

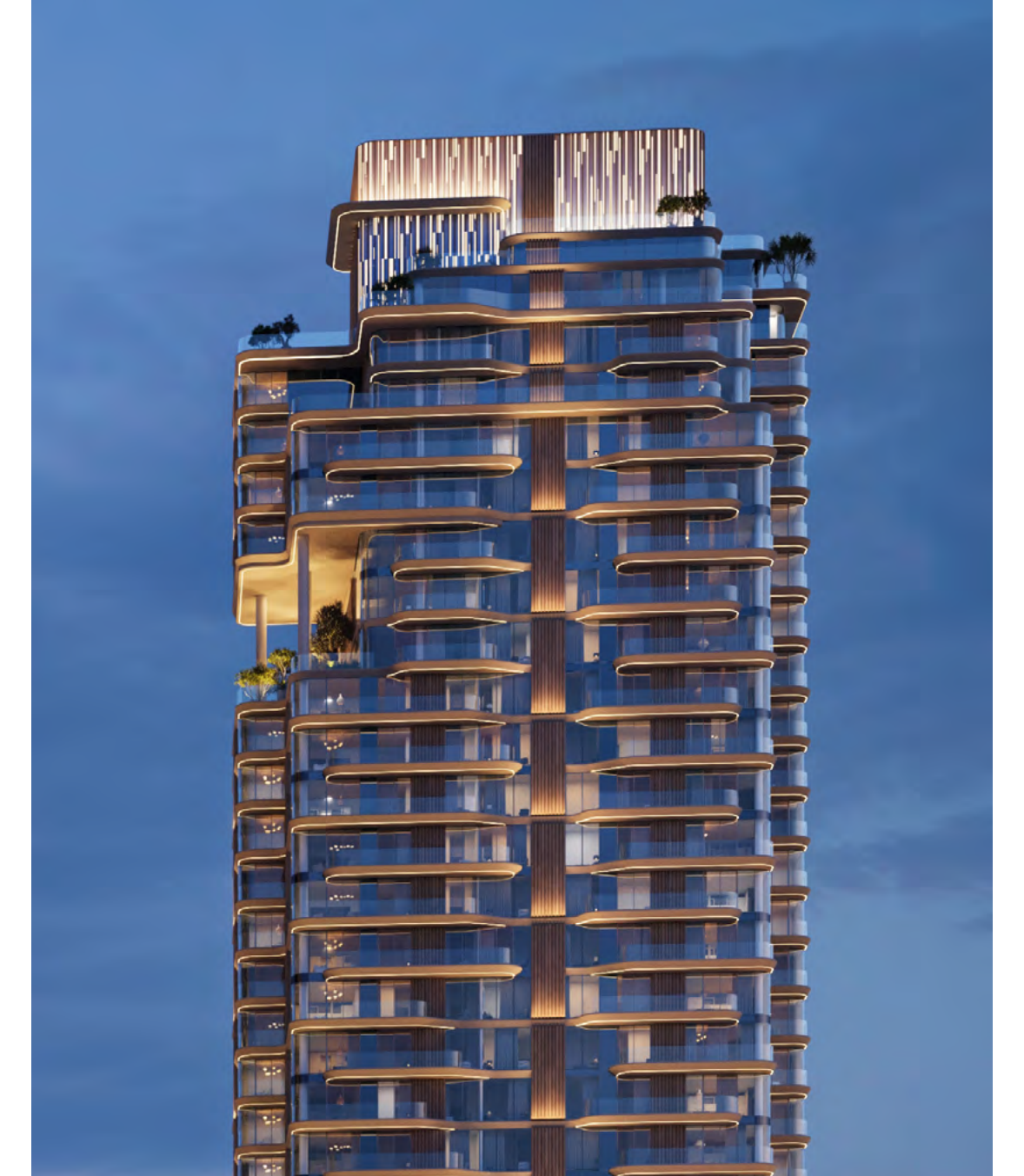
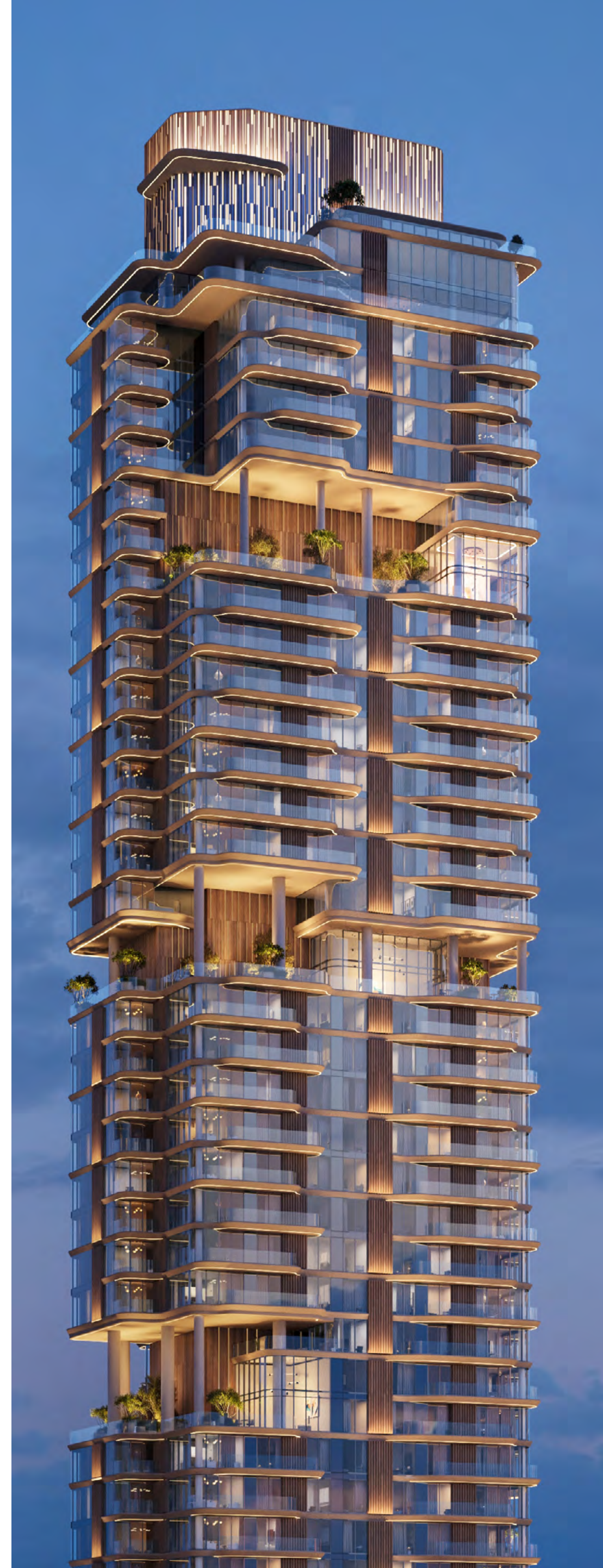


THE EDIT ^{AT} d3



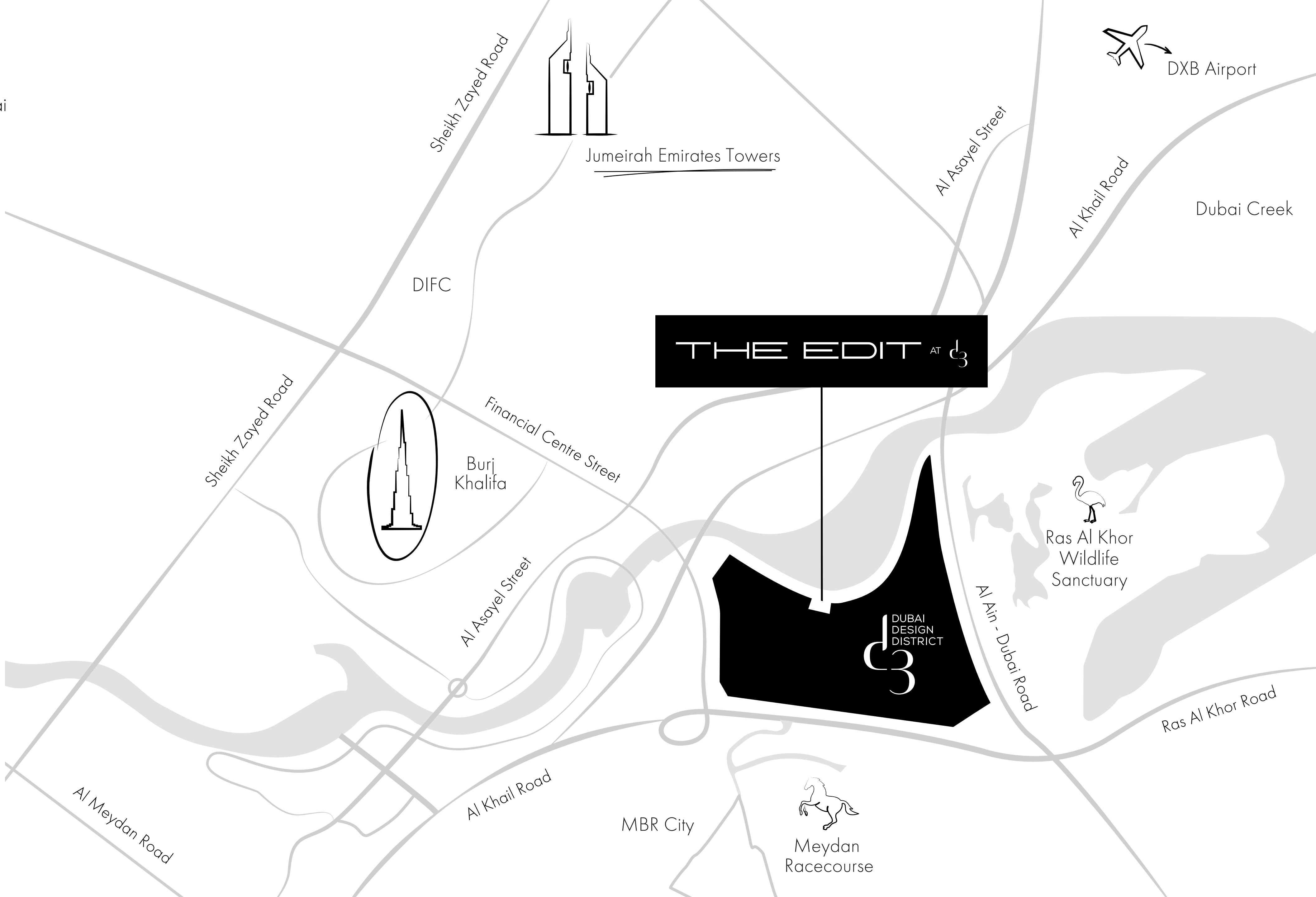
Project Briefing

Welcome to
THE EDIT AT **d3**



The Edit at d3 is a new contemporary trio of waterfront residences shaped by movement, light and nature. Softened edges, curved corners and sweeping balcony lines give the three towers a timeless elegance, rising in harmony to form a distinct skyline.

- 6** min • The Dubai Mall
- 7** min • Downtown Dubai
- 7** min • City Walk
- 10** min • Burj Khalifa
- 10** min • Business Bay
- 12** min • DIFC
- 15** min • DXB Airport



THE EDIT AT 3



Set along the shoreline of d3, a waterfront vision rises in three sculptural movements, an ensemble that engages both city and water, with sky gardens creating living sanctuaries that draw light, greenery and air into the heart of the towers.

Unscripted. By Design.

