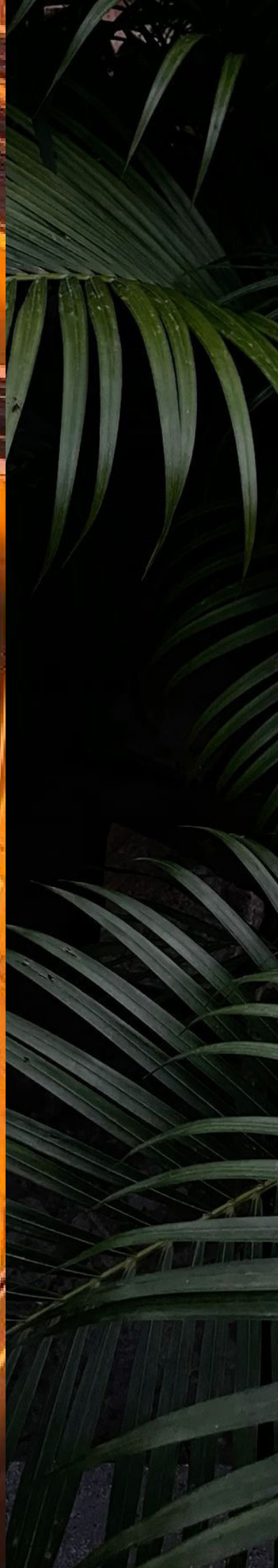




HZ DEVELOPMENT



OASIS
EMBARK ON A GLORIOUS LIFE



DUBAI

A futuristic city

Dubai is a futuristic open biotope where modernity and tradition uniquely converge. A global melting pot of well-established benchmarks, its rapid development in recent years has enhanced its appeal as a healthy home. The city continues to forge new ways to weave wellness into daily life, creating a lasting legacy.



DUBAI International City

LOCATION DIVIDEND

Dubai International City is only about 9 km from Dubai International Airport, a short drive away. It's about a 15-20 minute drive to Dubai city center, which is very convenient. A new metro line is planned for the area and expected to open in 2029, greatly improving public transport.

POLICY ADVANTAGE

Personal income tax: 0%, Corporate income tax as low as 9% – lower than Singapore (17%) and Hong Kong (16.5%).
5-year Golden Visa includes spouse, parents and children; renewal has no thresholds.

MARKET HIGHLIGHTS

As a "knowledge and innovation center", the region hosts tech firms like Huawei and Microsoft, driving high-end rental demand. International City apartments yield 8.37% – far above London (3.15%) and Paris (2.8%).

SAFEGUARD MECHANISM

Developers provide a 10-year warranty; government oversight ensures delivery standards.
Smart city technology cuts community energy use by 30% and maintenance costs by 15%.



