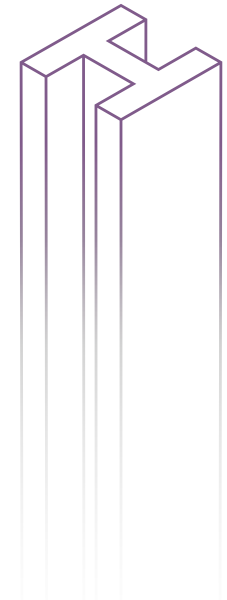


RISE WITH A NEW SKYLINE





North London Collegiate School	1 Min
Hartland International School	1 Min
Meydan One Mall	10 Mins
Meydan Racecourse	10 Mins
Ras Al Khor Wildlife Sanctuary	12 Mins
Downtown Dubai	12 Mins
Dubai Mall & Burj Khalifa	15 Mins
Museum of the Future	15 Mins
Dubai International Financial Centre	15 Mins
Dubai World Trade Centre	15 Mins
Dubai International Airport	17 Mins
Marina Mall & Dubai Marina	20 Mins
Emirates Golf Club	20 Mins
Palm Jumeirah	20 Mins
Dubai World Central Airport	30 Mins



THE Highbury

The Highbury begins a new chapter in Mohammed Bin Rashid City, an area fast becoming an extension of the sociable and all-embracing Downtown Dubai. The vision of the property takes a grand leap to a new level of individuality and aspiration by bringing together two contemporary buildings over 29 storeys set on a garden-strewn podium. The two parts of the building are merged with a seamlessly interconnected plan, separated by their own visual character.

The transition between the connected buildings is visually treated with a stepped facade that culminates in a gradual transcend from ground-level gardens to the upper-level duplex apartments and roof terrace.





**SIZE RANGE PER UNIT TYPE
(LOWER APARTMENTS)**

Studio

425 sq. ft

1 Bedroom

From 766 sq. ft to 905 sq. ft.

2 Bedrooms

From 1,050 sq. ft to 1,375 sq. ft.

2 Bedroom + Maids

From 1,199 sq. ft to 1,366 sq. ft.

3 Bedroom + Maids

From 1,720 sq. ft to 2,204 sq. ft.

4 Bedroom + Maids Duplex

4,012 sq. ft

**NUMBER OF UNITS PER
TYPE (1st to 21st Floor)**

Studio = 18 units

1 Bedroom = 137 units

2 Bedrooms = 61 units

2 Bedroom + Maids = 82 units

3 Bedroom + Maids = 11 units

4 Bedroom + Maids Duplex = 1 unit

**SIZE RANGE PER UNIT TYPE
(UPPER APARTMENTS)**

2 Bedroom + Maids

From 1,304 sq. ft to 1,765 sq. ft.

3 Bedroom + Maids

From 1,556 sq. ft to 2,112 sq. ft.

3 Bedroom + Maids Duplex

2,810 sq. ft

4 Bedroom + Maids

From 2,863 sq. ft to 4,037 sq. ft.

4 Bedroom + Maids Duplex

3,764 sq. ft

4 Bedroom Penthouse

5,254 sq. ft

**NUMBER OF UNITS PER
TYPE (22nd to 29th Floor)**

2 Bedroom + Maids = 14 units

3 Bedroom + Maids = 12 units

3 Bedroom + Maids Duplex = 1 unit

4 Bedroom + Maids = 4 units

4 Bedroom + Maids Duplex = 1 unit

4 Bedroom Penthouse = 1 unit

BUILDING CONFIGURATION

Roof
29 Residential Floors
Podium
Ground Floor

PARKING

Studios, 1 and 2-Bedroom: 1 parking space
3 and 4-bedroom: 2 parking spaces

ELEVATORS

4 passenger elevators
1 express passenger elevator
2 service elevators

ANTICIPATED COMPLETION DATE

Q3 2025

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft





Amenities Plan



GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Residents Access
- 03 Drop-Off Areas
- 04 Entrance Sculpture
- 05 Lobby Entrance
- 06 Communal Table
- 07 Lounge Area
- 08 Lobby Reception
- 09 Garden
- 10 Bicycle Parking with Wash Area
- 11 EV Charging Station
- 12 Parking for People of Determination
- 13 Lower Apartments Lift Lobby
- 14 Upper Apartments Lift Lobby
- 15 Loading and Unloading Area

