

# SOLA

R E S I D E N C E S



CENTURION

Building  
Tomorrow's  
Urban Legacy

Centurion Developers is a leader in reshaping urban environments through innovative, sustainable real estate development.

Focused on creating vibrant communities where people can live, work, and relax, we blend cutting-edge design with environmental stewardship to ensure our projects are both functional and future-ready.



CAPITAL ONE



FLORA ISLE  
BEACHFRONT RESIDENCES



An architectural rendering of a modern high-rise residential building named Sola Residences. The building features a central tower with a glass facade and two side wings with prominent balconies. The balconies are white with glass railings and have small potted plants on them. The building is set against a clear blue sky with a few palm trees visible on the left and right sides. The ground floor shows a modern entrance with a glass door and a car parked in a garage area.

# SOLA

R E S I D E N C E S

## A City Escape in the City

Sola Residences is the perfect place for families seeking a peaceful yet connected lifestyle. With spacious, thoughtfully designed homes, this development offers a serene retreat in the heart of the city, complemented by premium amenities that enhance everyday living.

It offers the perfect balance between city convenience and tranquil living, with everything you need right at your doorstep.

# Wasl

## Wasl as a Master Developer

A visionary force in Dubai's real estate landscape, Wasl has been shaping communities since 2008 under the leadership of Dubai Real Estate Corporation (DREC). As one of the largest real estate management companies in the region, Wasl oversees a diverse portfolio of over 40,000 properties, including residential, commercial, and hospitality developments.

With a commitment to excellence and innovation, Wasl plays a pivotal role in transforming Dubai's urban fabric, creating vibrant, sustainable communities that cater to residents, businesses, and visitors alike.



# SOLA

R E S I D E N C E S

Palm Jebel Ali

Jebel Ali Freezone

Energy Metro Station

Festival Plaza / IKEA



Corridor of Tolerance

The Gardens

Ibn Battuta Mall

Dubai Marina

Emirates Golf Club

Dubai Internet City

Sheikh Zayed Road

Sheikh Zayed Road

Sheikh Zayed Road

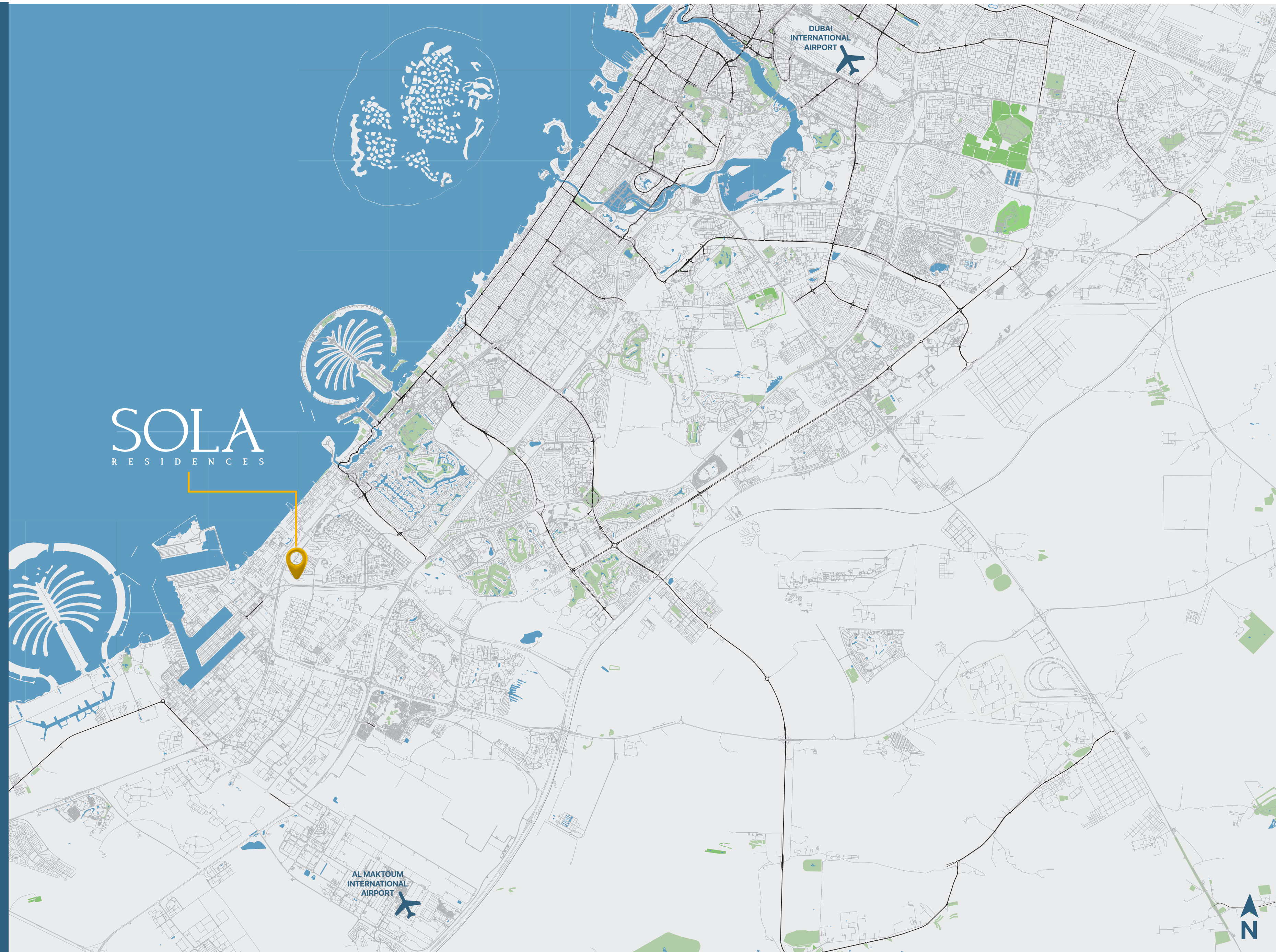
Sheikh Mohammed Bin Zayed Road

Al Khail Road



# Location Map

- 04 MIN  
Energy Metro Station
- 05 MIN  
Festival Plaza / IKEA
- 08 MIN  
IBN Battuta Mall
- 09 MIN  
Aster Cedar Hospital
- 10 MIN  
Arbor School
- 17 MIN  
Palm Jumeirah
- 18 MIN  
Dubai Miracle Garden
- 20 MIN  
Madinat Jumeirah
- 25 MIN  
Mall of Emirates
- 28 MIN  
Dubai Mall
- 30 MIN  
Global Village
- 30 MIN  
Al Maktoum International Airport
- 35 MIN  
Dubai International Airport





# Sheikh Zayed Road

## The Lifeline of Dubai

Living at SOLA Residences places you right next to Sheikh Zayed Road, Dubai's most iconic highway. This bustling artery connects you effortlessly to the city's key business districts, leisure hubs, and iconic landmarks, offering quick access to Downtown Dubai, Dubai Marina, and Business Bay.

You'll be close to top dining, entertainment, and shopping destinations, making it perfect for professionals seeking a dynamic urban lifestyle where the pulse of Dubai is right outside your doorstep.

