



**CONFIDENT**  
P R E S T O N

The Pinnacle of Liwan Living

A premium residential development in Liwan, Dubai, Confident Preston offers a harmonious blend of luxury, smart technology, comfort, and modern living. With an unbeatable location, breathtaking views, and world-class amenities, this is your chance to invest in a vibrant community designed for a superior lifestyle.

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Choose from:

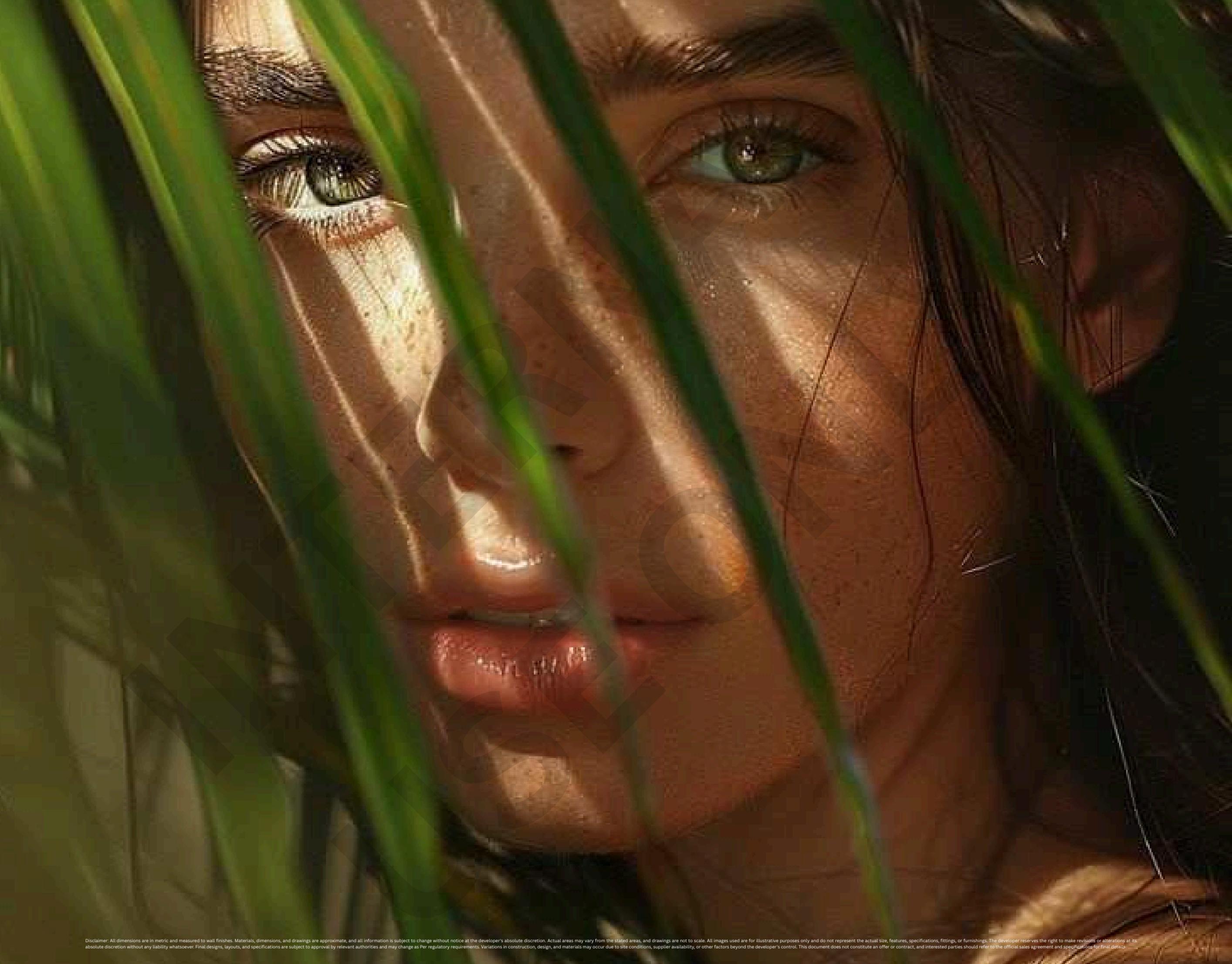
**1BHK** – Stylish & modern apartments

**2BHK** – Spacious homes for growing families

**3BHK Duplex** – Premium duplex residences with extra space & privacy

**4BHK Duplex** – Luxury living at its finest

**Selective Units with Private Pools** – Exclusive luxury for a resort-style experience







Confident Group is a leading international real estate developer and South India's largest zero-debt conglomerate. With over two decades of trust and excellence, we craft luxurious, innovative spaces that turn visions into dream homes. Where beauty meets purpose, and every detail inspires.

**23,100+** Satisfied customers

**20+** Years in the Market

**106,396,575+** sq.ft Completed

**210+** Projects Implemented



## Prime Location & Unmatched Connectivity

5 Minutes from  
OUTLET MALL

10 Minutes from  
MEYDAN RACECOURSE

10 Minutes from  
ACADEMIC CITY

16 Minutes from  
DXB AIRPORT

25 Minutes from  
BURJ AL ARAB

25 Minutes from  
DWC AIRPORT

27 Minutes from  
PALM JUMEIRAH

10 Minutes from  
SILICON OASIS

12 Minutes from  
DOWNTOWN DUBAI

15 Minutes from  
CREEK HARBOUR

25 Minutes from  
DUBAI MARINA

PALM JUMEIRAH

DUBAI MARINA

BURJ AL ARAB

DOWNTOWN

MEYDAN RACECOURSE

CREEK HARBOUR

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DWC



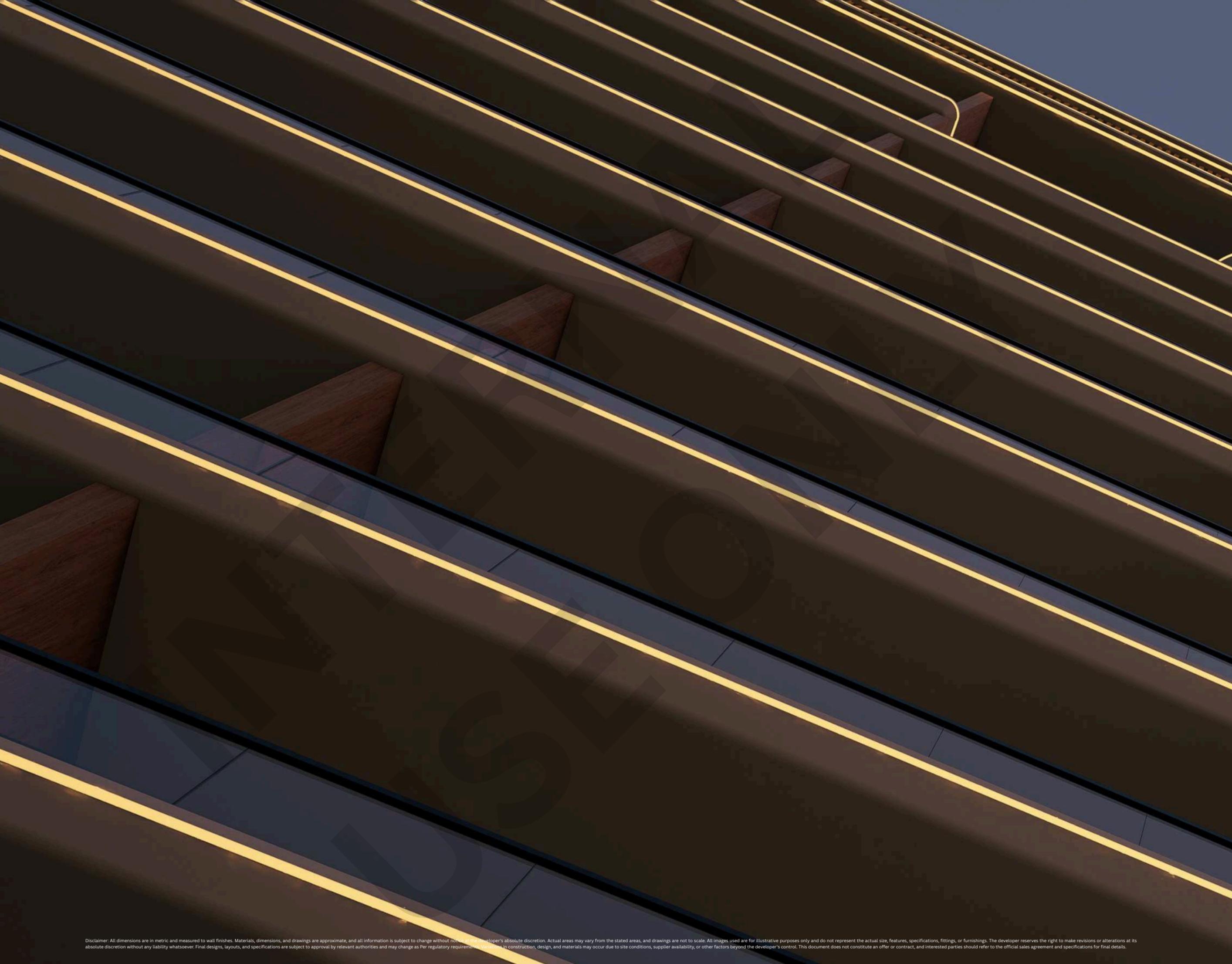
# Design Inspiration – Where Nature Meets Harmony

