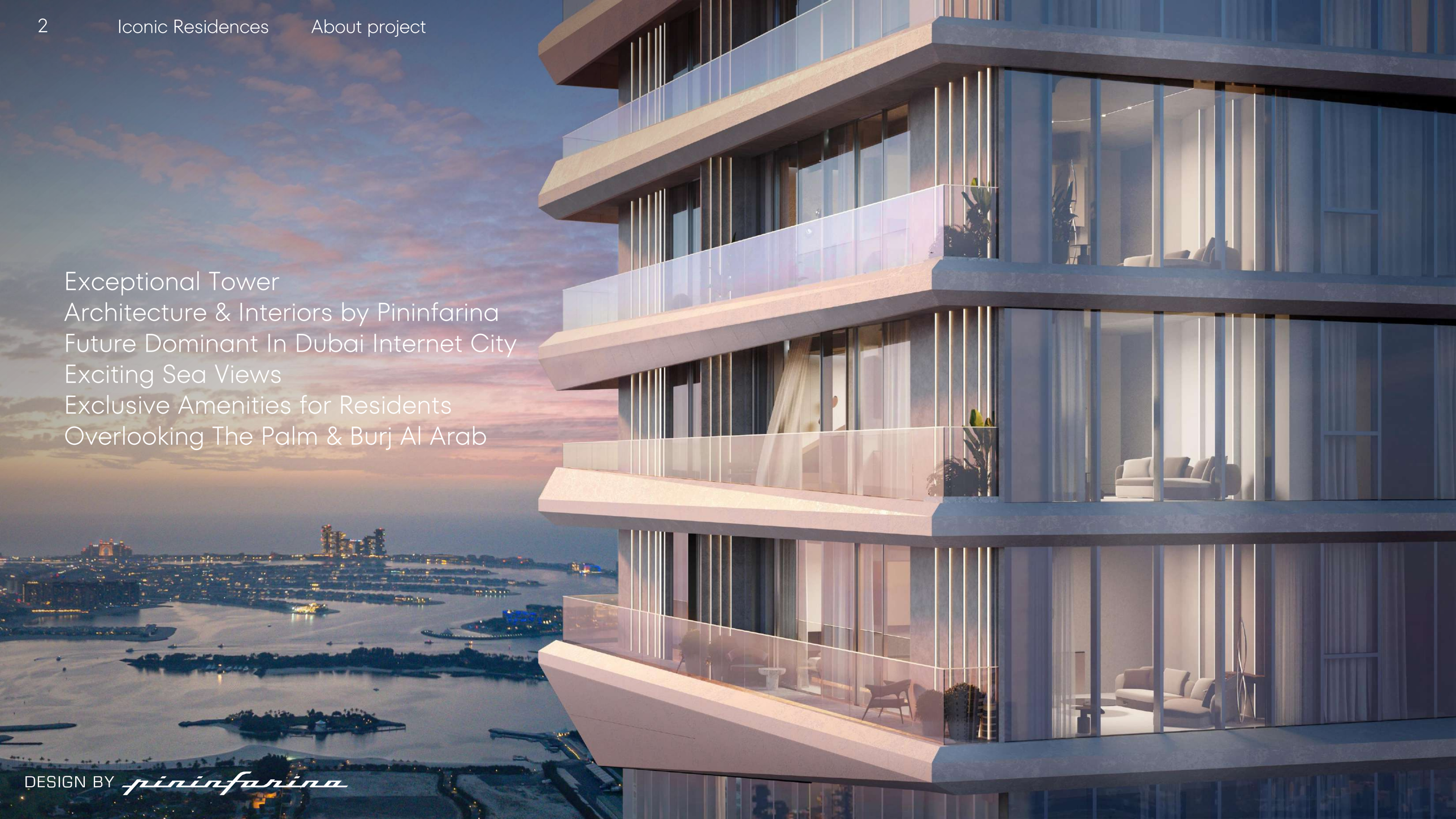

ICONIC
RESIDENCES
DESIGN BY pininfarina



Exceptional Tower
Architecture & Interiors by Pininfarina
Future Dominant In Dubai Internet City
Exciting Sea Views
Exclusive Amenities for Residents
Overlooking The Palm & Burj Al Arab

DESIGN BY pininfarina

G+66
FLOORS

3Q 2027
DELIVERY DATE

310
1-4 BEDROOM APARTMENTS

1
PENTHOUSE

3
FLOORS OF EXCLUSIVE AMENITIES

433
PARKING SPACES

18x2
VIP PARKING BOXES WITH A/C

WOOD & MARBLE FINISHING AND TECHNOLOGIES FOR ELEVATED LIFE QUALITY

LOCATION
DUBAI INTERNET CITY

VIEWS:
PALM JUMEIRAH,
BURJ AL ARAB, BURJ KHALIFA,
DUBAI MARINA, BLUEWATERS,
EMIRATES GOLF CLUB



60
RESIDENTIAL FLOORS

6
PODIUM FLOORS



PENTHOUSE, L58-59

RESIDENCES FLOORS, L41-57

SKY AMENITIES, L40 (2 levels)

RESIDENCES FLOORS, L17-39

RESIDENCES FLOORS, L2-16

OASIS AMENITIES, L1
5 LEVELS OF PARKING
GROUND FLOOR



DESIGN BY pininfarina

ARCHITECTURE



Inspired by natural shapes of sand dunes & sea waves
Style inherited from famous race cars

DESIGN BY pininfarina


DESIGN BY pininfarina

PININFARINA: ITALIAN DESIGN ICON

Since 1930, Pininfarina has been a global symbol of sophisticated Italian design. Known for crafting legendary cars like Ferrari and Maserati, it has expanded into architecture and lifestyle design, blending innovation, performance, and aesthetic excellence. Pininfarina's timeless design philosophy transcends trends, delivering stylish and future-oriented spaces. Leading in branded residences in Italy, it creates environments where beauty, technology, and well-being come together. In partnership with Mered, Pininfarina aims to create a groundbreaking project in Dubai, combining beauty and technology in the heart of this vibrant city.



Maserati GranCabrio



Ferrari 458 Italia

PININFARINA: ARCHITECTURE SUCCESS STORIES



Istanbul Grand Airport
Istanbul, Turkey



Torre Designo
Mexico City, Mexico



Blue Loop
Shanghai, China



Light Residences
Merida, Mexico



Higold Headquarter
Foshan City, China



Cyrela
San Paulo, Brazil

LOCATION



Strategically located area / Headquarters of global IT companies / International universities / Transport accessibility


PALM
JEBEL ALI
THE
WORLD
ISLANDS
Aquaventure
Waterpark
Atlantis
The Royal
THE PALM
JUMEIRAH
Ain
Dubai
ICONIC
RESIDENCES
DESIGN BY pininfarina
Burj
Al Arab
Nikki Beach
Dubai
Jumeirah 1
Dubai
Old City
DUBAI
MARINA
Kite Beach
Safa
Park
Emirates
Golf Club
Burj
Khalifa
Museum
of The
Future
Dubai
Frame
Alserkal
Avenue
Dubai
Mall
EMIRATES
HILLS
Jebel Ali
Racecourse
Mall
Of The
Emirates
BUSINESS
BAY
DOWN
TOWN
DUBAI
DUBAI
CREEK
Dubai
International
Airport (DXB)
Dubai Hills
Mall
Dubai Hills
Golf Club
EXPO
2020
DUBAI
UAE
Jumeirah
Golf Estate
Dubai
Sports City
Dubai Miracle
Garden
Trump
International
Golf Club
Global
Dubai



UNIVERSITIES, DUBAI KNOWLEDGE PARK

1 The University of Manchester
2 Middlesex University Dubai
3 Murdoch University Dubai
4 University of Bradford, Dubai
5 University of Wollongong in Dubai
6 Heriot-Watt University Dubai
7 Abu Dhabi University, Dubai Campus
8 American University in Dubai

SCHOOLS

9 American School of Dubai
10 Dubai American Academy
11 GEMS Wellington International School
12 The International School of Choueifat
13 iCademy Middle East
14 U21 Global School for Global Leaders
15 Dubai College

MEDICAL CENTERS

16 Saudi German Hospital
17 Al Zahra Hospital Dubai
18 MBF Health Square
19 German Clinic 2 DMCC

SHOPPING

20 Nakheel Mall
21 Mall of the Emirates
22 Mina A Salam Madinat
23 Dubai Marina Mall

LEISURE

24 Aquaventure Waterpark
25 Bluewaters
26 Sky dive Dubai
27 Dubai Harbour
28 Pier 7
29 Media City Park
30 Topgolf Dubai
31 Jebel Ali Racecourse

BEACHES

32 Palm West Beach
33 Private Beach
34 JBR Beach
35 Marina Beach

LUXURY HOTELS

36 St. Regis Gardens The Palm
37 Atlantis The Royal
38 Burj Al Arab
39 Jumeirah Marsa Al Arab
40 Raffles The Palm
41 One&Only The Palm



5
minutes
by car
to Palm
Jumeirah

25
minutes
by car
to
Downtown
Dubai





15 minutes by car to Bluewaters Island



9 minutes
by car to Emirates
Golf Club

11 minutes
by car to Jebel
Ali Horse Race
Course





19 minutes
by car
to Skydive
Dubai

STUNNING VIEWS



Design Feature
#001

The building is designed to provide its residents with spectacular seascape and landmark views.







