

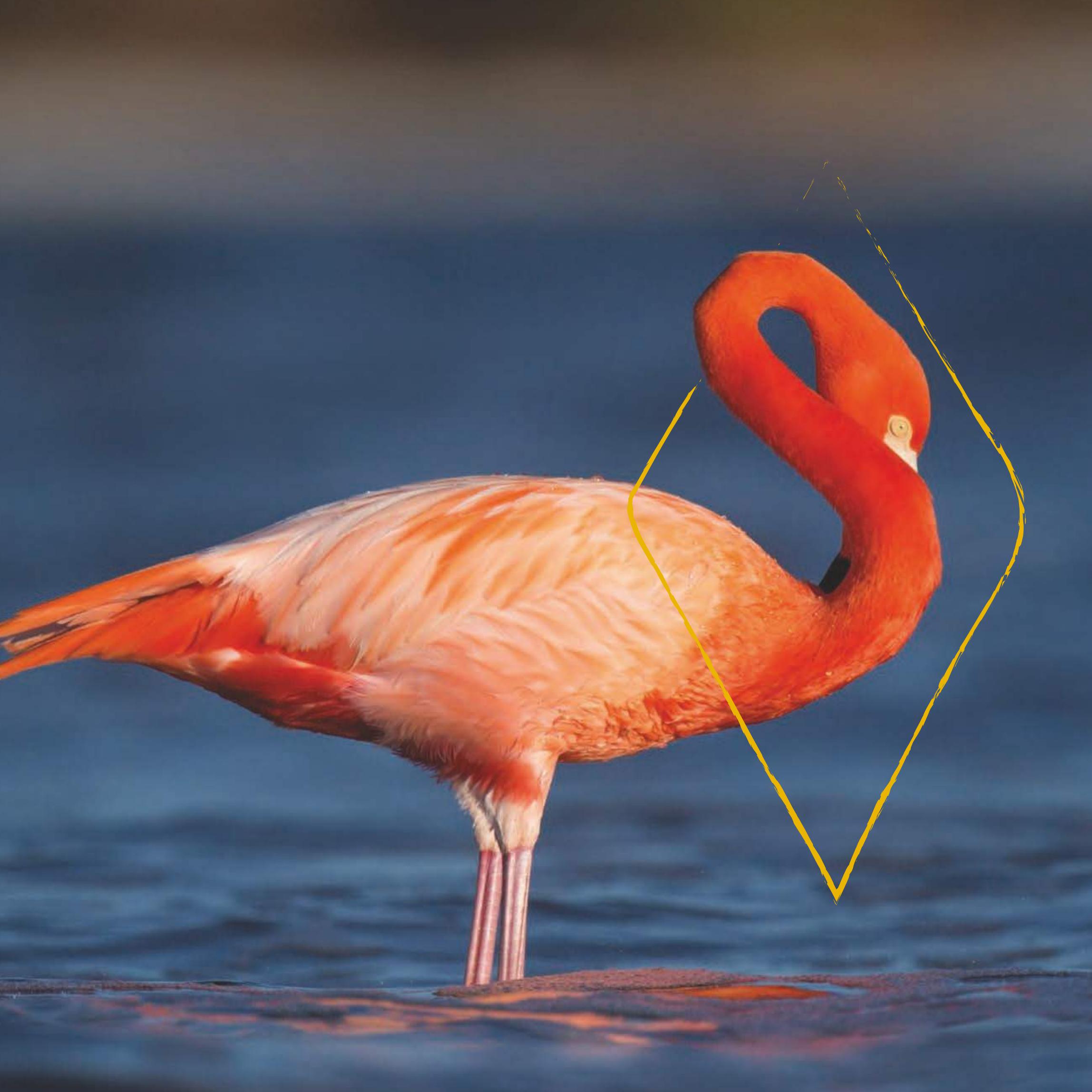


**SPLENDOR**

AT MBR CITY







*The future  
is a heavenly abode  
I call home...*

**SPLENDOR**





## OPEN UP YOUR WORLD WITH HOMES OF THE FUTURE

This uniquely stylish development offers the luxury of experiencing the best of both worlds - 21st-century living combined with a sanctuary lifestyle. Splendor gives a revived and fresh outlook to Metropolitan *modus vivendi*.