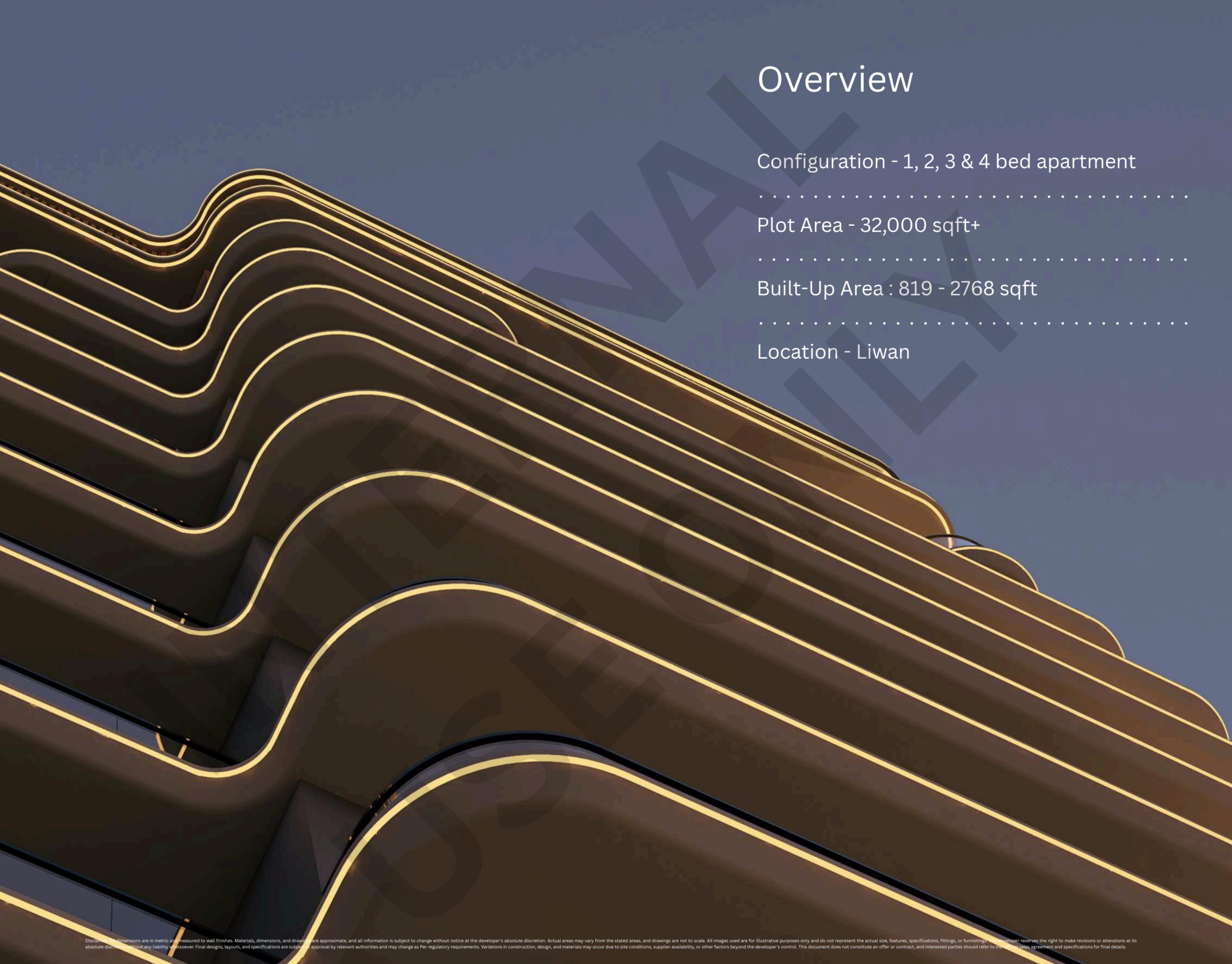
Confident Preston's design philosophy draws inspiration from the contrasting yet complementary wonders of nature—the serene, rolling dunes of the Arabian Desert and the lush, vibrant Amazon Rainforest. These natural marvels embody both tranquility and vitality, which the project captures through its architectural forms, materials, and interiors.

The soft, flowing lines and warm earthy tones of desert dunes translate into smooth, organic shapes and sandy color palettes throughout the building. Meanwhile, the rich greenery and textured layers of the rainforest inspire the abundant use of plants and natural motifs, especially in communal spaces like the Rainforest Lobby.

Inside the residences, Japandi-inspired interiors—a seamless blend of Japanese minimalism and Scandinavian warmth—create a calm, clutter-free sanctuary. Wooden textured flooring, clean lines, and muted natural colors foster mental peace and wellbeing, allowing residents to disconnect from urban chaos and reconnect with balance.

This unique fusion of desert serenity, rainforest vibrancy, and Japandi simplicity makes Confident Preston a holistic living experience — one that nurtures both body and mind, offering a true sanctuary amid Dubai's bustling cityscape.





# Overview

Configuration - 1, 2, 3 & 4 bed apartment

.....  
Plot Area - 32,000 sqft+

.....  
Built-Up Area : 819 - 2768 sqft

.....  
Location - Liwan



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# Rainforest Lobby – A Unique Welcome Experience

Step into Dubai's first-ever Rainforest-Themed Lobby, an awe-inspiring entrance designed with lush greenery, nature-inspired textures, ambient sounds, and temperature-controlled climate. It's more than a lobby – it's a refreshing escape that sets a new benchmark for community living. One of its kind in Liwan.



