



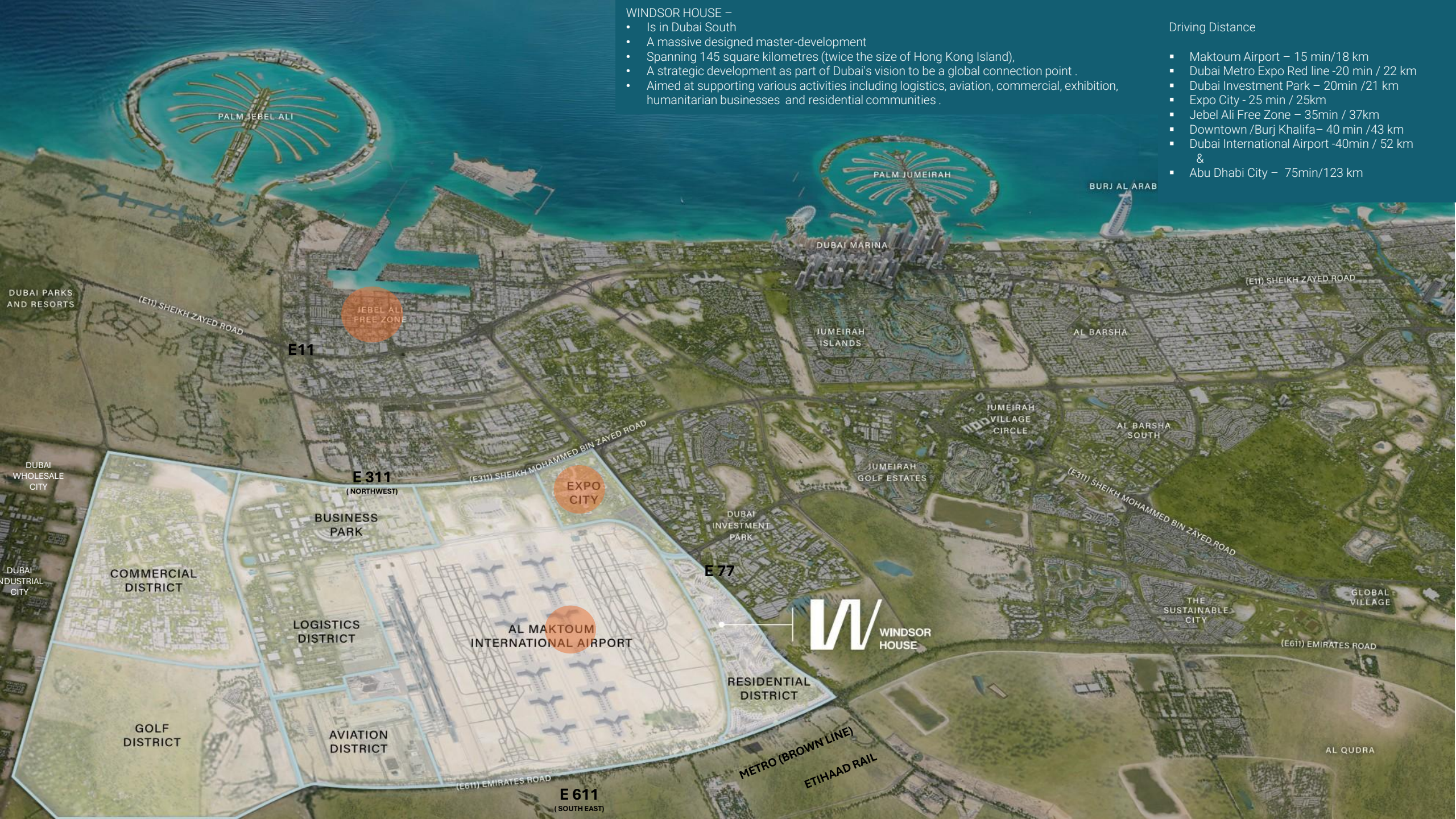
P R O J E C T B R I E F

WINDSOR HOUSE –

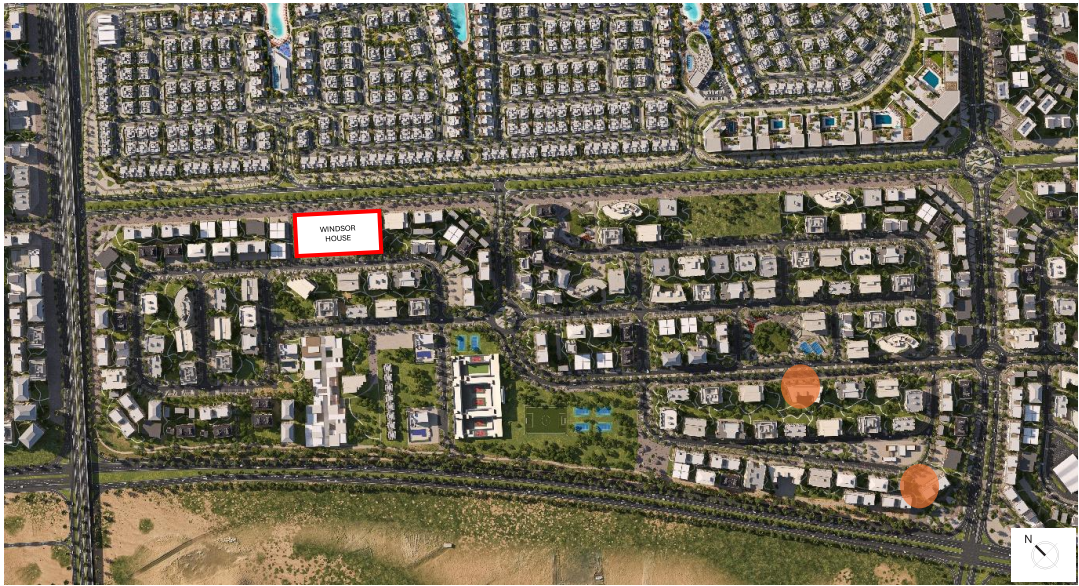
- Is in Dubai South
- A massive designed master-development
- Spanning 145 square kilometres (twice the size of Hong Kong Island),
- A strategic development as part of Dubai's vision to be a global connection point .
- Aimed at supporting various activities including logistics, aviation, commercial, exhibition, humanitarian businesses and residential communities .

