

تڪاڙيا

Ta  
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Ya

UNION  
PROPERTIES

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الاتحاد العقارية  
Union Properties  
Since 1987

TAKAYA TOWER

Union  
Properties  
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EXCITEMENT  
AT EVERY TURN



# DUBAI WHERE VISION MEETS OPPORTUNITY

The UAE stands out for its security, stability, and global outlook—making it a top choice for those seeking opportunity and a higher quality of life. Its investor-friendly policies, strong economy, and forward-thinking leadership attract both professionals and investors. Dubai, in particular, is a global hub for commerce, hospitality, and lifestyle. With high rental yields and strong investment potential, it offers unmatched opportunities—whether you’re looking for returns, growth, or a vibrant place to live.



0% Income &  
Capital Gains Tax



10-Year  
Golden Visa Eligibility



Ranked #1  
Safest City in the Region



7–8% Rental Yields  
in Prime Zones



Top 5 Global Tourism &  
Business Hub













THE LOCATION

# MOTOR CITY BY UNION PROPERTIES

Where Lifestyle Drives Living

A master-planned suburban oasis built around open spaces, greenery, and convenience Motor City is one of Dubai’s most established and family-friendly neighborhoods, perfectly positioned at the crossroads of New Dubai.

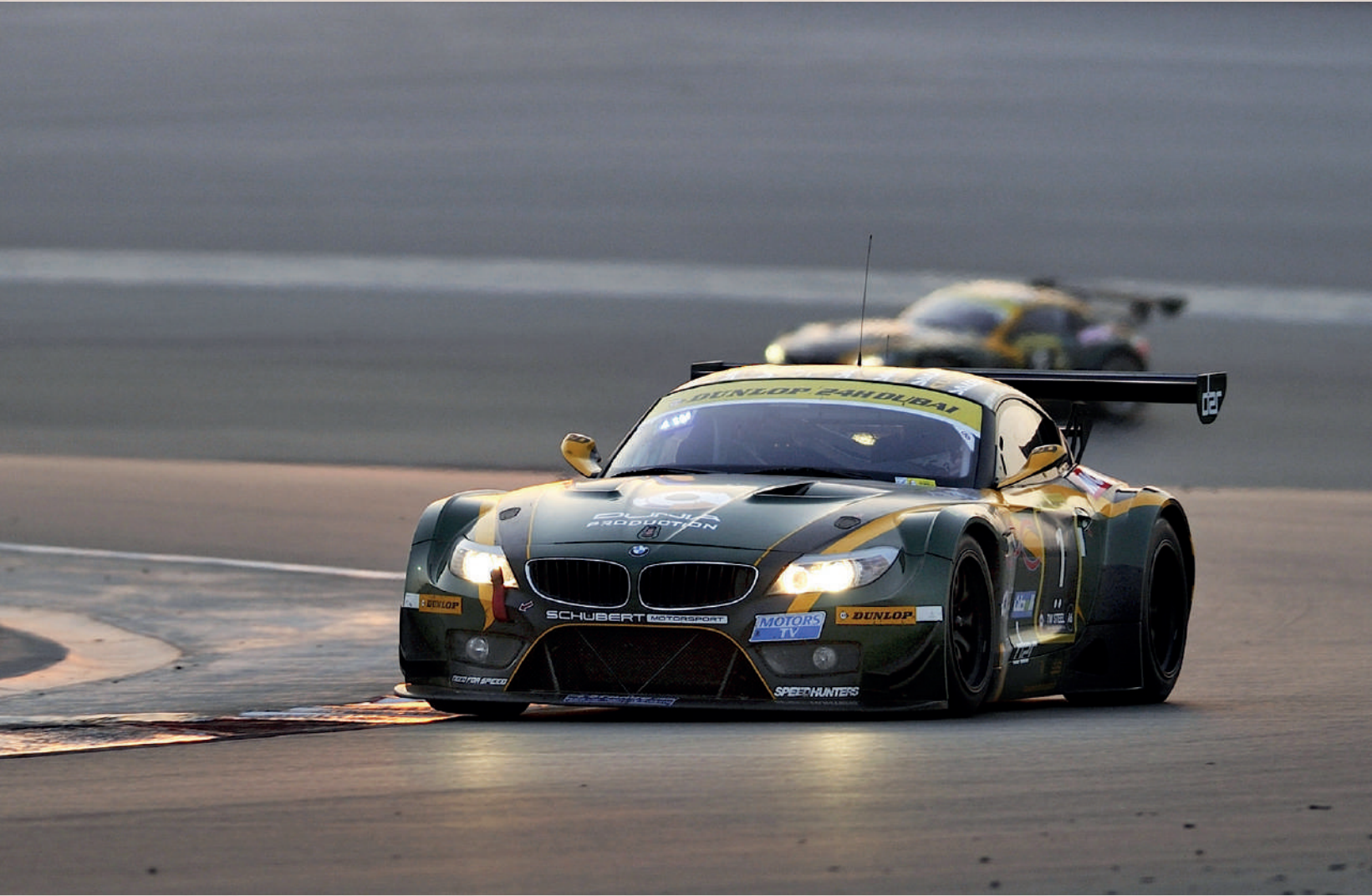
 Lush green parks  
& Jogging tracks

 Vibrant F&B, retail  
and community hubs

 Schools, nurseries and  
clinics within walking distance

 Home to Dubai Autodrome  
and thriving expat communities

Takaya is the newest icon in a district known for quality living.





MASTER DEVELOPER

# UNION PROPERTIES

**Crafting Communities Since 1987**

What started as a bold vision has evolved into a legacy of innovation and trust in the UAE's property development landscape. From day one, Union Properties set its sights on redefining what's possible, establishing itself as a trailblazer in both residential and commercial real estate.



Each of our developments reflects a deep commitment to shaping the future of urban living. At Union Properties, we don't just build structures, we create destinations designed to inspire, connect, and endure. Our journey is marked by resilience, creativity, and a passion for building communities that last generations.

With more than three decades of experience, we continue to push boundaries, aligned with Dubai's 2030 vision of a smarter, more sustainable city. Through our subsidiaries, ServeU, Dubai Autodrome, The Fitout, EDACOM, and GMAMCO, we deliver excellence at every level.

**Takaya is the newest icon in a district known for quality living.**







MILESTONES

# DISTINGUISHED HISTORY WITH IMPORTANT MILESTONES





What started as a bold vision has evolved into a legacy of innovation and trust in the UAE's property development landscape. From day one, Union Properties set its sights on redefining what's possible, establishing itself as a trailblazer in both residential and commercial real estate.

Over the years, our journey has been marked by landmark achievements—each project a reflection of our commitment to excellence and forward-thinking design. With a portfolio that includes some of Dubai's most iconic developments, Union Properties has consistently pushed boundaries, shaping communities and setting new standards in real estate.







TAKAYA TOWER





TAKAYA IS A LIFE FILLED WITH

# EXCITEMENT AT EVERY TURN

Every moment is infused with energy, discovery, and intentional design.

Whether you're strolling through the elevated Sky Garden, enjoying a spontaneous meet-up at a vibrant café, or stepping into a meticulously crafted home, there's always something new to uncover.



Overlooking to Dubai  
Autodrome / community



Family oriented &  
Pet-friendly community



Highly accessible, luxurious,  
affordable & Spacious urban living



Above – Standard façade, for noise  
reduction & thermal insulation



200,000 sqft  
Sky Garden



24 Class  
Amenities





TAKAYA COMMUNITY

# A VISION, FULFILLED

Discover a serene community offering modern living, surrounded by lush landscapes and vibrant social hubs.

