

OPULA

RESIDENCES | YAS BAY



مجموعة دبي للتطوير
THE DHB GROUP

INTRODUCING A NEW LIVING *EXPERIENCE*

Opula places you at the heart of Yas Bay's vibrant lifestyle, blending luxury living with unmatched access to a dynamic world of leisure and entertainment. Set against serene waterfront views, this refined residence immerses you in a neighborhood alive with energy—from the thrill of theme parks to the chic promenades, dining hotspots, and cultural venues just steps away. The building's sleek, minimalist design, highlighted by expansive glass facades, invites abundant natural light, while carefully crafted outdoor spaces connect you with nature. Here, you'll find tranquility and excitement in perfect harmony—a truly unique living experience.

Opula represents a balance of affordable luxury, comfort, and modern living, perfect for those seeking a sophisticated yet understated lifestyle at Yas Bay.



Disclaimer: All renderings and images in this brochure are for illustrative purposes only and are intended to provide a general sense of the design and layout. Actual finishes, finishing, and dimensions may vary slightly during development.





About the Project

AT THE CENTRE OF OPULA IS THOUGHTFUL & *INSPIRED LIVING*

Opula sets a new benchmark for living standards through its creative design and thoughtful layouts. Opula offers a carefully curated living experience, blending sophistication and practicality. With 192 apartments, including 3 exclusive penthouses and 5 elegant townhouses, the project provides a variety of options tailored to different lifestyles. Residents can enjoy breathtaking views of the ocean and parks, while an infinity pool offers a serene retreat. The development features 109 simplex units and 83 duplexes, ranging from 1 to 4-bedroom layouts, offering the flexibility to suit diverse needs—whether it's the efficiency of a simplex or the spaciousness of a duplex. Opula offers a lifestyle that blends comfort, sophistication and functionality.

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OPULA

Prime Proximity				
①	Waterfront West	1 Min 0.5 km	⑧	Beach Club 4 Min 1.2 km
②	Mosque	1 Min 0.3 km	⑨	Pier 71 3 Min 1.1 km
③	Yas Beach	3 Min 1.2 km	⑩	Etihad Arena 4 Min 1.5 km
④	School Plots	3 Min 1.2 km	⑪	Waterfront East 6 Min 3.1 km
⑤	Twofour54	5 Min 1.8 km	⑫	Yas Marina Circuit 10 Min 4.8 km
⑥	Waterfront Center	3 Min 1 km	⑬	Ferrari World 9 Min 5.2 km
⑦	Hilton Hotel	4 Min 1.2 km	⑭	Yas Mall 11 Min 6.6 km

Landmarks	
Yas Waterworld	8 Min 5 km
CLYMB	9 Min 5.5 km
Warner Bros. World	10 Min 7.1 km
Zayed International Airport	11 Min 7.6 km
Sea World	13 Min 6.4 km
Abu Dhabi	29 Min 32.1 km
Expo City Dubai	55 Min 88 km



OPULA

The Location

PERFECTLY *LOCATED*

Experience life at Yas Bay, a destination that offers everything for everyone. With top-tier amenities, stunning views, and a thoughtfully designed environment, it's a place that combines convenience with quality living.



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Design Concept:

DESIGN *PHILOSOPHY*

At the heart of our architectural vision lies a seamless harmony between living, design, and the surrounding environment. This apartment building reflects a bold yet thoughtful dialogue between modern innovation and timeless principles. The double-skin façade, a cornerstone of the design, embodies both form and function—ensuring thermal efficiency, acoustic comfort, and visual elegance.

Our approach embraces sharp, precise lines and modern geometry, symbolizing clarity, simplicity, and progress. Each element is carefully curated to enhance the living experience, creating spaces that are as functional as they are inspiring.

Natural light, ventilation, and spatial flow are meticulously orchestrated to bridge the indoors with the outdoors, nurturing a sense of well-being and connection to the environment.

Beyond architecture, the building integrates effortlessly into its context, respecting its surroundings while setting a new benchmark for contemporary urban living. It is a design that not only serves its residents but enriches the cityscape—a structure that balances aesthetics, sustainability, and the human experience in perfect synergy.





PROJECT OVERVIEW



Ocean Views



Park Views



Beach Access



Infinity Pool



Sky Lounge &
Rooftop Terrace



Gym &
Outdoor Yoga



Cinema



Smart Package &
Mailroom Lockers



3 Penthouses



5 Townhouses

38

Studios

67

1 Bedroom

48

2 Bedrooms

29

3 Bedrooms

10

4 Bedrooms

109

Simplexes

83

Duplexes

Discover Opula

THOUGHTFUL DESIGN, *ELEVATED LIVING.*

Opula offers thoughtfully designed living spaces where floor-to-ceiling windows welcome natural light and capture stunning views of the sea and lush surroundings. Each residence features spacious, open-plan interiors that connect living, dining, and kitchen areas in a seamless flow, perfect for comfortable living and effortless entertaining. For an elevated experience, majority of our residences feature two-floor layouts, providing an added sense of privacy and grandeur.

High-end finishes and modern design elements bring a refined, minimalist aesthetic to every room. Amenities include a grand, welcoming lobby that radiates sophistication, private terraces with breathtaking views, and tranquil outdoor areas for moments of relaxation. Blending elegance with practical functionality, Opula delivers a truly deluxe living experience.





OPULA

RESIDENCES | YAS BAY



MAIN ENTRANCE



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Townhouse | Kitchen



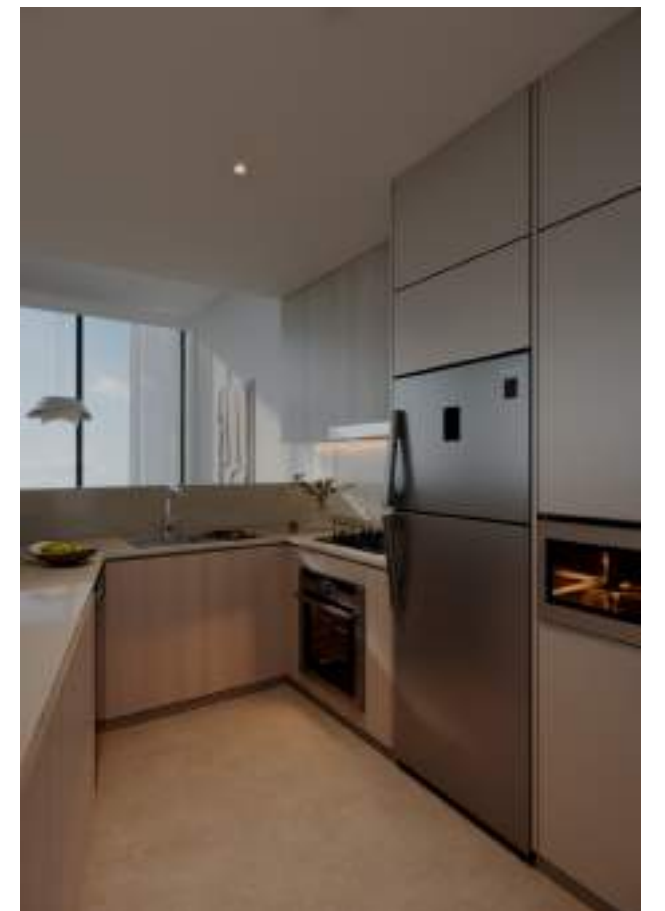
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THE KITCHEN

Studio | Kitchen



3DR Kitchen



Master Bedroom



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THE BEDROOM

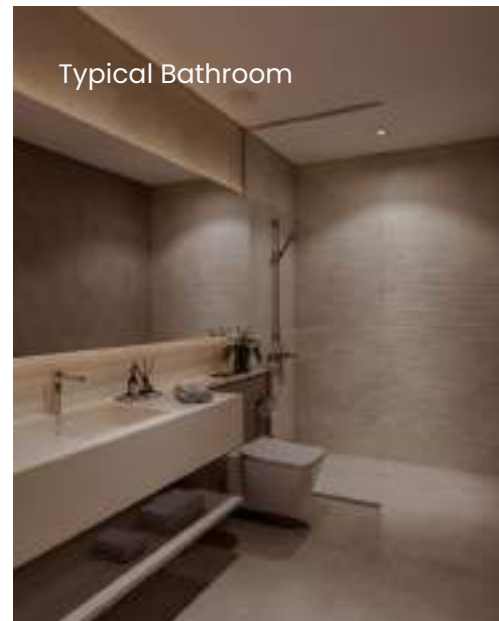
Studio Bedroom



Typical Bedroom



THE BATHROOM





THE POWDER ROOM

INFINITY *POOL*



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Fitness Centre



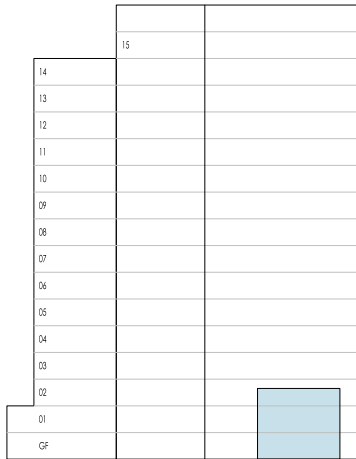
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TOWNHOUSE

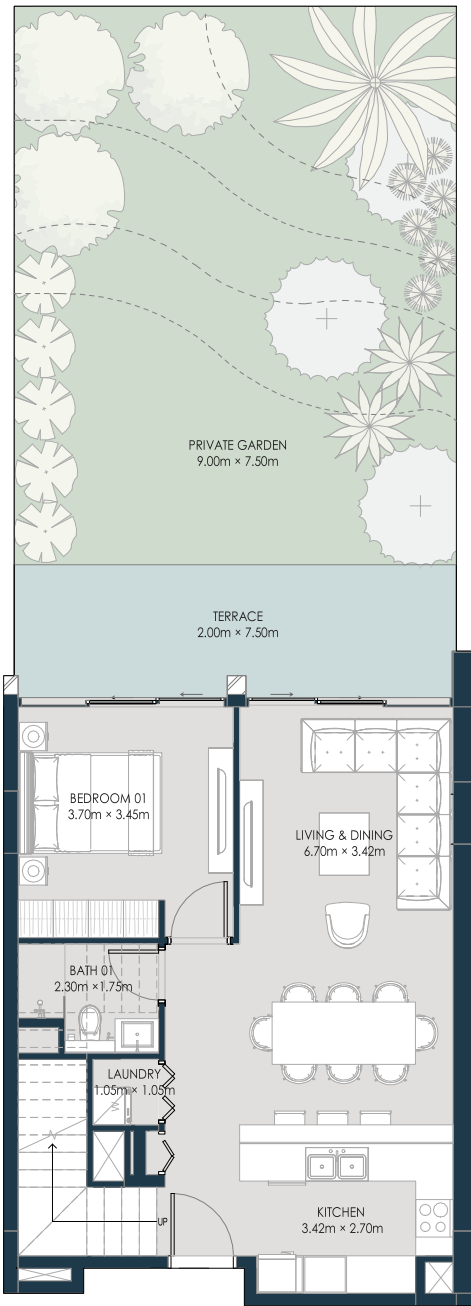
3 BEDROOM
TYPE A1

01. 3BR+T TYPE A1 - G17				
Level	Name	Area	Area Sqft.	Flat No.
GF	3BR+T Type A1	62.56 M²	673.39 ft²	G17
1st Floor	3BR+T Type A1	58.04 M²	624.74 ft²	G17
2nd Floor	3BR+T Type A1	23.18 M²	249.51 ft²	G17
Total		143.78 M²	1547.64 ft²	
1st Floor	Balcony	5.19 M²	55.86 ft²	G17
Total		5.19 M²	55.86 ft²	
GF	Private Garden	83.59 M²	899.76 ft²	G17
Total		83.59 M²	899.76 ft²	
2nd Floor	Terrace	40.91 M²	440.35 ft²	G17
Total		40.91 M²	440.35 ft²	
Total Area		273.47 M²	2943.61 ft²	

Key Section



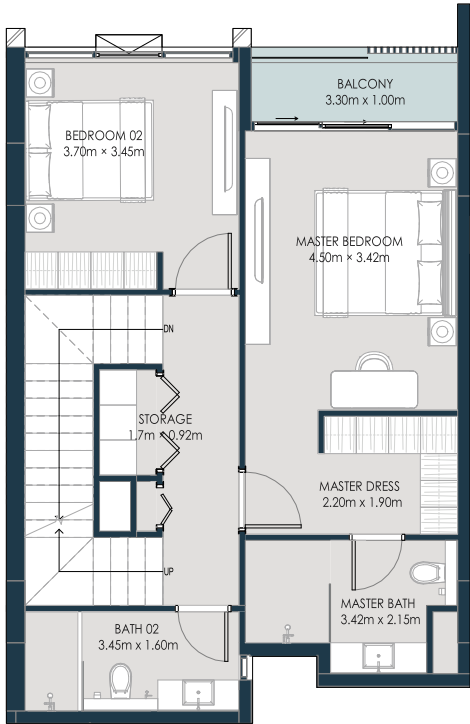
Ground Floor



Key Plan Ground Floor



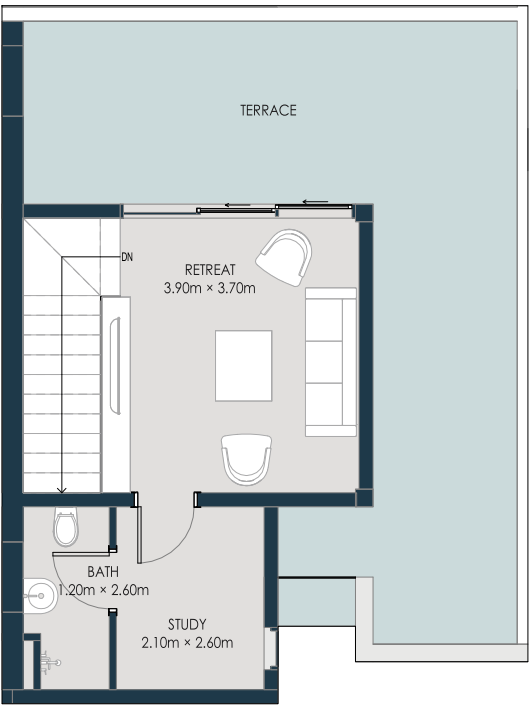
1st Floor



Key Plan 1st & 2nd Floor



2nd Floor



Sea View



Garden View



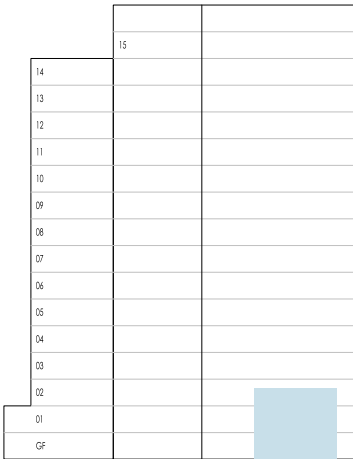
Street View

TOWNHOUSE

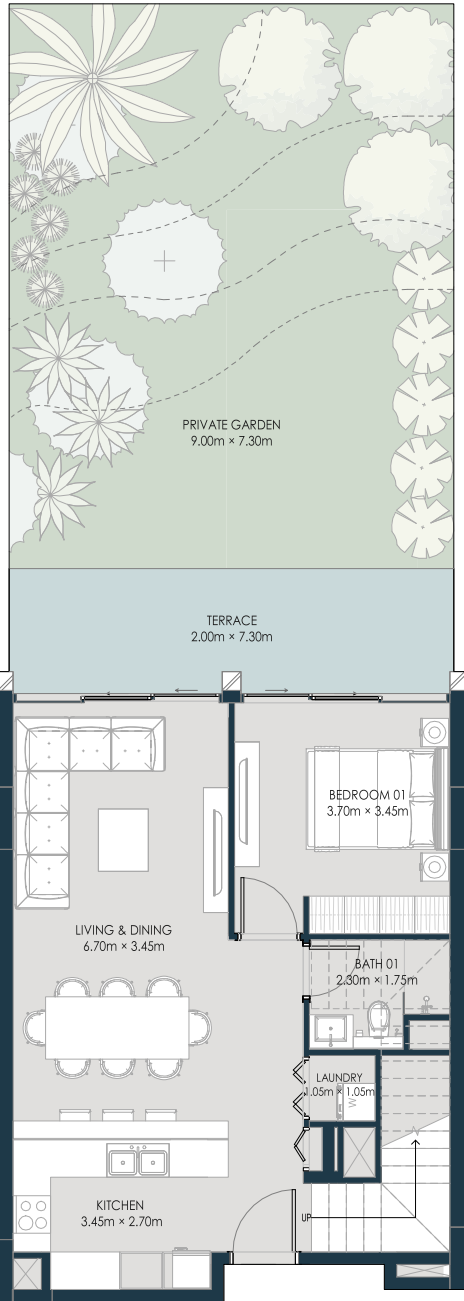
3 BEDROOM
TYPE A2

02. 3BR+T TYPE A2 – G18				
Level	Name	Area	Area Sqft.	Flat No.
GF	3BR+T Type A2	62.8 M²	675.97 ft²	G18
1st Floor	3BR+T Type A2	57.95 M²	623.77 ft²	G18
2nd Floor	3BR+T Type A2	22.92 M²	246.71 ft²	G18
Total		143.67 M²	1546.45 ft²	
1st Floor	Balcony	4.87 M²	52.42 ft²	G18
Total		4.87 M²	52.42 ft²	
GF	Private Garden	81.21 M²	874.14 ft²	G18
Total		81.21 M²	874.14 ft²	
2nd Floor	Terrace	38.82 M²	417.85 ft²	G18
Total		38.82 M²	417.85 ft²	
Total Area		268.57 M²	2890.86 ft²	

Key Section



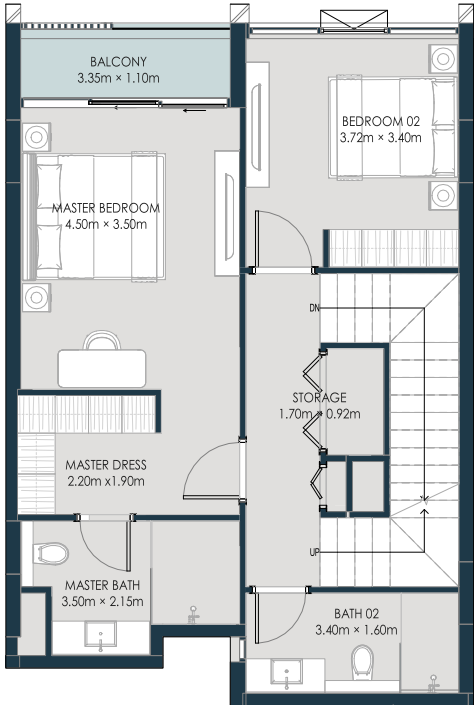
Ground Floor



Key Plan Ground Floor



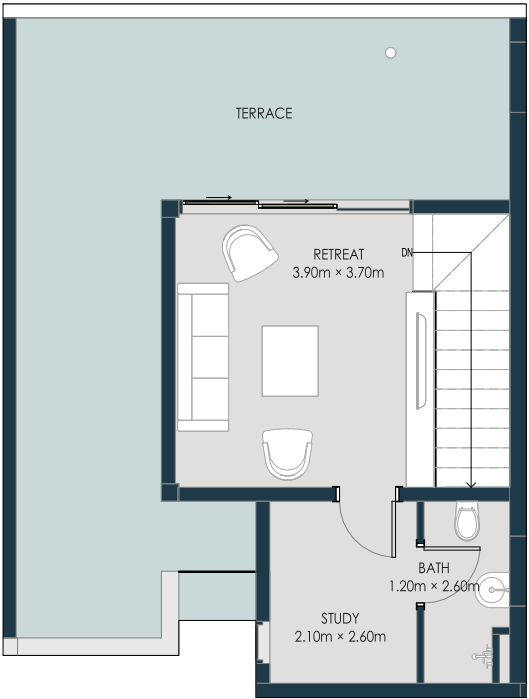
1st Floor



Key Plan 1st & 2nd Floor



2nd Floor



Sea View



Garden View



Street View

3 BEDROOM TYPE B

Level	Name	Area	Area Sqft.	Flat No.
GF	3BR+T Type B	72.65 M²	782 ft²	G20
1st Floor	3BR+T Type B	71.92 M²	774.14 ft²	G20
2nd Floor	3BR+T Type B	23.27 M²	250.47 ft²	G20
Total		158.81 M²	1806.61 ft²	
1st Floor	Balcony	7.85 M²	84.5 ft²	G20
Total		7.85 M²	84.5 ft²	
GF	Private Garden	90.59 M²	975.05 ft²	G20
Total		90.59 M²	975.05 ft²	
2nd Floor	Terrace	60.35 M²	649.60 ft²	G20
Total		60.35 M²	649.60 ft²	
Total Area		326.60 M²	3515.45 ft²	

	15	
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03		
02		
01		
GF		

Ground Floor

PRIVATE GARDEN
7.00m x 9.20m

TERRACE
2.10m x 9.20m

LIVING
6.07m x 3.70m

DINING
3.47m x 3.00m

KITCHEN
3.47m x 2.70m

BEDROOM 01
3.70m x 3.45m

BATH 01
2.80m x 1.75m

LAUNDRY
1.05m x 1.05m

Floor plan of the 1st floor showing the layout of the rooms and their dimensions:

- BALCONY: 5.60m x 1.10m
- MASTER BEDROOM: 5.70m x 3.75m
- MASTER DRESS: 3.70m x 2.65m
- MASTER BATH: 3.46m x 2.15m
- BEDROOM 02: 3.65m x 3.45m
- STORAGE: 1.70m x 0.90m
- BATH 02: 3.40m x 1.60m

The floor plan for the second floor features a large, irregularly shaped terrace on the left side. To the right of the terrace is a rectangular room labeled 'RETREAT' with dimensions 4.00m x 3.75m. This room contains a sofa, a coffee table, and two armchairs. Adjacent to the retreat is a staircase labeled 'DN' (down) with an arrow indicating the direction. Below the retreat is a room labeled 'STUDY' with dimensions 2.10m x 2.60m, which includes a desk and a chair. To the right of the study is a bathroom labeled 'BATH' with dimensions 1.20m x 2.60m, containing a toilet, a sink, and a bathtub. The entire floor is enclosed by a dark blue border.

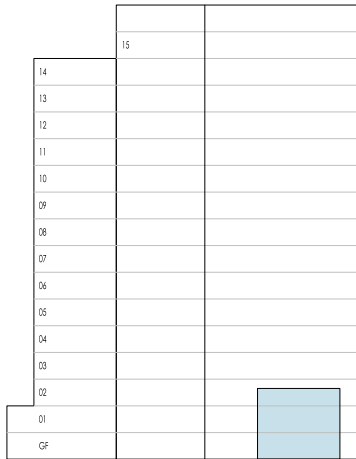


TOWNHOUSE

3 BEDROOM
TYPE C

04. 3BR+T TYPE C - G21				
Level	Name	Area	Area Sqft.	Flat No.
GF	3BR+T Type C	88.97 M²	957.67 ft²	G21
1st Floor	3BR+T Type C	72.31 M²	778.34 ft²	G21
2nd Floor	3BR+T Type C	29.12 M²	313.44 ft²	G21
Total		181.4 M²	2049.45 ft²	
GF	Private Garden	107.69 M²	1159.16 ft²	G21
Total		107.69 M²	1159.16 ft²	
2nd Floor	Terrace	69.10 M²	743.78 ft²	G21
Total		69.10 M²	743.78 ft²	
Total Area		367.19 M²	3952.40 ft²	

