

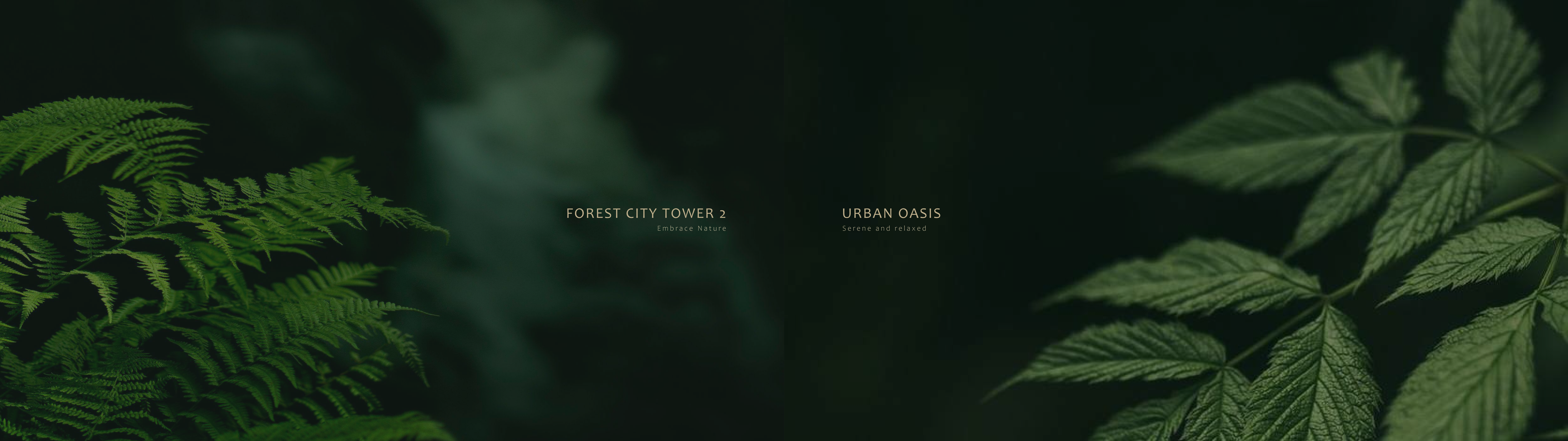
# FOREST CITY TOWER II

DUBAILAND



HZ DEVELOPMENT





FOREST CITY TOWER 2  
Embrace Nature

URBAN OASIS  
Serene and relaxed





## HARMONY BEAUTY

### Tranquility & Greenery

With flowing lines and spacious balconies, the architecture blends the rhythm of waves with the vitality of greenery, thus becomes a living part of nature.

## CONVENIENT EFFICIENT

### Transportation & convenience

Located near major city roads, every trip is exceptionally convenient. An efficient lifestyle cycle that saves more time for living and family.







## TRANSPORTATION

•The world within reach

Dubai International Airport - 21 minutes  
Al Maktoum International Airport - 38 minutes

•Neighboring wonders

Burj Khalifa - 18 minutes  
Burj Al Arab - 25 minutes  
Global Village - 9 minutes  
Dubai Marina - 27 minutes  
Dragon mart - 18 minutes









# FOREST CITY TOWER II

## ECO-HOME

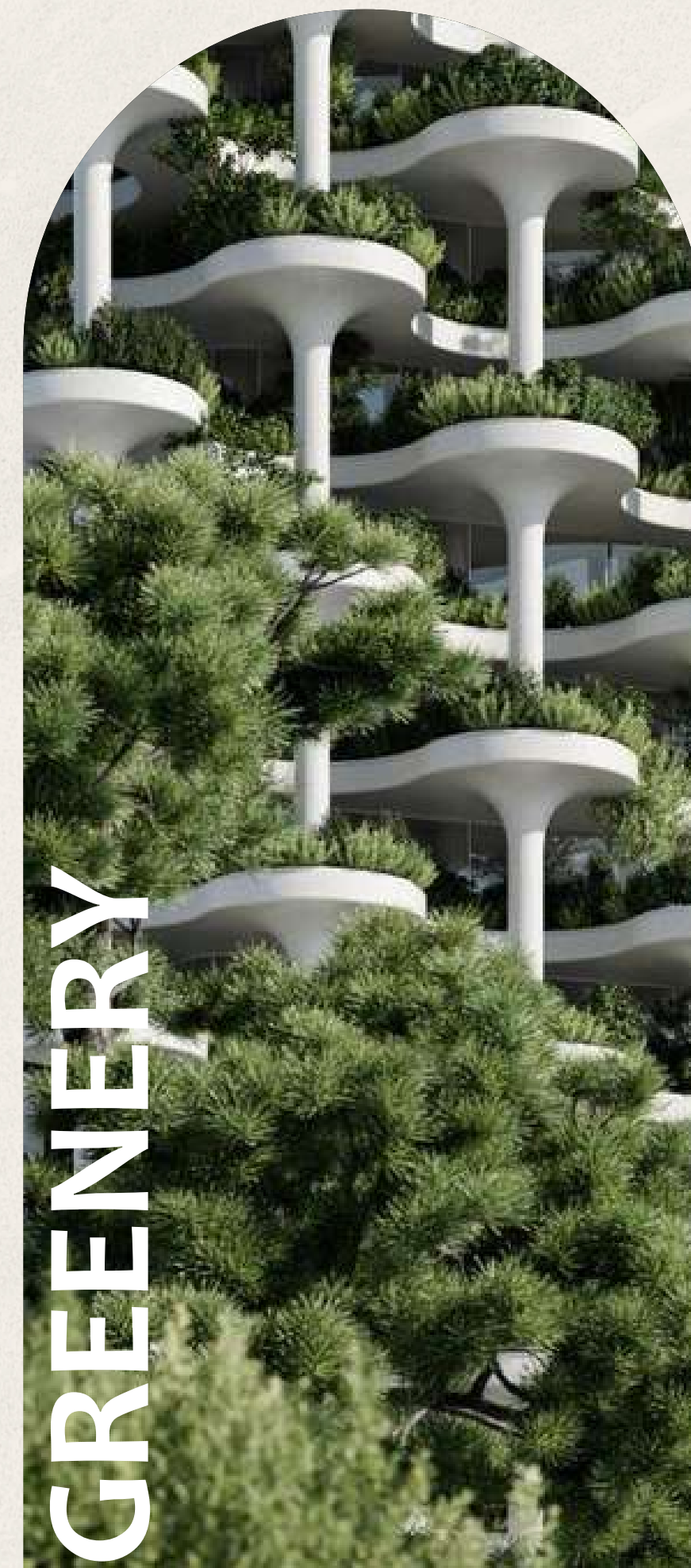
Rhythm of nature, beauty of architecture — creating a high-end community where life and nature coexist in harmony. Escape the city's hustle and enjoy tranquility in the desert. Each home is your private sanctuary, a place to find peace in nature's embrace. Find your oasis under the desert sun of Dubai



MODERN



NATURAL



GREENERY



PEACEFUL

TRANQUILITY IN THE DESERT



# FOREST CITY TOWER II

## NIGHT TIME

Under the starry sky, your eco-friendly home lights up a vibrant life. As night falls, the unique charm of green architecture shines even brighter under the lights. Join our sustainable community and experience a picturesque night life, where every light is like a musical note, composing a beautiful symphony in the city's night sky.





## FLOWING NATURE

Designed green spaces, like a green ribbon, embrace the building. Here, every breath is fresh, and every view is a delight

## TAKE IN THE VIEWS

Exclusive views, a private escape. Here, every balcony is a personal vantage point, offering you solitude and beauty, with landscapes that soothe the soul





H O M E  
C O M I N G

The carefully planned separation of pedestrians and vehicles ensures safety, creating a secure living environment for you and your family. The entrance is not only the starting point of your journey but also a symbol of quality living.

F L O W I N G  
S P A C E

The fluid spatial design creates a sense of depth and hierarchy—minimalist yet pure, where light and shadow dance—crafted to offer you the most distinguished homecoming experience.