TRANSPORTATION

·The world within reach

Dubai International Airport - 15 minutes

Al Maktoum International Airport - 36 minutes

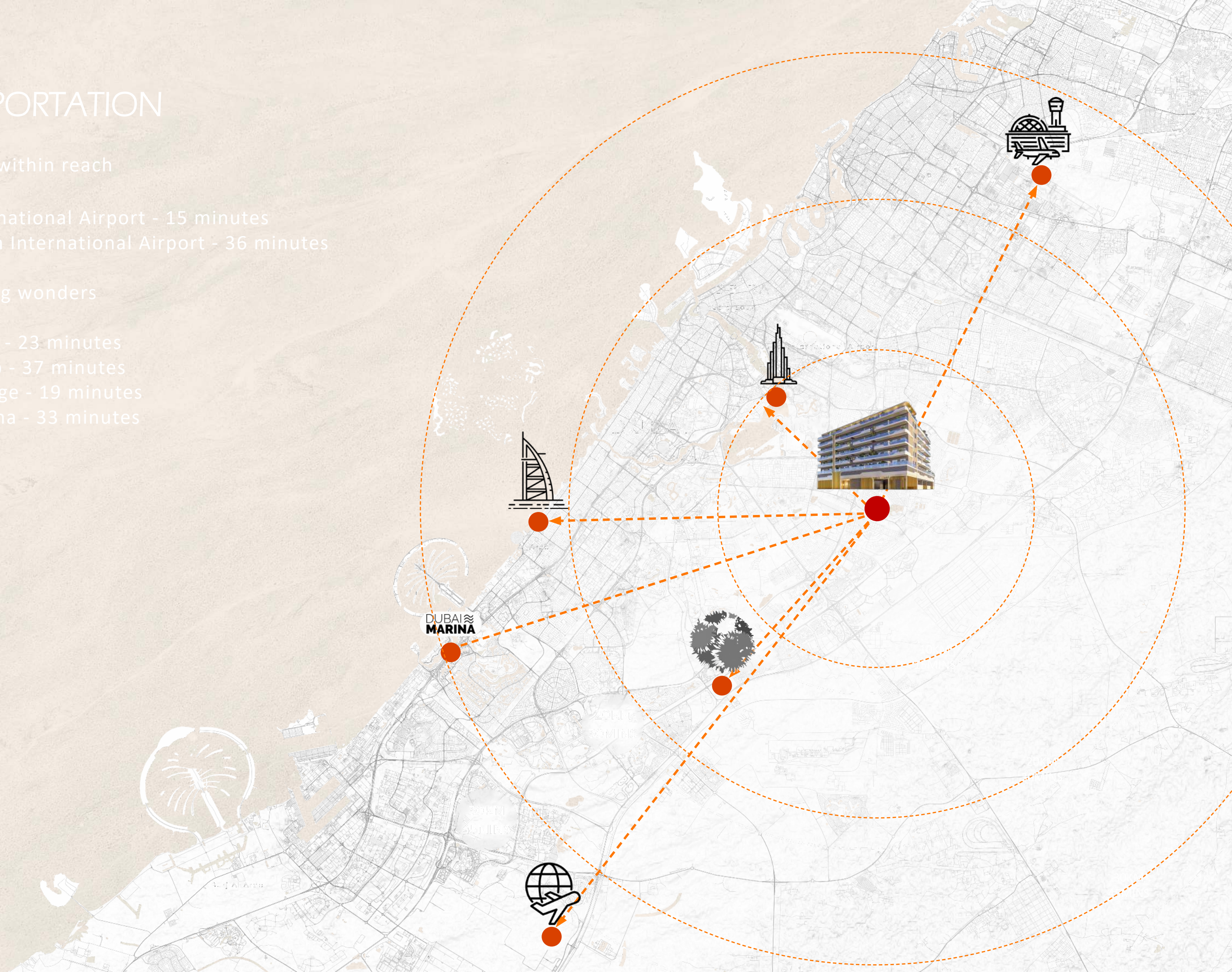
·Neighboring wonders

Burj Khalifa - 23 minutes

Burj Al Arab - 37 minutes

Global Village - 19 minutes

Dubai Marina - 33 minutes



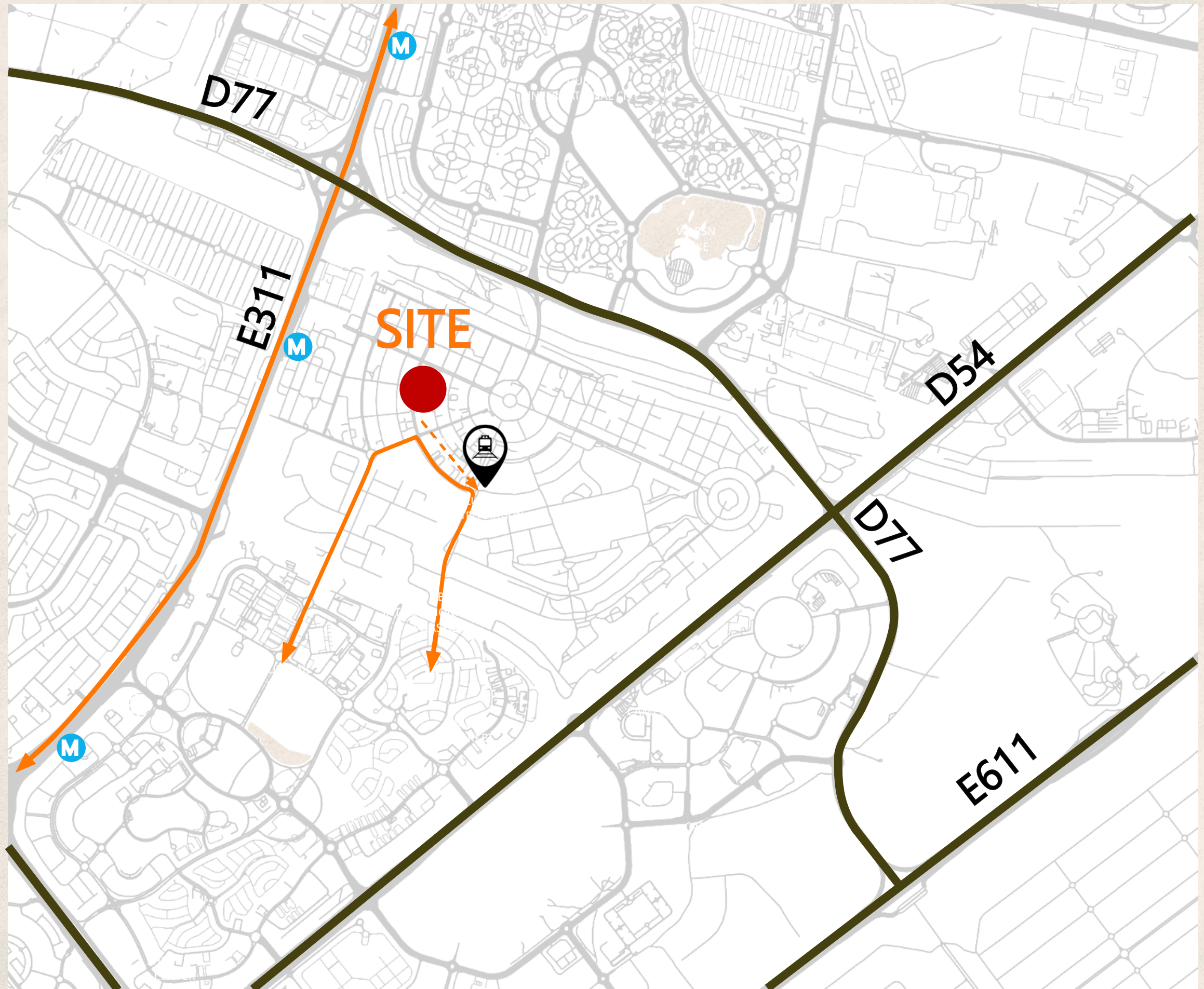


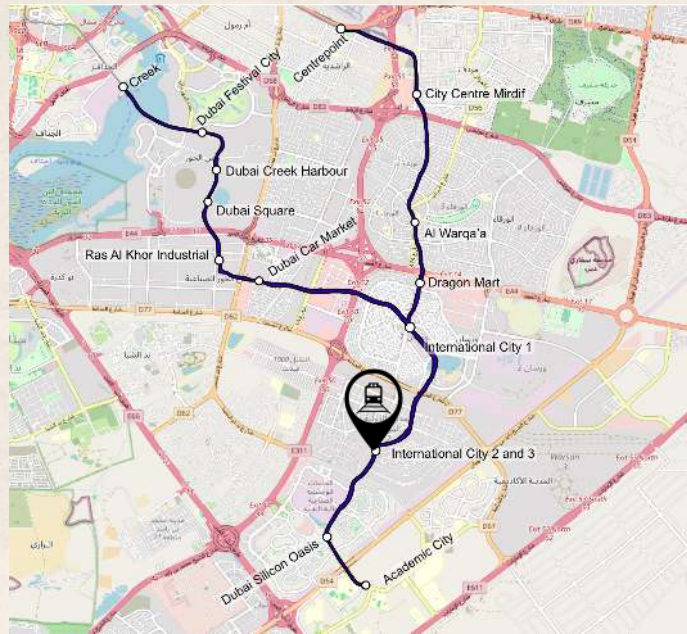
Education Facilities Nearby

Vernus International Primary School -1 mins
GEMS Wellington Academy - 10 mins
German International School Dubai -8 mins
University of Birmingham Dubai 6 mins
Amity University Dubai - 6 mins
Repton School Dubai - 6 mins
Kings' School Nad Al Sheba - 8 mins
Dubai Chinese School - 6 mins
Academic City -8 mins

Healthcare Facilities Nearby

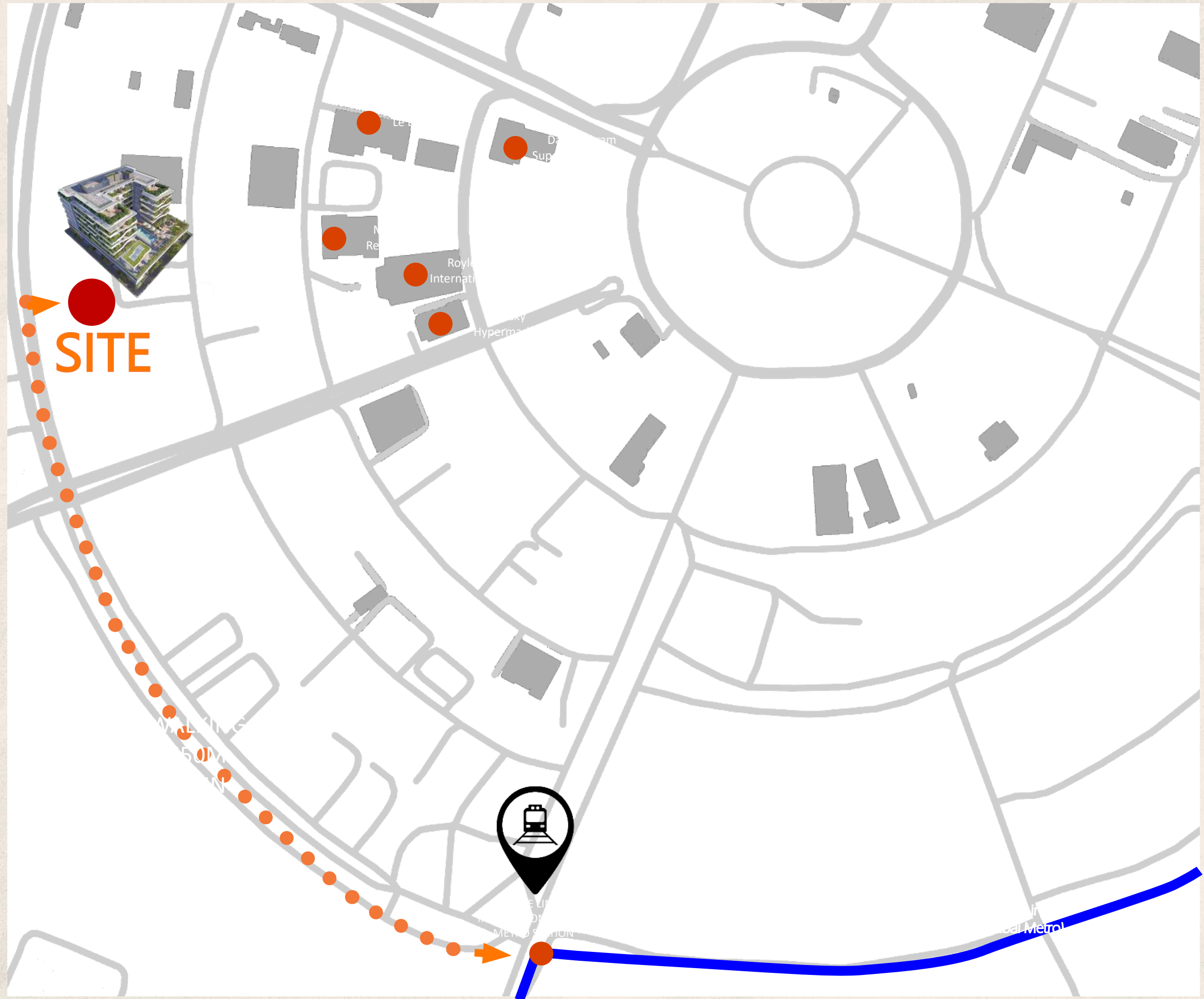
Hunan University of Chinese Medicine clinic-10 mins
Fakeeh University Hospital-12 mins
HealthHub Clinic & Pharmacy -6 mins





Blue Line (Dubai Metro)

The Blue Line is a planned rapid transit line of the Dubai Metro in Dubai, United Arab Emirates. It will be the third metro line in the city, after the Red and Green lines, with a total length of 30 kilometres and 14 stations, connecting the neighbourhoods of Ras Al Khor Industrial Area, Al Warqa'a, Mirdif, Dubai Creek Harbour, Dubai Silicon Oasis, Dubai Academic City, and Dubai International City. The line will have interchanges with existing and future metro lines and with the Etihad Rail network.





Discover a residence where modern technology and serene comfort
blend as one, where greenery and wellness flow through every corner.
Here, every ray of dawn comes with an enduring promise.

