



Golf Terrace Residences

BY **A S A K**



ASA K DEVELOPMENT

Developer

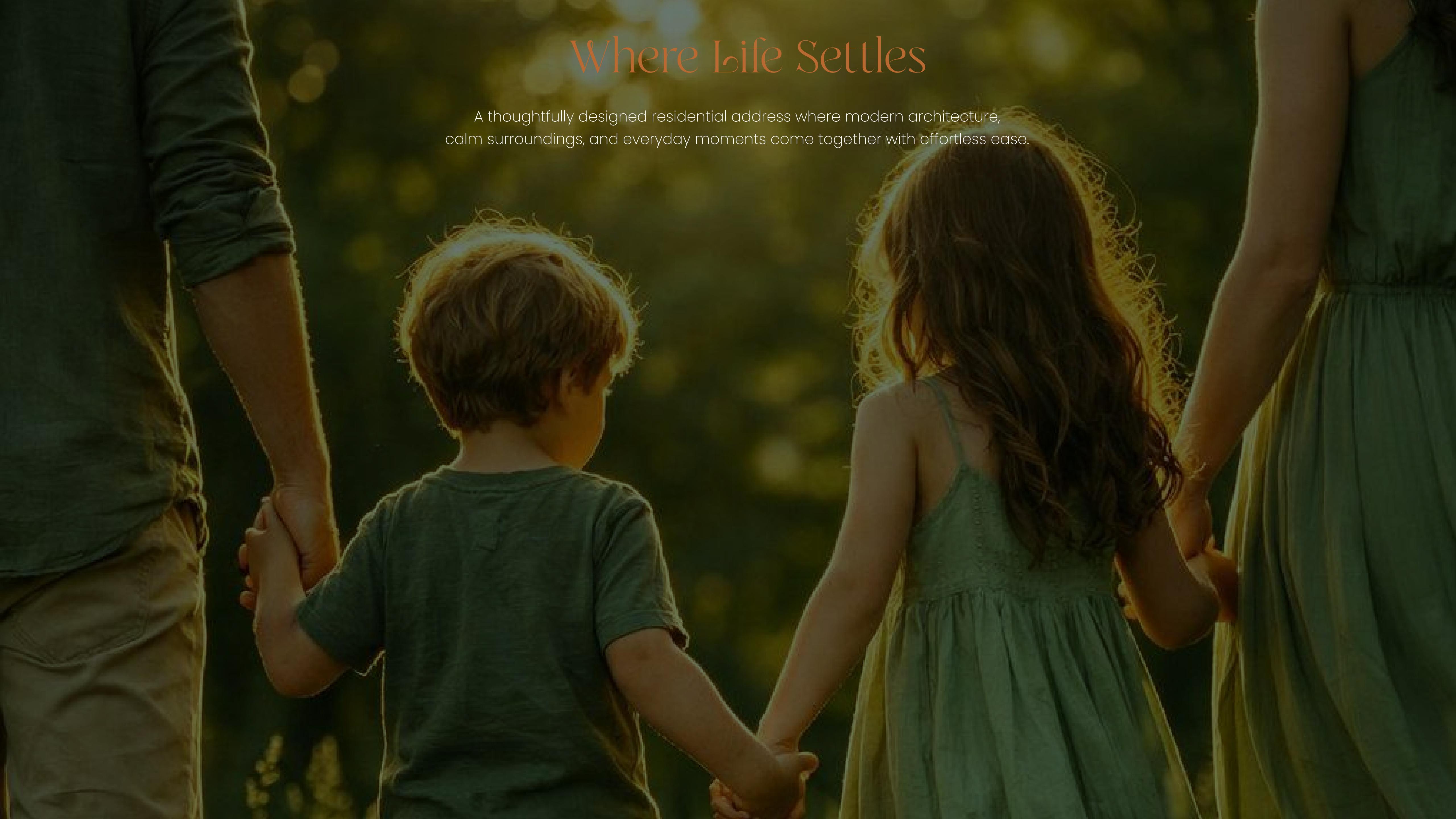
Founded in 2006 by Mr. Ghaleb Al Sarraj, Al Serh Al Kabeer Construction Company L.L.C. is a trusted leader in construction and property development across the UAE and Saudi Arabia. With expertise spanning residential, commercial, and specialized projects, the company is driven by a commitment to excellence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



