





## About WAVES GRANDE

Waves Grande continues the success story of the 1st tower with similar design principles, where the northwest facing apartments are oriented directly towards Downtown, while the south-eastern units face diagonally towards an extended waterfront view.



# What does WAVES GRANDE have to offer

432 grand apartments with views of the Waterfront, Park, Downtown or Ras Al Khor Wildlife Sanctuary.

A host of units to choose from including 1bed, 1bed+study, 2bed, 2bed + study, 3bed apartments.

13 Duplex units that come with their own seamless views of Downtown and the Waterfront. The 4bedroom duplexes are perfectly stacked and feature double height living areas and balcony areas.

6 limited edition 2 bedroom apartments are available on the 1st and 2nd floor with excellent views of the well-established park for those craving green views every day.

Stepped cascading profile creating large terrace podium lifestyle units at the lower level.

Double height lobby adorns the entrance of the building and announces your presence to the world.

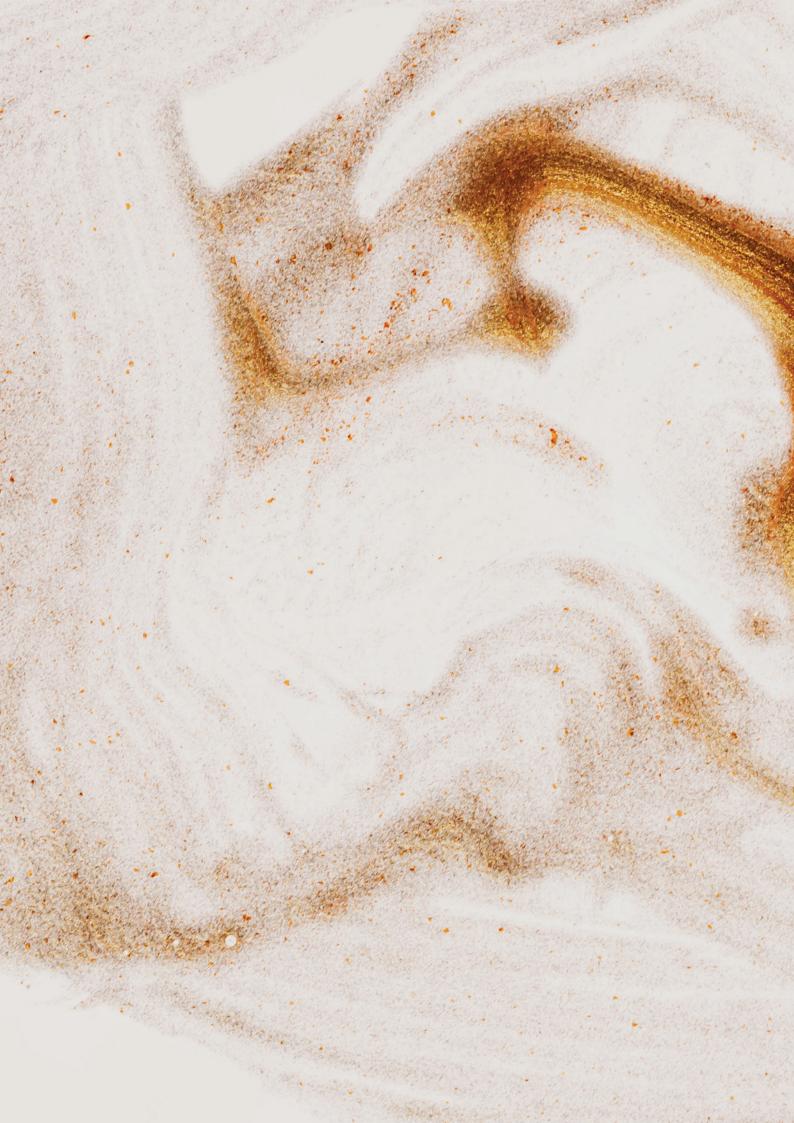
### AMENITIES

The amenities cascade over 3 levels which allows clear views of the park.

**Upper Deck:** Pool Cabanas and BBQ area which enjoys waterfront and park views.

Middle Deck: Kids' play area and Outdoor Cinema.

Lower Deck: Zen Garden, Outdoor Gym and Yoga Zone.





### Yoga Zone

Soothe your senses and relax with meditative yoga sessions while taking in the calm waterside views.

## Barbeque

One way to bond with your loved ones is over a barbeque with serene waterfront views.





### swimming Pool

Beat the sun as you take a dip in the state-of-the art swimming pool or work on those tan lines by the poolside, the choice is yours.



### Play Area

A specific area has been carved out for the youngsters in the family to play to their hearts' content.



### outdoor Cinema

Settle down on bean bags and catch the latest movie or look up at the stars and watch the world come alive at night, the choice is yours.

