GENESIS

by

MERAKI

GROUP

MERAKI

GROUP

The artist renderings and visualizations contained in this brochure are provided for illustrative and marketing purposes. While the information provided is believed to be accurate and reliable at the time of printing, only the information contained in a final sale and purchase agreement will have any legal effect.

Project RERA No : xxxxxxxx

www.merakidevelopers.com

dxboffplan.com

MERAKI
μεράκι
[MAY-RAH-KEE]

This is a word that modern Greeks often use to describe doing something with soul, creativity, or love — when you put “something of yourself” into what you’re doing, whatever it may be.

CHAIRMAN’S MESSAGE

At “Meraki”, (a Greek word of Turkish origin, used to describe doing tasks with all of one’s soul, creativity, and love), we leave a part of ourselves in all that we do.

For more than 25 years, customer focus, attention to detail and passion have been the hallmarks of our work and organization. At Meraki we are dedicated to building an enriched tomorrow - a tomorrow that improves the communities where we live, work, play and learn.

Meraki is experienced in all our businesses and projects across real estate, education, construction & MEP contracting, landscaping, plant nurseries, structural steel, aluminium fabrication and glass glazing. We manage the entire value chain of our business, from the smallest detailing in the design to the actual construction. This gives us control over the quality and the delivery of our projects, providing our customers with greater value.

We have successfully completed over 100 projects including residential and commercial high rise buildings, industrial projects and an extensive range of villas as the main contractor / developer.

Now, we are delighted to offer, for the first time, our real estate project for sale – Genesis - in one of the world’s most dynamic and multi-cultural cities Dubai.

We assure you of our commitment to delivering a world class product and invite you to be a part of the Meraki family.

dxboffplan.com



WHY INVEST IN DUBAI?

STRATEGIC LOCATION
Placed at the crossroads of Europe, Asia and Africa, 2/3rd of the world population is within 7 hours of flying distance from Dubai.

INVESTMENT GROWTH
Over 120 percent return from rents and capital gains in the last 10 years compared to 75% in London & 63% in New York.

RENTAL ADVANTAGE
Overtaking London as the most preferred investment location, Dubai promises up to 10 percent rental yields.

TAX-FREE RETURNS
Dubai has zero corporate and personal income tax.

STABLE GROWTH
2017 saw an astonishing 131 billion dollars worth of transactions in real estate in Dubai. This was a growth of over 6% from 2016.

EASE OF SETTING UP BUSINESS
Average time required to setup a business is 8 days.
(Source: World Bank)

WORLD CLASS INFRASTRUCTURE
Dubai is ranked #4 in the world on infrastructure.

STABLE CURRENCY
A strong currency brings a better trading value and this is secured by the UAE dirham being pegged to the US dollar.



RECORDS

World’s tallest structure, tallest hotel, second biggest mall, world’s largest man made island and endless additions yearly

EXPO 2020

The city is preparing for a boom in investments and tourists in anticipation of the Expo 2020

DIVERSITY

Dubai is a multicultural city with over 90% expatriates of nearly 200 nationalities

TOURISM

Dubai expects over 17 million tourists in 2018 which will surpass the tourists of Singapore



GENESIS

Genesis by Meraki is an ideal blend of modern architecture and spacious living.
An exemplary design focussed on delivering superior quality in the heart of the city.

10 *FLOORS*

197 *APARTMENTS*

dxboffplan.com



ARRIVE IN STYLE

Grand entrance lobby to welcome you with high speed elevators to whisk you to the comfort of your home



FABULOUS LIVING

Plenty of natural light through beautiful french windows and intelligent designs to maximize functionality



SAVOR YOUR TIME

Built in wardrobes with ample storage space and an attached balcony to enjoy the views outside



HEART OF HOME

A bespoke kitchen with a stunning glass cooking hob, supreme quality built-in shelves and porcelain flooring



LOCATION

Al Barsha South has emerged as one of the most sought after community neighborhoods in Dubai, with a combination of commercial towers, residential complexes and retail and hospitality developments. In 2017, it was amongst the top five areas in Dubai in terms of total value of real estate sales.