ASAK DEVELOPMENT



Where Life Settles

A photograph of a family of four walking in a park. A man in a green shirt and tan pants walks on the left, holding a young boy's hand. A woman in a green dress walks on the right, holding a young girl's hand. The boy and girl are walking towards the camera, away from the viewer. In the background, a modern building with large windows and a glass door is visible through a lush green lawn and trees. The lighting is warm and golden, suggesting late afternoon or early evening. The overall mood is peaceful and family-oriented.

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 Mœaisem – **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**

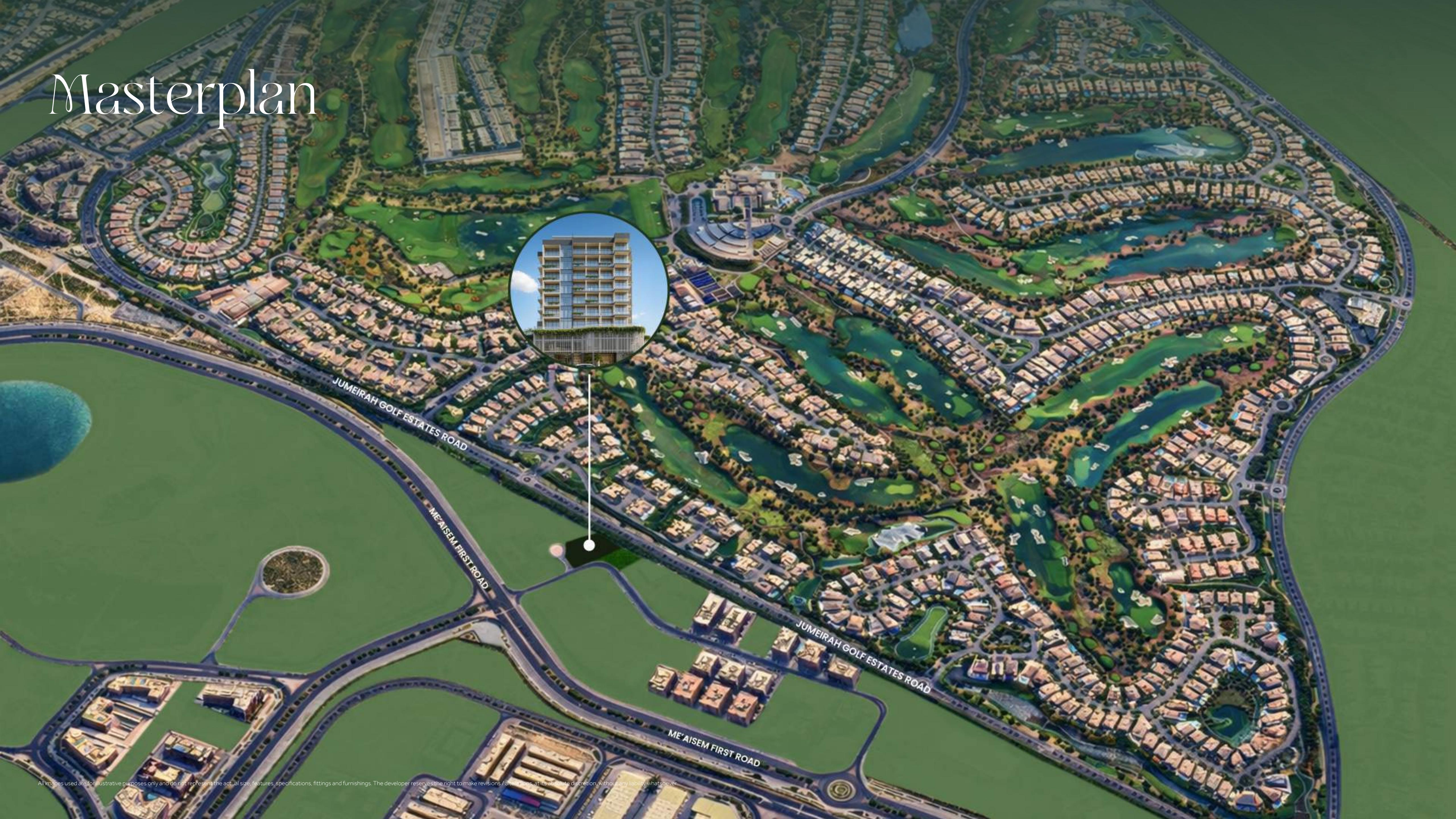
Business Bay – **20 mins**

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

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



Masterplan



Plot Location



Building Structure



Facade



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.

