

Leading the Way in GLOBAL LUXURY.



## DESIGNED FOR PERFECTION.

Because excellence is in the details.





#### LEADING THE GLORIOUS WAY!



Glorious Future Real Estate Development LLC redefines luxury living with an exclusive portfolio of prestigious real estate projects.

With an unwavering commitment to excellence and innovation, we craft architectural masterpieces—from elegant residences to iconic commercial spaces. Our forward-thinking approach ensures that every development embodies sophistication, functionality, and timeless design. By integrating expertise at every stage, we create unparalleled living experiences that surpass expectations and set new benchmarks in modern real estate.

# We turn everyday urban living into something more meaningful that's Glorious.

A unique community designed for those who seek space, comfort, and convenience—all under one roof. Glorious Central Residences offers a premium selection of studio, 1BHK, and 2BHK apartments in one of Dubai's fastest-growing neighborhoods.





# Luxury in a PRIME LOCATION

Glorious Central Residences is minutes away from key destinations—business hubs, shopping, dining, and transit—offering unmatched convenience.







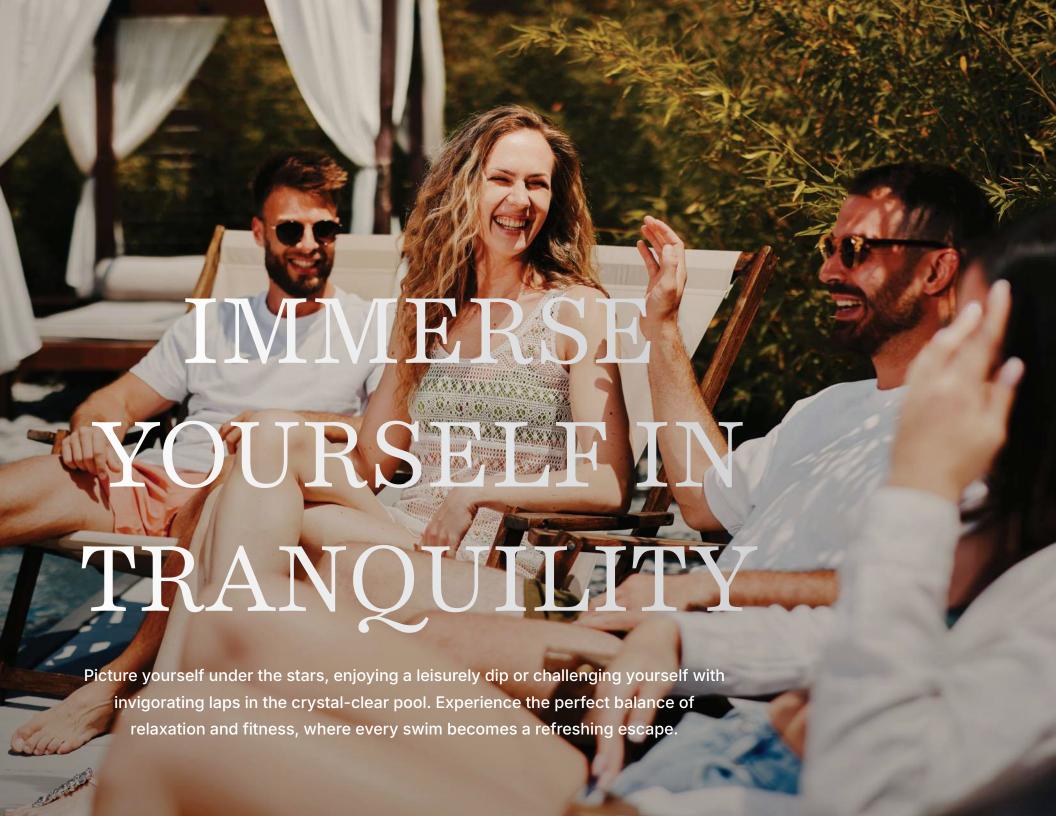




Enjoy an active and social lifestyle with

TOP-TIER FACILITIES.





















