الاتحاد العقارية
Union Properties

UNION PROPERTIES
Takaya

THE DEVELOPER

UNION PROPERTIES PJSC

A legacy that drives the future

Pioneers with more than 30 years of experience, Union Properties (UP) PJSC is behind several iconic residential, commercial, industrial, and leisure real estate developments in Dubai, including Motor City, Dubai Autodrome, Uptown Mirdif, Limestone, and Index Tower. At the forefront of master development with a legacy deeply rooted in the Dubai market, UP PJSC brings future real estate trends to life in the present.

UP PJSC is committed to contributing to the 2030 Vision through its track record, expertise, vision, ambition, and subsidiaries (including ServeU, The Fitout, EDACOM, GMAMCO and Dubai Autodrome). **TAKAYA** is yet another milestone in UP PJSC's long-standing and distinguished history. Founded in 1987 and headquartered in Dubai, UP PJSC is a publicly listed company which has successfully delivered more than 10,000 Residential, Commercial, and Retail units in the city.

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LIVE IN THE HEART OF DUBAI

Motor City by Union Properties offers a vibrant, connected lifestyle. Nestled between major highways, enjoy easy access to Dubai's top attractions and beyond. Plus, relax in a green, suburban community just minutes from airports and iconic landmarks.



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YOUR FAST TRACK TO AN OUTSTANDING LIFE









Enjoy fun activities for all ages

- **Thrill seekers:**
  Push your limits at the Autodrome or race go-karts.
- **Family time:**
  Rollerblade safely or explore on wheels (bikes welcome!).
- **Green Haven:**
  Enjoy peaceful strolls in lush surroundings.
- **Fitness buffs:**
  Get pumping at the gym or cycle dedicated paths.
- **Active lifestyles:**
  Choose from various sports activities.

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UNWIND IN NATURE'S EMBRACE









- **Pet-friendly paradise:**
  Live in Dubai's first truly pet-friendly community.
- **Nature's embrace:**
  Relax in blossoming gardens and green walkways, surrounded by birdsong.
- **Peace of mind:**
  Enjoy 24/7 security and well-lit surroundings.

ELEVATE YOUR MOOD WITH THE RETAIL THERAPY









- **Unwind & Indulge:**
  Explore Motor City's vast number of diverse F&B outlets, shops, and cafes. From retail therapy to culinary delights, satisfy every craving. Find your perfect souvenir or savor an exquisite meal.

THE MEANING OF HOME

TAKAYA is the harmonious union of 744 apartments, 39 townhouses, 5 villas, retail shops, and an abundance of luxurious amenities.

Here you can find the ideal space you need to enjoy upscale family living to the fullest with a choice of studios; one, two or three bedroom apartments; special terracing units; penthouse duplexes and simplexes; and four or five bedroom townhouses and villas.



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Site Location



Takaya

FRIENDLY COMMUNITY VIBES

Live High, Relax Low

Three modern towers offer stunning views, while townhouses and villas nestled around the base provide privacy within a vibrant community. Nature surrounds you, and excellent property management ensures a carefree lifestyle.



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Façade



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Lobby



“Takaya” Details

DETAILS	AREA [SQ.FT]
Plot Area	436,175
Project’s Planned GSA	1,127,274
Project’s Planned GFA*	1,203,300
Project’s BUA	2,042,900
Symphony & Harmony Tower Height	G + B + P + 19
Takaya Tower Height	G + B + P + 29
Land Use	Residential / Retail
FAR	2.75

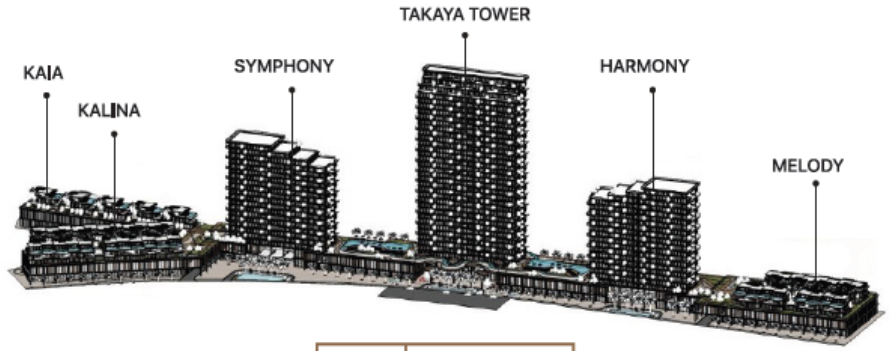
RESIDENTIAL UNIT MIX

TYPE	NUMBER OF UNITS	% FROM THE TOTAL NUMBER
Studio	128	17.2%
1 Bedroom	232	31.2%
2 Bedroom	241	32.4%
3 Bedroom	115	15.4%
4 Bedroom	12	1.6%
Special Units	16	2.2%
TOTAL	744	100%