This exceptional freehold development blends urban sophistication with suburban tranquility, making it a smart investment and a remarkable place to call home.



744 Refined  
Apartments



39  
Townhouse



5 Signature  
Villas



Lively Retail  
Boulevard

Enjoy luxurious amenities, flexible payment plans, and an environment built for well-being, connection, and future-forward living.











TAKAYA TOWER

# EXCITEMENT AT EVERY TURN

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# Location

1. Dubai Hills Mall .....

2. Arabian Ranches .....

3. Dubai Science Park .....

4. Dubai Production City .....

5. Mall of the Emirates .....
- ⑮ Min

⑮ Min

⑮ Min

⑮ Min

⑮ Min
6. Jumeirah Golf Estates .....

7. Jebel Ali Racecourse .....

8. Palm Jumeirah .....

9. Dubai International Airport .....

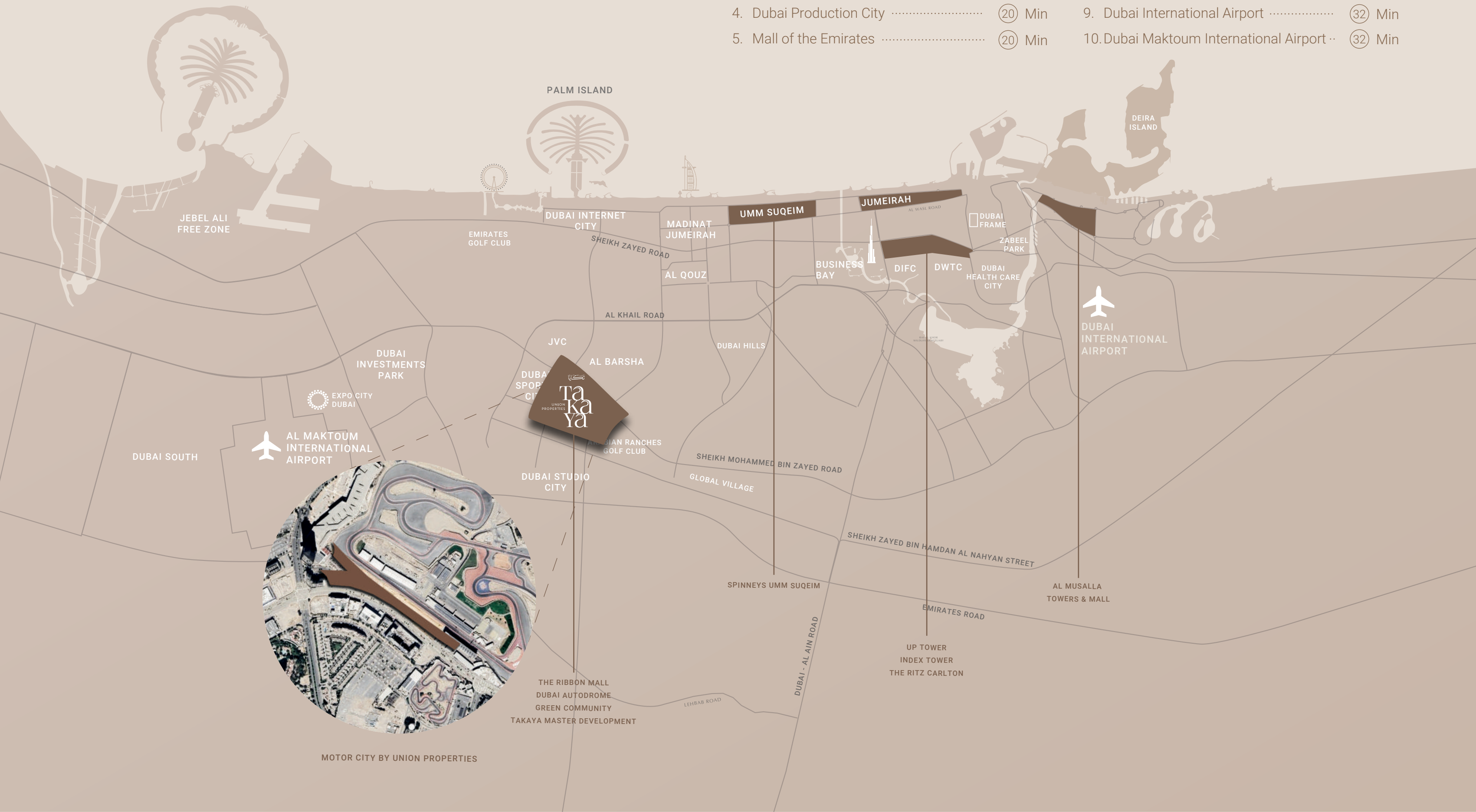
10. Dubai Maktoum International Airport ..
- ⑮ Min

⑮ Min

⑮ Min

⑮ Min

⑮ Min





COMMUNITY

# AT THE CENTRE OF IT ALL

 1 min  
To Dubai Autodrome

 5 min  
To GEMS Metropole School

 5 min  
To Fitness First Gym

 5 min  
To Gymnation Gym

 5 min  
To UFC Gym

 5 min  
To First Avenue Mall

 5 min  
To The Ribbon Mall

 5 min  
To Motor City Business Park

 6 min  
To Prime Medical Centre

 6 min  
To Emirates Hospital Medical Centre

 6 min  
To Spinneys Market

 7 min  
To Green Community



INTERIOR RENDERS

# WHERE CRAFT MEETS COMFORT













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INTERIOR RENDERS

# REFINED INTERIORS WITH PREMIUM FINISHES





INTERIOR RENDERS

# OPEN-PLAN KITCHENS WITH SMART APPLIANCES















INTERIOR RENDERS

# TRANQUIL BEDROOMS DESIGNED FOR COMFORT

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BEDROOM



TWENTY FOUR +

# WORLD CLASS AMENITIES



3 Gyms



2 BBQ Areas



2 Squash Courts



200,000 sqft Sky Garden



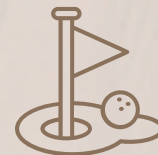
Kids Play Area



Jogging Track



Retail Outlets



Golf Simulator



Basket ball Half Court



Swimming Pool



Performance/Party Hall



3 Multipurpose Rooms



Co-Working Spaces



Cinema / AV Room











AMENITIES

# RESORT LIVING EVERYDAY





AMENITIES

# INFINITY POOL WITH DOWNTOWN VIEWS









AMENITIES

# SERENE, LIGHT FILLED OPEN SPACES











Italianni's

Surf & Turf

#CaFe





AMENITIES

CONVENIENCE  
AT YOUR  
DOORSTEP









COMMUNITY

# A VIBRANT COMMUNITY WHERE NEIGHBORS BECOME FRIENDS

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COMMUNITY

# UNMATCHED DOWNTOWN VISTAS

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COMMUNITY

# CONNECT WITH NATURE

Relax in TAKAYA amidst the blossoming gardens and green walkways full of flora and fauna while listening to the songs of local and migratory birds.















DESIGNED FOR LIVING

# 30 STOREY BUILDING

Explore thoughtfully crafted layouts that reflect how people truly live. Smart storage, generous rooms, and private outdoor spaces come standard.