WELCOME TO  
SPLENDOR AT MBR CITY  
BY GEMINI





# LOCATION

Neighbourhood & community





# MOHAMMED BIN RASHID CITY RESIDE IN THE HEART OF THE FUTURE

Get ready to live in a community where residents will see the vast possibilities of their past imagination become realities of the future, all in their immediate neighborhood – Mohammed Bin Rashid City.

The inhabitants of this community will be dazzled by a universe of endless opportunities to shop, dine relax, see, thrill and unwind right outside their doorstep, in the heart of the future. Think of a world full of fun- filled attractions such as crystal lagoons, diverse entertainment with the world’s tallest fountains, vast spaces for cycling and jogging, choices of the finest cuisines and the most exclusive retail openings with Meydan One Mall, combined with luxurious residential spaces in communities around it.



## ICONIC LANDMARKS IN MBR CITY

- Meydan One Mall
- Crystal Water Lagoons
- Meydan Hotel
- Meydan Racecourse
- Meydan Golf Course



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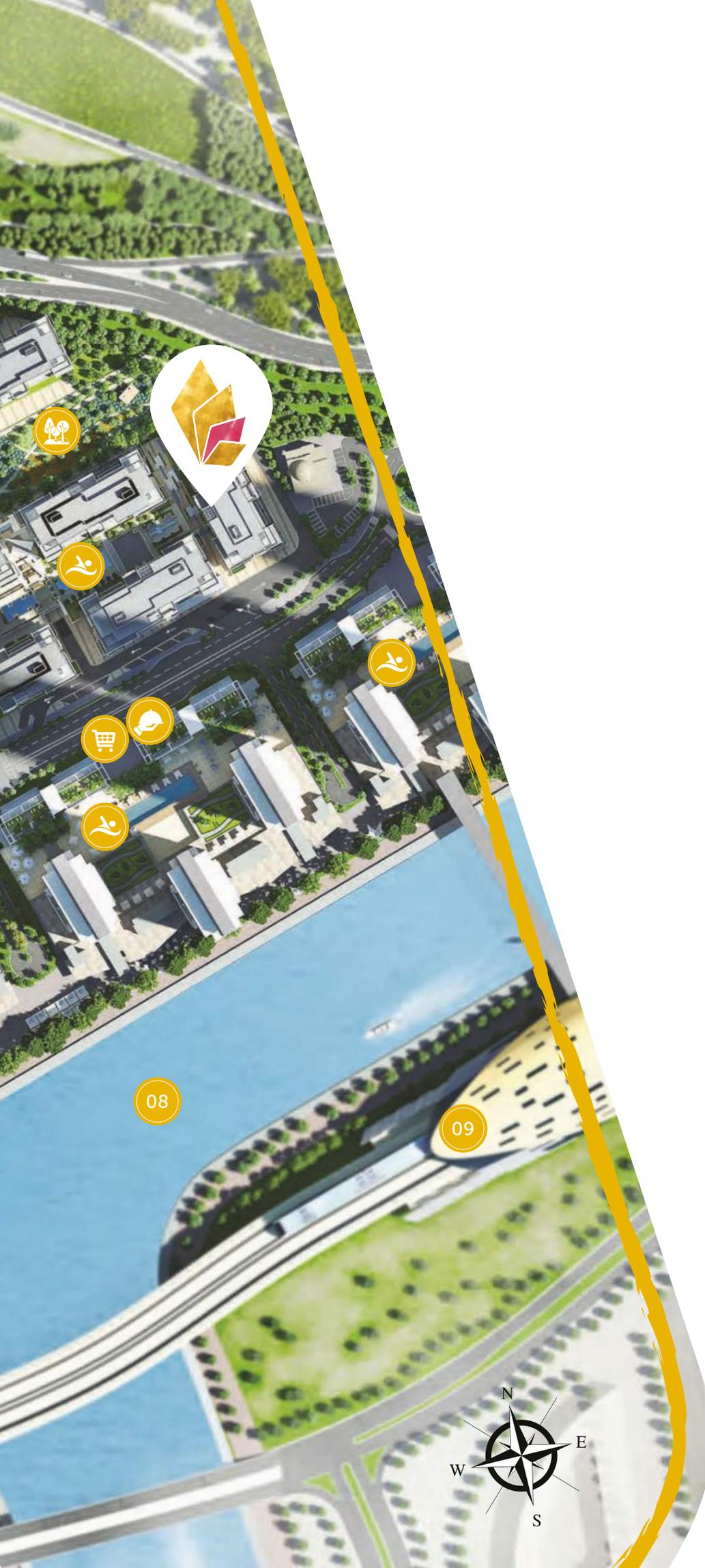
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# SOBHA HARTLAND

