

Kaia

Terra Collection



Kaia

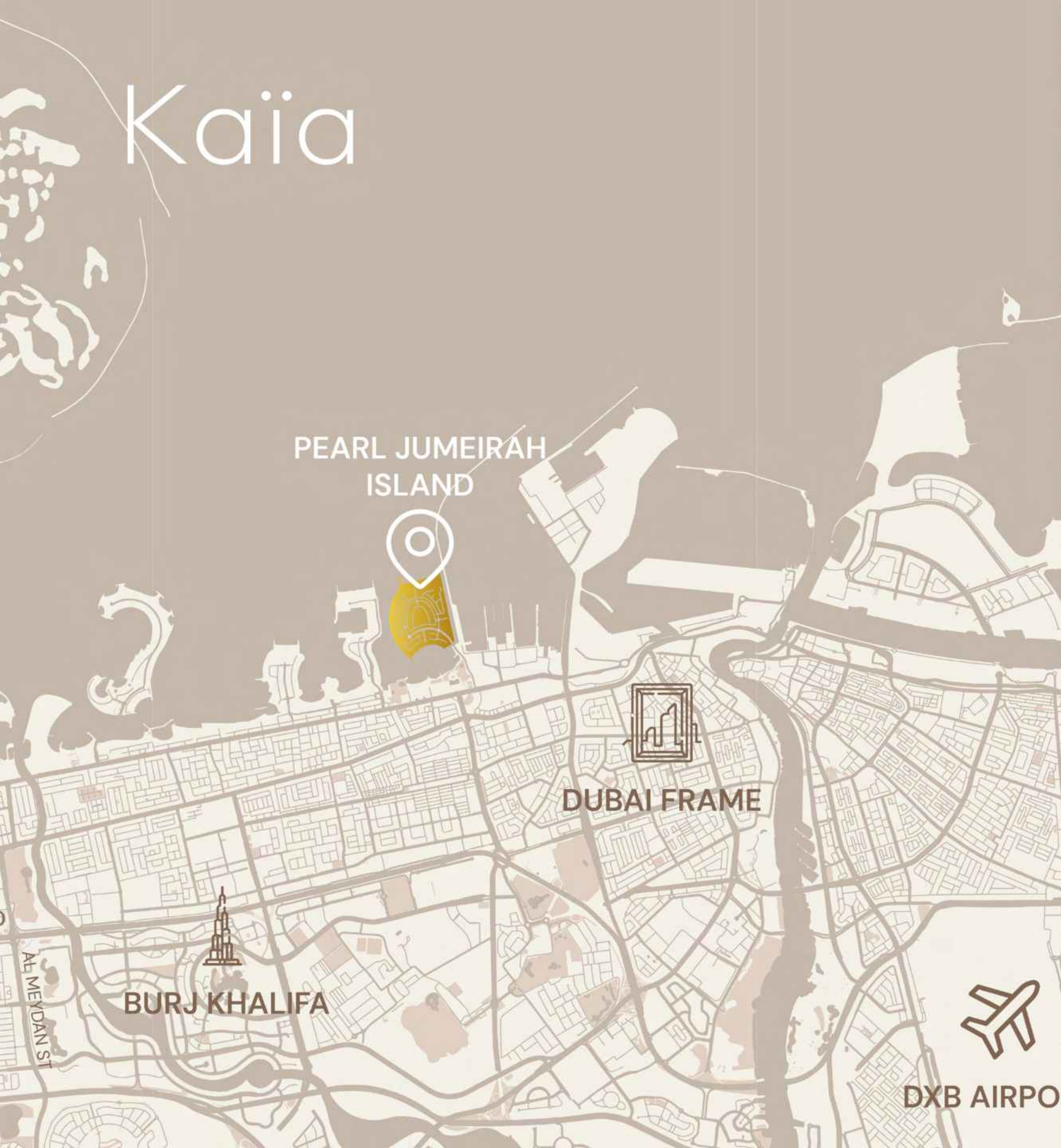
Terra Collection

01



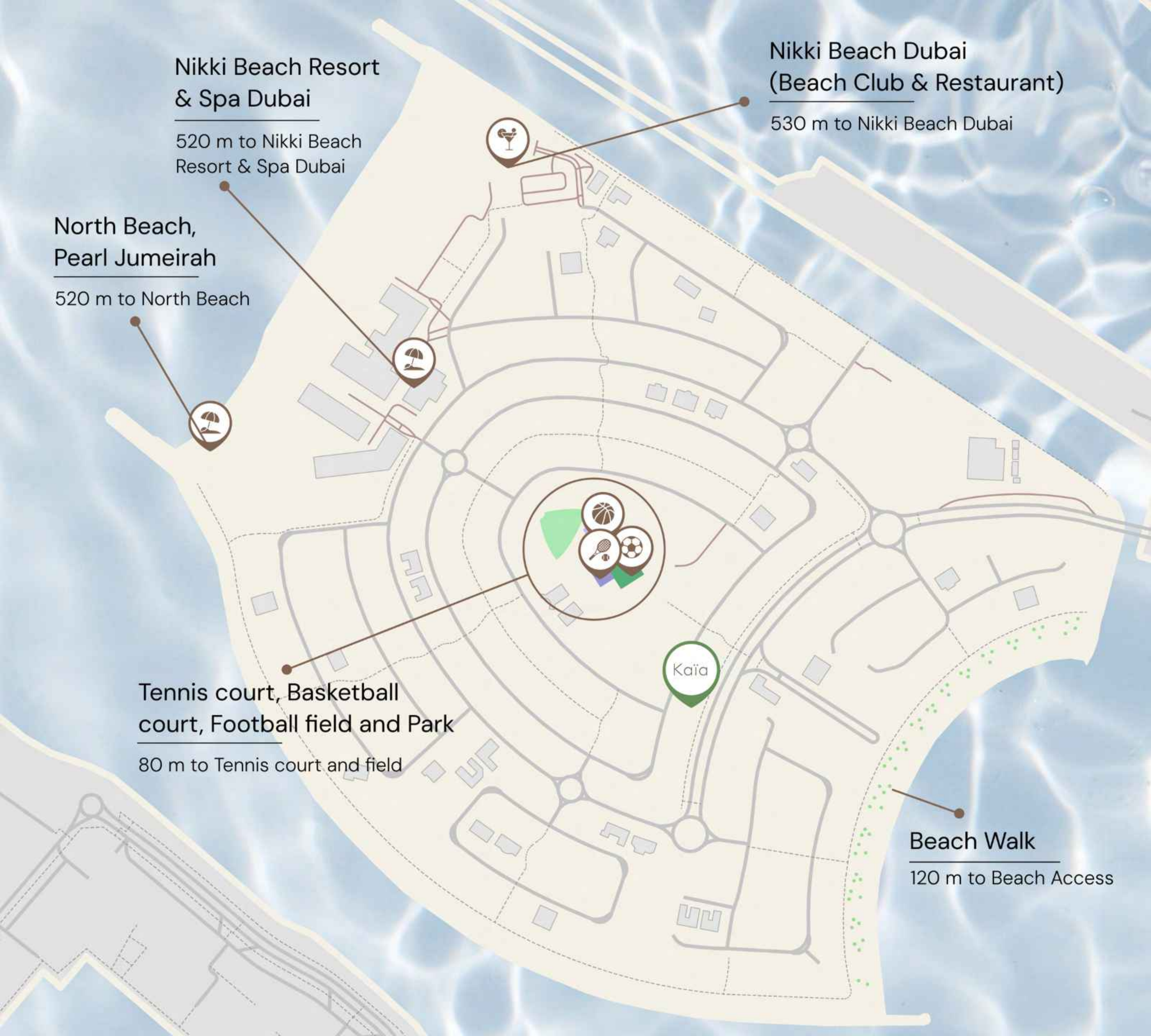
Kaïa

02



Pearl Jumeirah is a serene island in Dubai, offering luxury living with stunning beachfront properties and views of the Arabian Gulf.

- ▶ 15 minutes to Burj Khalifa
- ▶ 20 minutes to DXB Airport



- ▶ A 2-kilometer-long promenade
- ▶ A private beach with areas for water sports and other activities
- ▶ A public park
- ▶ Nurseries
- ▶ A mosque
- ▶ Walkways and cycle paths
- ▶ Restaurants and cafes
- ▶ Outlets
- ▶ Swimming pools, gyms, and a SPA at the
