# CHAPTER 1

by NEWBURY

HAVEN BREATHES WITHIN WALLS

URBAN

# RHYTHM

FINDS

REFUGE

# THRIVING LOCATION

## LIVABLE PACE



Al Warsan stands where liveability meets opportunity. Surrounded by growing industries and thoughtful infrastructure, it offers a calm, people-first environment. Green pockets, wide roads and an easy pace shape a setting where families live well and futures take root.




**Burj Khalifa**
25 mins

**Dubai International Airport**
15 mins

**Dubai Mall**
20 mins

**Dubai Safari Park**
13 mins

**Downtown**
20 mins

**Blue Line Metro Station**
Walking distance

**Sheikh Mohammed Bin Zayed Road**
5 mins

## AT THE
# CITY'S PULSE

Located in Warsan 4, this residential address offers direct access via Sheikh Mohammad Bin Zayed Road, placing daily essentials and key destinations within close range. The Blue Line Metro Station is at a walking distance of just 5 minutes. The Dubai Mall is a 20-minute drive, Dubai International Airport is 15 minutes away, Burj Khalifa is 25 minutes away, while the Stadium Metro Station is just 20 minutes away.

# SANCTUARY

## CARVED IN COMFORT




This ground-plus-9 floors residential development offers a considered living experience across well-defined levels. The ground floor features a reception lobby, a retail showroom, and parking. The first and second floors are dedicated entirely to resident parking. The third floor introduces apartment living and a podium level with a swimming pool and a dedicated kids' play area. From the fourth to the ninth floor, residential apartments are arranged to maximise comfort, privacy, and functional use of space. The project is designed for urban residents who value clarity in design and structure in everyday living.

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# PROJECT HIGHLIGHTS

- Grand Reception
- Lift Lobby
- Wide Corridors
- Covered Parking
- Retail Outlet
- Swimming Pool
- BBQ Area
- Indoor Gym
- Kids' Play Area
- Studio Apartments
- 1-Bed Apartments
- 2-Bed Apartments

# ELEGANCE IN
## EVERY CORNER



# DESIGN THAT
## DIRECTS MOVEMENT




The retail outlet opens with intent. Defined entrances lead clearly into the reception. Movement flows without disruption. The path to the covered parking stays shaded, direct and practical, offering access without clutter or confusion.

# RECEPTION THAT
## REFLECTS PRESTIGE



The ground floor opens with quiet intent. A composed reception area sets the tone, where structure meets stillness. Entry becomes an experience, defined by pace, space and silent efficiency.



# ELEVATORS WITH
## SEAMLESS FLOW

The artistically designed, elegant lift lobby stays quiet, composed and efficient. With two high-quality lifts ready at all hours, movement becomes easy.

# WHERE WAITING
## BECOMES COMFORTABLE

The waiting foyers on both sides of the reception offer more than a pause. Soft seating, gentle lighting and grounded settings create spaces where time slows.



# WHERE STEPS
## FIND HOME

The apartment corridors carry light and ease. Wide, quiet and well-finished, they allow unhurried movement; every step through them feels clear, unforced and ready for daily life.



# METRO ACCESS
## WITHIN MINUTES



From the elevation, the future stands clear. The upcoming Blue Line Metro Station rises just ahead, within easy reach. A five-minute walk connects home to transit, shaping each day with clarity, pace and access.

# 126
APARTMENTS

| Studio | 1-Bed | 2-Bed |
| --- | --- | --- |
| 30 | 91 | 5 |
| units | units | units |

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URBAN VIEWS
SERENE MOMENTS

# MODERN LIVING

## TIMELESS FEEL



The apartment opens with a sense of quiet clarity. Natural light travels across the floor, meeting clean lines and functional elements.
Every corner is defined, yet there’s room for pause, purpose and perspective.



# DINE IN EVERYDAY

## COMFORT

The dining space holds its ground with quiet intent. Surfaces are clear and inviting. The chairs face each other without distraction. Light frames the table as a place where conversation lands and every meal finds its pause.

# MODERN

## OPEN KITCHEN DESIGN

The open kitchen stands like a stage without curtains, where movement is fluid and light draws no boundary. Here, even the simplest meal feels like a performance shaped by instinct rather than instructions.



# RELAX IN YOUR
## BEDROOM



The bedroom holds its own in a single sweep of space, shaped more by intention than walls. A bed, a silence, a window. Here, rest is claimed without theatre, without thresholds, without permission.



# REFINED SPACE

## EVERYDAY USE

The bathroom is precise and self-contained, where every fitting and fixture is world-class. It is a space stripped of excess, where the daily reset happens in quiet, clean certainty.

# HORIZONS FRAMED

## BY WINDOWS



# LEISURE
## BEGINS AT PODIUM



The podium rises just above the street but far from routine. With a pool, water beds, BBQ spots and a play area, it reshapes free time into something physical, present and ready to be claimed.

# ELEVATED

## POOLSIDE RELAXATION



The open-air swimming pool on the podium level offers a refreshing retreat just steps from home. Designed exclusively for residents, it's the perfect spot to relax, unwind, and enjoy elevated leisure.



# BBQ WITH
## CITY VIEWS

The podium-level open BBQ area offers residents a perfect space to grill and gather with stunning views of the cityscape. It's an ideal setting for relaxed evenings, delicious meals, and memorable moments under the open sky.

# CHILL BY THE
## WATERBEDS

Experience ultimate relaxation on waterbeds thoughtfully placed alongside the pool, offering a serene retreat just steps from the water. Perfect for lounging under the sky, it's a space designed for comfort, calm, and leisure.



# GYM WITH
## A VIEW



The gym stands clear and direct, where movement repeats and breath sharpens. Through wide panes, the pool sits just beyond. It's a contrast of effort and ease, where each set measures more than strength alone.

# SMART
## PARKING ALWAYS



Parking spans three levels, built into the structure with clarity and intent. Ground, first and second podium floors give residents a direct pause from the road. No circling. No delay. Just space made certain.

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# FOUNDATIONS
## CARRY FORWARD

Inspired by global design capitals and driven by a deep understanding of modern living, Newbury brings a global design lens to the UAE, fusing international aesthetics with regional insight. We create spaces that are thoughtful, modern, and built to last. From façade to finish, our developments speak to those who seek a signature address. Every project is a curated expression of identity. Every space is a canvas of understated opulence.




LUXURY
BUILT UPWARD
CHAPTER
PARKING
RETAIL SHOP

CHAPTER 1

by NEWBURY

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