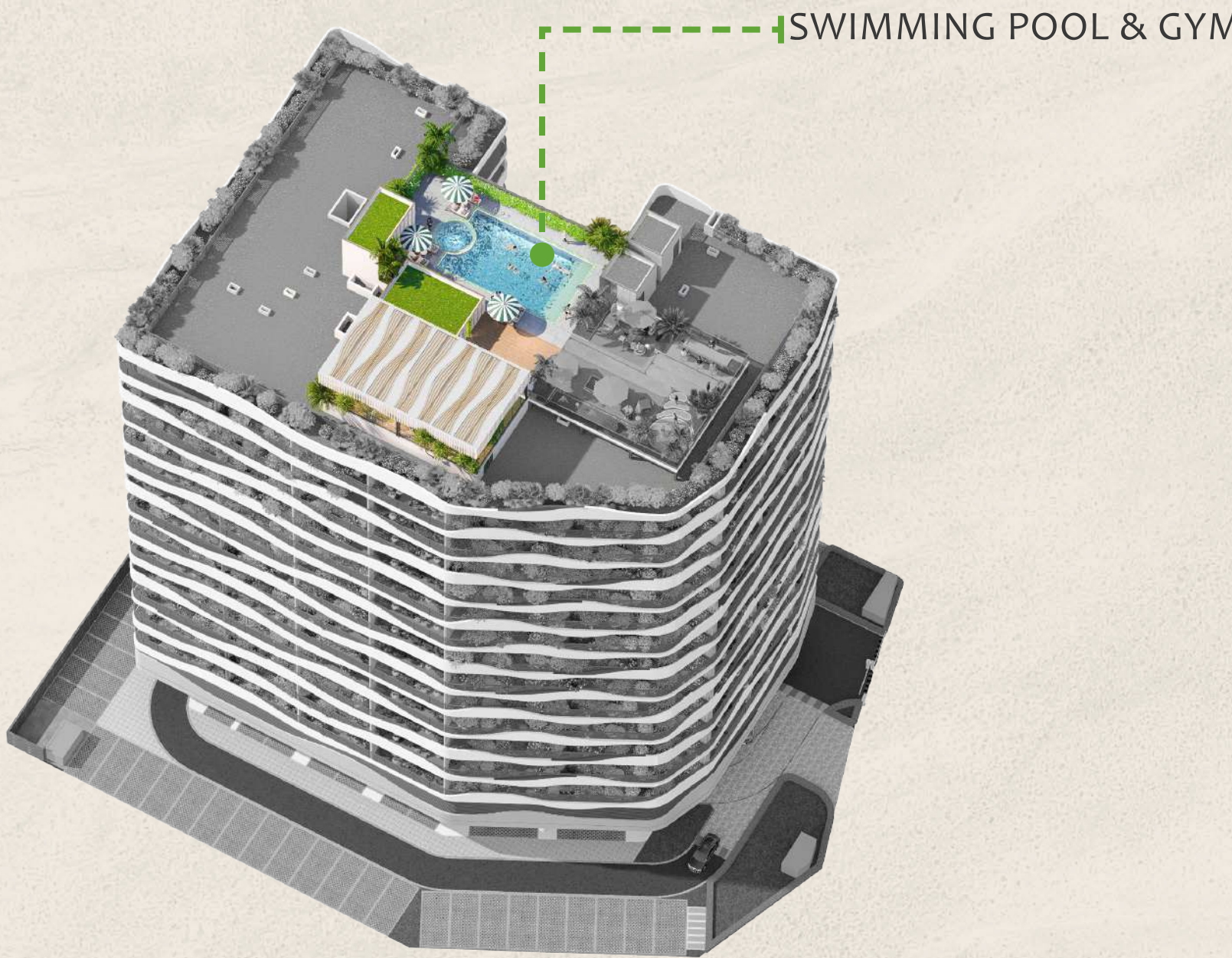








ROOFTOP ZONING CONCEPT



SWIMMING POOL & GYM



ENTERTAINMENT

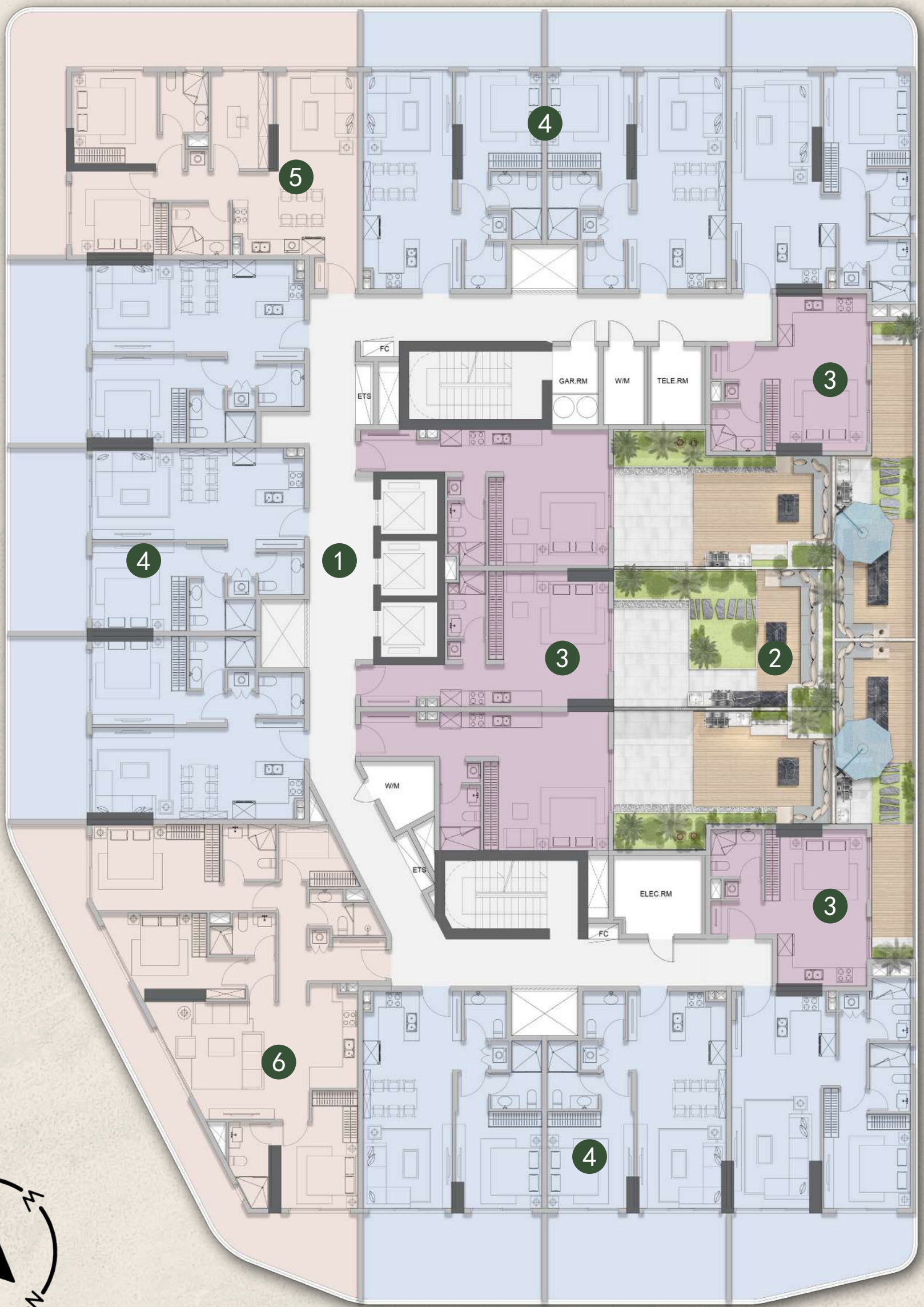
**SWIMMING POOL & GYM**  
An infinity pool lets you swim among the clouds. Enjoy the city's stunning views while staying active. Challenge yourself at great heights, where every drop of sweat is a sense of accomplishment

**ROOFTOP GARDEN**  
Rooftop garden, a natural oasis in the city; lounge seating, perfect for enjoying the afternoon sun; children's playground, a joyful world for kids; BBQ area, where food and fun are shared

PRIVATE SPACE

ENJOY FAMILY TIME

The private garden is your exclusive sanctuary, where every moment with family becomes a cherished memory, quietly elevating the quality of life. Sit together, basking in the sunlight, enjoying a leisurely afternoon. The sun pours down, and every inch of land is blessed by nature. Together with your loved ones, embrace the warmth of the sky.



FOREST  
CITY  
TOWER II

- 1 Elevator Lobby
- 2 Private Garden
- 3 STUDIO
- 4 1-BR
- 5 2-BR
- 6 3-BR





## GREEN SHADOWS SOARING

### Classy vibes in the clouds

In this rooftop lounge, you can fully enjoy the tranquility of greenery and the serenity of time. It's a peaceful oasis in the city, offering a retreat from the hustle and immersing you in nature's embrace. A pot of fine tea, a good book, and a moment of calm await you here.





## GARDEN LEISURE BOOTH

### Rooftop Garden

The rooftop garden with a children's playground and barbecue area is perfect for family gatherings, creating unforgettable moments for birthdays or weekend get-togethers.



## POOL & GYM

The gym is not just a place for exercise, but a sanctuary for the soul. We've seamlessly combined green architecture with a rooftop leisure area, allowing you to enjoy both fitness and the tranquility of nature. Inside, the space is filled with energy and vitality. Outside, the blue sky, white clouds, and lush greenery blend together, creating a natural oxygen bar.



**Energetic pool party**  
Capture the moment, make memories



**Fresh vibrant**  
Green fitness city oasis view

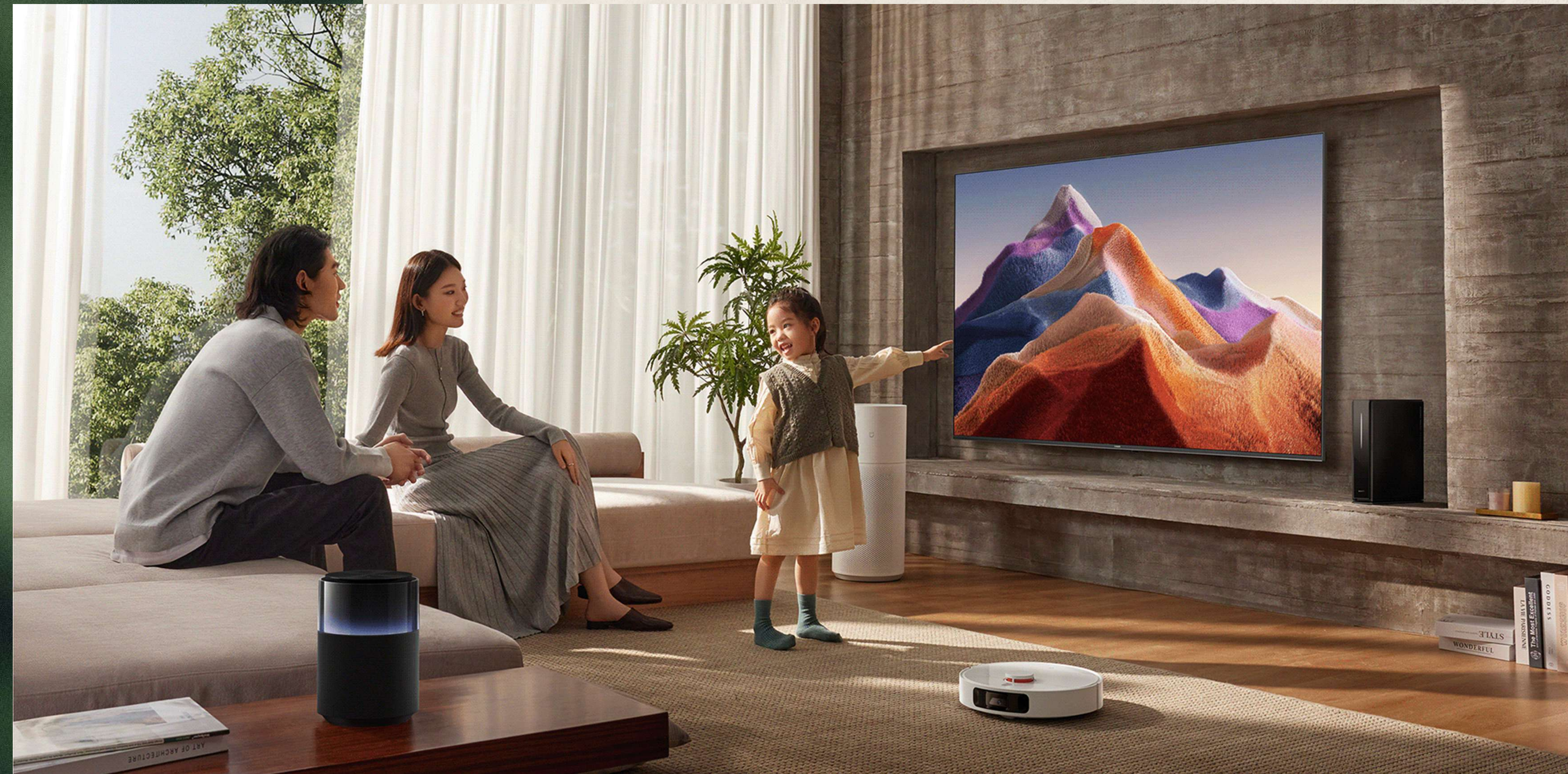


**Paradise Dream**  
playground of endless joy and innocence

## WHIMSICAL

The rooftop children's playground, designed specifically for kids, is safe, fun, and full of laughter. Here, children can play freely, release their natural energy, and enjoy carefree childhood moments. Parents can join in various games and activities, strengthening their bond with their children and enhancing family harmony. Every corner of the playground is filled with joy and surprises. Children not only find happiness here but also learn the values of sharing and cooperation through play.





## ENJOY COZY MOMENTS

### Enjoy the sun

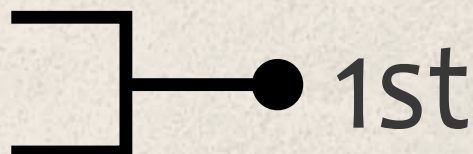
Here, life is a pleasure. It's not just a home, but a pursuit of a beautiful life. With greenery, sunlight, and cozy layouts, we create spaces designed to enhance your comfort and enjoyment. The floor plans focus on both functionality and comfort, from the spacious living room to the private bedrooms, every detail is crafted for precious family moments.



