

The background is a solid teal color. On the left side, there is a faint, intricate network of thin, light-colored lines that resemble a web or a molecular structure. On the right side, there are several broad, wavy, light-colored lines that flow from the top right towards the bottom left, creating a sense of movement and depth.

ZEN

LAGOONS

FACT SHEET



A Foundation of Peace



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INTRODUCING

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Zen Lagoons by Sanzen is a peaceful sanctuary born from the desire to create a life where calmness lingers in every corner, where the rush of the outside world fades the moment you arrive, and where each carefully designed space invites you to pause, breathe, and rediscover the beauty of simple, mindful living, offering not just a home but an escape, a gentle embrace of nature and serenity that soothes the soul, restores the spirit, and reminds you that true luxury lies in quiet moments of stillness and the art of simply being.



Project facts

Elevators

- 4 Passenger elevators
- 2 Office elevators
- 1 Service elevator

Anticipated completion date

Q2 - 2029

Key views

Crystal Lagoon, Ras Al Khor wildlife sanctuary,
Burj Khalifa & Downtown Dubai skyline

Parking

- 1 & 2 Bedroom - 1 Parking space
- 3 Bedroom - 2 Parking spaces

Payment plan

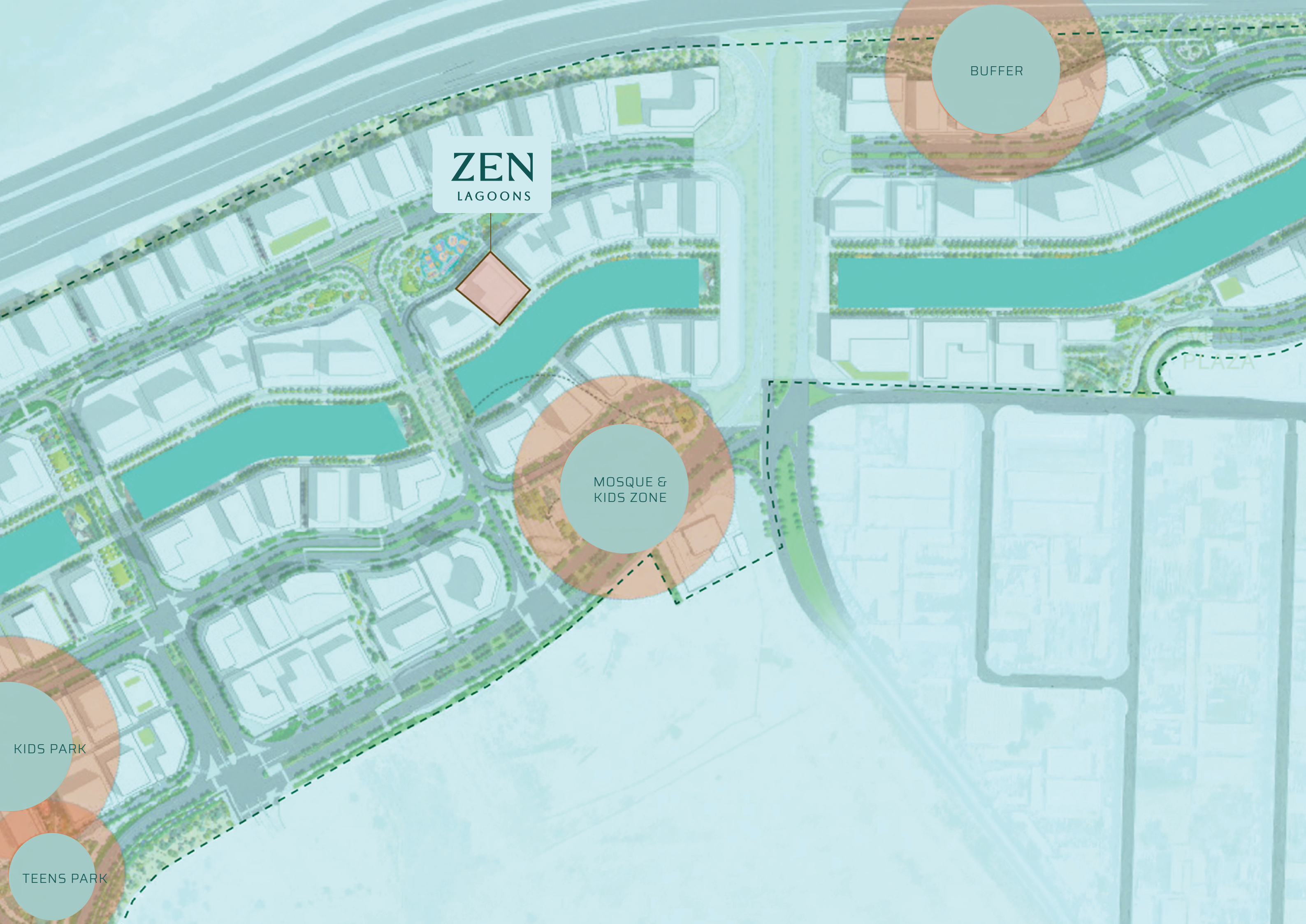
60 / 40

Flexible payment plan

Masterplan overview

A vision of refined waterfront living, Zen Lagoons is masterfully planned to balance serenity, functionality, and architectural excellence. Centered around its signature lagoons, the development is designed to offer uninterrupted views, effortless connectivity, and a seamless flow between indoor and outdoor spaces, creating an elevated lifestyle experience inspired by nature and crafted by Sanzen.





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BUFFER

MOSQUE &
KIDS ZONE

PLAZA

