

BOLD DEVELOPER

THE COLLECTIVE

DUBAI SOUTH

2025

BOLD

BOLDDEVELOPER.COM

THE COLLECTIVE



THE COLLECTIVE

THE ART
OF COMMUNITY LIVING

THE O

643 17 1RL

Table of Contents

- INTRODUCTION ————— 04
- OUR STORY ————— 05
- LEADERSHIP ————— 06
- CAPABILITIES & TRACK RECORD ————— 07
- BESPOKE DESIGN ————— 08
- THE PROJECT ————— 10
- VIRTUAL TOUR ————— 13
- LOCATION AND CONNECTIVITY ————— 14
- INVESTMENTS INSIGHTS ————— 15
- AMENITIES AND WELLNESS ————— 16
- PAYMENT PLAN ————— 23
- INTERIOR DESIGN ————— 24
- ROOFTOP FLOOR PLAN ————— 32
- FLOOR PLANS ————— 33
- WHY INVEST ————— 35

Every Detail. Every Moment. Designed for You.

Introducing The Collective, the premier residential development from Bold Developer, bringing over two decades of luxury design expertise in a truly unique community. Nestled in the heart of Dubai South, The Collective offers a collection of one and two-bedroom apartments thoughtfully envisioned for families seeking harmony, professionals pursuing growth, and investors building legacy.



Our journey is rooted in a two-decade legacy of transforming spaces through exceptional design.

It began with the vision of Khalil Al-Hashemi, the founder of BOLD Bespoke Design and BOLD Developer, that luxury furniture and bespoke interiors weren't just about aesthetics, but about crafting experiences. This attention to detail and a profound understanding of how surroundings influence well-being led us to a grander purpose: to build entire communities designed to inspire and connect. This evolution from crafting exquisite furniture to shaping sustainable, family-focused communities defines who we are today.

Every project is born from this ethos, guided by our commitment to placing the client at the heart of everything we do. Our mission is to deliver environments where individuals and families genuinely thrive, where every element is built for enduring growth and genuine sense of belonging. We build with foresight and heart, ensuring that every space is

Crafted for Connection, Designed for Growth.



Khalil Al - Hashemi

(CEO & Founder)

The Heart of Bold

BOLD Developer is steered by a unique synergy of expertise and passion.

At its heart is Khalil Al-Hashemi, our visionary CEO & Founder, a seasoned entrepreneur and real-estate investor whose career spans property investment, development, and design.

He founded Bold Bespoke Design, transforming it into an international custom-made furniture brand, and now brings this strategic acumen and artistry to development, creating spaces that harmonize grand vision and exquisite detail.

Our Foundation of Excellence

- **15+ Years of Mastery:**
of expertise in real estate design & development.
- **5M+ Sq.Ft. Under Development:**
our active footprint across Dubai.
- **GCC+ Strategic Network:**
investor partnerships across the region & beyond.
- **HUB 1 Dubai South:**
an active presence at the city's most promising future hub.



The Art of Craftsmanship: BOLD Bespoke Design

Our journey into development is complemented by the legacy of BOLD Bespoke Design. For over 15 years, BOLD Bespoke Design is known for crafting luxury furniture and interiors that truly reflect each client's distinct taste and lifestyle. We believe that true luxury lies in the personal touch, in pieces tailored to your unique vision. Every material, from the rarest hardwoods to the most exclusive fabrics, is handpicked with an eye for perfection.

Our artisans blend traditional techniques with innovative approaches, focusing on quality, attention to detail, and flawless execution.

High-level Summary

Developer	BOLD Developer
Architect / Designer	Design Haus Medy
Project Type	G+6 Mid-Rise Residential
Units	94 Units
Unit Mix	1BR and 2BR
Property Type	Fully Furnished
Completion	Q1 2028
Status	Under Construction / Off-Plan
Payment Plan	50/50
Starting Prices	from AED 825,000
Estimated Rental Yields	8.5-9.5%



Crafted for Connection, Designed for Growth

Nestled in the dynamic, yet serene expanse of Dubai South, The Collective embodies a commitment to artistry and harmonious living. Here, we have thoughtfully nurtured a family-friendly and pet-friendly community, where a genuine sense of belonging flourishes.