Driving Distance

- Maktoum Airport – 15 min/18 km
- Dubai Metro Expo Red line -20 min / 22 km
- Dubai Investment Park – 20min /21 km
- Expo City - 25 min / 25km
- Jebel Ali Free Zone – 35min / 37km
- Downtown /Burj Khalifa– 40 min /43 km
- Dubai International Airport -40min / 52 km &
- Abu Dhabi City – 75min/123 km

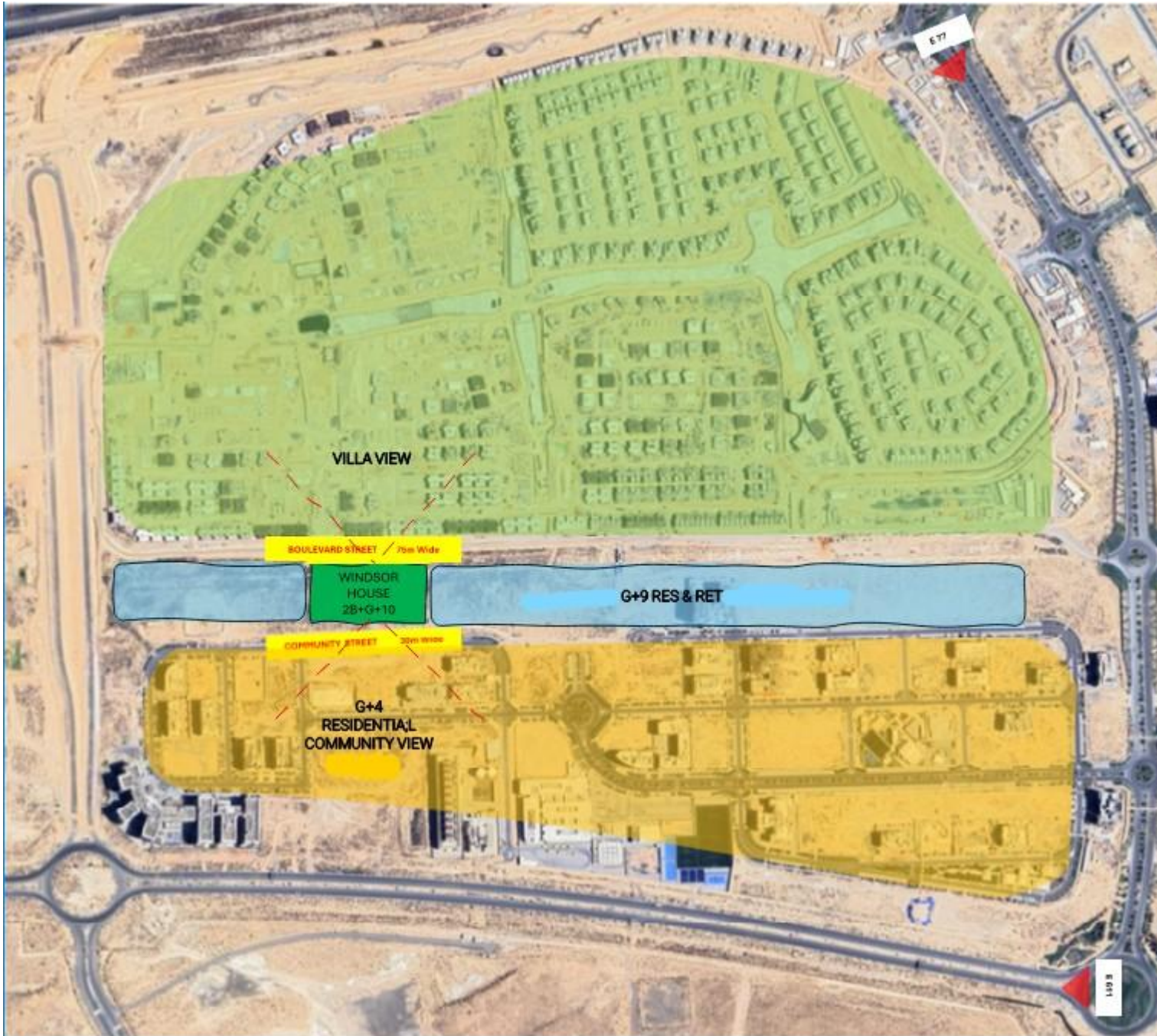


DUBAI SOUTH RESIDENTIAL DISTRICT



The Dubai South Residential District (DSRD)

- Dubai South Residential District (DSRD) was conceived in the Master Plan as a liveable community.
- It is located to the Northeast of Dubai South Master Plan.
- Bound by
 - Al Maktoum International Airport from the South,
 - Expo Road or Jebel Ali - Al Habab road from the North
 - Emirates Road (E611) from the East.
- Access
 - from E77 & E611
- Travel Distance within DSRD
 - Gems Founders School – 5min/ .5km
 - Community Retail /Park– 5m/1km
 - Lulu Hypermarket South– 10min/3km
 - Mosque – 5m/1km



WINDSOR HOUSE Plot

Immediate Project Context

PLOT

Size
75 M X 155M

AREA-
124977.70 ft2

LANDUSE
Residential + Retail

FLOORS ALLOWED
G+10



COMMUNITY VIEW -G+4 BUILDINGS ACROSS



RA -39 PLOT

STREETS

- Community Street - 30m
- Boulevard Street - 70m

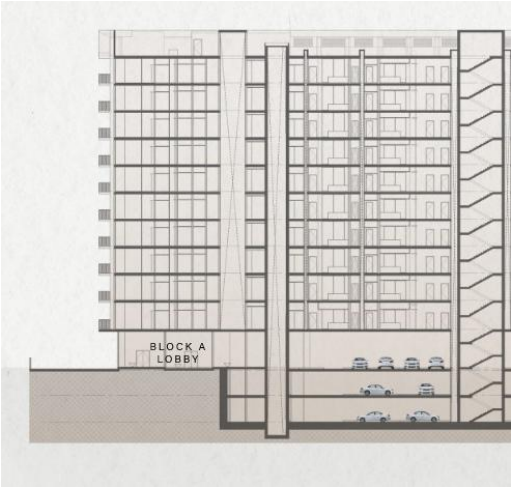
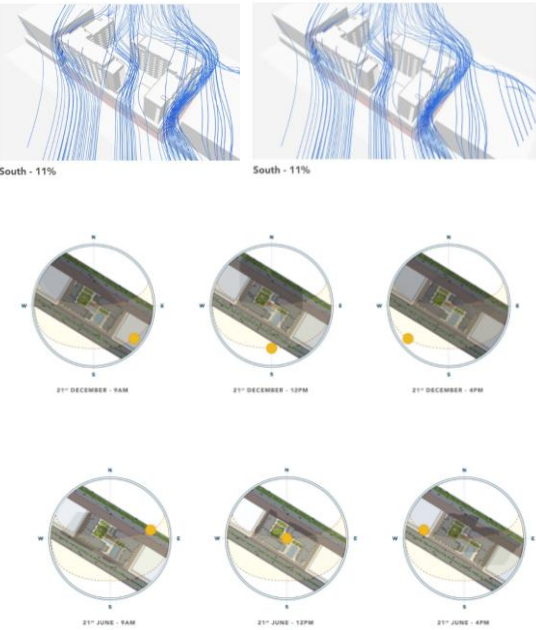