Takaya Details





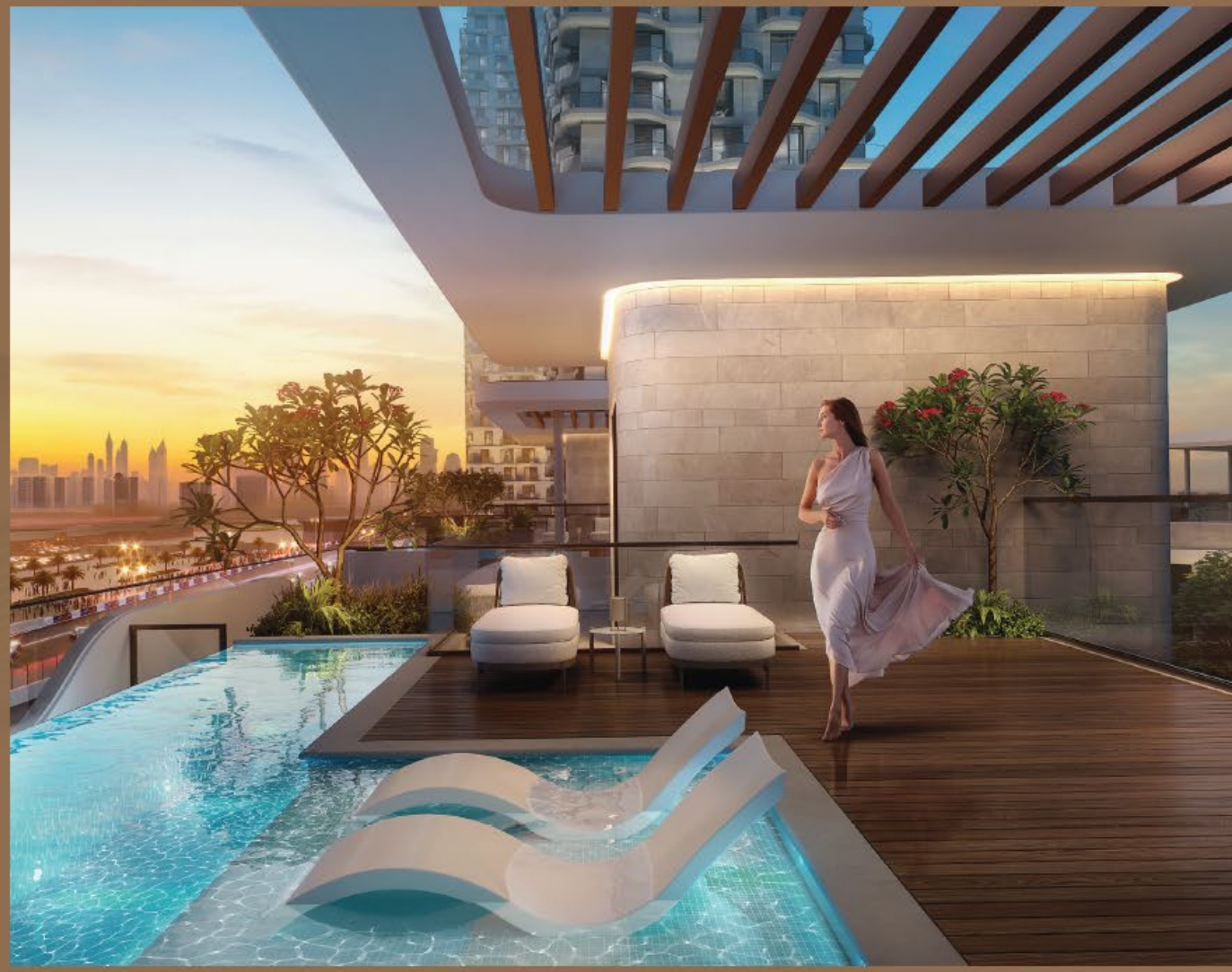
Takaya
BOULEVARD

TOWNHOUSE	TOTAL 39
VILLA	TOTAL 5
PARKING	PROVIDED 1203
EV CHARGING ENABLED PARKING	PROVIDED 100

الاتحاد العقارية
Union Properties

24 Amenities

- Laps pool
- Recreational Pool
- Kids Pool
- Jogging Track
- Golf Simulator
- Basket Ball Half Court
- Paddle Tennis Court
- Performance/Party Hall
- Kids Play Area
- 2 BBQ Areas
- 3 Gyms
- 3 Multipurpose Rooms
- Kids Day Care
- Recreational Lounge
- Co-Working Spaces
- 2 Squash Courts
- Cinema / AV Room
- Sky Garden



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Plaza View



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Gym



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Play Area



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Workspace



Location

1.	Dubai Autodrome	1 Min
2.	Dubai International Cricket Stadium	11 Min
3.	Miracle Garden	13 Min
4.	Dubai Polo & Equestrian Club	15 Min
5.	Dubai Hills Mall	15 Min
6.	Arabian Ranches	15 Min
7.	Trump International Golf Club	18 Min
8.	Dubai Science Park	18 Min
9.	Dubai Production City	19 Min
10.	Global Village	20 Min
11.	Mall of Emirates	20 Min
12.	Jumeirah Golf Estates	22 Min
13.	Jebel Ali Racecourse	25 Min
14.	Burj Al Arab	25 Min
15.	Palm Jumeriah	27 Min
16.	Dubai International Airport	32 Min
17.	Dubai Maktoum International Airport	32 Min



Symphony – SOLD OUT



Harmony



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Project Details

Project Name	TAKAYA - HARMONY
Developer	Takaya Real Estate Development LLC
Architect	AE7
Location	Motor City
Completion Date	Q4 - 2027
Tower Height	B+G+P+20
Estimated Service Charges	AED 15/sqft
White Goods	Provided
Symphony Elevators	Passenger - 3
	Service - 1
Parking	Studio, 1BR, 2BR - 1
	3BR, 4 BR - 2

HARMONY UNIT MIX

Type	**No of Units**	**% From Total Numbers**
Studio	64	26%
1 Bedroom	96	39%
2 Bedroom	63	25%
3 Bedroom	18	7%
Special Units	7	3%
Total	**248**	**100%**



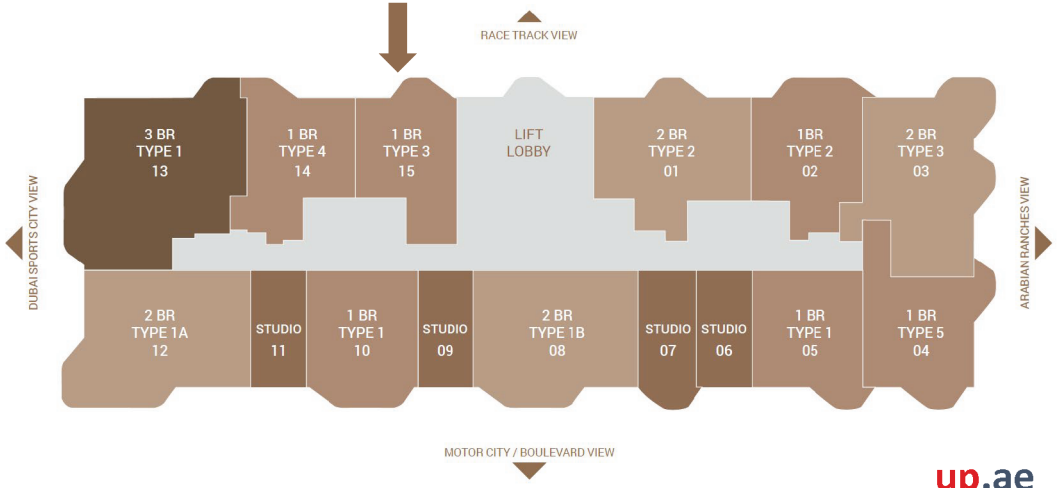
Harmony – 1 Bedroom Apartment



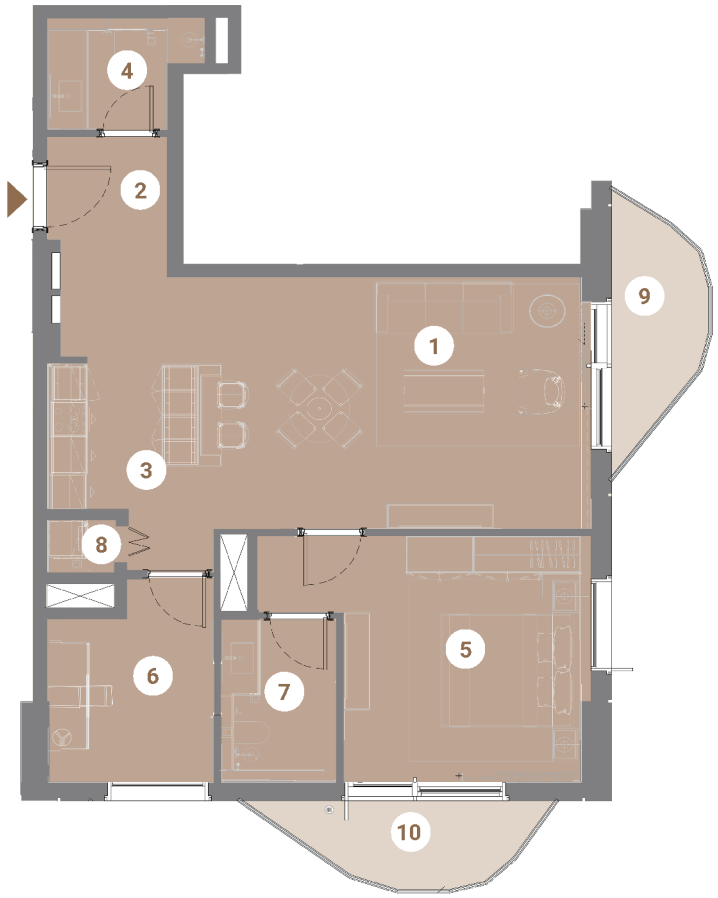
1	Living/Dining	3.70m x 3.88m
2	Entry	2.15m x 1.40m
3	Kitchen	1.95m x 2.40m
4	Powder Room	2.80m x 1.85m
5	M.Bedroom	3.90m x 3.35m
6	WIC	1.75m x 2.35m
7	M.Bath	1.65m x 2.90m
8	Laundry/Store	0.90m x 0.80m
9	Maid's Room	2.00m x 2.30m
10	Balcony	1.44m