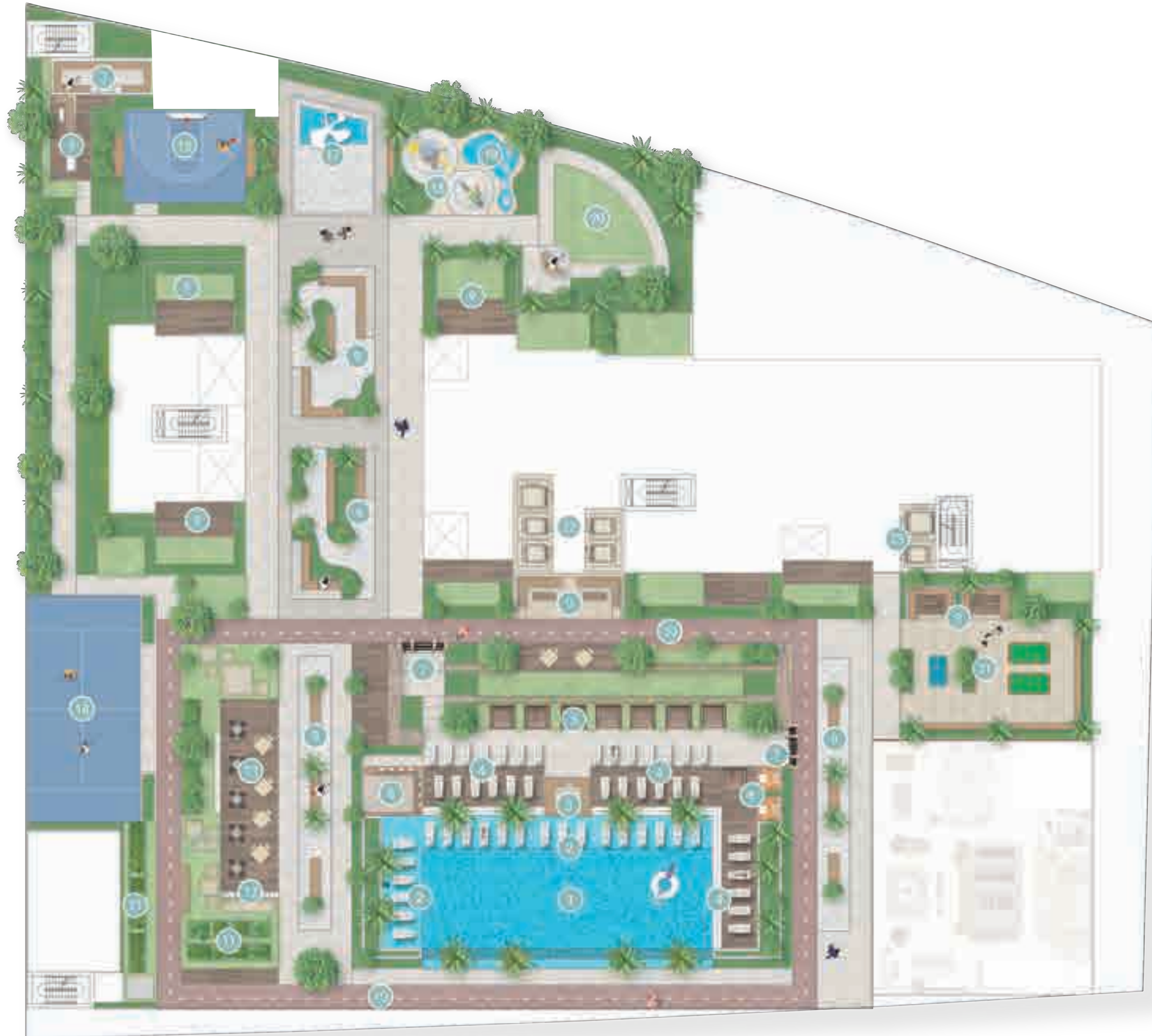


LOBBY & LIFTS



SUSTAINABILITY





PODIUM LEVEL AMENITIES PLAN

- 01 Infinity Leisure and Lap Pool
- 02 Baja Shelf
- 03 Sunken Seating
- 04 Pool Sun Loungers Area
- 05 Cabanas
- 06 Outdoor Shower Area
- 07 Pool Deck Entrance
- 08 Pool Refreshment Area
- 09 Lounge & Seating Areas
- 10 170m Jogging Track
- 11 Outdoor Herb Garden
- 12 Barbecue Area
- 13 Outdoor Dining Area
- 14 Padel Tennis Court
- 15 Urban Basketball Area
- 16 Pet Area
- 17 Sculpture
- 18 Outdoor Kids' Play Area
- 19 Kids' Splash Pad
- 20 Community Lawn
- 21 Outdoor Games Zone
- 22 Lower Apartments Lift Lobby
- 23 Upper Apartments Lift Lobby



