

CROYDON

by

Ewaan

Hills Development

OUR GROUP
OF COMPANIES





BUILT & DELIVERED

A track record of delivery you can trust

Delivered Projects (2021)

- Moon Residential
- Sun Residential
- Courtyard Residential
- Sahara Residential

Location: Dubai Investment Park 1 (DIP 1)

Community: The Village



A residential masterpiece in the **heart of Wadi Al Safa 3** where interiors and exteriors blend into an artform.





THE DOWNTOWN OF DUBAILAND

Positioned along the vibrant Sheikh Mohammed Bin Zayed Road (E311), Majan is a distinguished residential community that seamlessly blends modern living with serene, green surroundings.

A sought-after address offering unparalleled access to Dubai's key landmarks while maintaining a tranquil, family-friendly atmosphere.

THE ULTIMATE CENTRAL LIFESTYLE:

Where the world is within reach, yet the stress of urban life remains a world away

05

Minutes

Global Village /
Dubai Silicon Oasis

15

Minutes

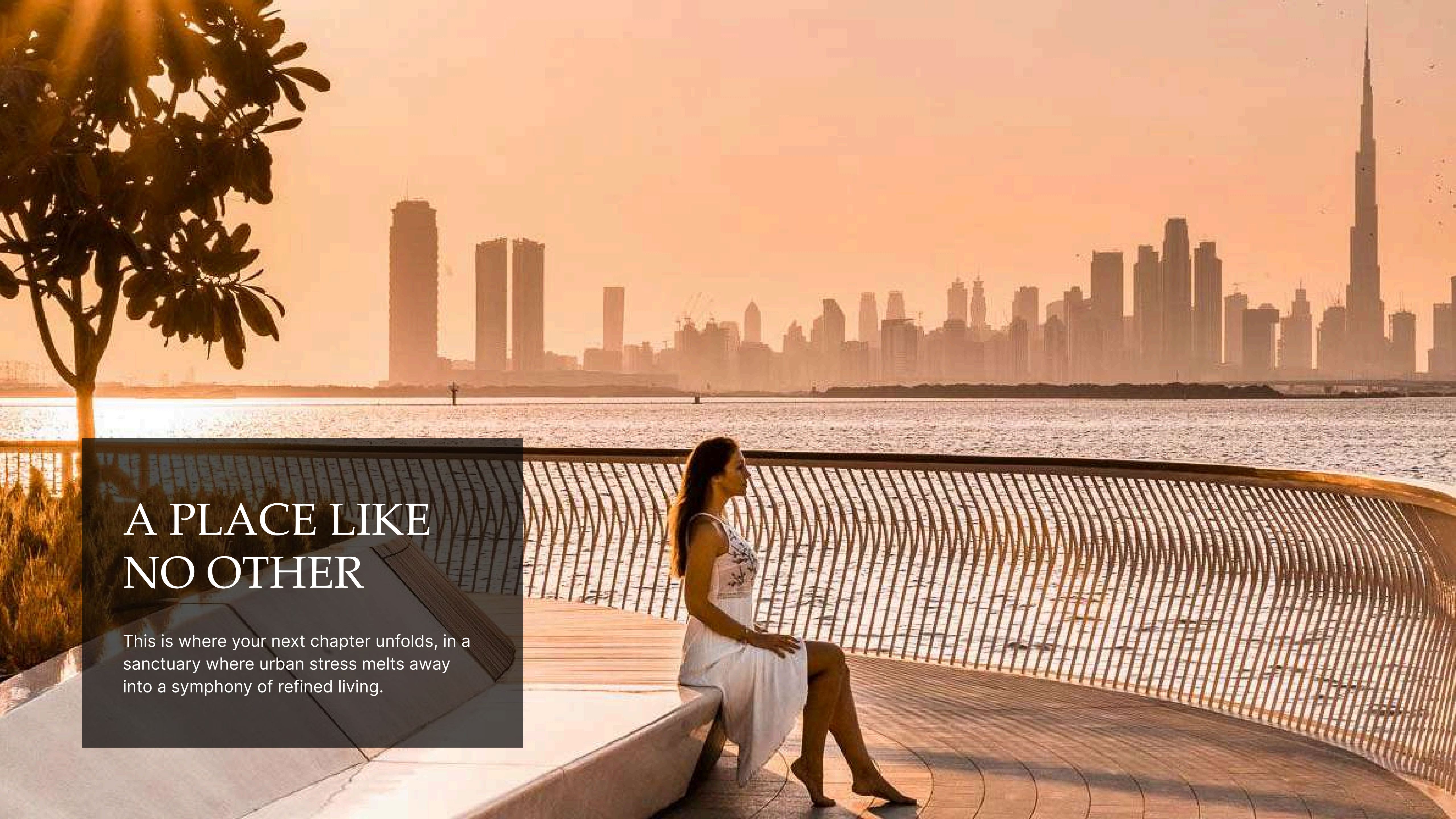
Downtown Dubai /
Burj Khalifa

20

Minutes

Dubai International
Airport



A woman with long dark hair, wearing a white sleeveless dress, is sitting on a curved wooden bench. She is looking out over a body of water towards a city skyline at sunset. The sky is a warm orange color, and