

AMBER
DEVELOPMENTS

LIVING BEYOND LIMITS

ZENITH

RESIDENCES



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EXPERIENCE ELEVATED LIVING

The neighborhood features contemporary residential developments, thoughtfully designed green spaces, and a tranquil atmosphere providing a retreat from the city's hustle while keeping key destinations just minutes away.

Whether you're looking for a smart investment or a place to call home. Zenith delivers the perfect blend of connectivity, community, and quality living.



THE TALLEST TOWER IN WARSAN

Nestled in a prime location, Warsan 4 offers the perfect balance of modern living and a peaceful environment, making it an ideal choice for families and professionals alike.

With seamless access to major highways, renowned schools, and thriving retail hubs, convenience is always within reach.



ZENITH

THE LIFESTYLE MASTERPIECE



Every element of this project has been carefully composed to create more than just a place to live – it's a complete lifestyle experience.

From beautifully designed spaces to thoughtfully curated amenities, every detail works in harmony to elevate your everyday moments into something truly exceptional.



ELEGANT DESIGN – SPACIOUS LAYOUTS

Step into a thoughtfully curated space that embodies the essence of elegant architecture, clean lines, neutral palettes, and a clutter-free ambiance that promotes relaxation and tranquility.

The interiors are designed to maximize space and natural light, creating an inviting atmosphere that enhances well-being.





LOCATION & NEIGHBOURHOOD

The neighbourhood features contemporary residential developments, thoughtfully designed green spaces, and a tranquil atmosphere providing a retreat from the city's hustle while keeping key destinations just minutes away.

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CENTRAL TO VALUE, ACCESS, AND OPPORTUNITY

Located in thriving Al Warsan 4, Zenith embodies luxury by blending modern living with convenience.

Just minutes from Burj Khalifa and Dubai Mall, it offers city energy without sacrificing peace or privacy.

With easy access to malls, schools, parks, dining, and transport, everything you need is close – perfect for those seeking a serene home near Dubai's vibrant pulse.



THE WORLD

PALM
JUMEIRAH

←
TO
ABU DHABI

→
TO SHARJAH &
NORTHERN EMIRATES

DUBAI MARINA

MALL OF THE
EMIRATES

DOWNTOWN DUBAI
& BURJ KHALIFA

DUBAI
FRAME

DUBAI
INTERNATIONAL
AIRPORT

DUBAI
INVESTMENT
PARK
EXPO CITY

AL MAKTOUM
INTERNATIONAL
AIRPORT

DUBAI
AUTODROME

ZENITH

R E S I D E N C E S





ZENITH

MINUTES FROM IT ALL



LOCATED IN A THRIVING
AREA OF DUBAI



2 min
Metro



12 min
Dubai Mall



15 min
IMG World of
Adventure



17 min
Global Village



13 min
Mirdiff City
Centre



14 min
Burj Khalifa
Downtown



20 min
Festival City
Mall



18 min
Dubai
International
Airport



27 min
Palm
Jumeirah

TWO MINUTE WALK TO METRO



If you or your tenants prefer the ease of public transport, having the metro at just two minutes walking distance makes every journey effortless.

For drivers, direct access to Mohammad Bin Zayed and Emirates Road connects you easily to downtown and weekend getaways.

This exceptional connectivity guarantees seamless mobility, easy planning, and freedom – designed around your comfort and quality of life.