First Floor Area Analys

Floor Area Table (First Floor)

| NO. | Type     | Suite        | Balcony     | Total        |
|-----|----------|--------------|-------------|--------------|
| 101 | 1-BR-A   | 658.43sq.ft  | 176.53sq.ft | 834.96sq.ft  |
| 102 | STUDIO-A | 358.65sq.ft  | 341.43sq.ft | 700.08sq.ft  |
| 103 | 1-BR-B   | 623.02sq.ft  | 177.39sq.ft | 800.40sq.ft  |
| 104 | 1-BR-B   | 623.02sq.ft  | 177.39sq.ft | 800.40sq.ft  |
| 105 | 2-BR-A   | 898.25sq.ft  | 520.11sq.ft | 1418.36sq.ft |
| 106 | 1-BR-B   | 620.32sq.ft  | 247.03sq.ft | 867.36sq.ft  |
| 107 | STUDIO-B | 442.93sq.ft  | 457.14sq.ft | 900.08sq.ft  |
| 108 | 1-BR-B   | 625.71sq.ft  | 247.25sq.ft | 872.95sq.ft  |
| 109 | STUDIO-B | 433.57sq.ft  | 506.76sq.ft | 940.34sq.ft  |
| 110 | 1-BR-B   | 618.92sq.ft  | 247.03sq.ft | 865.96sq.ft  |
| 111 | STUDIO-B | 470.92sq.ft  | 466.72sq.ft | 937.64sq.ft  |
| 112 | 3-BR-A   | 1306.63sq.ft | 458.97sq.ft | 1765.60sq.ft |
| 113 | 1-BR-B   | 623.02sq.ft  | 270.39sq.ft | 893.40sq.ft  |
| 114 | 1-BR-B   | 619.89sq.ft  | 270.39sq.ft | 890.28sq.ft  |
| 115 | 1-BR-A   | 661.55sq.ft  | 224.75sq.ft | 886.30sq.ft  |
| 116 | STUDIO-A | 358.65sq.ft  | 341.43sq.ft | 700.08sq.ft  |

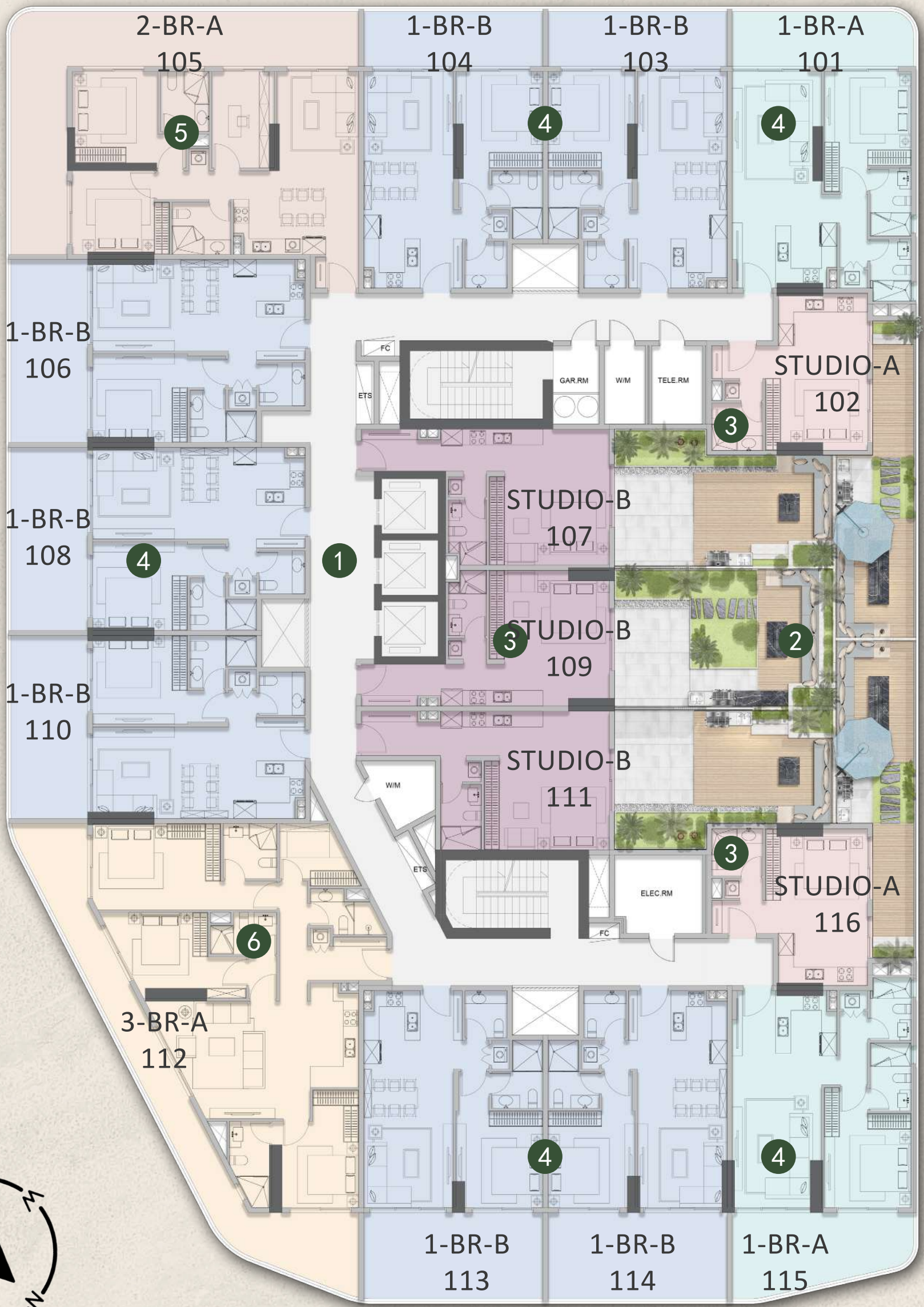


**\*\*Disclaimer:\*\***  
(1) All materials, dimensions, and drawings are approximate and for illustration purposes.  
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(3) Actual suite area may vary from the stated area.  
(4) Suite & balcony area may vary from floor to floor.  
(5) Drawings are 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.

PRIVATE SPACE

ENJOY FAMILY TIME

Meticulously designed studios, one-bedroom, and two-bedroom apartments are based on a lifestyle inspired by the natural environment, with design guiding the way. The morning and evening sunlight streams through spacious windows, illuminating the natural textures, colors, and materials, bringing a light warmth. Light dances through the rooms, and a gentle breeze caresses the curtains, making every day at home feel poetic.



FOREST CITY TOWER II

- 1 Elevator Lobby
- 2 Private Garden
- 3 STUDIO
- 4 1-BR
- 5 2-BR
- 6 3-BR

FIRST-FLOOR LAYOUT



FOREST CITY TOWER II

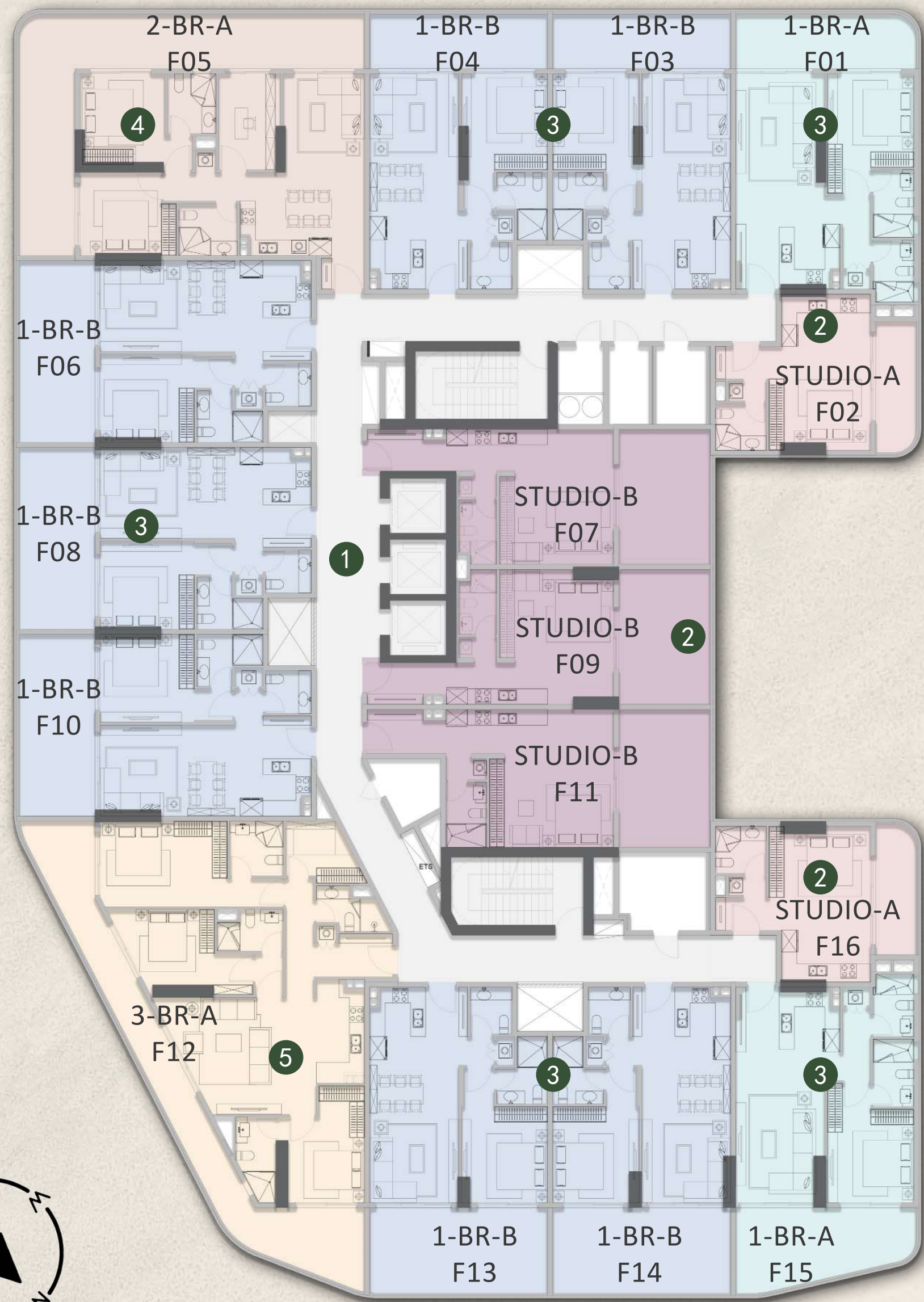
- 1 Elevator Lobby
- 2 STUDIO
- 3 1-BR
- 4 2-BR
- 5 3-BR

2 TO 6-FLOORS LAYOUT

PRIVATE SPACE

ENJOY FAMILY TIME

Meticulously designed studios, one-bedroom, and two-bedroom apartments are based on a lifestyle inspired by the natural environment, with design guiding the way. The morning and evening sunlight streams through spacious windows, illuminating the natural textures, colors, and materials, bringing a light warmth. Light dances through the rooms, and a gentle breeze caresses the curtains, making every day at home feel poetic.



