



QNDA



KASCO stands as a distinguished real estate developer in Dubai, renowned for its commitment to crafting aspirational vertical projects that redefine urban living. With an impressive portfolio spanning several prime locations across Dubai, KASCO has consistently delivered architectural marvels that harmoniously blend sophistication, innovation, and unparalleled wellbeing.

Committed to consistent excellence, KASCO curates lifestyles, offering residents an elevated experience of comfort and convenience in the heart of this cosmopolitan city.





## MARASI DRIVE

In the heart of Dubai's Business Bay, Marasi Drive offers a captivating canal-side stroll in a vibrant central district, blending residential, commercial, and leisure amenities seamlessly.

Marasi Drive proximity to Downtown Dubai, grants easy access to its iconic attractions, its strategic location ensures seamless connectivity to Al Khail Road and Sheikh Zayed Road, facilitating effortless travel across the city and beyond.





# WHERE EVERY WAVE IS A WELCOME HOME

This deliberate word play hints at the project's proximity to a bay, inviting a sense of coastal allure and natural beauty.

"ONDA" becomes more than a name; it transforms into a vivid symbolic bridge between the project and its luring surroundings, offering a glimpse into a world where the gentle rhythm of waves converges with innovative design, creating a trendy harmonious living experience that mirrors the poetic dance of the tides.



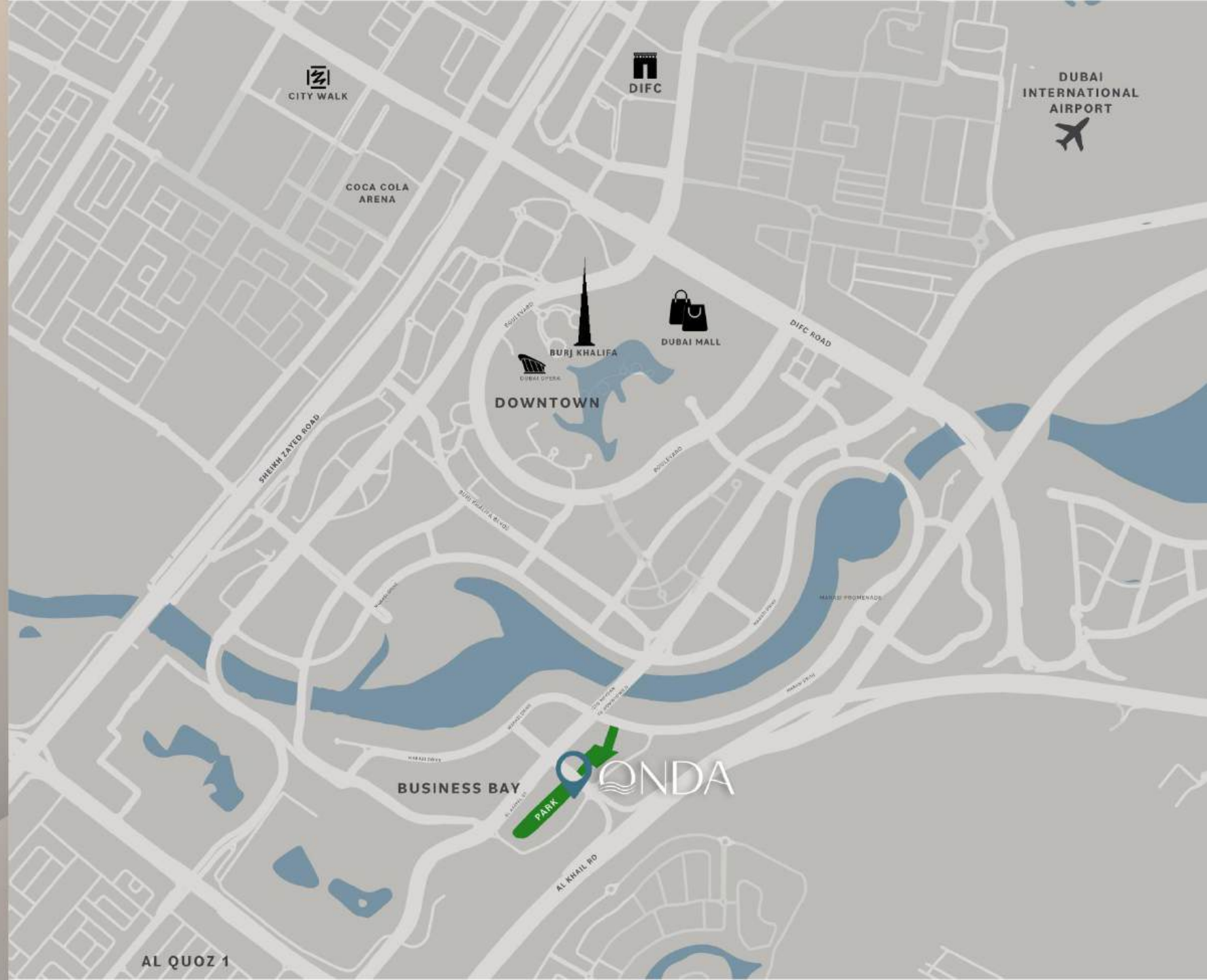
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## LOCATION

