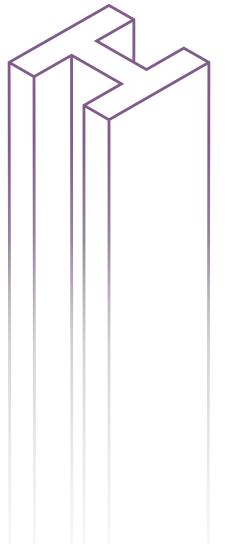


A silhouette of a modern city skyline against a sunset sky. The sky is a warm, orange-yellow gradient, transitioning from a darker purple at the top to a bright yellow-orange at the horizon. The city skyline consists of numerous skyscrapers of various heights and architectural styles, their dark silhouettes standing out against the bright sky. Some buildings have distinct features like spires or unique shapes. In the foreground, the dark silhouette of the city's base and some low-rise buildings are visible.

RISE WITH A NEW SKYLINE



North London Collegiate School	2 Mins
Hartland International School	2 Mins
Meydan One Mall	10 Mins
Meydan Racecourse	10 Mins
Ras Al Khor Wildlife Sanctuary	12 Mins
Downtown Dubai	12 Mins
Dubai Mall & Burj Khalifa	15 Mins
Museum of the Future	15 Mins
Dubai International Financial Centre	15 Mins
Dubai World Trade Centre	15 Mins
Dubai International Airport	17 Mins
Marina Mall & Dubai Marina	20 Mins
Emirates Golf Club	20 Mins
Palm Jumeirah	20 Mins
Dubai World Central Airport	30 Mins



THE Highbury

The Highbury begins a new chapter in Mohammed Bin Rashid City, an area fast becoming an extension of the sociable and all-embracing Downtown Dubai.

The vision of the property takes a grand leap to a new level of individuality and aspiration by bringing together two contemporary buildings over 29 storeys set on a garden- strewn podium. The two parts of the building are merged with a seamlessly interconnected plan, separated by their own visual character.

The transition between the connected buildings is visually treated with a stepped facade that culminates in a gradual transition from ground-level gardens to the upper-level duplex apartments and roof terrace.





SIZE RANGE PER UNIT TYPE (LOWER APARTMENTS)

Studio

425 sq. ft

1 Bedroom

From 766 sq. ft to 905 sq. ft.

2 Bedrooms

From 1,050 sq. ft to 1,375 sq. ft.

2 Bedroom + Maids

From 1,199 sq. ft to 1,366 sq. ft.

3 Bedroom + Maids

From 1,720 sq. ft to 2,204 sq. ft.

4 Bedroom + Maids Duplex

4,012 sq. ft

NUMBER OF UNITS PER TYPE (1st to 21st Floor)

Studio = 18 units

1 Bedroom = 137 units

2 Bedrooms = 61 units

2 Bedroom + Maids = 82 units

3 Bedroom + Maids = 11 units

4 Bedroom + Maids Duplex = 1 unit

SIZE RANGE PER UNIT TYPE (UPPER APARTMENTS)

2 Bedroom + Maids

From 1,304 sq. ft to 1,765 sq. ft.

3 Bedroom + Maids

From 1,556 sq. ft to 2,112 sq. ft.

3 Bedroom + Maids Duplex

2,810 sq. ft

4 Bedroom + Maids

From 2,863 sq. ft to 4,037 sq. ft.

4 Bedroom + Maids Duplex

3,764 sq. ft

4 Bedroom Penthouse

5,254 sq. ft

NUMBER OF UNITS PER TYPE (22nd to 29th Floor)

2 Bedroom + Maids = 14 units

3 Bedroom + Maids = 12 units

3 Bedroom + Maids Duplex = 1 unit

4 Bedroom + Maids = 4 units

4 Bedroom + Maids Duplex = 1 unit

4 Bedroom Penthouse = 1 unit

BUILDING CONFIGURATION

Roof
29 Residential Floors
Podium
Ground Floor

PARKING

Studios, 1 and 2-Bedroom: 1 parking space
3 and 4-bedroom: 2 parking spaces

ELEVATORS

4 passenger elevators
1 express passenger elevator
2 service elevators

ANTICIPATED COMPLETION DATE

Q1 2026

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft



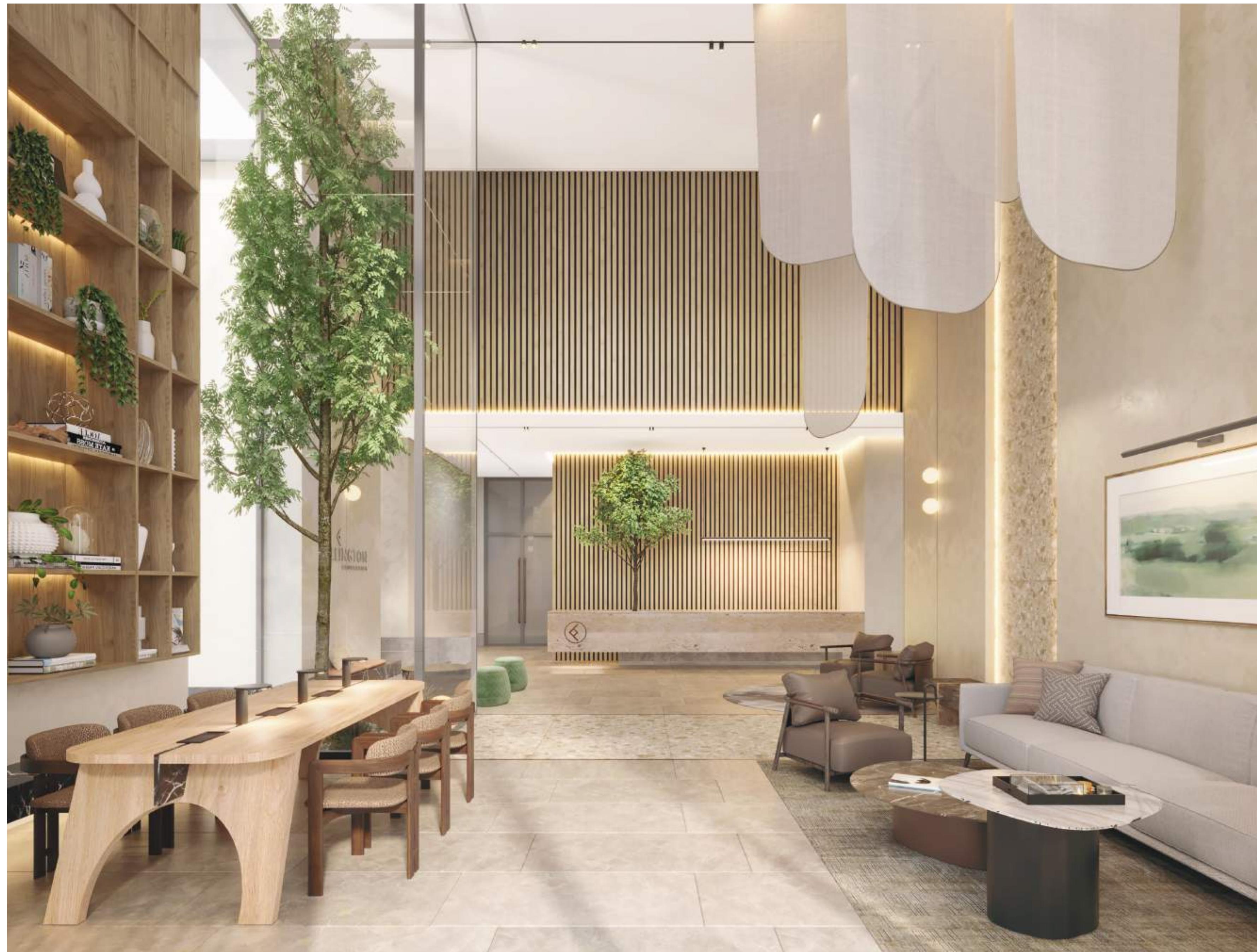
Amenities Plan





GROUND FLOOR AMENITIES PLAN

- 01 Main Entrance
- 02 Residents Access
- 03 Drop-Off Areas
- 04 Entrance Sculpture
- 05 Lobby Entrance
- 06 Communal Table
- 07 Lounge Area
- 08 Lobby Reception
- 09 Garden
- 10 Bicycle Parking with Wash Area
- 11 EV Charging Station
- 12 Parking for People of Determination
- 13 Lower Apartments Lift Lobby
- 14 Upper Apartments Lift Lobby
- 15 Loading and Unloading Area



LOBBY & LIFTS



SUSTAINABILITY





PODIUM LEVEL AMENITIES PLAN

- 01 Infinity Leisure and Lap Pool
- 02 Baja Shelf
- 03 Sunken Seating
- 04 Pool Sun Loungers Area
- 05 Cabanas
- 06 Outdoor Shower Area
- 07 Pool Deck Entrance
- 08 Pool Refreshment Area
- 09 Lounge & Seating Areas
- 10 170m Jogging Track
- 11 Outdoor Herb Garden
- 12 Barbecue Area
- 13 Outdoor Dining Area
- 14 Padel Tennis Court
- 15 Urban Basketball Area
- 16 Pet Area
- 17 Sculpture
- 18 Outdoor Kids' Play Area
- 19 Kids' Splash Pad
- 20 Community Lawn
- 21 Outdoor Games Zone
- 22 Lower Apartments Lift Lobby
- 23 Upper Apartments Lift Lobby