2nd-6th Floor Area Analysis

Floor Area Table ( 2-6 Floors)

| NO. | Type     | Suite        | Balcony     | Total        |
|-----|----------|--------------|-------------|--------------|
| F01 | 1-BR-A   | 658.43sq.ft  | 176.53sq.ft | 834.96sq.ft  |
| F02 | STUDIO-A | 358.65sq.ft  | 97.95sq.ft  | 456.61sq.ft  |
| F03 | 1-BR-B   | 623.02sq.ft  | 177.39sq.ft | 800.40sq.ft  |
| F04 | 1-BR-B   | 623.02sq.ft  | 177.39sq.ft | 800.40sq.ft  |
| F05 | 2-BR-A   | 898.25sq.ft  | 520.11sq.ft | 1418.36sq.ft |
| F06 | 1-BR-B   | 620.32sq.ft  | 247.03sq.ft | 867.36sq.ft  |
| F07 | STUDIO-B | 442.93sq.ft  | 219.91sq.ft | 662.84sq.ft  |
| F08 | 1-BR-B   | 625.71sq.ft  | 247.25sq.ft | 872.95sq.ft  |
| F09 | STUDIO-B | 433.57sq.ft  | 219.15sq.ft | 652.72sq.ft  |
| F10 | 1-BR-B   | 618.92sq.ft  | 247.03sq.ft | 865.96sq.ft  |
| F11 | STUDIO-B | 470.92sq.ft  | 224.21sq.ft | 695.13sq.ft  |
| F12 | 3-BR-A   | 1306.63sq.ft | 458.97sq.ft | 1765.60sq.ft |
| F13 | 1-BR-B   | 623.02sq.ft  | 270.39sq.ft | 893.40sq.ft  |
| F14 | 1-BR-B   | 619.89sq.ft  | 270.39sq.ft | 890.28sq.ft  |
| F15 | 1-BR-A   | 661.55sq.ft  | 224.75sq.ft | 886.30sq.ft  |
| F16 | STUDIO-A | 358.65sq.ft  | 97.95sq.ft  | 456.61sq.ft  |



2nd-6th

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7th-13th Floor Area Analysis

Floor Area Table (7-13 Floors)

| NO. | Type     | Suite        | Balcony     | Total        |
|-----|----------|--------------|-------------|--------------|
| F01 | 2-BR-B   | 1073.27sq.ft | 274.48sq.ft | 1347.75sq.ft |
| F02 | 1-BR-B   | 623.02sq.ft  | 177.39sq.ft | 800.40sq.ft  |
| F03 | 1-BR-B   | 623.02sq.ft  | 177.39sq.ft | 800.40sq.ft  |
| F04 | 2-BR-A   | 898.25sq.ft  | 520.11sq.ft | 1418.36sq.ft |
| F05 | 1-BR-B   | 620.32sq.ft  | 247.03sq.ft | 867.36sq.ft  |
| F06 | STUDIO-B | 442.93sq.ft  | 219.91sq.ft | 662.84sq.ft  |
| F07 | 1-BR-B   | 625.71sq.ft  | 247.25sq.ft | 872.95sq.ft  |
| F08 | STUDIO-B | 433.57sq.ft  | 219.15sq.ft | 652.72sq.ft  |
| F09 | STUDIO-B | 470.92sq.ft  | 224.21sq.ft | 695.13sq.ft  |
| F10 | 1-BR-B   | 618.92sq.ft  | 247.03sq.ft | 865.96sq.ft  |
| F11 | 3-BR-A   | 1306.63sq.ft | 458.97sq.ft | 1765.60sq.ft |
| F12 | 1-BR-B   | 623.02sq.ft  | 270.39sq.ft | 893.40sq.ft  |
| F13 | 1-BR-B   | 619.89sq.ft  | 270.39sq.ft | 890.28sq.ft  |
| F14 | 2-BR-B   | 1076.39sq.ft | 322.70sq.ft | 1399.09sq.ft |



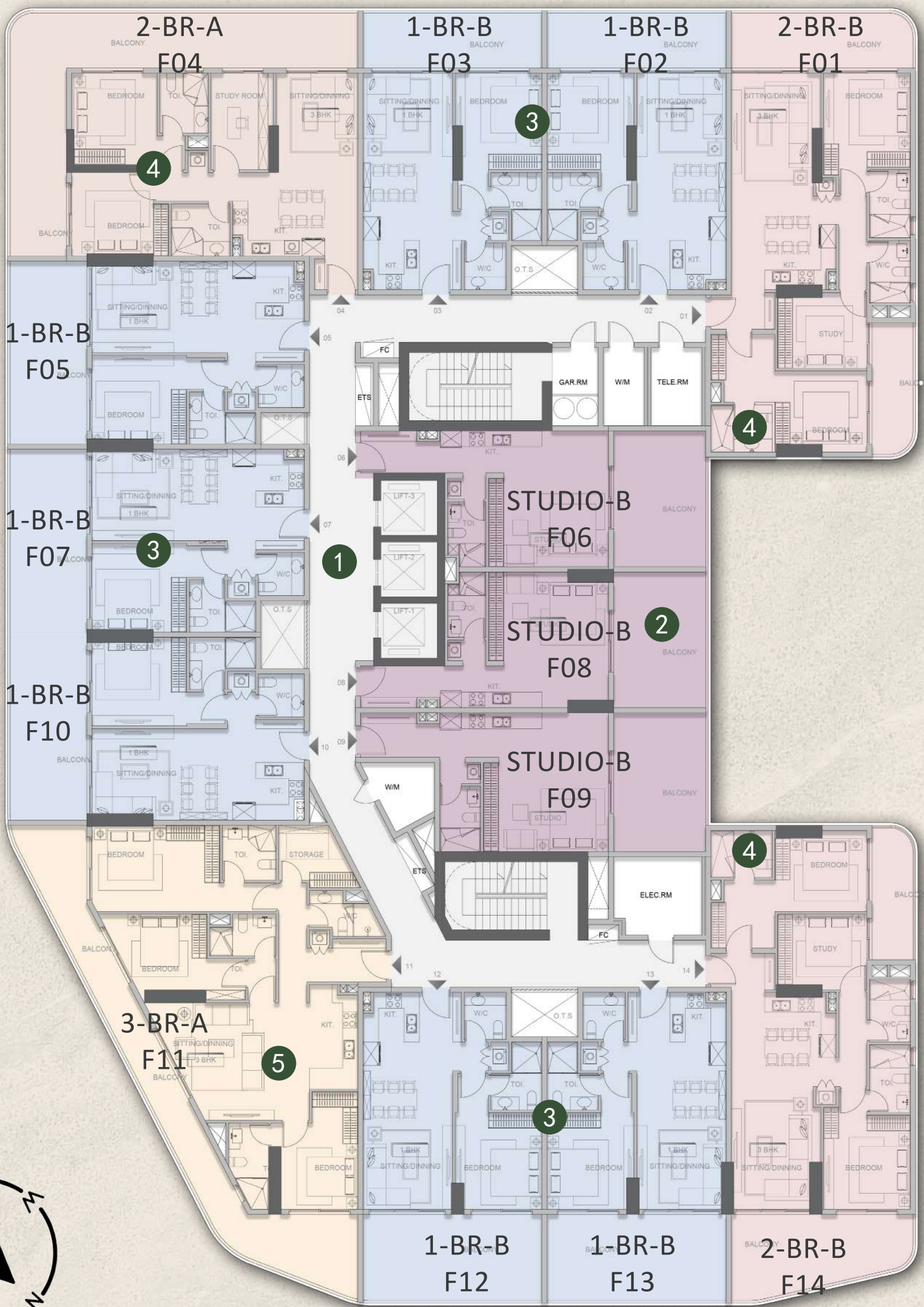
7th-13th

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PRIVATE SPACE

ENJOY FAMILY TIME

The private garden is your exclusive sanctuary, where every moment with family becomes a cherished memory, quietly elevating the quality of life. Sit together, basking in the sunlight, enjoying a leisurely afternoon. The sun pours down, and every inch of land is blessed by nature. Together with your loved ones, embrace the warmth of the sky.



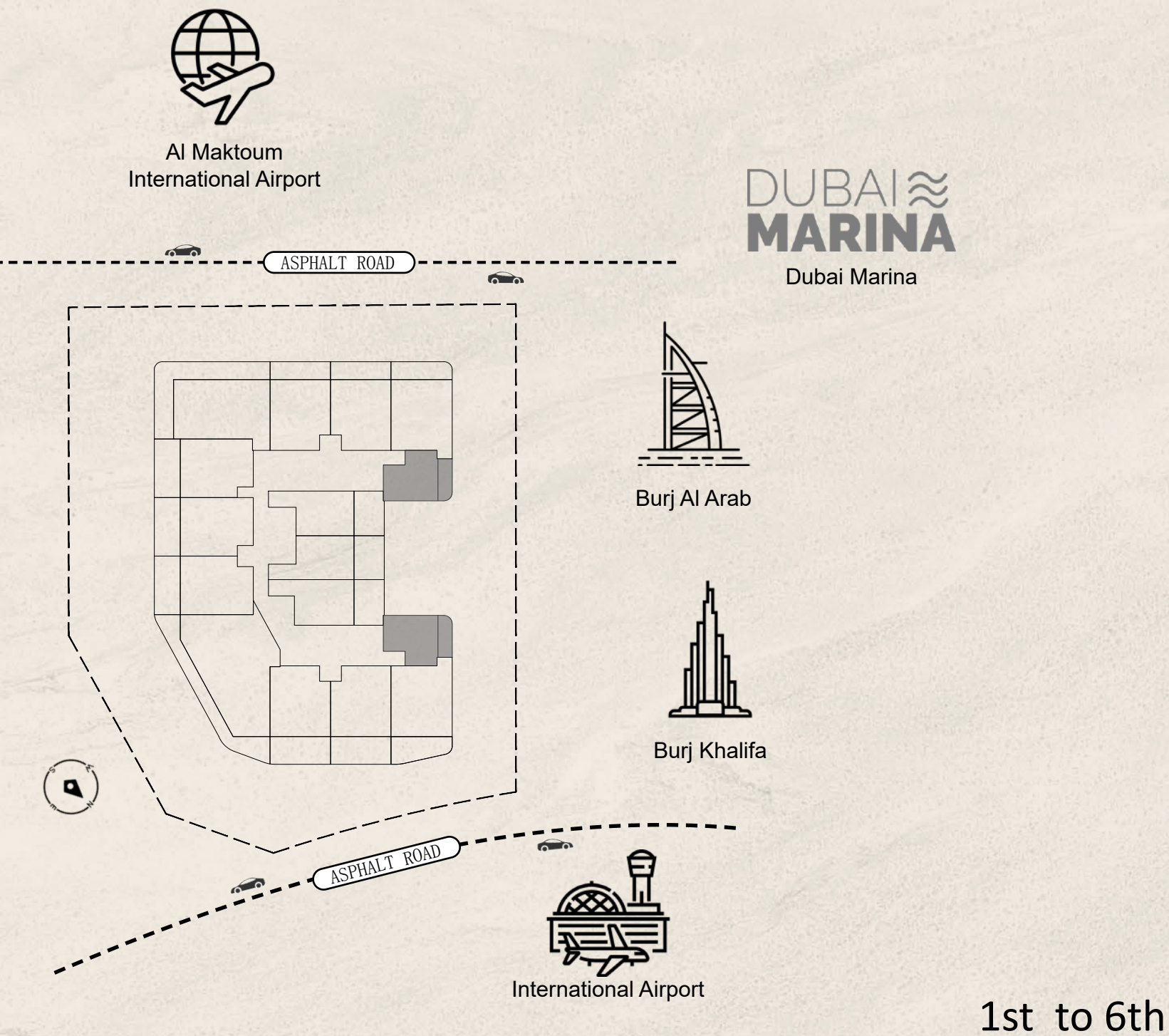
FOREST CITY TOWER II

- 1 Elevator Lobby
- 2 STUDIO
- 3 1-BR
- 4 2-BR
- 5 3-BR





STUDIO (A)



| NO.                                     | Type     | Suite  | Balcony | Total  |
|-----------------------------------------|----------|--------|---------|--------|
| 102/116                                 | STUDIO-A | 358.65 | 341.43  | 700.08 |
| 202/216/302/316/402/416/502/516/602/616 | STUDIO-A | 358.65 | 97.95   | 456.61 |

STUDIO (A)

