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FACTSHEET

BEYOND



EMBRACING MODERNITY AND ELEGANCE TO CREATE CAPTIVATING LIVING SPACES

YOUR HOME IS A REFLECTION OF THOUGHTFUL LIVING,  
WHERE DESIGN AND NATURE COME TOGETHER IN  
PERFECT HARMONY.

## POINTS OF INTEREST

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Dubai International Airport	14 MINUTES
Mina Rashid	02 MINUTES
Downtown / Burj Khalifa	12 MINUTES
DIFC	09 MINUTES
The Gold Souk	12 MINUTES
Jumeirah Beach Coast	07 MINUTES

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## A VIBRANT COMMUNITY ON THE WATER'S EDGE

A LIFESTYLE DEFINED BY BALANCE AND  
TRANQUILITY

With 360-degree views of the sunrise and sunset, Orise connects you to both the vibrancy of the city and the calm of coastal living. It's more than just a home—it's a place where modern living meets the soothing ambiance of waterfront tranquility, inviting you into a new way of life.





DISCOVER URBAN SOPHISTICATION AT EVERY LEVEL

CRAFTED FOR YOU AND FOR THOSE  
WHO CHOOSE TO IMAGINE MORE.

# THE PROJECT

TWO TOWERS, 51 AND 32 FLOORS HIGH, RISE WITH  
ELEGANCE FROM A SHARED PODIUM, DESIGNED  
FOR THOSE WHO SEEK SOMETHING MORE

## *Tower 1*

### 51 LEVELS

Ground level, 4 podium floors,  
46 residential floors

## *Tower 2*

### 32 LEVELS

Ground level, 4 podium floors,  
27 residential floors





## RESIDENCE SIZES

1 BEDROOM

758 sq.ft.  
average area

2 BEDROOM

1,284 sq.ft.  
average area

3 BEDROOM

1,658 sq.ft.  
average area

2 BEDROOM CHALET

2,023 sq.ft.  
average area

3 BEDROOM CHALET

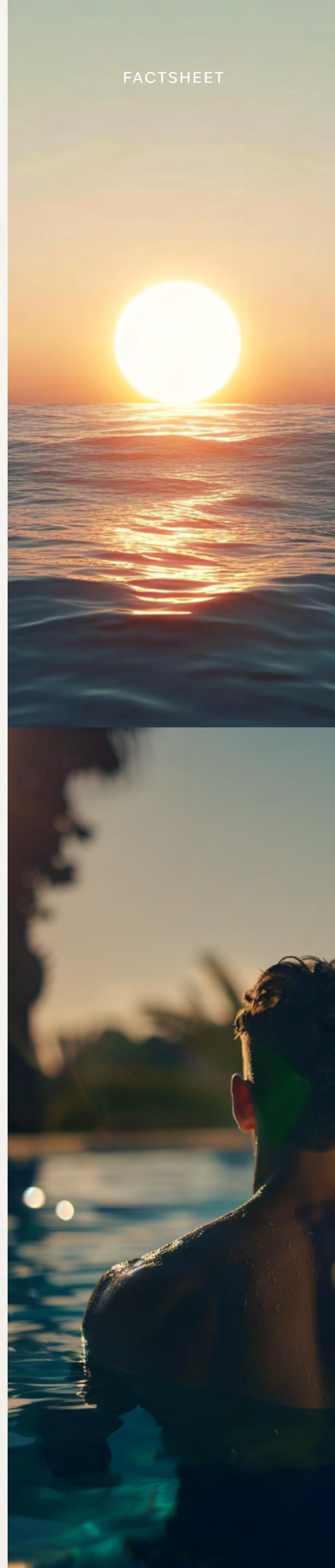
2,475 sq.ft.  
average area

PENTHOUSE  
SIMPLEX AND DUPLEX

5,486 sq.ft.  
average area

SIGNATURE  
COLLECTION

3,114 sq.ft.  
average area



# STRONG SELLING POINTS



## *A Remarkable Waterfront Experience*

A graceful architectural marvel located within the emerging hub of Dubai Maritime City.



## *Exclusive Amenities*

Curated amenities blend well-being, comfort, and leisure.



## *Unparalleled 360° view*

Enchanting 10-degree angled apartments that offer breathtaking, unobstructed views of the vibrant cityscape and the shimmering sea.



## *Bright, Cozy, and Stylish Interiors*

Every space strikes a balance between modern design and personal comfort.