# Be distracted by VIEWS -hat never cease to amaze



Residences that give grandeur a new meaning

Grand 1-4 bedroom Apartments starting from **AED 1.2 MN**\*

MASTER PLAN

SITE PLAN

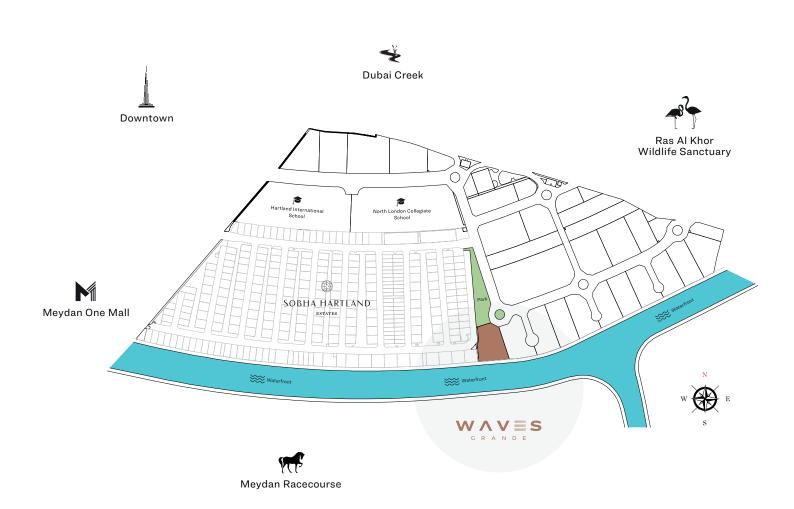
FLOOR PLANS

RETAIL UNIT PLANS

**RESIDENTIAL UNIT PLANS** 



#### LOCATION IN THE MASTER PLAN



#### APARTMENT FEATURES



Views from every home



Covered car parking



Fully fitted kitchens

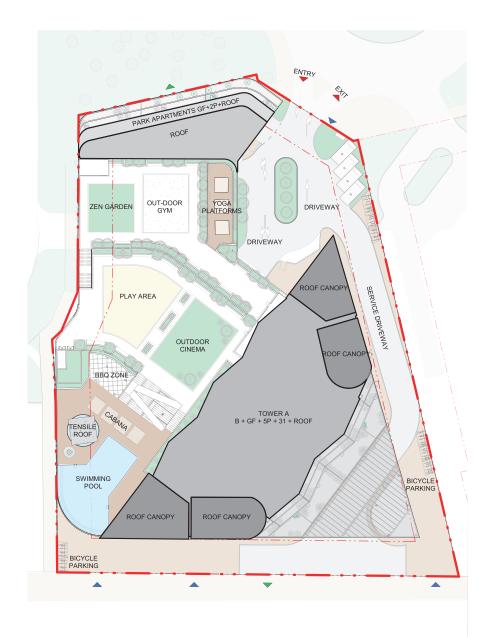


Bedroom wardrobe in all units







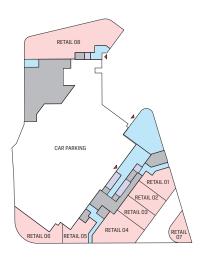






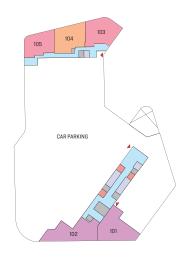
#### FLOOR PLAN LAYOUT



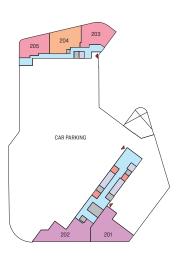


GROUND LEVEL

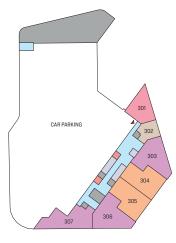




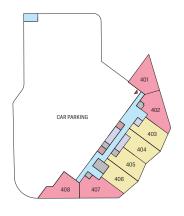
LEVEL 01 (PODIUM 01)



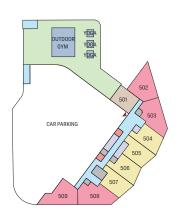
LEVEL 02 (PODIUM 02)



LEVEL 03 (PODIUM 03)



LEVEL 04 (PODIUM 04)



LEVEL 05 (PODIUM 05)



LEVEL 06





1.5 BED UNIT

2 BED UNIT

2.5 BED UNIT

3 BED UNIT

4 BED UNIT

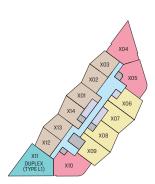
LOBBIES, CORRIDORS & STAIRS

LIFTS

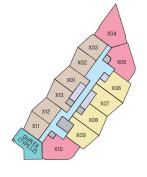
SERVICES



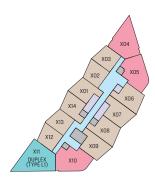
LEVEL 07, 08 & 09



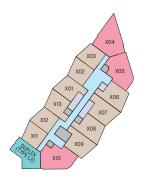
LEVEL 10, 12, 14, 16, 18, 20, 22, 24 TYPICAL FLOOR PLAN