- ▶ Nikki Beach resort
- ▶ An open-air cinema on the beach



NIKKI BEACH
RESIDENCES
Dubai

- ▶ Nikki Beach Restaurant
- ▶ Café Nikki
- ▶ Soul Lounge
- ▶ Nikki SPA
- ▶ Beach Club
- ▶ Private Events

Kaia

Basement + Ground Floor + 1st Floor + Roof Floor

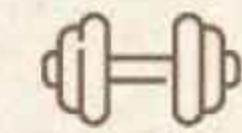
6 Bedrooms

Rooftop lounge area

Maid room

Driver room

Parking for 3 cars



Gym



Cinema

Massage Room
with Sauna



Swimming
Pool



BBQ area

Winery
Room

Area: 9,606Sq. ft (892.45 Sq.mt)

BUA: 12,608.98 Sq.ft (1,171.84Sq.mt)

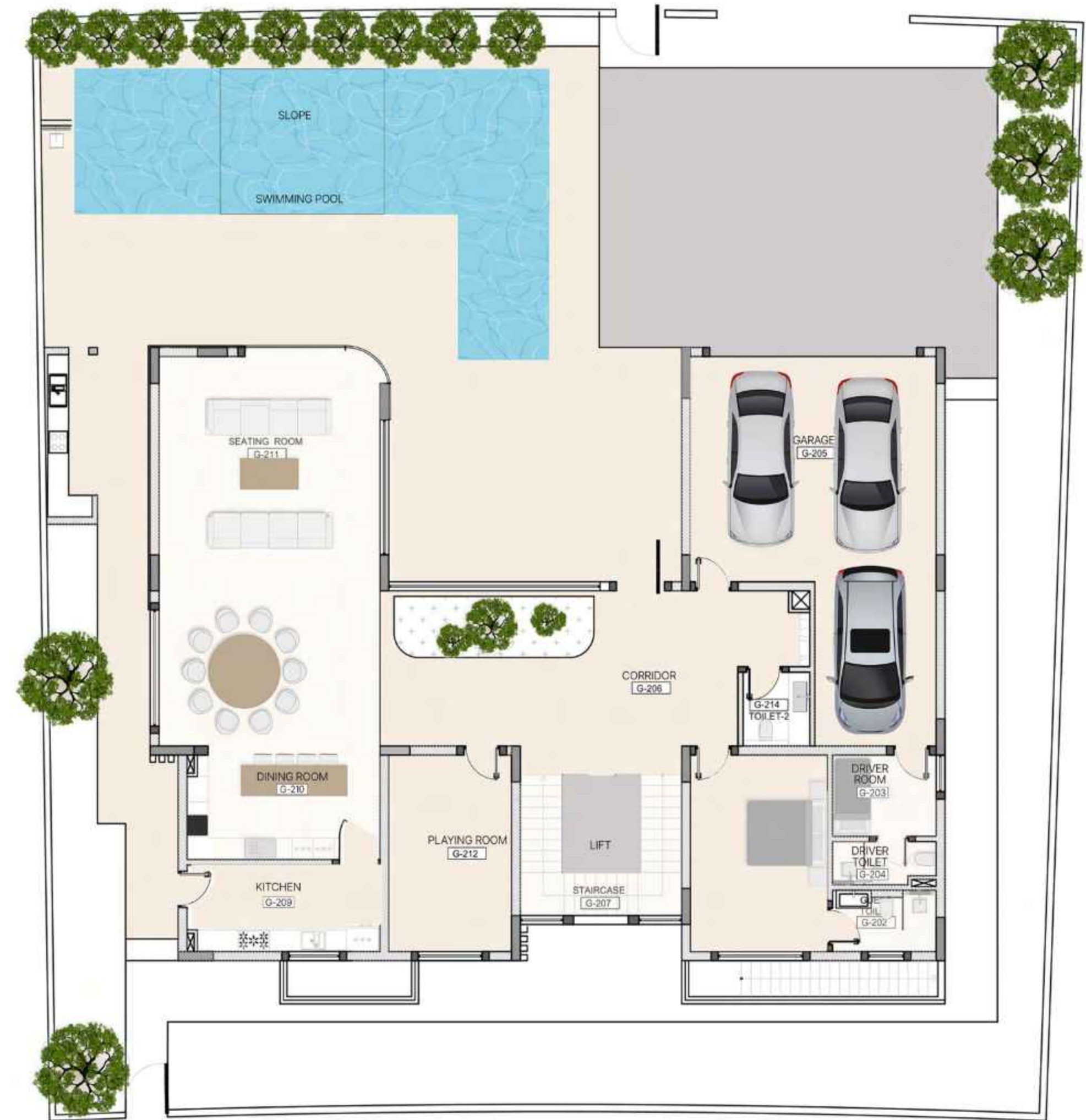
Swimming Pool: 815.37 Sq.ft (75.86Sq.mt)