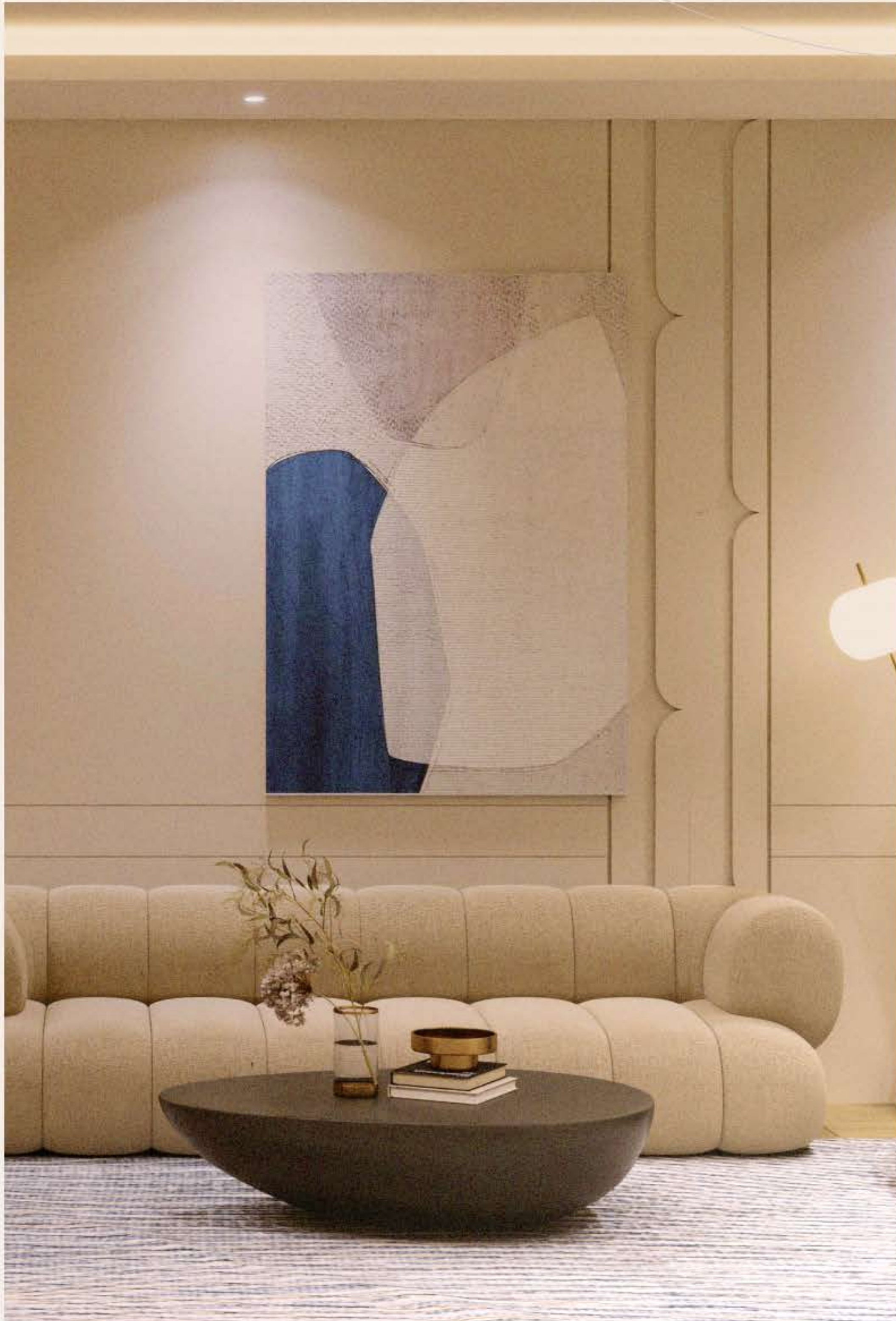


SPACIAL PLANNING AT ITS FINEST

Space is a true luxury, and we carefully make every square foot count to maximize comfort and usability.

Thoughtfully designed layouts optimize natural light, airflow, and movement, providing a seamless flow between rooms.

Storage is cleverly integrated to maintain a clutter-free environment, and multi-functional areas adapt to your lifestyle needs.



