

GHAFF LAND

— Residence —



The City of Possibilities

Dubai's visionary projects and strategic location make it the only choice for a savvy investment. As a city that embraces diversity at every opportunity, Dubai is forever innovating to create endless possibilities for your future.



Connecting Modernity & Creativity

Designed as a one of its kind vibrant media hub, Dubai Studio City offers a refined living surrounded by a community of creative minds and media hubs, each moment promising inspiration for an elevated lifestyle.





Unmatched Urban Connectivity

5
Mins

First Avenue Mall
Motor City

5
Mins

Royal Grammar
School Guildford

12
Mins

Mediclinic
Parkview Hospital

20
Mins

DWC Airport





Desert Flora

Through the tenacious desert dwelling, Al Ghaff tree, the Arabian land inspires an enduring spirit. Just as the majestic Al Ghaff thrives, Ghaff Land Residence stands with timeless elegance. A comfort for those who seek beyond the ordinary.



Beyond Inspiring Views








Designed for
Comfort and Beyond



Living Room

Embrace the Comfort
of Urban Living



A modern bedroom interior featuring a large bed with a light-colored headboard and a wooden frame. The bed is dressed in white linens and has several pillows, including two green ones. To the left of the bed is a small, round, light-colored side table with a modern lamp. A large window on the right side of the room offers a panoramic view of a city skyline under a blue sky with clouds. The room is decorated with a large abstract painting on the wall and a long, low, light-colored bench at the foot of the bed.

A Life Beyond the Horizons

Envision a lifestyle of comfort for your mind and body for every day as Ghaff Land Residence's modern designs elevate your family's wellbeing.



Beyond Change

As the city is transforming into a more sustainable future, Ghaff Land Residence is redesigned to flow with the tides for a wellness-driven lifestyle, enriching urban modernity beyond traditional changes.



Live Grand



Spacious Studio



Premium Quality



Pristine Bathrooms

The image shows a contemporary bathroom with light-colored, large-format tiles on the walls and floor. On the left is a walk-in shower with a black frame and a handheld showerhead. In the center is a white toilet with a black bidet sprayer and a black flush plate on the wall. Above the toilet is a white shelf holding a reed diffuser, a candle, and a bottle of soap. To the right is a vanity with a white countertop, a white sink, and a black faucet. The vanity has a dark wood cabinet and a large mirror above it. Decorative items include a vase of dried flowers on the counter and a roll of toilet paper on the wall.

Embrace the Extraordinary, Everyday



Breathtaking
Infinity Pool



State-of-the-art
Gym



Kids'
Play Area

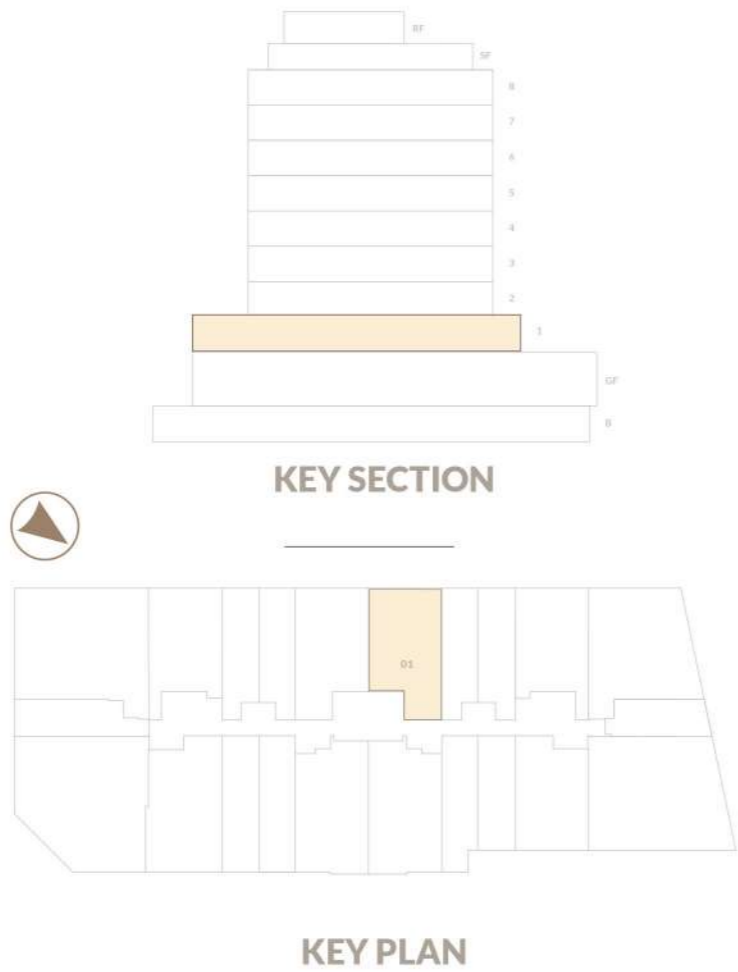


Recreational
Multi-purpose Space



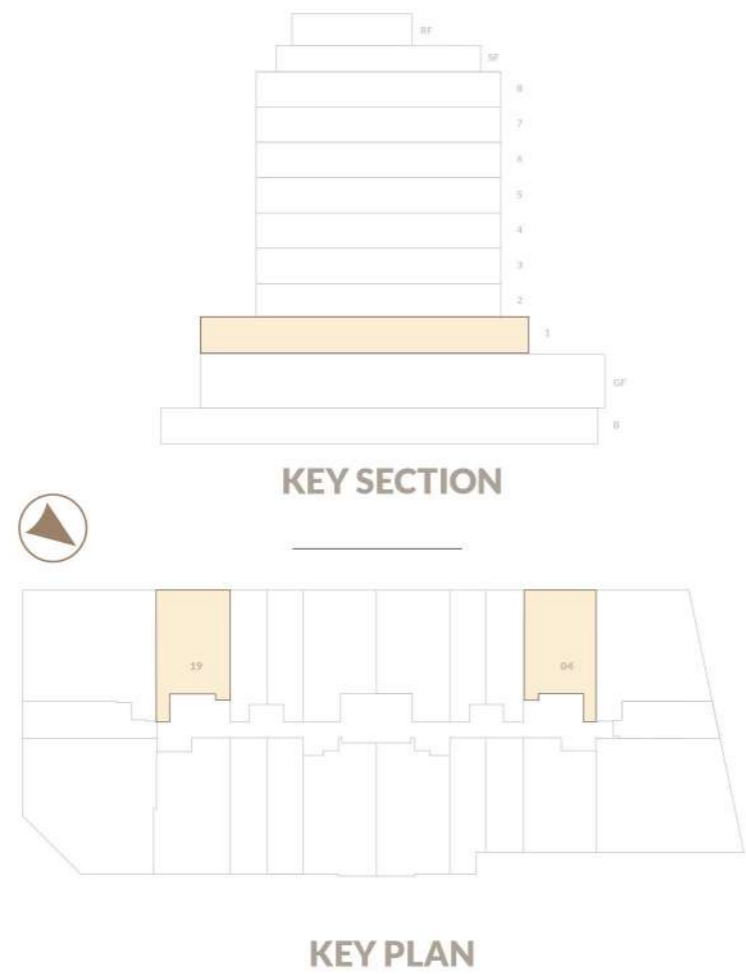
FLOOR PLANS

1 BEDROOM APARTMENT	TYPE	A
UNIT NO. 01	FLOOR	01



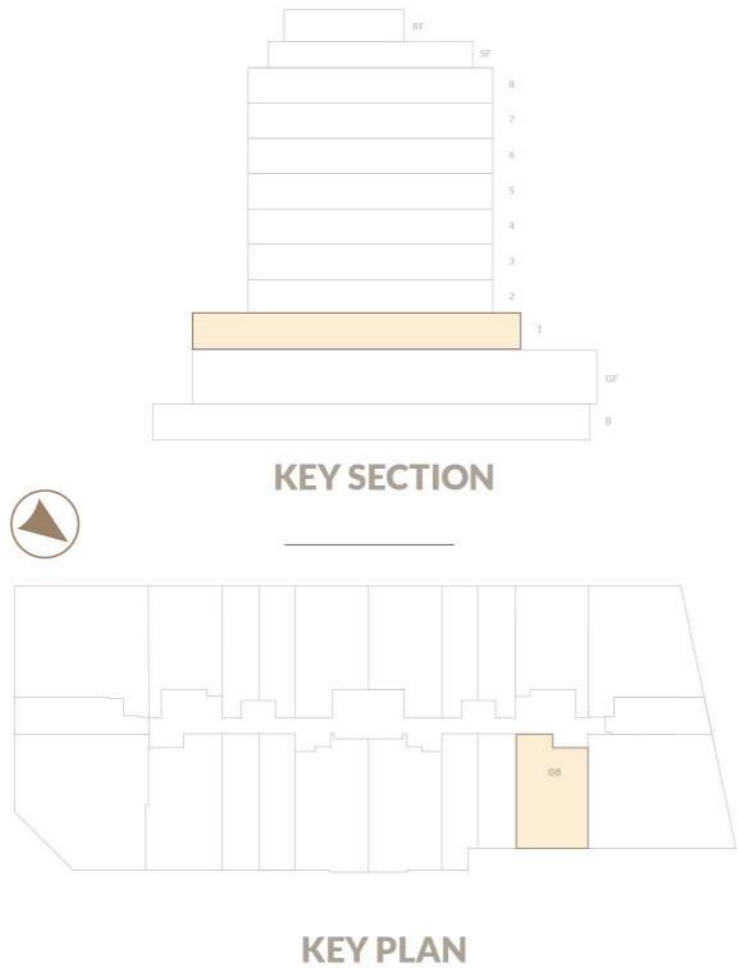
UNIT AREA: 753 sq.ft.	BALCONY AREA: 440 sq.ft.	TOTAL AREA: 1193 sq.ft.
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1 BEDROOM APARTMENT		TYPE	B
UNIT NO.	19 & 04	FLOOR	01



UNIT AREA: 673 sq.ft.	BALCONY AREA: 440 sq.ft.	TOTAL AREA: 1114 sq.ft.
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1 BEDROOM APARTMENT	TYPE	C
UNIT NO. 08	FLOOR	01