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Pool Area: 61.13 sq. m
Parking: 59.44 sq. m
Internal living area: 209.4 sq. m

TOTAL AREA 329.97 sq. m

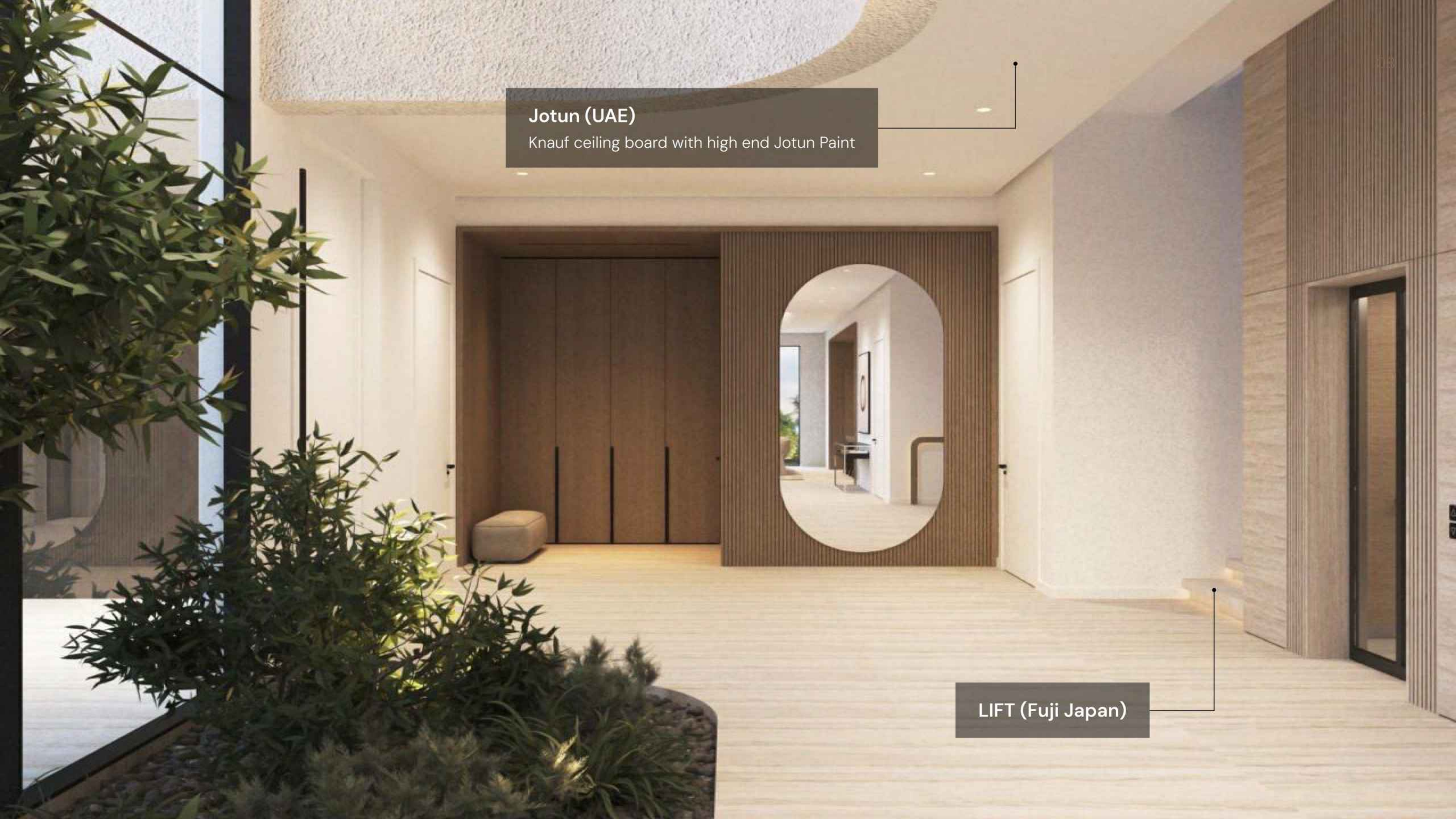


GROUND FLOOR

Graniti (Spain) / Porcelanosa (Italy)

3mm porcelain tiles slabs with
waterproofing coat



A modern interior hallway with a circular mirror on a wood-paneled wall, a lift, and a large potted plant in the foreground. The ceiling is white with a curved design, and the floor is light-colored wood. The walls are white and wood-paneled. A large potted plant is in the foreground on the left. A circular mirror is on the wall in the center, reflecting a hallway. A lift is on the right side of the hallway. The ceiling is white with a curved design. The floor is light-colored wood. The walls are white and wood-paneled. A large potted plant is in the foreground on the left. A circular mirror is on the wall in the center, reflecting a hallway. A lift is on the right side of the hallway.

