gemini-properties.com

GEMINI
SPLENDOR

HOMES OF THE FUTURE,
FOR THE DUBAI OF THE FUTURE.



WELCOME HOME FUTURE.

Dubai is rapidly moving towards the future.
Old-world luxuries now coexist with new, amazing world technologies. And, what was once a marvel of creation will, in the future, be considered a cliché.
So it raises the question, why haven't the designs of our homes evolved to keep pace with changes?

With the launch of Gemini Splendor we are about to redefine the concept of a modern home.
Our homes won't simply be four walls under a roof, but they'll be living, breathing, luxurious and futuristic spaces that will keep you comfortably ensconced, yet keep pace with changes in the city.

Come over. Let us show you the home of the future.



GEMINI GROUP

A LEGACY OF BUILDING SUCCESSFUL BUSINESSES.

Vision, it's the indefinable quality that separates the good companies from the great companies. Gemini Group has for over 30 years truly demonstrated and delivered on its visionary future for all the businesses it's been involved with. From the energy sector to the infrastructure sector, across UAE and India, the group has consistently exhibited excellence.

Now, the group hopes to bring this confidence and expertise to Gemini Property Developers – the real estate arm of the group.



GEMINI PROPERTY DEVELOPERS

BUILDING TRUST

We are inspired by the opportunities of today and driven by the possibilities of tomorrow. That's why we as a brand hope to imagine and build 'Experiential and Futuristic Living Spaces' that raise the standard of living above brilliant.



MOHAMMED BIN RASHID AL MAKTOUM CITY

THE ADDRESS OF THE ELITE.

Building icons is a standard affair for Dubai, but Mohammed Bin Rashid Al Maktoum City (MBR) is truly a breathtaking world icon. At MBR City you can expect to see crystal lagoons, beaches with soft sands, waterparks, parklands stretching as far as the horizon and breathtaking architecture. You can also find an excess of opulence and living amenities at this development. From world-class schools, shopping areas, hotels, spas and entertainment, MBR city offers a community unlike any other city on earth.

What's more, with its proximity to Burj Khalifa, The Dubai Mall, Dubai International Financial Centre, The Dubai International Airport, MBR City also offers its residents the privilege and access to the center of Dubai. Compromise and sacrifice, two words you won't hear when you pick your world-class home at MBR City. Be a part of this elite address.



IN THE COMPANY OF MEYDAN ONE.

DOWNTOWN OF THE FUTURE.

What an incredible neighbourhood to live in. Just a few blocks walk is The Meydan One development - the shining star of MBR City. Meydan One will stun residents with its unrivalled living spaces, and recreational centres.

Other than being home to the world's tallest residential tower, Meydan One will also feature the world's longest indoor ski slope and one of the world's largest entertainment malls with a 150m X 80m retractable roof.

The destination's offerings do not end there. The 300m long beach, sitting adjacent to the Crystal Lagoon, will offer swimming, paddle boats, sea kayaking and beach volleyball. The civic plaza with dancing fountains, the 4km canal walk and the yacht club will make Meydan One the destination of tomorrow.



SOBHA HARTLAND

AN ALL EMBRACING COMMUNITY.

With two international schools, retail stores, hotels and spa, parks and entertainment centres, Sobha Hartland will be one of the most sought after living and property destinations in Dubai.

The homes and villas at Hartland will not just reflect the regal architecture of the region, it will also hold within the finest luxuries and innovations.

Residents will also enjoy easy access to various attractions across Dubai such as The Meydan Racecourse, home to the world's richest horse race, Burj Khalifa, District One's 8.4km cycling and running track, Dubai International Financial Centre, Dancing Water Fountains, world's longest indoor ski slope, Dubai Equestrian Centre, Dubai One Tower, world's tallest residential tower and Ras Al Khor Wildlife sanctuary.

Given all that will be on offer and the absolutely fantastic view of the Dubai skyline, Sobha Hartland will set the gold standard in living – with resort-style sophistication.