Located between Sheikh Mohammed Bin Zayed road, Al Khail road and Umm Suqeim road, it offers easy access to the rest of the city, taking only 10 minutes to the Mall of the Emirates, 20 minutes to Terminal 3 of Dubai Airport, 15 minutes to Expo 2020, Al Maktoum International Airport or Dubai Marina and a short walk to the Dubai Miracle Garden, making it a hotspot for all existing and future growth.

CENTRE OF THE CITY



dxboffplan.com

SPLENDID EXPERIENCES

Located in the heart of the city, there are a number of enthralling experiences befitting every member of the family within a 15 minute drive.



DUBAI MIRACLE GARDEN

Claimed to be the world's largest natural flower garden, this a tourist hotspot featuring over 109 million flowers planted over 72,000 square metres



MALL OF THE EMIRATES

Named as the World's Leading New Shopping Mall (2005), it is home to 630 retails outlets with categories ranging from fashion & lifestyle to sports, electronics and department stores.



DUBAI POLO & EQUESTRIAN CLUB

A state of the art equestrian centre consisting of everything from polo & show-jumping to horse riding trips and seasonal social events.



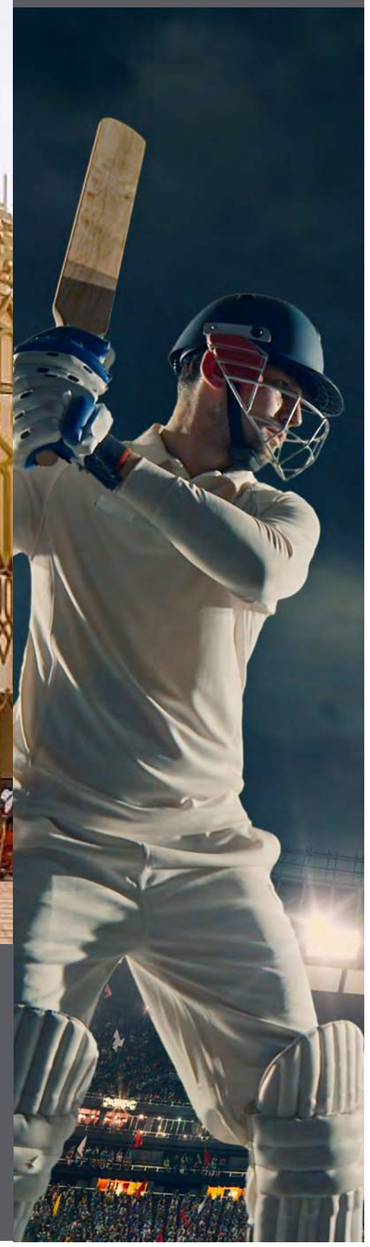
DUBAI AUTODROME

First of its kind fully integrated motor sport entertainment facility in Dubai, well known to host a wide range of sporting events from the European touring car championship to Lamborghini Super Trofeo ME.



GLOBAL VILLAGE

A landmark shopping and entertainment destination set to be the host of various cultures from different countries has been a prominent part of Dubai's lifestyle since 1997.