## AN ALL EMBRACING COMMUNITY

This spacious, contemporary and beautifully crafted community delivers resort style sophistication to all its residents. The community is defined by its full range of amenities, offered to raise the quality of living in the epicenter of Dubai.

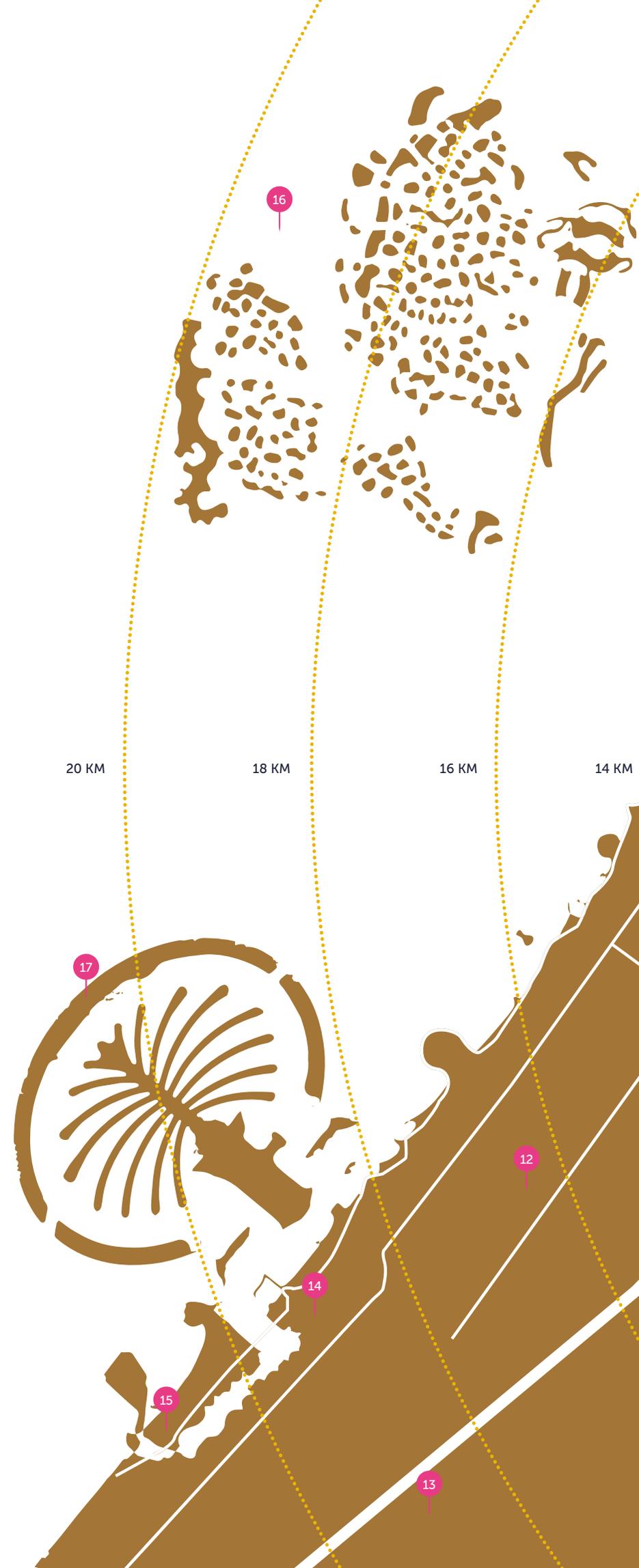
Sobha Hartland offers endless options for retail stores, exquisite hotels and spa facilities, two prestigious international schools, luscious flora and green landscapes, top notch sports facilities, entertainment options and healthcare centers. By catering to every need and demand of its residents, Sobha Hartland will set a global standard of luxury living.