IN AND AROUND THE COMMUNITY

- International Schools
- Malls
- Mosque
- Nurseries
- Fine Dining
- Tennis Courts
- Hartland Shopping Boulevard
- Hartland Waterfront Walk
- Dubai Metro
- Swimming Pools
- Parklands
- 30% Greenery
- Hotels
- Clubhouse
- Sports
- Dubai Canal

DUBAI RIGHT AT YOUR DOOR STEP


Burj Khalifa


Dubai Metro


DIFC


Dubai Water Canal


Meydan Racecourse


Dubai Dancing Fountains


World's Longest Indoor Ski Slope


District One Cycling Tracks


Crystal Lagoon and Water Park


Dubai One tower


Ras Al Khor Bird Sanctuary


Meydan Golf Course



GEMINI SPLENDOR

DESIGNED WITH YOU AT THE CENTRE.

What if we told you the home of your imagination, the one with the great view, fantastic luxuries and awe-inspiring beauty was right here?

Gemini Splendor is your imagination come true.

Surrounded by nature and the stunningly landscaped community in Mohammed Bin Rashid Al Maktoum (MBR) City, Gemini Splendor promises to make a statement in the space of luxury living in Dubai.

Located in Sobha Hartland, within MBR City and right next to Dubai's most ambitious development Meydan One, Gemini Splendor features 134 residences comprising one, two, three bedroom apartments, town houses and duplex penthouses with luxurious and state-of-the-art finishes.

Location is not its only attraction though. Designed by AEDAS, one of the world's top five architecture and design practices, Gemini Splendor has been carefully designed to strike a beautiful balance between luxury living and abundant open spaces. Only minutes away from Burj Khalifa, Gemini Splendor also offers excellent views of the Dubai skyline as well as the nearby Ras Al Khor bird sanctuary.

Add to this a modern app-controlled security and home automation system, and you can see why Gemini Splendor is the perfect home for the future.