Where Architecture Flows Like Water



Where Every Line
Leads to the Sky





An Arrival Framed *by* Sculptural Canopies



A Harmony of Architecture and Calm

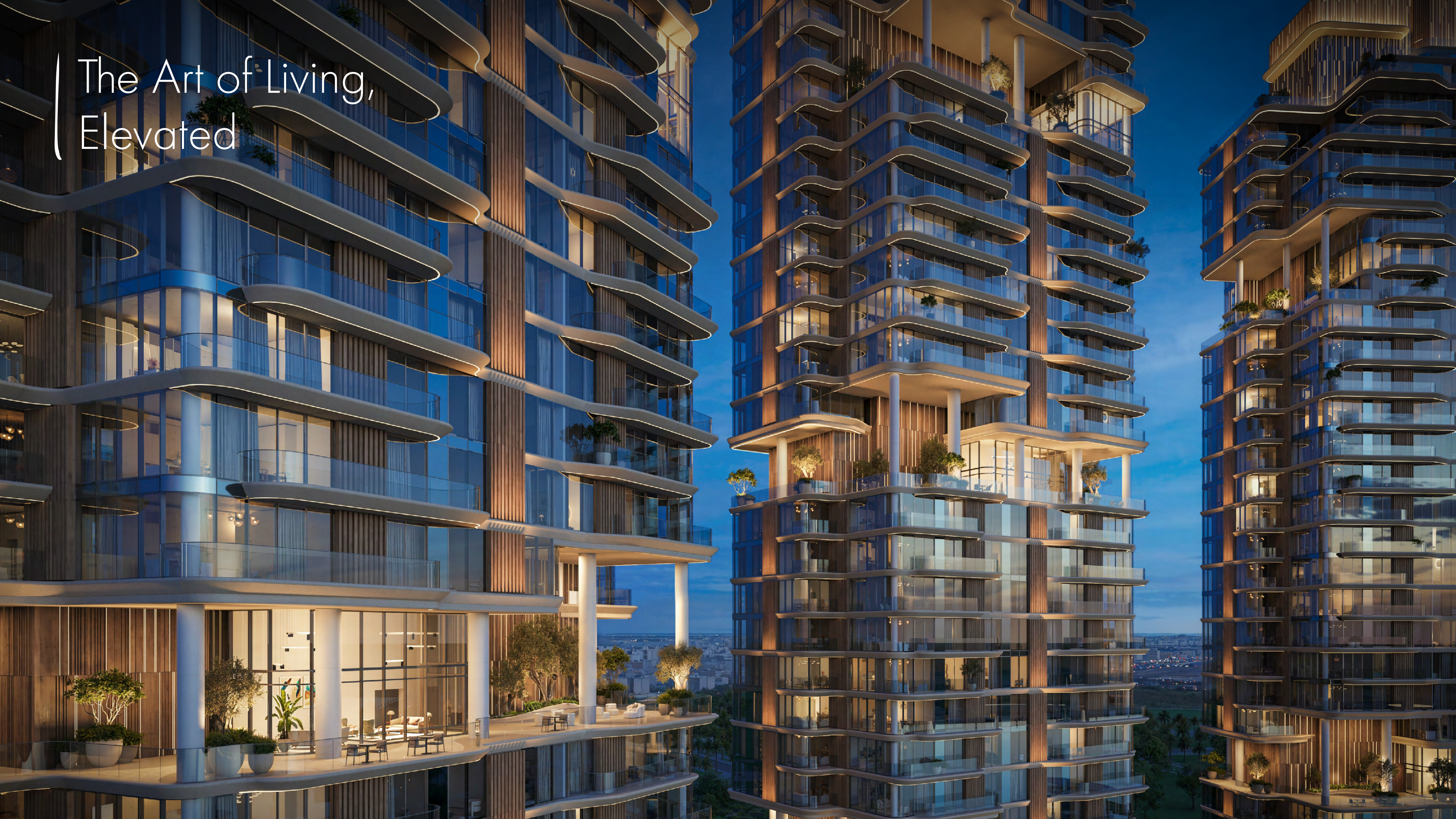


Sky Gardens that
☞ Bring Life Upward

A Skyline *Masterpiece*



The Art of Living,
Elevated

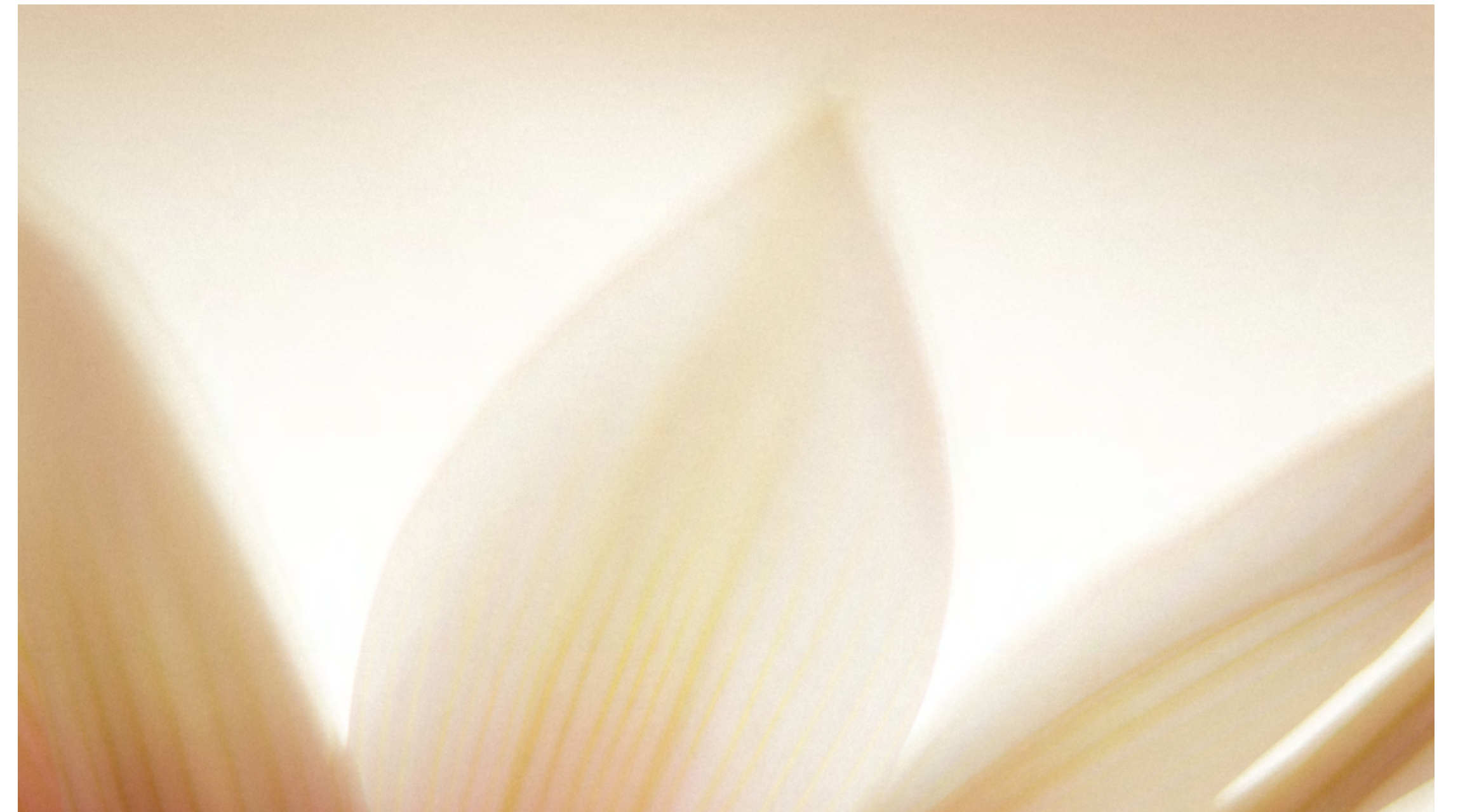


A Grand Entrance





A **Bold** Landmark
Rooted in Elegance





Towers that Rise with  Fluid Grace

A Symphony of Living



Reflections
on the Water



The image depicts a modern, multi-story urban building at night. The building features a series of balconies with glass railings, some of which are illuminated from within, creating a warm glow. The building's facade is composed of large glass panels and vertical structural elements. The overall aesthetic is futuristic and sophisticated. The text "The Future of" is overlaid in a white, sans-serif font, and "Urban Living" is overlaid in a white, cursive font. The background shows a dark sky and some greenery at the base of the building.

