



THE GRANDALA

## BUILDING SPECIFICATIONS



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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



Ground Floor

Floor Plate:

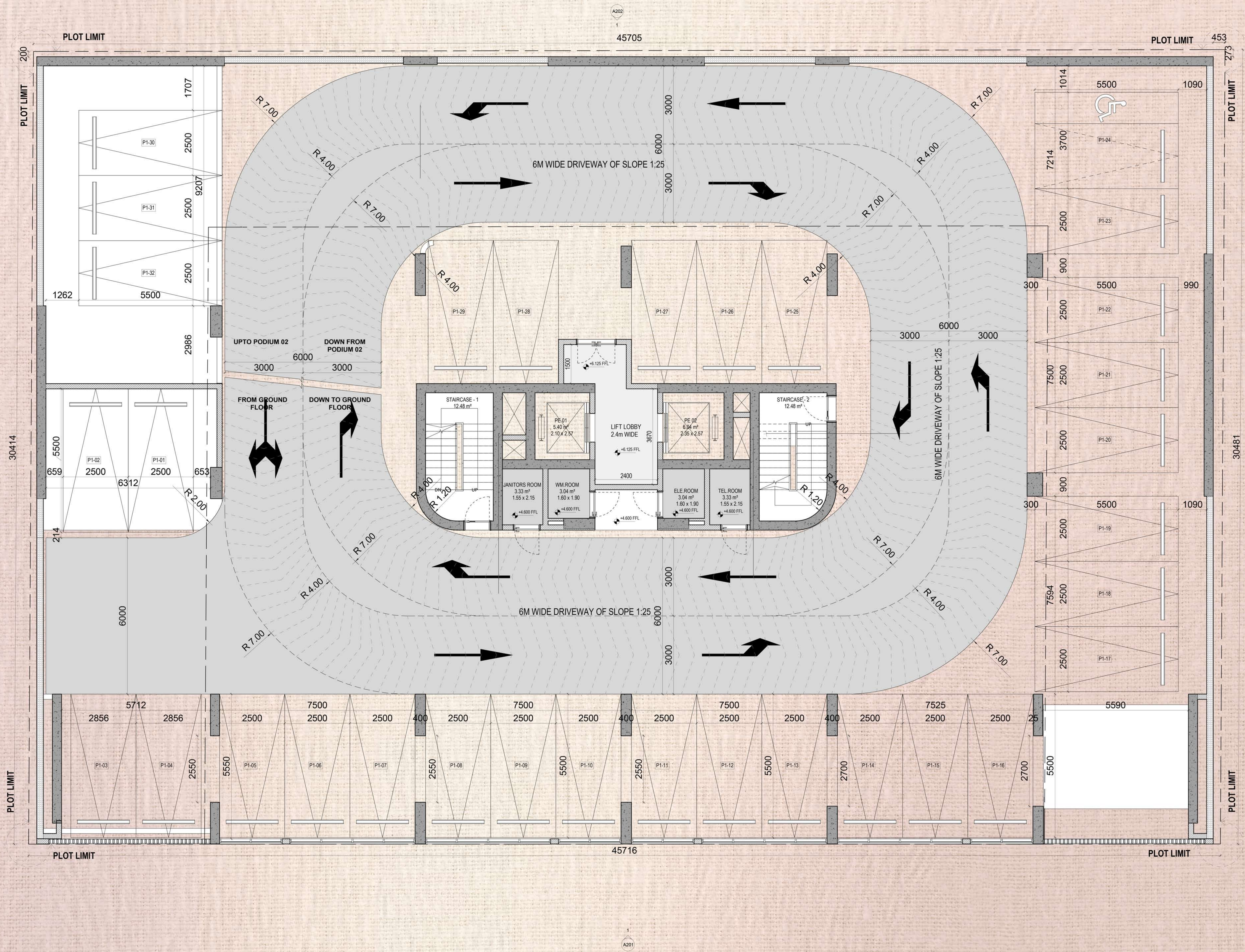


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GROUND + 2 PODIUM + 8 FLOORS + ROOF



Podium - 1

Floor Plate:

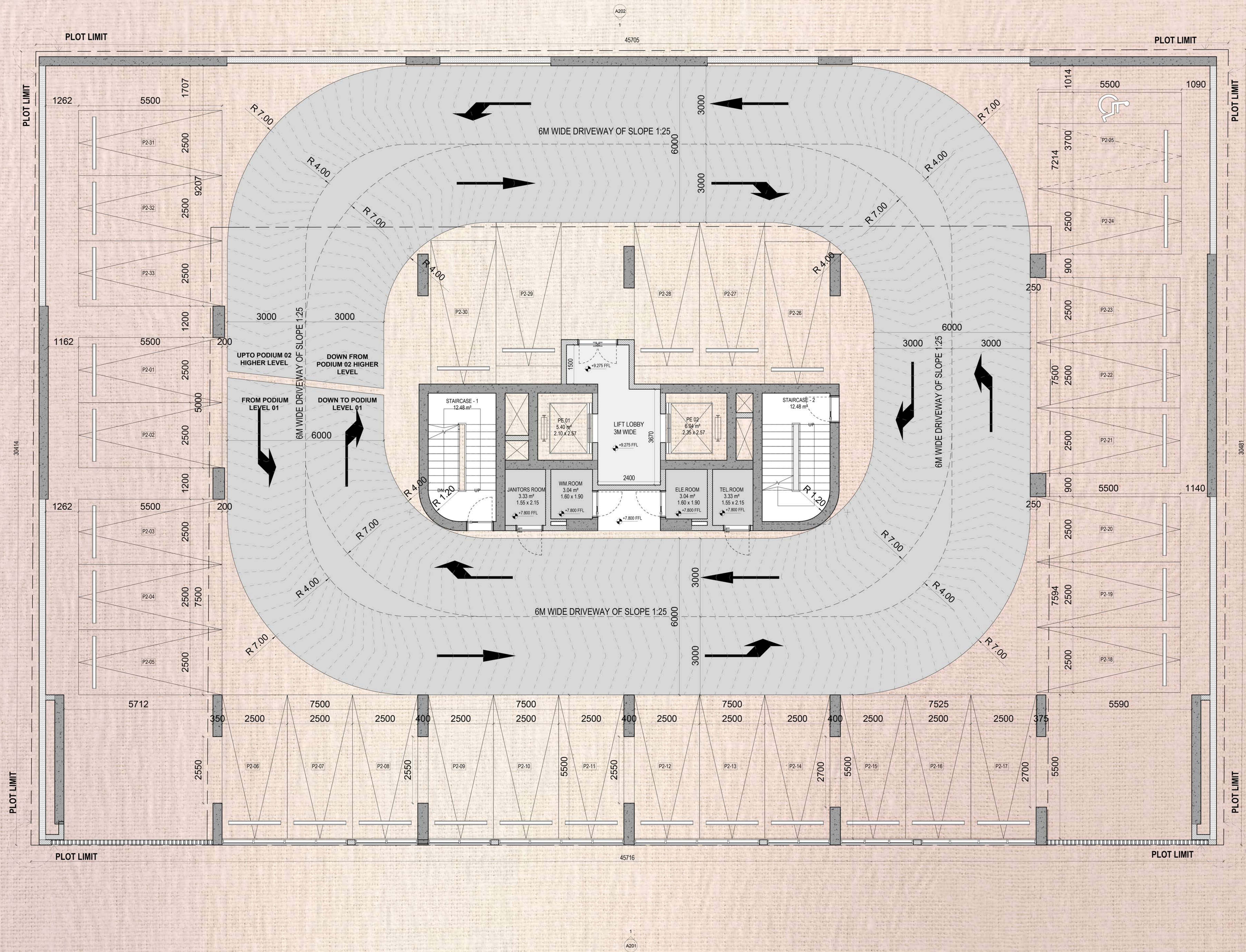


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF

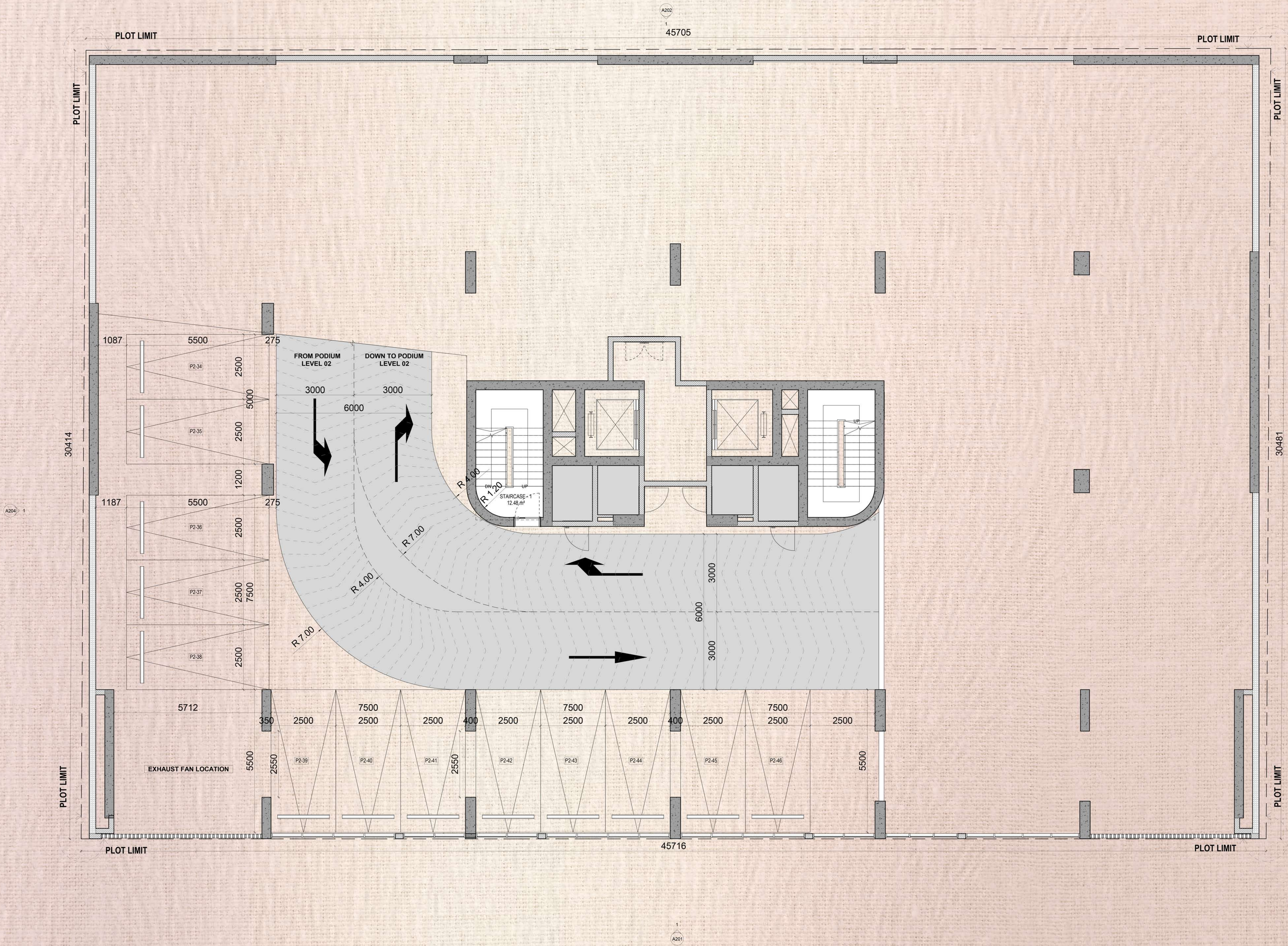


Podium - 2A

Floor Plate:



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GROUND + 2 PODIUM + 8 FLOORS + ROOF

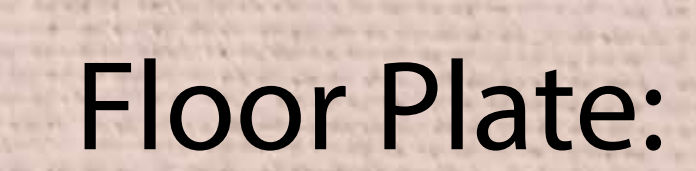


Podium - 2B

Floor Plate:



PLOT NO. 3347591, JUMEIRAH GARDEN CITY  
GROUND + 2 PODIUM + 8 FLOORS + ROOF



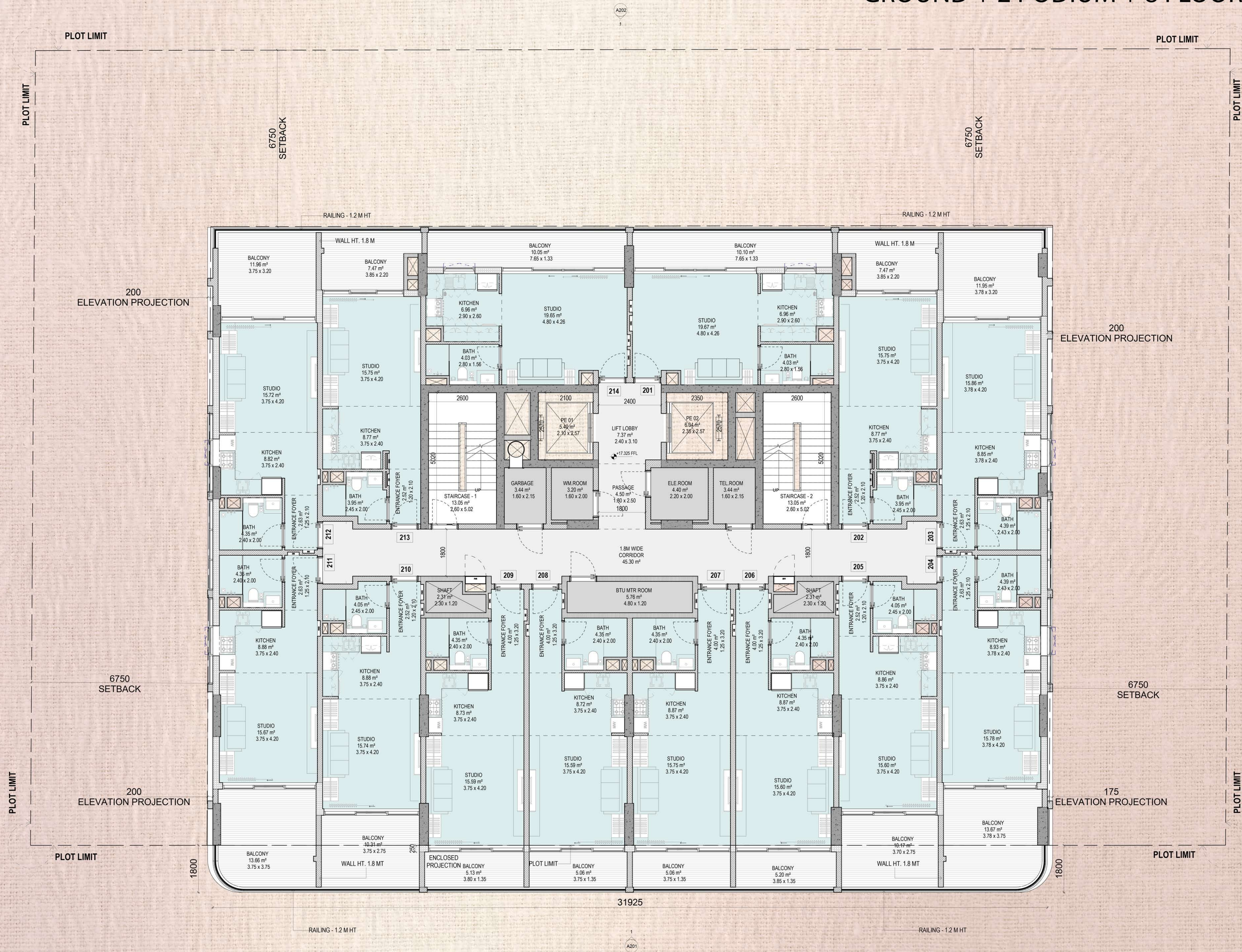


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

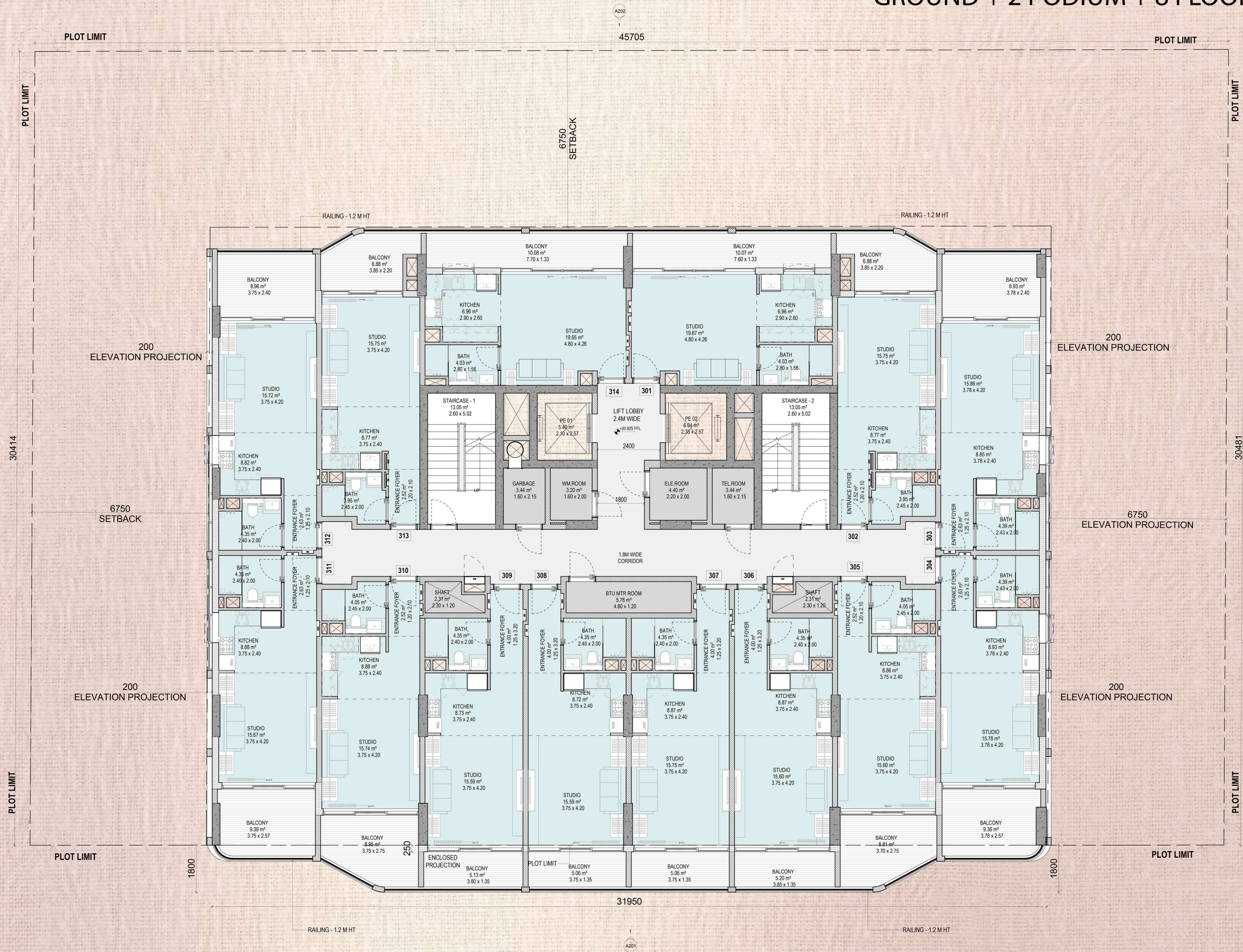
GROUND + 2 PODIUM + 8 FLOORS + ROOF



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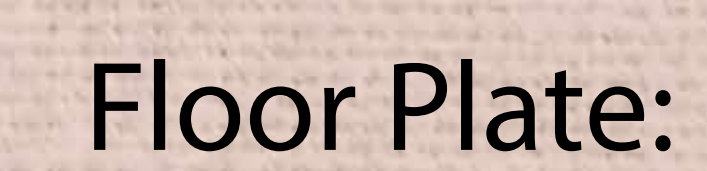


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PLOT NO. 3347591, JUMEIRAH GARDEN CITY  
GROUND + 2 PODIUM + 8 FLOORS + ROOF





GROUND + 2 PODIUM + 8 FLOORS + ROOF





RESIDENTIAL BUILDING  
PLOT NO. 3347591, JUMEIRAH GARDEN CITY  
GROUND + 2 PODIUM + 8 FLOORS + ROOF



Floor Plate:

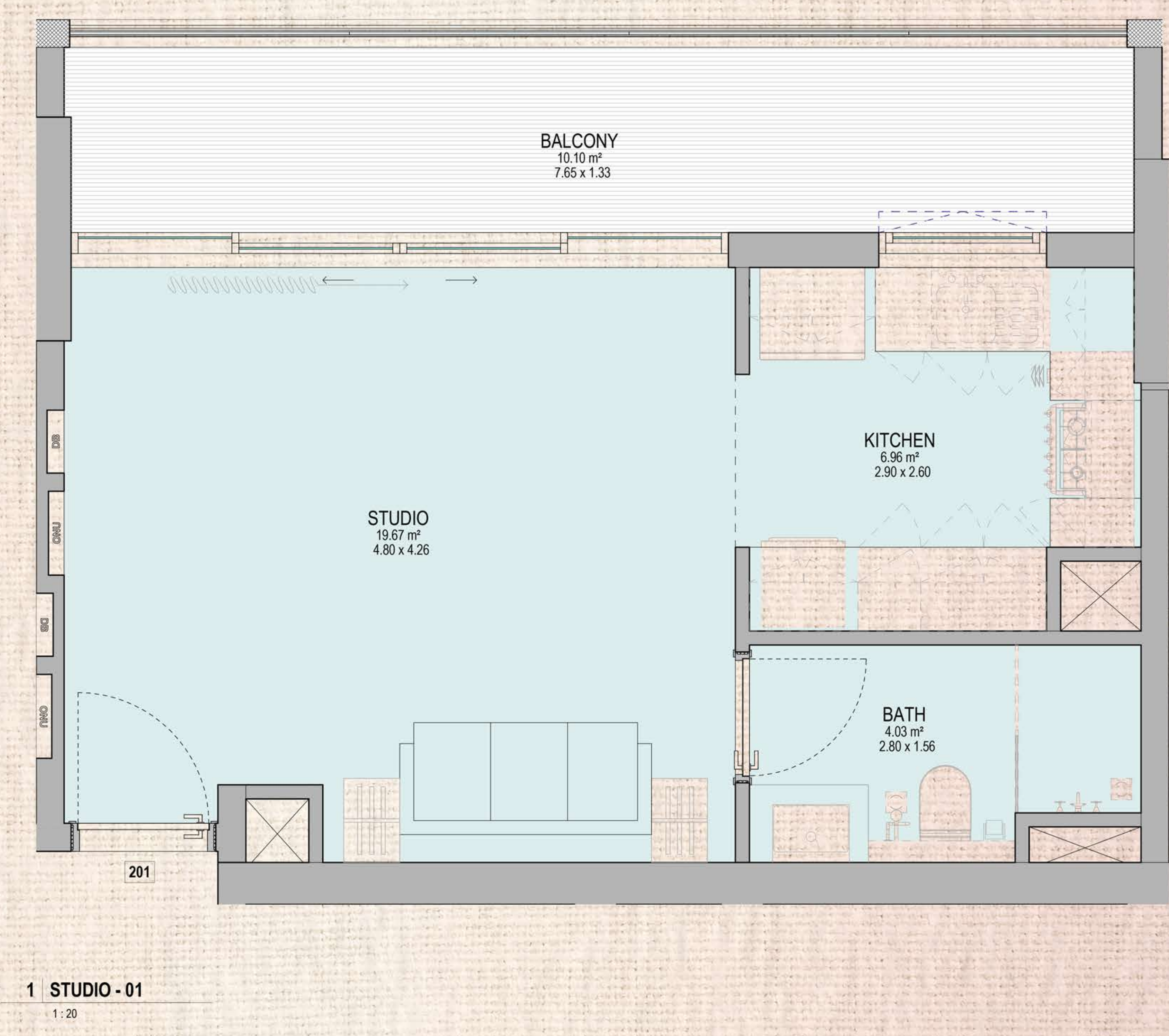


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.09 m <sup>2</sup> | 377.7 SF |
| Balcony | 11.33 m <sup>2</sup> | 121.9 SF |
|         | 46.41 m <sup>2</sup> | 499.6 SF |

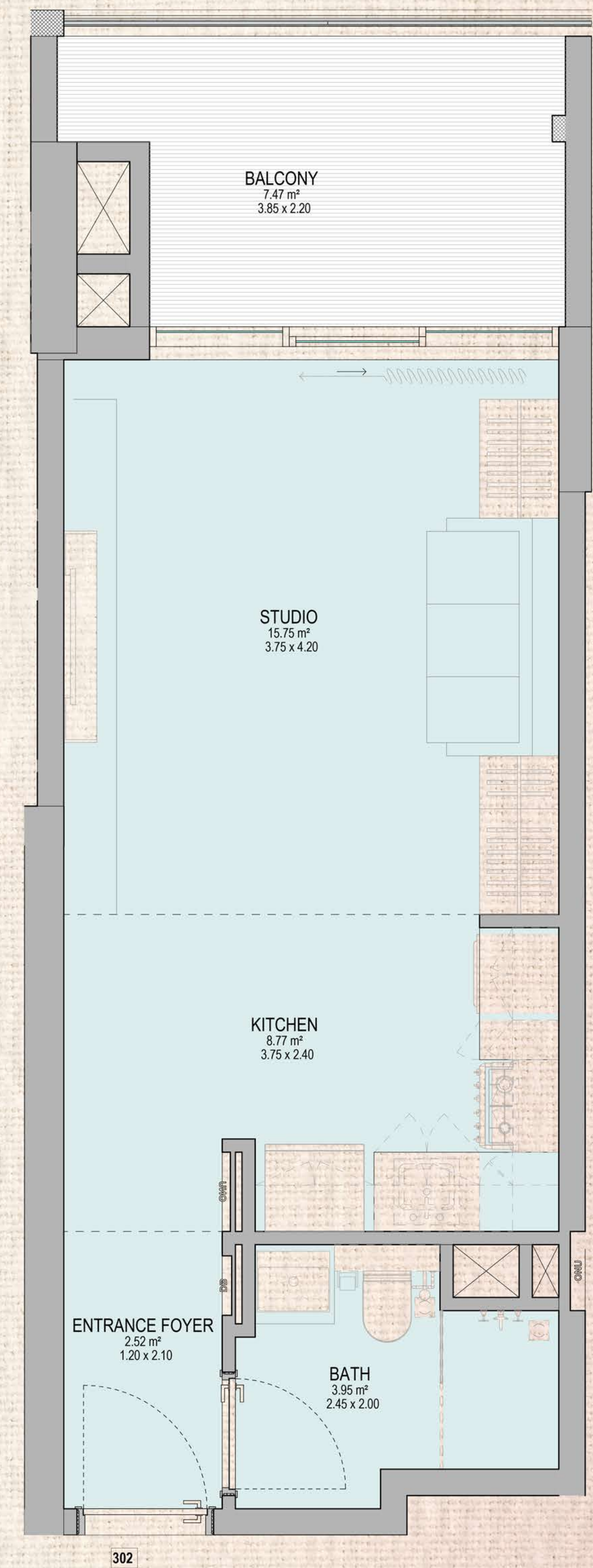


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PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 STUDIO - 02