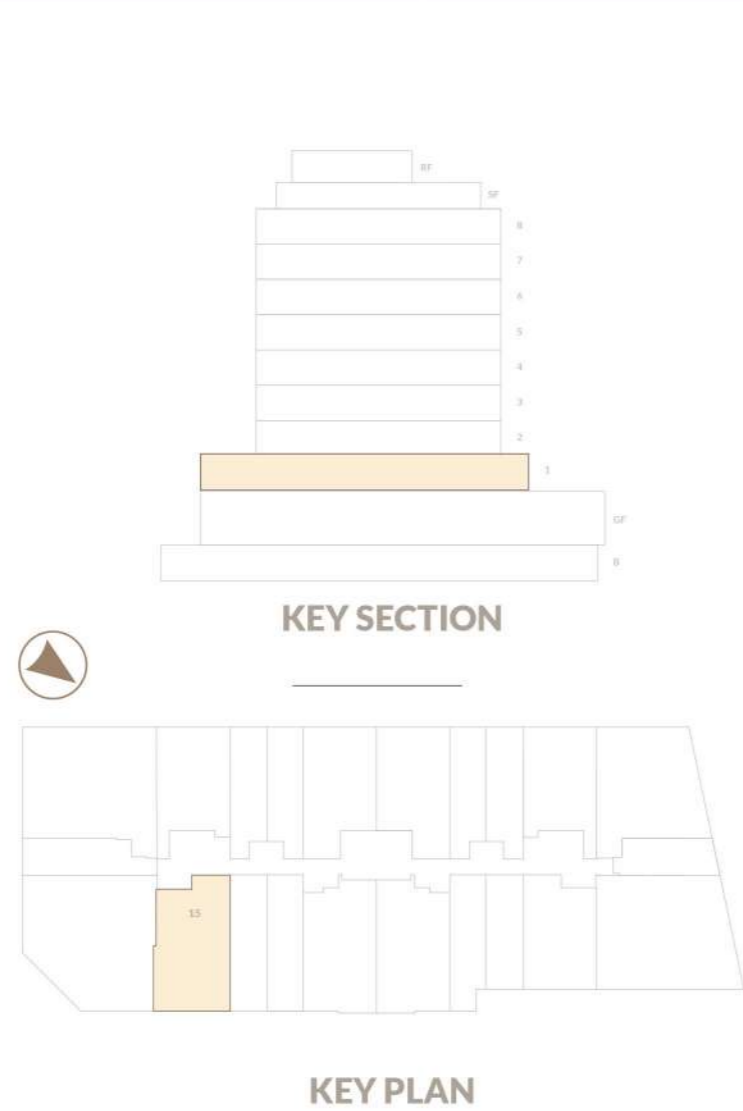
UNIT AREA: 638 sq.ft.	BALCONY AREA: 485 sq.ft.	TOTAL AREA: 1123 sq.ft.
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1 BEDROOM APARTMENT		TYPE	D
UNIT NO.	11 & 12	FLOOR	01



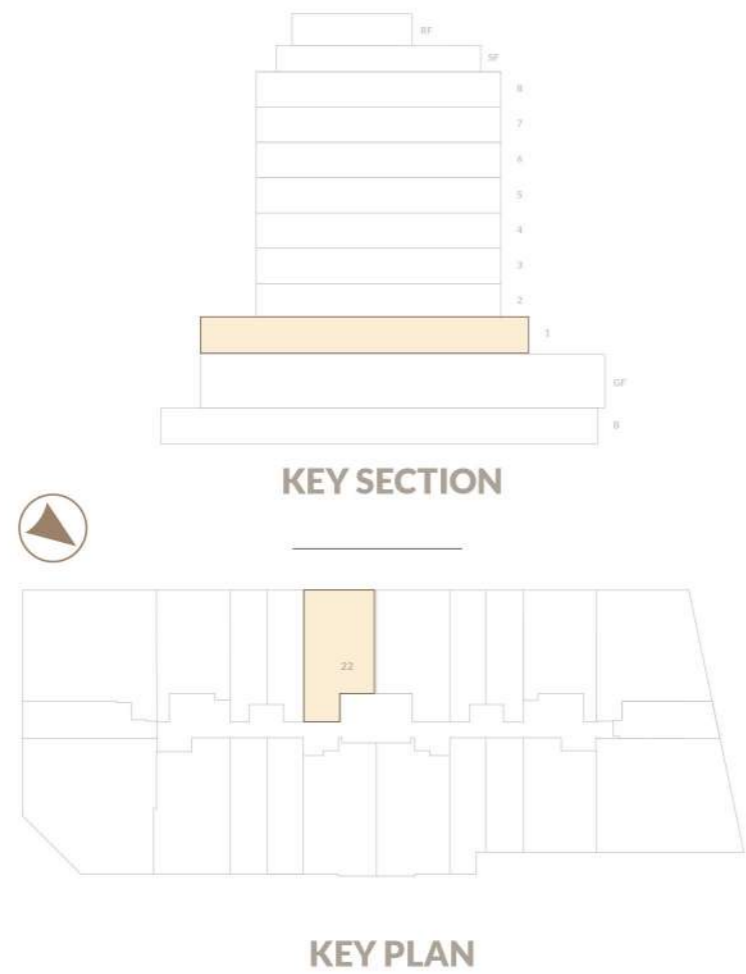
UNIT AREA: 589 sq.ft.	BALCONY AREA: 692 sq.ft.	TOTAL AREA: 1281 sq.ft.
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1 BEDROOM APARTMENT	TYPE	E
UNIT NO. 15	FLOOR	01



UNIT AREA: 638 sq.ft.	BALCONY AREA: 722 sq.ft.	TOTAL AREA: 1361 sq.ft.
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1 BEDROOM APARTMENT	TYPE	F
UNIT NO. 22	FLOOR	01



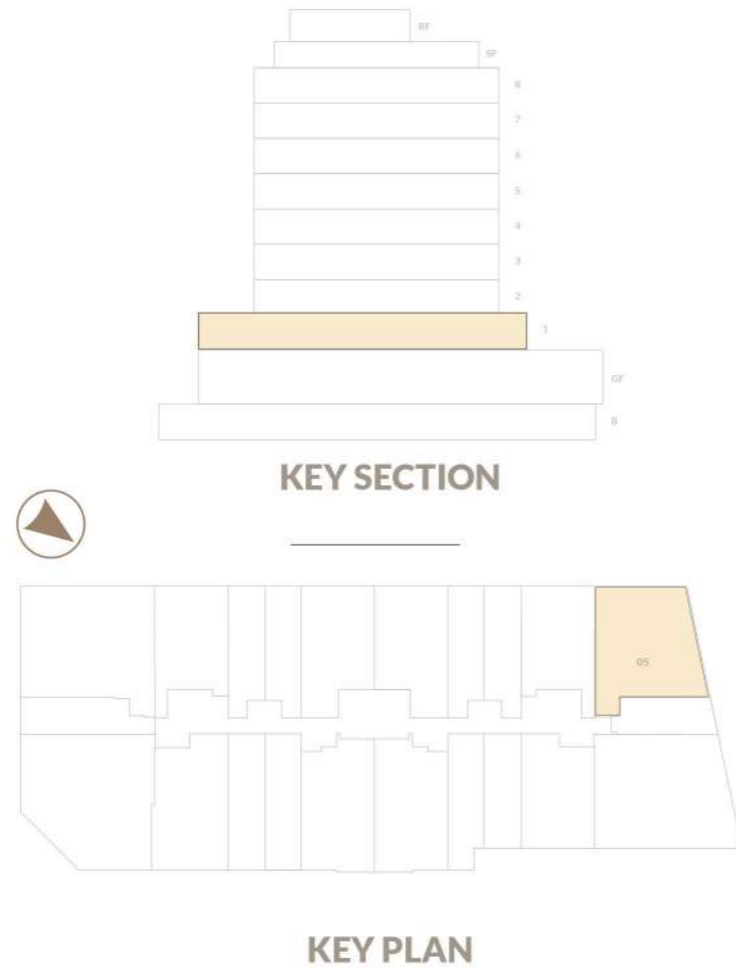
UNIT AREA: 703 sq.ft.	BALCONY AREA: 440 sq.ft.	TOTAL AREA: 1144 sq.ft.
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2 BEDROOM APARTMENTS

TYPE **A**

UNIT NO. **05**

FLOOR **01**



UNIT AREA: 857 sq.ft.

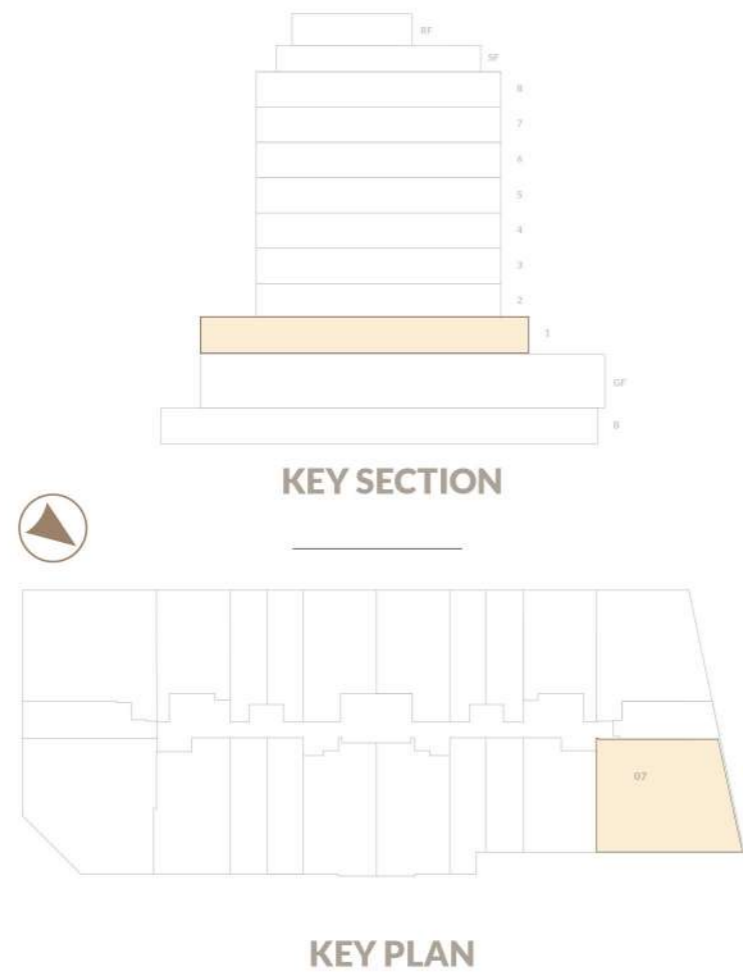
BALCONY AREA: 819 sq.ft.

TOTAL AREA: 1677 sq.ft.