The Future of

Urban Living

Intimate | Vertical Living





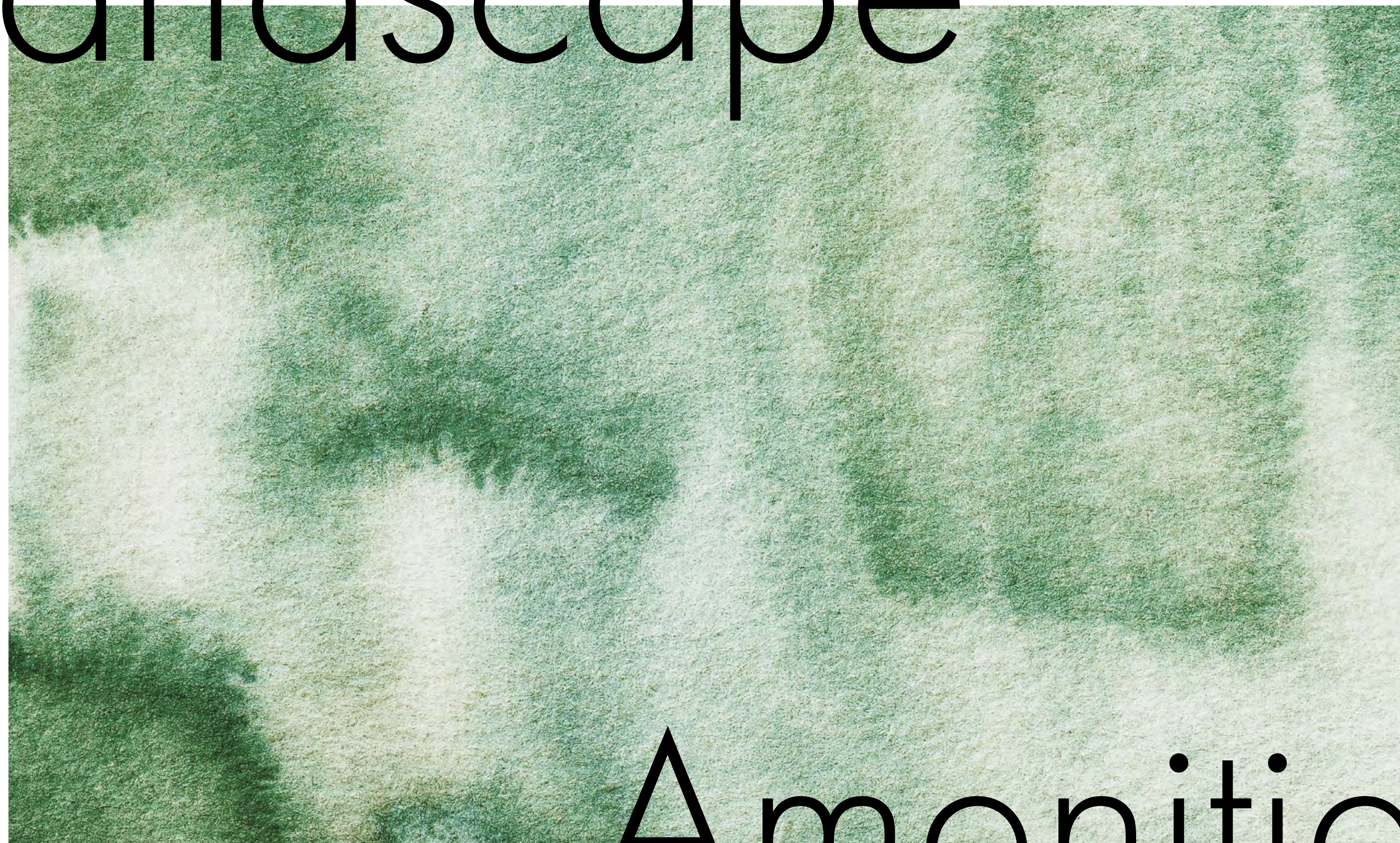
Three Towers,
Infinite Perspectives



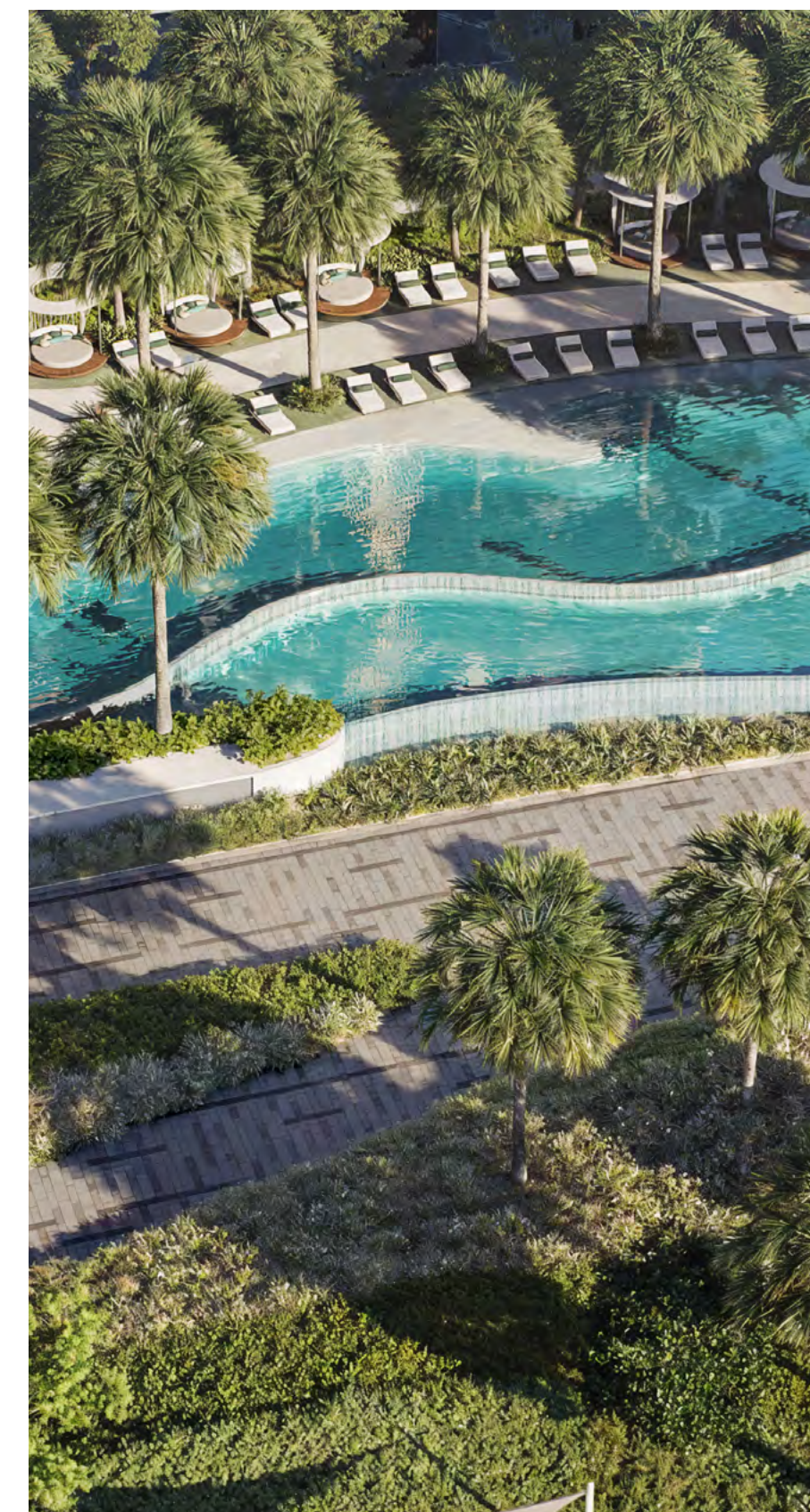


A Vibrant Eternity of Living

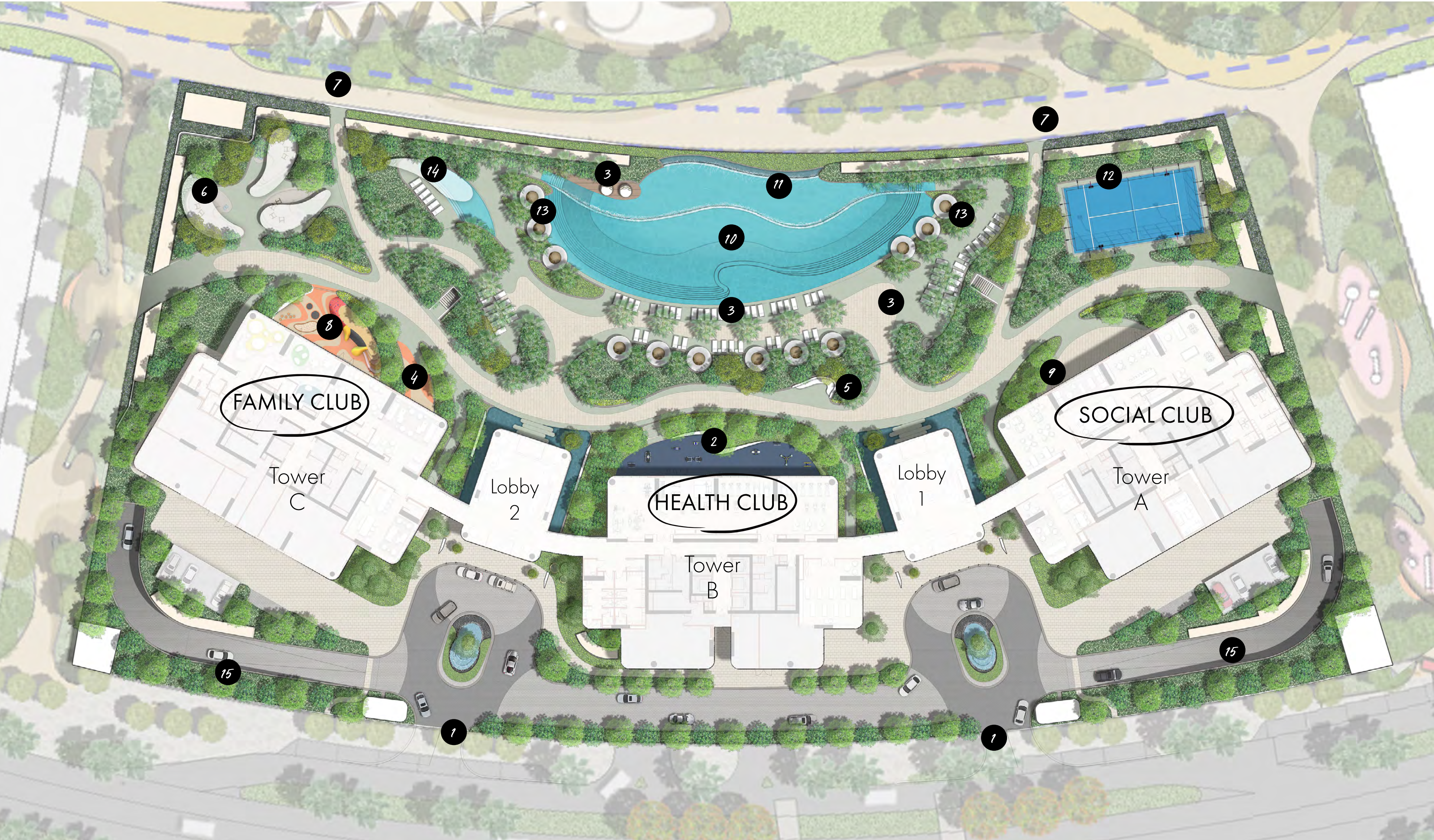
Landscape



Amenities



Amenities Plan



- 1 Entrance
- 2 Wellness Space
- 3 Pool Deck
- 4 Communal Space
- 5 Seating Areas
- 6 BBQ Area/California Rooms
- 7 Promenade Access
- 8 Kids' Play Area
- 9 Social Spaces
- 10 Upper Family Pool
- 11 Lower Lap Pool
- 12 Padel Court
- 13 Private Cabanas
- 14 Kids' Pool
- 15 Parking Access





Swimming Pool & Promenade



Walking Path



Sports Court



Swimming Pool



Swimming Pool

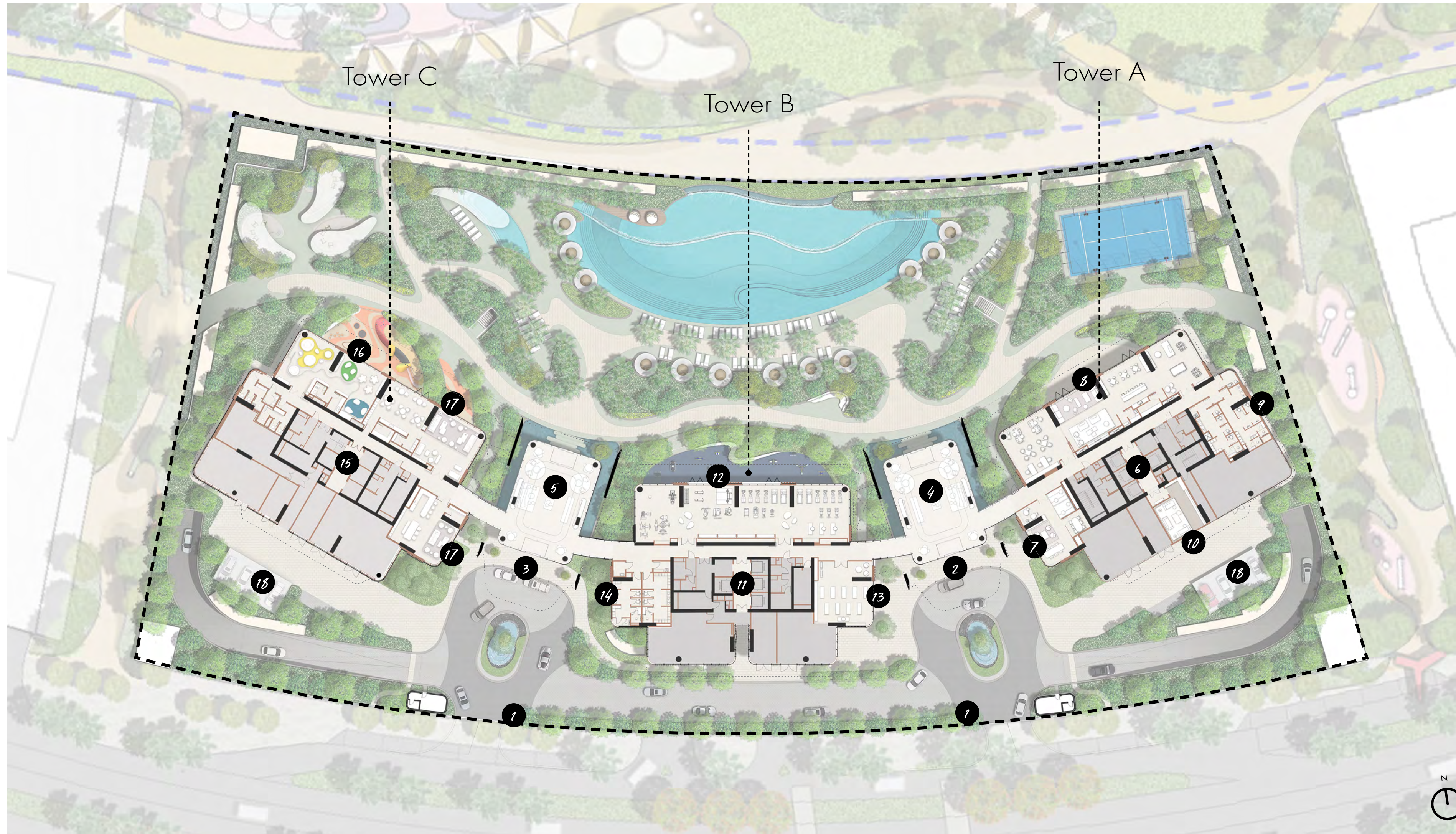


Swimming Pool

Ground Floor *Plan*



Ground Floor Plan



- 1 Entrance Gate
- 2 Tower A & B Drop-off
- 3 Tower B & C Drop-off
- 4 Lobby & Reception 1
- 5 Lobby & Reception 2
- 6 Tower A Lift Lobby
- 7 Co-working & Art Gallery
- 8 Social Club
- 9 Tower A Pool Changing Rooms
- 10 Cinema
- 11 Tower B Lift Lobby
- 12 Gym
- 13 Yoga Studio
- 14 Tower B Changing Rooms
- 15 Tower C Lift Lobby
- 16 Kids' Club
- 17 Family Lounge
- 18 Visitor Parking



