

AT  
85

RESIDENCES

PROJECT BROCHURE

AT 35

RESIDENCES

A statement in balance,  
proportion, and permanence.

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## ORIGIN

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## R A R I T Y A S P R I N C I P L E

At the heart of Wasl Gate, AT85 Residences stands as a refined address, contemporary, measured, and enduring in design.

Its name draws from Astatine, the 85th element on the periodic table, a substance so rare it exists only in trace amounts on Earth.

AT85 treats rarity as a guiding principle; seen not in excess, but in **precision, balance, and lasting form.**



<sup>2</sup>DUBAI

A CITY BUILT  
**DIFFERENTLY**

Dubai's position places two-thirds of the world  
within an eight-hour flight, fixing it at the  
center of global movement.



3 WASL GATE

A **DISTINCT**  
SETTING

A community drawn with precision,  
where space is measured, movement considered,  
and every turn reveals a plan made to last.



# WASL GATE IS A MASTER-PLANNED COMMUNITY SHAPED WITH PURPOSE

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Homes, retail, and green corridors here come together to create balance, shaping a neighborhood that moves at an even pace.

Schools, parks, and communal spaces are built into the plan, giving daily life its order and ease.

Within this, AT85 stands as a calm anchor, part of the neighborhood, yet distinctly its own.

DISTANCE  
MEASURED IN  
**MINUTES**

**10 MIN**

- ▶ Festival Plaza
- ▶ Corridor of Tolerance

**15 MIN**

- ▶ Dubai Marina

**20 MIN**

- ▶ Palm Jumeirah
- ▶ Mall of the Emirates
- ▶ Burj Al Arab

**25 MIN**

- ▶ Dubai Mall
- ▶ Downtown Dubai
- ▶ Al Maktoum International Airport

**30 MIN**

- ▶ Kite Beach
- ▶ Dubai International Airport



# PROJECT LOCATION MAP



AT  
35  
RESIDENCE

AN ADDRESS  
ROOTED IN **RARITY**

The building holds its place against the sky,  
a veil of patterned metal catches the light  
in scattered glints.





## MEASURED FORM

Off-white stone panels stretch in calm planes, lined with fine veining.

Vertical bands of warm wood rise between the glass, drawing the eye upward.

The glazing runs full height, clear and steady. Everything settles into balance.

BENEATH THE  
**SURFACE**

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The entrance draws the eye downward before leading you in. A long, linear pool runs along the base, its still water set against dark stone.

Soft lighting slides beneath the canopy, tracing the meeting line of wood and stone.

The glow is gentle, inviting pause, reflection, and calm transition.





# THE INNER FRAME

At the heart of AT85 lies a quiet courtyard. A circular pool anchors the space, its stepped edge clean against still water.

Benches nestle among layered greenery – flowering trees, clipped hedges, soft ground cover.

From above, balconies frame the courtyard in a quiet embrace.



# LINES AND SURFACES

Inside, the building speaks through material and restraint. Calacatta Borghini runs cool and pale across the walls.

Fior di Bosco settles below, darker, grounding the composition. Bronze cladding edges the form, catching light in thin, precise lines.

Each material carries its own tone, yet together they form a single, lasting language, one of balance and permanence.

## 5 LOBBY

### A CONSIDERED ARRIVAL

The lobby gathers everything the exterior suggests; precision, calm, and depth.





Marble floors veined in soft lines reflect subtle light.

Pale wood panels rise in smooth continuity, while lighting folds quietly into the edges.

A single sculpted counter anchors the room, holding the stillness around it.

RESIDENCES

SPACE HELD  
IN **PROPORTION**

Every residence is drawn with clarity and purpose –  
layouts defined by balance rather than excess.





## THE RESIDENCES

### Studios

Compact spaces shaped with precision.

### 3-Bedroom Podium Villas

Generous interiors with distinct zones for living and retreat.

### 1-Bedroom Simplexes

Thoughtful zoning between shared and private areas.

### 3-Bedroom Townhouses

Layered interiors with private gardens and a grounded sense of home.

### 2-Bedroom Simplexes

Proportions that bring rhythm and flow.







## AMENITIES

## PLACES TO LINGER

Amenities are seamlessly integrated into the architecture, each one part of the building's rhythm and experience.



# THE AMENITIES



Residents' Lounges



Children's Play Areas



Rooftop Lounge



Health and Fitness Club



Yoga Studio



Rooftop Gym



Swimming Pool



Landscaped  
Gardens



24/7  
Security and Community  
Management





WORKOUT

TODAY  
IS YOUR DAY  
TO SAY NO!  
TO TRAD HARD  
TO LIVE HEALTHY  
TO BE PROUD

ATEDECK

ULTIMATEDECK

ULTIMATEDECK







AT 85  
RESIDENCES

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DEVELOPER

## SCOPE PROPERTIES

Scope Properties, the real estate arm of Scope Investment, was founded in 2019 to manage and grow the group's property portfolio.



سكوب العقارية  
SCOPE PROPERTIES

As a trusted name in the UAE's real estate landscape, the company specialises in property development, asset management, and project delivery, creating homes and communities that elevate everyday living.

With landmark projects such as Stella Maris in Dubai Marina and Al Mutarid Lifestyle Centre in Al Ain, Scope Properties delivers high-quality developments that combine modern design, functionality, and long-term value.

Partnering with leading architects and planners, Scope Properties shapes sustainable, people-focused environments that enrich communities and stand the test of time.

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[www.at85.ae](http://www.at85.ae)