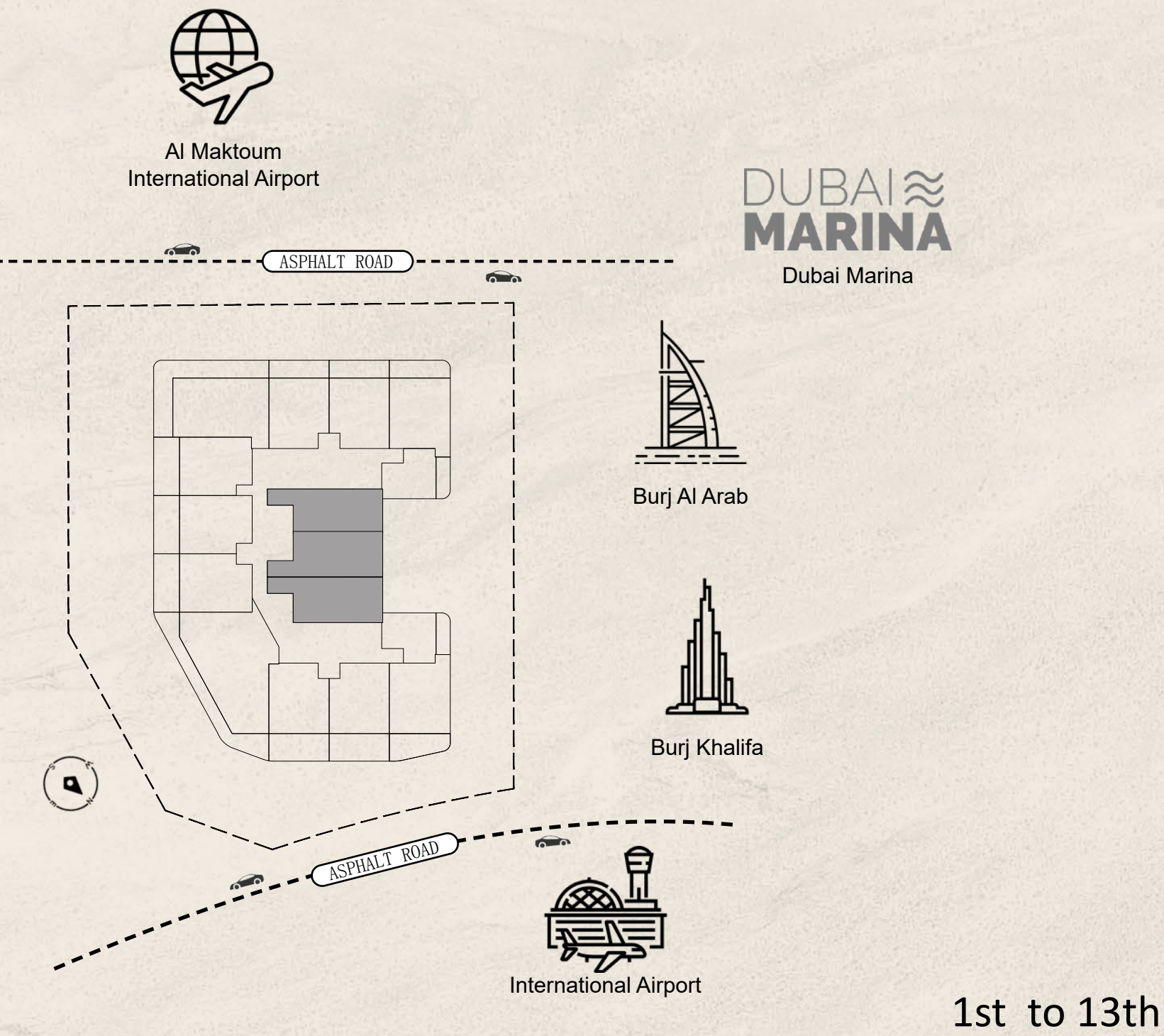


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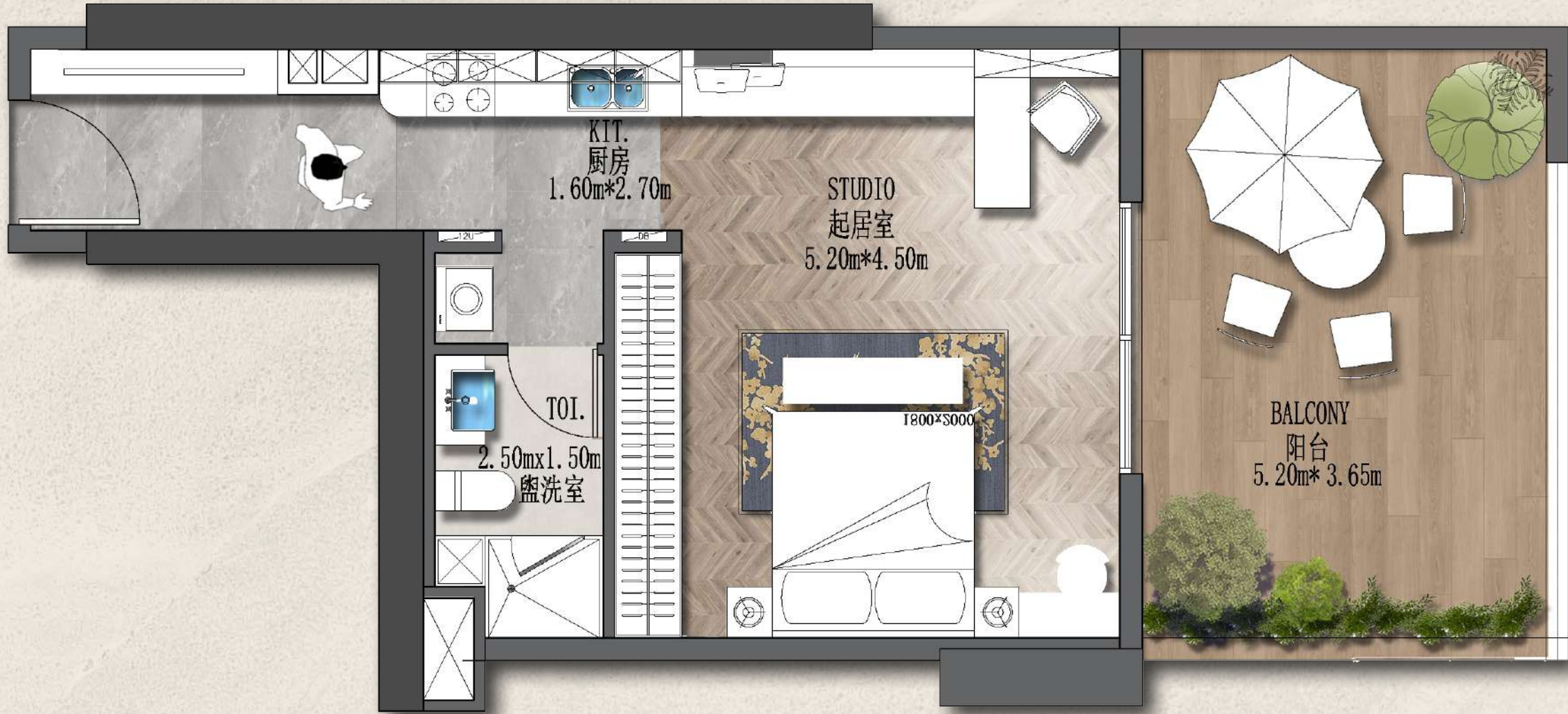
STUDIO (B)



| NO.                                                 | Type     | Suite  | Balcony | Total  |
|-----------------------------------------------------|----------|--------|---------|--------|
| 107                                                 | STUDIO-B | 442.93 | 457.14  | 900.08 |
| 109                                                 | STUDIO-B | 433.57 | 506.76  | 940.34 |
| 111                                                 | STUDIO-B | 470.92 | 466.72  | 937.64 |
| 207/307/407/507/607/706/806/906/1006/1106/1206/1306 | STUDIO-B | 442.93 | 219.91  | 662.84 |
| 209/309/409/509/609/708/808/908/1008/1108/1208/1308 | STUDIO-B | 433.57 | 219.15  | 652.72 |
| 211/311/411/511/611/709/809/909/1009/1109/1209/1309 | STUDIO-B | 470.92 | 224.21  | 695.13 |

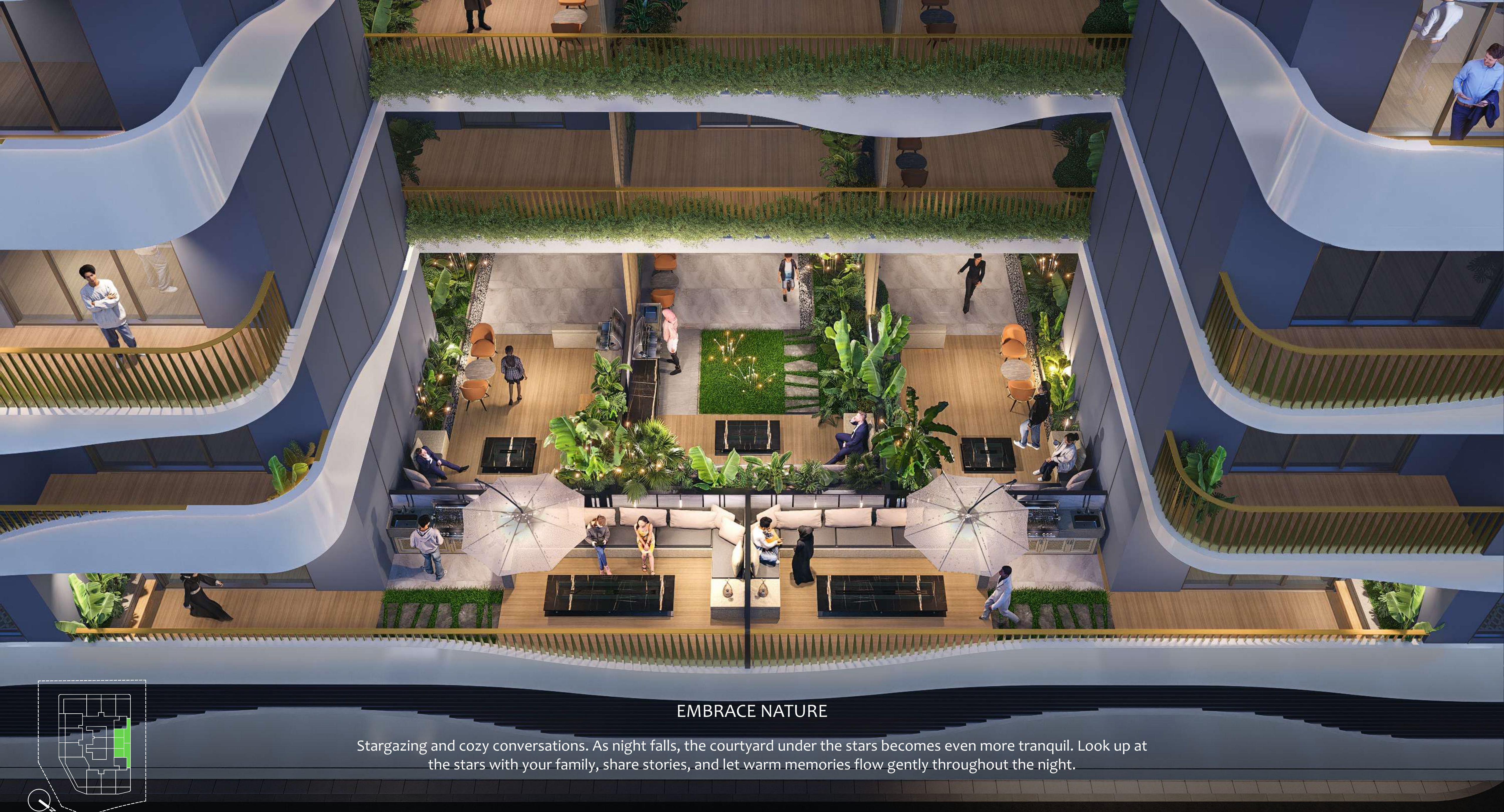
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STUDIO (B)



1st to 13th





### EMBRACE NATURE

Stargazing and cozy conversations. As night falls, the courtyard under the stars becomes even more tranquil. Look up at the stars with your family, share stories, and let warm memories flow gently throughout the night.