1 : 20

Studio - Type 2

Residential Level 02 - 202 / 213

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.28 m <sup>2</sup> | 379.8 SF |
| Balcony | 9.13 m <sup>2</sup>  | 98.3 SF  |
|         | 44.41 m <sup>2</sup> | 478.0 SF |

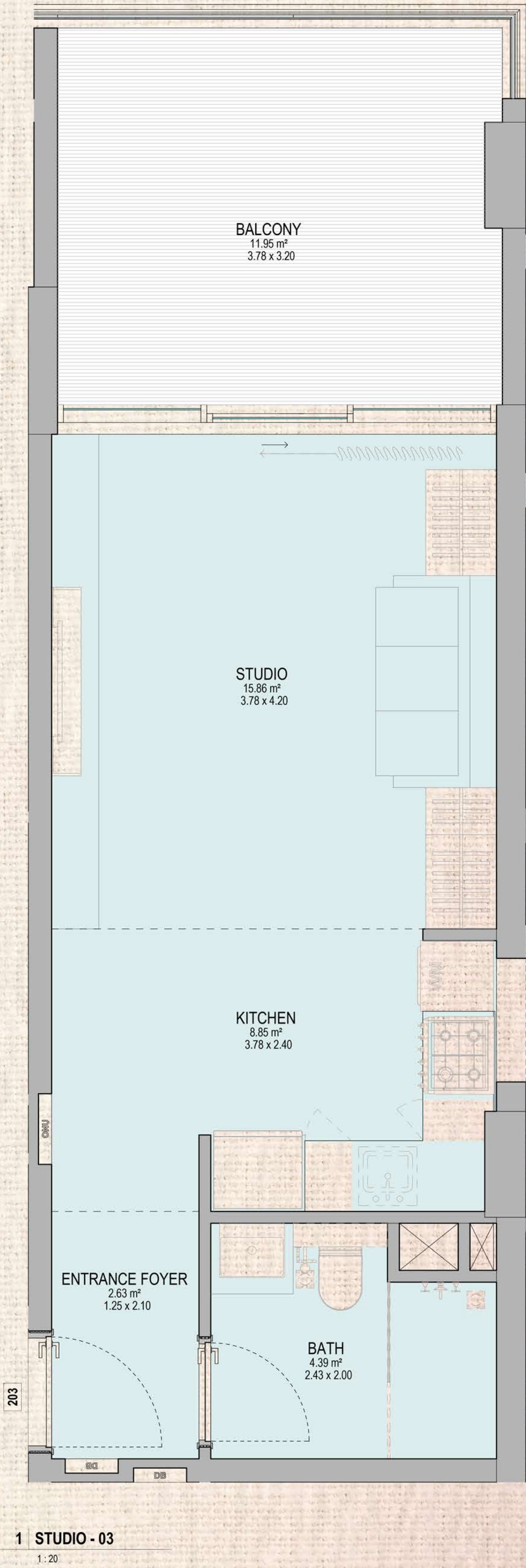


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



Studio - Type 3

Residential Level 02 - 203 / 212

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.70 m <sup>2</sup> | 384.3 SF |
| Balcony | 12.94 m <sup>2</sup> | 139.2 SF |
|         | 48.64 m <sup>2</sup> | 523.5 SF |

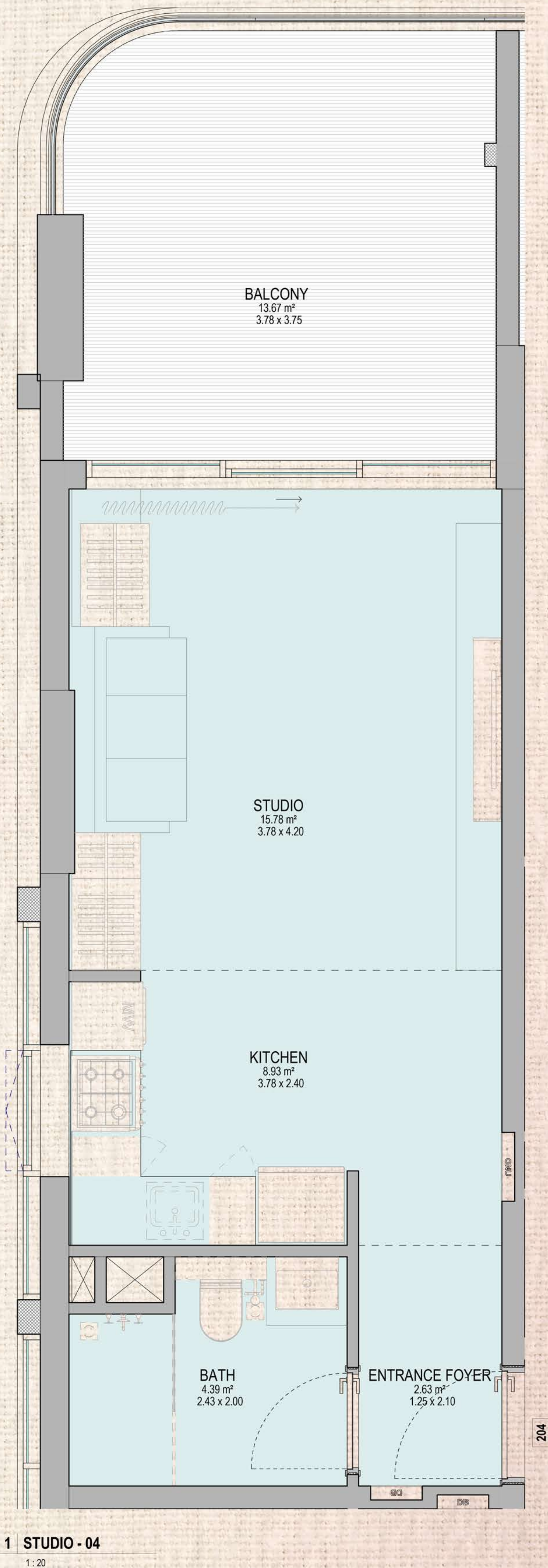


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



Studio - Type 4  
Residential Level 02 - 204 / 211

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.70 m <sup>2</sup> | 384.3 SF |
| Balcony | 14.87 m <sup>2</sup> | 160.1 SF |
|         | 50.57 m <sup>2</sup> | 544.3 SF |

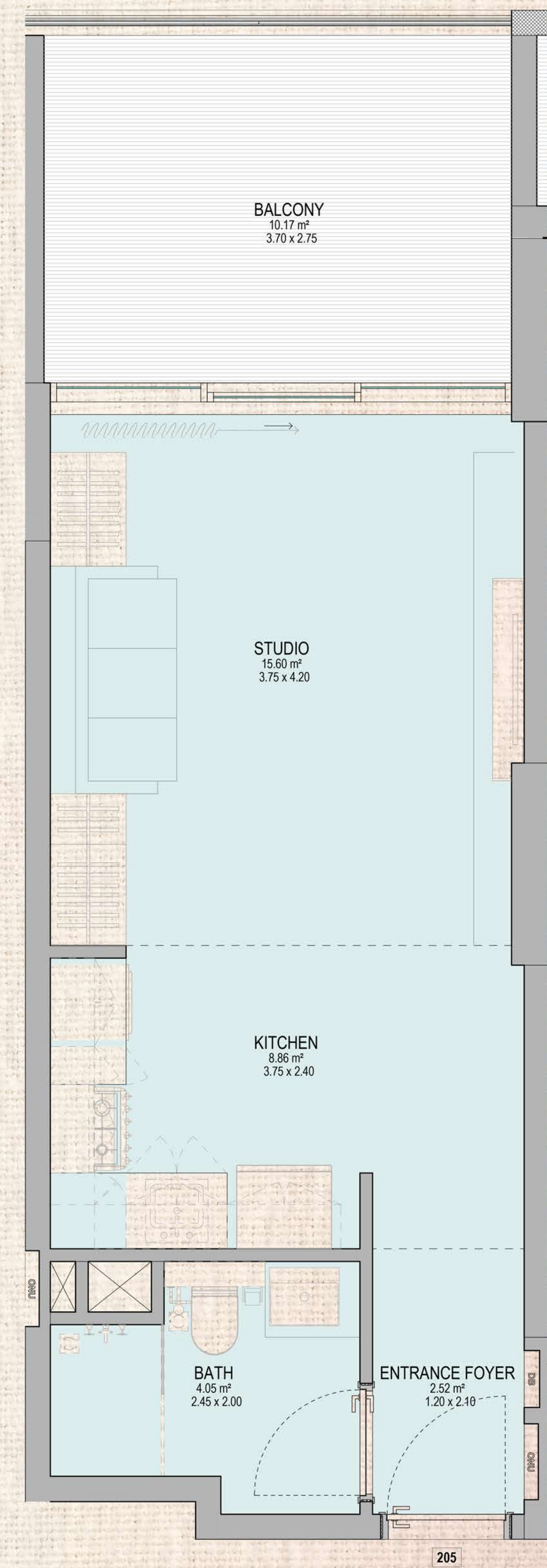


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PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 | STUDIO - 05

1 : 20

Studio - Type 5

Residential Level 02 - 205 / 210

|         | Area     | Area SF  |
|---------|----------|----------|
| Studio  | 35.02 m² | 376.9 SF |
| Balcony | 11.11 m² | 119.6 SF |
|         | 46.13 m² | 496.6 SF |

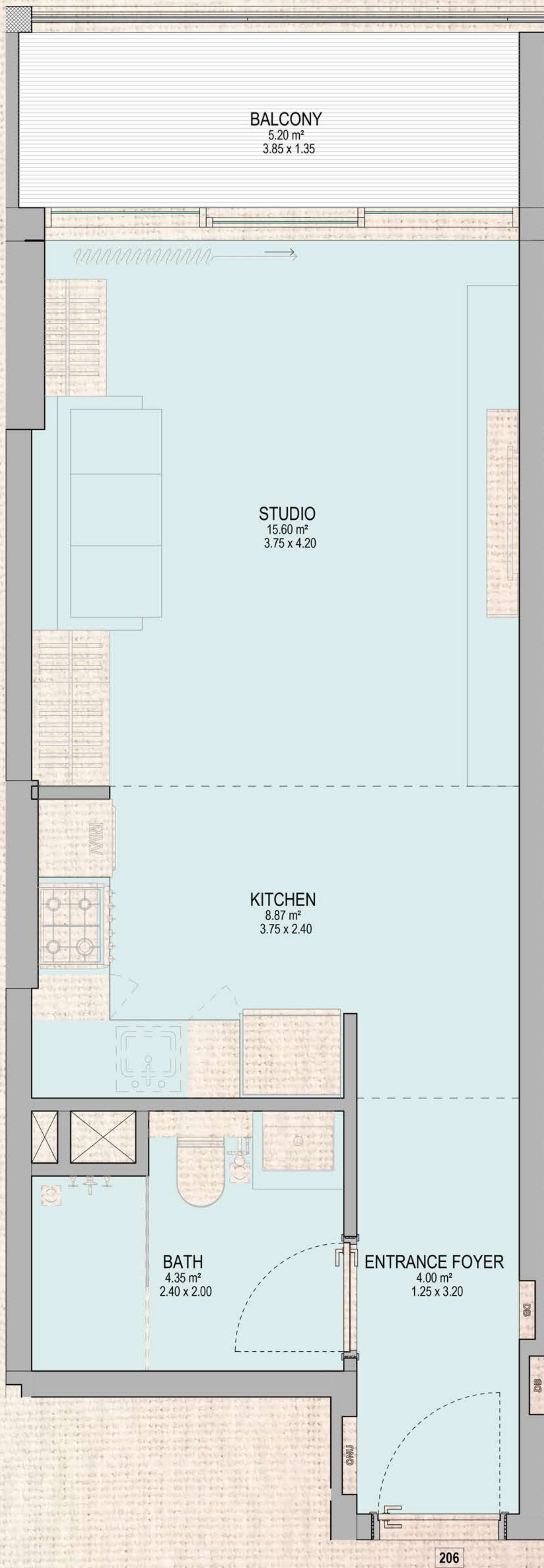


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 STUDIO - 06

1/20

Studio - Type 6  
Residential Level 02 - 206 / 207 / 208 / 209

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 37.01 m <sup>2</sup> | 398.3 SF |
| Balcony | 5.87 m <sup>2</sup>  | 63.2 SF  |
|         | 42.88 m <sup>2</sup> | 461.5 SF |

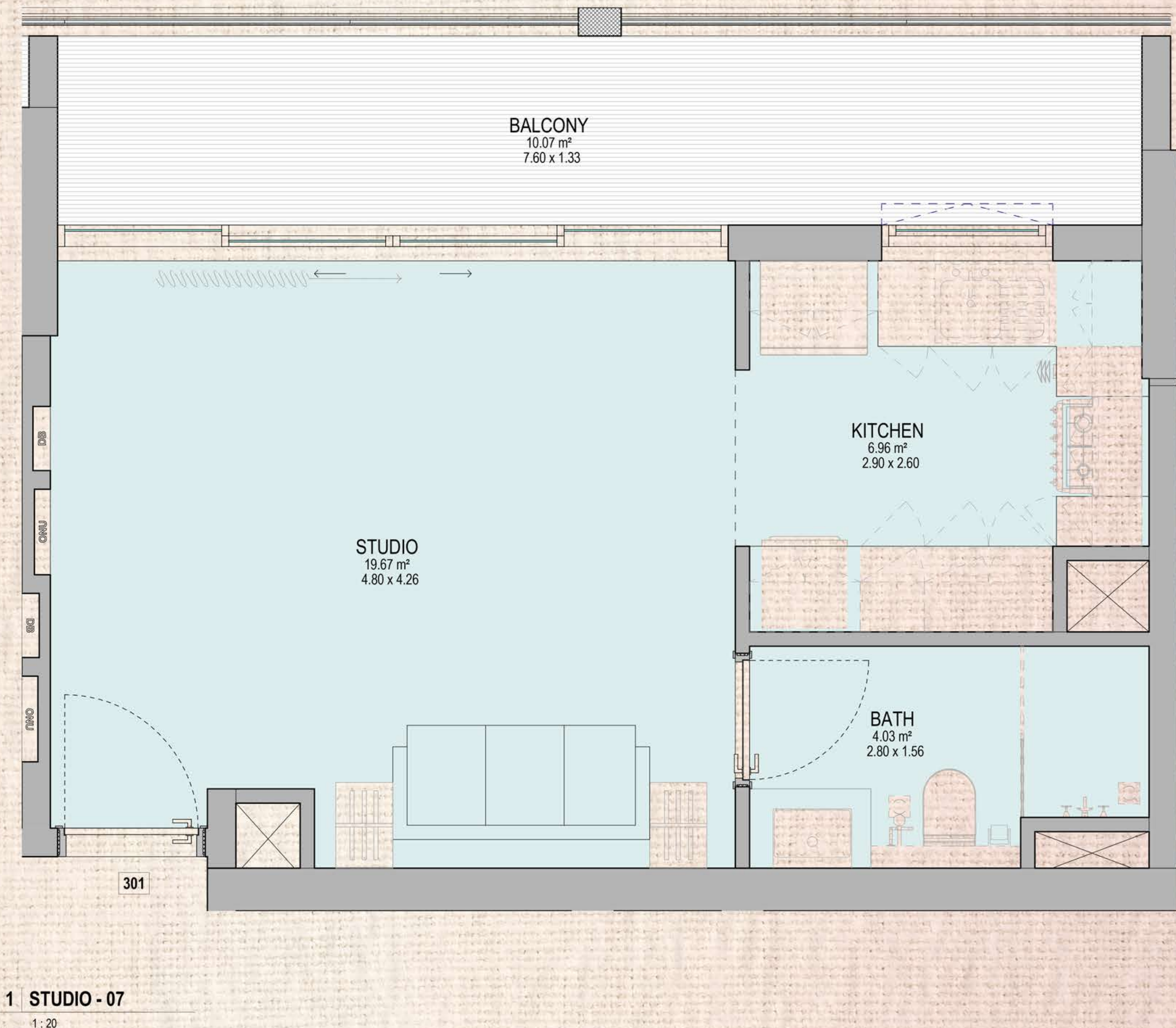


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GROUND + 2 PODIUM + 8 FLOORS + ROOF



Studio - Type 7

Residential Level 03 - 301 / 314

Residential Level 04 - 401 / 414

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.13 m <sup>2</sup> | 378.1 SF |
| Balcony | 11.30 m <sup>2</sup> | 121.6 SF |
|         | 46.43 m <sup>2</sup> | 499.7 SF |

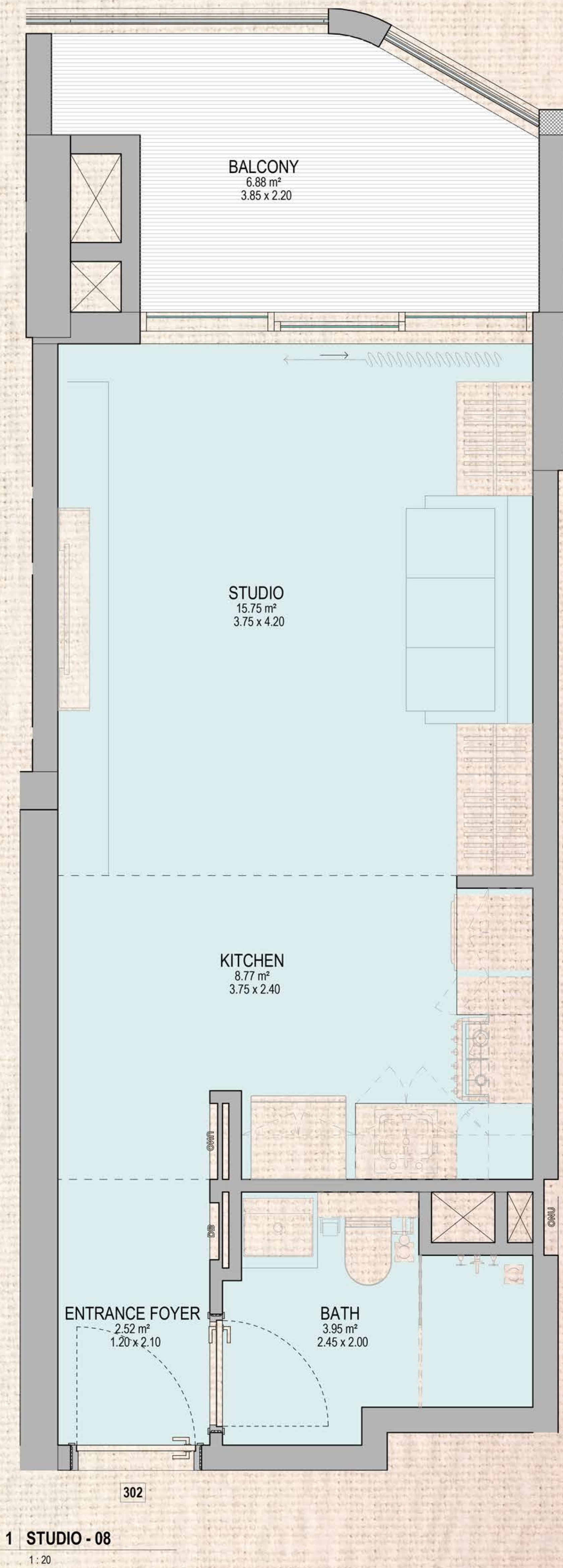


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



Studio - Type 8  
Residential Level 03 - 302 / 313  
Residential Level 04 - 402 / 413

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.28 m <sup>2</sup> | 379.8 SF |
| Balcony | 7.92 m <sup>2</sup>  | 85.2 SF  |
|         | 43.20 m <sup>2</sup> | 465.0 SF |

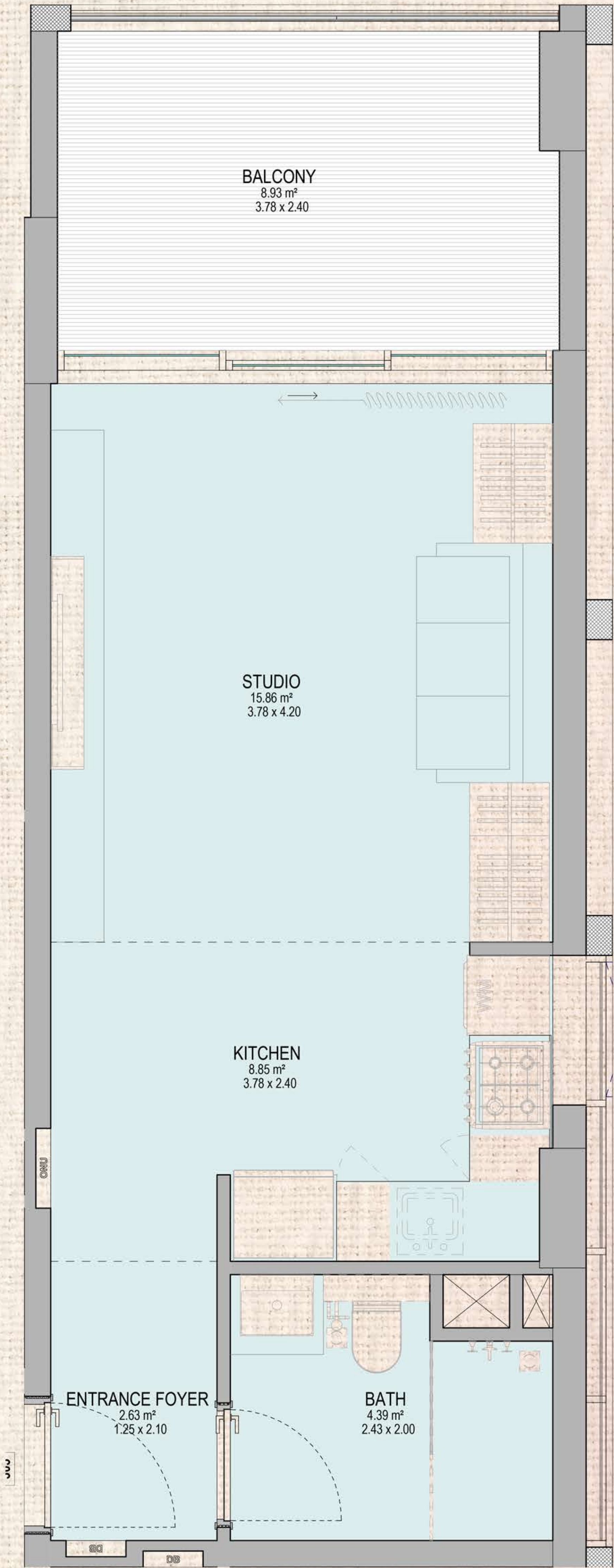


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



Studio - Type 9  
Residential Level 03 - 303 / 312  
Residential Level 04 - 403 / 412

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.70 m <sup>2</sup> | 384.3 SF |
| Balcony | 9.78 m <sup>2</sup>  | 105.2 SF |
|         | 45.48 m <sup>2</sup> | 489.5 SF |

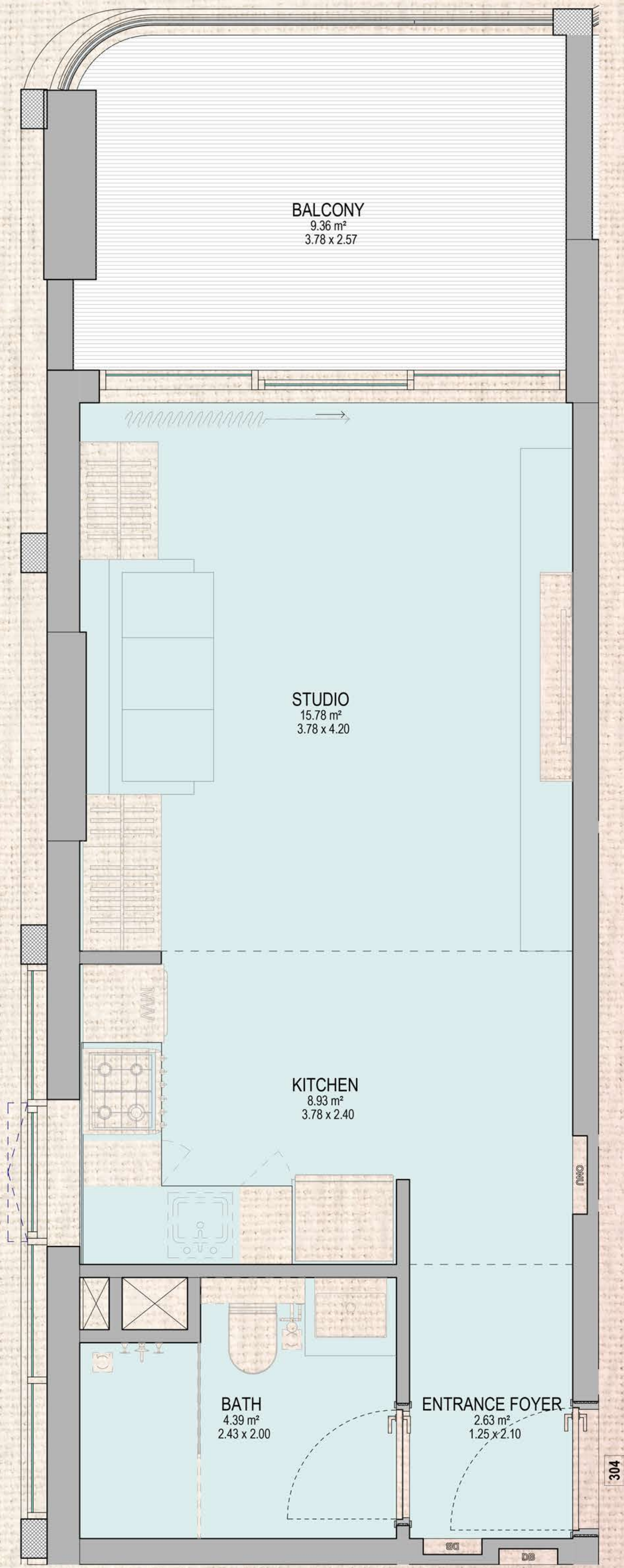


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 STUDIO - 10

1:20

Studio - Type 10

Residential Level 03 - 304 / 311

Residential Level 04 - 404 / 411

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 35.71 m <sup>2</sup> | 384.3 SF |
| Balcony | 10.34 m <sup>2</sup> | 111.3 SF |
|         | 46.05 m <sup>2</sup> | 495.7 SF |