1 Bedroom Apartment - Type - 3

Unit Area	777.43 sq.ft
Balcony Area	61.57 sq.ft
Total Area	839.00 sq.ft



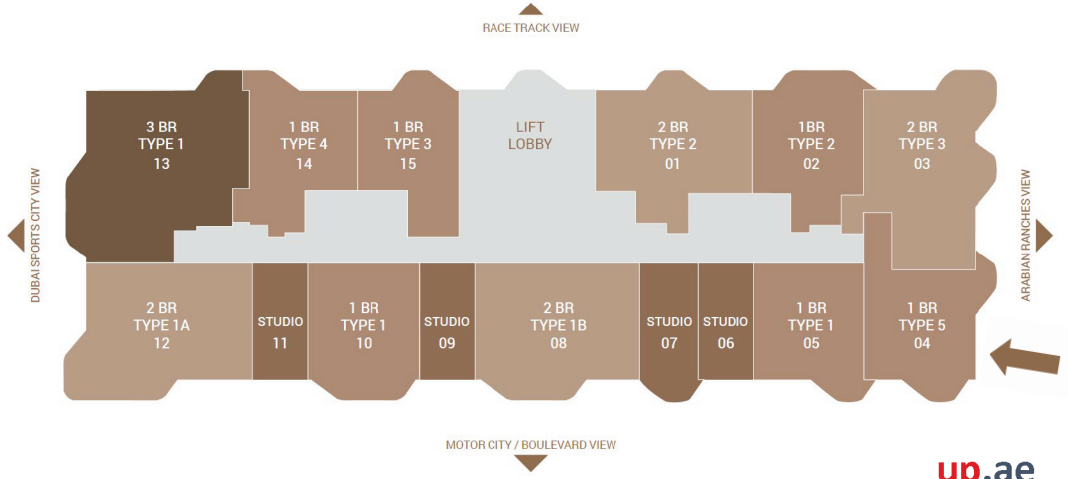
Harmony – 1 Bedroom Apartment



1	Living/Dining	3.90m x 5.63m
2	Entry	3.10m x 1.60m
3	Kitchen	2.80m x 2.62m
4	Powder Room	2.10m x 2.55m
5	M.Bedroom	4.20m x 3.55m
6	Study	2.55m x 2.50m
7	M.Bath	2.65m x 1.73m
8	LAU	0.90m x 0.90m
9	Balcony	1.45m
10	Balcony	1.45m

1 Bedroom Apartment - Type - 5

Unit Area	827.71 sq.ft
Balcony Area	124.11 sq.ft
Total Area	951.82 sq.ft



Harmony – 2 Bedroom Apartment



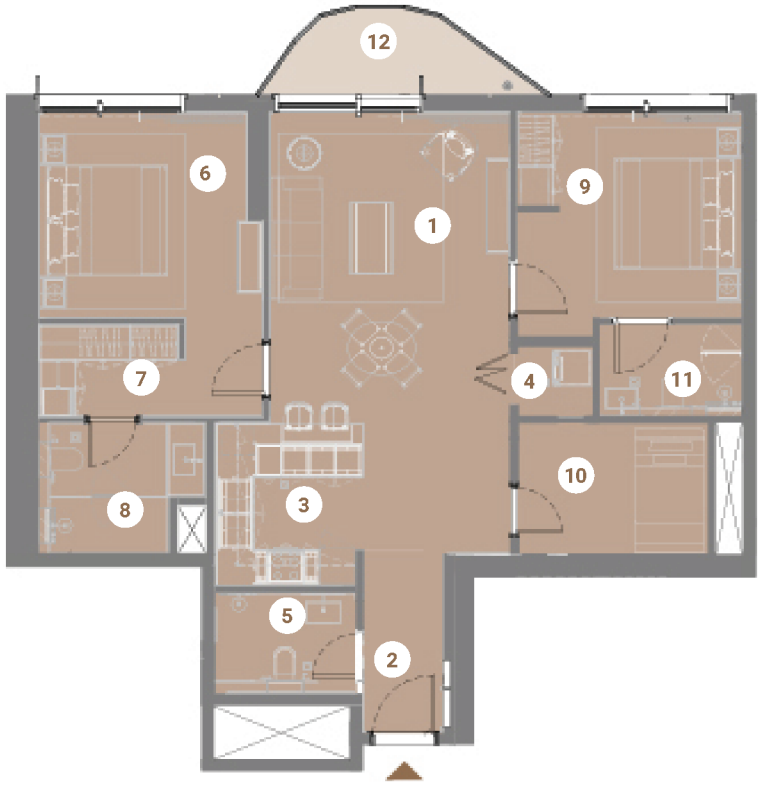
1	Living/Dining	5.75m x 4.40m	7	WIC	1.95m x 3.00m
2	Entry	2.55m x 1.53m	8	M.Bath	2.95m x 1.73m
3	Kitchen	2.85m x 3.90m	9	Bedroom 01	13.95m x 3.45m
4	Laundry/Store	0.90m x 0.80m	10	Maid's Room	2.20m x 2.45m
5	Powder Room	2.90m x 2.10m	11	Bath 01	1.60m x 4.00m
6	M.Bedroom	3.60m x 3.90m	12	Balcony	1.45m