POOL DECK



JOGGING TRACK



OUTDOOR HERB
GARDEN



PADEL TENNIS COURT



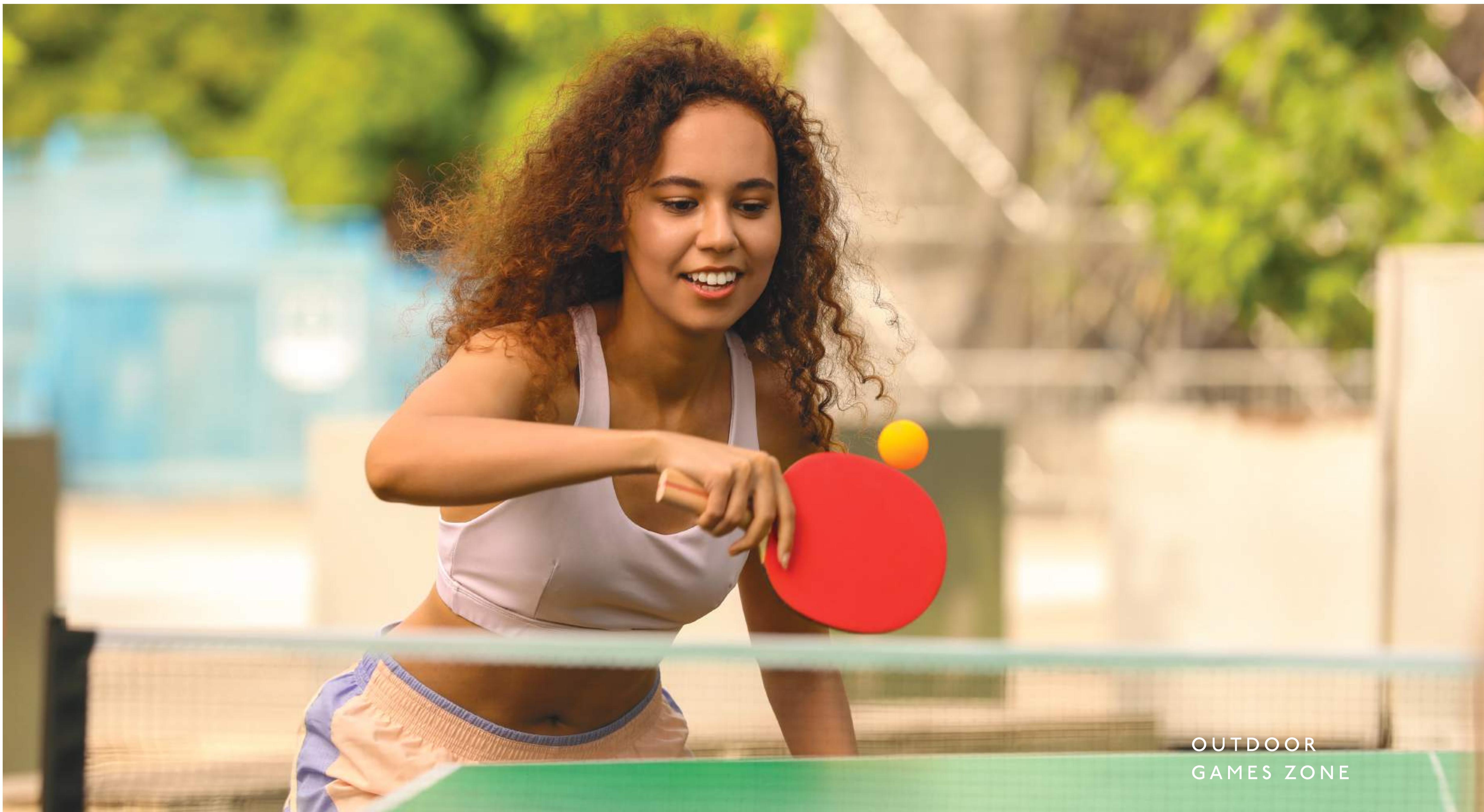
URBAN
BASKETBALL AREA



PET AREA



KIDS' PLAY AREA



OUTDOOR
GAMES ZONE

LOWER PAVILION AMENITIES PLAN

- 01 Lounge Area
- 02 Communal Table
- 03 Library Wall
- 04 Phone Booth
- 05 Kitchenette
- 06 Cinema Room
- 07 Kids Play Area
- 08 Kids Bathroom
- 09 Record Lounge Room
- 10 Bathroom for People of Determination
- 11 Male and Female Washroom
- 12 Games Table Zone
- 13 Access to Upper Pavilion

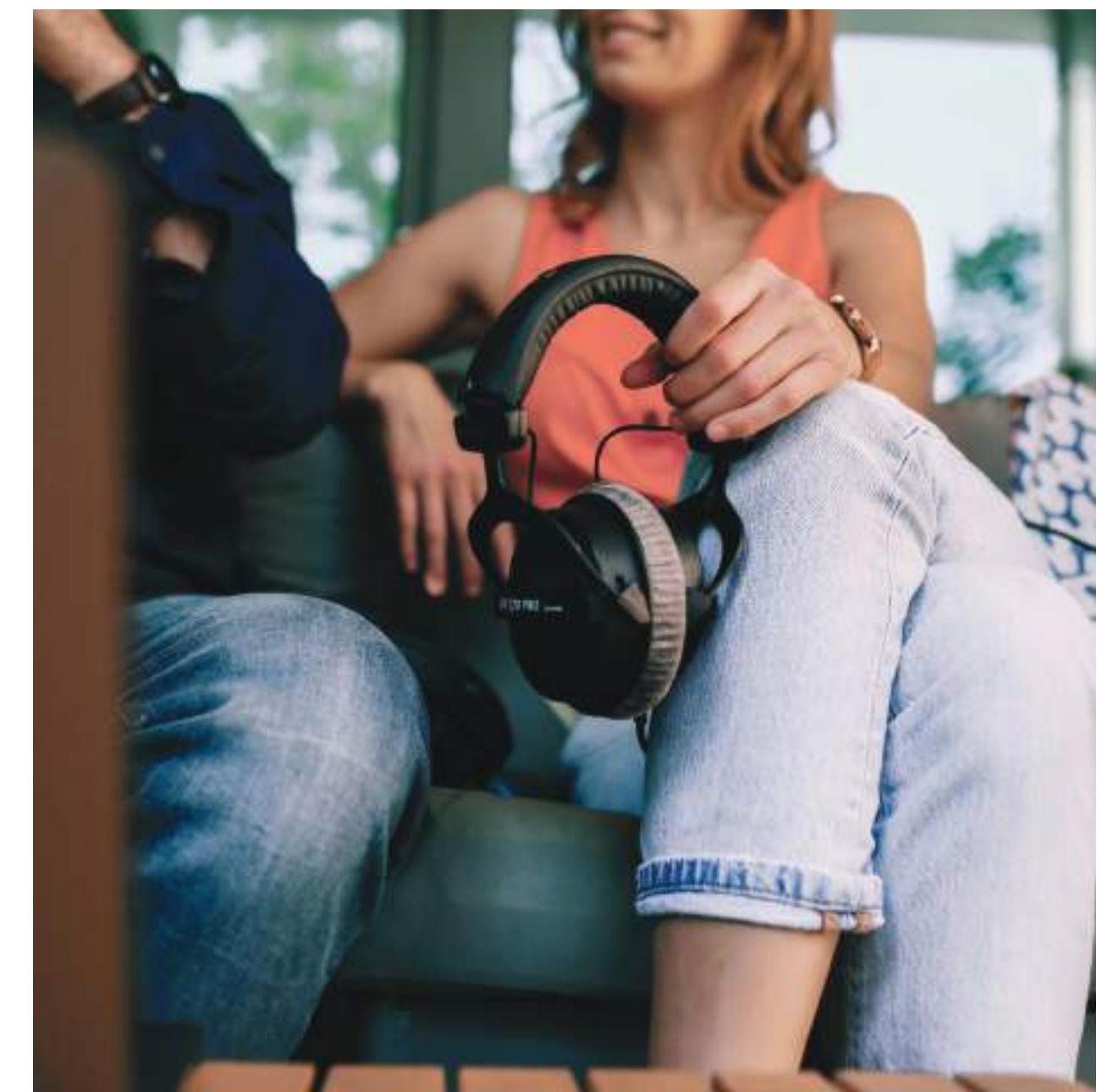




RESIDENTIAL
CLUBHOUSE



CINEMA ROOM



RECORD LOUNGE



UPPER PAVILION AMENITIES PLAN

- 01 Yoga Studio
- 02 Fitness Studio
- 03 Storage Area
- 04 Female Spa Room
- 05 Male Spa Room
- 06 Access to the Lower Pavilion