1-4 Bedroom  
Apartments



Penthouse  
Duplexes

DURING CONSTRUCTION

60%

POST-HANDOVER

40%

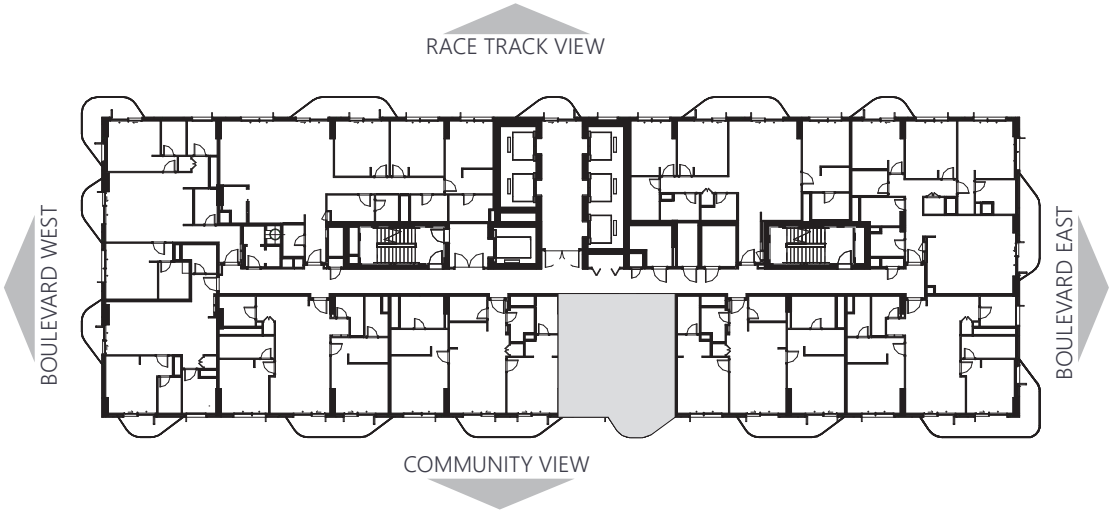


# TAKAYA | 1 BEDROOM APARTMENT

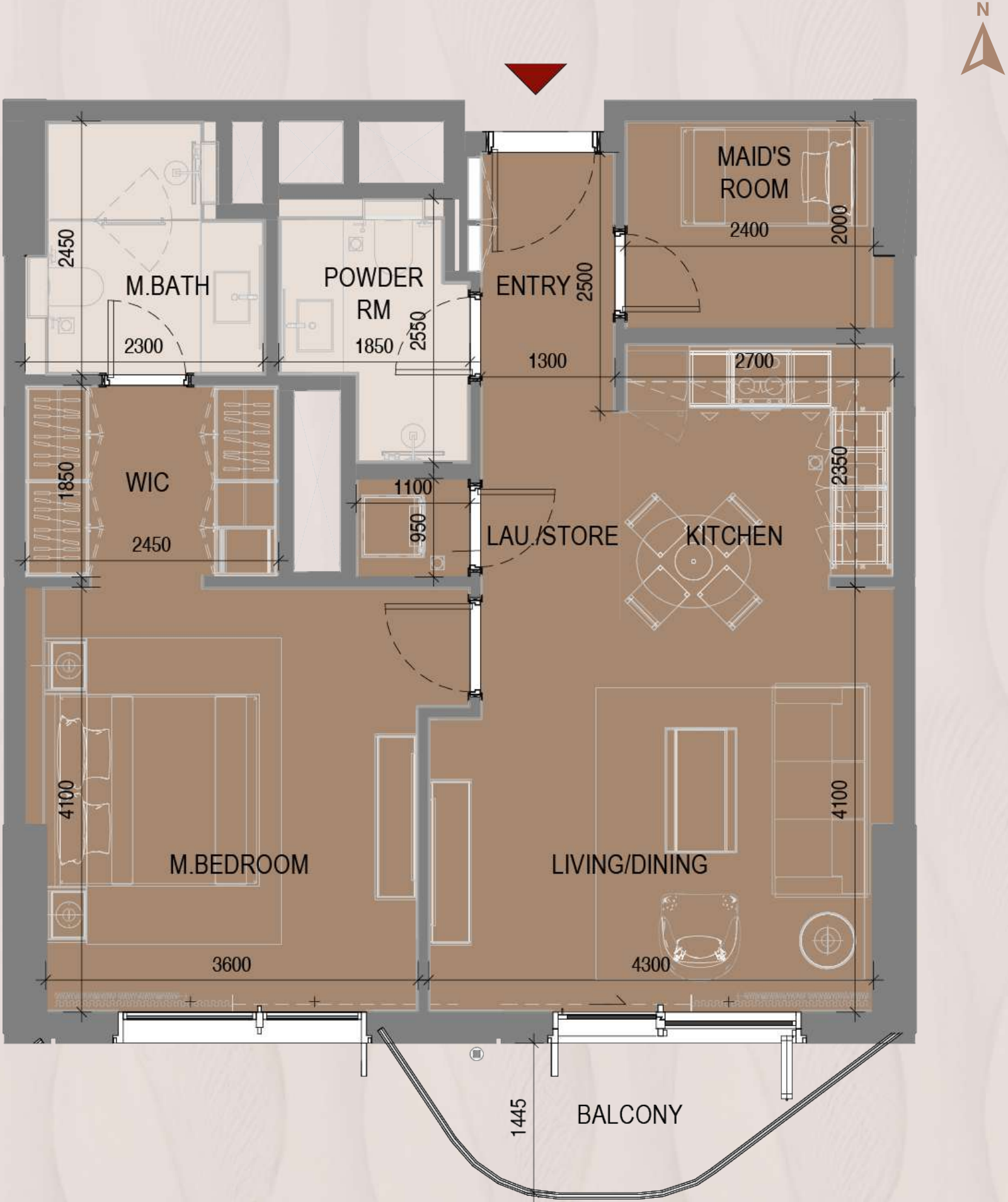
## TYPE 1.1

### TOTAL AREA

|              |              |
|--------------|--------------|
| Suite Area   | 768.70 sq.ft |
| Balcony Area | 62.54 sq.ft  |
| Total Area   | 831.24 sq.ft |



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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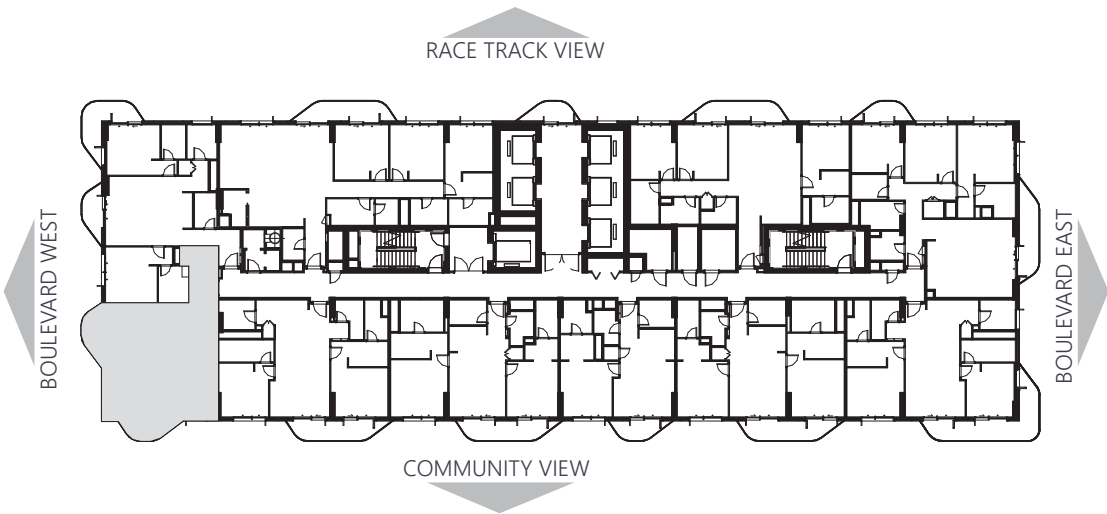