Lobby

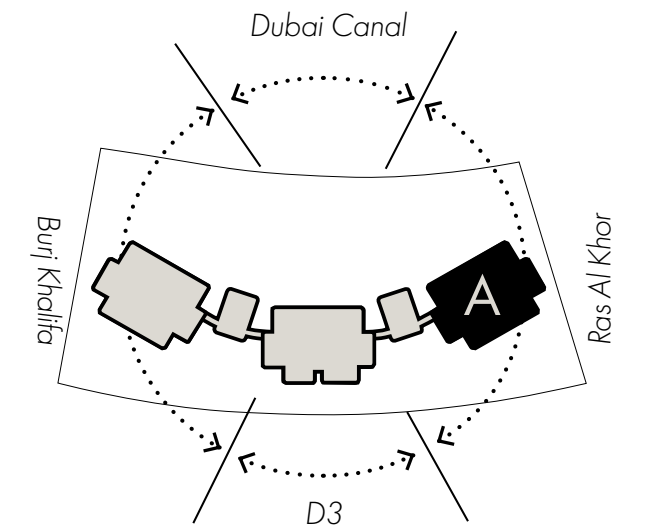
Tower A



Amenities



Ground Floor Plan





Teenagers' Club



Co-working Space



Cinema

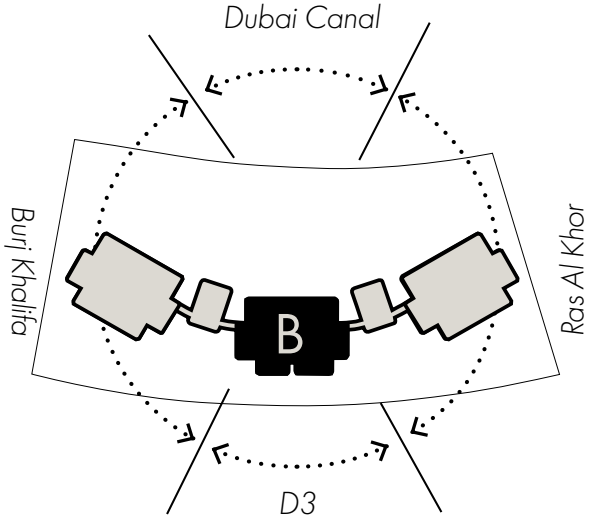
Tower B



Amenities



Ground Floor Plan





DON'T
QUIT

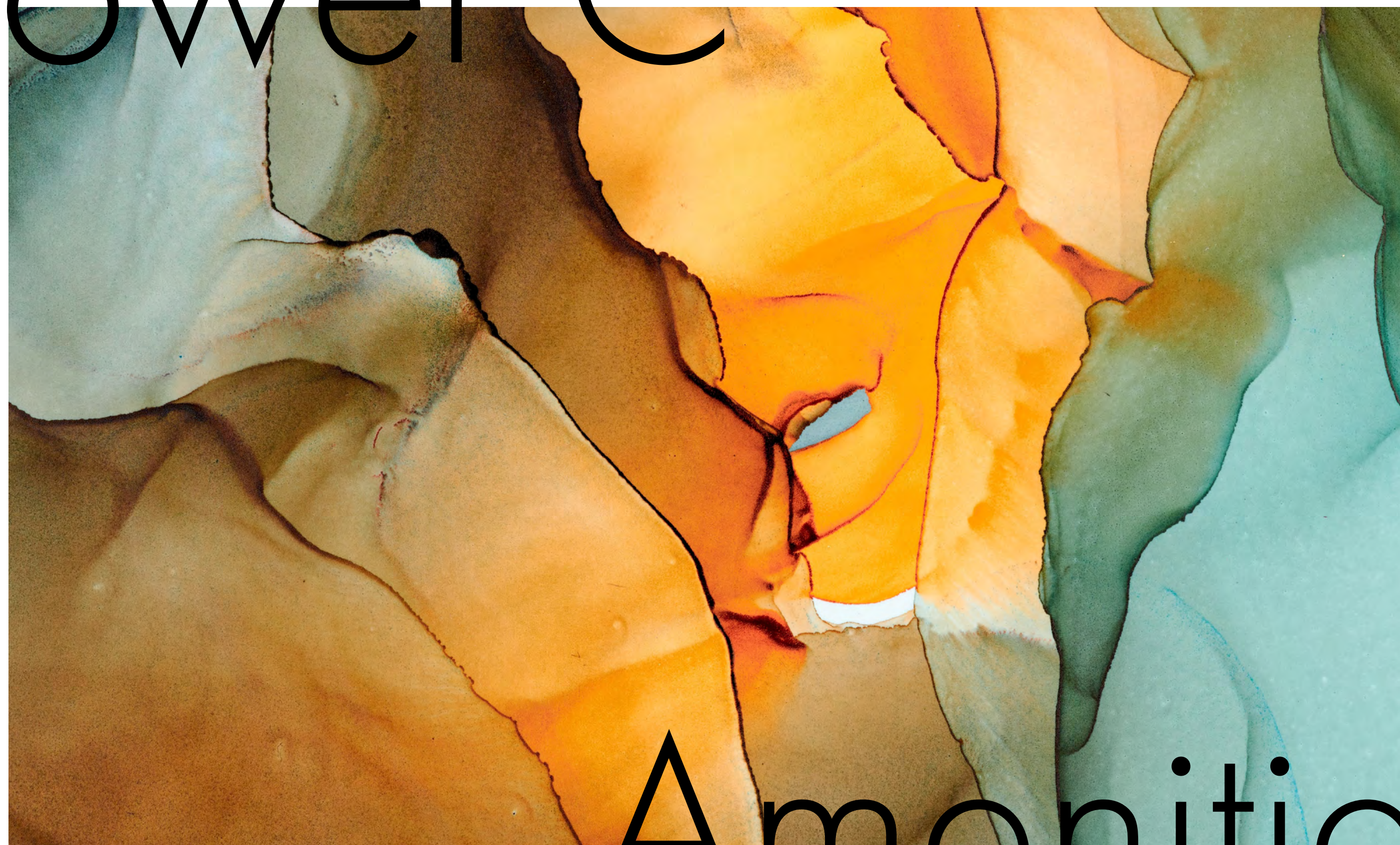
LIFT
PUSH
MOVE

Gym



Yoga Studio

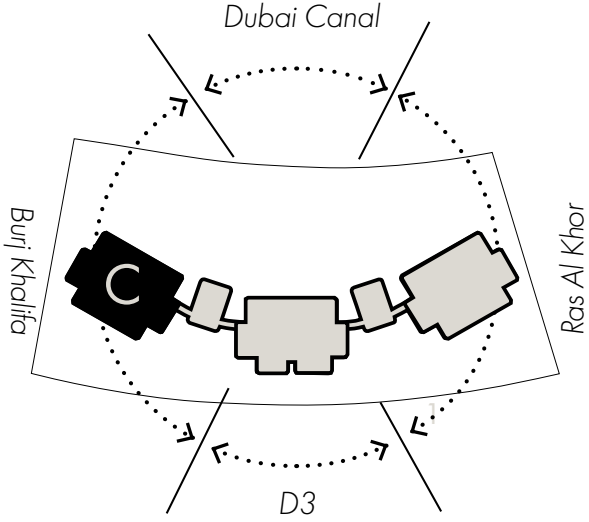
Tower C



Amenities



Ground Floor Plan





Family Lounge



Kids' Club



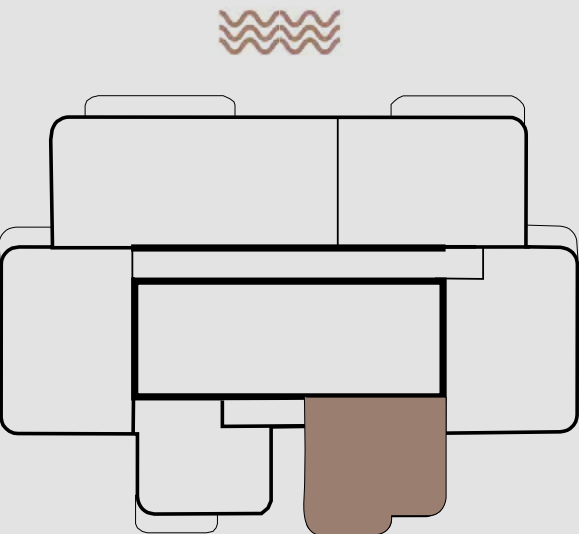
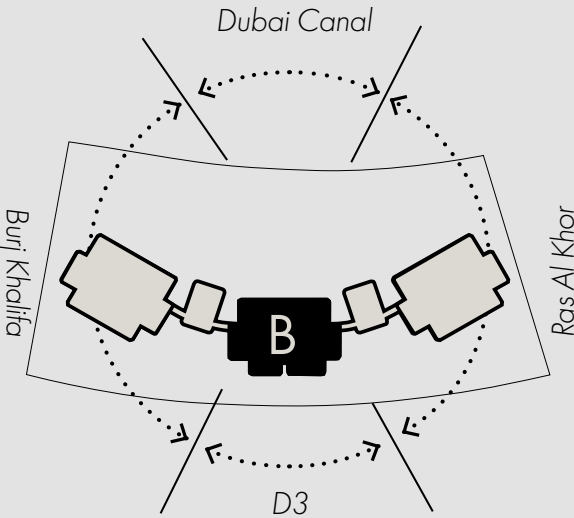
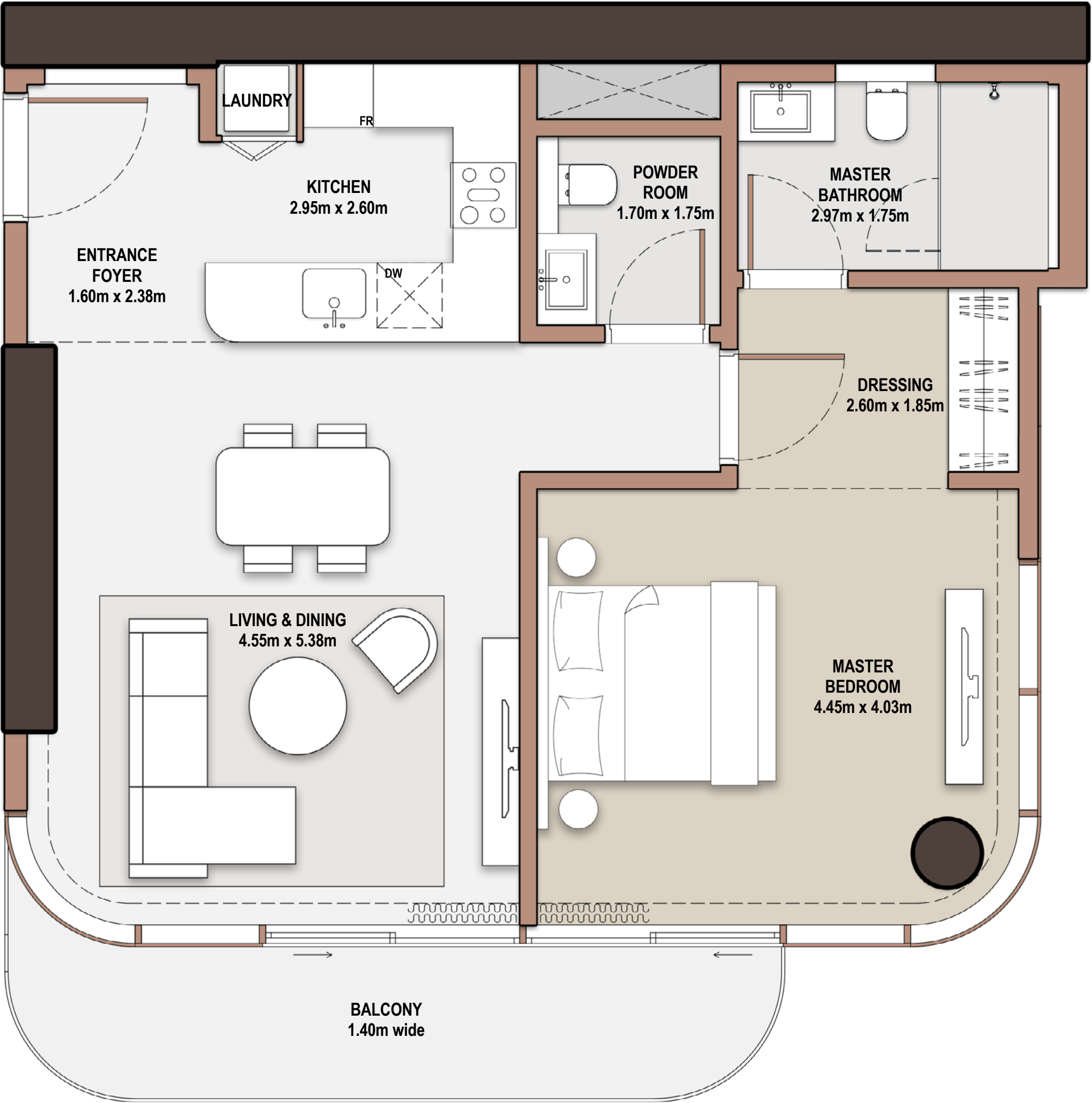
Floor Plans



1-Bedroom

- Type B-1B-B.2

Unit Number			
501			
Unit Type		Suite Area NIA	
B-1B-B.2		SQM	SQFT
		77.05	829.36
Balcony Area		Total Area NSA	
SQM		SQM	SQFT
10.25		87.30	939.69
		110.33	



FLOOR 1,3,5,7,9,11,13,15,17,19,23,25,27,29,31,33,35

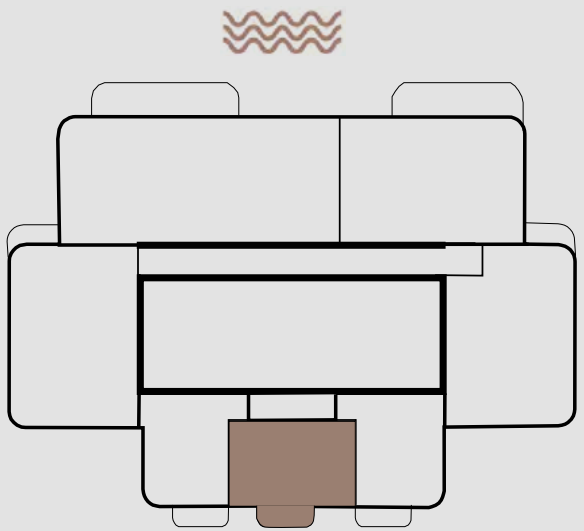
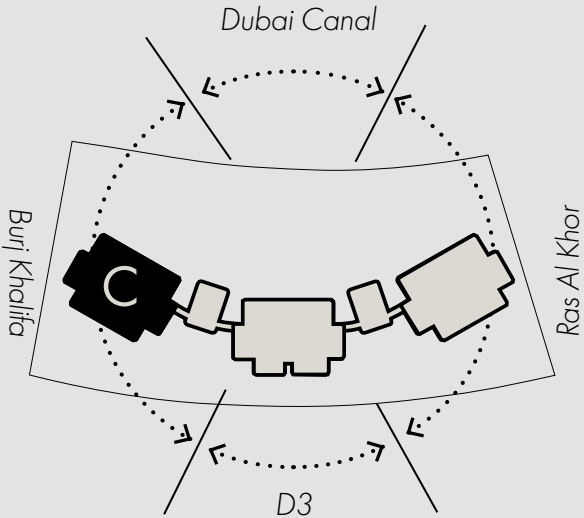
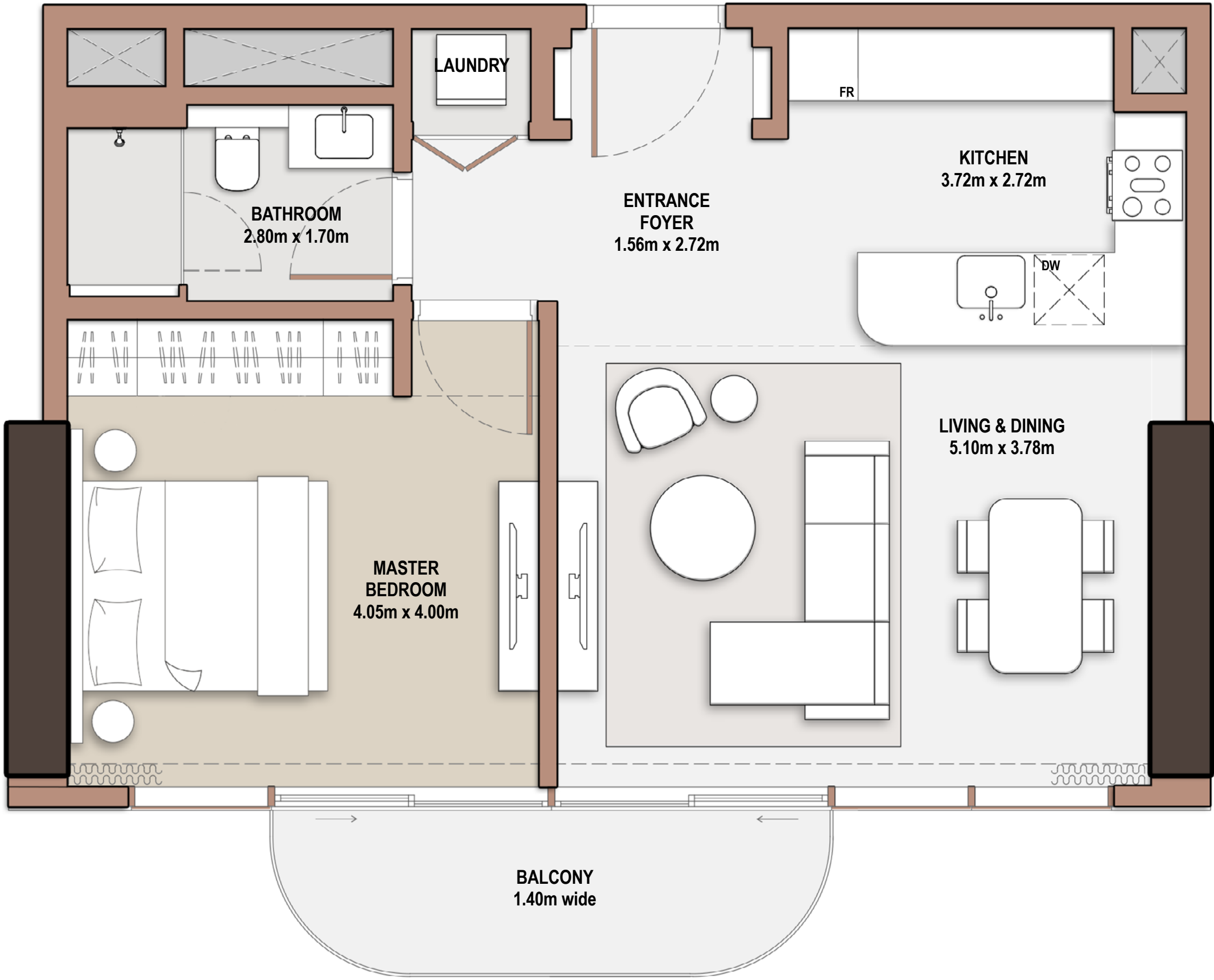