INDOOR\ OUTDOOR GYM



MULTI-PURPOSE COURT



YOGA ROOM



BARBECUE AREA



CO-WORKING SPACE



KIDS PLAY AREA



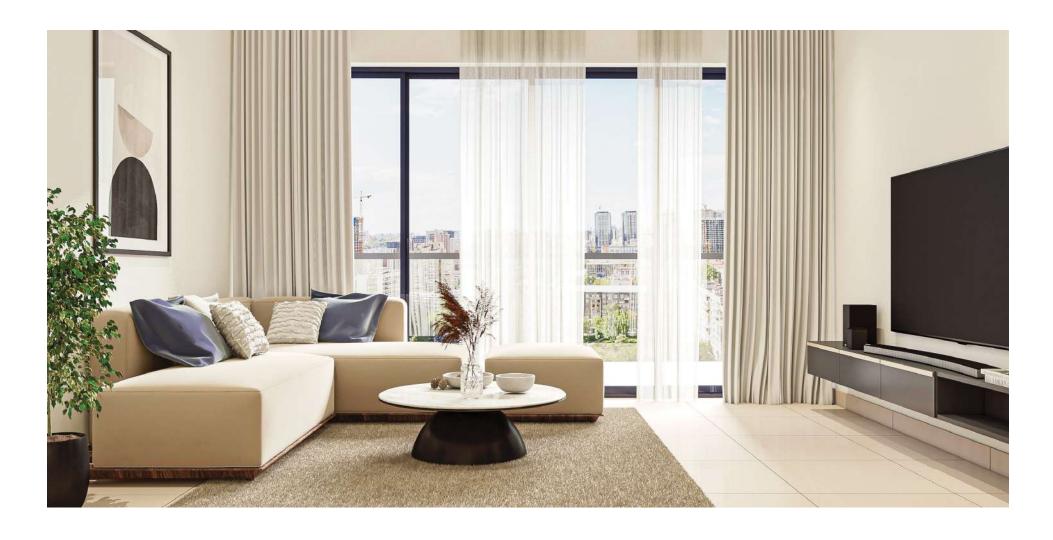