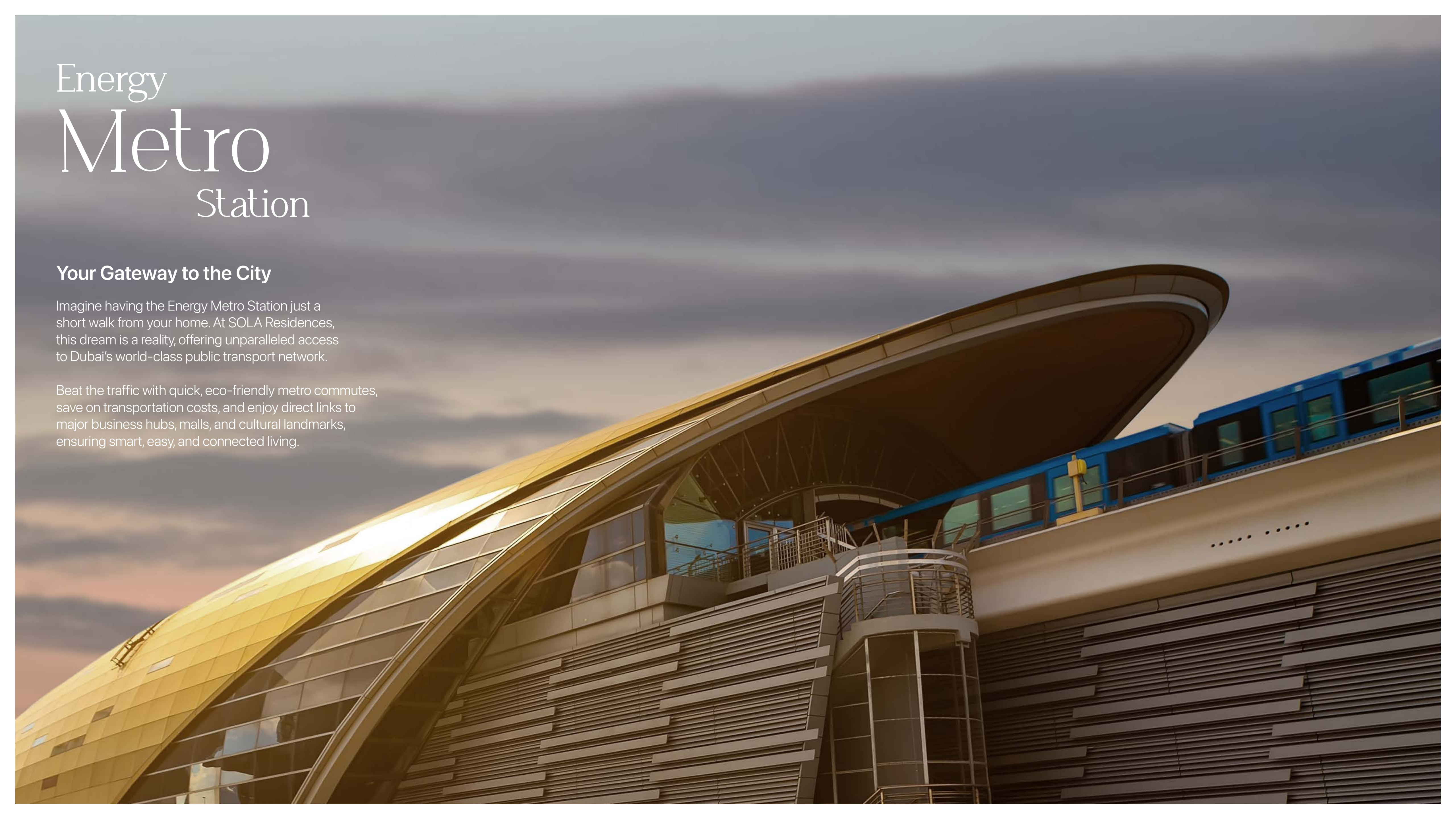


# Energy Metro Station

## Your Gateway to the City

Imagine having the Energy Metro Station just a short walk from your home. At SOLA Residences, this dream is a reality, offering unparalleled access to Dubai's world-class public transport network.

Beat the traffic with quick, eco-friendly metro commutes, save on transportation costs, and enjoy direct links to major business hubs, malls, and cultural landmarks, ensuring smart, easy, and connected living.



# Corridor of Tolerance

## Where Faith, Culture, and Community Unite

SOLA Residences is near the Corridor of Tolerance, home to a variety of churches, temples, and places of worship, reflecting Dubai's rich cultural tapestry and commitment to inclusivity.

This unique space offers easy access to spiritual centers for diverse faiths, fostering a neighborhood that embraces unity, respect for all traditions, and vibrant multicultural events that strengthen community connections.



A photograph of three women on an escalator, smiling and holding shopping bags. The woman on the left has curly brown hair and is wearing a white blouse and a green skirt. The woman in the middle has blonde hair and is wearing a denim jacket. The woman on the right has dark curly hair and is wearing a red blouse. They are all holding several shopping bags in various colors like brown, pink, and white. The background is a blurred mall interior with other people walking.

# Festival Plaza Mall IKEA

## Retail Therapy at Your Doorstep

Living at SOLA Residences means being minutes away from Festival Plaza Mall, featuring IKEA, ACE, and a variety of dining and retail outlets. This convenient hub simplifies your life with easy access to home essentials, fashion, groceries, and entertainment options.

It's the perfect spot for family weekends, casual dining, and stress-free shopping, all just around the corner.

# Central Park

## Your Outdoor Retreat

At SOLA Residences, enjoy the benefits of a central park right in your community. With expansive green areas, walking trails, and open spaces, it's the perfect spot for relaxation, outdoor activities, and quality time with family and friends. A true urban oasis where nature and convenience come together.



# Living at the Intersection of Everything

Wasl Gate is a dynamic master development that brings the best of Jebel Ali to your doorstep. Located along Sheikh Zayed Road, it offers direct access to the Energy Metro Station and is just a short drive from Al Maktoum International Airport and Expo 2020.

With a perfect mix of residences, retail, dining, and entertainment options, Wasl Gate creates a vibrant community where everything is within reach. From bustling boulevards to family-friendly parks, it's a place where convenience meets connection, making it the ideal spot for work, leisure, and living.