COMMUNITY & MARINA SKYLINE VIEW



Outdoors Activities



Running Track



Mini Golf



Golf Simulation Area



2nd Floor

Studio	8 Units	●
1 BR	6 Units	●
2 BR	1 Unit	●



**COMMUNITY
& PARK VIEW**

COMMUNITY & MARINA SKYLINE VIEW



GOLF VIEW

**PARTIAL
GOLF & AMENITIES
VIEW**

3rd to 7th Floor

Studio	9 Units	●
1 BR	6 Units	●
2 BR	1 Unit	●

COMMUNITY
& PARK VIEW

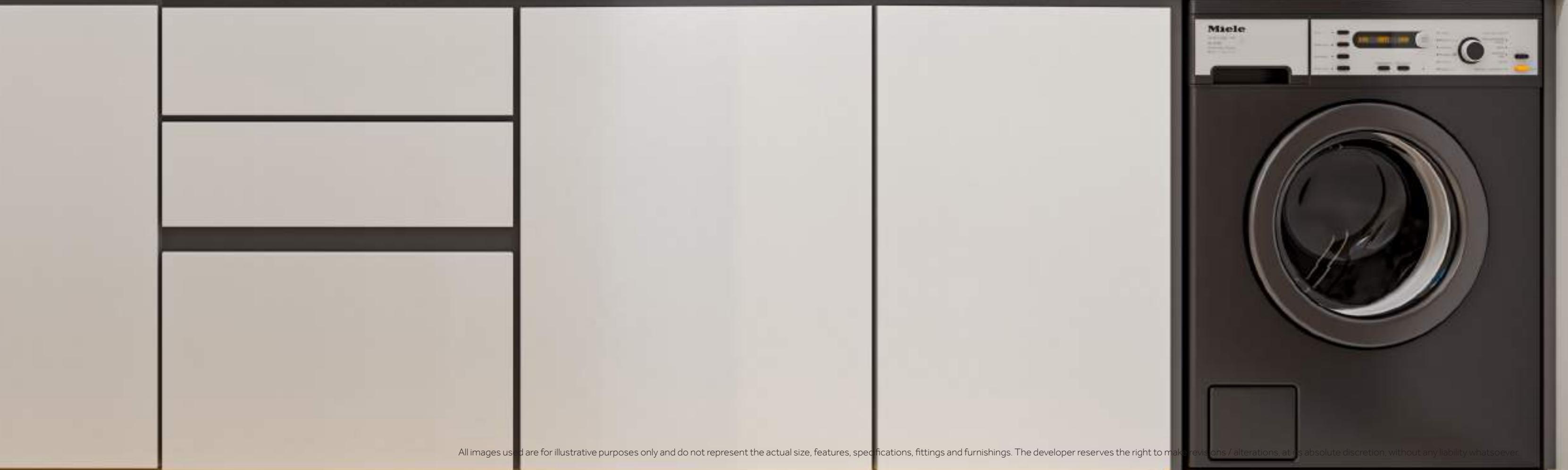
COMMUNITY & MARINA SKYLINE VIEW



Studio



Studio - Kitchen



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

Studio - Bathroom



1BR - Living Room



1BR - 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

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 LLC
2.	Account No.	1009686807
3.	IBAN No.	AE52023000001009686807
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.





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BY **A S A K**



ASAK DEVELOPMENT

EXCLUSIVELY PRESENTED BY
O C T A
PROPERTIES