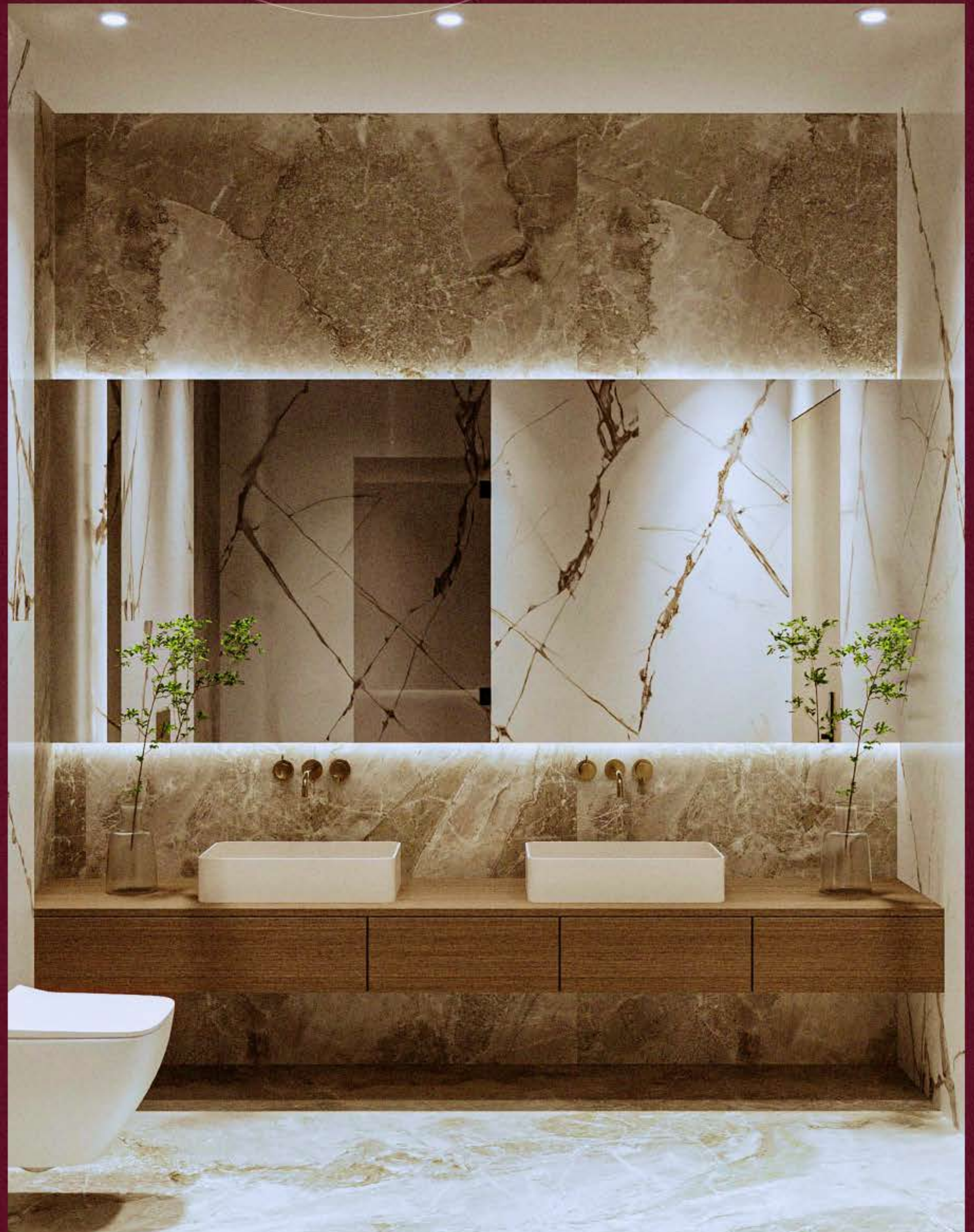
CURATED FOR LIMITLESS LIVING

Our homes are more than just spaces — they are crafted sanctuaries of elegance and distinction. Every detail reflects a commitment to quality, from refined finishes to thoughtful layouts that elevate everyday living.

Discover a harmonious blend of beauty and function, where grand interiors, flowing spaces, and exquisite materials come together to create a living experience without compromise.

Space isn't just a luxury
– it's how you feel at home.

Every corner is designed to
breathe with you – inviting
light in, letting air flow freely,
and guiding you effortlessly
from room to room. Versatile
areas shift to match your
rhythm, whether you're
entertaining, unwinding, or
simply being.







Crafted for those who appreciate refinement and enduring beauty, Zenith presents a living experience beyond compare. With expansive interiors and thoughtfully curated amenities – from private pools to cutting-edge fitness centers – every element is designed to offer effortless elegance, comfort, and a legacy of elevated living.



ZENITH
by AMBER

ZENITH
by AMBER

A woman in a long white dress stands on a modern rooftop pool deck, looking out at a city skyline at sunset. The scene is framed by a large circular graphic with a small star at the top left.

