



SOLCASA
RESIDENCE

– by –



MATRIX

Who Are We ?

Matrix Real Estate Development is a luxury developer dedicated to creating exceptional living spaces that blend quality with elegance. With experienced partners rooted in the construction industry, Matrix ensures every project reflects superior craftsmanship. Each property showcases spacious layouts, high-quality materials, and premium finishes, setting a new benchmark for luxury living.



MATRIX



With over 20 years in the industry, **Emirates Pearl** is renowned for its commitment to architectural innovation and high-quality construction, delivering projects that stand the test of time.



With over 20 years of experience, **Al Afeef Kitchen** brings luxury and functionality to custom kitchen designs, known for precision and exceptional craftsmanship.

Who We Are



A trusted name with 40 years of expertise, **Al Itqan** specializes in advanced waterproofing and flooring solutions, ensuring durability and excellence across luxury developments.



Grandseal: Leveraging over 25 years in building material supply, **Grandseal** supports high-end construction with premium materials that enhance quality and longevity.

Mr. Nassar Al Refaee

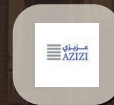
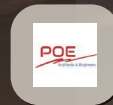
Mr. Jassim Inkander

Mr. Ahmed Bkairat

S and S Real Estate Development LLC

Mr. Hussain Meseh Inkander

Mr. Yasir Abdullah Alotaibi



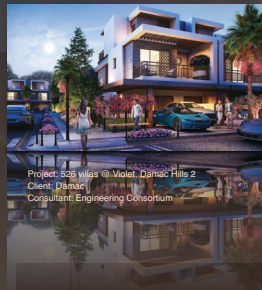
Our Clients



Project: Bloom
Client: Bloom



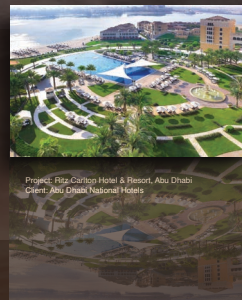
Project: Commercial & Residential Building (B+G+4+Roof)
Client: Mr. Nasser Al Refaie
Consultant: Align Engineering



Project: 526 villas @ Violet, Damac Hills 2
Client: Damac
Consultant: Engineering Consortium



Project: Nakheel Mall At Palm Jumeirah
Clients: Nakheel PJSC



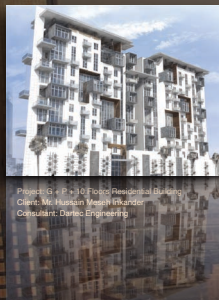
Project: Ritz Carlton Hotel & Resort
Client: Abu Dhabi National Hotels



Ajman One Tower (12 Towers)
Client: Nakheel
Location: International City, Dubai, UAE



Project: Nest Student Accommodation
Clients: Arada



Project: G + P + 10 Floors Residential Building
Client: Mr. Hussain Meseh Iskander
Consultant: Dartec Engineering



Project: Intercontinental Fujairah
Hotel & Resort, Fujairah
Client: Al Ain Properties



Project: MAG Eye Meydan
Client: MAG

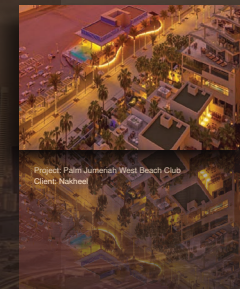
Projects



Project: Club Drive Residence
Client: Emaar
Location: International City, Dubai, UAE



Project: MISH
Client: Arada



Project: Palm Jumeirah West Beach Club
Client: Nakheel



Project: G + 4P + 11 + R Residential & Commercial Building
Clients: S and S Real Estate Development



Al Zahia Garden Apartments
Client: Majid Al Futtaim Properties
Location: Al Zahia, Sharjah, UAE



Project: TIRAZ 1-8 at Block K
Client: Alisda



Warsan Village Zone A,B,C (932 Townhouses)
Client: Nakheel
Location: International City, Dubai, UAE



Project: Floating Sea Horse, Dubai
Client: M/S. The Heart of Europe



Project: Coral Beach Hotel, Ajman
Client: H.H. Sheikh Moza Al Nahian



Project: G + 2P + 13 Commercial
Residential Building
Client: Mr. Yasir Abdullah Alotaibi
Consultant: Design Center Architects &
Engineers Consultants

Location



Ideal Location

Solcasa Residence by Matrix, located in Nad Al Sheba, greatly enhances the property's value due to its strategic location. This area is in close proximity to major destinations such as Downtown Dubai, Dubai International Airport, and prominent business hubs like Business Bay and DIFC. Residents will benefit from nearby leisure and recreational spots as well as top-tier educational institutions and healthcare facilities.