Our distinctive collection of fully-furnished, ready-to-rent one and two-bedroom apartments extends a gentle promise: immediate sanctuary for the soul, and an enduring value for your future.





DUBAI SOUTH



Virtual Tours



1 Bedroom Apartment



2 Bedroom Apartment

Dubai South: A Gateway to Growth and Future Living

The Collective is an invitation to invest in the heart of Dubai's tomorrow. We are thoughtfully positioned within Dubai South, the UAE's largest single urban master development, built as a fully integrated ecosystem combining logistics, aviation, residential, commercial, and retail areas.

- **A 145 sq km masterplan**, designed to become home to **over 1 million residents**.
- Remarkable growth supported by **\$50 Billion USD government backed investment**.
- A dynamic work hub with over **500,000 job opportunities**.
- **50% year-on-year increase in transaction volumes** (2024 Dubai Land Department data), a clear testament to the deep confidence and strong potential found here.
- Dubai South forms the core of an aviation ecosystem projected to contribute **32% of Dubai's GDP by 2035**. One in four jobs citywide will be tied to this sector, establishing permanent housing demand for Dubai South.

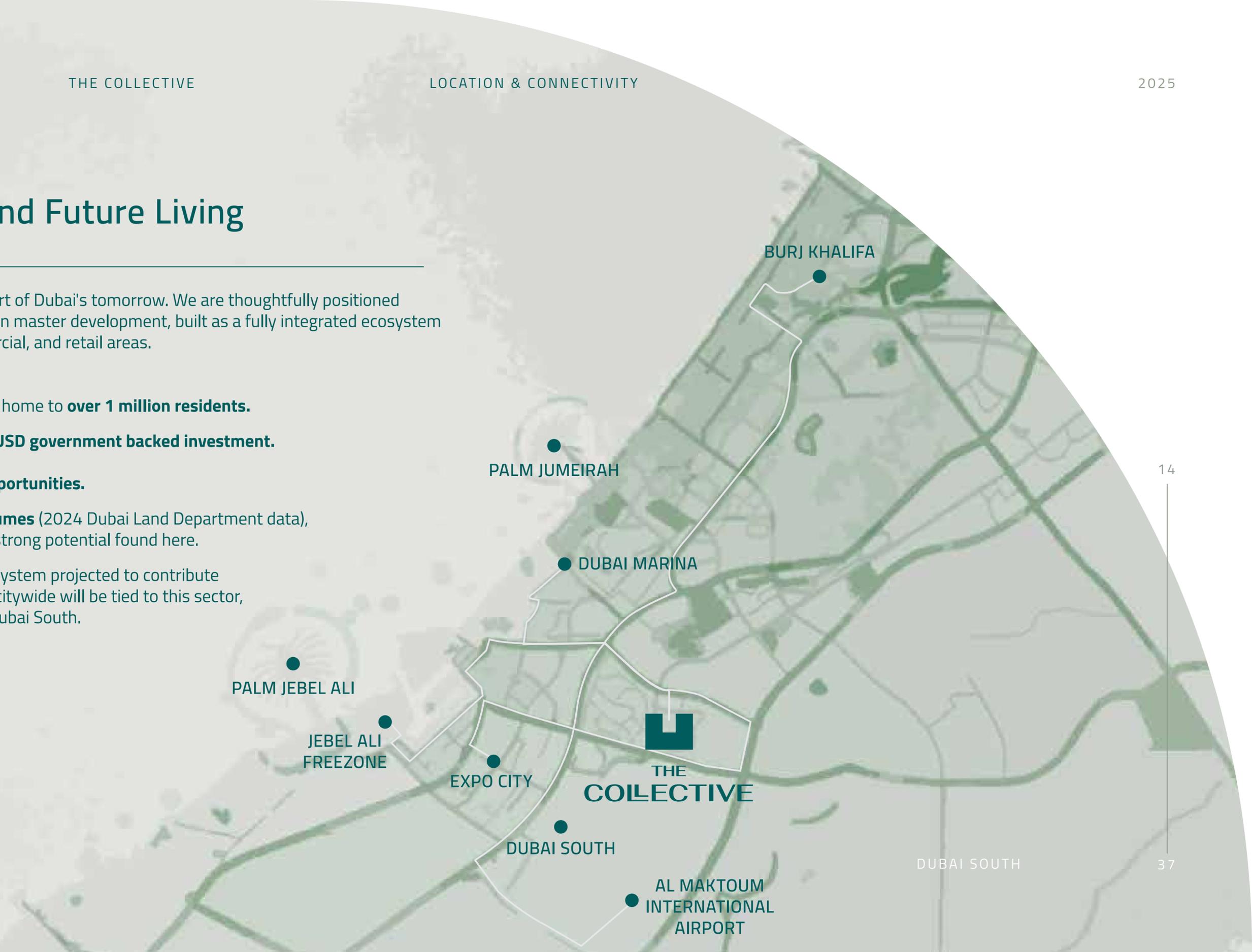
5 MIN Drive time to Expo City

10 MIN Drive time to Al Maktoum International Airport

15 MIN Drive time to Palm Jebel Ali

20 MIN Drive time to Dubai Marina

30 MIN Drive time to Dubai Downtown



Enduring Value

Dubai South is rapidly establishing itself as an urban district, central to Dubai's long-term growth vision. For the future-forward investors, this market offers accessible entry pricing, robust population growth, and strong capital appreciation.

- Strong Returns:
30% annual rental growth recorded in 2024, signaling robust market appeal.
- Prime Location:
Positioned between Expo City and Al Maktoum International Airport.
- Connectivity:
