



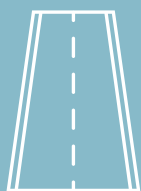
Elara

PROJECT OVERVIEW AND RENDERS



LOCATION MAP

The Centre of Dubai



2 Minutes to Sheikh Zayed Road



5 Minutes to Nearest Mall



5 Minutes to Dubai Media City



8 Minutes to Dubai Internet City



25 Minutes to DXB Airport





MASTERPLAN HIGHLIGHTS

- A range of buildings varying in height
- Ample, convenient entrances and exits
- Absence of traffic and ambient noise
- Family friendly, pedestrian environment, safe for children
- Day care centres, play areas, gyms and swimming pools, community stores, Main connecting pedestrian open space with and pocket parks evenly distributed throughout the development
- Views of Burj Al Arab, pool deck, city skyline throughout the masterplan
- A series of interconnected, human scale spaces lead visitors and residents on a journey of discovery

MJL MASTERPLAN



MJL MASTER PLAN

ELARA Master Planning Highlights

- A community within a community.
- Family Oriented with higher % of 2 & 3 bedroom units
- Controlled access for security and safety.
- Direct access to each building both from the joint basement and from the main lobby of each building.
- Exceptional views all around – both internal and external.



ELARA
SPORTS PARK
LINER PARK
FAMILY PARK

ELARA Design Highlights

- A Contemporary Façade Architecture style in line with the overarching vision of the project.
- Modern & Elegant Interiors for Main Entrance Lobbies, Lift Cabins & Floor Lobbies.
- Premium Modern Internal finishes for all Units.
- Contemporary Landscape design that differentiates ELARA from surrounding.
- Unique unit layouts taking advantage of surrounding premium views in all directions.
- Wellness facilities such as, Infinity pool, 360 Views GYM, Sky gardens & Roof Terrace.

The background of the slide features a warm, golden-brown color palette. On the right side, there are soft, elongated shadows of palm fronds, creating a tropical and serene atmosphere. The text is positioned on the left side of the slide.

PROJECT **MAIN** FACILITIES & LIFESTYLE



















PROJECT ELEGANT INTERIORS























A large, stylized shadow of a palm frond is cast across the right side of the image, creating a sense of depth and texture. The shadow is composed of numerous sharp, pointed segments that fan out from the top right towards the bottom left.

MJL - ELARA

FLOOR PLANS

MJL - SALES CLUSTER

- 1, 2 and 3-bedroom apartments
 - 4-bedroom penthouses
- Roof Terrace
- Sky Gardens
- Infinity Pool + Children’s pool
- Gym
- Play Area

ELARA BUILDINGS

NO. OF BEDROOMS	Units	MINIMUM TOTAL AREA		MAXIMUM TOTAL AREA	
1 BR	103	66.54 sq.m	716.23 sq.ft	125.58 sq.m	1,351.73 sq.ft
2 BR	105	131.31 sq.m	1,413.41 sq.ft	165.93 sq.m	1,786.06 sq.ft
3 BR	23	179.24 sq.m	1,929.32 sq.ft	218.56 sq.m	2,352.56 sq.ft
4 BR	3	341.49 sq.m	3,675.77 sq.ft	424.19 sq.m	4,565.94 sq.ft
Total	234	718.58 sq.m	7,734.73 sq.ft	934.26 sq.m	10,056.29 sq.ft