BOULEVARD VIEW



COMMUNITY STREET VEHICULAR ACCESS

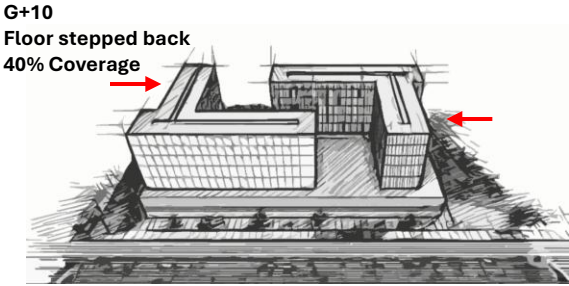
DEVELOPMENT VISION , DESIGN APPROACH & EVOLUTION



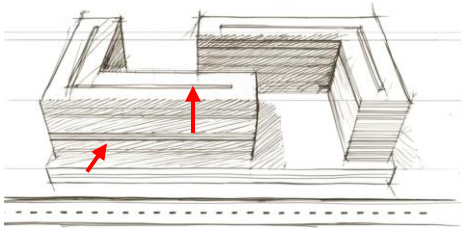
2B + G + 10

Development Vision –
To develop a premium lifestyle residential development which is currently lacking in the community with optimal amenities & landscaped outdoor communal spaces with retails to service the community.

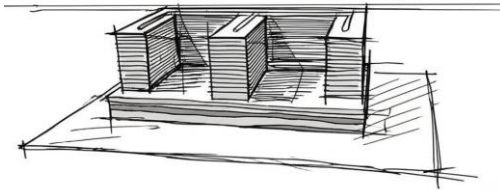
Design Approach-
It is one of the largest plot in the zone & instead of creating a single massive building, the approach was to create a cluster of 2 buildings that frame a central landscape zone .Designed for maximum sunlight exposure , this space will feature landscaping and communal areas. Integrating Retail with an arcade into the project to enhance the experience and conveniently serve the community's needs.



- G+10**
- Floor added
 - Setback revised



G+9





Architecture Style

- Contemporary architectural style
- Functionalist approach with Form follows Function.
- The aesthetic relies on the interplay of linear forms, materials, textures & colours all on the building's natural form.
- Strong emphasis on Vertical and Horizontal Elements
- Full height windows to add to the verticality & maximise natural light.
- The colour scheme features earthy tones with dark accents and greys.

BOULEVARD VIEW



Project Features

- 2B+G+10+R
- A total land area of 124977.70 ft²
- Towers A & Tower B
- Dedicated Access to Retail

Landscaped deck

- 41,000 sqft
- ½ the size of football ground.

Lifts

- 2 Passenger + 1 Service lift for each Tower

Unit Mix

- 414 Residential Apartments
- Studios – 20 (5%)
- 1 Bedroom – 180 (43%)
- 2 Bedroom – 139 (34%)
- 2 Bedroom + Study – 39 (9%)
- 3 Bedroom – 36 (9%)
- Retail – 9
- F&B – 1

Parking

- 512 Parking lots
- 20 parking bays for Visitor.
- 6 EV Dedicated charging Bays
- 1 Parking
 - Studio, 1 Bedroom, 2 Bedrooms
- 2 Parking
 - for 3 Bedroom Units

WINDSOR HOUSE

Plot No. RA 39

Dubai South Residential District

Authority – Dubai Aviation City Corporation



Floor heights

- Typical Floor height 3.2m clear height.
- Ground Retail Floor to Slab Soffit 4.2 m clear height.

COMMUNITY VIEW



BOULEVARD ENTRANCE

- Features**
- Arcade was an addition to improve the appeal of the Development
 - 3.5 m wide
 - 9 Retails
 - 8m deep
 - Range from 760 ft2 to 1690 ft
 - 1 F&B – 2461 ft2
 - Retails with 4.2 clear height