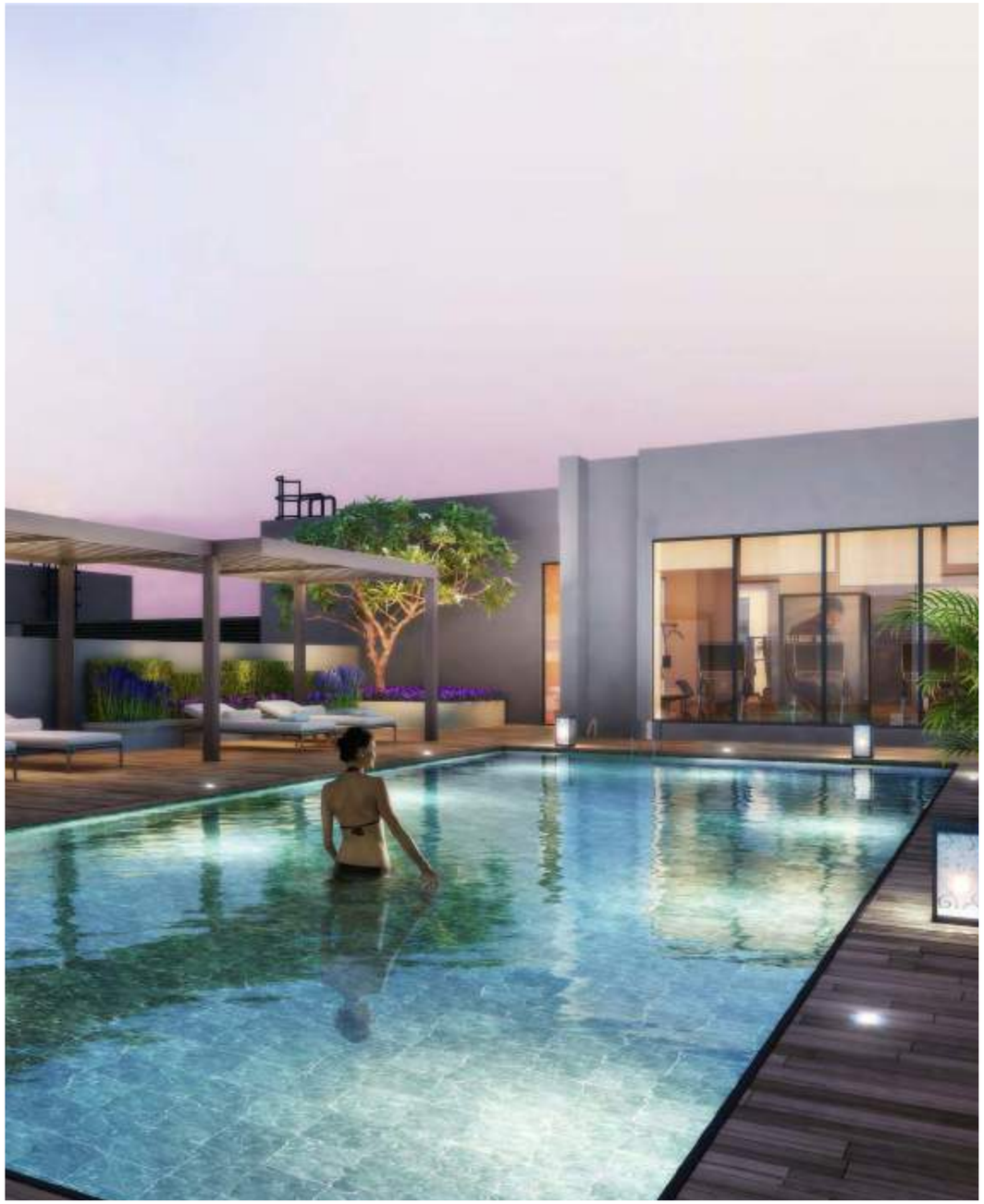


DUBAI SPORTS CITY AUDITORIUM

Holding a legacy of conducting some of the most captivating matches in the history of cricket, this stadium is a jewel in the city with a 25,000 seating space.

dxboffplan.com





AMENITIES

POOL
A state of the art insulated rooftop pool

KIDS AREA
An absolute fun, safe & unique play area

GYM
A spectacular gym with sauna is designed to deliver a holistic approach to your health

SECURITY
24-hour surveillance system offering only the best

TERRACE
Soak up the gorgeous sun and have your own pool parties

PARKING
Well managed parking area for the residents and visitors

dxboffplan.com

PLANS

STUDIO

The studio apartment is designed to have a well structured plan that encompasses all your needs in a compact space.
A key detail in this plan is its substantial living area complemented with a balcony.



	Area (sq. mtr.)
Suite	38.43
Balcony	6.67
Total	45.10

1 BHK

At Genesis, the 1 bed apartment is perfect for a nuclear family. It includes a balcony with an enormous living space that gives it the right balance for a residential unit.