POOL DECK



JOGGING TRACK



OUTDOOR HERB
GARDEN



PADEL TENNIS
COURT



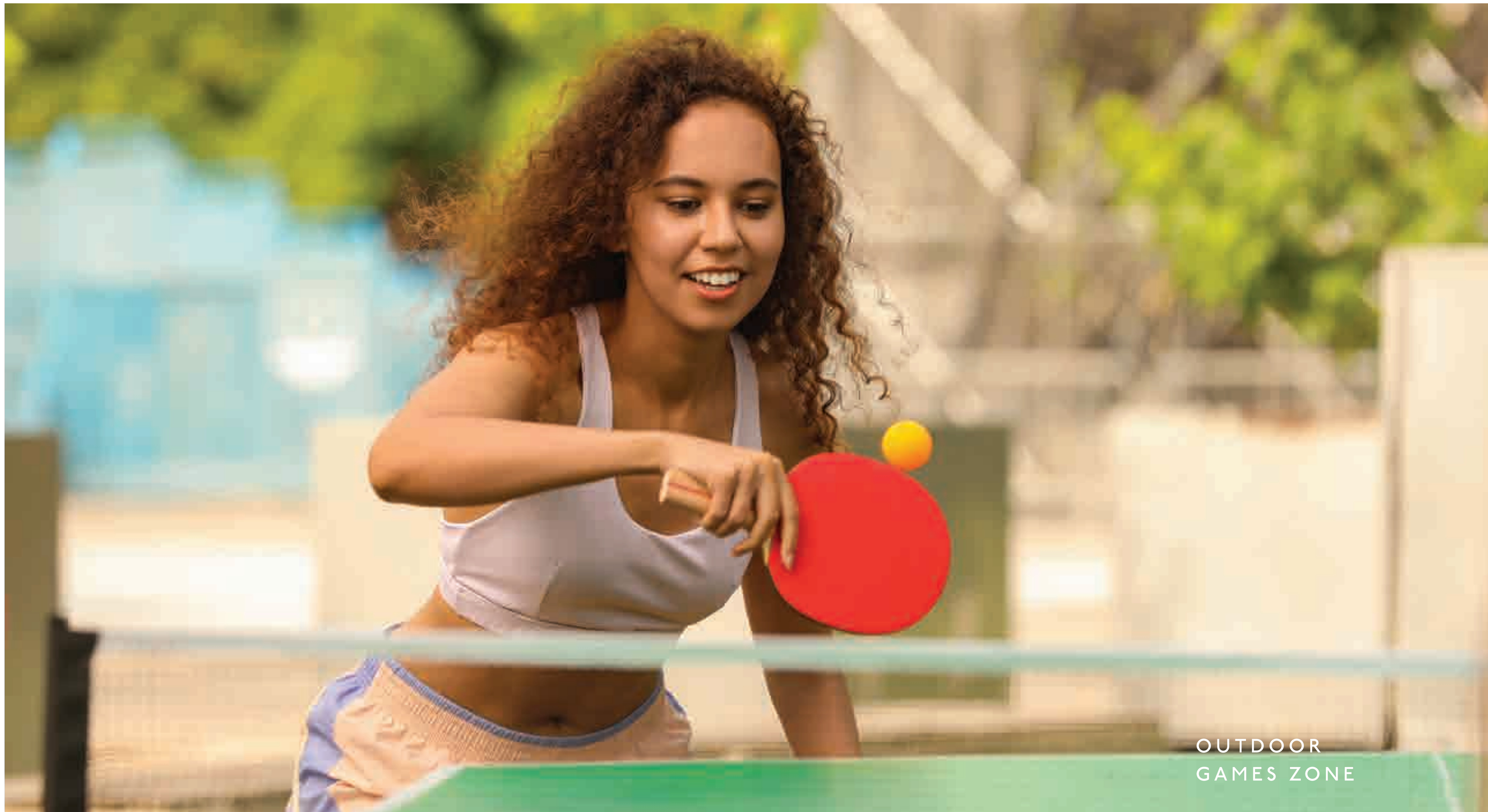
URBAN
BASKETBALL AREA



PET AREA



KIDS' PLAY AREA



OUTDOOR
GAMES ZONE



LOWER PAVILION AMENITIES PLAN

- 01 Lounge Area
- 02 Communal Table
- 03 Library Wall
- 04 Phone Booth
- 05 Kitchenette
- 06 Cinema Room
- 07 Kids Play Area
- 08 Kids Bathroom
- 09 Record Lounge Room
- 10 Bathroom for People of Determination
- 11 Male and Female Washroom
- 12 Games Table Zone
- 13 Access to Upper Pavilion