LEVEL 11, 13, 15, 17, 19, 21, 23, 25 TYPICAL FLOOR PLAN



LEVEL 26, 28, 30, 32, 34 TYPICAL FLOOR PLAN

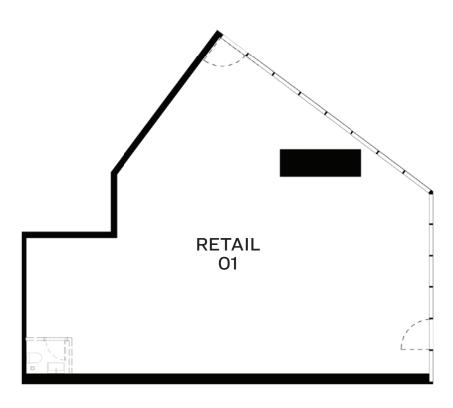


LEVEL 27, 29, 31, 33, 35 TYPICAL FLOOR PLAN















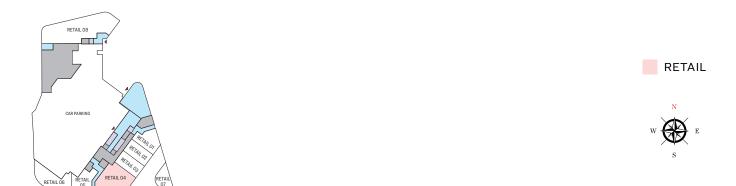


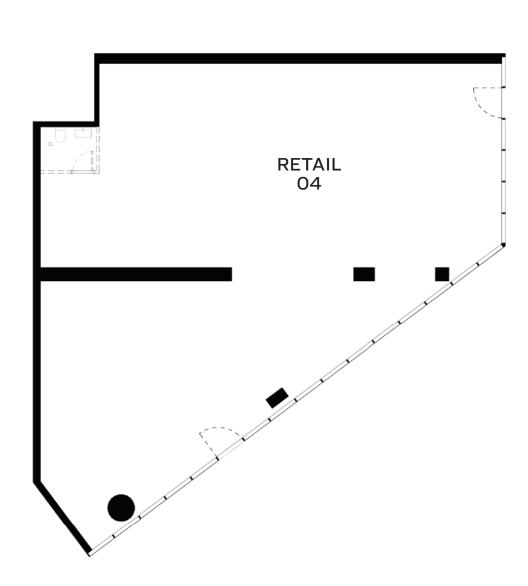










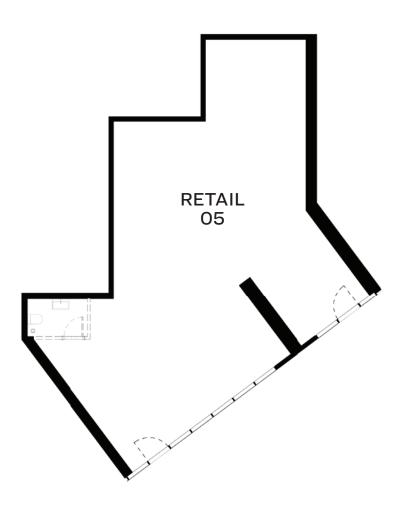






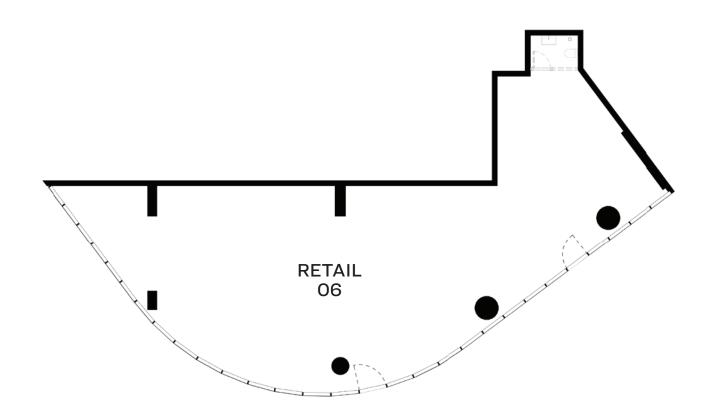


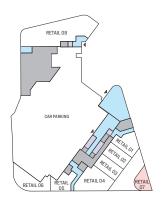
GROUND LEVEL







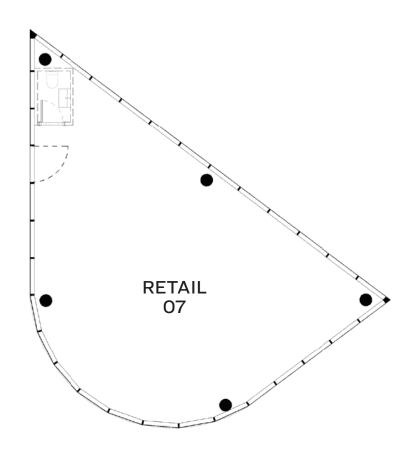








GROUND LEVEL





#### 1 BEDROOM APARTMENT

#### TYPE A (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 649.17 SQ.FT. to 651.86 SQ.FT. BALCONY = 62.54 SQ.FT. to 65.98 SQ.FT. TOTAL = 713.00 SQ.FT. to 717.85 SQ.FT.







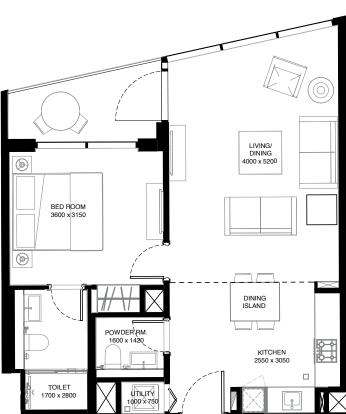


LEVEL 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 LEVEL 07, 08 & 09 TYPICAL FLOOR PLAN

LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 TYPICAL FLOOR PLAN







#### 1 BEDROOM APARTMENT

#### TYPE A VARIANT (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 644.77 SQ.FT. to 652.62 SQ.FT. BALCONY = 217.86 SQ.FT. to 223.89 SQ.FT. TOTAL = 865.63 SQ.FT. to 876.51 SQ.FT.

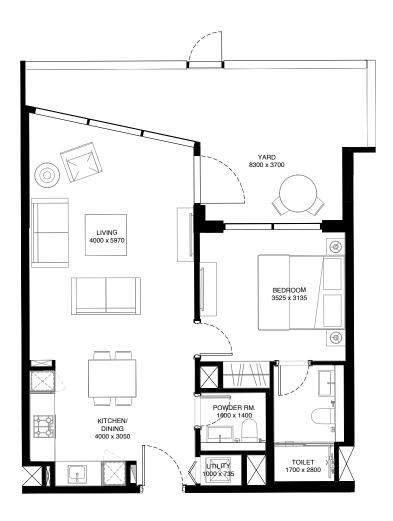






UNIT

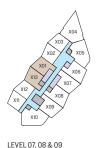




## TYPE B (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 733.45 SQ.FT. to 733.88 SQ.FT. BALCONY = 78.25 SQ.FT. TOTAL = 811.71 SQ.FT. to 812.14 SQ.FT.







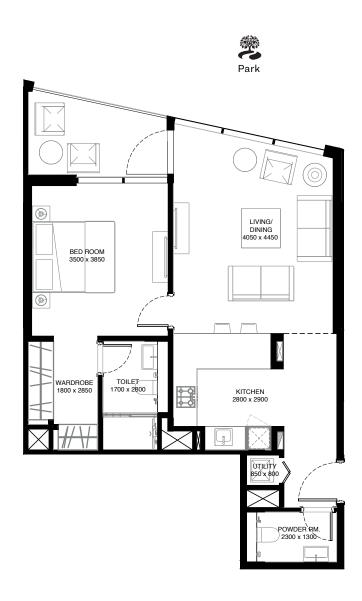


UNIT

LEVEL 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 TYPICAL FLOOR PLAN

LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 TYPICAL FLOOR PLAN





# TYPE C (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 650.14 SQ.FT. BALCONY = 60.82 SQ.FT. TOTAL = 710.96 SQ.FT.



LEVEL 03 (PODIUM 03)

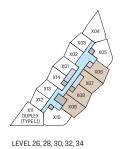




## TYPE D (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 829.36 SQ.FT. to 830.11 SQ.FT. BALCONY = 84.28 SQ.FT. TOTAL = 913.64 SQ.FT. to 914.39 SQ.FT.