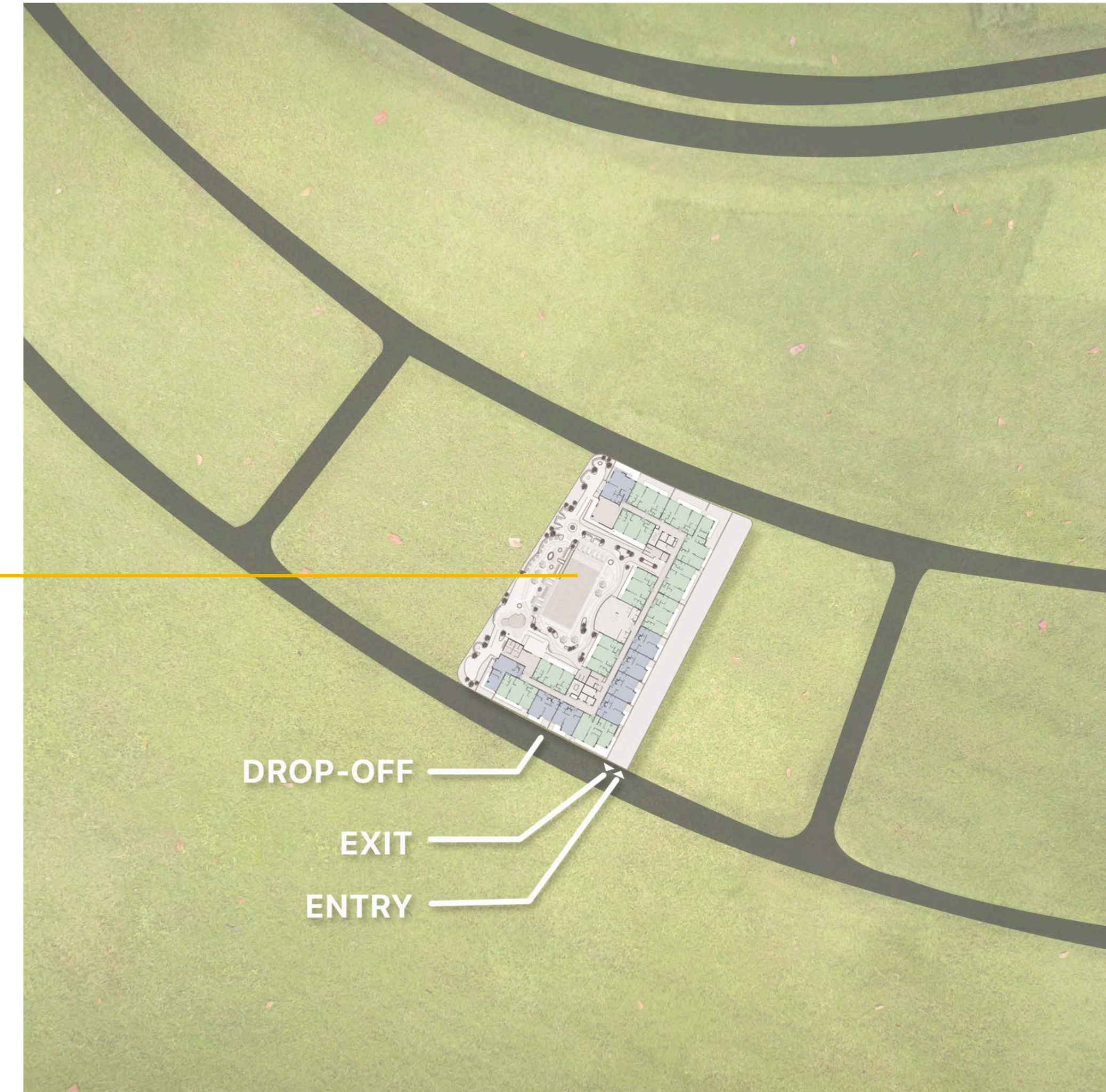
**SOLA**  
RESIDENCES



- 1 Energy Metro Station
- 2 Sheikh Zayed Road
- 3 Festival Plaza Mall / IKEA
- 4 Central Park
- 5 School
- 6 Corridor of Tolerance



# Plot Location



# Facade



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Aerial View





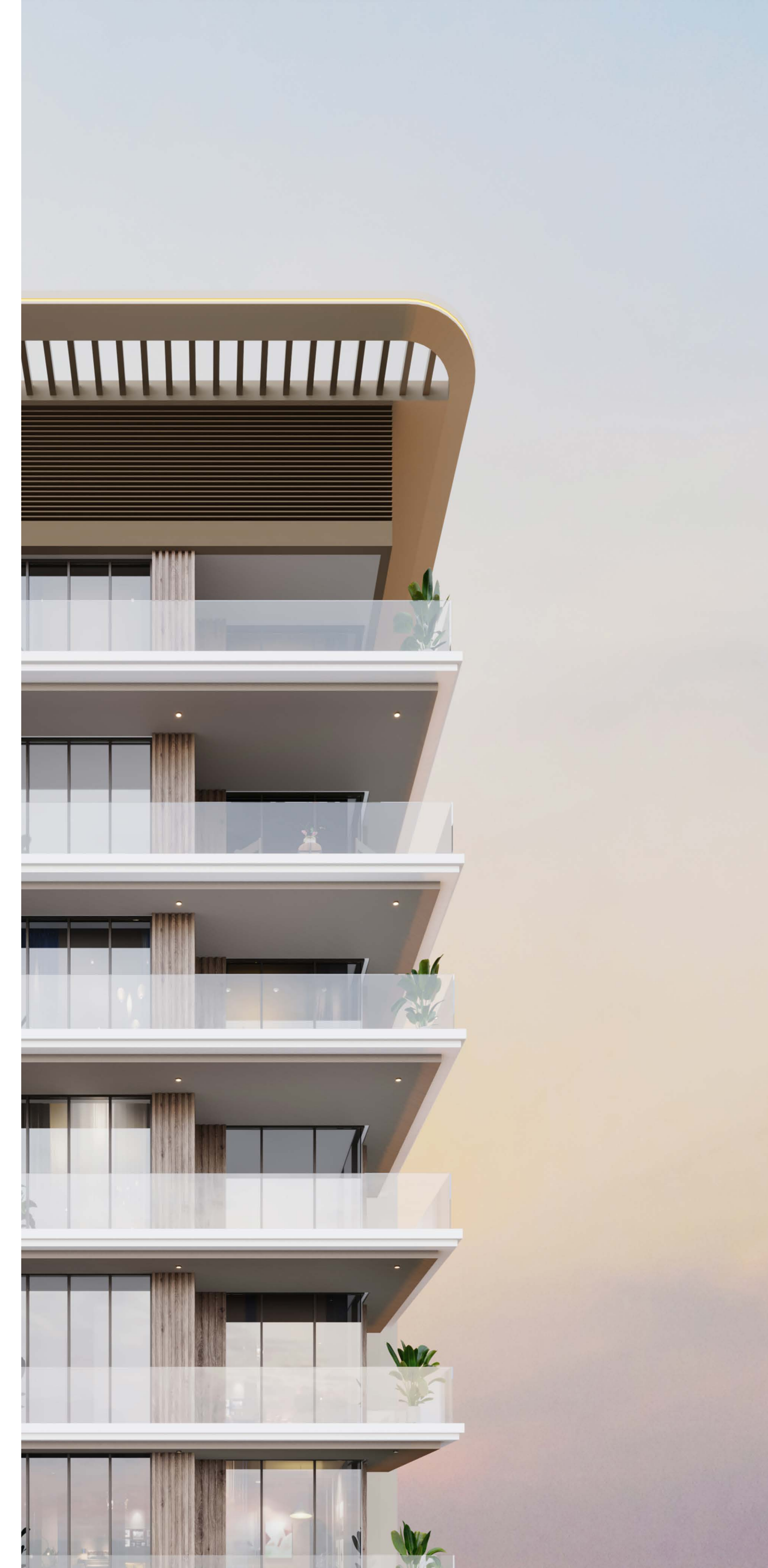
# Facade



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# Project Details

Project Name	SOLA Residences
Developer	Sola Residences Real Estate Development LLC
Architect	Modular Design Engg Consultant
Location	Wasl Gate, Jebel Ali
Est. Completion Date	Nov 2027
Tower Height	G + 1P + 12 + R
Estimated Service Charges	14 AED / Sqft
White Goods	Cooking Hob, Refrigerator, Microwave & Washing Machine
Brand of White Goods	Teka or Equivalent
Elevators	Passenger x 4
	Service x 1
No of Parking	1 Parking - Studio, 1BR, 2BR
	2 Parking - 3BR
<b>Unit Mix</b>	
<b>Type</b>	<b>Indicative Sizes</b>
Studio	392 Sq.ft
1 Bedroom Plus	738 Sq.ft
2 Bedroom	1,025 Sq.ft
2 Bedroom Large	1,324 Sq.ft
3 Bedroom	1,727 Sq.ft



# Project Amenities



**Pool**  
2,400 Sq.ft  
1.2 M Depth (Deep End)  
Dimension : 22.3 M x 10M

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**Kids Pool**  
270 Sq.ft

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**Gym**  
1,192 Sq.ft

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**Changing Room**  
Gym - Male  
Gym - Female  
  
Adult Pool - Male  
Adult Pool - Female  
  
Kids Pool - Boys  
Kids Pool - Girls

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**Kids Play Area**  
374 Sq.ft  
0.5 M Depth (Deep End)

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**Multipurpose Room**  
620 Sq.ft

