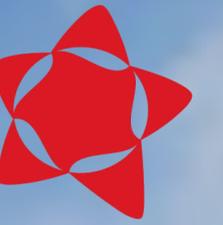




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DRIVING DISTANCES



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1 Minute | Meydan Underground Metro Line

5 Minutes | Ras Al Khor Wildlife Sanctuary

10 Minutes | Dubai Design District

10 Minutes | Meydan Grandstand and Racecourse

12 Minutes | Dubai Festival City Mall

15 Minutes | Burj Khalifa/Dubai Mall

15 Minutes | Business Bay

17 Minutes | Dubai International Airport

20 Minutes | Dubai International Financial Centre

20 Minutes | City Walk

22 Minutes | Dubai Hills Golf Club

22 Minutes | Dubai Creek Golf and Yacht Club

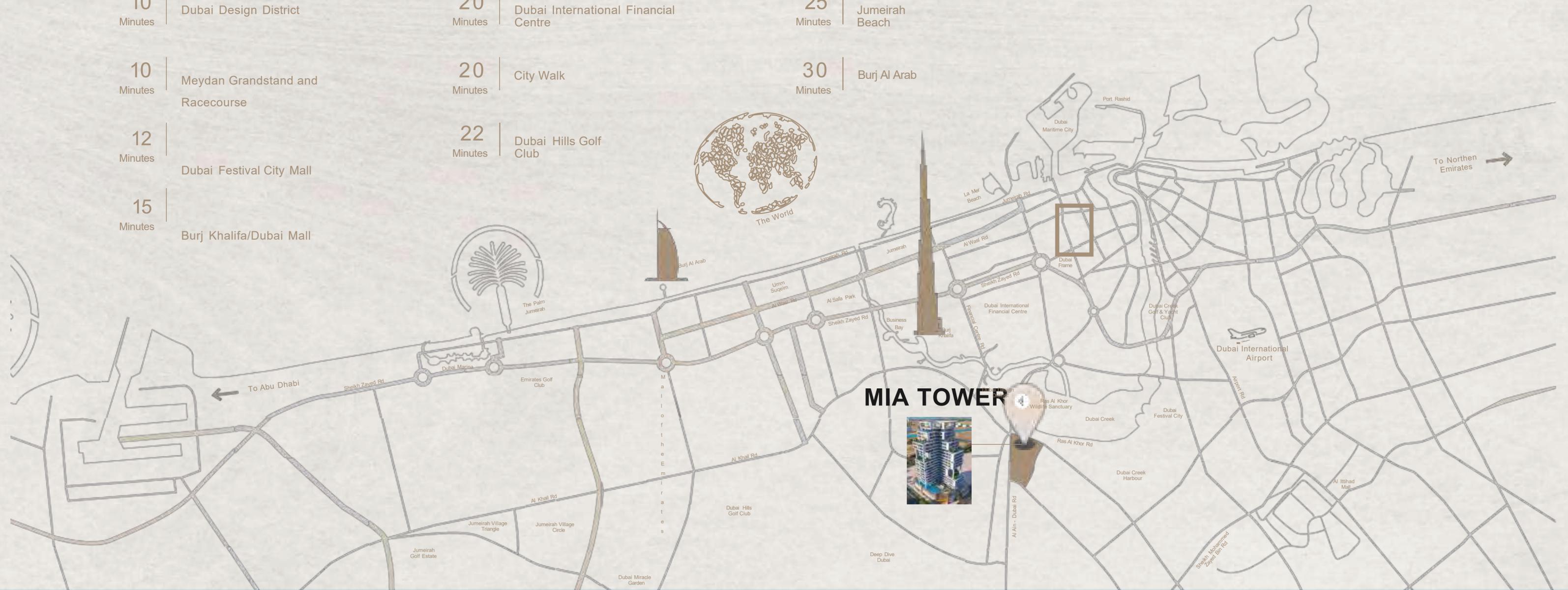
25 Minutes | Mall of the Emirates

25 Minutes | Jumeirah Beach

30 Minutes | Burj Al Arab

35 Minutes | Palm Jumeirah

38 Minutes | Dubai World Central Airport



MIA TOWER



To Northern Emirates →

← To Abu Dhabi



STAMN

CLOSEST LANDMARKS



Downtown Dubai



Dubai International Financial Centre



Dubai World Trade Centre



Business Bay



Dubai Design District



Dubai Water Canal



North London Collegiate School Dubai



Ras Al Khor Wildlife Sanctuary

MIA TOWER



Ras Al Khor Rd

Al Ain - Dubai Rd

Ras Al Khor Rd

Crystal Lagoon



JUMEIRAH BEACH



DOWNTOWN/
DUBAI MALL



DUBAI
WATER CANAL



DUBAI INTERNATIONAL
FINANCIAL CENTRE



DUBAI
DESIGN DISTRICT



RAS AL KHOR
SANCTUARY



CRYSTAL
LAGOONS



Mia Tower

FUTURE
METRO STATION

DUBAI WORLD
TRADE CENTRE



DUBAI
FRAME



DUBAI
INTERNATIONAL
AIRPORT



TO
ABU DHABI

TO DUBAI
INTERNATIONAL
AIRPORT

DOWNTOWN
DUBAI

DUBAI INTERNATIONAL
FINANCIAL CENTRE

DUBAI WORLD
TRADE CENTRE

DUBAI DESIGN
DISTRICT

Sheikh Zayed Rd.

Financial
Center Rd.

DUBAI WATER CANAL