The link between interior and exterior. A thoughtfully landscaped arrival defined by architecture and nature

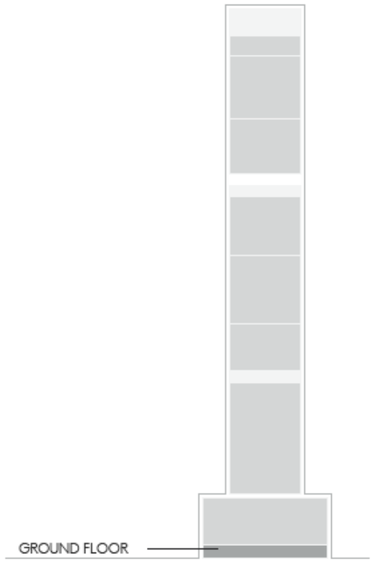


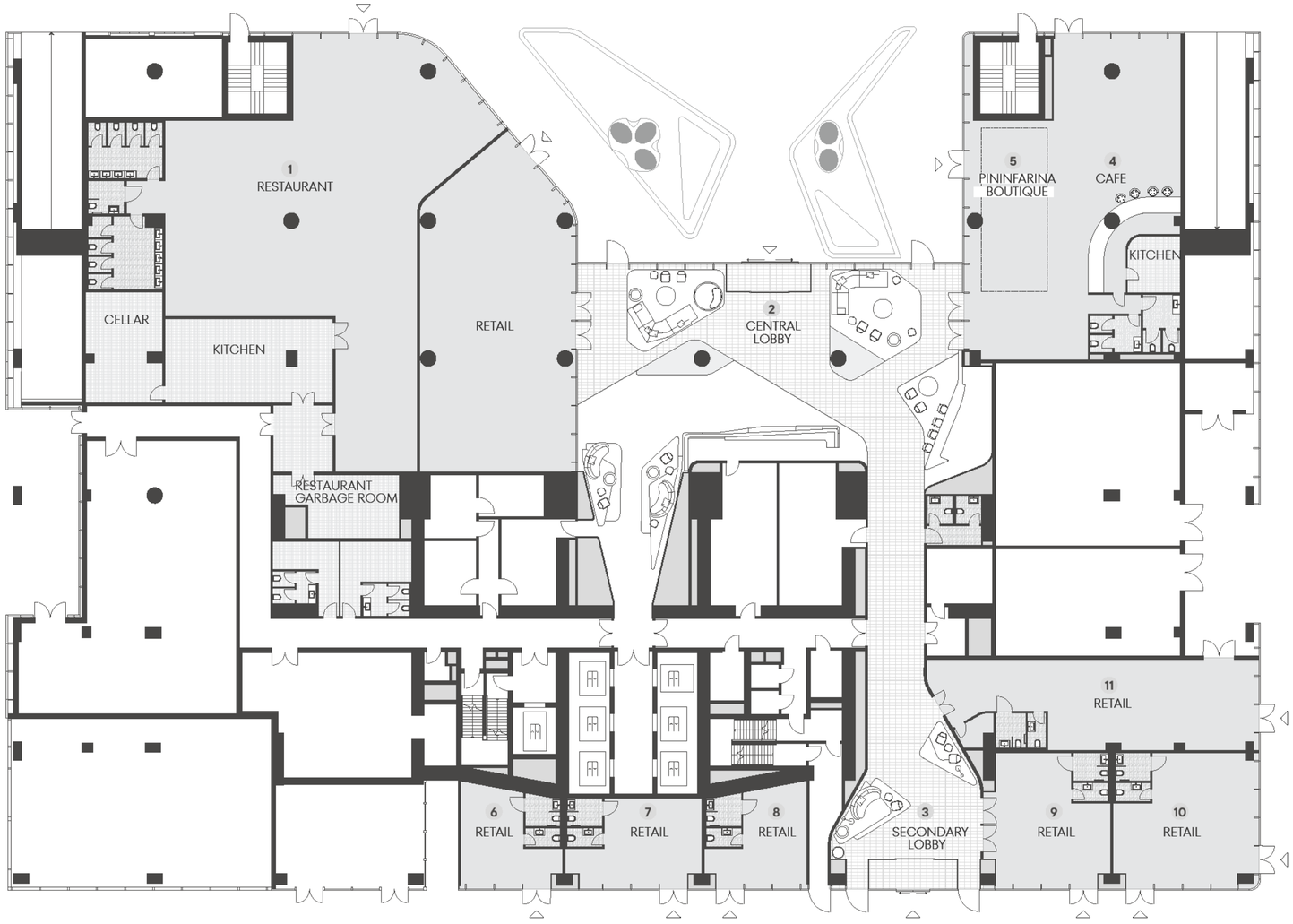
LOBBY

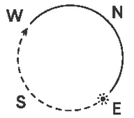
LOBBY

1. Fine dining
2. Central lobby
3. Secondary lobby
4. Specialty coffee

5-11 Retail



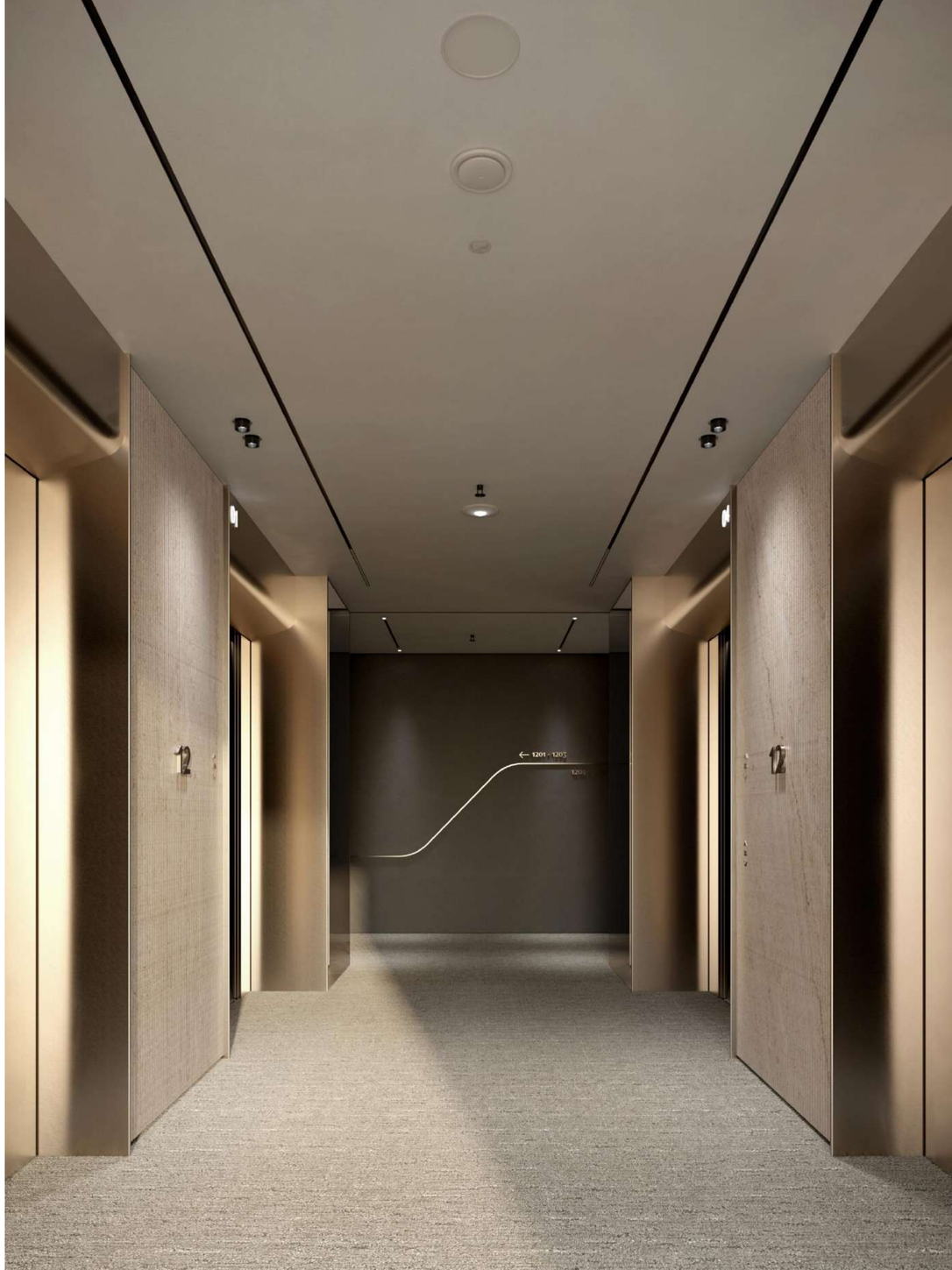





ICONIC
RESIDENCES
DESIGN BY pininfarina


ICONIC
RESIDENCES
DESIGN BY pininfarina




12
12



433 parking spaces
18 private VIP parking
boxes with A/C
EV charging stations

PARKING



DESIGN BY pininfarina

A/C Private Boxes



DESIGN BY pininfarina

OASIS AMENITIES

Kids Play Area & Pool
Main Pool & Bar
Private Lounge & Event Room
Yoga Practice Areas & Equipped Gym
Cinema & Media Studio
Padel court