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# Pool



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# Multipurpose Room







# Typical Floor Plan

# Buidling Structure

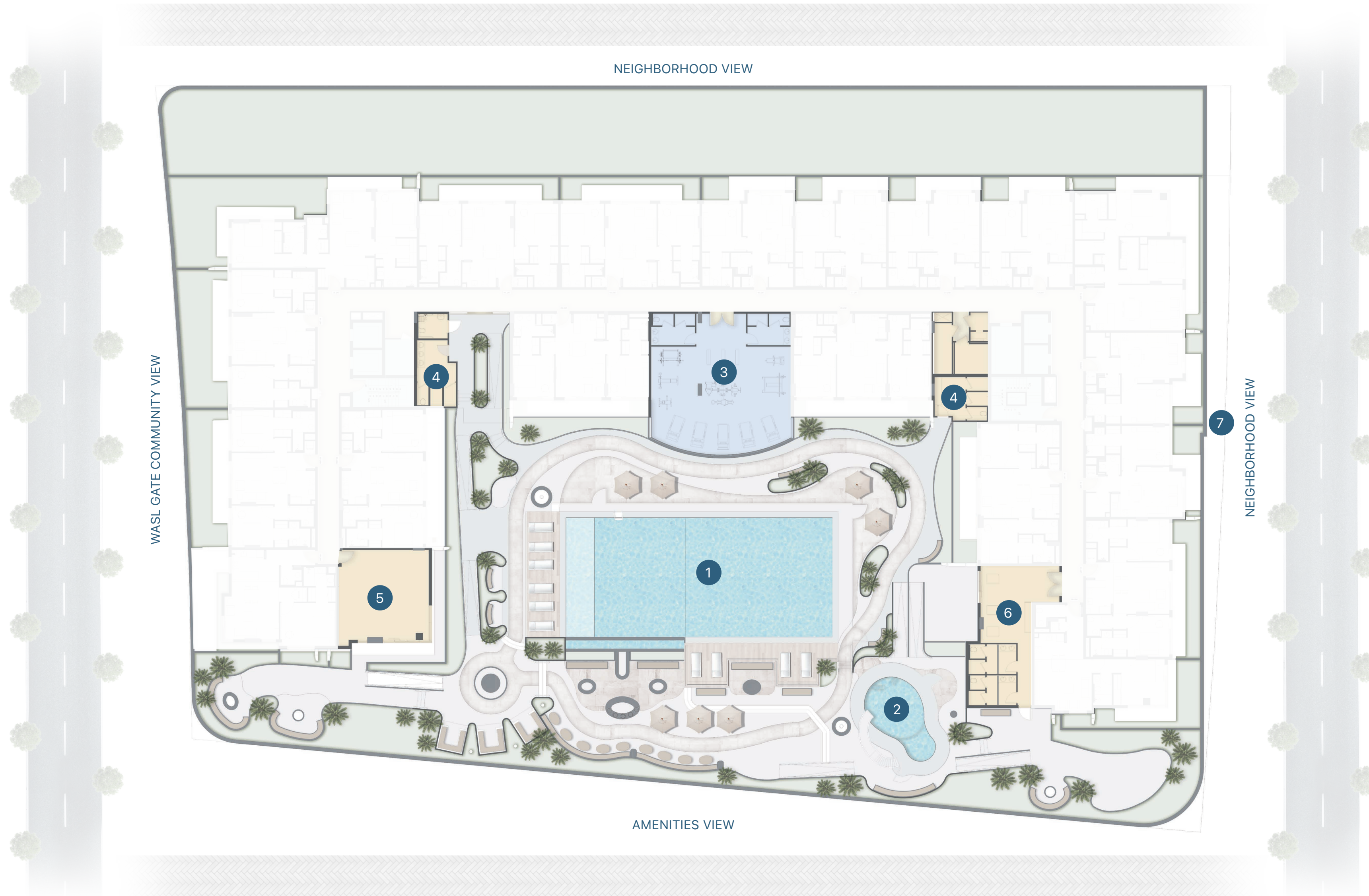


# Typical Floor Plan



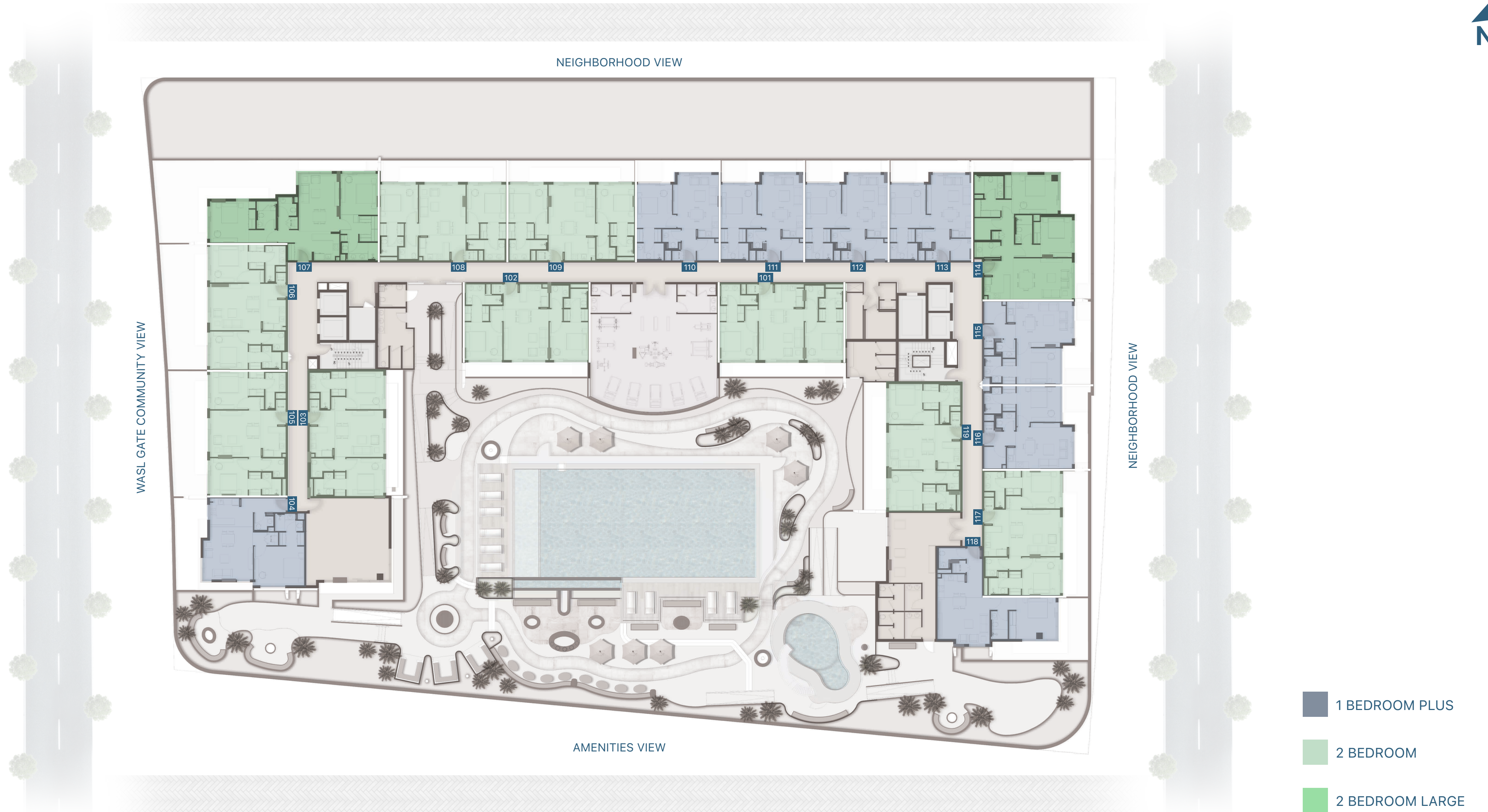
## LEVEL - 1 AMENITIES

1. Adult Pool
2. Kids Pool
3. Gym
4. Changing Rooms
5. Multipurpose Room