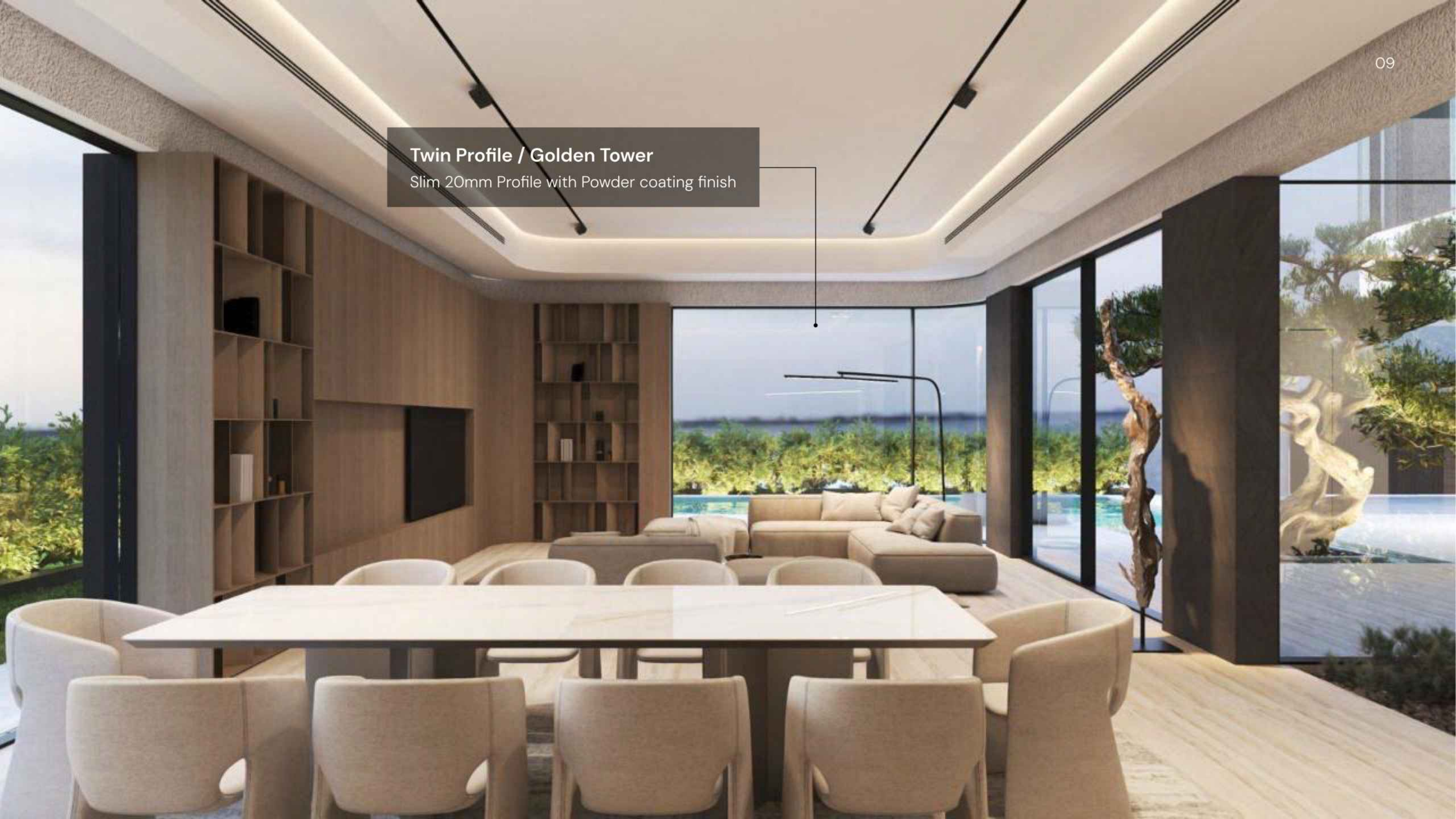
Jotun (UAE)

Knauf ceiling board with high end Jotun Paint

LIFT (Fuji Japan)