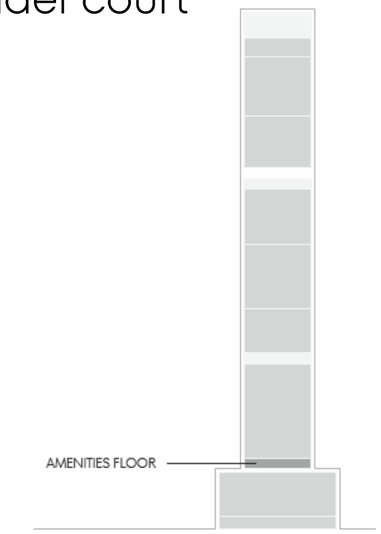
SKY AMENITIES

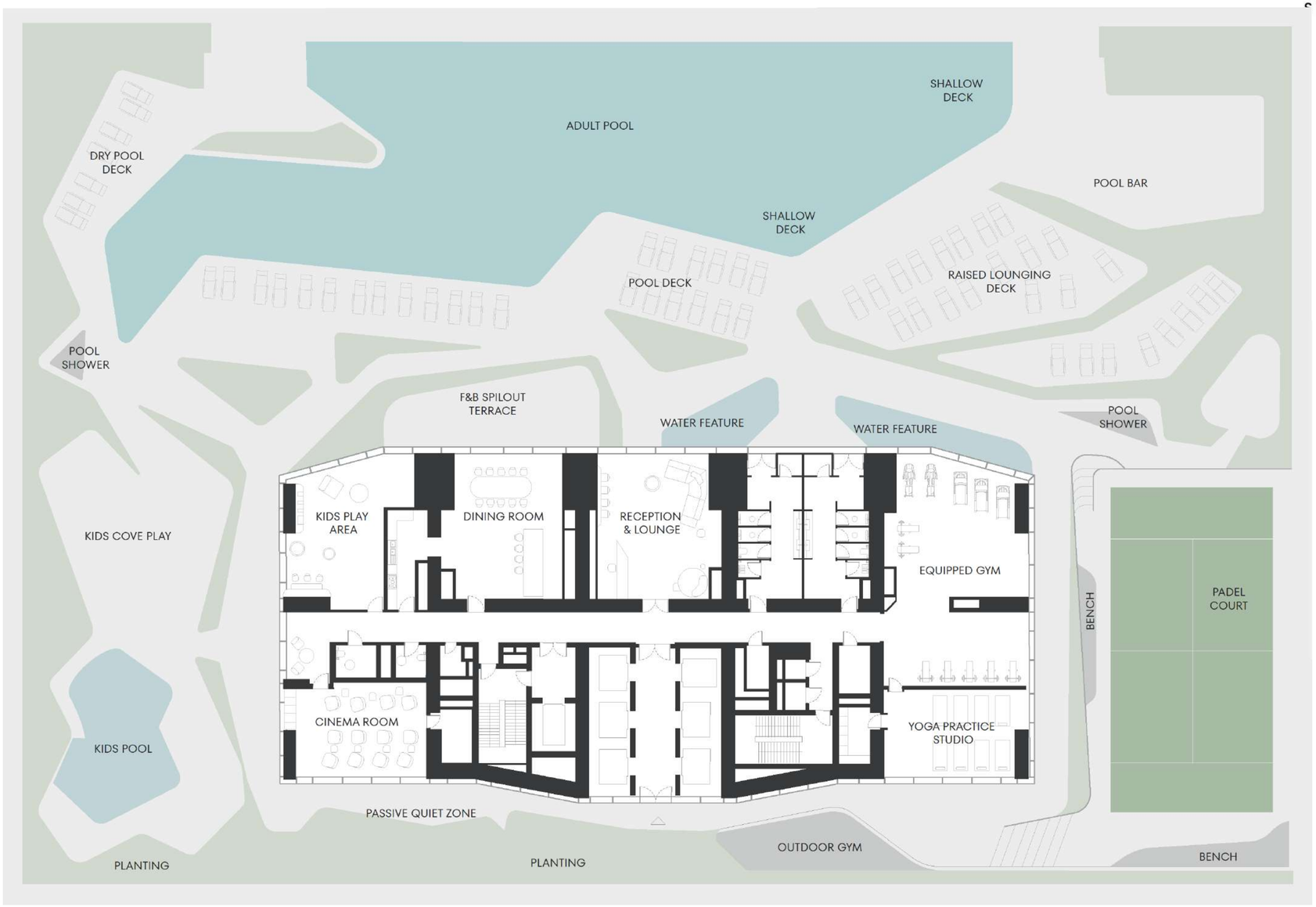
Infinity Pool Overlooking The Sea
Lounge Bar & Outdoor Terraces
Jacuzzi, Sauna & Steam Baths
Cold Plunge & Treatment Room
Beauty Space



OASIS AMENITIES

1. Cinema & media studio
2. Kids play area
3. Event room, fire pit
4. Reception & Lounge
5. Technogym sport club
6. Yoga practice studio
7. Cabanas & sun loungers
8. Padel court