Direct rail links to Abu Dhabi and DIFC via Etihad Rail.
- Market Resilience:
Controlled supply and high pre-sales ensure price stability and investor confidence.
- Guaranteed Demand:
Backed by projected population growth exceeding one million residents by 2030.

Nurturing Body, Mind, and Spirit

True luxury is a feeling - a sense of comfort and well-being that extends beyond your home. Our community amenities have been designed around this philosophy, creating spaces where your comfort is paramount, and every moment can feel inspired.

From serene rooftop leisure decks with open skies to tranquil, shaded courtyards, every corner invites you to simply be.



Amenities & Community Living

- Rooftop Swimming Pool with Panoramic Views
- Landscaped Terraces and Community Gardens
- Rooftop Bar
- Gym and Wellness Studio
- Outdoor Fitness Zone
- Multi Purpose Court
- Open-Air Cinema
- Outdoor BBQ and Dining Area
- Children's Play Area and Family Leisure Zones
- Residents' Lobby with the Concierge Service
- Tranquil Relaxation Areas









Payment Plan

1 **20% + 4%**
Booking Fee +
DLD Registration Fees

2 **5%**
First Installment
April 2026

3 **10%**
Second Installment
October 2026

4 **10%**
Third Installment
April 2027

5 **5%**
Fourth Installment
October 2027

7 **50%**
Completion
Handover
in Q1 2028

Fully Furnished by BOLD Bespoke Design

Every home is delivered fully furnished and rental-ready, reducing operational costs and maximising yield.



24













Design Haus Medy

Design Haus Medy is an award-winning, multidisciplinary design practice specializing in architecture, interior, and landscape design. Operating internationally from offices in the Middle East, Europe, and Africa, Design Haus Medy crafts bespoke solutions for luxury residential, hospitality, and retail projects. Their collaborative approach emphasizes creativity, functionality, sustainability, and innovation, delivering enduring spaces tailored to client's vision.