6. Indoor Lounge
7. Lobby & Drop-Off



# Typical Floor Plan

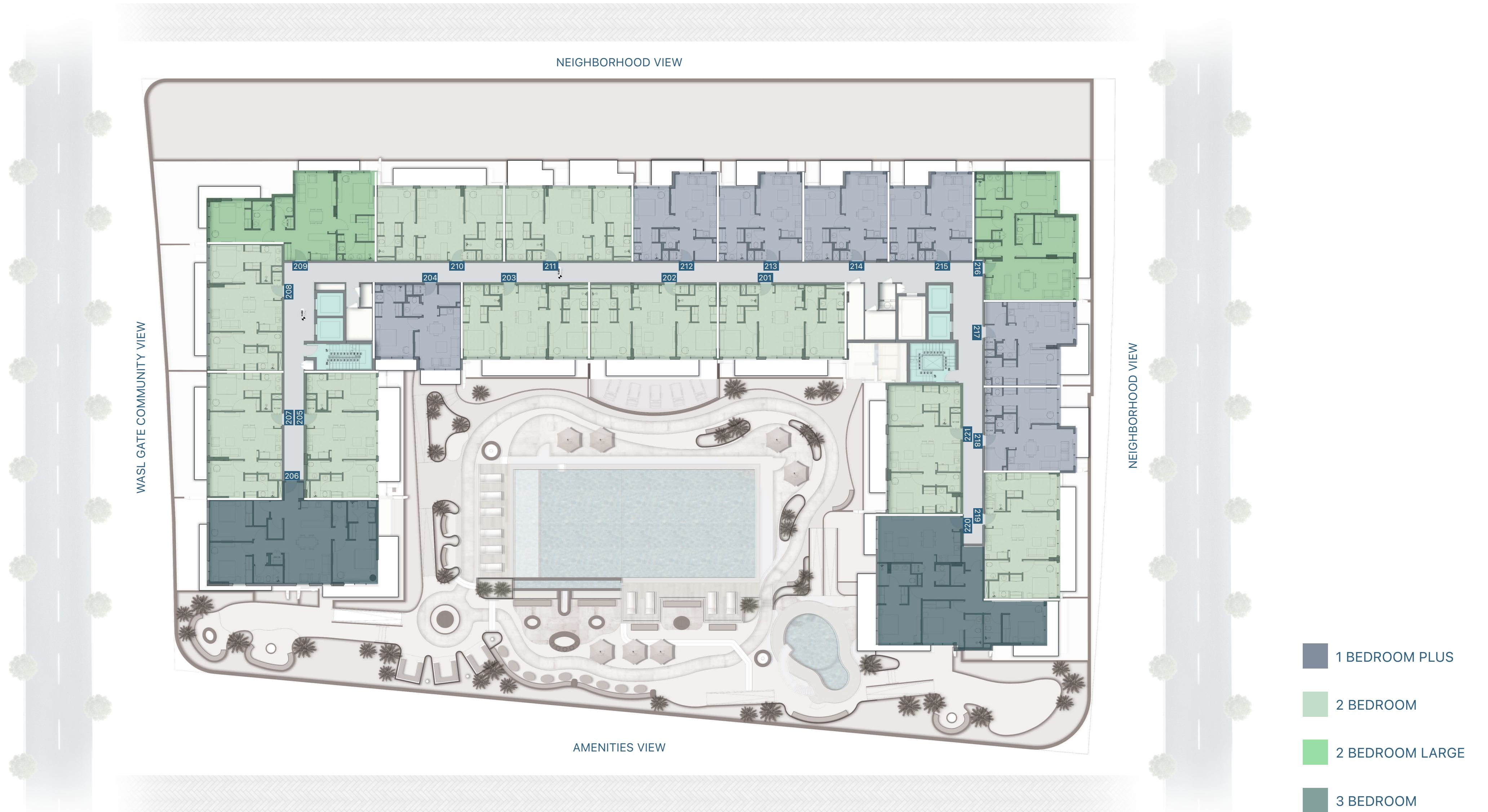
## LEVEL - 1 RESIDENTIAL





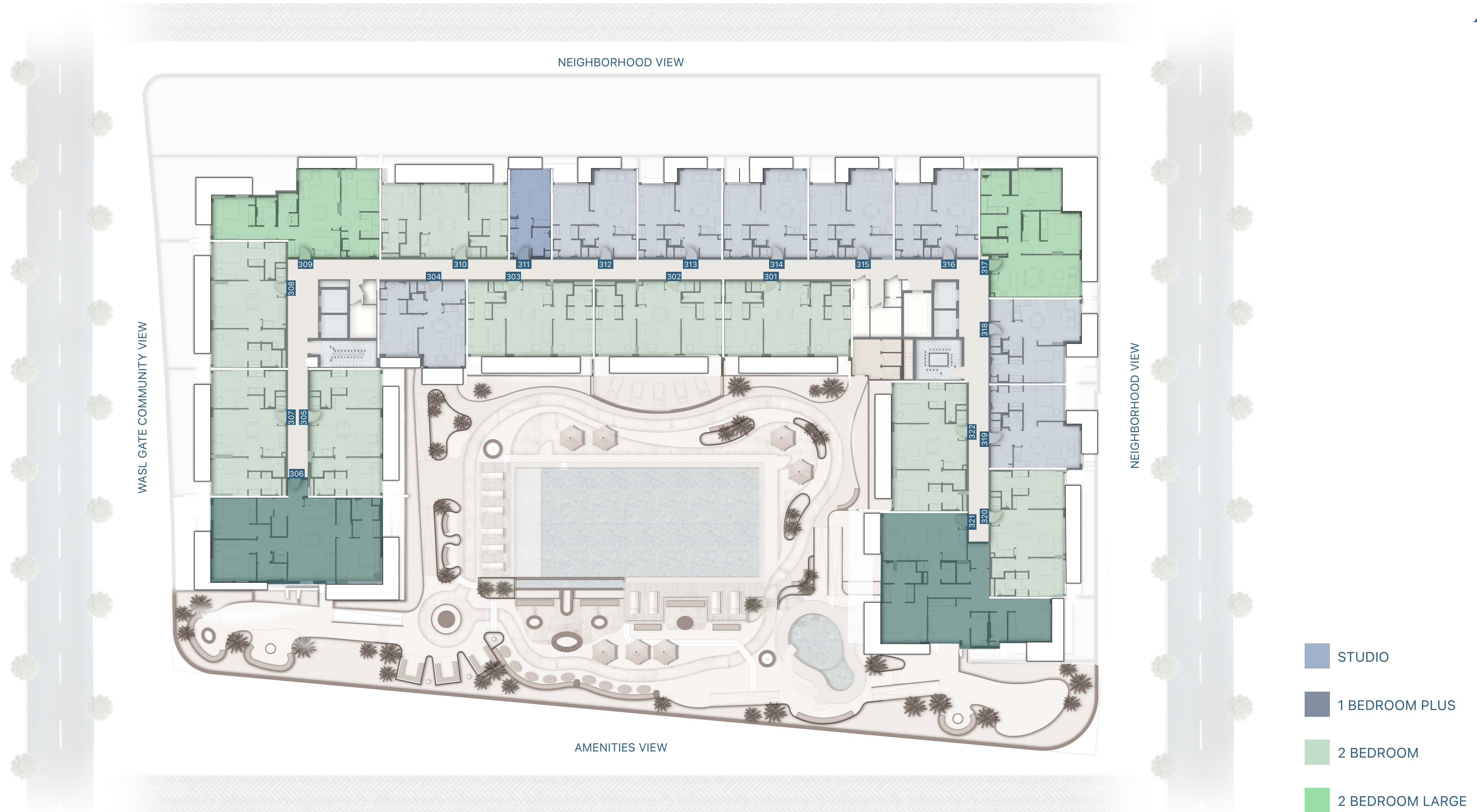
# Typical Floor Plan

## LEVEL - 2 RESIDENTIAL



# Typical Floor Plan

LEVEL - 3 to 12  
RESIDENTIAL



# Unit Plans

# Unit Floor Plan

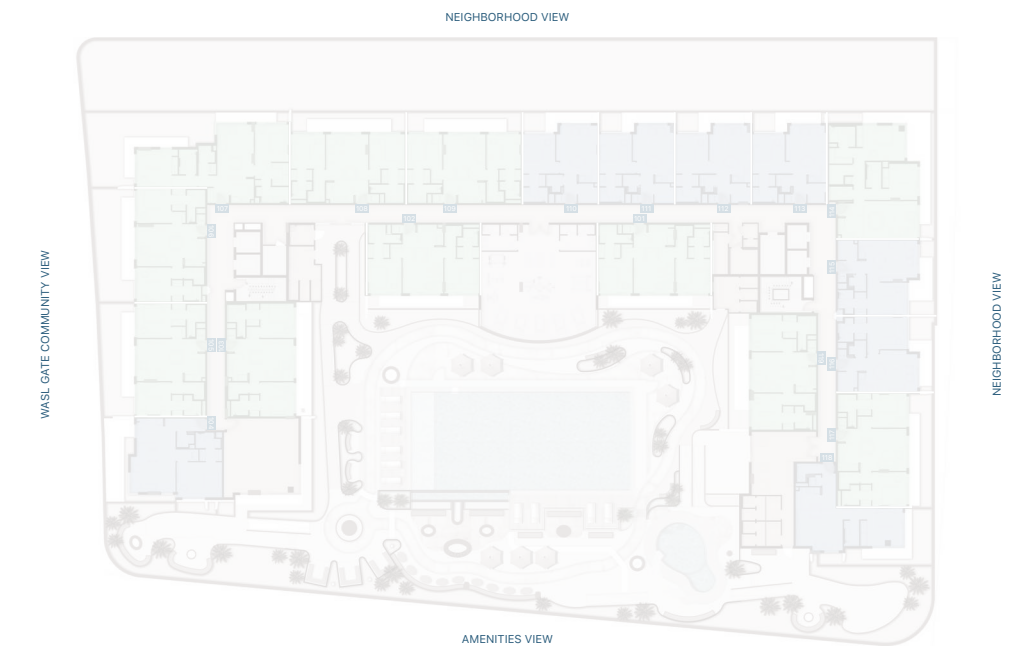
## STUDIO

SUITE AREA	362 SQ.FT
BALCONY AREA	30 SQ.FT