Key Section



Ground Floor



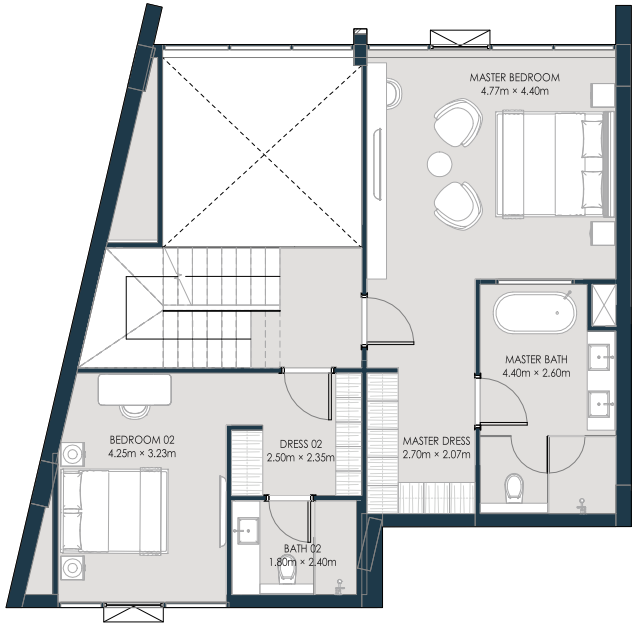
Key Plan Ground Floor



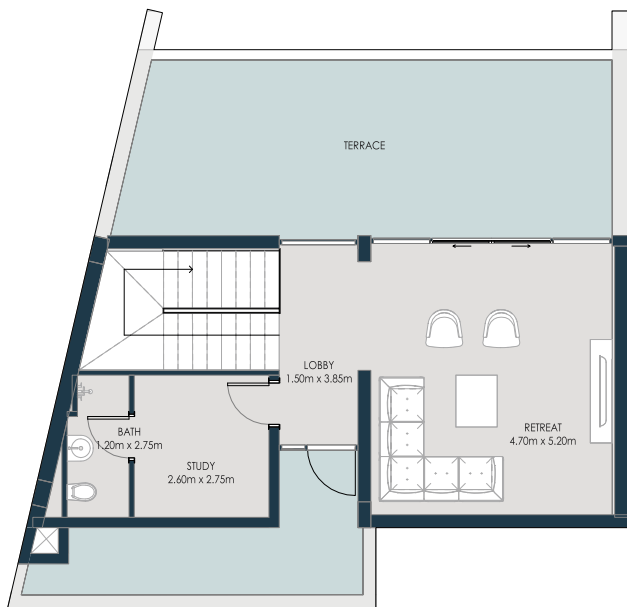
Key Plan 1st & 2nd Floor



1st Floor



2nd Floor



Sea View



Garden View



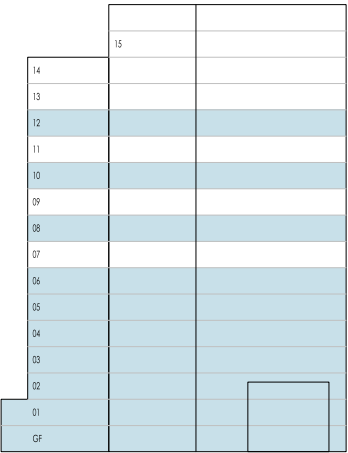
Street View

SIMPLEX

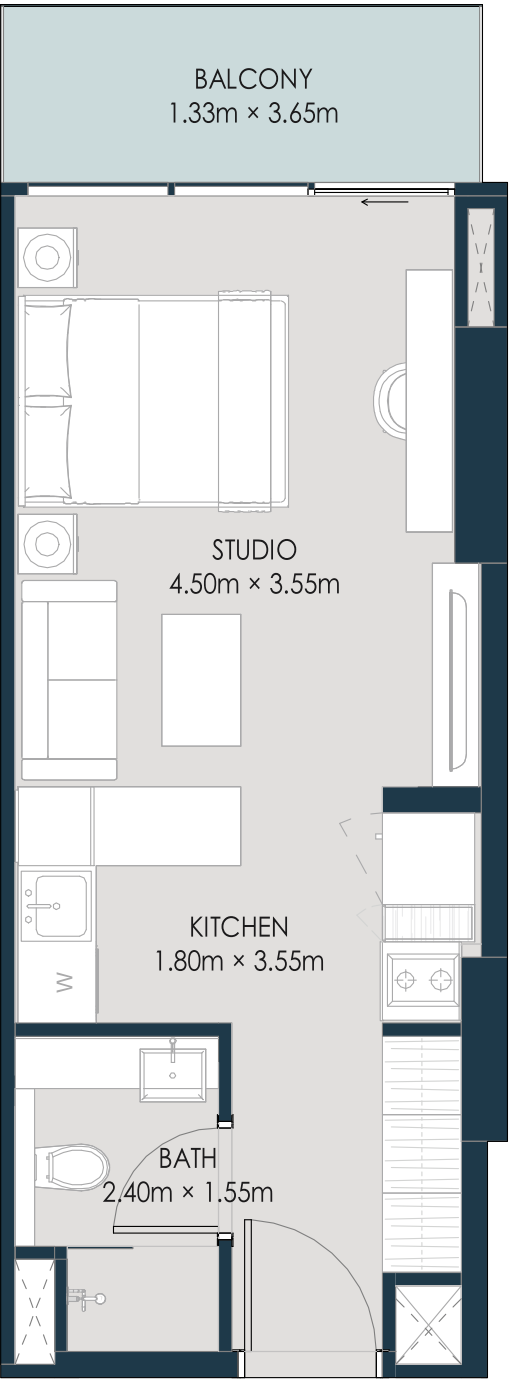
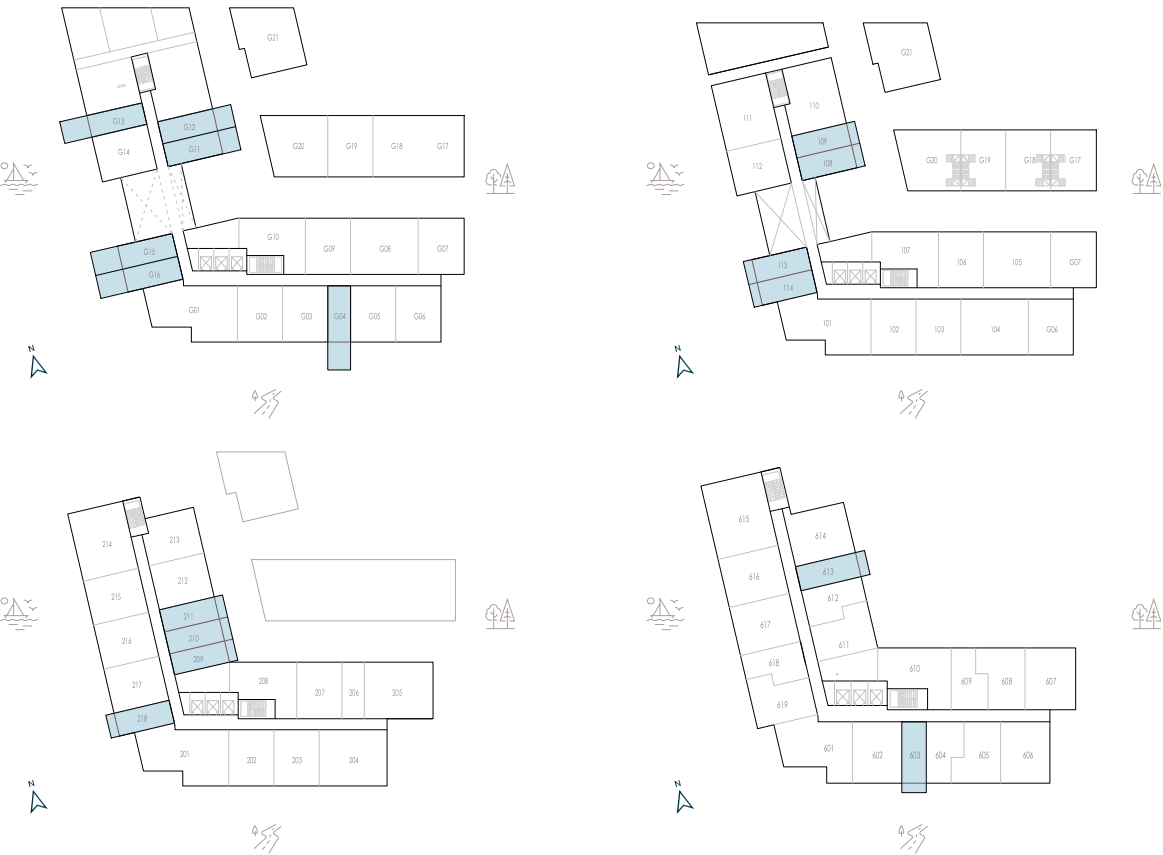
STUDIO
TYPE A

05. STUDIO – 206				
Level	Name	Area	Area Sqft.	Flat No.
2nd Floor	Balcony	5.67 M²	61.03 ft²	206
Total		5.67 M²	61.03 ft²	
2nd Floor	Studio	29.61 M²	318.72 ft²	206
Total		29.61 M²	318.72 ft²	
Total Area		35.28 M²	379.75 ft²	

Key Section



Key Plan GF, 1st, 2nd, 3rd, 4th, 5th, 6th, 8th, 10th & 12th Floor



Sea View



Garden View



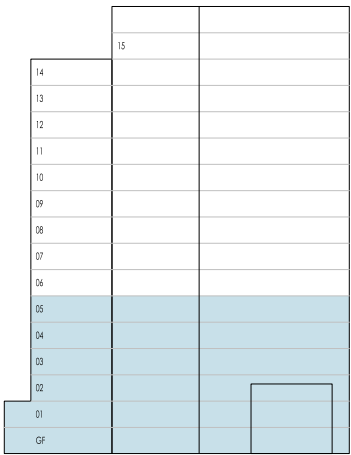
Street View

SIMPLEX

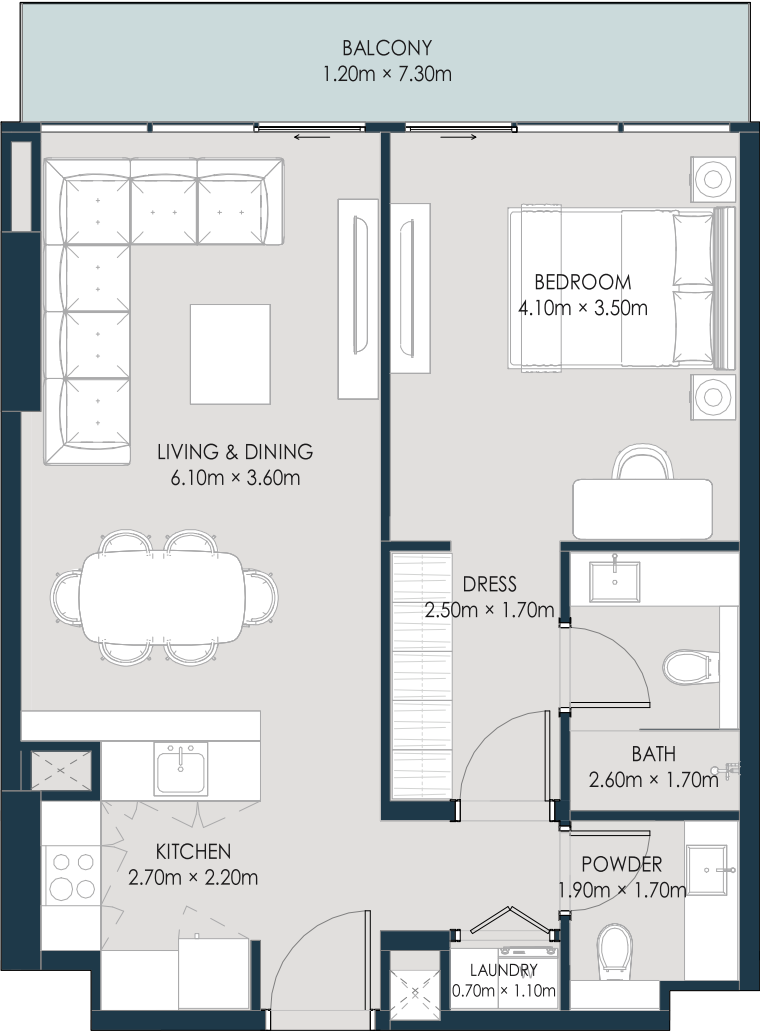
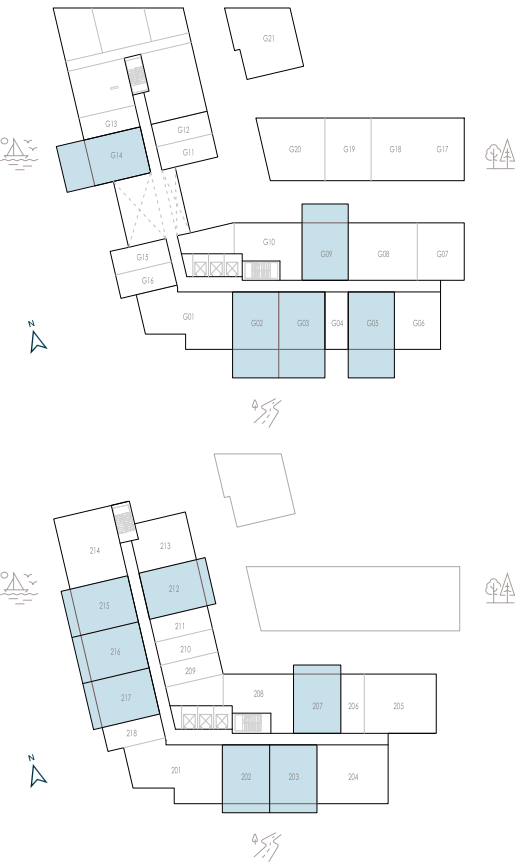
1 BEDROOM
TYPE A

06. 1BR TYPE A - 106				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR TYPE A	60.50 M²	651.22 ft²	106
Total		60.50 M²	651.22 ft²	
1st Floor	Balcony	9.38 M²	100.97 ft²	106
Total		9.38 M²	100.97 ft²	
Total Area		69.88 M²	752.19 ft²	

Key Section



Key Plan GF, 1st, 2nd, 3rd, 4th & 5th Floor



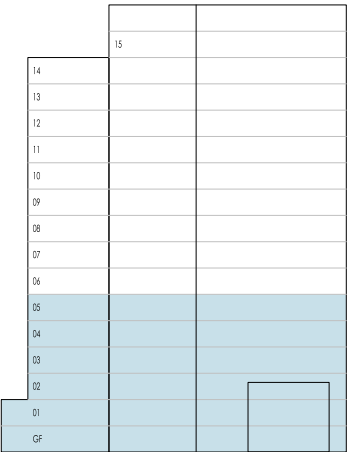
SIMPLEX

1 BEDROOM
TYPE B

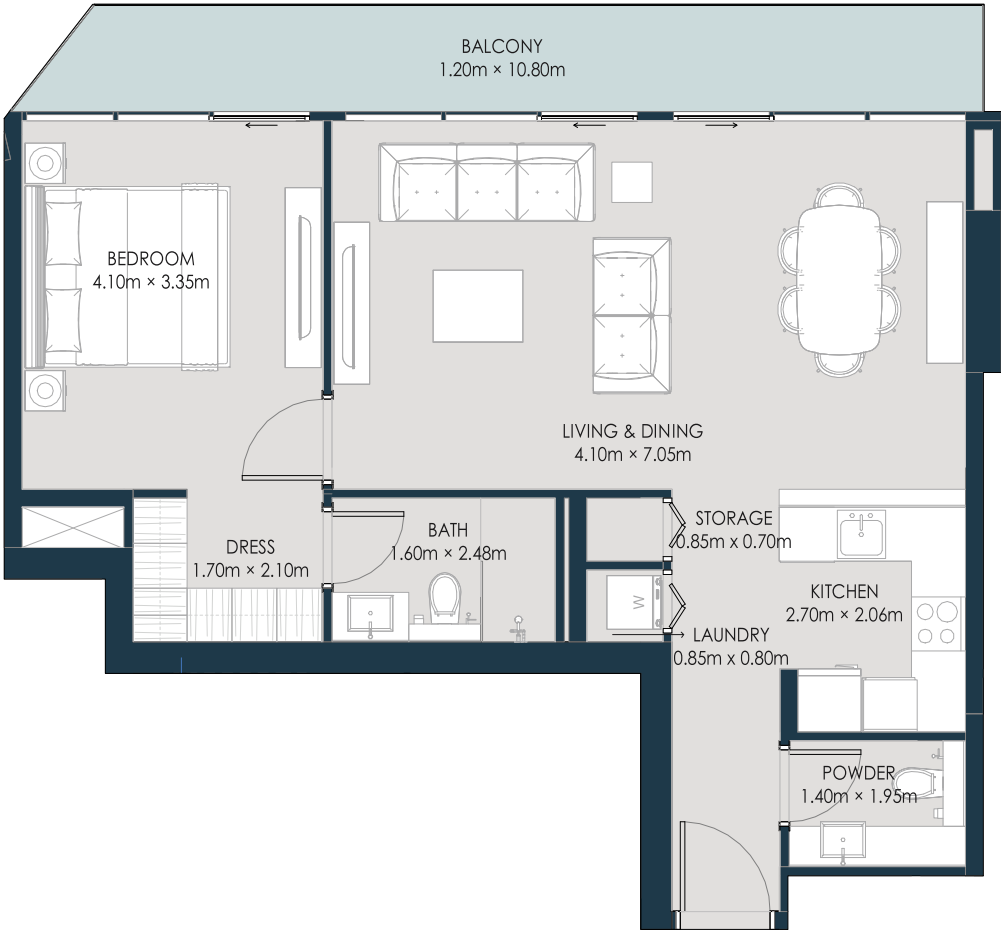
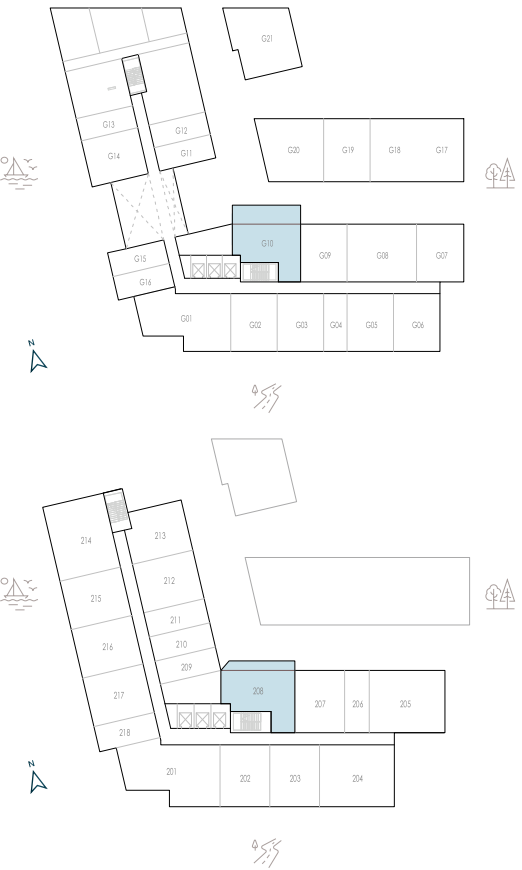
07. 1BR TYPE B - 107

Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR TYPE B	67.56 M ²	727.21 ft ²	107
Total		67.56 M ²	727.21 ft ²	
1st Floor	Balcony	13.48 M ²	145.10 ft ²	107
Total		13.48 M ²	145.10 ft ²	
Total Area		81.04 M ²	872.31 ft ²	

Key Section



Key Plan GF, 1st, 2nd, 3rd, 4th & 5th Floor



Sea View



Garden View



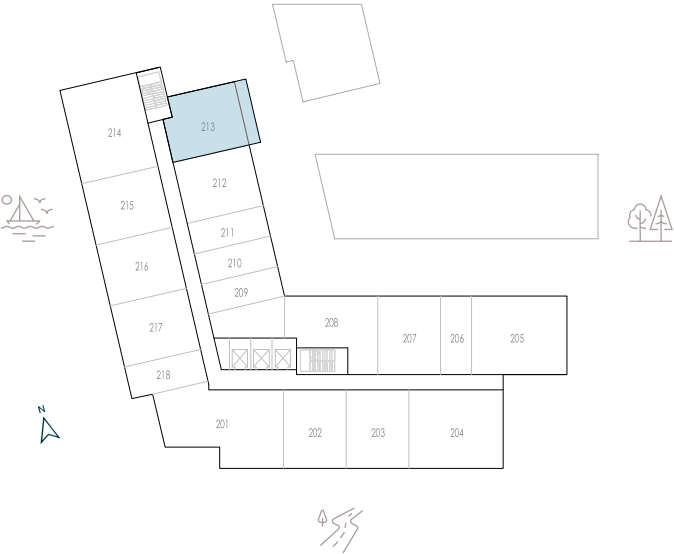
Street View

SIMPLEX

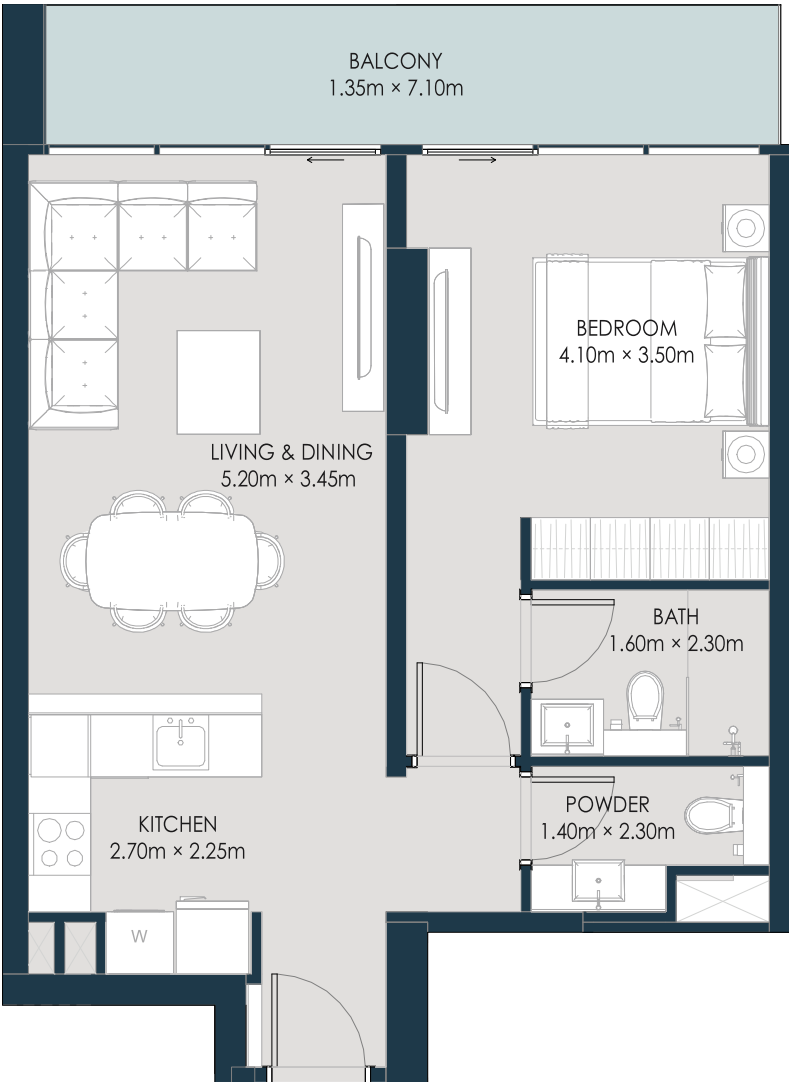
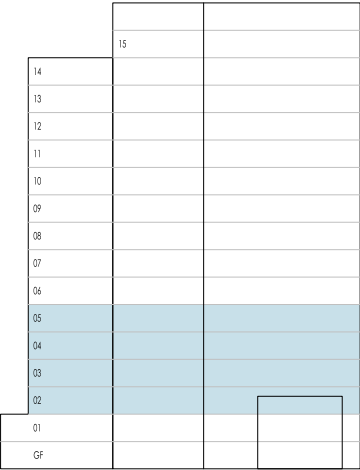
1 BEDROOM
TYPE C

08. 1BR TYPE C – 213				
Level	Name	Area	Area Sqft.	Flat No.
2nd Floor	1BR TYPE C	54.66 M²	588.36 ft²	213
Total		54.66 M²	588.36 ft²	
2nd Floor	Balcony	11.92 M²	128.31 ft²	213
Total		11.92 M²	128.31 ft²	
Total Area		66.58 M²	716.67 ft²	

Key Plan 2nd, 3rd, 4th & 5th Floor



Key Section



Sea View



Garden View



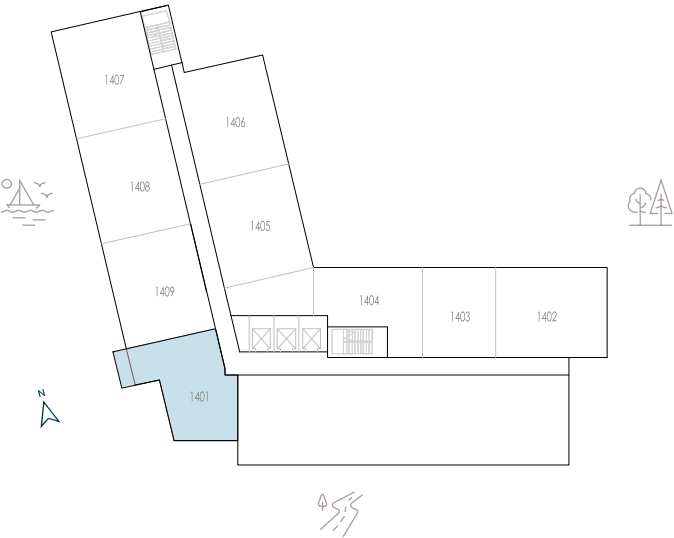
Street View

DUPLEX

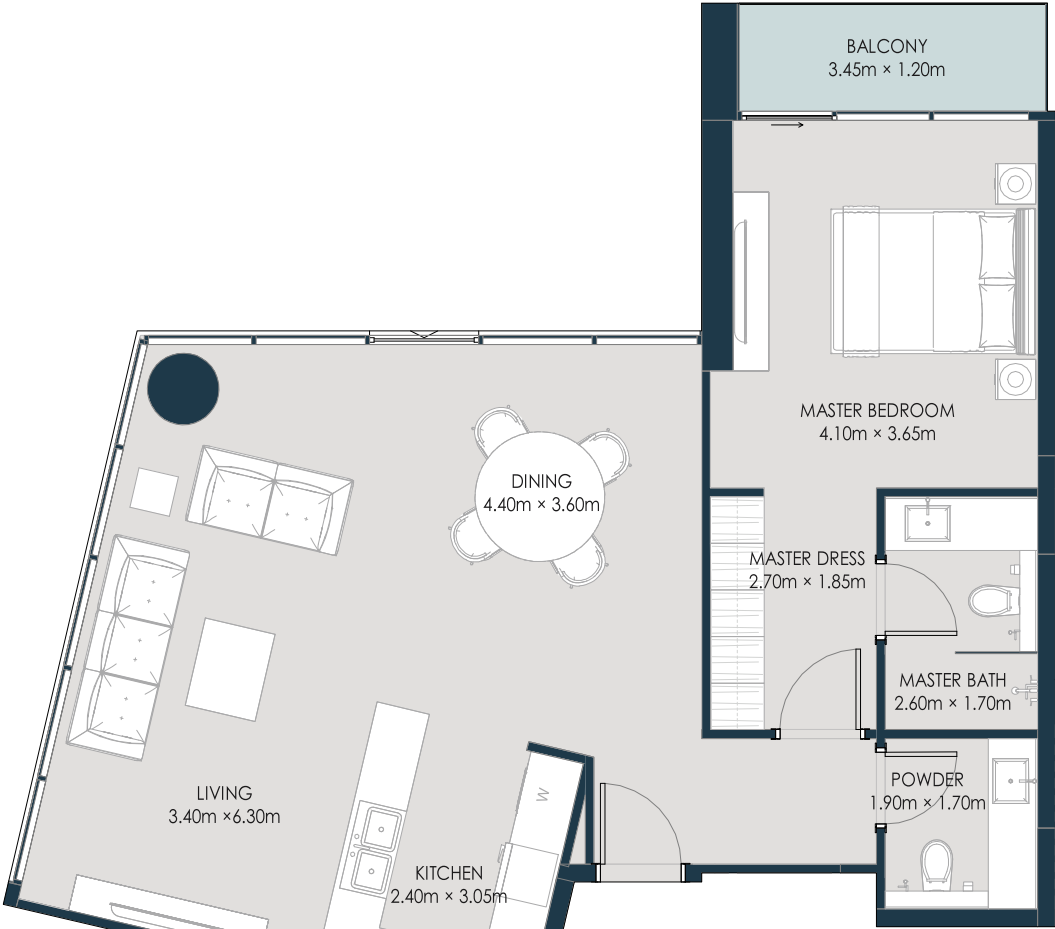
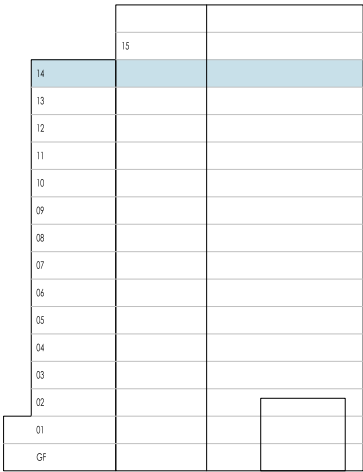
1 BEDROOM
TYPE D