GROUND FLOOR PLAN

 F&B / Retail

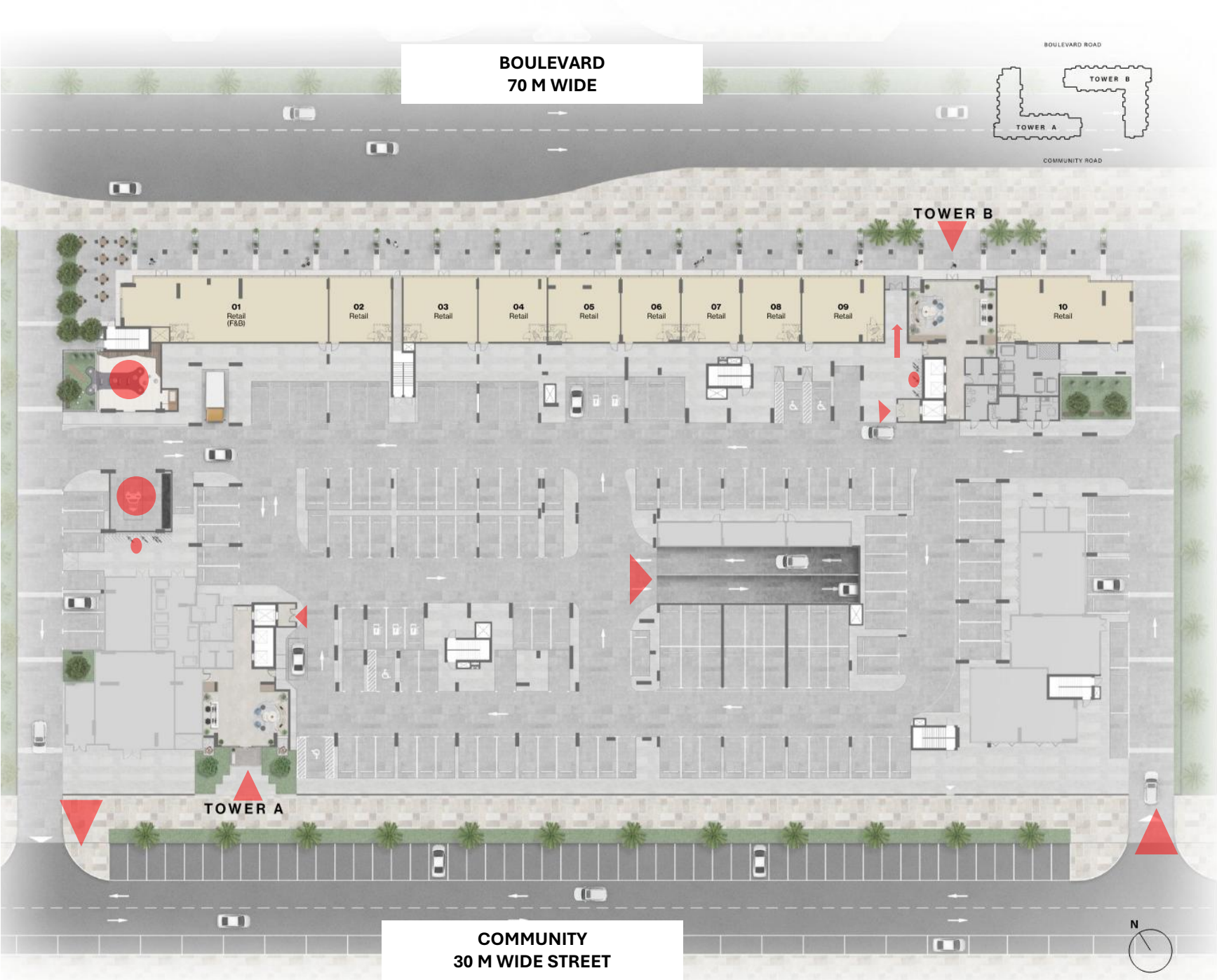
NEIGHBOUR
G+9

Features

- Retail with Arcade front
- 2 Entrance Lobbies – Boulevard & Community
- Vehicle Access from Community Street
- Landscaped Entrances
- 9 Retail + 1 F&B outlet
- Loading / Unloading Bay
- Residents have a dedicated access to Retail Arcade.
- Drop off zone
- Per Social & pet wash
- Car Wash Self Service Space with hand jet spray
- Bike racks & repair station
- 25% Open Space

Retail Areas – 11,192 ft²

- 1 F&B – 2461 ft²
- 9 Retail – 760 ft² – 1690 ft²



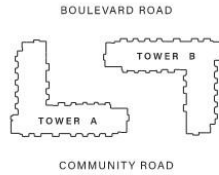
NEIGHBOUR
G+9



COMMUNITY SIDE POOL VIEW

Features

- 41000 ft of Landscaping Area
 - Roughly half the size of a professional foot ball field.
- 4 Zones
 - Pool Zone
 - Central Zone
 - Yoga deck
 - Meditation pods
 - Kids pool
 - Kids play
 - Outdoor gym
 - Outdoor club Zone
 - Outdoor seating
 - BBQ
 - Family & Games Zone
- Coverage
 - 50% Landscape

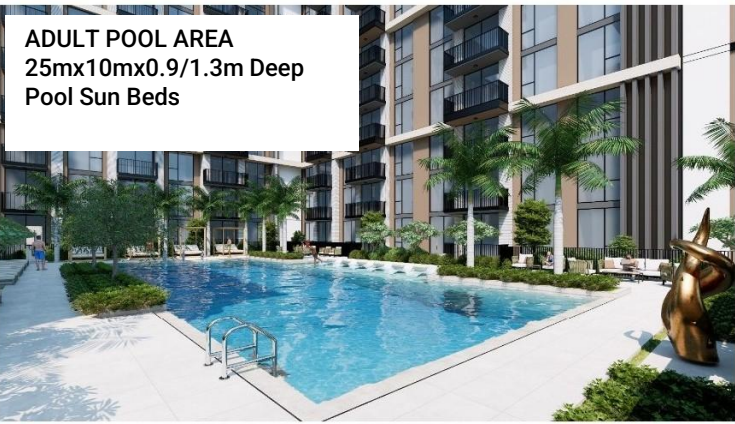
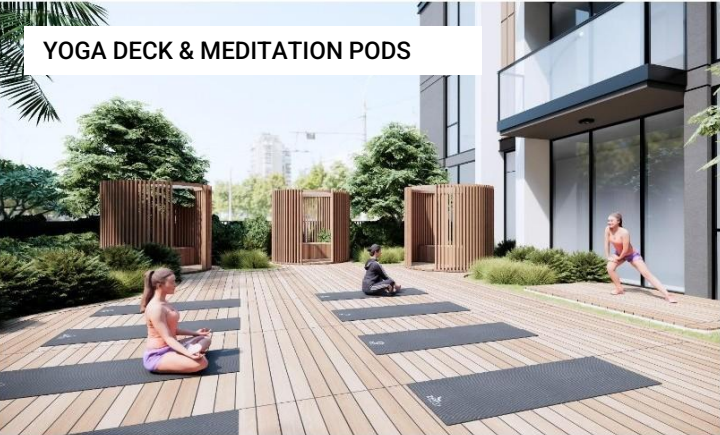
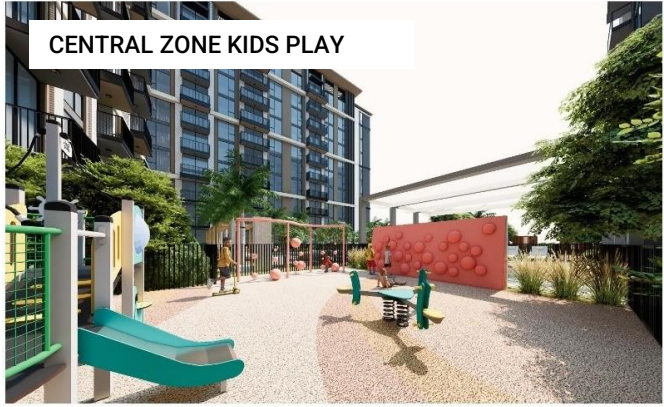
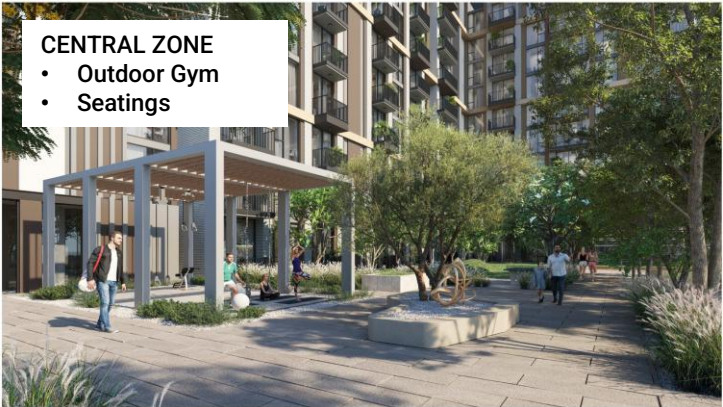