GHAFF LAND
Residence

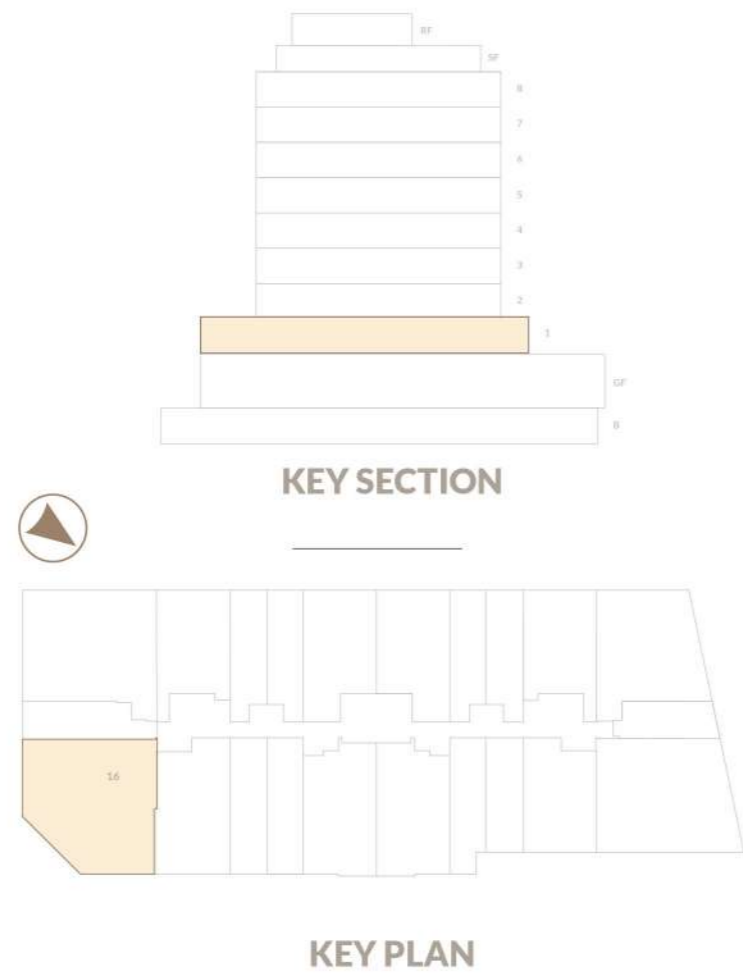
All drawings and dimensions are approximate. Drawings are not to scale and are subject to change without notice. The developer reserves the right to make revisions. The units are measured at typical floor in the building and columns may vary in size depending on the floor level. The furnishings and accessories shown are for representation only. The length and width of the Unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations. Apartment unit sizes may vary. Actual unit sizes will be reflected on the Sales and Purchase Agreement.

2 BEDROOM APARTMENTS	TYPE	B
UNIT NO. 07	FLOOR	01



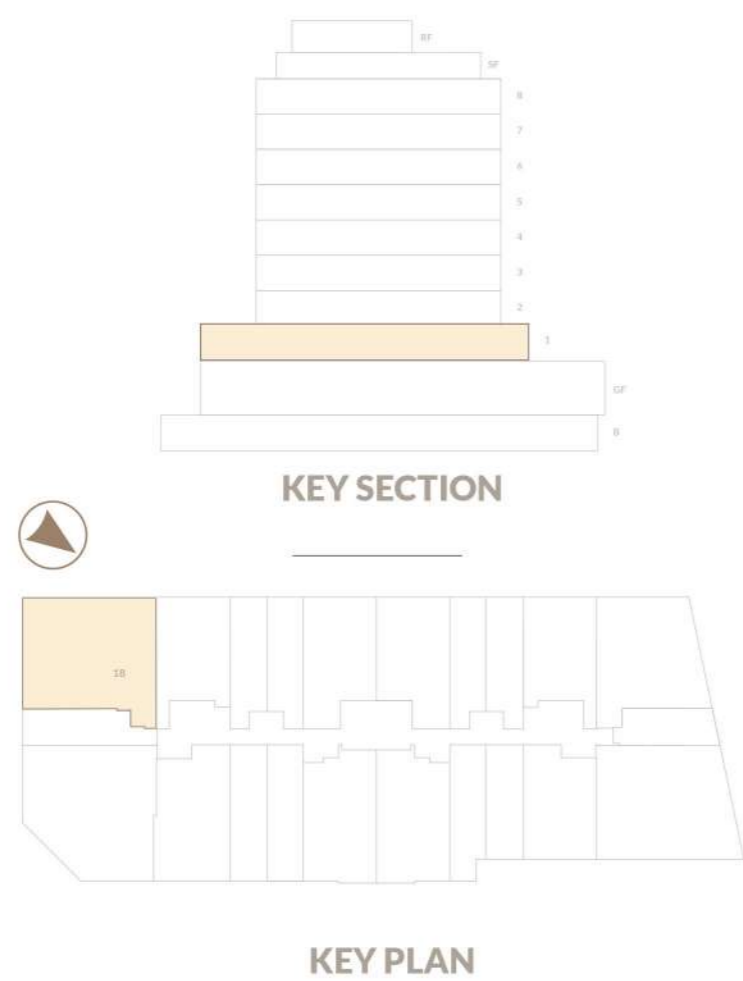
UNIT AREA: 794 sq.ft.	BALCONY AREA: 1329 sq.ft.	TOTAL AREA: 2123 sq.ft.
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2 BEDROOM APARTMENTS	TYPE	C
UNIT NO. 16	FLOOR	01



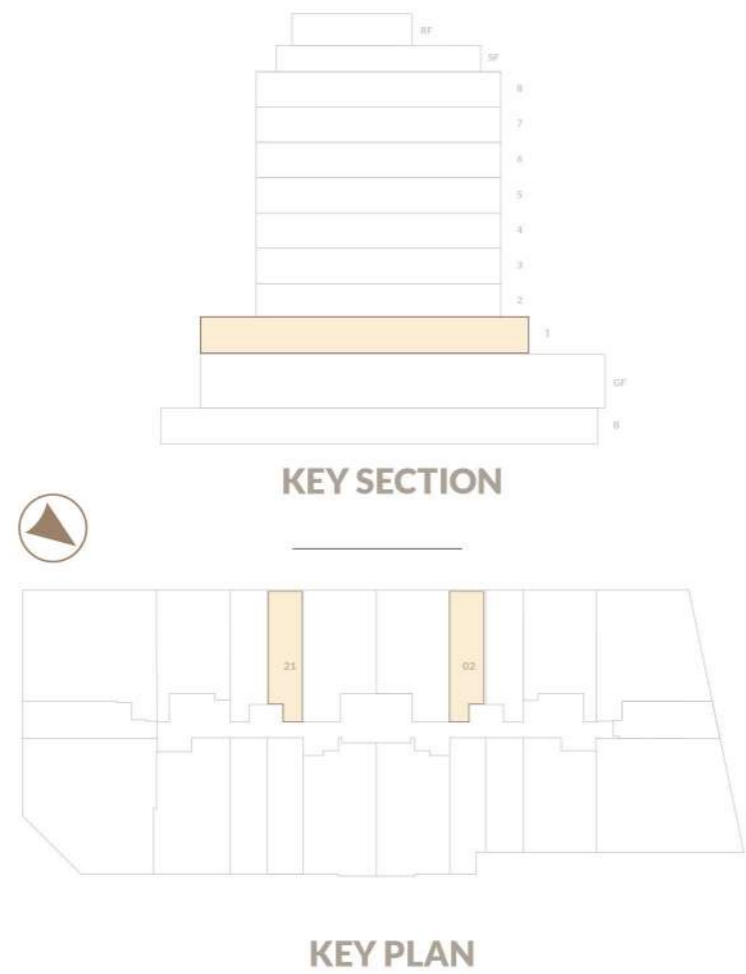
UNIT AREA: 794 sq.ft.	BALCONY AREA: 1470 sq.ft.	TOTAL AREA: 2264 sq.ft.
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2 BEDROOM APARTMENTS	TYPE	D
UNIT NO. 18	FLOOR	01



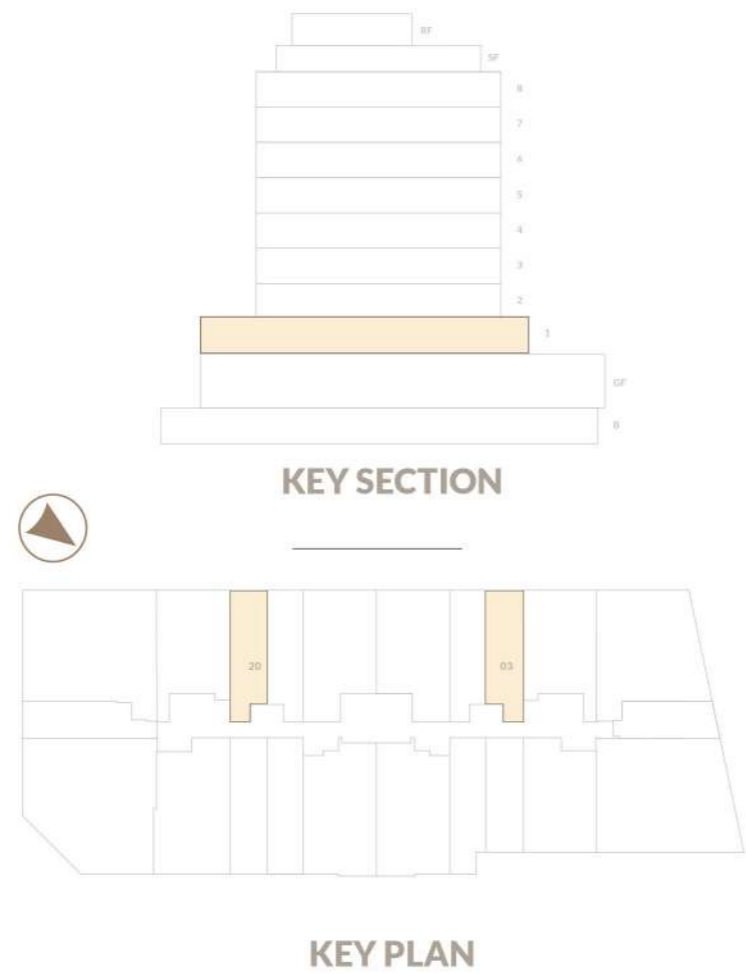
UNIT AREA: 857 sq.ft.	BALCONY AREA: 1294 sq.ft.	TOTAL AREA: 2152 sq.ft.
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STUDIO	TYPE	A
UNIT NO. 02 & 21	FLOOR	01



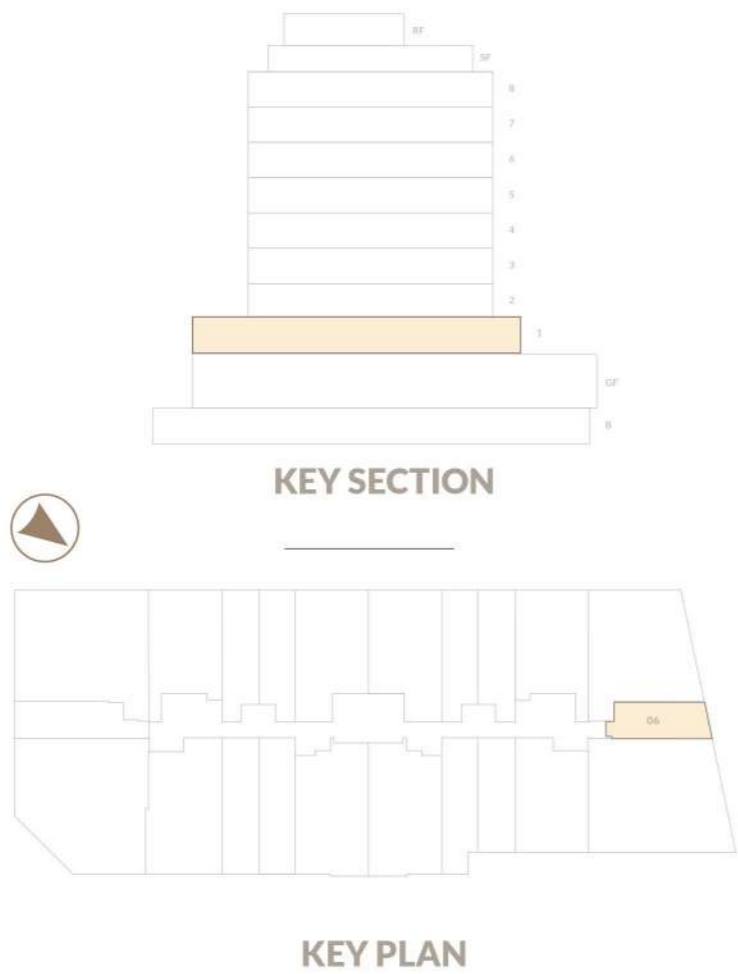
UNIT AREA: 389 sq.ft.	BALCONY AREA: 215 sq.ft.	TOTAL AREA: 604 sq.ft.
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STUDIO	TYPE	B
UNIT NO. 03 & 20	FLOOR	01