KIDS PARK

TEENS PARK

Location

1 Minute	●	Meydan underground metro line
5 Minutes	●	Ras al khor wildlife sanctuary
10 Minutes	●	Dubai design district
10 Minutes	●	Meydan grandstand & racecourse
12 Minutes	●	Dubai festival mall
15 Minutes	●	Burj khalifa / Dubai mall
15 Minutes	●	Business bay
17 Minutes	●	Dubai international airport
20 Minutes	●	Dubai international financial centre
20 Minutes	●	City walk
22 Minutes	●	Dubai hills golf club
22 Minutes	●	Dubai creek golf & yacht club
25 Minutes	●	Mall of emirates
25 Minutes	●	Jumeirah beach
30 Minutes	●	Burj Al Arab
35 Minutes	●	Palm jumeirah
38 Minutes	●	Dubai world central airport



« ABUDHABI

FUTURE MUSEUM

SHARJAH »

DOWNTOWN



ZEN

LAGOONS

RAS AL KHOR WILDLIFE SANCTUARY

Residential floor plan

1 Bedroom - Type A1

Net Area : 58.55 Sq.m/630.23 Sq.ft

Total Area : 58.55 Sq.m/ 630.23 Sq.ft

Units : 102



1 Bedroom Type A2

Net Area: 58.53 Sq.m/630.01 Sq.ft

Balcony Area: 9.02 Sq.m/97.09 Sq.ft

Total Area: 67.55 Sq.m/721.1 Sq.ft

Units: 1002 | 1202 | 1402 | 1602 | 1802 |

2002 | 2202



1 Bedroom Type A3

Net Area: 58.53 Sq.m/630.01 Sq.ft

Balcony Area: 6.04 Sq.m/65.02 Sq.ft

Total Area: 64.57 Sq.m/695.03 Sq.ft

Units: 902 | 1102 | 1302 | 1502 | 1702 | 1902 | 2102



1 Bedroom Type B1

Net Area: 64.86 Sq.m/698.15 Sq.ft

Balcony Area: 12.47 Sq.m/134.23 Sq.ft

Total Area: 77.33 Sq.m/832.37 Sq.ft

Units: 903 | 1003 | 1103 | 1203 | 1303 | 1403 | 1503 |

1603 | 1703 | 1803 | 1903 | 2003 | 2103



1 Bedroom Type C1

Net Area: 65.48 Sq.m/704.82 Sq.ft

Balcony Area: 12.64 Sq.m/136.06 Sq.ft

Total Area: 78.12 Sq.m/840.88 Sq.ft

Units: 904 | 1004 | 1104 | 1204 | 1304 | 1404 | 1504 |

1604 | 1704 | 1804 | 1904 | 2004 | 2104 | 2204

ENTRANCE



1 Bedroom Type D1

Net Area: 65.94 Sq.m/709.77 Sq.ft

Balcony Area: 12.66 Sq.m/136.27 Sq.ft

Total Area: 78.6 Sq.m/846.04 Sq.ft

Units: 905 | 1005 | 1105 | 1205 | 1305 | 1405 | 1505 |
1605 | 1705 | 1805 | 1905 | 2005 | 2105 | 2205