2 Bedroom Apartment - Type - 1A

Unit Area	1,148.31 sq.ft
Balcony Area	202.47 sq.ft
Total Area	1,350.78 sq.ft



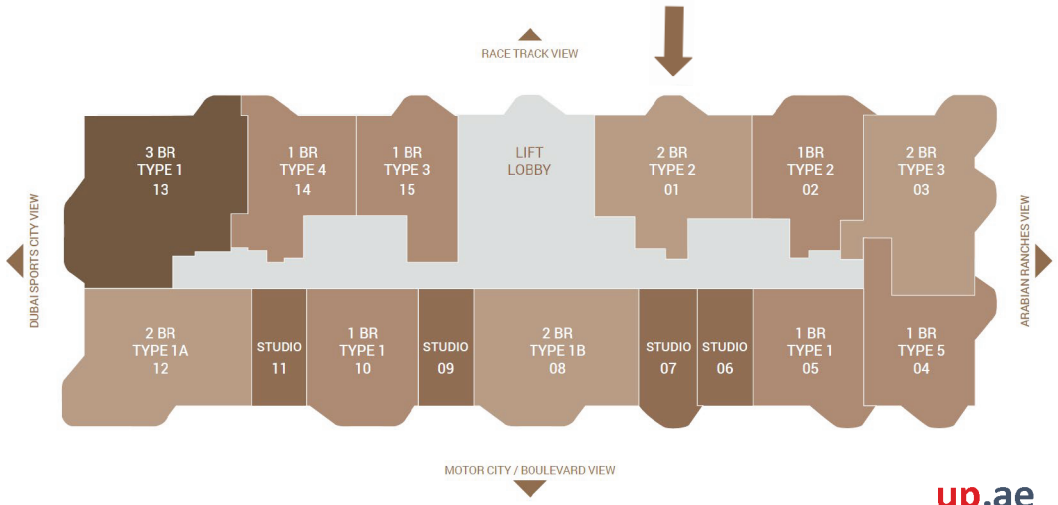
Harmony – 2 Bedroom Apartment



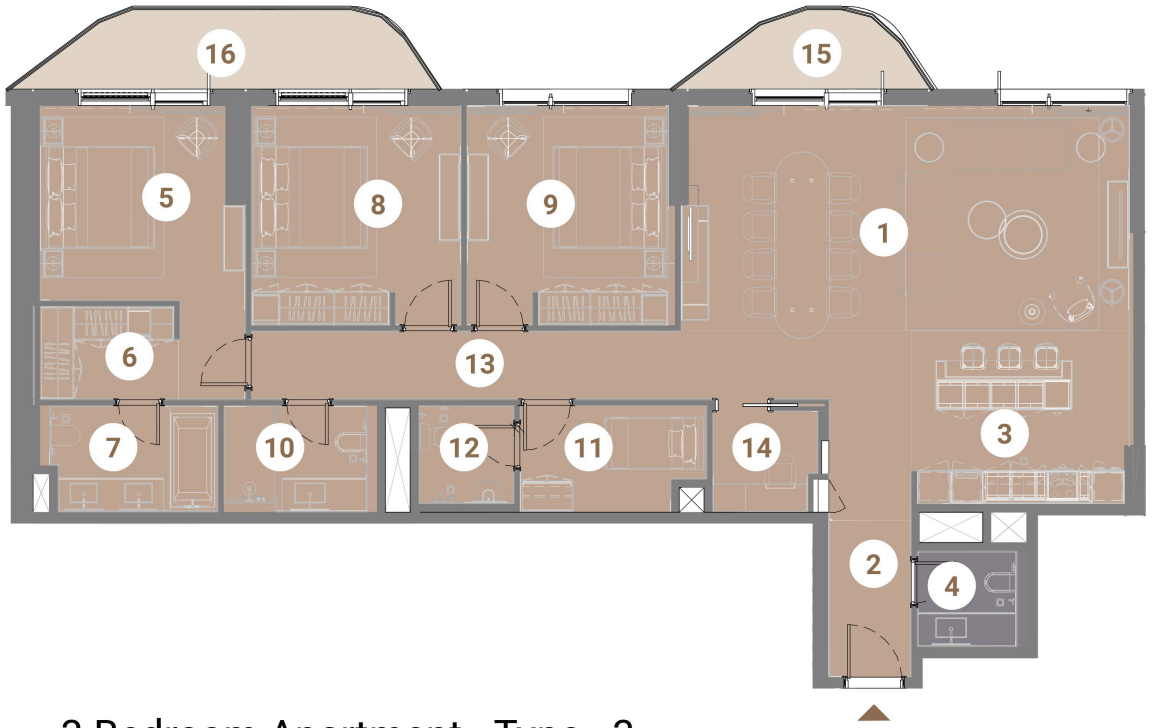
2 Bedroom Apartment - Type - 2

Unit Area	1,069.32 sq.ft
Balcony Area	61.57 sq.ft
Total Area	1,130.89 sq.ft

1	Living/Dining	5.20m x 3.83m
2	Entry	3.00m x 1.30m
3	Kitchen	2.40m x 2.40m
4	Laundry/Store	0.95m x 1.10m
5	Powder Room	2.00m x 2.30m
6	M.Bedroom	3.45m x 3.65m
7	WIC	1.65m x 2.38m
8	M.Bath	2.20m x 2.73m
9	Bedroom 01	3.40m x 3.78m
10	Maid's Room	2.15m x 3.18m
11	Bath 01	1.60m x 2.58m
12	Balcony	1.45m



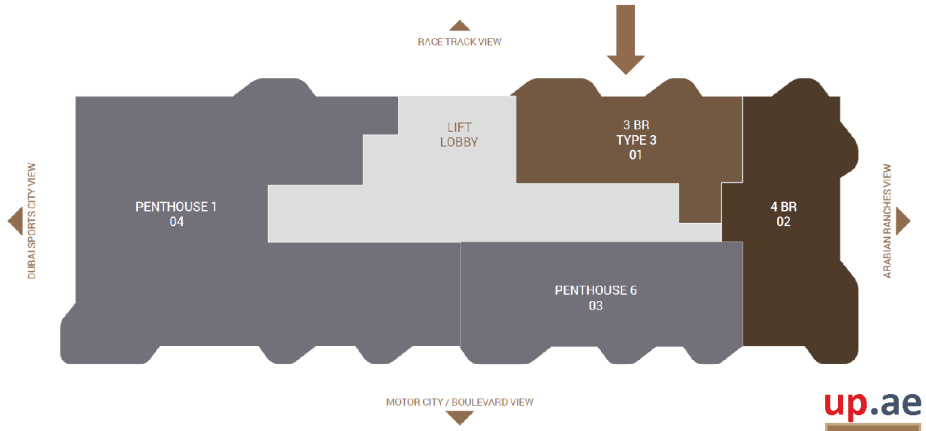
Harmony – 3 Bedroom Apartment



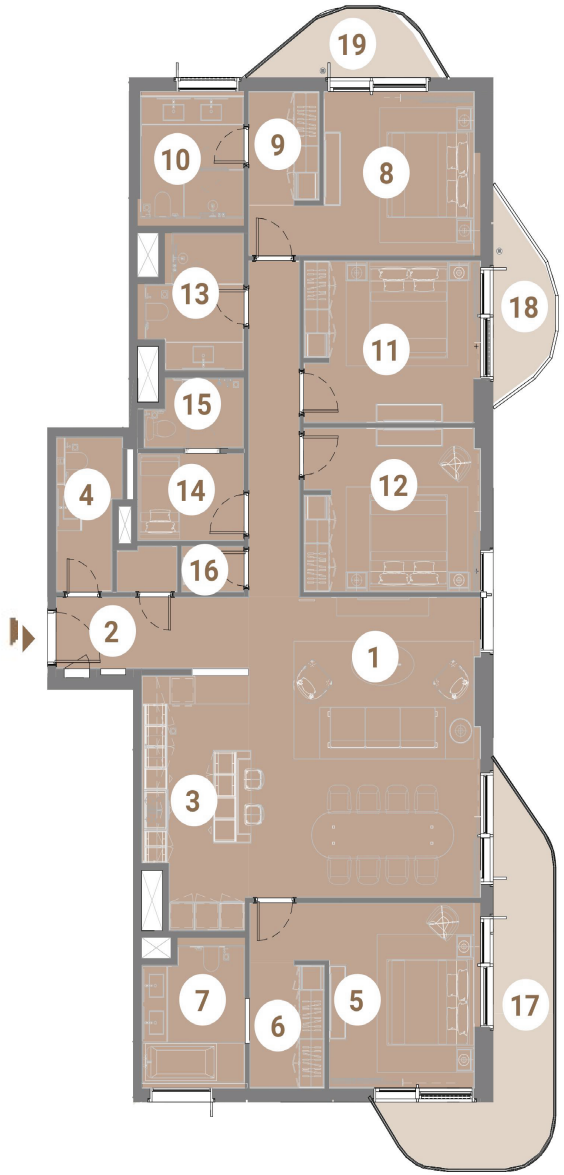
1	Living/Dining	4.10m x 8.25m	9	Bedroom 02	4.00m x 3.83m
2	Entry	3.75m x 1.50m	10	Common Bath	1.95m x 2.80m
3	Kitchen	2.62m x 4.05m	11	Maid's Room	1.95m x 3.41m
4	Powder Room	1.75m x 2.00m	12	Maid's Bath	1.95m x 1.75m
5	M.Bedroom	3.55m x 3.75m	13	Hallway	1.25m x 7.83m
6	WIC	1.80m x 2.45m	14	Study	1.85m x 1.93m
7	M.Bath	1.95m x 3.25m	15	Balcony	1.45m
8	Bedroom 01	4.00m x 3.80m	16	Balcony	1.45m