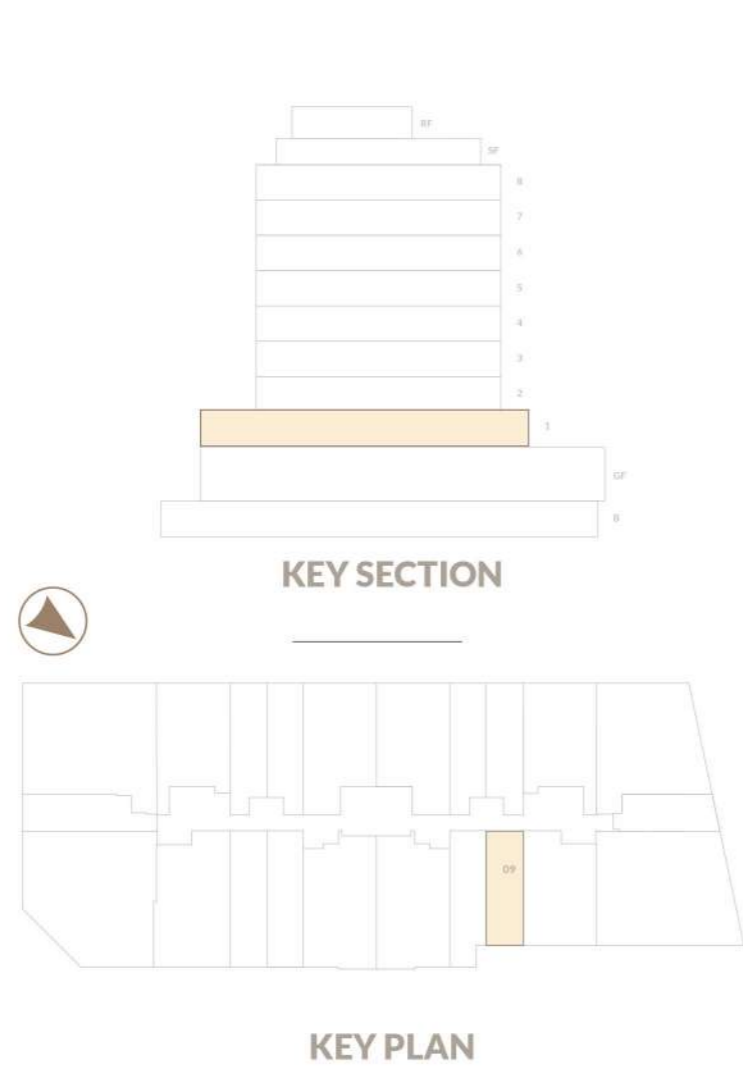
UNIT AREA: 406 sq.ft.	BALCONY AREA: 225 sq.ft.	TOTAL AREA: 632 sq.ft.
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STUDIO	TYPE	C
UNIT NO. 06	FLOOR	01



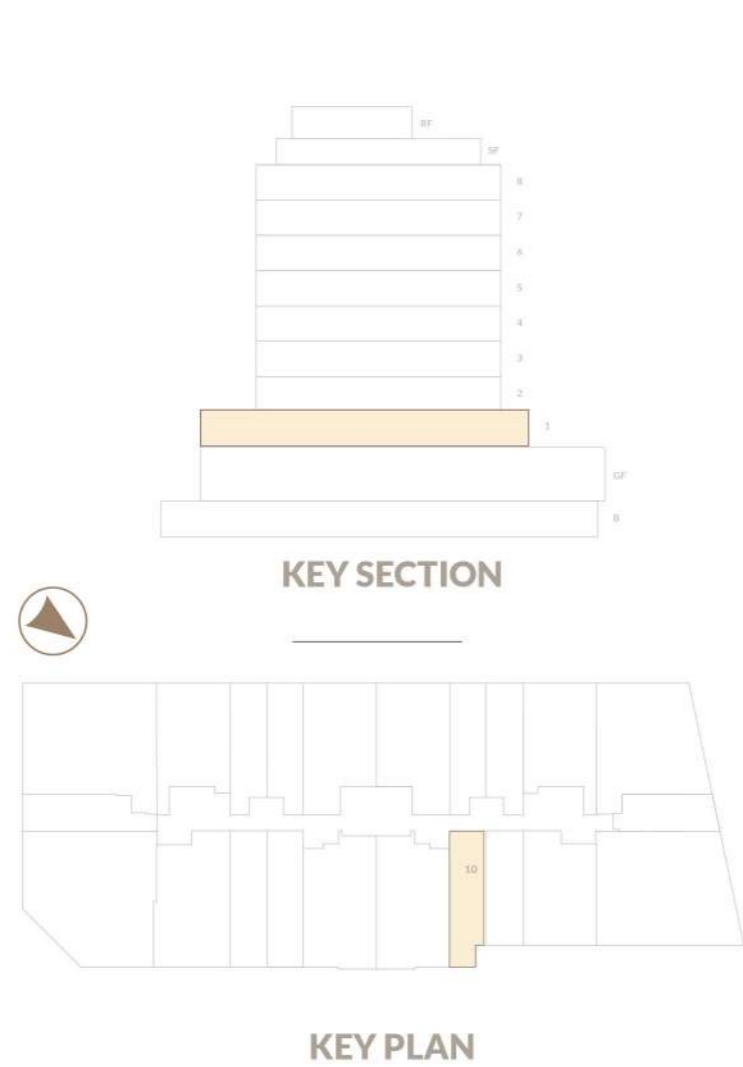
UNIT AREA: 370 sq.ft.	BALCONY AREA: 137 sq.ft.	TOTAL AREA: 508 sq.ft.
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STUDIO	TYPE	D
UNIT NO. 09	FLOOR	01



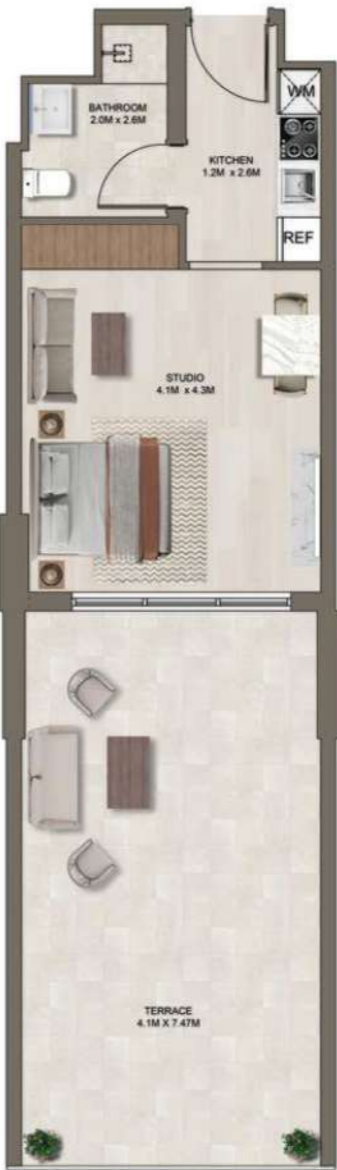
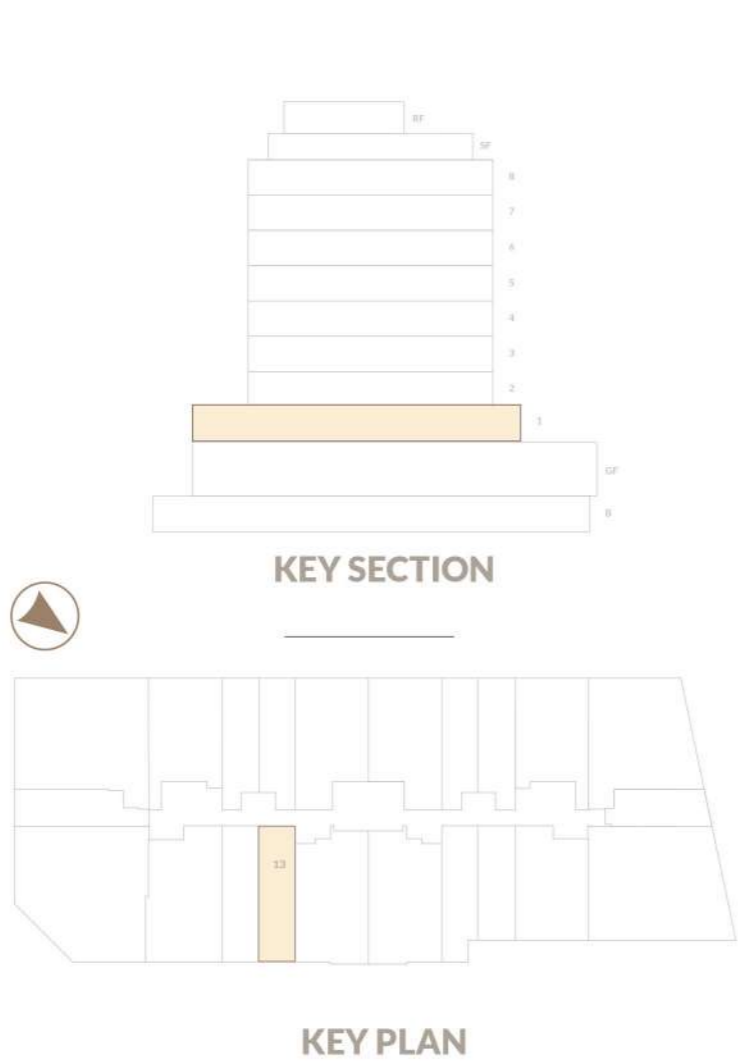
UNIT AREA: 349 sq.ft.	BALCONY AREA: 231 sq.ft.	TOTAL AREA: 580 sq.ft.
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STUDIO	TYPE	E
UNIT NO. 10	FLOOR	01