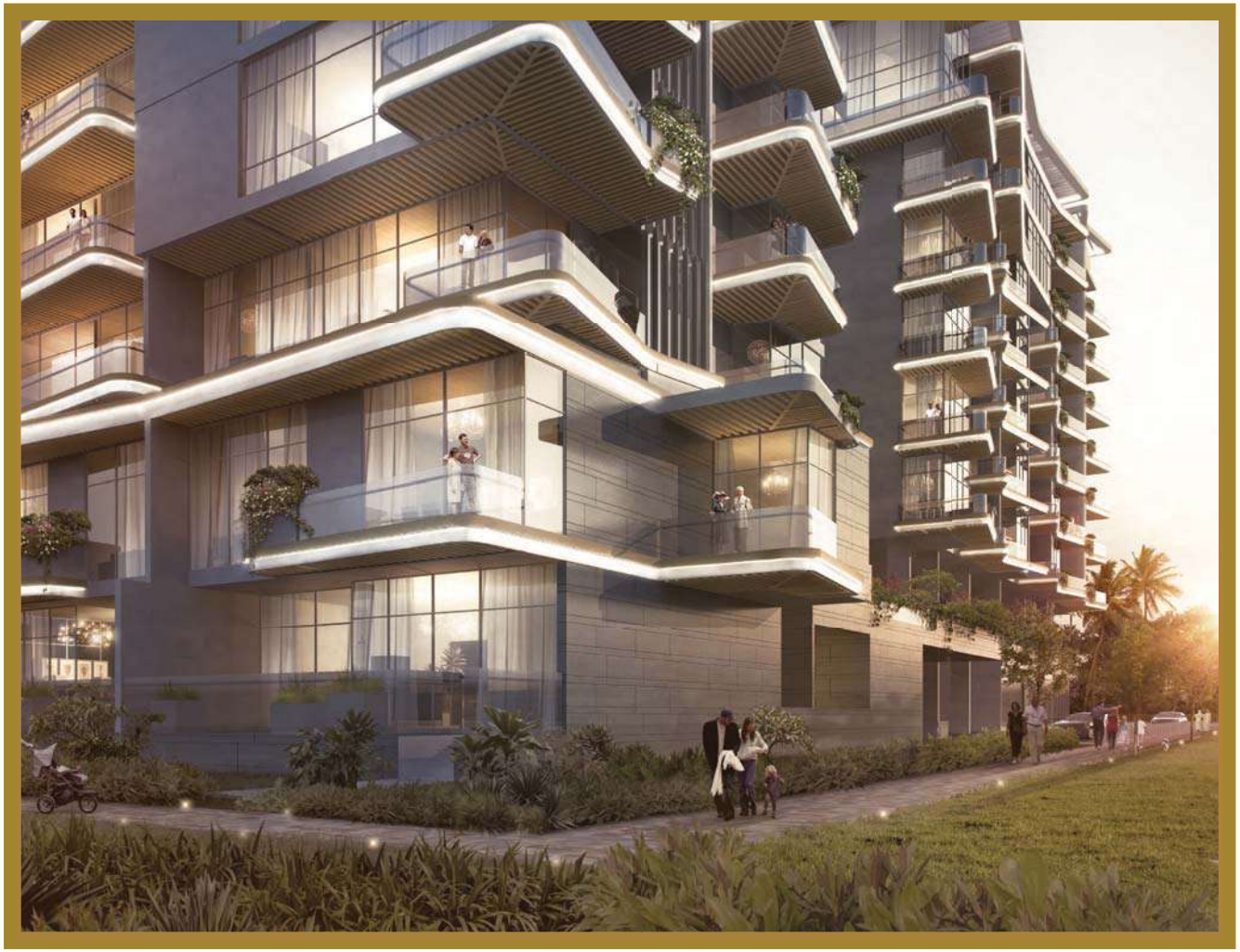


WHERE TECHNOLOGY TAKES THE FRONT SEAT

From the phone in your pocket, to the storage in the cloud, technology has become all pervasive. So why then should your home not benefit from the efficiencies of technology?

At Gemini Splendor, technology is at the core of each and every home. Our apartments come fitted with state-of-the-art and futuristic home automation system. This advanced system helps you wirelessly control your lights, AC, curtains, media and other amenities. In fact, through our app based system you can part the curtains, dim the lights and turn down the heat, to set the perfect mood, from your office, before you reach home. It's this interactive system that sets Gemini Splendor apart, and truly delivers on the promise of luxury.

Add to this, top of the line automated intrusion control and you have a home that is not only intelligent but also secure – delivering complete peace of mind.



NEIGHBOUR'S ENVY. OWNER'S PRIDE.

There are few better sights in Dubai than the sun-kissed elevation of our homes, overlooking the Dubai skyline. Gemini Splendor is truly a beautiful structure that will stand apart. The curvaceous balconies bring style, while its wooden soffits is a mark of sophistication that will be the envy of others. The exterior of the building combines modernity and class with aplomb to create a home you will be proud to own.



DRAPED IN LUXURY FROM FLOOR TO CEILING.

A combination of opulent lacquers and veneers, combined with high-quality porcelain and ceramic tiles adorn each and every living space at Gemini Splendor. That's not all. Elevated ceiling heights, full height built-in wardrobes and high-quality fittings and appliances provide a sense of luxury like no other. Add to this, floor to ceiling glass windows and your home at Gemini Splendor will be a truly comforting and inviting living space.



AMENITIES OF GEMINI SPLENDOR

- Infinity Swimming Pool, located on the Podium (1st level) with views of Dubai Canal and The Boulevard
- Outdoor and Indoor Gym
- Children's Play Area / Kids Pool
- Basket Ball Court
- Open Relaxation Area
- Retail Outlets on the Ground Floor
- Concierge Services



GEMINI COMMITMENT.

Promise of Quality

Three decades of trust and credibility in Middle East and India and a passion for quality, transparency and satisfying customers. Driven by a vision to deliver ' Happy Homes' to 'Happy families'

Designed for Living

Design isn't just about good looks and inviting spaces but also about utility and usability. A concern that has been addressed in each and every step of our planning. Every sq ft has been designed for living.

Peace of Mind

Rest assured that we will deliver what we promise because ' building trust' is our driving philosophy. It drives every aspect of the project from design to materials to delivery timelines.