# TAKAYA | 1 BEDROOM APARTMENT

## TYPE 5.1

### TOTAL AREA

|              |              |
|--------------|--------------|
| Suite Area   | 843.35 sq.ft |
| Balcony Area | 125.94 sq.ft |
| Total Area   | 969.29 sq.ft |



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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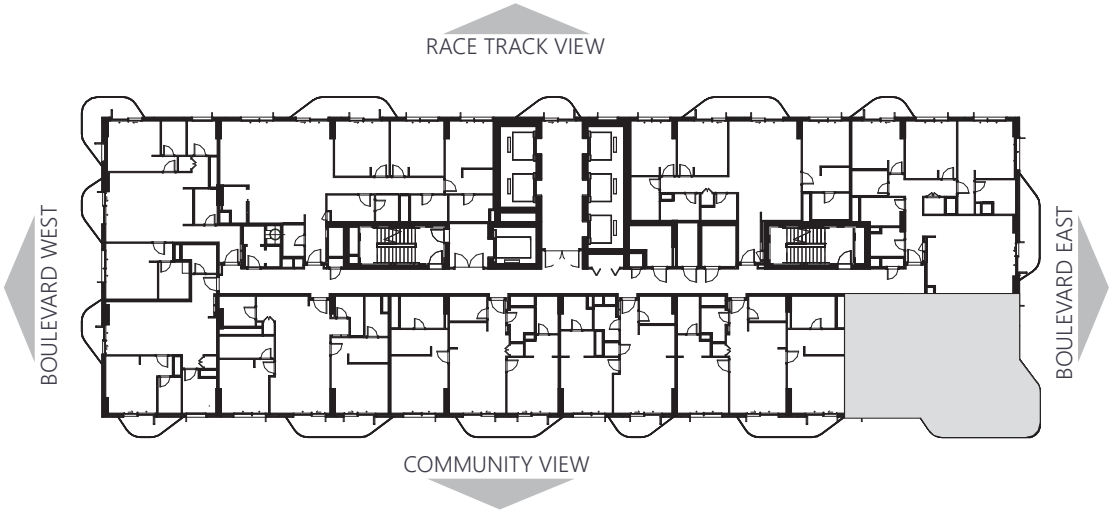


# TAKAYA | 2 BEDROOM APARTMENT

## TYPE 1A.1

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 1,152,92 sq.ft |
| Balcony Area | 208,93 sq.ft   |
| Total Area   | 1,361.85 sq.ft |



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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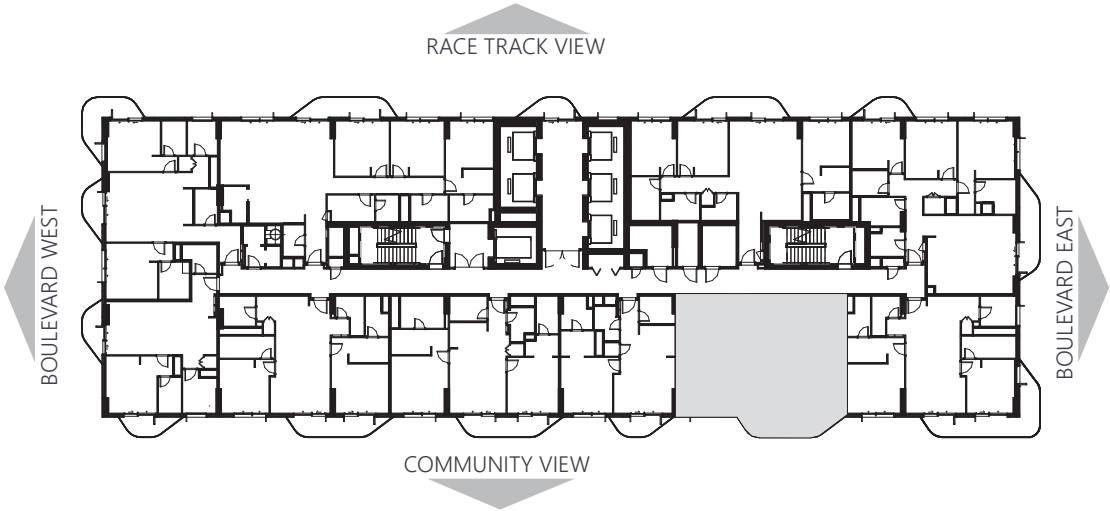


# TAKAYA | 2 BEDROOM APARTMENT

## TYPE 1B.1

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 1,138.75 sq.ft |
| Balcony Area | 118.83 sq.ft   |
| Total Area   | 1,256,58 sq.ft |



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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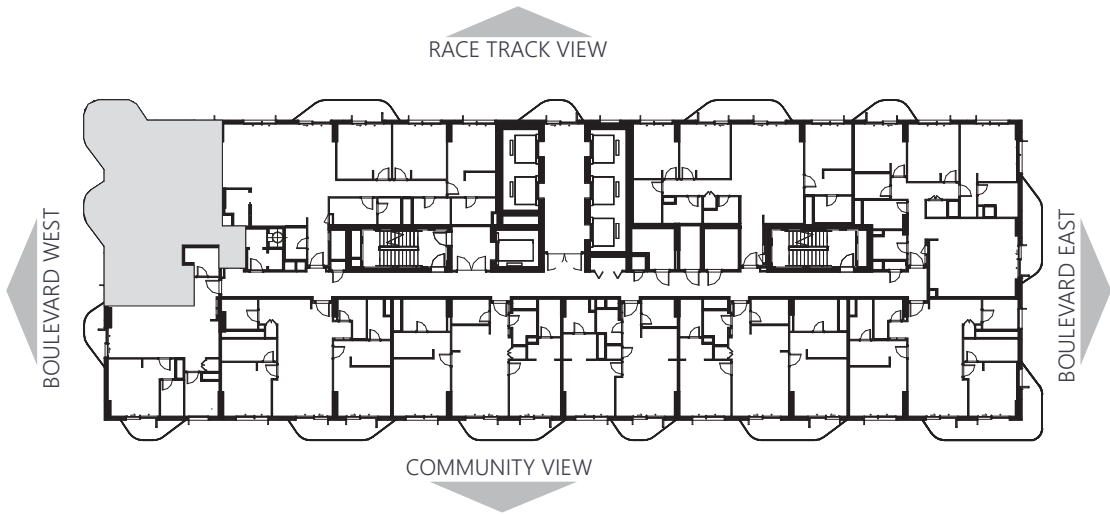


# TAKAYA | 2 BEDROOM APARTMENT

## TYPE 3.1

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 1,125.04 sq.ft |
| Balcony Area | 182.56 sq.ft   |
| Total Area   | 1,307.60 sq.ft |