	Area (sq. mtr.)
Suite	58.41
Balcony	7.02
Total	65.43

2 BHK

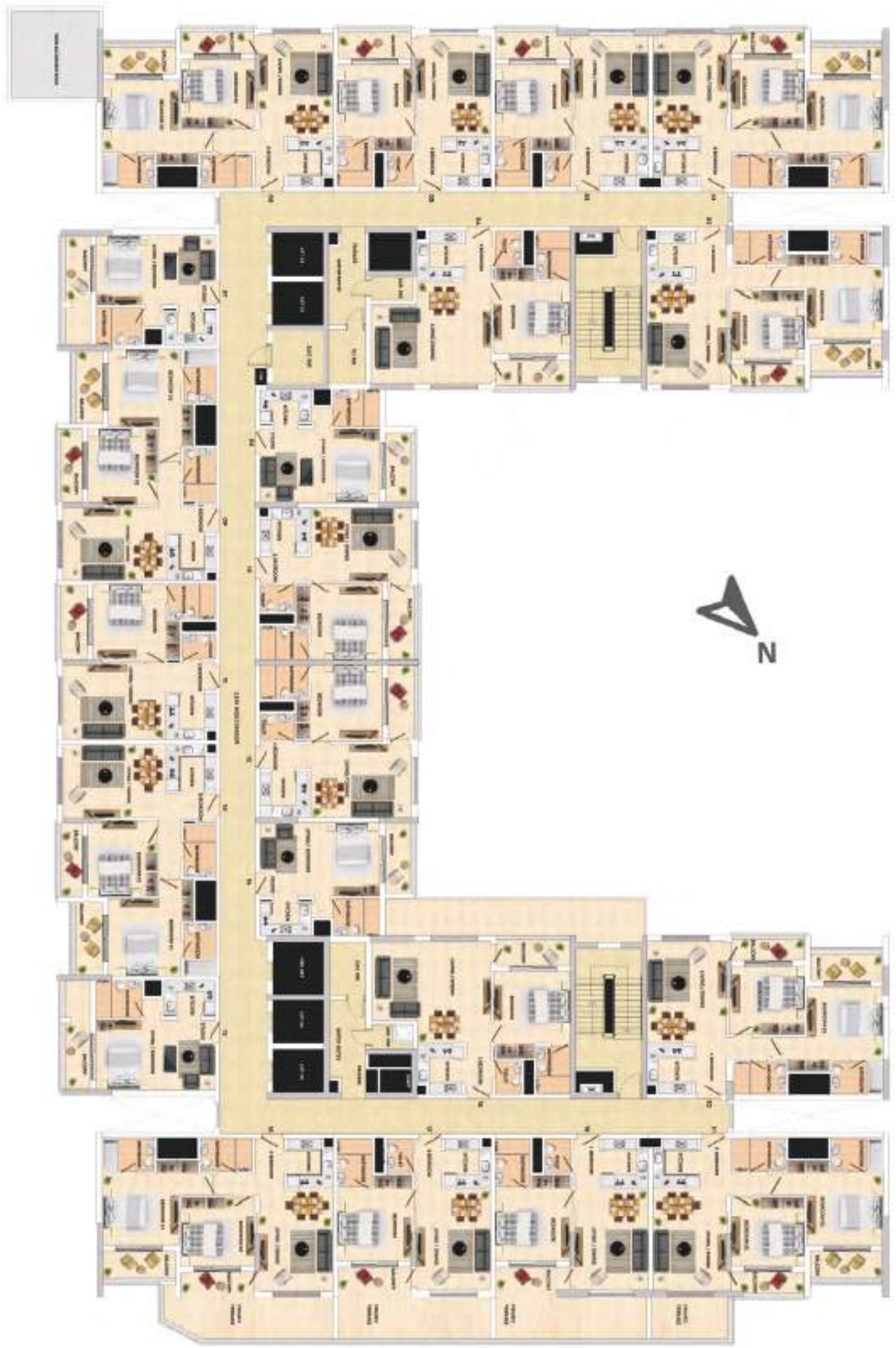
The 2-bed apartment is a quintessential combination of luxury and comfortable living. It does not only come with two balconies but is also engineered to suit the needs of a family, with an abundant internal space.