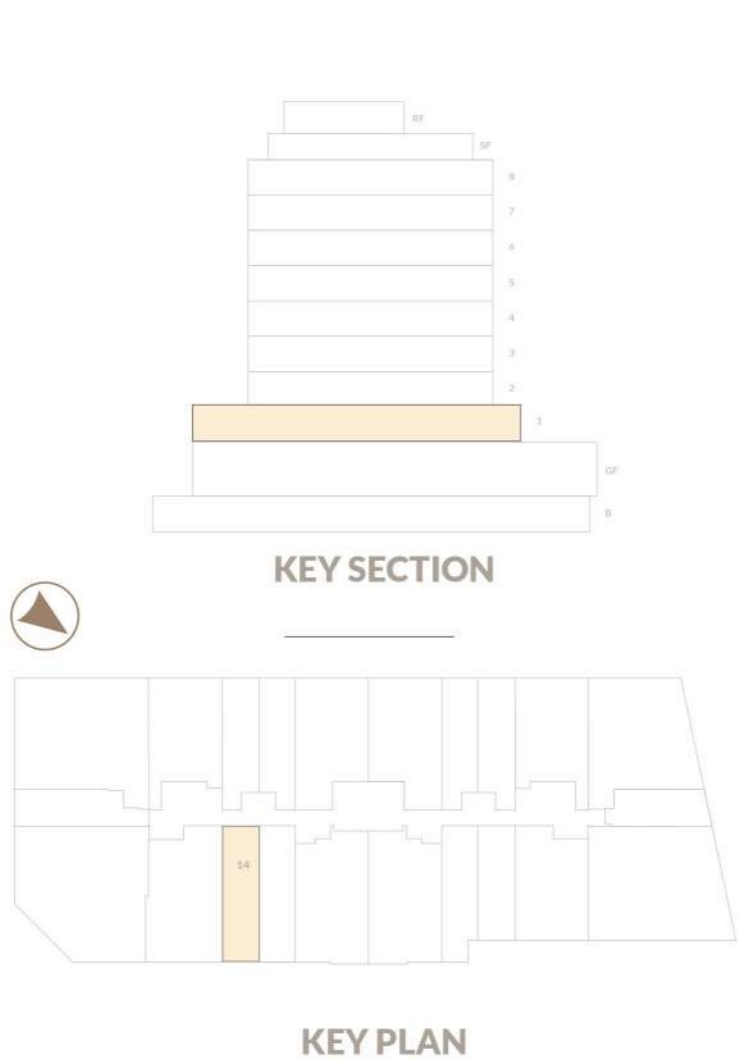
UNIT AREA: 334 sq.ft.	BALCONY AREA: 311 sq.ft.	TOTAL AREA: 645 sq.ft.
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STUDIO	TYPE	F
UNIT NO. 13	FLOOR	01



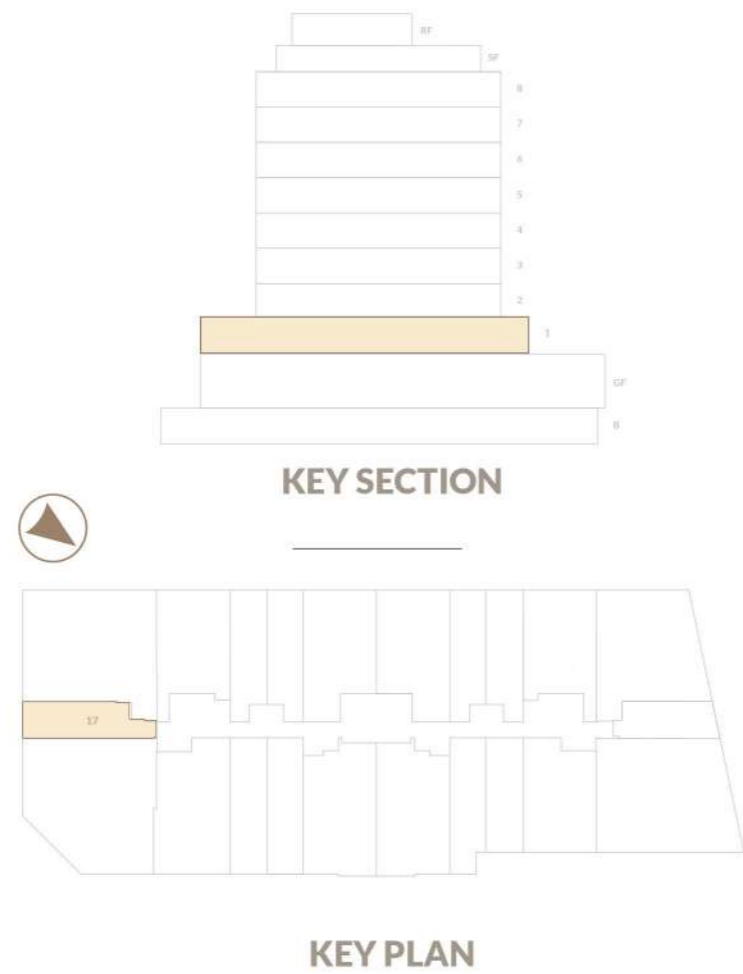
UNIT AREA: 334 sq.ft.	BALCONY AREA: 335 sq.ft.	TOTAL AREA: 669 sq.ft.
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STUDIO	TYPE	G
UNIT NO. 14	FLOOR	01



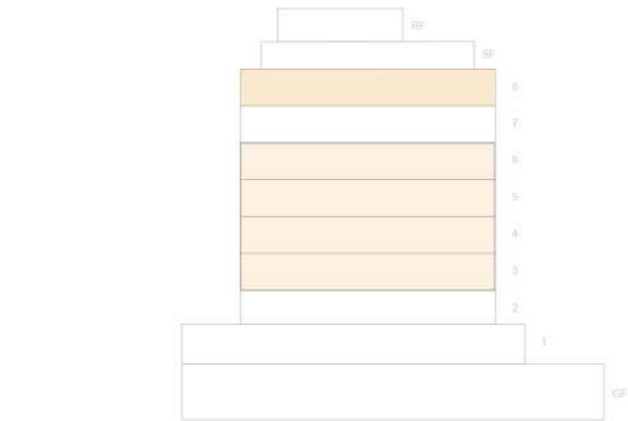
UNIT AREA: 349 sq.ft.	BALCONY AREA: 352 sq.ft.	TOTAL AREA: 701 sq.ft.
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STUDIO	TYPE	H
UNIT NO. 17	FLOOR	01

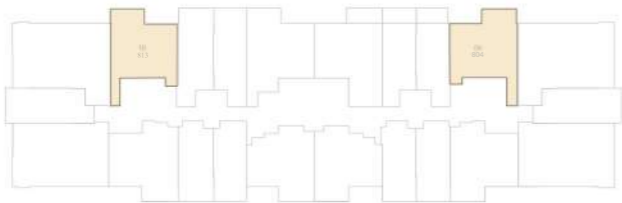


UNIT AREA: 370 sq.ft.	BALCONY AREA: 211 sq.ft.	TOTAL AREA: 581 sq.ft.
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1 BEDROOM APARTMENT		TYPE	B2
UNIT NO.	04 & 19	FLOOR	03 - 06
UNIT NO.	804 & 813	FLOOR	08



KEY SECTION

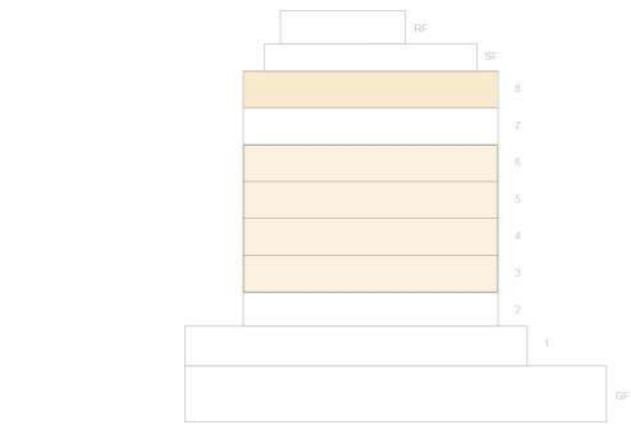


KEY PLAN

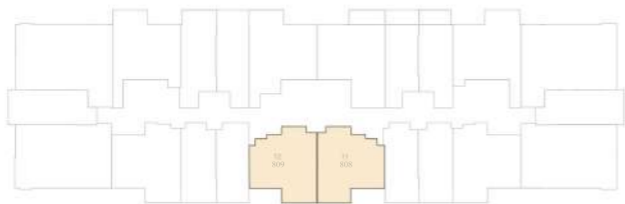


UNIT AREA: 673 sq.ft.	BALCONY AREA: 93 sq.ft.	TOTAL AREA: 767 sq.ft.
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1 BEDROOM APARTMENT	TYPE	D2
UNIT NO. 11 & 12	FLOOR	03 - 06
UNIT NO. 808 & 809	FLOOR	08



KEY SECTION

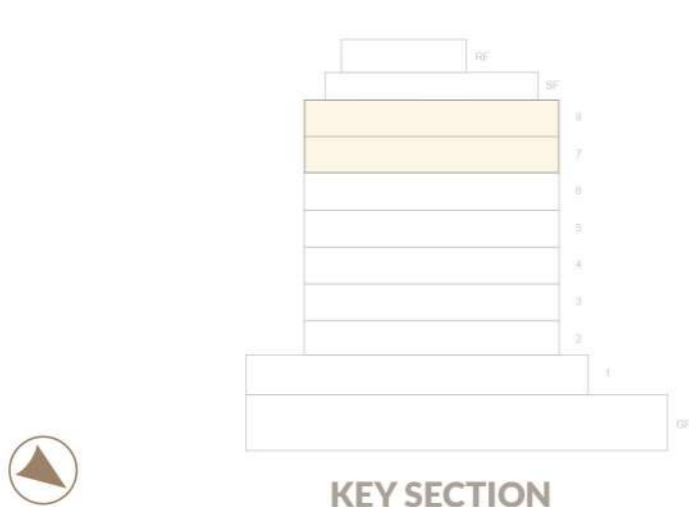


KEY PLAN

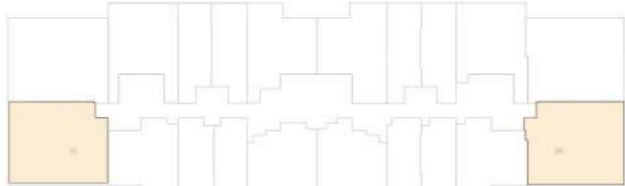


UNIT AREA: 589 sq.ft.	BALCONY AREA: 88 sq.ft.	TOTAL AREA: 677 sq.ft.
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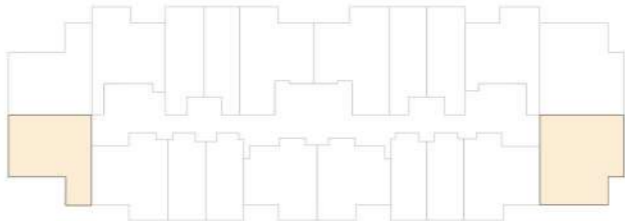
2 BEDROOM DUPLEX APARTMENT	TYPE	B
UNIT NO. 15 & 06	FLOOR	07 & 08