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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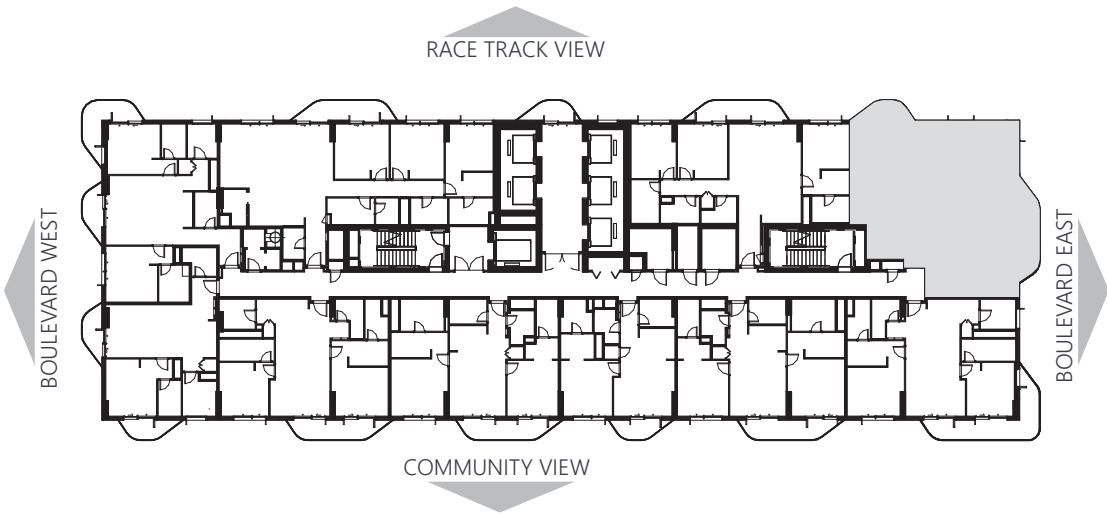


# TAKAYA | 3 BEDROOM APARTMENT

## TYPE 1.1

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 1,457.86 sq.ft |
| Balcony Area | 182.02 sq.ft   |
| Total Area   | 1,639.88 sq.ft |



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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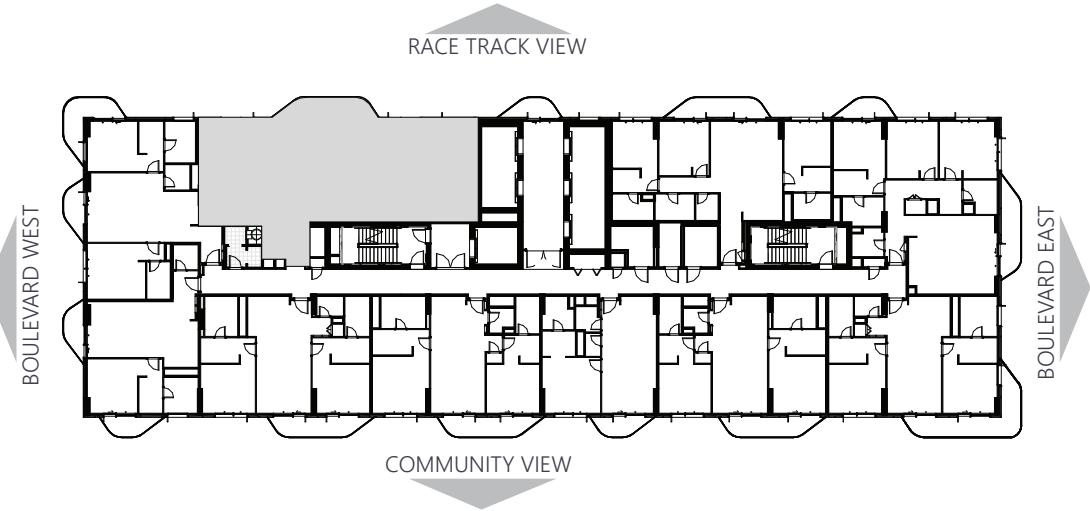


# TAKAYA | 3 BEDROOM APARTMENT

## TYPE 2.1

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 1,755.92 sq.ft |
| Balcony Area | 118.73 sq.ft   |
| Total Area   | 1,874.64 sq.ft |



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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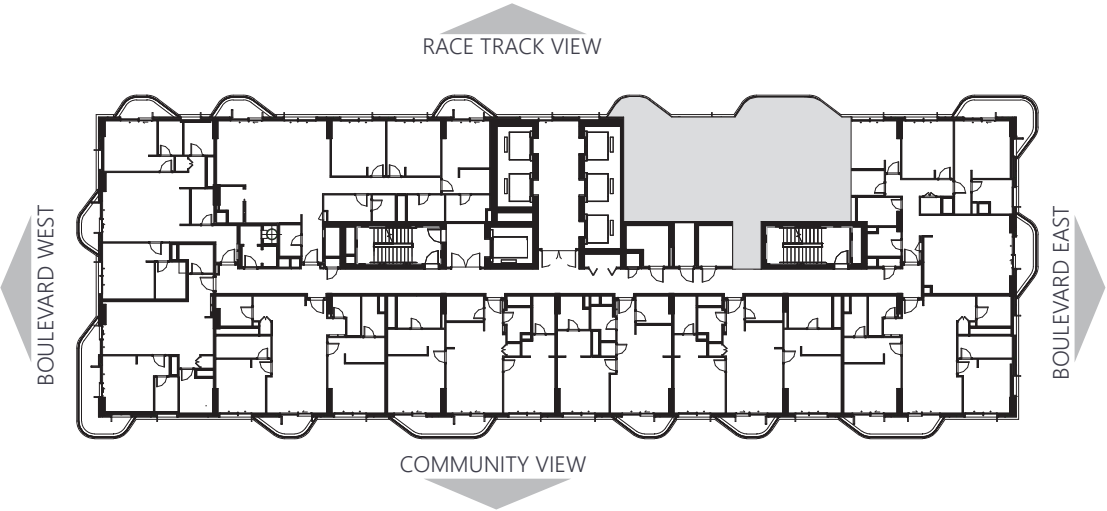


# TAKAYA | 3 BEDROOM APARTMENT

## TYPE 5.2

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 1,392.96 sq.ft |
| Balcony Area | 180.73 sq.ft   |
| Total Area   | 1,573.68 sq.ft |



KEYPLAN - LEVEL 04 (TYP. ODD LEVELS UPTO L16)



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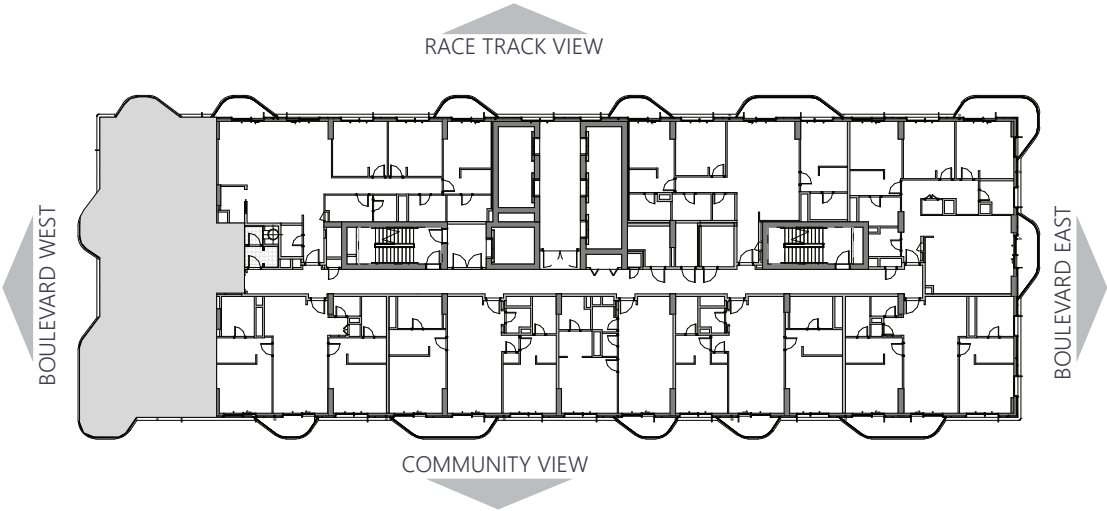


