

An architectural rendering of a modern, multi-story building with a curved facade. The building features several balconies with glass railings and wooden accents. Two rooftop swimming pools are visible, one of which has a person swimming. The scene is set against a hazy, golden background, suggesting a sunrise or sunset. The overall aesthetic is clean and contemporary.

NINE Collective

Next to Zabeel Park

wasl

Your Cosmopolitan Lifestyle
In One Address

About Wasl 1

Where Dubai Comes Together

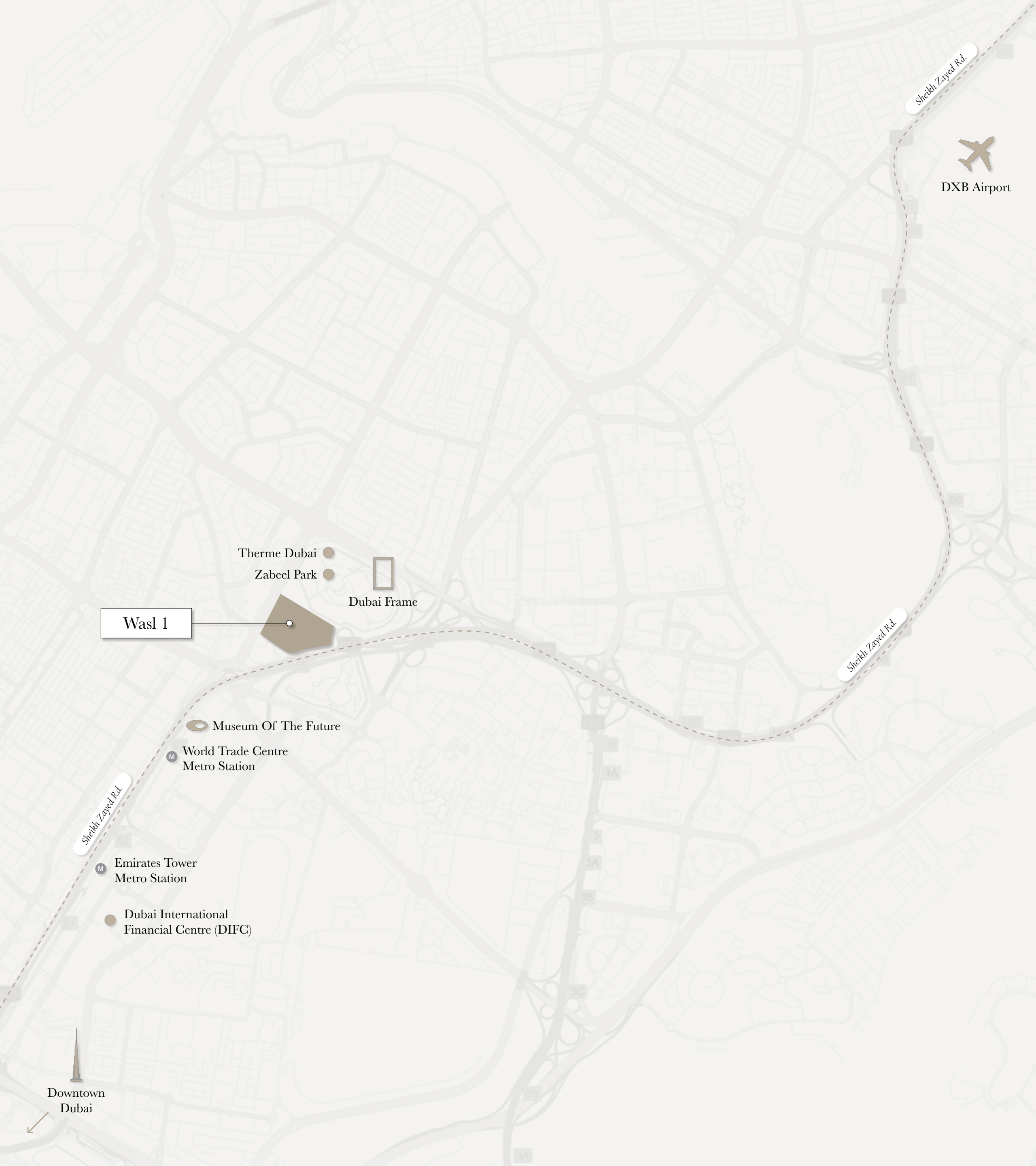


Situated in the historic Al Kifaf area, Wasl 1 is one of Dubai's most iconic freehold master communities, a place where the city's heritage meets its most forward-looking vision.

Perfectly positioned beside Zabeel Park and minutes from Dubai's most defining destinations, it offers residents a lifestyle shaped by greenery, leisure and effortless access.

With its understated elegance, urban edge and world-class amenities, Wasl 1 stands as the epitome of an ideal community in Dubai.





Strategic Location

Connected to Everything



Dubai World Trade Centre 5 minutes

Downtown Dubai 10 minutes

DIFC 10 minutes

DXB Airport 15 minutes



Avenue Park Towers

Park Gate Residences

Park View Residences

1 Residences

Central Park

NINE Collective





NINE Collective

Introducing Nine Collective

A Complete Life In One Exceptional Address



Rising at the heart of Wasl 1, Nine Collective is a cosmopolitan residential destination of 215 spacious residences within a singular luxury high-rise.

Where global sophistication meets modern elegance, this is more than a place to live it is a lifestyle thoughtfully curated for those who value culture, diversity and refined urban living.

Sculpted as a stone-inspired form of striking grandeur, the tower is defined by nine evolving geometric modules that shape each floor.

As these forms subtly transform, they unveil generous volumes, expansive views and refined living spaces.

The result is an iconic monolithic expression where geometry and elevation converge, luxurious homes carved to reveal light, space and exclusivity, crafted for a globally minded way of life.





Architecture

Tactile, Timeless & Beautifully Human



Rising from a prime location, the tower offers sweeping views, a lush central plaza to the north and the vibrant Downtown Dubai skyline to the south.

The development brings the philosophy of Tactile Bloom to life, a design language defined by crafted textures, warm materials and emotional resonance.

Its sculptural form blends monolithic solidity with refined geometry, balancing expansive glass vistas with private, solid volumes.



Paving patterns mirror the façade's geometry as layered planting softens the edges, creating a seamless, intuitive journey from lobby to sky terrace.











Interior Design

Contemporary Design Crafted With Timeless Materials



Inside each residence, materiality is soft, warm and grounded. The development blends contemporary design with premium materials and luxury finishes.