3 Bedroom Apartment - Type - 3

Unit Area	1,736.76 sq.ft
Balcony Area	179.33 sq.ft
Total Area	1,916.08 sq.ft



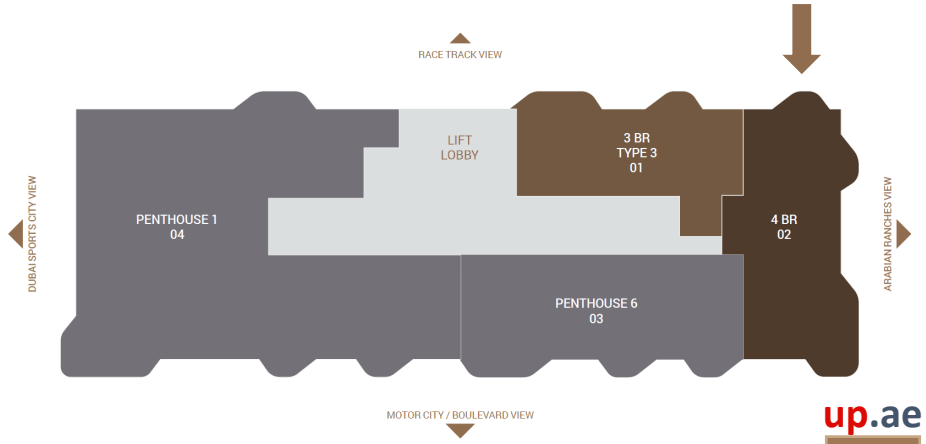
Harmony – 4 Bedroom Apartment



1	Living/Dining	6.50m x 5.49m	8	Bedroom 01	3.55m x 3.75m	15	Maid's Bath	1.53m x 2.55m
2	Entry	1.55m x 4.60m	9	WIC 01	2.45m x 1.80m	16	Laundry/Store	1.00m x 2.55m
3	Kitchen	5.50m x 2.62m	10	Bath 01	2.90m x 2.55m	17	Balcony	1.45m
4	Powder Room	3.35m x 1.85m	11	Bedroom 02	3.50m x 4.23m	18	Balcony	1.45m
5	M.Bedroom	4.00m x 3.63m	12	Bedroom 03	3.50m x 4.23m	19	Balcony	1.45m
6	WIC	2.75m x 1.80m	13	Common Bath	2.98m x 2.55m			
7	M.Bath	3.25m x 2.48m	14	Maid's Room	1.90m x 2.55m			