09. 1BR TYPE D - 1401				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	1BR+D TYPE B	77.36 M²	832.71 ft²	1401
Total		77.36 M²	832.71 ft²	
14th Floor	Balcony	6.08 M²	65.44 ft²	1401
Total		6.08 M²	65.44 ft²	
Total Area		83.44 M²	898.14 ft²	

Key Plan 14th Floor



Key Section



Sea View



Garden View



Street View

SIMPLEX

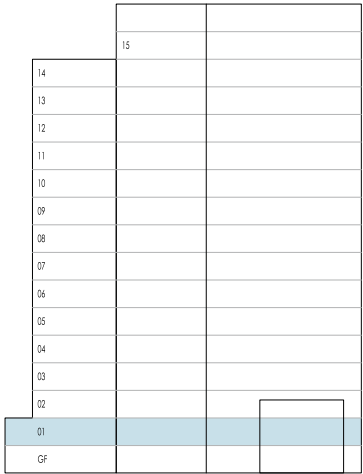
1 BEDROOM PLUS
TYPE A - OPTION 01

10. 1BR PLUS TYPE A - 104				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE A	89.38 M²	962.08 ft²	104
Total		89.38 M²	962.08 ft²	
1st Floor	Balcony	9.61 M²	103.44 ft²	104
Total		9.61 M²	103.44 ft²	
Total Area		98.99 M²	1065.52 ft²	

Key Plan 1st Floor



Key Section



Sea View



Garden View



Street View

SIMPLEX

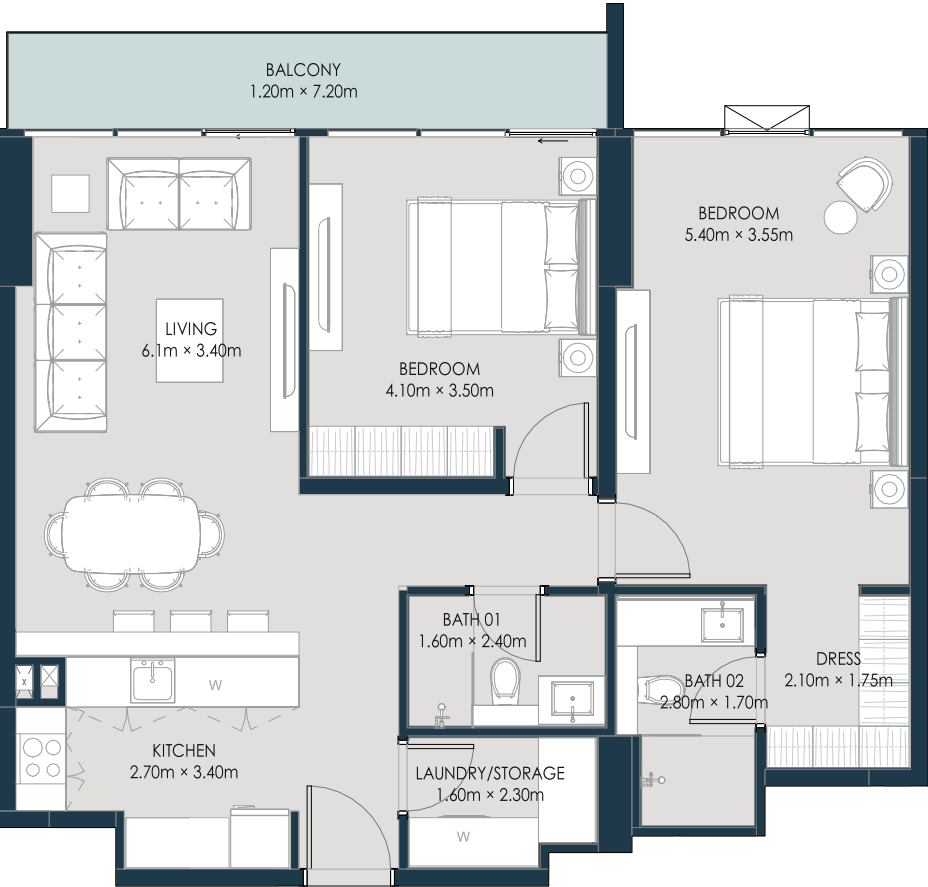
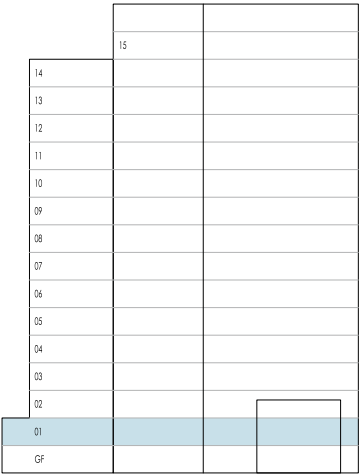
1 BEDROOM PLUS
TYPE A - OPTION 02

10. 1BR PLUS TYPE A - 104				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE A	89.38 M²	962.08 ft²	104
Total		89.38 M²	962.08 ft²	
1st Floor	Balcony	9.61 M²	103.44 ft²	104
Total		9.61 M²	103.44 ft²	
Total Area		98.99 M²	1065.52 ft²	

Key Plan 1st Floor



Key Section



Sea View



Garden View



Street View

SIMPLEX

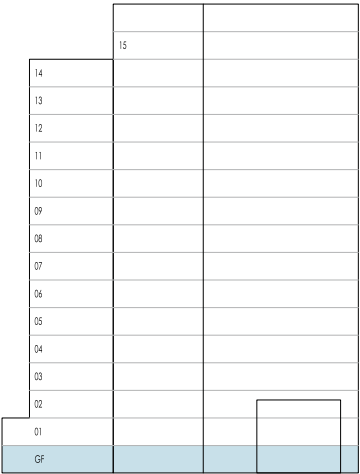
1 BEDROOM PLUS
TYPE B - OPTION 01

11. 1BR PLUS TYPE B - G08				
Level	Name	Area	Area Sqft.	Flat No.
GF	1BR+ TYPE B	90.25 M ²	971.44 ft ²	G08
Total		90.25 M ²	971.44 ft ²	
GF	Private Garden	33.12 M ²	356.50 ft ²	G08
Total		33.12 M ²	356.50 ft ²	
Total Area		123.37 M ²	1327.94 ft ²	

Key Plan Ground Floor



Key Section



Sea View



Garden View



Street View

SIMPLEX

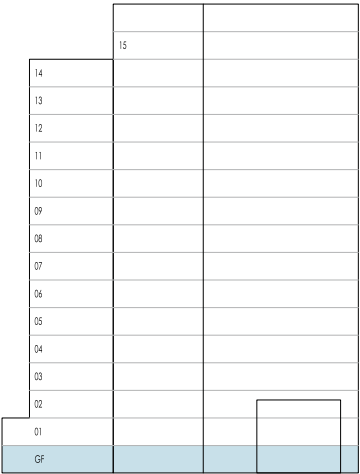
1 BEDROOM PLUS
TYPE B - OPTION 02

11. 1BR PLUS TYPE B - G08				
Level	Name	Area	Area Sqft.	Flat No.
GF	1BR+ TYPE B	90.25 M²	971.44 ft²	G08
Total		90.25 M²	971.44 ft²	
GF	Private Garden	33.12 M²	356.50 ft²	G08
Total		33.12 M²	356.50 ft²	
Total Area		123.37 M²	1327.94 ft²	

Key Plan Ground Floor



Key Section



Sea View



Garden View



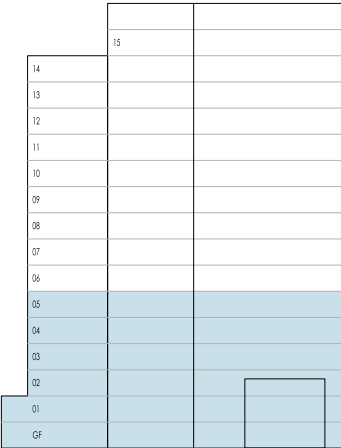
Street View

SIMPLEX

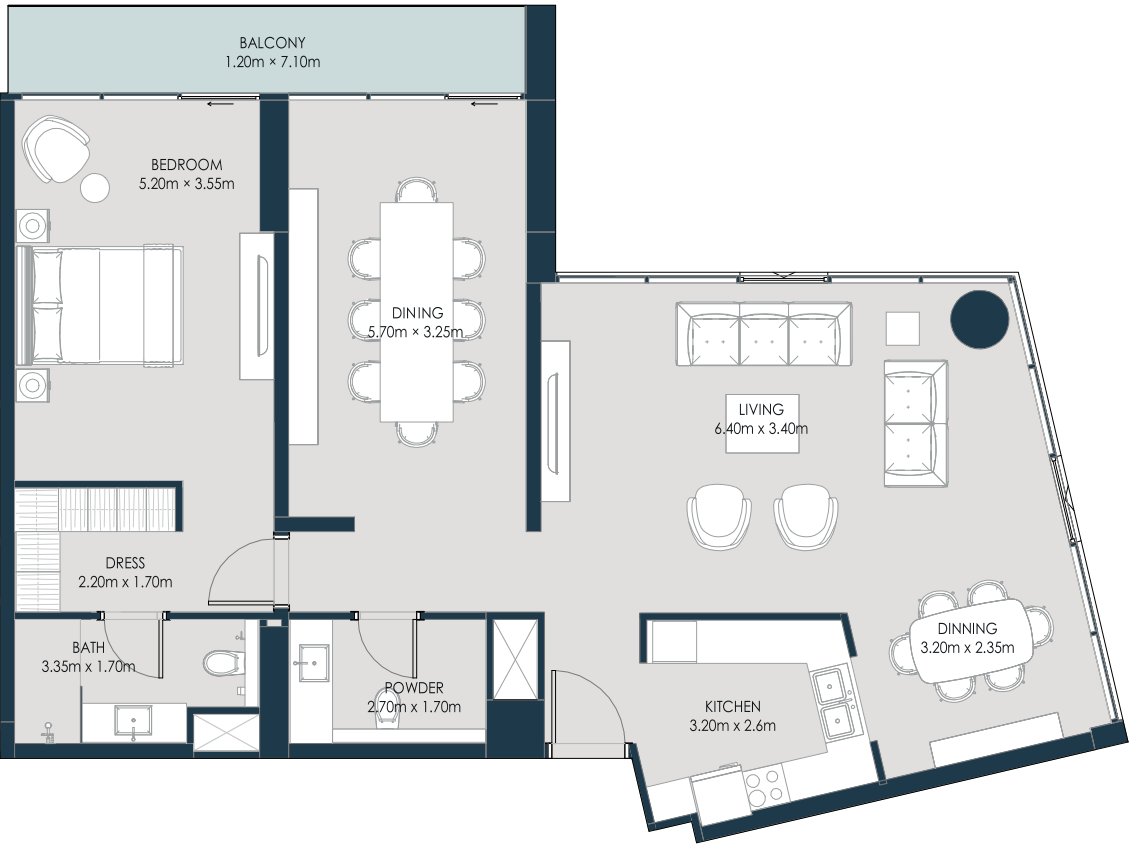
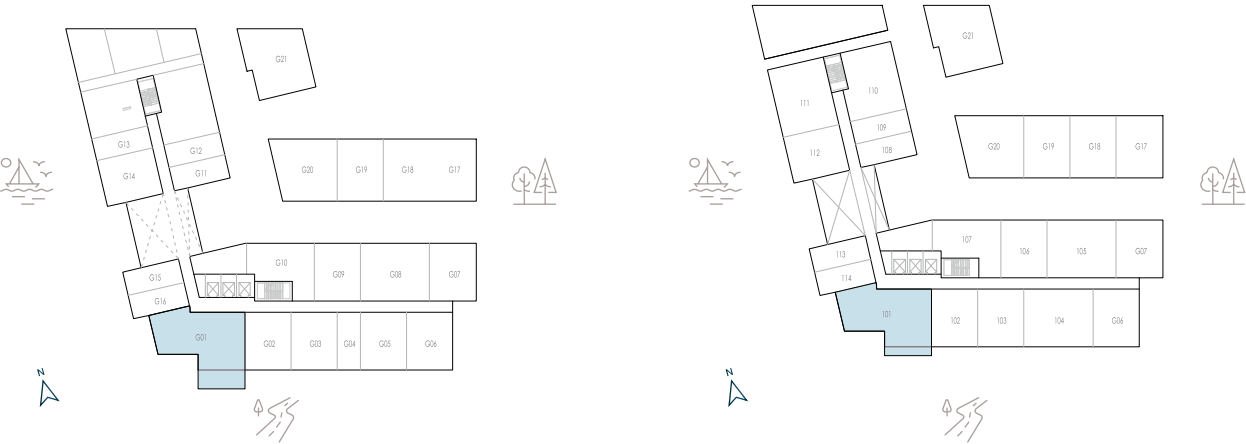
1 BEDROOM PLUS
TYPE C - OPTION 01

12. 1BR PLUS TYPE C – 101				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE C	108.89 M ²	1172.08 ft ²	101
Total		108.89 M ²	1172.08 ft ²	
1st Floor	Balcony	9.71 M ²	104.52 ft ²	101
Total		9.71 M ²	104.52 ft ²	
Total Area		118.6 M ²	1276.60 ft ²	

Key Section



Key Plan GF, 1st, 2nd, 3rd, 4th & 5th Floor



Sea View



Garden View



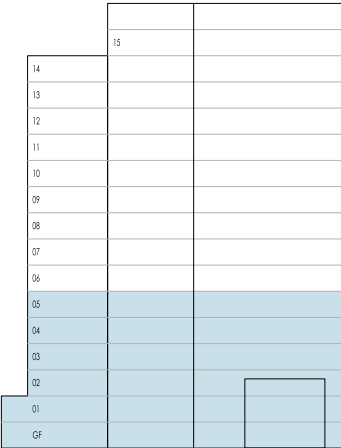
Street View

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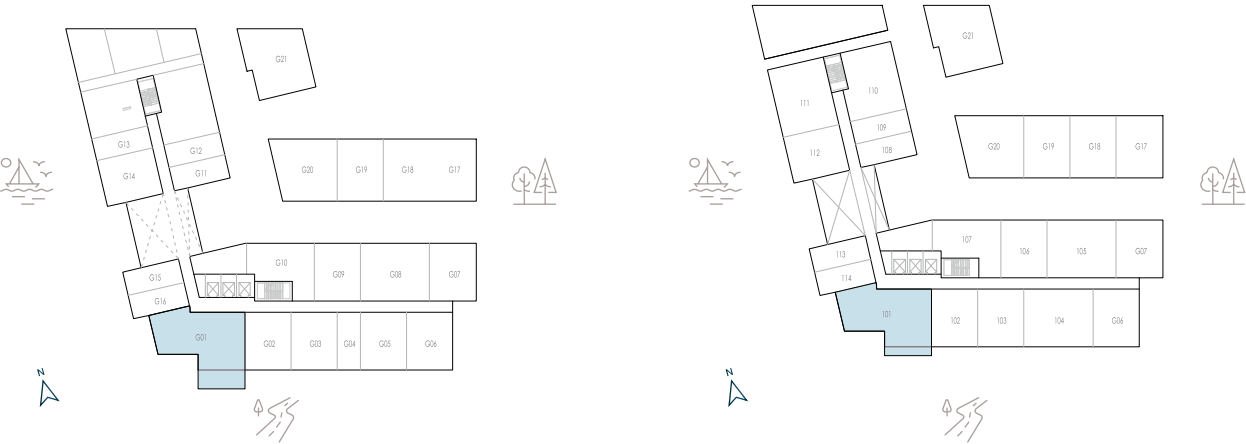
1 BEDROOM PLUS
TYPE C - OPTION 02

12. 1BR PLUS TYPE C – 101				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE C	108.89 M ²	1172.08 ft ²	101
Total		108.89 M ²	1172.08 ft ²	
1st Floor	Balcony	9.71 M ²	104.52 ft ²	101
Total		9.71 M ²	104.52 ft ²	
Total Area		118.6 M ²	1276.60 ft ²	

Key Section



Key Plan GF, 1st, 2nd, 3rd, 4th & 5th Floor



Sea View



Garden View



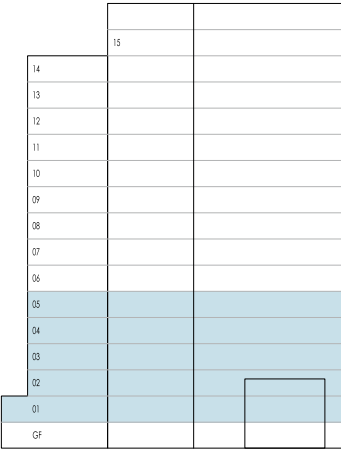
Street View

SIMPLEX

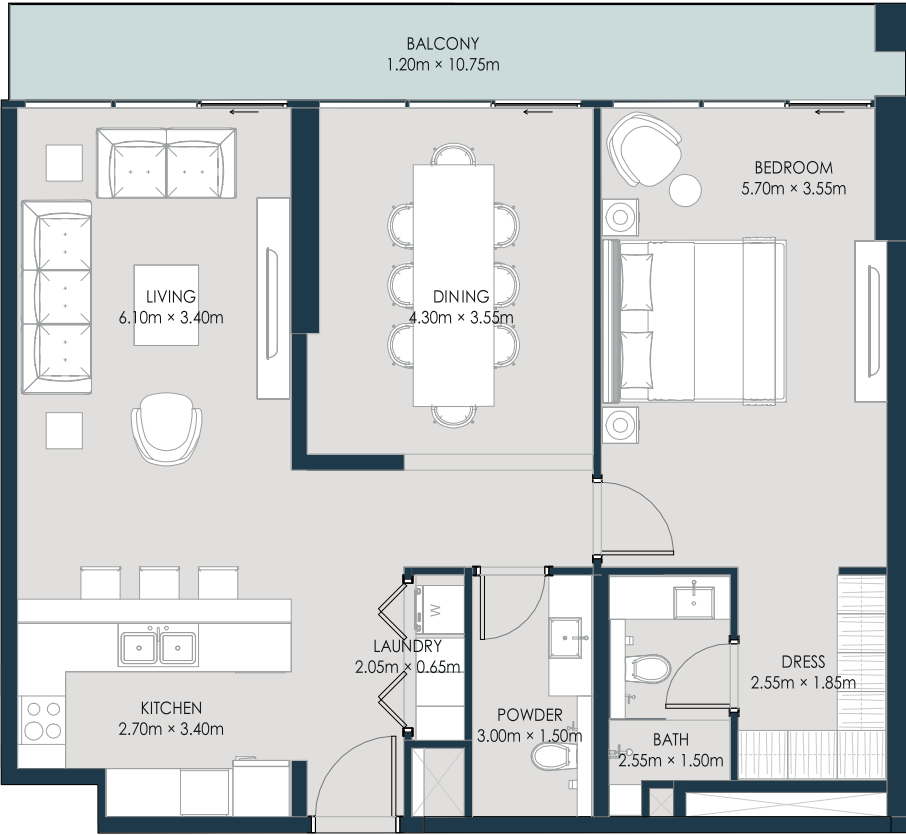
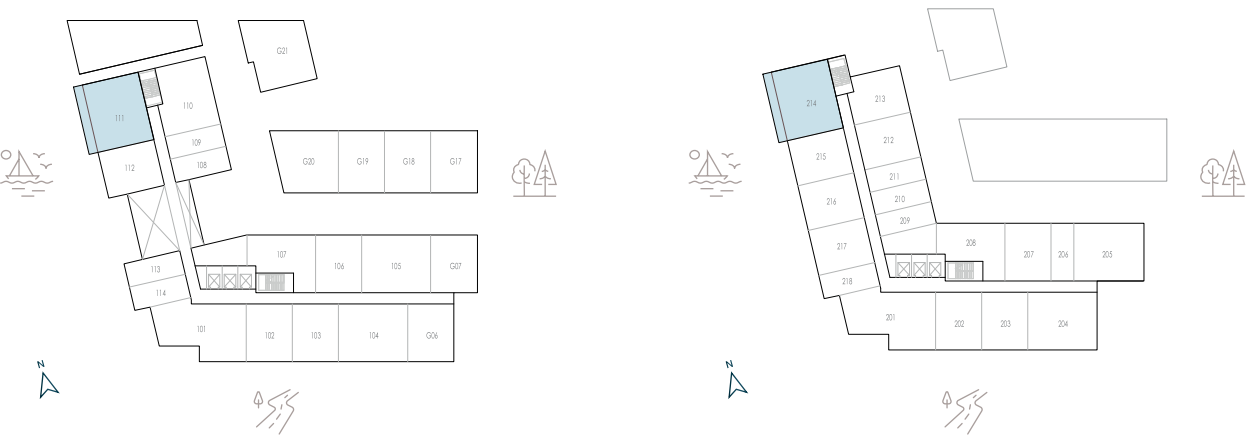
1 BEDROOM PLUS
TYPE D - OPTION 01

13. 1BR PLUS TYPE D - 111				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE D	91.95 M ²	989.74 ft ²	111
Total		91.95 M ²	989.74 ft ²	
1st Floor	Balcony	14.45 M ²	155.54 ft ²	111
Total		14.45 M ²	155.54 ft ²	
Total Area		106.40 M ²	1145.28 ft ²	

Key Section



Key Plan 1st, 2nd, 3rd, 4th & 5th Floor



Sea View



Garden View



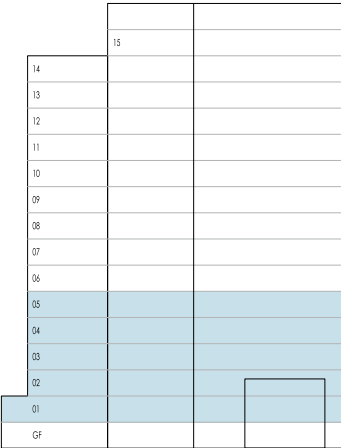
Street View

SIMPLEX

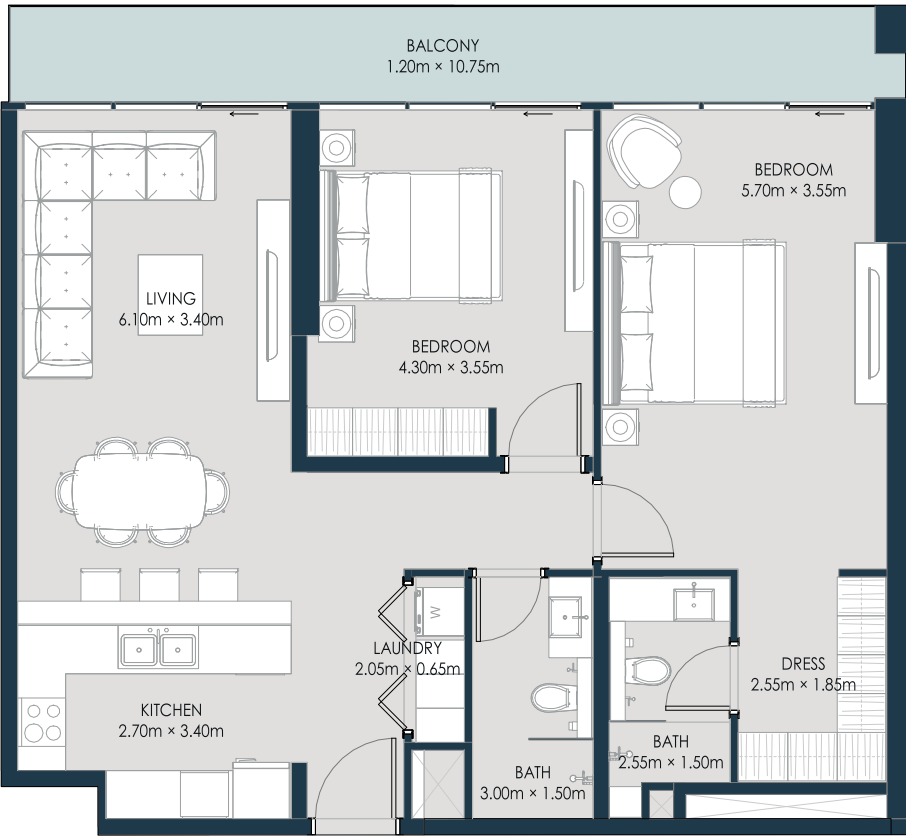
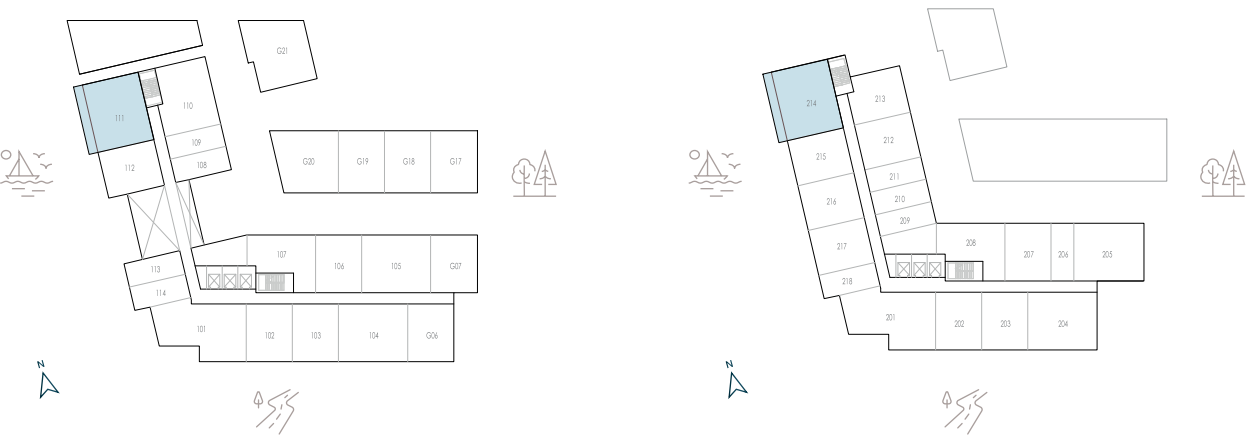
1 BEDROOM PLUS
TYPE D - OPTION 02

13. 1BR PLUS TYPE D - 111				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE D	91.95 M ²	989.74 ft ²	111
Total		91.95 M ²	989.74 ft ²	
1st Floor	Balcony	14.45 M ²	155.54 ft ²	111
Total		14.45 M ²	155.54 ft ²	
Total Area		106.40 M ²	1145.28 ft ²	