FIRST FLOOR AMENITIES PLAN

- 01 ADULT POOL
- 02 BAJA SHELF
- 03 POOL SEATING LOUNGE
- 04 CABANAS
- 05 OUTDOOR SHOWER
- 06 SHADED KIDS POOL
- 07 OUTDOOR YOGA AREA
- 08 YOGA PLATFORM
- 09 PILATES STUDIO
- 10 CHANGING ROOM, STEAM AND SAUNA
- 11 FITNESS STUDIO
- 12 OUTDOOR FITNESS AREA
- 13 OUTDOOR KIDS PLAY
- 14 KIDS CLUB
- 15 DINING AND PANTRY AREA
- 16 GAMES TABLE ZONE
- 17 CLUB LOUNGE
- 18 BARBEQUE AREA
- 19 OUTDOOR DINING
- 20 OUTDOOR SEATING
- 21 TABLE TENNIS AREA
- 22 TREE-LINED GENERAL AVENUE
- 23 BOCCE BALL COURT
- 24 FAMILY AREA WITH OUTDOOR GAMES
- 25 LAWN
- 26 LIFT LOBBIES



LANDSCAPE



FAMILY & GAME ZONE VIEW



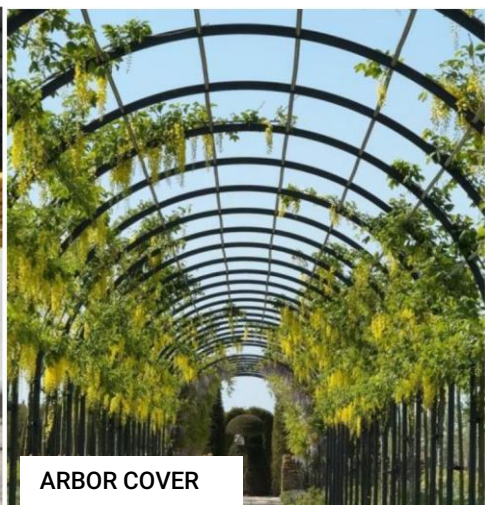
FAMILY & GAMES ZONE



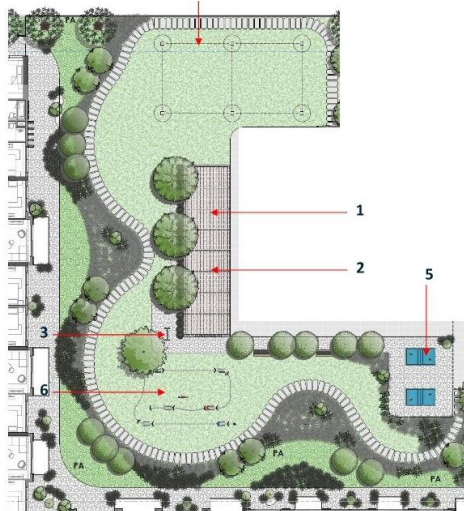
CROQUET GAME



TABLE TENNIS



ARBOR COVER



BOCCE BALL COURT



CONNECT 4



4

ROPE QUITTS



KEY PLAN

Unit Areas

- Studios – 434 ft2
- 1 Bedroom – 780 ft2
- 2 Bedroom A – 1130 -1140 ft2
- 2 Bedroom B - 1135 ft2
- 2 Bedroom + Study – 1260 ft2
- 3 Bedroom - 1490 ft2 - 1507 ft 2