Marasi Promenade	4 Mins
Dubai Mall	8 Mins
Burj Khalifa	10 Mins
Dubai Opera	11 Mins
City Walk	12 Mins
DIFC	12 Mins
Coca Cola Arena	14 Mins
DXB Int. Airport	16 Mins

## ALWAYS CONNECTED





# PLOT LOCATION

COMMUNITY PARK  
273,793 SQFT

ONDA

GREEN LANE  
16.25M X 110M

COMMUNITY PARK  
126,999 SQFT

UNDER GROUND  
PARK TUNNEL

AL KHALEEJ AL TEJARI 2 ST

AL ASAYEL ST

AL ASAYEL ST

AL KHALEEJ AL TEJARI 2 ST

AL KHAIL RD

AL KHAIL RD

## CONSTRUCTION VIDEO



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SOBHA

DEYA

SOL

FJOW

WIND



# PROJECT DETAILS

Project Rera #	3052
Project Name	ONDA by KASCO
Developer	KASCO Real Estate Development LLC
Architect	Next Engineering Consultant
Location	Business Bay
Anticipated Completion Date	Q3 - 2027
Furnished/Unfurnished	Unfurnished
Anticipated Service Charges	17 AED/Sqft
Plot #	3460608
Plot Area	55,744.30
Elevators	4 Residential + 1 Service
Parking	Studio, 1BR, 2BR - 1 / 3BR - 2

## Unit Mix

Unit Type	Count	%	Starting Area (sq.ft)	Starting prices (AED)
Studio	85	24.4%	419	1,077,777
1BR PLUS	156	44.8%	827	1,677,777
2BR	35	10.1%	862	1,777,777
2BR PLUS	68	19.5%	1,247	2,577,777
3BR	4	1.1%	1,678	3,777,777
Total	348	100%		

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# BUILDING CONFIGURATION



**TYPICAL 2**  
19<sup>TH</sup> FLOOR

**TYPICAL 1**  
2<sup>ND</sup> - 18<sup>TH</sup> FLOORS

**FIRST FLOOR**  
(AMENITIES)

**3 PODIUM LEVELS**

**GROUND FLOOR**  
CEILING HEIGHT 7M

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QNDALUXURY



# AMENITIES



Infinity Swimming Pool  
3,250 Sqft



Indoor Swimming Pool  
753 Sqft



Kids Pool



Sunken Pool Seating



Outdoor Seating Area



Running Track  
178M



Yoga Area  
495 Sqft



Spa  
107 Sqft



Gym  
1,550 Sqft



Wellness Café  
1,291 Sqft



Co-Working Space



Changing Rooms



Outdoor Fitness  
1,937 Sqft



Cold Plung Room  
118 Sqft



Sauna  
96 Sqft



Steam Room  
130 Sqft

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QONDA  
KASCO  
DEVELOPMENTS





# FLOOR PLANS



# TYPICAL 1

## 2<sup>nd</sup> to 18<sup>th</sup> Floor



STUDIO	5 UNITS
1BR PLUS	9 UNITS
2BR	2 UNITS
2BR PLUS	4 UNITS



## WHY INVEST IN BUSINESS BAY



Proximity



Growth Potential  
with Infrastructure



High Rental Yields  
and ROI



Prestige and  
Exclusivity



Corporate-Friendly  
Regulations



## PAYMENT PLAN



60%

40%

40% During Construction  
60% On Completion

## EOI PROCESS

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. **Client's Document Required:** Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. **Signed EOI form** (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. **Payment:** Cheque or Wire Transfer should be in favour of **"KASCO Real Estate Development LLC"**.
4. **Cash payment** will be accepted for the EOI campaign up to AED 50,000 for all units.

### Bank Details for Wire Transfer

S.No	Description	Details
1.	Account Name	KASCO REAL ESTATE DEVELOPMENT LLC
2.	Account No.	1015881275801
3.	IBAN No.	AE58 0260 0010 1588 1275 801
4.	Swift Code	EBILAEAD
5.	Bank Name	EMIRATES NBD BANK PJSC
6.	Currency	AED

\*Cheque should be in favour of KASCO Real Estate Development LLC

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by **"KASCO Real Estate Development LLC"**.

Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within **15 working days** from the date the client shares the correct account details.

We look forward to receiving your expression of interest and working together to make the **"ONDA by KASCO"** project a landmark.



TEASER





EXCLUSIVELY PRESENTED BY

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P R O P E R T I E S