Unit Types & Offering

A Collection of Spacious, Light-Filled Homes



This all-inclusive development offers a
curated mix of premium residences



2 Bedroom Residences



3 Bedroom Residences & Duplexes



4 Bedroom Residences & Duplexes



5 Bedroom Duplex Penthouses

*Each Residence Includes Maid's Room





Material Board

Duplex Apartment



1 Accent Metal

2 Bath Accent Wall

3 Bath Countertop

4 Bath Fixtures

5 General Flooring

6 General Joinery

7 General Paint

8 Kitchen Countertop

9 Mirror

10 Tinted Glass

11 Wardrobe Accent Glass

12 Wardrobe Accent Laminate











Material Board

Typical Apartment



1 Accent Metal

2 Bath Accent Wall

3 Bath Fixtures

4 General Countertop

5 General Flooring

6 General Joinery

7 General Paint

8 Mirror

9 Tinted Glass

10 Toilet Accent Wall









Exclusive Amenities at Nine Collective

Where Lifestyle, Leisure, & Luxury Align

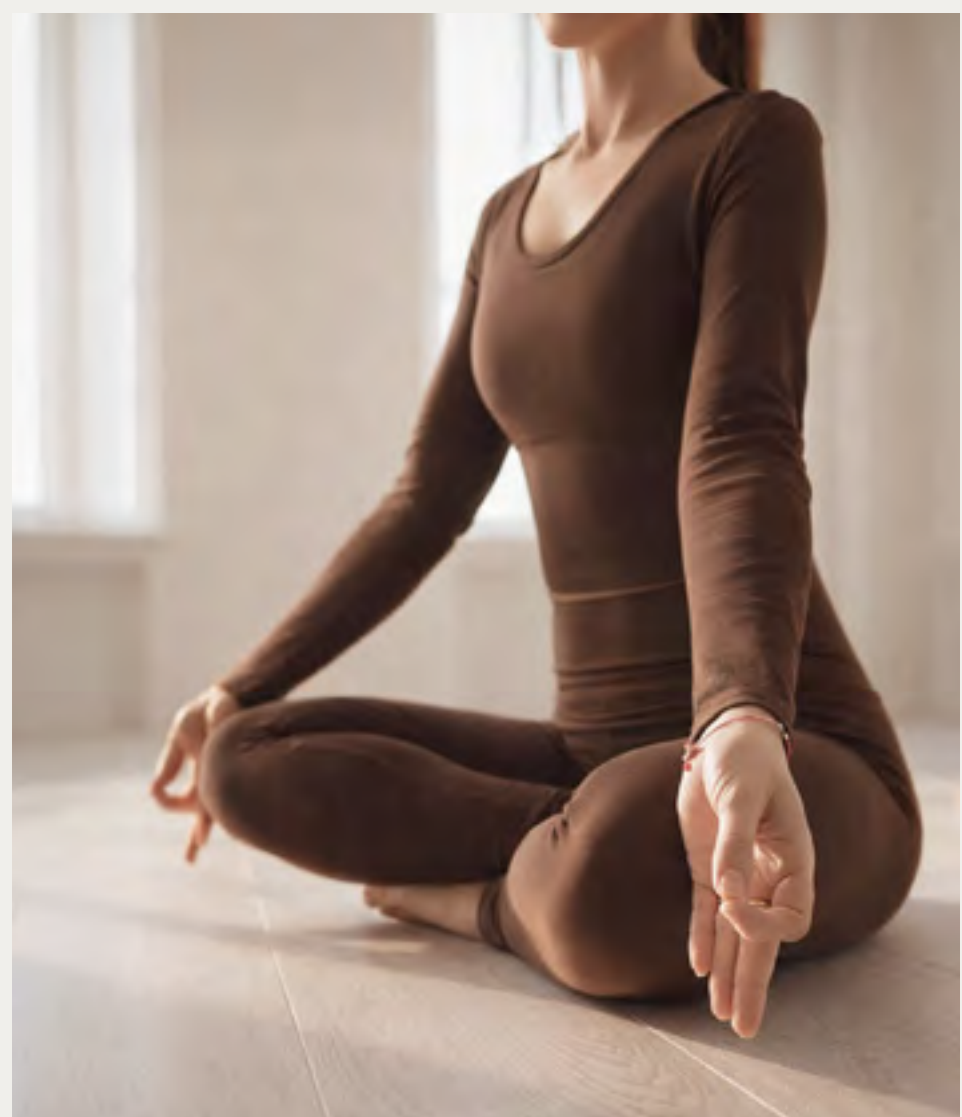


- | | |
|------------------------------|--------------------------------|
| 1 Gym & Outdoor Fitness Deck | 8 Kids' Play Zones |
| 2 Spa & Sauna Rooms | 9 Multipurpose Event Hall |
| 3 Family Hub | 10 Indoor Padel Court |
| 4 Rooftop Lounge | 11 Outdoor Swimming Pool - 25m |
| 5 Private Cinema Room | 12 Sky Infinity Pool |
| 6 Private Dining Spaces | 13 Retail & F&B Outlets |
| 7 Adult Lounge & Pool | 14 BBQ Stations |