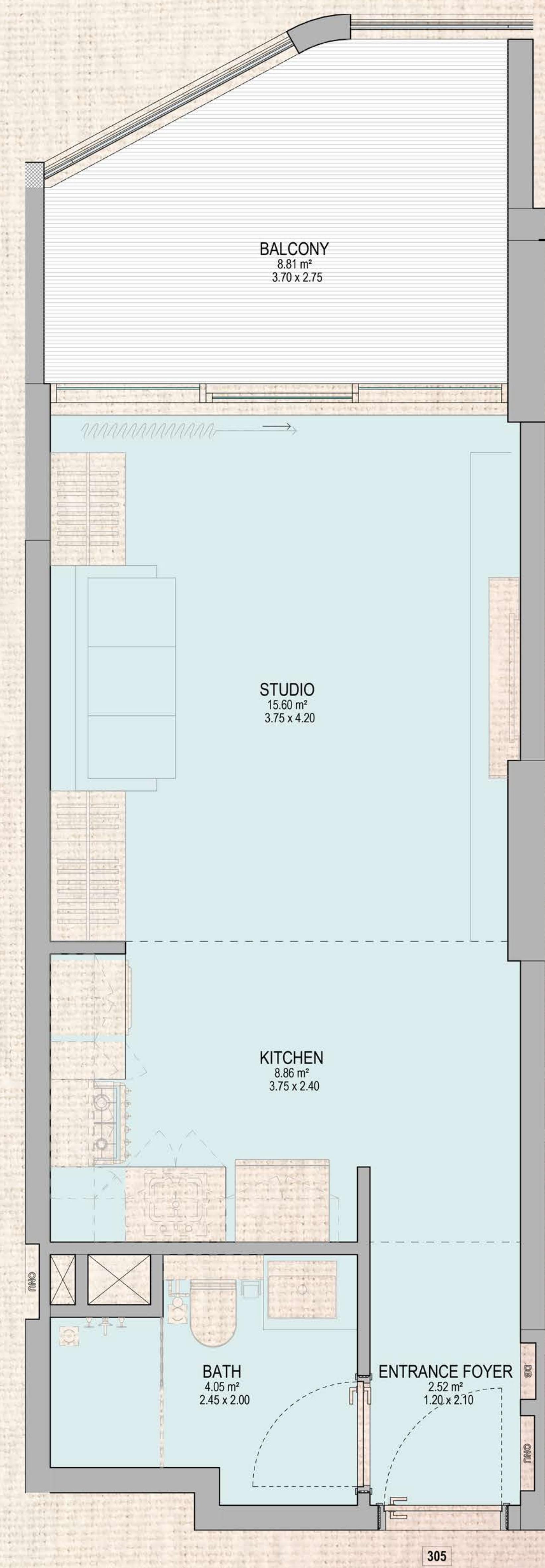


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PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 STUDIO - 11  
1 : 20

Studio - Type 11  
Residential Level 03 - 305 / 310  
Residential Level 04 - 405 / 410

|         | Area     | Area SF  |
|---------|----------|----------|
| Studio  | 35.02 m² | 376.9 SF |
| Balcony | 9.66 m²  | 104.0 SF |
|         | 44.68 m² | 480.9 SF |

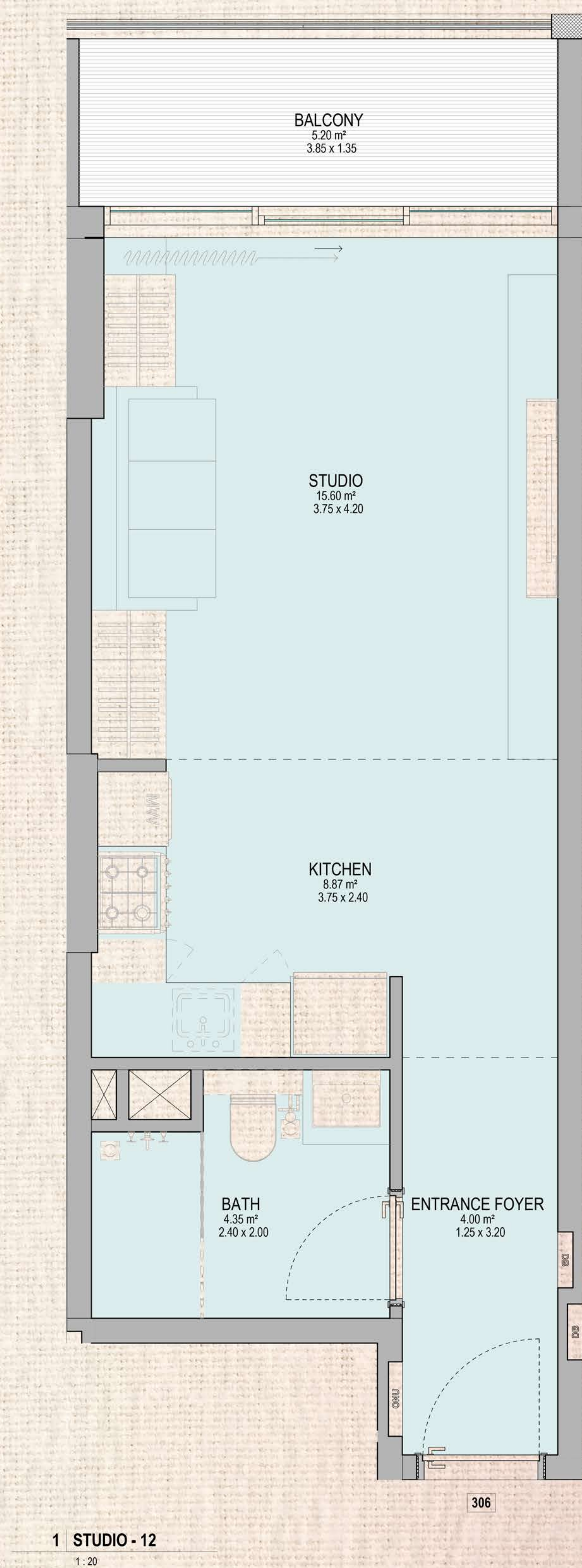


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



Studio - Type 12  
Residential Level 03 - 306 / 307 / 308 / 309  
Residential Level 04 - 406 / 407 / 408 / 409

|         | Area                 | Area SF  |
|---------|----------------------|----------|
| Studio  | 37.01 m <sup>2</sup> | 398.3 SF |
| Balcony | 5.87 m <sup>2</sup>  | 63.2 SF  |
|         | 42.88 m <sup>2</sup> | 461.5 SF |

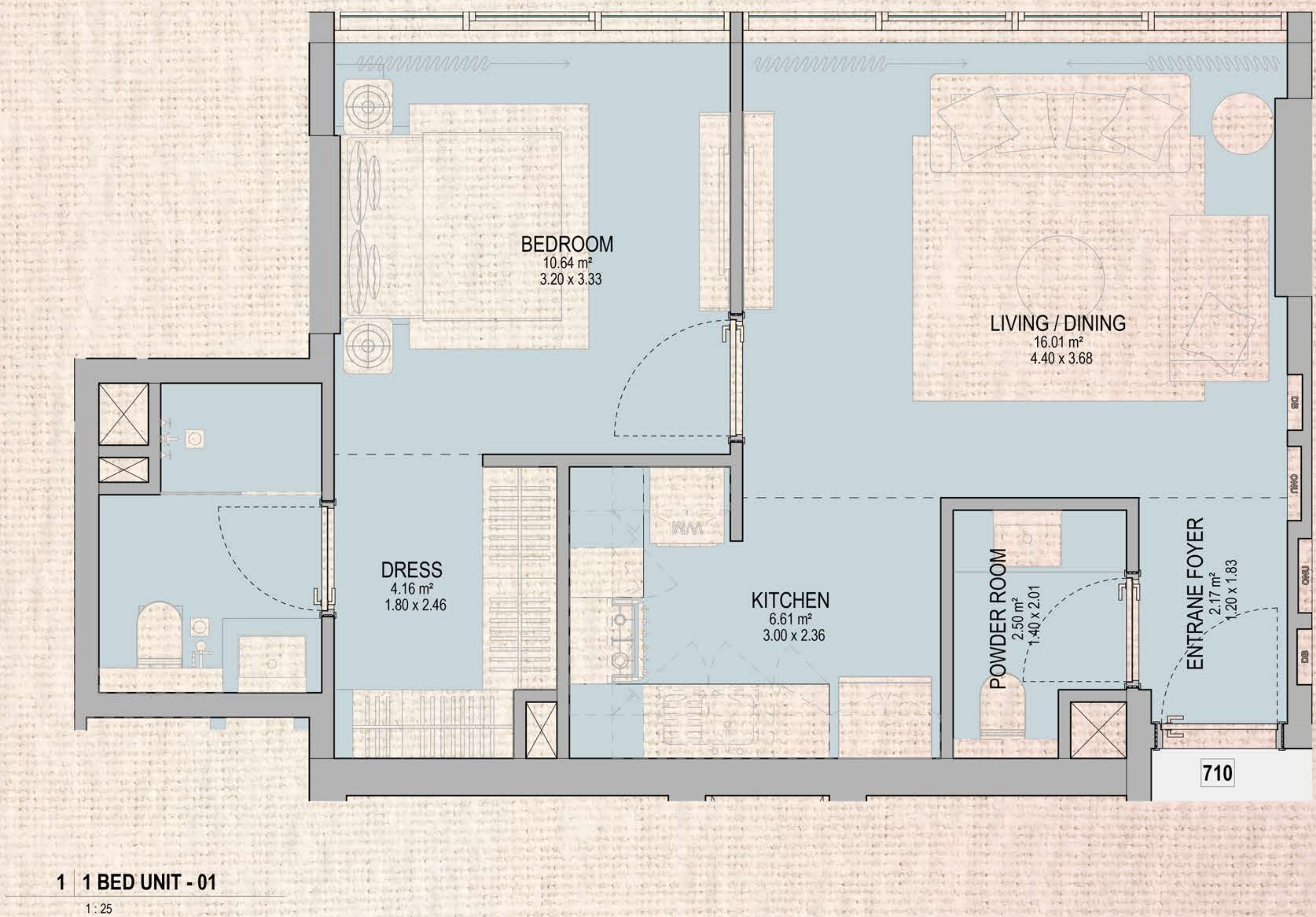


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 BED - Type 01

Residential Level 05 - 501 / 510

Residential Level 06 - 601 / 610

Residential Level 07 - 701 / 710

Residential Level 08 - 801 / 810

|            | Area                 | Area SF  |
|------------|----------------------|----------|
| 1 Bed Unit | 52.07 m <sup>2</sup> | 560.5 SF |
|            | 52.07 m <sup>2</sup> | 560.5 SF |

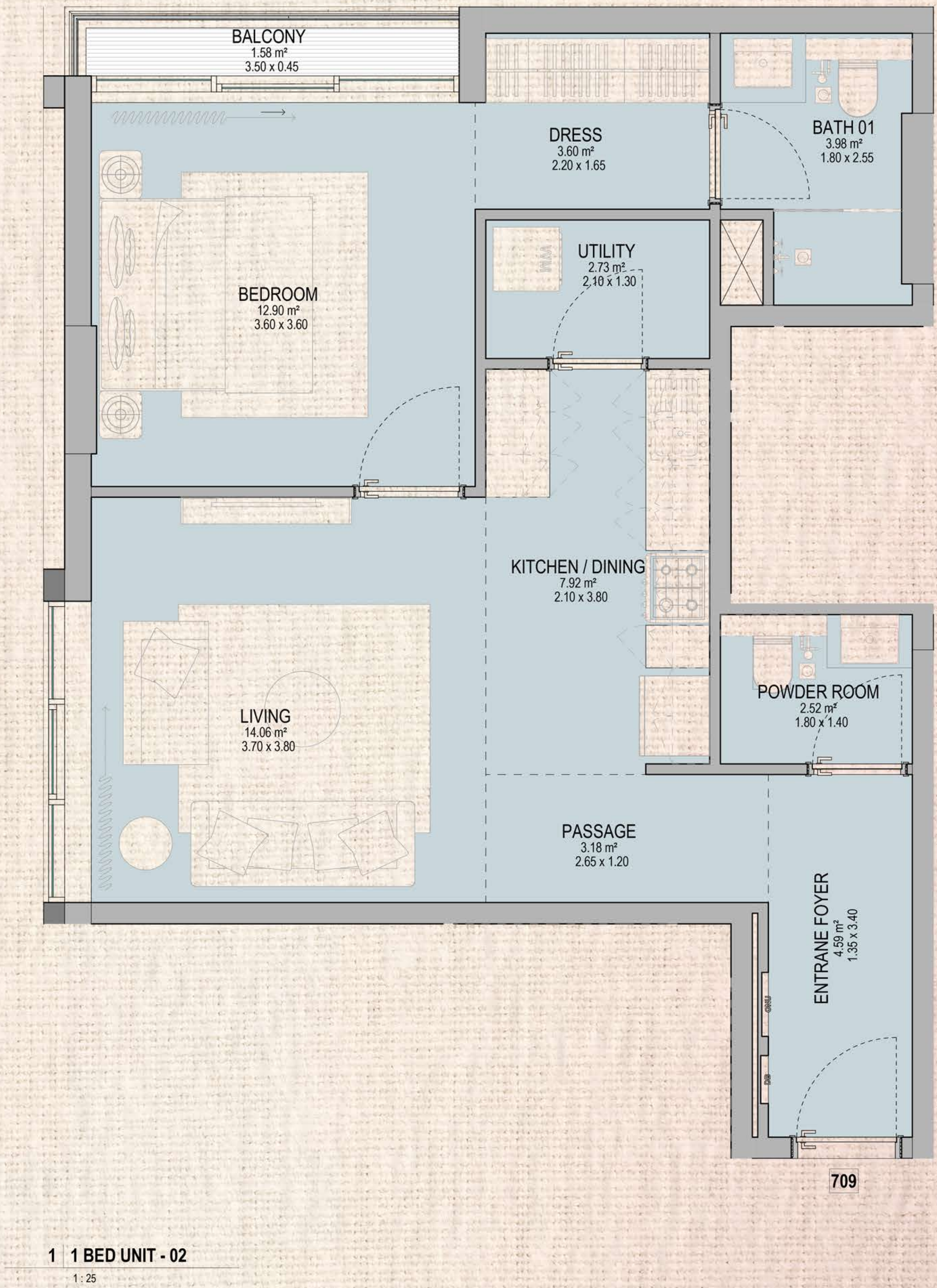


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 BED - Type 02

Residential Level 05 - 502 / 509

Residential Level 06 - 602 / 609

Residential Level 07 - 702 / 709

Residential Level 08 - 802 / 809

|            | Area     | Area SF  |
|------------|----------|----------|
| 1 Bed Unit | 62.69 m² | 674.8 SF |
| Balcony    | 1.97 m²  | 21.2 SF  |
|            | 64.66 m² | 696.0 SF |

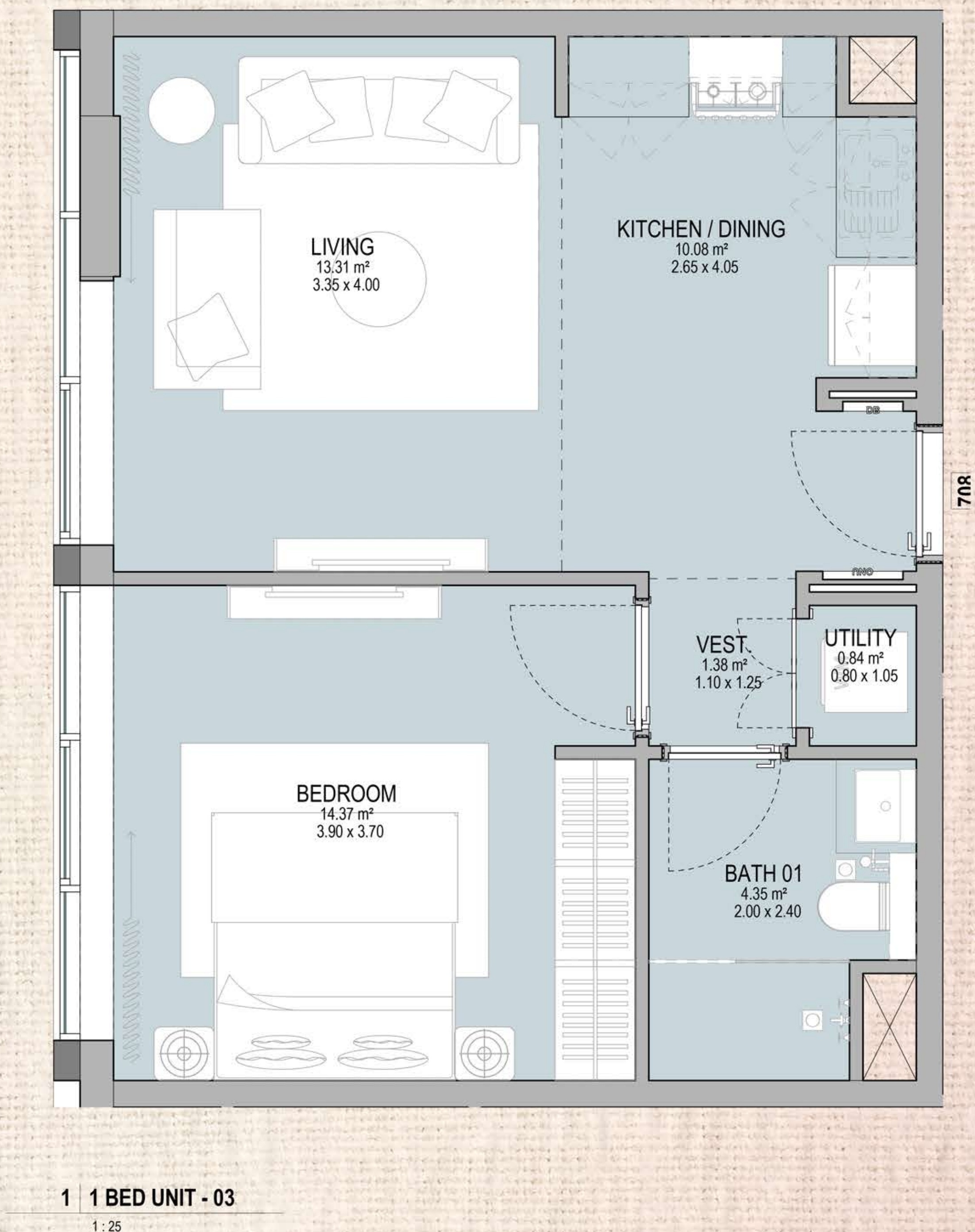


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 BED - Type 03  
Residential Level 05 - 503 / 508  
Residential Level 06 - 603 / 608  
Residential Level 07 - 703 / 708  
Residential Level 08 - 803 / 808

|            | Area                 | Area SF  |
|------------|----------------------|----------|
| 1 Bed Unit | 48.86 m <sup>2</sup> | 525.9 SF |
|            | 48.86 m <sup>2</sup> | 525.9 SF |

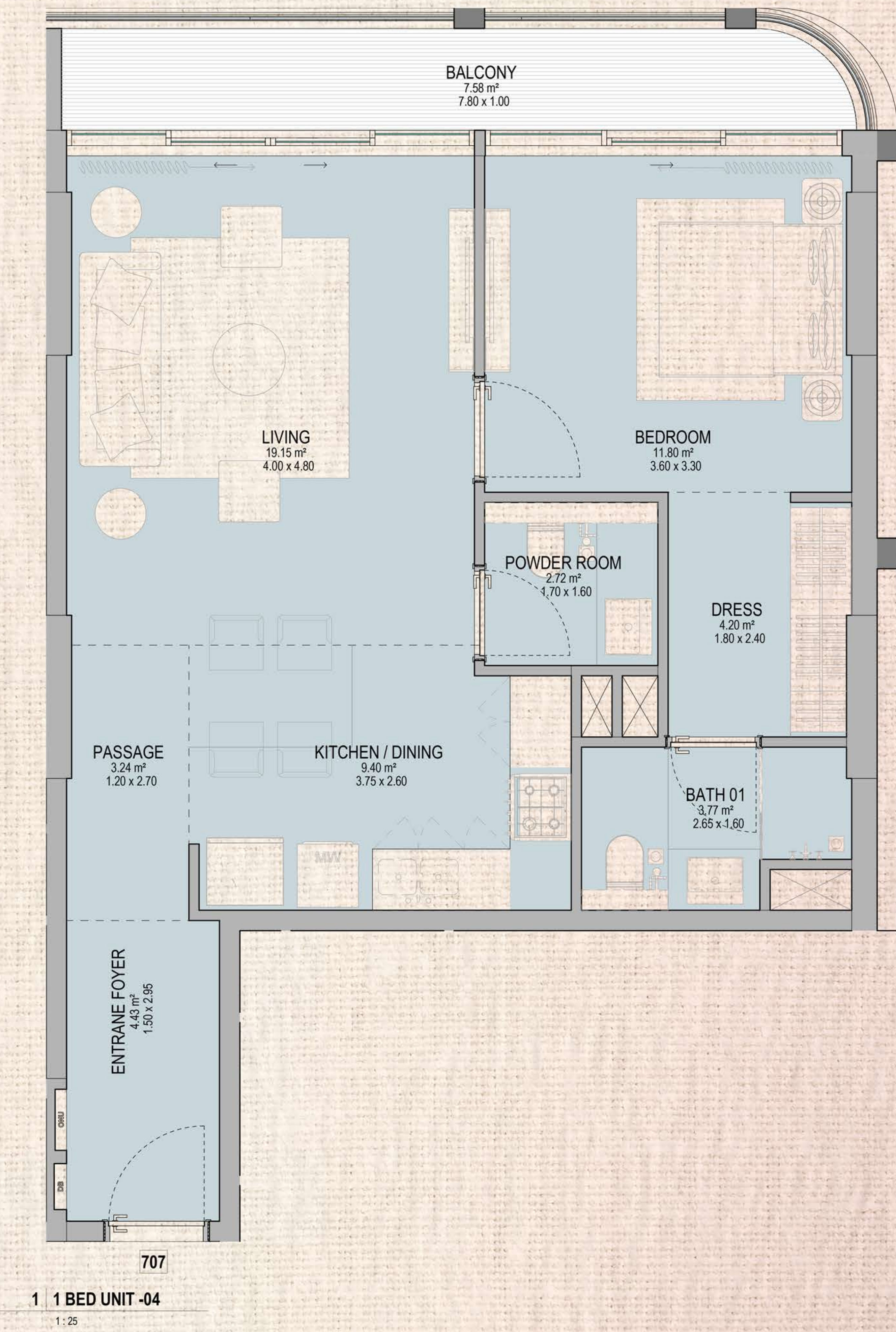


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 BED - Type 04

Residential Level 05 - 504 / 507

Residential Level 06 - 604 / 607

Residential Level 07 - 704 / 707

Residential Level 08 - 804 / 807

|            | Area                 | Area SF  |
|------------|----------------------|----------|
| 1 Bed Unit | 66.29 m <sup>2</sup> | 713.5 SF |
| Balcony    | 8.51 m <sup>2</sup>  | 91.6 SF  |
|            | 74.80 m <sup>2</sup> | 805.1 SF |

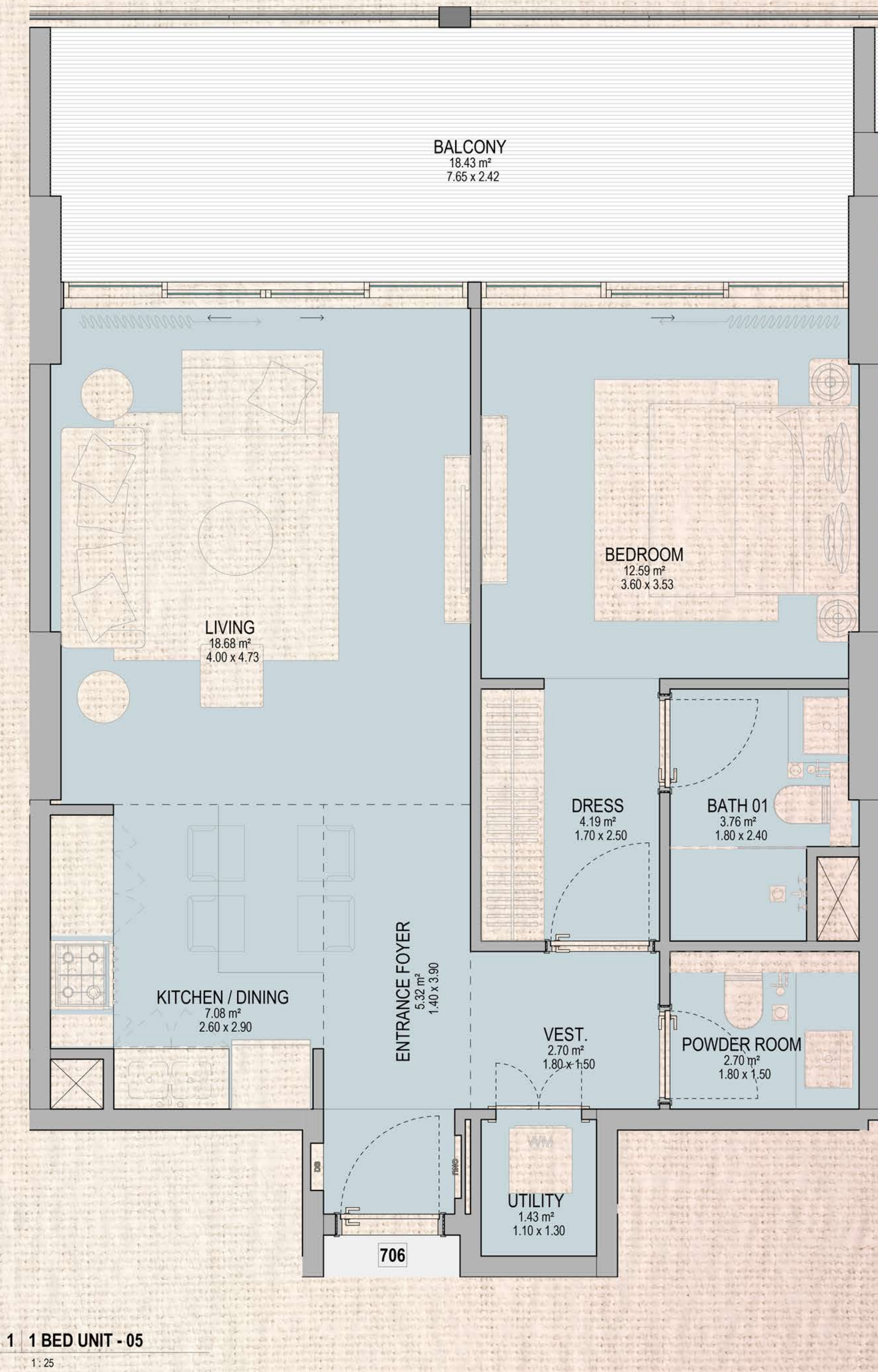


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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



1 BED - Type 05

Residential Level 01 - 102 / 103

Residential Level 05 - 505 / 506

Residential Level 06 - 605 / 606

Residential Level 07 - 705 / 706

Residential Level 08 - 805 / 806

|            | Area                 | Area SF  |
|------------|----------------------|----------|
| 1 Bed Unit | 65.68 m <sup>2</sup> | 707.0 SF |
| Balcony    | 19.97 m <sup>2</sup> | 214.9 SF |
|            | 85.65 m <sup>2</sup> | 921.9 SF |



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RESIDENTIAL BUILDING

PLOT NO. 3347591, JUMEIRAH GARDEN CITY

GROUND + 2 PODIUM + 8 FLOORS + ROOF



2 BED UNIT

Residential Level 01 - 101 / 104

|            | Area                  | Area SF   |
|------------|-----------------------|-----------|
| 2 Bed Unit | 104.96 m <sup>2</sup> | 1129.8 SF |
| Balcony    | 8.48 m <sup>2</sup>   | 91.3 SF   |
| Terrace    | 83.15 m <sup>2</sup>  | 895.0 SF  |
|            | 196.59 m <sup>2</sup> | 2116.1 SF |