4 Bedroom Apartment - Type - 1

Unit Area	2,021.46 sq.ft
Balcony Area	308.82 sq.ft
Total Area	2,330.28 sq.ft

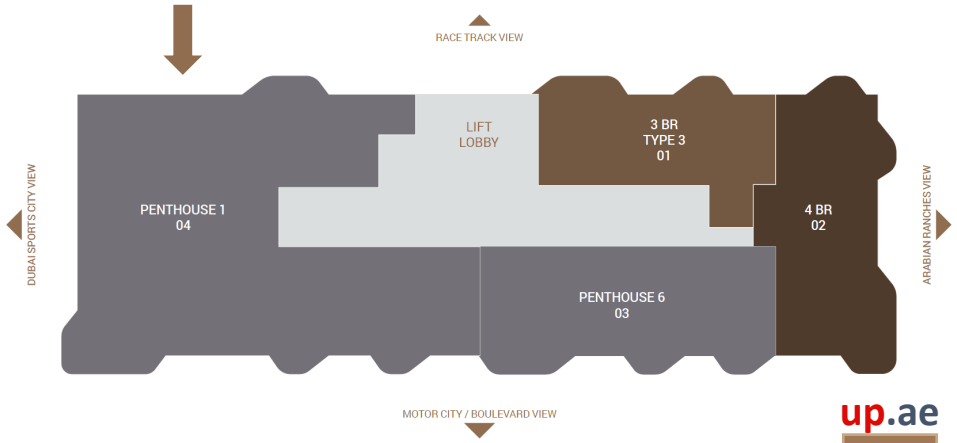


Harmony – Penthouse

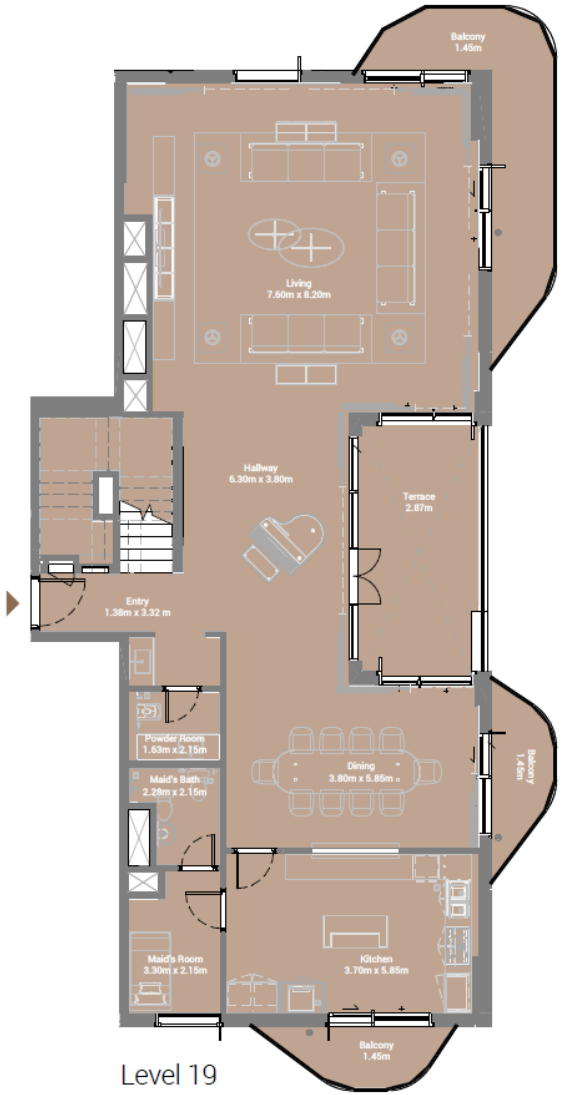


TYPE 1

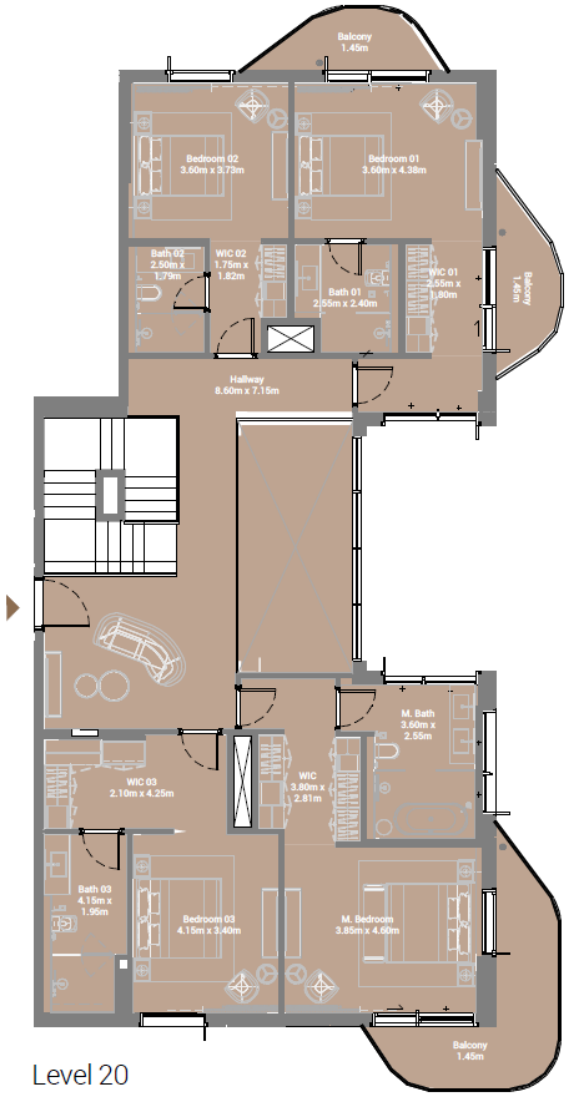
Unit Area	4,449.80 sq.ft
Balcony Area	2,113.82 sq.ft
Total Area	6,563.62 sq.ft



Harmony



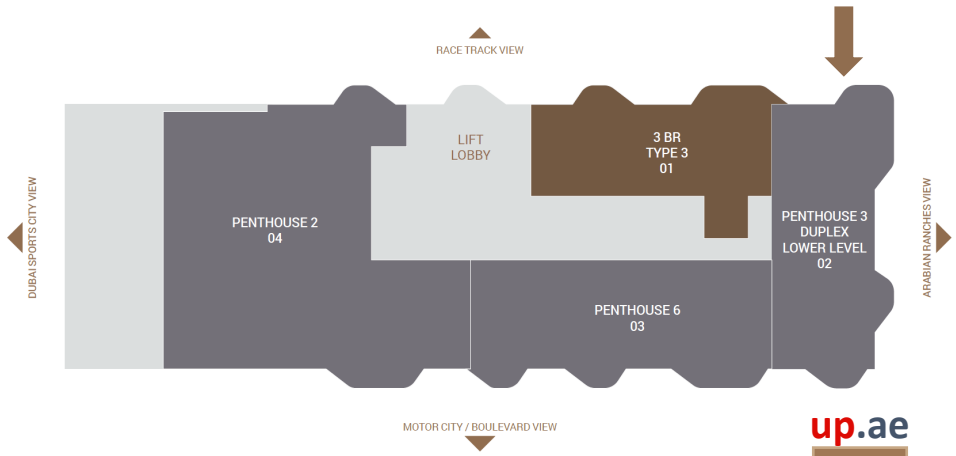
Level 19



Level 20

TYPE 3A

Unit Area	3,662.42 sq.ft
Balcony Area	761.12 sq.ft
Total Area	4,423.54 sq.ft



NEW PRICES RANGE

Unit Type	Price PSQFT	Starting Price
Studio	AED 1,980	AED 750,000
1 Bedroom	AED 1,660	AED 1,376,000
2 Bedroom	AED 1,635	AED 1,880,000
3 Bedroom	AED 1,635	AED 2,673,000

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Living Room



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Living Room



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Living Room



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Living Room



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Dining



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Kitchen



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Bedroom



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Bedroom



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Bathroom



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Bathroom



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Bathroom

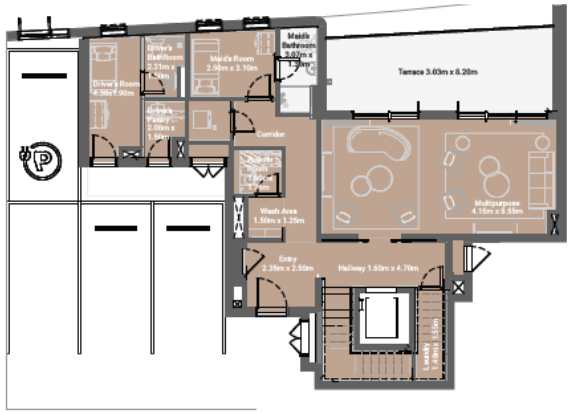


Kaia

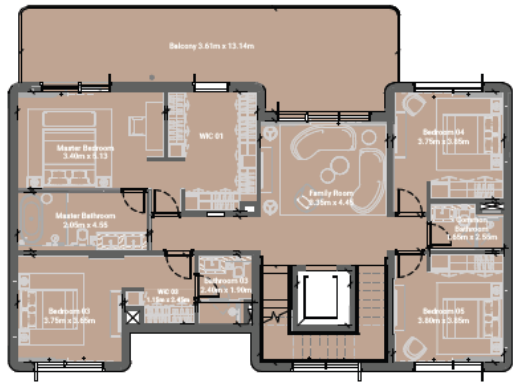


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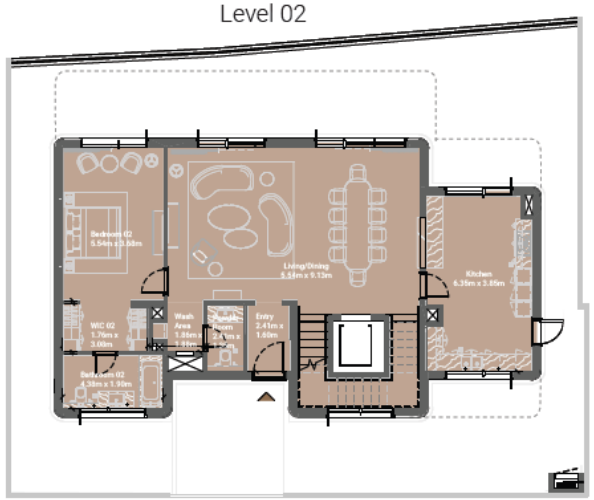
Level 01