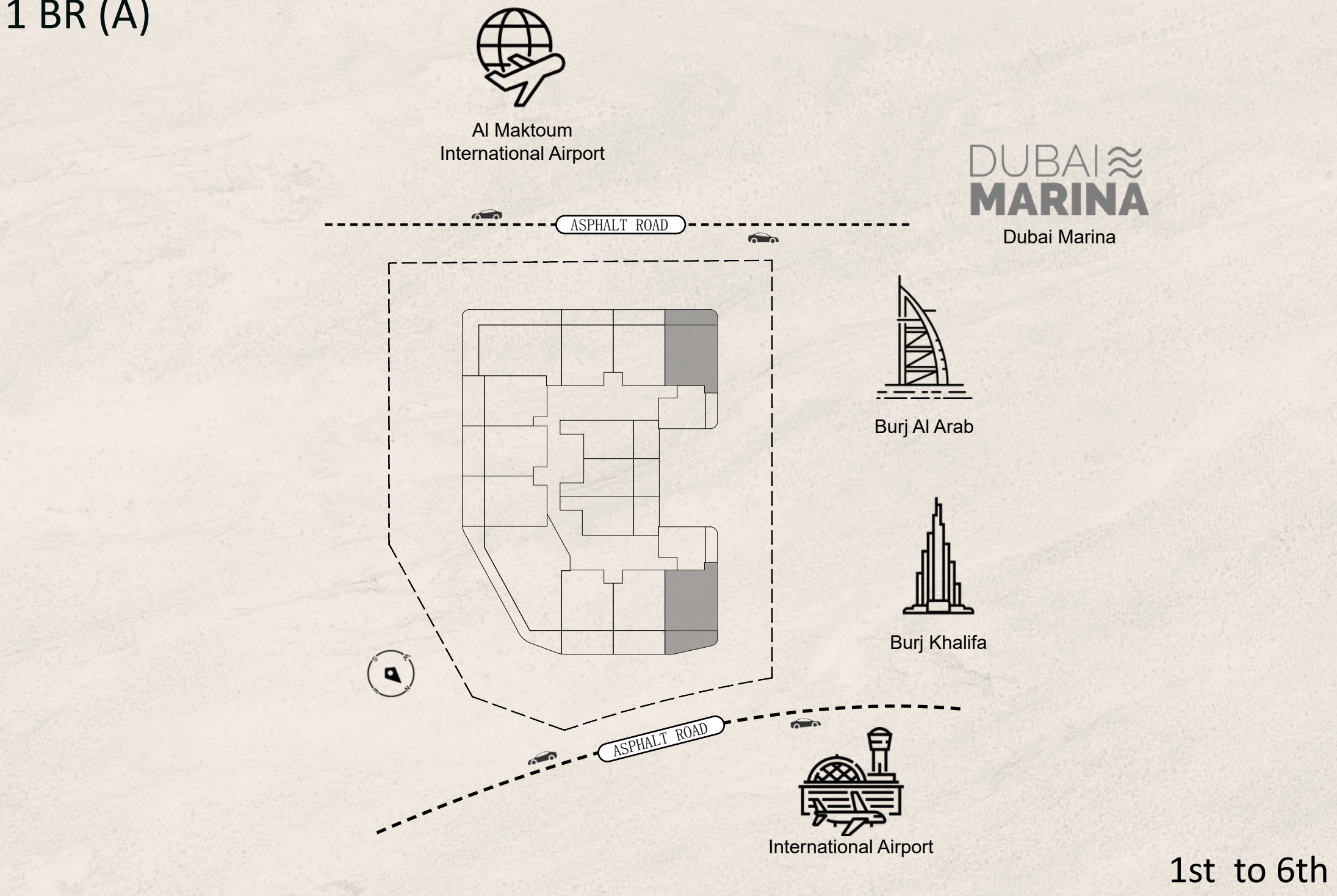
### COZY COMPANIONSHIP

The courtyard is lush with green grass and vibrant flowers, a true backyard haven. It's a poetic space to share with family, where life returns to nature, bathed in fresh greenery.





1 BR (A)



| NO.                     | Type   | Suite  | Balcony | Total  |
|-------------------------|--------|--------|---------|--------|
| 101/201/301/401/501/601 | 1 BR A | 658.43 | 176.53  | 834.96 |
| 115/215/315/415/515/615 | 1 BR A | 661.55 | 224.75  | 886.30 |

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1 BR (A)

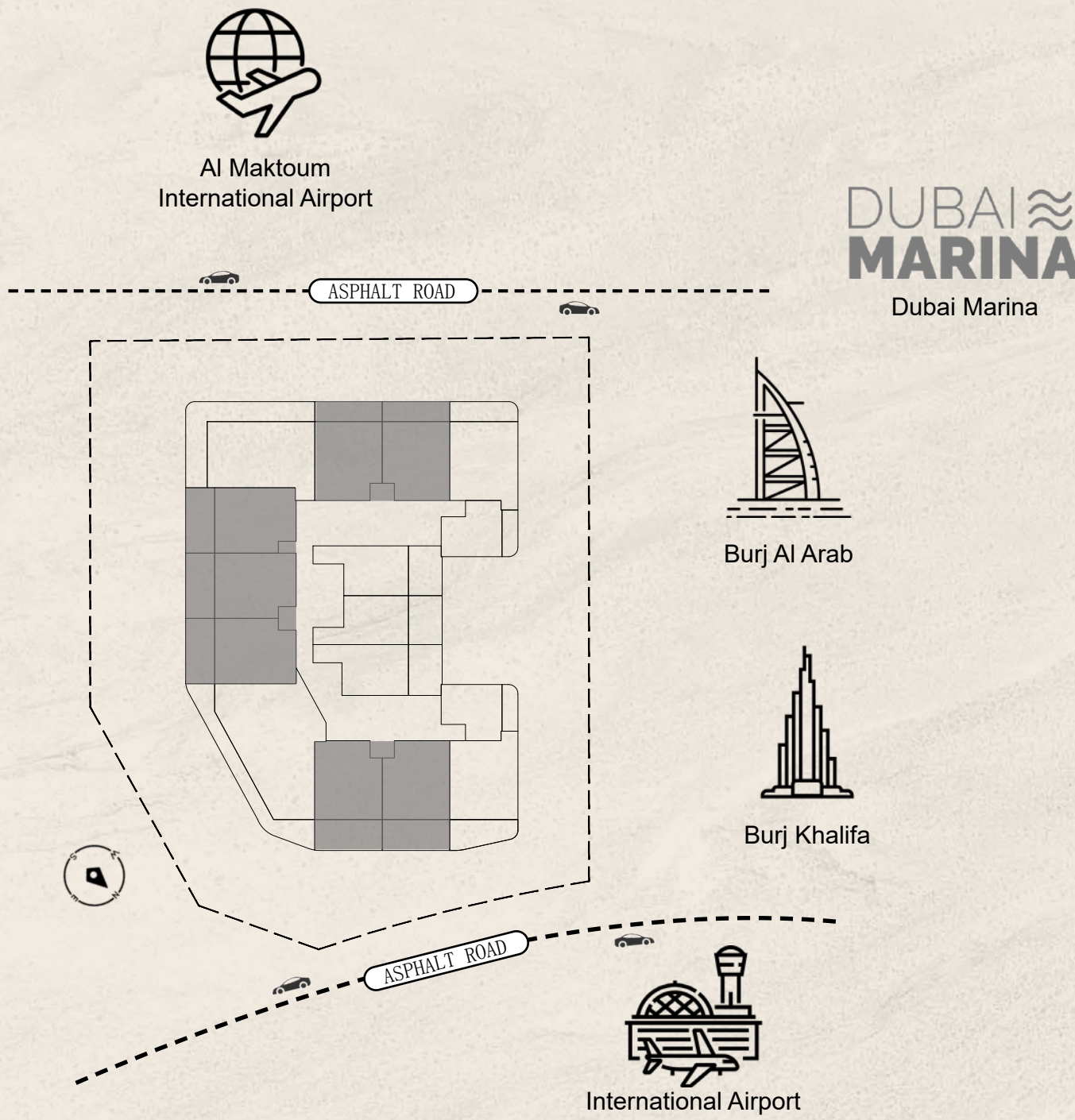


1st to 6th





1 BR (B)



| NO.                                                                                                             | Type   | Suite  | Balcony | Total  |
|-----------------------------------------------------------------------------------------------------------------|--------|--------|---------|--------|
| 103/104/203/204/303/304/403/404/503/504/603/604/702/703/802/803/902/903/1002/1003/1102/1103/1202/1203/1302/1303 | 1 BR B | 623.02 | 177.39  | 800.40 |
| 106/206/306/406/506/606/705/805/905/1005/1105/1205/1305                                                         | 1 BR B | 620.32 | 247.03  | 867.36 |
| 108/208/308/408/508/608/707/807/907/1007/1107/1207/1307                                                         | 1 BR B | 625.71 | 247.25  | 872.95 |
| 110/210/310/410/510/610/710/810/910/1010/1110/1210/1310                                                         | 1 BR B | 618.92 | 247.03  | 865.96 |
| 113/213/313/413/513/613/712/812/912/1012/1112/1212/1312                                                         | 1 BR B | 623.02 | 270.39  | 893.40 |
| 114/214/314/414/514/614/713/813/913/1013/1113/1213/1313                                                         | 1 BR B | 619.89 | 270.39  | 890.28 |