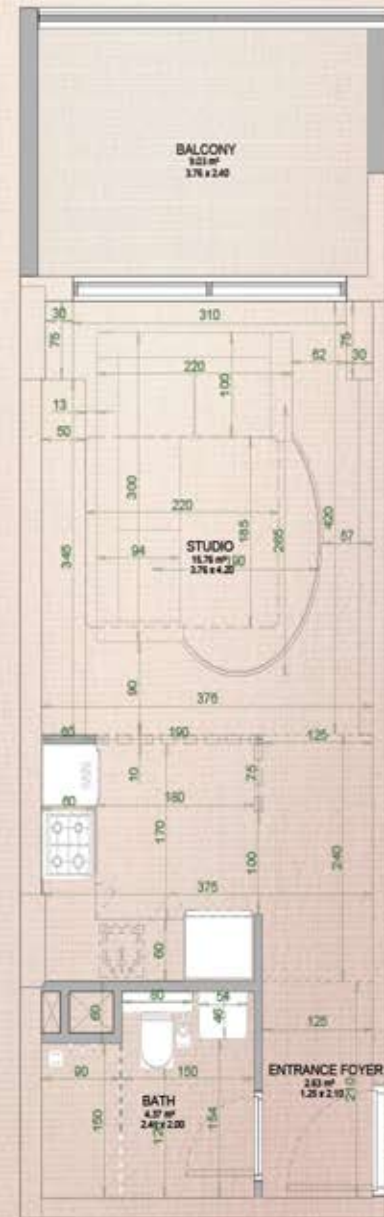
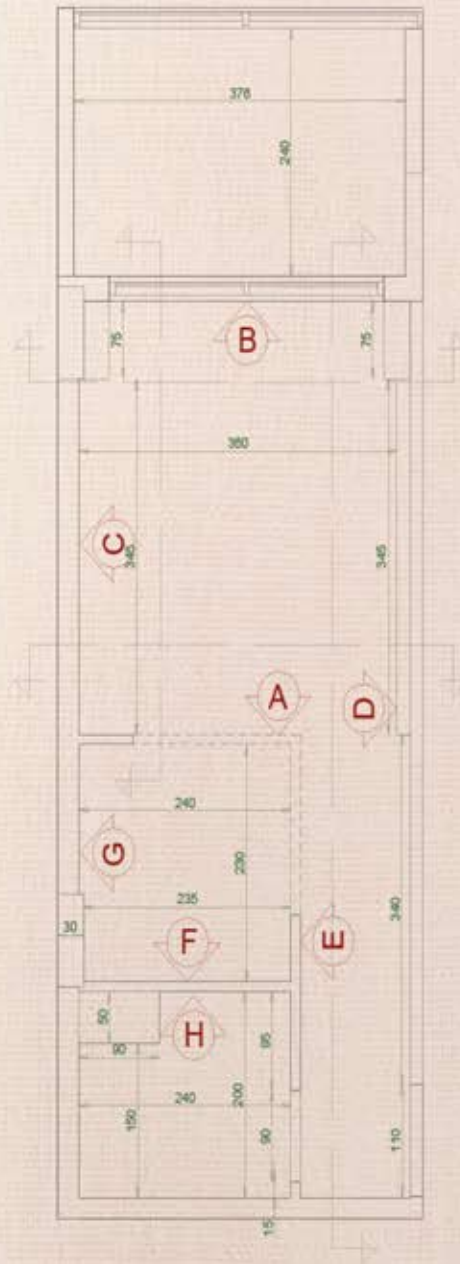




THE GRANDALA

BILL OF MATERIALS (BOM)





Furniture Layout Plan

## Studio



### General notes

| STUDIO TYPE 03 |                      |                        |
|----------------|----------------------|------------------------|
| Name           | Area                 | Area SF                |
| STUDIO         | 35.70 m <sup>2</sup> | 384.27 ft <sup>2</sup> |
| BALCONY        | 12.94 m <sup>2</sup> | 139.23 ft <sup>2</sup> |
|                | 48.64 m <sup>2</sup> | 523.50 ft <sup>2</sup> |

STUDIO TYPE 03  
UNIT NO  
RESIDENTIAL LEVEL 02 - 212

| # | Name       | S, Sq.M. |
|---|------------|----------|
|   | Total area | 48 Sq.M  |

|              |       |
|--------------|-------|
| PROJECT NAME | Studo |
| NUMBER       | ONE   |

### CLIENT

1 STUDIO - 03  
1:20





Ceiling Plan



Floor Plan

## Studio



### General notes

| STUDIO TYPE 03 |          |            |
|----------------|----------|------------|
| Name           | Area     | Area SF    |
| STUDIO         | 35.70 m² | 384.27 ft² |
| BALCONY        | 12.94 m² | 139.23 ft² |
|                | 48.64 m² | 523.50 ft² |

STUDIO TYPE 03  
UNIT NO  
RESIDENTIAL LEVEL 02 - 212

| Nº | Name       | S, Sq.M. |
|----|------------|----------|
|    | Total area | 48 Sq.M  |

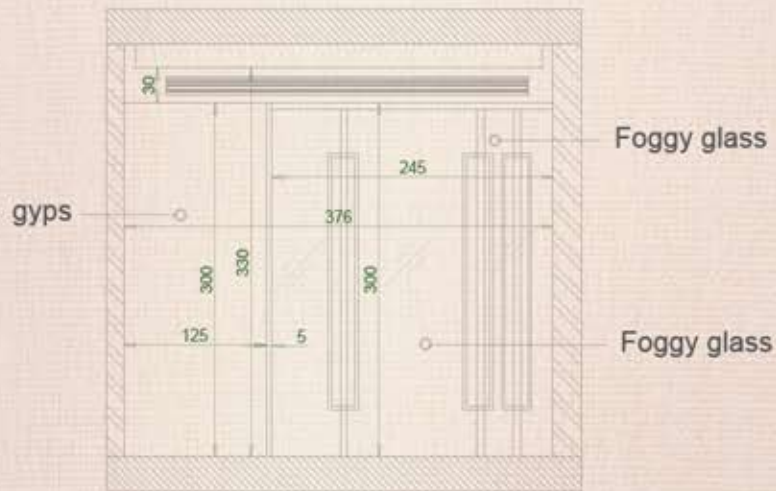
|              |        |
|--------------|--------|
| PROJECT NAME | Studio |
| NUMBER       | TOW    |

CLIENT

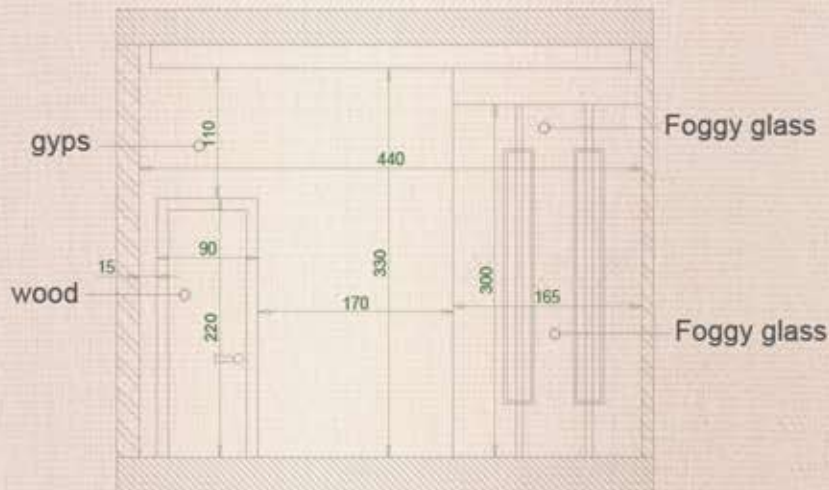




**A** wall section / ws A



**E** wall section / ws E



Studio



General notes

| STUDIO TYPE 03 |          |            |
|----------------|----------|------------|
| Name           | Area     | Area SF    |
| STUDIO         | 35.70 m² | 384.27 ft² |
| BALCONY        | 12.94 m² | 139.23 ft² |
|                | 48.64 m² | 523.50 ft² |

STUDIO TYPE 03  
UNIT NO  
RESIDENTIAL LEVEL 02 - 212

| Nº         | Name | S, Sq.M. |
|------------|------|----------|
| Total area |      | 48 Sq.M  |

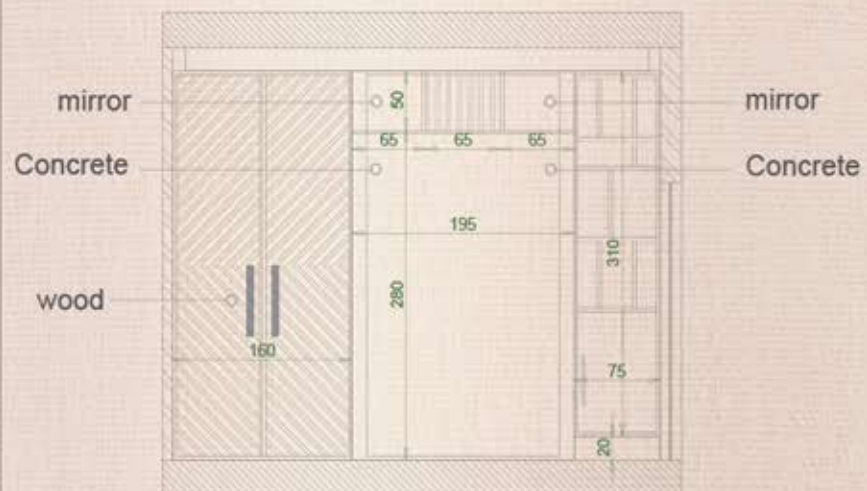
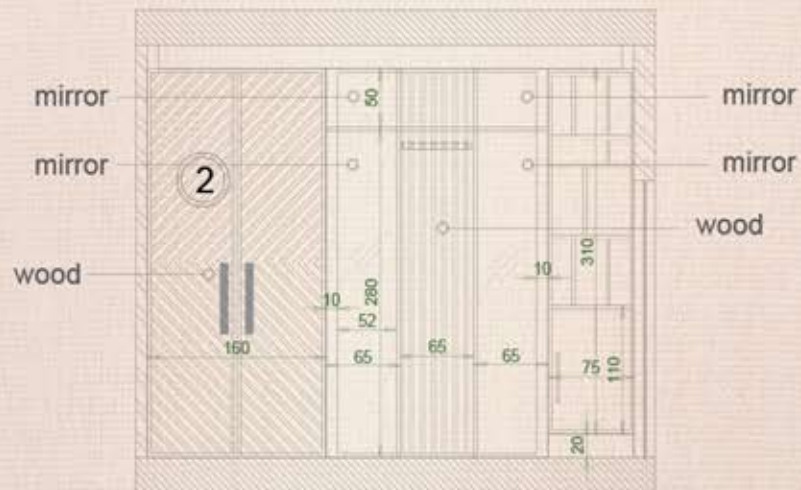
|              |        |
|--------------|--------|
| PROJECT NAME | Studio |
| NUMBER       | THREE  |

CLIENT





C wall section / ws C



Studio



General notes

| STUDIO TYPE 03 |          |            |
|----------------|----------|------------|
| Name           | Area     | Area SF    |
| STUDIO         | 35.70 m² | 384.27 ft² |
| BALCONY        | 12.94 m² | 139.23 ft² |
|                | 48.64 m² | 523.50 ft² |

STUDIO TYPE 03  
UNIT NO  
RESIDENTIAL LEVEL 02 - 212

Nº Name S, Sq.M.

Total area 48 Sq.M

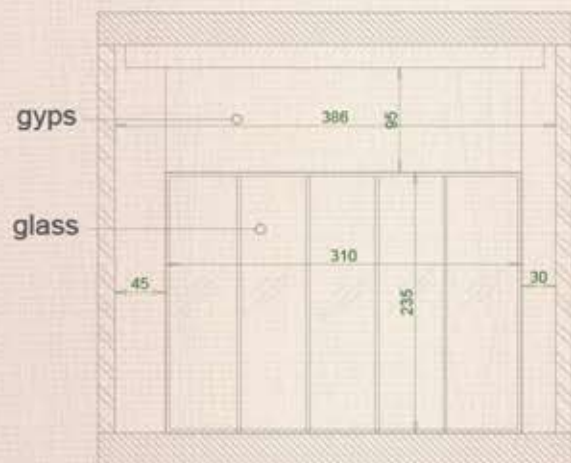
PROJECT NAME Studio  
NUMBER FOUR

CLIENT

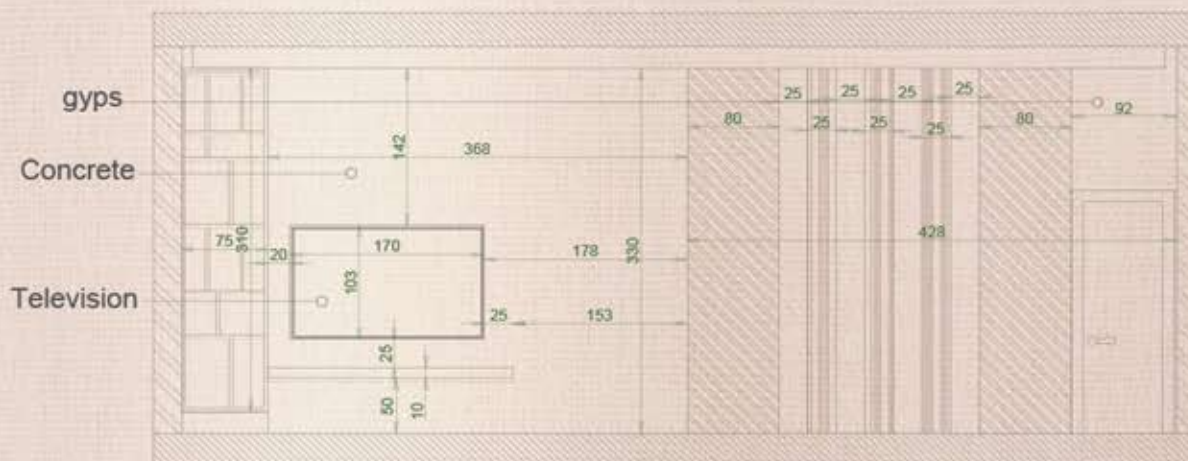




B wall section / ws B



D wall section / ws D



Studio



General notes

| STUDIO TYPE 03 |          |            |
|----------------|----------|------------|
| Name           | Area     | Area SF    |
| STUDIO         | 35.70 m² | 384.27 ft² |
| BALCONY        | 12.94 m² | 139.23 ft² |
|                | 48.64 m² | 523.50 ft² |

STUDIO TYPE 03  
UNIT NO  
RESIDENTIAL LEVEL 02 - 212

| Nº         | Name | S, Sq.M. |
|------------|------|----------|
| Total area |      | 48 Sq.M  |

|              |        |
|--------------|--------|
| PROJECT NAME | Studio |
| NUMBER       | FIVE   |

CLIENT





F wall section / ws F

[illegible]

### General notes

| STUDIO TYPE 03 |          |            |
|----------------|----------|------------|
| Name           | Area     | Area SF    |
| STUDIO         | 35.70 m² | 384.27 ft² |
| BALCONY        | 12.94 m² | 139.23 ft² |
|                | 48.64 m² | 523.50 ft² |

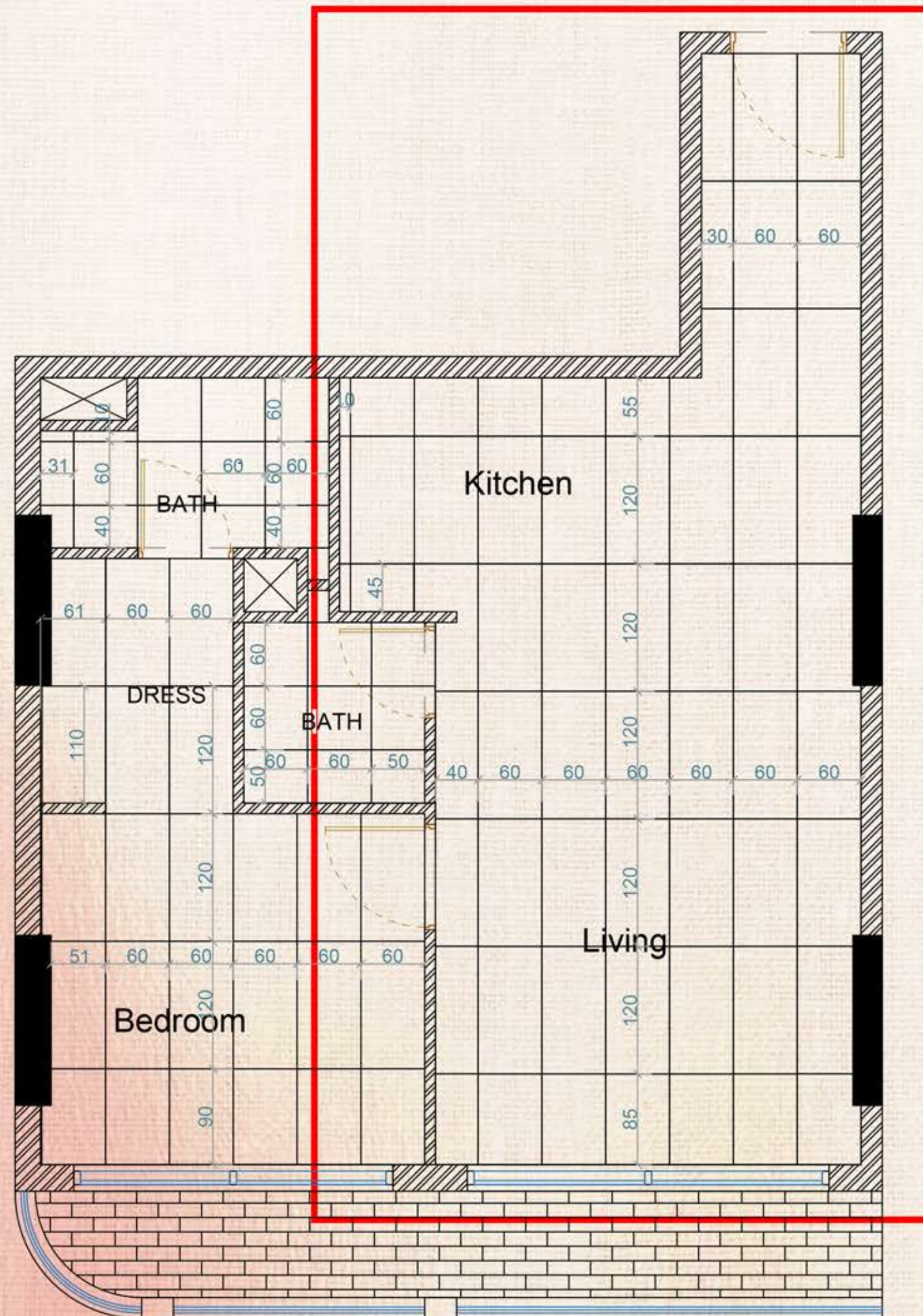
STUDIO TYPE 03  
UNIT NO  
RESIDENTIAL LEVEL 02 - 212

| Nº                | Name | S, Sq.M.       |
|-------------------|------|----------------|
| <b>Total area</b> |      | <b>48 Sq.M</b> |

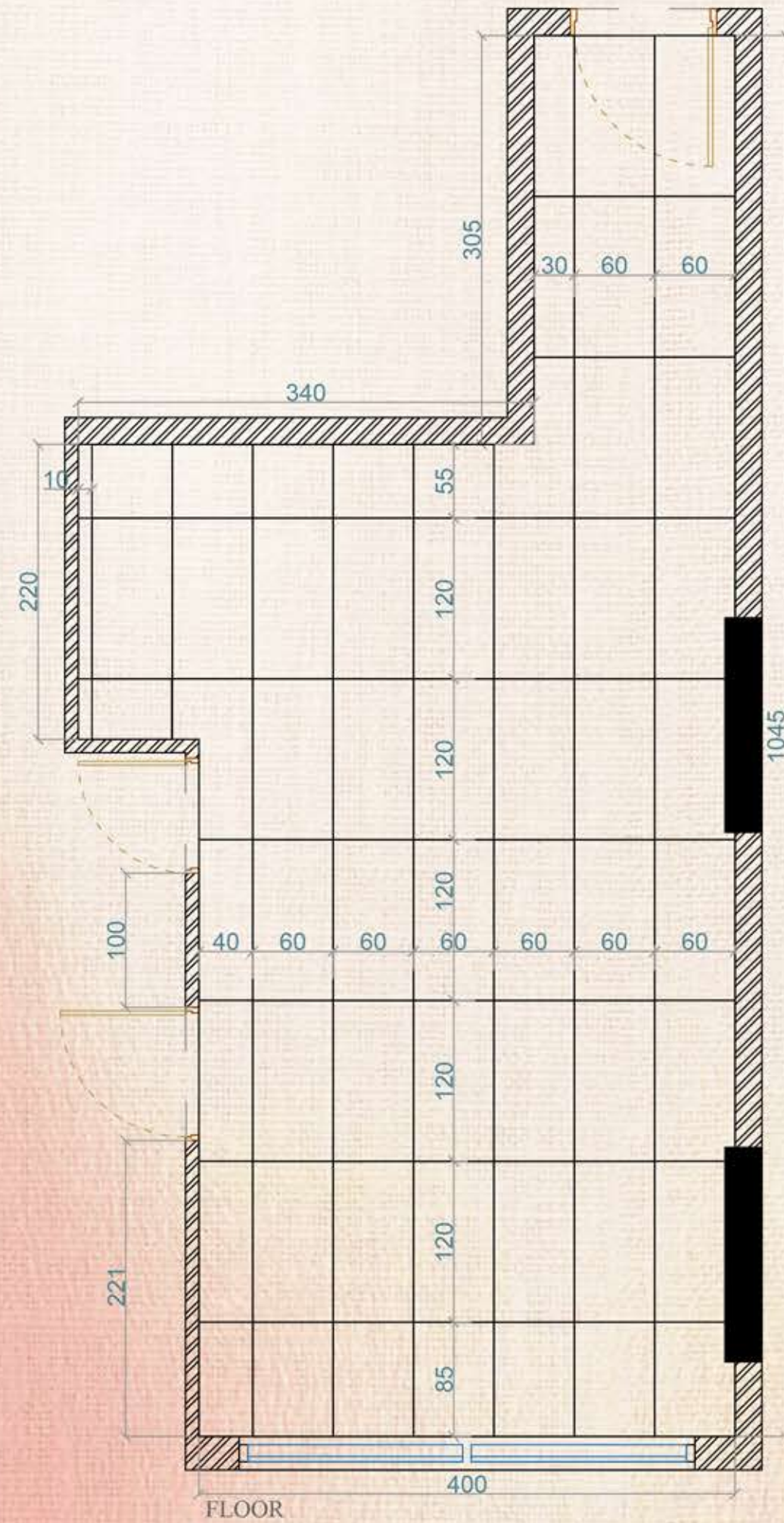
|              |        |
|--------------|--------|
| PROJECT NAME | Studio |
| NUMBER       | SIX    |