TOTAL AREA	392 SQ.FT

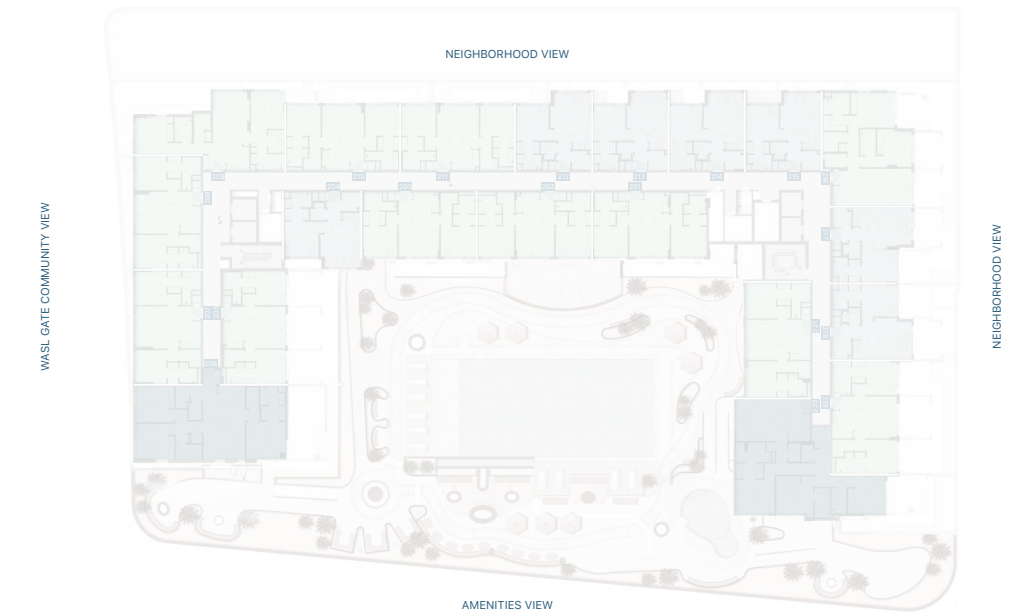
1. KITCHEN	2.6M X 1.95M
2. LIVING & BED	4.75M X 3.8M
3. BATHROOM	2.7M X 1.175M
4. LAUNDRY	0.8M X 0.8M

Balconies and entrance varies depending on the floor

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LEVEL 1



LEVEL 2



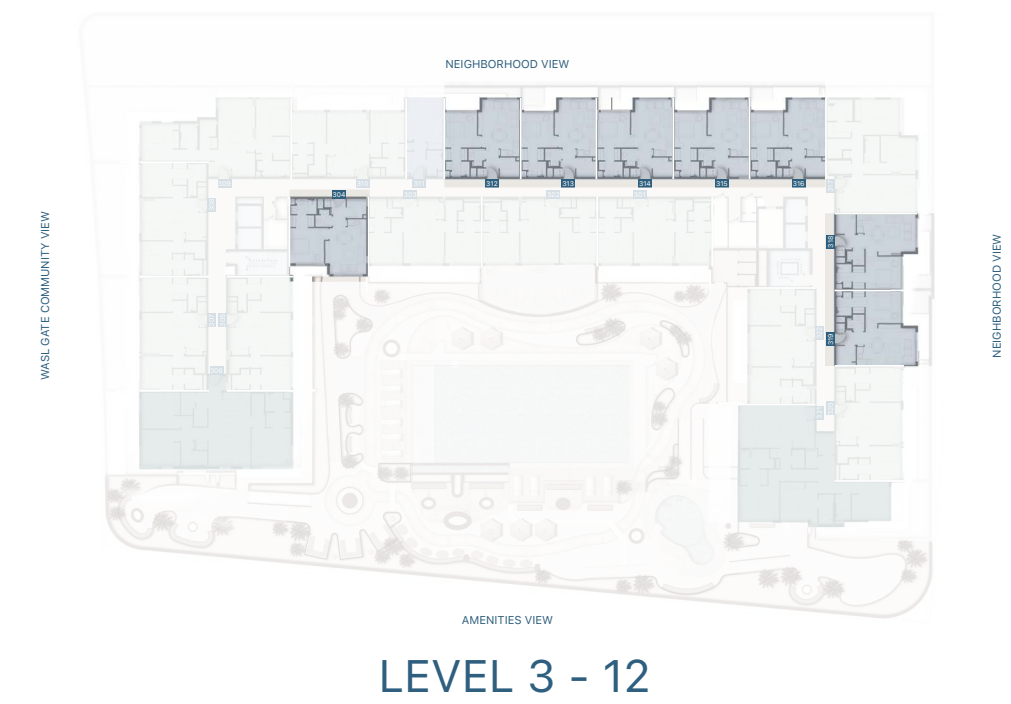
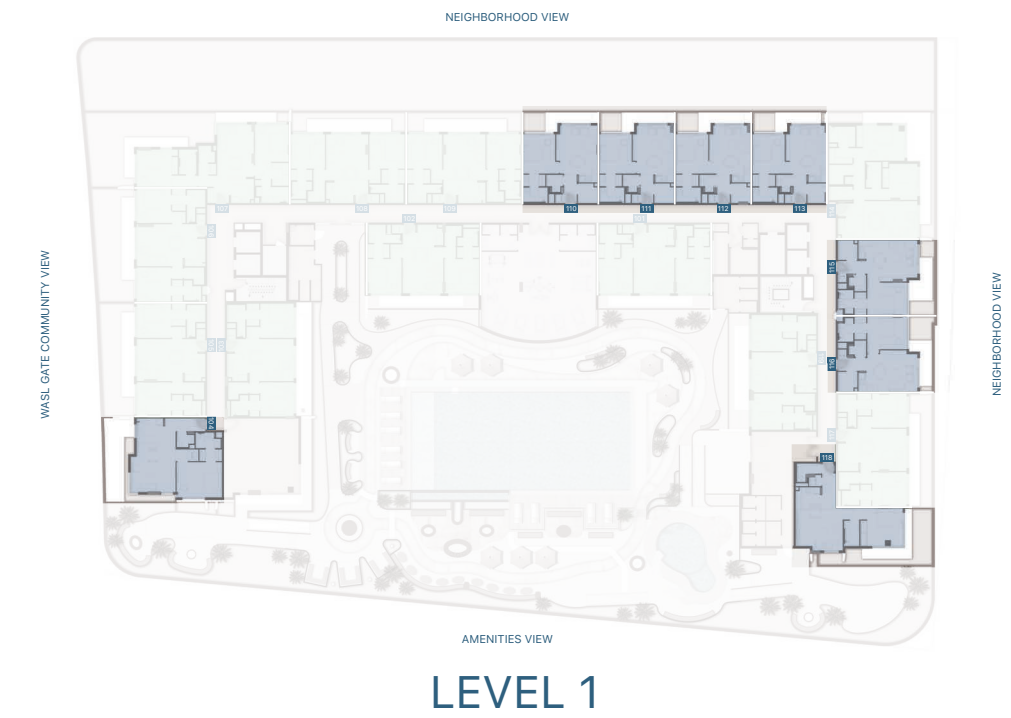
LEVEL 3 - 12

