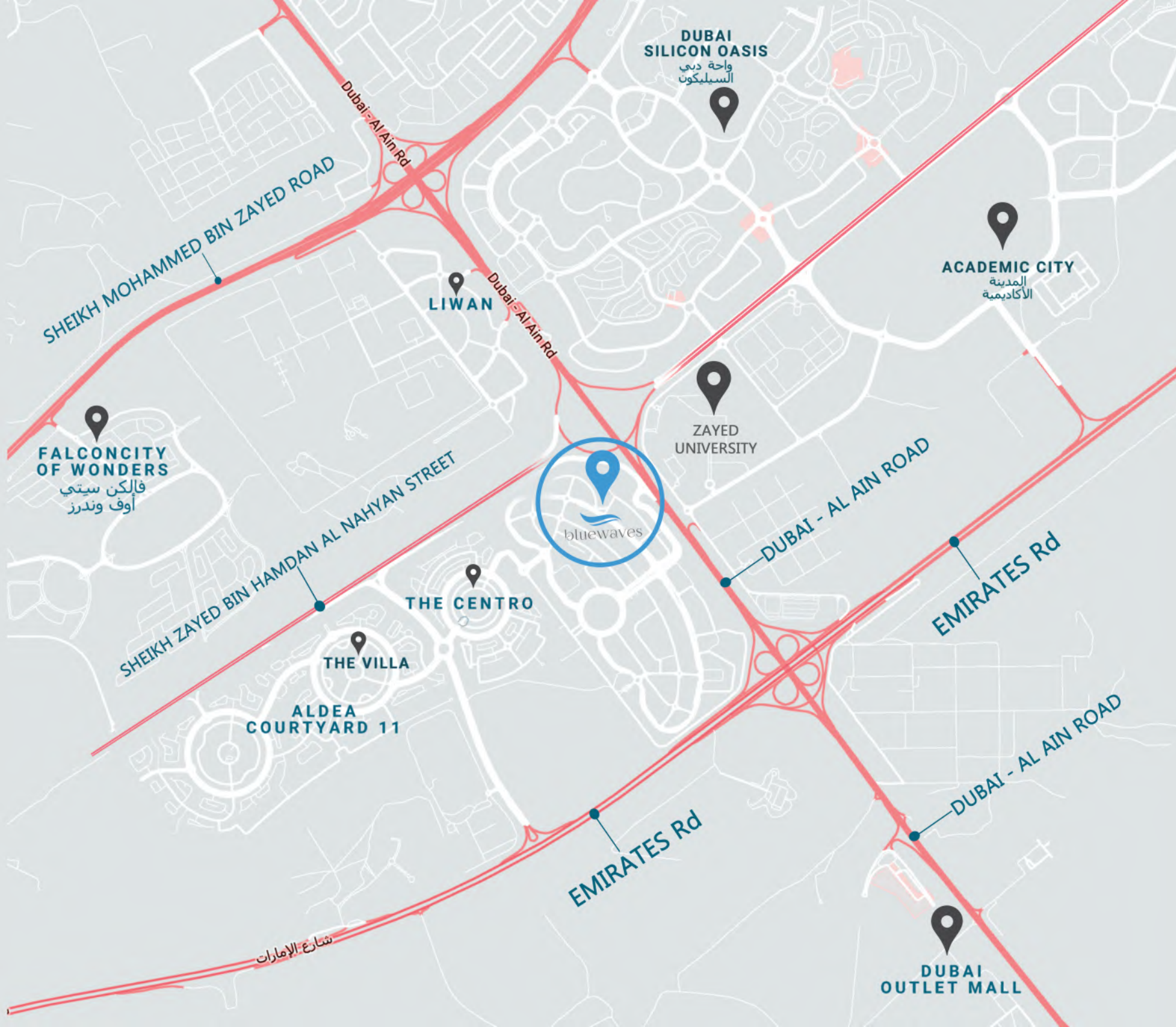




# LOCATION

- 📍 05 min to ZAYED University
- 📍 05 min to GEMS FIRST POINT SCHOOL
- 📍 05 min to IMG WORLDS OF ADVENTURE
- 📍 10 min to SILICON OASIS
- 📍 10 min to HAMDAN BIN MOH. SMART UNIVERSITY
- 📍 10 min to CITY CENTRE MIRDIF
- 📍 10 min to DUBAI OUTLET MALL
- 📍 15 min to DUBAI MALL
- 📍 15 min to MIRACLE GARDEN
- 📍 15 min to DUBAI INTERNATIONAL AIRPORT