*CLIENT*

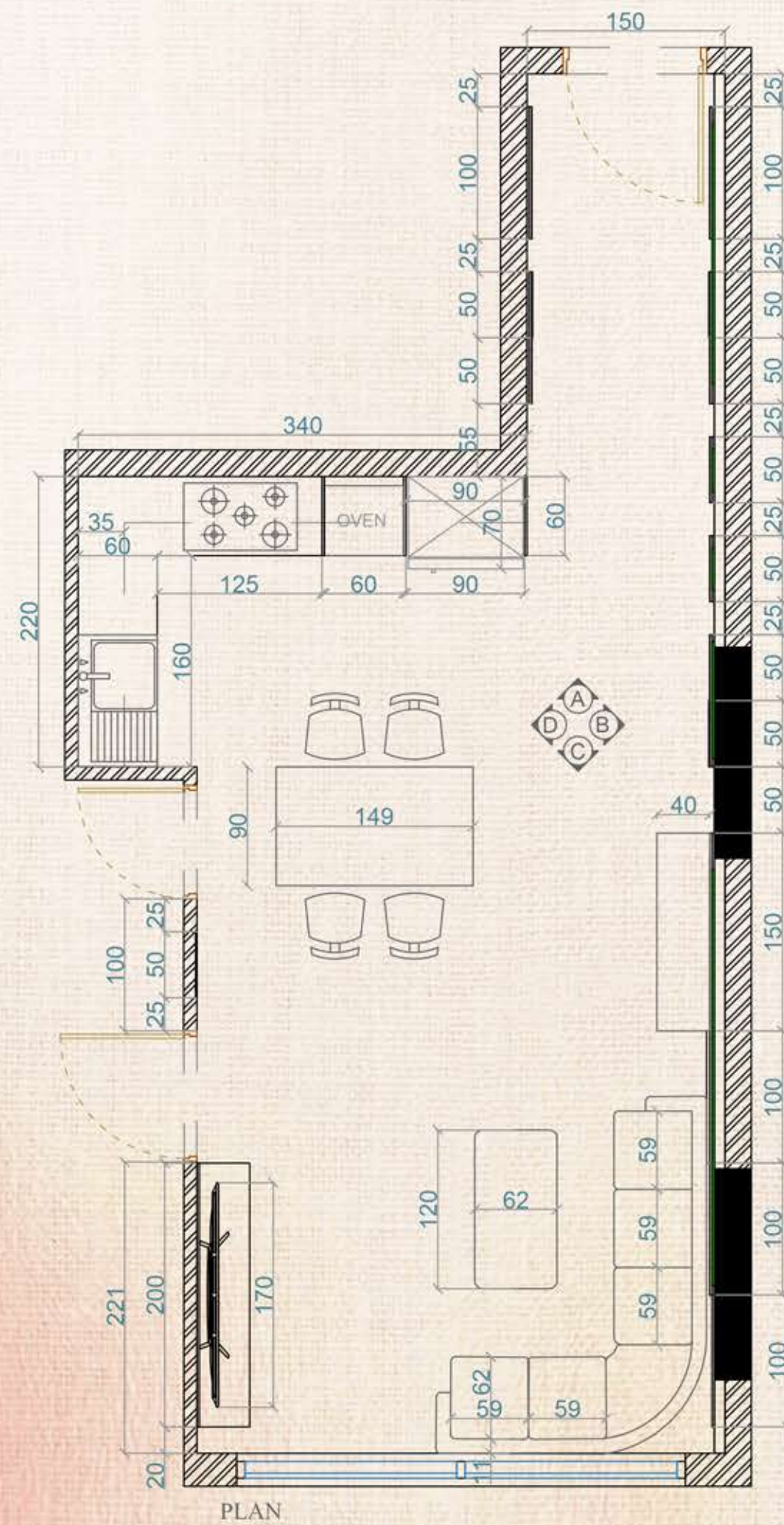




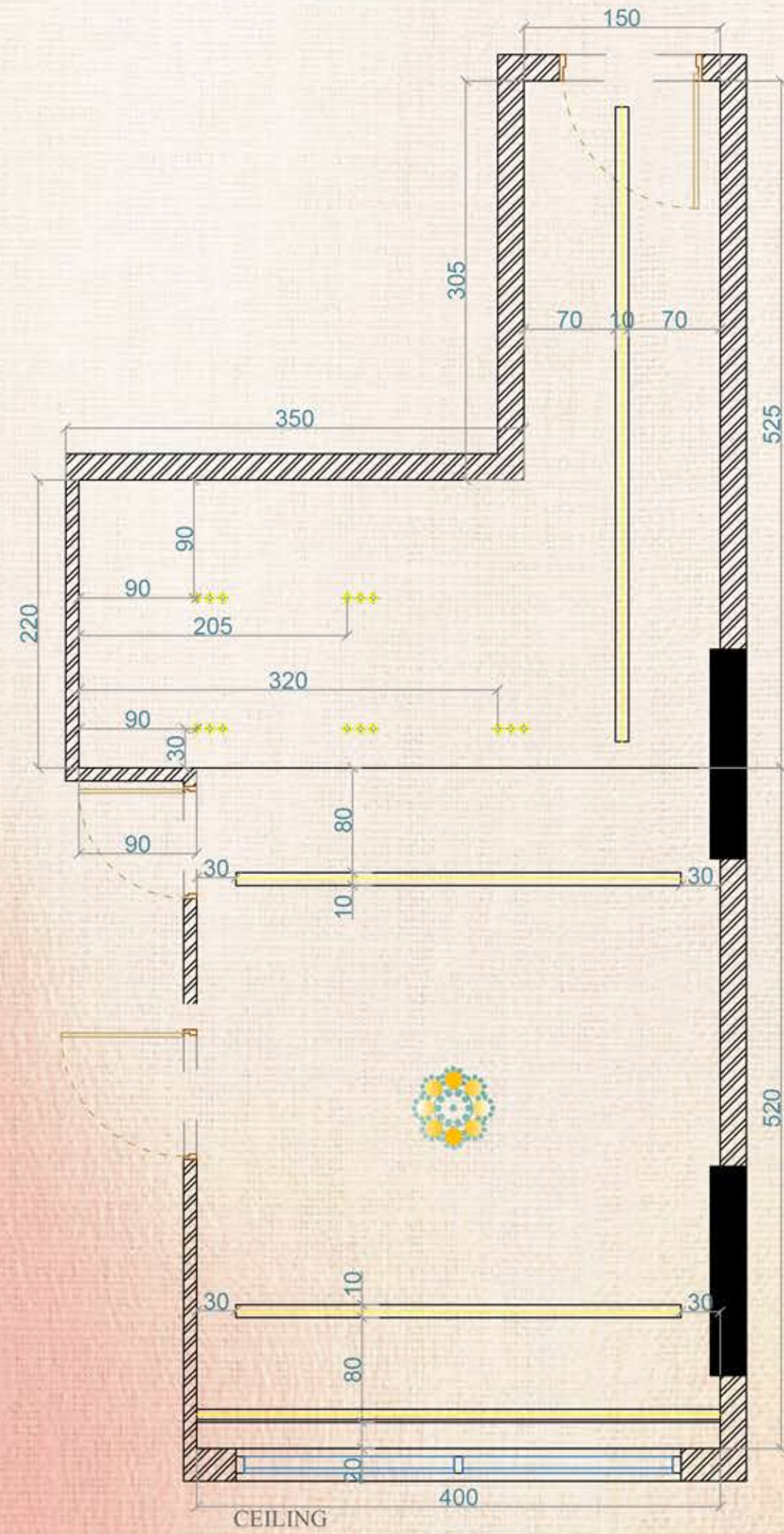






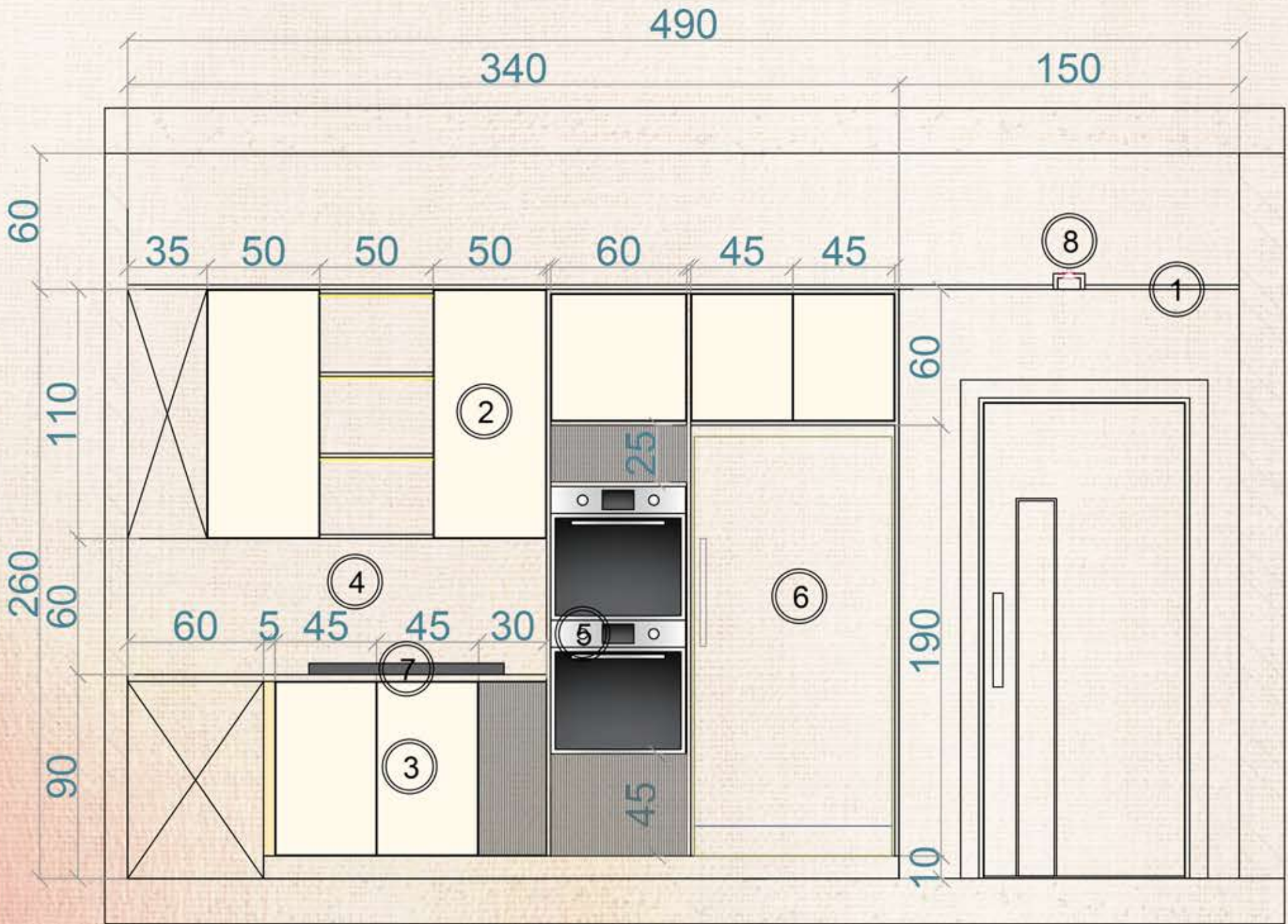








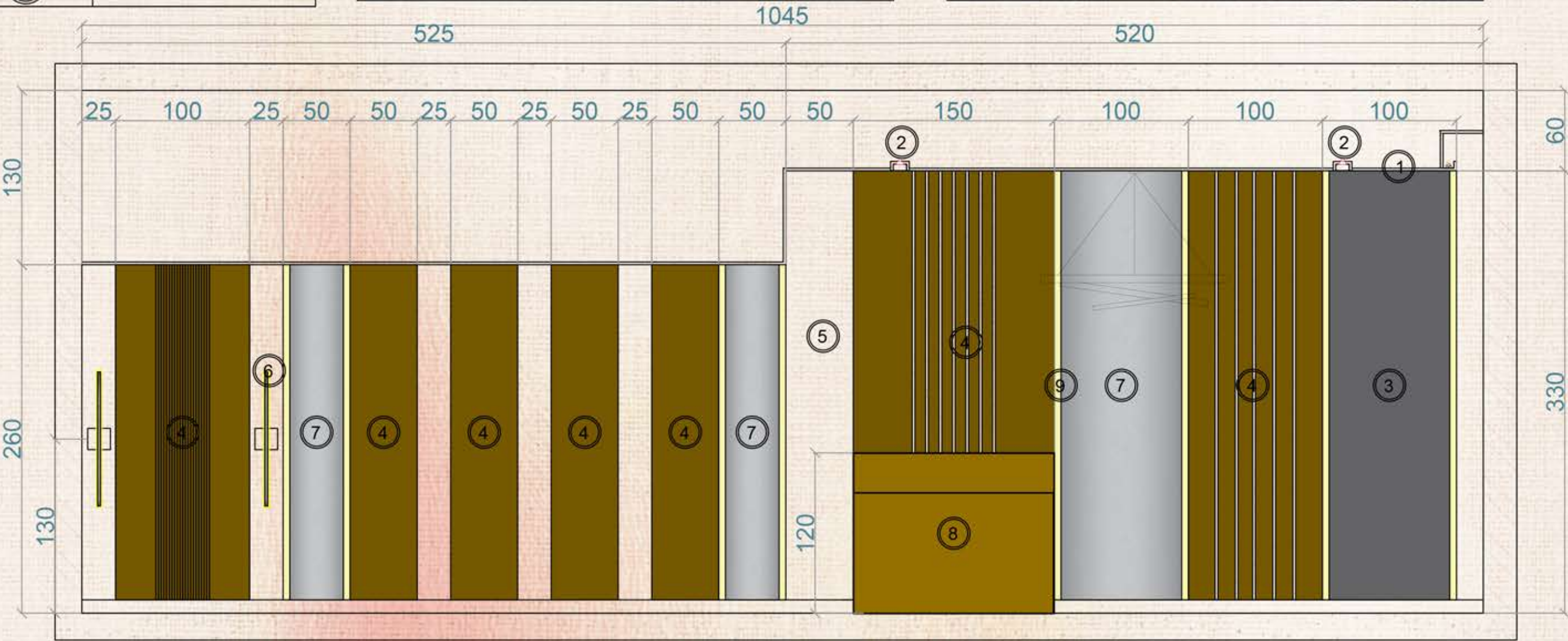
| NAME | MATERIAL       |
|------|----------------|
| ①    | GYPSUM         |
| ②    | WALL UNIT </td |
| ③    | BASE UNIT </td |
| ④    | MARBLE         |
| ⑤    | OVEN           |
| ⑥    | REFRIGERATOR   |
| ⑦    | GAS            |
| ⑧    | HIDDEN LIGHT   |



section-A



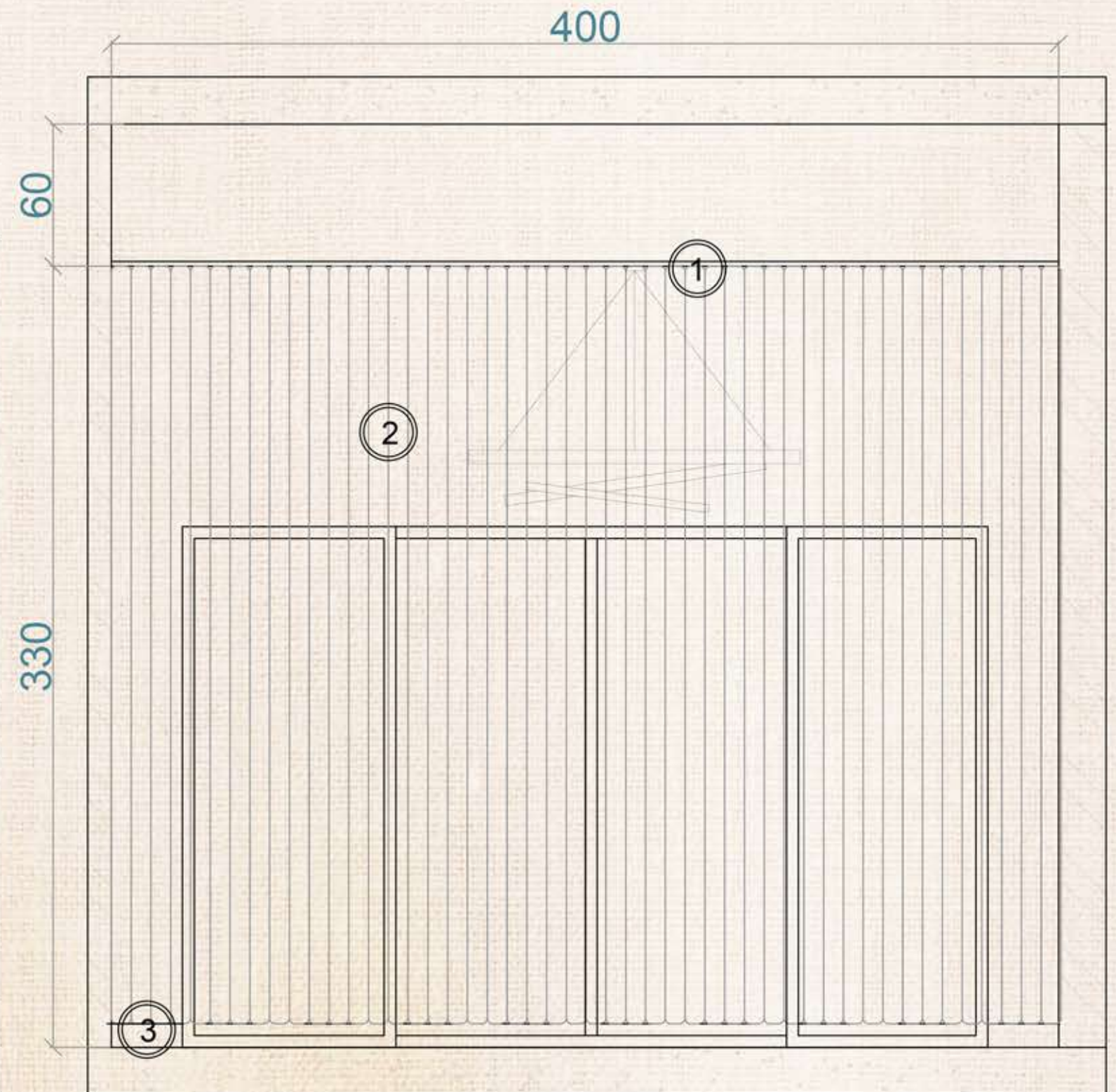
| NAME | MATERIAL     |
|------|--------------|
| ①    | GYPSUM       |
| ②    | HIDDEN LIGHT |
| ③    | CLADDING     |
| ④    | CLADDING     |
| ⑤    | PAINT        |
| ⑥    | LIGHT        |
| ⑦    | MIRROR       |
| ⑧    | CABIENT      |
| ⑨    | STEEL FRAME  |



section-B



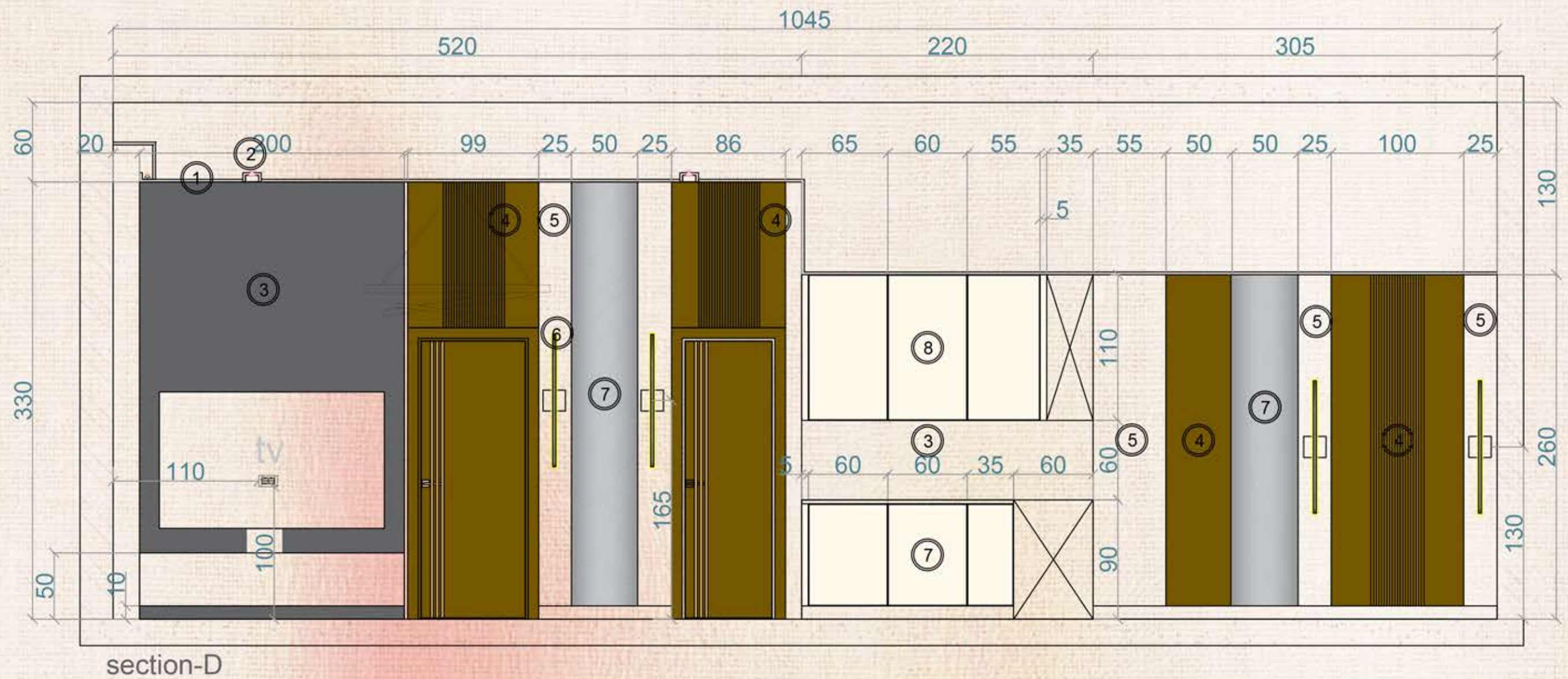
| NAME | MATERIAL |
|------|----------|
| ①    | GYPSUM   |
| ②    | CURTAIN  |
| ③    | SKIRTING |



section-C

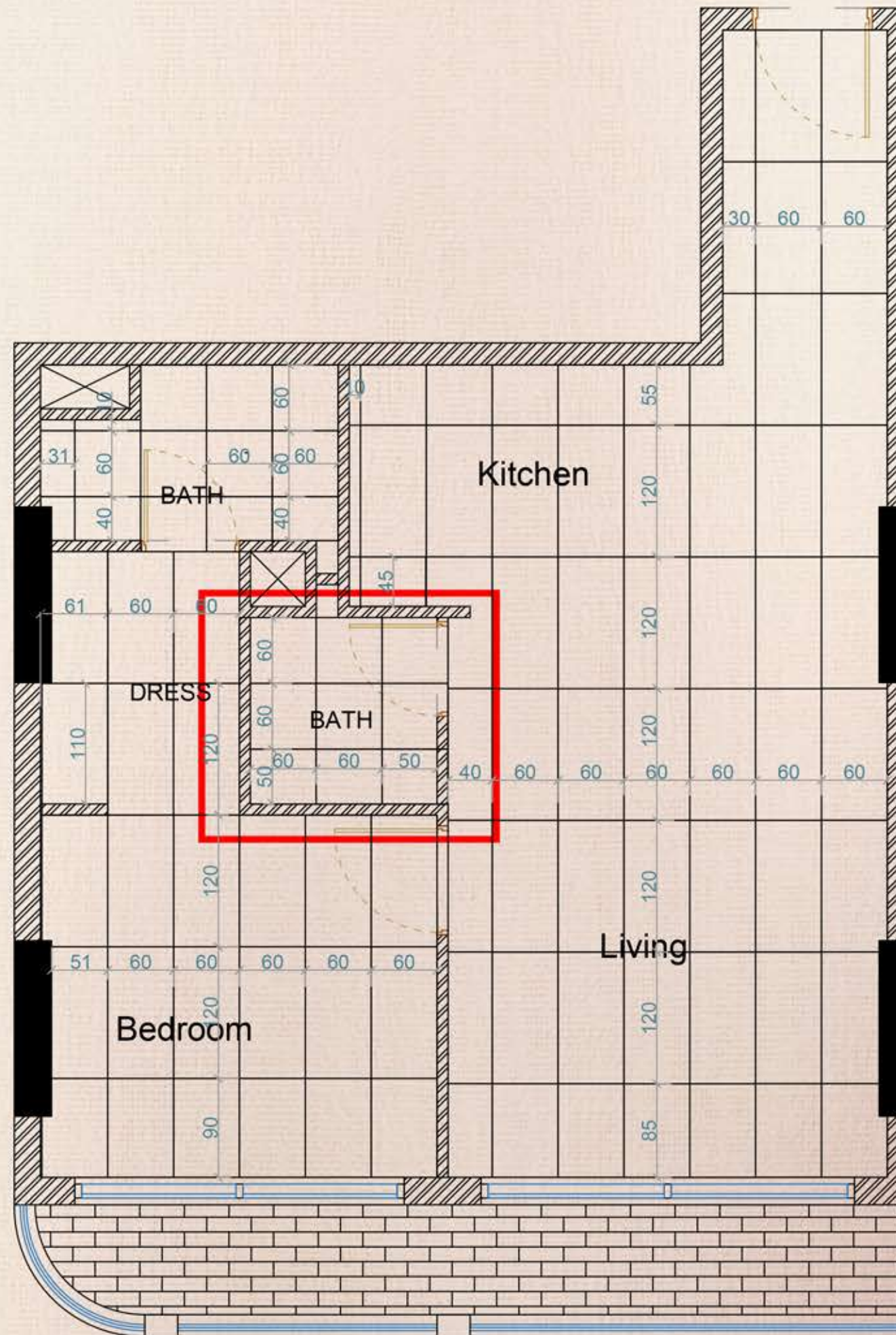


| NAME | MATERIAL     |
|------|--------------|
| ①    | GYPSUM       |
| ②    | HIDDEN LIGHT |
| ③    | CLADDING     |
| ④    | CLADDING     |
| ⑤    | PAINT        |
| ⑥    | LIGHT        |
| ⑦    | BASE UNIT    |
| ⑧    | WALL UNIT    |
| ⑨    | MIRROR       |