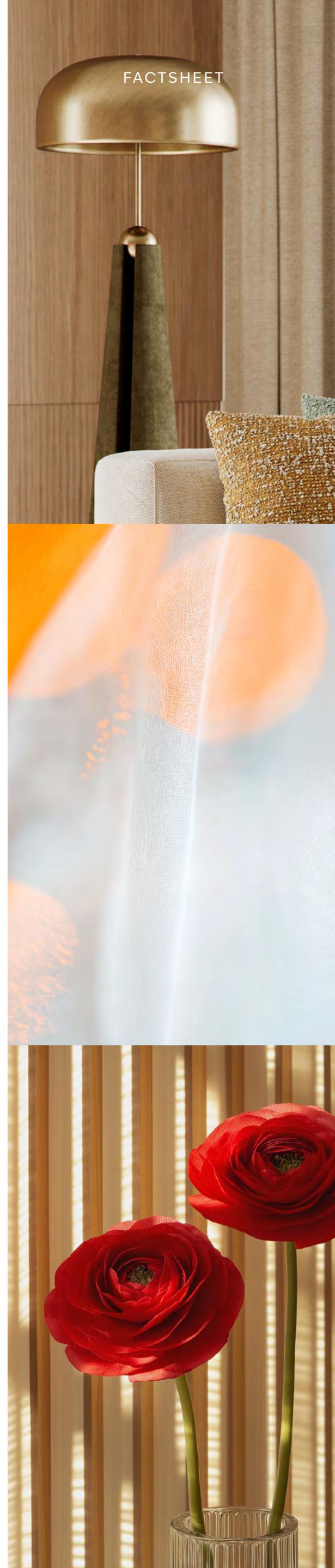


## RESIDENTIAL UNITS

Living areas with 3.3 meters high ceilings that balance elegance and comfort. From foundation to finish, each detail blends coastal calm with urban energy, offering luxurious 1- to 3-bedroom apartments, 2- to 3- bedroom chalets and spacious 3- to 4-bedroom signature collection and penthouses and views that transform every room into an elegant retreat.

### *Living Areas and Bedrooms*

Radiant and spacious, designed for comfort and elegance. Expansive double-glazed windows fill the room with natural light, while timber doors and high ceilings inspire awe. Soft hues and warm tones create a cozy, refined atmosphere.



## *Kitchens*

Where design and functionality meet elegant joinery and top-of-the-line.

A kitchen that not only nourishes but also fulfils: thoughtfully crafted cabinetry and high-quality finishes provide an elevated sense of luxury in everyday culinary moments.

## *Bathrooms*

European craftsmanship meets nature-inspired design.

Warm tones and nature-inspired elements combine with artful European design to create a serene, spa-like bathroom, where every detail is designed to elevate your sense of relaxation and well-being.



## AMENITIES

A RETREAT OF COMFORT, SECURITY, AND INNER  
PEACE WITH STATEMENT AMENITIES.