- ① 5 Star Hotel
- ② International Schools
- ③ Townhouses
- ④ Hartland Estate Villas
- ⑤ Canal Facing Villas
- ⑥ Low Rise Buildings
- ⑦ High Rise Buildings
- ⑧ Dubai Water Canal
- ⑨ Dubai Metro

-  Walkway
-  Cafe
-  Park
-  Retail
-  Hartland Boulevard
-  Swimming Pool
-  Tennis Ground
-  Cricket Stadium

# WITH THE WORLD WITHIN YOUR REACH

1. Burj Khalifa
2. Dubai Mall
3. Dubai Water Canal
4. Ras Al Khor Wildlife Sanctuary
5. Meydan Hotel & Race Course
6. IMG Worlds of Adventure
7. Business Bay
8. DIFC
9. Mall of the Emirates
10. Jumeirah
11. Kite Beach
12. Dubai Internet City
13. Jumeirah Lake Towers
14. Dubai Marina
15. Jumeirah Beach Residences
16. The World Islands
17. The Palm Jumeirah







# BEYOND THE NEIGHBOURHOOD TOMORROW IS HERE, WELCOME TO DUBAI

The global city of the world- Dubai has surpassed all parameters in setting examples and has never failed to amaze people with its inspiring and innovative creations- 'The Burj Khalifa', 'Dubai Mall', 'Palm Jumeirah' and now 'MBR City'.

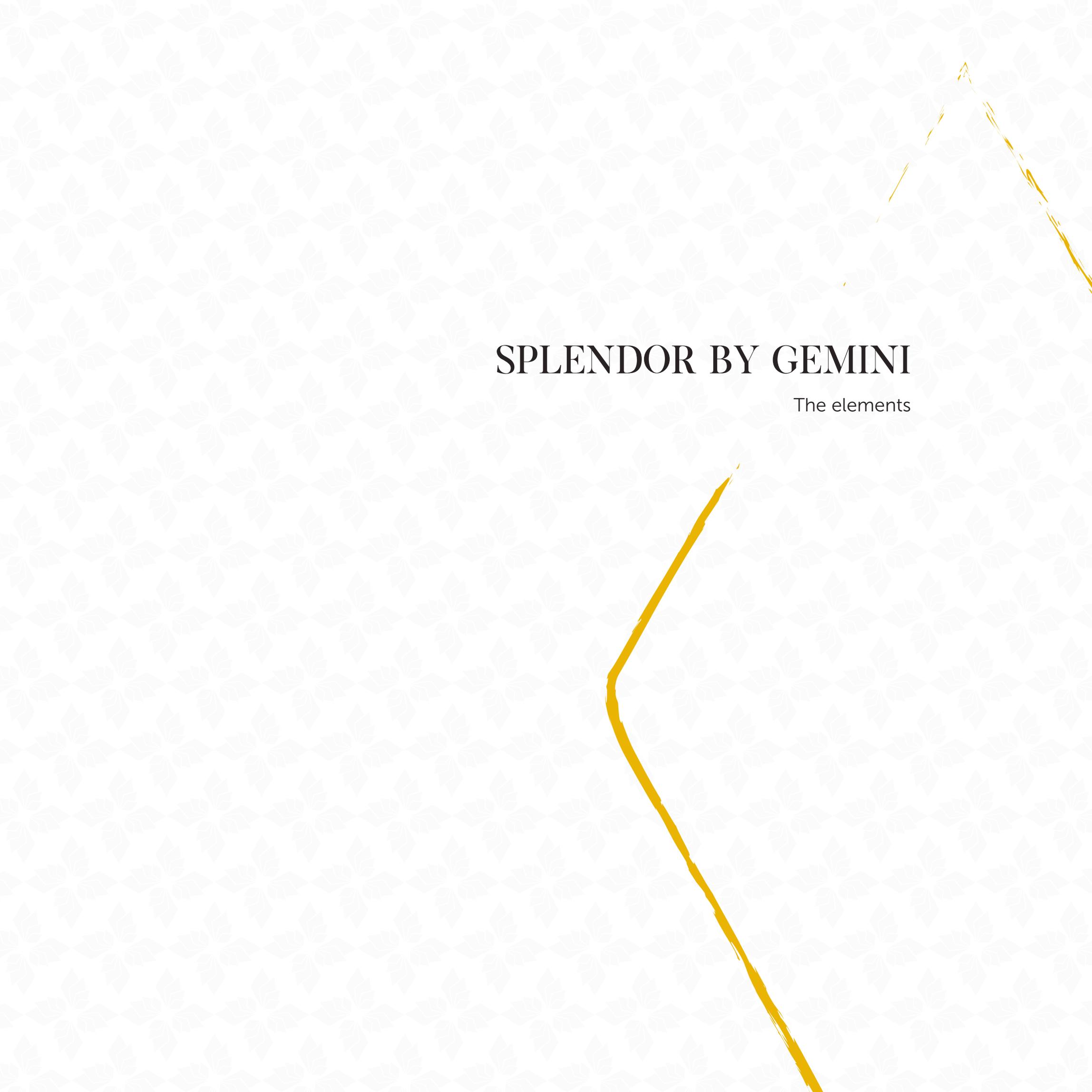
A city that embraces modernity with open arms, while proudly maintaining its rich cultural heritage and unique perspective. Dubai brings the perfect amalgamation of east meets west, aided with the development of cutting edge technology, art, luxury, design, and a remarkable service culture.