Burj Khalifa & Downtown Dubai
5 Minutes



Dubai International Airport
12 Minutes



Palm Jumeirah
25 Minutes



BUSINESS BAY
12 MINUTES



Dubai Frame
15 Minutes



The Dubai Mall
15 Minutes



Dubai Opera
15 Minutes



Ras Alkhor Wildlife Sanctuary
05 Minutes

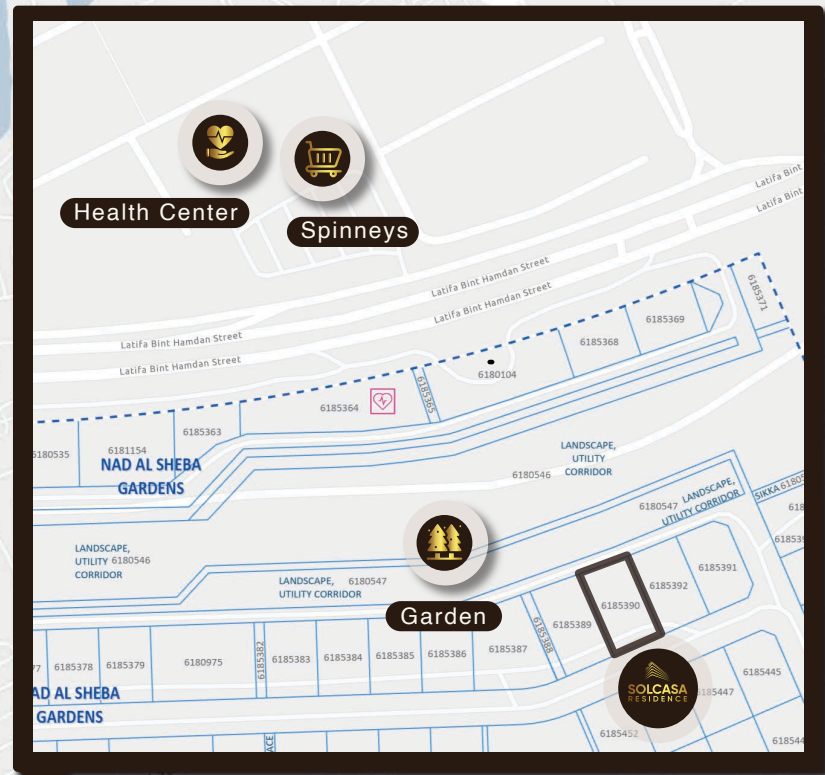
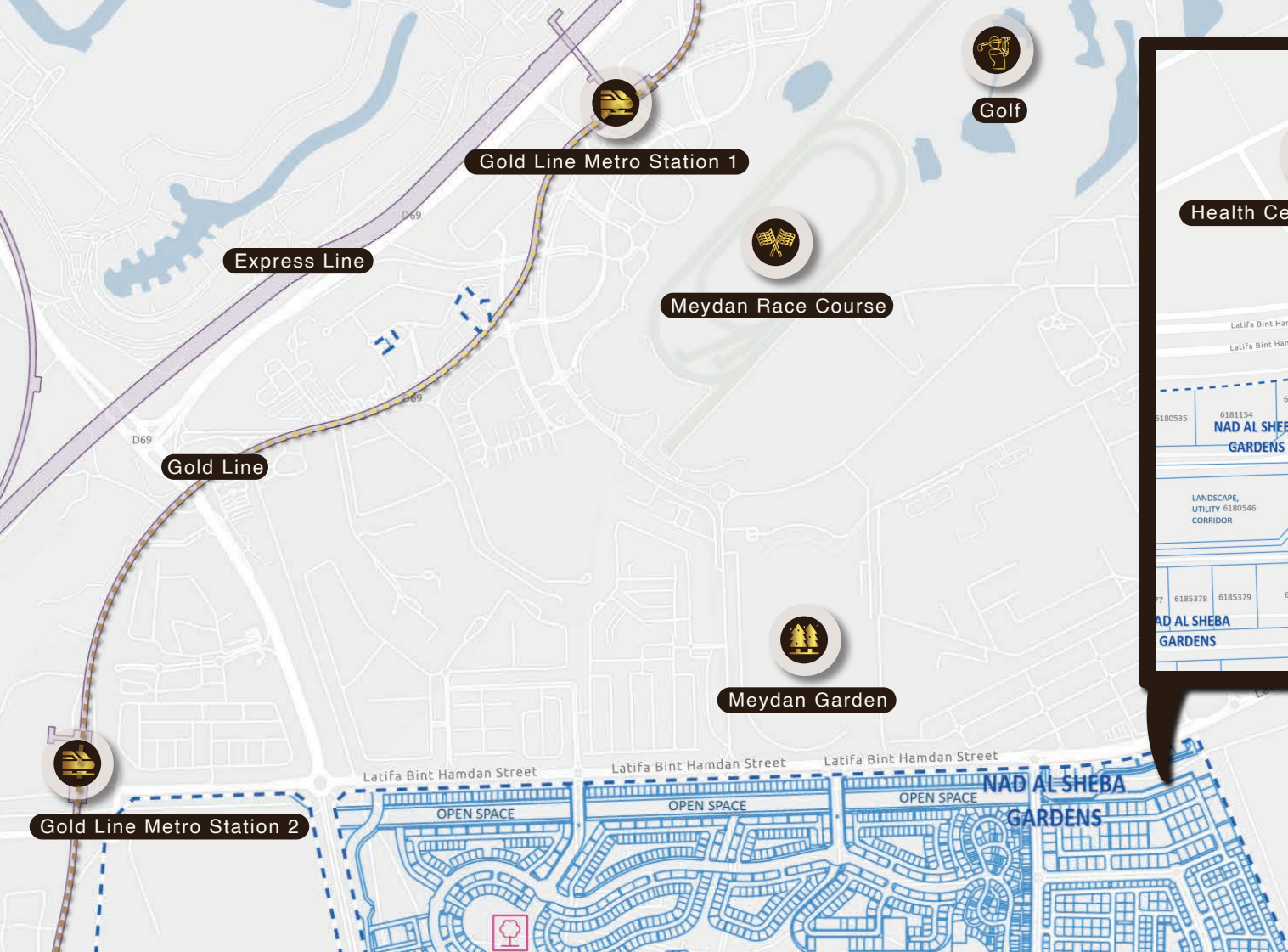