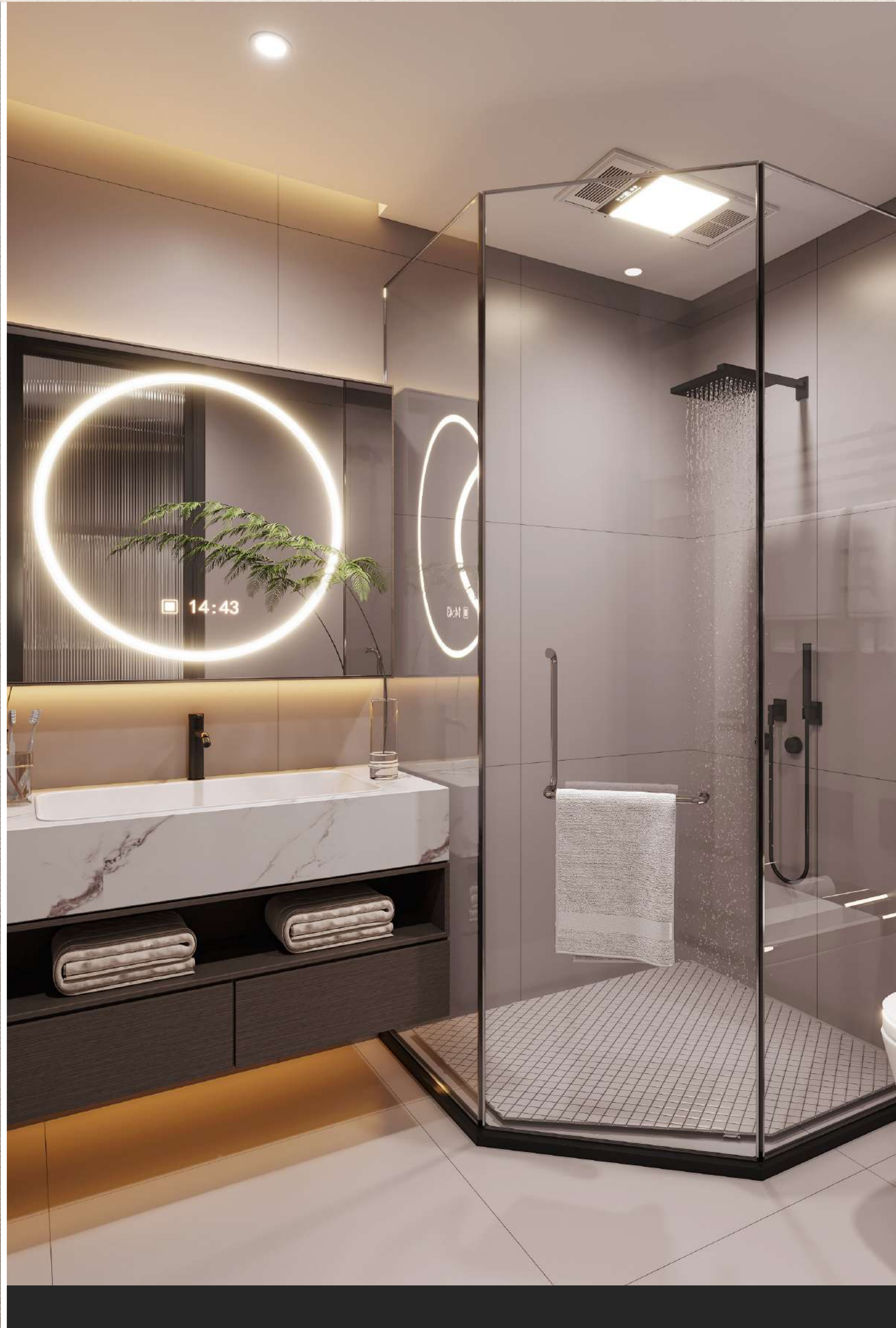
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1 BR (B)

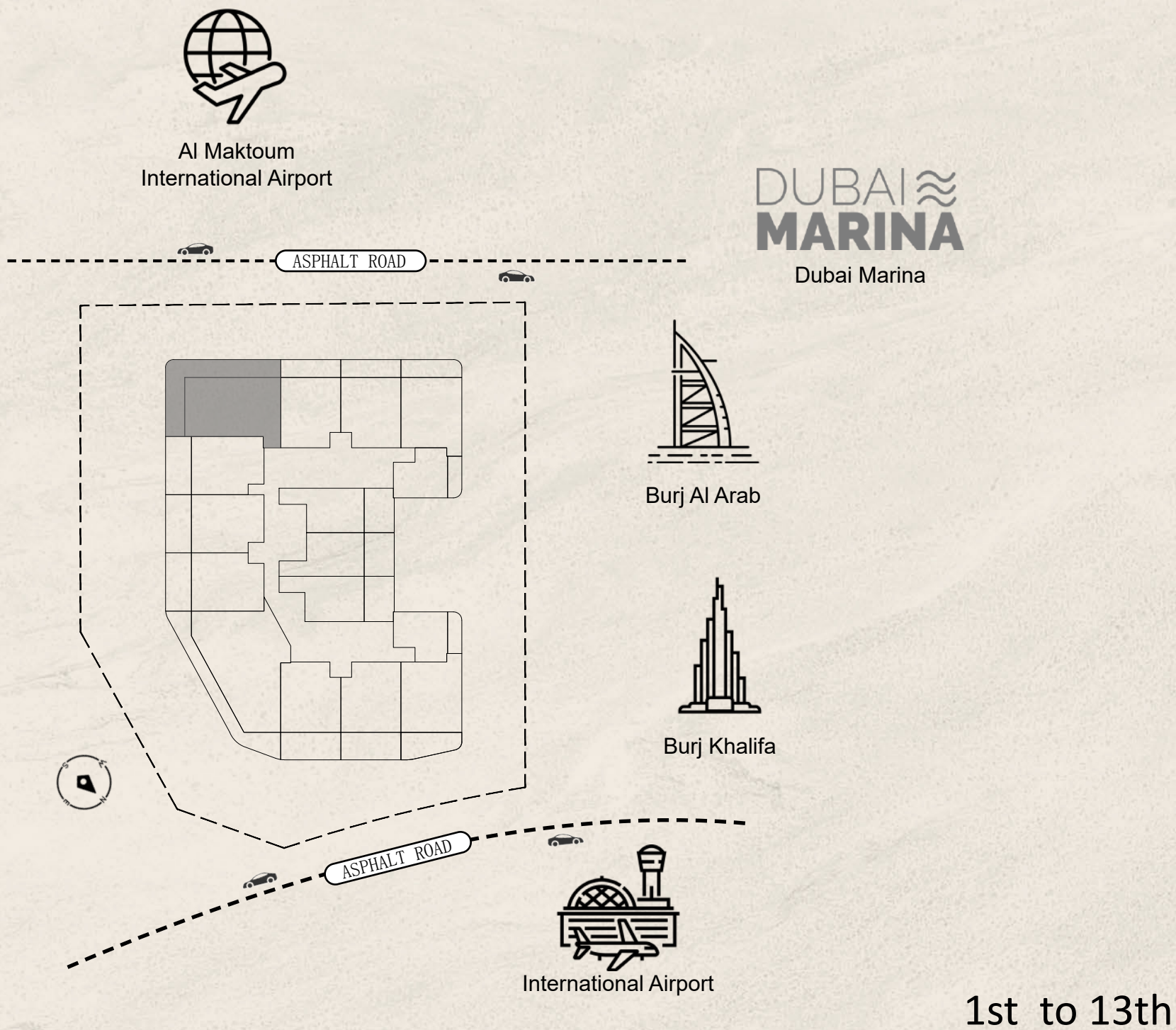


1st to 13th





2 BR (A)



| NO.                                                     | Type   | Suite  | Balcony | Total   |
|---------------------------------------------------------|--------|--------|---------|---------|
| 105/205/305/405/505/605/704/804/904/1004/1104/1204/1304 | 2 BR A | 898.25 | 520.11  | 1418.36 |

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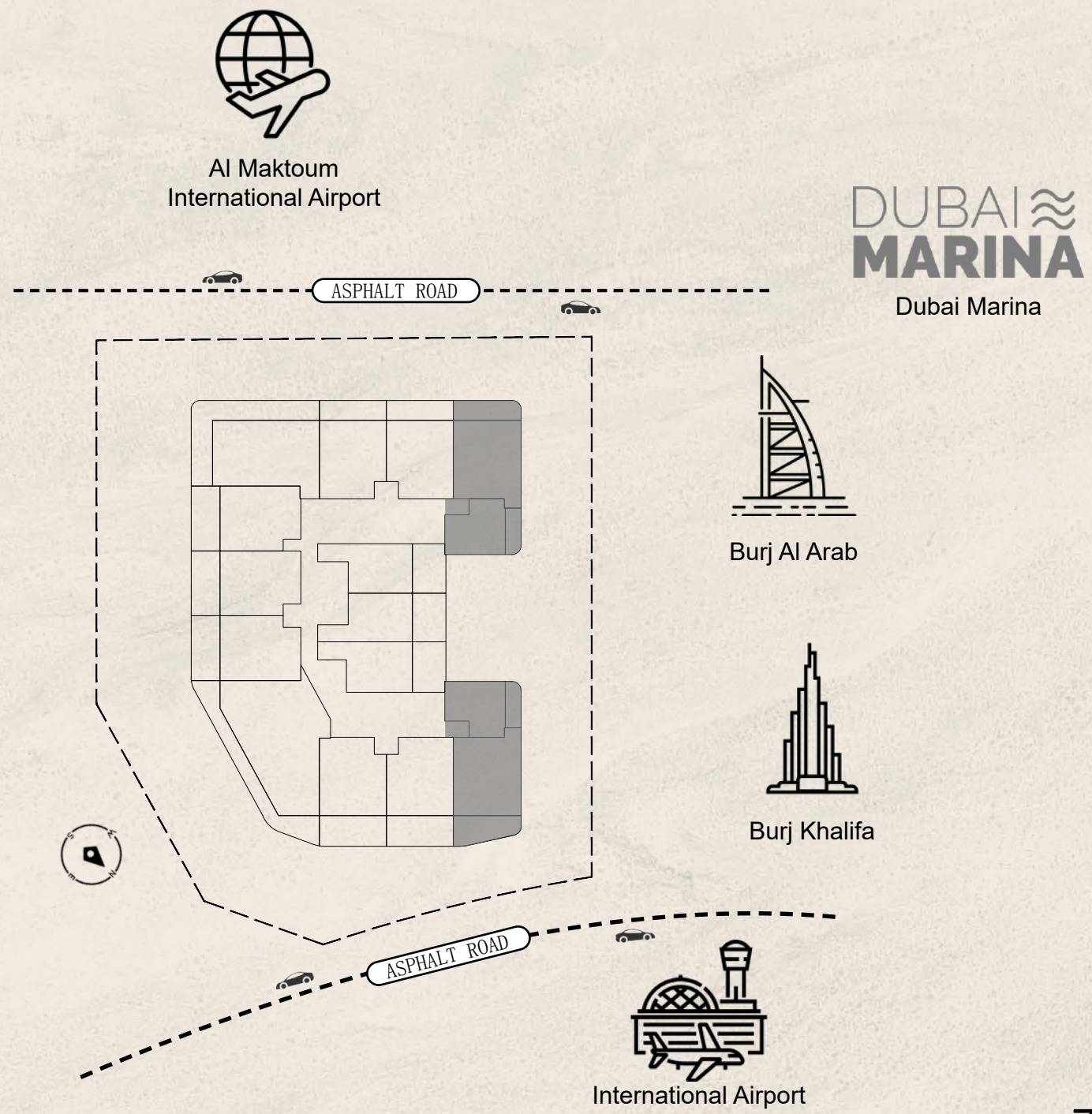
2 BR (A)



1st to 13th



2 BR (B)



7th to 13th

| NO.                                 | Type   | Suite   | Balcony | Total   |
|-------------------------------------|--------|---------|---------|---------|
| 701/801/901/1001/<br>1101/1201/1301 | 2 BR B | 1073.27 | 274.48  | 1347.75 |
| 714/814/914/1014/<br>1114/1214/1314 | 2 BR B | 1076.39 | 322.70  | 1399.09 |