ELARA - A

ELARA - B



- 1BR_AC_GF
- 1BR_AL_GF
- 1BR_B_GF
- 2BR_A_GF
- 3BR_AC_GF
- CIRCULATION
- GYM
- LOBBY
- NURSERY
- RETAIL



ELARA - C

Ground Floor Plan

ELARA - B

ELARA - A



- 1BR_A
- 1BR_AC
- 1BR_B
- 2BR_A
- 2BR_AC
- 2BR_AC2
- 3BR_AC
- CIRCULATION



ELARA - C

Typical Floor Plan

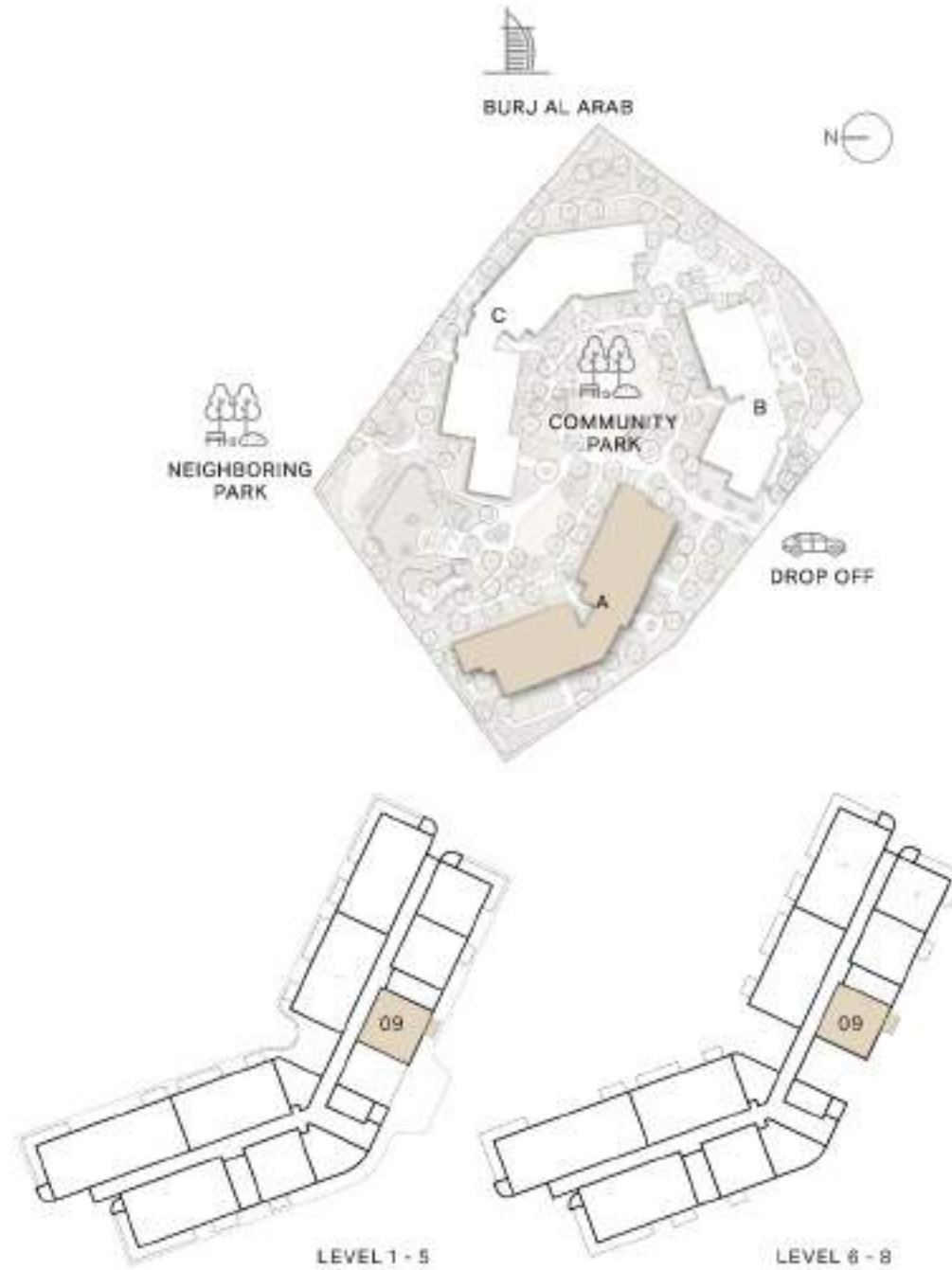
ONE BEDROOM

BUILDING A | APARTMENT TYPE 1A

LEVEL 1-5 & LEVEL 6-8



Elara



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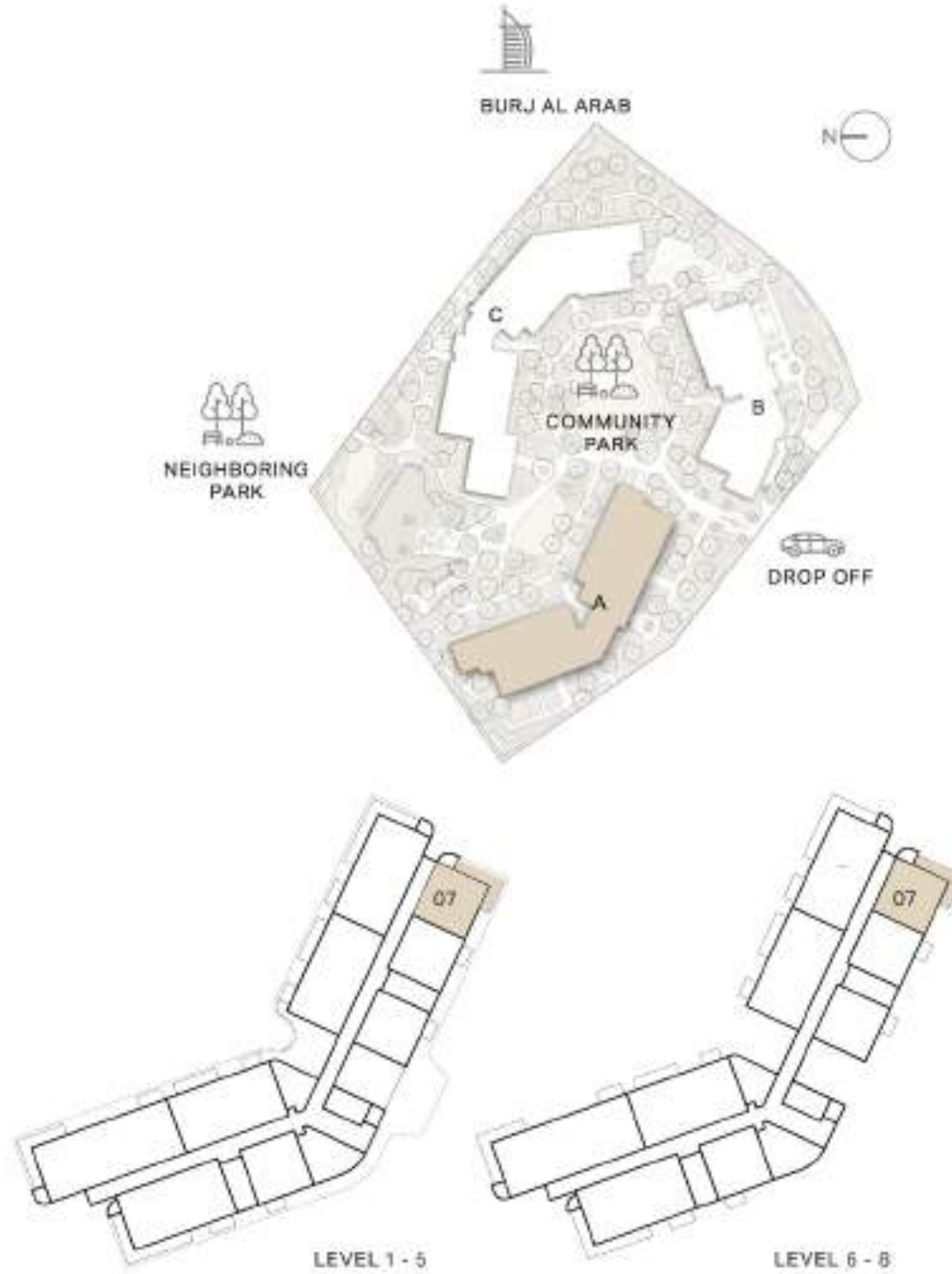
ONE BEDROOM