Twin Profile / Golden Tower

Slim 20mm Profile with Powder coating finish









Kaia

Master Bedroom: 66.0 sq. m

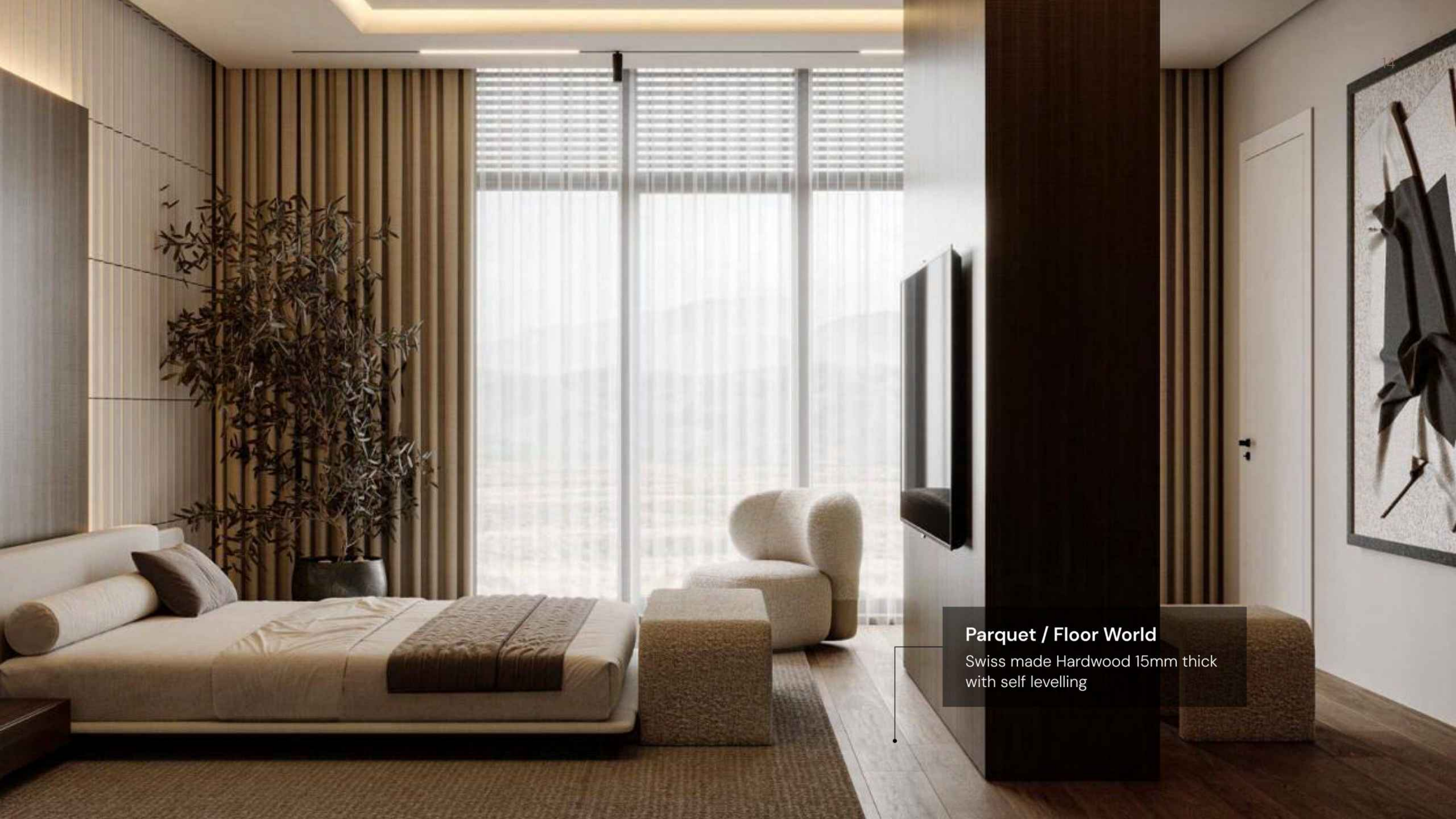
Bedrooms 1, 2 & 3: 171.6 sq. m

Corridor: 42.47 sq. m

TOTAL AREA 280.07 sq. m