# Amenities

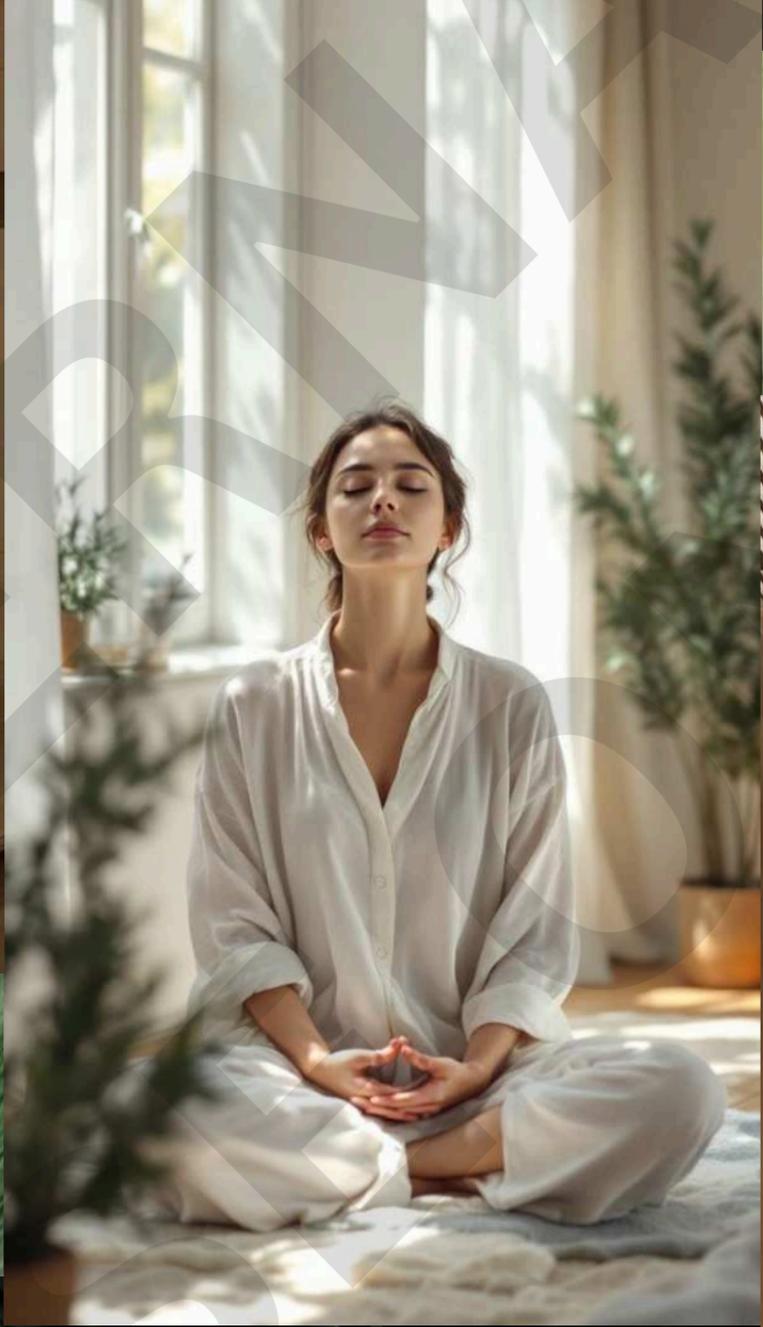
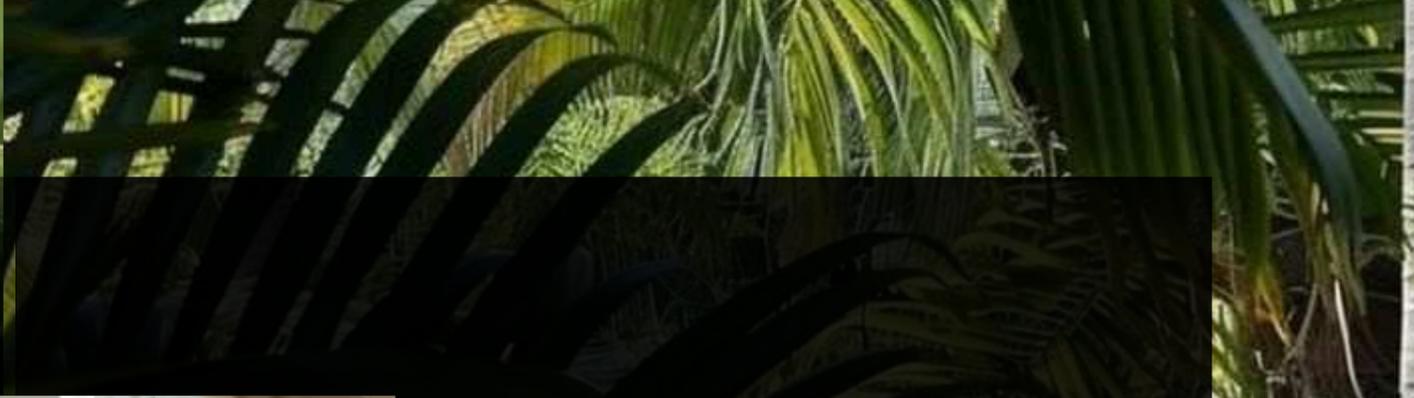
## Unmatched Amenities for an Elevated Lifestyle

- Table Tennis
- Pool Table
- .....
- Foosball
- Giant Chess
- .....
- Golf Putting Green
- Air Hockey
- .....
- Gym
- Steam & Sauna
- .....
- Meditation Room
- Barbecue Area
- .....
- Kids Swimming Pool
- Adults Swimming Pool
- .....
- Outdoor Cinema
- Outdoor Party Hall
- .....
- Family Friendly Environment
- Kids Play Area
- .....
- Lush Green Landscaping & Open Spaces
- .....
- Selective Units with Private Pools
- .....
- Ample Parking Spaces
- .....
- 24/7 Security & CCTV Surveillance

## Community Amenities

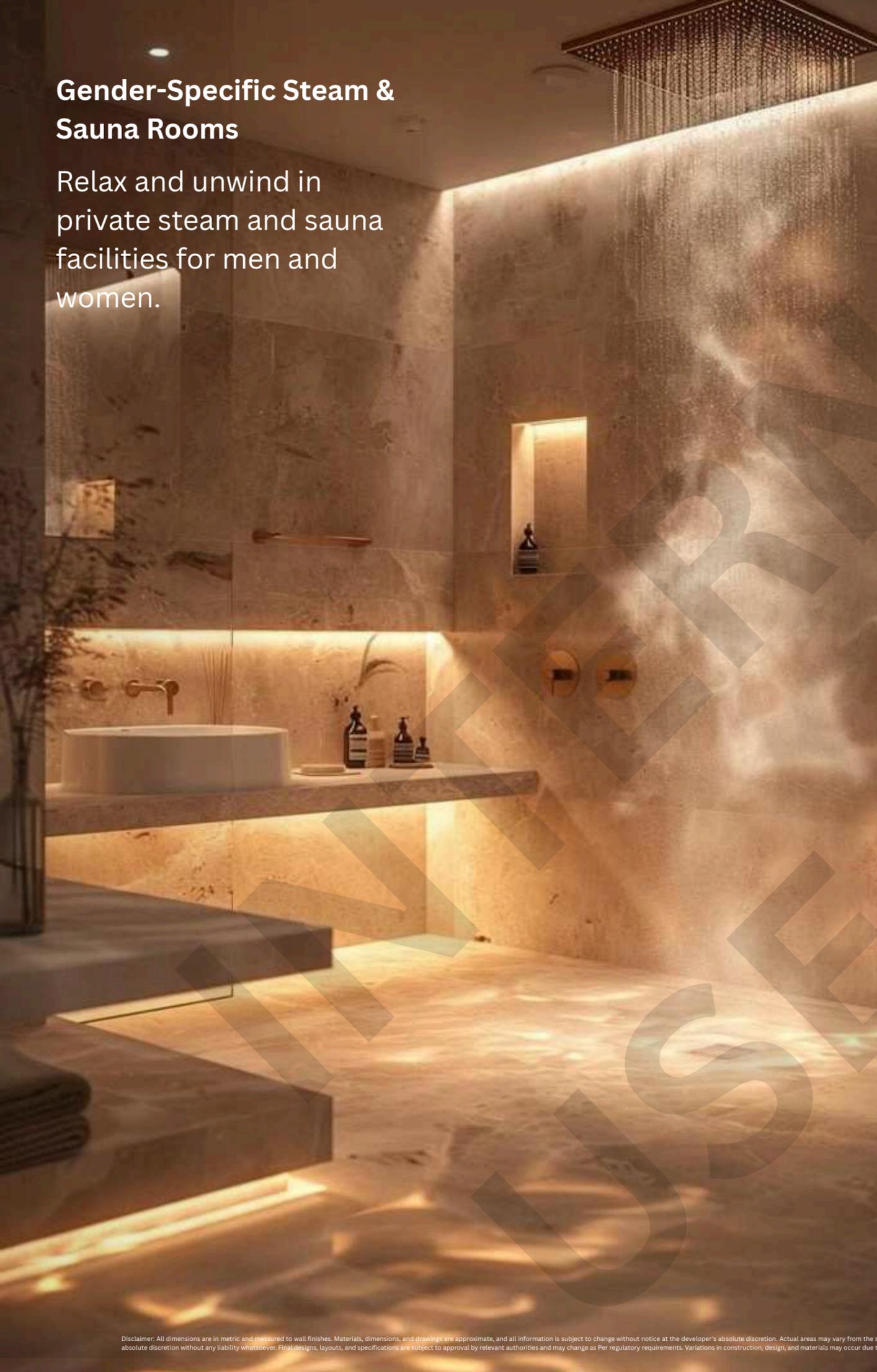
- Football Pitch
- Dining Options
- .....
- Basketball Court
- Shopping Centers