KEY SECTION



7TH FLOOR - LOWER PLAN



8TH FLOOR - UPPER PLAN

KEY PLAN



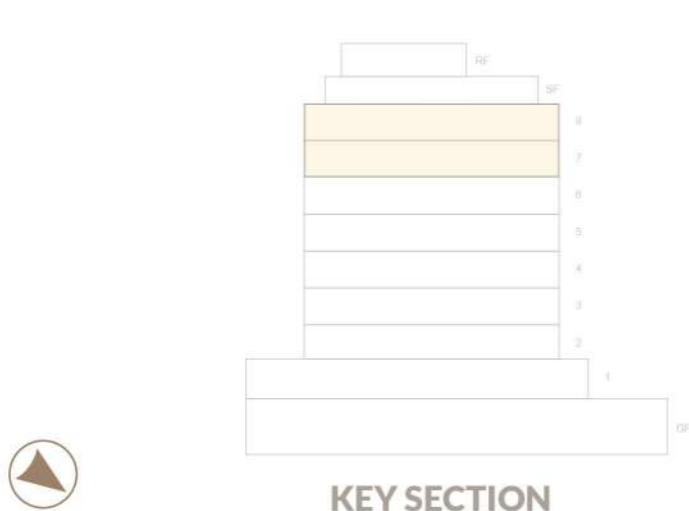
LOWER FLOOR PLAN



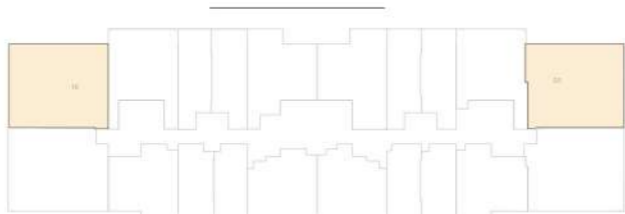
UPPER FLOOR PLAN

UNIT AREA: 1767 sq.ft.	BALCONY AREA: 678 sq.ft.	TOTAL AREA: 2446 sq.ft.
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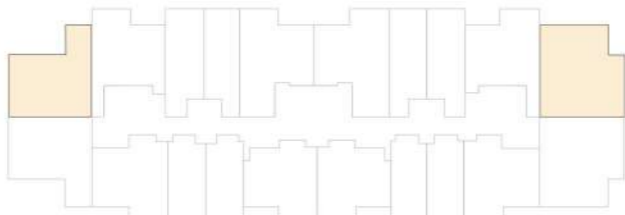
2 BEDROOM DUPLEX APARTMENT	TYPE	A
UNIT NO. 16 & 05	FLOOR	07 & 08



KEY SECTION



7TH FLOOR - LOWER PLAN



8TH FLOOR - UPPER PLAN

KEY PLAN



LOWER FLOOR PLAN



UPPER FLOOR PLAN

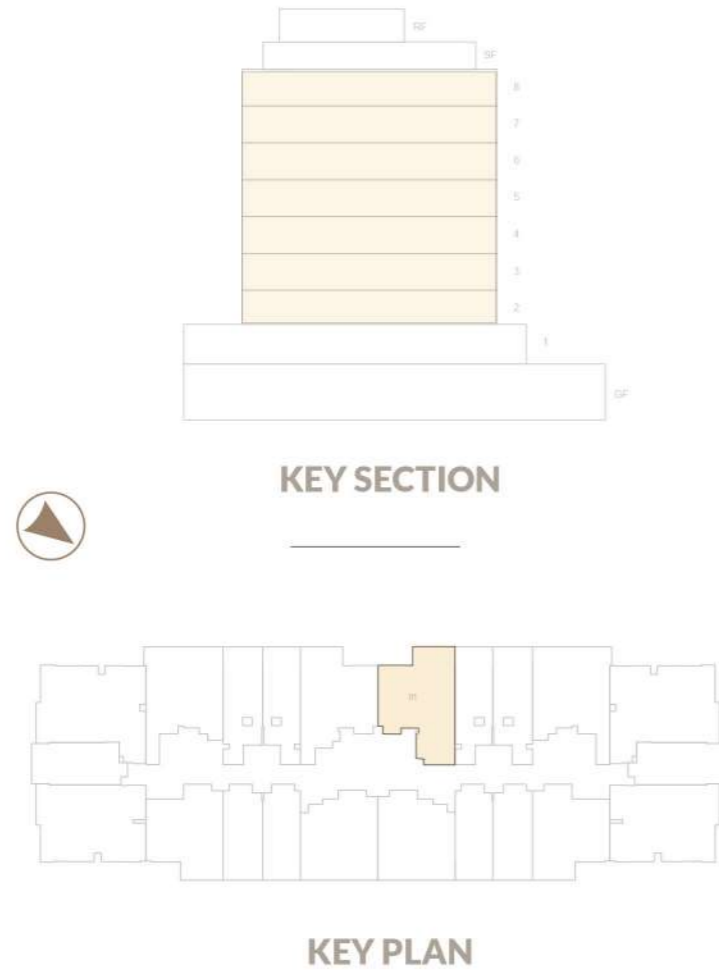
UNIT AREA: 2089 sq.ft.	BALCONY AREA: 680 sq.ft.	TOTAL AREA: 2770 sq.ft.
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1 BEDROOM APARTMENT

TYPE A

UNIT NO. 01

FLOOR 02 - 08



UNIT AREA: 753 sq.ft.

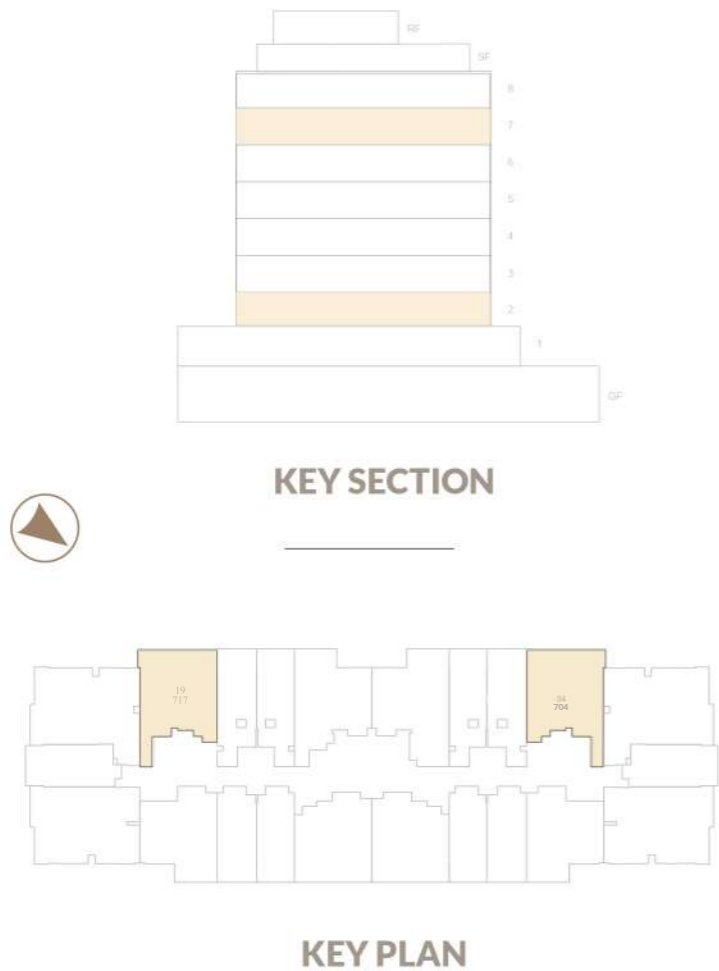
BALCONY AREA: 94 sq.ft.

TOTAL AREA: 848 sq.ft.

GHAFF LAND
Residence

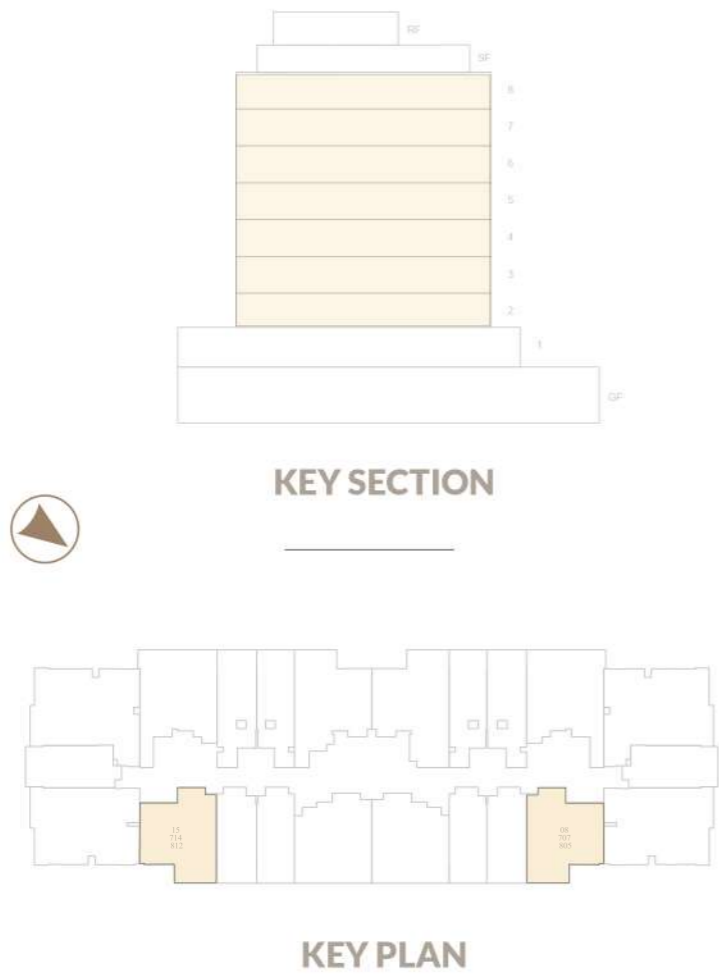
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1 BEDROOM APARTMENT		TYPE	B1
UNIT NO.	04 & 19	FLOOR	02
UNIT NO.	704 & 717	FLOOR	07