Meydan Race Course
10 Minutes



International Schools
10 Minutes





Neighbourhood

Sneak Peak

Solcasa Residence



This stylish and meticulously detailed commercial building boasts modern finishes and an abundance of light dancing through the generous windows.

Take pleasure in the privileged admittance to the available amenities like the GYM and Swimming Pool. The super market location brims with easy access to shopping, dining etc. Working with a great space gave the developer an opportunity to refine and show the building's true character





Sustainable Living

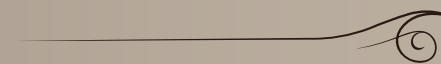
Solcasa by Matrix is a striking example of contemporary architectural excellence, combining sleek, modern design with sustainable building practices.

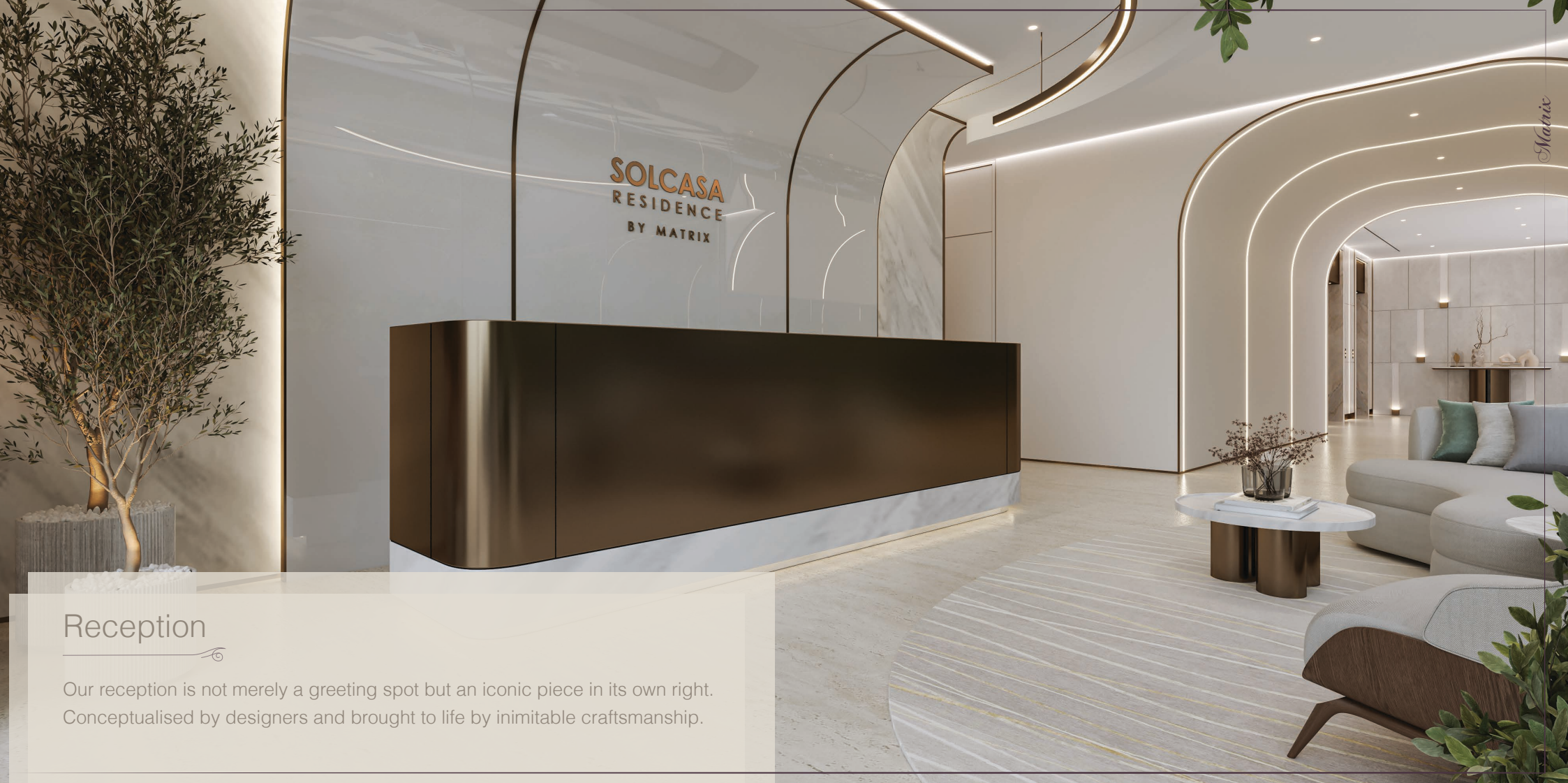
The structure features clean lines and minimalist aesthetics, highlighted by expansive glass panels that maximize natural light and offer breathtaking views. Innovative use of materials, including eco-friendly options, enhances both the building's visual appeal and environmental impact. Overall, Solcasa exemplifies a harmonious balance between cutting-edge architecture and sustainable living.


SOLCASA
RESIDENCE



Amenities





Reception

Our reception is not merely a greeting spot but an iconic piece in its own right. Conceptualised by designers and brought to life by inimitable craftsmanship.

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Lounge

Our lounge designs have been created to complement the craftsmanship and a blend of advanced technologies in comfort, ergonomics and durable materials.



Lobby

The lobby design is a reflection of the classic yet modern style of Solcasa Residence. It features unique living space with modern and contemporary elements, combining natural materials such as wood and stone with textures and colours that create an atmosphere of warmth and comfort.

Decorative Walls

The furniture & wall is made with the highest quality materials and finishes, from marble finishes to hand-carved wood to stainless steel hardware. They pay attention to detail and innovation.

Corridors



Walk through the elegantly designed corridors, where ambient lighting and premium finishes create a warm and inviting atmosphere.



Swimming Pool

Our swimming pool is a gathering place for guests, a source of fond memories that turn into happy emotions.