TYPICAL FLOOR PLAN



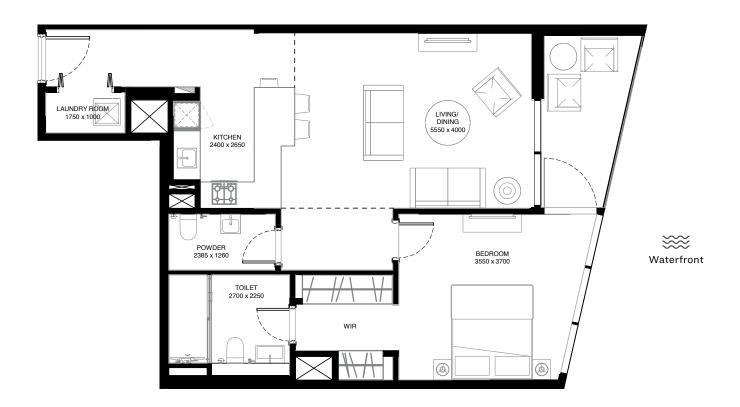
UNIT

N

W

E

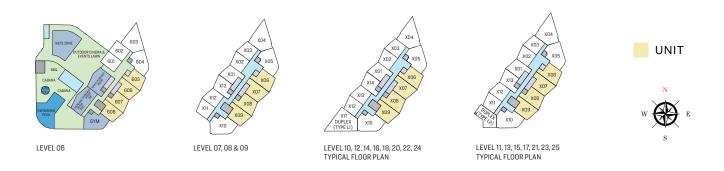
LEVEL 27, 29, 31, 33, 35 TYPICAL FLOOR PLAN

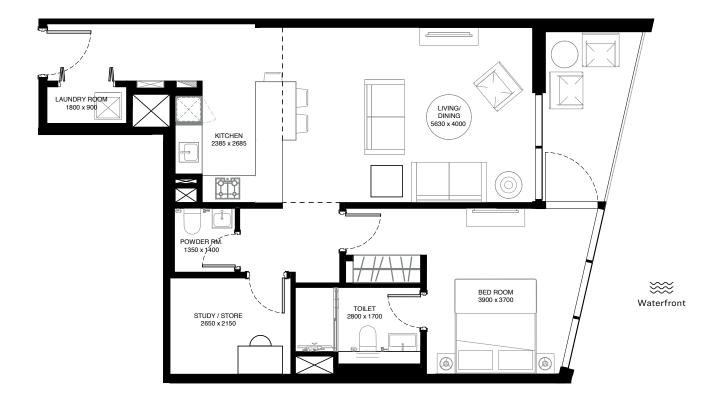


## TYPE A (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 827.31 SQ.FT. to 831.30 SQ.FT. BALCONY = 84.17 SQ.FT. to 84.28 SQ.FT. TOTAL = 911.60 SQ.FT. to 915.58 SQ.FT.





## TYPE B (with balcony)

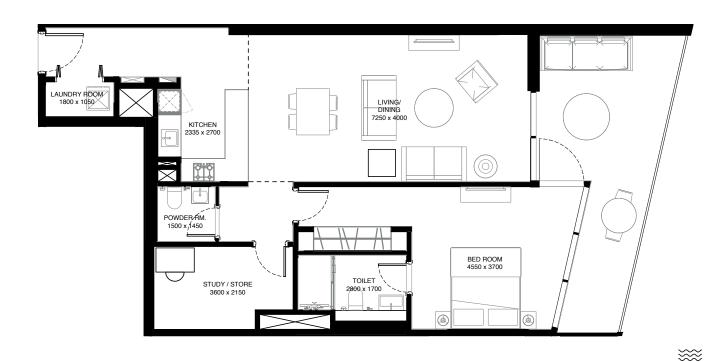
#### **TOTAL SALEABLE AREA**

SUITE = 965.31 SQ.FT. to 966.17 SQ.FT. BALCONY = 226.37 SQ.FT. to 226.47 SQ.FT. TOTAL = 1,191.67 SQ.FT. to 1,192.53 SQ.FT.



LEVEL 04 (PODIUM 04)





Waterfront

## TYPE C (with balcony)

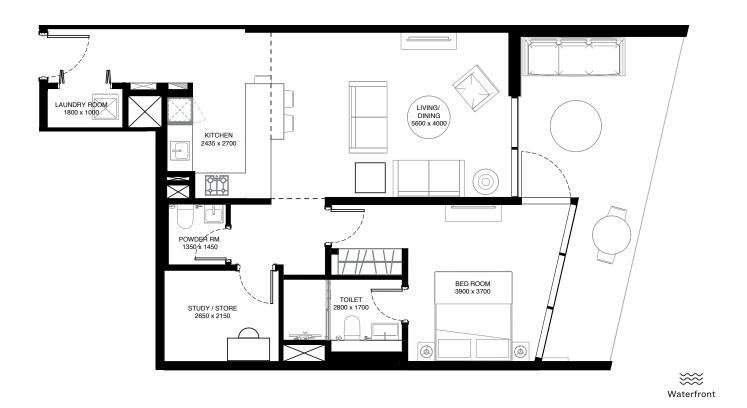
#### **TOTAL SALEABLE AREA**

SUITE = 828.28 SQ.FT. to 829.14 SQ.FT. BALCONY = 226.37 SQ.FT. to 227.55 SQ.FT. TOTAL = 1,054.65 SQ.FT. to 1,056.69 SQ.FT.