WORLD-CLASS AMENITIES

EXPLORE THE AMENITIES



Kid's Pool



Gaming Area



Indoor Yoga



Multi
Purpose Hall



Jacuzzi



Amber
Lounge



Zen
Garden



Kids Splash
Area



Infinity Pool



Gym



Electric Charging
Station



Steam/
Sauna



Co-working
Space



Jogging Track



Indoor Kids
Play Area



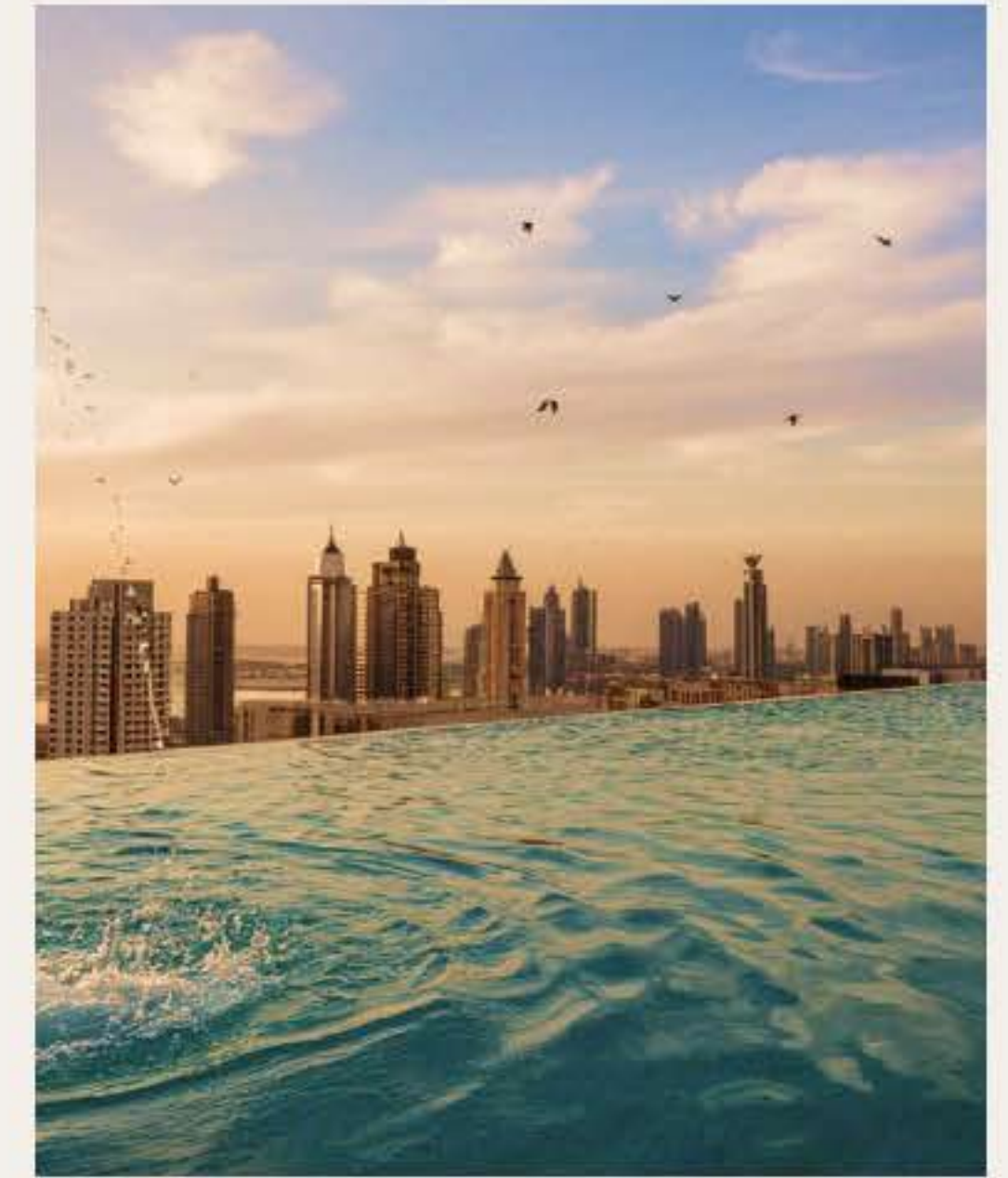
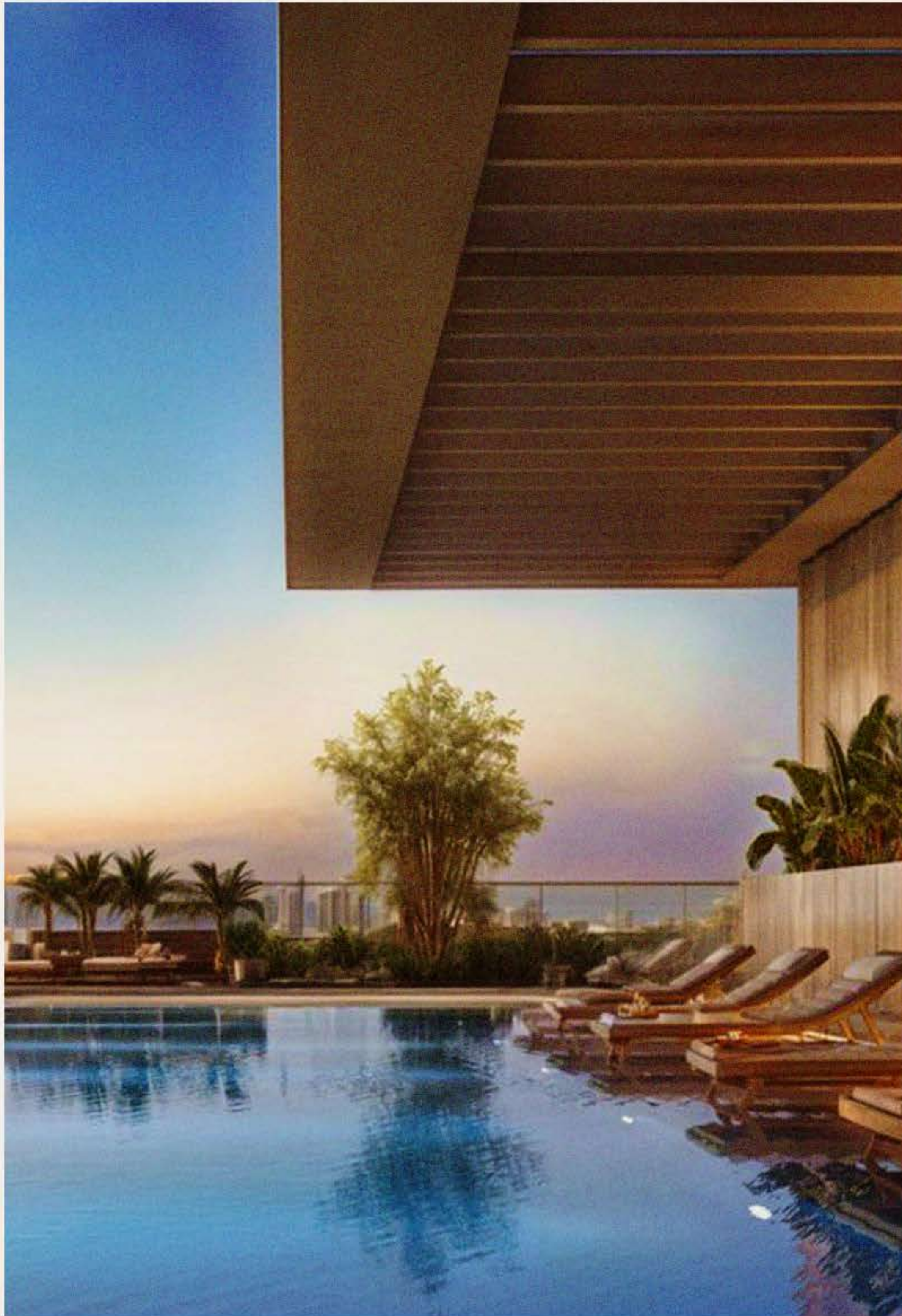
Cabana
Deck