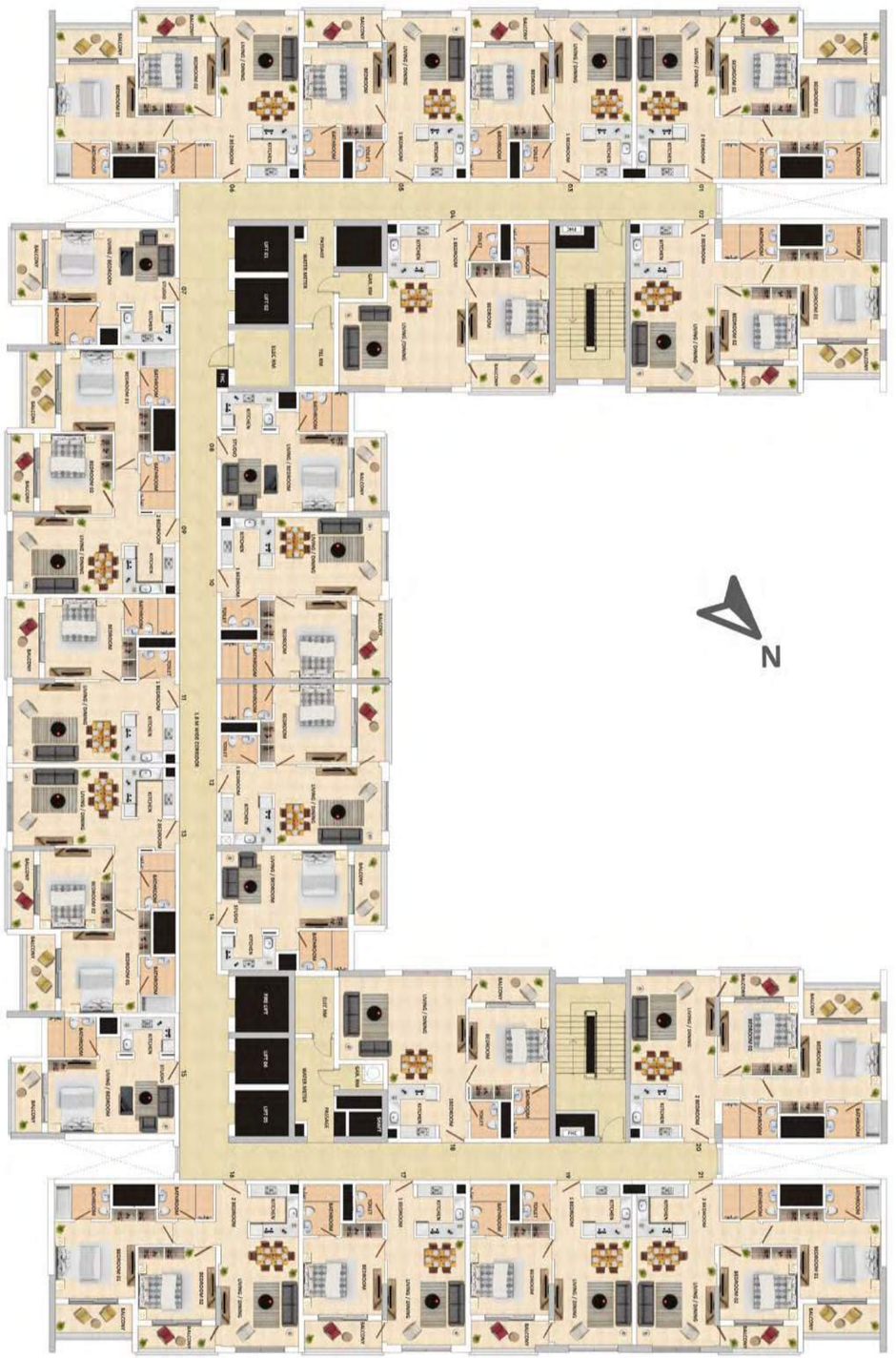
	Area (sq. mtr.)
Suite	81.46
Balcony	13.2
Total	94.66