Key Section



Key Plan 1st, 2nd, 3rd, 4th & 5th Floor



Sea View



Garden View



Street View

1 BEDROOM PLUS
TYPE E - OPTION 01

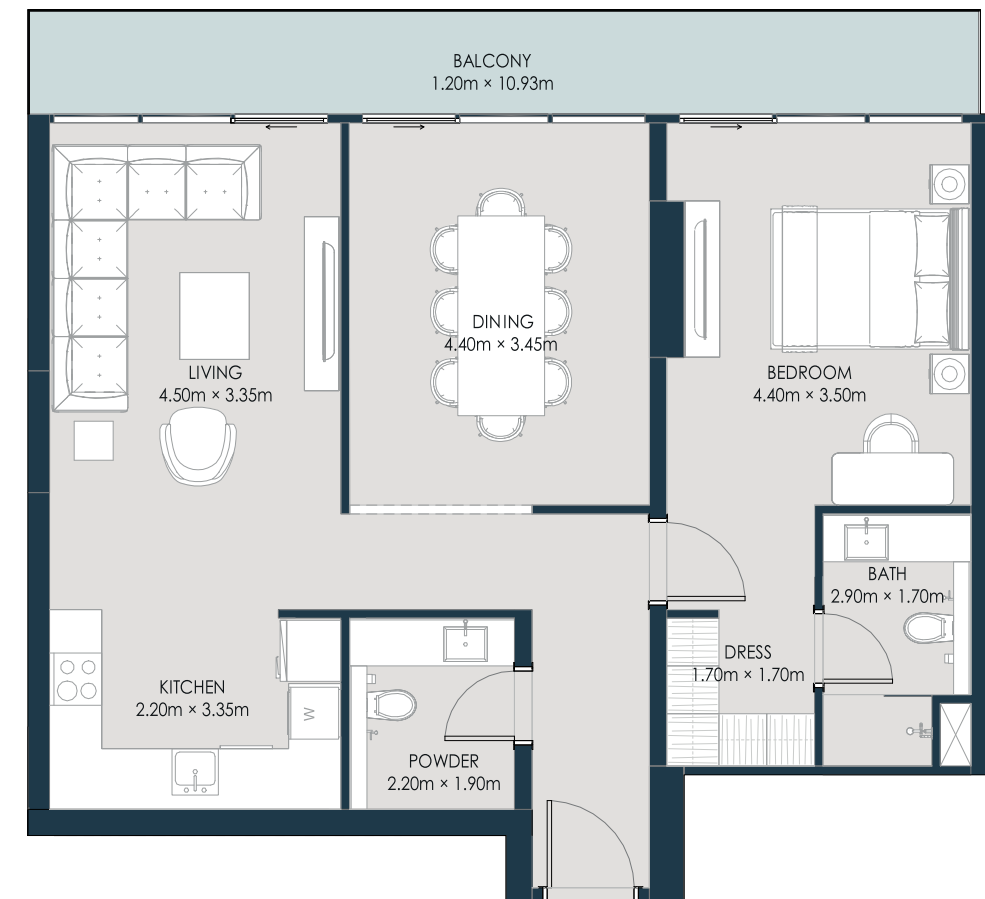
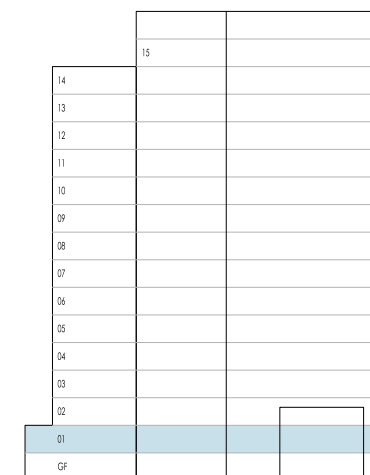
14. 1BR PLUS TYPE E – 110

Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE E	82.74 M ²	890.61 ft ²	110
Total		82.74 M ²	890.61 ft ²	
1st Floor	Balcony	14.19 M ²	152.74 ft ²	110
Total		14.19 M ²	152.74 ft ²	
Total Area		96.93 M ²	1043.35 ft ²	

Key Plan 1st Floor



Key Section



Sea View



△ Garden View



Street View

1 BEDROOM PLUS
TYPE E - OPTION 02

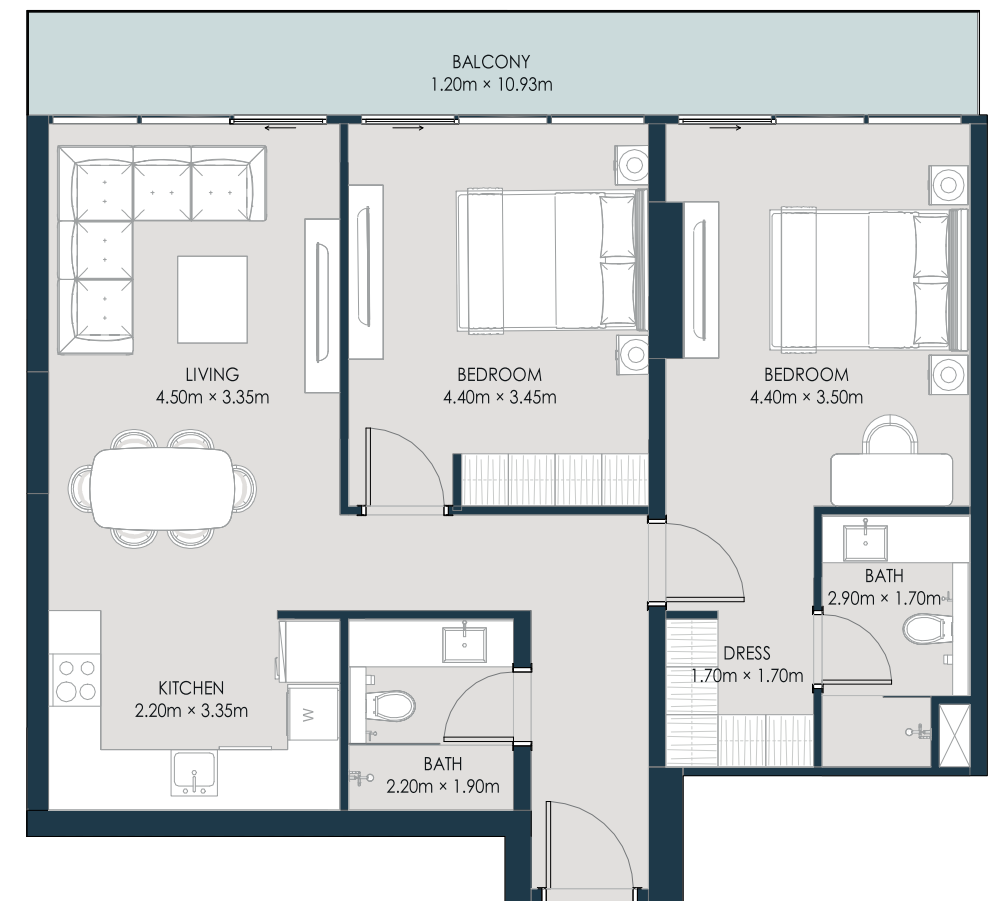
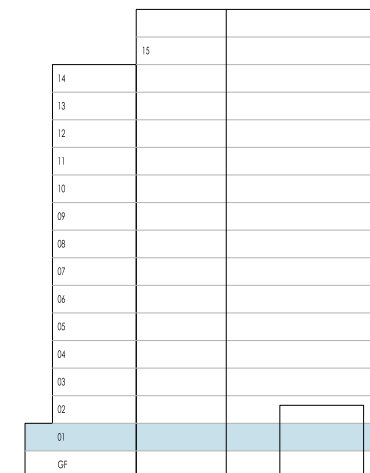
14. 1BR PLUS TYPE E – 110

Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE E	82.74 M ²	890.61 ft ²	110
Total		82.74 M ²	890.61 ft ²	
1st Floor	Balcony	14.19 M ²	152.74 ft ²	110
Total		14.19 M ²	152.74 ft ²	
Total Area		96.93 M ²	1043.35 ft ²	

Key Plan 1st Floor



Key Section



Sea View



△ Garden View



Street View

SIMPLEX

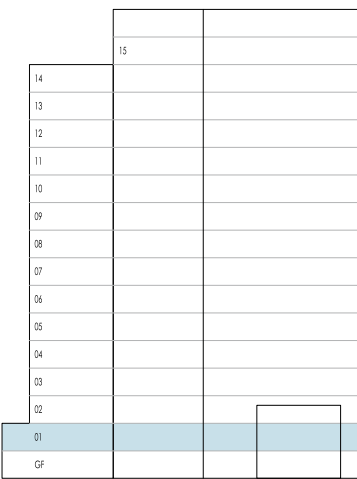
1 BEDROOM PLUS
TYPE F - OPTION 01

15. 1BR PLUS TYPE F – 105				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE F	98.34 M²	1058.52 ft²	105
Total		98.34 M²	1058.52 ft²	
1st Floor	Balcony	14.14 M²	152.20 ft²	105
Total		14.14 M²	152.20 ft²	
Total Area		112.48 M²	1210.72 ft²	

Key Plan 1st Floor



Key Section



Sea View



Garden View



Street View

SIMPLEX

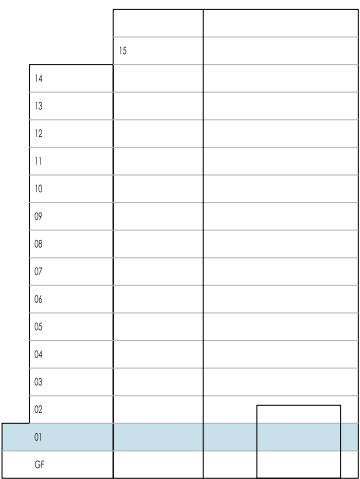
1 BEDROOM PLUS
TYPE F - OPTION 02

15. 1BR PLUS TYPE F - 105				
Level	Name	Area	Area Sqft.	Flat No.
1st Floor	1BR+ TYPE F	98.34 M²	1058.52 ft²	105
Total		98.34 M²	1058.52 ft²	
1st Floor	Balcony	14.14 M²	152.20 ft²	105
Total		14.14 M²	152.20 ft²	
Total Area		112.48 M²	1210.72 ft²	

Key Plan 1st Floor



Key Section



Sea View



Garden View



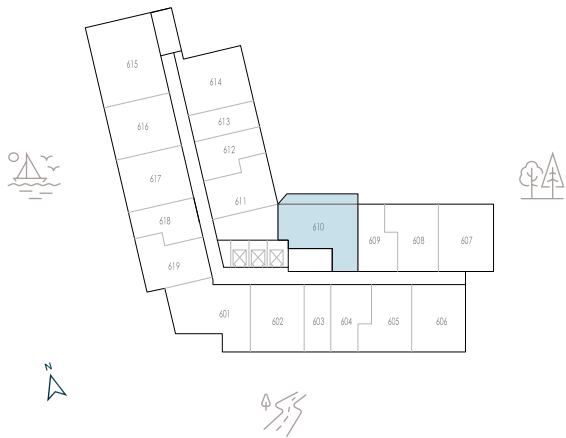
Street View

DUPLEX

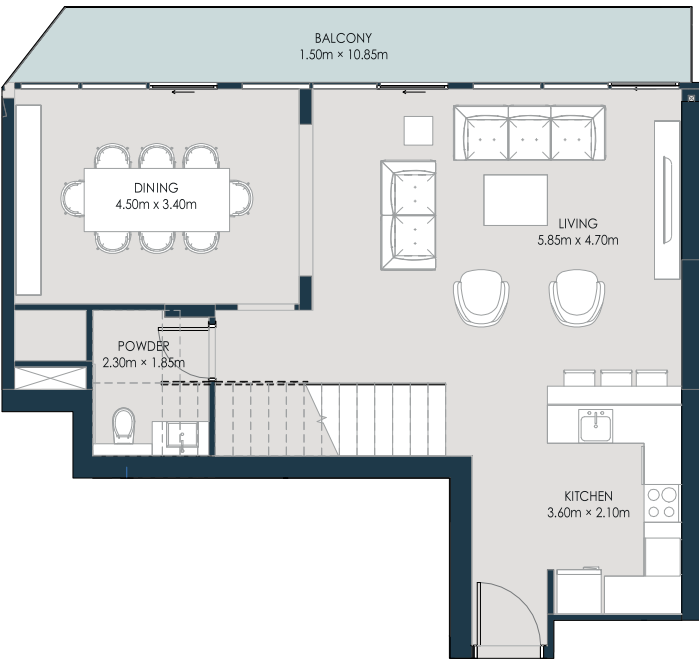
1 BEDROOM PLUS
TYPE A - OPTION 01

16. 1BR+D TYPE A – 610				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	1BR+ D TYPE A	67.11 M²	722.37 ft²	610
7th Floor	1BR+ D TYPE A	33.63 M²	361.99 ft²	610
Total		100.74 M²	1084.36 M²	
6th Floor	Balcony	16.39 M²	176.42 ft²	610
7th Floor	Balcony	10.53 M²	113.34 ft²	610
Total		26.92 M²	289.76 ft²	
Total Area		127.66 M²	1374.12 ft²	

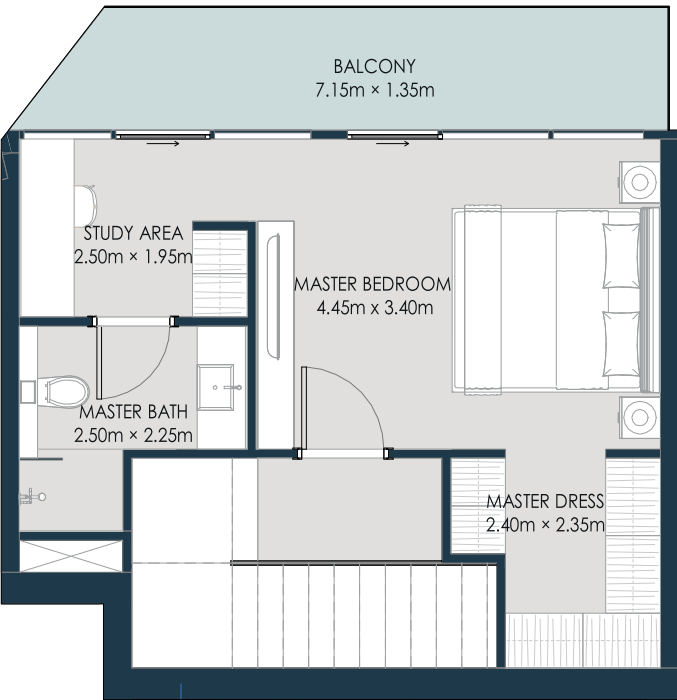
Key Plan 6th, 8th, 10th & 12th Floor



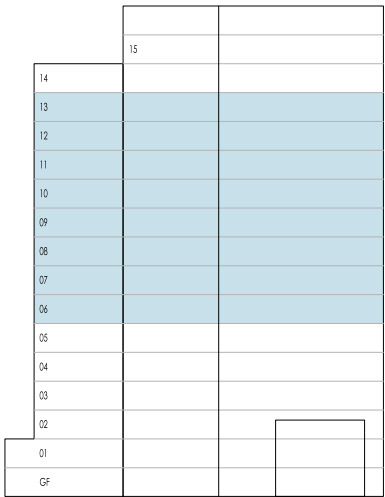
6th Floor



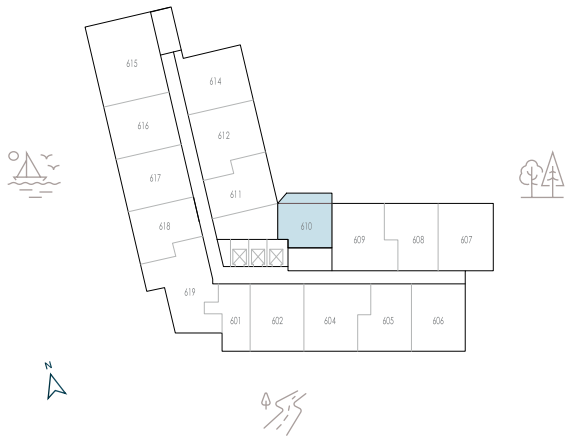
7th Floor



Key Section



Key Plan 7th, 9th, 11th & 13th Floor



Sea View



Garden View



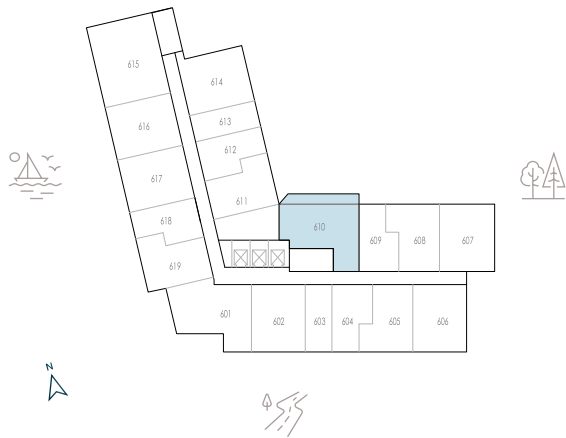
Street View

DUPLEX

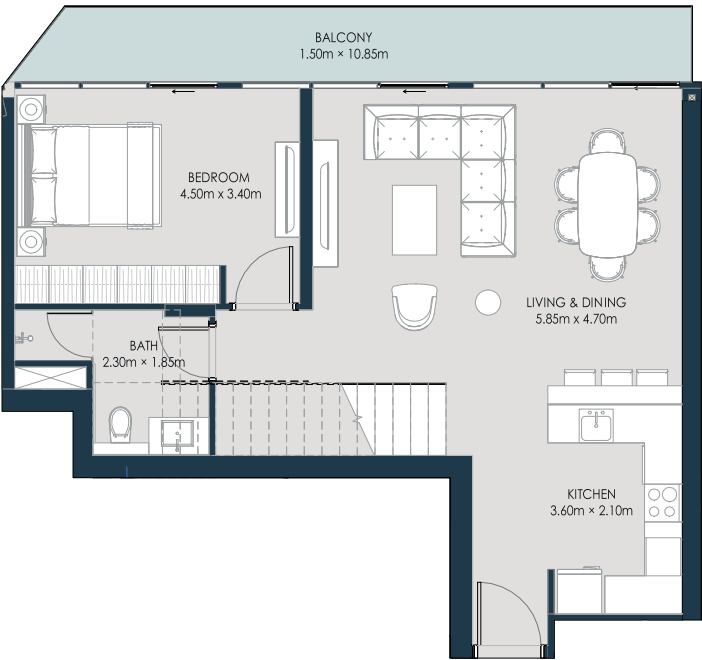
1 BEDROOM PLUS
TYPE A - OPTION 02

16. 1BR+D TYPE A – 610				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	1BR+ D TYPE A	67.11 M²	722.37 ft²	610
7th Floor	1BR+ D TYPE A	33.63 M²	361.99 ft²	610
Total		100.74 M²	1084.36 M²	
6th Floor	Balcony	16.39 M²	176.42 ft²	610
7th Floor	Balcony	10.53 M²	113.34 ft²	610
Total		26.92 M²	289.76 ft²	
Total Area		127.66 M²	1374.12 ft²	

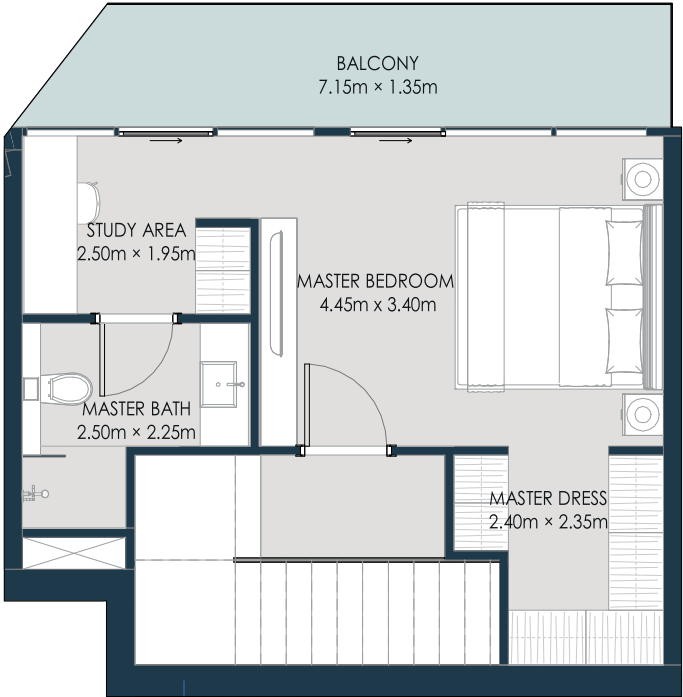
Key Plan 6th, 8th, 10th & 12th Floor



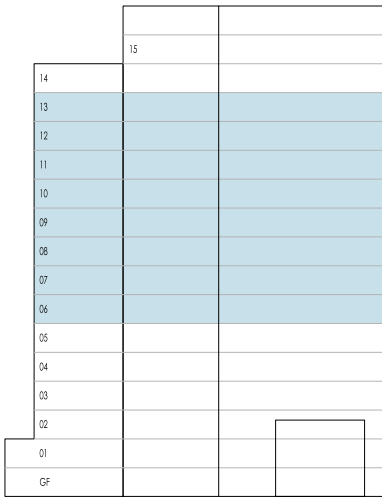
6th Floor



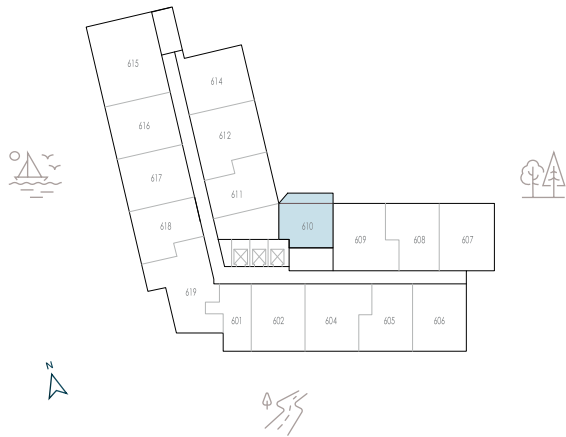
7th Floor



Key Section



Key Plan 7th, 9th, 11th & 13th Floor



Sea View



Garden View



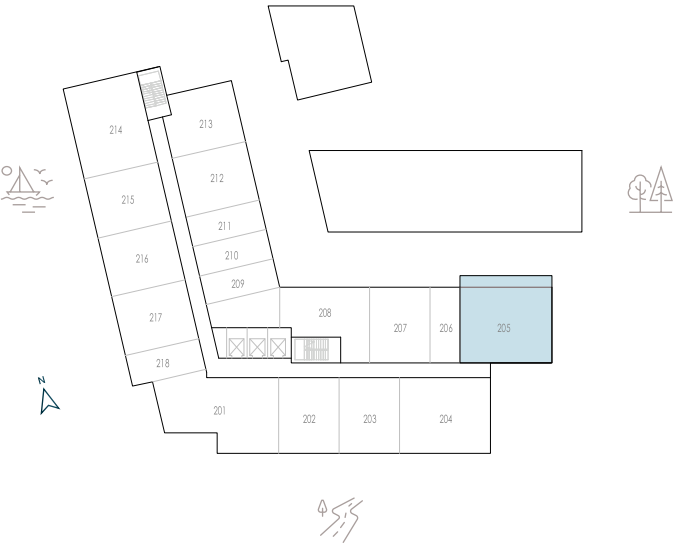
Street View

SIMPLEX

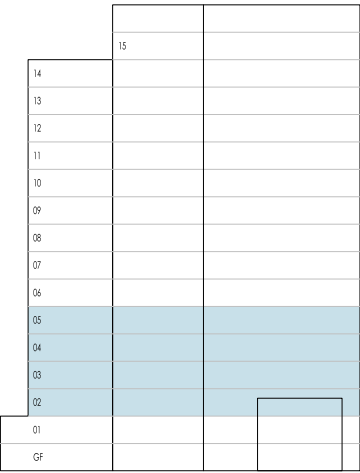
2 BEDROOM
TYPE A

17. 2BR TYPE A – 205				
Level	Name	Area	Area Sqft.	Flat No.
2nd Floor	2BR TYPE A	98.95 M²	1065.09 ft²	205
Total		98.95 M²	1065.09 ft²	
2nd Floor	Balcony	35.63 M²	383.52 ft²	205
Total		35.63 M²	383.52 ft²	
Total Area		134.58 M²	1448.61 ft²	

Key Plan 2nd, 3rd, 4th & 5th Floor



Key Section



Sea View



Garden View



Street View

SIMPLEX

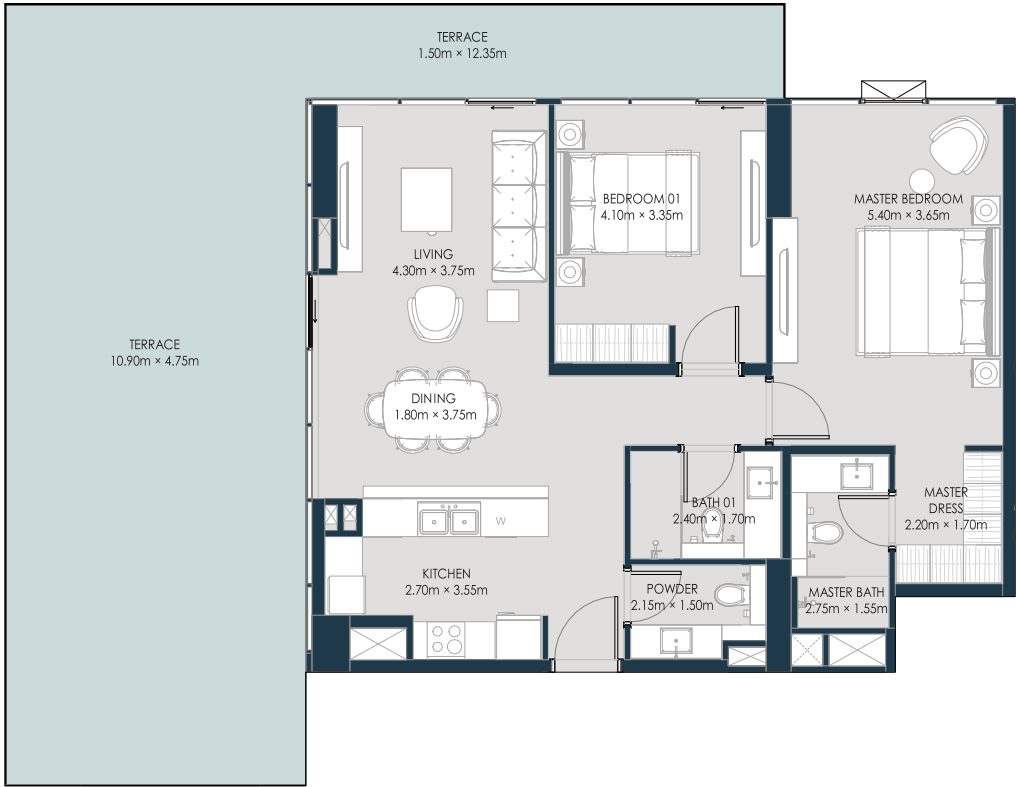
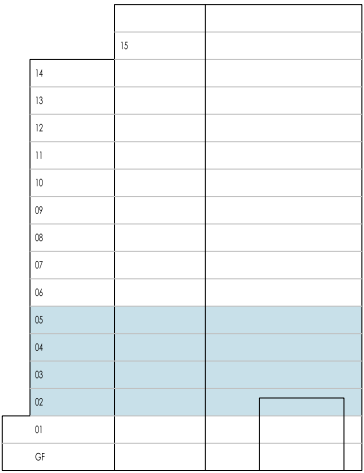
2 BEDROOM
TYPE B