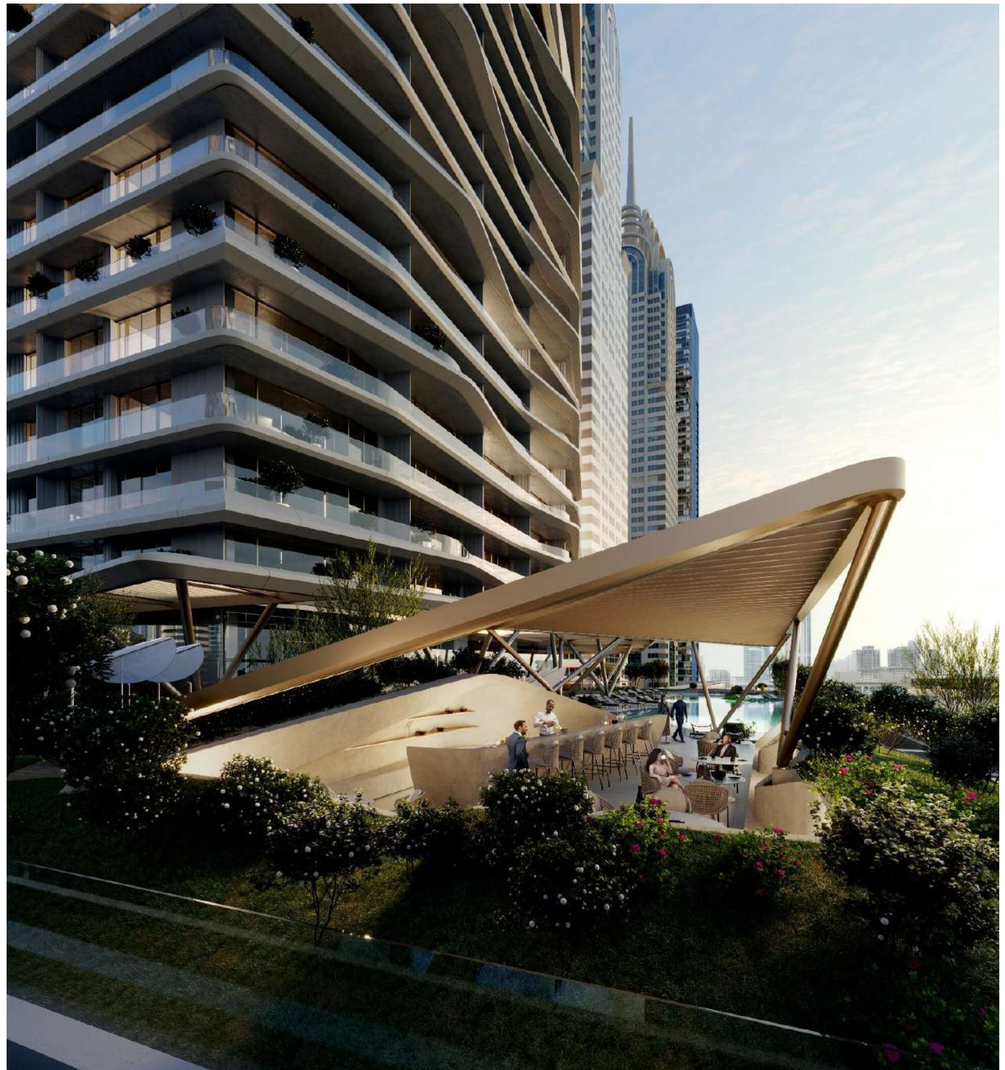
DESIGN BY pininfarina



DESIGN BY pininfarina



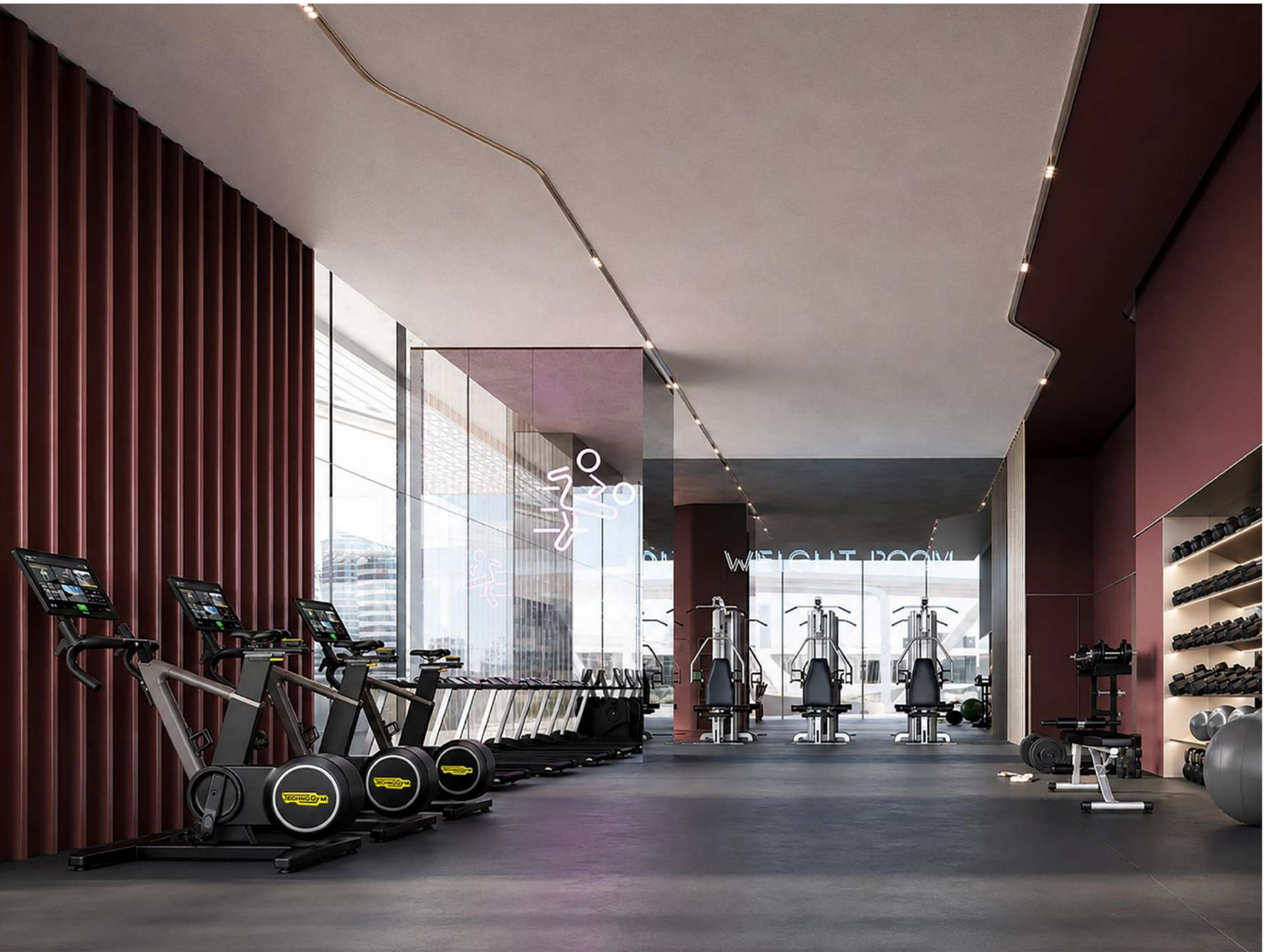
DESIGN BY pininfarina







DESIGN BY pininfarina





Design Feature
#002

Ceilings in yoga spaces allows to hide hammock mounts for the fly yoga classes



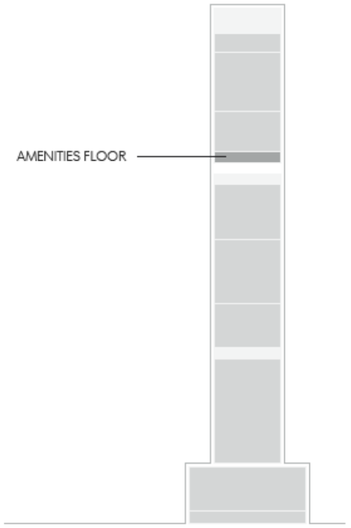
DESIGN BY pininfarina

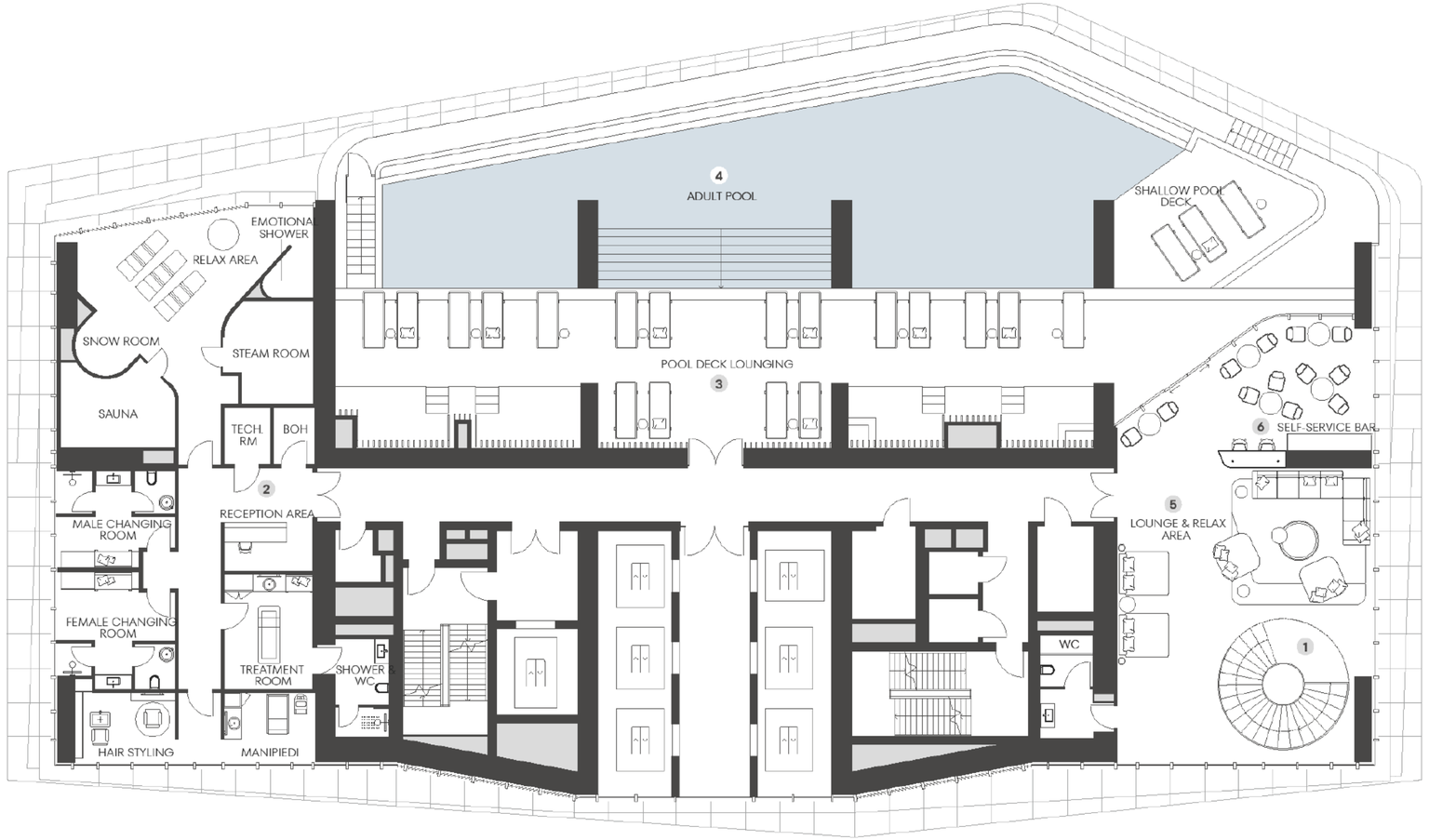

DESIGN BY pininfarina

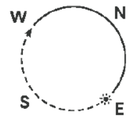


SKY AMENITIES

1. Entrance
2. Spa
3. Pool deck lounge
4. Infinity pool
5. Lounge & relax area
6. Lounge bar









DESIGN BY pininfarina



DESIGN BY pininfarina



DESIGN BY pininfarina









DESIGN BY pininfarina



DESIGN BY pininfarina

TECHNOLOGIES FOR ELEVATED LIFE QUALITY

WATER PURIFICATION
Anti-bacterial and disinfection systems ensure clean and safe water.