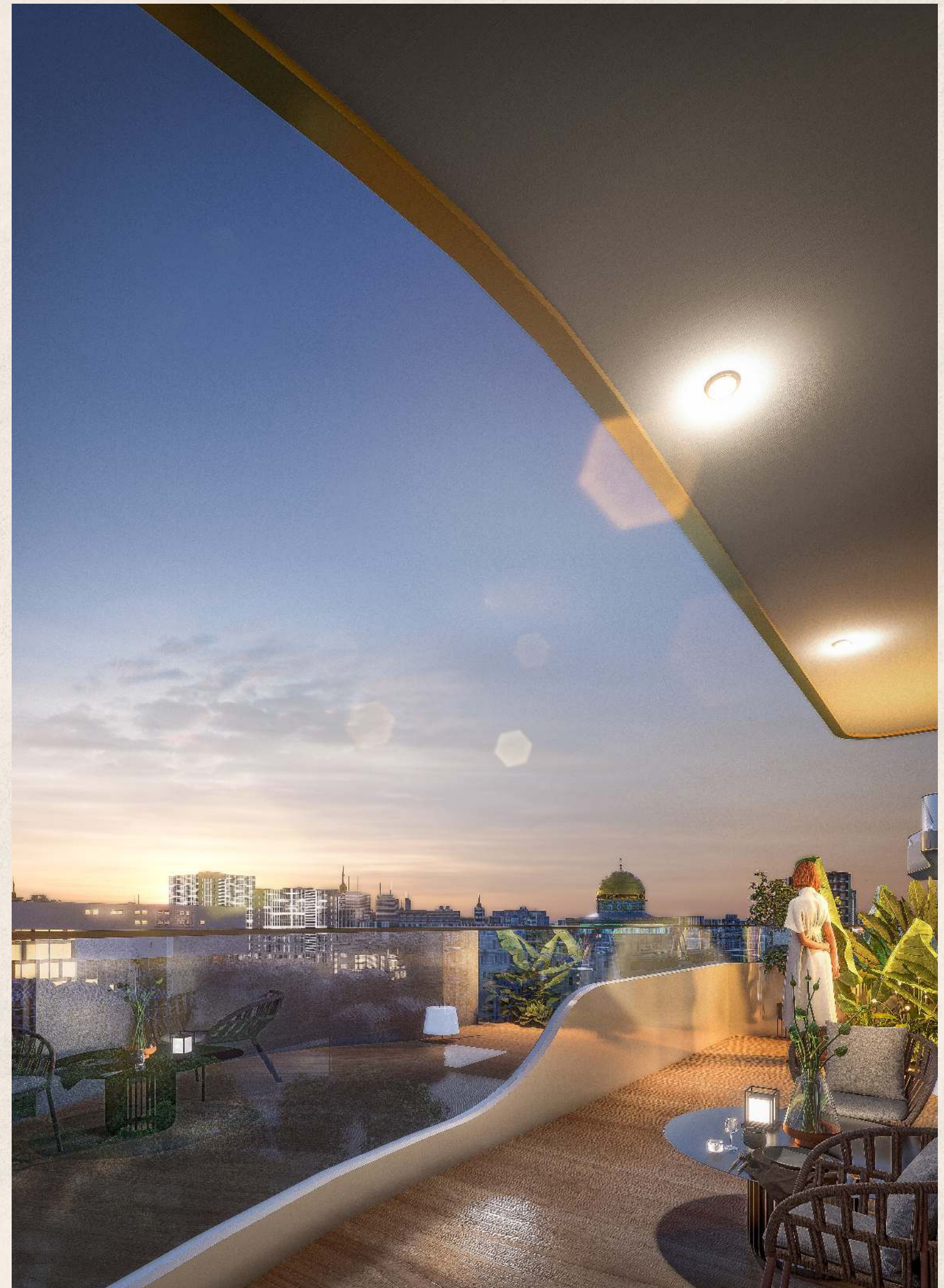


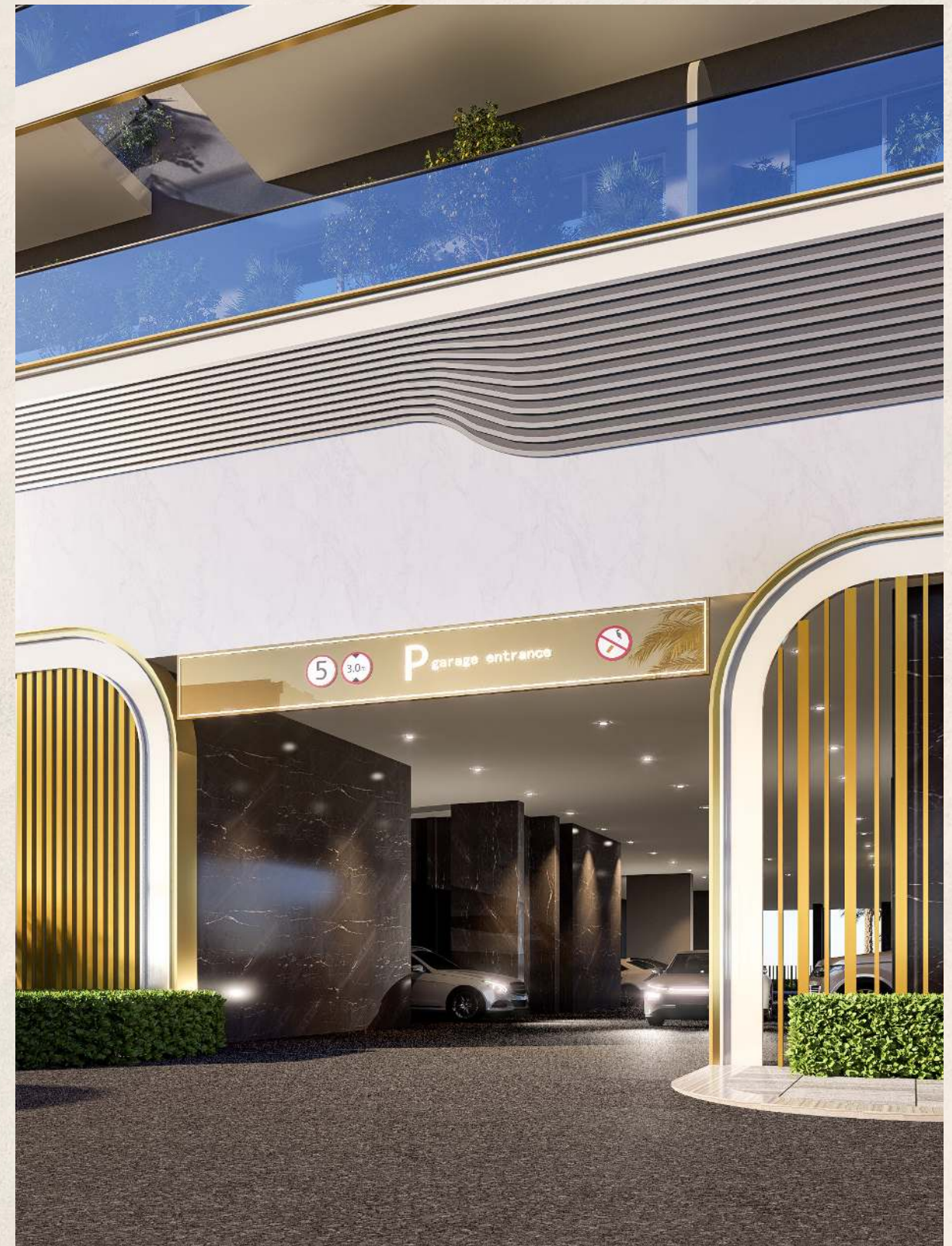




Elegant Balcony

The project is defined by sleek, elegant silhouettes and exquisite lines, evoking the subtle grace of contemporary art. Its vertically staggered balconies—unfolding invigorating, sweeping panoramic views that cradle the senses—stand as a striking, poised architectural landmark.





Exclusive Luxury

Lobby / Elevator

Upon arriving at the entrance by car, the intelligent recognition system responds in advance, and the automatic gate opens gracefully like an attendant. Approaching the unit door, the elegant curved entrance is bathed in warm lighting. Facial recognition responds instantly; as the door opens gently, the concierge is already nodding with a smile — whether Whether in the quiet after an engine stops or the rhythm of footsteps, the exclusivity of returning home is perfectly nestled between motion and stillness.



LUXURY ELEGANT

Lobby

Gleaming marble floors reflect the shimmering crystal chandelier. Soft, elegant lighting illuminates the opulent lobby, creating an atmosphere of serene luxury and refined grandeur.









Fast
Efficient

Waiting area

Elevator Lobby: Connecting every floor with speed, simplifying every journey with efficiency. Swift access, seamless comfort

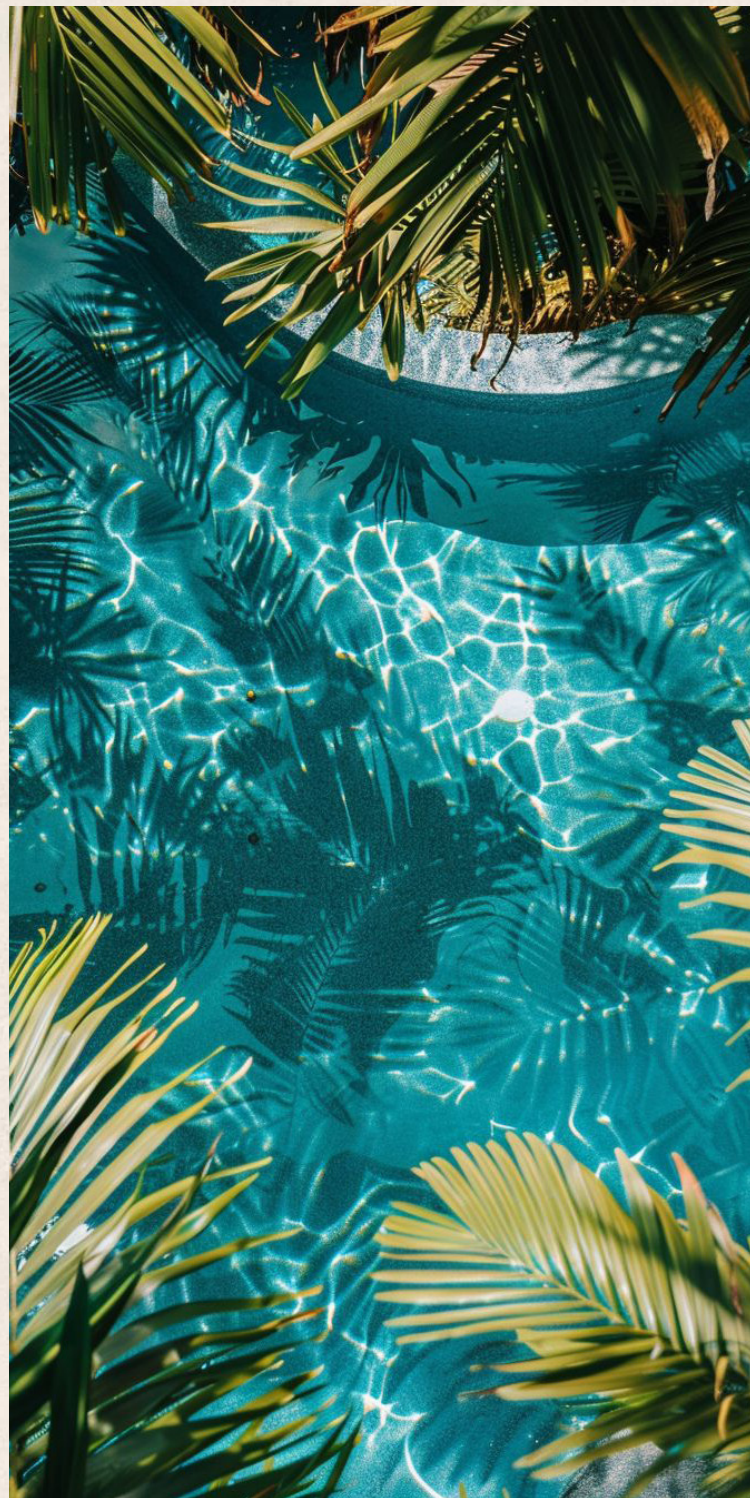


Nature Communion

The terrace garden is a handful of vivid life tucked away in the city's creases. This small patch of space, after all, is a poem brewed by chewing up the seasons and mixing them with the smoke and steam of daily life.

TERRACE GARGEN





SWIMMING POLL

Pool Deck

Splashing by the pool or soaking up the warm sun, it lends a moment of ease and leisure to the city's fast pace.



KIDS ZONE

Whimsical Ideas

A great physique is your walking calling card, holding the medals of self-discipline and the sharp edge of vitality — and the 24-hour on-call fitness space is precisely the private domain where this confidence is crafted.



SELF—CONFIDENCE

Fitness Facilities

A great physique is your walking calling card, holding the medals of self-discipline and the sharp edge of vitality — and the 24-hour on-call fitness space is precisely the private domain where this confidence is crafted.

BUSTLE TRANQUILITY

Party Area / Outdoor cafe

The outdoor party area is a masterful balance of bustle and tranquility — the wooden terrace stretches naturally toward the lawn, half bathed in the lively hum of activity, the other half resting upon the fragrance of plants and grass