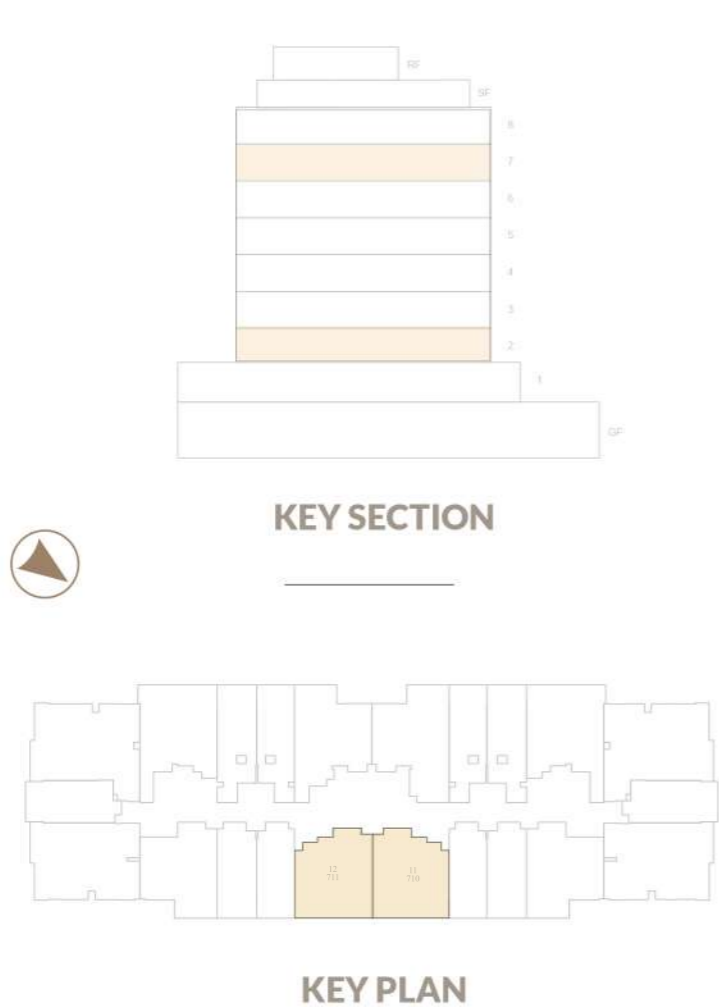
UNIT AREA: 673 sq.ft.	BALCONY AREA: 176 sq.ft.	TOTAL AREA: 850 sq.ft.
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1 BEDROOM APARTMENT		TYPE	C
UNIT NO.	08 & 15	FLOOR	02 - 06
UNIT NO.	707 & 714	FLOOR	07
UNIT NO.	805 & 812	FLOOR	08



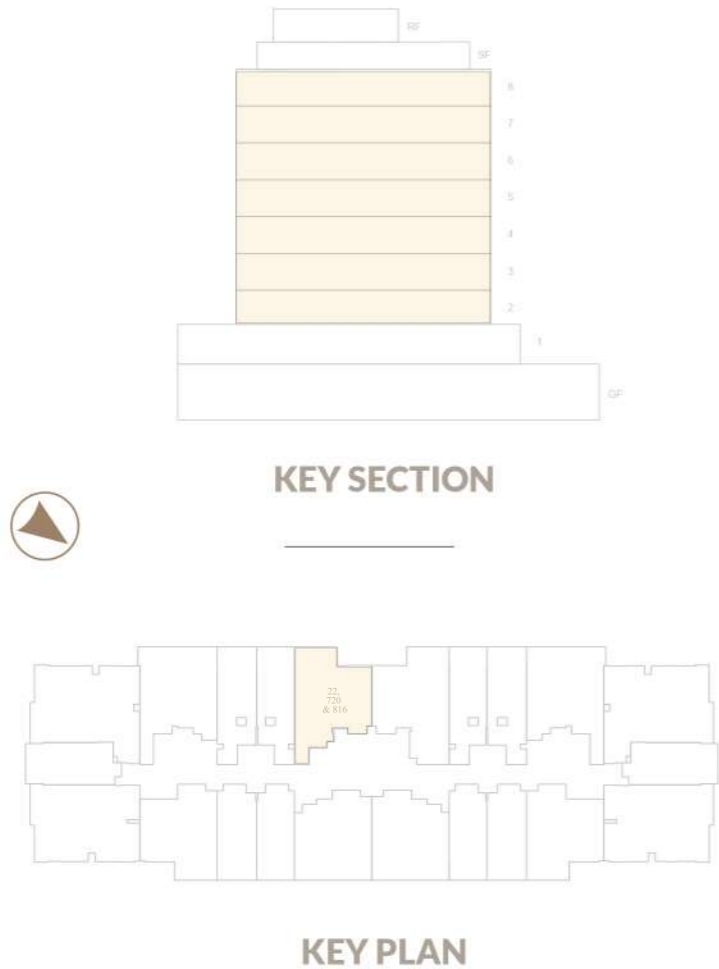
UNIT AREA: 638 sq.ft.	BALCONY AREA: 94 sq.ft.	TOTAL AREA: 732 sq.ft.
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1 BEDROOM APARTMENT	TYPE	D1
UNIT NO. 11 & 12	FLOOR	02
UNIT NO. 710 & 711	FLOOR	07



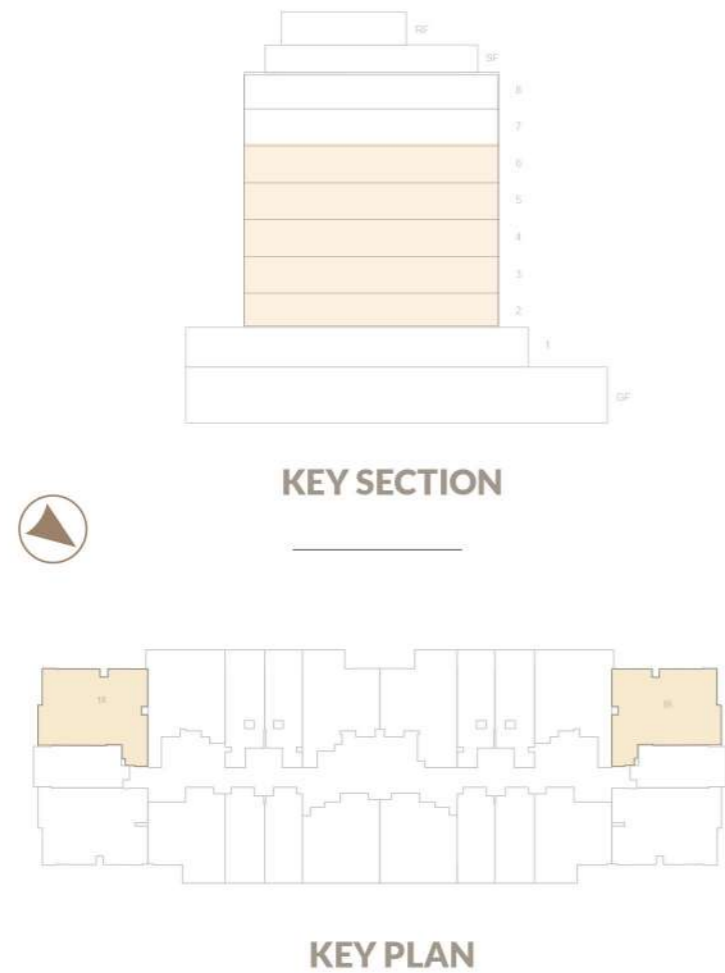
UNIT AREA: 589 sq.ft.	BALCONY AREA: 170 sq.ft.	TOTAL AREA: 759 sq.ft.
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1 BEDROOM APARTMENT		TYPE	E
UNIT NO.	22	FLOOR	02 - 06
UNIT NO.	720	FLOOR	07
UNIT NO.	816	FLOOR	08



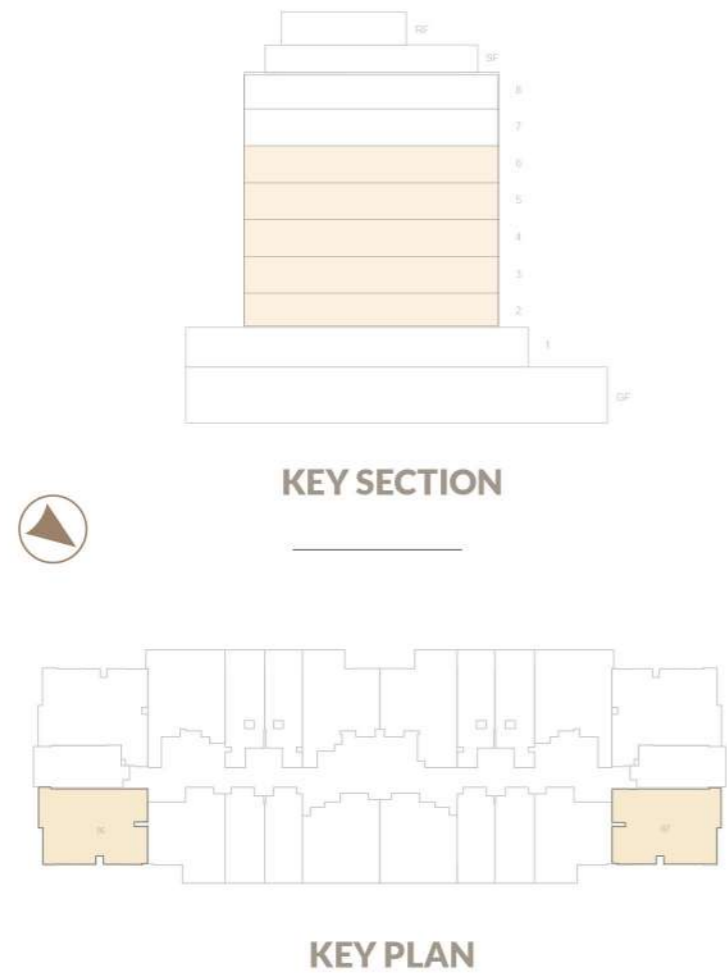
UNIT AREA: 704 sq.ft.	BALCONY AREA: 94 sq.ft.	TOTAL AREA: 799 sq.ft.
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2 BEDROOM APARTMENTS		TYPE	A
UNIT NO.	05 & 18	FLOOR	02 - 06



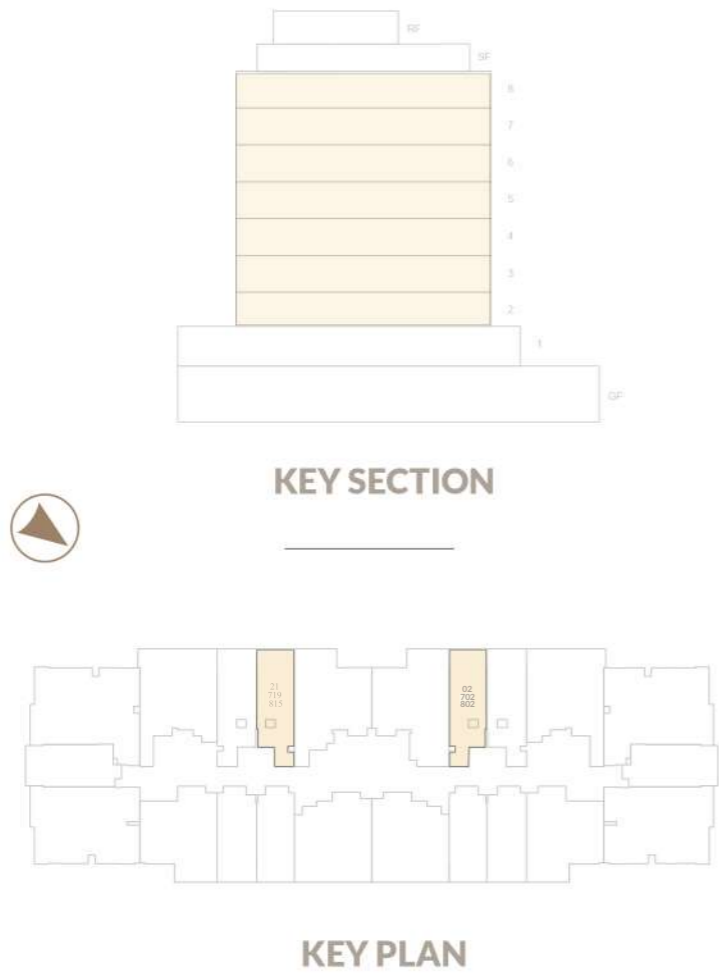
UNIT AREA: 857 sq.ft.	BALCONY AREA: 179 sq.ft.	TOTAL AREA: 1036 sq.ft.
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2 BEDROOM APARTMENTS	TYPE	B
UNIT NO. 07 & 16	FLOOR	02 - 06