# Unit Floor Plan

## 1 BEDROOM PLUS

SUITE AREA	637 - 753 SQ.FT
BALCONY AREA	73 - 358 SQ.FT
TOTAL AREA	707 - 1,073 SQ.FT

1. ENTRANCE	1.3M X 2.9M
2. KITCHEN	1.9M X 2.0M
3. LIVING & DINING	4.2M X 4.0M
4. POWDER ROOM	1.7M X 1.9M
5. MASTER BEDROOM	3.3M X 4.0M
6. WALK IN CLOSET	2.3M X 1.2M
7. MASTER BATHROOM	2.55M X 1.6M
8. LAUNDRY	0.8M X 0.9M
9. STORAGE	2.0M X 2.0M



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# Unit Floor Plan

## 2 BEDROOM

SUITE AREA 854 - 1,054 SQ.FT

BALCONY AREA 113 - 840 SQ.FT

TOTAL AREA 977 - 1,871 SQ.FT

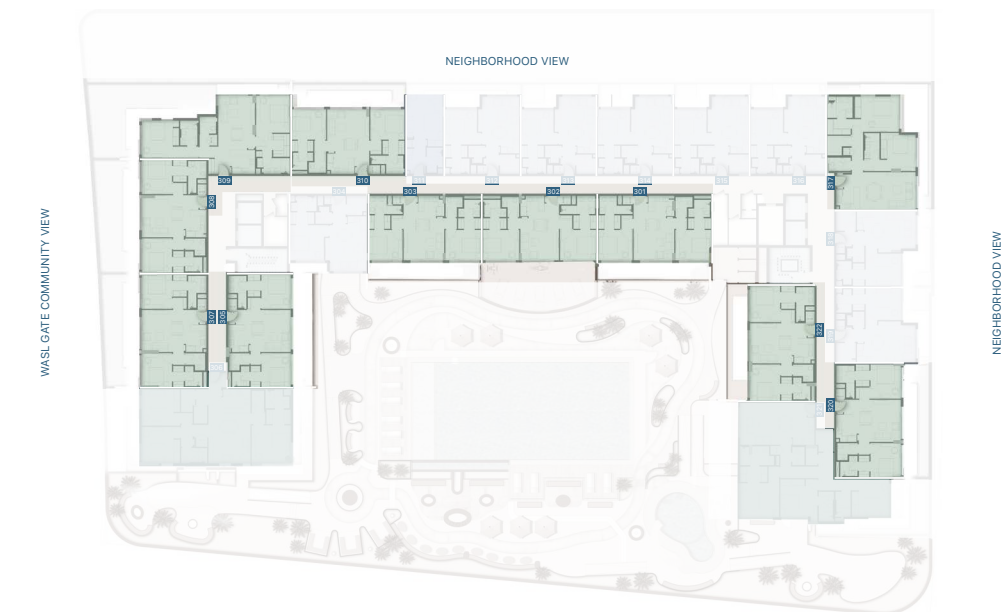
1. ENTRANCE	2.3M X 1.3M
2. KITCHEN	2.1M X 2.8M
3. LIVING & DINING	4.6M X 4.3M
4. POWDER ROOM	2.2M X 1.8M
5. BEDROOM 1	3.5M X 3.5M
6. WALK IN CLOSET	1.1M X 2.2M
7. BATHROOM	1.8M X 2.2M
8. BEDROOM 2	3.5M X 3.6M
9. WALK IN CLOSET	1.4M X 2.2M
10. BATHROOM	1.9M X 2.0M
11. LAUNDRY	0.6M X 0.7M