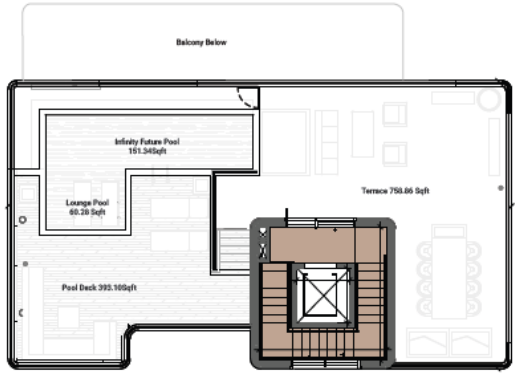
Level 03



Level 02

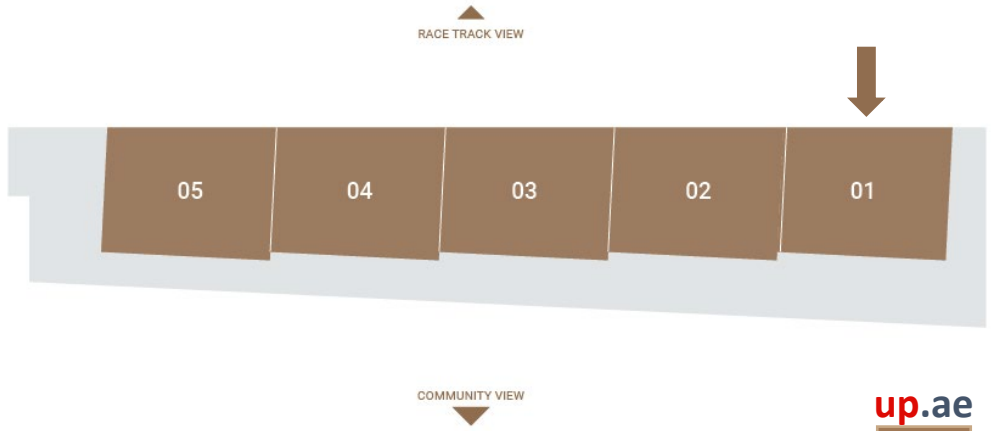


Roof Level



VILLA (KAIA) V-01

Unit Area	4,513.09 sq.ft
Level 01 - Balcony	283.62 sq.ft
Level 02 - Terrace	2074.55 sq.ft
Level 03 - Balcony	452.34 sq.ft
Roof Level - Terrace	1,526.10 sq.ft
Total Area	8,849.76 sq.ft
Utility Area*	189.55 sq.ft

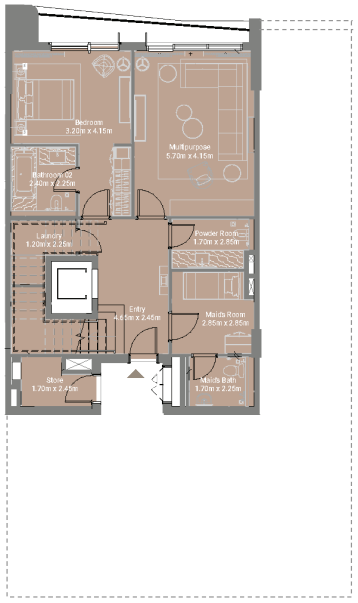


Kalina & Melody

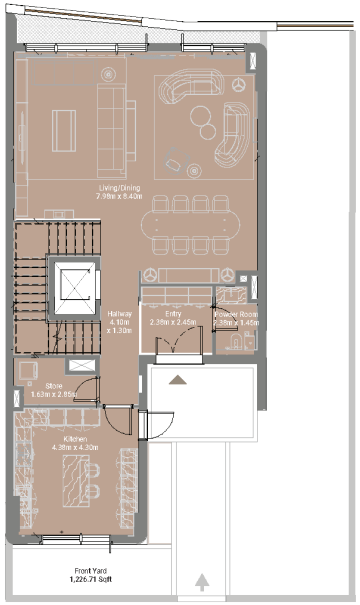


Kalina

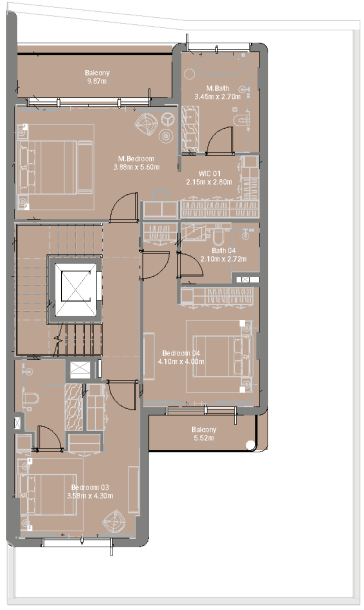
Level 01



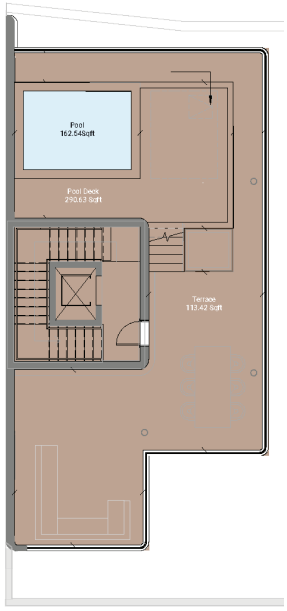
Level 02



Level 03



Roof Level

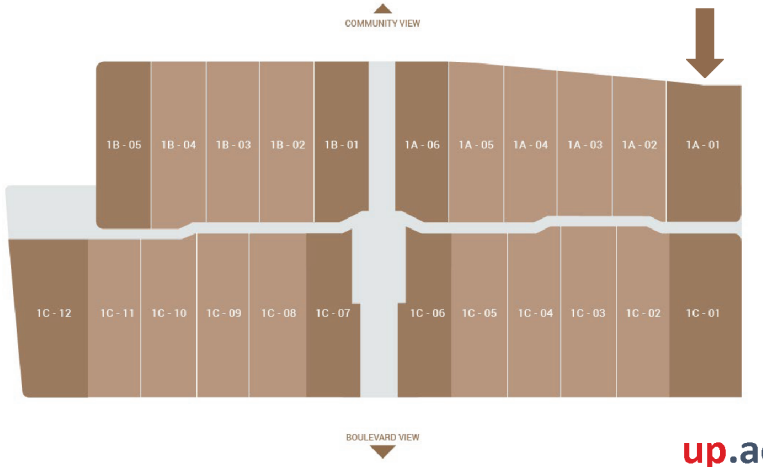


TOWNHOUSE (KALINA) CLUSTER 1A - UNIT 01

Unit Area	3,757.36 sq.ft
Level 01 - Backyard	72.97 sq.ft
Level 02 - Frontyard	1,226.71 sq.ft
Level 03 - Balcony Area	105.95 sq.ft

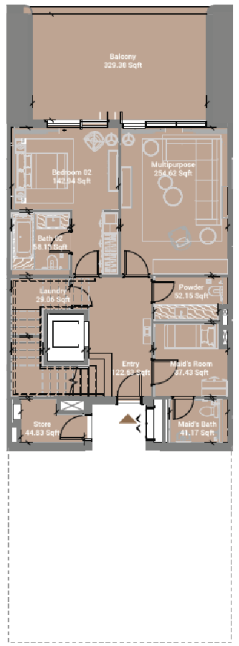
Level 03 - Balcony Area 01	59.46 sq.ft
Roof Level - Terrace	1,220.89 sq.ft
Total Area	6,443.34 sq.ft
Utility*	50.70 sq.ft

*These items currently not considered in the Total Area.