DUBAI CREEK

Al Ain - Dubai Road

RAS AL KHOR WILDLIFE
SANCTUARY

Mia Tower





Mia Tower

BUILDING CONFIGURATION



20

RESIDENTIAL FLOORS

3

PODIUMS

G +

Elevators

3 passenger elevators

1 service elevator

Anticipated Completion Date

Q2 2028

Anticipated Service Charge

AED 17-20 per sq.ft.

Parking

1 and 2 beds: 1 parking space

3 beds and 4 beds: 2 parking spaces

Ownership

Freehold

Key Views

Crystal Lagoon, Ras Al Khor

Wildlife Sanctuary, Burj Khalifa and

Downtown Dubai skyline, Meydan Villa View, 

Planning subway station

Data Aggregation



Project saleable data		208768.08 sq.ft.	210 units
Remark	Residential	199722.52 sq.ft.	205 units
	Commercial	9045.56 sq.ft.	5 units

SN	Oqood Number of rooms marked	Actual number of rooms	Number of units	Area range
1	1BR	1BR	142	609.99-730.44
2	1BR	1BR Garden House	6	942.49-1447.75
3	2BR	2BR	1	845.07
4	2BR Smart Room	2BR+(Maid Room)	7	1265.51-2124.02
5	2BR Smart Room	3BR	3	1461.95-1466.04
6	2BR Smart Room+Garden House	3BR +Private pool	1	2171.3
7	2BR Smart Room	3BR+Maid Room	34	1150.93-1618.35
8	2BR Smart Room +Garden House	3BR+(Maid Room) +Private pool	1	3130.58
9	3BR Smart Room+Garden House	3BR+Study Room+Maid Room++Private pool	1	3045.11
10	3BR Smart Room	4BR	4	1661.95-1708.02
11	3BR Smart Room +Garden House	4BR+Private pool	2	2109.08-2992.69
12	3BR Smart Room +Garden House	4BR+(Maid room) +Private pool	2	3712.37-4024.73
13	3BR Smart Room +Garden House	5BR+(Maid room) +Private pool	1	3712.69
Total			205	

Due to the limited number of parking spaces, the number of rooms approved by DLD is 2BR, but the actual number of rooms is 3BR, 3.5BR, 4BR, etc.



Land Use: Residential (Apartment)

Plot Area: 2831m²

FAR: 5.99

GFA: 182592Sq.ft.