FIRST FLOOR



Parquet / Floor World

Swiss made Hardwood 15mm thick
with self levelling

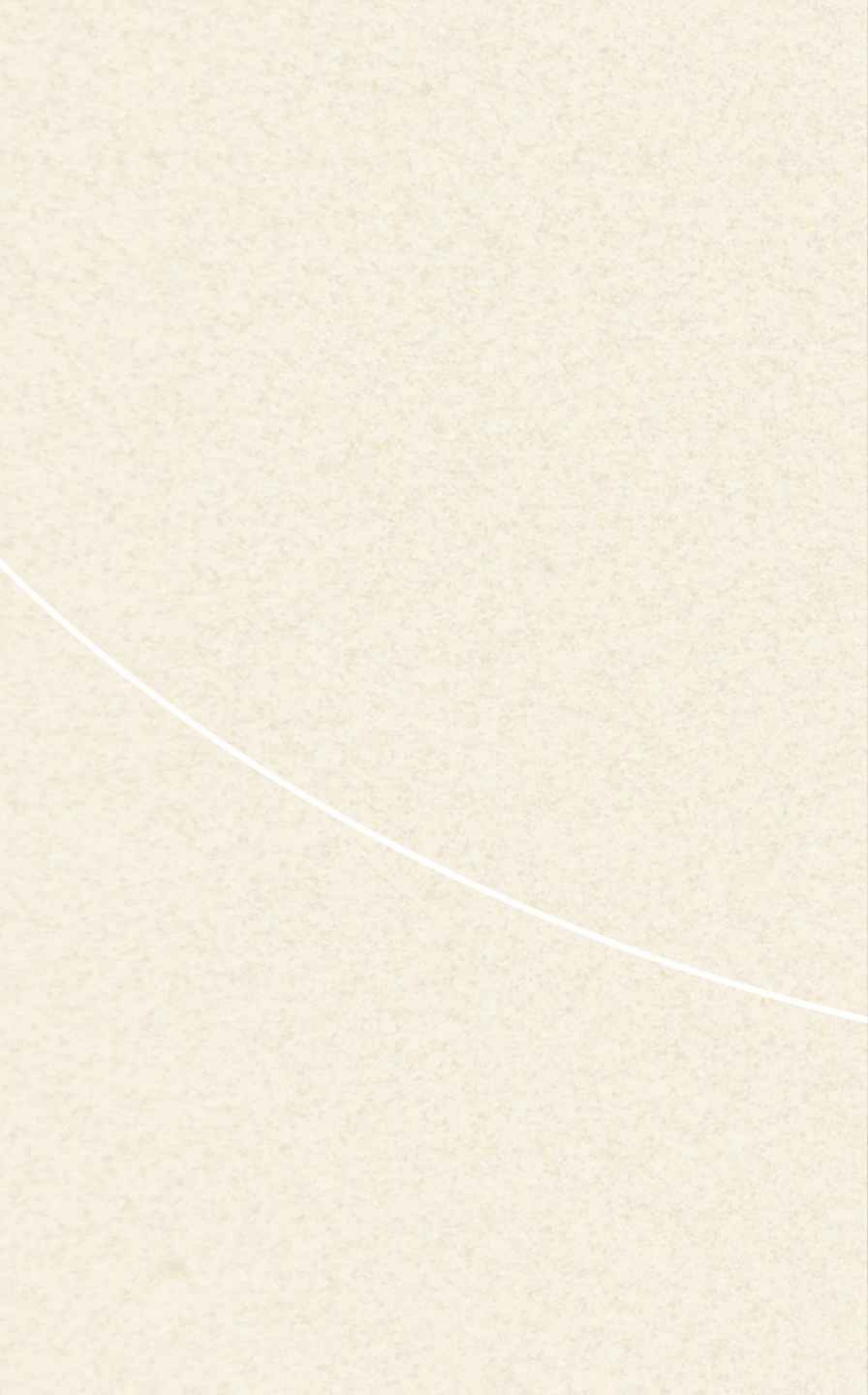




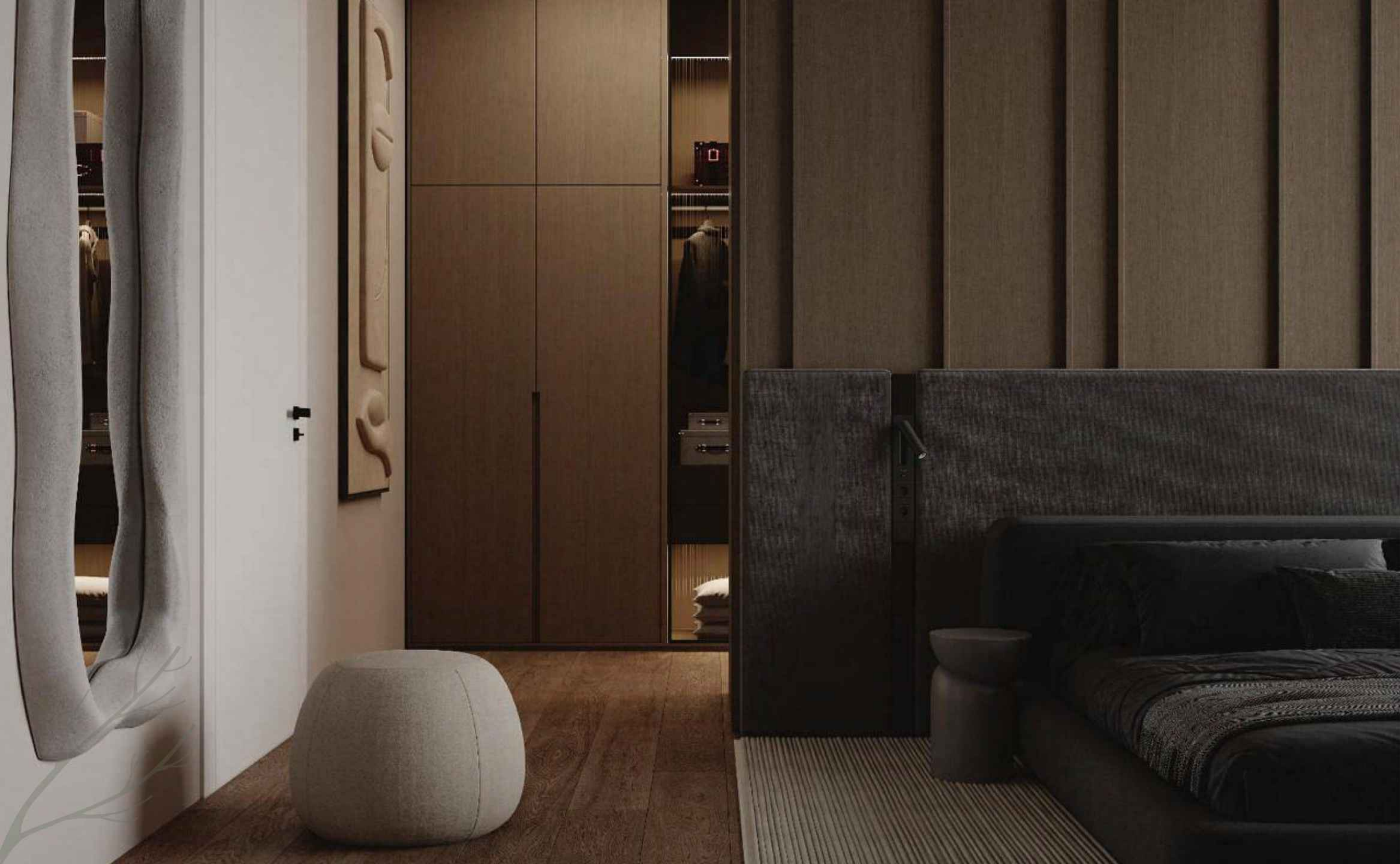
Local Hand Made Furniture
with Engineering Design