## EVOLUTION OF DUBAI

Statistics	2016/2017	2005	1990
Population	2.736 Mil.	1.322 Mil.	689,420
GDP - In Real Terms (USD)	100.81 Bil.	37 Bil.	4.22 Bil.
Skyscrapers	900+	200	>50
Tourists	14.3 Mil.	6 Mil.	450,000
Free Zones	20+	~15	1

*\*Figures are approximate and are used for indicative purposes only*





# SPLENDOR BY GEMINI

The elements





THERE ARE THREE CORE  
ELEMENTS THAT COALESCE TO  
PROJECT AN IMAGE OF WHAT  
SPLENDOR STANDS FOR:

STYLISH, SYNCHRONIZED,  
SANCTUARY.



Style



The opulence of AEDAS designed Splendor is resonated through its marvelously architected exterior which is assembled with a perfect balance of modernity and class; the curvaceous balconies exude elegance, while its wooden soffits radiate a contemporary sophistication.

The interiors drape residents with a flawless combination of a rich golden aura, lavishness and abundant open spaces which leave a satisfying sense of harmony. The elevated ceiling heights and superior quality appliances and fittings deliver a sense of luxury like no other alongside the floor to ceiling glass windows that fill the open spaces with plenty of warm natural light.

ish



# Synch



Disconnect from the frantic, bustling city life while staying completely interconnected within your serene abode. Splendor takes the convenience of modern technology to a new level with its fully automated smart homes fitted with all the units within the building.

This state-of-the-art technology allows seamless and wireless control over high-quality home amenities such as the curtains, lights, air-conditioning, media and much more to form a large, interconnected web. The customization options are endless as users can use the technology to create presets that cultivate particular atmospheres or moods even when away from home.

# ronimized

# RAS AL KHOR WILDLIFE SANCTUARY

Dubai is home to 20,000 migrating water birds consisting of 67 different species in the Ras al Khor Sanctuary, namely the flamingo which grabs much of the attention during the winter months. The sanctuary is spread across 6 km and can be found just minutes away from the vibrancy of the city center.

# Sanct



The elegance of luxury, surrounded by the serenity and beauty of nature. Splendor's ideal positioning with unobstructed views on three sides within Sobha Hartland, Mohammed Bin Rashid City puts it across one of Dubai's most cherished landmarks, the Ras al Khor Bird Sanctuary. Lose yourself within your own personal sanctuary; a haven for lush greenery, fabulous flamingos and natural flowing elements wrapped within a perfect air of tranquility and impeccable comfort. Live the big city life in its most convenient and desirable form.

# uary





# DESIGN

Architecture & interiors

BEAUTIFULLY CRAFTED  
ARCHITECTURE HAS ITS OWN  
STORY TO TELL...





