

# SOMa

RESIDENCES



DUBAI ISLANDS

Factsheet



# A Different Pace of Living



Guided by Origami's belief that the spaces we inhabit shape how we feel, SOMA introduces a more considered way of living on Dubai Islands.

Set within an intimate low-rise coastal setting, SOMA brings together design-led residences, generous outdoor spaces and a lifestyle shaped by openness, connection and ease. With just 44 residences, it offers a more personal scale of living rarely found within Dubai, where mornings begin a little slower, more time is spent outdoors and life unfolds naturally between home, the water and the spaces in between.

Inspired by the rhythm of Mediterranean coastal living, SOMA offers a warmer, more relaxed expression of contemporary Dubai life, defined by light, community and a genuine sense of place.



# Designed to Be Lived in



Designed by XBD Collective, the residences at SOMA take their cues from contemporary European living. A collection of one, two, three bedroom and duplex residences and duplexes, each home balances openness, warmth and practicality within a setting shaped by the rhythm of coastal life.

## DESIGNED AROUND LIGHT

Three-metre ceilings, floor-to-ceiling acoustic glazing and expansive private balconies create bright, open interiors throughout.

## MATERIALS THAT ENDURE

Bosch appliances, European finishes and fixtures by Geberit, Grohe and Zucchetti are complemented by warm oak tones and porcelain surfaces selected for lasting quality.

## COMFORT, THOUGHTFULLY INTEGRATED

Smart home integration, individually controlled cooling and access-controlled amenities support convenience and peace of mind throughout the day.

## WELLBEING BY DESIGN

Enrolled to pursue WELL Gold Certification, SOMA reflects Origami's commitment to creating homes that support healthier and more balanced living.



# A Day Worth Staying In For



Coffee on the terrace before the city wakes. A morning between the gym and yoga studio. Afternoons that drift between the pool and the sea. Drinks on the rooftop as the light turns.

Each space at SOMA is designed around a different moment in the day, creating a rhythm that feels easy to slip into and difficult to leave behind.

The feeling of getting away. Without ever leaving home.

# An Island Setting, Connected to the City



SOMA sits within Dubai Islands, surrounded by coastline, open water and emerging lifestyle destinations, while remaining closely connected to the heart of Dubai.

## WALKING DISTANCE:

- Canal Promenade
- Dubai Islands Mall
- Marinas
- White-sand beaches

## A BRIEF DRIVE AWAY:

- World-class golf courses
- Sheikh Zayed Road via the new bridge connection
- Waterfront Market
- Downtown Dubai
- DIFC
- Dubai International Airport