SPA ROOMS

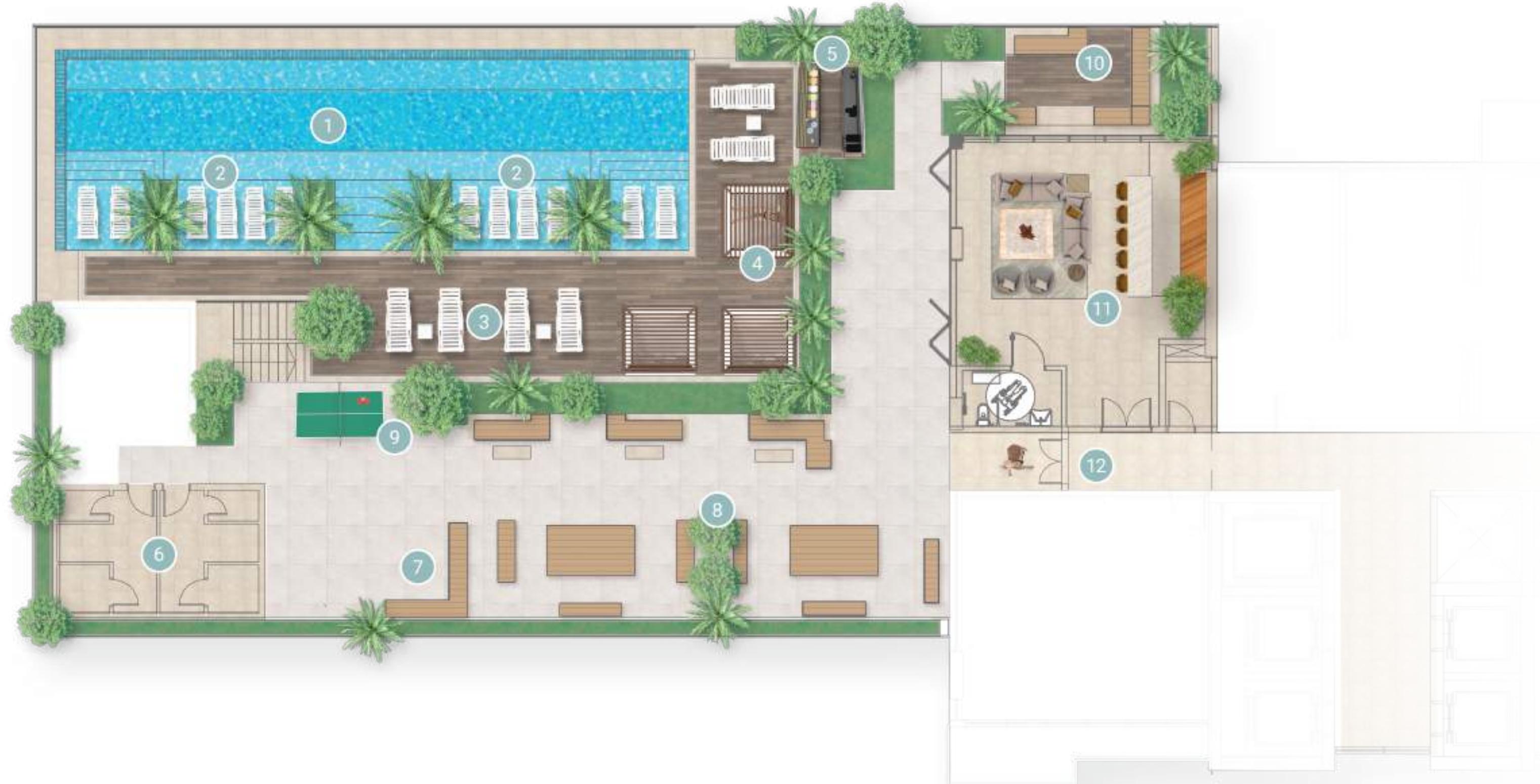


HEALTH CLUB



YOGA STUDIO

22ND FLOOR AMENITIES PLAN



- 01 Infinity Leisure Pool
- 02 Baja Shelf
- 03 Pool Sun Loungers Area
- 04 Cabanas
- 05 Pool Refreshment Area
- 06 Change Rooms
- 07 Barbecue Area
- 08 Outdoor Dining Area
- 09 Games Table Zone
- 10 Outdoor Club Lounge Terrace
- 11 Club Lounge
- 12 Entrance to Roof Deck



UPPER LEVEL
POOL DECK



KITCHENS





BEDROOMS



BATHROOMS



POWDER ROOM

Lower Level Apartments Floor Plans





1ST FLOOR PLAN



1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM DUPLEX APARTMENTS



2ND FLOOR PLAN



1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM DUPLEX APARTMENTS



3RD - 12TH FLOOR TYPICAL PLAN



STUDIO



1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS





21ST FLOOR PLAN



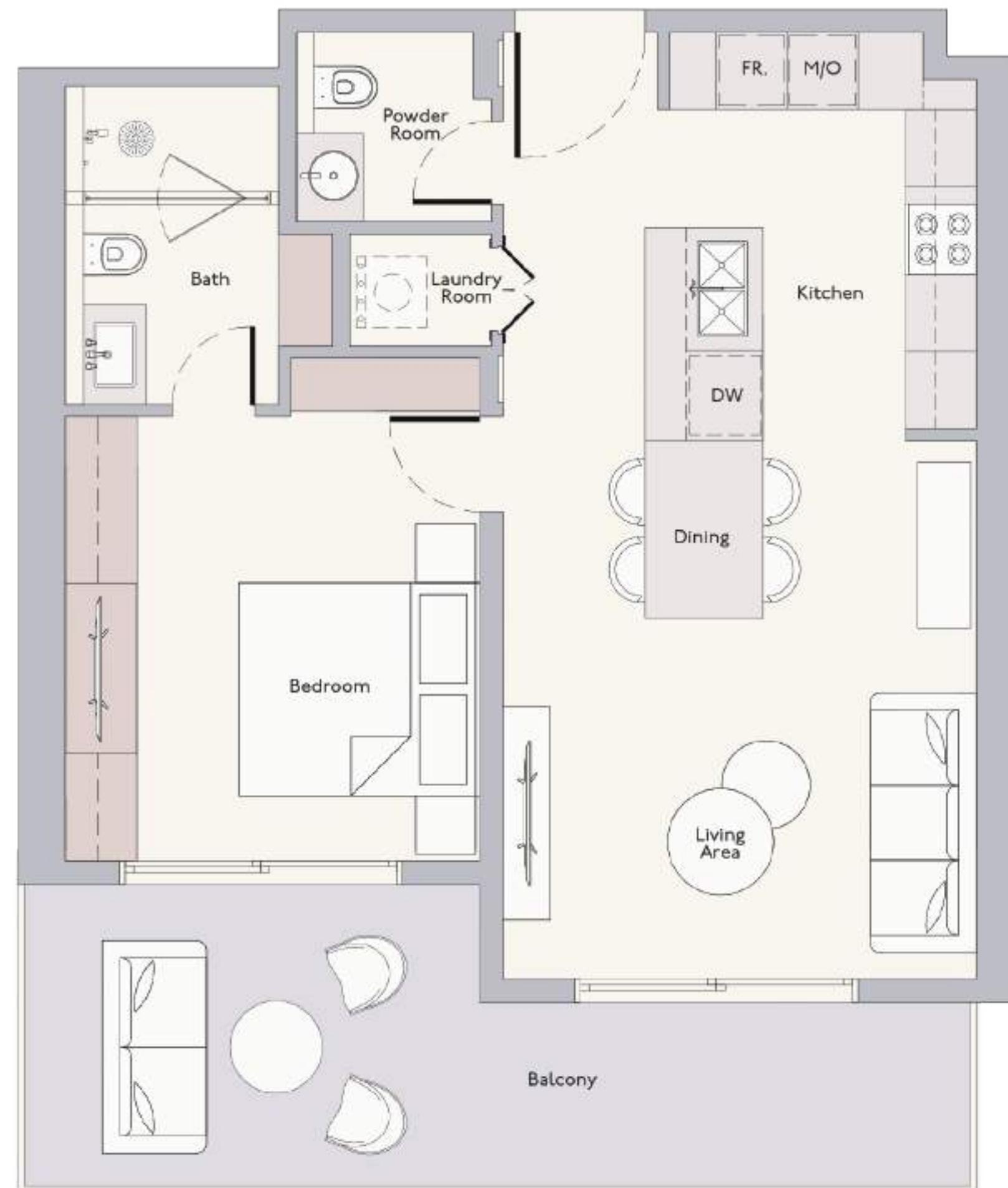
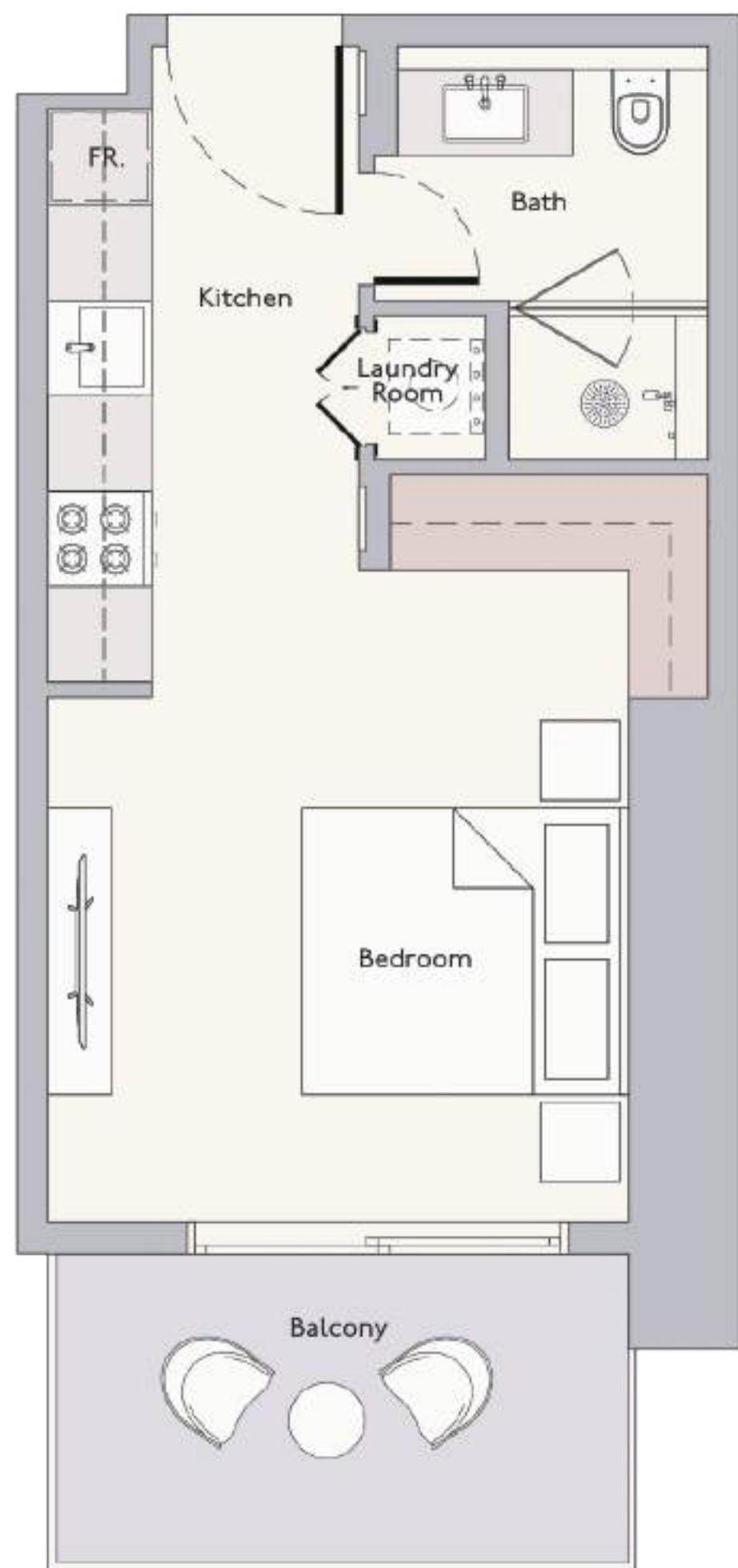
1 BEDROOM APARTMENTS