Tower B

1-Bedroom

- *Type* C-1B-A.1

Unit Number			
102			
Unit Type		Suite Area NIA	SQM SQFT
C-1B-A.1		63.56	684.15
Balcony Area	SQM SQFT	Total Area NSA	SQM SQFT
6.56	70.61	70.12	754.76



FLOOR 1,3,5,7,9,13,15,17,19,21, 23,25,27,29,31

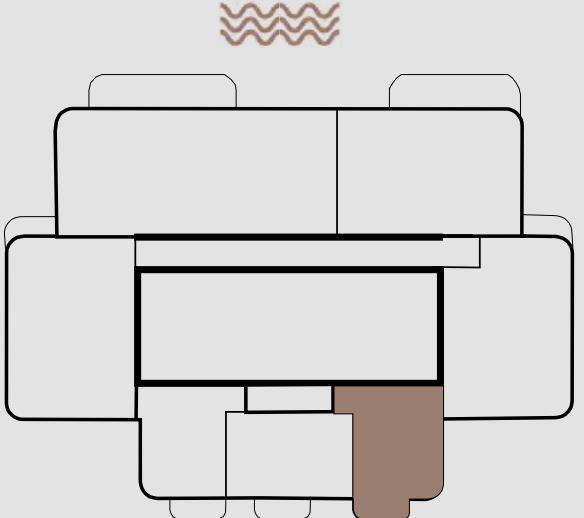
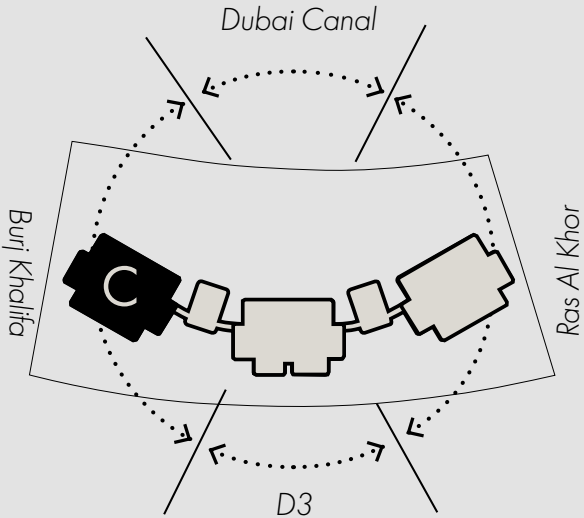
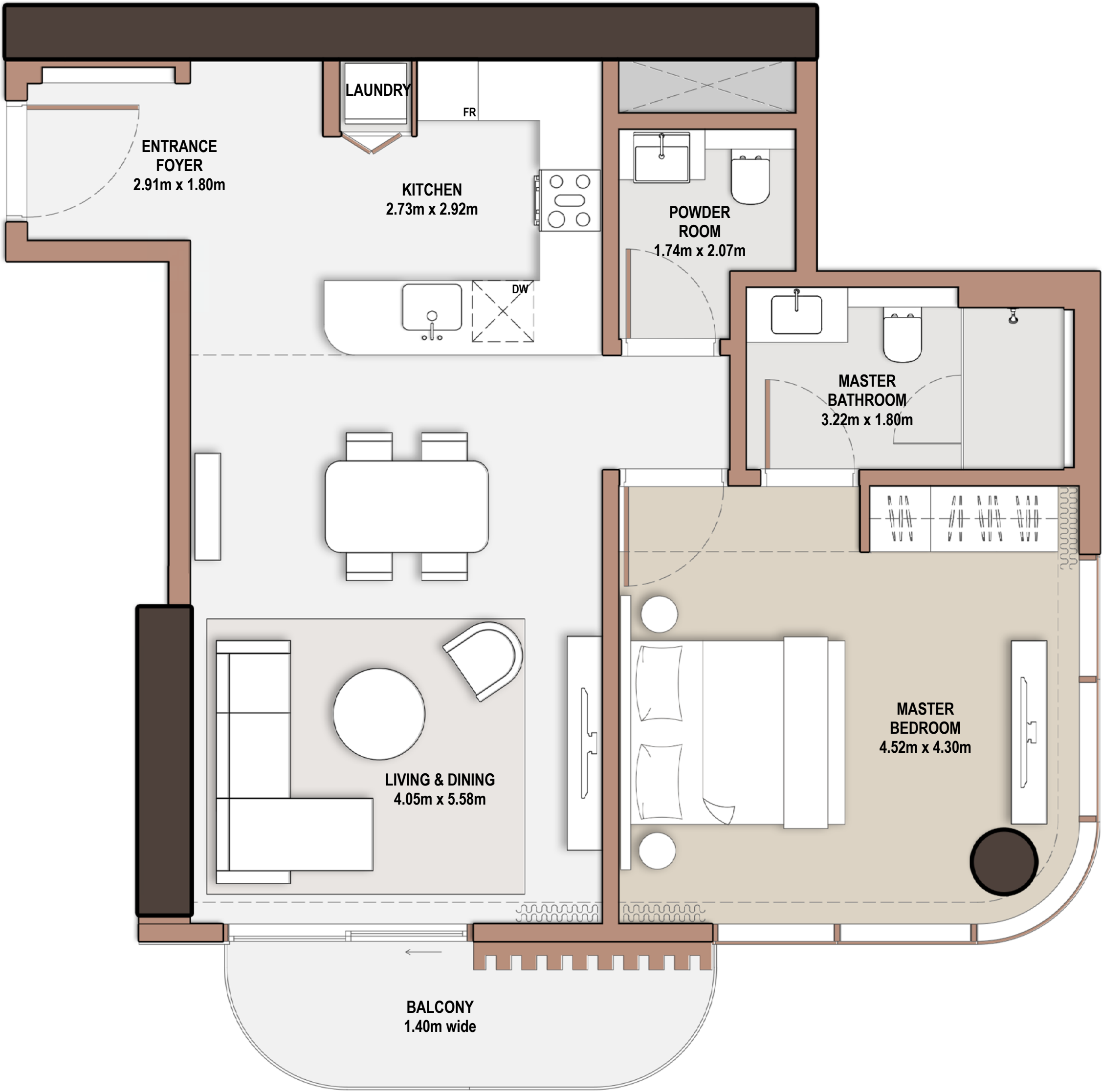


Tower C

1-Bedroom

- *Type* C-1B-C.1

Unit Number			
101			
Unit Type		Suite Area NIA	
C-1B-C.1		SQM	SQFT
		74.72	804.28
Balcony Area		Total Area NSA	
		SQM	SQFT
6.64		81.36	875.75
		71.47	



FLOOR 1,3,5,7,9,13,15,17,19,21, 23,25,27,29,31

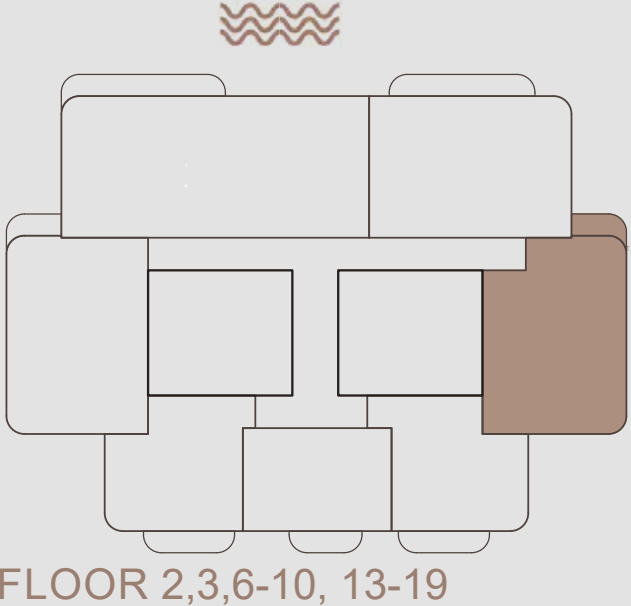
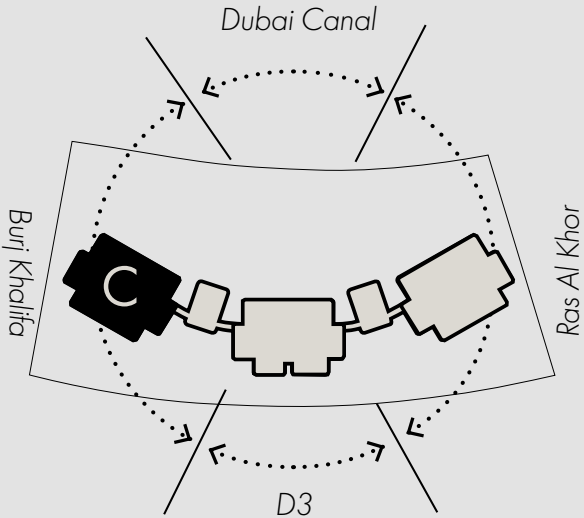
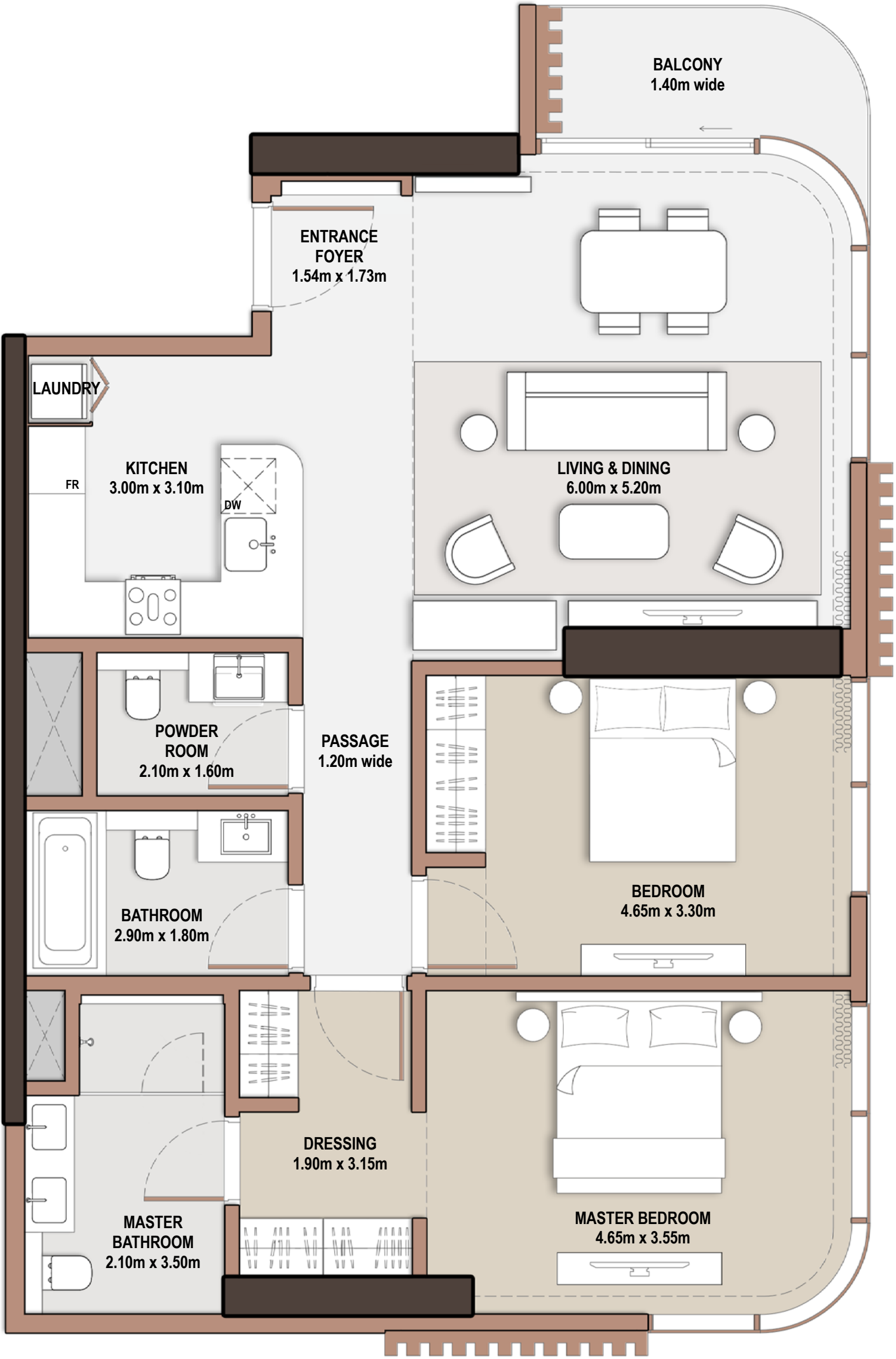