2nd to 9th Floor

Area & Unit Info Configuration per Tower

- Sellable Area – 20890 ft2
- Total – 21 units / Floor

- Studios – 1
- 1 Bedroom – 9
- 2 Bedroom– 7
- 2 Bedroom + S – 2
- 3 Bedroom -2

2nd floor /Tower

- Sellable Area – 18270 ft2
- Total – 19 units / Floor

- Studios – 1
- 1 Bedroom – 9
- 2 Bedroom– 6
- 2 Bedroom + S – 2
- 3 Bedroom -1

10th floor /Tower

- Sellable Area – 19412 ft2
- Total – 19 units / Floor

- Studios – 1
- 1 Bedroom – 9
- 2 Bedroom– 7
- 2 Bedroom + S– 2
- 3 Bedroom -1

2nd - 9th FLOOR
TYPICAL PLAN





POOL ZONE VIEW

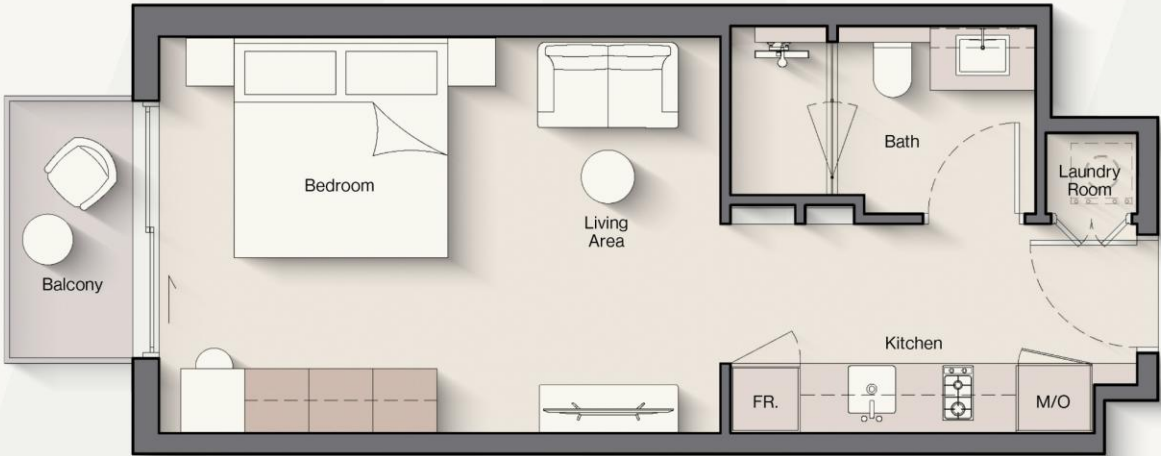


CENTRAL ZONE VIEW

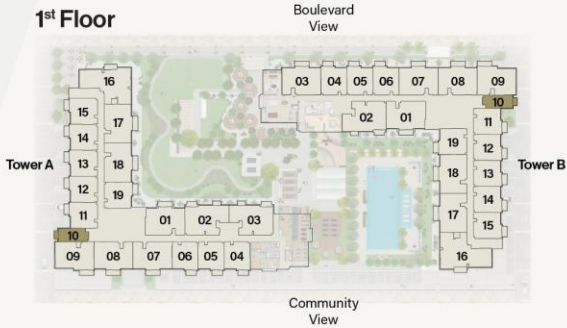
STUDIO

TYPE A

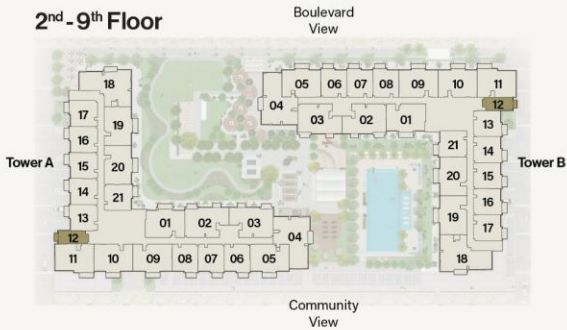
Total: 20 units



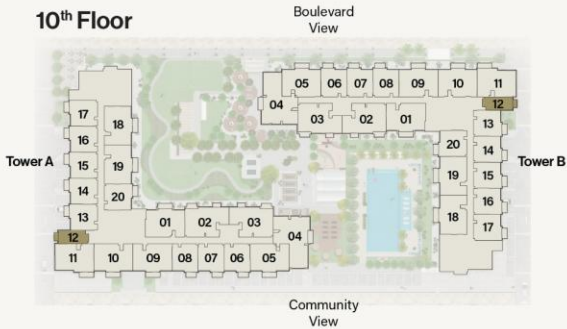
1st Floor



2nd - 9th Floor



10th Floor



Internal Living Area : 396.54 sq. ft.

Outdoor Living Area : 35.31 sq. ft.

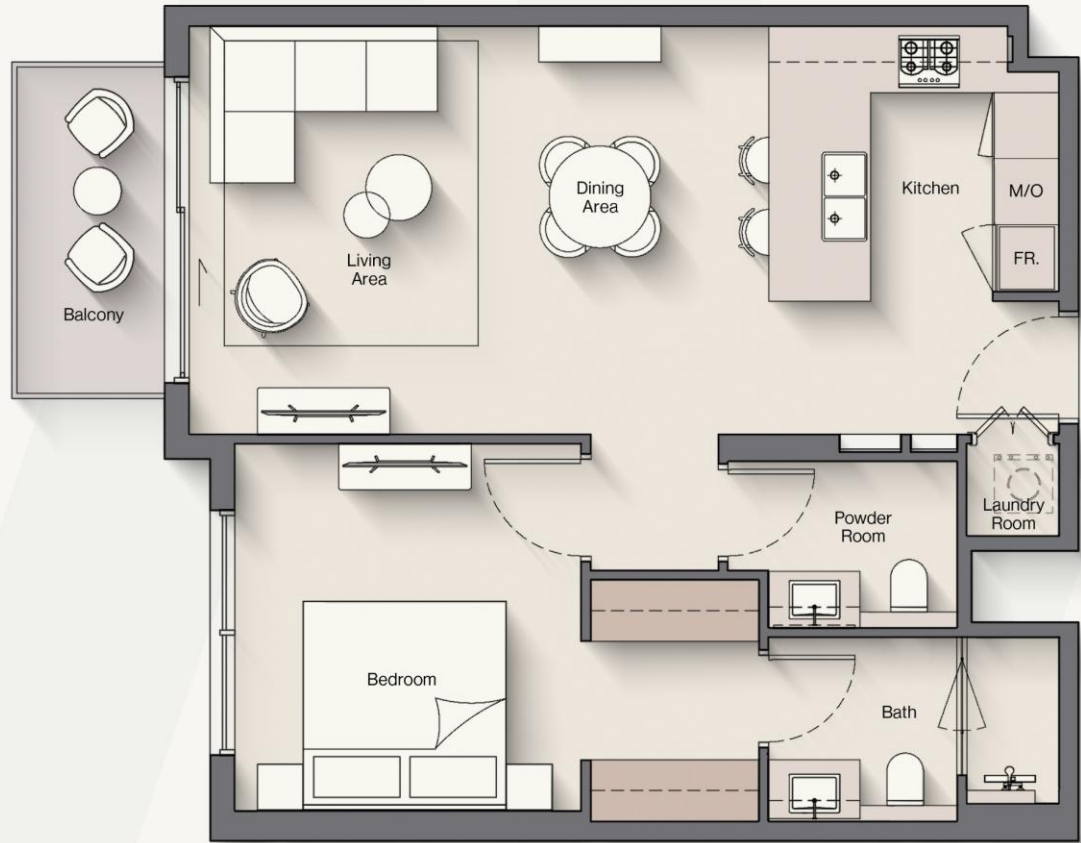
Total Living Area : 431.85 sq. ft.