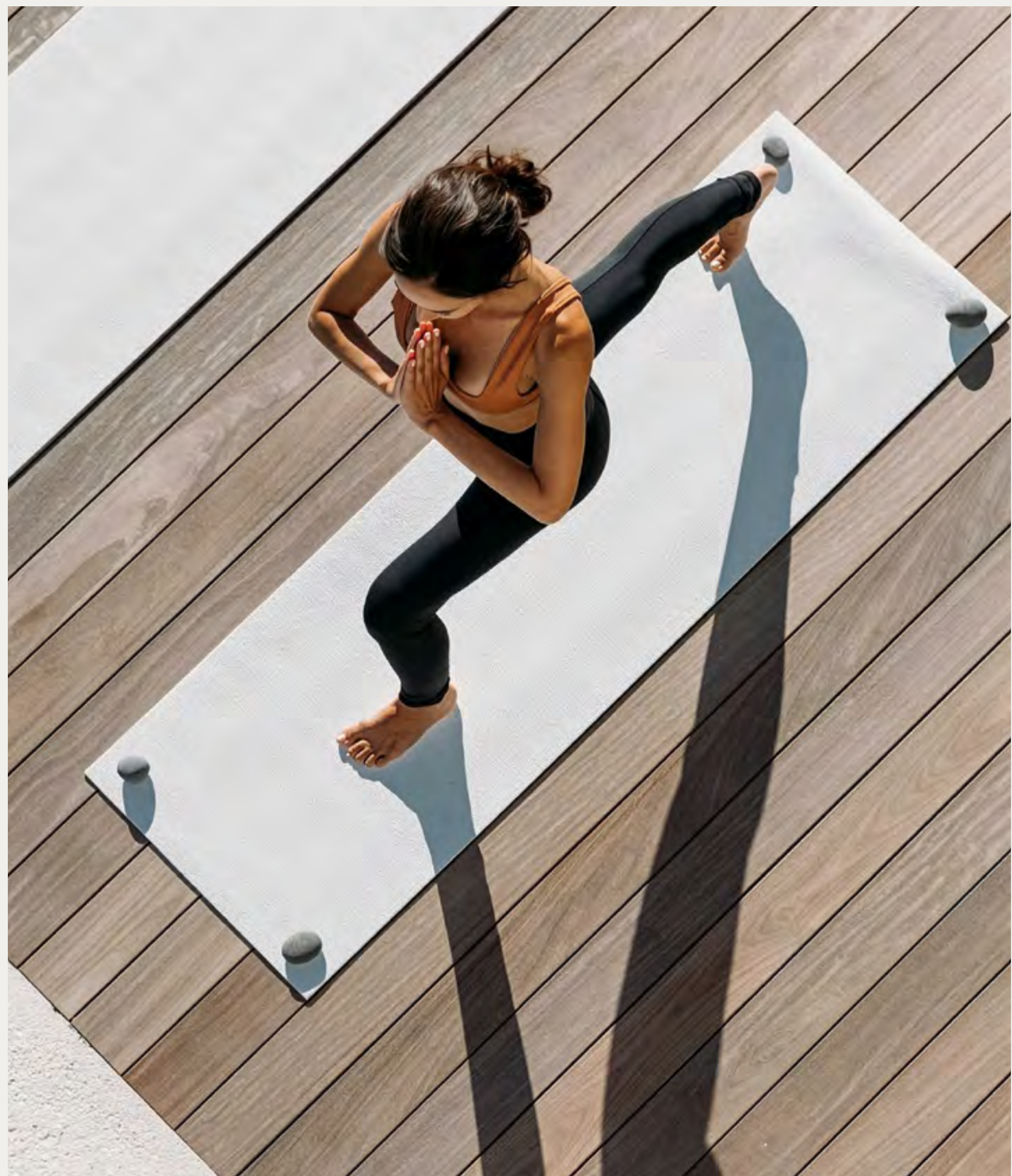














COFFEE SWEET		"80 DAY"		COFFEE SWEET		"80 DAY"	
Espresso	2.30	Macarons	2.30	Espresso	2.30	Macarons	2.30
Latte	2.50	Cheesecake	2.50	Latte	2.50	Cheesecake	2.50
Cappuccino	3.20	Chocolate brownie	3.20	Cappuccino	3.20	Chocolate brownie	3.20
Mocha	3.50	Stawberry Rhubarb Pavlova	3.50	Mocha	3.50	Stawberry Rhubarb Pavlova	3.50
Chocolate	3.50	Chocolate fondant	3.50	Chocolate	3.50	Chocolate fondant	3.50
		Ice cream	3.50			Ice cream	3.50







Nine Collective

Fact Sheet

SIZE RANGE PER UNIT

Type: **Typical**

2 Bedroom + Maid's Room
From 1,946 sqft. to 2,163 sqft.

3 Bedroom + Maid's Room
From 3,086 sqft. to 3,121 sqft.

4 Bedroom + Maid's room
From 4,071 sqft. to 4,287 sqft.

Type: **Duplex**

3 Bedroom + Maid's Room
From 4,212 sqft. to 4,288 sqft.

4 Bedroom + Maid's Room
From 5,507 sqft. to 5,718 sqft.

5 Bedroom Duplex Penthouse + Maid's Room
From 8,115 sqft. to 8,253 sqft.

UNIT TYPES

UNIT COUNT

2 Bedroom - Typical	110
3 Bedroom - Typical	54
4 Bedroom - Typical	41
3 Bedroom - Duplexes	3
4 Bedroom - Duplexes	3
5 Bedroom - Duplex Penthouses	4

TOTAL

215



BUILDING CONFIGURATION

Ultra Luxury tower with 44 floor height with sizable units

BUILDING HEIGHTS

3B+G+44 floors. First 4 floors including the amenities
Basement is allocated for residential parking

TECHNICAL SPECIFICATION

Glass and aluminum façade; with metal handrails & stone like finishes

COOLING

District Cooling system

METERING

Electrical meter, Water meter, BTU meter, Gas meter

IT SPECIFICATIONS

IP based Video intercom system, FTTH/home consolidation cabinet for each unit, Telephones/Data points for each unit, Access control, CCTV system, Gate barrier