DRINKING WATER
An extra filter, R.O. PLANT, is included in the kitchen to make water drinkable.

ENHANCED SOUNDPROOFING
Significantly reduces noise pollution with acoustic glass & glazing system, additional acoustic layers in inter-apartment spaces.

HEATED BATHROOM FLOORS
An advanced solution for premium interiors. Heated floors in the bathrooms ensure dryness and luxurious comfort.

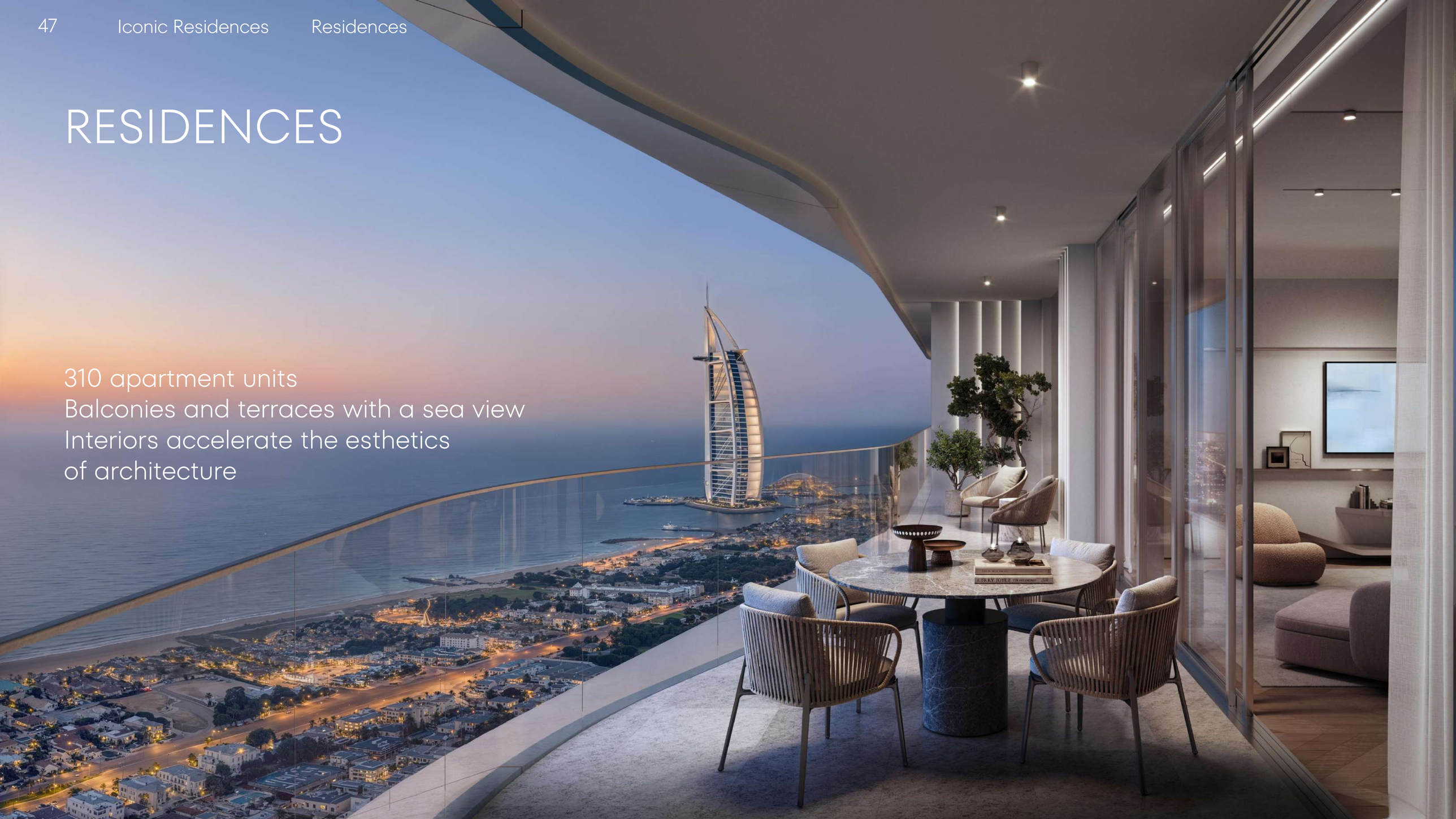
MULTI-STAGE AIR FILTRATION
Provides a healthier living environment by removing pollutants and allergens from the air, preventing dust, and meeting medical norms in hospitals.

WATER INSULATION
Advanced roof waterproofing systems, façade systems, exterior cladding systems, water evacuation glazing, comprehensive drainage systems from roof to basement providing superior weather protection.



RESIDENCES

310 apartment units
Balconies and terraces with a sea view
Interiors accelerate the esthetics
of architecture