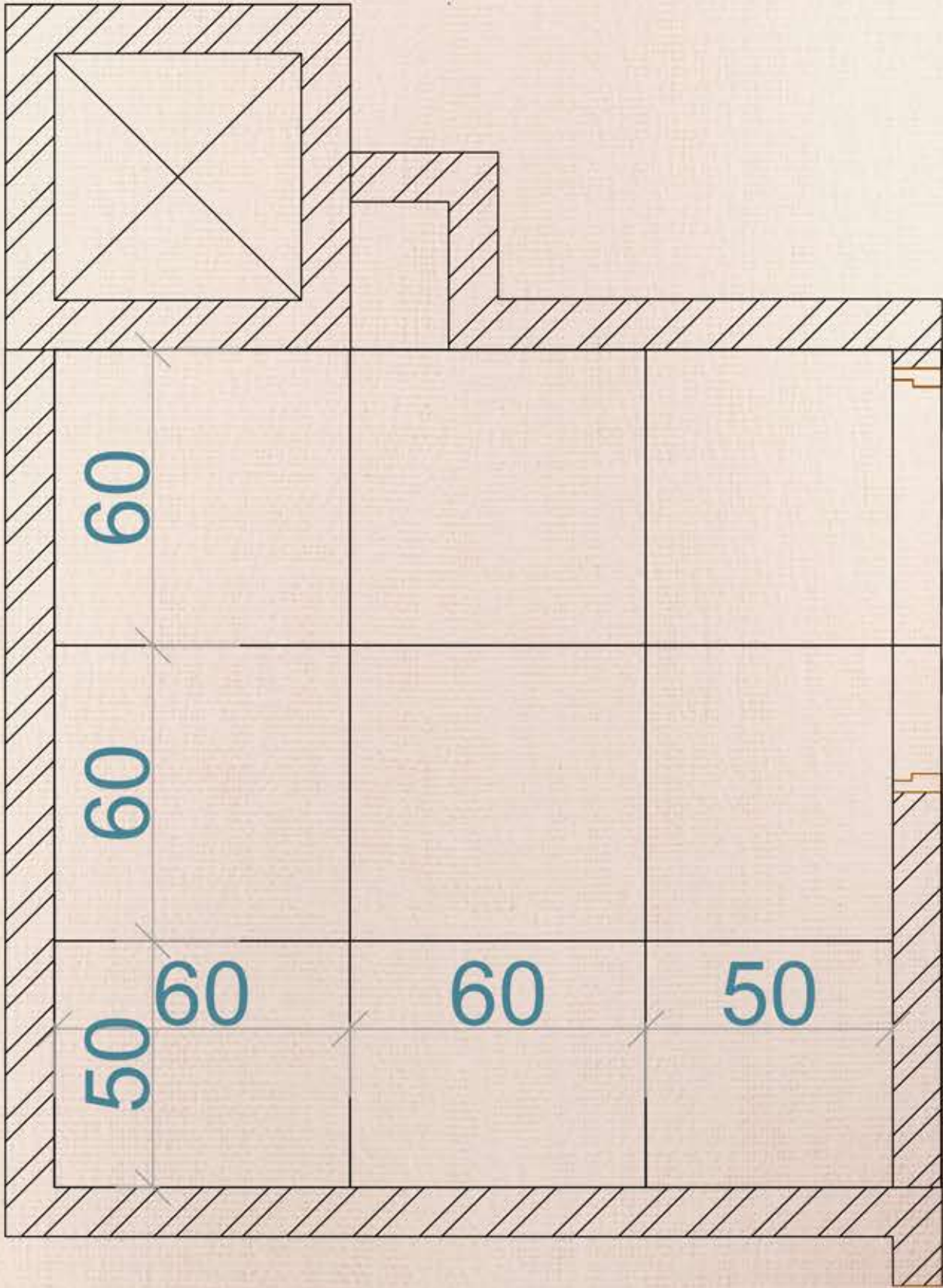




## Powder Room

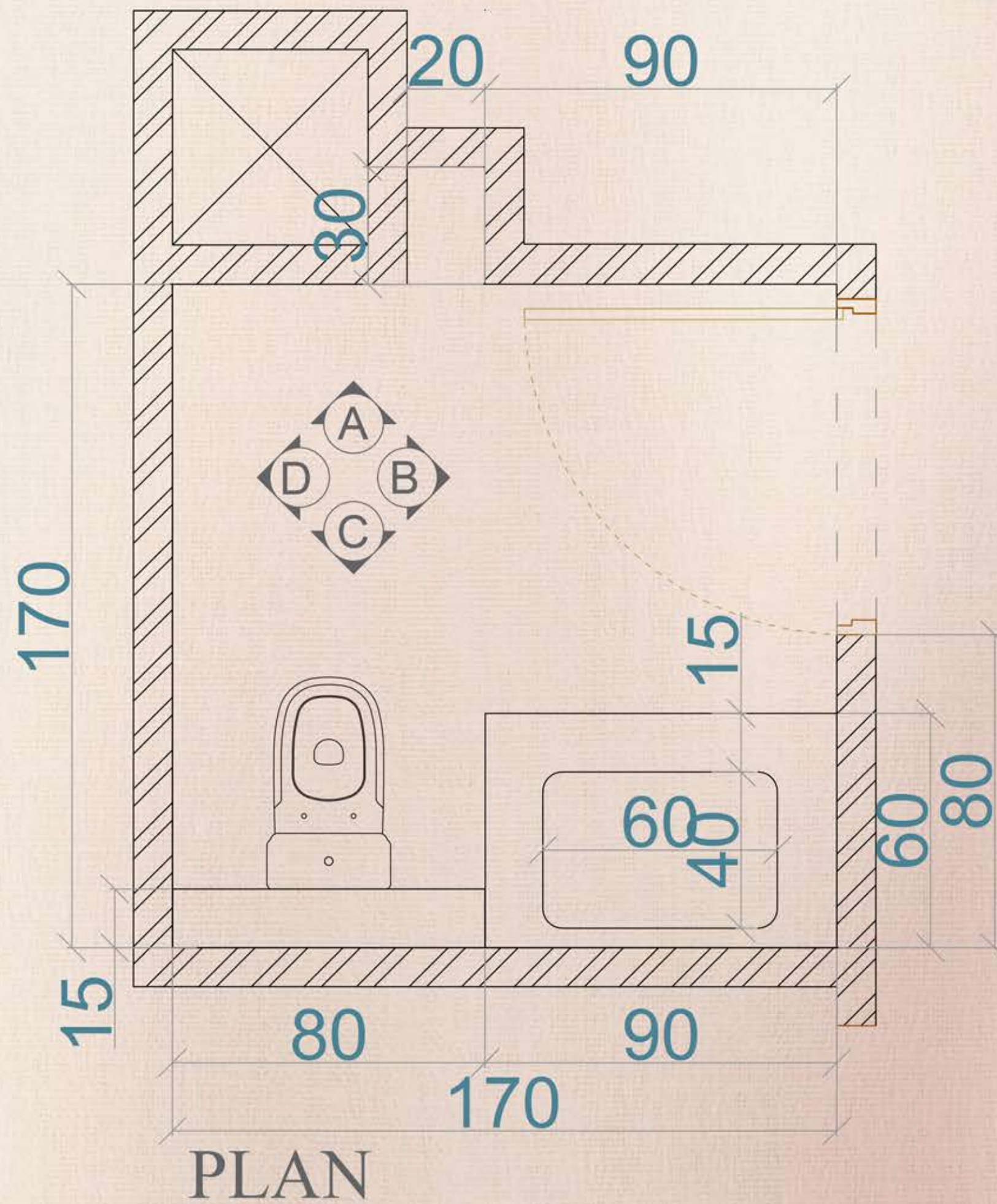




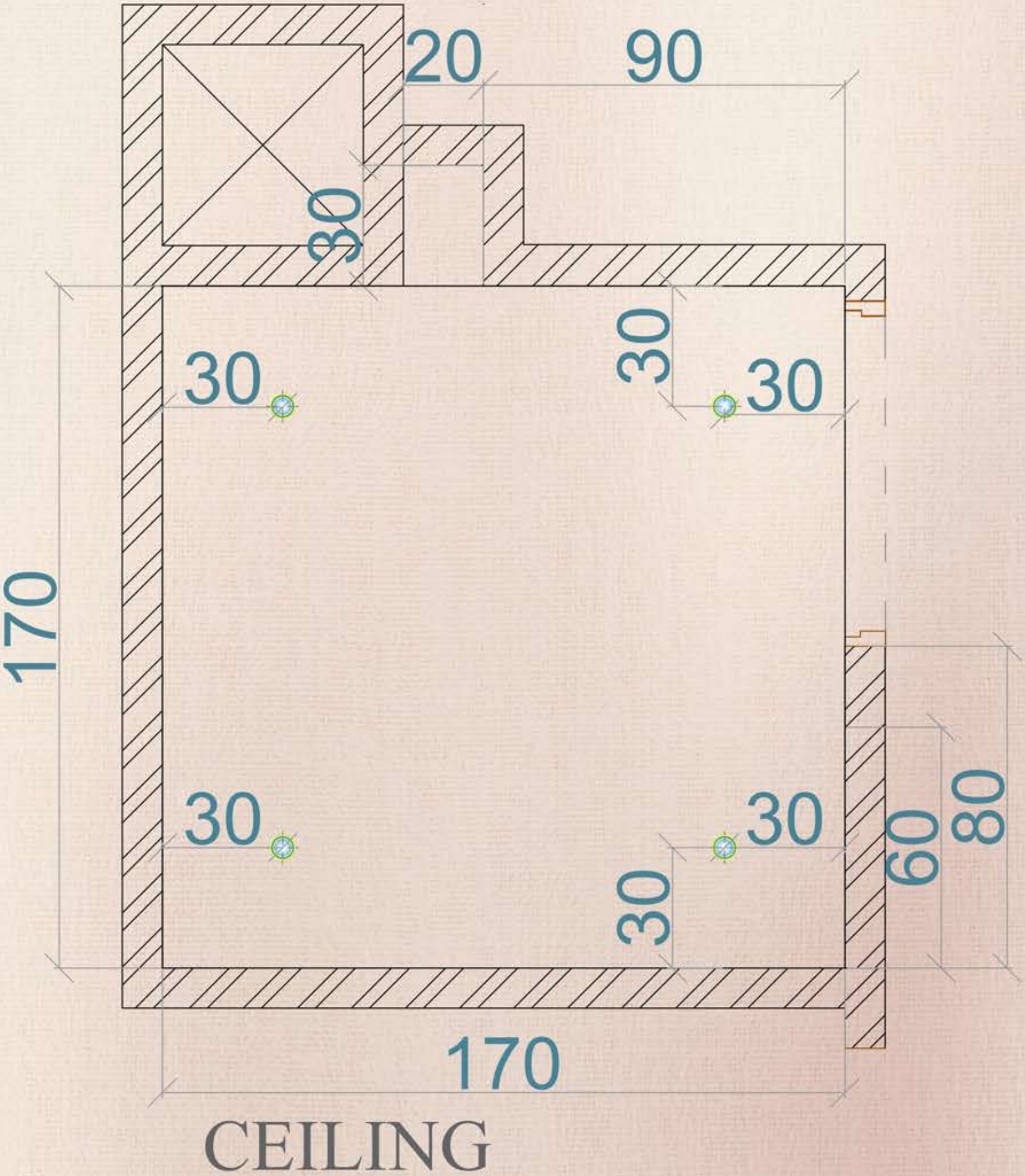


FLOOR



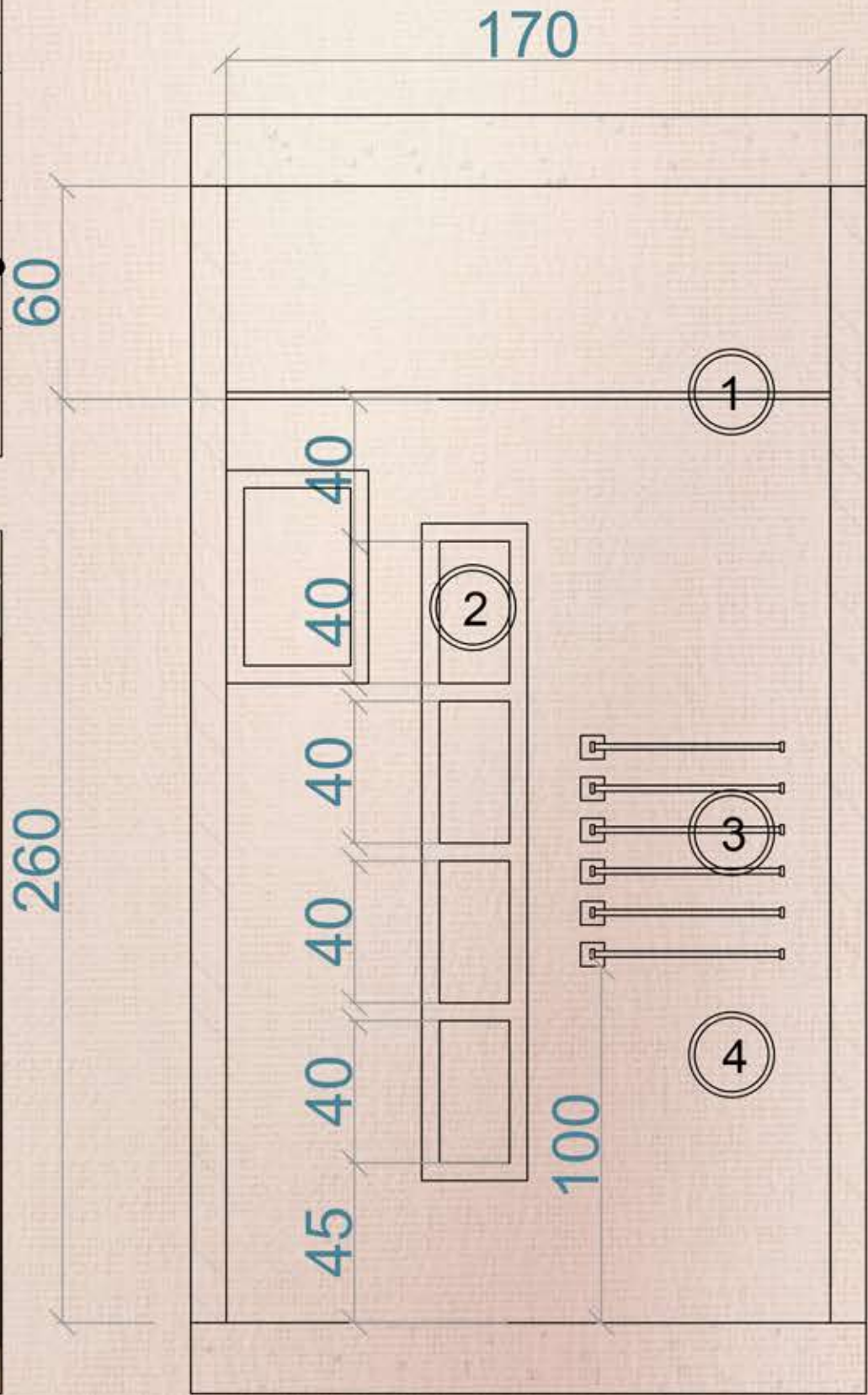








| NAME | MATERIAL             |
|------|----------------------|
| ①    | GYPSUM               |
| ②    | SHELVE               |
| ③    | TOWELS RELIATIONSHIP |
| ④    | CERAMICA             |



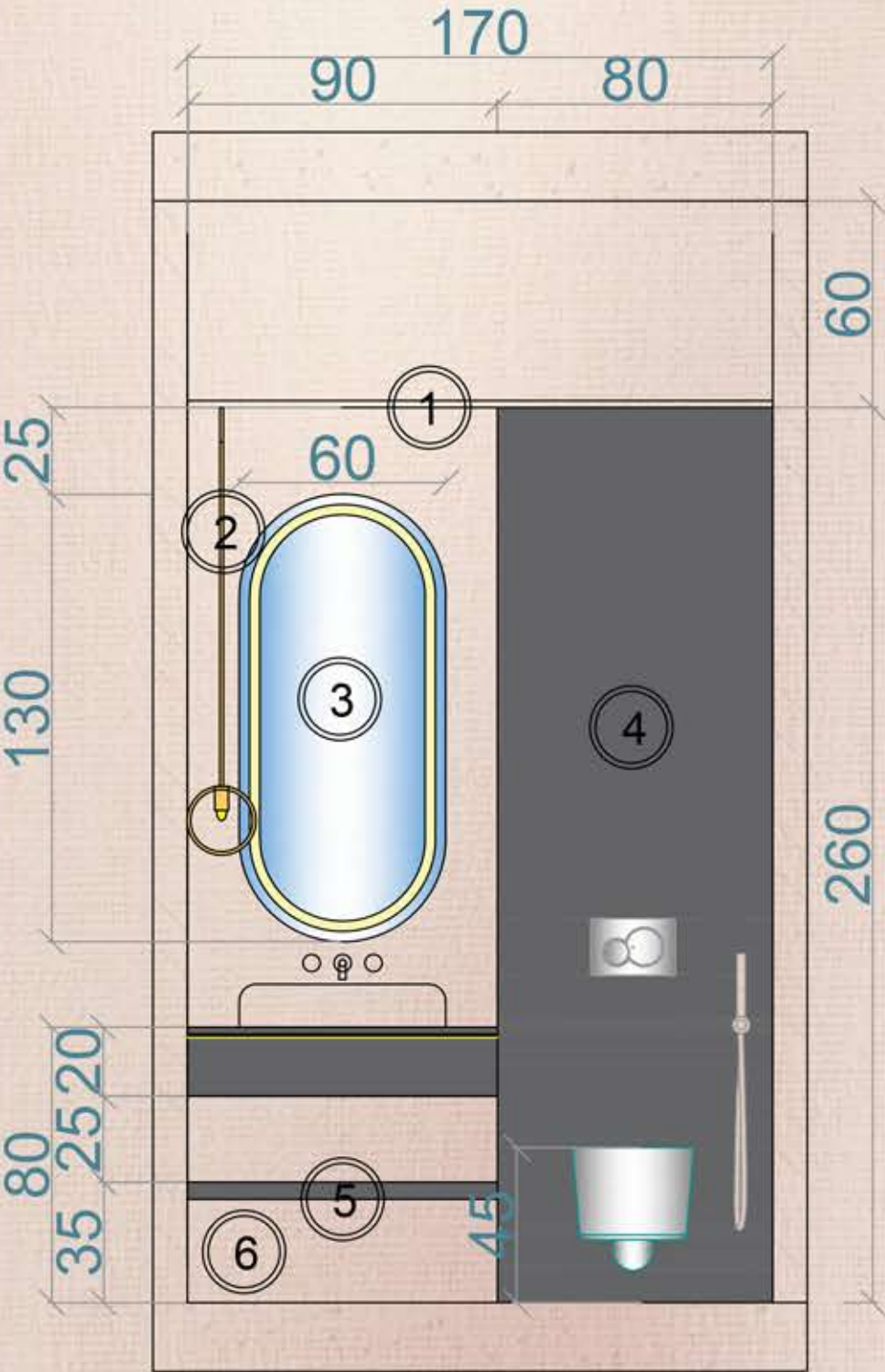
section-A







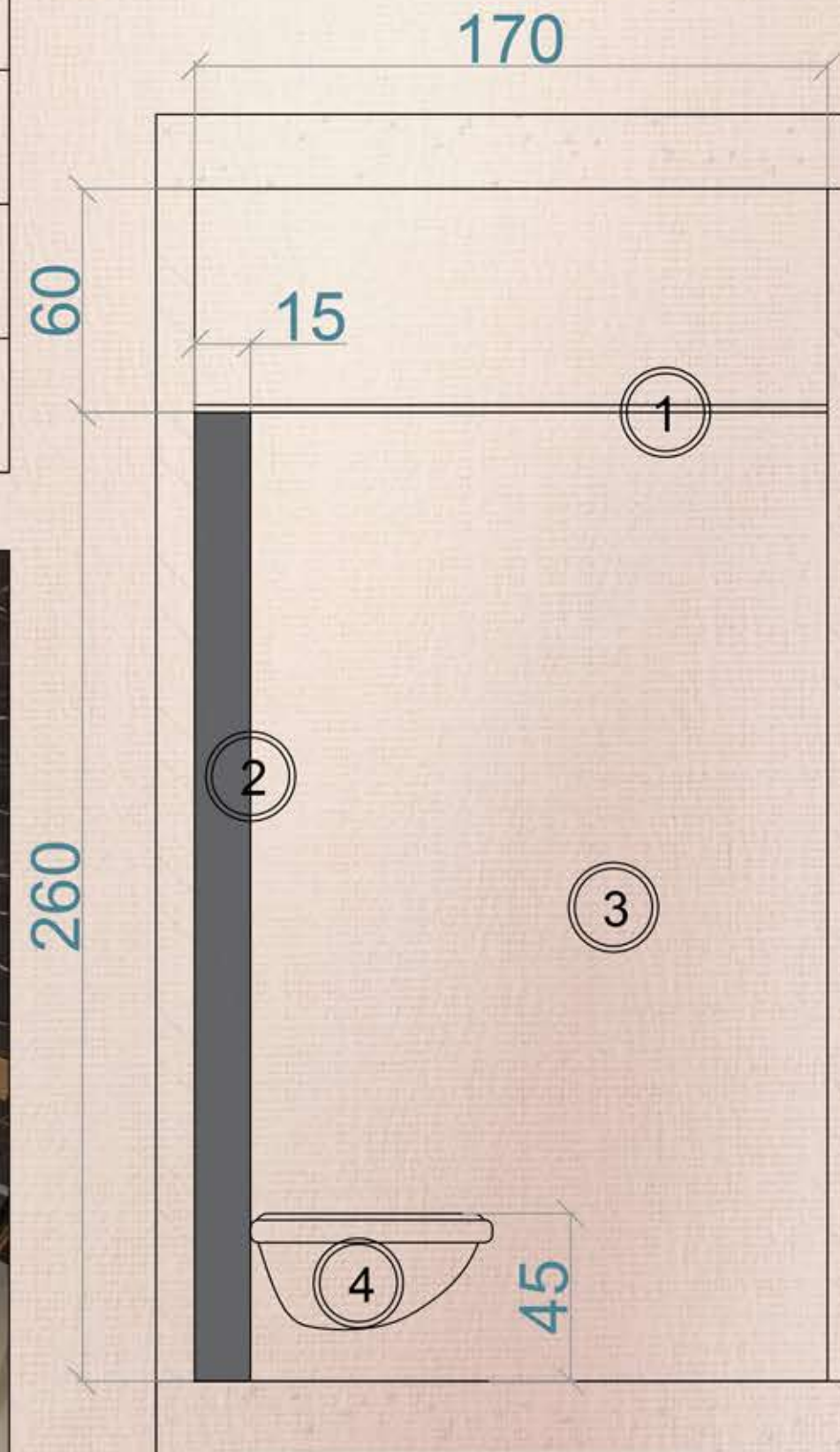
| NAME | MATERIAL       |
|------|----------------|
| ①    | GYPSUM         |
| ②    | LIGHT          |
| ③    | MIRROR         |
| ④    | MARBLE         |
| ⑤    | MARBLE(SHELVE) |
| ⑥    | CERAMICA       |



section-C



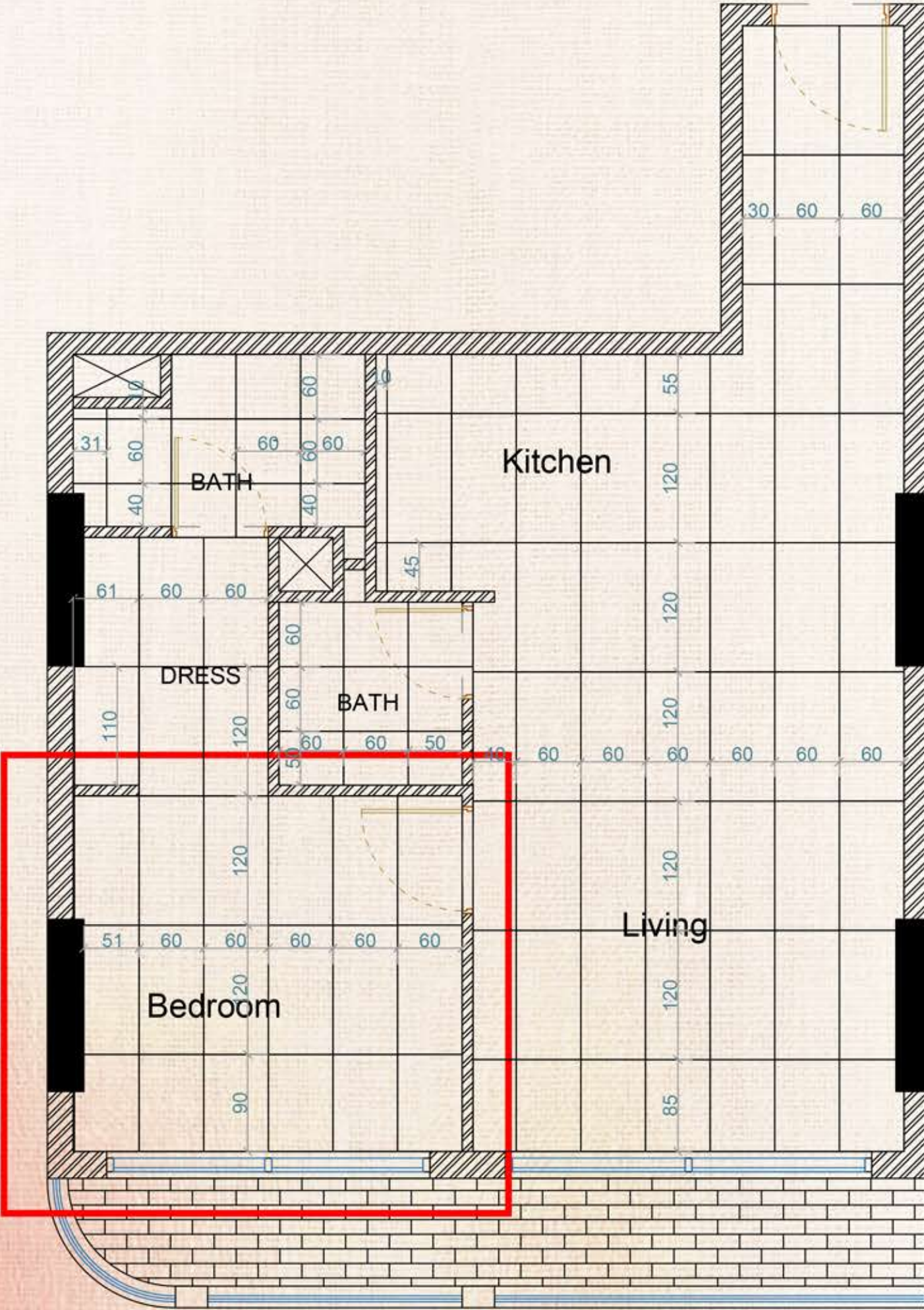
| NAME | MATERIAL |
|------|----------|
| ①    | GYPSUM   |
| ②    | MARBLE   |
| ③    | CERAMICA |
| ④    | TOILET   |