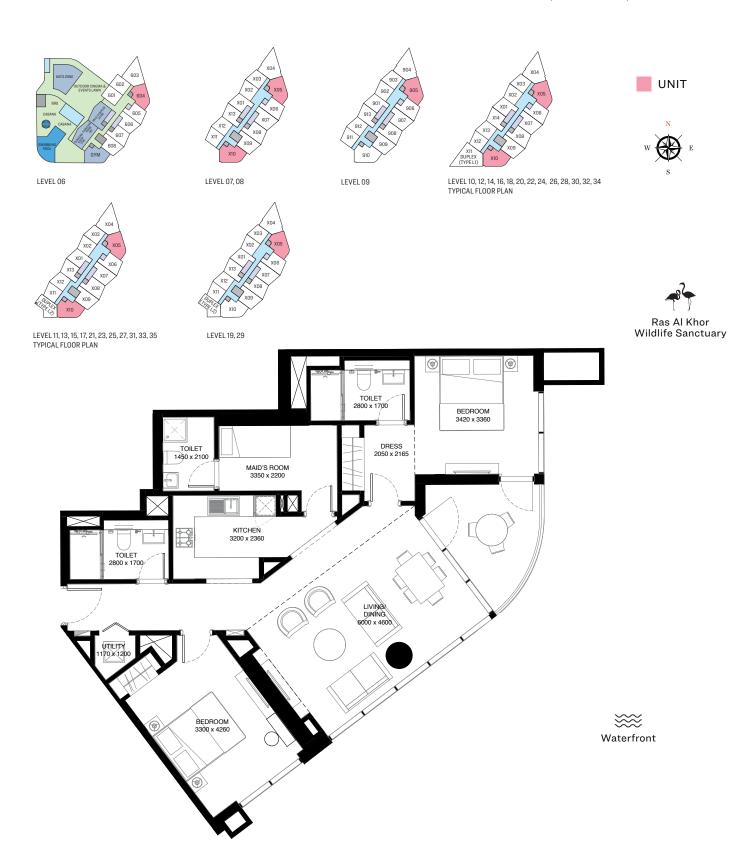




## TYPE A (with balcony)

#### **TOTAL SALEABLE AREA**

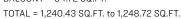
SUITE = 1,163.26 SQ.FT. to 1,170.14 SQ.FT. BALCONY = 94.72 SQ.FT. to 95.58 SQ.FT. TOTAL = 1,257.98 SQ.FT. to 1,264.87 SQ.FT.

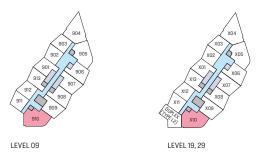


## TYPE B (with balcony)

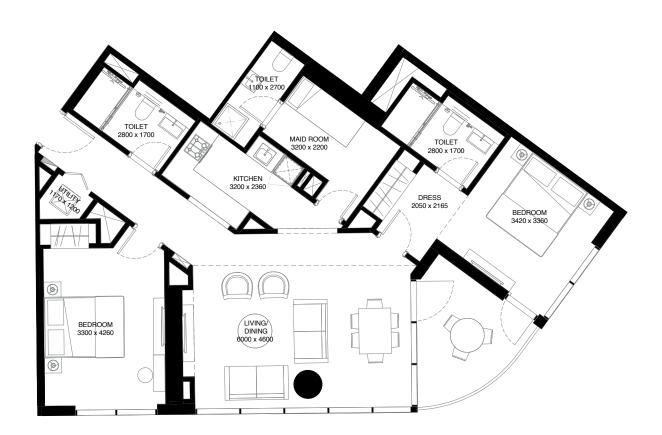
#### **TOTAL SALEABLE AREA**

SUITE = 1,145.71 SQ.FT. to 1,154.00 SQ.FT. BALCONY = 94.72 SQ.FT.







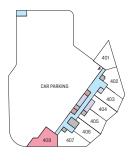




## TYPE C (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 1,068.21 SQ.FT. to 1,069.83 SQ.FT. BALCONY = 315.38 SQ.FT. to 317.00 SQ.FT. TOTAL = 1,383.59 SQ.FT. to 1,386.82 SQ.FT.

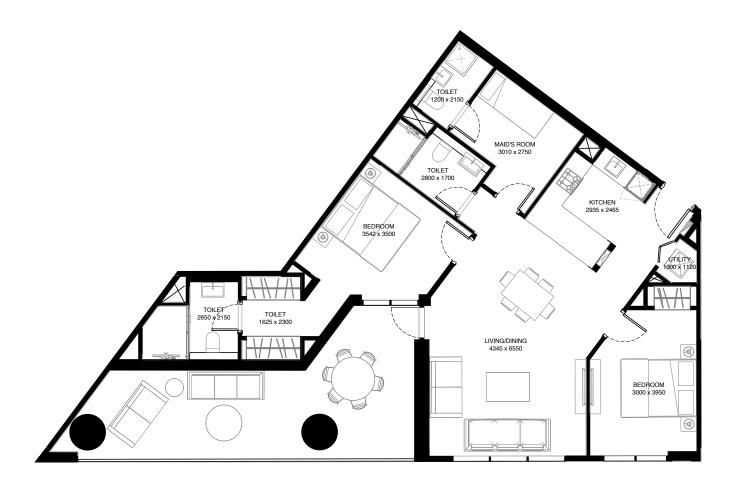






LEVEL 04 (PODIUM 04)

LEVEL 05 (PODIUM 05)





## TYPE D (with balcony)

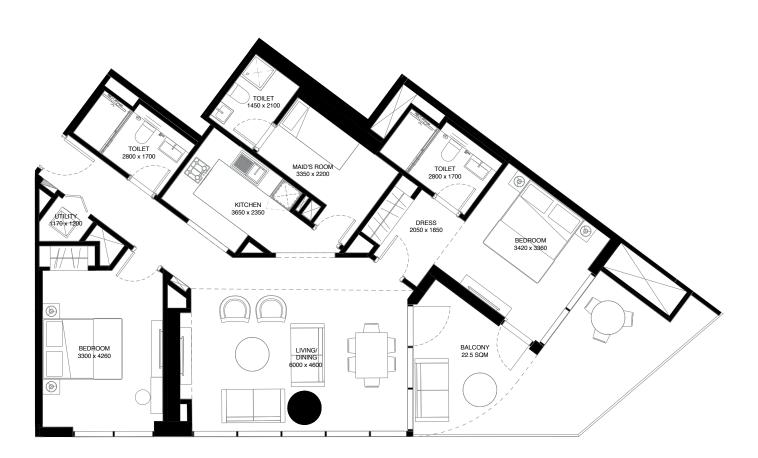
#### **TOTAL SALEABLE AREA**

SUITE = 1,165.30 SQ.FT. to 1,160.78 SQ.FT. BALCONY = 267.27 SQ.FT. to 268.56 SQ.FT. TOTAL = 1,428.05 SQ.FT. to 1,433.86 SQ.FT.