DESIGN BY pininfarina


DESIGN BY pininfarina


DESIGN BY pininfarina





DESIGN BY pininfarina

PREMIUM MATERIALS AND FINISHING



DESIGN BY pininfarina



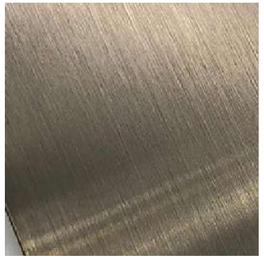
DESIGN BY pininfarina

LIVING & DINING

Fenomastic white paint



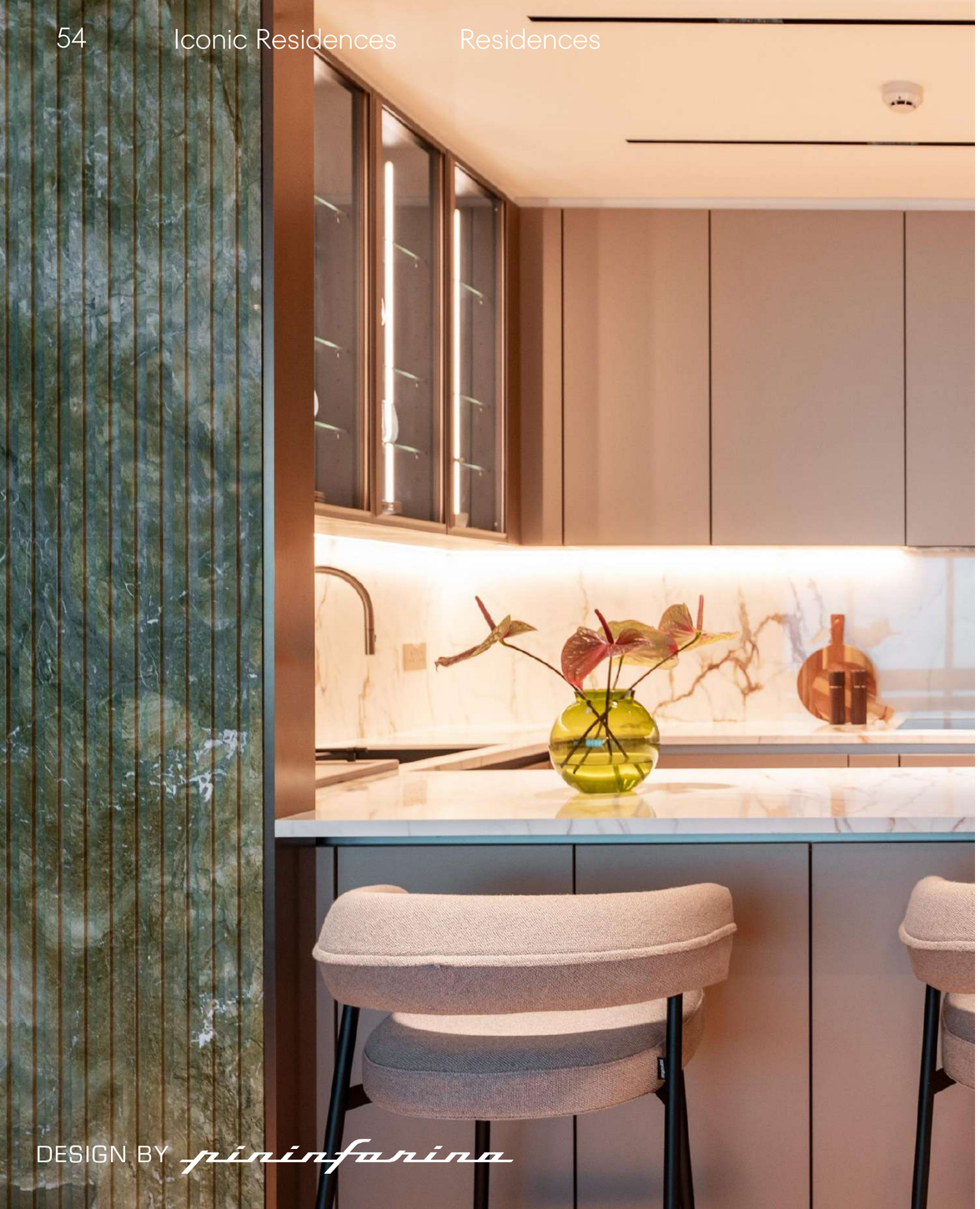
Textured plaster paint



Champagne-colored satin-brushed aluminum with fingerprint protection



Oak wood engineered two-layer parquet



KITCHEN



Polished green quartzite marble



Metal wooden finish



Italian reconstituted stone counters



Champagne-colored satin-brushed aluminum with fingerprint protection



DESIGN BY pininfarina

MASTER BEDROOM



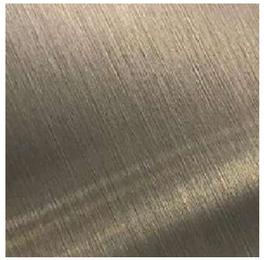
Extra-clear low-iron tempered glass



Textured vinyl wall covering



Reconstituted stone



Champagne-colored satin-brushed aluminum with fingerprint protection



Oak wood engineered two-layer parquet



DESIGN BY pininfarina

MASTER BATHROOM



Ribbed clear laminated glass

Full height porcelain wall tiles



Full height mirrors



Accent wall tile at shower



Reconstituted stone



Champagne-colored satin-brushed aluminum with fingerprint protection



DESIGN BY pininfarina

SECONDARY BEDROOM

Wall and ceiling paint finish



Textured plaster paint



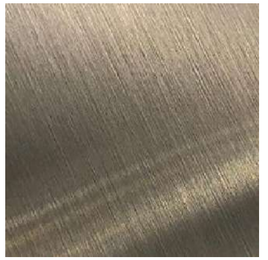
Texture vinyl wall covering



Solid wood oak joinery finish



Oak wood engineered two-layer parquet



Champagne-colored satin-brushed aluminum with fingerprint protection



DESIGN BY pininfarina

POWDER ROOM & SECONDARY BATHROOM



Reconstituted stone



Italian porcelain floor tiles




PRADA



SIGNATURE FURNITURE BY PININFARINA

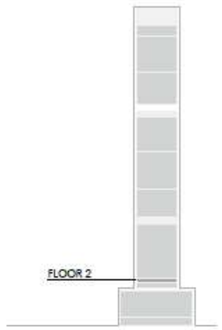
Style your apartment with furniture designed by Pininfarina and crafted by Reflex – luxury Italian furniture masters.