## ARCHITECTURE A VISUAL LANDMARK

The exterior of the building epitomizes balance and structure. The curvaceous balconies are used to portray modernity and class and are inspired by the beautifully rounded necks of the flamingos, which blend in organically with the lush and leafy outdoors. The wooden soffits narrate sophistication and define the relationship of the structure with nature.



An architectural rendering of a modern building with multiple levels of outdoor living spaces. The balconies are furnished with white wicker chairs, tables, and umbrellas. The building has large glass windows and a prominent yellow curved line running along its side. The scene is set at dusk or dawn, with warm lighting from the building and streetlights visible in the background.

## ARCHITECTURE OUTDOOR LIVING SPACES

The outdoor living spaces are designed with beautiful, tall and functional decorations, making it a perfect space to host family evenings. Open the doors to spacious and breathtaking views of the 'Ras Al Khor' Sanctuary and the 'The Burj Khalifa', making one feel close to nature in the center of the future, opening a garden of thoughts and dreams.

DESIGN GIVES BIRTH TO CULTURE,  
CULTURE MODELS VALUE,  
AND VALUE DEFINES THE FUTURE...





## INTERIOR & HOME DESIGN

Splendor brings to you a community, where the spaces characterize a perfect mix of present day elegance, opulence and serenity, and an excellent balance for the bustling and busy lives of this millennium.

The interiors of the spaces tell a captivating story, an experience encapsulated into every aspect. The home designs radiate a sense of sophistication and luxury, set against beautiful white backdrops, with the splash of bright colors such as tasteful gold, royal blue, champagne and shades of chic pink.

## ELOQUENT BEDROOMS

An assemblage of opulent white oak and veneer wood fittings bring a sense of warmth and comfort and a natural element to the bedroom spaces. The bedrooms open up to breathtaking views, only with the touch of a button on your smart home system, with a terrace designed to offer a sense of coziness, an ideal setting to unwind in blissful private tranquility.









## LUXURIOUS LIVING ROOMS

The interiors of the living room are beautifully crafted, dictating the personality of its residents who value the appurtenance of stylish living. Elevated ceiling heights and full glass windows, intricately designed porcelain tile walls, and light wood- effect flooring tiles run throughout the living room spaces providing structure and balance to your home.

## CONTEMPORARY KITCHENS

Cooking a hearty meal will be delightful when your home comprises of a sleek and stylish open kitchen and bar, with a top of the line in-built equipment. Adorned with elegant and demure Italian fittings and high gloss lacquered and naturally veneered cabinets, the space uses some of the most prestigious brands such as Siemens and Ariston, to make its owners fall in love with the functionality of the space.









## ELEGANT BATHROOMS

The bathrooms follow modern architectural interior styles, with minimalistic designs, to offer organic and clutter free spaces. The ultra-modern cubicles, with rain showers and cove lighting effect, add to the character & space. With intricately decorated mosaic tiles and marbled vanity counters with mirror cabinets, the bathrooms in Splendor are a true space for ultimate relaxation.





# LIFESTYLE

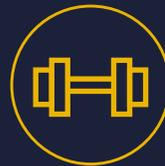
Amenities



Concierge  
Service



Infinity  
Swimming Pool



Indoor & Outdoor  
Gymnasium



Children's  
Play Area



Jogging & Cycling  
Tracks



Entrance  
Lobby



Green  
Corridors



Retail  
Outlets





## AMENITIES REJUVENATE IN LUXURY

Splendor provides an array of amenities to rejuvenate you after a long day of work, making each day feel like a fresh start. The world outside your abode is full of endless possibilities which provide an atmosphere for family and friends to enjoy the great outdoors in supreme comfort and visionary style.



## RESIDENCES

Layouts & residences



## ONE BEDROOM APARTMENTS

Ideal for singles and newlyweds, the smartly spaced one bedroom apartment offers everything a first time home owner would need. Home owners have 6 unique options to choose from, each the very epitome of comfort and convenience.