18. 2BR TYPE B – 204				
Level	Name	Area	Area Sqft.	Flat No.
2nd Floor	2BR TYPE B	89.15 M²	959.60 ft²	204
Total		89.15 M²	959.60 ft²	
2nd Floor	Terrace	74.64 M²	803.42 ft²	204
Total		74.64 M²	803.42 ft²	
Total Area		163.79 M²	1763.02 ft²	

Key Plan 2nd, 3rd, 4th & 5th Floor



Key Section



Sea View



Garden View



Street View

DUPLEX

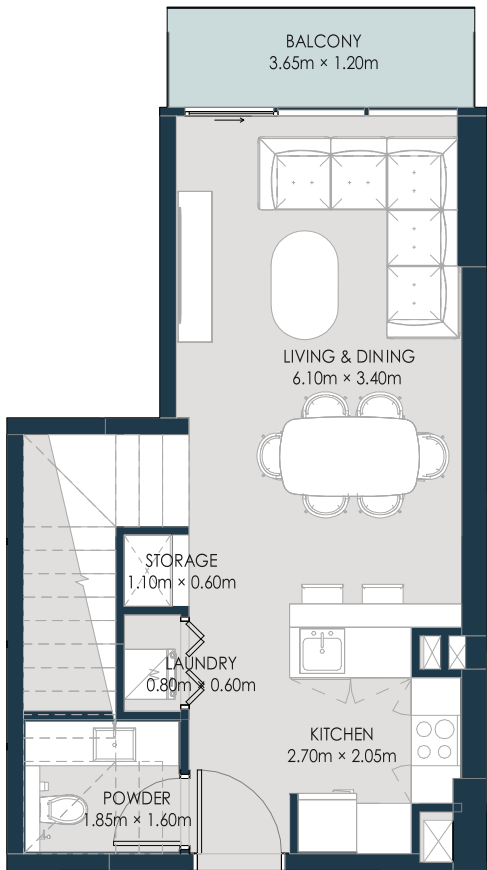
2 BEDROOM
TYPE A

19. 2BR DUPLEX TYPE A – 604				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	2BRD TYPE A	37.81 M²	406.98 ft²	604
7th Floor	2BRD TYPE A	63.09 M²	679.1 ft²	604
Total		100.9 M²	1086.08 ft²	
6th Floor	Balcony	4.62 M²	49.73 ft²	604
7th Floor	Balcony	9.4 M²	101.18 ft²	604
Total		14.02 M²	150.91 ft²	
Total Area		114.92 M²	1236.99 ft²	

Key Plan 6th, 8th, 10th & 12th Floor



6th Floor



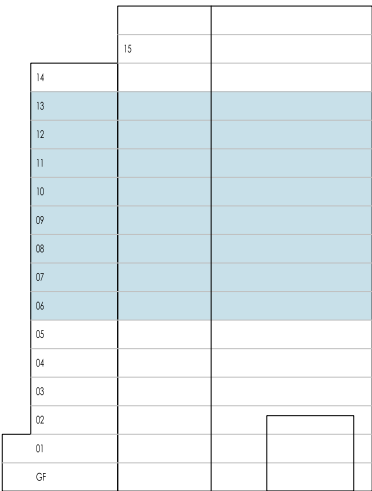
Key Plan 7th, 9th, 11th & 13th Floor



7th Floor



Key Section



DUPLEX

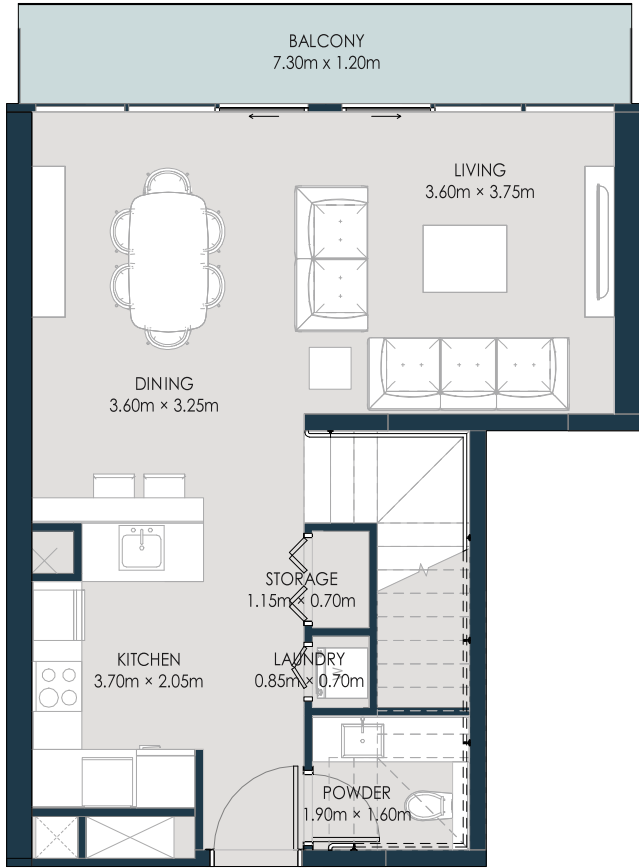
2 BEDROOM
TYPE B

20. 2BR DUPLEX TYPE B – 605				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	2BRD TYPE B	50.92 M²	548.1 ft²	605
7th Floor	2BRD TYPE B	54.82 M²	590.08 ft²	605
Total		105.74 M²	1138.18 ft²	
6th Floor	Balcony	9.35 M²	100.64 ft²	605
7th Floor	Balcony	9.37 M²	100.86 ft²	605
Total		18.72 M²	201.5 ft²	
Total Area		124.48 M²	1339.89 ft²	

Key Plan 6th, 8th, 10th & 12th Floor



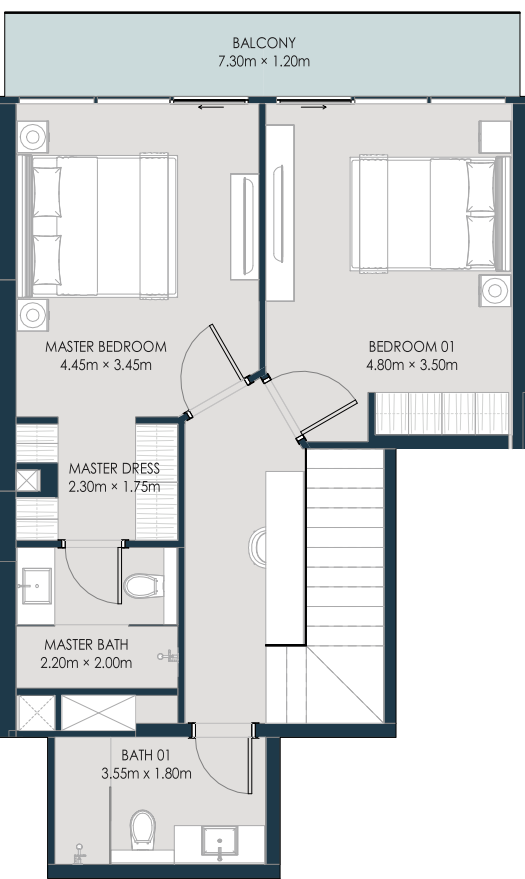
6th Floor



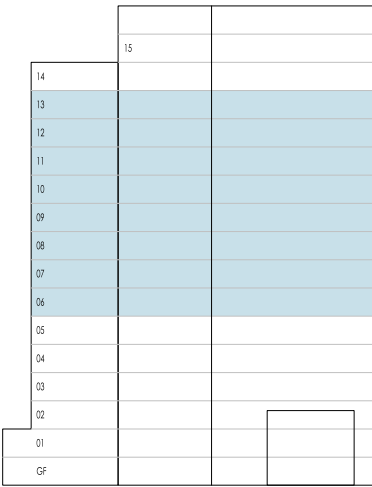
Key Plan 7th, 9th, 11th & 13th Floor



7th Floor



Key Section



Sea View



Garden View



Street View

DUPLEX

2 BEDROOM
TYPE C

21. 2BR DUPLEX TYPE C – 601				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	2BRD TYPE C	77.22 M²	831.19 ft²	601
7th Floor	2BRD TYPE C	27.11 M²	291.81 ft²	601
Total		104.33 M²	1123 ft²	
6th Floor	Balcony	4.93 M²	53.07 ft²	601
7th Floor	Balcony	4.96 M²	53.39 ft²	601
Total		9.89 M²	106.46 ft²	
Total Area		114.22 M²	1229.46 ft²	

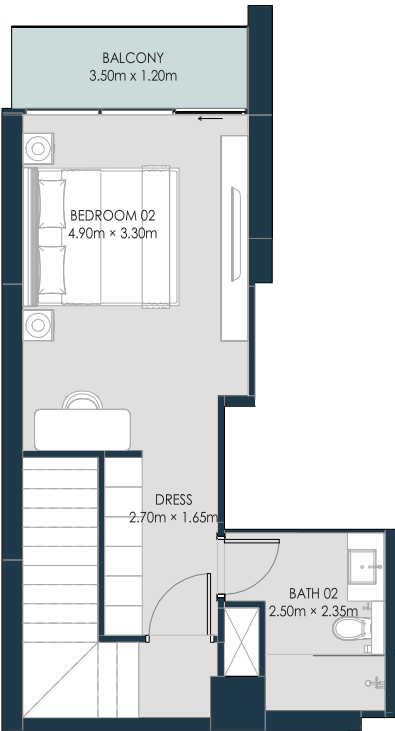
Key Plan 6th, 8th, 10th & 12th Floor



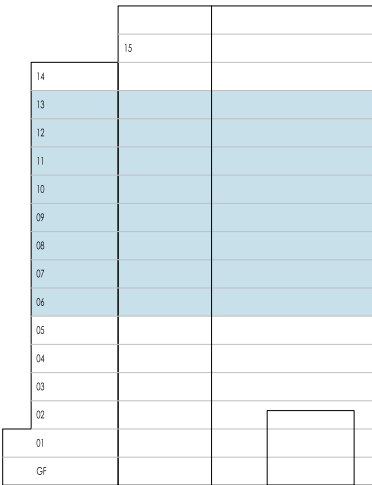
6th Floor



7th Floor



Key Section



Key Plan 7th, 9th, 11th & 13th Floor



Sea View



Garden View



Street View

DUPLEX

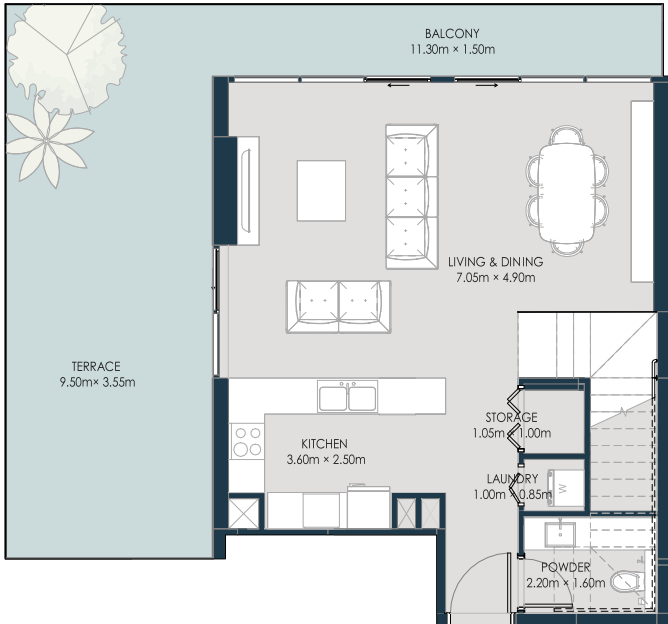
2 BEDROOM
TYPE D

22. 2BR DUPLEX TYPE D – 614				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	2BRD TYPE D	56.01 M²	602.89 ft²	614
7th Floor	2BRD TYPE D	50.82 M²	547.02 ft²	614
Total		106.83 M²	1149.91 ft²	
6th Floor	Balcony	49.07 M²	528.18 ft²	614
7th Floor	Balcony	11.8 M²	127.01 ft²	614
Total		60.87 M²	655.19 ft²	
Total Area		167.70 M²	1805.10 ft²	

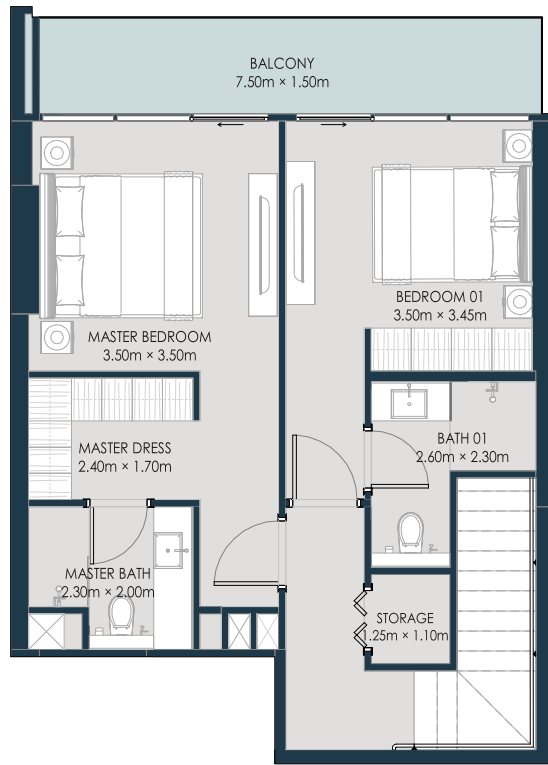
Key Plan 6th, 8th, 10th & 12th Floor



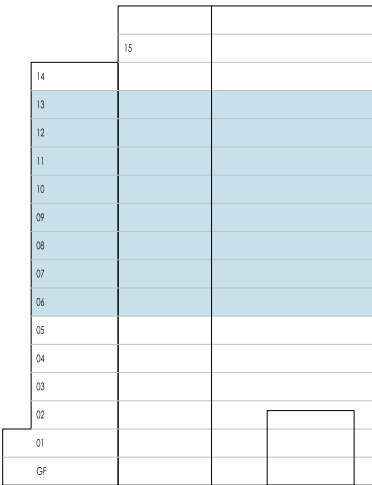
6th Floor



7th Floor



Key Section



Key Plan 7th, 9th, 11th & 13th Floor



Sea View



Garden View



Street View

DUPLEX

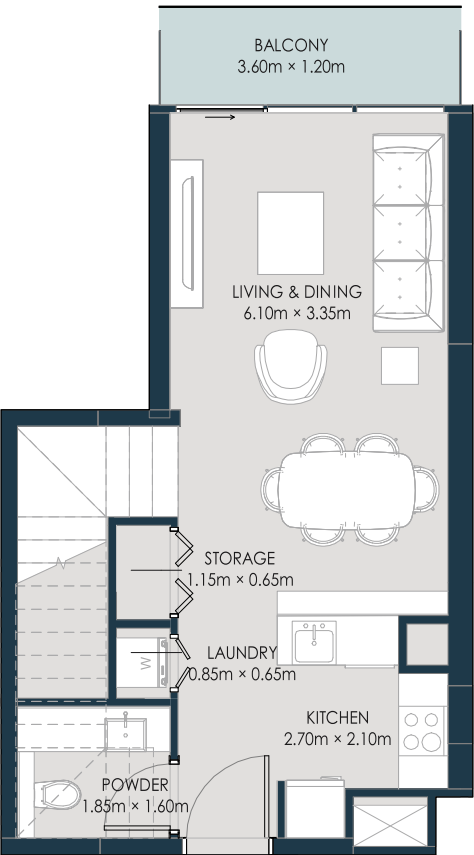
2 BEDROOM
TYPE E

23. 2BR DUPLEX TYPE E – 618				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	2BRD TYPE E	37.77 M²	406.55 ft²	618
7th Floor	2BRD TYPE E	53.58 M²	576.73 ft²	618
Total		91.35 M²	983.28 ft²	
6th Floor	Balcony	4.62 M²	49.73 ft²	618
7th Floor	Balcony	9.39 M²	101.07 ft²	618
Total		14.01 M²	150.8 ft²	
Total Area		105.36 M²	1134.08 ft²	

Key Plan 6th, 8th, 10th & 12th Floor



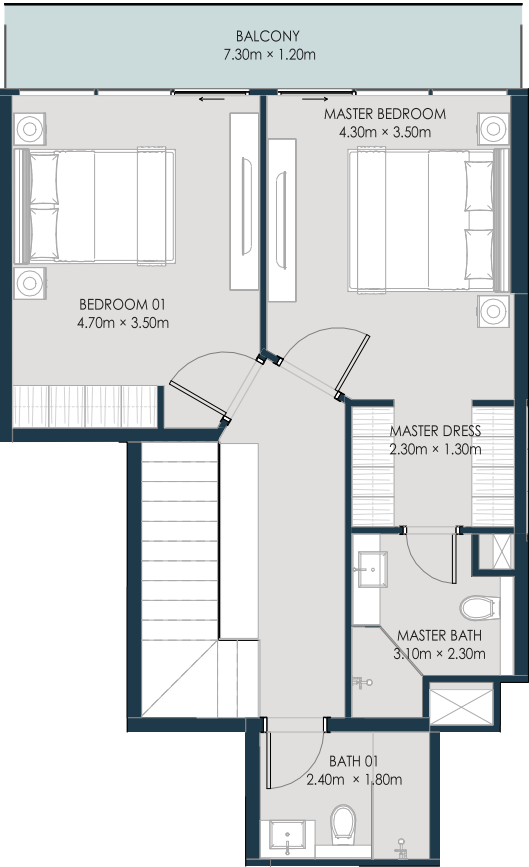
6th Floor



Key Plan 7th, 9th, 11th & 13th Floor



7th Floor



Sea View

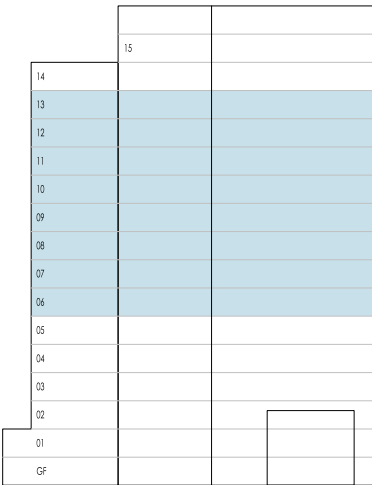


Garden View



Street View

Key Section



DUPLEX

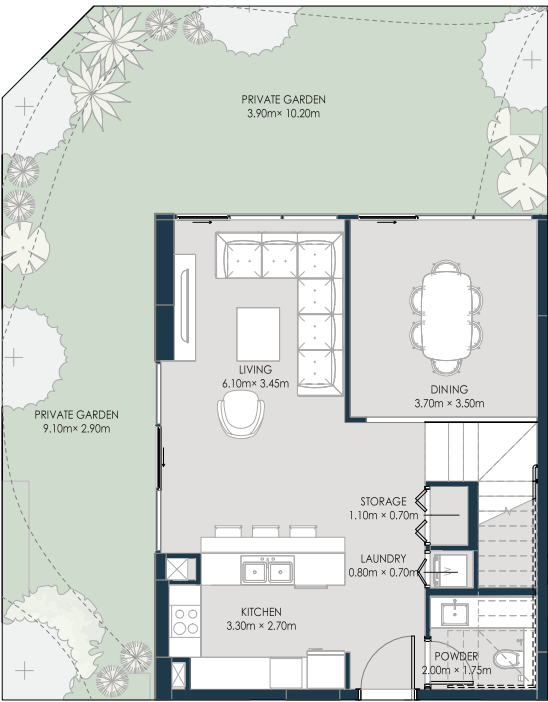
2 BEDROOM PLUS
TYPE A - OPTION 01

24. 2BR+ DUPLEX TYPE A – G06				
Level	Name	Area	Area Sqft.	Flat No.
GF	2BR+ D TYPE A	60.32 M²	649.28 ft²	G06
1st Floor	2BR+ D TYPE A	55.18 M²	593.95 ft²	G06
Total		115.5 M²	1243.23 ft²	
1st Floor	Balcony	29.87 M²	321.52 ft²	G06
Total		29.87 M²	321.52 ft²	
GF	Private Garden	94.55 M²	1017.73 ft²	G06
Total		94.55 M²	1017.73 ft²	
Total Area		239.92 M²	2582.46 ft²	

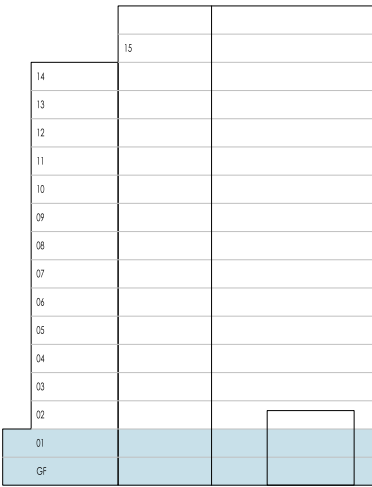
Key Plan Ground Floor



Ground Floor



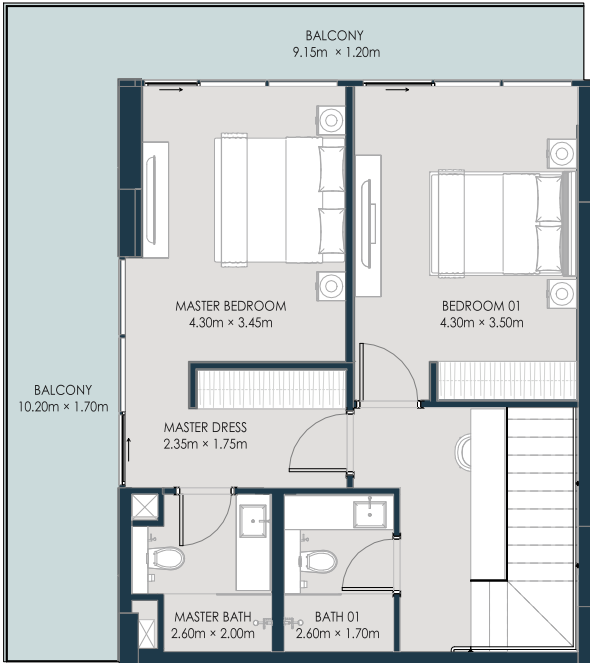
Key Section



Key Plan 1st Floor



1st Floor



Sea View



Garden View



Street View

DUPLEX

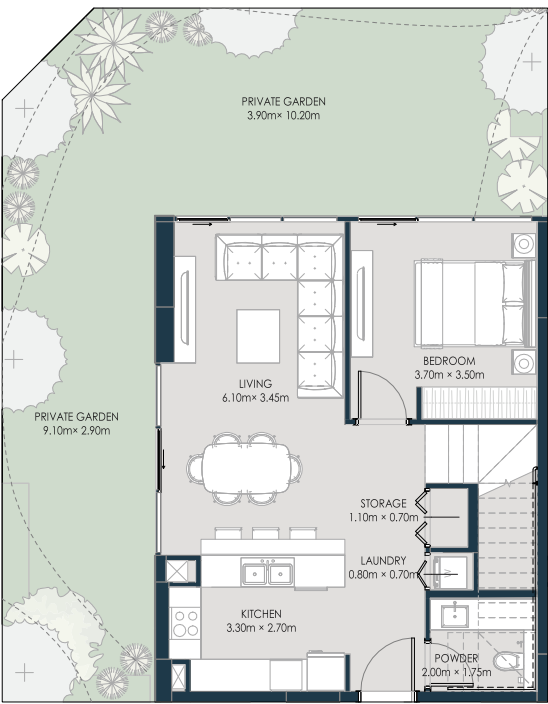
2 BEDROOM PLUS
TYPE A - OPTION 02

24. 2BR+ DUPLEX TYPE A – G06				
Level	Name	Area	Area Sqft.	Flat No.
GF	2BR+ D TYPE A	60.32 M²	649.28 ft²	G06
1st Floor	2BR+ D TYPE A	55.18 M²	593.95 ft²	G06
Total		115.5 M²	1243.23 ft²	
1st Floor	Balcony	29.87 M²	321.52 ft²	G06
Total		29.87 M²	321.52 ft²	
GF	Private Garden	94.55 M²	1017.73 ft²	G06
Total		94.55 M²	1017.73 ft²	
Total Area		239.92 M²	2582.46 ft²	

