

SKYPARKS

MAJARA LUXURY REAL ESTATE LLC

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Majara Presents SkyParks on Sheikh Zayed Road, Dubai



INTRODUCING SKYPARKS

An ascent into light and calm — where every level floats between the energy of the city and the serenity of the sky.

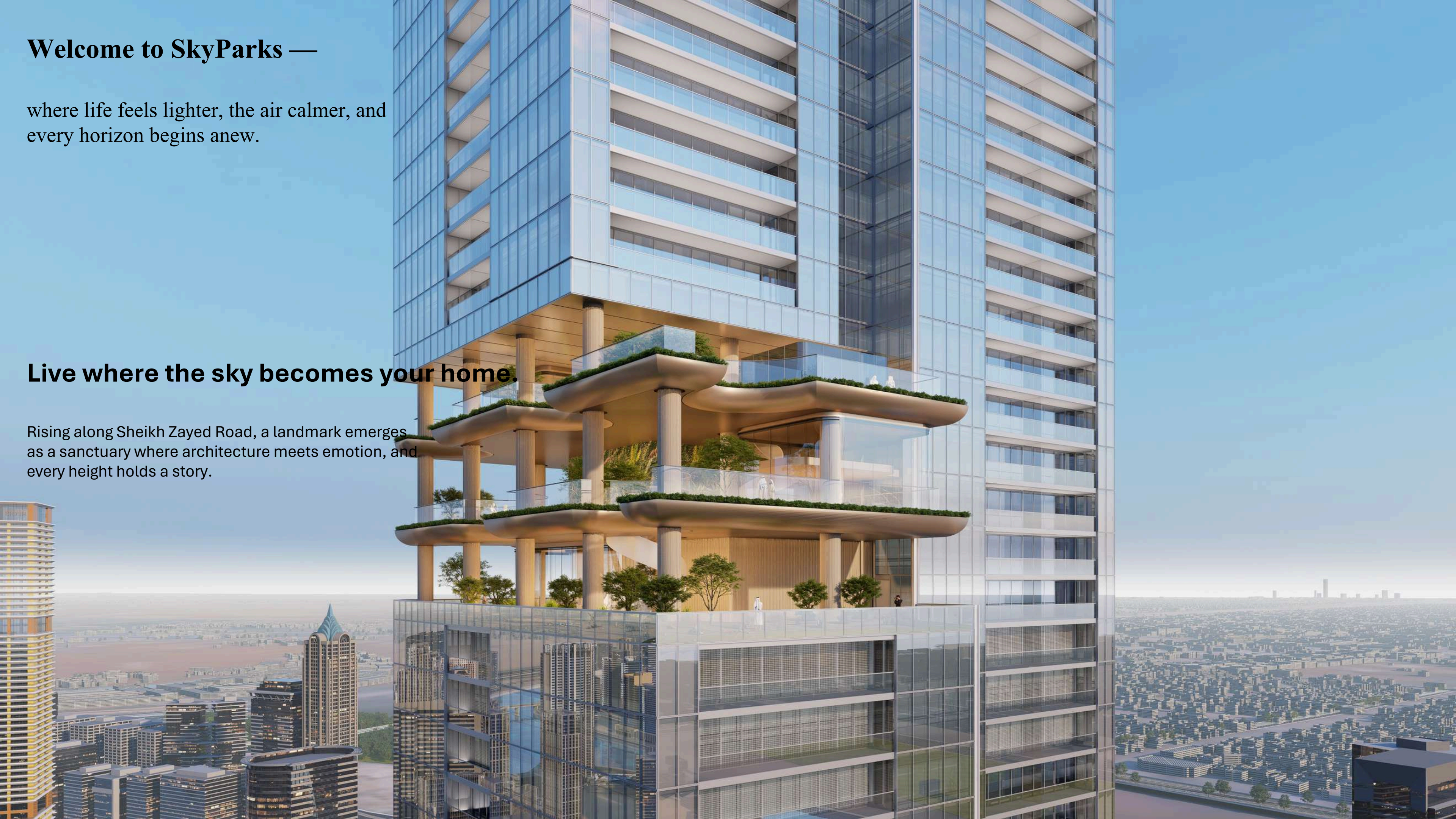
SkyParks rises gracefully along Sheikh Zayed Road — more than a landmark, it is an ascent into the sky. Every level is thoughtfully designed to capture light, air, and tranquility, creating homes that breathe and spaces that come alive. From the vibrant energy of the street to the calm expanse of the skyline, SkyParks offers a seamless connection between city and sky. It is a place where openness defines design, serenity shapes experience, and every moment is elevated by the art of refined living.