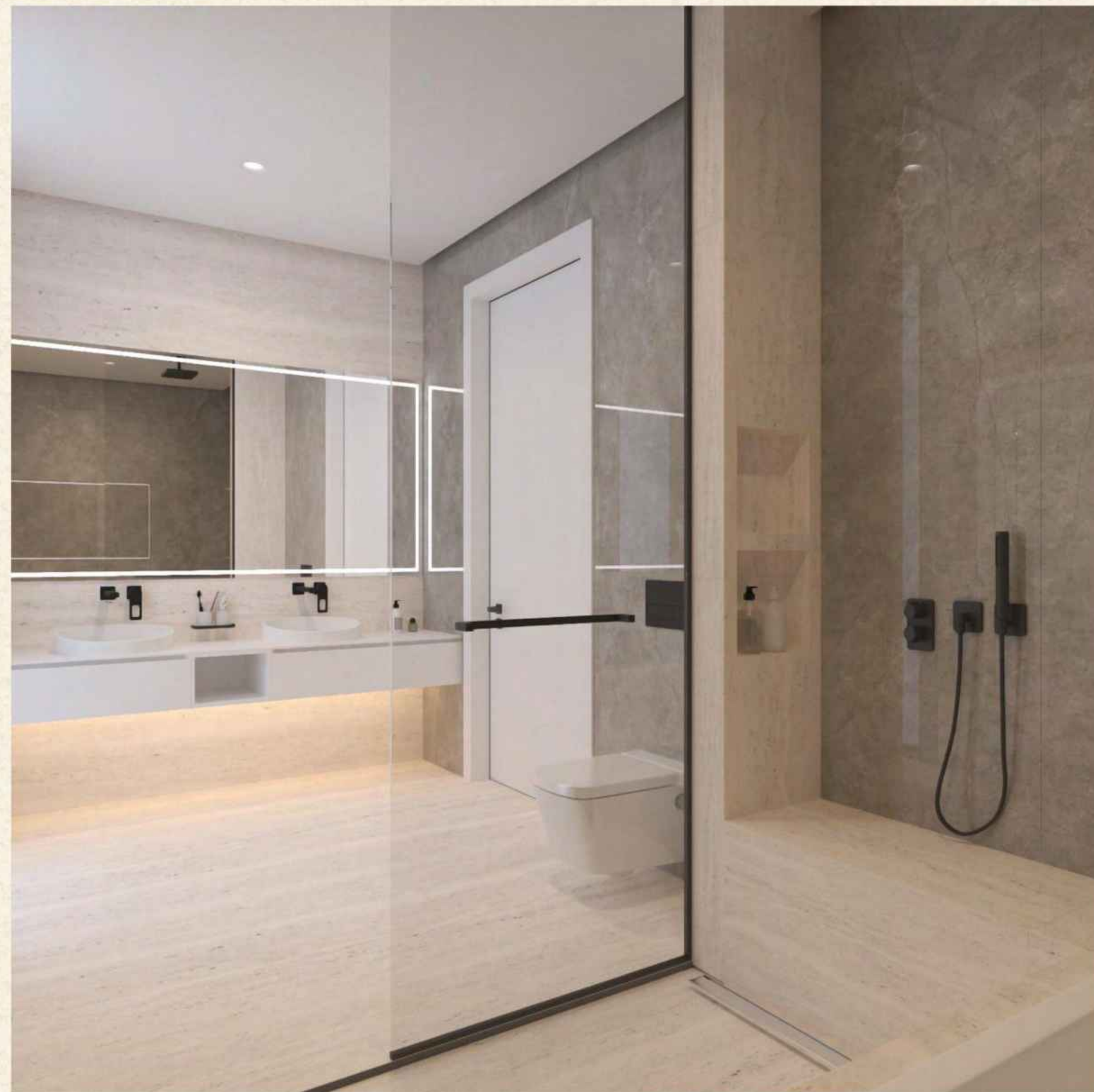
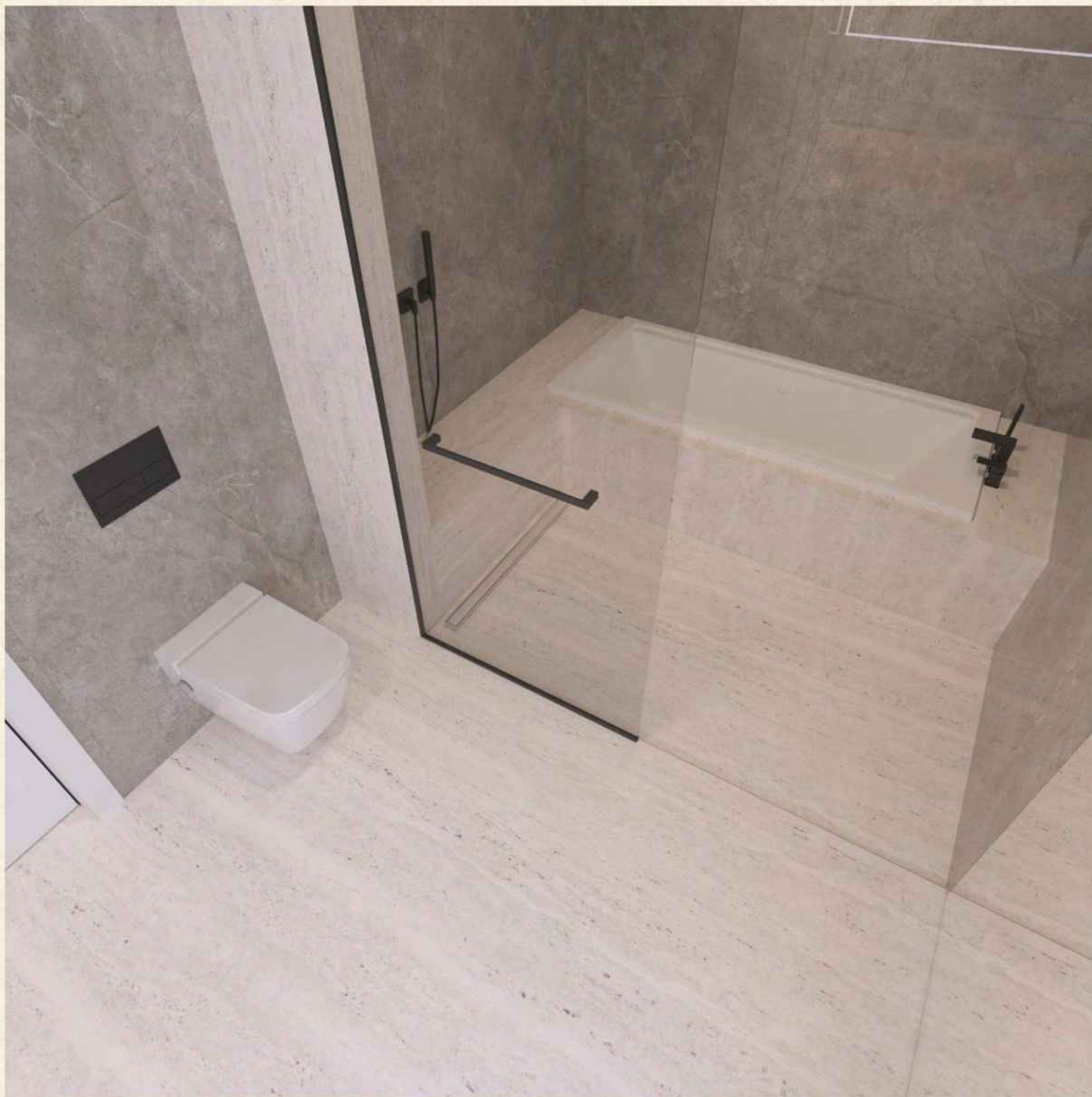