Tower C

2-Bedroom

- *Type* C-2B-A.1

Unit Number			
207			
Unit Type		Suite Area NIA	SQM SQFT
C-2B-A.1		112.16	1,207.28
Balcony Area	SQM SQFT	Total Area NSA	SQM SQFT
5.48	58.99	117.64	1,266.27

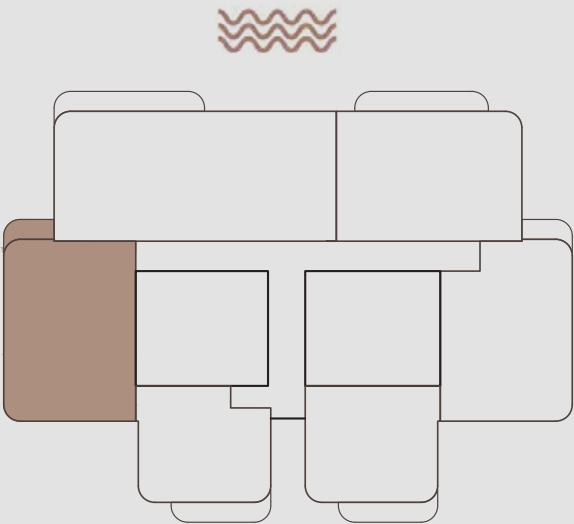
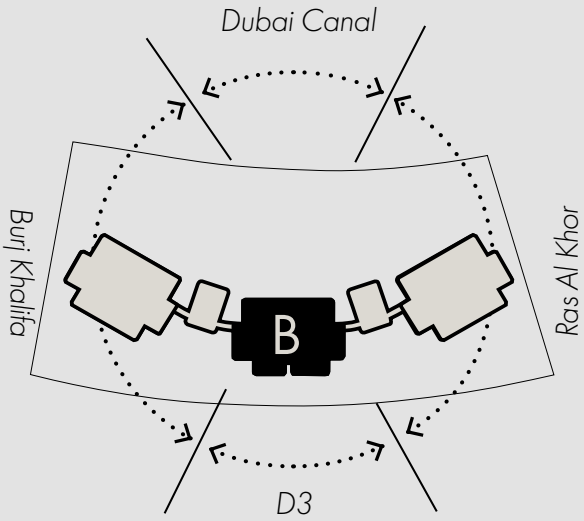
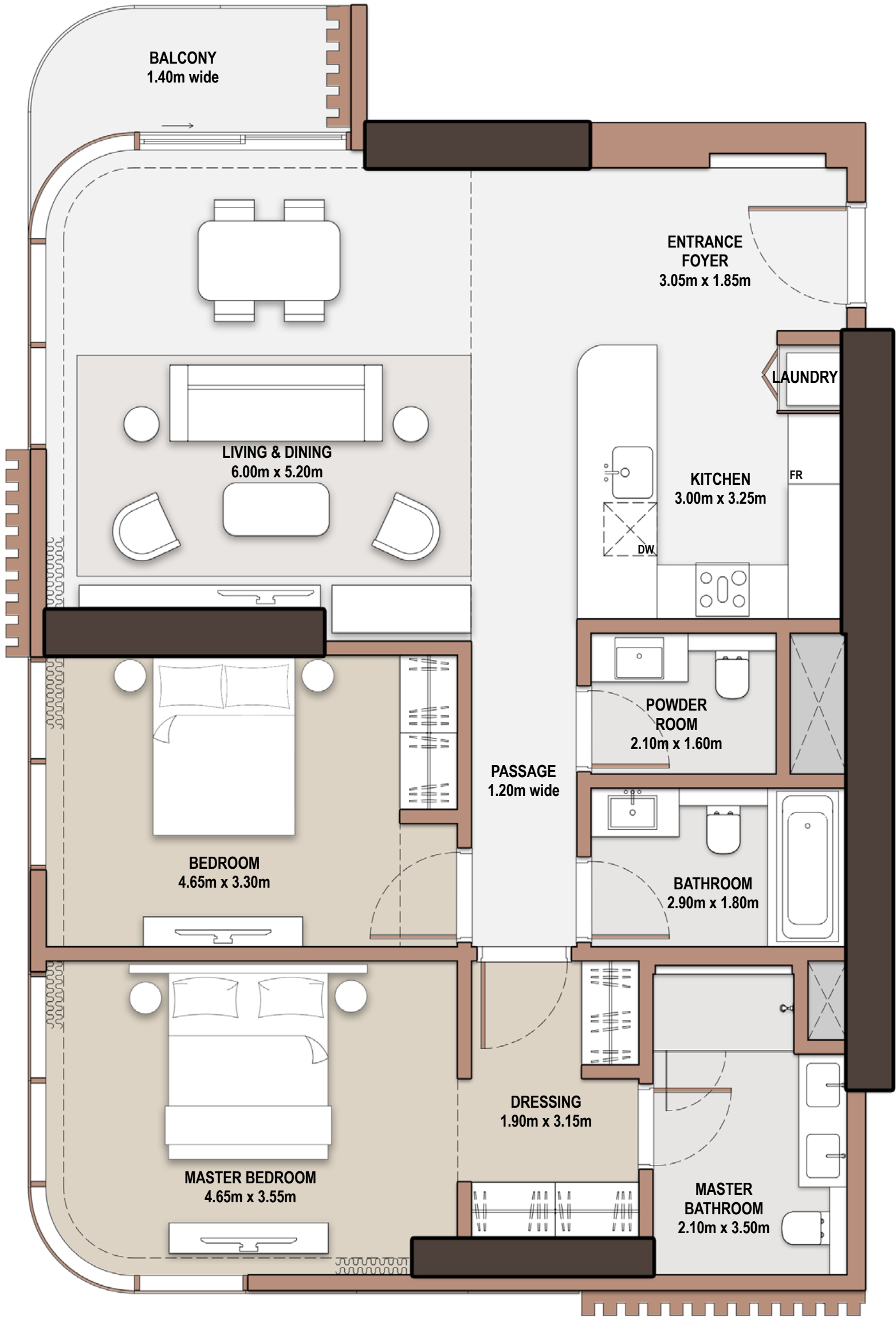


Tower C

2-Bedroom

- *Type* B-2B-B.1

Unit Number			
203			
Unit Type		Suite Area NIA	SQM SQFT
B-2B-B.1		118.21	1,272.40
Balcony Area	SQM SQFT	Total Area NSA	SQM SQFT
5.48	58.99	123.69	1,331.39



FLOOR 1,2,3,6-10,13-19

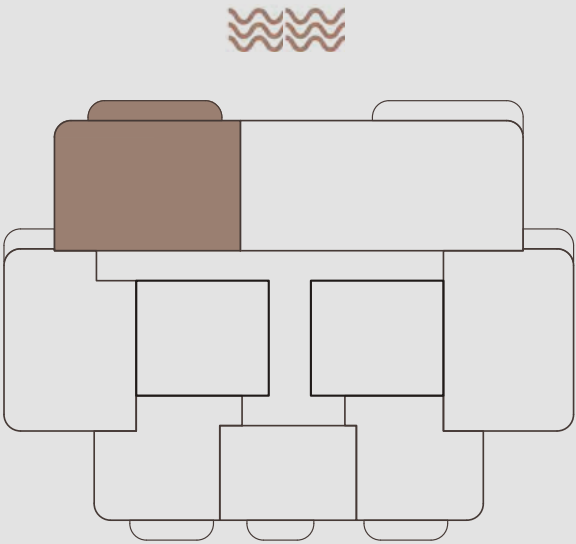
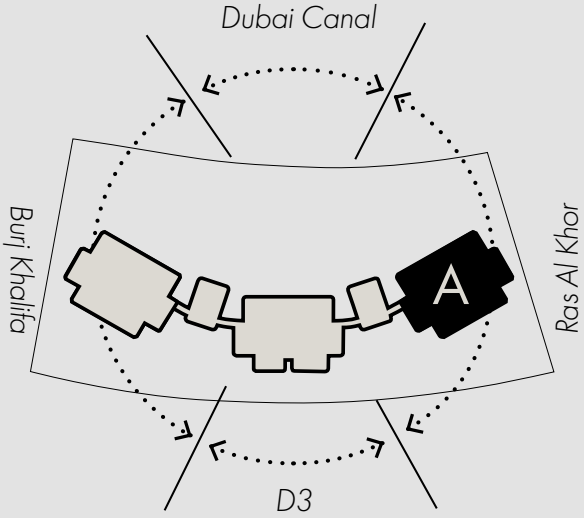
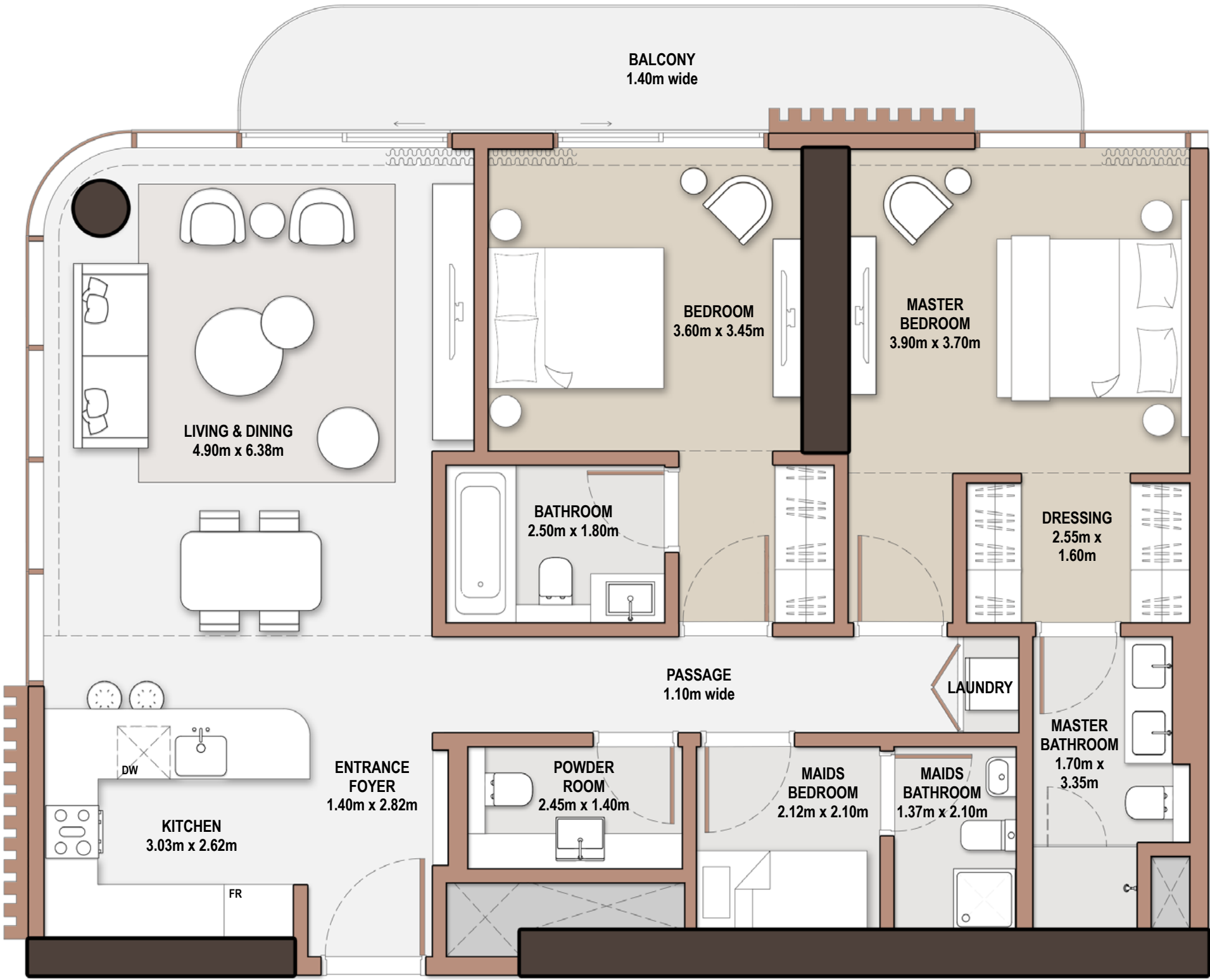


