



# Golf Terrace Residences BY ASAK



ASAK DEVELOPMENT



# Developer

Founded in 2006 by Mr. Ghaleb Al Sarraj, Al Serh Al Kabeer Construction Company LLC. is a trusted leader in construction and property development across the UAE and Saudi Arabia. With expertise spanning residential, commercial, and specialized projects, the company is driven by a commitment to excellence and innovation, backed by a highly qualified team with global and local experience.



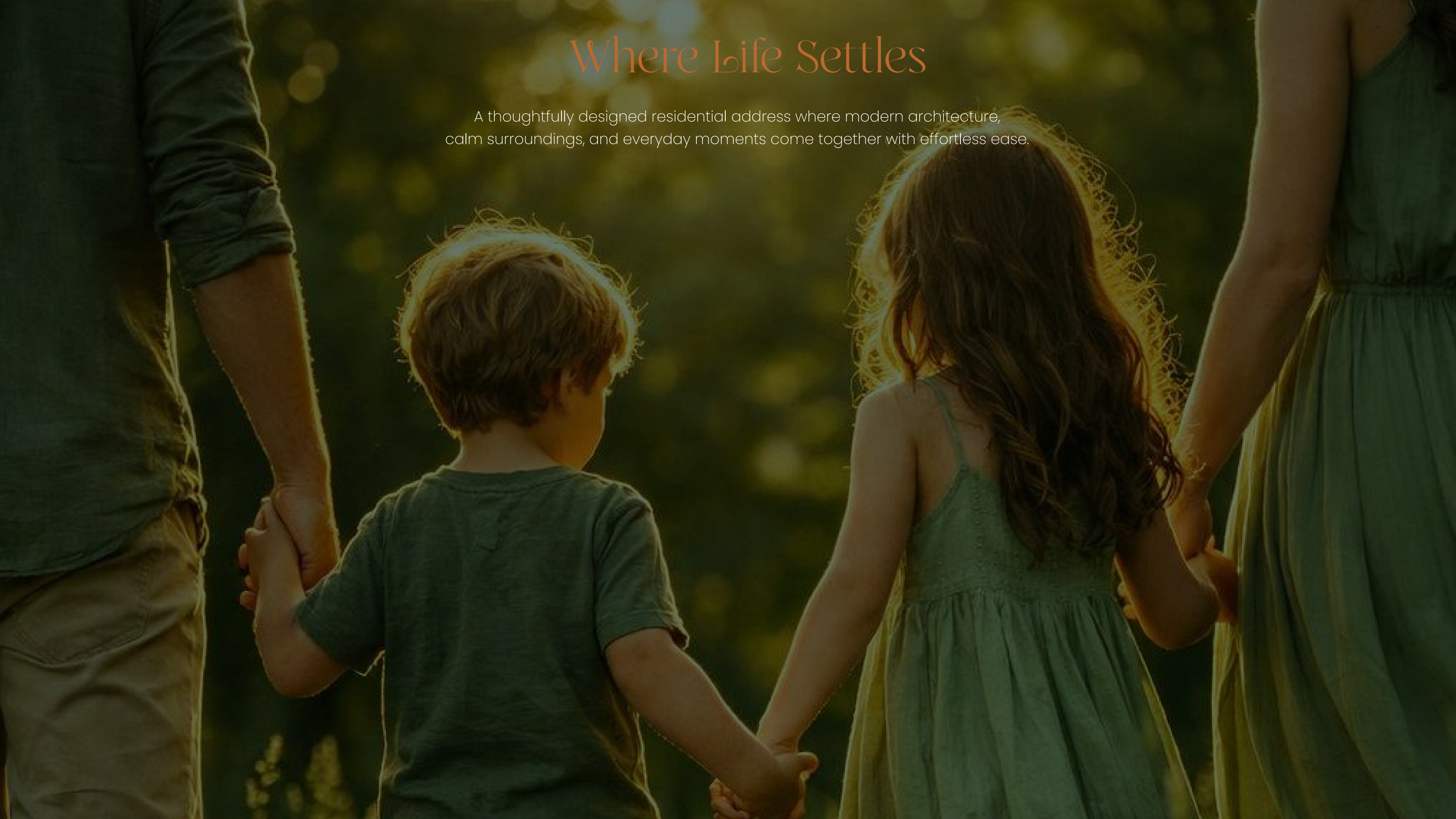
**ASAK DEVELOPMENT**





# Where Life Settles

A thoughtfully designed residential address where modern architecture, calm surroundings, and everyday moments come together with effortless ease.







# About Golf Terrace Residences

Golf Terrace Residences is strategically located in Dubai Production City, this thoughtfully designed residential development rises G+2P+7+R, offering a refined balance between urban connectivity and open green surroundings.

Positioned within a well-established master community, the project enjoys seamless access to major road networks, business hubs, schools, and lifestyle destinations, making it an ideal address for both end-users and investors.