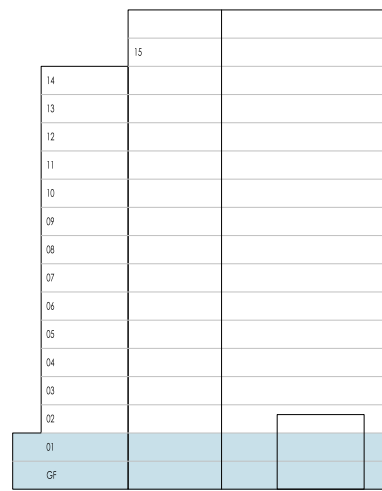
Key Plan Ground Floor



Ground Floor



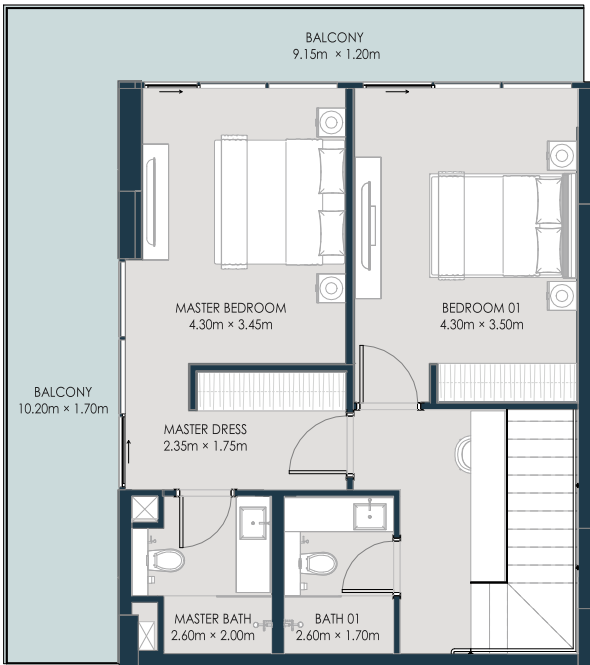
Key Section



Key Plan 1st Floor



1st Floor



Sea View



Garden View



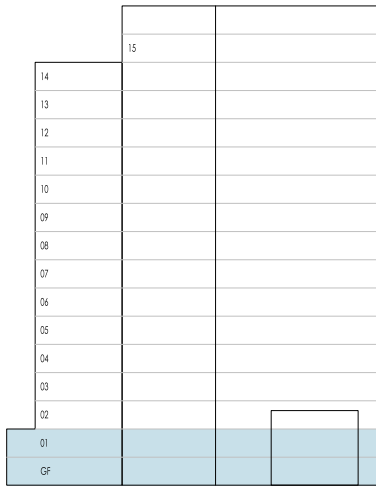
Street View

DUPLEX

2 BEDROOM PLUS
TYPE B - OPTION 01

25. 2BR+ DUPLEX TYPE B – G07				
Level	Name	Area	Area Sqft.	Flat No.
GF	2BR+ D TYPE B	60.45 M²	650.68 ft²	G07
1st Floor	2BR+ D TYPE B	54.89 M²	590.83 ft²	G07
Total		115.34 M²	1241.51 ft²	
1st Floor	Balcony	19.43 M²	209.14 ft²	G07
Total		19.43 M²	209.14 ft²	
GF	Private Garden	22.59 M²	243.16 ft²	G07
Total		22.59 M²	243.16 ft²	
Total Area		157.36 M²	1693.81 ft²	

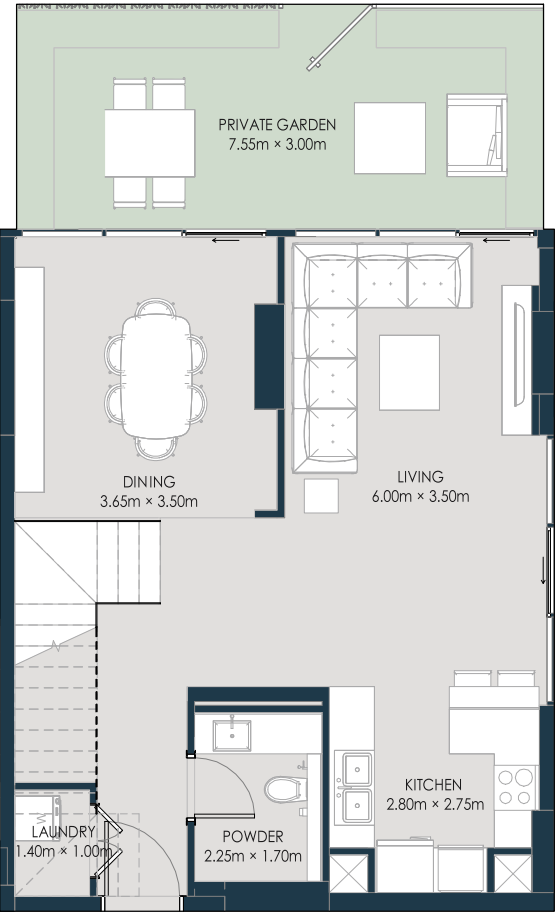
Key Section



Key Plan Ground Floor



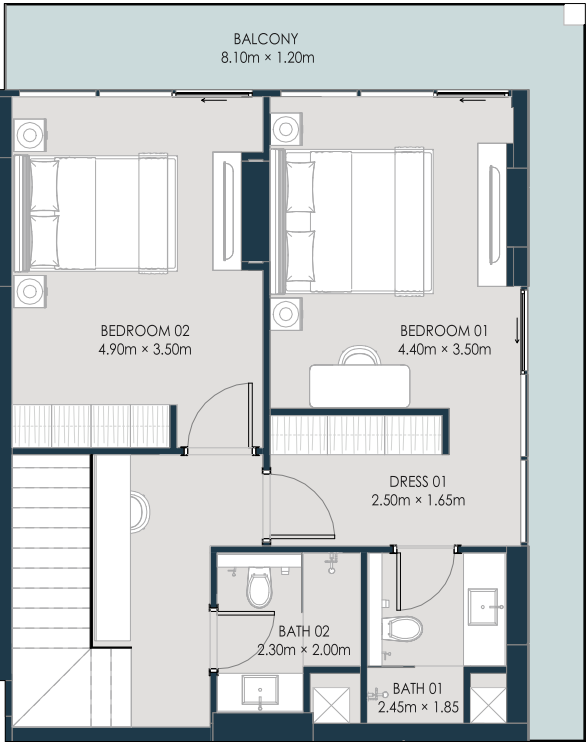
Ground Floor



Key Plan 1st Floor



1st Floor



Sea View



Garden View



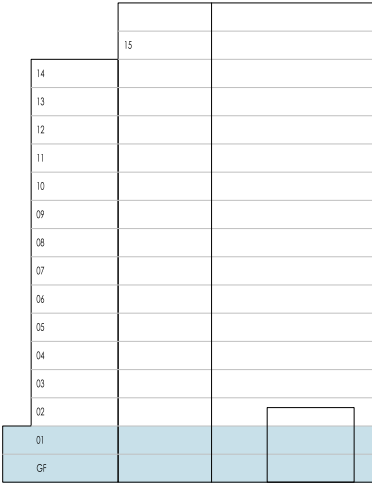
Street View

DUPLEX

2 BEDROOM PLUS
TYPE B - OPTION 02

25. 2BR+ DUPLEX TYPE B – G07				
Level	Name	Area	Area Sqft.	Flat No.
GF	2BR+ D TYPE B	60.45 M²	650.68 ft²	G07
1st Floor	2BR+ D TYPE B	54.89 M²	590.83 ft²	G07
Total		115.34 M²	1241.51 ft²	
1st Floor	Balcony	19.43 M²	209.14 ft²	G07
Total		19.43 M²	209.14 ft²	
GF	Private Garden	22.59 M²	243.16 ft²	G07
Total		22.59 M²	243.16 ft²	
Total Area		157.36 M²	1693.81 ft²	

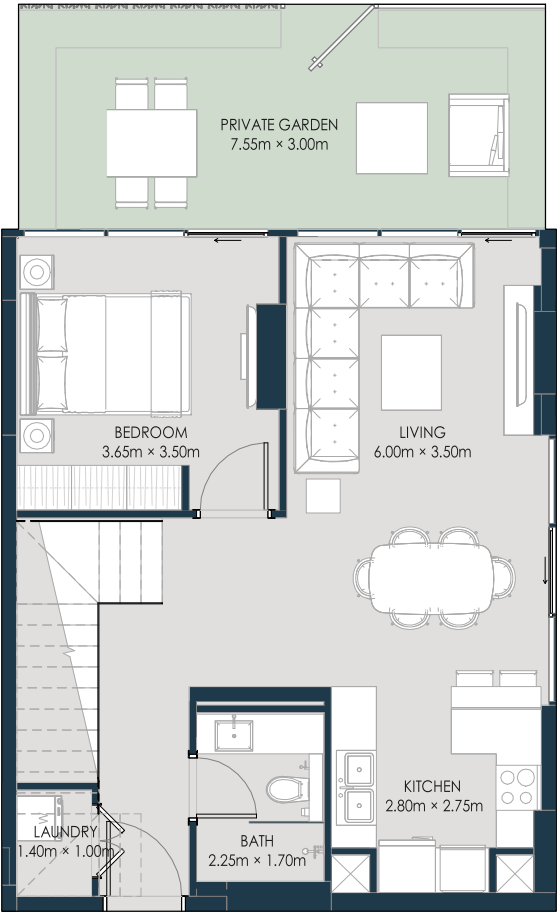
Key Section



Key Plan Ground Floor



Ground Floor



Key Plan 1st Floor



1st Floor



Sea View



Garden View



Street View

DUPLEX

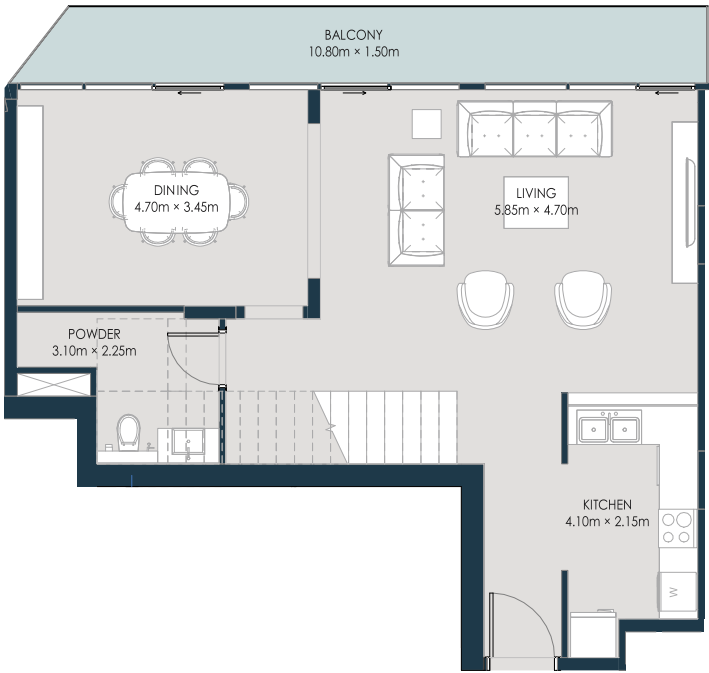
2 BEDROOM PLUS
TYPE C - OPTION 01

26. 2BR+ DUPLEX TYPE C - 1404				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	2BR+ D TYPE C	68.60 M²	738.41 ft²	1404
15th Floor	2BR+ D TYPE C	62.85 M²	676.51 ft²	1404
Total		131.45 M²	1414.92 ft²	
14th Floor	Balcony	13.41 M²	144.35 ft²	1404
15th Floor	Balcony	16.29 M²	175.34 ft²	1404
Total		29.7 M²	319.69 ft²	
Total Area		161.15 M²	1734.61 ft²	

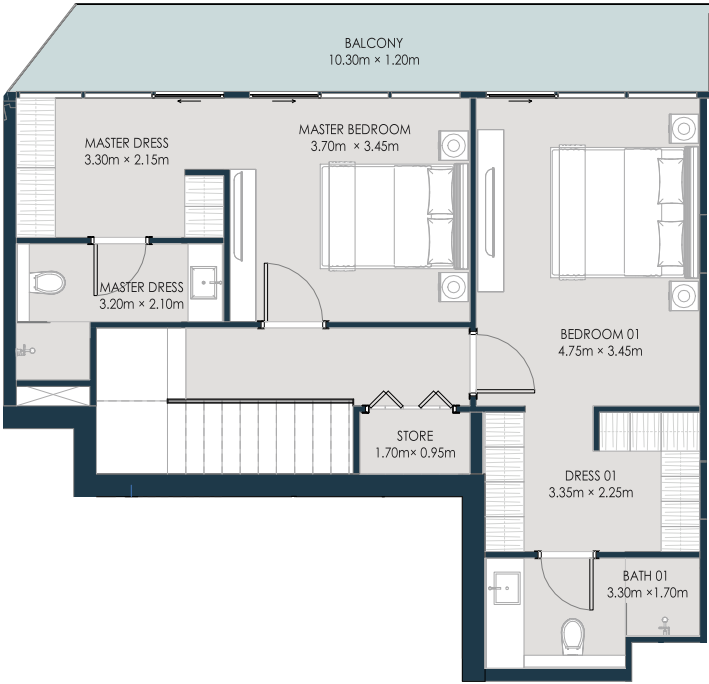
Key Plan 14th Floor



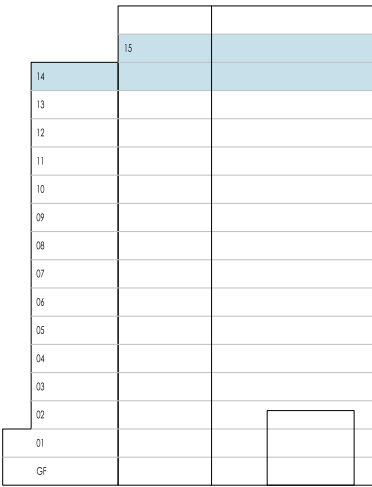
14th Floor



15th Floor



Key Section



Key Plan 15th Floor



Sea View



Garden View



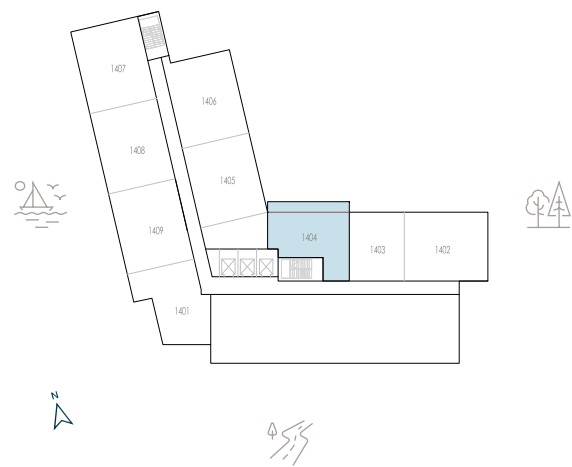
Street View

DUPLEX

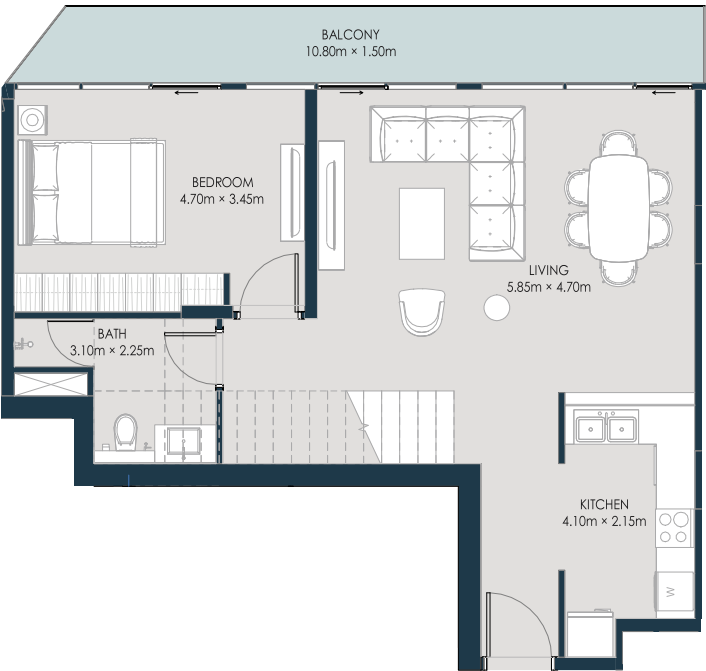
2 BEDROOM PLUS
TYPE C - OPTION 02

26. 2BR+ DUPLEX TYPE C - 1404				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	2BR+ D TYPE C	68.60 M²	738.41 ft²	1404
15th Floor	2BR+ D TYPE C	62.85 M²	676.51 ft²	1404
Total		131.45 M²	1414.92 ft²	
14th Floor	Balcony	13.41 M²	144.35 ft²	1404
15th Floor	Balcony	16.29 M²	175.34 ft²	1404
Total		29.7 M²	319.69 ft²	
Total Area		161.15 M²	1734.61 ft²	

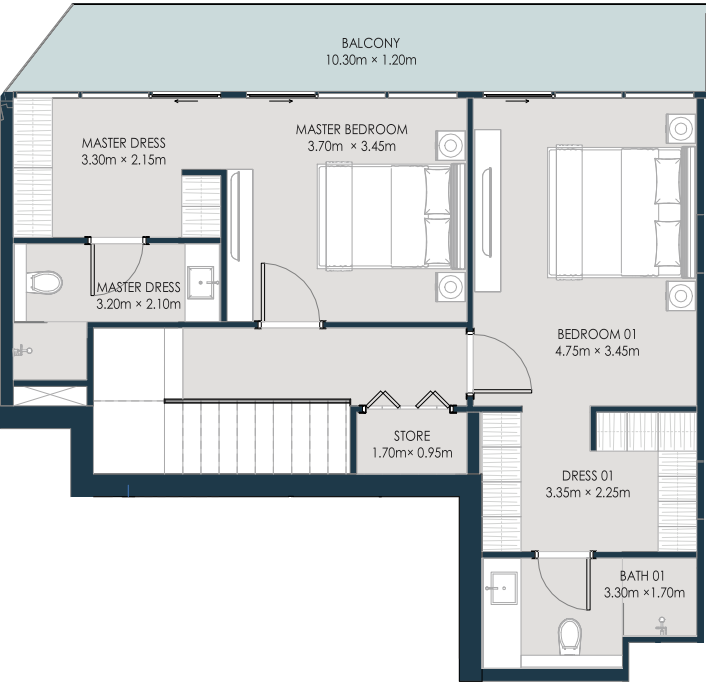
Key Plan 14th Floor



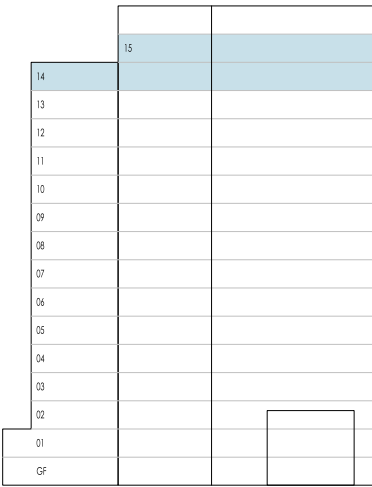
14th Floor



15th Floor



Key Section



Key Plan 15th Floor



Sea View



Garden View



Street View

DUPLEX

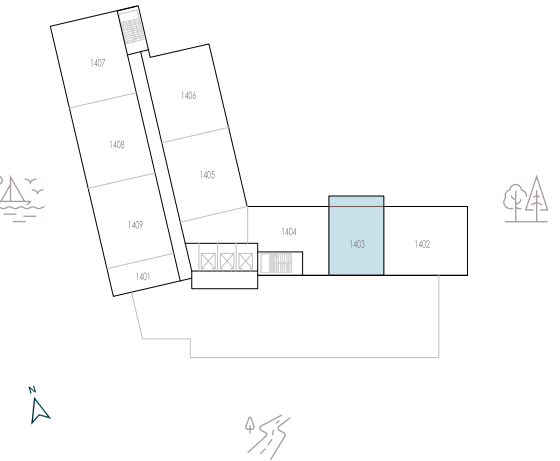
2 BEDROOM PLUS
TYPE D - OPTION 01

27. 2BR+ DUPLEX TYPE D - 1403				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	2BR+ D TYPE D	61.43 M²	661.23 ft²	1403
15th Floor	2BR+ D TYPE D	56.82 M²	611.61 ft²	1403
Total		118.25 M²	1272.84 ft²	
14th Floor	Balcony	9.38 M²	100.97 ft²	1403
15th Floor	Balcony	11.52 M²	124 ft²	1403
Total		20.9 M²	224.97 ft²	
Total Area		139.15 M²	1497.8 ft²	

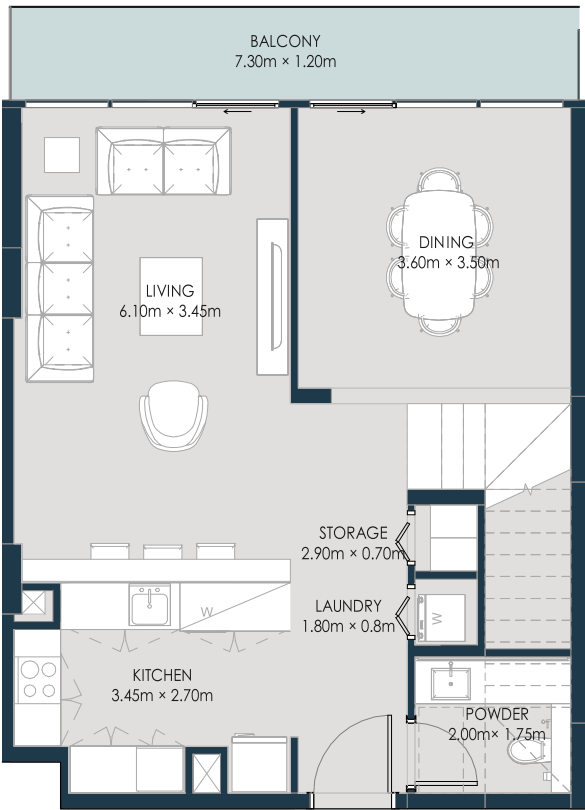
Key Plan 14th Floor



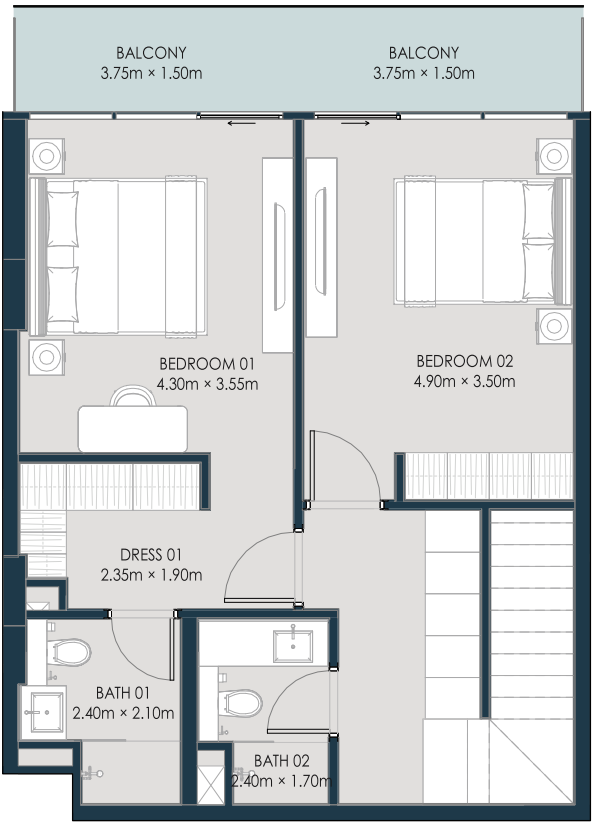
Key Plan 15th Floor



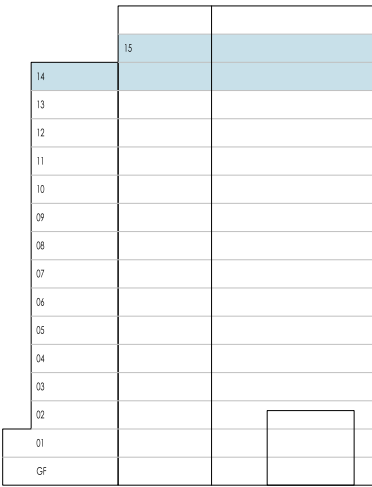
14th Floor



15th Floor



Key Section



Sea View



Garden View



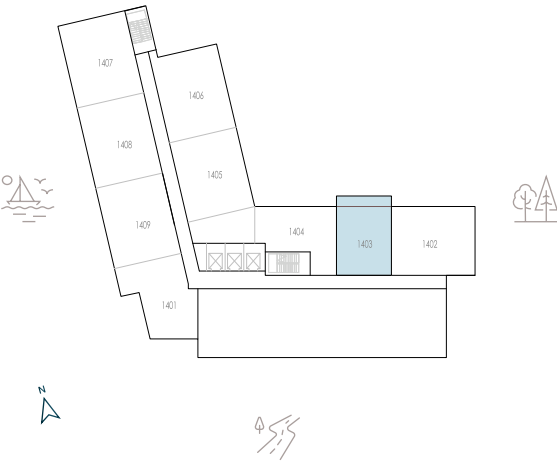
Street View

DUPLEX

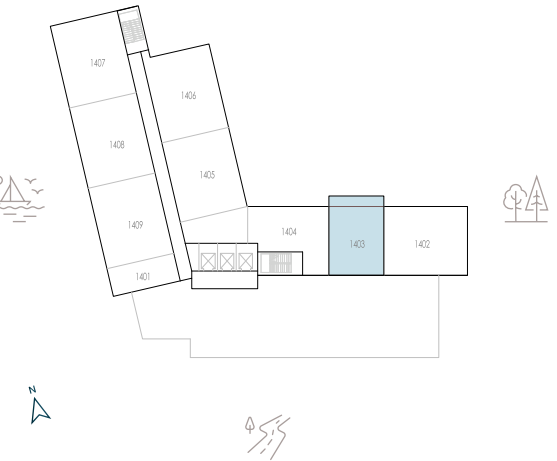
2 BEDROOM PLUS
TYPE D - OPTION 02

27. 2BR+ DUPLEX TYPE D - 1403				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	2BR+ D TYPE D	61.43 M²	661.23 ft²	1403
15th Floor	2BR+ D TYPE D	56.82 M²	611.61 ft²	1403
Total		118.25 M²	1272.84 ft²	
14th Floor	Balcony	9.38 M²	100.97 ft²	1403
15th Floor	Balcony	11.52 M²	124 ft²	1403
Total		20.9 M²	224.97 ft²	
Total Area		139.15 M²	1497.8 ft²	