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS

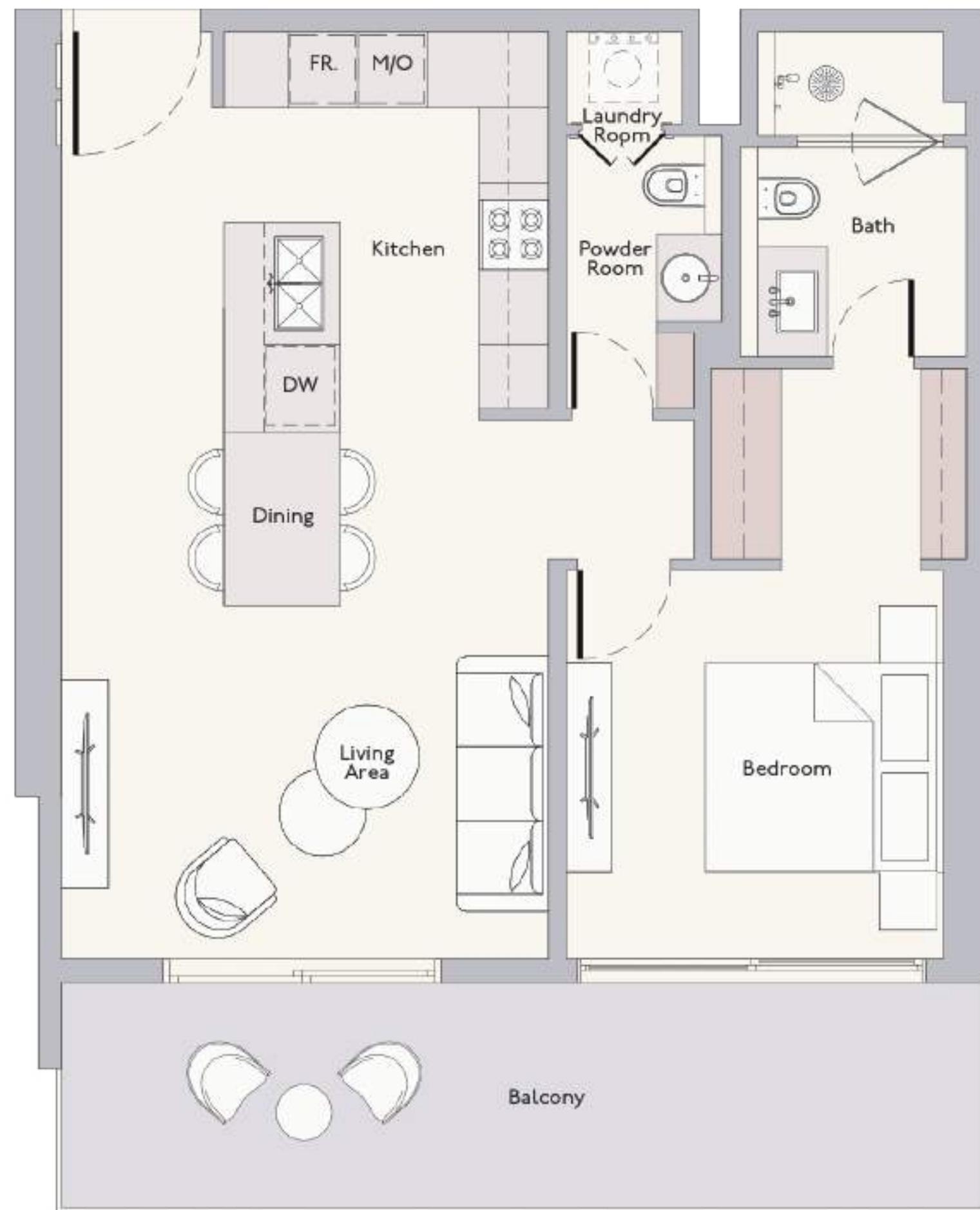




1 BEDROOM TYPE B



1 BEDROOM TYPE C



1 BEDROOM TYPE D



2 BEDROOM + MAIDS ROOM TYPE A



2 BEDROOM TYPE B



2 BEDROOM + MAIDS ROOM TYPE C



2 BEDROOM TYPE D



2 BEDROOM + MAIDS ROOM TYPE E

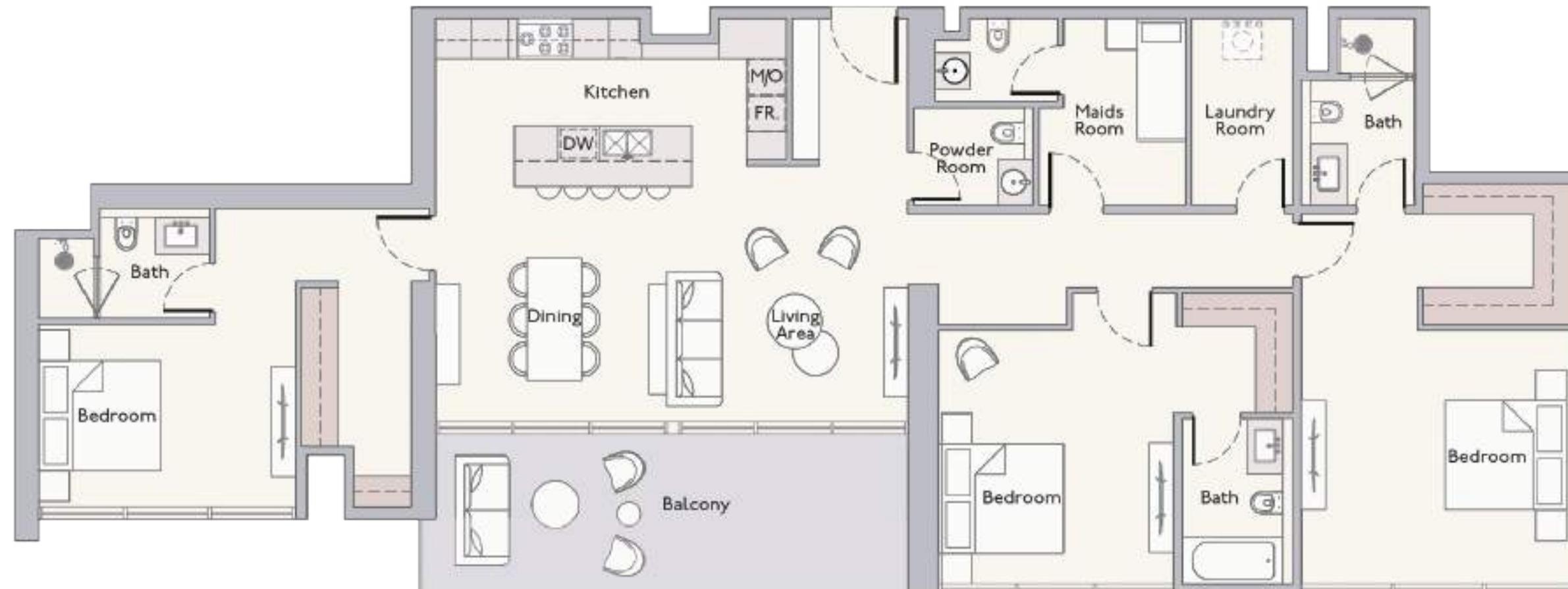




3 BEDROOM + MAIDS ROOM TYPE A



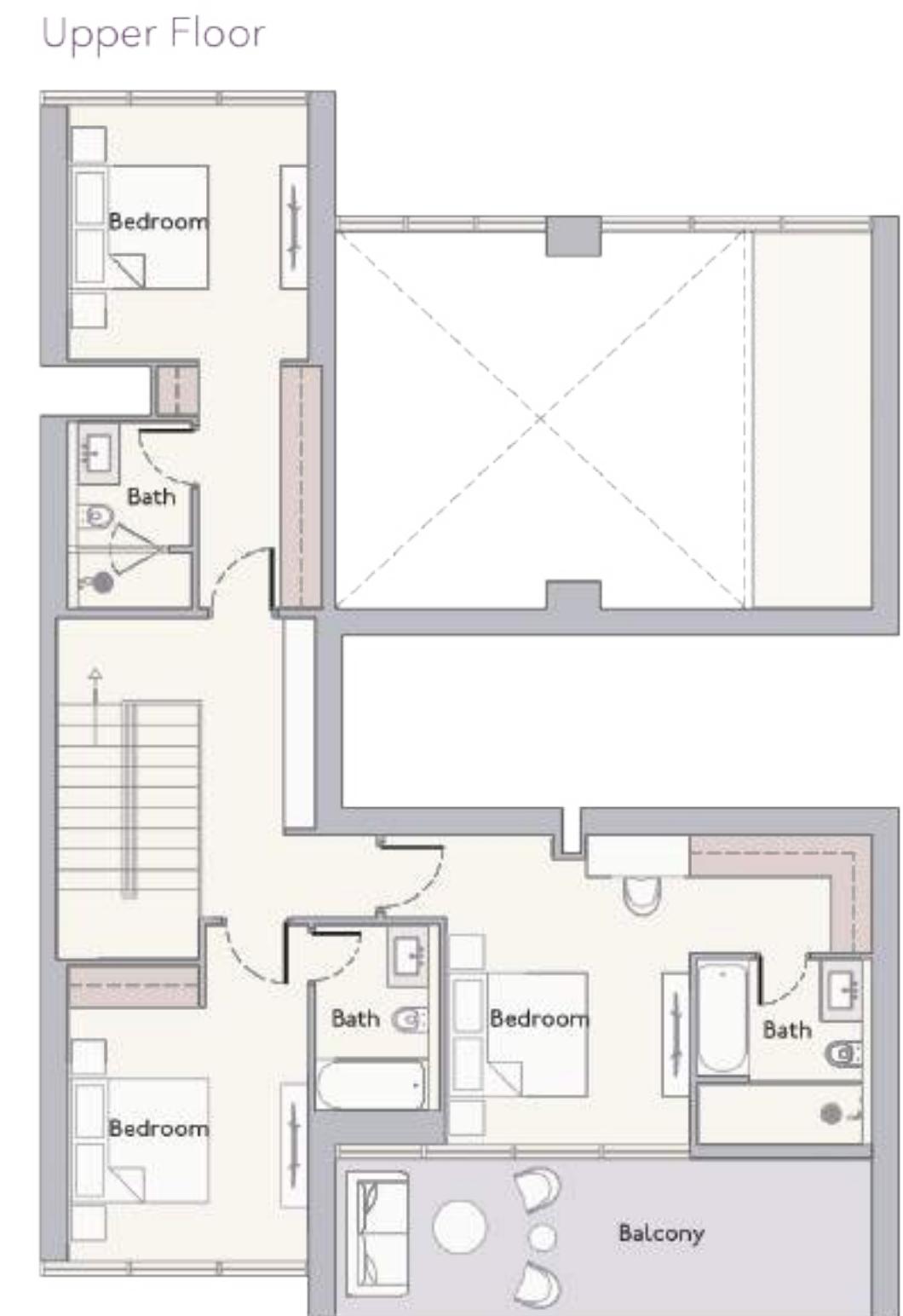
3 BEDROOM + MAIDS ROOM TYPE C



3 BEDROOM + MAIDS ROOM TYPE D



4 BEDROOM + MAIDS ROOM DUPLEX TYPE D



Upper Level Apartments Floor Plans





22ND FLOOR PLAN



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



3 BEDROOM DUPLEX APARTMENTS



23RD FLOOR PLAN



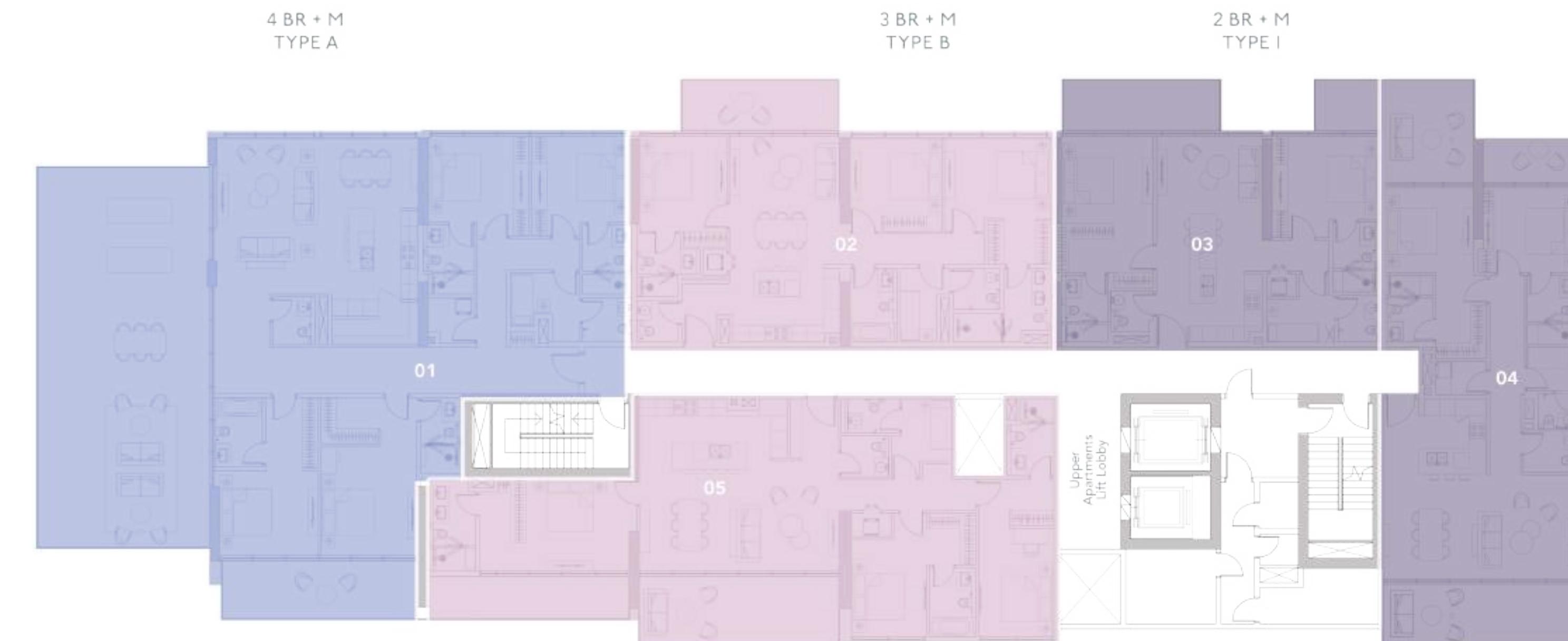
2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