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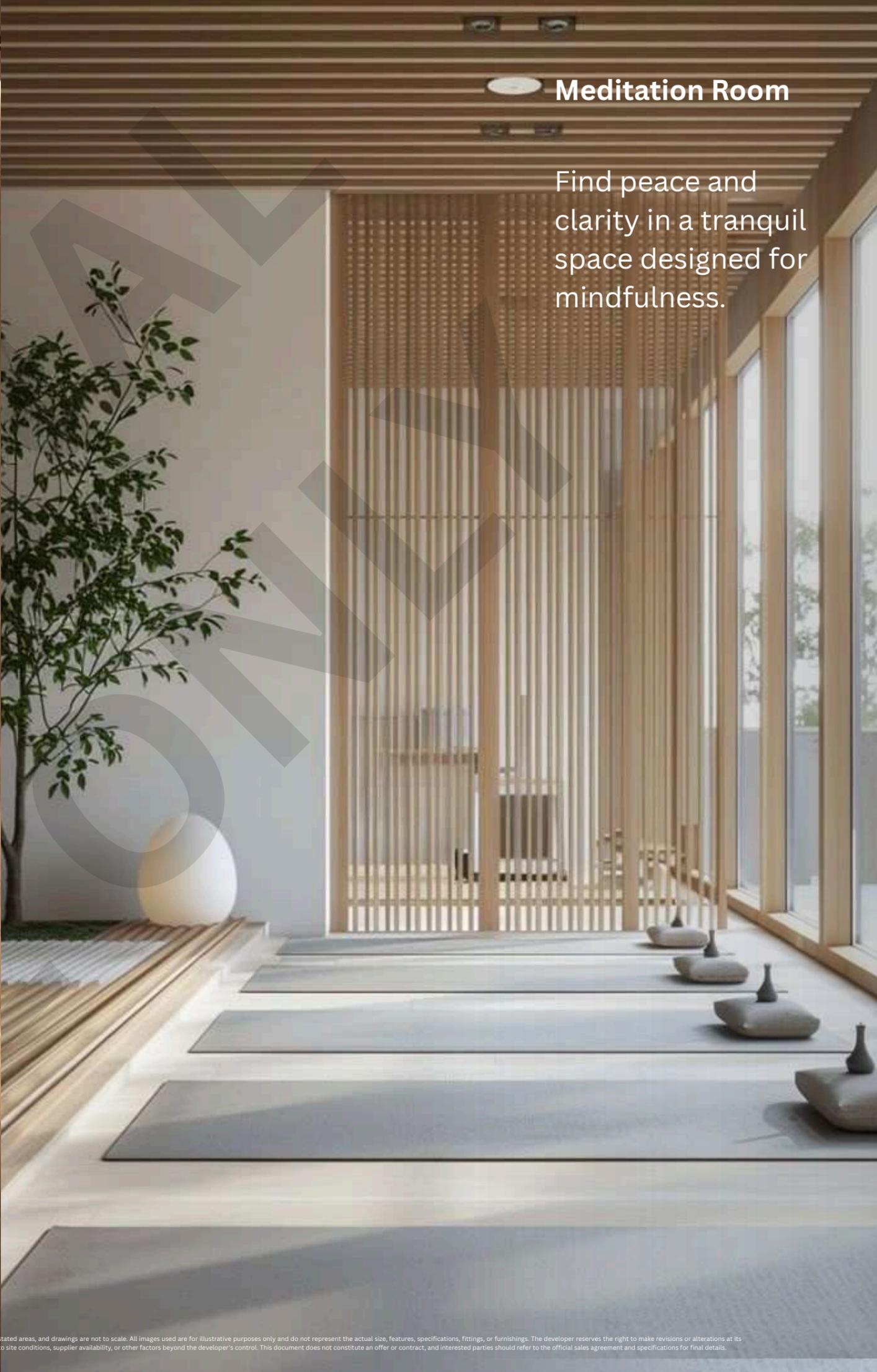
## Gender-Specific Steam & Sauna Rooms

Relax and unwind in private steam and sauna facilities for men and women.



## Meditation Room

Find peace and clarity in a tranquil space designed for mindfulness.



## Lush Green Landscaping & Open Spaces

Enjoy serene surroundings with beautifully landscaped greenery and open areas.



## State-of-the-Art Gym

Stay fit with modern equipment in a fully equipped fitness center.





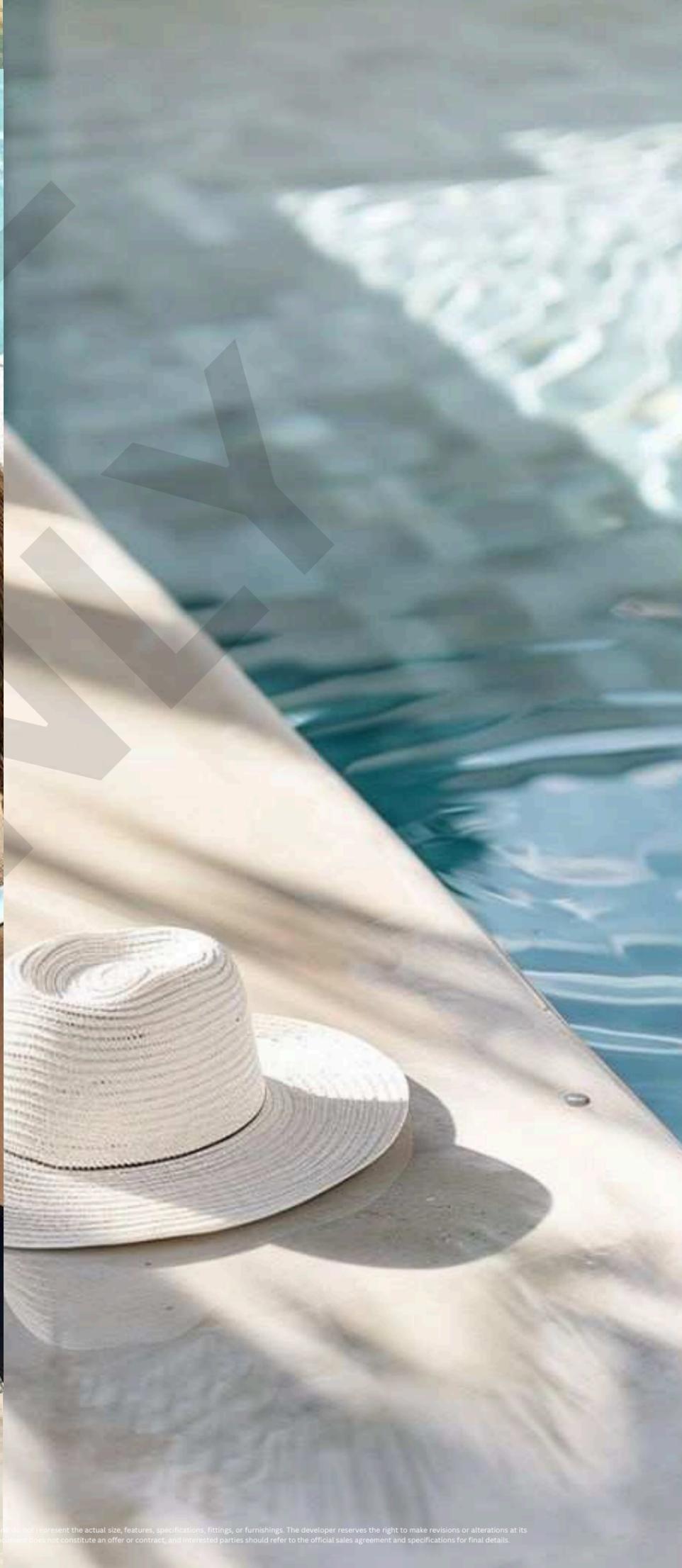
**Kids Play Area**



**Kids Swimming Pool**



**Family Friendly Environment**



## Adults Swimming Pool



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## Barbecue Area

Grill and chill with friends in a dedicated outdoor BBQ space.