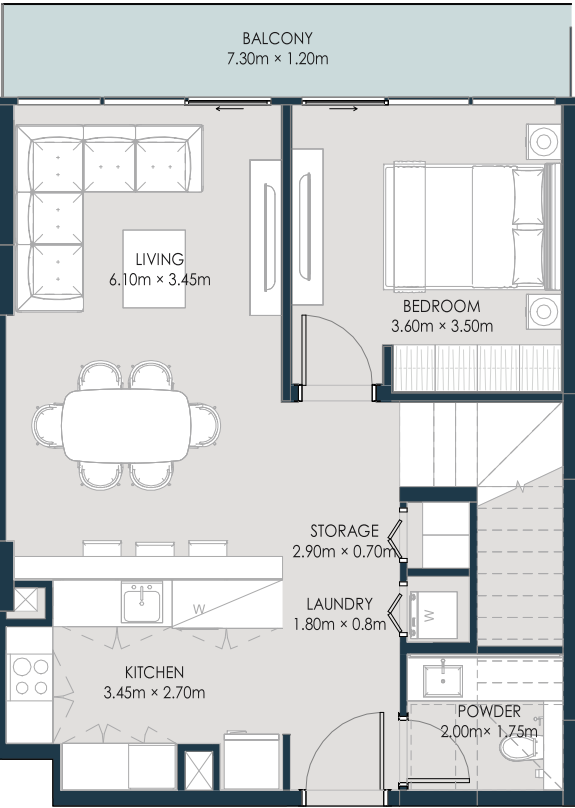
Key Plan 14th Floor



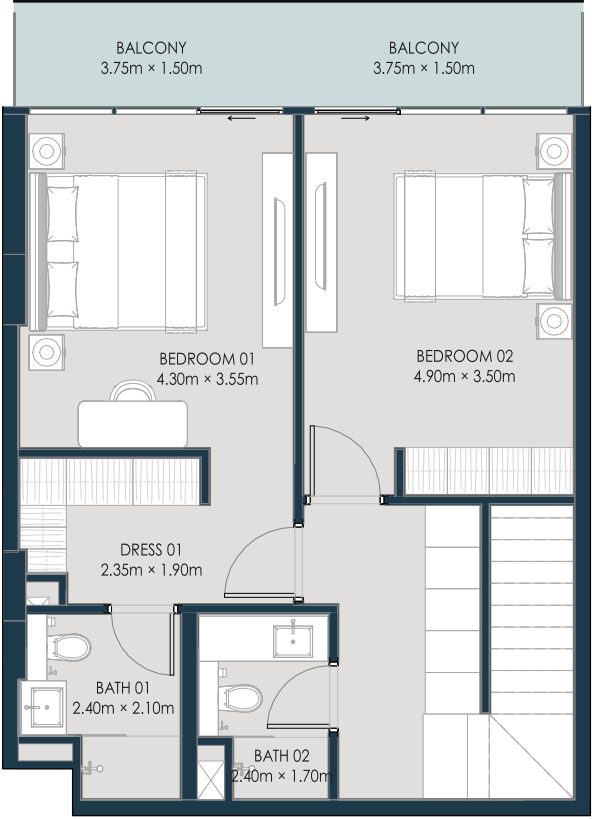
Key Plan 15th Floor



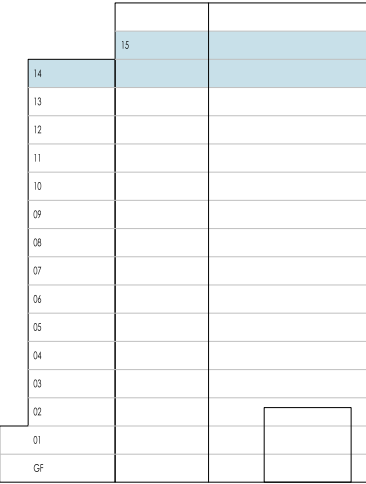
14th Floor



15th Floor



Key Section



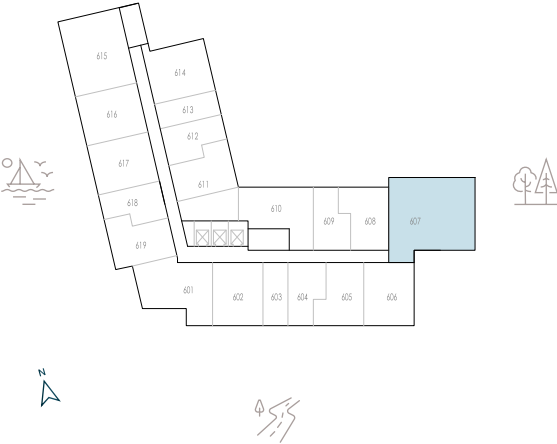
Sea View Garden View Street View

DUPLEX

3 BEDROOM
TYPE A

28. 3BR DUPLEX TYPE A - 607				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	3BRD TYPE A	67.49 M²	726.46 ft²	607
7th Floor	3BRD TYPE A	62.43 M²	671.99 ft²	607
Total		129.92 M²	1398.45 ft²	
7th Floor	Balcony	40.1 M²	431.62 ft²	607
Total		40.1 M²	431.62 ft²	
6th Floor	Terrace	69.77 M²	751 ft²	607
Total		69.77 M²	751 ft²	
Total Area		239.79 M²	2581.07 ft²	

Key Plan 6th, 8th, 10th & 12th Floor



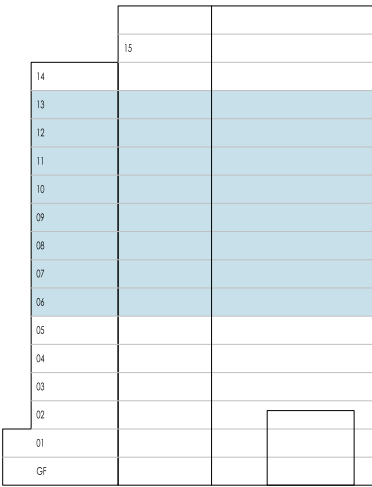
6th Floor



7th Floor



Key Section



Key Plan 7th, 9th, 11th & 13th Floor



DUPLEX

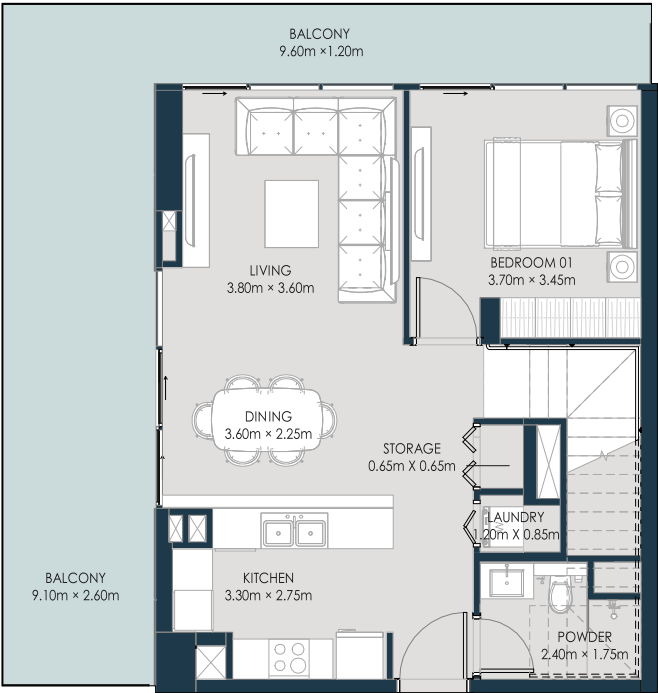
3 BEDROOM
TYPE B

29. 3BR DUPLEX TYPE B – 606				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	3BRD TYPE B	60.59 M²	652.19 ft²	606
7th Floor	3BRD TYPE B	55.22 M²	594.38 ft²	606
Total		115.81 M²	1246.57 ft²	
6th Floor	Balcony	35 M²	376.74 ft²	606
7th Floor	Balcony	34.57 M²	372.11 ft²	606
Total		69.57 M²	748.85 ft²	
Total Area		185.38 M²	1995.42 ft²	

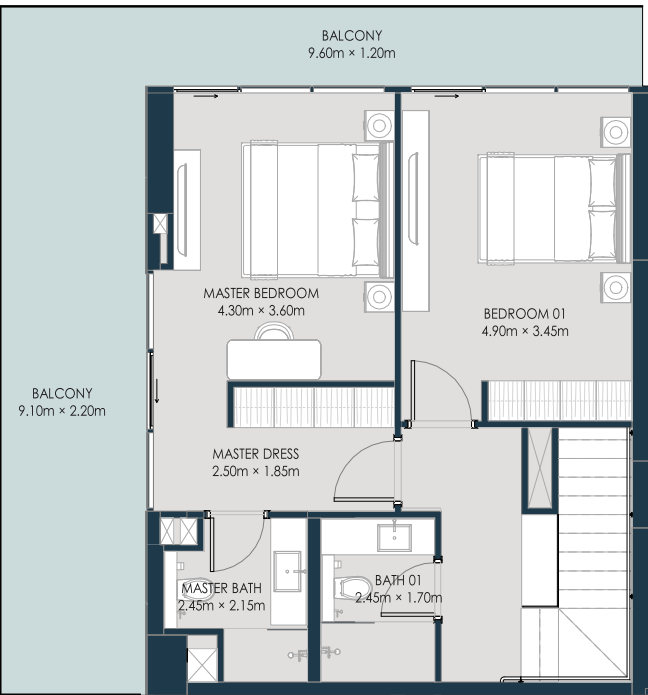
Key Plan 6th, 8th, 10th & 12th Floor



6th Floor



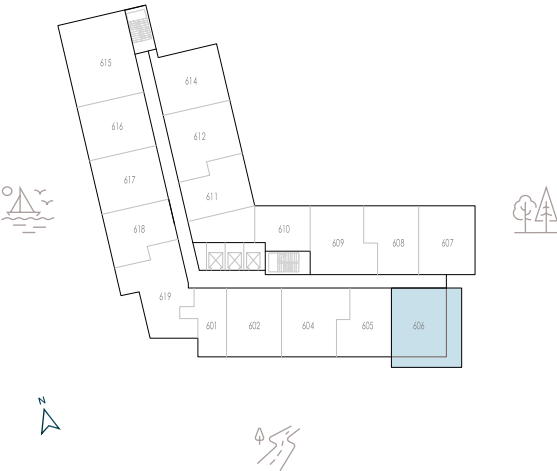
7th Floor



Key Section

	15	
14		
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01		
GF		

Key Plan 7th, 9th, 11th & 13th Floor



Sea View



Garden View



Street View

DUPLEX

3 BEDROOM
TYPE C

30. 3BR DUPLEX TYPE C - 602				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	3BRD TYPE C	58.99 M²	634.96 ft²	602
7th Floor	3BRD TYPE C	55.47 M²	597.07 ft²	602
Total		114.46 M²	1232.03 ft²	
6th Floor	Balcony	9.35 M²	100.65 ft²	602
7th Floor	Balcony	9.39 M²	101.07 ft²	602
Total		18.74 M²	201.72 ft²	
Total Area		133.20 M²	1433.76 ft²	

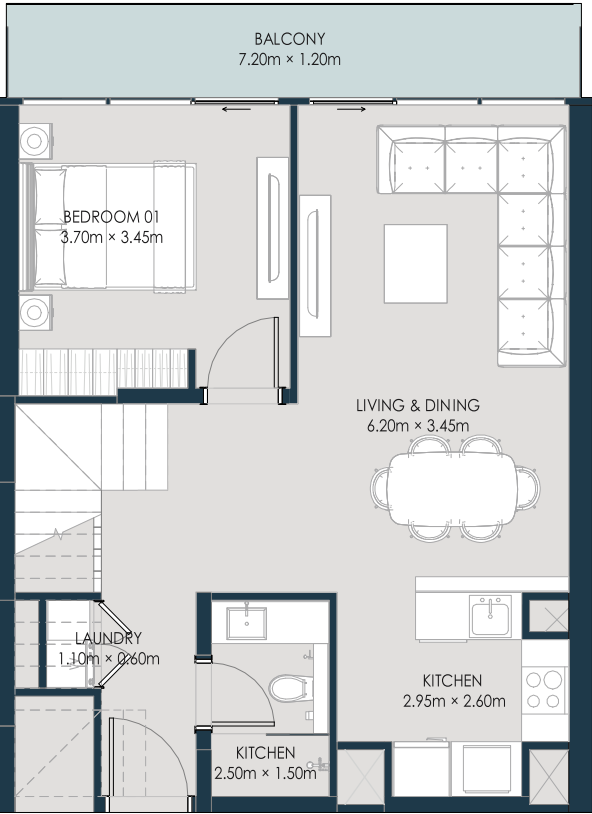
Key Plan 6th, 8th, 10th & 12th Floor



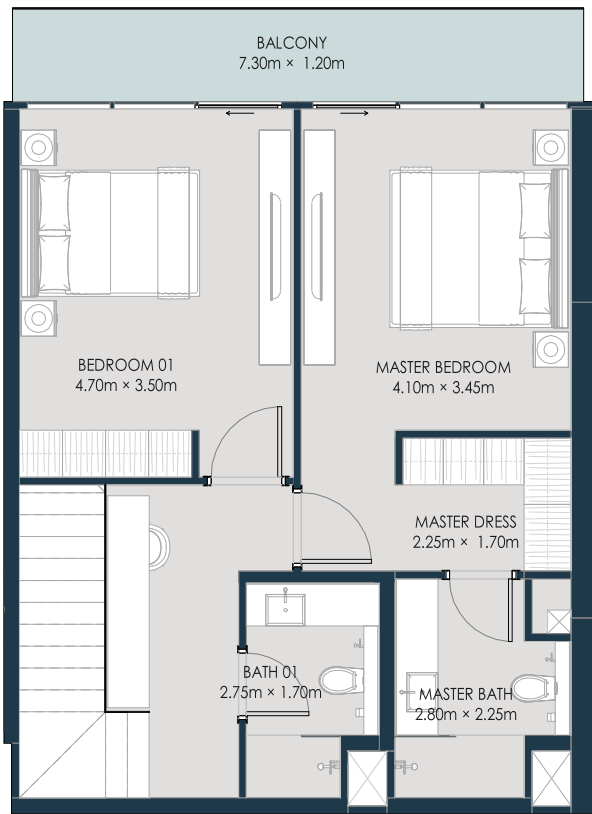
Key Plan 7th, 9th, 11th & 13th Floor



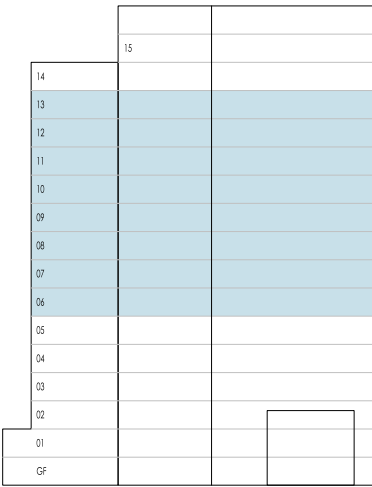
6th Floor



7th Floor



Key Section



DUPLEX

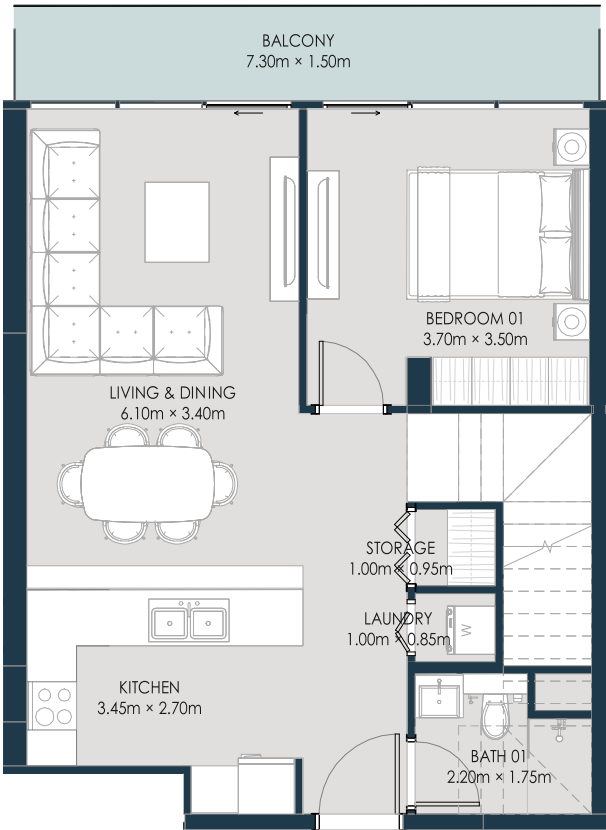
3 BEDROOM
TYPE D

31. 3BR DUPLEX TYPE D – 617				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	3BRD TYPE D	60.71 M²	653.48 ft²	617
7th Floor	3BRD TYPE D	55.87 M²	601.38 ft²	617
Total		116.58 M²	1254.86 ft²	
6th Floor	Balcony	9.35 M²	100.64 ft²	617
7th Floor	Balcony	9.39 M²	101.07 ft²	617
Total		18.74 M²	201.71 ft²	
Total Area		135.32 M²	1456.57 ft²	

Key Plan 6th, 8th, 10th & 12th Floor



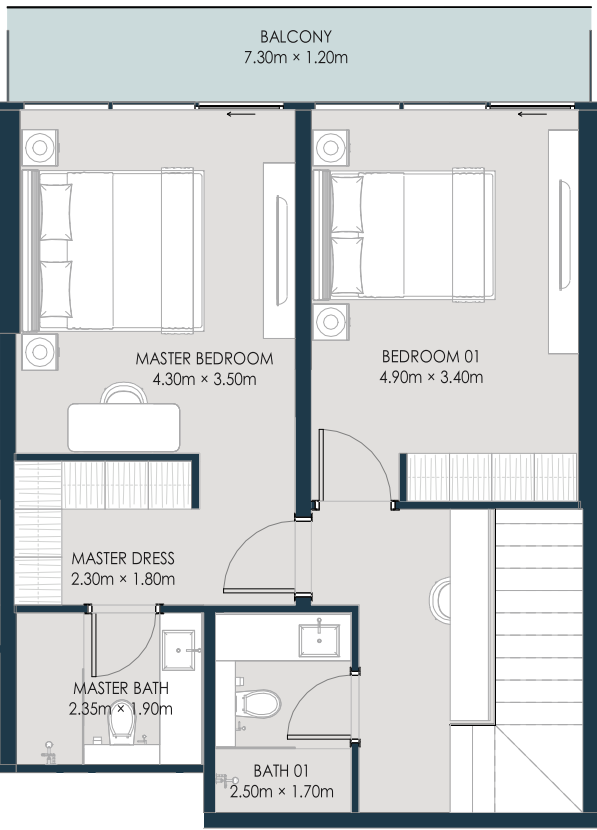
6th Floor



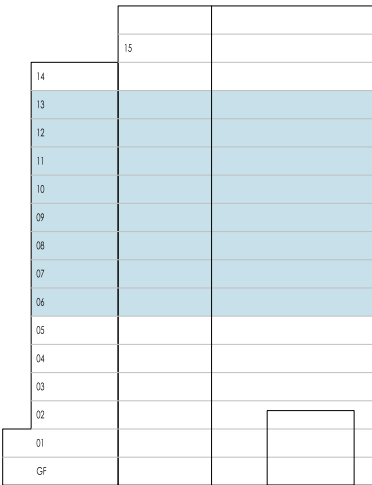
Key Plan 7th, 9th, 11th & 13th Floor



7th Floor



Key Section



Sea View



Garden View



Street View

DUPLEX

3 BEDROOM
TYPE E

32. 3BR DUPLEX TYPE E - 619				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	3BRD TYPE E	52.13 M²	561.12 ft²	619
7th Floor	3BRD TYPE E	76.96 M²	828.39 ft²	619
Total		129.09 M²	1389.51 ft²	
6th Floor	Balcony	9.67 M²	104.09 ft²	619
7th Floor	Balcony	4.96 M²	53.39 ft²	619
Total		14.63 M²	157.48 ft²	
Total Area		143.72 M²	1546.99 ft²	

Key Plan 6th, 8th, 10th & 12th Floor



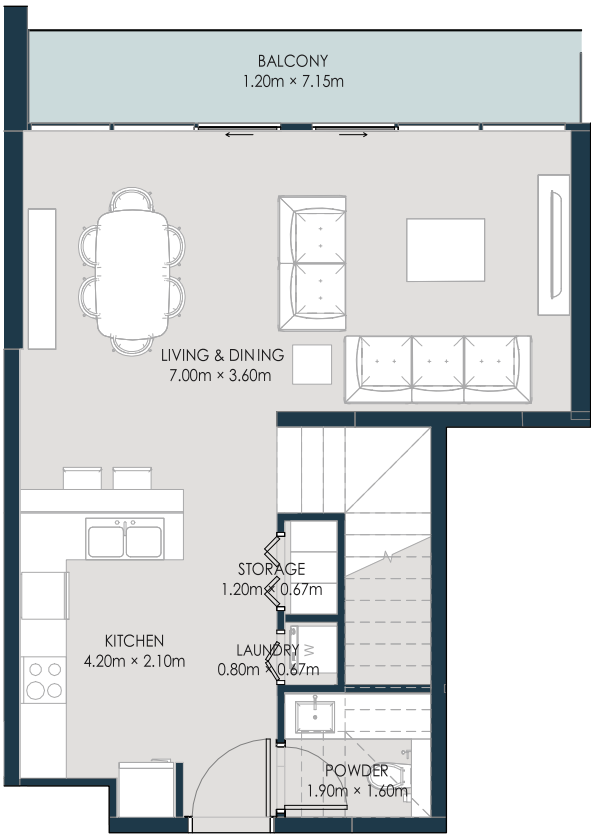
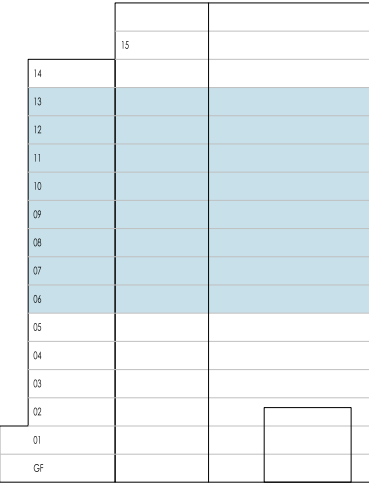
6th Floor

Key Plan 7th, 9th, 11th & 13th Floor



7th Floor

Key Section



Sea View



Garden View



Street View

DUPLEX

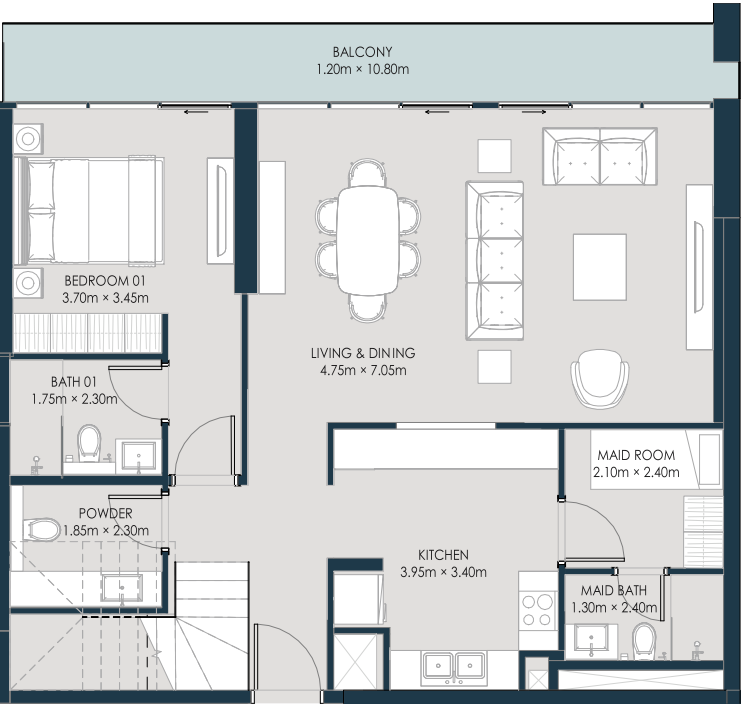
4 BEDROOM
TYPE A

33. 4BR DUPLEX TYPE A – 615				
Level	Name	Area	Area Sqft.	Flat No.
6th Floor	4BRD TYPE A	91.71 M²	987.16 ft²	615
7th Floor	4BRD TYPE A	85.56 M²	920.96 ft²	615
Total		177.27 M²	1908.12 ft²	
6th Floor	Balcony	14.39 M²	154.89 ft²	615
7th Floor	Balcony	14.46 M²	155.65 ft²	615
Total		28.85 M²	310.54 ft²	
Total Area		206.12 M²	2218.66 ft²	

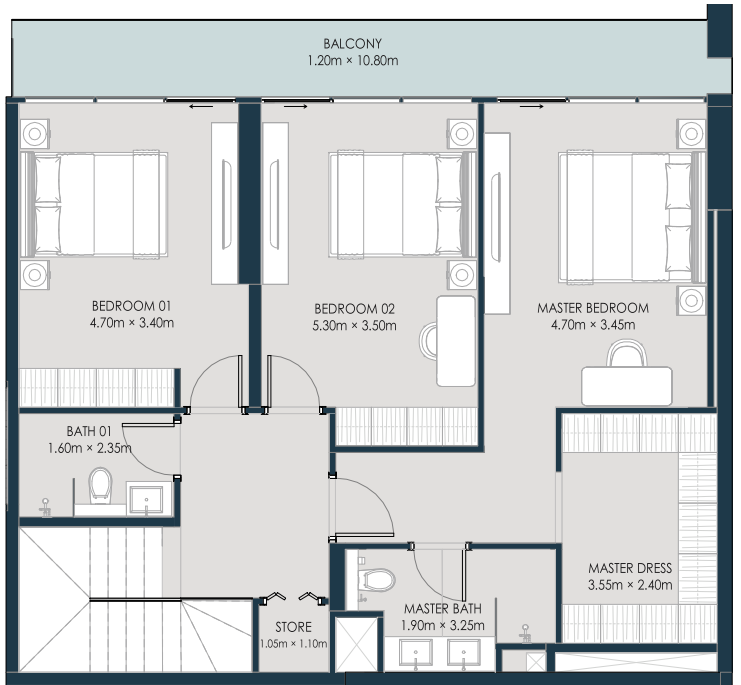
Key Plan 6th, 8th, 10th & 12th Floor



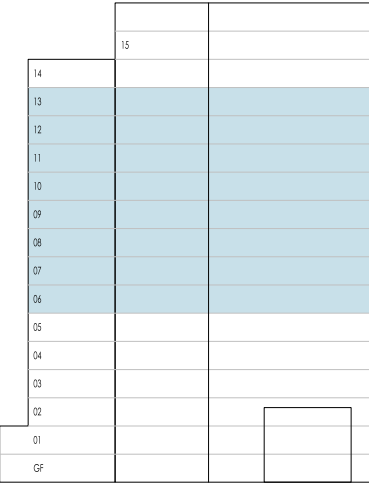
6th Floor



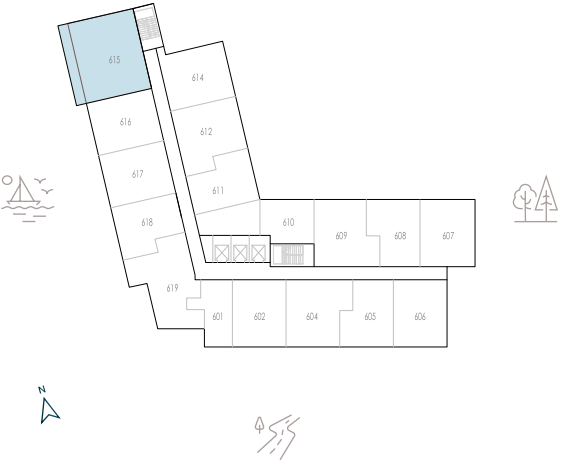
7th Floor



Key Section



Key Plan 7th, 9th, 11th & 13th Floor



Sea View



Garden View



Street View

DUPLEX

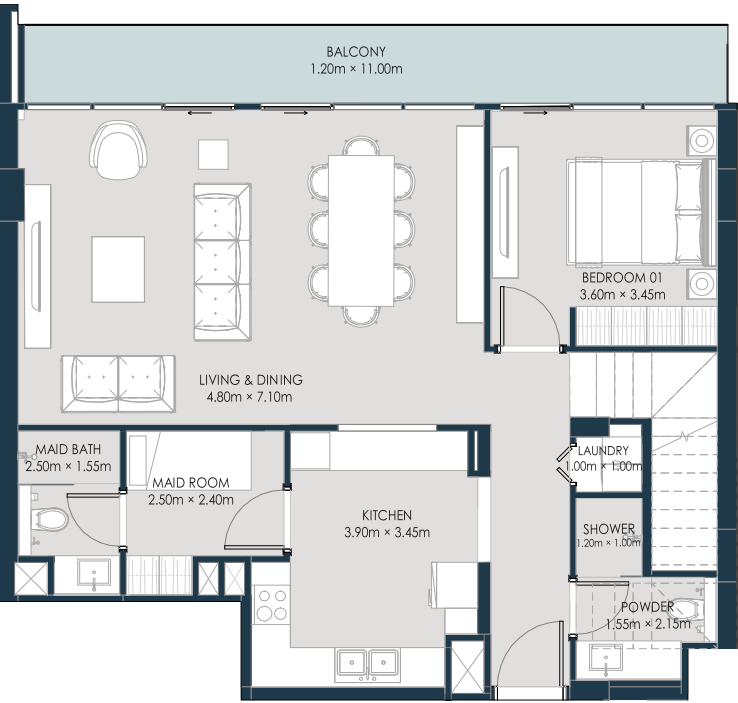
4 BEDROOM
TYPE B

34. 4BR DUPLEX TYPE B – 1406				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	4BRD TYPE B	86.73 M²	933.55 ft²	1406
15th Floor	4BRD TYPE B	81.45 M²	876.72 ft²	1406
Total		168.18 M²	1810.27 ft²	
14th Floor	Balcony	14.37 M²	154.67 ft²	1406
15th Floor	Balcony	17.68 M²	190.31 ft²	1406
Total		32.05 M²	344.98 ft²	
Total Area		200.23 M²	2155.25 ft²	