BUILDING A | APARTMENT TYPE 1B

LEVEL 1-5 & LEVEL 6-8



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TWO BEDROOM

BUILDING A | APARTMENT TYPE 2B

LEVEL 1-5 & LEVEL 6-8



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TWO BEDROOM

BUILDING A | APARTMENT TYPE 2D

LEVEL 1-5 & LEVEL 6-8



Elara



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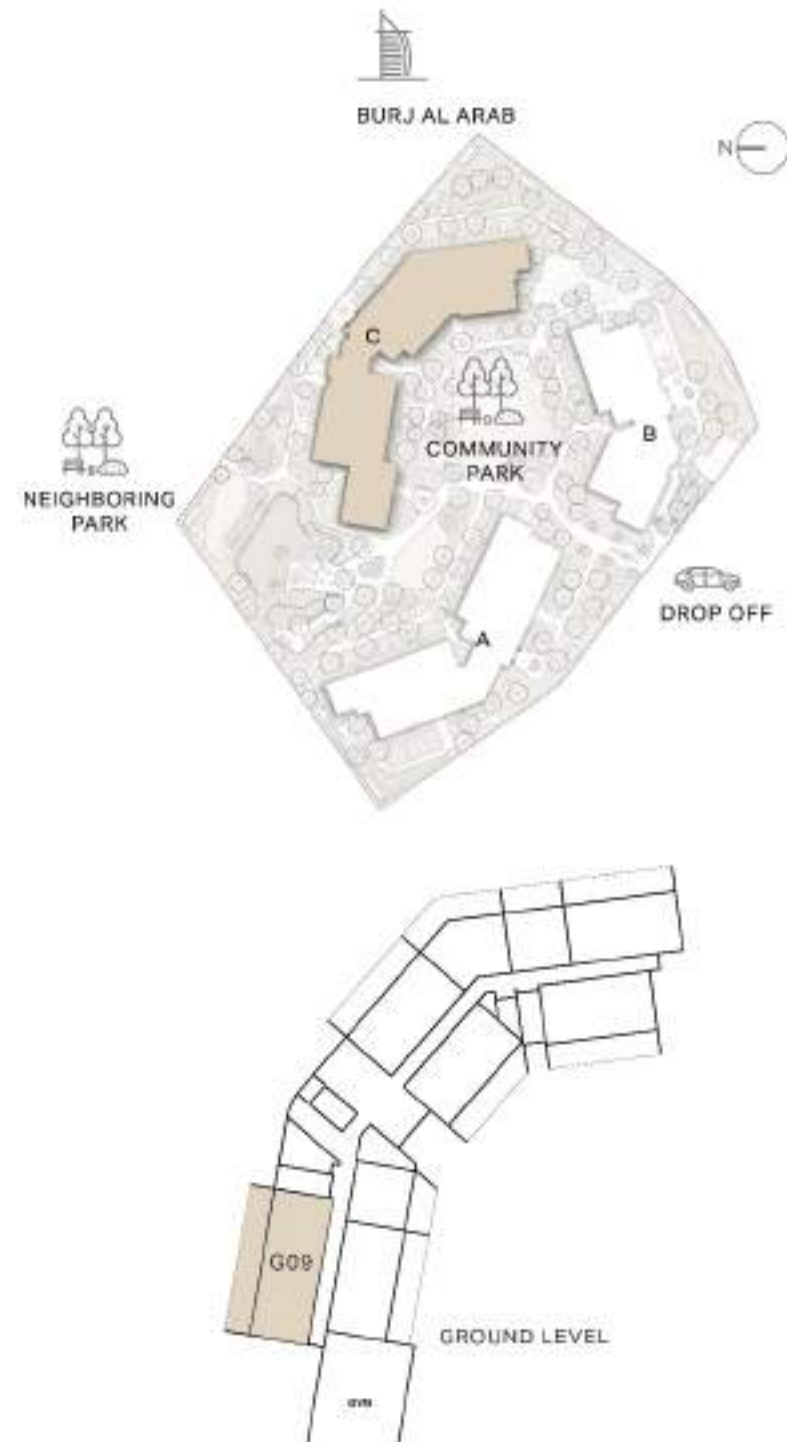
THREE BEDROOM