LEVEL 05 (PODIUM 05)



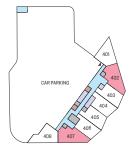




## TYPE E (with balcony)

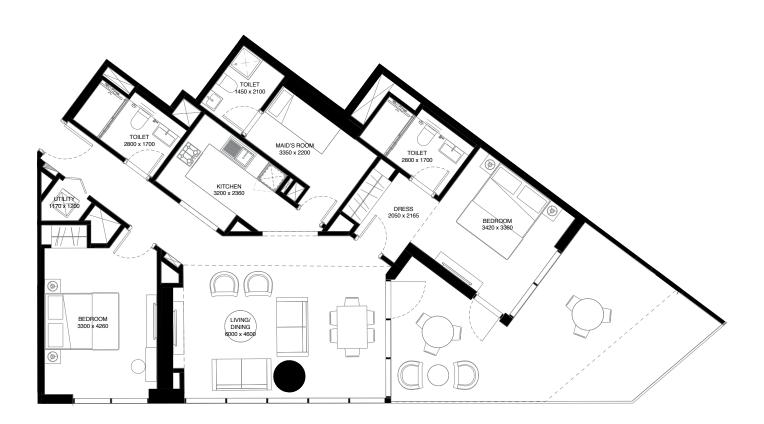
#### **TOTAL SALEABLE AREA**

SUITE = 1,161.75 SQ.FT. to 1,164.87 SQ.FT. BALCONY = 340.46 SQ.FT. to 340.68 SQ.FT. TOTAL = 1,502.43 SQ.FT. to 1,505.33 SQ.FT.



LEVEL 04 (PODIUM 04)



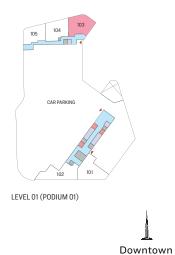




## TYPE F (with balcony)

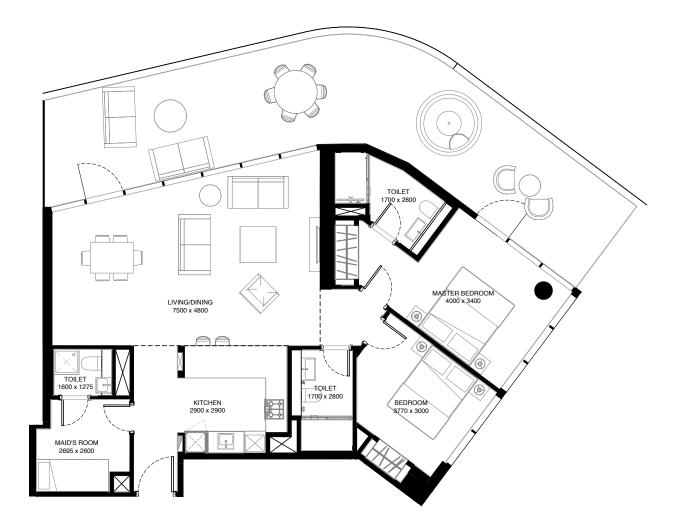
#### **TOTAL SALEABLE AREA**

SUITE = 1,155.29 SQ.FT. BALCONY = 561.77 SQ.FT. TOTAL = 1,717.06 SQ.FT.





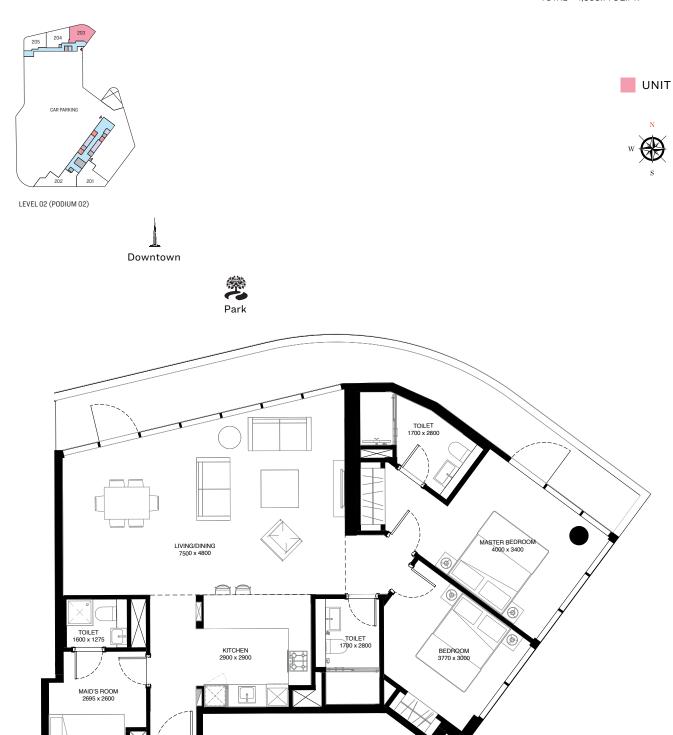




## TYPE F VARIANT (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 1,155.29 SQ.FT. BALCONY = 238.42 SQ.FT. TOTAL = 1,393.71 SQ.FT.



# TYPE G (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 968.75 SQ.FT. BALCONY = 449.39 SQ.FT. TOTAL = 1,418.15 SQ.FT.







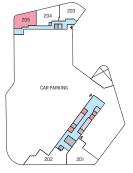




## TYPE G VARIANT (with balcony)

#### **TOTAL SALEABLE AREA**

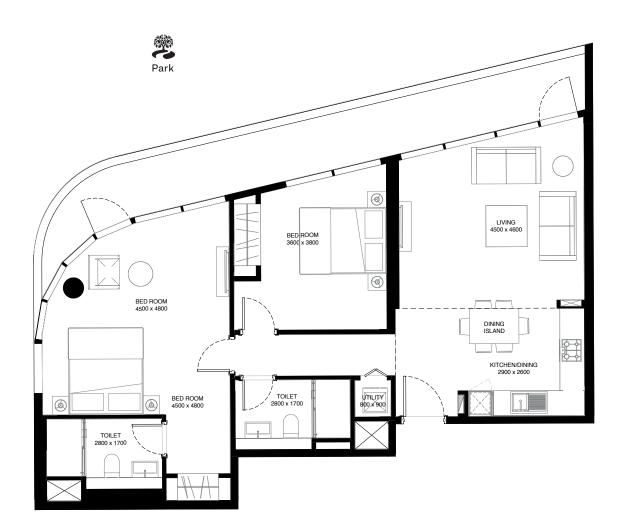
SUITE = 968.75 SQ.FT. BALCONY = 215.39 SQ.FT. TOTAL = 1,184.14 SQ.FT.