HOSPITALITY - MALDIVES



RESIDENTIAL - UAE

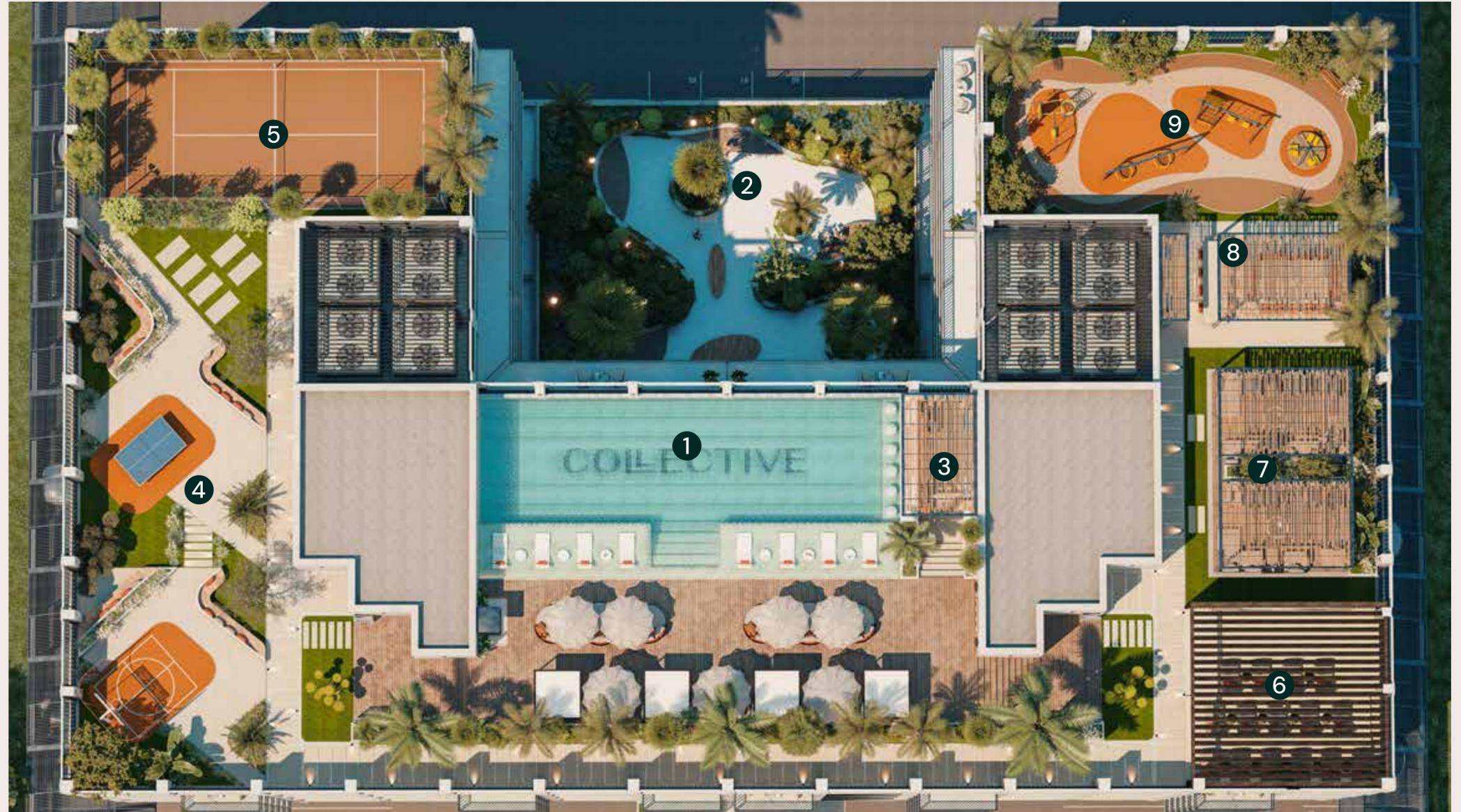


31

RESIDENTIAL - UAE



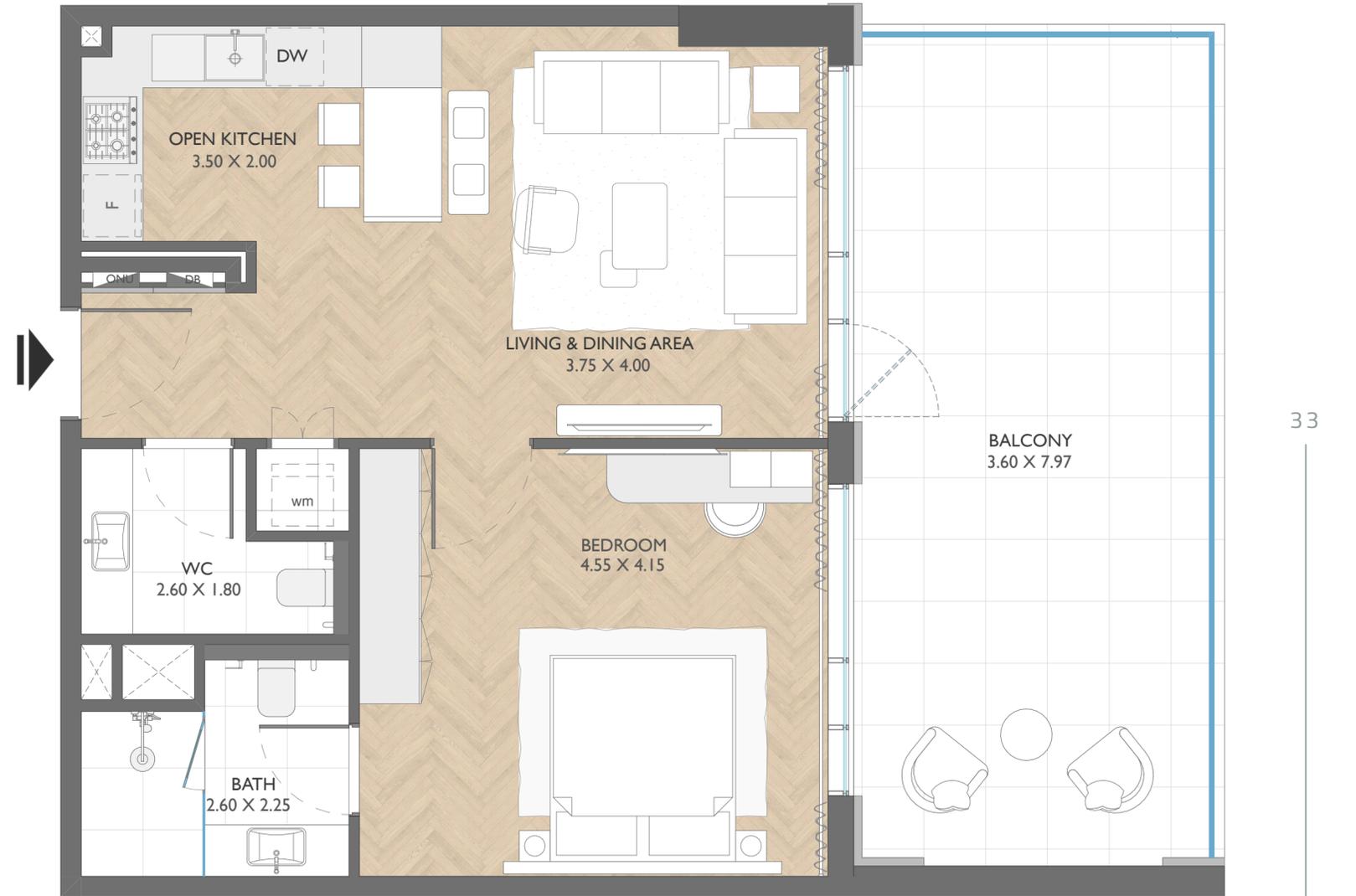
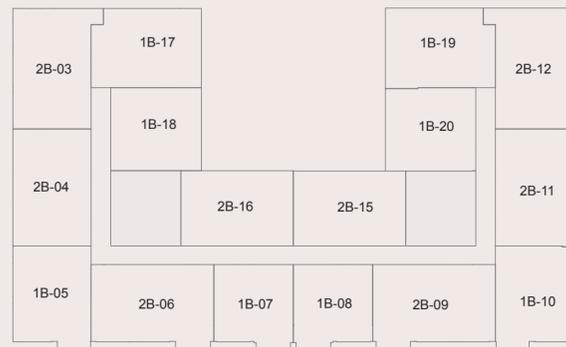
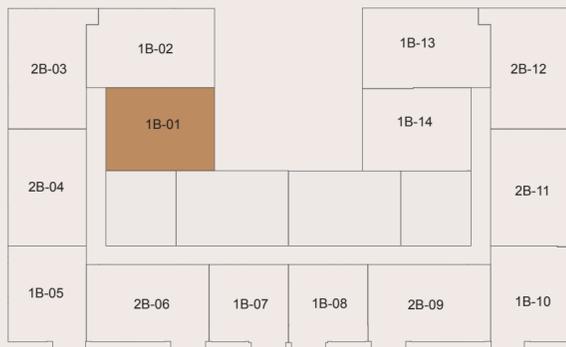
- 1. Rooftop Swimming Pool with Panoramic Views
- 2. Landscaped Terraces and Community Gardens
- 3. Rooftop Bar
- 4. Outdoor Fitness Zone
- 5. Multi Purpose Court
- 6. Open-Air Cinema
- 7. Bonfire Area
- 8. Outdoor BBQ and Dining Area
- 9. Children's Play Area