1 Bedroom Type E1

Net Area: 60.96 Sq.m/656.17 Sq.ft

Balcony Area: 12.96 Sq.m/139.5 Sq.ft

Total Area: 73.92 Sq.m/795.67 Sq.ft

Units: 906 | 1006 | 1106 | 1206 | 1306 | 1406 |

1506 | 1606



1 Bedroom Type F1

Net Area: 56.54 Sq.m/608.59 Sq.ft

Balcony Area: 13.52 Sq.m/145.53 Sq.ft

Total Area: 70.06 Sq.m/754.12 Sq.ft

Units: 104 | 909 | 1009 | 1109 | 1209 | 1309 |

1409 | 1509 | 1709 | 1809 | 1909 | 2009 | 2109

| 2209



1 Bedroom Type G1

Net Area: 56.92 Sq.m/612.68 Sq.ft

Balcony Area: 12.56 Sq.m/135.19 Sq.ft

Total Area: 69.48 Sq.m/748.88 Sq.ft

Units: 105 | 910 | 1010 | 1110 | 1210 | 1310 | 1410 |

1510 | 1710 | 1810 | 1910 | 2010 | 2110 | 2210



1 Bedroom Type H1

Net Area: 64.62 Sq.m/695.56 Sq.ft

Balcony Area: 12.96 Sq.m/136.5 Sq.ft

Total Area: 77.58 Sq.m/837.97 Sq.ft

Units: 1706 | 1806 | 1906 | 2006 | 2106 | 2206



1 Bedroom Type I1

Net Area: 63.08 Sq.m/678.99 Sq.ft

Balcony Area: 25.11 Sq.m/270.28 Sq.ft

Total Area: 88.19 Sq.m/949.27 Sq.ft

Units: 1707 | 1807 | 1907 | 2007 | 2107 | 2207



2 Bedroom Type A1

Net Area: 92.25 Sq.m/ 992.97 Sq.ft
Balcony Area: 8.61 Sq.m/ 92.68 Sq.ft
Total Area: 100.86 Sq.m/1085.65 Sq.ft
Units: 101



2 Bedroom Type A2

Net Area: 94.58 Sq.m/1018.05 Sq.ft

Balcony Area: 27.19 Sq.m/292.67 Sq.ft

Total Area: 121.77 Sq.m/1310.72 Sq.ft

Units: 901 | 1001 | 1101 | 1201 | 1301 | 1401 | 1501 |

1601 | 1701 | 1801 | 1901 | 2001 | 2101 | 2201



2 Bedroom Type B1

Net Area: 94.89 Sq.m/1021.39 Sq.ft

Balcony Area: 23.55 Sq.m/253.49 Sq.ft

Total Area: 118.44 Sq.m/1274.88 Sq.ft

Units: 907 | 1007 | 1107 | 1207 | 1307 | 1407 |

1507 | 1607 | 1707



2 Bedroom Type C1

Net Area: 91.78 Sq.m/987.91 Sq.ft

Balcony Area: 6.34 Sq.m/ 68.24 Sq.ft

Total Area: 98.12 Sq.m/ 1056.15 Sq.ft

Units: 103



2 Bedroom Type C2

Net Area : 93.82 Sq.m/1009.87 Sq.ft

Balcony Area : 14.92 Sq.m/160.6 Sq.ft

Total Area : 108.74 Sq.m/1170.47 Sq.ft

Units : 1008 | 1208 | 1408 | 1608



2 Bedroom Type C3

Net Area: 93.82 Sq.m/1009.87 Sq.ft

Balcony Area : 22.02 Sq.m/237.02 Sq.ft

Total Area: 115.84 Sq.m/1246.89 Sq.ft

Units: 908 | 1108 | 1308 | 1508



3 Bedroom Type A1

Net Area: 120.24 Sq.m/1294.25 Sq.ft
Balcony Area: 14.92 Sq.m/160.6 Sq.ft
Total Area: 135.16 Sq.m/1454.85 Sq.ft
Units: 1808 | 2008 | 2208