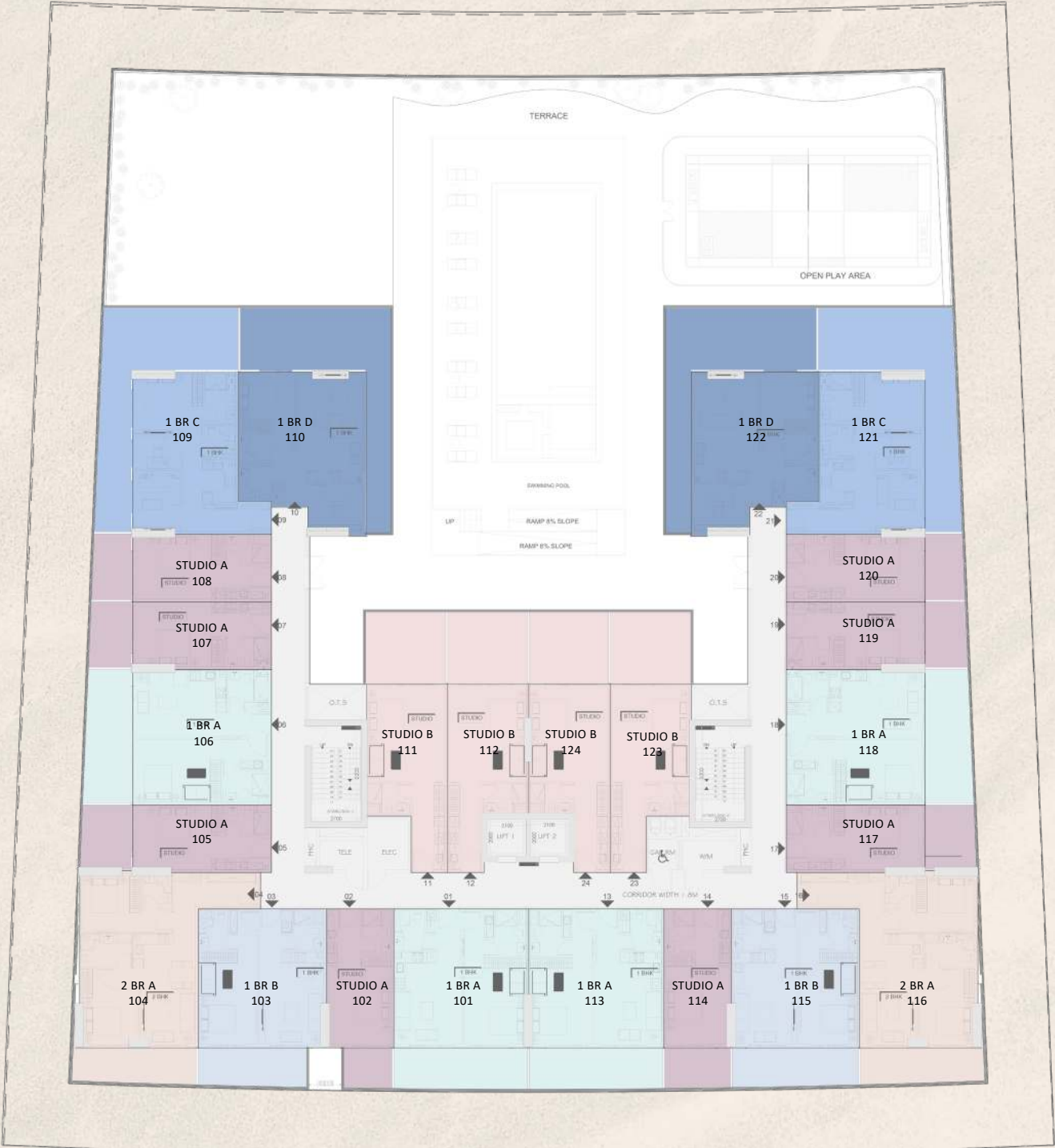


- 1 GYM
- 2 SWIMMING POOL
- 3 Outdoor Café
- 4 PARTY AREA
- 5 BBQ AREA
- 6 MINI GOLF
- 7 KIDS' ZONE



FLOOR PLAN-1st LEVEL

NO.	TYPE	SUITE	BALCONY	TOTAL
101	1 BR A	590.29	194.07	784.37
102	STUDIO A	291.81	70.83	362.64
103	1 BR B	553.48	148.43	701.91
104	2 BR A	713.43	165.44	878.87
105	STUDIO A	294.61	115.39	410.00
106	1 BR A	590.29	211.83	802.13
107	STUDIO A	293.75	96.55	390.30
108	STUDIO A	291.70	90.20	381.90
109	1 BR C	563.92	481.25	1045.18
110	1 BR D	574.58	470.60	1045.18
111	STUDIO B	404.72	196.23	600.95
112	STUDIO B	404.29	193.97	598.26
113	1 BR A	590.29	194.07	784.37
114	STUDIO A	291.81	95.05	386.85
115	1 BR B	553.48	172.44	725.92
116	2 BR A	713.22	165.55	878.77
117	STUDIO A	294.61	115.39	410.00
118	1 BR A	590.29	211.83	802.13
119	STUDIO A	293.42	96.55	389.98
120	STUDIO A	291.70	90.20	381.90
121	1 BR C	562.74	482.76	1045.50
122	1 BR D	574.58	470.17	1044.75
123	STUDIO B	404.72	196.23	600.95
124	STUDIO B	404.40	193.97	598.37



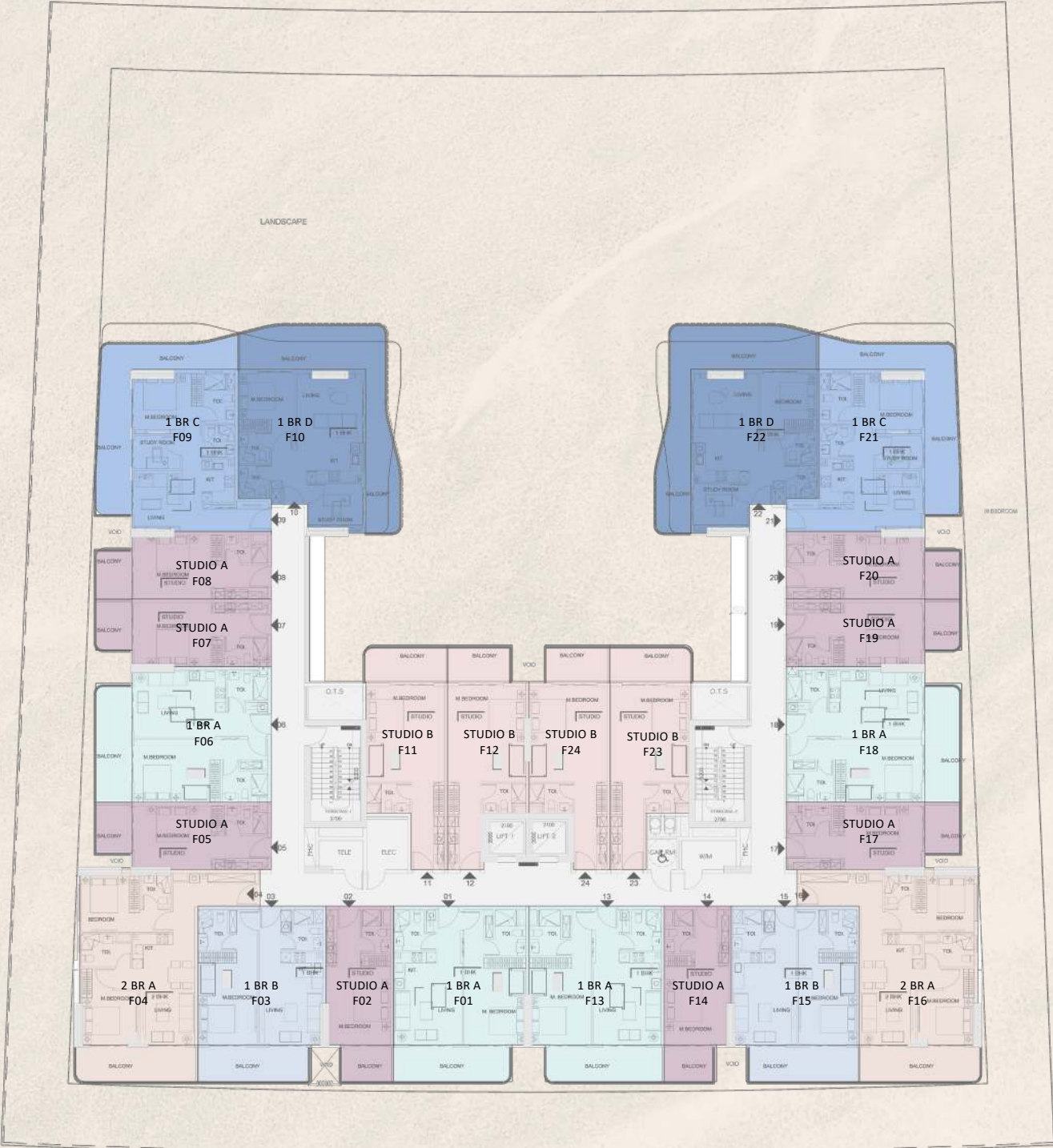
1ST



Disclaimer: (1) All materials, dimensions, and drawings are approximate and for illustration purposes. (2) Information is subject to change without notice. (3) Actual suite area may vary from the stated area. (4) Suite & balcony area may vary from floor to floor. (5) Drawings are not to scale. (6) The developer reserves the right to make revisions/alterations without any liability whatsoever. (7) Apartments are sold as unfurnished units, without furniture, furnishings, etc.

FLOOR PLAN-2nd to 5th LEVEL

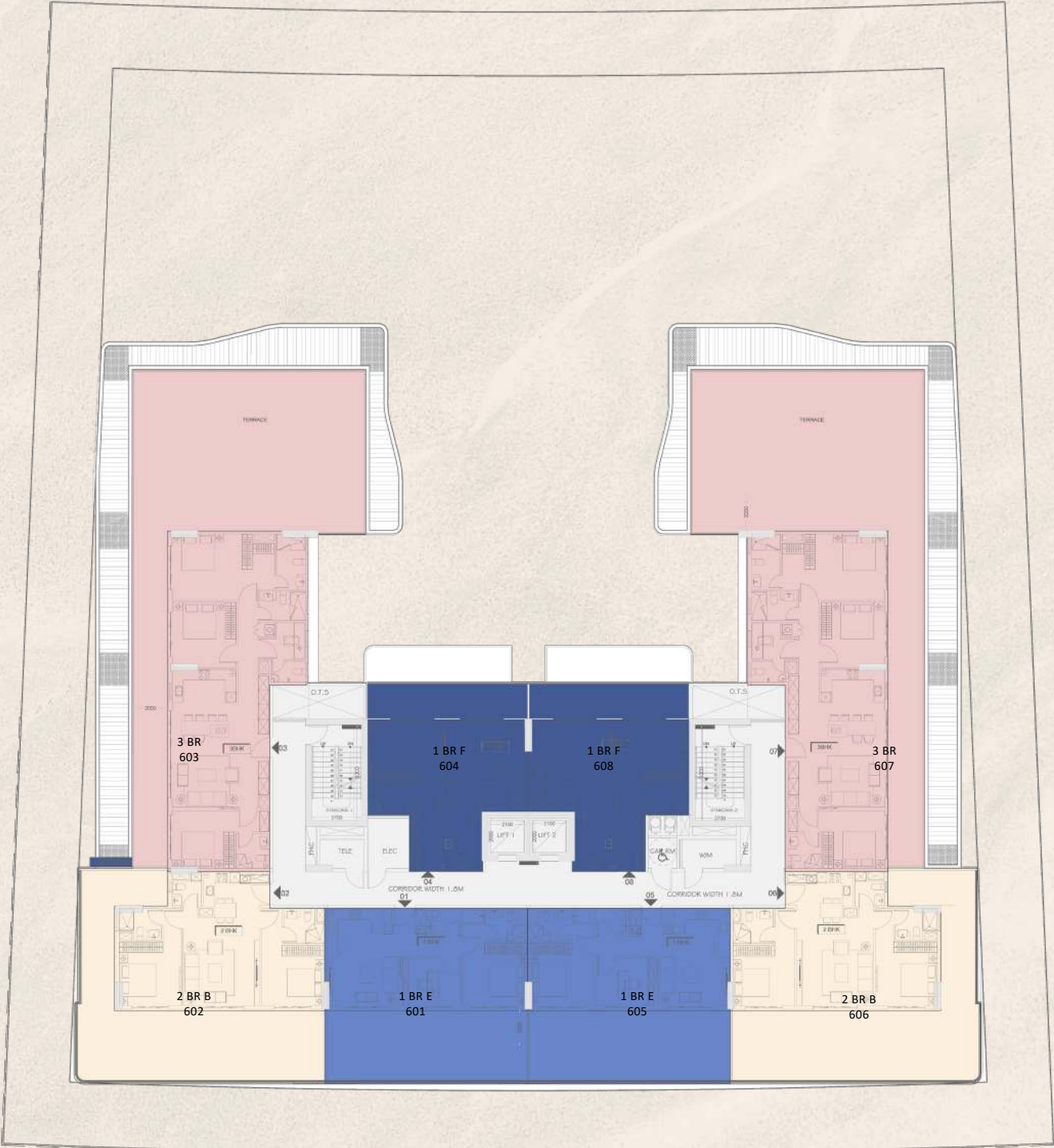
NO.	TYPE	SUITE	BALCONY	TOTAL
F01	1 BR A	590.29	141.87	732.16
F02	STUDIO A	291.81	62.86	354.67
F03	1 BR B	553.48	135.73	689.21
F04	2 BR A	713.22	148.00	861.22
F05	STUDIO A	294.61	60.71	355.32
F06	1 BR A	590.29	141.87	732.16
F07	STUDIO A	293.75	60.17	353.92
F08	STUDIO A	291.70	60.71	352.41
F09	1 BR C	563.92	367.70	931.62
F10	1 BR D	574.58	300.64	875.21
F11	STUDIO B	404.72	99.89	504.61
F12	STUDIO B	404.29	76.10	480.39
F13	1 BR A	590.29	141.87	732.16
F14	STUDIO A	291.81	60.71	352.52
F15	1 BR B	553.48	133.47	686.95
F16	2 BR A	713.22	148.00	861.22
F17	STUDIO A	294.61	60.71	355.32
F18	1 BR A	590.29	141.87	732.16
F19	STUDIO A	293.42	60.17	353.59
F20	STUDIO A	291.70	60.71	352.41
F21	1 BR C	562.63	368.99	931.62
F22	1 BR D	574.58	300.53	875.11
F23	STUDIO B	428.94	99.89	528.83
F24	STUDIO B	404.29	76.10	480.39