ONE BEDROOM  
**TYPE A**

Sizes: 980 to 981 sq.ft  
Floors: 2 & 3



ONE BEDROOM  
**TYPE C**

Sizes: 792 to 892 sq.ft  
Floors: 4, 5, 6, 7 & 8



ONE BEDROOM  
**TYPE B**

Sizes: 889 to 891 sq.ft  
Floors: 2 & 3



ONE BEDROOM  
**TYPE D**

Sizes: 866 to 870 sq.ft  
Floors: 2, 3, 4, 5 & 6



ONE BEDROOM  
**TYPE E**

Sizes: 856 to 860 sq.ft  
Floors: 2, 3, 4, 5 & 6



ONE BEDROOM  
**TYPE F**

Sizes: 765 to 768 sq.ft  
Floors: 2, 3, 4, 5 & 6



**TWO BEDROOM  
APARTMENTS**

The two bedroom option provides increased flexibility for singles and newlyweds moving into a new home. The second bedroom could be utilized as a guest room, a gym, TV room or much more. In addition to that, an optional maid's room is perfect for families.

**TWO BEDROOM  
TYPE A**

Sizes: 1264 to 1265 sq.ft  
Floors: 7 & 8



**TWO BEDROOM  
TYPE C**

Sizes: 1429 to 1472 sq.ft  
Floors: 2, 3, 4, 5 & 6



**TWO BEDROOM  
TYPE B**

Sizes: 1279 to 1279 sq.ft  
Floors: 7 & 8



**TWO BEDROOM  
TYPE D**

Sizes: 1254 to 1288 sq.ft  
Floors: 2, 3, 4, 5, 6, 7 & 8





## TWO BEDROOM TYPE E

Sizes: 1203 to 1275 sq.ft  
Floors: 2, 3, 4, 5, 6, 7 & 8



## TWO BEDROOM TYPE F

Sizes: 1632 to 1634 sq.ft  
Floors: 4, 5, 6, 7 & 8





## THREE BEDROOM APARTMENTS

Open up your doors to visiting family members, friends and other guests with the generously spaced 3-bedroom apartment with ensuite facilities and a separate maid's room. The abundant open spaces and flurry of natural light create a welcoming and positive atmosphere for any that reside here.



THREE BED PENTHOUSE  
**TYPE A**

PH-1: 2853 sq.ft  
PH-5: 2841 sq.ft



Level 1



Level 2

THREE BED PENTHOUSE  
**TYPE B**

PH-2: 2723 sq.ft  
PH-4: 2716 sq.ft



Level 1



Level 2



THREE BED PENTHOUSE  
**TYPE C**

PH-3: 2980 sq.ft



Level 1



Level 2

THREE BEDROOM  
TOWNHOUSE

TH-1: 4093 sq.ft  
TH-4: 3562 sq.ft



Level 1



Level 2



FOUR BEDROOM  
**TOWNHOUSE**

TH-2: 4494 sq.ft  
 TH-3: 4490 sq.ft



Level 1



Level 2







## BUILDING TRUST THROUGH COMMITMENT

### PROMISE OF QUALITY

Gemini has garnered three decades of trust and credibility in the Middle East and India and truly holds a passion for quality, transparency and customer satisfaction. The mission is always to deliver 'Happy Homes' to 'Happy Families'.

### DESIGNED FOR LIVING

Design is more than just aesthetics and inviting spaces – it is also about utility and usability and this has been considered in every step of the planning process. Every square foot has been designed for living.

### PEACE OF MIND

'Building Trust' is our philosophy and we adhere to this by delivering exactly what we promise. It drives every aspect of the project from design to materials to delivery timelines.





THE KEY FACTOR THAT SEPARATES  
GOOD BUSINESSES FROM GREAT  
BUSINESSES IS VISION –  
AND FOR OVER 30 YEARS, GEMINI HAS  
DEMONSTRATED ITS VISION THROUGH  
DIVERSIFICATION AND EXPANSION.

THE NEXT STEP FOR GEMINI IS TO  
BRING THIS CONFIDENCE AND  
EXPERIENCE TO GEMINI PROPERTY  
DEVELOPERS – THE REAL ESTATE  
ARM OF THE GROUP.

## **CONTACT US**

***24/7 SALES CONTACT NO.***

**+971 4 248 3445**

***FOR MORE DETAILS VISIT***

**<http://gemini-splendor.goldpillars.ae>**