LEVEL 1



LEVEL 2



LEVEL 3 - 12

Balconies and entrance varies depending on the floor

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# Unit Floor Plan

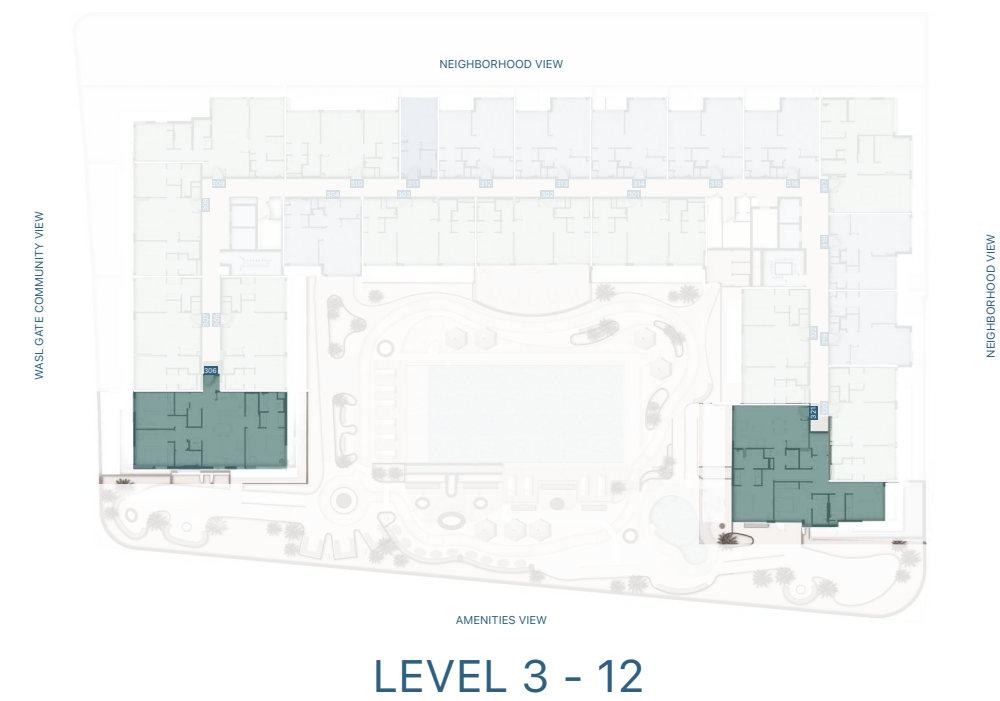
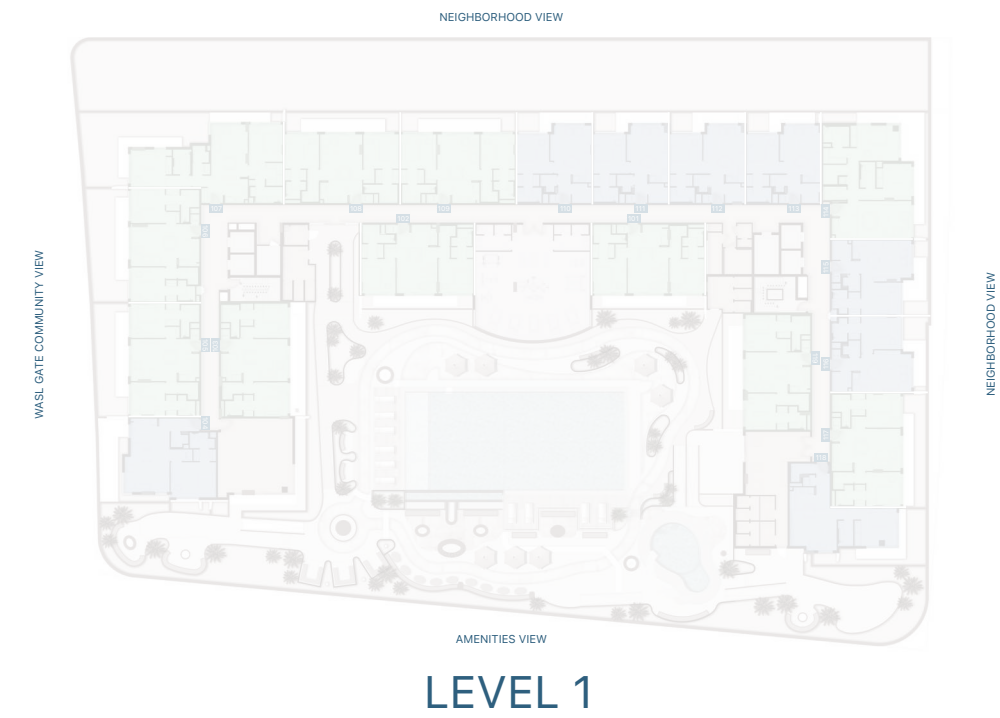
## 3 BEDROOM PLUS

SUITE AREA 1,355 - 1,443 SQ.FT

BALCONY AREA 276 - 420 SQ.FT

TOTAL AREA 1,631 - 1,863 SQ.FT

1. KITCHEN	2.8M X 2.2M
2. LIVING & DINING	4.3M X 5.2M
3. POWDER ROOM	2.0M X 1.3M
4. MASTER BEDROOM	3.47M X 4.0M
5. WALK IN CLOSET	1.6M X 2.8M
6. MASTER BATHROOM	2.0M X 3.6M
7. BEDROOM 1	3.8M X 3.8M
8. BATHROOM	3.0M X 1.6M
9. BEDROOM 2	3.8M X 3.8M
10. BATHROOM	2.6M X 1.6
11. LAUNDRY 1	0.9M X 0.9M
12. BATHROOM	2.0M X 1.2M
13. STORAGE	2.2M X 1.9M



Balconies and entrance varies depending on the floor

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# Living Room



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# Kitchen



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# Bedroom



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# Bathroom



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Pre-Launch Customer Offer

## Starting Sizes and Prices

TYPE		STARTING SIZES	STARTING PRICES
1 Bedroom Plus	1	714 Sq.ft	1,120,888
2 Bedroom	2	977 Sq.ft	1,520,888
2 Bedroom Large	2	1,205 Sq.ft	1,690,888
3 Bedroom	3	1,631 Sq.ft	2,500,888

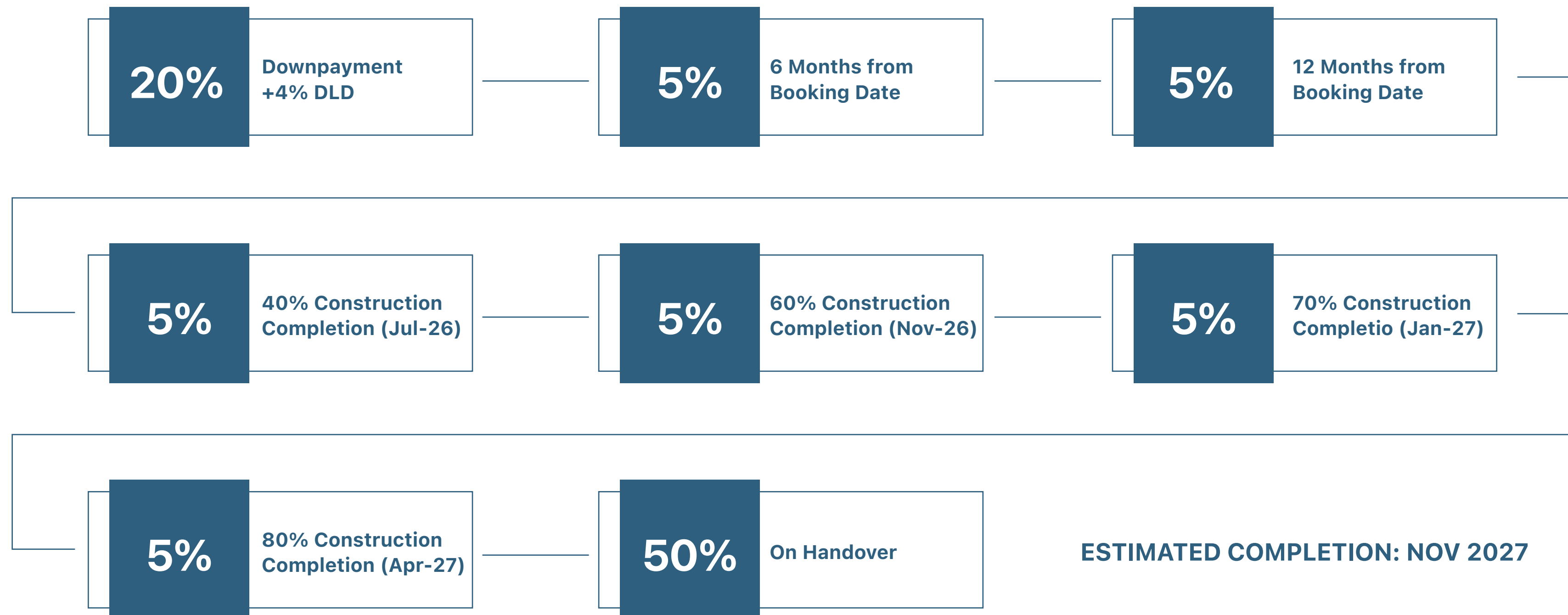
\*5% discount will be offered on the first 108 units with a 24% Downpayment.

**ADP%	DISCOUNT %
30%	2.0%
50%	4.0%
100%	6.0%

FLOOR #	DISCOUNT %	MINIMUM UNITS
Full Floor	5.0%	22
Half Floor	3.0%	11
Bundle Offer	2.0%	3

\*Note: The above offer is valid for a limited time only. T&C Apply. \*\*Accelerated Downpayment

# PAYMENT PLAN **50 / 50** ON HANDOVER



## AGENT COMMISSION

**4%** 1 BEDROOM

**5%** 2 BEDROOM  
2 BEDROOM LARGE  
3 BEDROOM



# SOLA

R E S I D E N C E S

PRESENTED BY

**OCTA**  
P R O P E R T I E S



CENTURION