1 Bedroom Apartment

Type 1B-01 (Middle)	SQ.M	SQ.F
Apartment Area	62.51	672.91
Balcony Area	29.24	314.80
Total Area	91.76	987.72

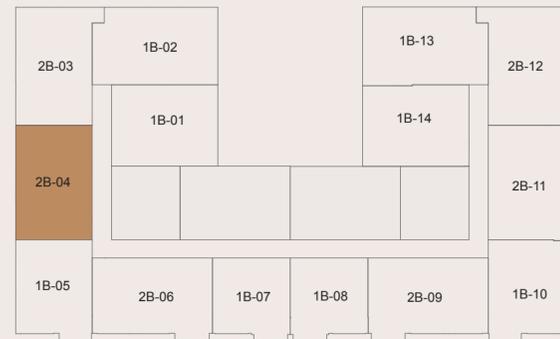
Floor	Unit No.
1st Floor	1B-01



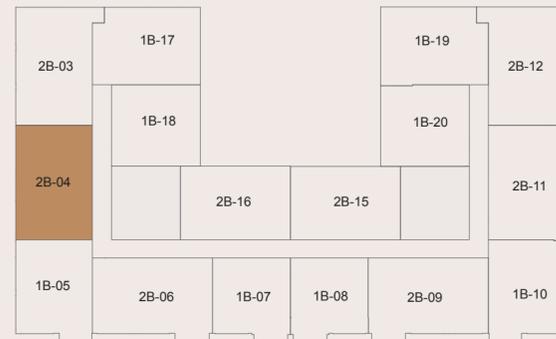
2 Bedroom Apartment

Type 2B-04 (Corner)	SQ.M	SQ.F
Apartment Area	86.96	936.09
Balcony Area	6.59	71.02
Total Area	93.56	1007.11

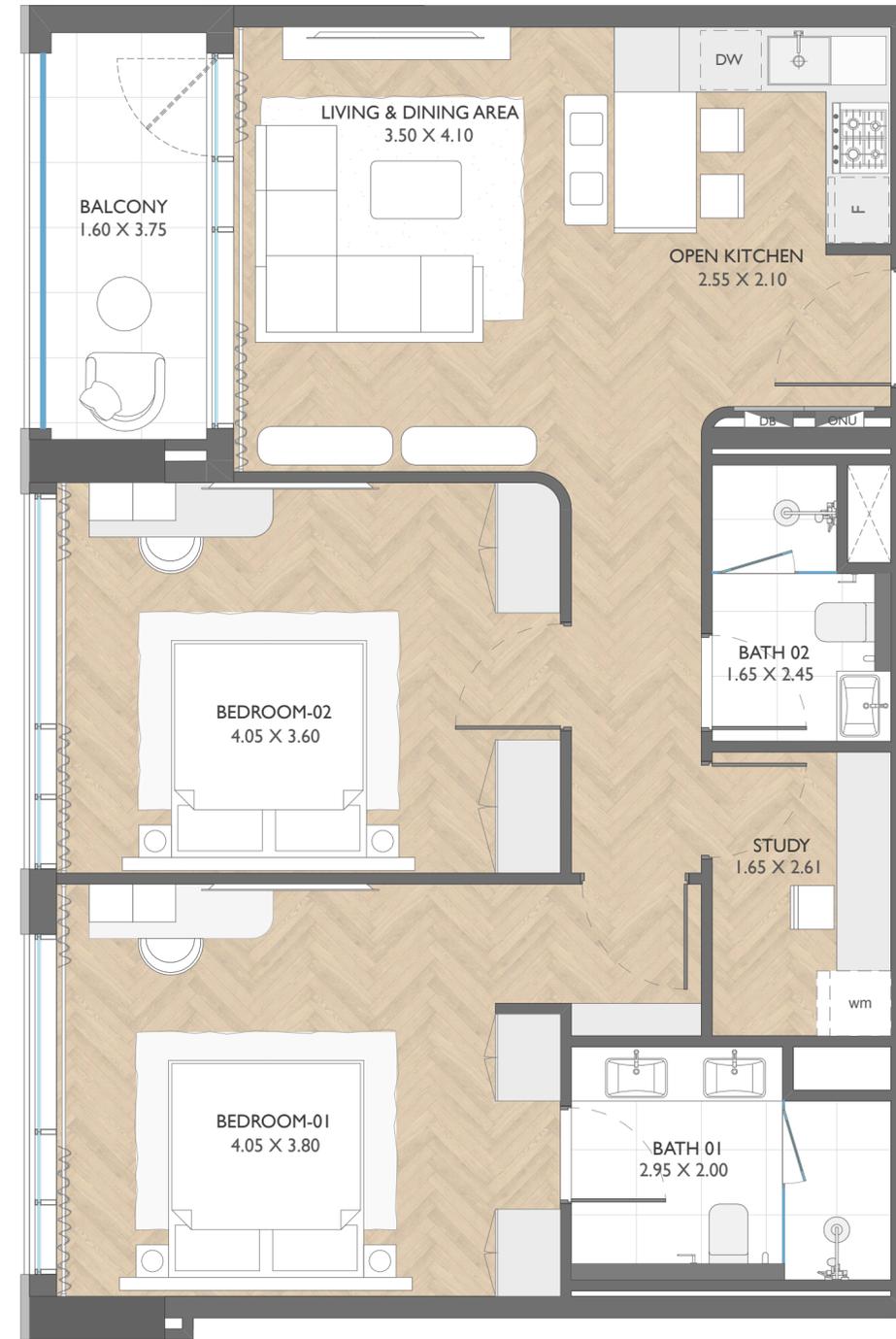
Floor	Unit No.
1st Floor	2B - 04
2nd - 6th Floor	2B - 04