# Location

Dubai Production City continues to evolve as a self-sustained destination, combining residential, commercial, and leisure offerings. This development stands as a modern residential landmark within the area, where accessibility meets nature, and elevated living is shaped by sweeping golf views and a well-connected location.

City Centre Me'aisem – **5 mins**

GEMS Metropole School – **6 mins**

Mediclinic Parkview Hospital – **8 mins**

Dubai Miracle Garden – **8 mins**

Global Village – **12 mins**

Dubai Hills Mall – **12 mins**

JGE Golf Course – **15 mins**

Mall of the Emirates – **15 mins**

Downtown Dubai – **20 mins**

Business Bay – **20 mins**

Al Maktoum International (DWC) – **20 mins**

Dubai International (DXB) – **25 mins**



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# Masterplan





# Plot Location





# Building Structure



ROOFTOP

3<sup>RD</sup> TO 7<sup>TH</sup> FLOOR

2<sup>ND</sup> FLOOR

1<sup>ST</sup> FLOOR

1<sup>ST</sup> & 2<sup>ND</sup> PODIUM

GROUND FLOOR



# Facade



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# Lobby







# Floor Plans



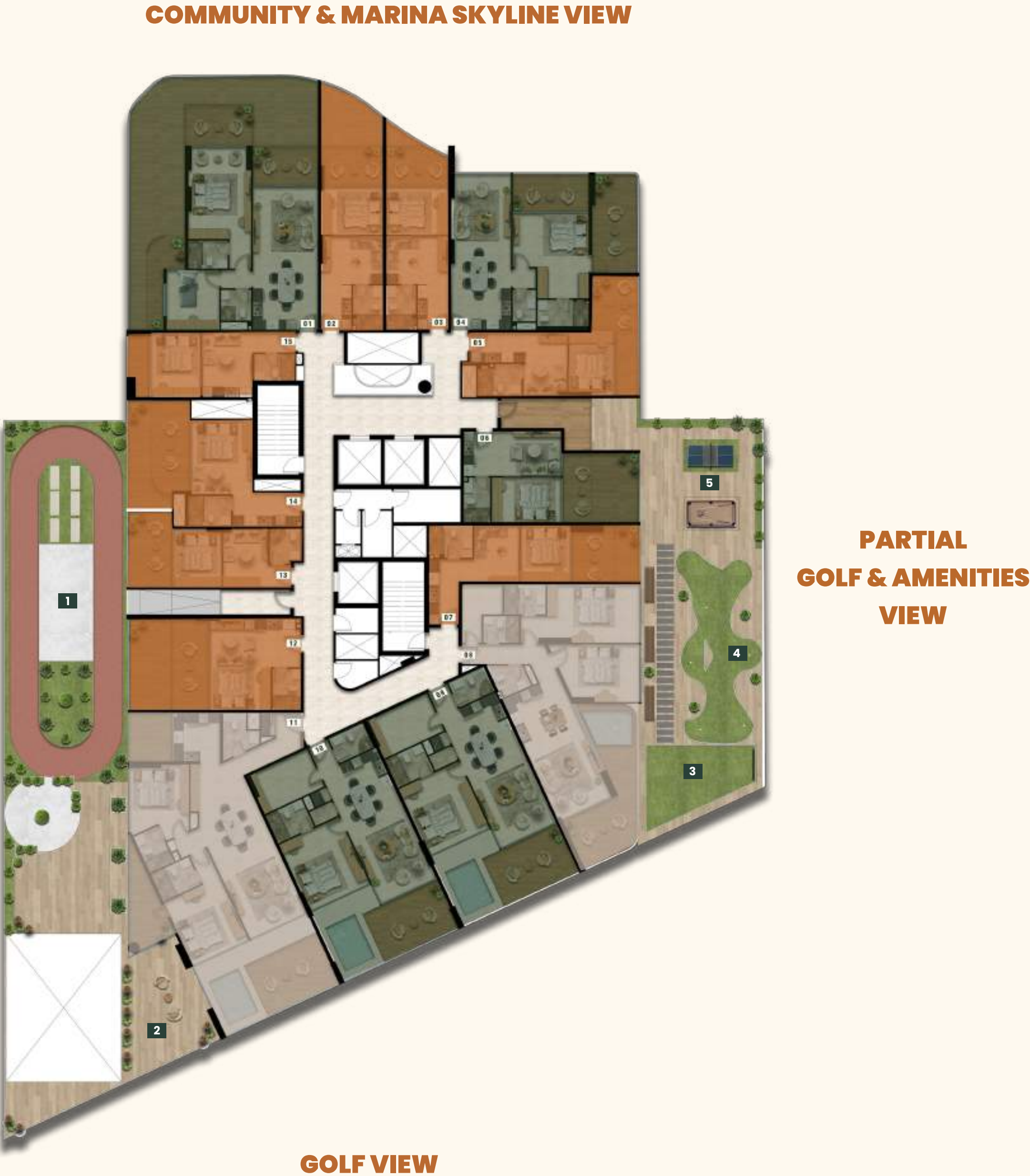


# 1st Floor

Studio	8 Units	
1 BR	5 Units	
2 BR	2 Unit	

## Amenities

1. Running Track	1716.8437 sqft.
2. Seating Area	742.71 sqft.
3. Golf Simulation Area	263.7158 sqft.
4. Mini Golf	952.6061 sqft.
5. Outdoors Activities (Ping Pong, Foosball, Bench Football, ... etc)	592.015 sqft.