3 BEDROOM DUPLEX APARTMENTS



24TH FLOOR PLAN



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM APARTMENT



25TH FLOOR PLAN



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM APARTMENT



26TH FLOOR PLAN



2 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS



4 BEDROOM DUPLEX APARTMENTS

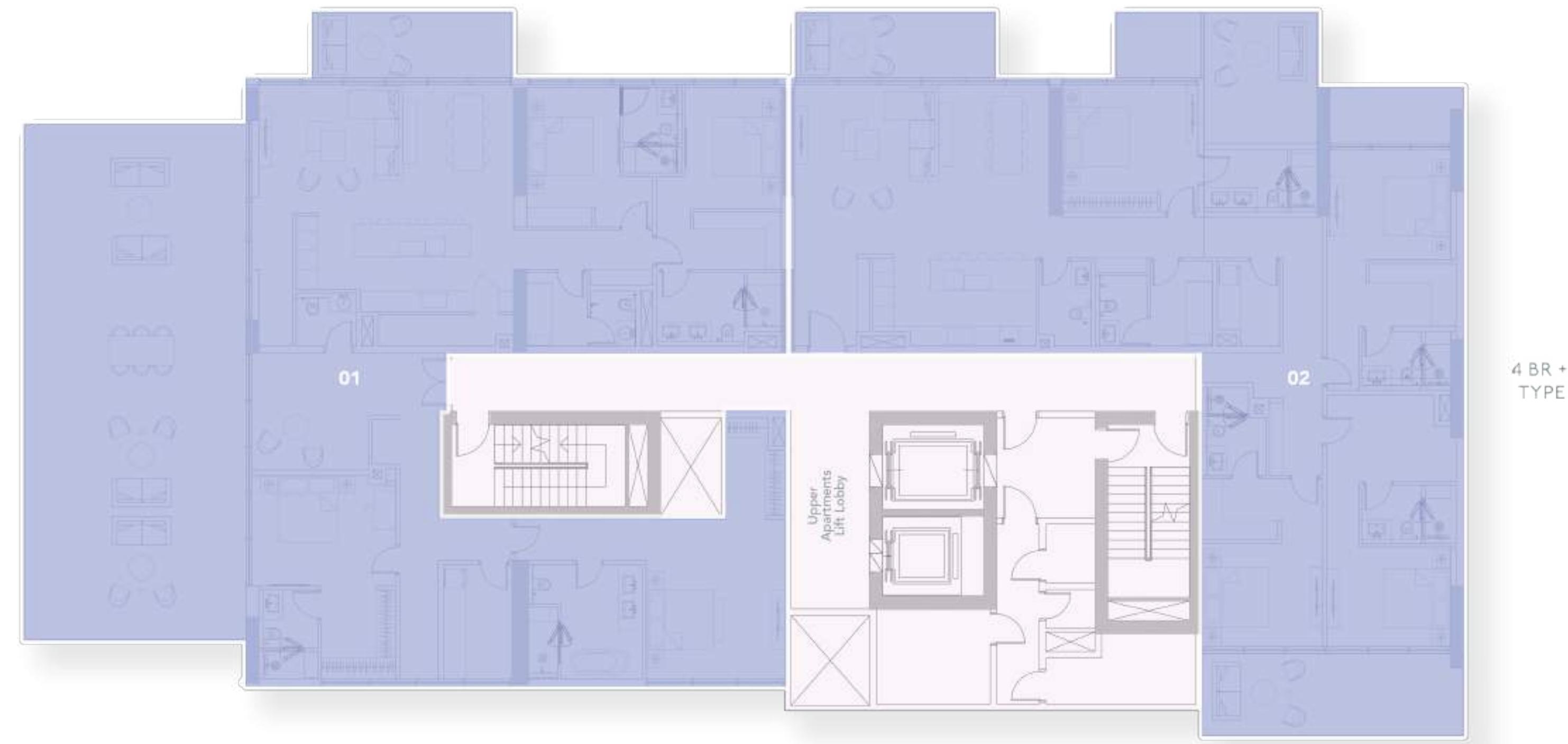


2 BEDROOM APARTMENTS

3 BEDROOM APARTMENTS

4 BEDROOM DUPLEX APARTMENTS