Graniti (Spain) / Porcelanosa (Italy)
3.2mx1.2m mega slabs





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Cinema:	67.80 sq. m
Spa:	50.15 sq. m
Gym:	50.40 sq. m
Other areas:	55.01 sq. m
Corridor:	59.54 sq. m

TOTAL AREA	282.9 sq. m
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BASEMENT

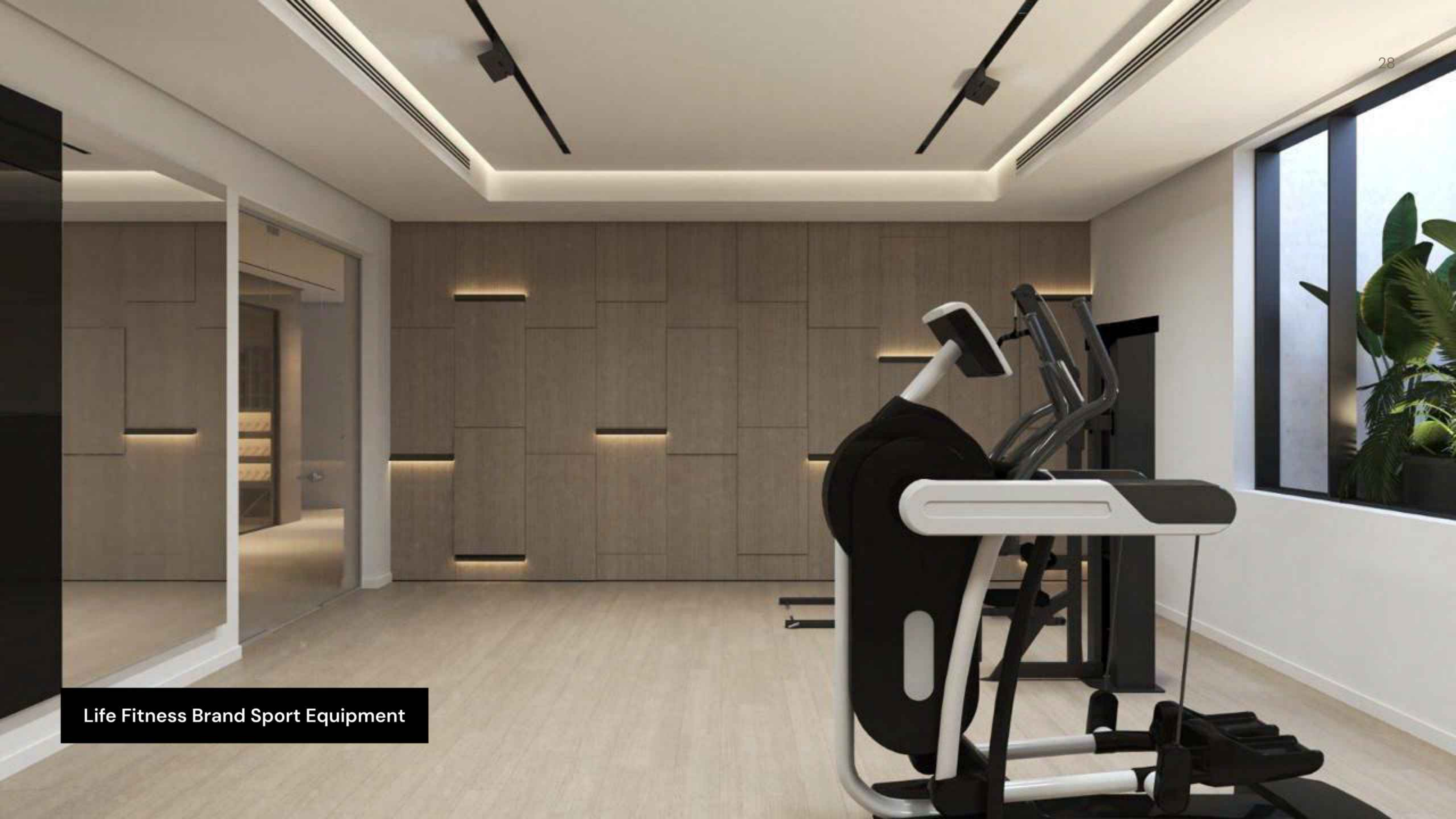




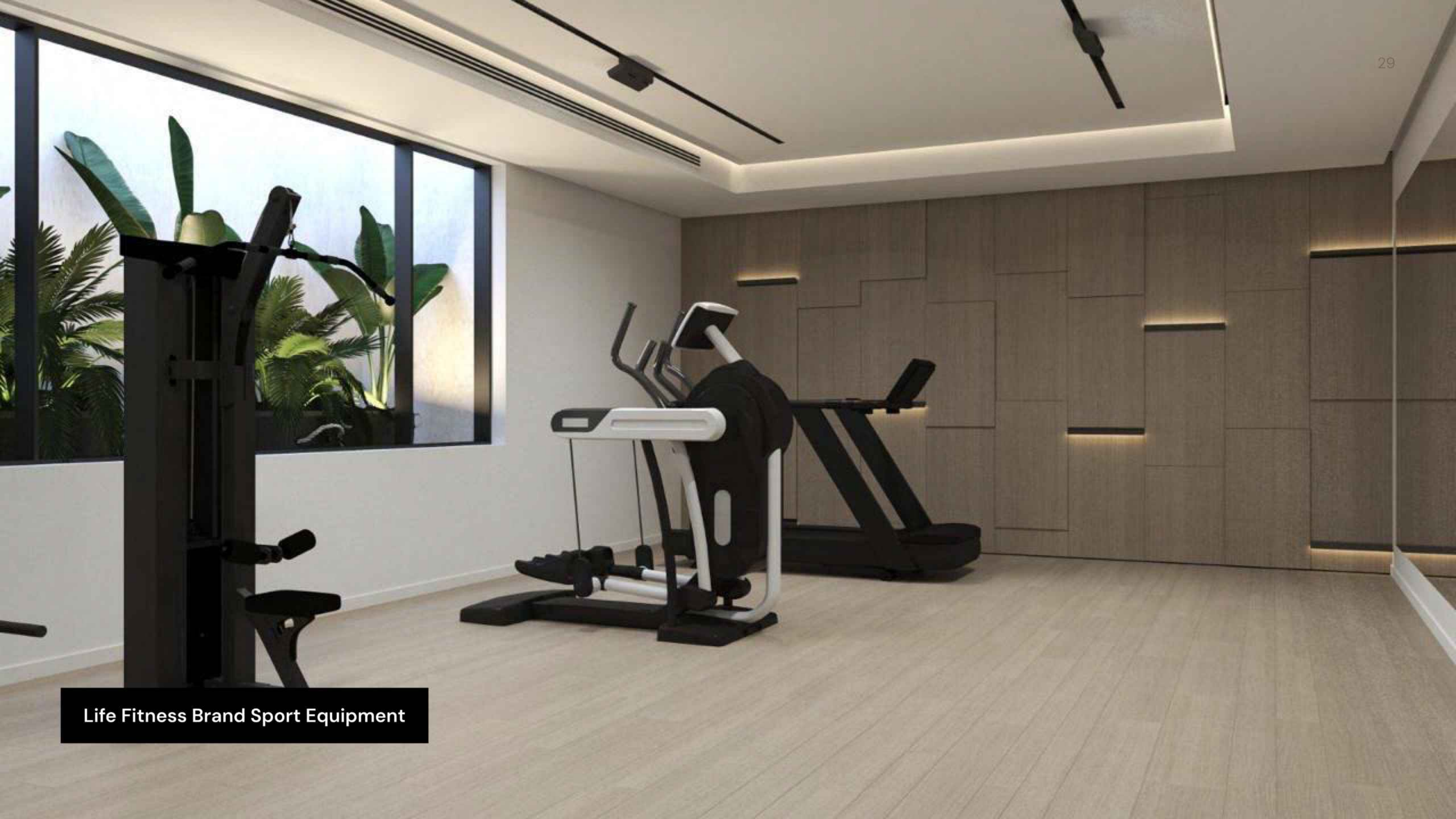


Carpet / Floor World





Life Fitness Brand Sport Equipment



Life Fitness Brand Sport Equipment



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Bedroom: 55.9 sq. m

Corridor: 11.9 sq. m

Terrace: 98.13 sq. m

TOTAL AREA 165.93 sq. m



ROOF FLOOR

Graniti (Spain) / Porcelanosa (Italy)
20mm porcelain tiles with waterproofing coat





Klinker / Planeteco (Iran)
25mm thick klinker

This architectural rendering shows a modern building with a white klinker facade and dark brown accents. The building features large windows and a glass-enclosed staircase. The foreground includes a paved area, a grassy lawn, and several trees. The sky is a clear blue.

Marble chips render / Alutos

No	Description	Orgin/Manufacture	Remarks
1	Kitchen	Local / UAE	Kitchen laminated materials Island and counter tops
2	Main Entrance Door Villa	Local / Golden Tower	1.2mx2.4m Aluminum door with Philips smart lock feature
3	Sauna System	Harvey / Finland	Sauna room Located at basement with Harvey Heating System
4	LIFT	Fuji / Japan	Lift with 8 people capacity of weight 630 KG with finishes
5	Filter & Boiling Water	Quooker	Quooker system is attached in the front Kitchen
6	Garage Door	Motor / Italy	Panoramic Garage door installed with home automation control
7	External Gate	NICE – Motor / Italy	Gate Controlled with Home Automation System

Kaïa
Terra Collection

ATARA
DEVELOPMENT