Ice bath



BBQ
Deck



A PERFECT ESCAPE BY THE INFINITY POOL

Begin your morning with a peaceful swim overlooking the city, or relax at sunset by the water's edge.

This pool isn't just for swimming – it's a lifestyle. Whether sunbathing, enjoying quiet moments, or admiring the skyline, every moment here invites pure relaxation.



ZENITH



ADDING HARMONY TO YOUR LIFE

Start your day in harmony – practicing yoga, enjoying quiet mornings, or planning ahead in an inspiring space.

Evenings are for unwinding – relax on the barbecue deck, recharge after a busy day, or enjoy time with friends. Every day here blends life's colors with perfect balance.



FIND YOUR BALANCE
IN THE EVERYDAY

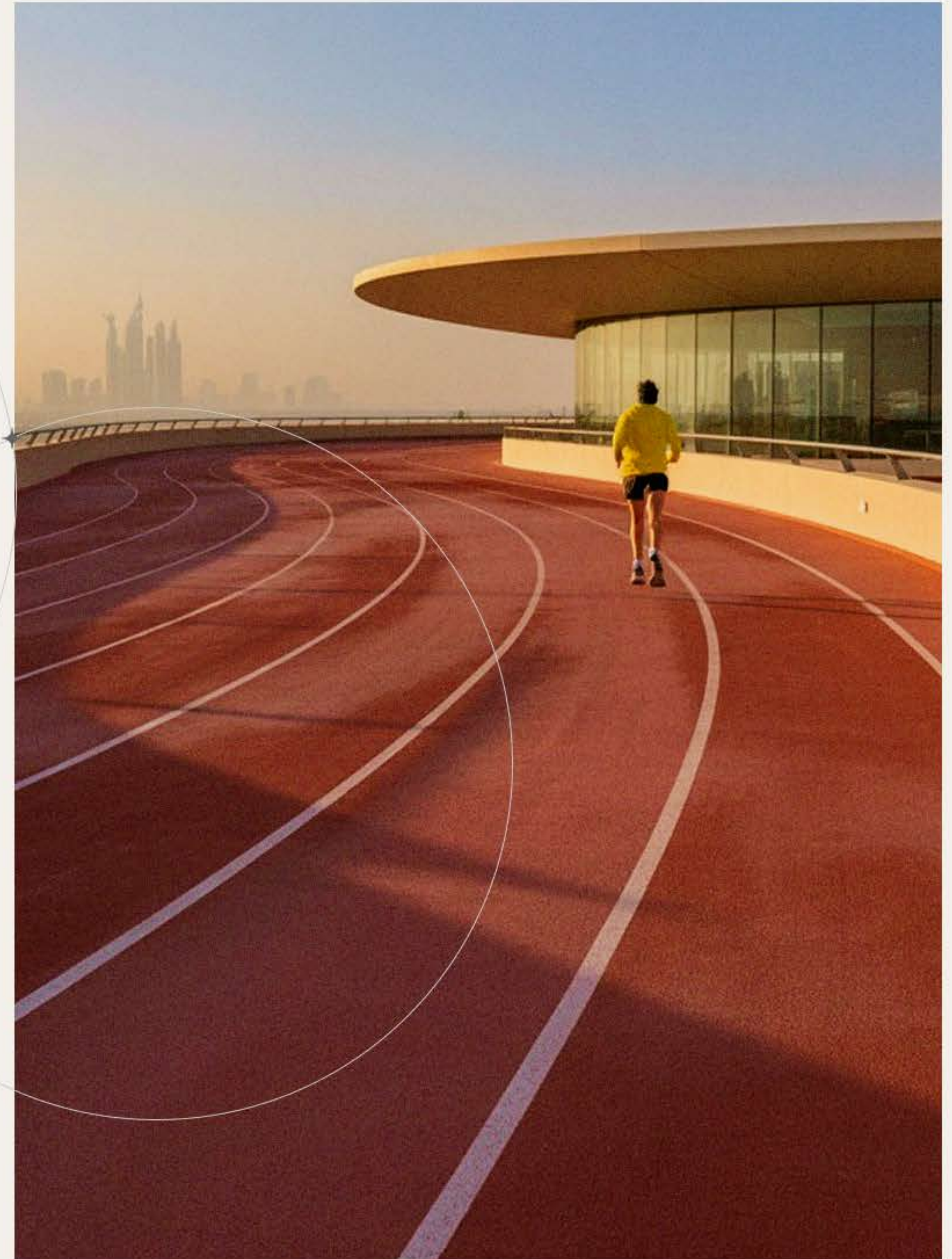




A RIGHT HOME THAT HELPS YOU GROW

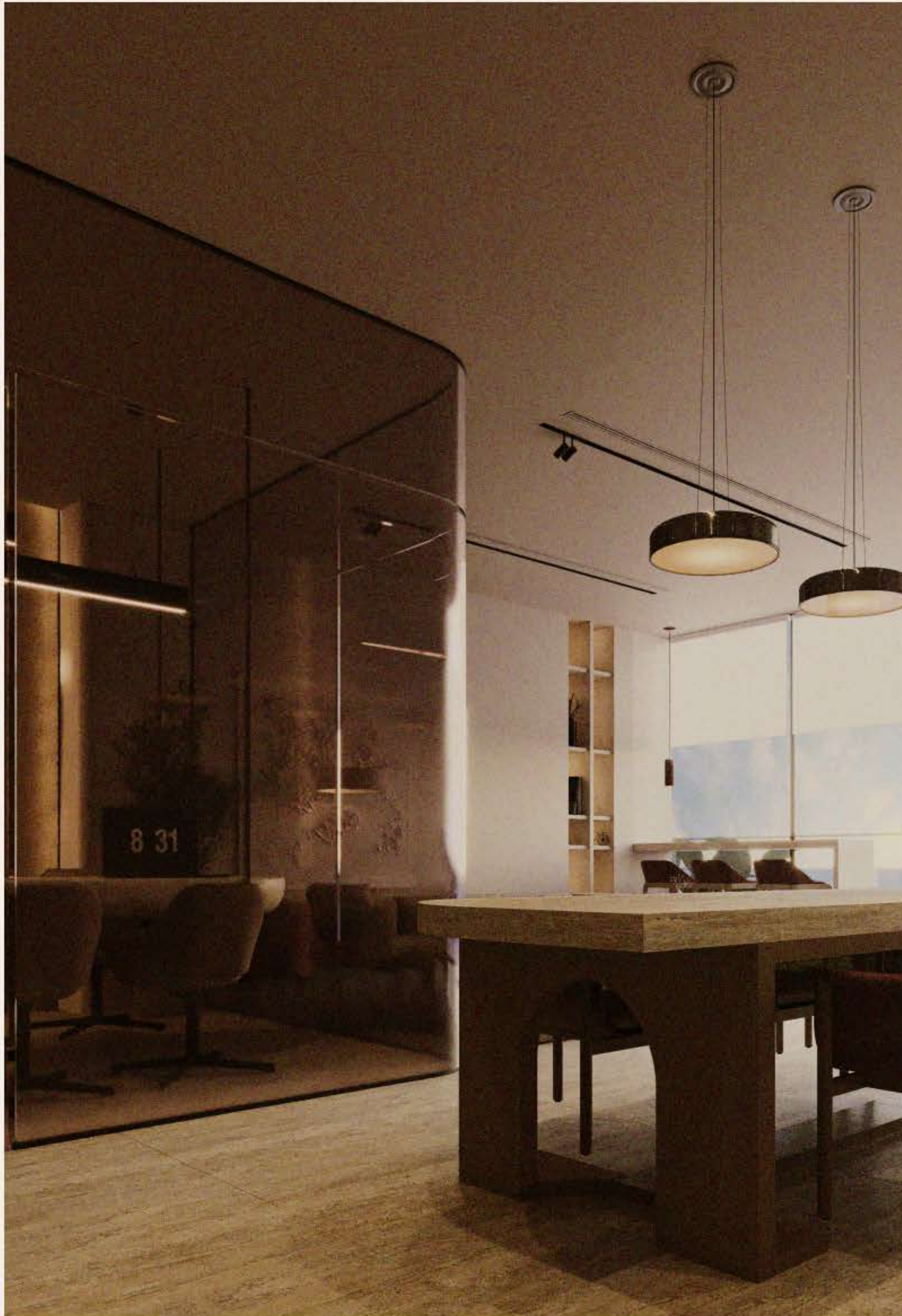
Energize your day with workouts that suit your rhythm – from skyline runs to focused gym sessions. Every detail is made to help you feel strong and at ease.

In the evening, stretch, slow down, or simply enjoy the calm. Staying active here is effortless – and always rewarding.



DESIGNED TO
EMPOWER YOU





WORK IN A CO-WORKING SPACE THAT
TRULY INSPIRES YOUR NEXT SUCCESSES

CO-WORKING SPACE

Our coworking space combines functionality and comfort to boost your productivity.

Whether working remotely, launching a venture, or needing a fresh setting, this space supports focus, innovation, and connection.

With high-speed internet and flexible seating just steps from home, it's the perfect place to work.



Work
Hard

Do
Yo
Ur
Best

Stay
Humble



CARING FOR OUR YOUNGEST RESIDENTS

We believe in providing a safe and fun environment for children to grow, play, and learn.

Our Kids Play Area is thoughtfully designed with vibrant colors, interactive features, and age-appropriate activities to spark creativity and keep little ones entertained while ensuring their safety at all times. It's the perfect place for them to have fun and make lasting memories.