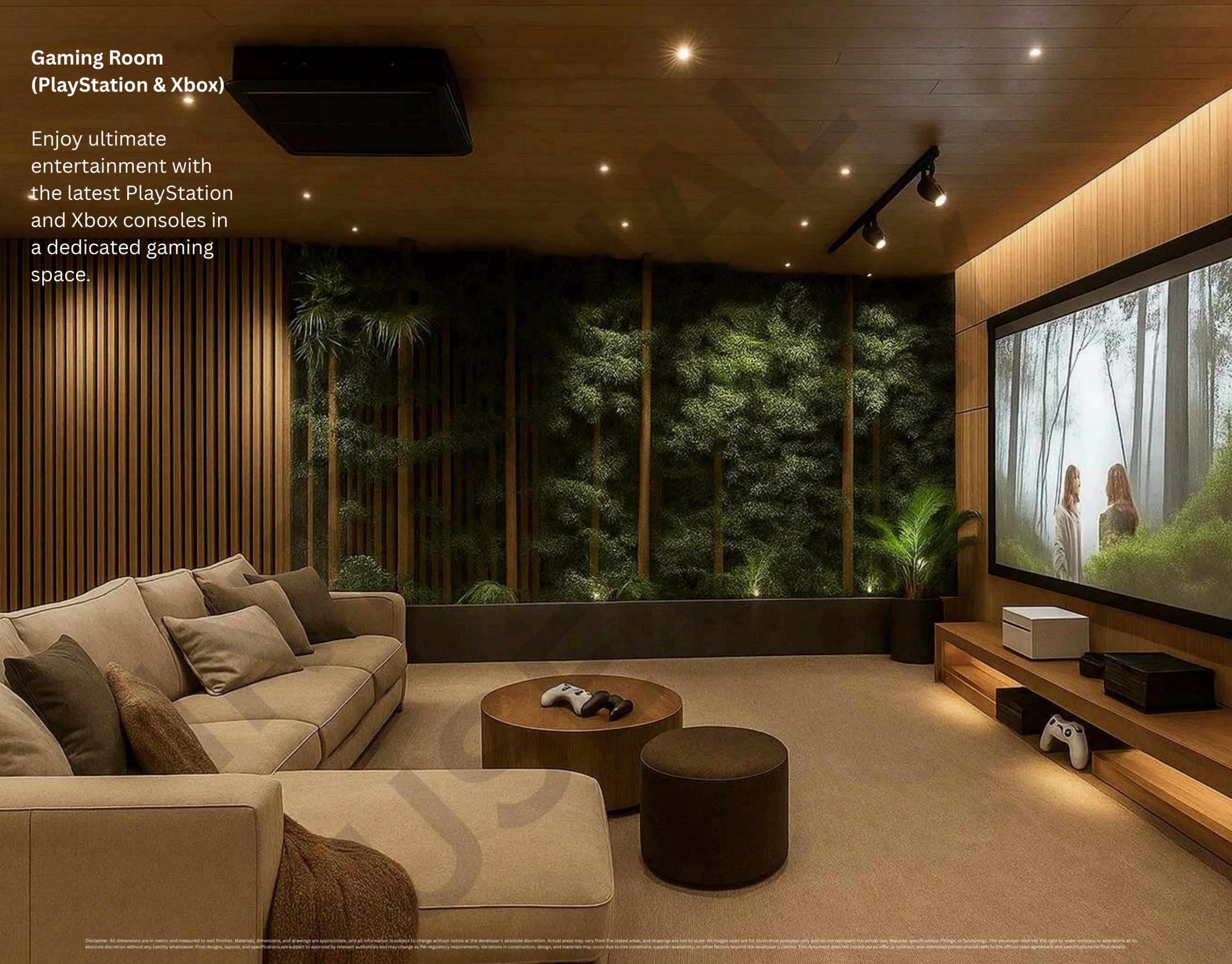
## Outdoor Party Hall

Celebrate in our open-air party space, perfect for gatherings.



## Gaming Room (PlayStation & Xbox)

Enjoy ultimate entertainment with the latest PlayStation and Xbox consoles in a dedicated gaming space.



## Outdoor Cinema Experience

Watch your favorite films under the stars in a unique open-air theatre.