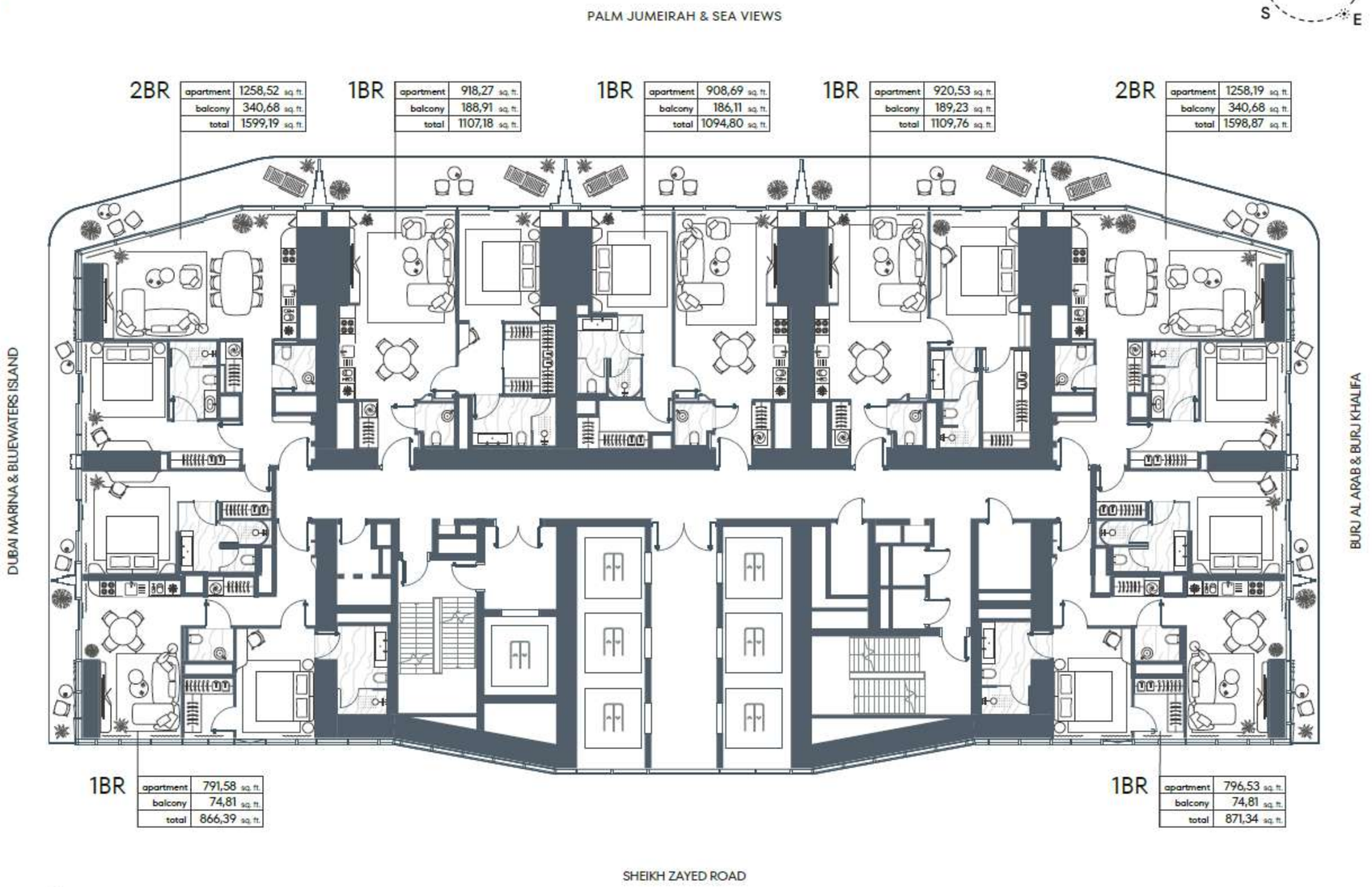
The option is provided upon request

DESIGN BY pininfarina

RESIDENTIAL FLOORS

TIER 1 – TYPE A
FLOOR 2

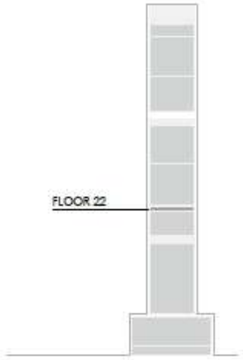


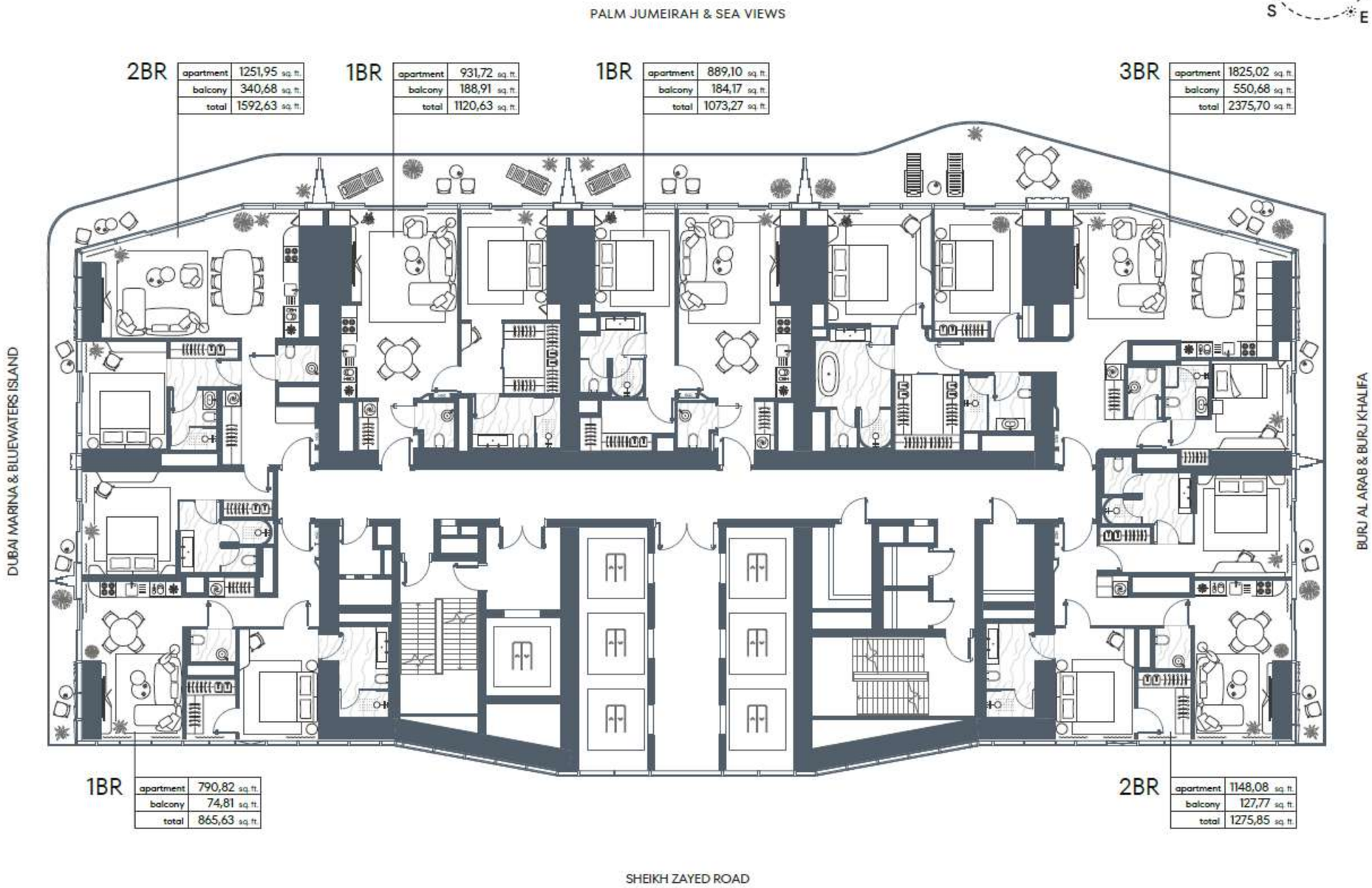


developed by MERED DESIGN BY pininfarina

RESIDENTIAL FLOORS

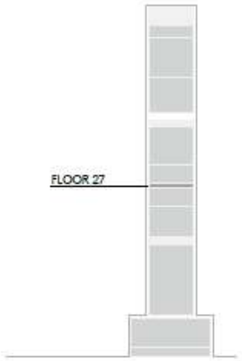
TIER 2.1 – TYPE C
FLOOR 22

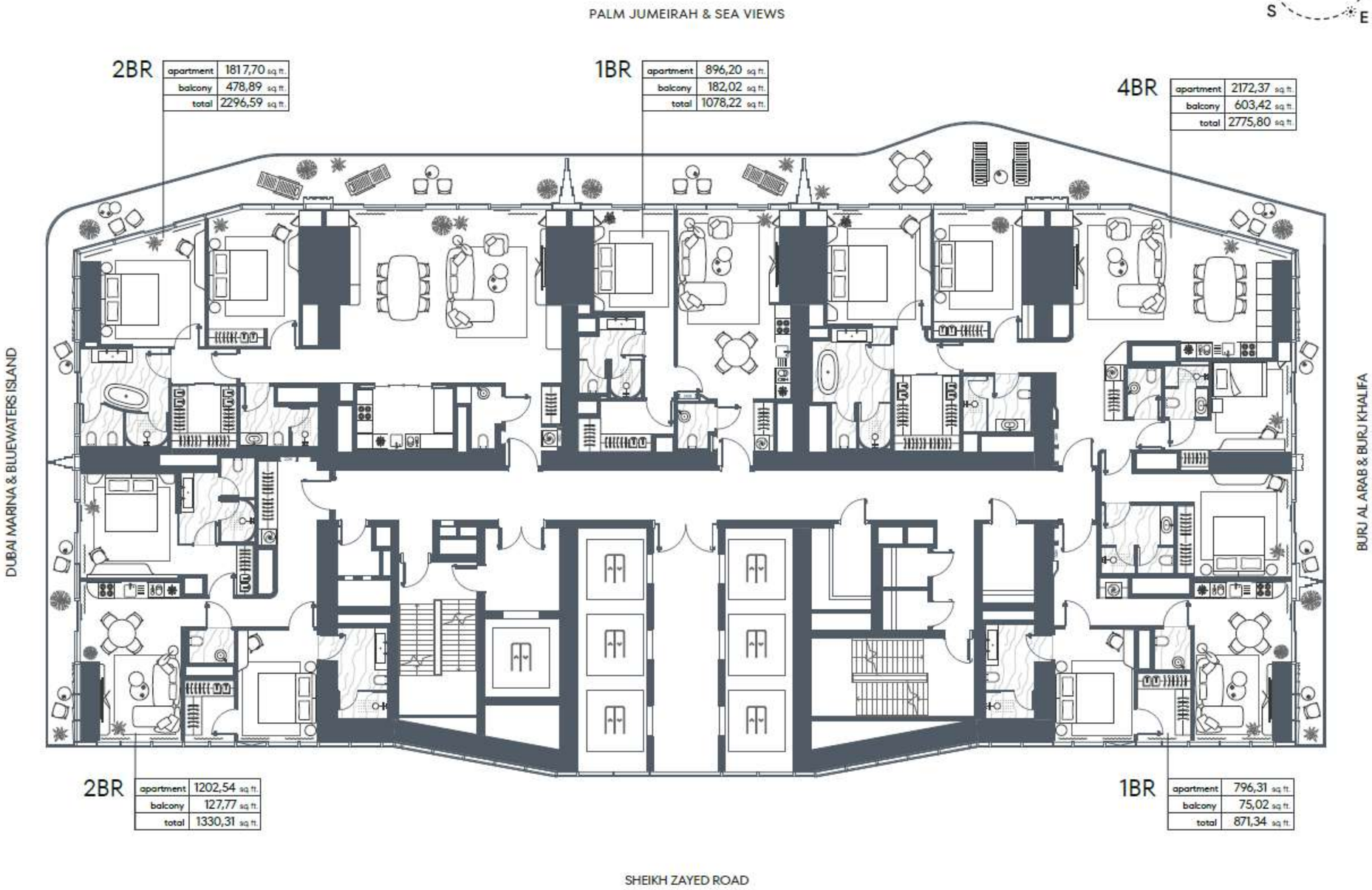




RESIDENTIAL FLOORS

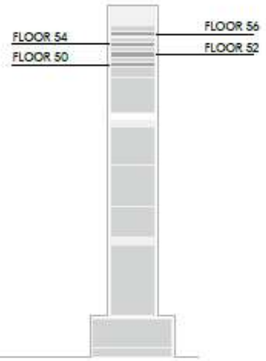
TIER 2.2 – TYPE C
FLOOR 27

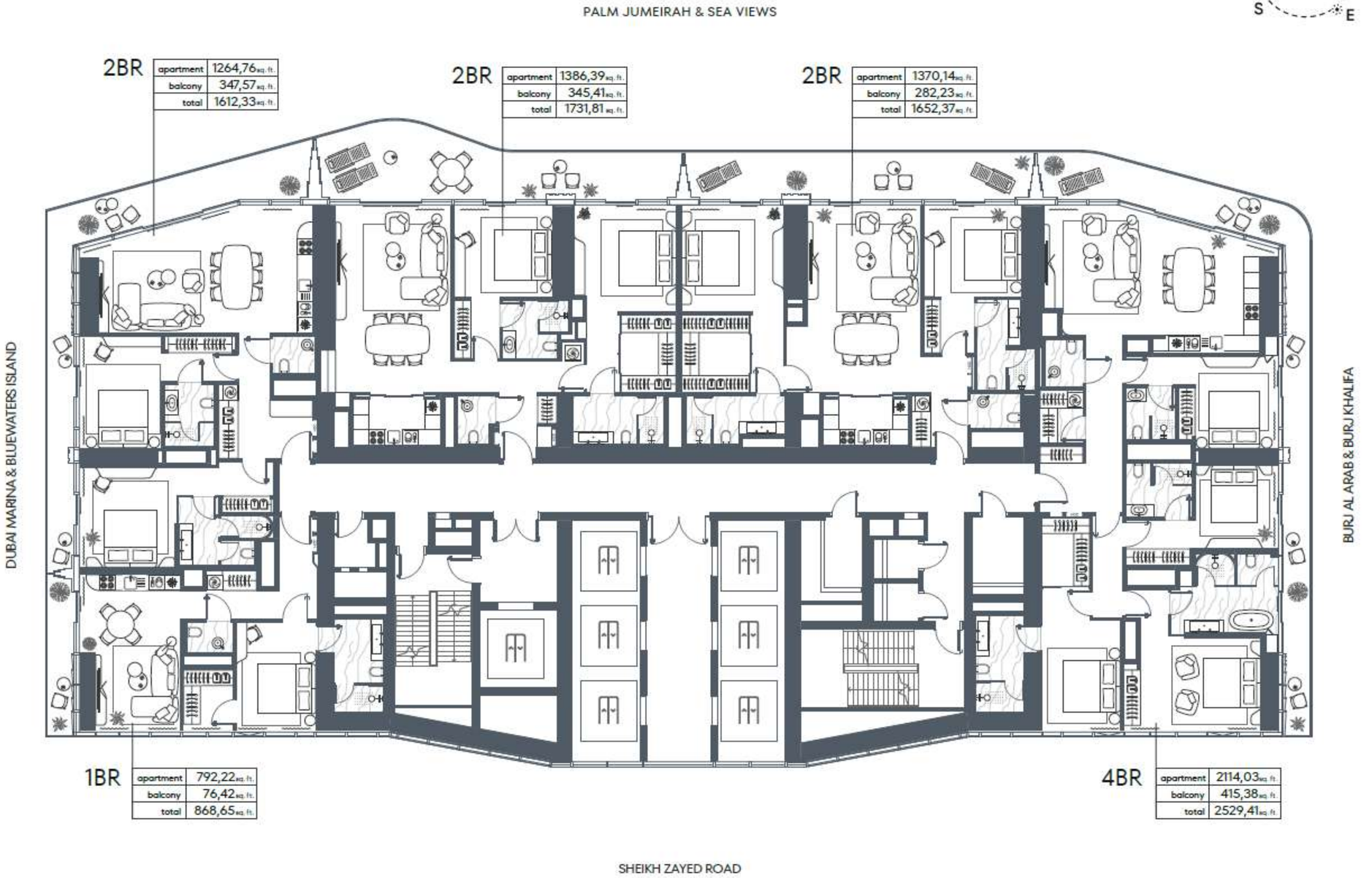




RESIDENTIAL FLOORS

TIER 3.2 – TYPE B
FLOOR 50, 52, 54, 56







310 APARTMENT UNITS

1 BEDROOM

144 Units

Area: 80.29–110.29 sqm

2 BEDROOM

124 Units

Area: 118.53–221.23 sqm

3 BEDROOM

7 Units

Area: 214.14–222.66 sqm

4 BEDROOM

32 Units

Area: 233.71–261.70 sqm

PENTHOUSE

Information Upon Request

PAYMENT PLAN 50/50

Instalment	Payment
Booking	5%
SPA	20%
November 2026	5%
January 2027	5%
March 2027	5%
May 2027	5%
July 2027	5%
Handover	50%

THE PURCHASE PROCESS

5% Booking fee —— **20%** SPA + **4%** DLD —— OQOOD registration



Since 1930, Pininfarina has had a global reputation as the Italian icon of style, recognized for its exceptional ability to create timeless masterpieces. Today's activities encompass car design, architecture and lifestyle product design as well as engineering services and niche production of exclusive high-quality cars.

Mirage is a highly-experienced international development management and multi-disciplinary consultant. Over its 25 years of operation, the company has successfully completed more than 100 projects worldwide, with a total area exceeding 6.4 million square meters and a combined value of $14 billion.

HBA - a world-renowned interior design firm specializing in luxury hospitality, residential, and commercial projects. With over 50 years of experience, HBA has established itself as a leader in the industry, known for its innovative and transformative designs that elevate spaces into immersive experiences.