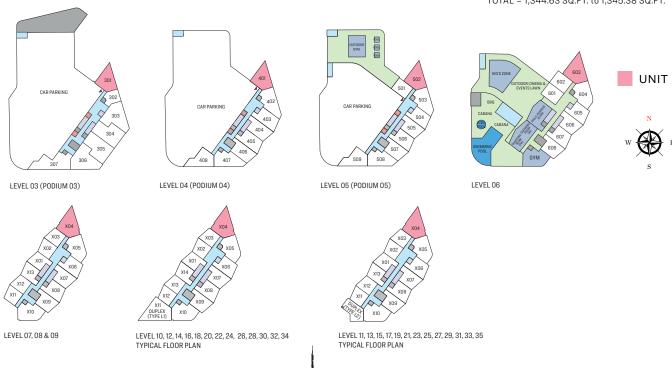


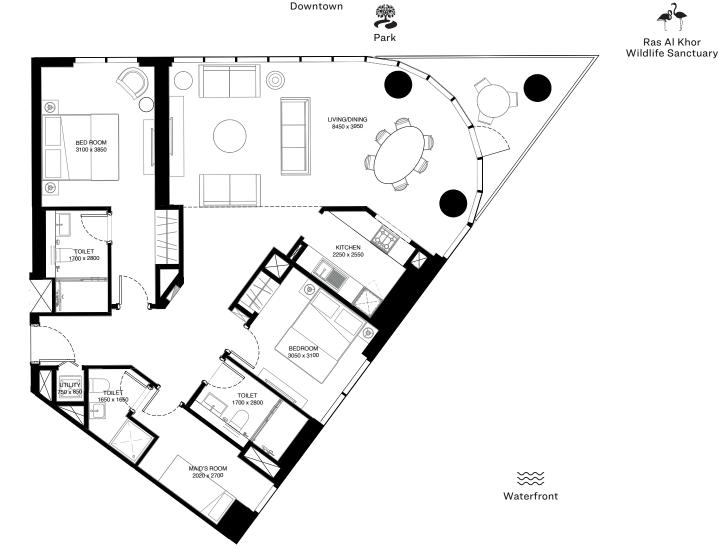


## TYPE H (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 1,248.83 SQ.FT. to 1,249.69 SQ.FT. BALCONY = 95.69 SQ.FT. to 96.44 SQ.FT. TOTAL = 1,344.63 SQ.FT. to 1,345.38 SQ.FT.





Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. The views shown vary by floor. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoverer.

## TYPE A (with balcony)



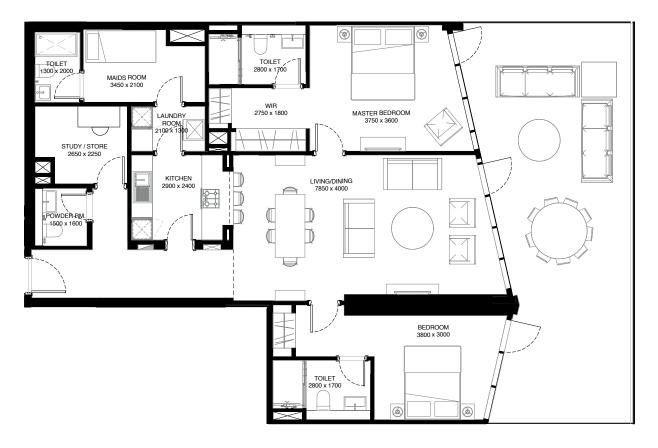
LEVEL 03 (PODIUM 03)

#### **TOTAL SALEABLE AREA**

SUITE = 1,351.84 SQ.FT. to 1,352.16 SQ.FT. BALCONY = 515.38 SQ.FT. to 515.70 SQ.FT. TOTAL = 1,867.22 SQ.FT. to 1,867.86 SQ.FT.









## TYPE B (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 1,183.92 SQ.FT. BALCONY = 468.55 SQ.FT. TOTAL = 1,652.48 SQ.FT.





UNIT

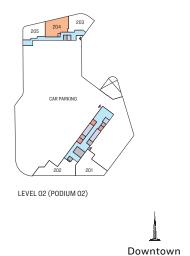




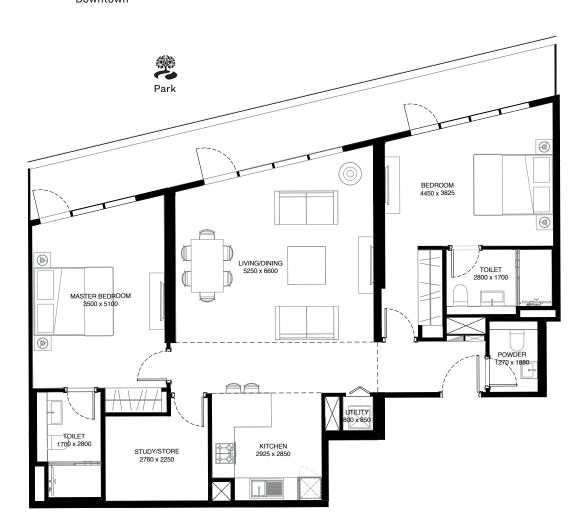
## TYPE B VARIANT (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 1,183.92 SQ.FT. BALCONY = 221.20 SQ.FT. TOTAL = 1,405.12 SQ.FT.



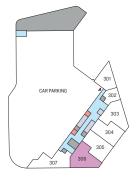




## TYPE A (with balcony)

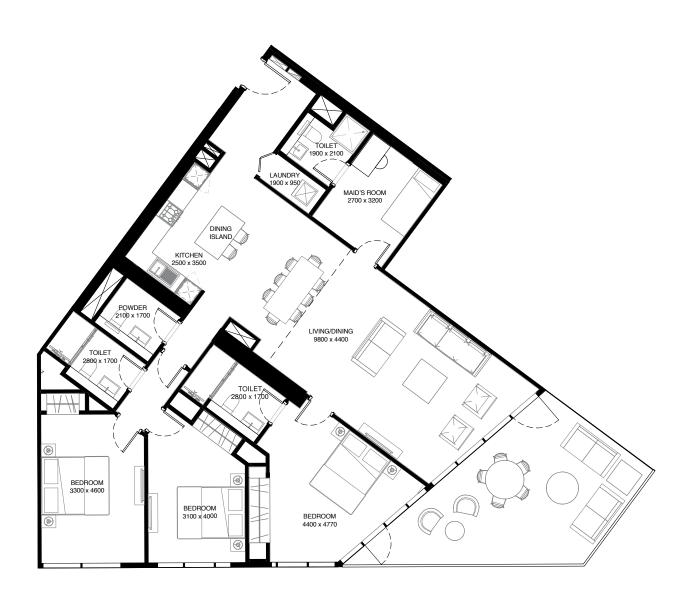
#### **TOTAL SALEABLE AREA**

SUITE = 1,639.77 SQ.FT. BALCONY = 303.43 SQ.FT. TOTAL = 1,943.21 SQ.FT.