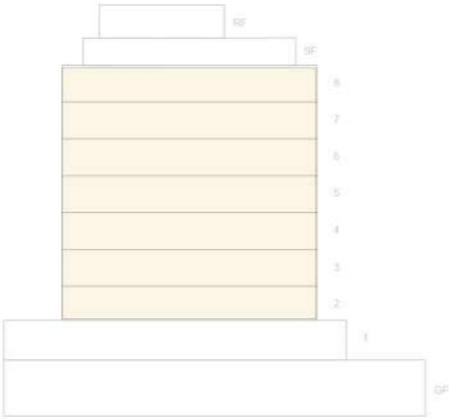
UNIT AREA: 794 sq.ft.	BALCONY AREA: 179 sq.ft.	TOTAL AREA: 973 sq.ft.
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STUDIO		TYPE	A
UNIT NO.	02 & 21	FLOOR	02 - 06
UNIT NO.	702 & 719	FLOOR	07
UNIT NO.	802 & 815	FLOOR	08

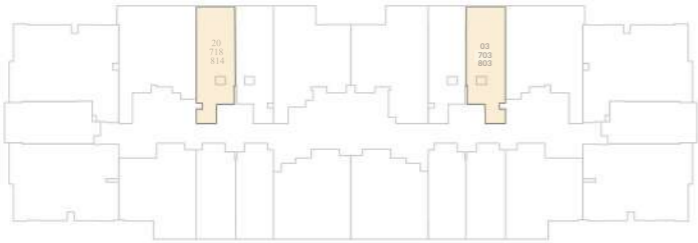


UNIT AREA: 389 sq.ft.	BALCONY AREA: 84 sq.ft.	TOTAL AREA: 473 sq.ft.
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STUDIO		TYPE	B
UNIT NO.	03 & 20	FLOOR	02 - 06
UNIT NO.	703 & 718	FLOOR	07
UNIT NO.	803 & 814	FLOOR	08



KEY SECTION

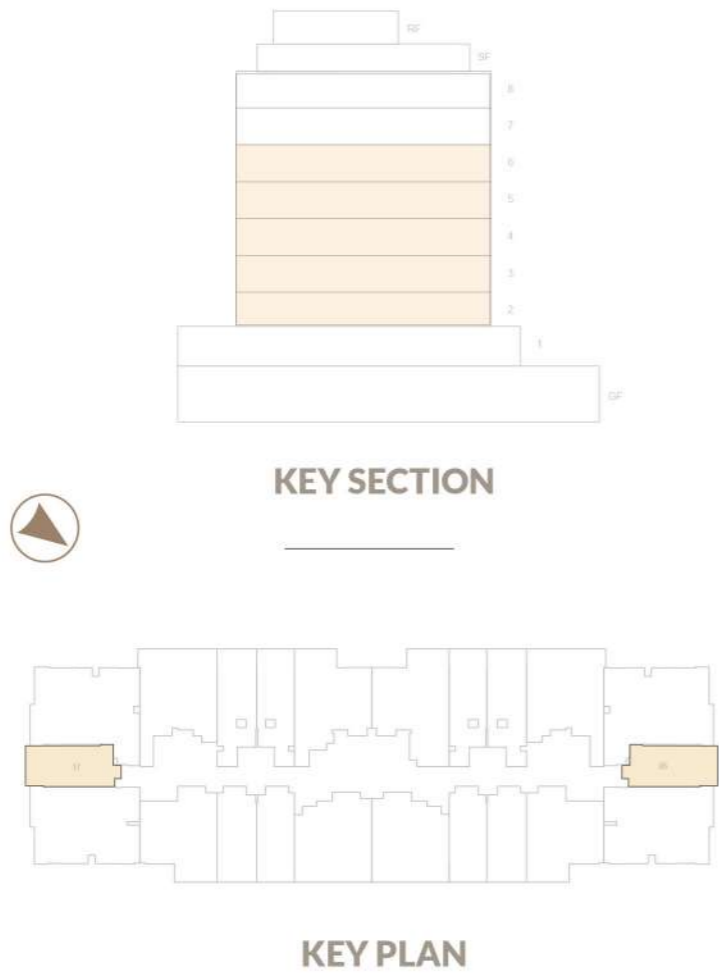


KEY PLAN



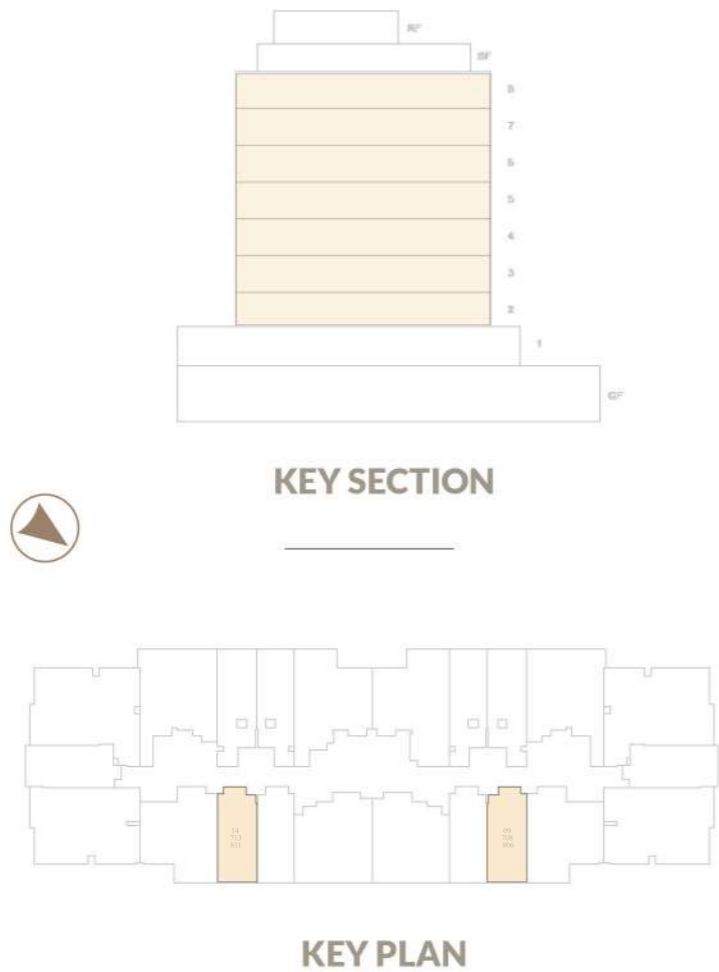
UNIT AREA: 406 sq.ft.	BALCONY AREA: 88 sq.ft.	TOTAL AREA: 495 sq.ft.
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STUDIO	TYPE	C
UNIT NO. 06 & 17	FLOOR	02 - 06



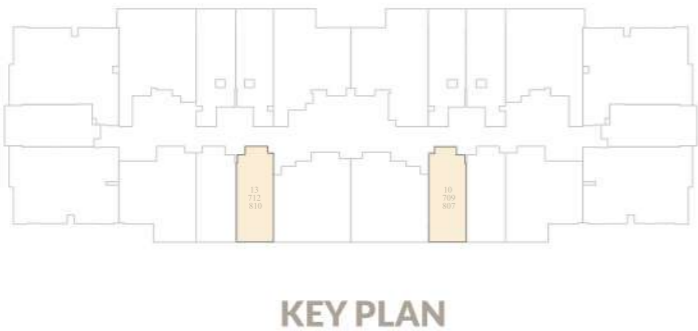
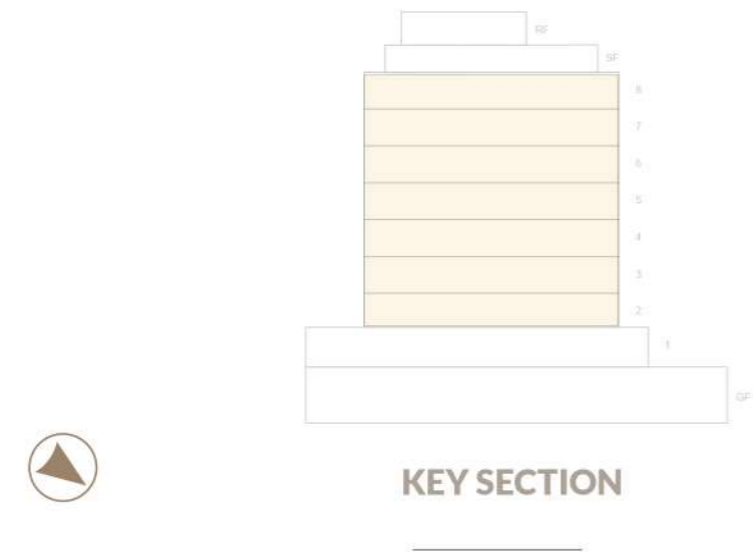
UNIT AREA: 370 sq.ft.	BALCONY AREA: 83 sq.ft.	TOTAL AREA: 453 sq.ft.
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STUDIO		TYPE	D
UNIT NO.	09 & 14	FLOOR	02 - 06
UNIT NO.	708 & 713	FLOOR	07
UNIT NO.	806 & 811	FLOOR	08



UNIT AREA: 349 sq.ft.	BALCONY AREA: 87 sq.ft.	TOTAL AREA: 436 sq.ft.
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STUDIO		TYPE	E
UNIT NO.	10 & 13	FLOOR	02 - 06
UNIT NO.	709 & 712	FLOOR	07
UNIT NO.	807 & 810	FLOOR	08



UNIT AREA: 334 sq.ft.	BALCONY AREA: 83 sq.ft.	TOTAL AREA: 417 sq.ft.
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Payment Plan

40% during construction | 10% completion | 50% 2 years post

Instalments	Time	Amount
Booking		AED 30,000
Down Payment	Within 7 Days	10% + 4%
2nd Instalment	1 Month After	10%
3rd Instalment	5 Months After	5%
4th Instalment	9 Months After	10%
5th Instalment	13 Months After	5%
6th Instalment	Completion	10%
7-10th Instalment	Every 6 Months *4	12.5% *4

Completion Date

December 2025

Average Sizes and Prices

	Average Size	Starting From
Studio	454 Sq. Ft.	AED 600,000
1-Bedroom	768 Sq. Ft.	AED 830,000
2-Bedroom	1,037 Sq. Ft.	AED 1,069,634
2-Bedroom Duplex	2,012 Sq. Ft.	AED 2,011,038