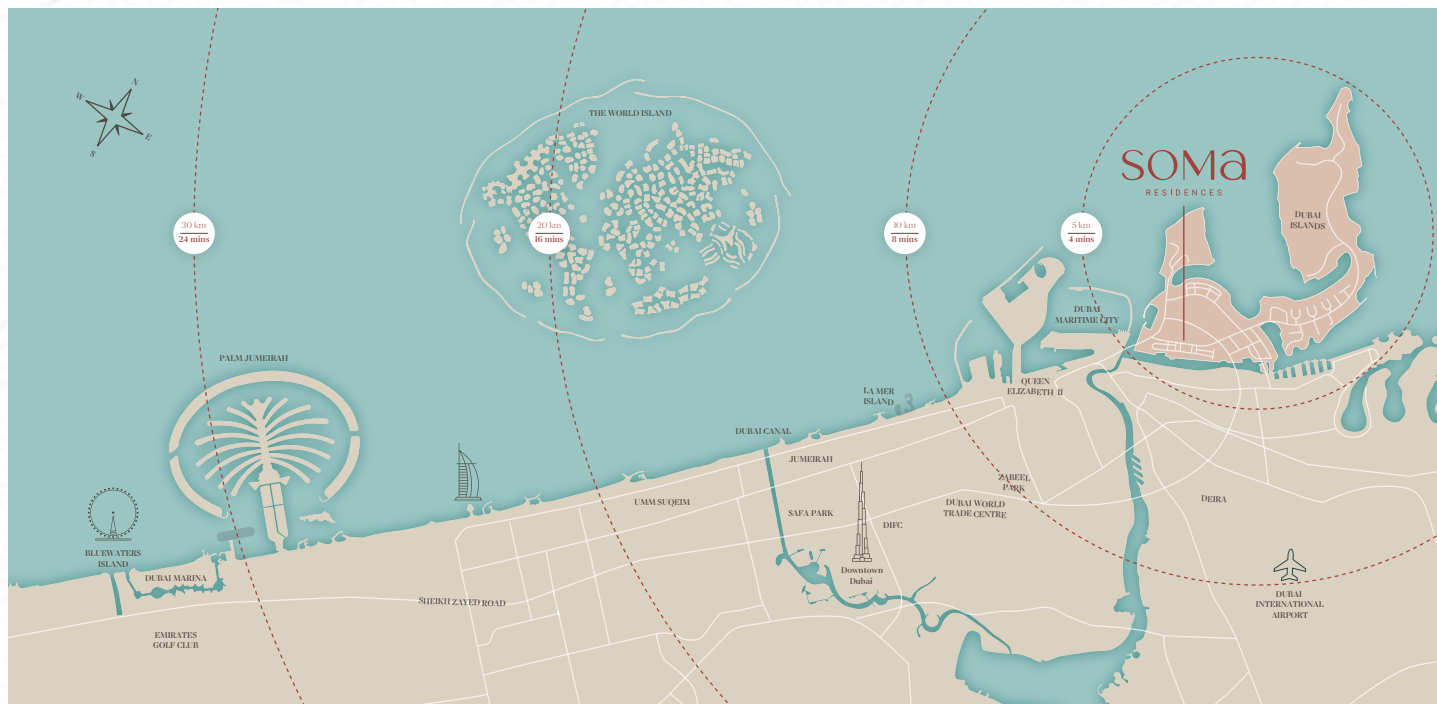
# Living Well, Every Day



Spaces designed to support the moments that shape daily life.

- 20m Infinity Pool with In-Pool Sunken Loungers
- Childrens' Pool
- Clubhouse
- Clubhouse Café & Co-working Space
- Sunken Lounge
- Technogym Fitness Centre
- Movement Studio
- Treatment Room
- Sauna & Steam Rooms
- Rooftop Lounge
- Rooftop Padel Court





**4** minutes to the Metro Station

**4** minutes to the Waterfront Market

**8** minutes to Sheikh Zayed Road

**8** minutes to Dubai International Airport

**12** minutes to Dubai International Financial Centre

**13** minutes to Dubai Mall

**13** minutes to Downtown Dubai

**15** minutes to Jumeirah Beach

## Payment Plan

|     | INSTALLMENTS                | % AMOUNT    |
|-----|-----------------------------|-------------|
| DLD |                             | 4%          |
| 1   | Immediate                   | 20%         |
| 2   | Within 13 months of Booking | 10%         |
| 3   | Within 18 months of Booking | 10%         |
| 4   | Within 24 months of Booking | 10%         |
| 5   | Upon Handover               | 50%         |
|     | <b>Total</b>                | <b>100%</b> |

Accelerated Investor Incentive Non-Post Handover Payment Plans are Available. Enquire for More Information.

Service charge estimation: AED 18 per sq. ft.

## Configuration Details

|              |                            |
|--------------|----------------------------|
| 1-Bedroom    | available from 848 sq.ft   |
| 2-Bedroom    | available from 1,323 sq.ft |
| 3-Bedroom    | available from 1,607 sq.ft |
| 3-Bed Duplex | available from 2,355 sq.ft |

|                    |                        |
|--------------------|------------------------|
| Structure:         | G + P + 6 + R          |
| Unit Status:       | Residential Apartments |
| Ownership:         | Freehold Residential   |
| Expected Handover: | Q4 2028                |

DEVELOPED BY

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[www.origamidevelopment.ae/soma](http://www.origamidevelopment.ae/soma)

**CONTACT 800-DEVMARK**

## Escrow Bank Account Details

|                |                                                          |
|----------------|----------------------------------------------------------|
| Account Name   | Origami Development LLC - Escrow Account Soma Residences |
| Bank           | MCB BANK LIMITED                                         |
| Escrow A/c No. | 0000059050000023                                         |
| IBAN           | AE630910000059050000023                                  |
| Swift Code     | MUCBAEADXXX                                              |
| Address        | Bahwan Plaza, Sheikh Zayed Road, Dubai                   |

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