BUILDING C | APARTMENT TYPE 3B

GROUND FLOOR



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FOUR BEDROOM PENTHOUSE

BUILDING A | PENTHOUSE TYPE 4C

LEVEL 9



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FOUR BEDROOM PENTHOUSE

BUILDING C | PENTHOUSE TYPE 4B

LEVEL 10



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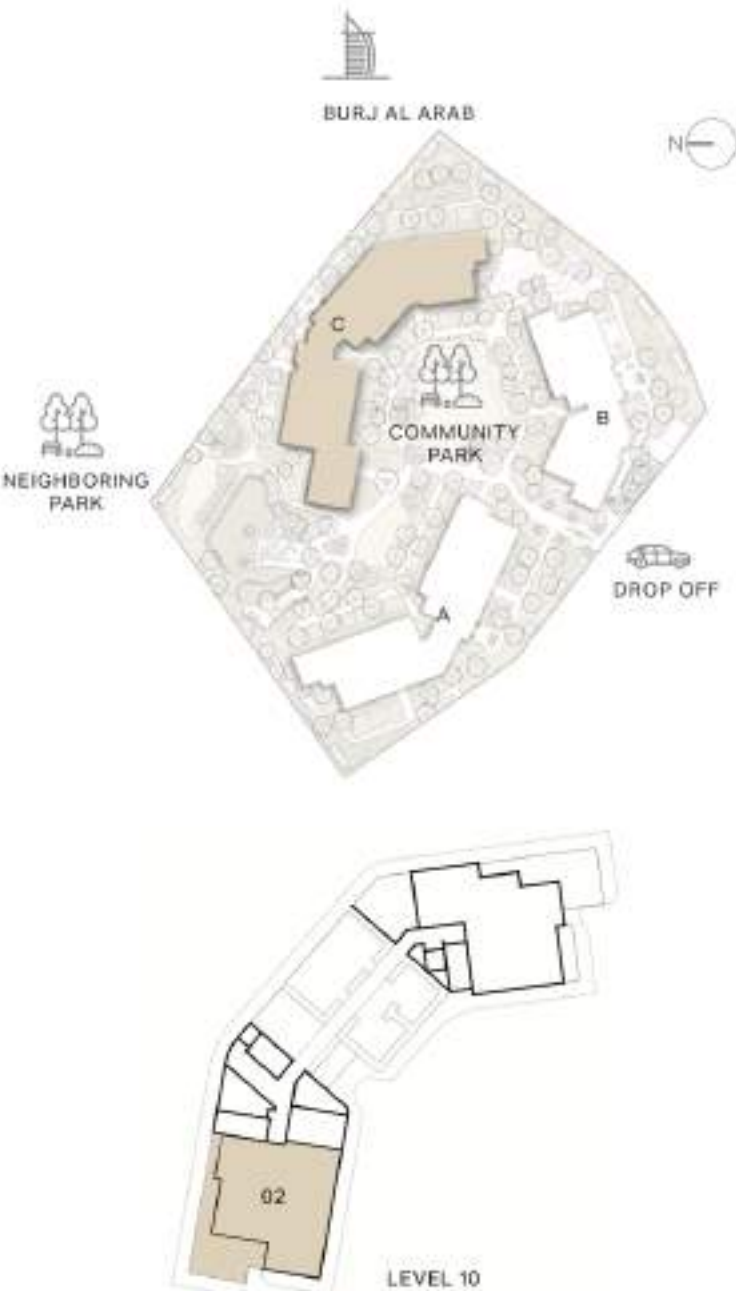
FOUR BEDROOM PENTHOUSE