INTERIOR (SUMMARY)

- Walls & ceilings finished in a premium, single-tone colour palette
- Wet area ceilings in moisture-resistant gypsum board, painted in a matching premium tone
- Wood-core doors with laminate finish
- Modular fitted kitchens with integrated appliances, including cooker, dishwasher, fridge & washing/drying machine

AMENITIES

- Family swimming pool with a dedicated kids' pool
- Indoor gym complemented by an outdoor fitness area
- Kids' play zones designed for toddlers and young adults
- BBQ stations with family seating areas on the podium level
- Multipurpose family room with a private cinema
- Multipurpose event hall
- Indoor padel court
- Residents' Library Lounge
- Adult lounge and dedicated adult pool
- Curated retail spaces and treatment rooms
- EV charging stations and dedicated bicycle storage
- Driver's lodge for select premium residences
- 24/7 Concierge Services

wasl

From Dubai's Very Own Master Developer

Wasl is one of Dubai's largest and most respected real estate asset management groups, entrusted with a mandate from the Government of Dubai to transform and enrich the city's landscape.

With an extensive portfolio of residential communities, commercial properties, industrial land, and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility, and long-term value.

12⁺

Master
Developments

8

Community
Malls

35⁺

Hotels &
Hotel Apartments

60,000⁺

Residential &
Commercial Units

9,000⁺

Hotel
Rooms

5,500⁺

Land Plots of
Various Uses

8⁺

Golf Clubs

150⁺

Restaurants

1,000⁺

Buildings