3 Bedroom Type A2

Net Area: 120.15 Sq.m/1293.28 Sq.ft

Balcony Area: 22.02 Sq.m/237.02 Sq.ft

Total Area: 142.17 Sq.m/1530.31 Sq.ft

Units: 1708 | 1908 | 2108



Office floor plan

Office 1 - Type A

Net Area : 94.59 Sq.m/1018.17 Sq.ft

Balcony : 27.19 Sq.m/292.67 Sq.ft

Total Area : 121.78 Sq.m/1310.84 Sq.ft

Offices : 201 , 401 , 601



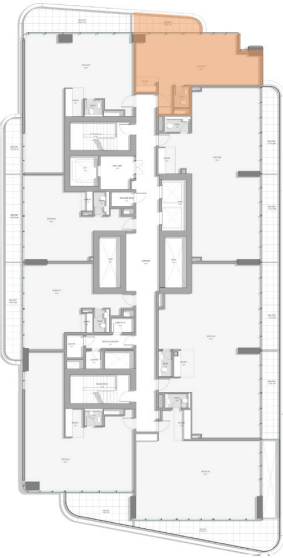
Office 2 - TypeA

Net Area : 58.68 Sq.m/631.63 Sq.ft

Balcony : 9.02 Sq.m/97.09 Sq.ft

Total Area : 67.7 Sq.m/728.72 Sq.ft

Offices : 202 , 402 , 602



Office 3 - Type A

Net Area : 116.59 Sq.m/1254.97 Sq.ft

Balcony : 25.11 Sq.m/270.28 Sq.ft

Total Area : 141.7 Sq.m/1525.26 Sq.ft

Offices : 203 , 403 , 603



Office 4 - Type A

Net Area : 126.83 Sq.m/1365.20 Sq.ft

Balcony : 25.32 Sq.m/272.54 Sq.ft

Total Area : 152.15 Sq.m/1637.74 Sq.ft

Offices : 204 , 404 , 604



Office 5 - Type A

Net Area : 94.9 Sq.m/ 1021.5 Sq.ft

Balcony : 23.55 Sq.m/253.49 Sq.ft

Total Area : 118.45 Sq.m/1275 Sq.ft

Offices : 205 , 405 , 605



Office 6 - Type A

Net Area : 93.89 Sq.m/1010.63 Sq.ft

Balcony : 14.92 Sq.m/160.60 Sq.ft

Total Area : 108.81 Sq.m/1171.23 Sq.ft

Offices : 206 , 406 , 606



Office 7 - Type A

Net Area : 56.52 Sq.m/608.38 Sq.ft

Balcony : 13.87 Sq.m/149.29 Sq.ft

Total Area : 70.39 Sq.m/757.67 Sq.ft

Offices : 207 , 407 , 607



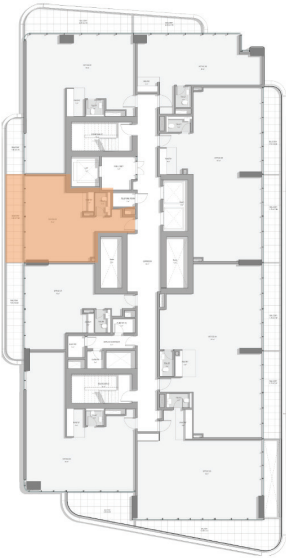
Office 8 - Type A

Net Area : 56.9 Sq.m/612.47 Sq.ft

Balcony : 12.56 Sq.m/135.19 Sq.ft

Total Area : 69.46 Sq.m/747.66 Sq.ft

Offices : 208 , 408 , 608



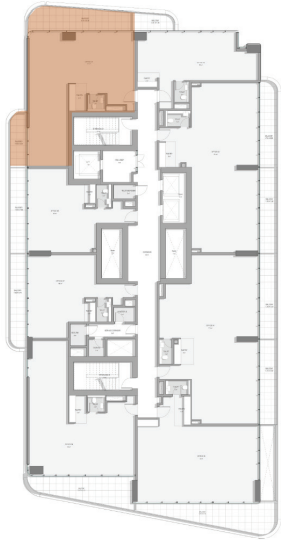
Office 1 - Type B

Net Area : 94.59 SQ.M/1018.17 SQ.FT

Balcony : 27.97 SQ.M/290.30 SQ.FT

Total Area : 121.56 SQ.M/1308.47 SQ.FT

Offices : 301 , 501 , 701



Office 2 - Type B

Net Area : 58.68 Sq.m/631.63 Sq.ft

Balcony : 6.04 Sq.m/65.01 Sq.ft

Total Area : 64.72 Sq.m/696.64 Sq.ft

Offices : 302 , 502 , 702



Office 3 - Type B

Net Area : 116.59 Sq.m/1254.97 Sq.ft

Balcony : 25.86 Sq.m/278.35 Sq.ft

Total Area : 142.45 Sq.m/1533.32 Sq.ft

Offices : 303 , 503 , 703



Office 4 - Type B

Net Area : 126.83 Sq.m/1365.20 Sq.ft

Balcony : 25.91 Sq.m/278.89 Sq.ft

Total Area : 152.74 Sq.m/1644.09 Sq.ft

Offices : 304 , 504 , 704



Office 5 - Type B

Net Area : 94.97 Sq.m/ 1022.25 Sq.ft

Balcony : 25.11 Sq.m/270.28 Sq.ft

Total Area : 120.08 Sq.m/1292.53 Sq.ft

Offices : 305 , 505 , 705



Office 6 - Type B

Net Area : 93.89 Sq.m/1010.63 Sq.ft

Balcony : 22.01 Sq.m/236.91 Sq.ft

Total Area : 115.90 Sq.m/1247.54 Sq.ft

Offices : 306 , 506 , 706



Office 7 - Type B

Net Area : 56.52 Sq.m/608.38 Sq.ft

Balcony : 13.52 Sq.m/ 145.53 Sq.ft

Total Area : 70.04 Sq.m/753.90 Sq.ft

Offices : 307 , 507 , 707



Office 8 - Type B

Net Area : 56.9 Sq.m/612.47 Sq.ft

Balcony : 12.25 Sq.m/131.86 Sq.ft

Total Area : 69.15 Sq.m/744.32 Sq.ft

Offices : 208 , 408 , 608



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The art of mindful living



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