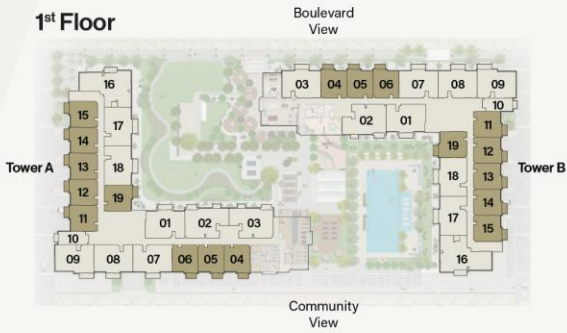
1 - BEDROOM

TYPE A

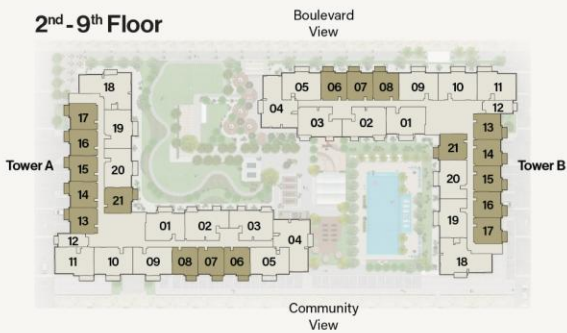
Total: 180 units



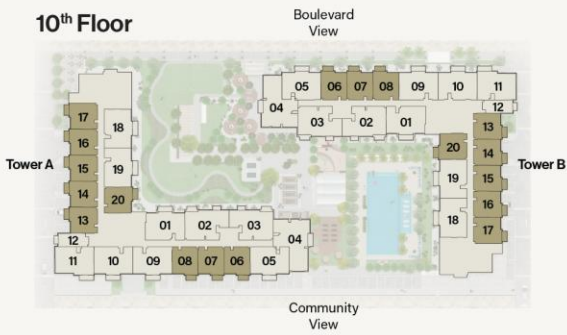
1st Floor



2nd - 9th Floor



10th Floor



Internal Living Area : 723.33 sq. ft.

Outdoor Living Area : 57.26 sq. ft.

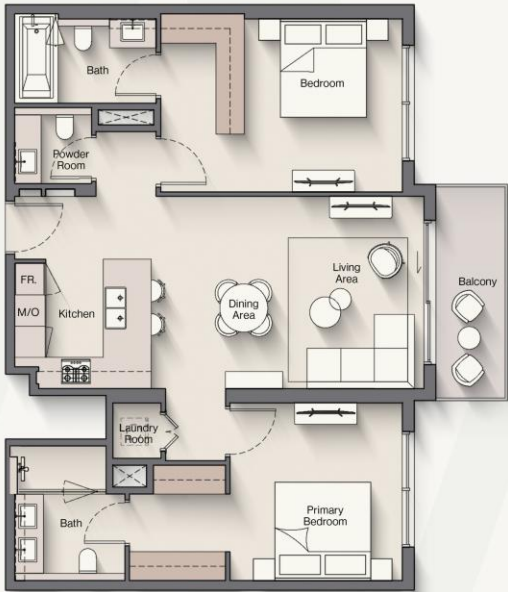
Total Living Area : 780.60 sq. ft.



2 - BEDROOM

TYPE A

Total: 119 Units



Internal Living Area : 1053.79 sq. ft. Outdoor Living Area : 77.93 sq. ft. Total Living Area : 1131.72 sq. ft.



2 - BEDROOM

TYPE B

Total: 20 Units



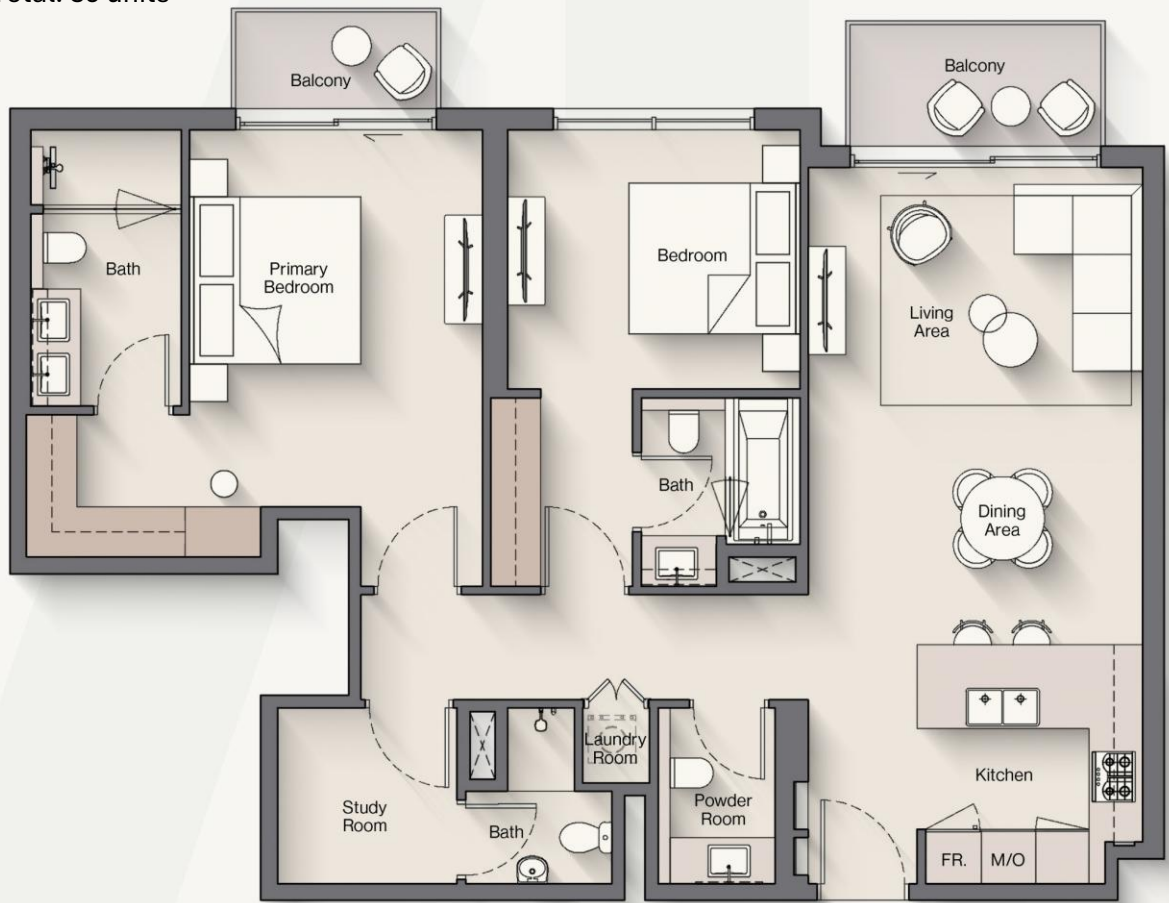
Internal Living Area : 1058.31 sq. ft. Outdoor Living Area : 77.93 sq. ft. Total Living Area : 1136.24 sq. ft.