FLOOR PLANS

One Bedroom Apartment TYPE A



Unit No	Suite	Balcony	Total
	Sq. Ft	Sq. Ft	Sq. Ft
A-201	839.80	141.55	981.34
A-204	838.40	141.55	979.95
B-201	841.52	141.44	982.96
B-204	839.15	141.65	980.81
A-301	839.48	141.44	980.91
A-304	838.51	141.55	980.05

One Bedroom Apartment TYPE B



Unit No	Suite	Balcony	Total
	Sq. Ft	Sq. Ft	Sq. Ft
A-202	679.31	210.00	889.31
A-203	681.25	209.90	891.14
B-202	687.28	202.04	889.31
B-203	686.84	202.47	889.31
A-302	680.17	209.90	890.07
A-303	681.25	209.90	891.14

One Bedroom Apartment TYPE C



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-402	682.32	209.90	892.22
A-502	682.32	209.90	892.22
A-602	682.32	209.90	892.22
A-702	683.18	109.58	792.76
A-802	683.51	109.47	792.98

One Bedroom Apartment TYPE D



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-205	771.13	99.14	870.26
B-205	768.43	98.27	866.71
A-305	770.91	98.27	869.18
B-303	768.87	99.14	868.00
A-404	772.09	98.06	870.15
B-403	769.08	99.14	868.22
A-504	772.09	98.06	870.15
B-503	769.08	99.14	868.22
B-603	769.08	99.14	868.22
A-604	772.09	98.06	870.15

One Bedroom Apartment TYPE E



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-207	781.35	79.01	860.36
B-207	778.66	78.04	856.70
A-307	779.74	79.01	858.74
B-305	778.77	78.90	857.67
A-406	780.49	79.01	859.50
B-405	778.77	79.11	857.88
A-506	780.49	79.01	859.50
B-505	778.77	79.11	857.88
A-606	780.49	79.01	859.50
B-605	778.77	79.11	857.88

One Bedroom Apartment TYPE F



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-206	662.52	103.33	765.85
B-206	664.89	102.36	767.25
A-306	664.99	103.33	768.33
B-304	662.09	103.23	765.31
A-405	663.16	103.33	766.50
B-404	664.46	103.23	767.68
A-505	663.16	103.33	766.50
B-504	664.46	103.23	767.68
A-605	663.16	103.33	766.50
B-604	664.46	103.23	767.68

Two Bedroom Apartment TYPE A



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-704	1117.62	147.90	1265.51
B-704	1116.11	149.40	1265.51
A-804	1116.11	148.00	1264.11
B-801	1116.11	149.40	1265.51

Two Bedroom Apartment TYPE B



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-705	1132.79	147.03	1279.83
B-705	1132.04	147.14	1279.18
A-805	1131.18	148.65	1279.83
B-802	1132.04	147.03	1279.07

Two Bedroom Apartment TYPE C



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-208	1280.90	173.08	1453.99
B-208	1291.35	166.63	1457.97
A-308	1280.15	156.08	1436.23
B-306	1280.15	149.83	1429.98
A-407	1290.81	172.44	1463.24
B-406	1304.91	167.27	1472.18
A-507	1290.81	172.44	1463.24
B-506	1304.91	167.27	1472.18
A-607	1290.81	172.44	1463.24
B-606	1304.91	167.27	1472.18

Two Bedroom Apartment TYPE D



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-209	1061.21	222.27	1283.49
A-210	1056.80	217.54	1274.34
B-209	1064.01	222.49	1286.50
B-210	1056.69	216.78	1273.48
A-309	1061.43	222.27	1283.70
A-310	1056.26	217.54	1273.80
B-307	1065.73	222.60	1288.33
B-308	1056.91	216.78	1273.69
A-408	1061.54	222.27	1283.81
A-409	1056.26	198.16	1254.42
B-407	1066.06	222.60	1288.65
B-408	1058.31	216.78	1275.09
A-508	1061.54	222.27	1283.81
A-509	1056.26	198.16	1254.42
B-507	1066.06	222.60	1288.65
B-508	1058.31	216.78	1275.09
A-608	1061.54	222.27	1283.81
A-609	1056.26	198.16	1254.42
B-607	1066.06	222.60	1288.65
B-608	1058.31	216.78	1275.09
A-707	1061.75	222.06	1283.81
A-708	1056.69	217.43	1274.12
B-707	1065.63	222.60	1288.22
B-708	1058.52	216.68	1275.20
A-806	1061.43	222.06	1283.49
A-807	1056.26	217.43	1273.69
B-803	1066.27	222.60	1288.87
B-804	1058.09	216.57	1274.66