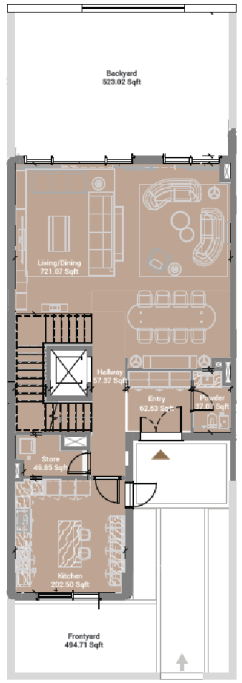


Melody

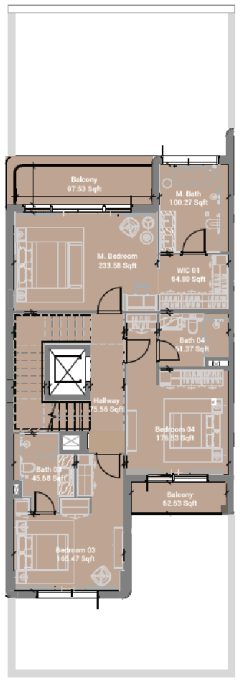
Level 01



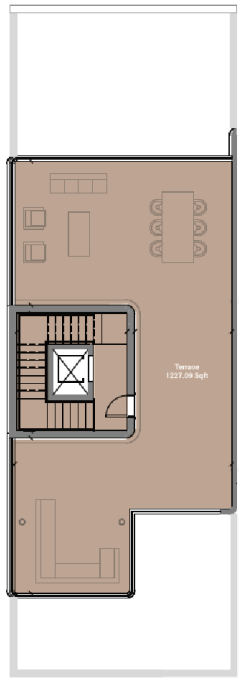
Level 02



Level 03



Roof Level

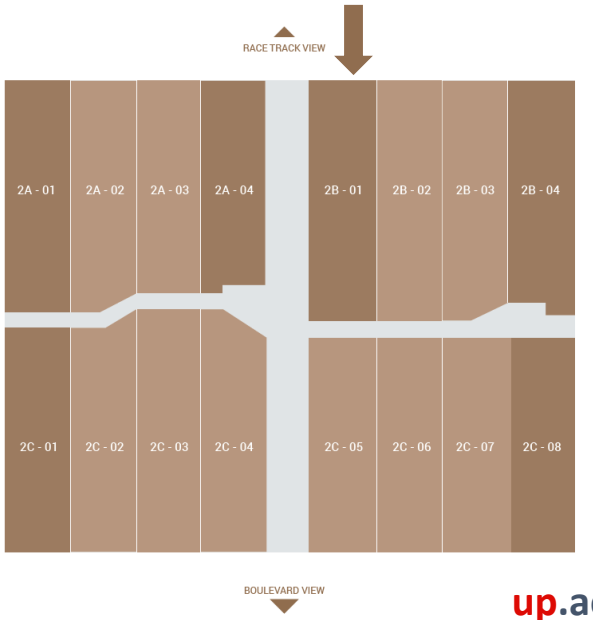


TOWNHOUSE (MELODY) CLUSTER 2B - UNIT 01

Unit Area	3,770.17 sq.ft
Level 01 - Balcony	333.36 sq.ft
Level 02 - Backyard	555.47 sq.ft
Level 02 - Frontyard	666.75 sq.ft

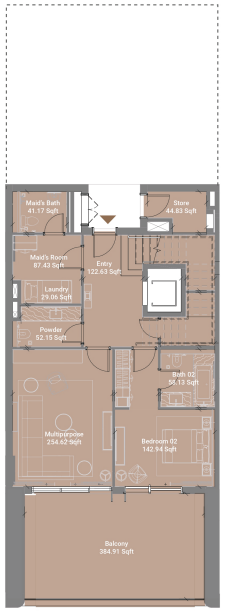
*These items currently not considered in the Total Area.

Level 03 - Balcony	102.45 sq.ft
Level 03 - Balcony 01	61.87 sq.ft
Roof Level - Terrace	1,219.28 sq.ft
Total Area	6,709.36 sq.ft
Utility Area*	49.94 sq.ft

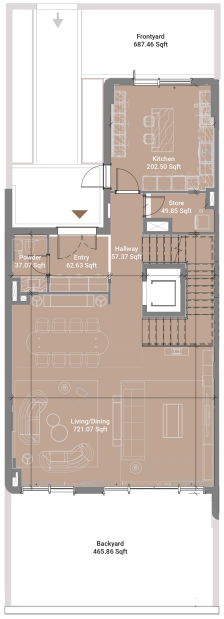


Melody

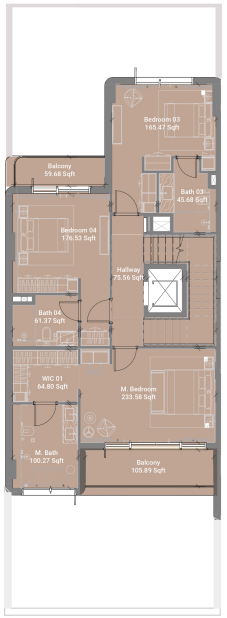
Level 01



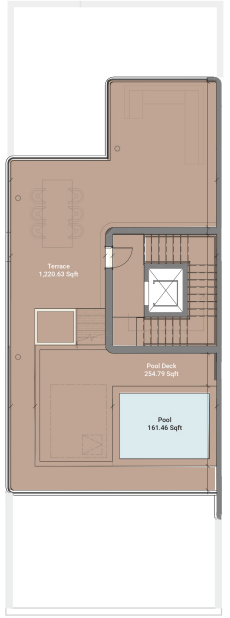
Level 02



Level 03



Roof Level

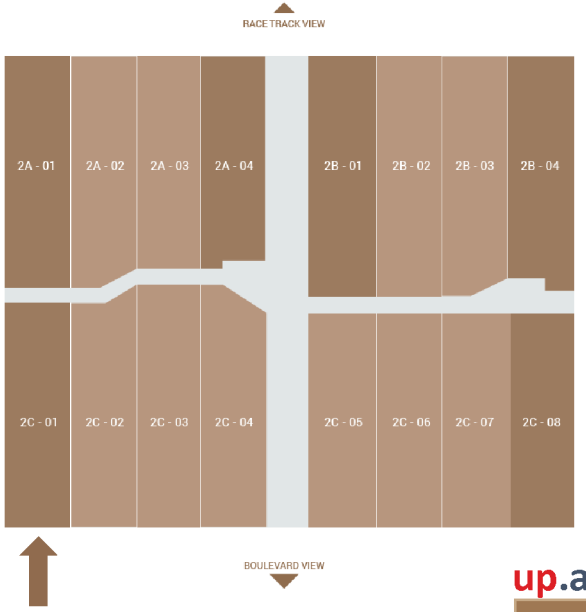


TOWNHOUSE (MELODY) CLUSTER 2C - UNIT 01

Unit Area	3,757.79 sq.ft
Level 01 - Balcony Area	384.91 sq.ft
Level 02 - Frontyard	687.46 sq.ft
Level 02 - Backyard	465,86 sq.ft

*These items currently not considered in the Total Area.

Level 03 - Balcony	59.68 sq.ft
Level 03 - Balcony 01	105.89 sq.ft
Roof Level - Terrace	1,220.63 sq.ft
Total Area	6,682.24 sq.ft
Utility Area*	49.73 sq.ft



Payment Plan

60%	During Construction
40%	Post Handover (3 Years)

*For Studios, Payment Plan is 60 | 40 on Completion (No Post Handover)

Completion Date - **Q4 2027**

REASON TO INVEST

Integrated Amenities

Enjoy a comprehensive range of amenities, including gyms, cycling paths, and green spaces, ensuring a balanced and fulfilling lifestyle for all residents.

Sustainability

Designed with eco-friendly practices, the project emphasizes green living with energy-efficient buildings and abundant green spaces, promoting a sustainable and healthy environment.

Diverse Lifestyle Offerings

From thrilling activities at the Autodrome to peaceful strolls in lush gardens, the project caters to diverse interests, providing a vibrant and connected lifestyle for all ages.

Prime Location

Nestled between major highways, the project provides easy access to Dubai's top attractions, airports, and iconic landmarks, making commuting and travel convenient.

Pet-Friendly

As Dubai's first truly pet-friendly community, the development features pet-friendly parks, walkways, and facilities.

Exceptional Retail

With a wide variety of F&B outlets, shops, and cafes, the community offers unmatched convenience and indulgence, making everyday living enjoyable and satisfying.

الاتحاد العقارية
Union Properties

Thank you

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.