# AMENITIES

COMPREHENSIVE FITNESS, LEISURE, AND WELLNESS FACILITIES DESIGNED FOR YOUR CONVENIENCE AND WELL-BEING



EXTENSIVE INDOOR GYM



THINK AND THRIVE EXECUTIVE SUITE



SAUNA AND STEAM ROOMS



OUTDOOR LEISURE POOL AND LAP POOL



INDOOR YOGA AND PILATES ROOMS



VITALITY HUB



CREATIVE CENTER



KIDS' CORNER



VERDANT OASIS AND OLIVE ORCHARD



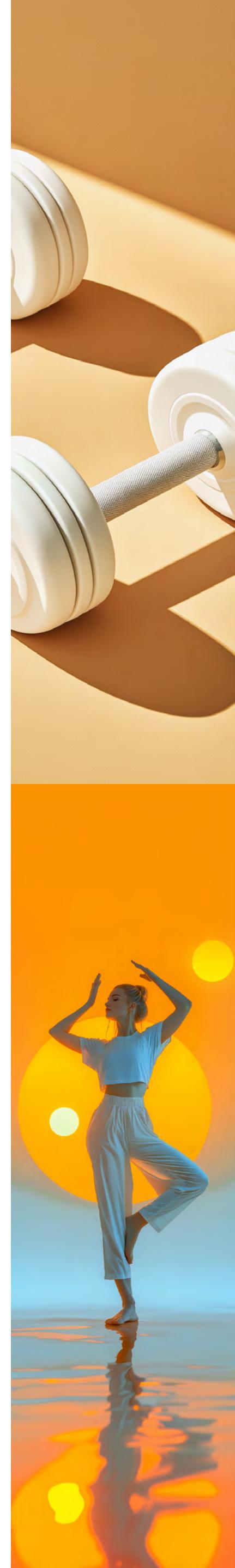
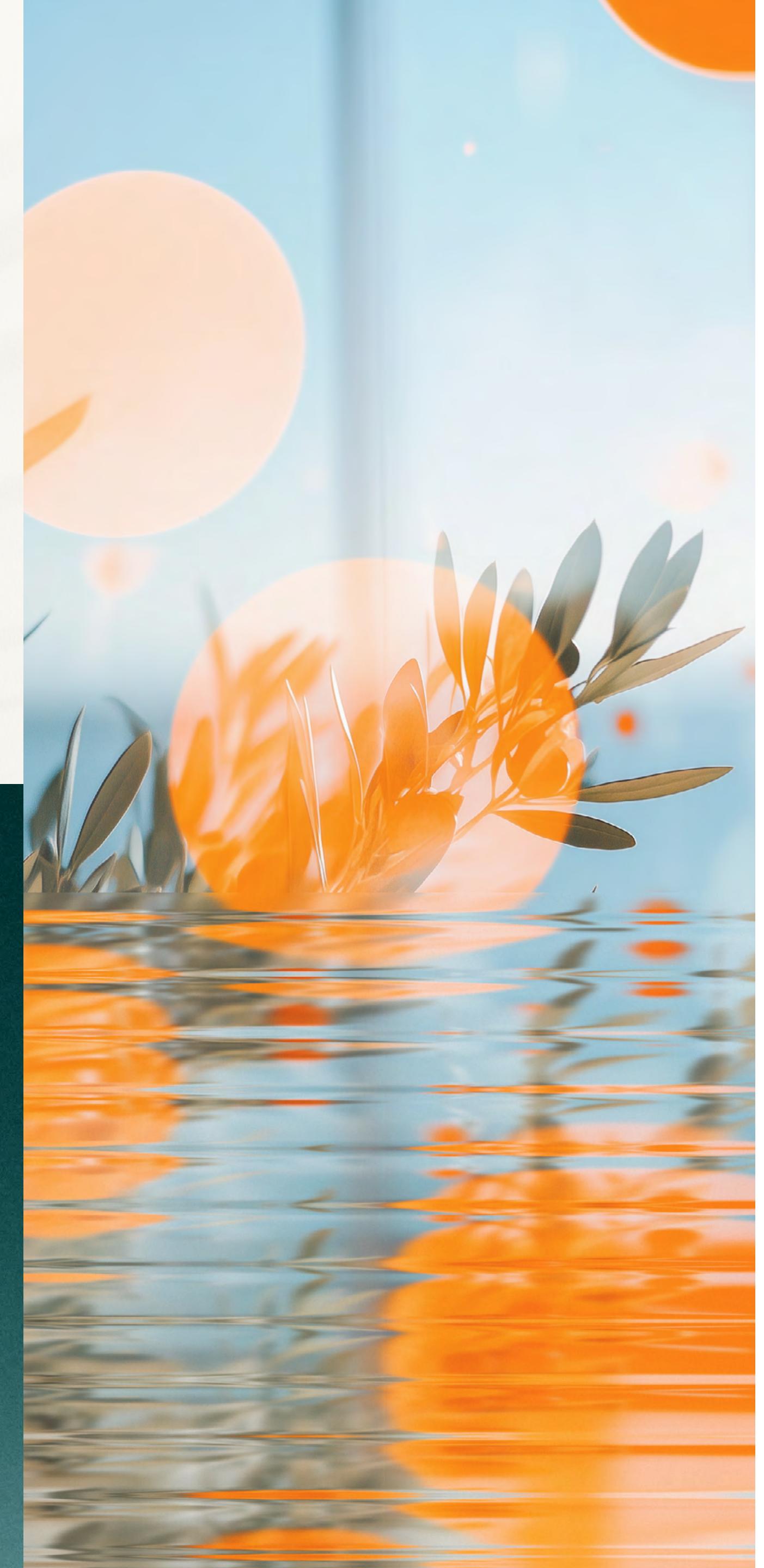
INDOOR ADULTS' LOUNGE AND GAME ZONE



GRILL & CHILL



ZEN GARDEN



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Interior renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. Final materials, finishes, and configurations may differ based on availability, design updates, and approvals. Loose furniture, fixtures, lighting, wall cladding, and mounted items are NOT included. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.

Exterior Renders: These renders are non-binding, for illustrative purposes only, and subject to change without notice. In case of conflict, contractual documents, including the Sale and Purchase Agreement (SPA), will prevail. THE DEVELOPER SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES, INACCURACIES, ERRORS, OR OMISSIONS IN THE RENDERS, NOR FOR ANY CONSEQUENCES, LOSSES, OR DAMAGES RESULTING FROM RELIANCE ON THEM AND MAKES NO GUARANTEES OF THEIR ACCURACY OR COMPLETENESS.



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