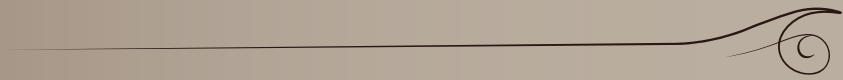




Gym

spacious workout arena, with state-of-the-art equipment & unique blend of purpose built exercise equipments

Living - 3 BHK

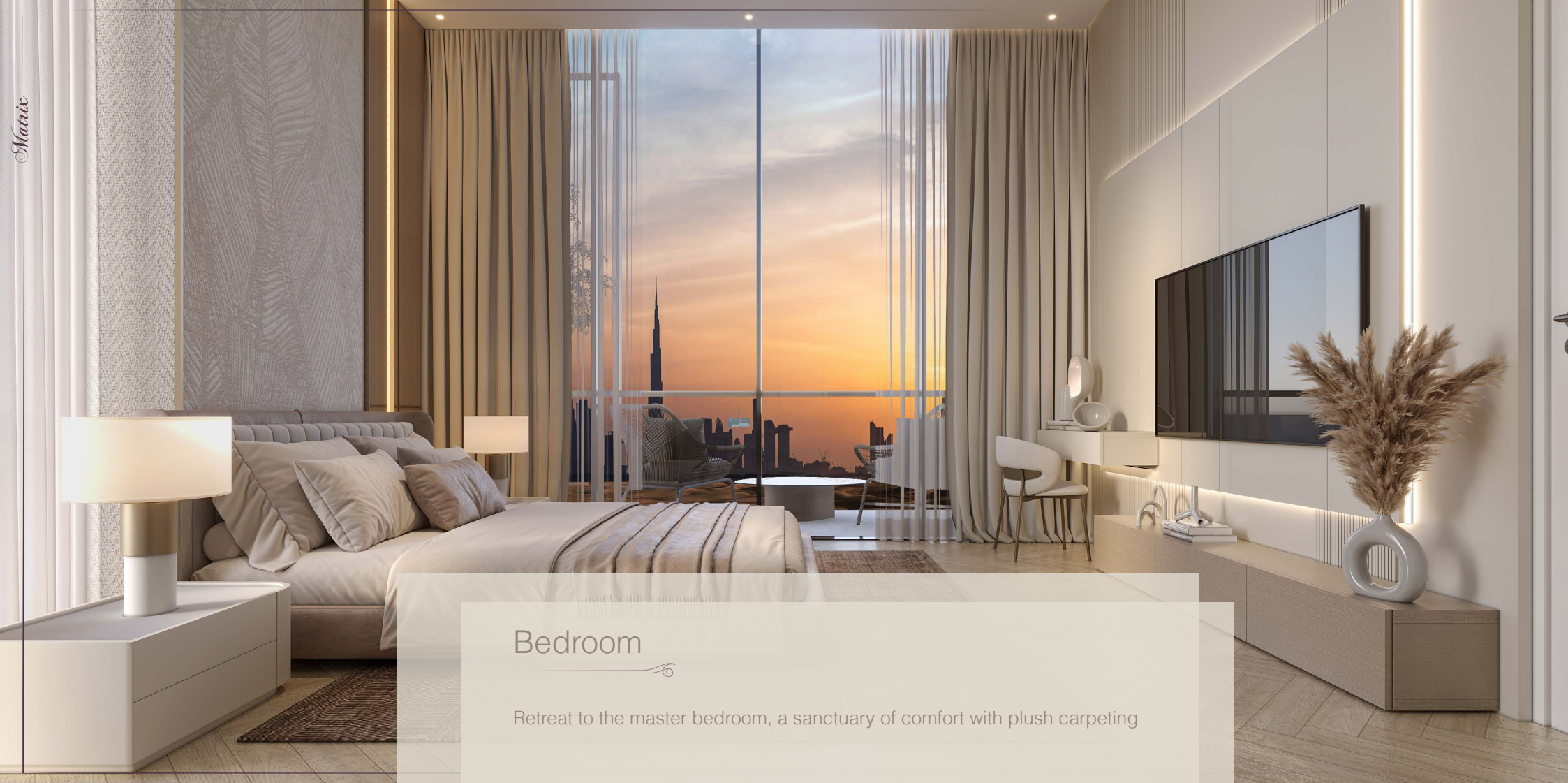
A decorative horizontal line with a scroll-like flourish on the right end, positioned below the text.

Living Room

Step into the elegant living room, where high ceilings and large windows create an airy, light-filled space perfect for relaxation and entertainment.

