



ALFAL
RESIDENCES

INVESTOR GUIDE



ALFAL RESIDENCE

BUILDING CONFIGURATION

ELEVATORS

5 passenger elevators
1 service elevator

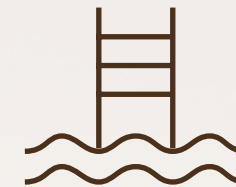
ANTICIPATED COMPLETION DATE
Q4 2026

PARKING

Studio, 1 & 2-bedroom:
1 car parking space



AMENITIES WITHIN THE PROJECT



PUBLIC POOL



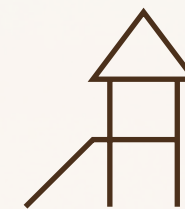
KID'S POOL



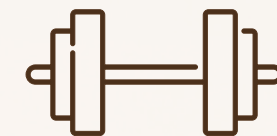
EV CHARGING
STATION



BICYCLE
PARKING



KIDS PLAY AREA



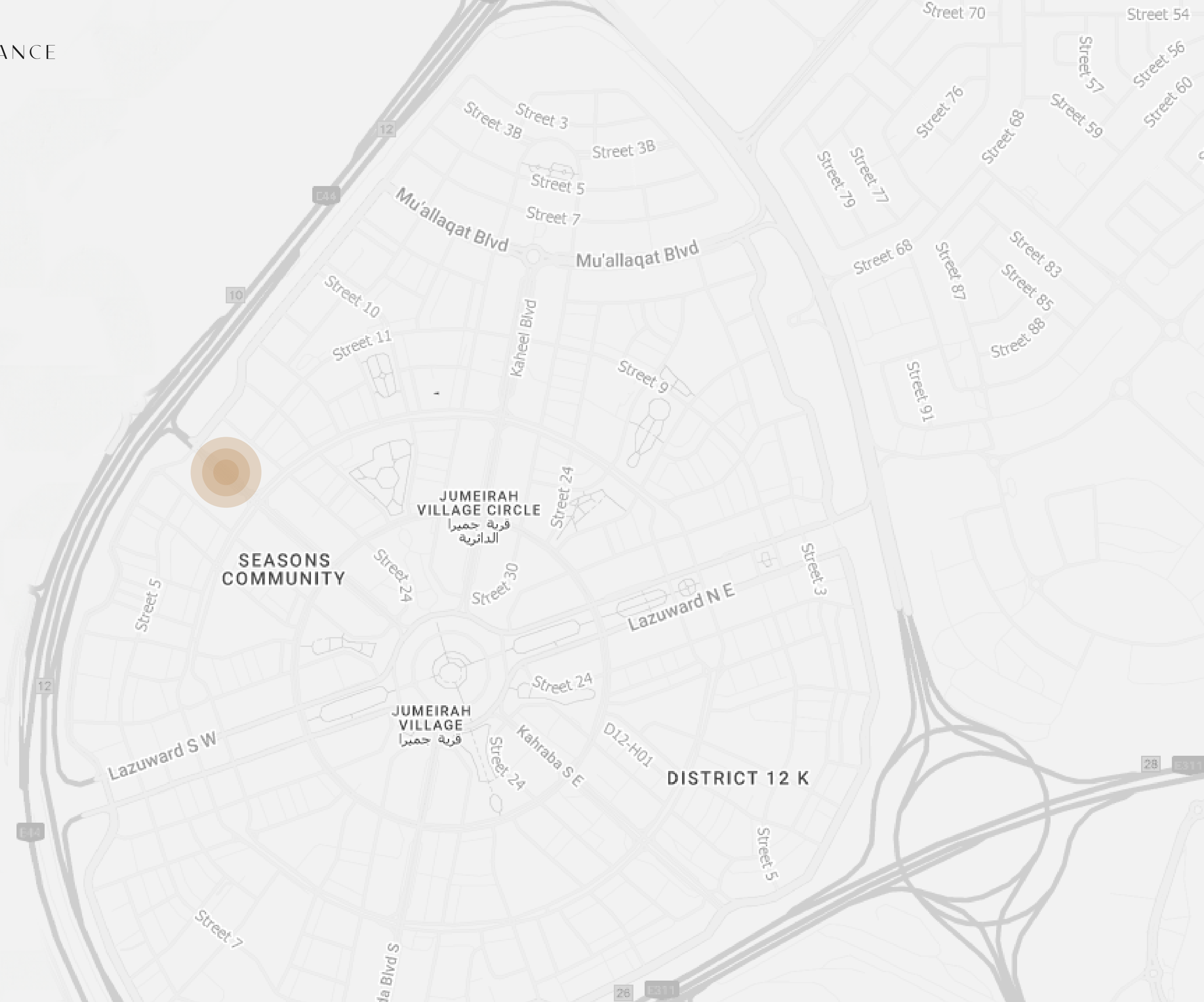
PUBLIC GYM

WELCOME TO DUBUILD

At DUBUILD, we redefine luxury with a commitment to exceptional quality and timeless sophistication. Our projects embody the perfect blend of exquisite craftsmanship, innovative design, and meticulous attention to detail. We specialize in creating bespoke residences and commercial spaces that cater to the most discerning tastes, ensuring each development is a masterpiece of opulence and refinement.

DRIVING DISTANCE

- 6 MINUTES
Motor City
- 15 MINUTES
Dubai Marina Mall
- 10 MINUTES
Dubai Hills Mall
- 5 MINUTES
Circle Mall
- 15 MINUTES
Mall of Emirates
- 10 MINUTES
Tecom
- 20 MINUTES
The Palm Jumeirah
- 20 MINUTES
Dubai Mall
- 30 MINUTES
DWC Airport
- 30 MINUTES
Dubai International Airport



ALFAL

THE POWER OF SIMPLICITY

A classic luxurious building showcases timeless elegance with its grand features and refined detailing. The facade often includes ornate moldings, intricate stonework, and majestic columns, while large, elegantly framed windows allow natural light to illuminate the interior. The entrance is marked by a stunning, often intricately designed door, possibly with wrought iron or brass accents.

This new building exudes opulence through its use of high-quality materials like marble, granite, or wood, and its design balances grandeur with a sense of sophistication. A classic luxurious building showcases timeless elegance with its architectural features and refined detailing.



UNITS & SIZES



APARTMENTS

NUMBER OF UNITS

SIZE RANGE

Studio	34 units	From 340 sq. ft to 407 sq. ft
1-bedroom	157 units	From 629 sq. ft to 1670 sq. ft
2-bedroom	92 units	From 980 sq. ft to 2314 sq. ft