Total saleable area:208768.08 Sq.ft

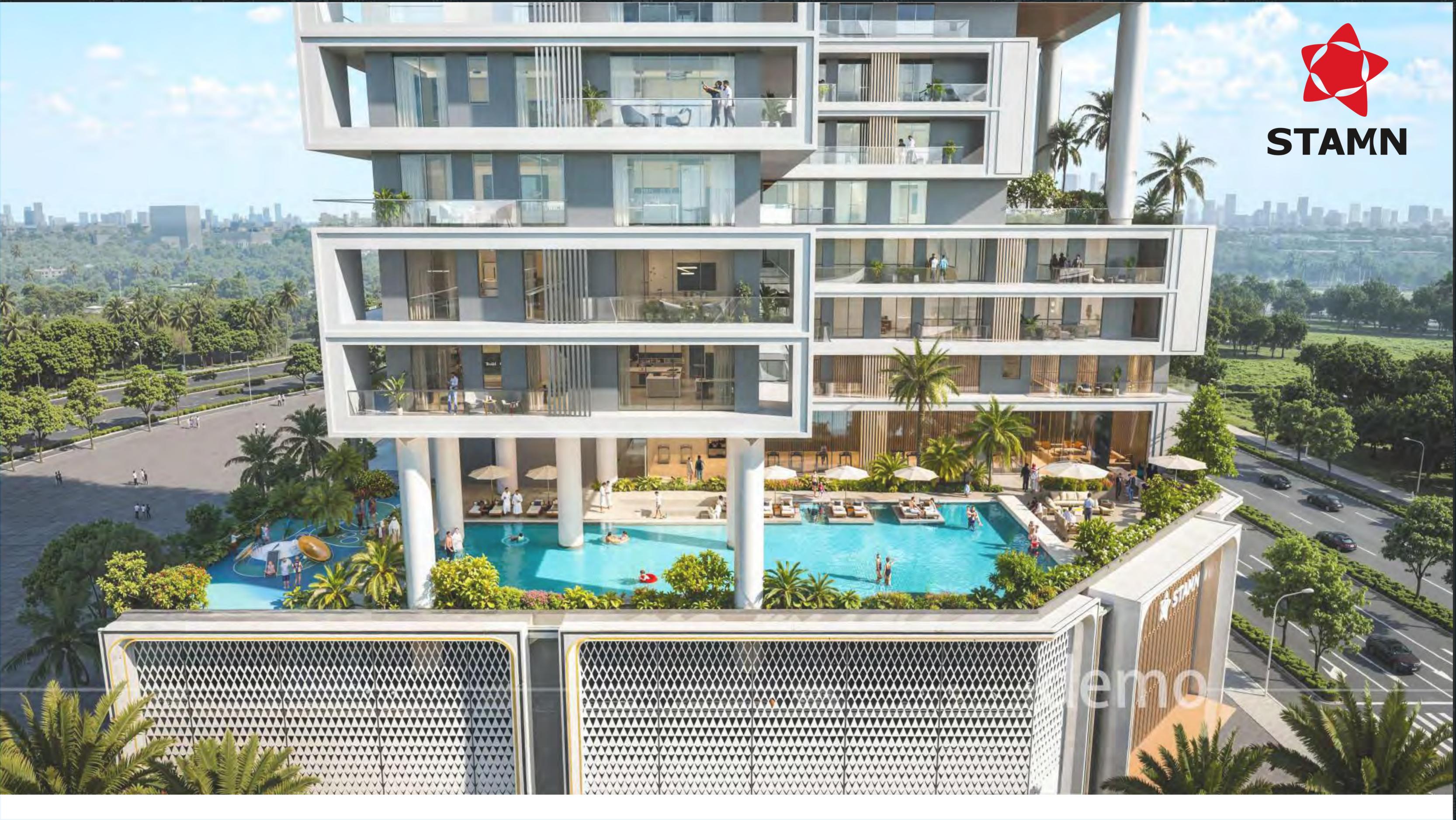
Max. Height: G+3P+20

Total number of sets: 210 units





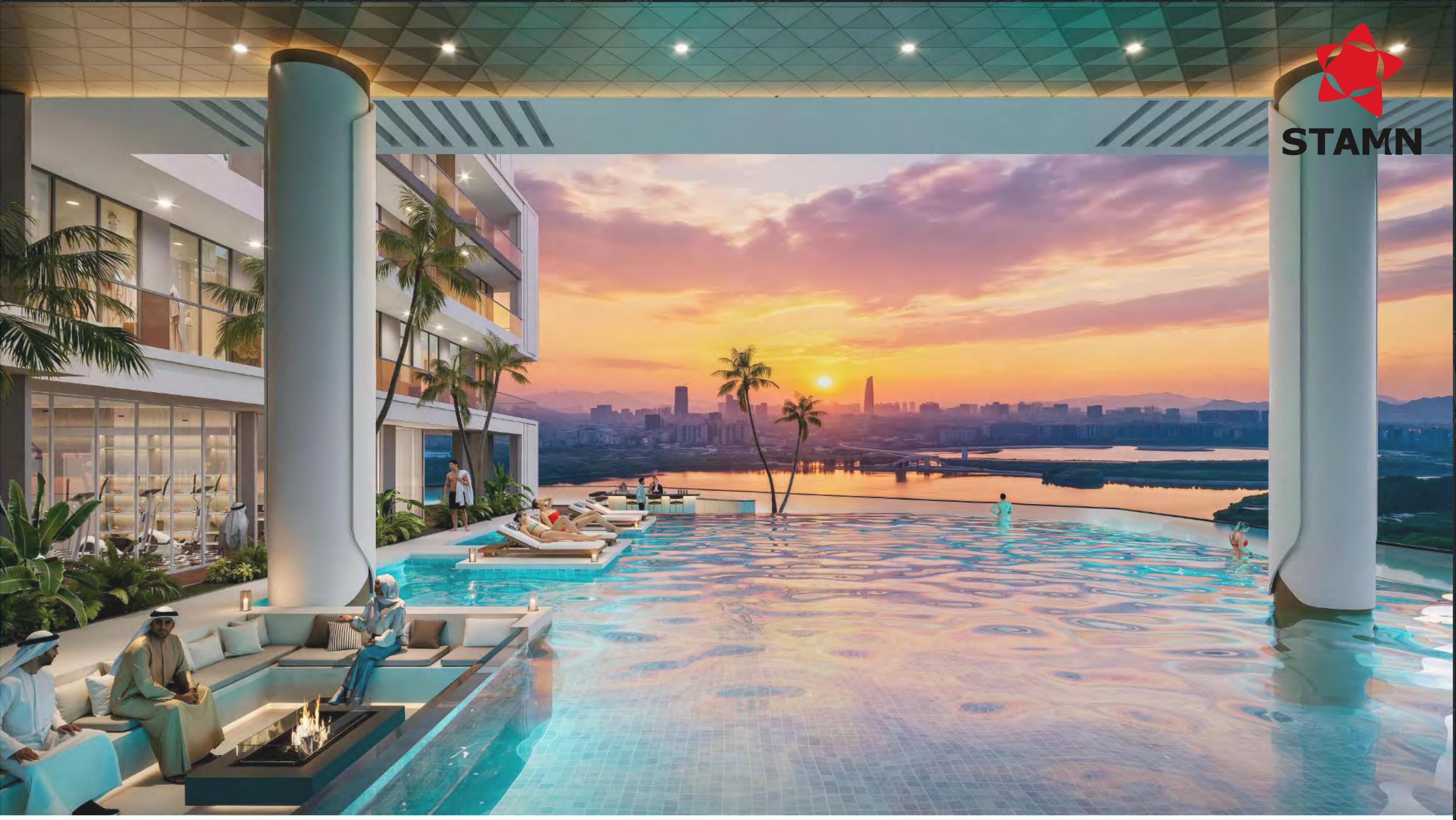
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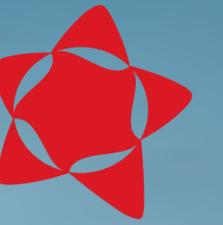


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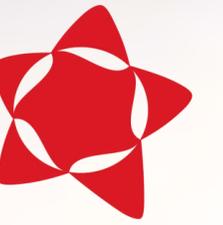




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demo



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demo



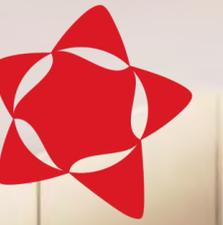
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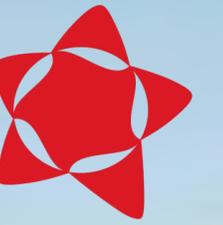
B

C

20F

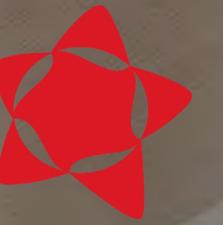