dxboffplan.com

FLOOR PLAN - LEVEL 1

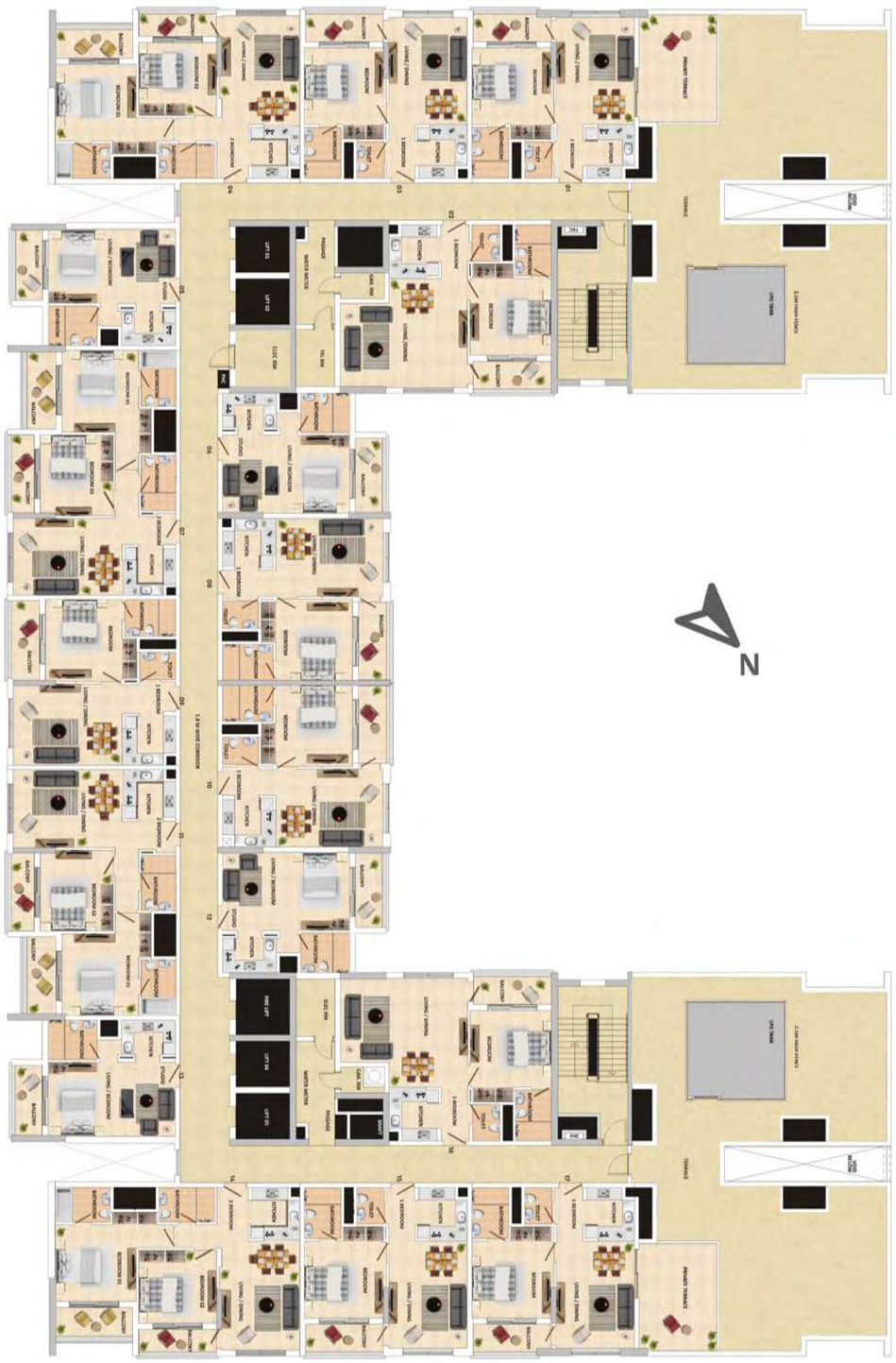


FLOOR PLAN - LEVEL 2-8



dxboffplan.com

FLOOR PLAN - LEVEL 9



FLOOR PLAN - LEVEL 10



dxboffplan.com

MERAKI GROUP

The Meraki Group is a multinational, multiproduct group which started its operations in the UAE in 1991. The group's businesses span acros real estate, education, construction & MEP contracting, landscaping, plant nurseries, structural steel, aluminium fabrication and glass glazing.

MERAKI DEVELOPERS

Meraki Developers is a backward integrated privately held real estate developer and is part of the Meraki Group. It brings together a group of highly talented individuals with years of domain expertise and knowledge in real estate development to build state-of-the-art, astutely designed, sustainable communities which are at the cutting edge of functional luxury. The company has successfully completed over 100 projects including residential and commercial high rise buildings, industrial projects and an extensive range of villas for reputed clients as the main contractor / developer. This includes Al Fattan Crystal Towers in Dubai Marina, North London Collegiate School, Hartland International School, Meydan Height Villas, Show villas in District One, Sobha Sapphire in Business Bay and Manipal University Campus