4 BR + M
TYPE B

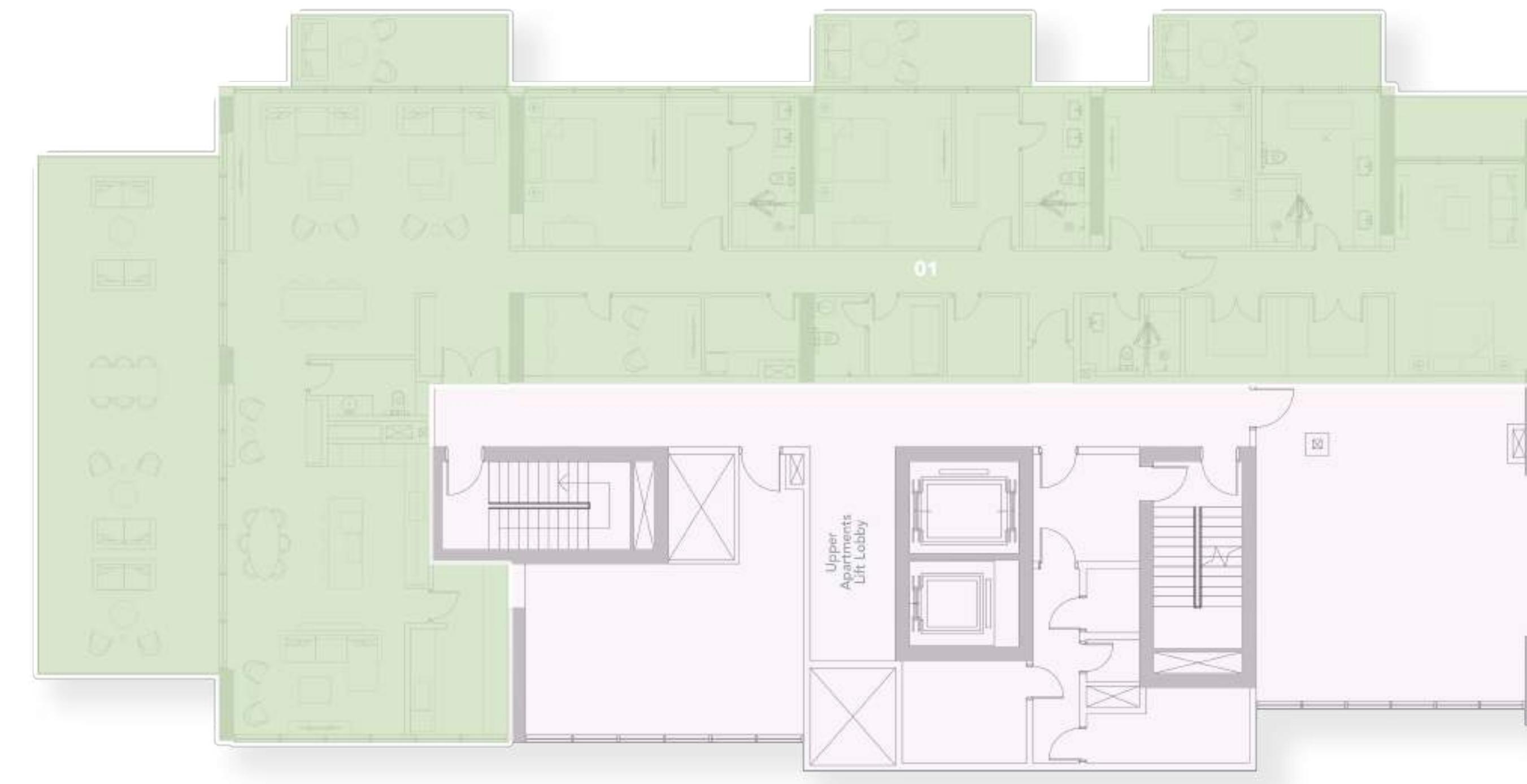


4 BR + M
TYPE C

28TH FLOOR PLAN



4 BEDROOM APARTMENTS



29TH FLOOR PLAN



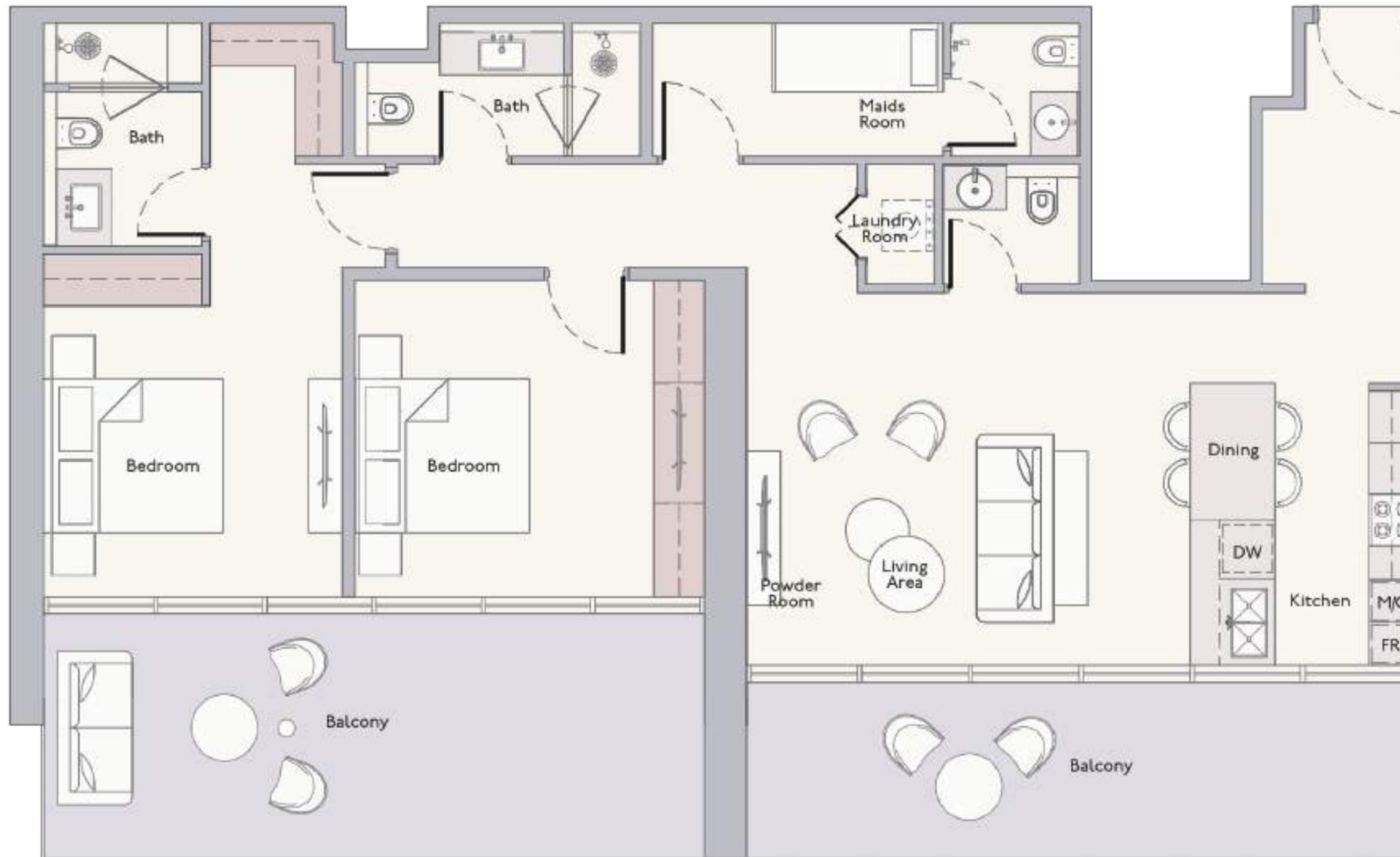
PENTHOUSE



2 BEDROOM + MAIDS ROOM TYPE H

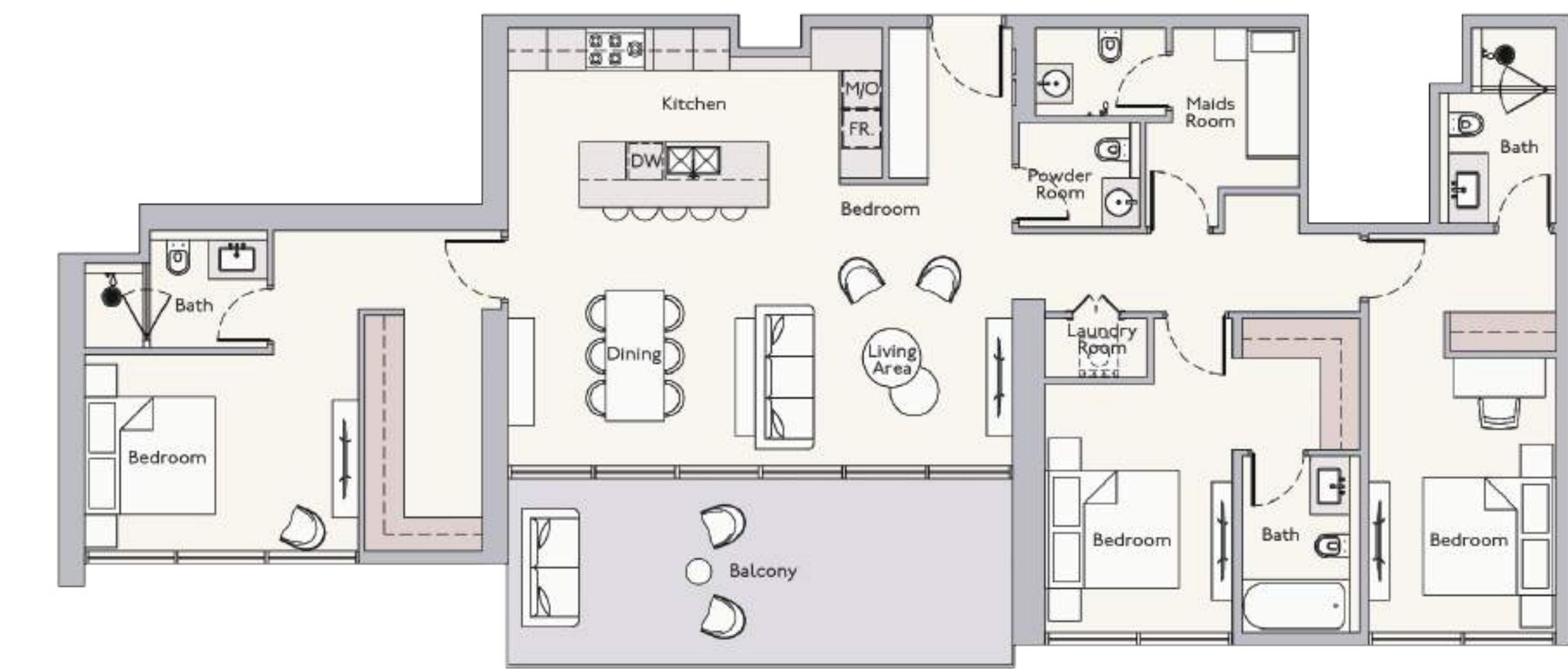


2 BEDROOM + MAIDS ROOM TYPE I

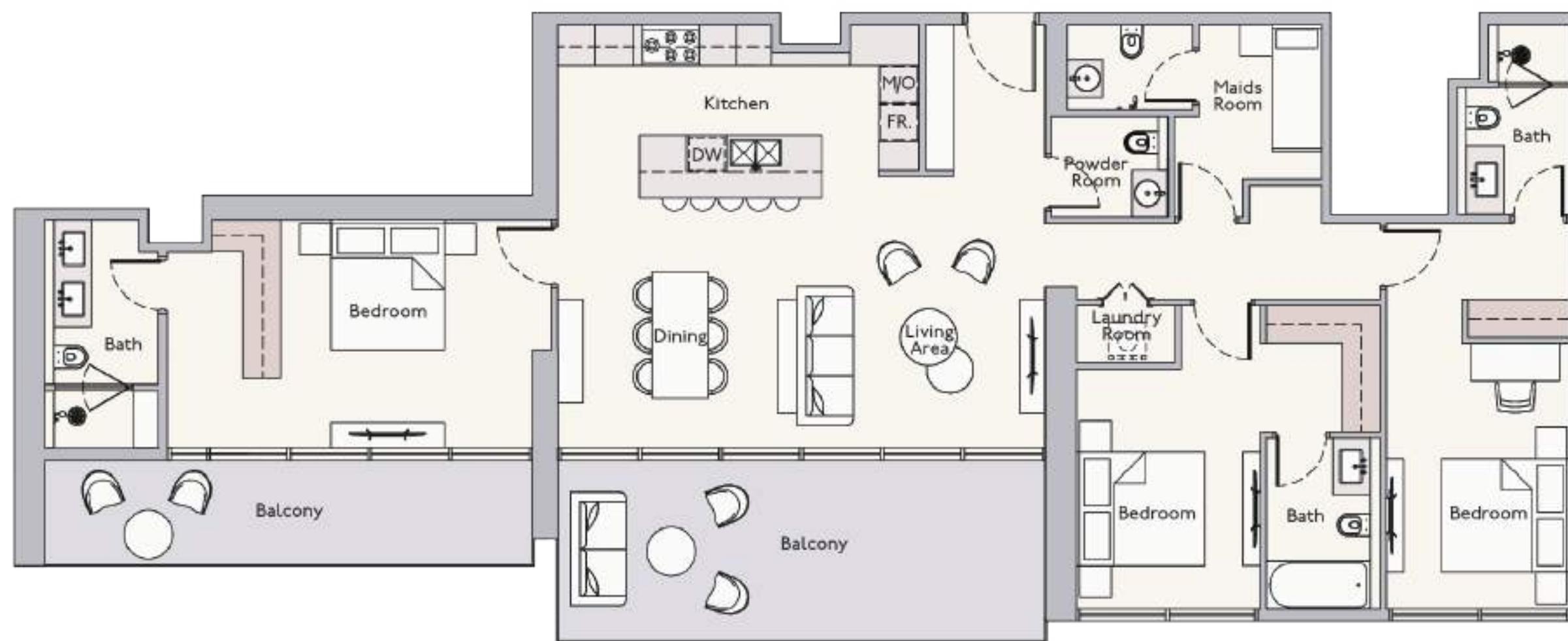




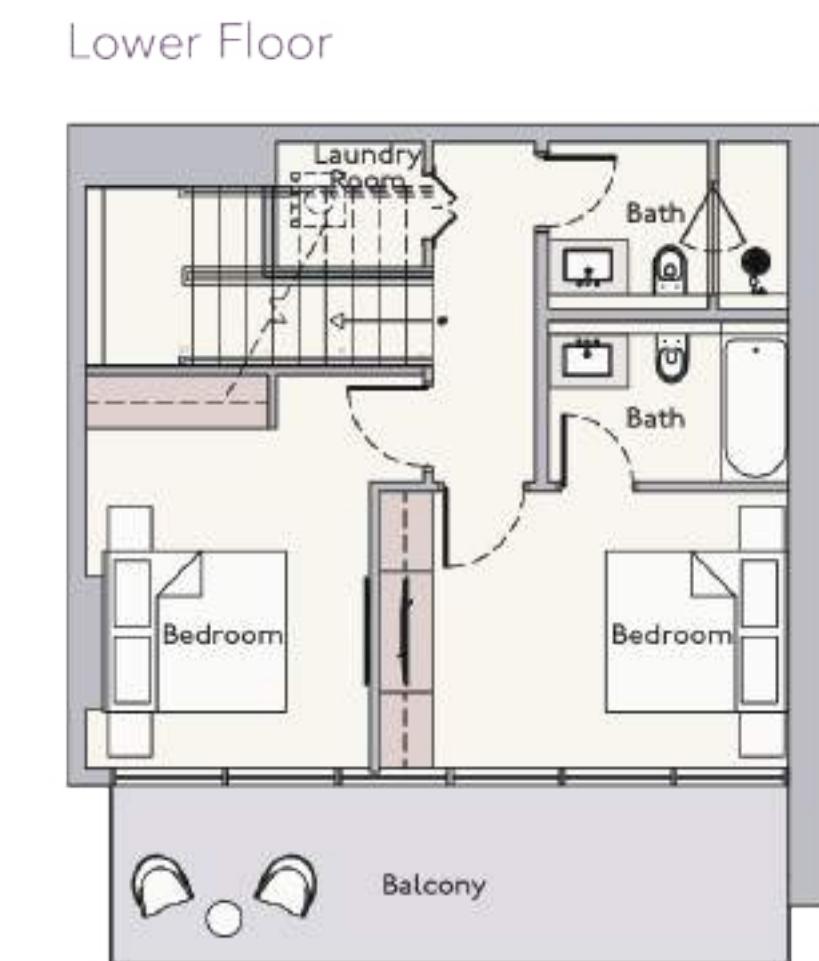
3 BEDROOM + MAIDS ROOM TYPE B