SWIMMING POOL
LOBBY





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KEEP GOING

MOVEMENT

KEEP GOING

MOVEMENT

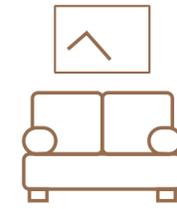
EXCITE

EXCITE

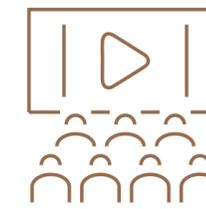
EXCITE



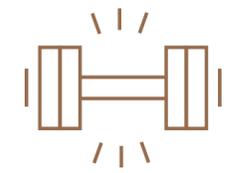
Cinema Room



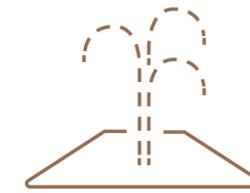
Club Lounge /
Multi-Purpose Room



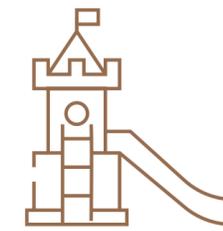
Cinema
Room



Gym



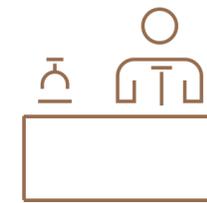
Wet Kids'
Play Area



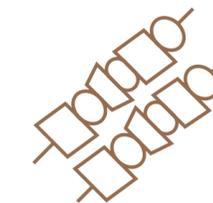
Dry Kids'
Play Area



Owner's
Lounge



Juice Bar



BBQ Area



Open Garden
Deck



Large
swimming pool



Yoga
Studio



Private
family pool