Dining & Kitchen

The dining area boasts an exquisite design with a grand dining table and a luxurious kitchen



Bedroom



Retreat to the master bedroom, a sanctuary of comfort with plush carpeting

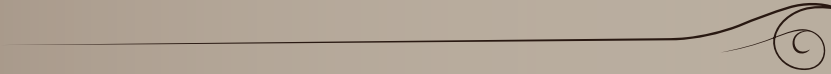


Bathroom



Indulge in the spa-like bathroom, featuring a freestanding tub, rainfall shower, and top-of-the-line fixtures

Living - 2 BHK

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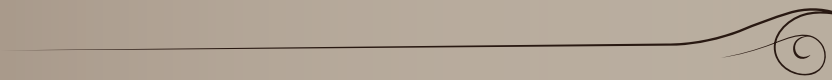


Matrix





Living - 1 BHK





Marie





Living - Studio

A decorative horizontal line with a scroll-like flourish at the right end, positioned below the title.







Floor Plans



3 BHK Type A

Total Area: 2833 sq. ft

Suite Area: 1836 sq. ft

Terrace Area: 997 sq. ft



3 BHK Type B

Total Area: 2626 sq. ft

Suite Area: 1713 sq. ft

Terrace Area: 913 sq. ft



Terrace Area: 242 sq. ft



1 BHK

Total Area: 974 sq. ft

Suite Area: 706 sq. ft

Terrace Area: 268 sq. ft



Studio

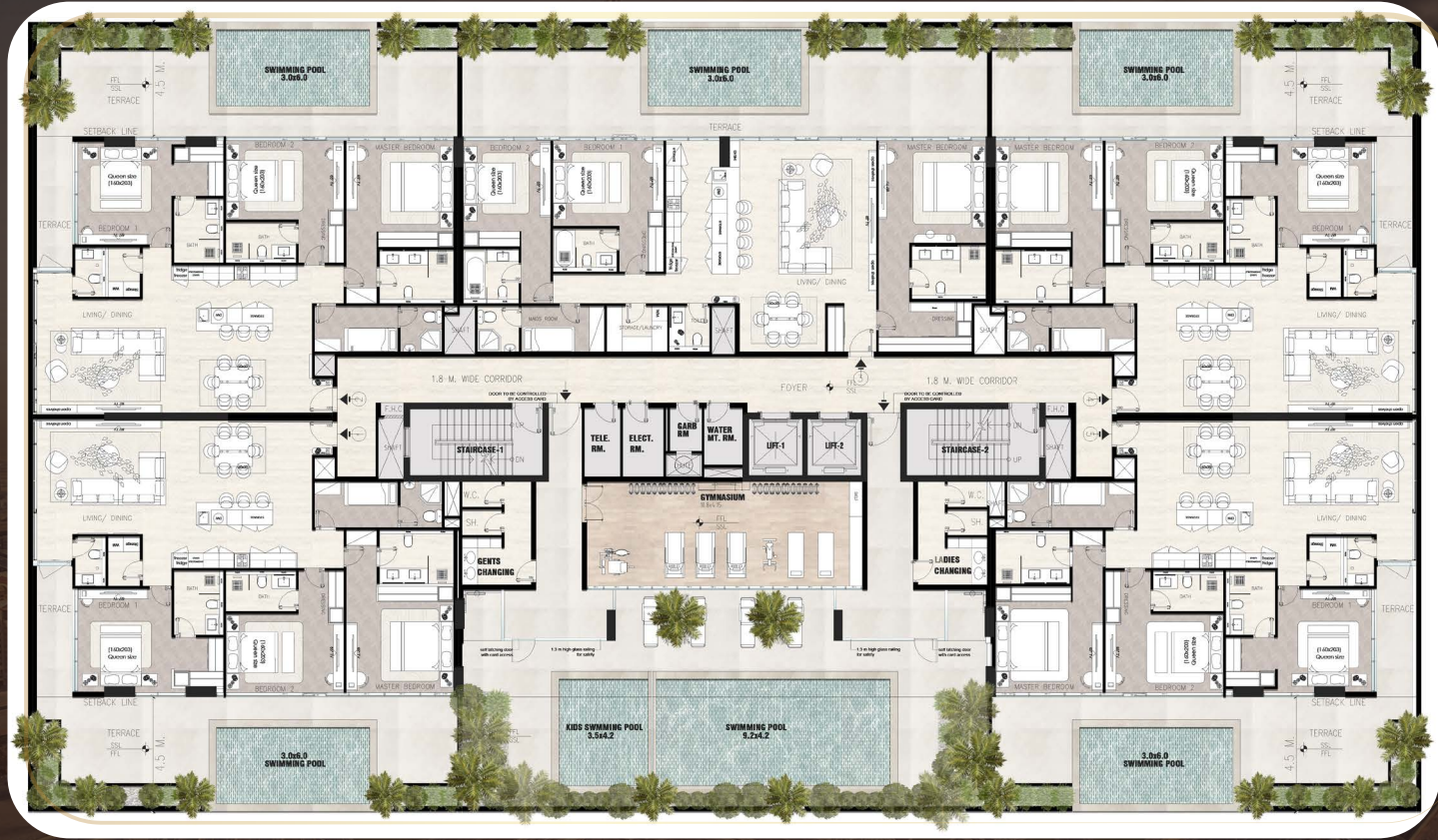
Total Area: 455 sq. ft

Suite Area: 322 sq. ft

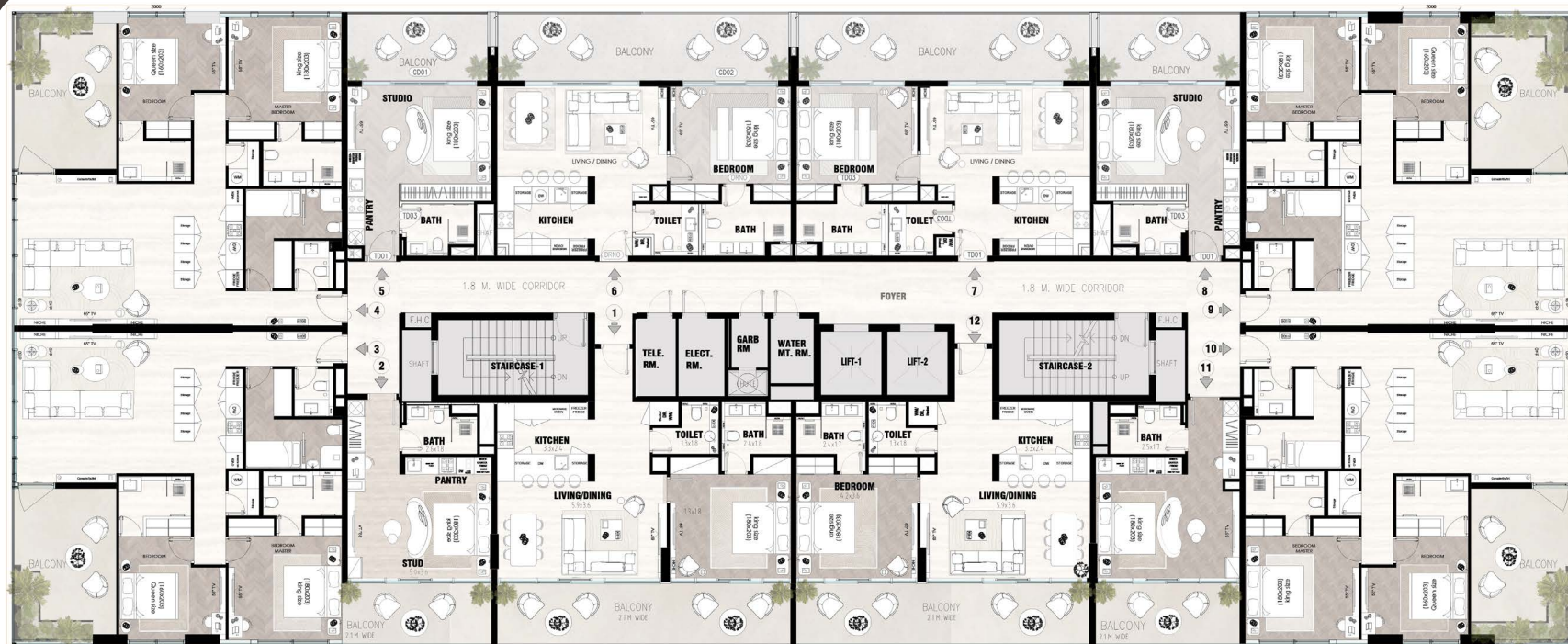
Terrace Area: 133 sq. ft



FIRST FLOOR LAYOUT



TYPICAL FLOOR LAYOUT



PAYMENT PLAN

Hand over date: Q2-2026

Investor

60/40

20%
On Booking

2%
Monthly till handover

40%
On handover

Post handover

60/40

20%
On Booking

2%
Monthly till handover

1%
Post handover
for 24 months

6%
Each 9 months



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