Disclaimer: (1) All materials, dimensions, and drawings are approximate and for illustration purposes. (2) Information is subject to change without notice. (3) Actual suite area may vary from the stated area. (4) Suite & balcony area may vary from floor to floor. (5) Drawings are not to scale. (6) The developer reserves the right to make revisions/alterations without any liability whatsoever. (7) Apartments are sold as unfurnished units, without furniture, furnishings, etc.

FLOOR PLAN-6th LEVEL

NO.	TYPE	SUITE	BALCONY	TOTAL
601.00	1 BR E	645.19	483.95	1129.13
602.00	2 BR B	769.08	828.71	1597.79
603.00	3 BR	1250.23	1621.91	2872.13
604.00	1 BR F	618.92	173.19	792.12
605.00	1 BR E	644.97	483.95	1128.92
606.00	2 BR B	768.97	828.93	1597.90
607.00	3 BR	1250.23	1621.91	2872.13
608.00	1 BR F	618.92	173.19	792.12



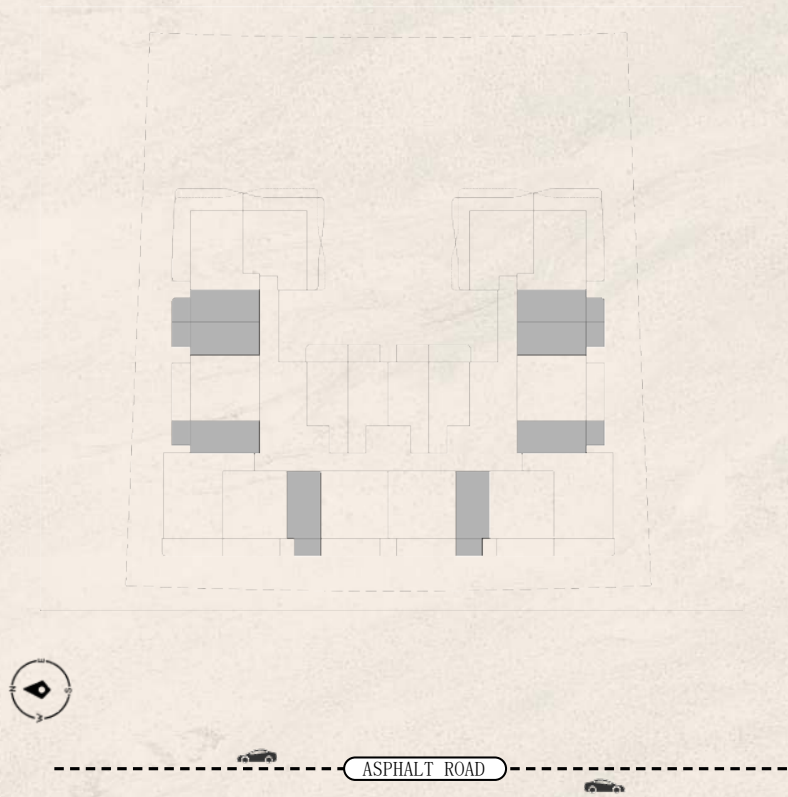
6TH



Disclaimer: (1) All materials, dimensions, and drawings are approximate and for illustration purposes. (2) Information is subject to change without notice. (3) Actual suite area may vary from the stated area. (4) Suite & balcony area may vary from floor to floor. (5) Drawings are not to scale. (6) The developer reserves the right to make revisions/alterations without any liability whatsoever. (7) Apartments are sold as unfurnished units, without furniture, furnishings, etc.

STUDIO (A)

STUDIO (A)



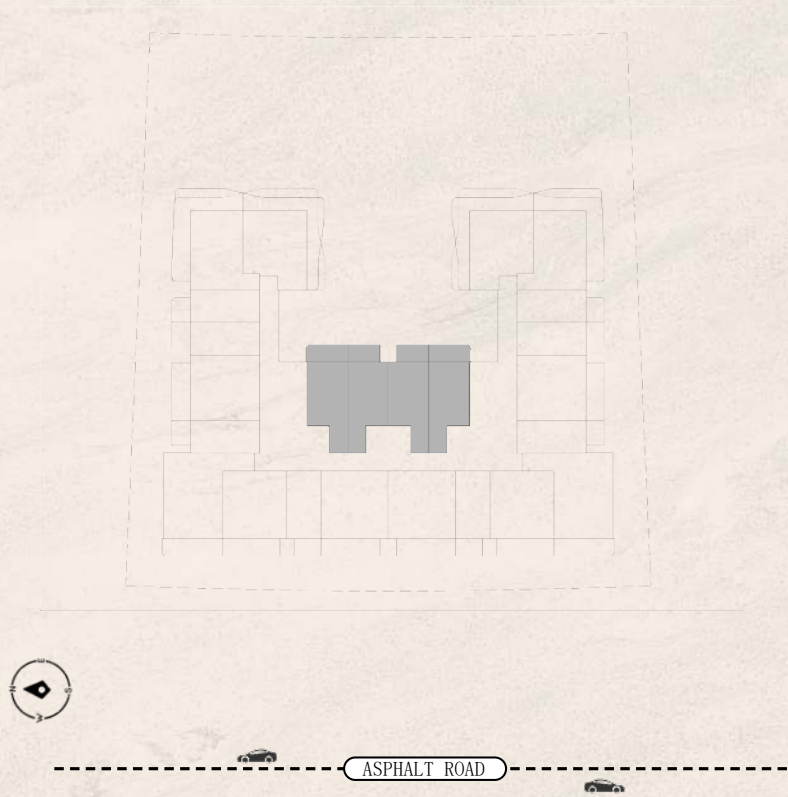
1st to 5th



NO.	Type	Suite	Balcony	Total
102	STUDIO A	291.81	70.83	362.64
105/117	STUDIO A	294.61	115.39	410.00
107	STUDIO A	293.75	96.55	390.30
108/120	STUDIO A	291.70	90.20	381.90
114	STUDIO A	291.81	95.05	386.85
119	STUDIO A	293.42	96.55	389.98
202/302/502	STUDIO A	291.81	62.86	354.67
205/217/305/317/405/417/505/517	STUDIO A	294.61	60.71	355.32
207/407	STUDIO A	293.75	60.17	353.92
208/220/408/420	STUDIO A	291.70	60.71	352.41
214/414	STUDIO A	291.81	60.71	352.52
219/419	STUDIO A	293.42	60.17	353.59
307/507	STUDIO A	293.75	60.71	354.46
308/320/508/520	STUDIO A	291.70	60.17	351.87
314/514	STUDIO A	291.81	60.17	351.98
319/519	STUDIO A	293.42	60.71	354.13
402	STUDIO A	291.70	62.86	354.56

STUDIO (B)

STUDIO (B)

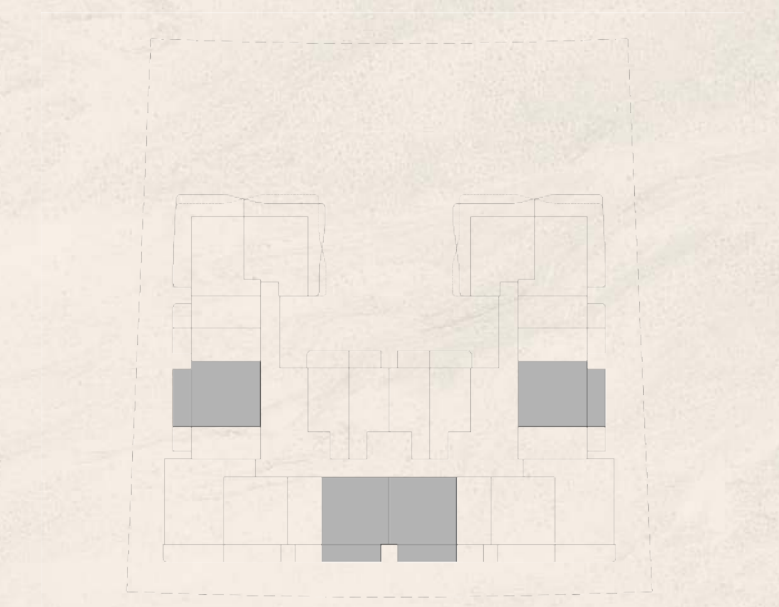


1st to 5th



NO.	Type	Suite	Balcony	Total
111/123	STUDIO B	404.72	196.23	600.95
112	STUDIO B	404.29	193.97	598.26
124	STUDIO B	404.40	193.97	598.37
211/311/323/411/423/511/523/524	STUDIO B	404.72	99.89	504.61
212/224/312/324/412/424/512	STUDIO B	404.29	76.10	480.39
223	STUDIO B	428.94	99.89	528.83