the city skyline is silhouetted against the sky. The water is calm, reflecting the light from the sky. In the foreground, there is a curved wooden bench and a railing made of vertical wooden slats. A tree is visible on the left side of the frame.

A PLACE LIKE NO OTHER

This is where your next chapter unfolds, in a sanctuary where urban stress melts away into a symphony of refined living.

A MASTERPIECE OF
MODERN HARMONY.



A GRAND
ENTRANCE
THAT
WELCOMES
IN STYLE.





SOPHISTICATION
YOU CAN TRULY
FEEL.

A SANCTUARY
OF STYLE AND
RELAXATION.





A DEDICATED
SPACE FOR
FOCUSED
LEARNING

SOPHISTICATED SPACE FOR HOUSEHOLD STAFF



WHERE ANCIENT HERITAGE
MEETS URBAN SOPHISTICATION.





DEFINED BY LIGHT AND LINE

The contemporary architecture of Croydon is characterized by clean lines and balanced proportions. The B+G+M+6 design integrates a sleek central glass curtain wall that emphasizes transparency and lightness, providing visual connectivity across every floor.

THE FAÇADE

A refined palette of glass, concrete, and metal finishes.

NATURAL VITALITY

Large glazed windows and rhythmic balcony patterns are engineered to maximize natural light and cross-ventilation.

THE CANOPY

A signature roof pergola structure adds aesthetic depth while providing artistic shading.