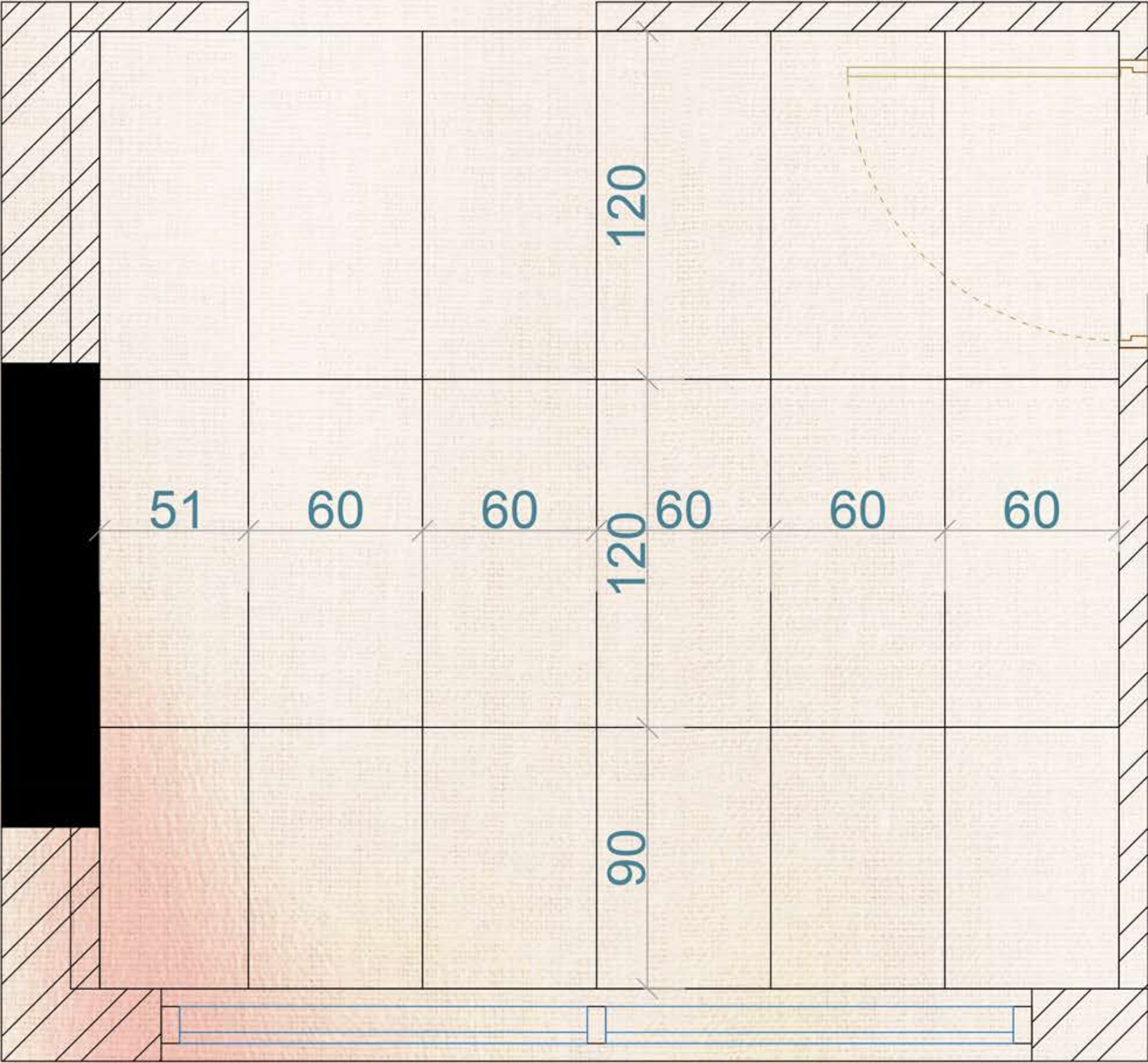
section-D



## Bedroom

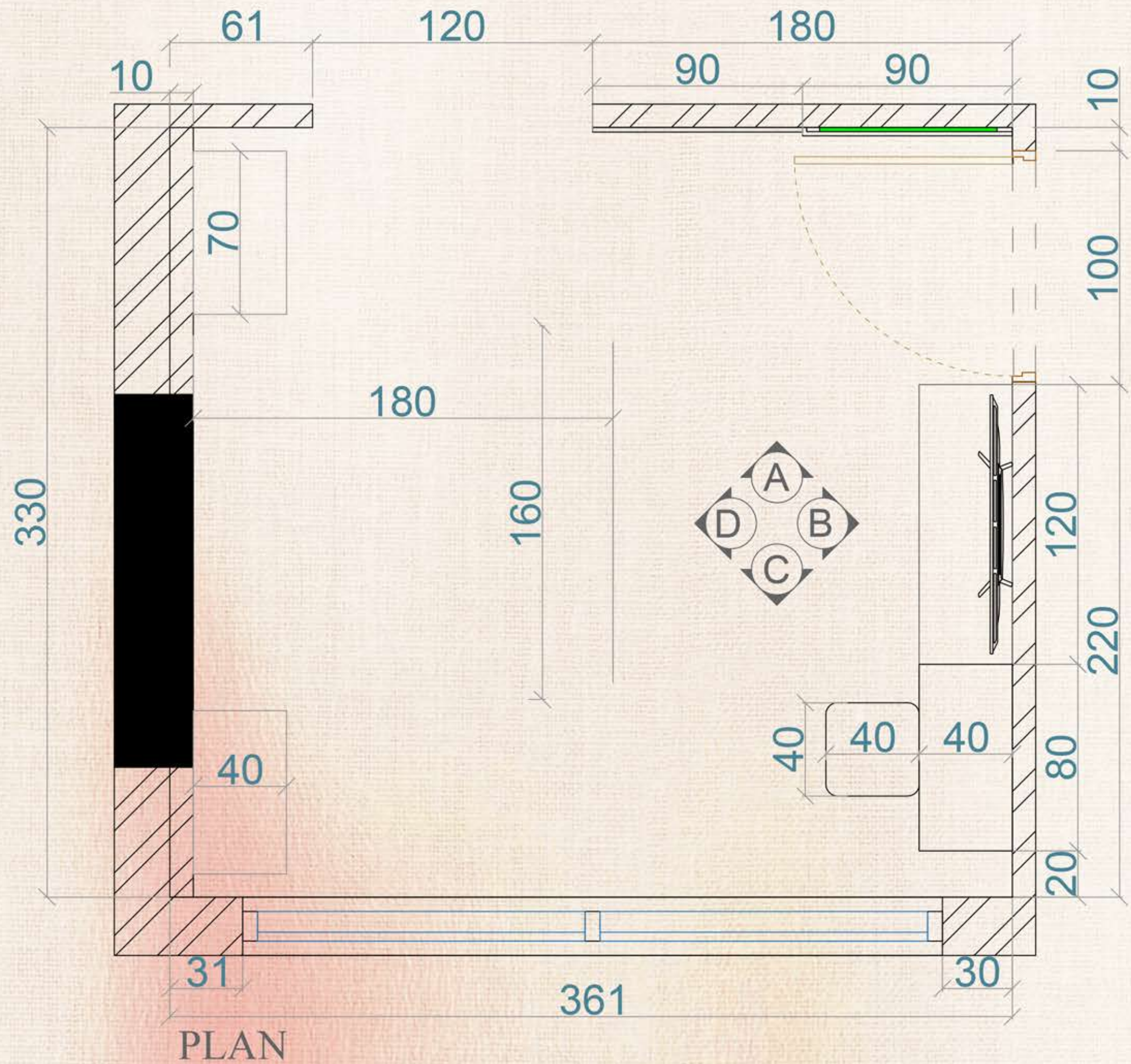




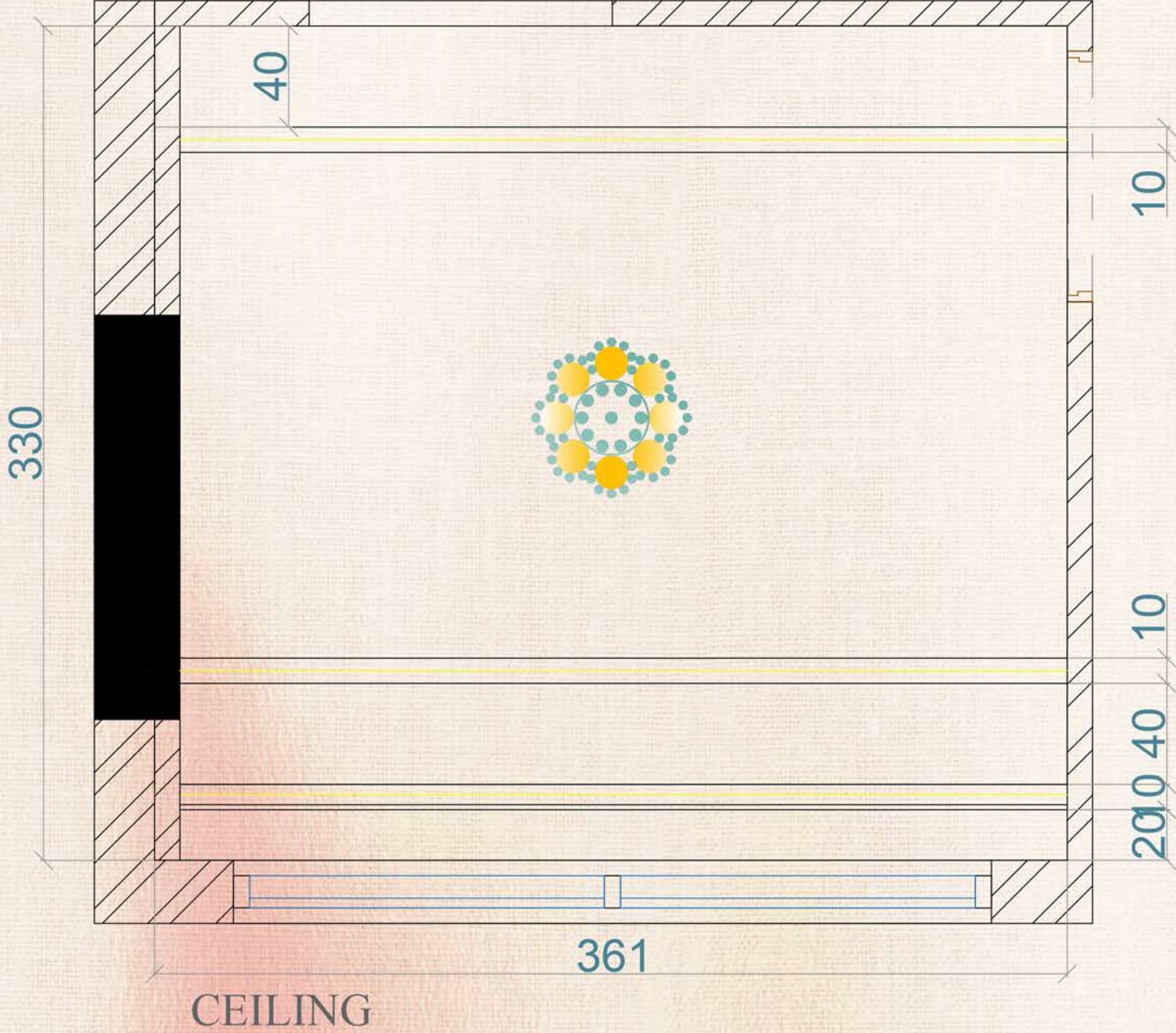


FLOOR



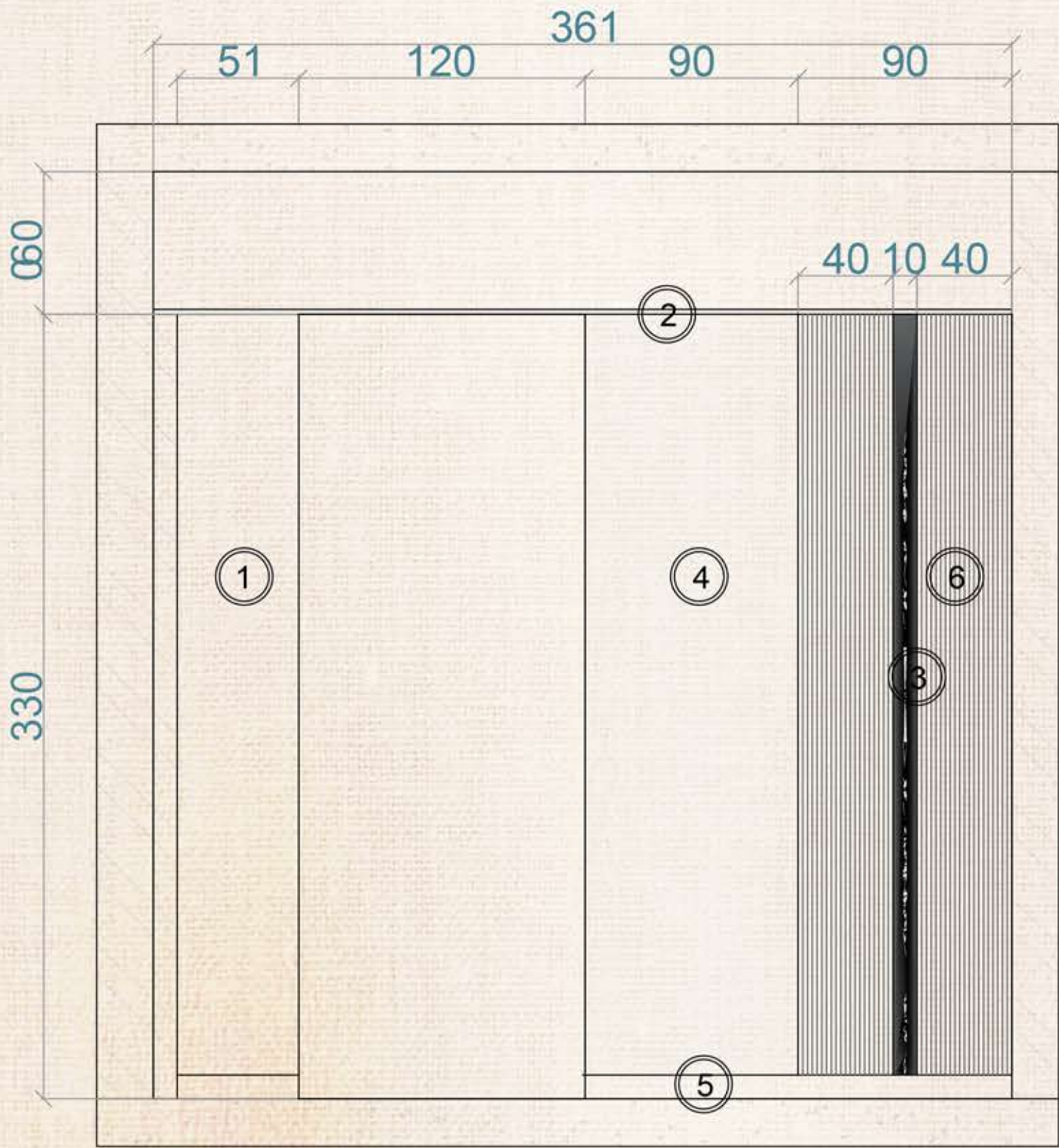








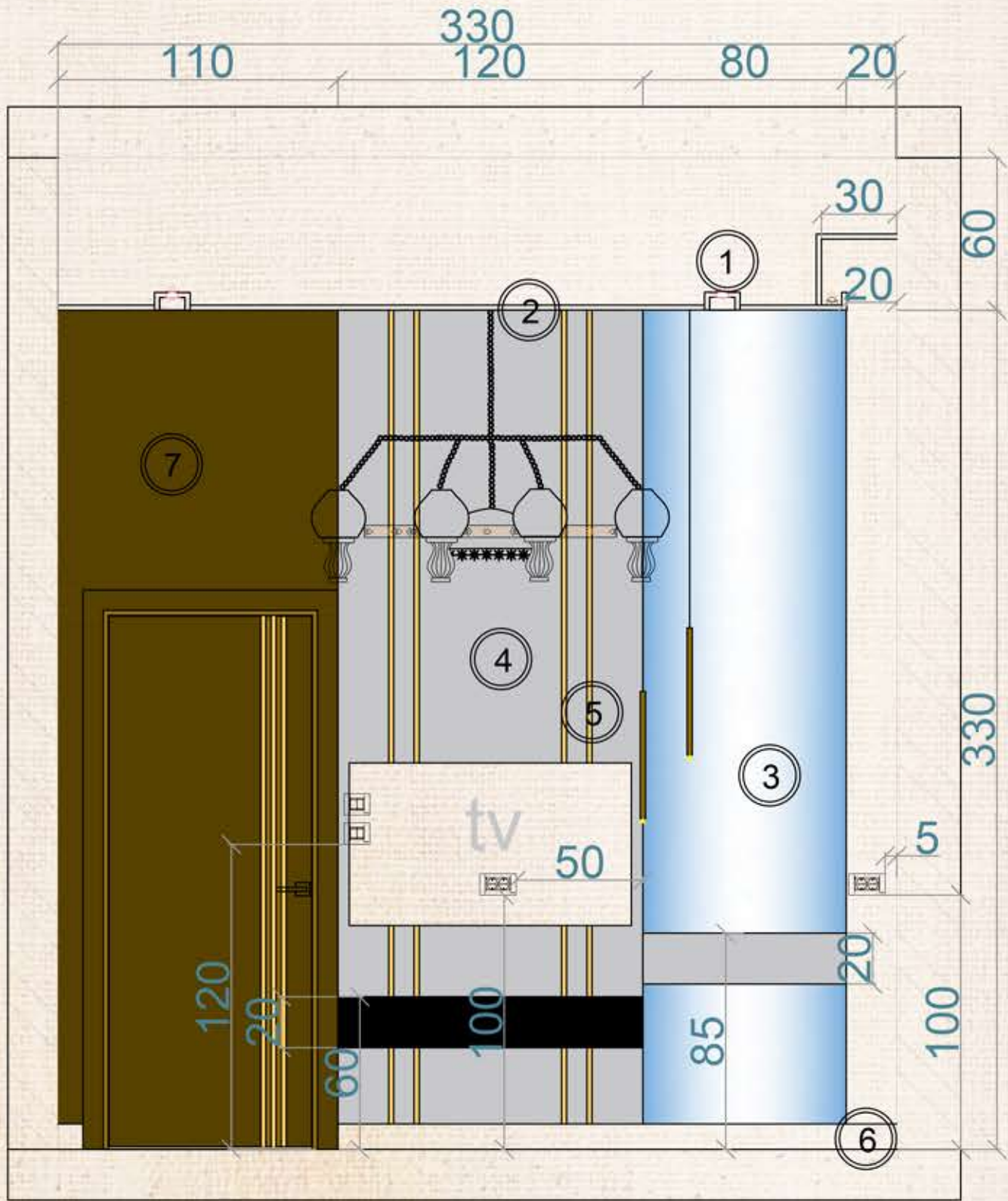
| NAME | MATERIAL     |
|------|--------------|
| ①    | PAINT        |
| ②    | GYPSUM       |
| ③    | BLACK MIRROR |
| ④    | CLADDING     |
| ⑤    | SKIRTING     |
| ⑥    | CLADDING     |



section-A



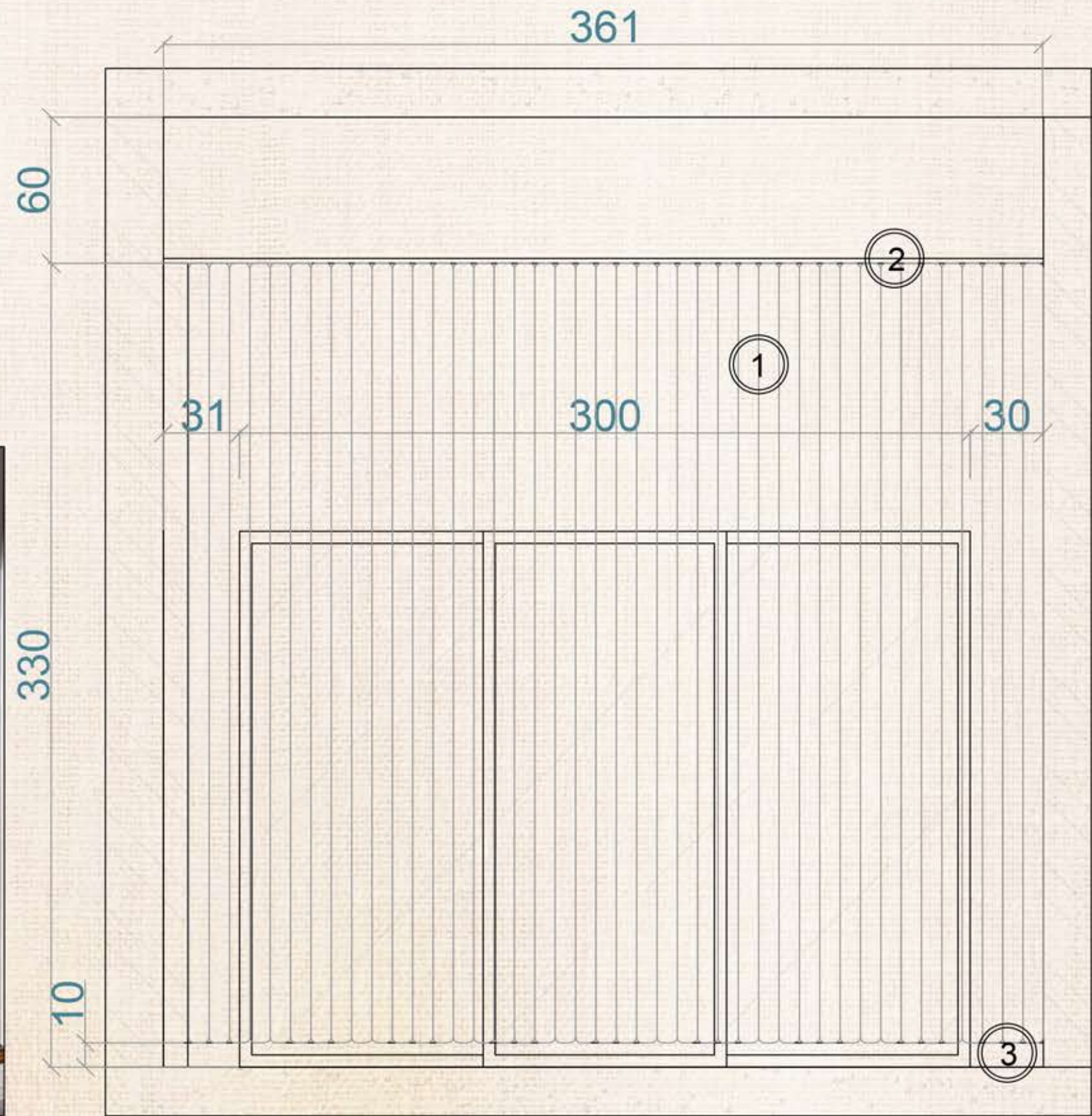
| NAME | MATERIAL     |
|------|--------------|
| ①    | HIDDEN LIGHT |
| ②    | GYPSUM       |
| ③    | MIRROR       |
| ④    | CLADDING     |
| ⑤    | STEEL        |
| ⑥    | SKIRTING     |
| ⑦    | CLADDING     |



section-B



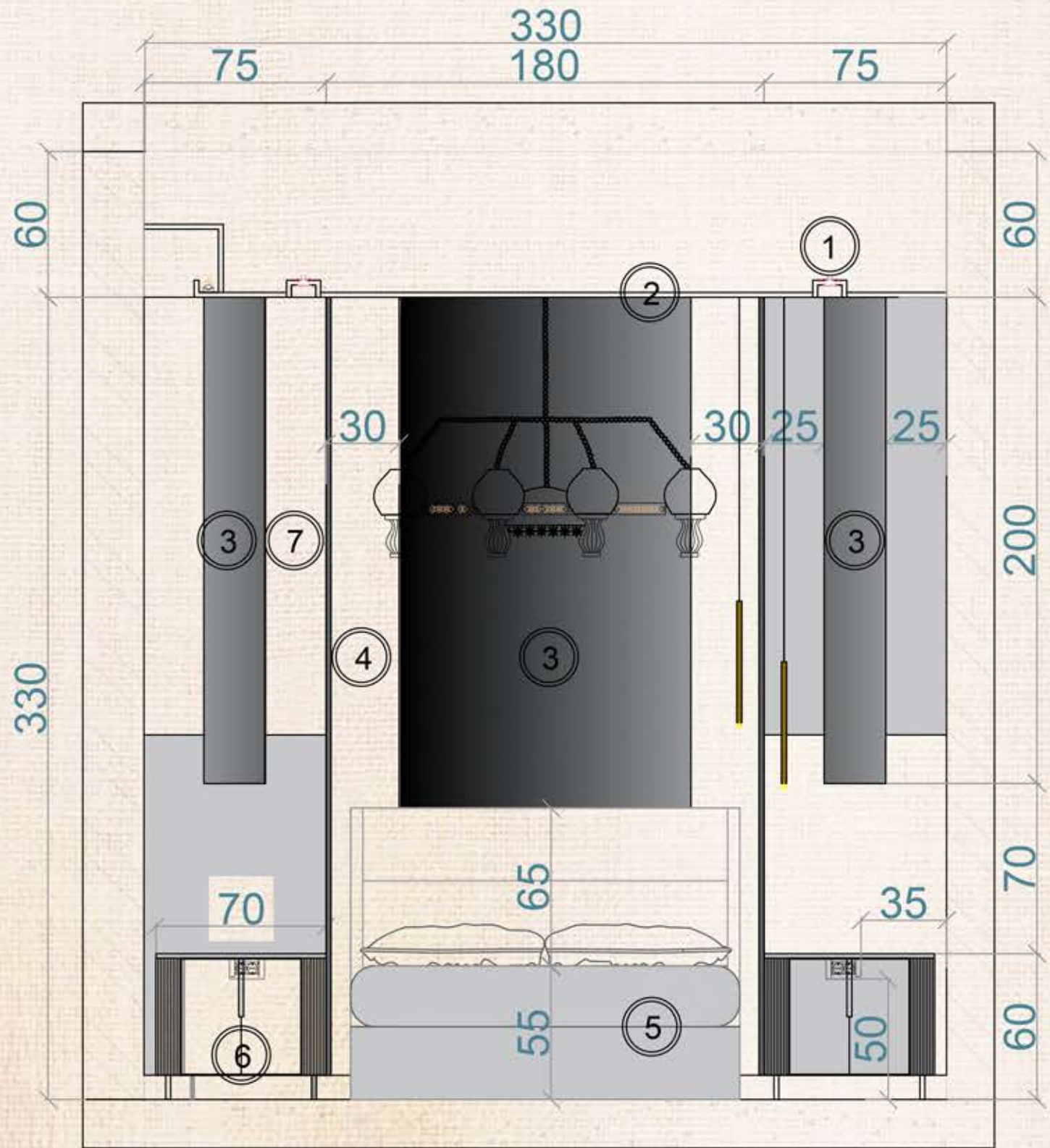
| NAME | MATERIAL |
|------|----------|
| ①    | CURTAIN  |
| ②    | GYPSUM   |
| ③    | SKIRTING |



section-C

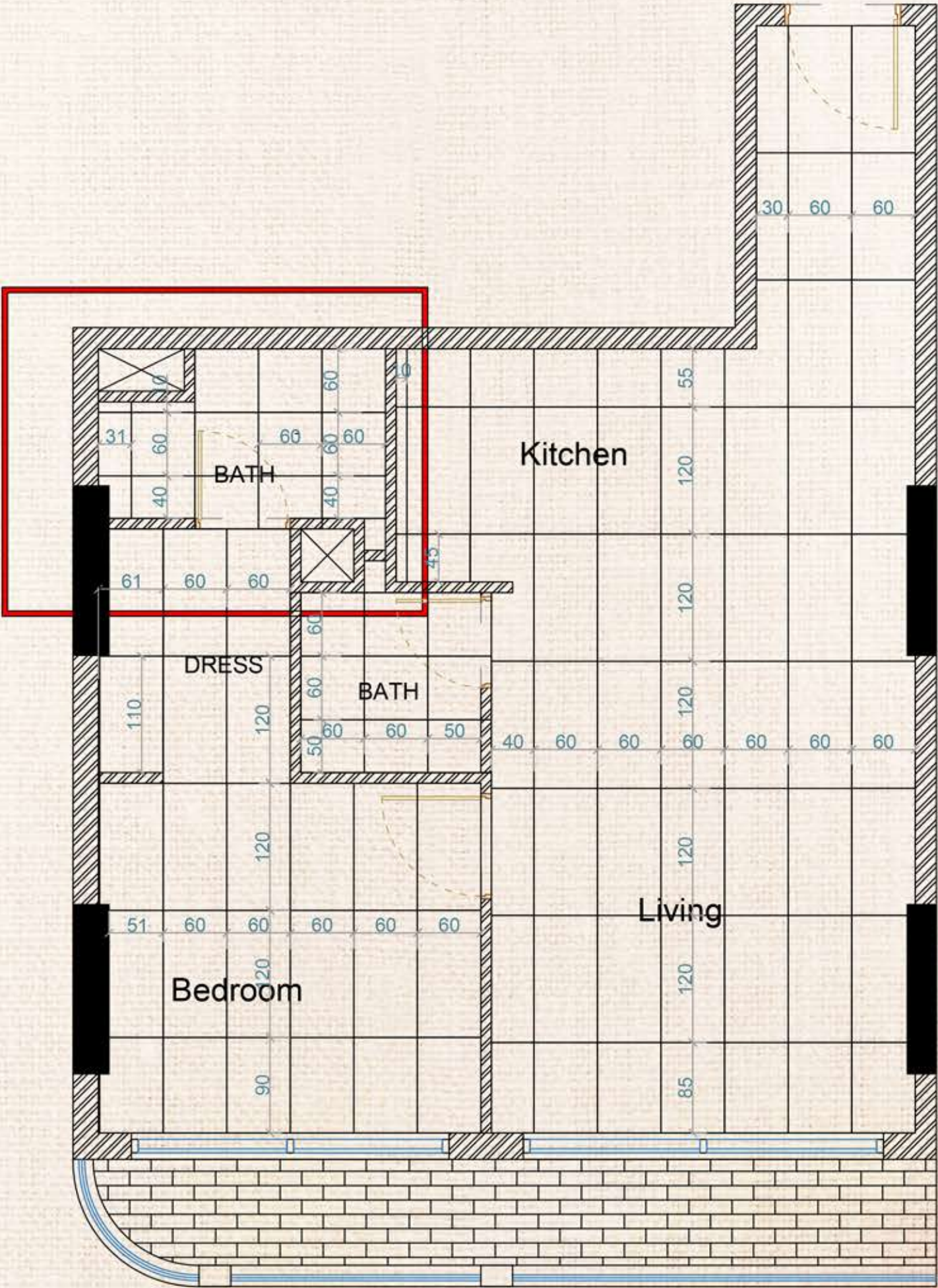


| NAME | MATERIAL     |
|------|--------------|
| ①    | HIDDEN LIGHT |
| ②    | GYPSUM       |
| ③    | BLACK MIRROR |
| ④    | CLADDING     |
| ⑤    | BED          |
| ⑥    | NIGHT TABLE  |
| ⑦    | CLADDING     |