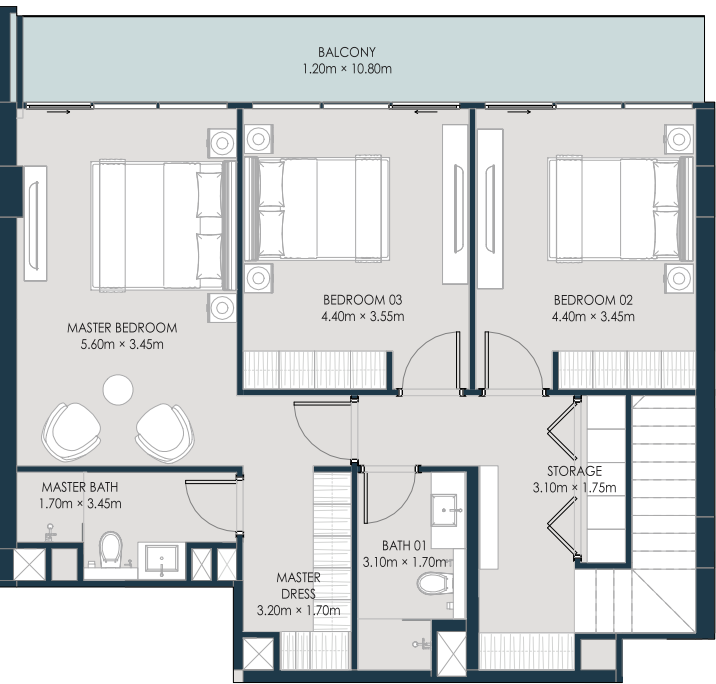
Key Plan 14th Floor



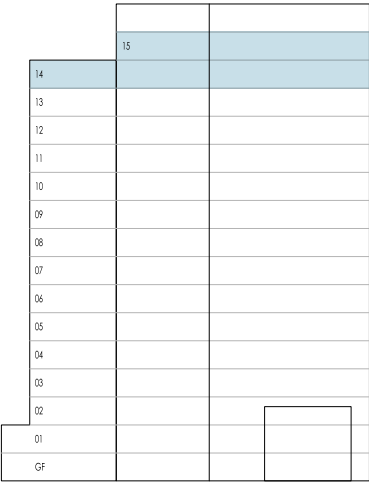
14th Floor



15th Floor



Key Section



Key Plan 15th Floor

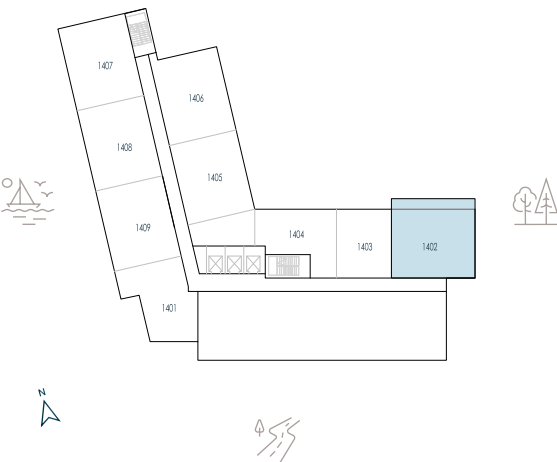


DUPLEX

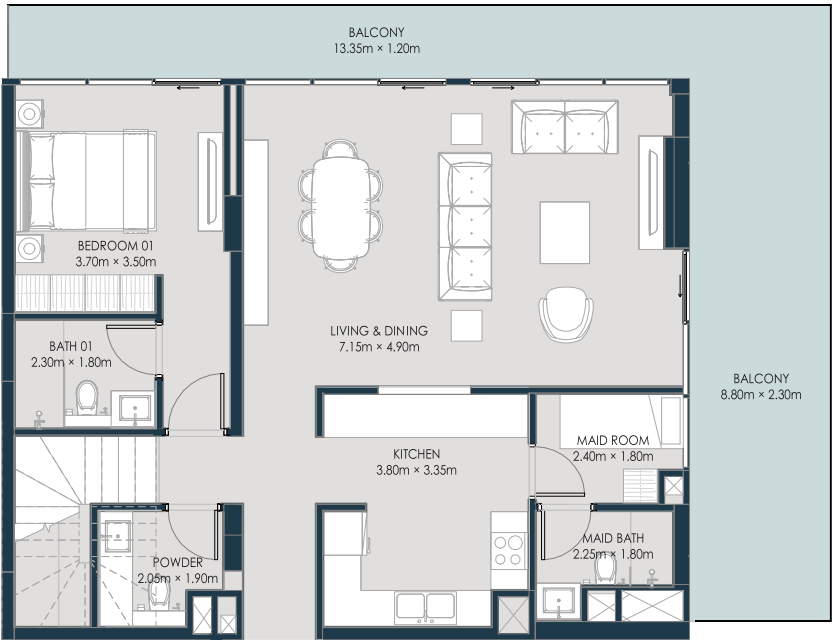
4 BEDROOM
TYPE C

35. 4BR DUPLEX TYPE C - 1402				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	4BRD TYPE C	99.99 M²	1076.28 ft²	1402
15th Floor	4BRD TYPE C	92.61 M²	996.85 ft²	1402
Total		192.6 M²	2073.13 ft²	
14th Floor	Balcony	39.2 M²	421.95 ft²	1402
15th Floor	Balcony	39.25 M²	422.48 ft²	1402
Total		78.45 M²	844.43 ft²	
Total Area		271.05 M²	2917.56 ft²	

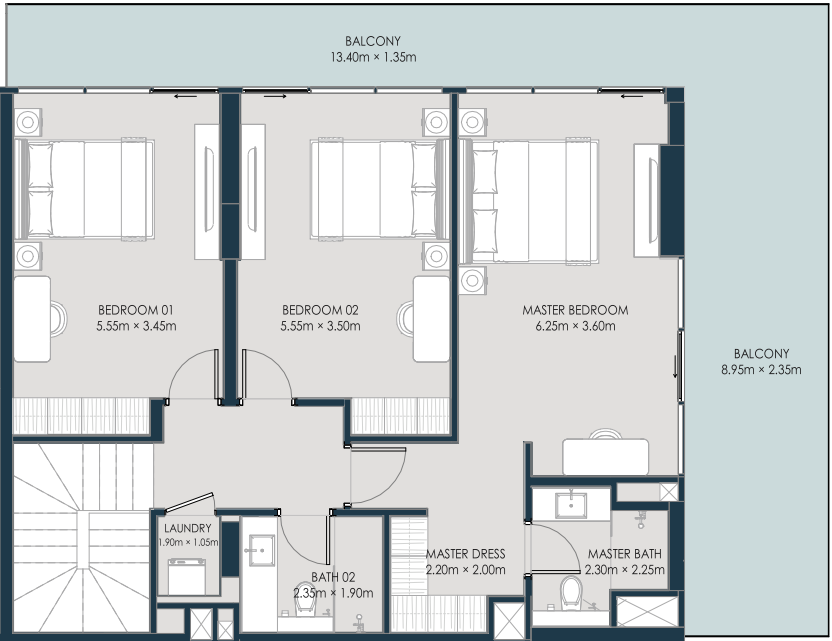
Key Plan 14th Floor



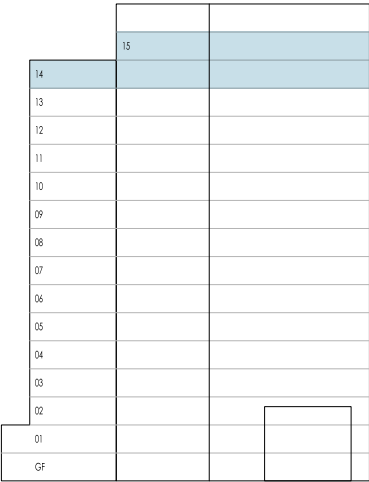
14th Floor



15th Floor



Key Section



Key Plan 15th Floor



DUPLEX

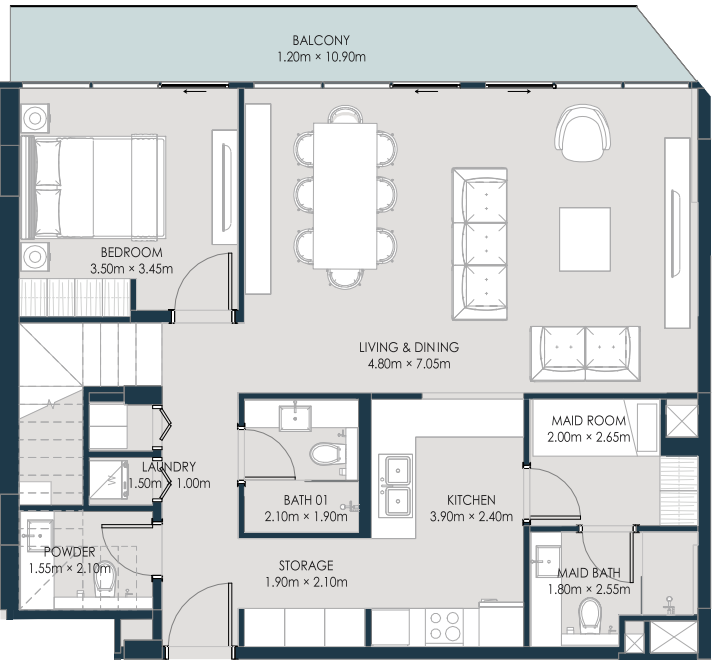
4 BEDROOM
TYPE D

36. 4BR DUPLEX TYPE D – 1405				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	4BRD TYPE D	92.10 M²	991.36 ft²	1405
15th Floor	4BRD TYPE D	87.56 M²	942.49 ft²	1405
Total		179.66 M²	1933.85 ft²	
14th Floor	Balcony	13.42 M²	144.45 ft²	1405
15th Floor	Balcony	16.3 M²	175.45 ft²	1405
Total		29.72 M²	319.9 ft²	
Total Area		209.38 M²	2253.75 ft²	

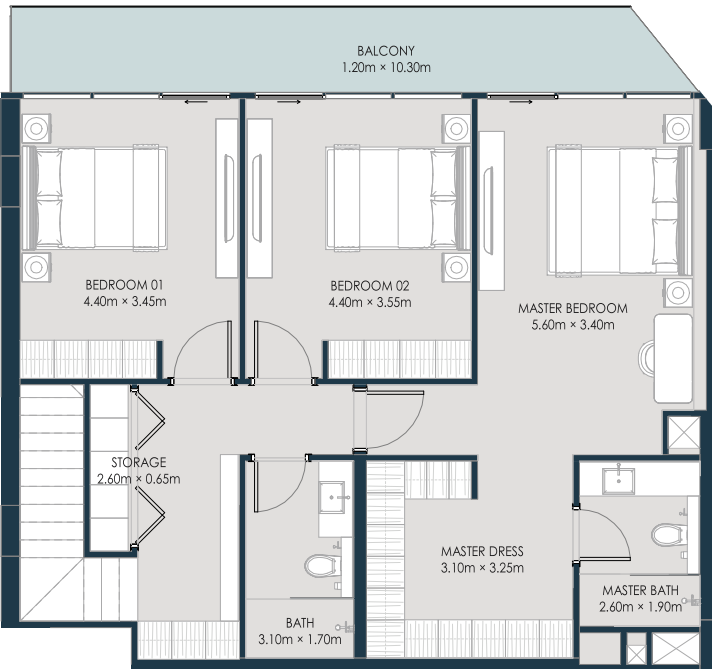
Key Plan 14th Floor



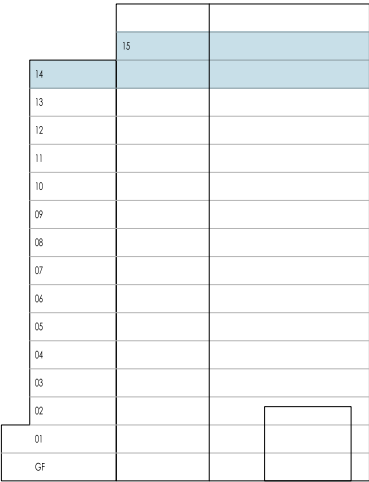
14th Floor



15th Floor



Key Section



Key Plan 15th Floor



Sea View



Garden View



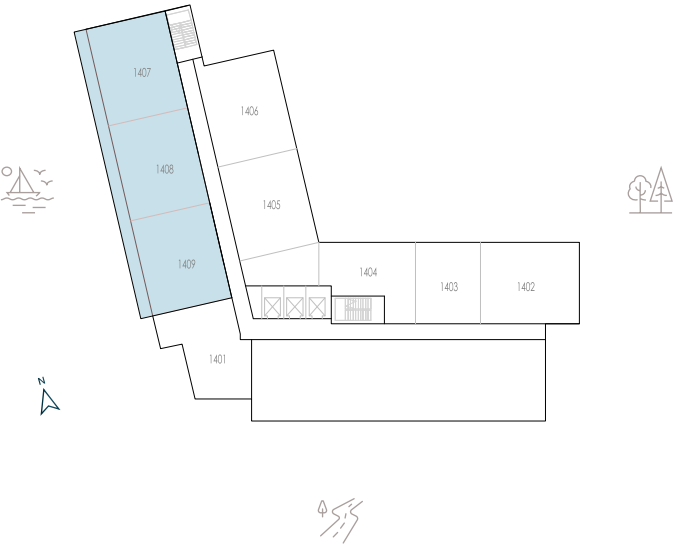
Street View

PENTHOUSE

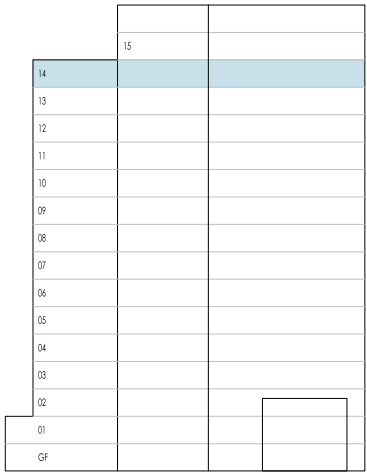
PENTHOUSE
4 BEDROOM

37. PENTHOUSE 4BR - 1408				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	4BR+PH TYPE A	93.34 M²	1004.7 ft²	1408
15th Floor	4BR+PH TYPE A	83.17 M²	895.23 ft²	1408
ROOF	4BR+PH TYPE A	45.45 M²	489.22 ft²	1408
Total		221.96 M²	2389.15 ft²	
14th Floor	Balcony	17.36 M²	186.86 ft²	1408
15th Floor	Balcony	14.14 M²	152.2 ft²	1408
Total		31.5 M²	339.06 ft²	
ROOF	Terrace	55.23 M²	594.49 ft²	1408
Total		55.23 M²	594.49 ft²	
Total Area		308.69 M²	3322.71 ft²	

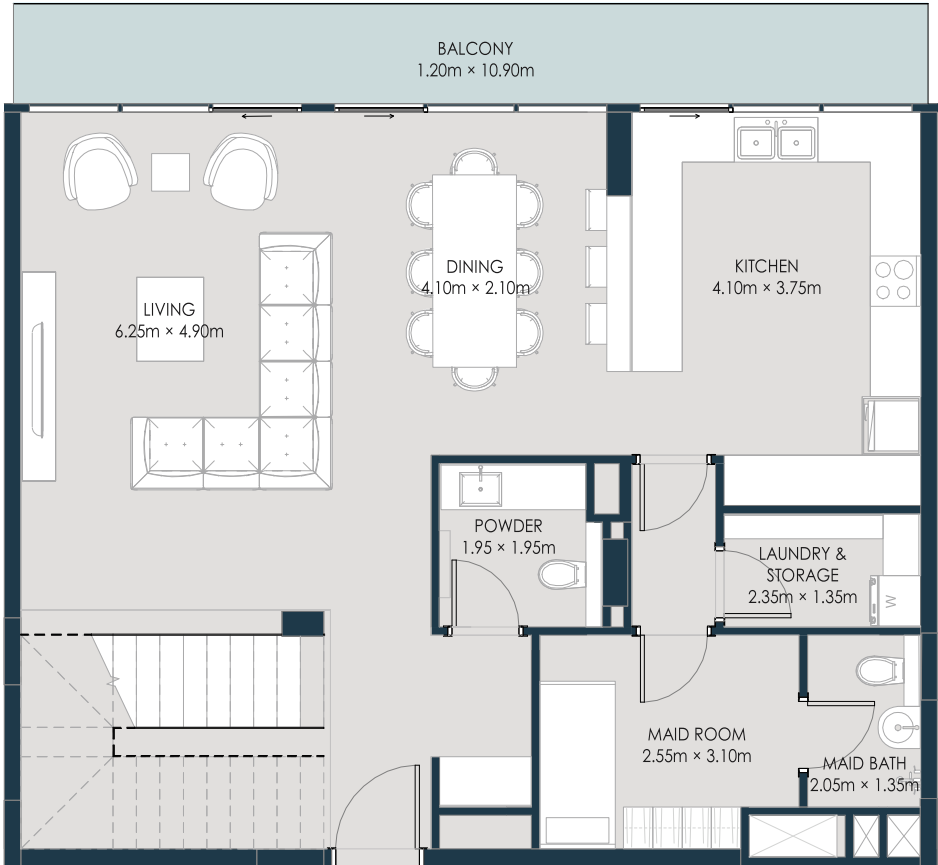
Key Plan 14th Floor



Key Section



14th Floor



Sea View



Garden View



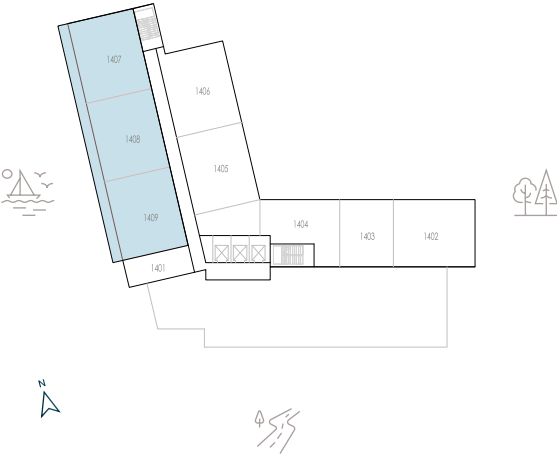
Street View

PENTHOUSE

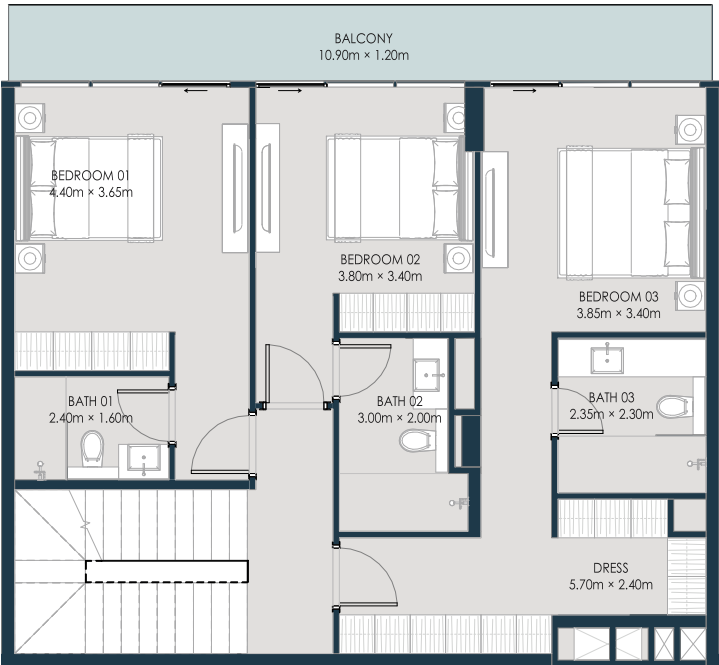
PENTHOUSE
4 BEDROOM

37. PENTHOUSE 4BR – 1408				
Level	Name	Area	Area Sqft.	Flat No.
14th Floor	4BR+PH TYPE A	93.34 M²	1004.7 ft²	1408
15th Floor	4BR+PH TYPE A	83.17 M²	895.23 ft²	1408
ROOF	4BR+PH TYPE A	45.45 M²	489.22 ft²	1408
Total		221.96 M²	2389.15 ft²	
14th Floor	Balcony	17.36 M²	186.86 ft²	1408
15th Floor	Balcony	14.14 M²	152.2 ft²	1408
Total		31.5 M²	339.06 ft²	
ROOF	Terrace	55.23 M²	594.49 ft²	1408
Total		55.23 M²	594.49 ft²	
Total Area		308.69 M²	3322.71 ft²	

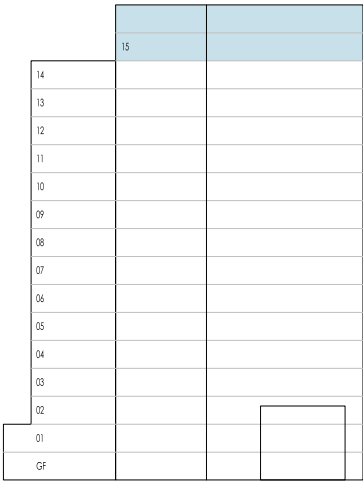
Key Plan 15th Floor



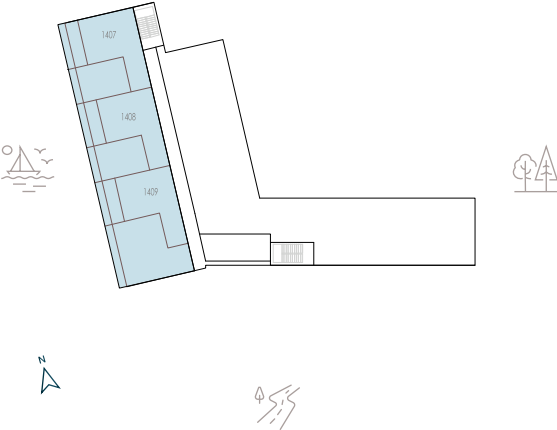
15th Floor



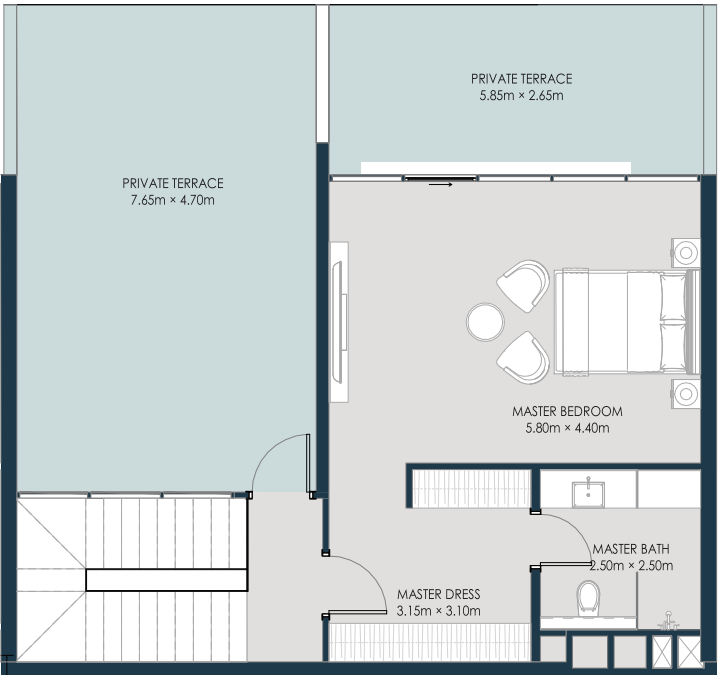
Key Section



Key Plan Roof



Roof



Sea View



Garden View



Street View



مجموعة ذهب للتطوير
THE DHB GROUP

ABOUT THE DEVELOPER

We are a leading real estate developer specializing in crafting new living experiences that enhance the overall quality of life. Our focus is on creating thoughtfully designed spaces that prioritize comfort, functionality, and aesthetic appeal. Each project is driven by a vision to set new benchmarks in the industry, providing residents with homes that go beyond expectations. By blending innovation and a deep understanding of what makes a community thrive, we aim to deliver developments that benefit not just our residents but also contribute positively to the broader community, leaving a lasting impact for generations to come.



Disclaimer: All renderings and images in this brochure are for illustrative purposes only and are intended to provide a general sense of the design and layout. Actual finishes, finishing, and dimensions may vary slightly during development.

OPULA

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