A PERFECT BLEND OF CONTEMPORARY
STYLE AND SERENE SURROUNDINGS IN
THE HEART OF WADI AL SAFA 3





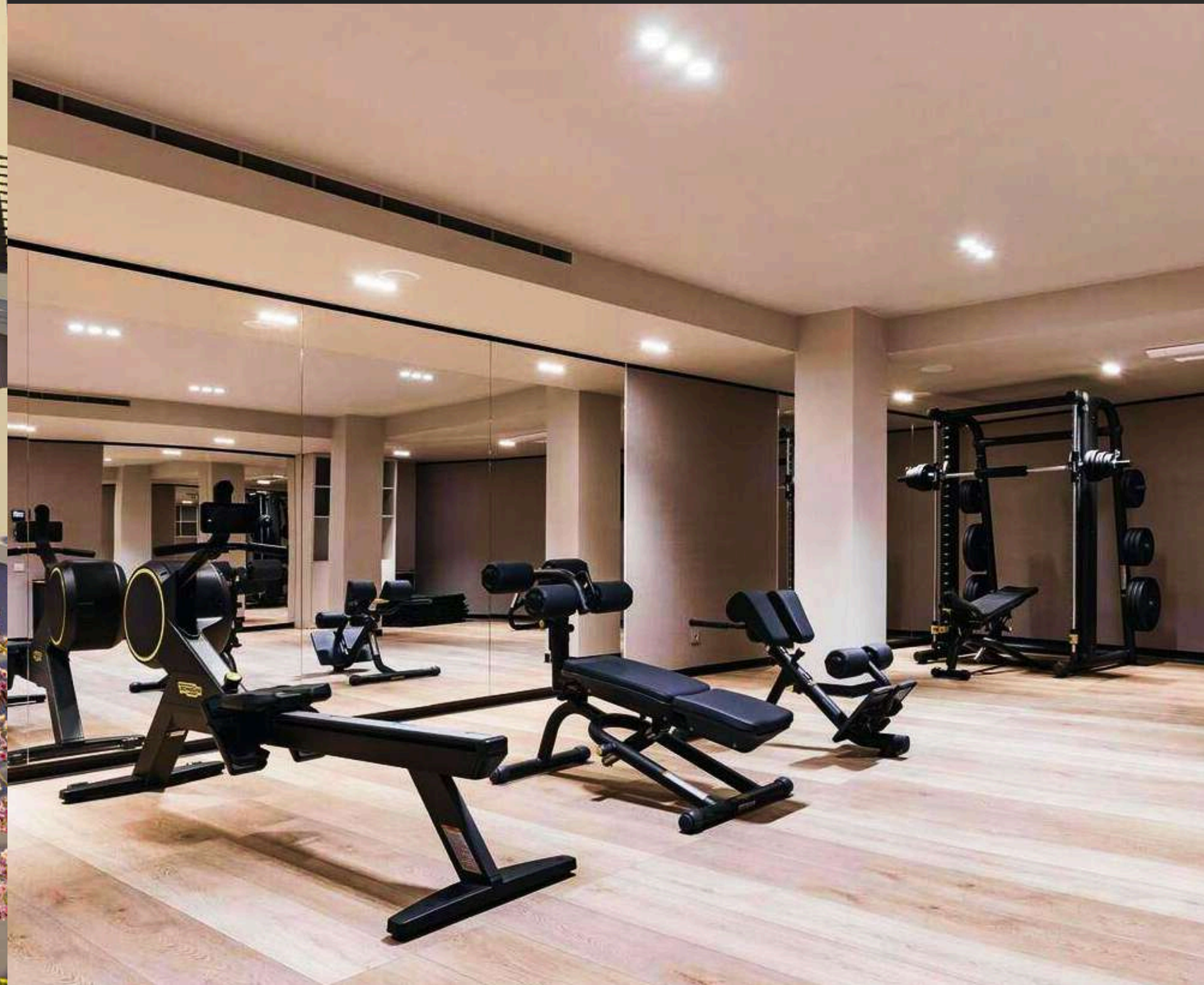
RESORT-LIKE AMENITIES

Engage your spirit and your senses with a curated selection of lifestyle facilities designed to nurture your well-being⁸.



WELLNESS & VITALITY

State-of-the-art Gym and an azure Swimming Pool with dedicated changing rooms9.





FAMILY & CONNECTION



On-site Kids Play Area, Kid's Pool, and inviting BBQ areas for regular community highlights.



RESIDENCES DESIGNED FOR THE SOUL

Step inside a world of refined luxury where interiors and exteriors blend with light and space.



AN ELITE COLLECTION OF 1
AND 2-BEDROOM LUXURY
HOMES METICULOUSLY
DESIGNED FOR THE SOUL.



GROUND FLOOR RETAIL SHOPS



RETAIL SHOPS

MEZZANINE FLOOR

OFFICES



TYPICAL FLOOR (1-6) FLOOR PLAN



TYPICAL FLOOR (1-6) APARTMENT LAYOUT

TYPICAL ❖ 1 BHK + STUDY



TYPICAL ❖ 1 BHK + STUDY



TYPICAL ❖ 1 BHK + STUDY



TYPICAL ❖ 1 BHK + STUDY



TYPICAL ❖ 1 BHK + STUDY



TYPICAL ❖ 2BHK + MAID'S ROOM



1. *Journal of the American Medical Association*, 2000; 283: 2639-2644.





TYPICAL ❖ 2BHK + MAID'S ROOM



1 BHK THE SERENE SANCTUARY

- Spacious living areas connected to open kitchens.
- Large windows that ensure the heart of the home is bathed in abundant daylight.

2 BHK THE GRAND RETREAT

- Seamless flow between dining and living zones, ideal for entertaining guests¹².
- Attached dressing areas and subtle lighting for ultimate privacy and relaxation.