SWIMMING POOL



TABLE TENNIS

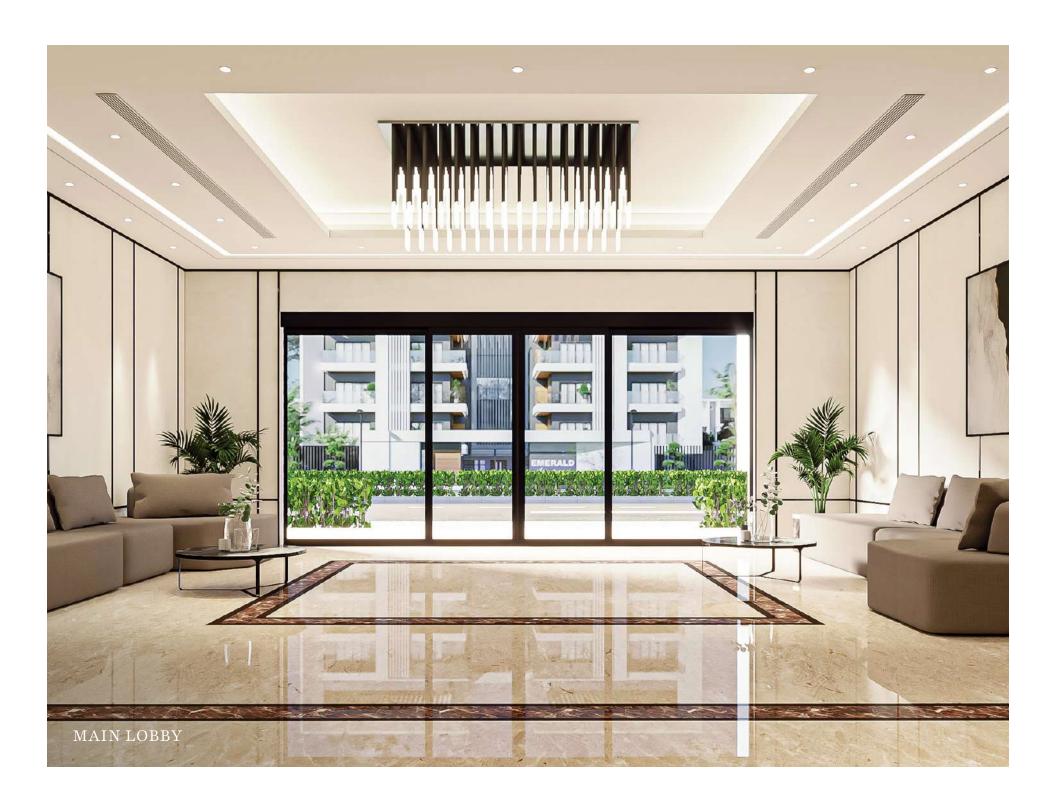


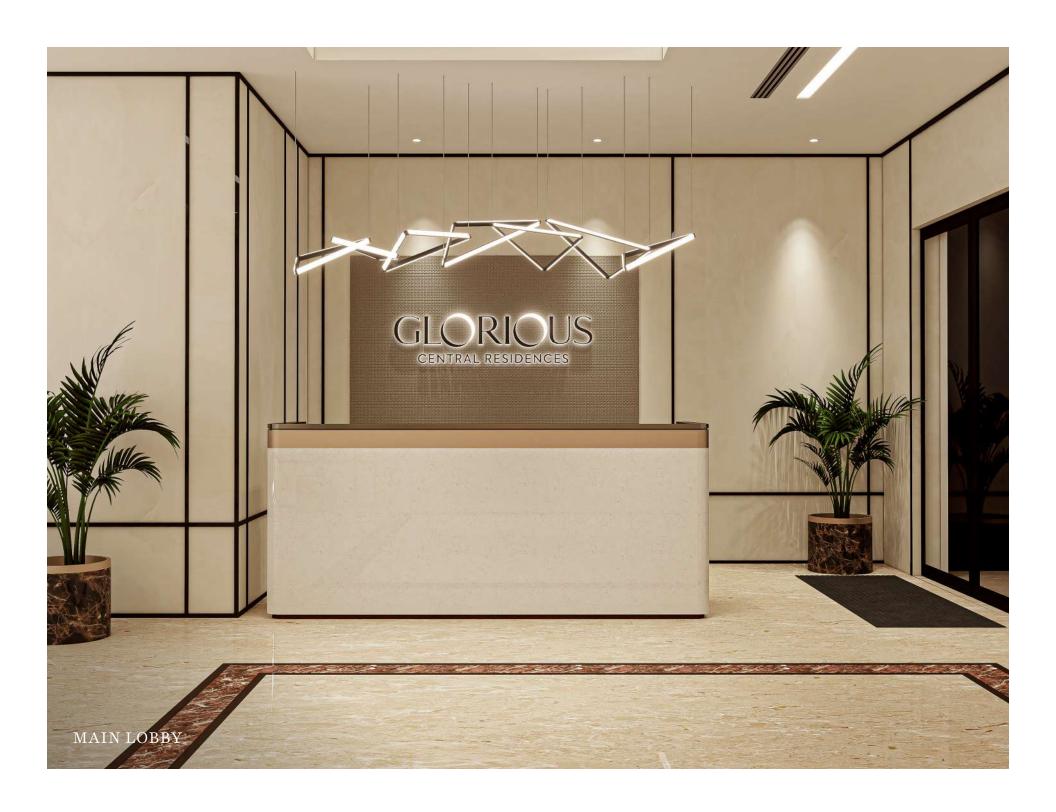
much more....