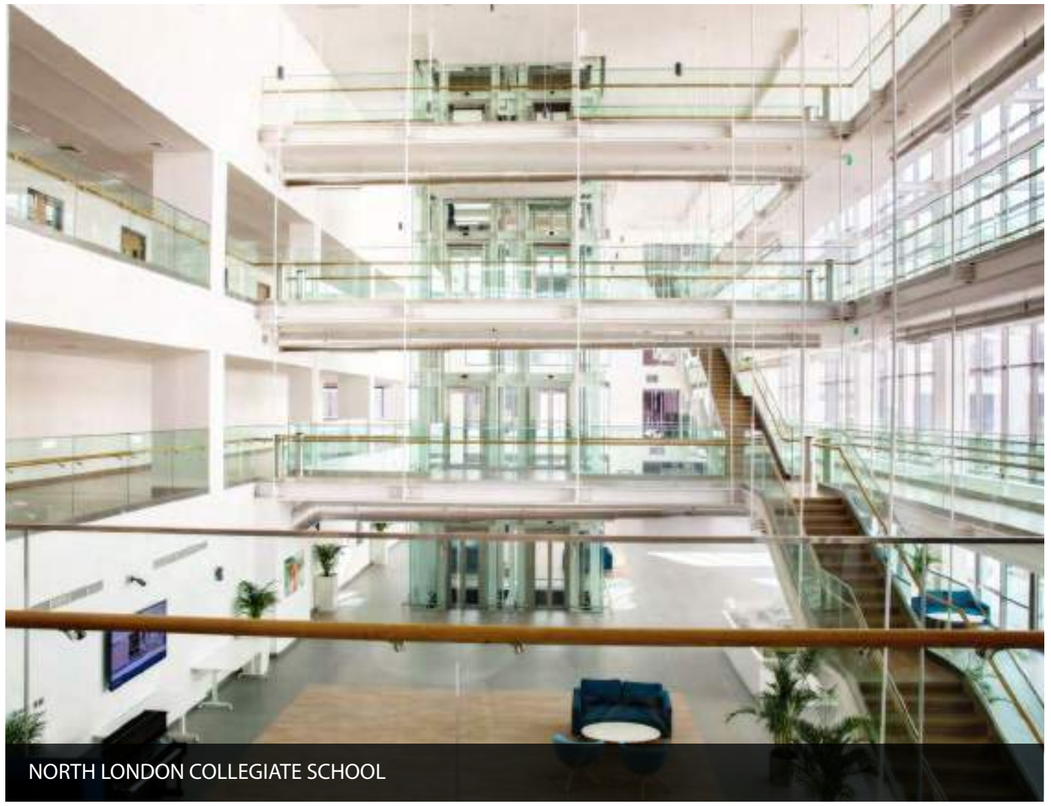


dxboffplan.com

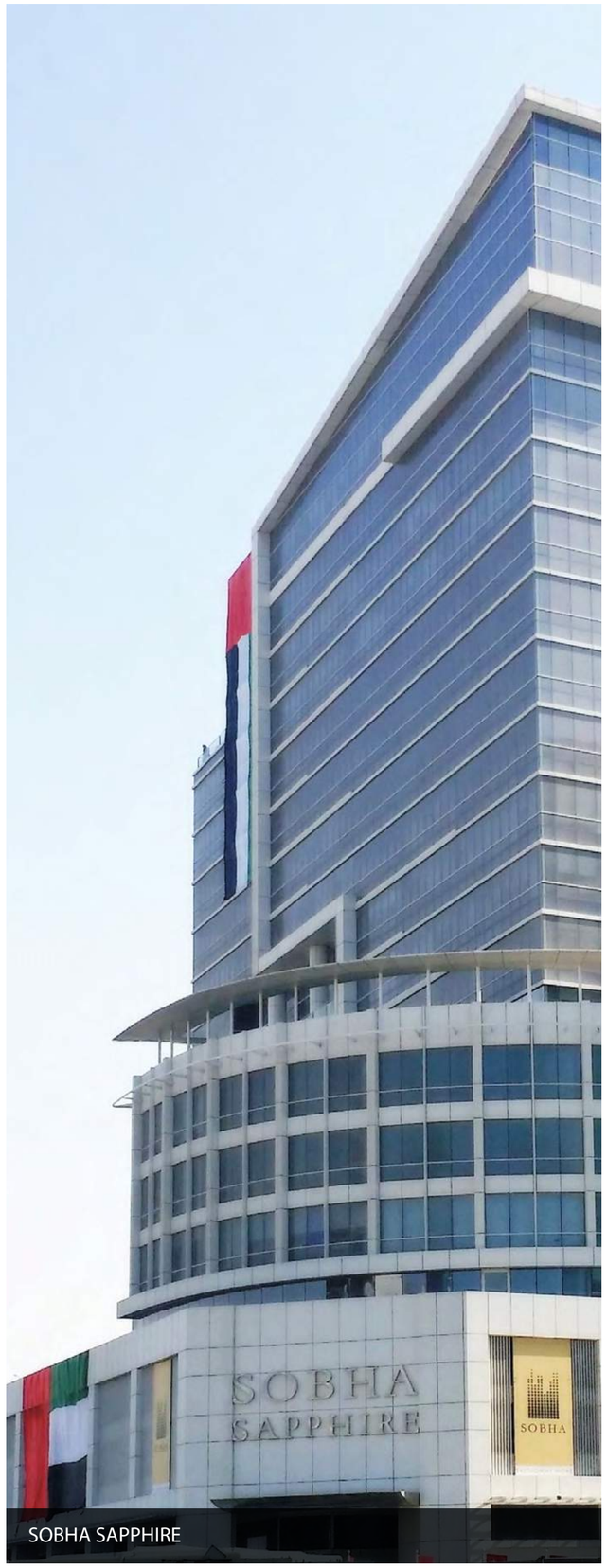
LANDMARK PROJECTS



AL FATTAN CRYSTAL TOWERS