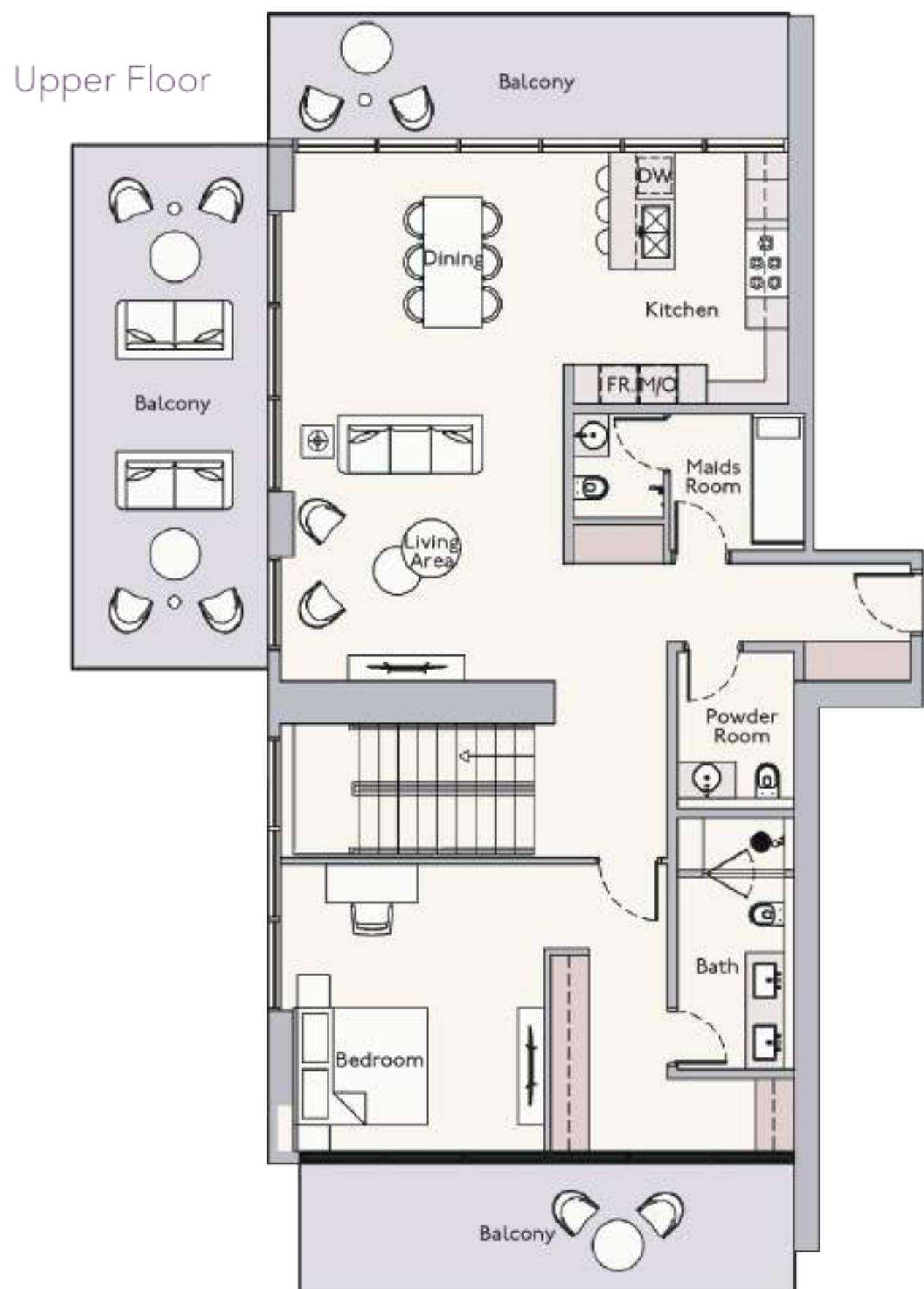
3 BEDROOM + MAIDS ROOM TYPE E



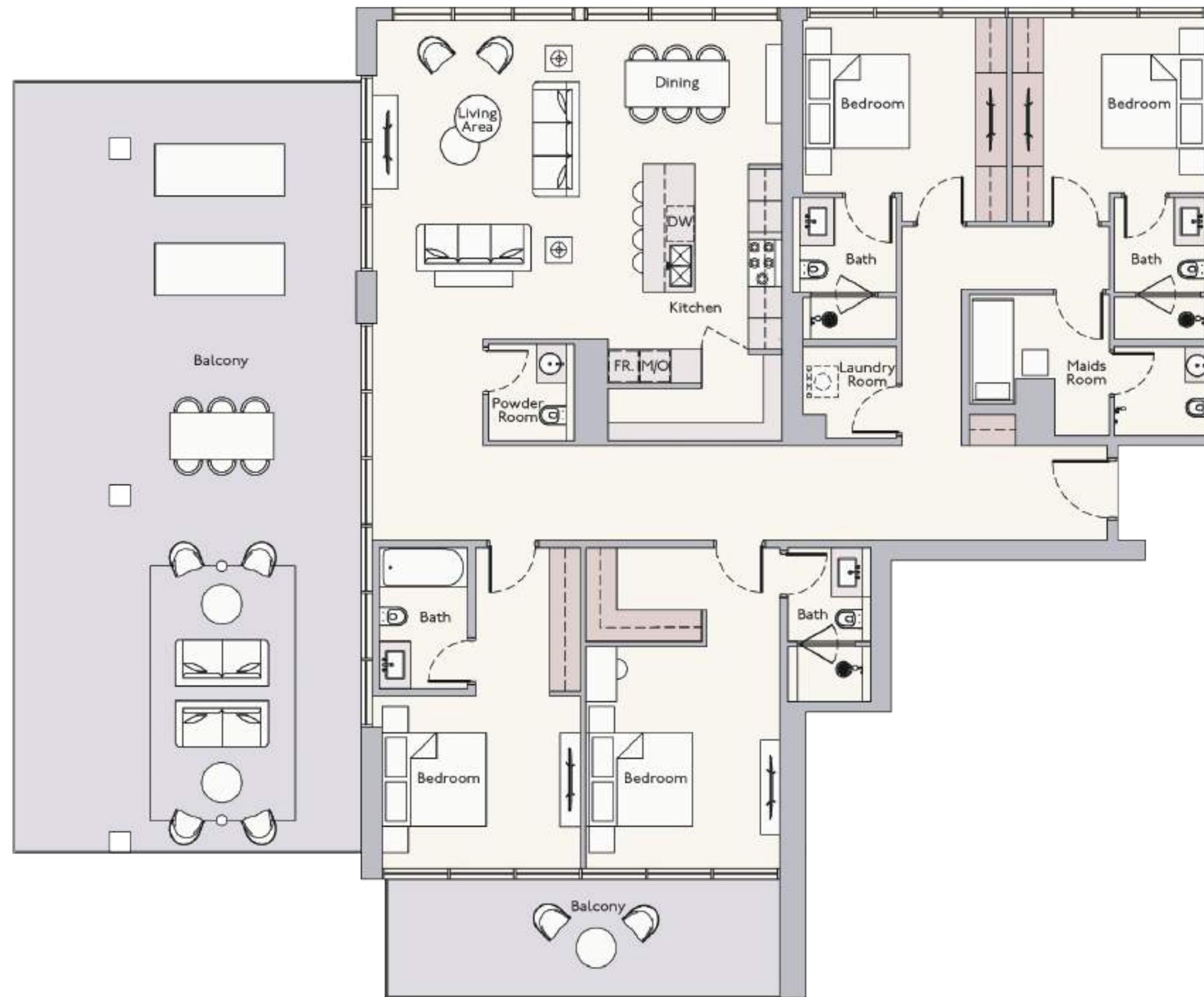
3 BEDROOM + MAIDS ROOM TYPE F



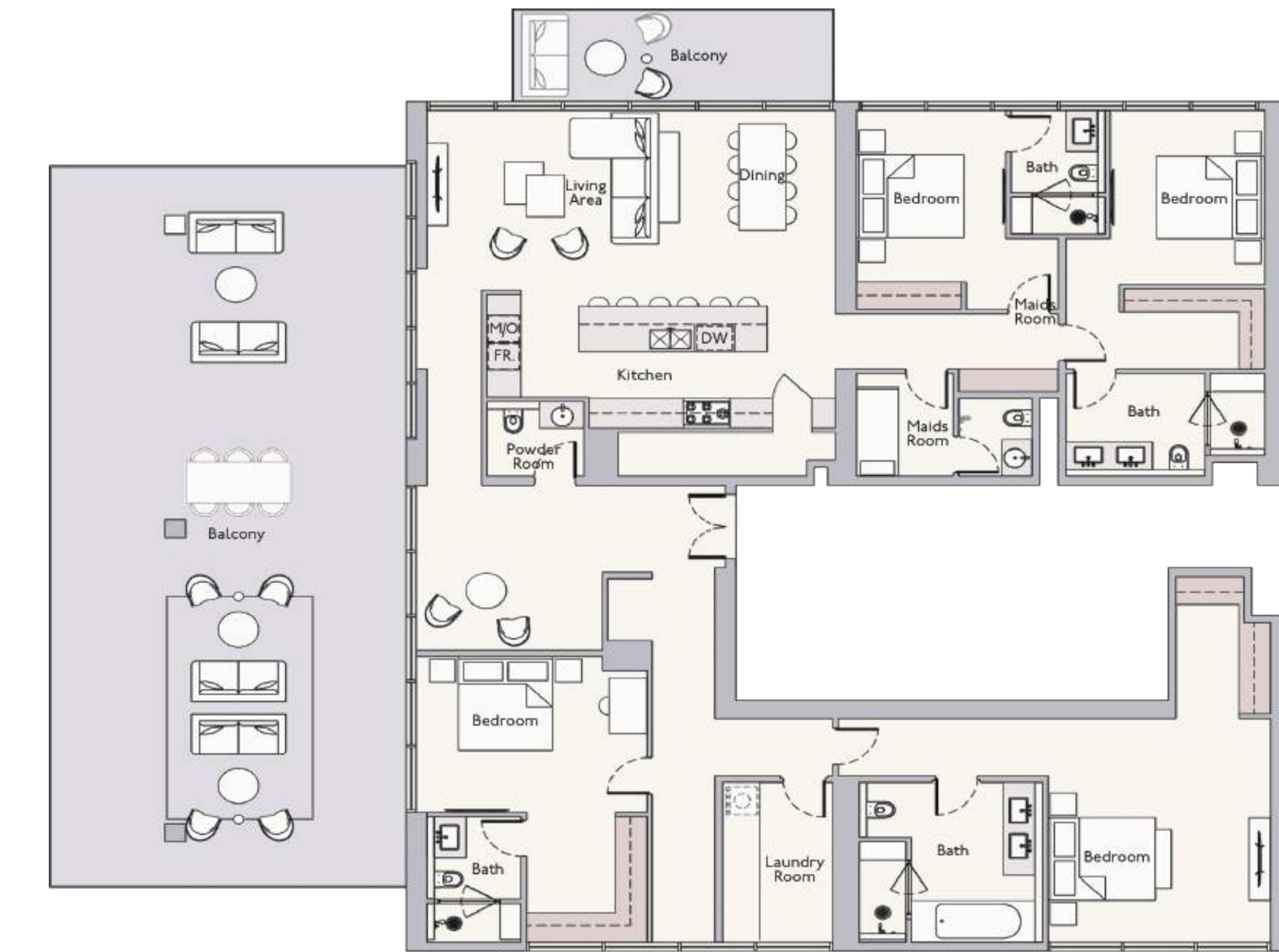
Lower Floor



3 BEDROOM + MAIDS ROOM TYPE G



4 BEDROOM + MAIDS ROOM TYPE A



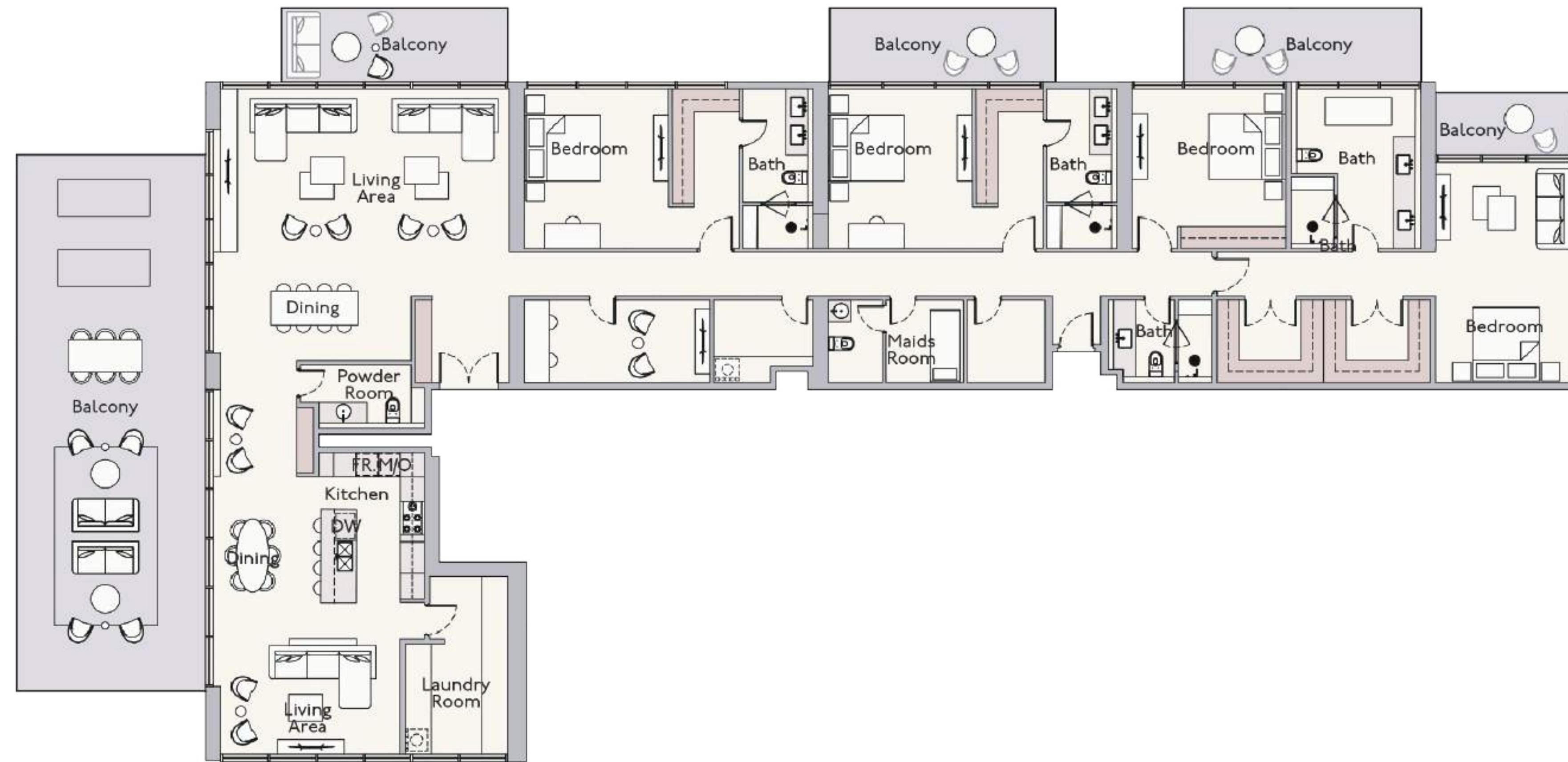
4 BEDROOM + MAIDS ROOM TYPE B



4 BEDROOM + MAIDS ROOM TYPE C



4 BEDROOM + MAIDS ROOM TYPE E



PENTHOUSE

PAYMENT PLAN

20%
At the time
of booking

10%
60 days after
the reservation

10%
120 days after
the reservation date

5%
On completion of 20%
construction of the project

5%
On completion of 30%
construction of the project

5%
On completion of 40%
construction of the project

5%
On completion of 50%
construction of the project

5%
On completion of 60%
construction of the project

5%
On completion of 70%
construction of the project

30%
On completion