LEVEL 03 (PODIUM 03)







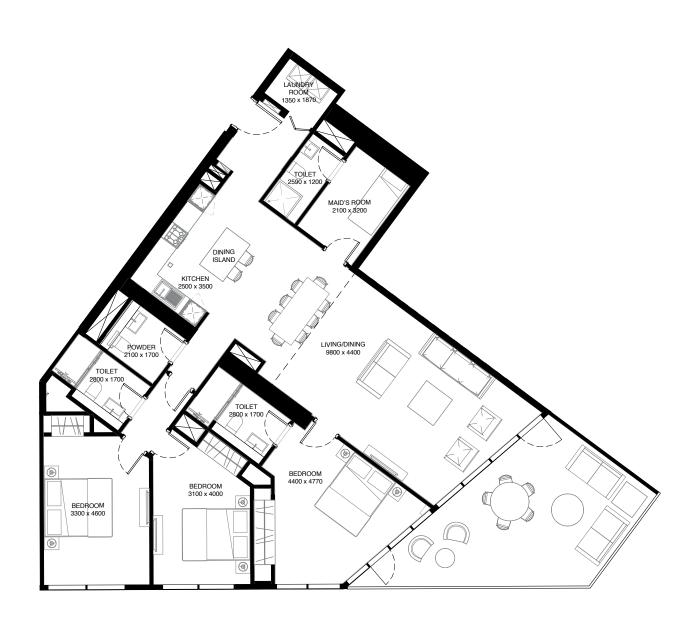
## TYPE A VARIANT (with balcony)

# CAR PARKING CAR PARKING CAR PARKING LEVEL 01 (PODIUM 01) LEVEL 02 (PODIUM 02)

#### **TOTAL SALEABLE AREA**

SUITE = 1,602.96 SQ.FT. to 1,604.68 SQ.FT. BALCONY = 300.64 SQ.FT. to 302.57 SQ.FT. TOTAL = 1,905.32 SQ.FT. to 1,905.53 SQ.FT.







## TYPE A1 (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 1,620.72 SQ.FT. BALCONY = 303.33 SQ.FT. TOTAL = 1,924.05 SQ.FT.



Waterfront

## TYPE B (with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 1,641.71 SQ.FT. to 1,648.39 SQ.FT. BALCONY = 309.57 SQ.FT. to 311.72 SQ.FT. TOTAL = 1,953.43 SQ.FT. to 1,957.96 SQ.FT.



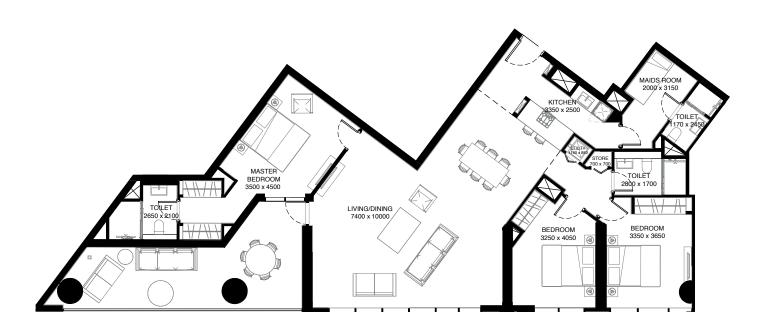






UNIT

LEVEL 02 (PODIUM 02) LEVEL 03 (PODIUM 03)





# 4 BEDROOM DUPLEX

(with balcony)

#### **TOTAL SALEABLE AREA**

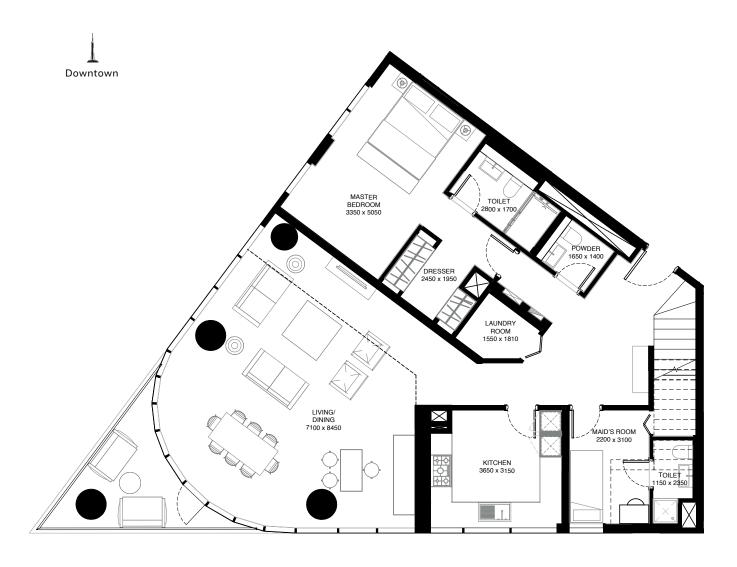
SUITE = 2,549.76 SQ.FT. to 2,552.02 SQ.FT. BALCONY = 102.04 SQ.FT. TOTAL = 2,651.80 SQ.FT. to 2,654.06 SQ.FT.



LEVEL 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 TYPICAL FLOOR PLAN



w W



**LOWER FLOOR** 

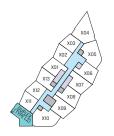


# 4 BEDROOM DUPLEX

(with balcony)

#### **TOTAL SALEABLE AREA**

SUITE = 2,549.76 SQ.FT. to 2,552.02 SQ.FT. BALCONY = 102.04 SQ.FT. TOTAL = 2,651.80 SQ.FT. to 2,654.06 SQ.FT.



LEVEL 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35 TYPICAL FLOOR PLAN