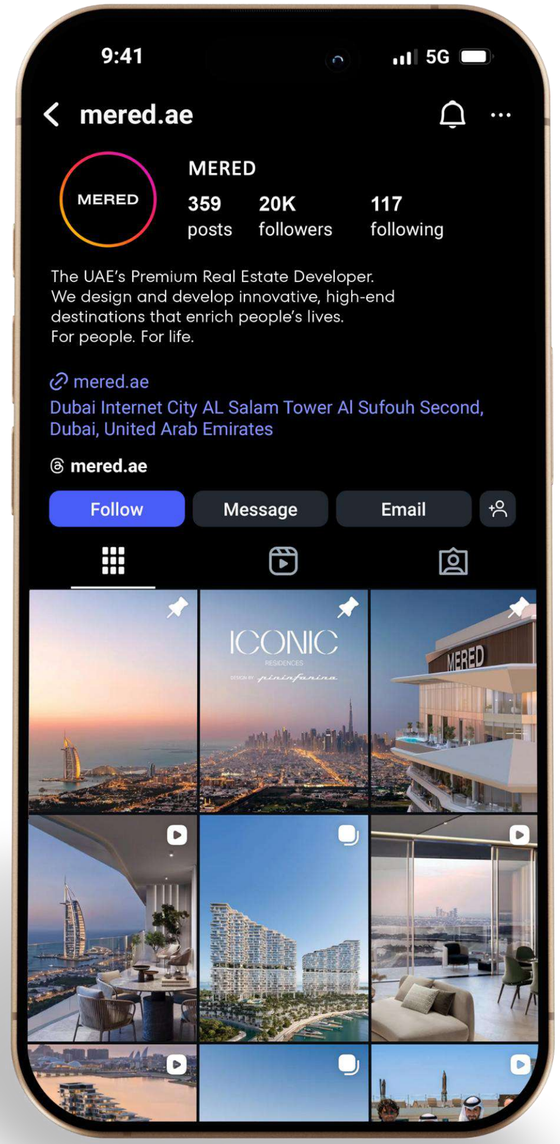
Dutch Foundation - Dutch Foundation & Concrete Processing Co. LLC was established in the UAE in 2000. The company specializes in all areas of civil and foundation works, including marine works, micro-tunnelling (NDCR), ground improvement, soil stability, dewatering, shoring, piling, and large-scale excavation works.

Sera Group, a family-owned corporation with over three decades of expertise, has leveraged profound engineering knowledge and competence to design and build structures that shape the future. As one of the leading contractors and investors in Turkey, the Middle East, and Eastern Europe, Sera Group redefines standards in airport construction, tourism, education, healthcare, and urban living complexes.

Currie & Brown is a global leader in project management, cost management, and advisory services, operating across the Midde East, Americas, Asia Pacific, Europe, and India. With a focus on navigating volatility and unpredictability, the company provides the certainty needed to create better, more sustainable built environments.

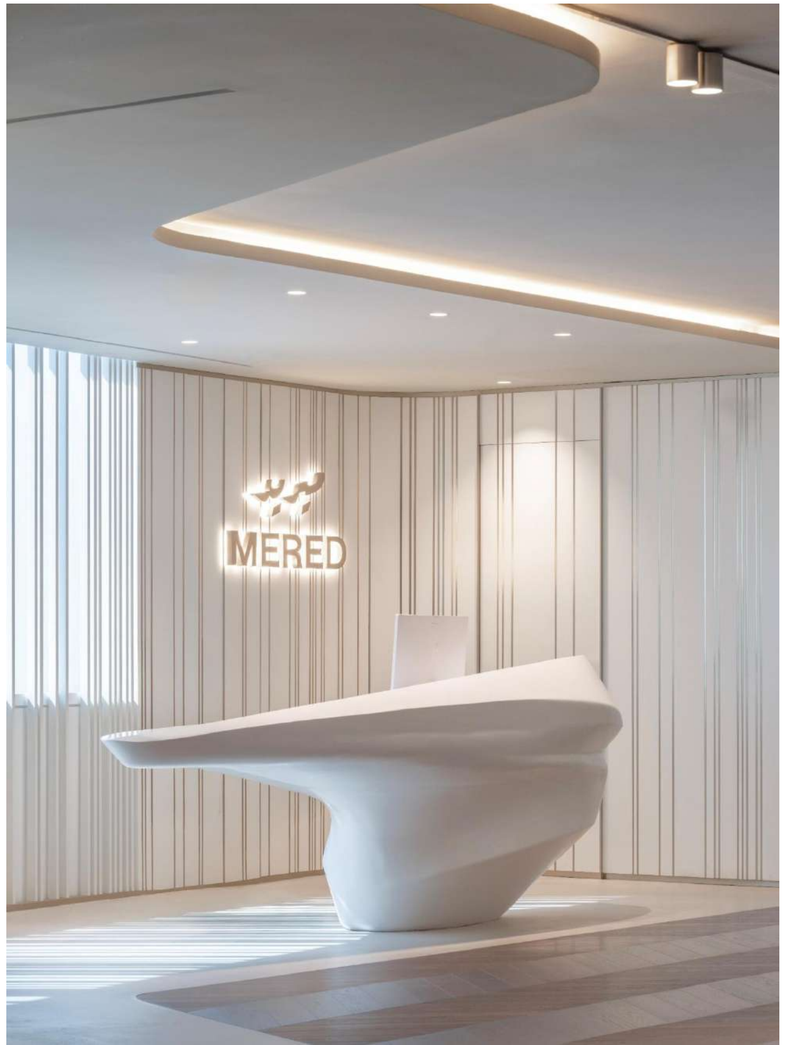
Omnium – An independent Chartered Quantity Surveying, Cost and Project Management Consultancy practice, Omnium's partnership and communication focused approach has developed exceptional client relationships and, from the Middle East to the UK and Europe, our strong values run throughout our business.

A hospitality asset management and advisory company with a portfolio of over 6,000 keys. It brings together the expertise of governments, investors, owners, and operators. Over the past 10 years, it has helped transform the emirate into a leading tourist destination and now implements similar projects worldwide.



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Dubai

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Al Salam Tecom Tower

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