# TAKAYA | 4 BEDROOM APARTMENT

## TYPE 1

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 2,017.91 sq.ft |
| Balcony Area | 321.20 sq.ft   |
| Total Area   | 2,339.11 sq.ft |



KEYPLAN - LEVEL 18 (TYP. EVEN LEVELS UPTO L28)



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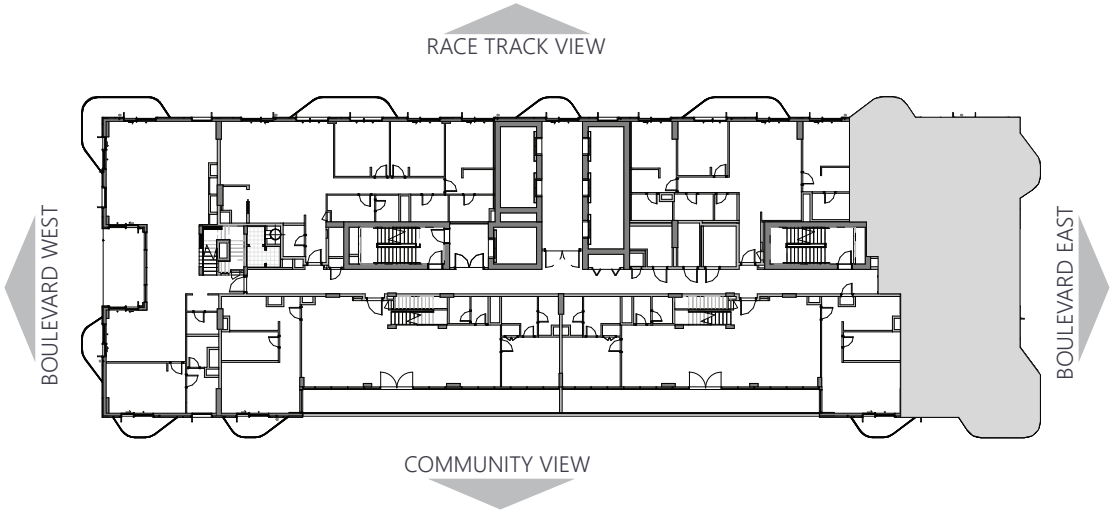


# TAKAYA | PENTHOUSE DUPLEX

## TYPE 3B

### TOTAL AREA

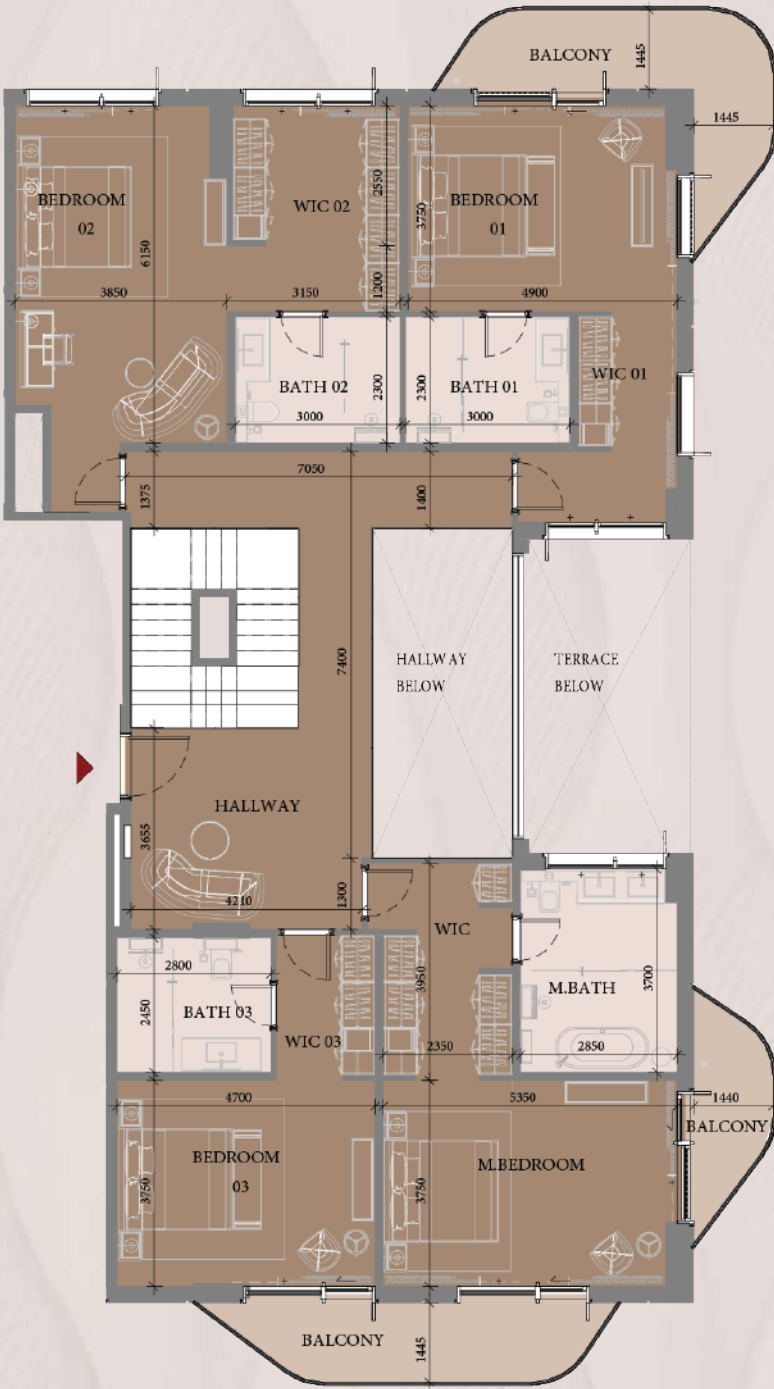
|              |                |
|--------------|----------------|
| Suite Area   | 4,298.68 sq.ft |
| Balcony Area | 824.08 sq.ft   |
| Total Area   | 5,122.76 sq.ft |