A LIVING ROOM WITH A GREATER MEANING

A luxury living room exudes opulence with its elegant furnishings and high-end finishes. Plush, oversized sofas and multiple armchairs, are arranged around a statement coffee table, perhaps made of marble or polished high metal. All the rooms feature exquisite lighting fixtures, such as a grand chandelier or sleek, modern pendant lights, and is adorned with artful decor and intricate rugs.

SIMPLICITY WITH LUXURIOUS TONES

The pure lines, simple shapes and natural colours are what truly create a zen and calming environment, where order and balance are restored. Your private and tranquil sanctuary, where true happiness resides.





FITNESS CENTRE

This modern fitness space is designed to ignite energy and motivation. With bold colors like yellow and black, every detail inspires strength and determination. The state-of-the-art equipment and ergonomic layout provide an optimal workout experience. This gym is more than just a place to exercise—it's a sanctuary to push your limits and sculpt your body with confidence. Whether you're into cardio or weightlifting, this environment encourages you every step of the way towards your goals.



POOL

Amidst the palm trees swaying gently, this tranquil haven whispers of luxury and serenity. Each pool reflects the skyline, where urban sophistication meets tropical escape. Here, time slows down, inviting you to relax, recharge, and revel in the beauty of life's simple pleasures, all in the heart of the city's vibrant pulse.



KIDS PLAY AREA

The kids rooftop play area is a vibrant oasis with a soft, cushioned floor mimicking a grassy meadow. It features a jungle gym with slides and climbing structures shaped like playful castles and forests. Surrounding the space are colorful, shaded canopies providing a splash of shade and comfort.



STUDIO T-01



STUDIO T-02





KITCHEN

1 BDR APARTMENT- T01





1 BDR APARTMENT-T02



1 BDR APARTMENT- T03



1 BDR APARTMENT- T04





1 BDR APARTMENT- T05



2 BDR APARTMENT- T01



2 BDR APARTMENT- T02





2 BDR APARTMENT- T03



PAYMENT PLAN

70/30

Payment plan

20%

Down payment

50%

Before completion

30%

On handover