Two Bedroom Apartment TYPE E



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-211	1065.52	189.66	1255.18
B-211	1058.74	187.29	1246.03
A-311	1059.17	145.10	1204.27
B-309	1058.09	145.21	1203.30
A-410	1058.41	190.09	1248.50
B-409	1058.09	217.43	1275.52
A-510	1058.41	190.09	1248.50
B-509	1058.09	217.43	1275.52
A-610	1058.41	190.09	1248.50
B-609	1058.09	217.43	1275.52
A-709	1058.41	144.99	1203.40
B-709	1059.38	145.21	1204.59
A-808	1058.41	190.09	1248.50
B-805	1060.24	188.48	1248.72

Two Bedroom Apartment TYPE F



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
A-401	1337.41	295.47	1632.88
A-403	1340.32	294.39	1634.71
A-501	1337.41	295.47	1632.88
A-503	1340.32	294.39	1634.71
A-601	1337.41	295.47	1632.88
A-603	1340.32	294.39	1634.71
A-701	1337.63	294.82	1632.45
A-703	1340.32	294.18	1634.50
A-801	1338.17	294.18	1632.35
A-803	1340.11	294.39	1634.50

Three Bedroom Apartment



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
B-301	1819.21	325.07	2144.28
B-302	1823.30	326.04	2149.34
B-401	1818.56	325.07	2143.63
B-402	1824.59	326.15	2150.73
B-501	1818.56	325.07	2143.63
B-502	1824.59	326.15	2150.73
B-601	1818.56	325.07	2143.63
B-602	1824.59	326.15	2150.73

PENTHOUSES AND TOWNHOUSES

Penthouse TYPE A - Level 1
Three Bedroom



Unit No	Suite	Balcony	Total
	Sq. Ft	Sq. Ft	Sq. Ft
PH-1	2174.63	678.56	2853.19
PH-5	2168.06	673.28	2841.34

Penthouse TYPE A - Level 2
Three Bedroom



Penthouse TYPE B - Level 1
Three Bedroom



Unit No	Suite	Balcony	Total
	Sq. Ft	Sq. Ft	Sq. Ft
PH-2	2160.93	561.23	2723.00
PH-4	2149.01	567.15	2716.16

Penthouse TYPE B - Level 2
Three Bedroom



Penthouse TYPE C - Level 1
Three Bedroom



Unit No	Suite	Balcony	Total
	Sq. Ft	Sq. Ft	Sq. Ft
PH-3	2512.00	467.00	2980.00

Penthouse TYPE C - Level 2
Three Bedroom



Townhouse Three Bedroom - Level 1



Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
T-01	2703.46	1390.37	4093.83
T-04	2726.93	835.92	3562.85

Townhouse Three Bedroom - Level 2



Townhouse Four Bedroom - Level 1

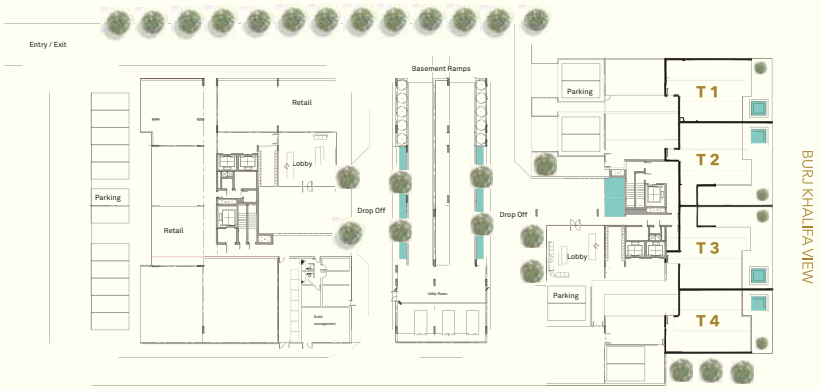


Unit No	Suite Sq. Ft	Balcony Sq. Ft	Total Sq. Ft
T-02	2995.00	1500.00	4494.00
T-03	3023.00	1466.00	4490.00