Tower B

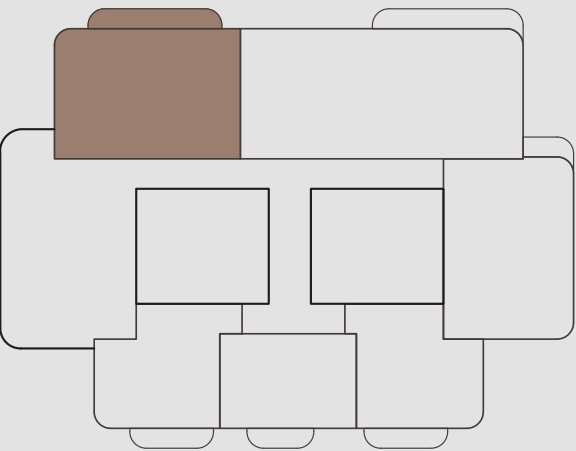
2-Bedroom

- Type A-2BM-A.1

Unit Number		205, 405, 605, 804, 1005, 1205, 1405, 1805, 2005, 2205	
Unit Type	Suite Area NIA	SQM SQFT	
A-2BM-A.1	120.34	1,295.33	
Balcony Area	Total Area NSA	SQM SQFT	
13.77 148.22	134.11	1,443.55	



FLOOR 2, 4, 6, 10, 12, 14, 18, 20, 22



FLOOR 8

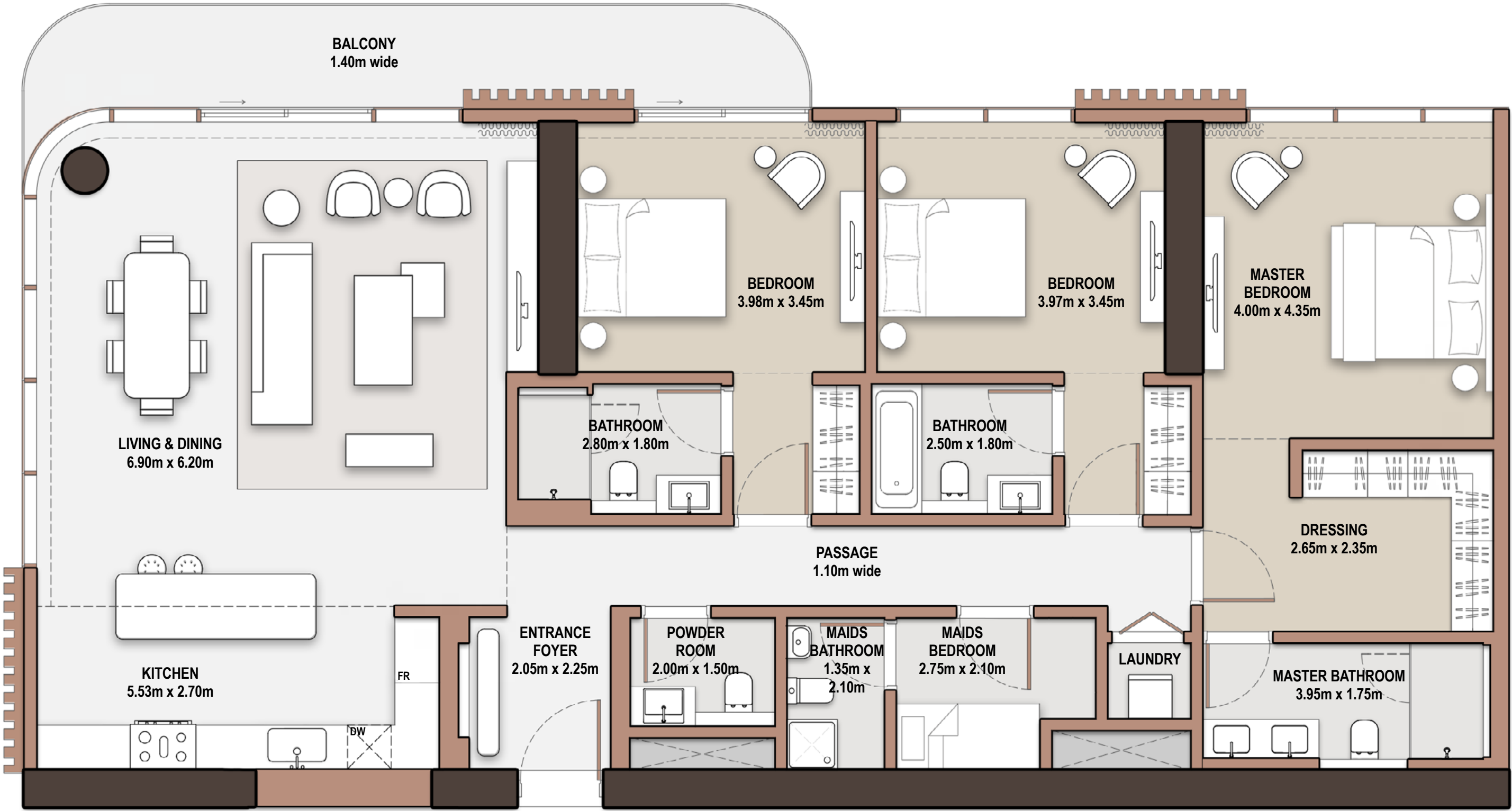


Tower A

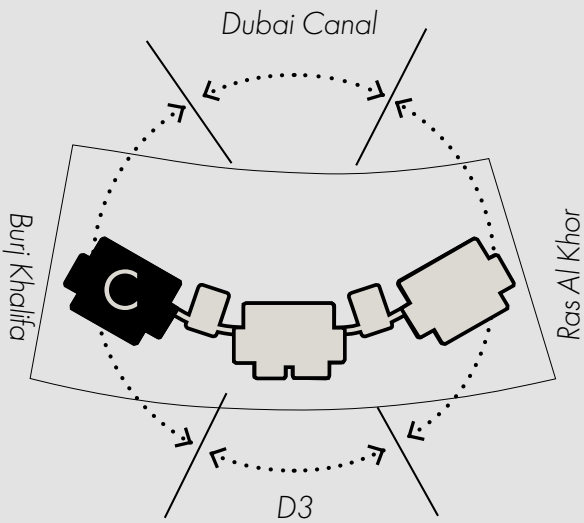
3-Bedroom

- *Type* C-3B-A.1

Unit Number			
205			
Unit Type		Suite Area NIA	SQM SQFT
C-3B-A.1		184.38	1,984.65
Balcony Area	SQM SQFT	Total Area NSA	SQM SQFT
15.68	168.78	200.06	2,153.43



FLOOR 2,4,6,8,10,14,16,18

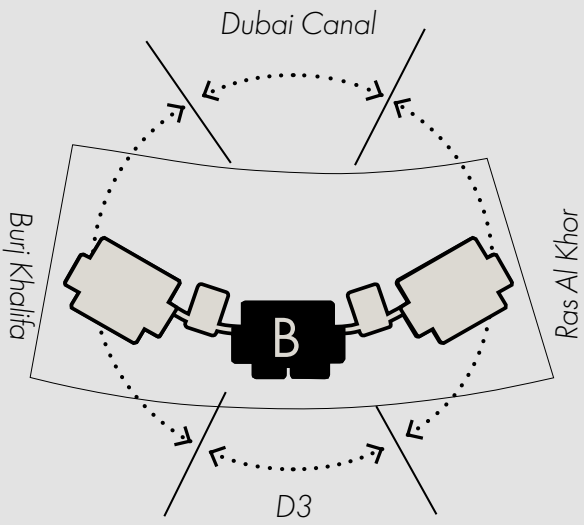
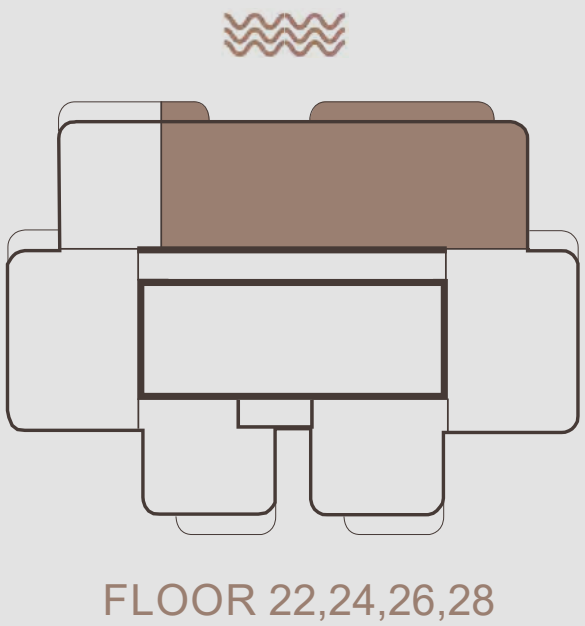
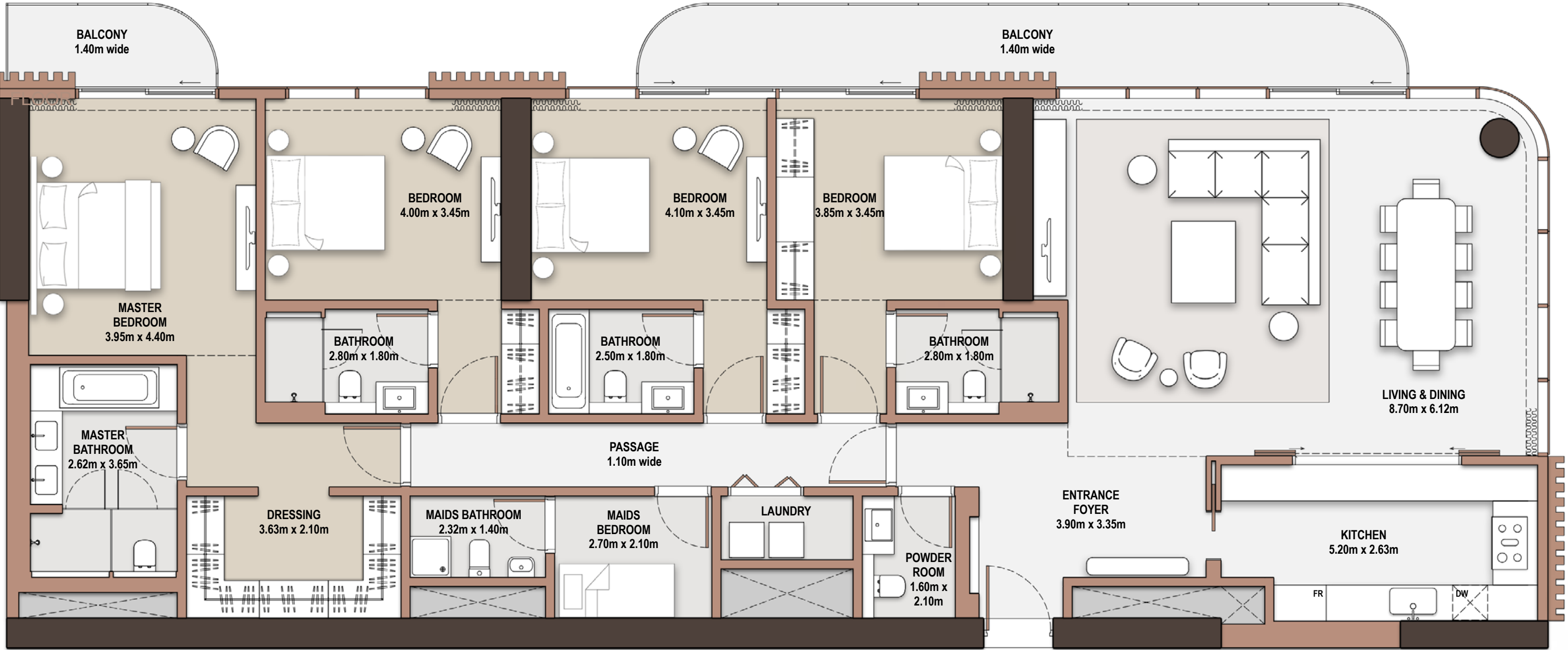


Tower C

4-Bedroom

- *Type* B-4B-A.1

Unit Number			
2204			
Unit Type		Suite Area NIA	SQM SQFT
B-4B-A.1		233.40	2,512.29
Balcony Area	SQM SQFT	Total Area NSA	SQM SQFT
24.10	259.41	257.50	2,771.70