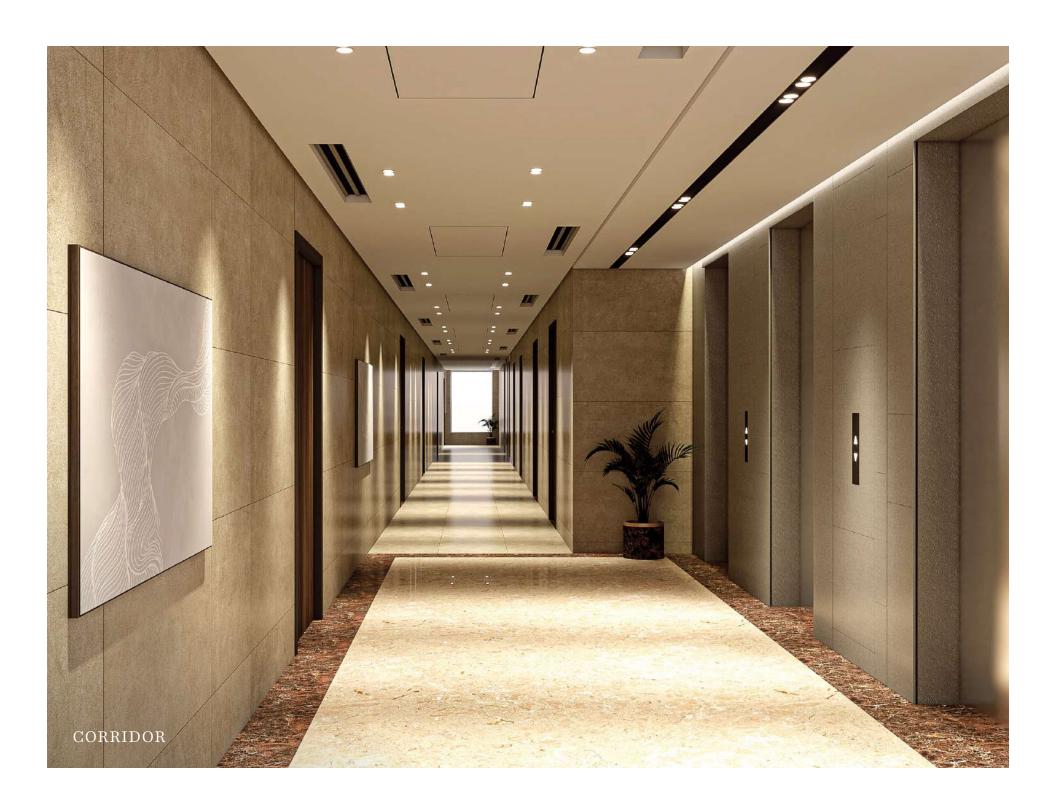


# STEP INTO A WORLD OF ELEGANCE

Bask in the warmth of natural light that pours through expansive windows, illuminating every corner of your living space. Designed to balance modern aesthetics with inviting comfort, the living room becomes a sanctuary for relaxation, lively conversations, or peaceful evenings. Whether you're hosting guests or enjoying a quiet night in, this space effortlessly caters to your every mood.