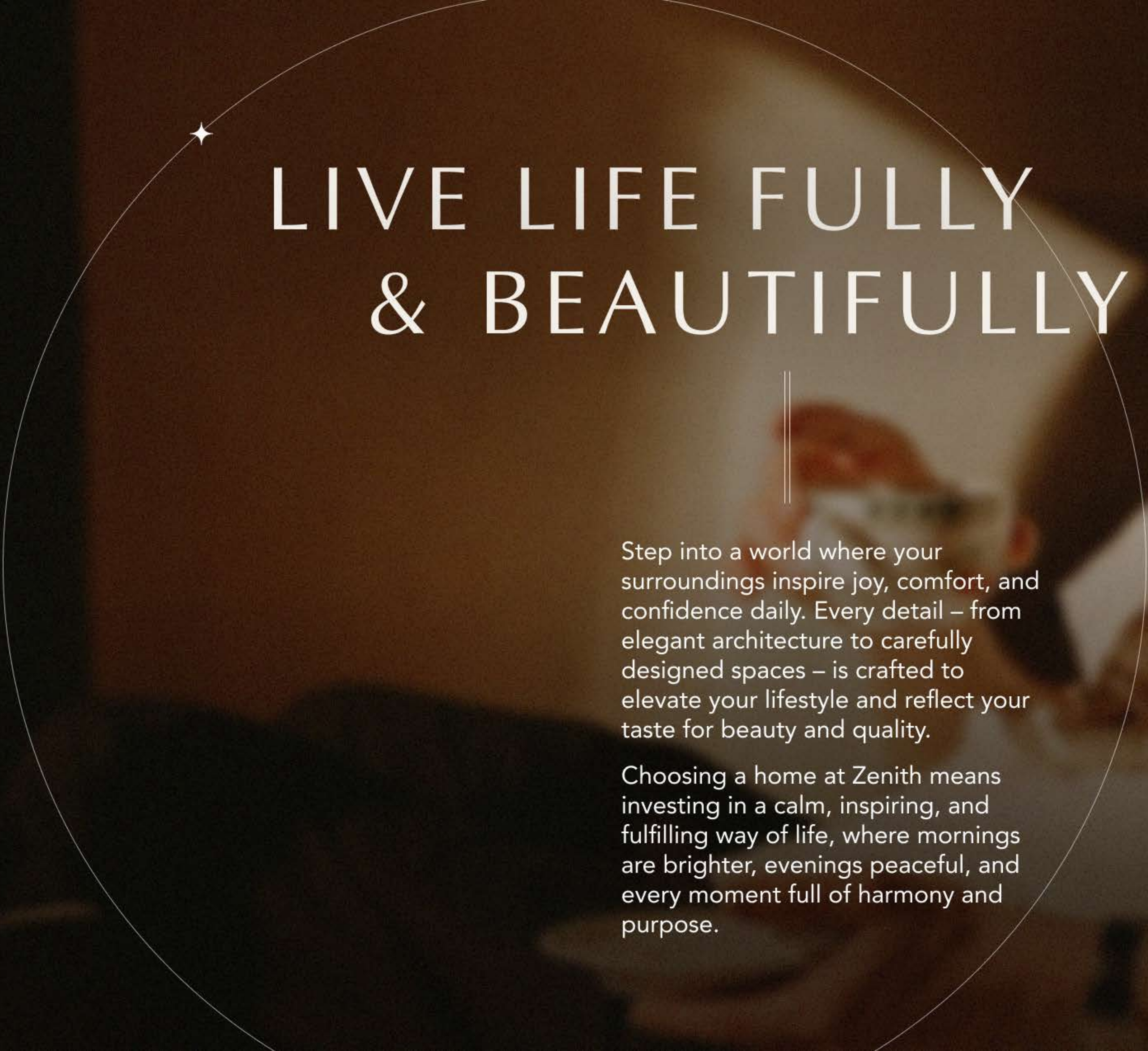
ENJOY OUR LOUNGE AND GAME AREA

Our Game Room is the perfect place to relax and have fun. With a stylish pool table and a variety of games, it's designed for moments spent unwinding with friends or family.

Whether competing in a friendly match or simply enjoying the vibe, it's all about entertainment.

Besides the pool table, the room offers games for everyone, making it an ideal spot for friendly competition or casual fun in a lively, inviting setting.





LIVE LIFE FULLY & BEAUTIFULLY

Step into a world where your surroundings inspire joy, comfort, and confidence daily. Every detail – from elegant architecture to carefully designed spaces – is crafted to elevate your lifestyle and reflect your taste for beauty and quality.

Choosing a home at Zenith means investing in a calm, inspiring, and fulfilling way of life, where mornings are brighter, evenings peaceful, and every moment full of harmony and purpose.

PROPERTY TYPES

Studio Apartments	41
1-Bedroom Apartments	172
2-Bedroom Apartments	54
Total Units	267





JUST ONE STEP TO YOUR NEW LEVEL OF LIVING

Take the first step towards the life you deserve. Let this project be the beginning of your journey, where every day brings comfort, style, and joy.

Don't wait for opportunities to pass by – take a step towards change now.