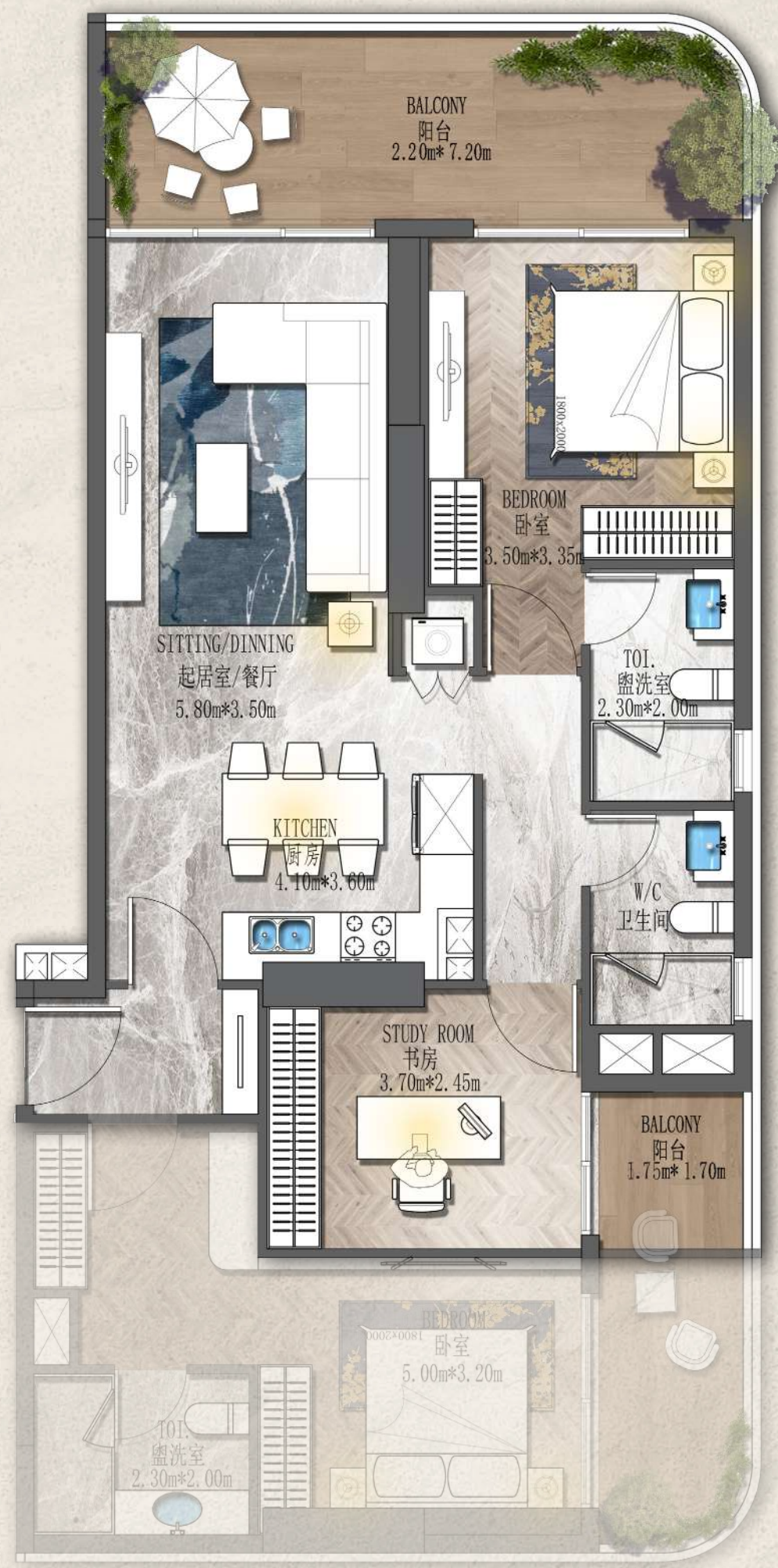
Disclaimer: Images are for display only; actual conditions may vary

2 BR (B)



=

AVERAGE TOTAL AREA :316.89 sqft / 29.44 sqm to 317.10sqft / 29.46 sqm



+

2 BR (B-2)

AVERAGE TOTAL AREA :1030.64 sqft / 95.75 sqm to 1081.88 sqft / 100.51 sqm



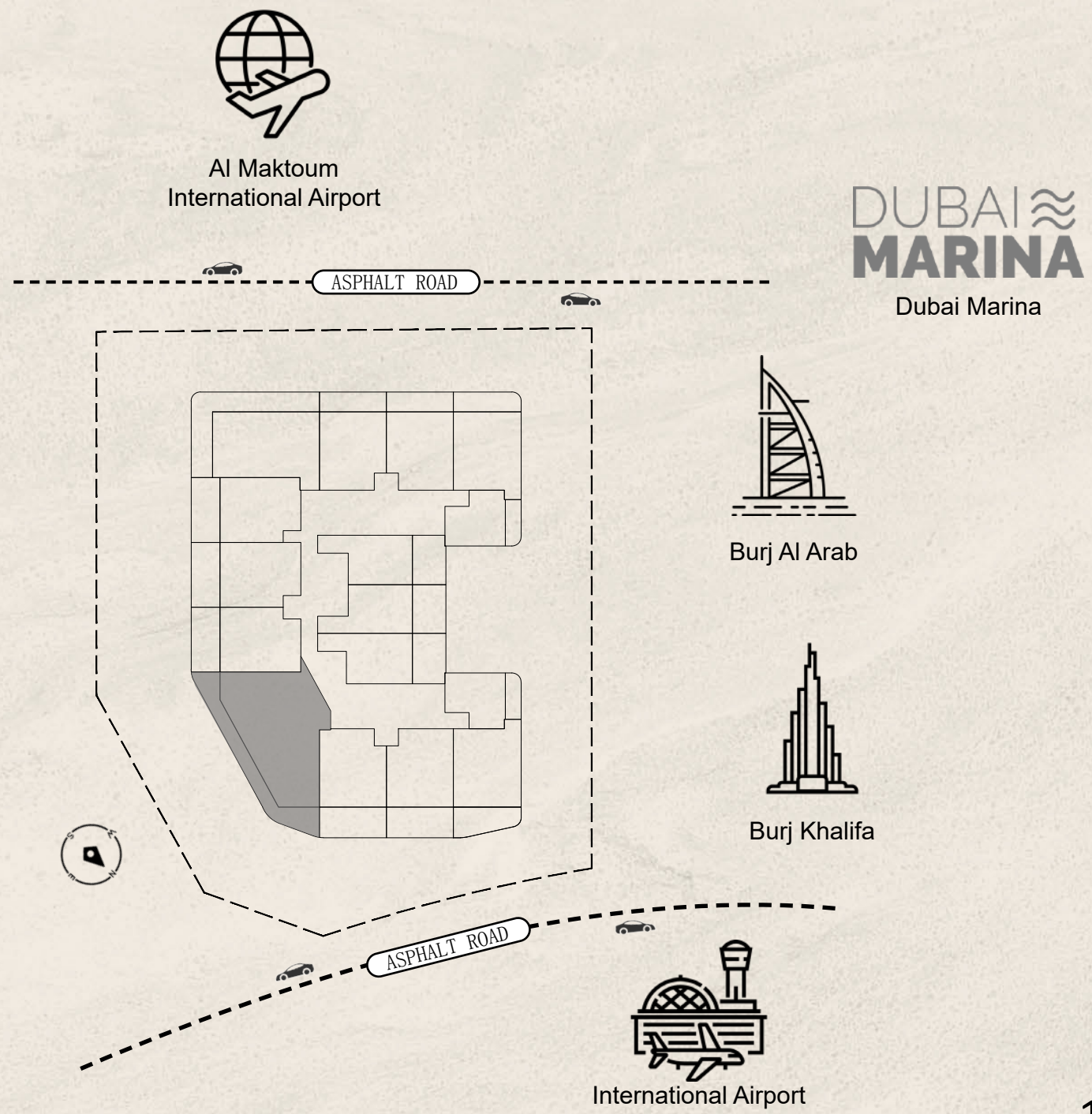
7th to 13th







3 BR (A)



1st to 13th

| NO.                                                         | Type   | Suite   | Balcony | Total   |
|-------------------------------------------------------------|--------|---------|---------|---------|
| 112/212/312/412/512/612/711/811/<br>911/1011/1111/1211/1311 | 3 BR A | 1306.63 | 458.97  | 1765.60 |

Disclaimer: Images are for display only; actual conditions may vary

3 BR



=

AVERAGE TOTAL AREA :595.03sqft / 55.28 sqm



+

AVERAGE TOTAL AREA :1175.42sqft / 109.20 sqm

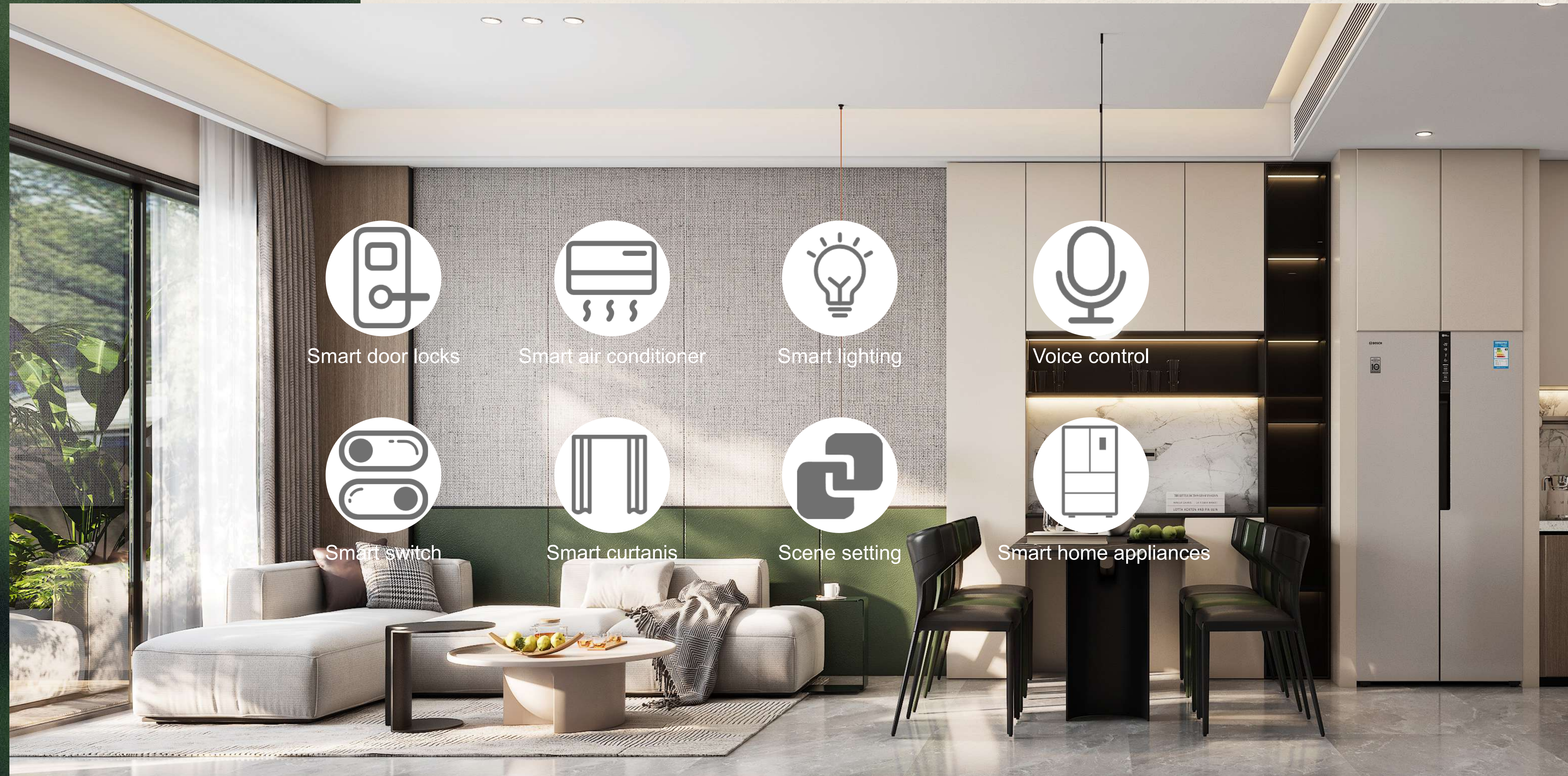


1st to 13th









# SMART HOME

## Intelligent Living

A cohesive smart home syncs 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