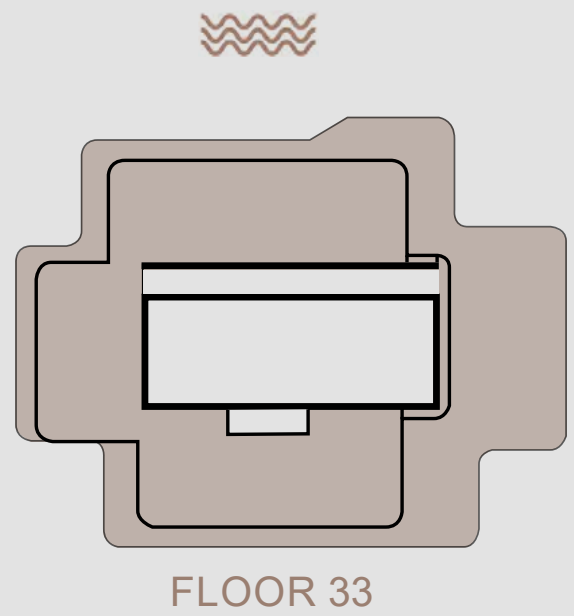
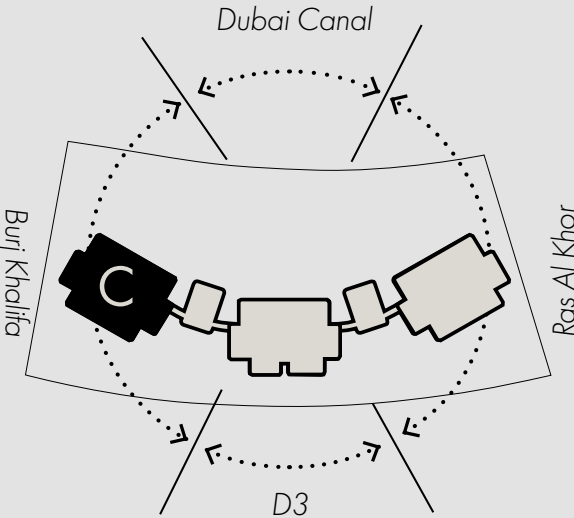


Tower B

Penthouse 5-Bedroom

- *Type* C-PH-A

Unit Number			
3301			
Unit Type		Suite Area NIA	SQM SQFT
C-PH-A		453.23	4,878.52
Balcony Area	SQM SQFT	Total Area NSA	SQM SQFT
360.00	3,875.00	813.23	8,753.53



Tower C



1-Bedroom | Living Area



2-Bedroom | Living Area



3-Bedroom | Living Area



3-Bedroom | Living Area



3-Bedroom | Bedroom



3-Bedroom | Bathroom



4-Bedroom | Living Area



4-Bedroom | Living Area



Penthouse | Living Area



Penthouse | Living Area



Penthouse | Master Bedroom



Penthouse | Master Bathroom

Sky gardens



Sky Gardens



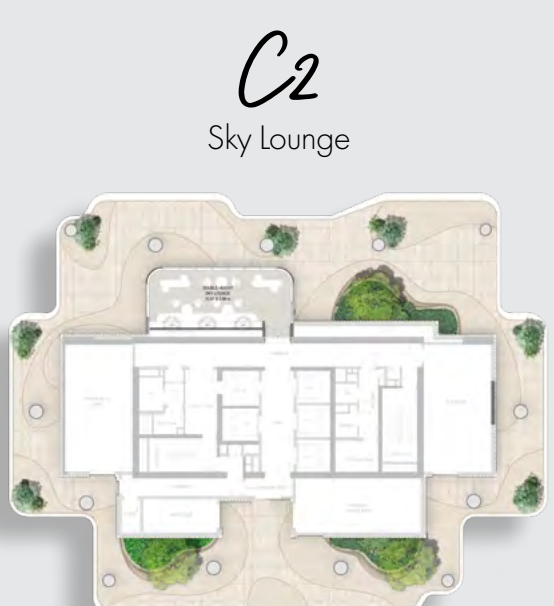
Tower A Sky Gardens



Tower B Sky Gardens



Tower C Sky Gardens



Tower A



Penthouse Sky Terrace

- Private Gardens
- 30th Floor

A3

Wellness Studio

- 24th Floor

A2

Sky Lounge

- 15th Floor

A1

Reading/ Quiet Room

- 8th Floor

Tower A

Quiet/Reading Room | Tower A | 8th Floor





Sky Lounge | Tower A | 15th Floor



Tower B

Sky Garden 3 - Events Lounge

- 29th Floor

B4

Penthouse Sky Terrace

- Private Gardens
- 36th Floor

Sky Lounge

- 20th Floor

Sky Garden 2 - Wellness Studio

- 9th Floor

Sky Garden 1 - Reading/Quiet Room

- 6th Floor



Tower B



Reading/Quiet Room | Tower B | 6th Floor



Wellness Studio | Tower B | 9th Floor



Events Lounge | Tower B | 29th Floor

Tower C

Penthouse Sky Terrace

- Private Gardens
- 33rd Floor

Sky Garden 3 - Wellness Terrace

- 26th Floor

Sky Lounge

- 11th Floor

Sky Garden 1 - Reading/Quiet Room

- 4th Floor



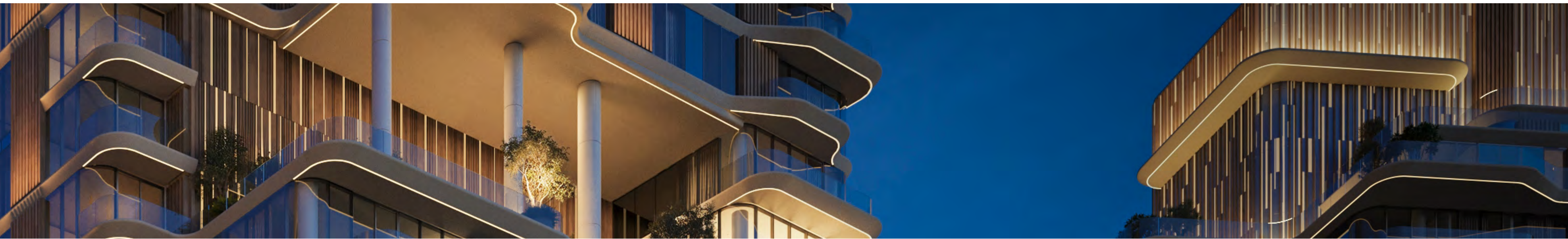
Tower C







Project



Summary



Overall Characteristics

HEIGHT

- Tower A: 3 Basements + Ground + 30 Floors
- Tower B: 3 Basements + Ground + 37 Floors
- Tower C: 3 Basements + Ground + 33 Floors

RESIDENTIAL OFFERING

- 557 Residential Units
- 1–4 Bedroom Residences
- 3 Penthouses

Indoor Amenities

1. Grand Double-height Entrance Lobbies and Receptions
2. Co-working & Gallery Space
3. Kids’ Club (Indoor & Outdoor)
4. Social Club, Arcade, Lounge & Library (Indoor & Outdoor)
5. Cinema Room
6. Gym (Indoor & Outdoor)
7. Yoga Studio
8. Family Lounges with Multi-purpose Spaces
9. Sky Lounge
10. Events Lounge
11. Reading / Quiet Rooms
12. Wellness Studio

Outdoor Amenities

1. Padel Court
2. Resort-style Family Pool & Lap Pool
3. Kids’ Pool
4. Kids’ Outdoor Play Area
5. BBQ Area / California Rooms
6. Social Seating & Cabanas
7. Sky Garden Gathering Spaces
8. Sky Garden Wellness Terrace

Overall

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	237	770.6 ft²	91.8 ft²	862.4 ft²
2-Bedroom	146	1224.5 ft²	69.8 ft²	1314.3 ft²
2-Bedroom + Maid	54	1295.3 ft²	154.2 ft²	1449.5 ft²
3-Bedroom + Maid	98	1991.9 ft²	170.6 ft²	2162.5 ft²
4-Bedroom + Maid	19	2513.6 ft²	277.9 ft²	2791.5 ft²
Penthouses	3	5431.5 ft²	4325.3 ft²	9756.8 ft²
Total	557			

Tower A Characteristics

HEIGHT

- Tower A - 3 Basements + Ground + 30 Floors

RESIDENTIAL OFFERING

- 182 Residential Units
- 1- 4 Bedroom Residences
- 1 Penthouse

Indoor Amenities

- Grand Double-height Entrance Lobby & Reception
- Co-working & Gallery Space
- Social Club, Arcade, Lounge & Library (Indoor & Outdoor)
- Cinema Room
- Pool Changing Rooms
- Sky Lounge (15th Floor)
- Reading / Quiet Rooms (8th Floor)
- Wellness Studio (24th Floor)

Outdoor Amenities

- Social Spill-out Area
- Sky Garden Outdoor Reading Space (8th Floor)
- Sky Garden Gathering Spaces (15th Floor)
- Sky Garden Wellness Terrace (24th Floor)

Tower A

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	81	757.8 ft²	76.9 ft²	834.7 ft²
2-Bedroom	45	1243.8 ft²	59.8 ft²	1303.6 ft²
2-Bedroom + Maid	21	1295.3 ft²	154.2 ft²	1449.5 ft²
3-Bedroom + Maid	30	1981.9 ft²	168.1 ft²	2157.2 ft²
4-Bedroom + Maid	4	2567.3 ft²	277.3 ft²	2844.65 ft²
Penthouses	1	4688.0 ft²	4526.2 ft²	9214.2 ft²
Total	182			

Tower B Characteristics

- HEIGHT
- Tower B - 3 Basements + Ground + 37 Floors

- RESIDENTIAL OFFERING
- 177 Residential Units
 - 1- 4 Bedroom Residences
 - 1 Penthouse

Indoor Amenities

- Grand Double-height Entrance Lobbies & Receptions
- Gym & Changing Rooms
- Yoga Studio
- Reading / Quiet Rooms (6th Floor)
- Wellness Studio (9th Floor)
- Sky Lounge (20th Floor)
- Events Lounge (29th Floor)

Outdoor Amenities

- Wellness Spill-out Area
- Sky Garden Outdoor Reading Space (6th Floor)
- Sky Garden Wellness Terrace (9th Floor)
- Sky Garden Gathering Spaces (20th Floor)
- Sky Garden Outdoor Events & Flexible Space (29h Floor)

Tower B

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	66	796.3 ft²	110.2 ft²	906.5 ft²
2-Bedroom	51	1252.8 ft²	62.9 ft²	1315.7 ft²
2-Bedroom + Maid	16	1295.4 ft²	155.9 ft²	1451.3 ft²
3-Bedroom + Maid	36	1995.0 ft²	177.3 ft²	2172.3 ft²
4-Bedroom + Maid	7	2512.2 ft²	276.5 ft²	2788.7 ft²
Penthouses	1	8803.4 ft²	3865.8 ft²	12387 ft²
Total	177			

Tower C Characteristics

- HEIGHT
- Tower C - 3 Basements + Ground + 33 Floors

- RESIDENTIAL OFFERING
- 198 Residential Units
 - 1- 4 Bedroom Residences
 - 1 Penthouse

Indoor Amenities

- Grand Double-height Entrance Lobby & Reception
- Family Lounge Spaces
- Kids’ Club
- Pool Changing Rooms
- Reading / Quiet Rooms (4th Floor)
- Sky Lounge (11th Floor)

Outdoor Amenities

- Wellness Outdoor Space
- Kids’ Play Area
- Sky Garden Outdoor Reading Space (4th Floor)
- Sky Garden Gathering Spaces (11th Floor)
- Sky Garden Wellness Terrace (26th Floor)

Tower C

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	90	757.9 ft ²	77.0 ft ²	834.9 ft ²
2-Bedroom	50	1236.9 ft ²	86.9 ft ²	1323.8 ft ²
2-Bedroom + Maid	17	1295.4 ft ²	155.4 ft ²	1450.8 ft ²
3-Bedroom + Maid	32	1991.6 ft ²	166.6 ft ²	2158.2 ft ²
4-Bedroom + Maid	8	2512.2 ft ²	280.1 ft ²	2792.6 ft ²
Penthouses	1	4686.8 ft ²	3879.4 ft ²	8566.2 ft ²
Total	198			

THE EDIT AT d3

Starting From

2.0M

1-BEDROOM

4.0M

2-BEDROOM

5.1M

2-BEDROOM
+ MAID

7.7M

3-BEDROOM

10.7M

4-BEDROOM

34.1M

PENTHOUSE

*ALL PRICES ARE IN AED



||| MERAAS



Payment Plan

20%

DOWN PAYMENT

ON BOOKING

10%

1ST INSTALMENT

JUNE 2026

5%

2ND INSTALMENT

OCTOBER 2026

10%

3RD INSTALMENT

MARCH 2027

10%

4TH INSTALMENT

AUGUST 2027

10%

5TH INSTALMENT

JANUARY 2028

10%

6TH INSTALMENT

MAY 2028

25%

7TH INSTALMENT

AUGUST 2030
(HANDOVER)

*ESTIMATED CONSTRUCTION COMPLETION: AUGUST 2030

Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

Don'ts

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

Online Registration Process