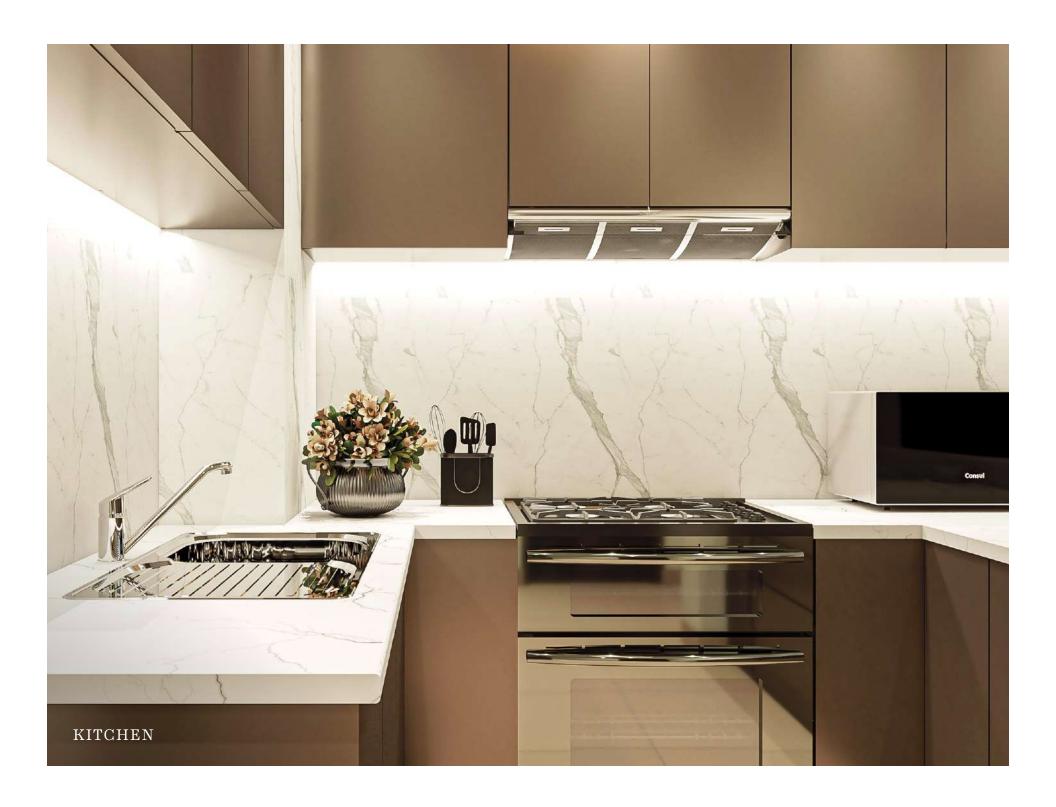








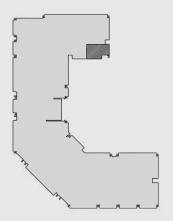






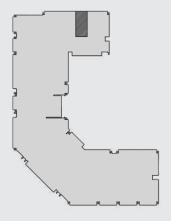
### FLOOR & UNIT PLANS















#### 1 BHK

219 | 319 | 419

2ND - 4TH

SUITE AREA

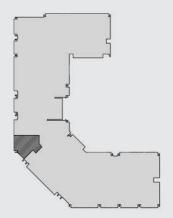
640.86 SQFT

BALCONY AREA

102.52 SQFT

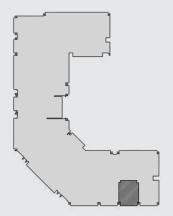
TOTAL AREA

743.38 SQFT





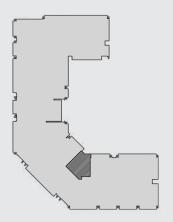








724.07 SQFT







#### **2 BHK**

220 | 320 | 420

TYPICAL FLOOR

2ND - 4TH

SUITE AREA

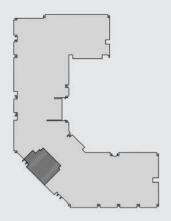
1040.77 SQFT

BALCONY AREA

173.11 SQFT

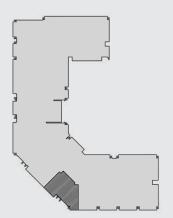
TOTAL AREA

1213.88 SQFT



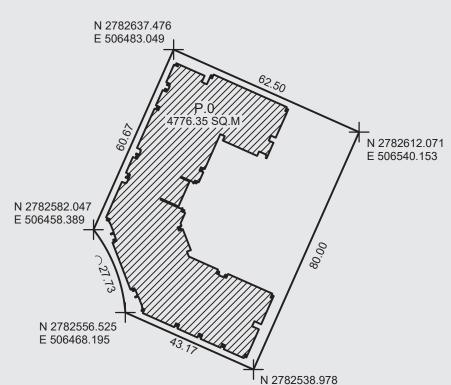












CAR PARKING SUMMARY		
Handicapped bays 03		
Visitors bays	03	
Extra car parking	22	
Allocated bays	151	
Total bays	179	

 $\label{eq:common} Total \ Building \ Common \ Area = 11,365.43 \ Sq.M. \ (\ 122,336 \ Sq.Ft.) \\ Total \ Building \ Land \ Common \ Area = 904.85 \ Sq.M. \ (\ 9,740 \ Sq.Ft.) \\ \\$ 

#### SITE PLAN SCALE: 1:800

E 506507.635

Note: This Common Area plan prepared theoretically as per the developer data for Oqood purpose only.

STORE ROOM SUMMARY		
Allocated on title	00	
In common area	00	
Extra store rooms	00	

Total store rooms

PLOT NO: -	-	-	رقم القطعة:
	(00)		المنطقة: _
BLOCK: - (00)			
TOTAL AREA: - SQ.M	(- SQ.FT)		
(- ) قدم مربع	متر مربع	-	مجموع المساحة :
SITE PLAN: -	DATED: -		
SUBDIVIDED FROM: -			
PLOT REFERENCE:-	DATED: -		

#### KEY LOCATION

PROJECT NAME: PREPARED BY: DIGITAL REALITY FZ L.L.C (REF:2608)
SURVEY STATUS: NO
DATED: -

ISSUED ON: 06/07/2024 BLDG. NAME & NO: -

SHEET 01OF 09

BUILDING COMMON AREA SITE PLAN

LD APPROVAL:

DRAFT 10.07.2024

DIRECTOR

**Development type:** Freehold **Plot Size:** 51,430.50 Sqft

Total number of units: 151

Studio: 60

**1 Bedroom units:** 81 **2 Bedroom units:** 10

Floors: G+P+5

**Expected Building Completion Certificate:** June 2025

**Proposed handover start date:** 01/09/2025

**Saleable area:** 103,005 Sqft. **Common area:** 11,365.43 Sqft.

**Project Contractor:** City Nights Contracting LLC

**Project Consultant:** Design House Engineering Consultancy

Sales Agent: Lavinia Properties LLC

**Metro Connectivity:** Blue Line expected in 2–3 years

### Fact Sheet