1 BR (A)



1st to 5th

1st to 5th



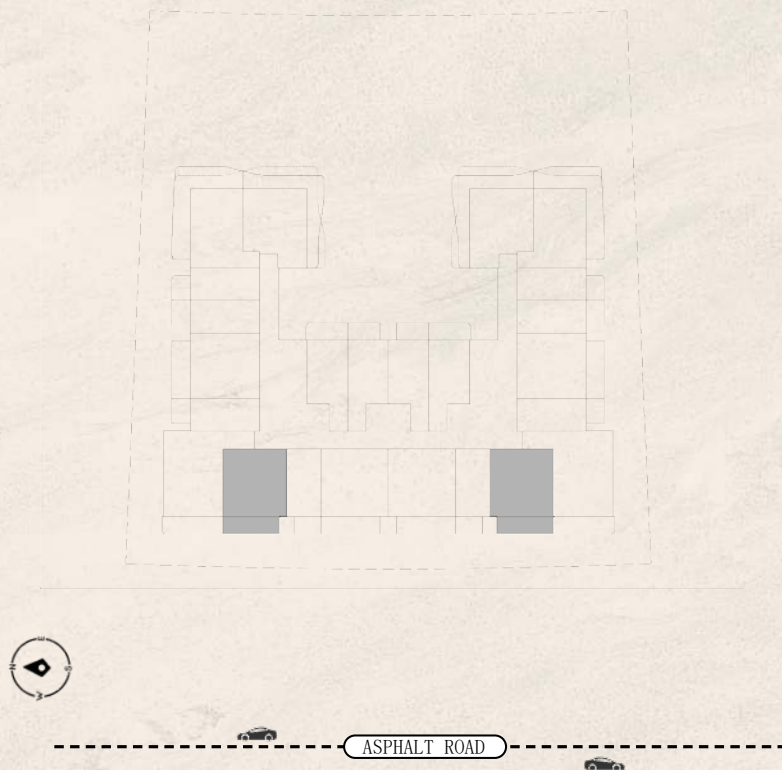
1 BR (A)



NO.	Type	Suite	Balcony	Total
101/113	1 BR A	590.29	194.07	784.37
106/118	1 BR A	590.29	211.83	802.13
201/206/213/218/401/406/413/418	1 BR A	590.29	141.87	732.16
301/306/313/318/501/506/513/518	1 BR A	590.29	142.30	732.59

1 BR (B)

1 BR (B)



1st to 5th

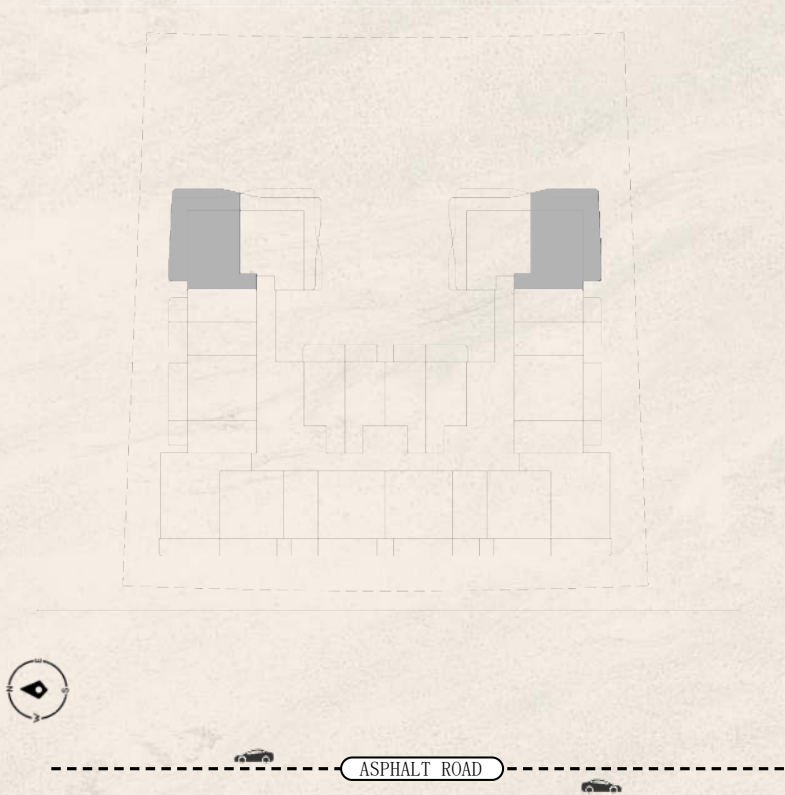
1st to 5th



NO.	Type	Suite	Balcony	Total
103	1 BR B	553.48	148.43	701.91
115	1 BR B	553.48	172.44	725.92
203/303/403/503	1 BR B	553.48	135.73	689.21
215/415	1 BR B	553.48	133.47	686.95
315/515	1 BR B	553.48	133.04	686.52

1 BED+STUDY (C)

1 BED+STUDY (C)



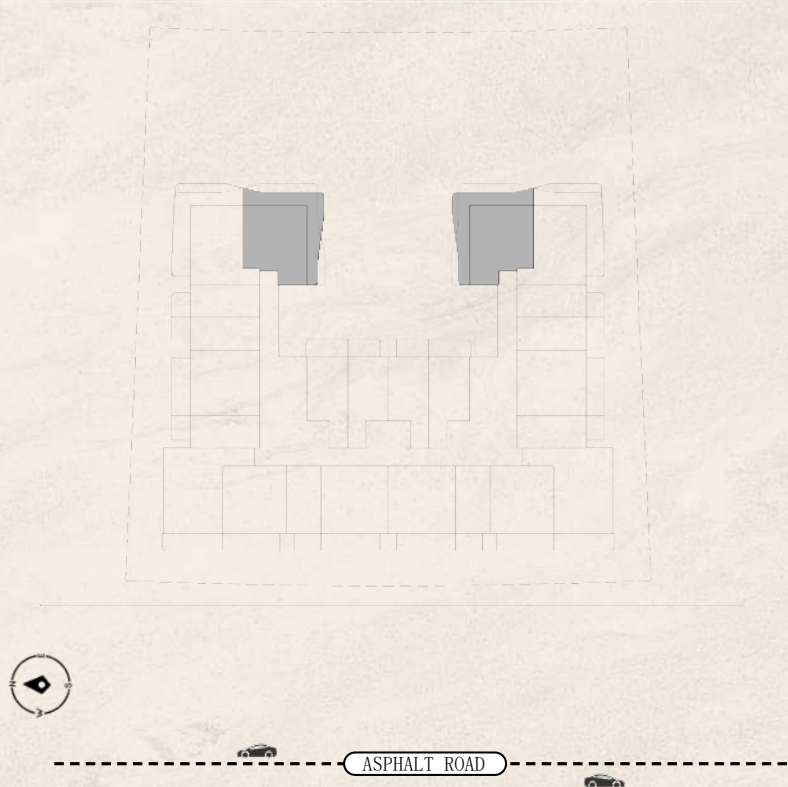
1st to 5th



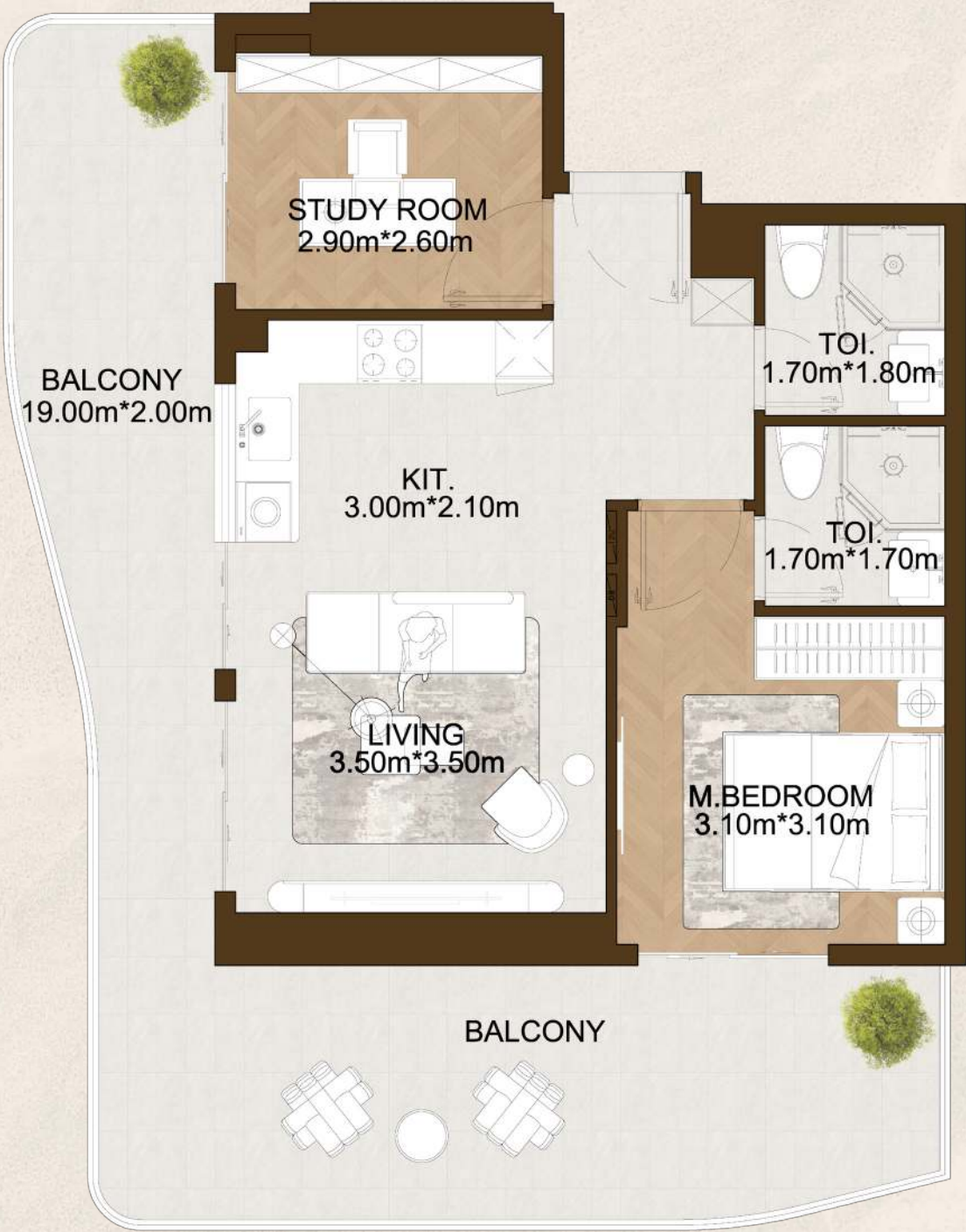
NO.	Type	Suite	Balcony	Total
109	1 BED+STUDY (C)	563.92	481.25	1045.18
121	1 BED+STUDY (C)	562.74	482.76	1045.50
209	1 BED+STUDY (C)	563.92	367.70	931.62
221	1 BED+STUDY (C)	562.63	368.99	931.62
309/509	1 BED+STUDY (C)	563.92	300.85	864.77
321/521	1 BED+STUDY (C)	562.63	302.04	864.66
409	1 BED+STUDY (C)	563.92	369.96	933.88
421	1 BED+STUDY (C)	562.63	371.14	933.77