1ST FLOOR



TYPICAL 2ND-6TH FLOOR



34

A Foundation for Growth

Dubai Overview:

- **Thriving Market:**
A AED 207 billion of property transactions recorded in 2024*.
- **GCC Leadership:**
Dubai commands 53% of total GCC real estate activity.
- **Dynamic Growth:**
Welcoming over 100,000 new residents annually, ensuring stable rental yields and consistent capital appreciation.
- **Economic Ambition:**
The D33 Economic Agenda targets doubling Dubai's economy to AED 32 trillion by 2033.
- **Global Stability:**
The UAE ranks among the world's most politically and economically stable jurisdictions, supported by one of the largest sovereign wealth portfolios globally, with combined assets exceeding USD 2.4 trillion.
- **Business Growth:**
Over 63,000 new business licenses were issued in 2024, supported by progressive ownership laws, low taxation, and the expansion of more than 50 free zones.

*(Knight Frank, 2025)

A Foundation for Growth

The Collective Advantage:

- Government-backed infrastructure.
- Freehold ownership.
- Proximity to Expo City and Al Maktoum International Airport.
- 50% Year-on-Year off-plan sales growth.
- USD 35 billion airport expansion driving 132,000 jobs and long-term rental demand.
- Expo City and DWTC corridor attracting 40,000+ professionals.
- Entry price AED 1,300 Per Sq. Ft., 10–15% below competing projects.
- Fully furnished, turnkey apartments reduces investor capex and accelerates rental uptake.
- 8%-9% projected yield on completion.
- Low district supply with under 3,000 apartments in the pipeline and only 850 currently under construction.
- 50/50 payment plan and resale flexibility after 30 percent payment.

BOLD DEVELOPER

THE COLLECTIVE

DUBAI SOUTH

BOLDDEVELOPER.COM

THE COLLECTIVE

CONTACT OUR SALES TEAM AT:



www.bolddeveloper.com
thecollectivedubaisouth.com



cameron@bolddeveloper.com



Cameron Kerr
SALES DIRECTOR
+971 58 514 7330



520, Fairmount Office, Sheikh Zayed Road,
Dubai, United Arab Emirates

Visit our sales office or contact our team directly to schedule a private viewing

The 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 the final Sales and Purchase Agreement will have any legal effect.