DUBAI SILICON OASIS  
واحة دبي  
السيلاكون

ACADEMIC CITY  
المدينة  
الأكاديمية

ZAYED UNIVERSITY

bluewaves

THE CENTRO

THE VILLA

ALDEA  
COURTYARD 11

DUBAI  
OUTLET MALL

SHEIKH MOHAMMED BIN ZAYED ROAD

Dubai - Al Ain Rd

LIWAN

Dubai - Al Ain Rd

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

DUBAI - AL AIN ROAD

EMIRATES Rd

EMIRATES Rd

DUBAI - AL AIN ROAD

شارع الإمارات

FALCONCITY OF WONDERS  
فالكن سيتي  
أوف وندرز





S I N C E  
T H E  
M O M E N T  
Y O U  
E N T E R  
Y O U W I L L  
F E E L  
H O M E















investors for  
**UNIQUE**  
**WELLS**



**bluewaves**  
JUST FOR UNIQUE INVESTORS

Time is possibly one of life's biggest luxuries. We care about every details That means there's always time to stop and chat if our residents or their families want to Day and night, help is immediately at hand for administering maintenance services & more, to make you feel with comfort & reassurance









# FURNITURED FLATS

You will feel the luxury in every detail of furniture and decoration, selected with the highest quality and luxury specifications from the best manufacturers and suppliers around the world.





YOU  
DESERVE  
THE BEST









# KEEP FIT

with five-stars exclusive fitness experience









FEEL THE  
FREEDOM  
**1.5KM**  
WALK TRACK





LET YOUR KIDS DOING  
**MISTAKES!**  
THEY WILL LEARN A LOT  
.. **DON'T WORRY**









bluewaves  
JUST FOR UNIQUE INVESTORS

spend your  
time with  
your **FAMILY**



DUBAI - AL - AIN ROAD

SHEIK ZAID BIN HAMDAN ALNAHAYAN ST.



<span style="color: blue;">■</span> STUDIO	<span style="color: pink;">■</span> ONE BEDROOM	<span style="color: yellow;">■</span> OFFICE
AREA in Sqf. 30436 ft <sup>2</sup>		

▲ MAIN ENTRANCE



# 1<sup>st</sup> - 2<sup>nd</sup> FLOOR PLAN



DUBAI - AL - AIN ROAD

SHEIK ZAID BIN HAMDAN ALNAHAYAN ST.



STUDIO	ONE BEDROOM	TWO BEDROOM
AREA in Sqf. 27693 ft <sup>2</sup>		



# 3<sup>rd</sup> FLOOR PLAN



DUBAI - AL -AIN ROAD

SHEIK Zaid BIN HAMDAN ALNAHAYAN ST.



<span style="color: blue;">■</span> STUDIO	<span style="color: pink;">■</span> ONE BEDROOM	<span style="color: purple;">■</span> TWO BEDROOM
AREA in Sqf. 221848 ft <sup>2</sup>		



# 4<sup>th</sup> - 10<sup>th</sup> 12<sup>th</sup> - 19<sup>th</sup> FLOOR PLAN



DUBAI - AL - AIN ROAD

SHEIK ZAID BIN HAMDAN ALNAHAYAN ST.



■ STUDIO   
 ■ ONE BEDROOM   
 ■ TWO BEDROOM

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AREA in Sqf. 27717 ft<sup>2</sup>



# 11<sup>th</sup> FLOOR PLAN