KEYPLAN - LEVEL 29



LEVEL 29



LEVEL 30

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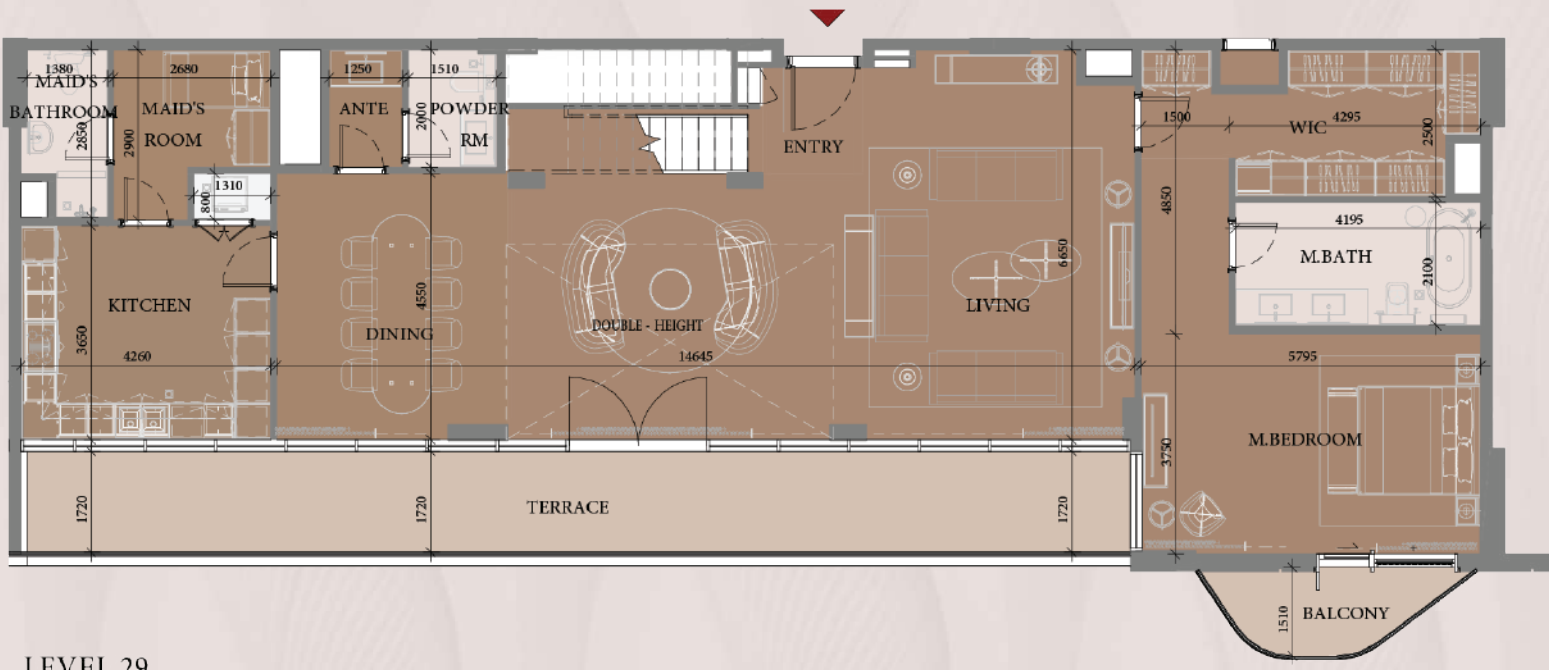
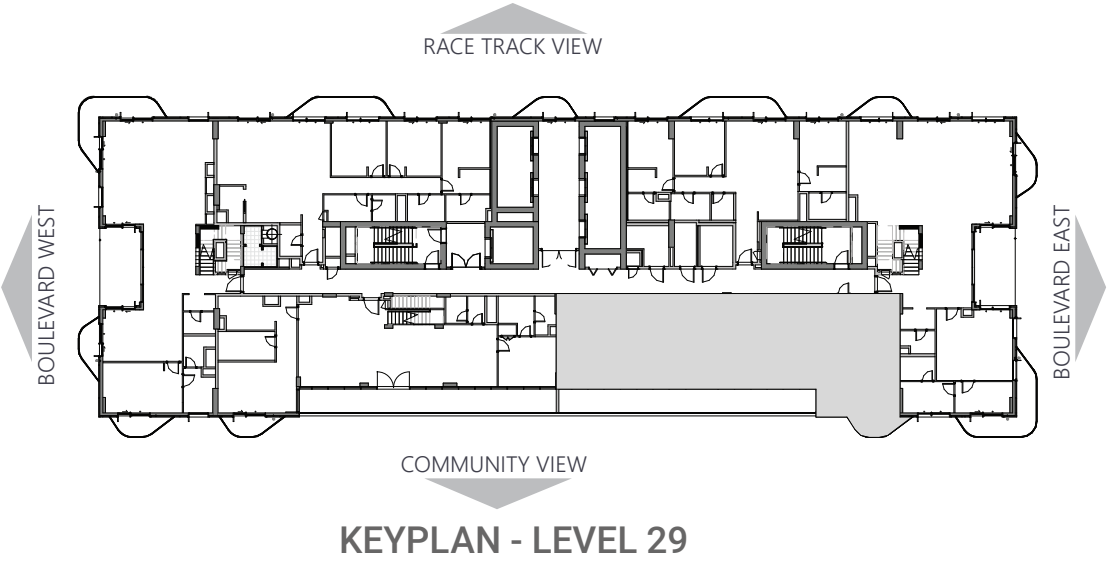


# TAKAYA | PENTHOUSE DUPLEX

## TYPE 5.1

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 3,489.34 sq.ft |
| Balcony Area | 442.72 sq.ft   |
| Total Area   | 3,932.06 sq.ft |