**Giant Chess**



**Golf**



**Air Hockey**



Foosball



Pool Table



Table Tennis



Steps from Basketball Court



Cycling Track

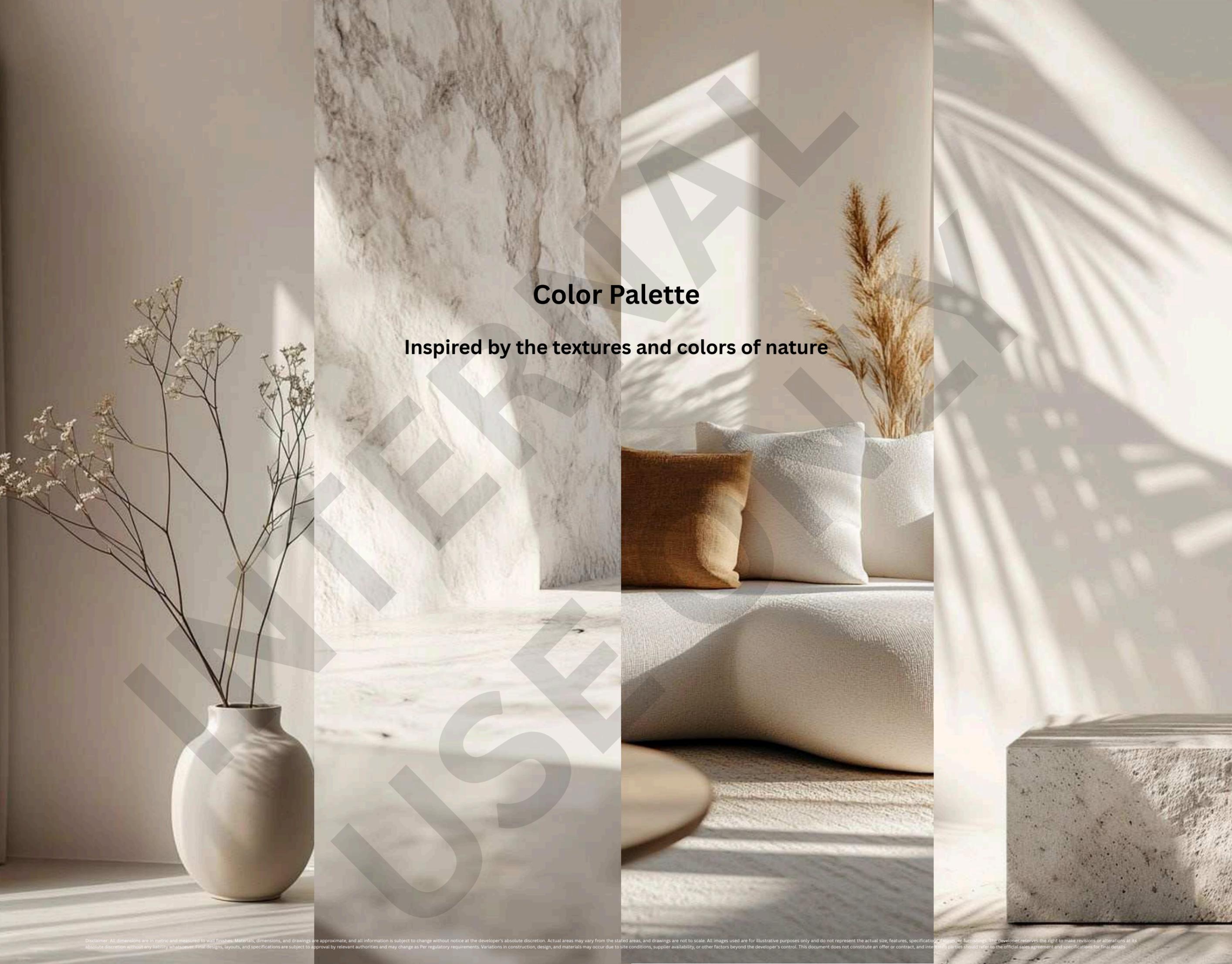


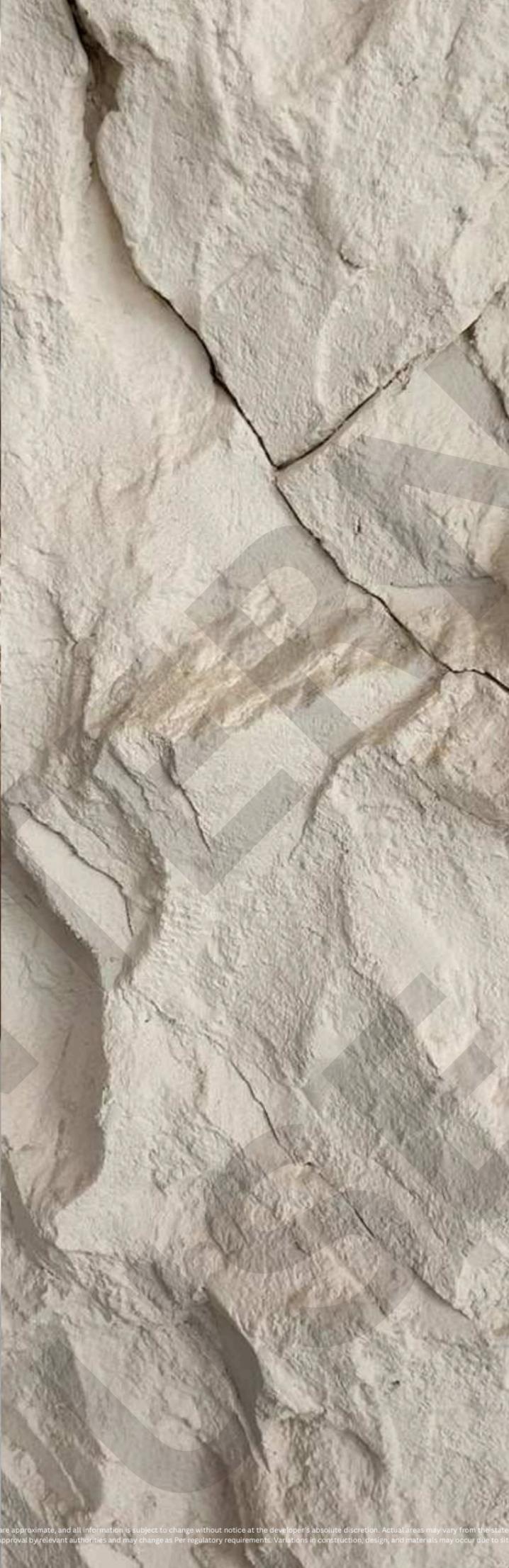
Night-Lit Football Pitch



## Color Palette

Inspired by the textures and colors of nature





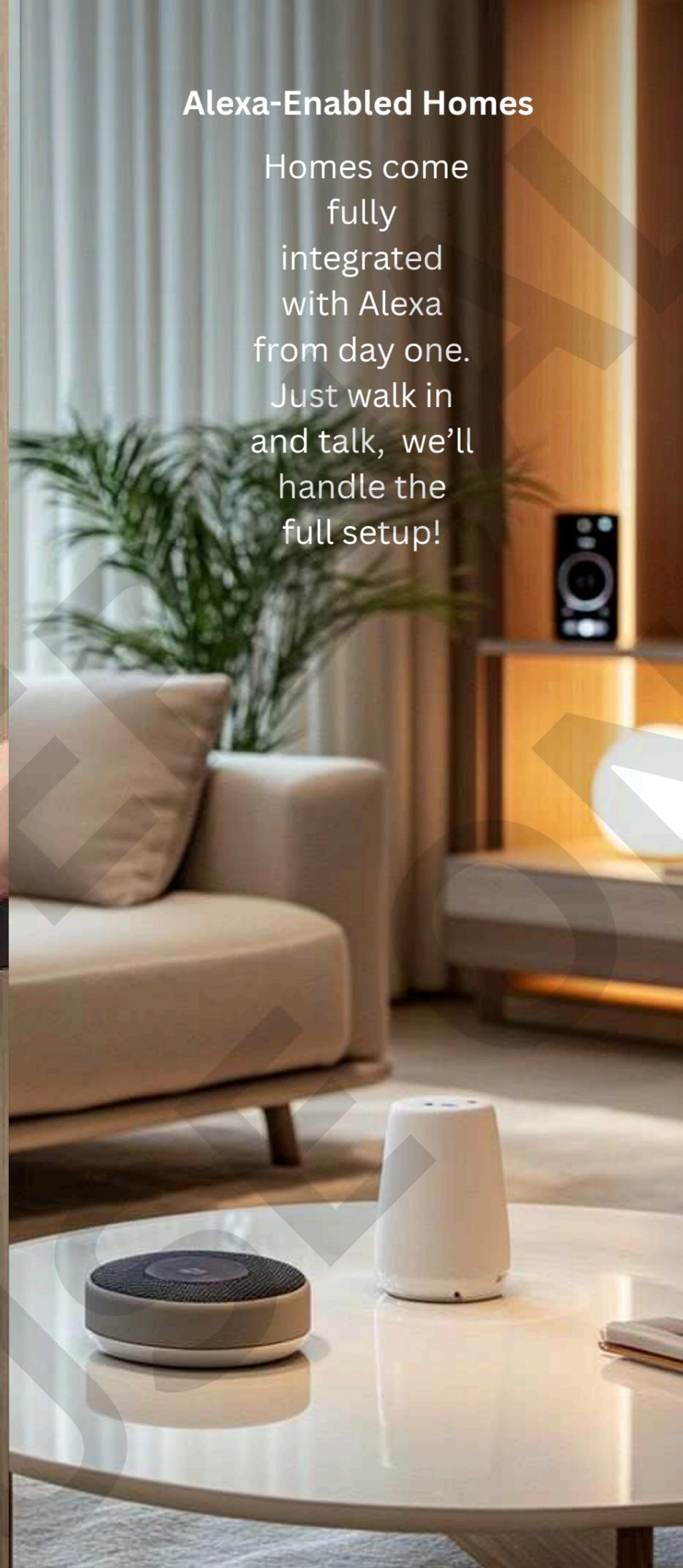


### Smart Door Locks

Operable by fingerprint, passcode, access card, or OTP for guests/service staff, all from your mobile phone. Manual key access also available.

### Alexa-Enabled Homes

Homes come fully integrated with Alexa from day one. Just walk in and talk, we'll handle the full setup!



### Smart A/C System

Adjust your home's temperature remotely, or pre-cool before arriving. App controlled and manually operable.

Now with Full Smart Home Integration!



Every unit at Confident Preston comes pre-equipped with a complete smart home system, fully configured by our team at the time of handover – no extra devices or purchases needed!