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# Outdoors Activities



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# Running Track





# Mini Golf



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# Golf Simulation Area



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# 2nd Floor

- Studio

8 Units
- 1 BR

6 Units
- 2 BR

1 Unit



COMMUNITY & MARINA SKYLINE VIEW



COMMUNITY  
& PARK VIEW

PARTIAL  
GOLF & AMENITIES  
VIEW

GOLF VIEW

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# 3rd to 7th Floor

- Studio

9 Units
- 1 BR

6 Units
- 2 BR

1 Unit



COMMUNITY & MARINA SKYLINE VIEW



COMMUNITY  
& PARK VIEW

PARTIAL  
GOLF & AMENITIES  
VIEW

GOLF VIEW

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# Studio



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# Studio - Kitchen





# Studio - Bathroom





# 1B2 - Living Room





# 1B2 - Kitchen





# 1BR- Bedroom





# Roof

## Indoor

- |                             |                            |
|-----------------------------|----------------------------|
| 1. Gym (M/F)                | 489.7579 / 1189.4121 sqft. |
| 2. Spa (Sauna, Steam) (M/F) | 64.5835 / 64.5835 sqft.    |

## Outdoor

- |                    |                         |
|--------------------|-------------------------|
| 3. Yoga Area (M/F) | 215.278 / 355.209 sqft. |
| 4. Seating Area    | 2561.81 sqft.           |
| 5. BBQ Area        | 182.986 sqft.           |
| 6. Kids Play Area  | 387.501 sqft.           |
| 7. Swimming Pool   | 1786.81 sqft.           |
| 8. Kid's Pool      | 136.7017 sqft.          |
| 9. Outdoor Cinema  | 914.932 sqft.           |

## COMMUNITY & MARINA SKYLINE VIEW



## COMMUNITY & PARK VIEW

## PARTIAL GOLF & AMENITIES VIEW

## GOLF VIEW



# Pool



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# Project Details



Project Name	Golf Terrace Residences
Developer	ASAK Real Estate Development L.L.C
Plot number	6850754
Plot Area	25,310.15 sqft
Location	Production City
Total number of Units	105
Furnished	Yes
List of White Goods	Provided
Anticipated Completion Date	October 2027
Anticipated Service Charge	15 AED per sqft
Building Height	G+2P+7+R
Ceiling Height	Living Room Clear Ceiling 320 cm
	Bathroom Ceiling 260 cm
Parking Per Unit	1



# Indicative Unit Size & Price

Type	Indicative Size	Indicative Price
Studio	476 sq ft.	AED 688,000
1 BR Small	640 sq ft.	AED 1,000,000
1 BR	870 sq ft.	AED 1,120,000
1 BR Large	1,160 sq ft.	AED 1,380,000
2 BR	1,710 sq ft.	AED 1,780,000





# Payment Plan

During Construction **30% / 70%** On Completion

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**Fully Furnished**

Estimated Completion Date  
October 2027





# EOI Process

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

- 1. Client’s Document Required: Client’s Passport Copy and Emirates ID Copy (for UAE Residents).
- 2. Signed EOI form (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
- 3. Payment: Cheque or Wire Transfer should be in favour of “ASAK REAL ESTATE DEVELOPMENT L.L.C ”.
- 4. Cash payment will be accepted for the EOI campaign up to AED 50,000 for each unit.

Bank Details for Wire Transfer

S.no	Description	Details
1.	Account Name	ASAK REAL ESTATE DEVELOPMENT LL.C
2.	Account No.	1009686807
3.	IBAN No.	AE5202300000001009686807
4.	Swift Code	CBDUAEAD
5.	Bank Name	COMMERCIAL BANK OF DUBAI
6.	Currency	AED

Any EOI received not containing the above will not be considered.  
Allocation will be on First Come First Serve basis & Receipt issuance confirmation by “ASAK REAL ESTATE DEVELOPMENT L.L.C”.

Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within 21 working days from the date the client shares the correct account details.

We look forward to receiving your expression of interest and working together to make the “GOLF TERRACE RESIDENCES” project a landmark.







# Golf Terrace Residences BY ASAK



ASAK DEVELOPMENT

EXCLUSIVELY PRESENTED BY

OCTA  
PROPERTIES