1 BED+STUDY (D)

1 BED+STUDY (D)



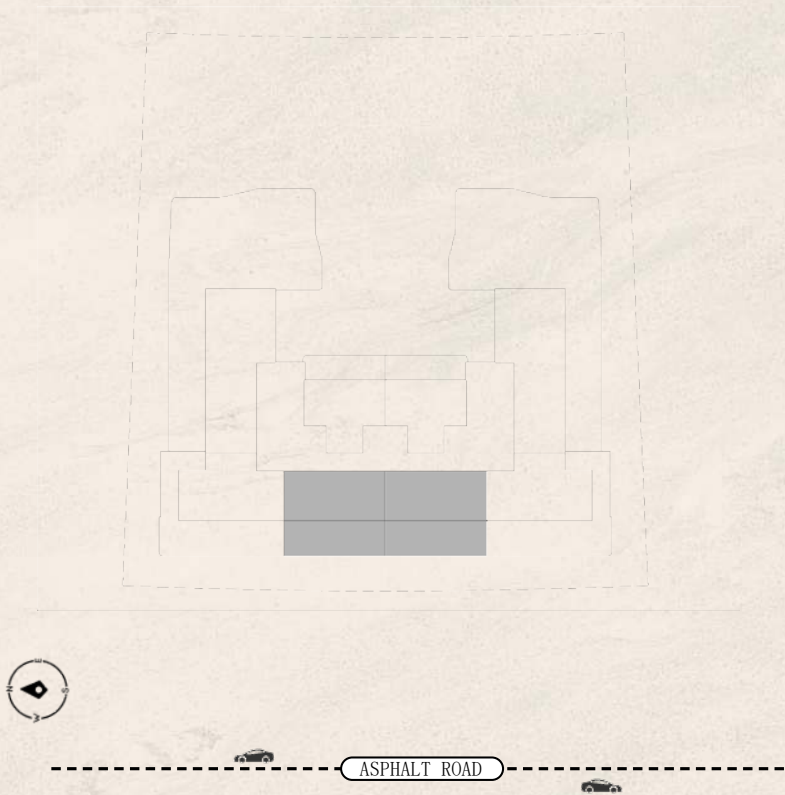
1st to 5th



NO.	Type	Suite	Balcony	Total
110	1 BED+STUDY (D)	574.58	470.60	1045.18
122	1 BED+STUDY (D)	574.58	470.17	1044.75
210	1 BED+STUDY (D)	574.58	300.64	875.21
222	1 BED+STUDY (D)	574.58	300.53	875.11
310/322	1 BED+STUDY (D)	574.58	381.15	955.73
410/422	1 BED+STUDY (D)	574.58	298.38	872.95
510/522	1 BED+STUDY (D)	574.58	381.15	955.73

1 BED+STUDY (E)

1 BED+STUDY (E)



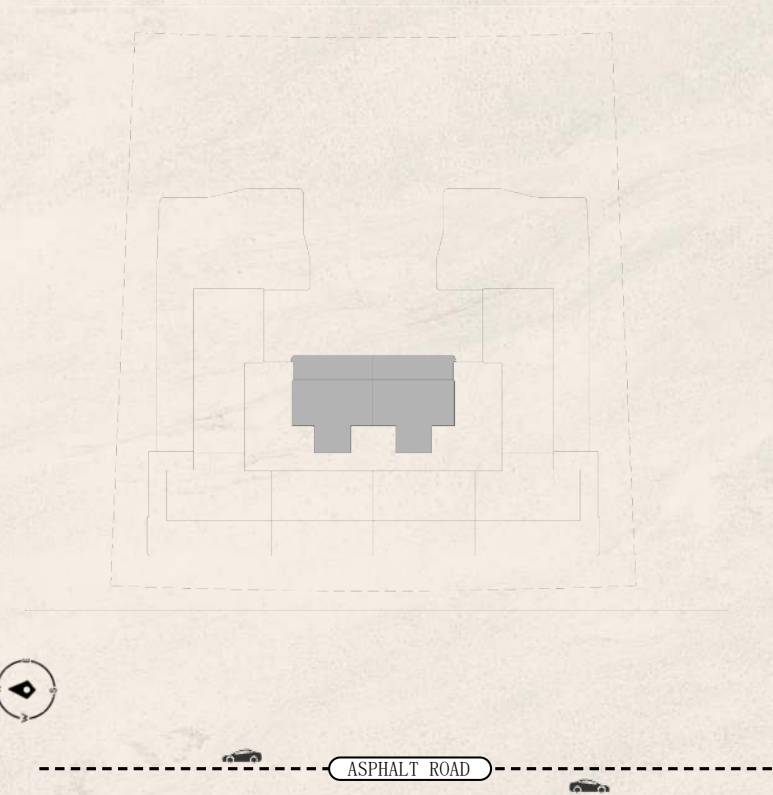
1st to 5th

6th



NO.	Type	Suite	Balcony	Total
601	1 BED+STUDY (E)	645.19	483.95	1129.13
605	1 BED+STUDY (E)	644.97	483.95	1128.92

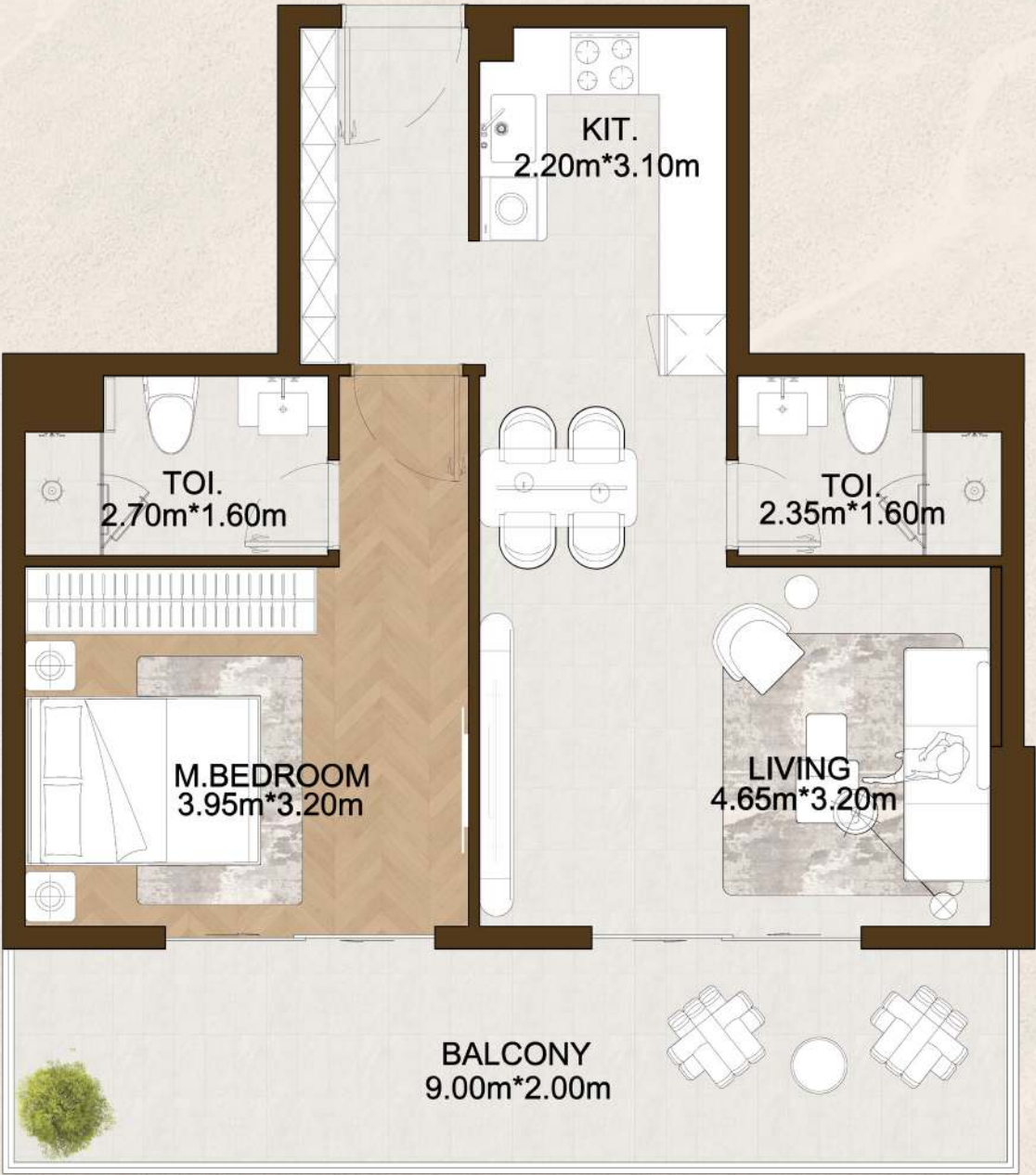
1 BR (F)