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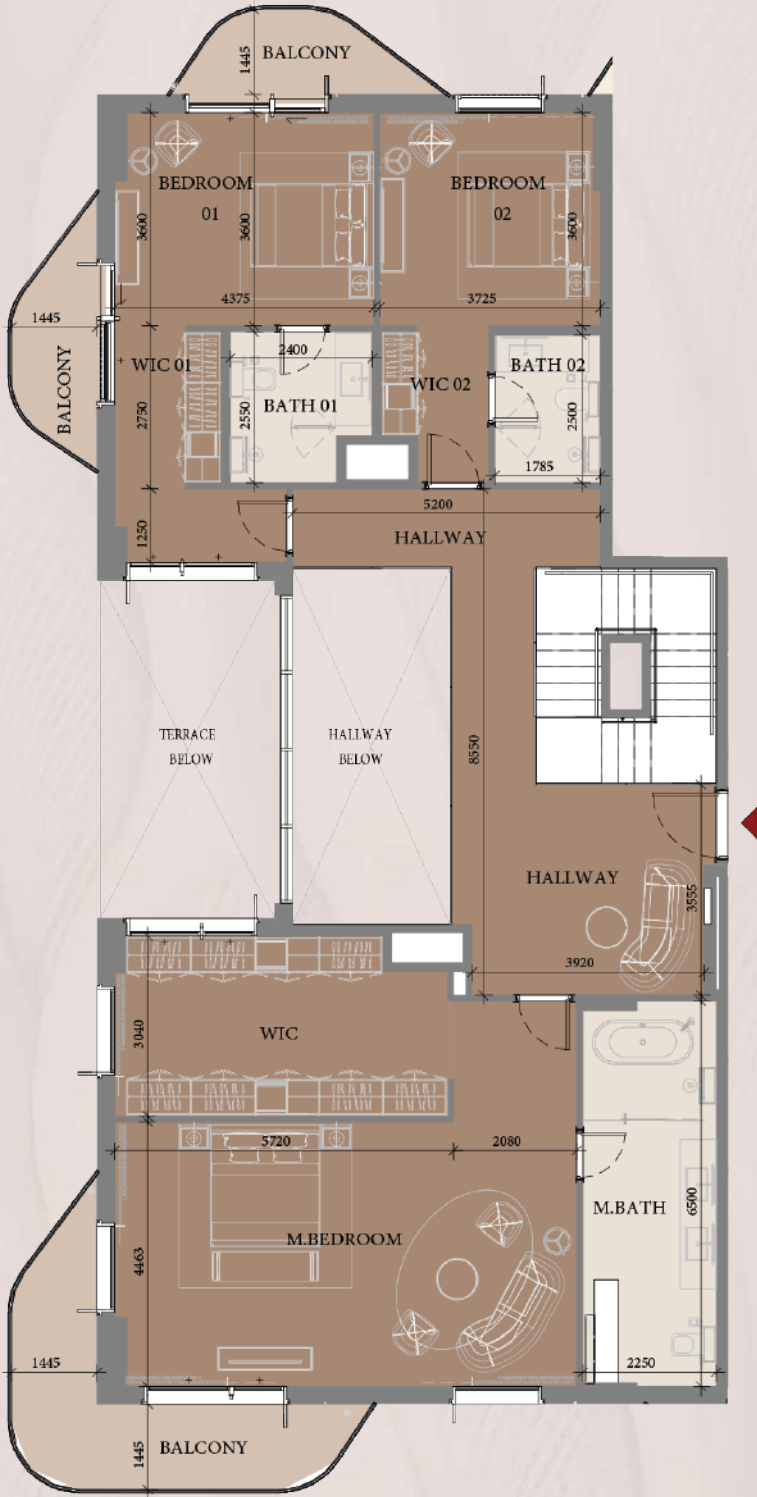
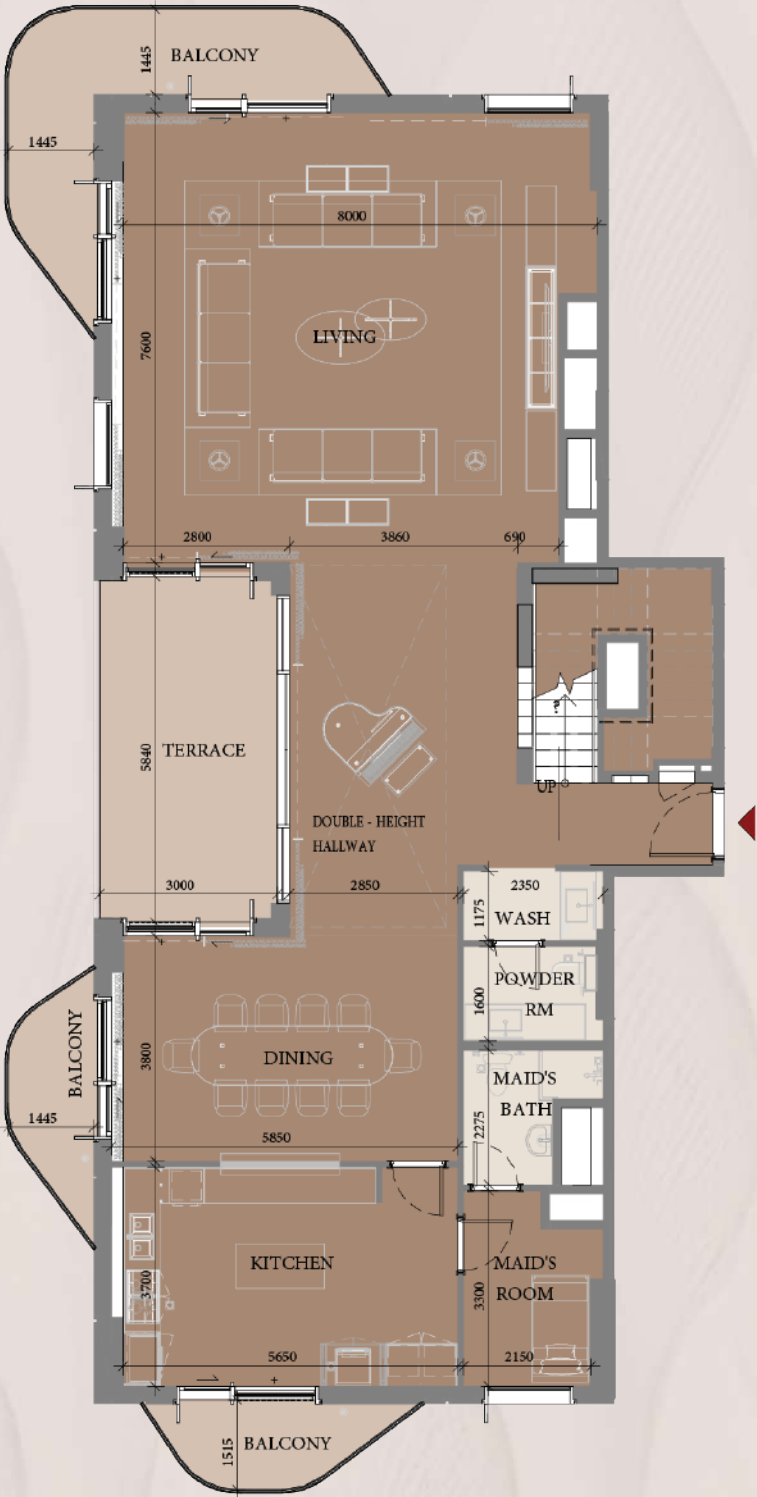
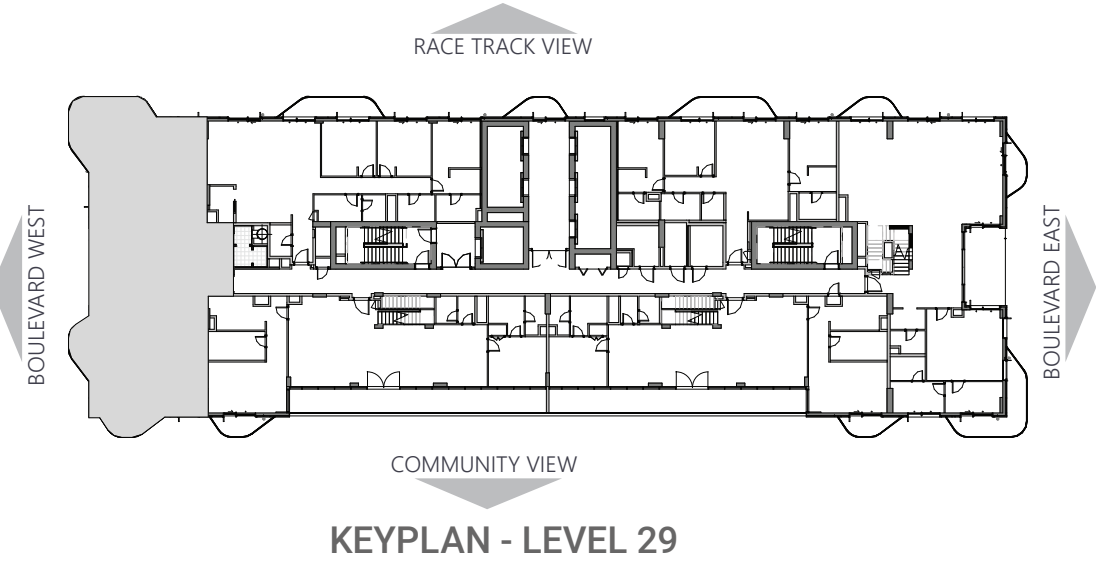


# TAKAYA | PENTHOUSE DUPLEX

## TYPE 3C

### TOTAL AREA

|              |                |
|--------------|----------------|
| Suite Area   | 3,652.19 sq.ft |
| Balcony Area | 774.03 sq.ft   |
| Total Area   | 4,426.23 sq.ft |



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