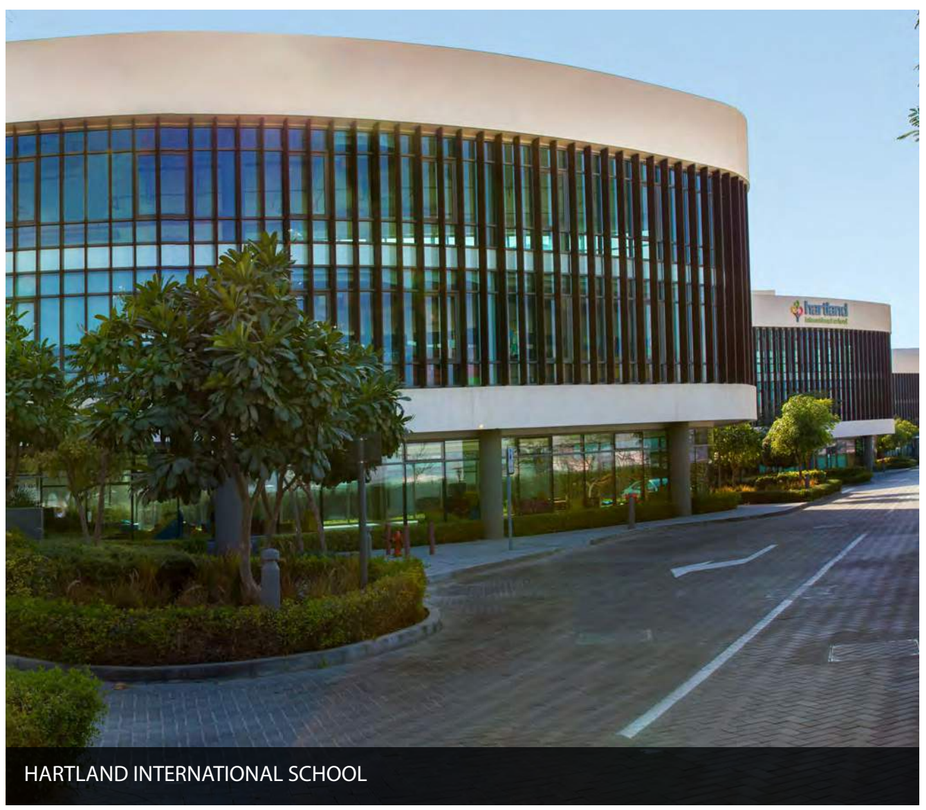
NORTH LONDON COLLEGIATE SCHOOL



SOBHA SAPPHIRE



MANIPAL UNIVERSITY



HARTLAND INTERNATIONAL SCHOOL

dxboffplan.com