6th



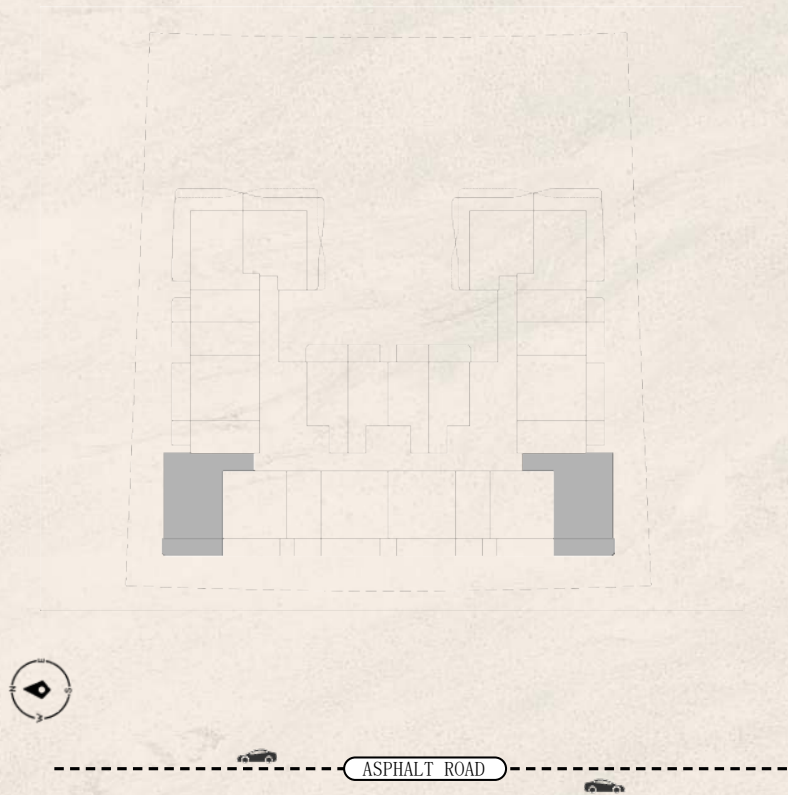
1 BR (F)



NO.	Type	Suite	Balcony	Total
604/608	1 BR F	618.92	173.19	792.12

2 BR (A)

2 BR (A)

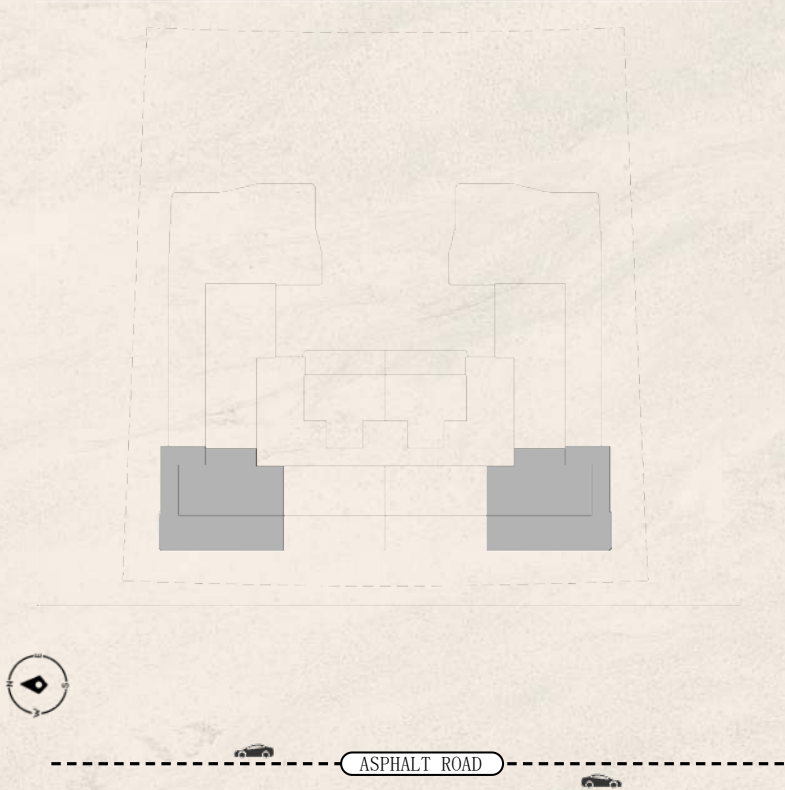


1st to 5th



NO.	Type	Suite	Balcony	Total
104	2 BR A	713.43	165.44	878.87
116	2 BR A	713.22	165.55	878.77
204/216/304/316/416/504/516	2 BR A	713.22	148.00	861.22
404	2 BR A	713.00	148.00	861.01

2 BR (B)



6th

6th



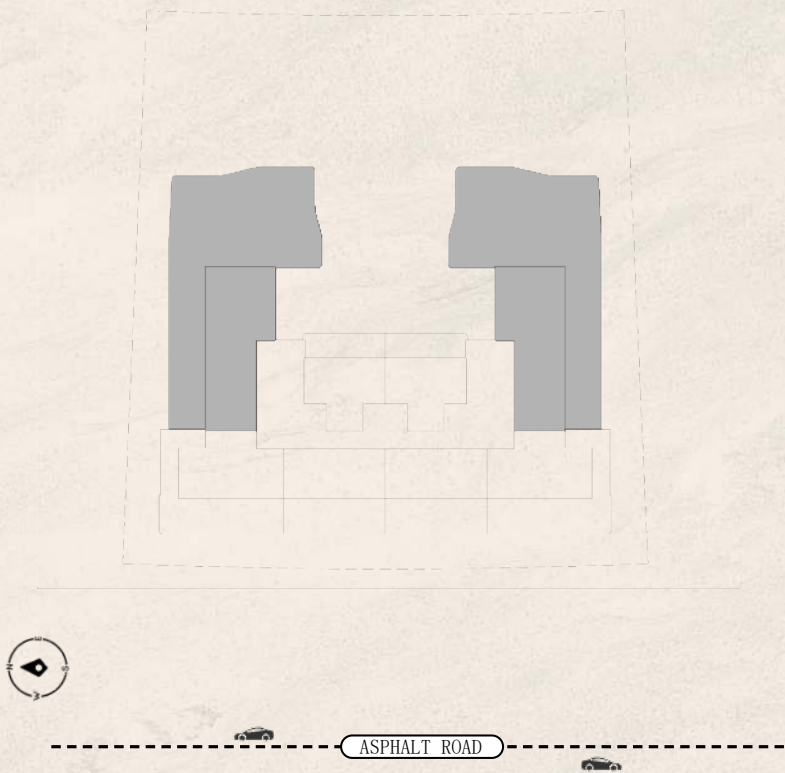
2 BR (B)



NO.	Type	Suite	Balcony	Total
602	2 BR B	769.08	828.71	1597.79
606	2 BR B	768.97	828.93	1597.90

3 BR

3 BR



6th



6th



NO.	Type	Suite	Balcony	Total
603/607	3 BR	1250.23	1621.91	2872.13



Exquisite solitary living

Your Corner of the City. Your Rules.



STUDIO



Start of exquisite life

The quality of a one-bedroom unit lies in
"a personal rhythm uncompromised by space."



1-BEDROOM





1-BEDROOM





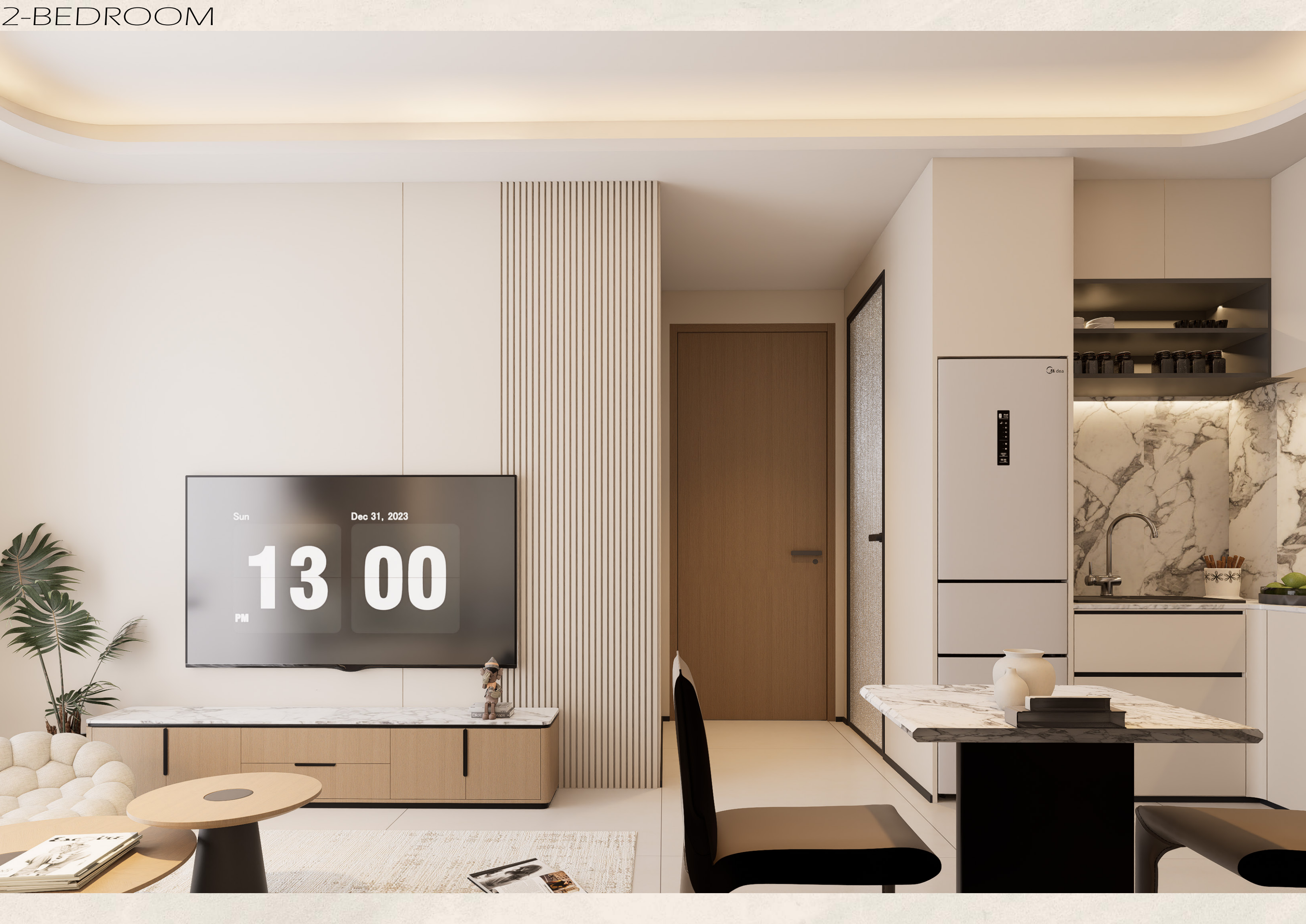


A Leisurely Life

The balance of space, and a tacit understanding of keeping proper boundaries amid intimacy.



2-BEDROOM





2-BEDROOM



2-BEDROOM



SMART HOME

Intelligent Living

A cohesive smart home awakens with dawn: self-adjusting curtains open as AI brews personalized coffee and holograms deliver weather updates. Smart mirrors analyze outfits, countertops optimize recipes via ingredient scans, while floor-mapped robots clean precisely.

Voice commands activate adaptive entry lighting; bathrooms auto-adjust water settings via biometrics. Embedded AI predicts needs through multimodal inputs – deploying therapeutic light for mood balance – merging efficiency with ambient cybernetic harmony.





HZ DEVELOPMENT