RESIDENTIAL
CLUBHOUSE



CINEMA ROOM



RECORD LOUNGE

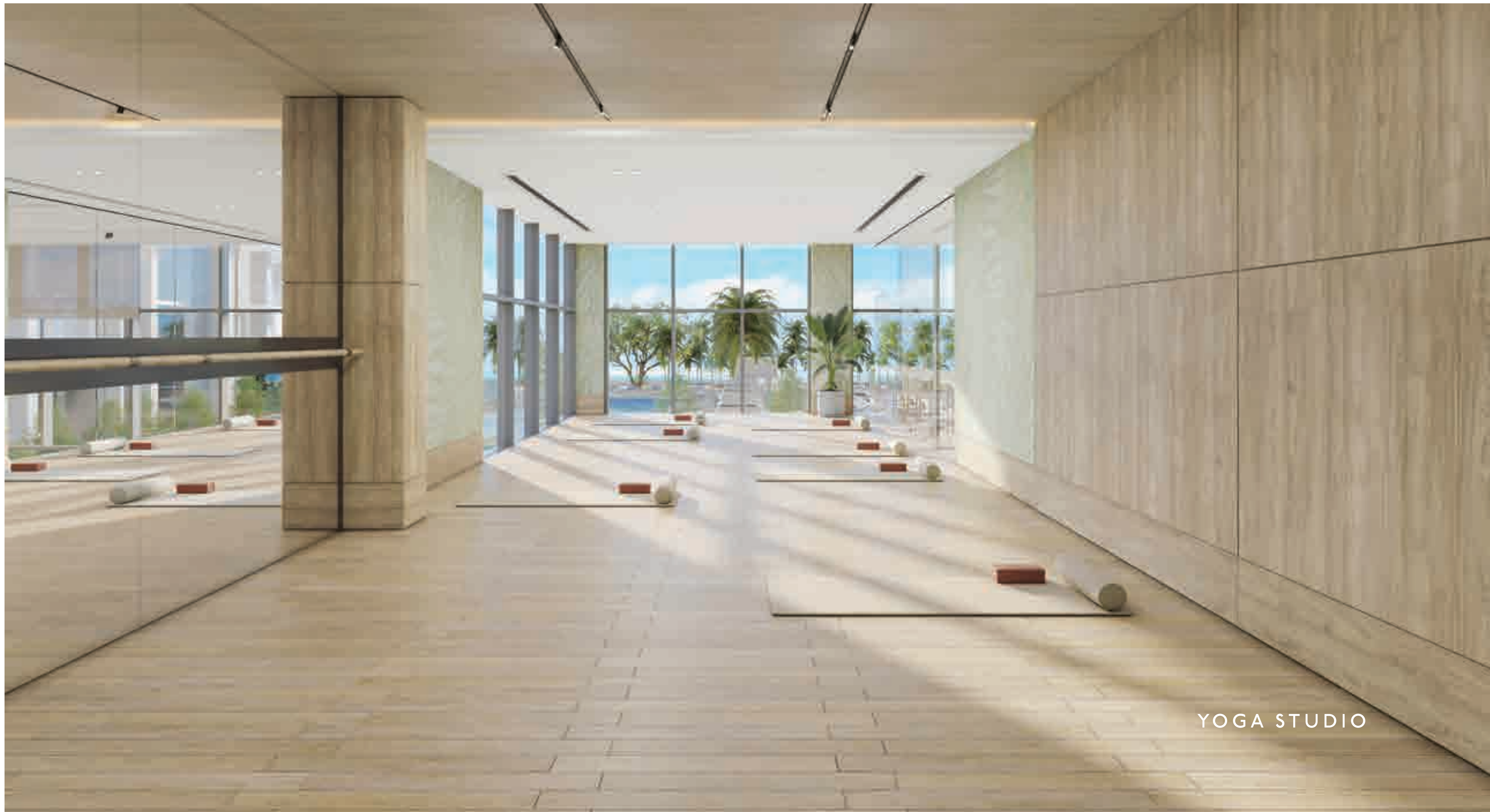
UPPER PAVILION AMENITIES PLAN

- 01 Yoga Studio
- 02 Fitness Studio
- 03 Storage Area
- 04 Female Spa Room
- 05 Male Spa Room
- 06 Access to the Lower Pavilion





HEALTH CLUB



YOGA STUDIO



SPA ROOMS



22ND FLOOR AMENITIES PLAN

- 01 Infinity Leisure Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Cabanas
- 05 Pool Refreshment Area
- 06 Change Rooms
- 07 Barbecue Area
- 08 Outdoor Dining Area
- 09 Games Table Zone
- 10 Outdoor Club Lounge Terrace
- 11 Club Lounge
- 12 Entrance to Roof Deck



UPPER LEVEL
POOL DECK



KITCHENS



BEDROOMS



BATHROOMS



POWDER ROOM