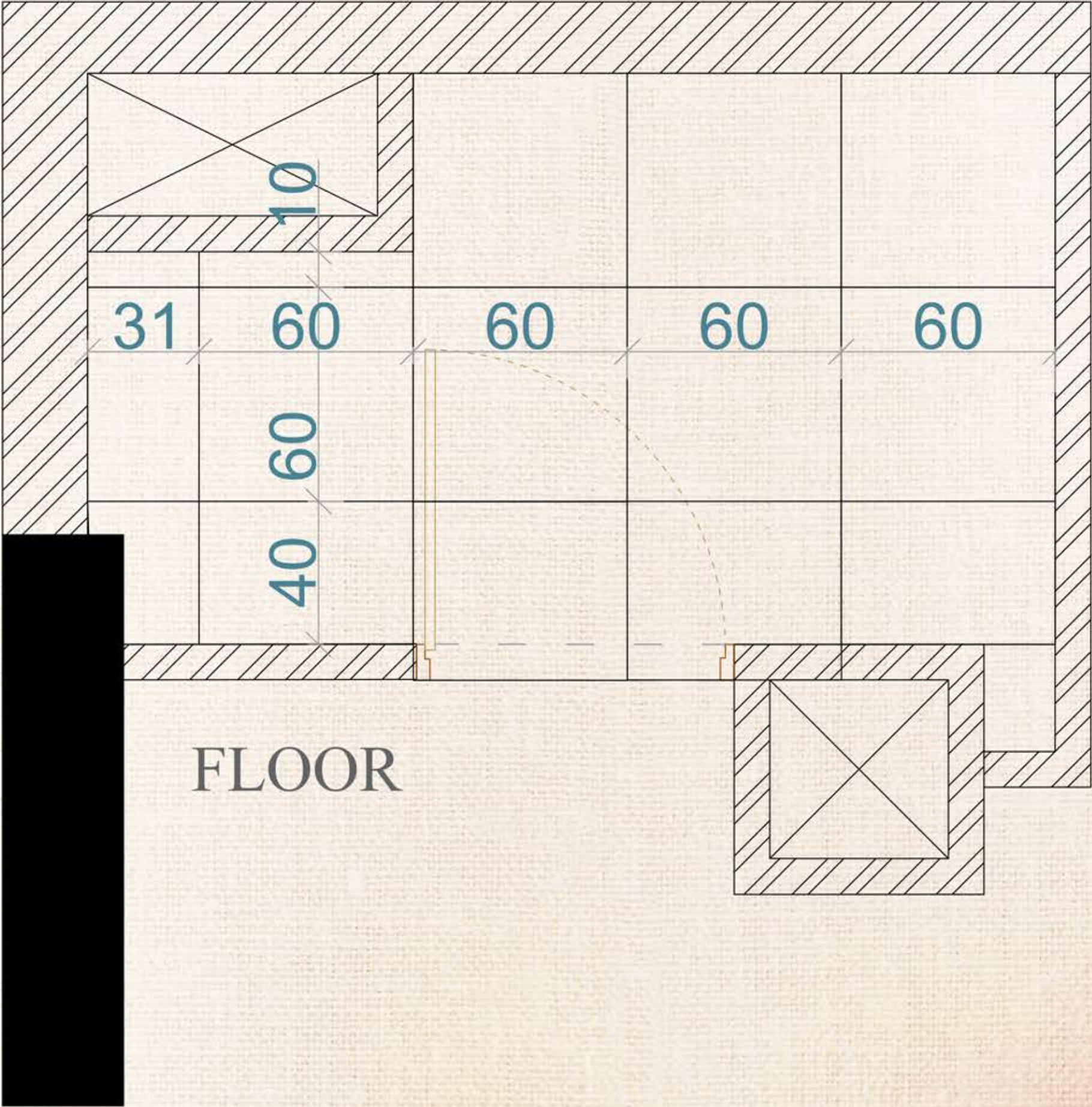


section-D

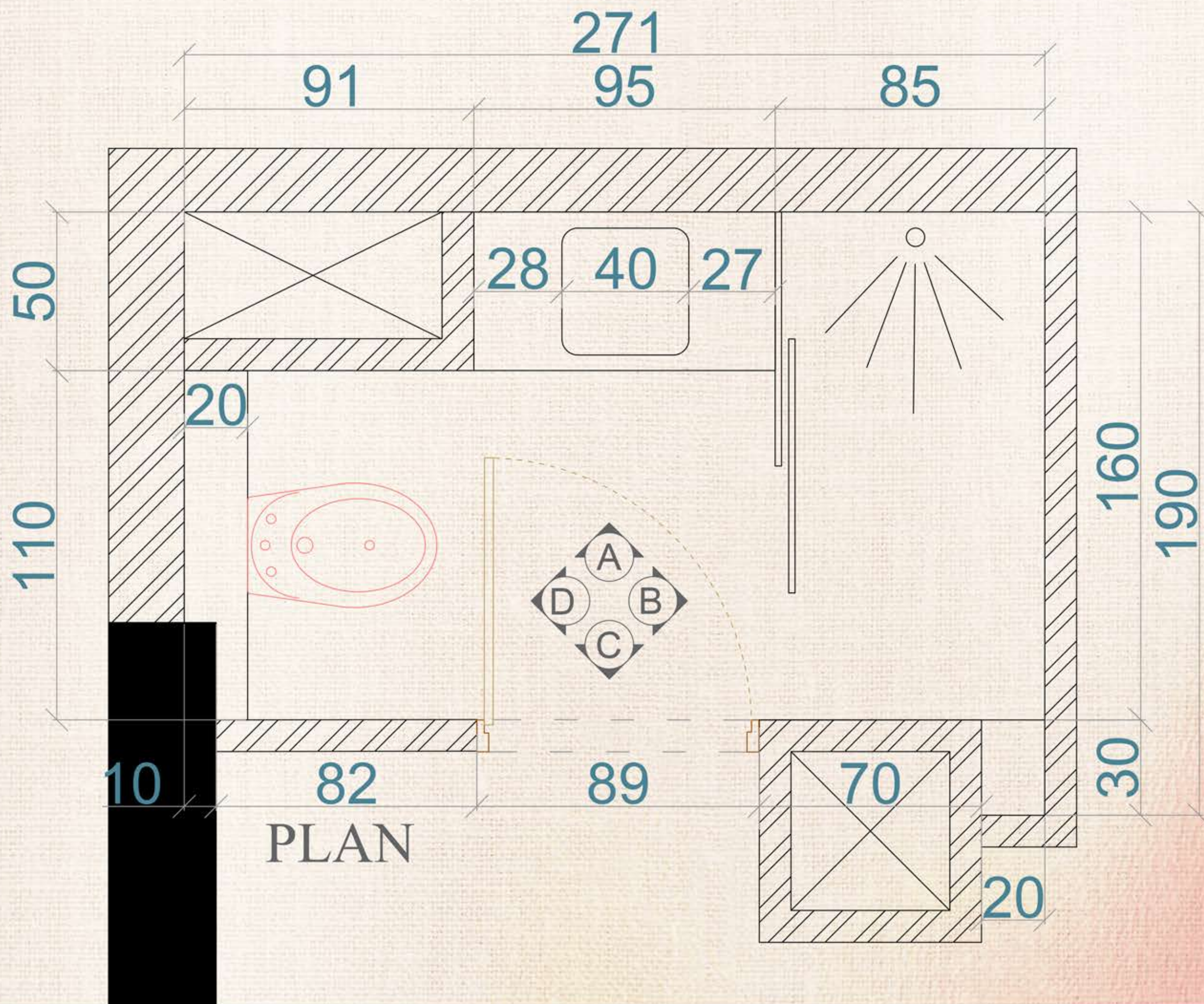




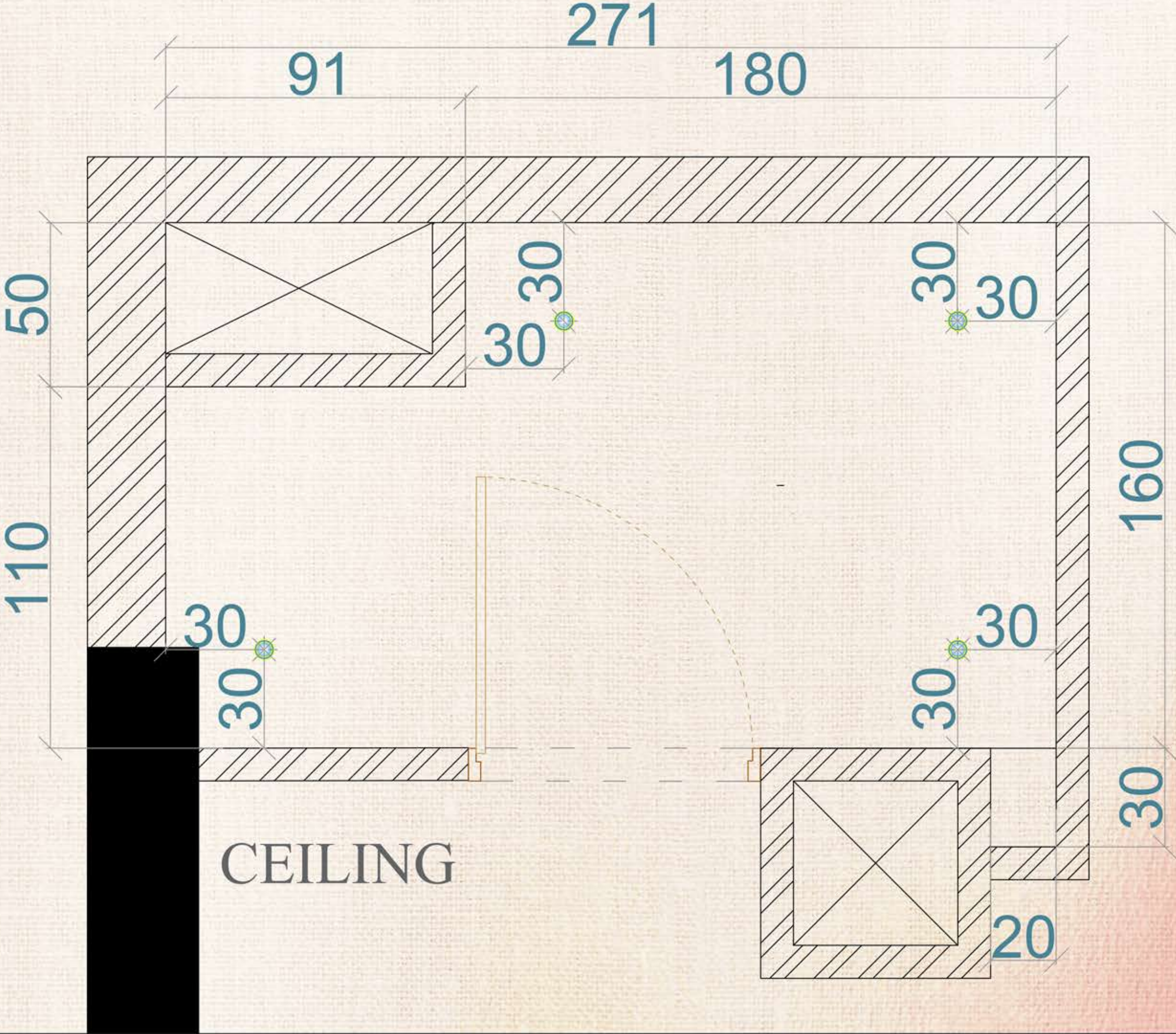






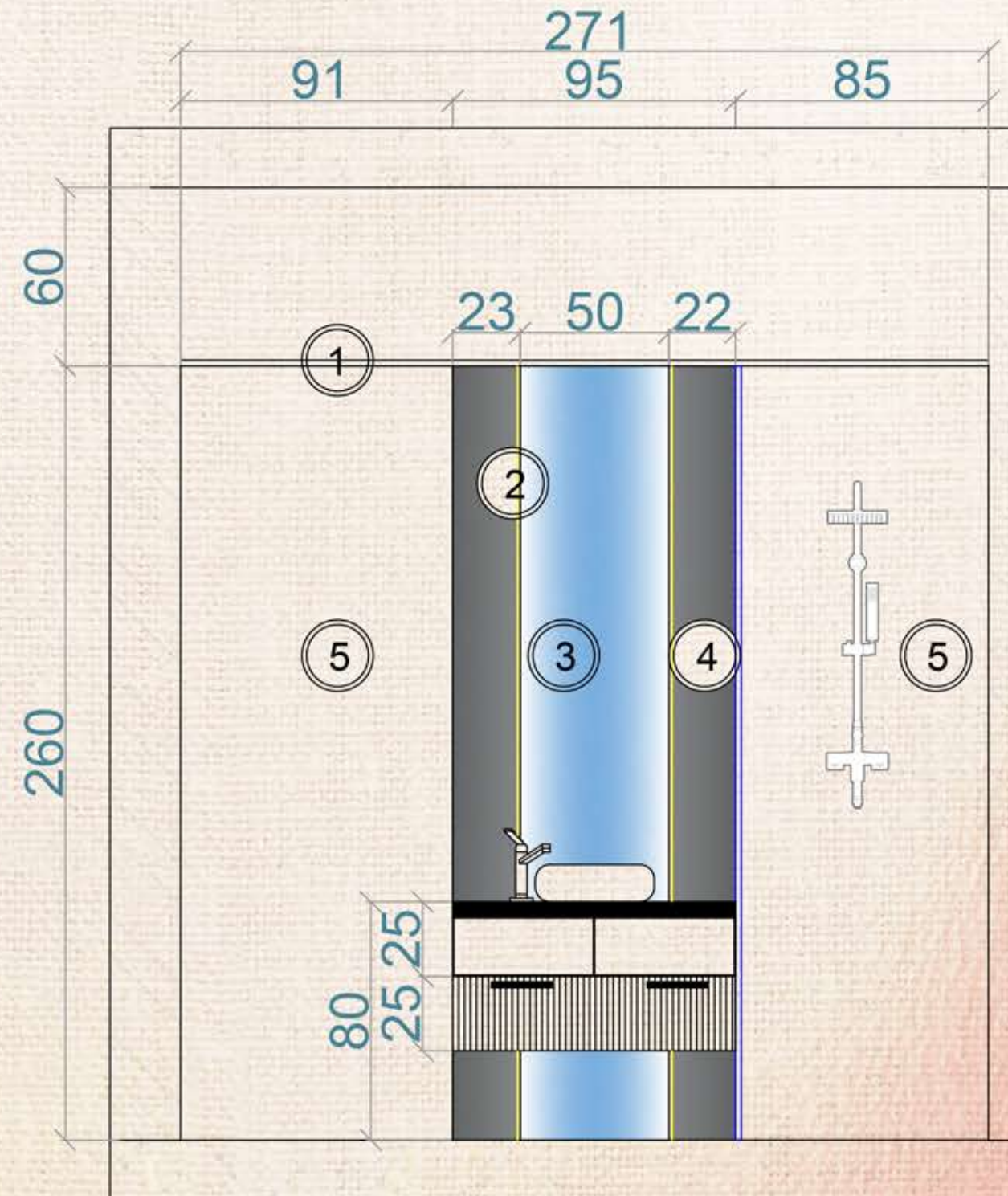








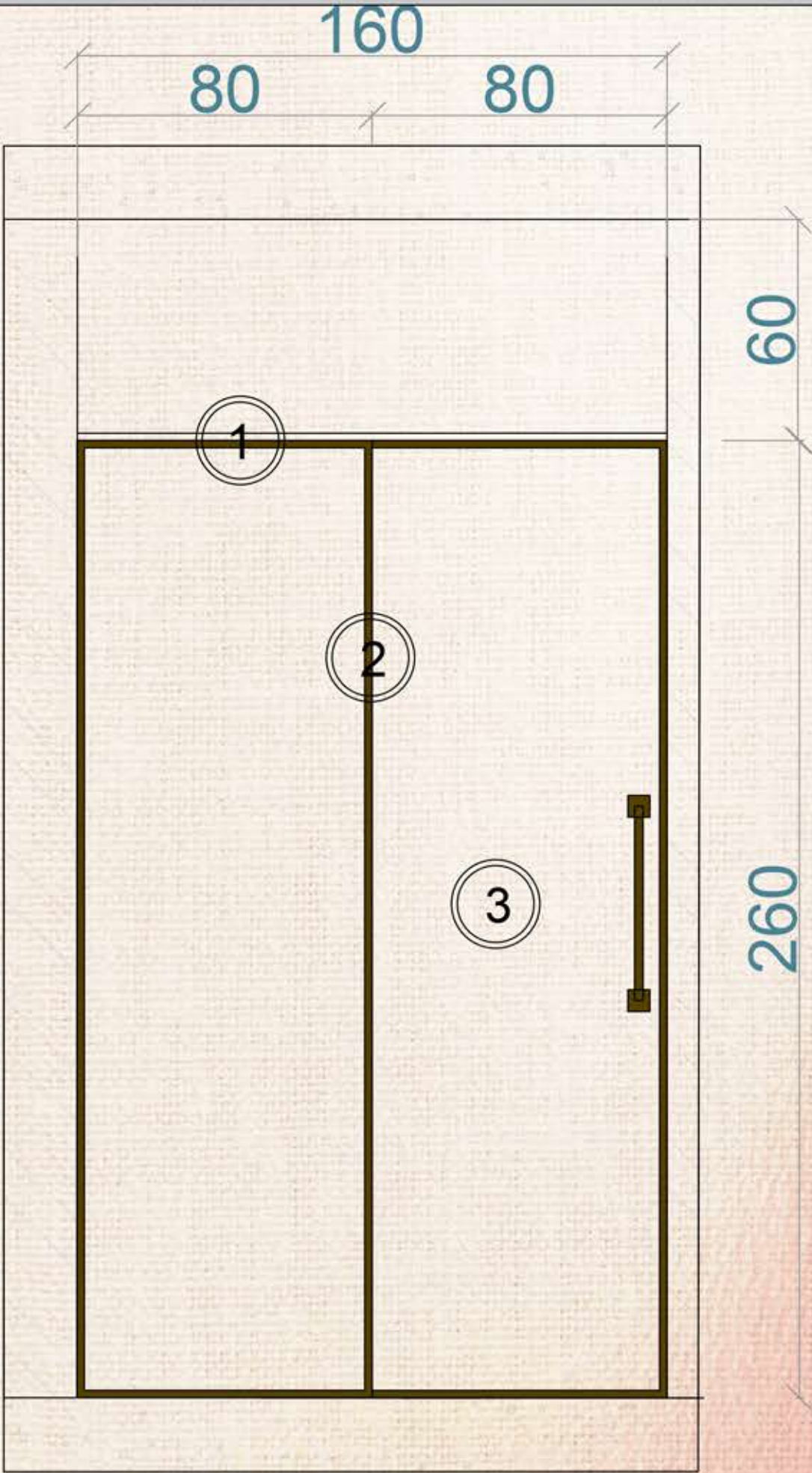
| NAME | MATERIAL     |
|------|--------------|
| ①    | GYPSUM       |
| ②    | HIDDEN LIGHT |
| ③    | MIRROR       |
| ④    | MARBLE       |
| ⑤    | CERAMICA     |



section-A



| NAME | MATERIAL    |
|------|-------------|
| ①    | GYPSUM      |
| ②    | STEEL FRAME |
| ③    | GLASS       |

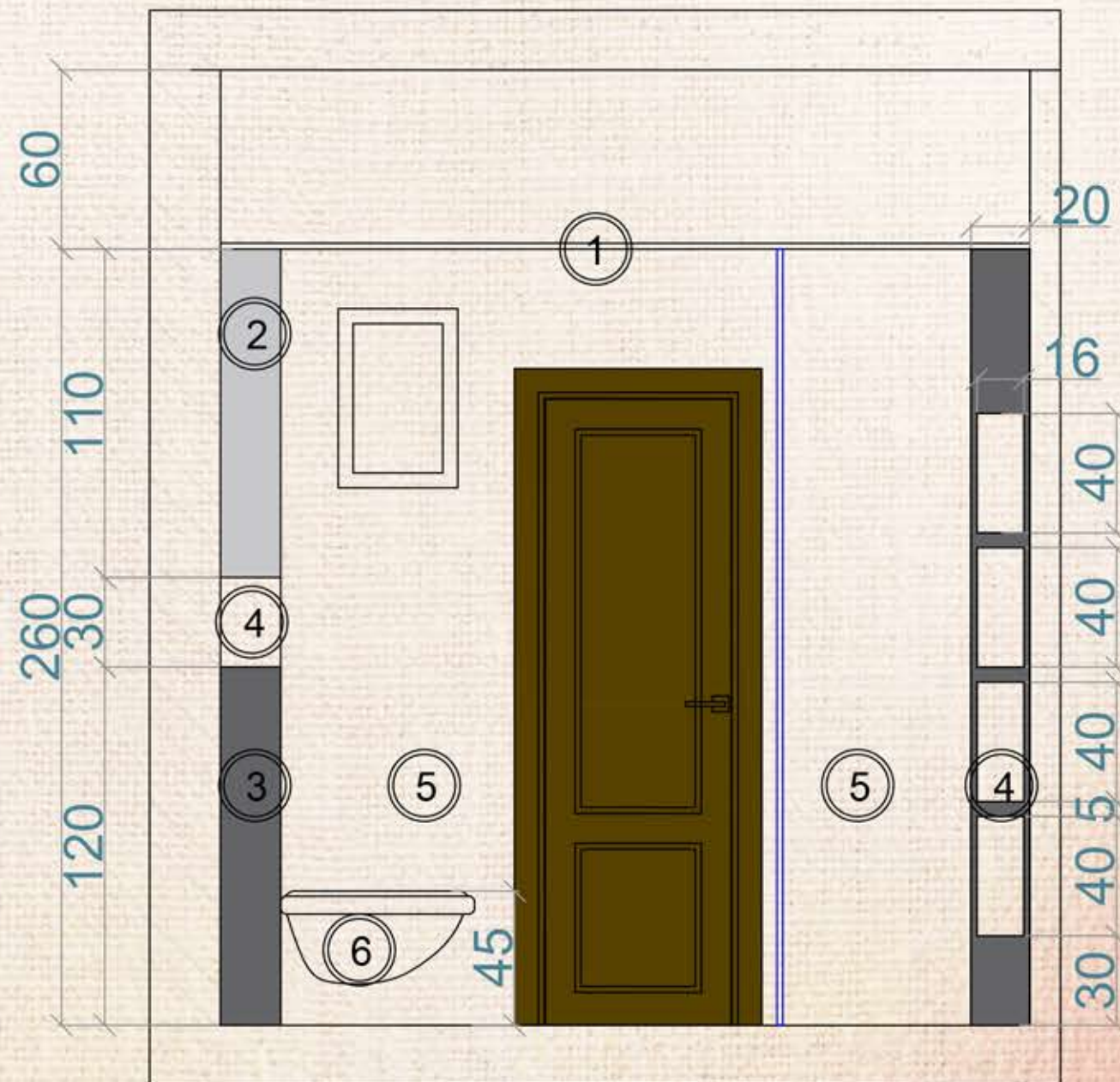


Bathroom

section-B



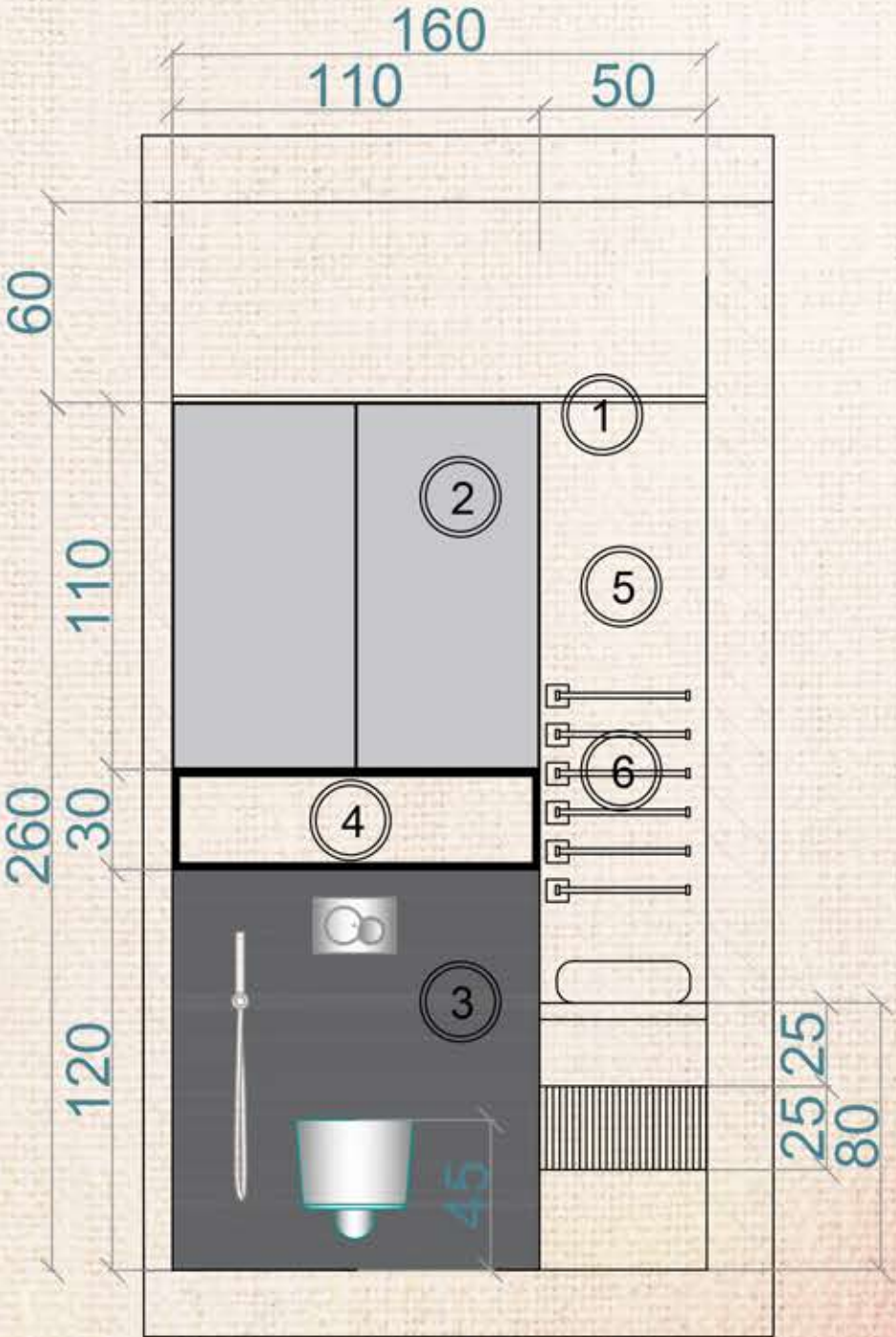
| NAME | MATERIAL        |
|------|-----------------|
| ①    | GYPSUM          |
| ②    | CUP             |
| ③    | MARBLE          |
| ④    | SHELVES(MARBLE) |
| ⑤    | CERAMICA        |
| ⑥    | TOILET          |



section-C



| NAME | MATERIAL            |
|------|---------------------|
| ①    | GYPSUM              |
| ②    | CUP                 |
| ③    | MARBLE              |
| ④    | SHELVE (MARBLE)     |
| ⑤    | CERAMICA            |
| ⑥    | TOWELS RELATIONSHIP |



section-D





\* The developer holds the right to modify plans, elevations, sections, colors, materials, finishes, equipment, fixtures, and specifications of the Unit, Common Areas, and/or Project at its discretion or as mandated by competent authorities and/or the developer of the project. The design, features, amenities, layout, positioning, actual area, and other characteristics of the Unit may vary due to requirements imposed by the Master Developer and/or Competent Authorities. All content in the brochure, including depictions of furniture, appliances, materials, fixtures, and colors or renderings, is purely illustrative, and the final product may differ. The floor layouts and unit areas, as indicated in this brochure, are approximate and subject to change.