**CONFIDENT**  
GROUP



























# 1st FLOOR

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## 2nd-8th FLOOR (TYPICAL)

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## 9th FLOOR

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## 10th FLOOR (PENTHOUSE)

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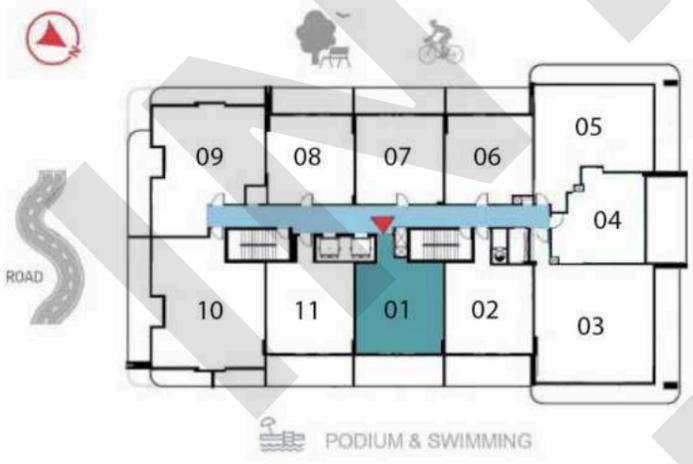
# AMENITIES

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LEVEL 1-9  
**1 BEDROOM**  
 TYPE 01

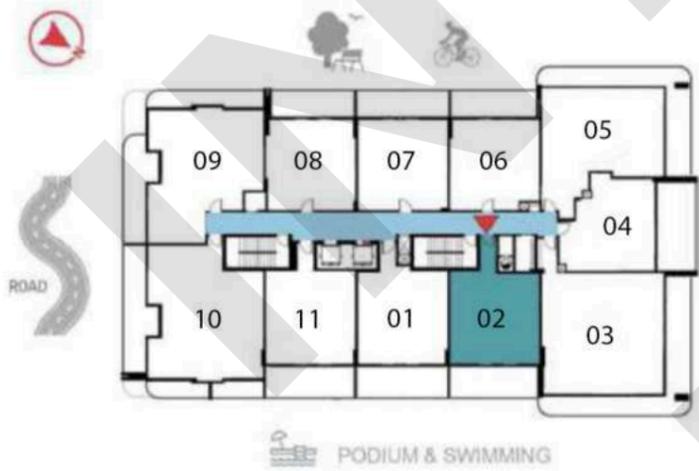
SUITE	735	SQ.FT
BALCONY	233	SQ.FT
TOTAL	968	SQ.FT



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LEVEL 1-9  
**1 BEDROOM**  
 TYPE 02

SUITE	723	SQ.FT
BALCONY	233	SQ.FT
TOTAL	956	SQ.FT



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LEVEL 1-8  
**2 BEDROOM**  
 TYPE 03

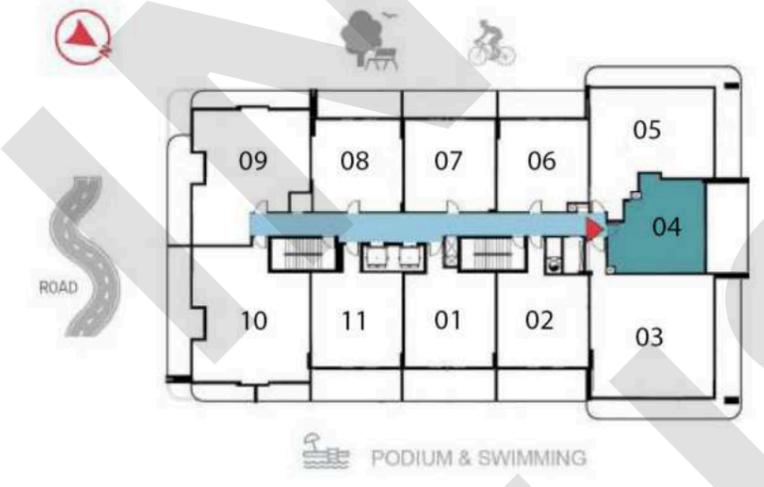
SUITE	1251	SQ.FT
BALCONY	489	SQ.FT
TOTAL	1740	SQ.FT



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LEVEL 1-8  
**1 BEDROOM**  
 TYPE 04

SUITE	649	SQ.FT
BALCONY	207	SQ.FT
TOTAL	856	SQ.FT



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LEVEL 1-8  
**2 BEDROOM**  
 TYPE 05

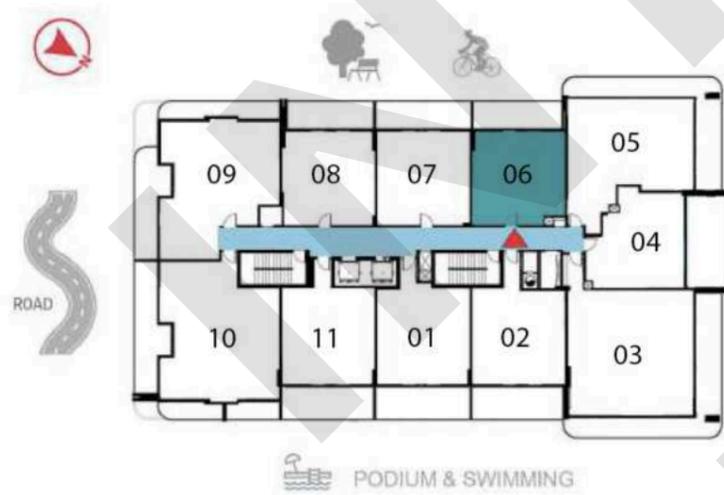
SUITE	998	SQ.FT
BALCONY	435	SQ.FT
TOTAL	1433	SQ.FT



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LEVEL 1-8  
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 TYPE 06

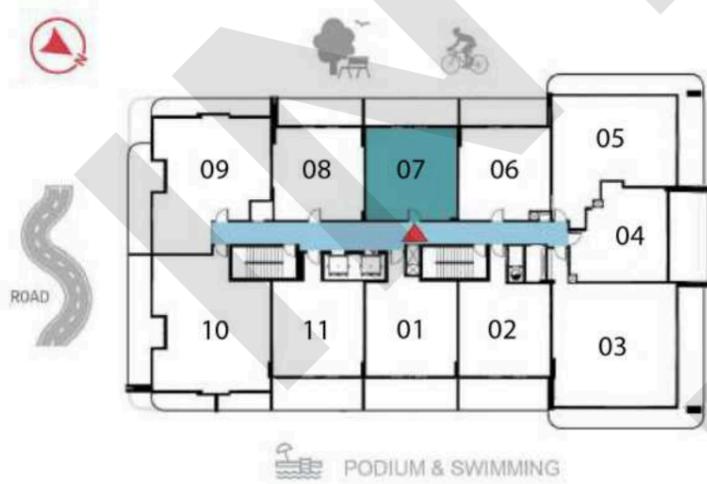
SUITE	654	SQ.FT
BALCONY	193	SQ.FT
TOTAL	847	SQ.FT



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LEVEL 1-9  
**1 BEDROOM**  
 TYPE 07

SUITE	617	SQ.FT
BALCONY	202	SQ.FT
TOTAL	819	SQ.FT



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LEVEL 1-9  
**1 BEDROOM**  
 TYPE 08

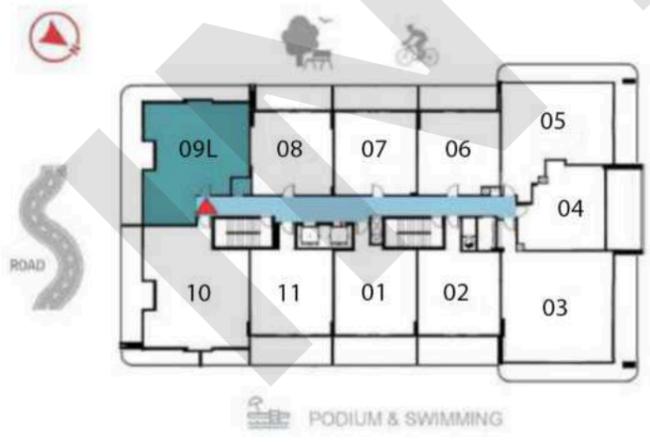
SUITE	645	SQ.FT
BALCONY	189	SQ.FT
TOTAL	834	SQ.FT



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LEVEL 1  
**2 BEDROOM**  
 TYPE 09-L

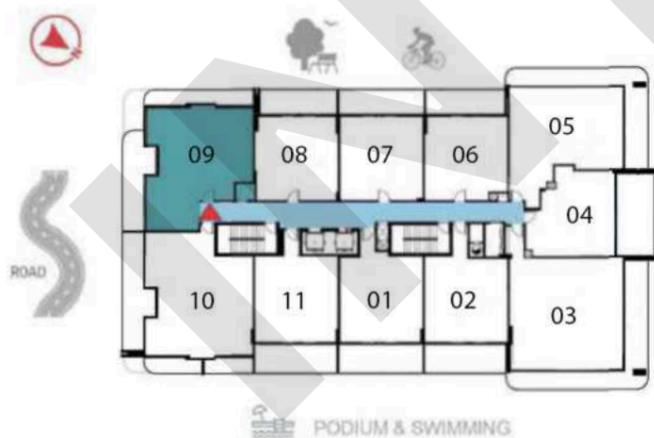
SUITE	1009	SQ.FT
BALCONY	555	SQ.FT
TOTAL	1564	SQ.FT