Townhouse Four Bedroom - Level 2



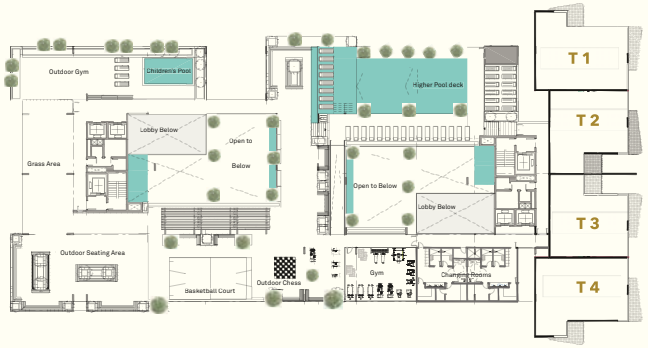
LEVEL - G



BURJ KHALIFA VIEW

LEVEL - 1

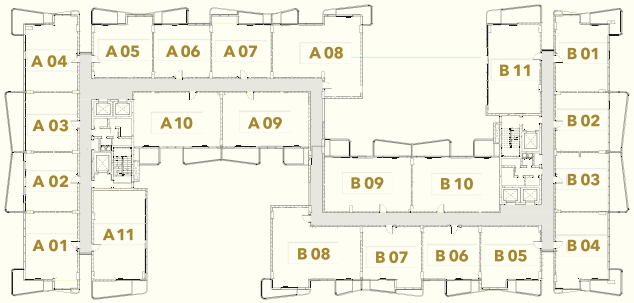
Podium



BURJ KHALIFA VIEW

LEVEL - 2

COMMUNITY VIEW



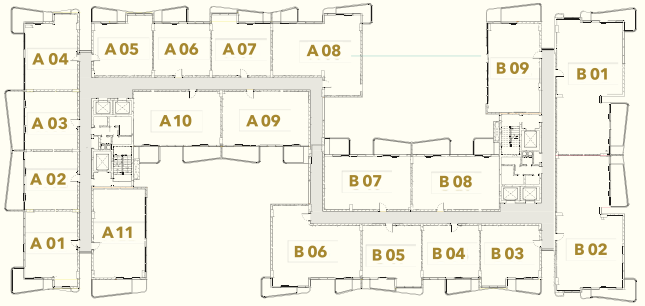
WATERFRONT VIEW

BURJ KHALIFA VIEW

BIRD SANCTUARY VIEW

LEVEL - 3

COMMUNITY VIEW



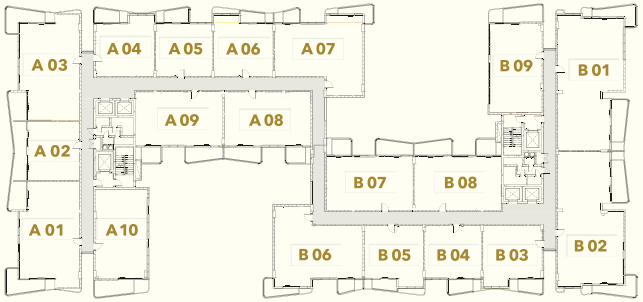
WATERFRONT VIEW

BURJ KHALIFA VIEW

BIRD SANCTUARY VIEW

LEVEL - 4 to 6

COMMUNITY VIEW



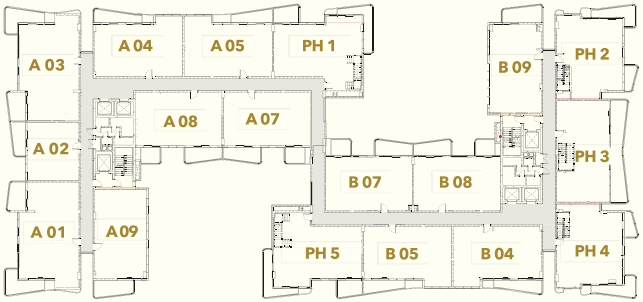
WATERFRONT VIEW

BURJ KHALIFA VIEW

BIRD SANCTUARY VIEW

LEVEL - 7 to 8

COMMUNITY VIEW



WATERFRONT VIEW

BURJ KHALIFA VIEW

BIRD SANCTUARY VIEW

Developer Name

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Project Details

Project Name – Gemini Splendor
Developer ID – 1130
Project ID – 1745
Escrow Account – Dubai Islamic Bank, No – 001 – 582 – 0988616 - 01
Expected Completion Date – February 2018
Estimated Service Charges – AED 16 – 17 per sq. ft

For Information on Gemini Splendor

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