BUILDING C | PENTHOUSE TYPE 4A

LEVEL 10



Elara

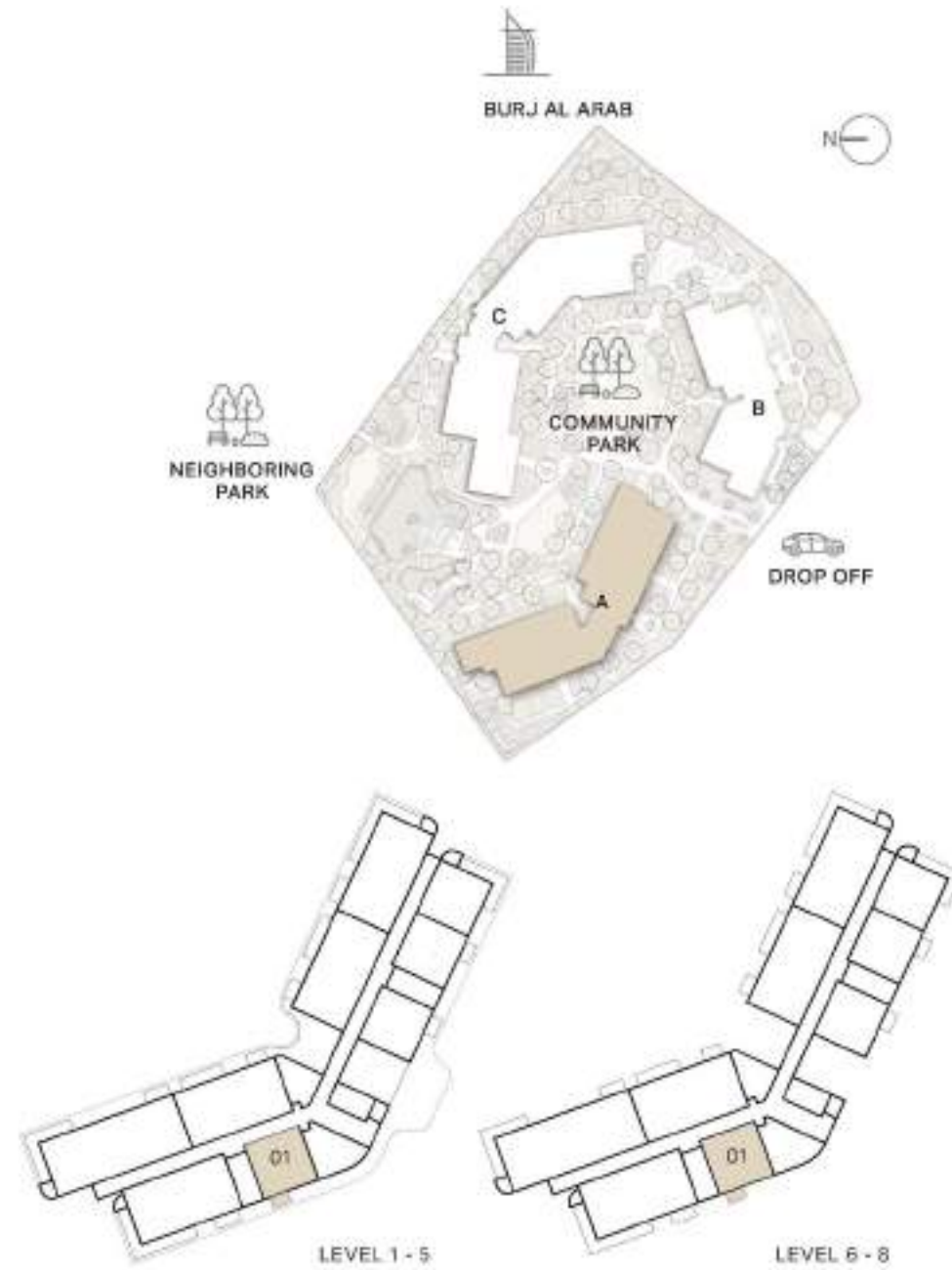


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ONE BEDROOM

BUILDING A | APARTMENT TYPE 1A

LEVEL 1-5 & LEVEL 6-8



Elara

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LAUNCH EVENT DETAILS

DATE

Monday, 18th September 2023

TIME

9:00am onwards

VENUE

Majlis Al Salam Ballroom at Jumeirah
Mina A'Salam Hotel, Dubai

PRICES

1 BEDROOM

Starting from AED 2.30M

2 BEDROOM

Starting from AED 3.13M

3 BEDROOM

Starting from AED 5.60M

4 BEDROOM PENTHOUSE

Starting from AED 10.95M

PAYMENT PLAN

20%

ON BOOKING

10%

FEBRUARY 2024

10%

AUGUST 2024

10%

FEBRUARY 2025

10%

AUGUST 2025

10%

FEBRUARY 2026

30%

DECEMBER 2026
(ON HANDOVER)

ONLINE REGISTRATION PROCESS

After 2 to 3 days, you will receive a notification to register your clients with a few dos and don'ts to keep in mind.

Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

ONLINE REGISTRATION PROCESS

Don'ts

- Do not register your client before receiving the official registration notification. Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.



For more information,
Please call 800 637227 or visit meraas.com