2 - BEDROOM + S

TYPE A

Total: 39 units



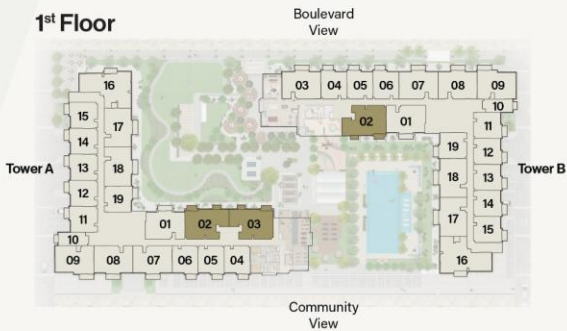
- Corner wardrobe with dresser/study

Internal Living Area : 1161.64 sq. ft.

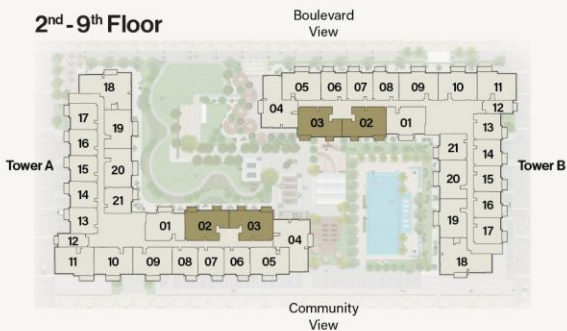
Outdoor Living Area : 95.26 sq. ft.

Total Living Area : 1256.90 sq. ft.

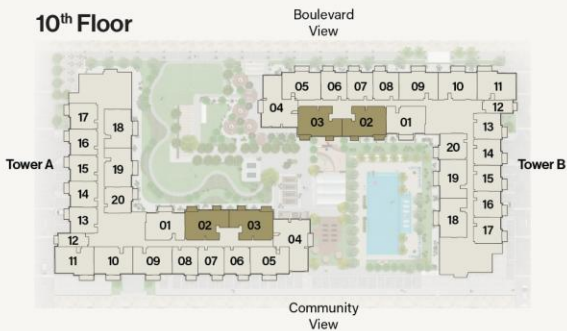
1st Floor



2nd - 9th Floor



10th Floor



3 - BEDROOM

TYPE A

Total: 18 Units

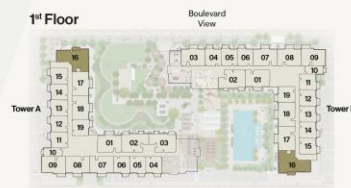


Internal Living Area: 1418.58 sq. ft.

Outdoor Living Area: 70.40 sq. ft.

Total Living Area: 1488.97 sq. ft.

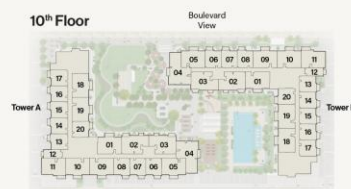
1st Floor



2nd - 9th Floor



10th Floor



3 - BEDROOM

TYPE B

Total: 18 Units

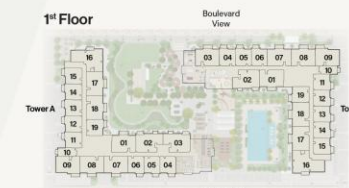


Internal Living Area: 1436.12 sq. ft.

Outdoor Living Area: 70.50 sq. ft.

Total Living Area: 1506.62 sq. ft.

1st Floor



2nd - 9th Floor



10th Floor



- Corner positions with expansive views
- All bedrooms are ensuite



Main Lobby

- *Ceiling Height at 4m*
- *Hospitality Seating Area*
- *Featured Reception Desk*
- *Neutral color palette accented with shades of blue*
- *Designed to echo the concept of "sharing" in the space.*
- *Built in library display*



Club Lounge

- *Ceiling Height at 3m*
- *Full-height glazing opens the space to natural light and garden views*
- *Designed as a multifunctional entertainment and relaxation lounge*
- *Warm neutral palette with layered textures*
- *Durable stone-look porcelain flooring*
- *Built in library display with board games*



Club Lounge

- *Ceiling Height at 3m*
- *Full-height glazing provides seamless indoor-outdoor connection*
- *Neutral-toned palette with layered materials and soft textures*
- *Built in pantry*
- *Featured Ceiling Design.*
- *Built in library display*



Fitness Center

- *Views of the blue skies from the fitness center.*
- *Featured ceiling design*
- *Interactive Personal Training Zone*
- *Ceiling height at 3m*
- *World class gym equipment*
- *Rubber flooring with integrated LED*



Pilates Studio

- *Views of the pool and blue skies.*
- *Ceiling height at 3m*
- *Featured ceiling design*
- *Wood flooring*
- *Floor to ceiling glazing*
- *Mirrored wall visually expands the space*



Living Area & Kitchen

- *The artistic temperament and life style conveyed by the space are presented in every subtle detail under the combined effect of material, color and light*
- *Floor to ceiling windows at 3.2m, Entry Corridor at 2.6m and Kitchen at 2.4m*
- *Laminate cabinets coupled with stone*
- *Porcelain Flooring*
- *Floor to ceiling glazing*
- *Featured Shelving Design*



Living Area & Kitchen

- *The artistic temperament and life style conveyed by the space are presented in every subtle detail under the combined effect of material, color and light*
- *Floor to ceiling windows at 3.2m, Corridor and Kitchen at 2.4m*
- *Laminate cabinets coupled with stone*
- *Porcelain Flooring*
- *Floor to ceiling glazing*
- *Featured Shelving Design*



Powder Room

- *Ceiling height at 2.4m*
- *Neutral colour palette*
- *Stone top vanity counter*
- *Bathroom featured design*
- *Porcelain Flooring*
- *Small Details providing a sense of contentment*



Bedroom

- *Bright and Airy with natural light*
- *Floor to ceiling windows at 3.2m*
- *Neutral colours with a soft blue accent touch*
- *Porcelain Flooring*
- *Featured wardrobe design*
- *Small Details providing a sense of contentment*



Bathroom

- *Ceiling height at 2.4m*
- *Bathroom featured design*
- *Neutral colour palette*
- *Porcelain Flooring*
- *Stone top vanity counter*
- *Small Details providing a sense of contentment*



BOULEVARD VIEW

Thank you!



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