

Muraba Veil
Seen and not seen



Exclusive Experiences

From deep in the ground to high above the city, Muraba Veil provides its residents with a private world of exclusive experiences.

Dune subterranean wellness club

A 15,000 sq ft wellness club featuring cavernous experiential pools, sauna, steam and treatment rooms. It is adjacent to the 2-level, 5,000 sq ft gym and multipurpose studio.

Oasis

A central meeting place at ground level illuminated by sunlight filtering through a 12-meter-high coral-like ceiling, housing access to Muraba Veil's gallery, café, canal boardwalk, wellness club, and other amenities.

South-facing dune pools

Multiple elevated south-facing pools for children and adults.

Majlis Lounge

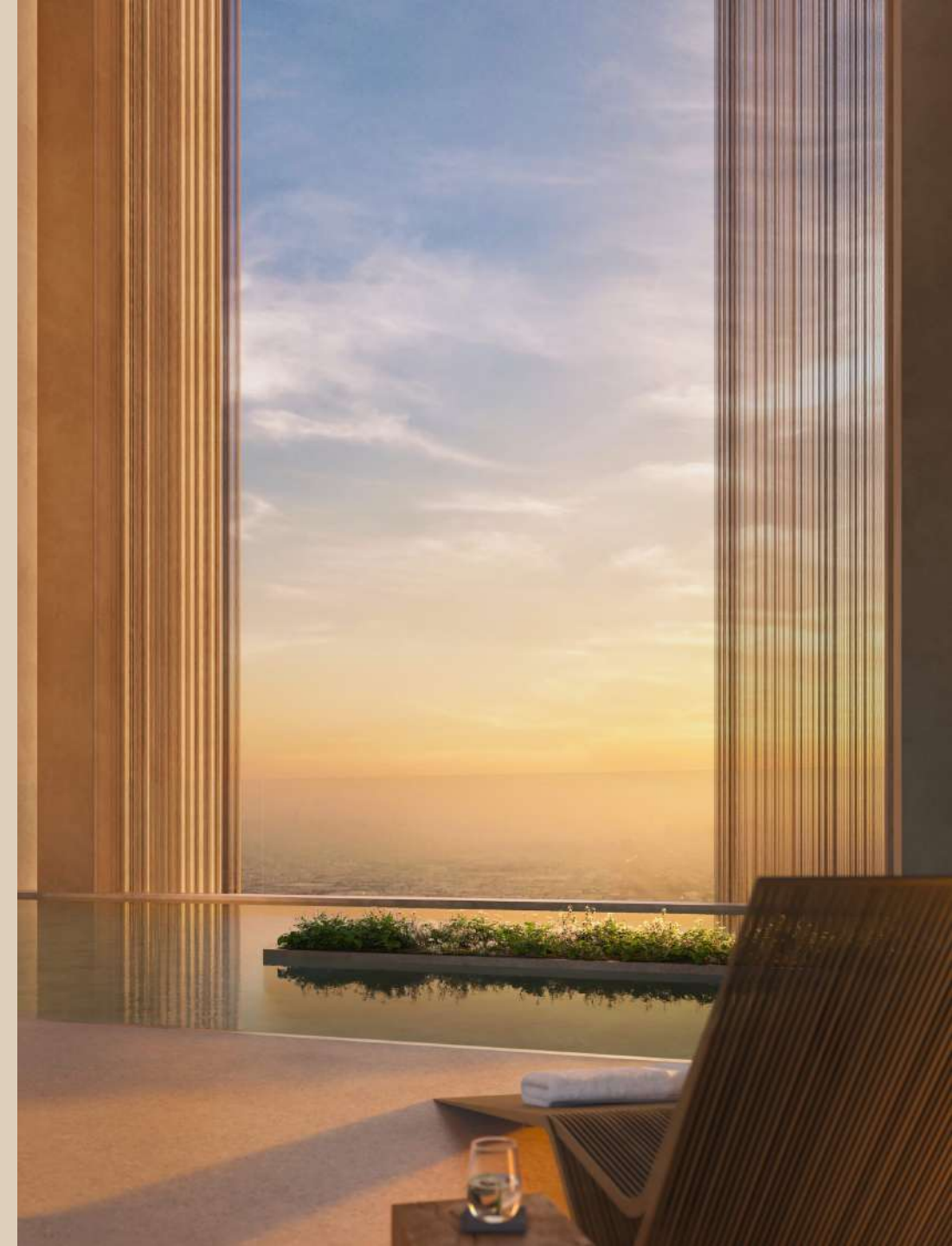
The Veil's Majlis floor on level 31 is exclusive to residents, providing serviced lounges, conference rooms, and a private cinema where guests can welcomed and entertained.

Rooftop swimming pool

A 48-meter-long swimming pool, 360 meters above ground, enjoying views of the Gulf and the city. It is joined by a padel court.

Rooftop fine dining

On the 71st floor is the Veil's fine dining restaurant, serving exceptional Middle Eastern cuisine, with a private dining area exclusively for residents.





Cavern pool + wellness experiences

5 treatment rooms (including Hamam)

Interior pool

Exterior pool

Hydromassage pool (strong)

Hydromassage (soft)

Texture experience

Sound experience

Flower bath

Warm bath

Cold bath

Fire bath

Stone rain

Steam (male + female)

Sauna (male + female)

Private rest area

Changing rooms + locker rooms (male + female)

Gym weight/cardio area (lower level)

Gym stretching area (upper level)



Building Services

Building management + hospitality

Concierge and valet parking.

Facilities maintenance + repairs

Elevators, air conditioning, air quality, landscaping, electricity and water supply for common areas + structural repairs and refurbishments.

Security

CCTV surveillance, security guards, and access control systems.

Cleaning + waste management

Cleaning of common areas, waste management, and sanitation.

Outdoor maintenance + landscaping

Maintenance of courtyard gardens, pools, and outdoor spaces in common areas.

Insurance + administrative fees

Building insurance, property management fees, and legal compliance.





Residence Services

Garden terrace maintenance

Motorised glass doors, water features, landscaping, glass balustrade, motorised Veil, façade.

Home automation

Home automation systems maintenance

On demand services

Housekeeping

Private pool cleaning

Development information

Tower height: 380 m

Total floors: 73 (including 7 MEP levels) + 3 parking levels

Total residences: 131

Anticipated service charge: AED 38/sq ft per annum

Market comparasion

Development	Service fee (AED/sq ft)
Muraba Veil, Al Wasl	38.00
W Residences, Business Bay	40.71
The Address Dubai Mall, Downtown	41.35
Royal Atlantis, Palm Jumeirah	46.36
The Lana Residences, Business Bay	48.47
Bvlgari Residences, Jumeirah Bay Island	53.72
The One, Palm Jumeirah	57.55
Four Seasons Residences, Al Wasl	113.57
Four Seasons Penthouse, Al Wasl	114.74

*Data from [Dubai Land Department, Service Charge Index](#). (August, 2025)