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LEVEL 2-9  
**2 BEDROOM**  
 TYPE 09

SUITE	1009	SQ.FT
BALCONY	384	SQ.FT
TOTAL	1393	SQ.FT



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LEVEL 1  
**2 BEDROOM**  
 TYPE 10-L

SUITE	1122	SQ.FT
BALCONY	526	SQ.FT
TOTAL	1648	SQ.FT



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LEVEL 2-9  
**2 BEDROOM**  
 TYPE 10

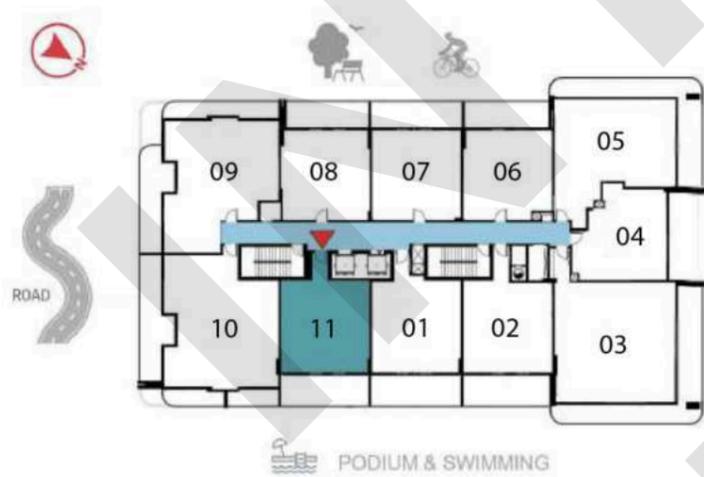
SUITE	1122	SQ.FT
BALCONY	433	SQ.FT
TOTAL	1565	SQ.FT



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LEVEL 1-9  
**1 BEDROOM**  
 TYPE 11

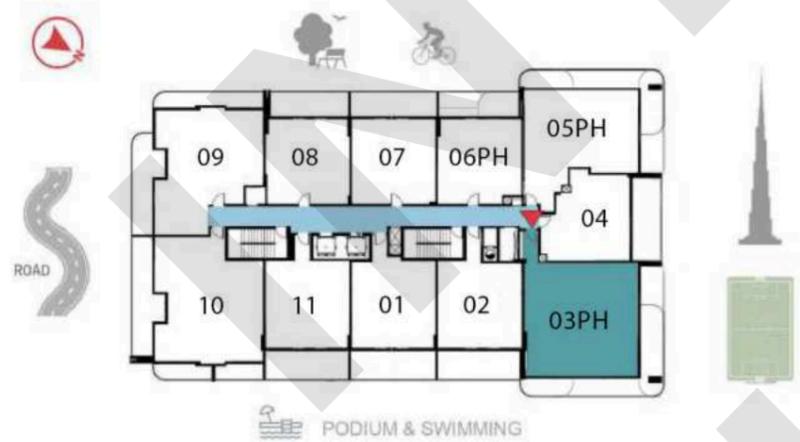
SUITE	725	SQ.FT
BALCONY	228	SQ.FT
TOTAL	953	SQ.FT



Disclaimer: All dimensions are in metric and measured to wall finishes. Materials, dimensions, and drawings are approximate, and all information is subject to change without notice at the developer's absolute discretion. Actual areas may vary from the stated areas, and drawings are not to scale. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, or furnishings. The developer reserves the right to make revisions or alterations at its absolute discretion without any liability whatsoever. Final designs, layouts, and specifications are subject to approval by relevant authorities and may change as Per regulatory requirements. Variations in construction, design, and materials may occur due to site conditions, supplier availability, or other factors beyond the developer's control. This document does not constitute an offer or contract, and interested parties should refer to the official sales agreement and specifications for final details.

LEVEL 9-10  
**4 BEDROOM DUPLEX**  
 TYPE 02

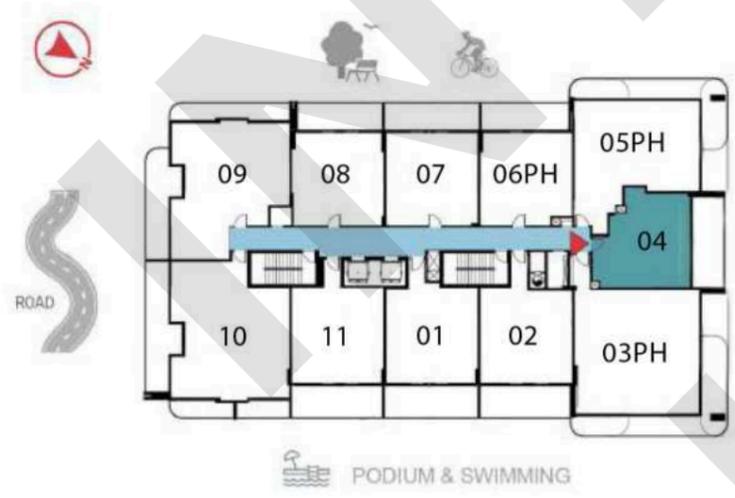
SUITE	2073	SQ.FT
BALCONY	695	SQ.FT
TOTAL	2768	SQ.FT



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LEVEL 9  
**1 BEDROOM**  
 TYPE 04

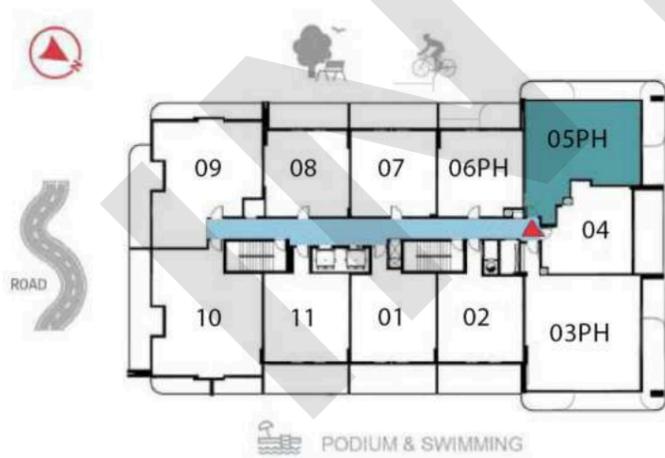
SUITE	674	SQ.FT
BALCONY	206	SQ.FT
TOTAL	880	SQ.FT



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LEVEL 9-10  
**3 BEDROOM DUPLEX**  
 TYPE 02

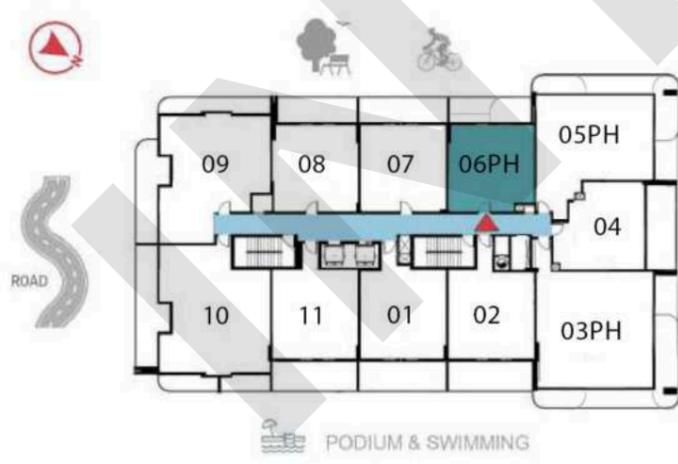
SUITE	1510	SQ.FT
BALCONY	626	SQ.FT
TOTAL	2136	SQ.FT



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LEVEL 9-10  
**2 BEDROOM DUPLEX**  
 TYPE 02

SUITE	1272	SQ.FT
BALCONY	218	SQ.FT
TOTAL	1490	SQ.FT



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