Welcome to SkyParks —

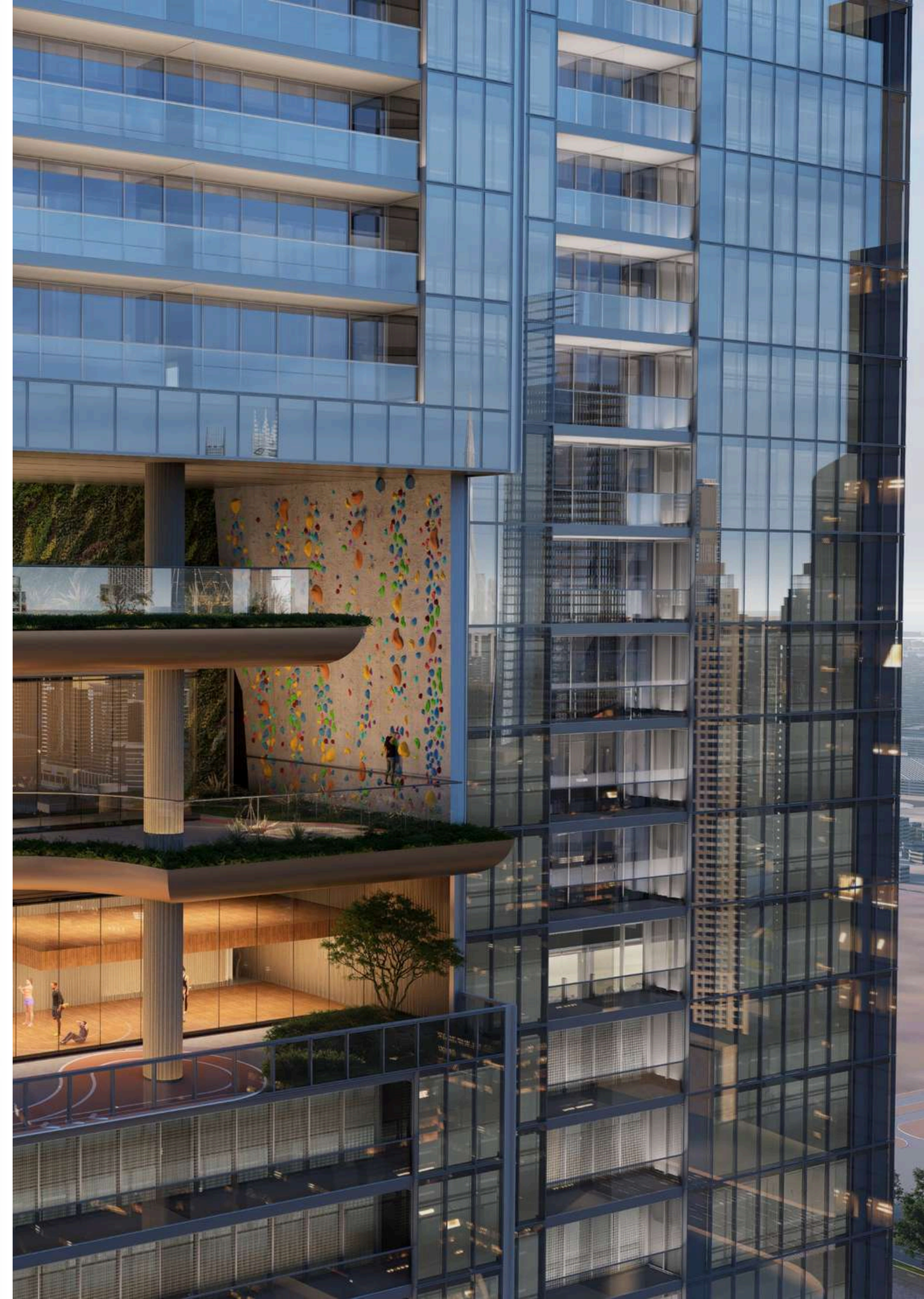
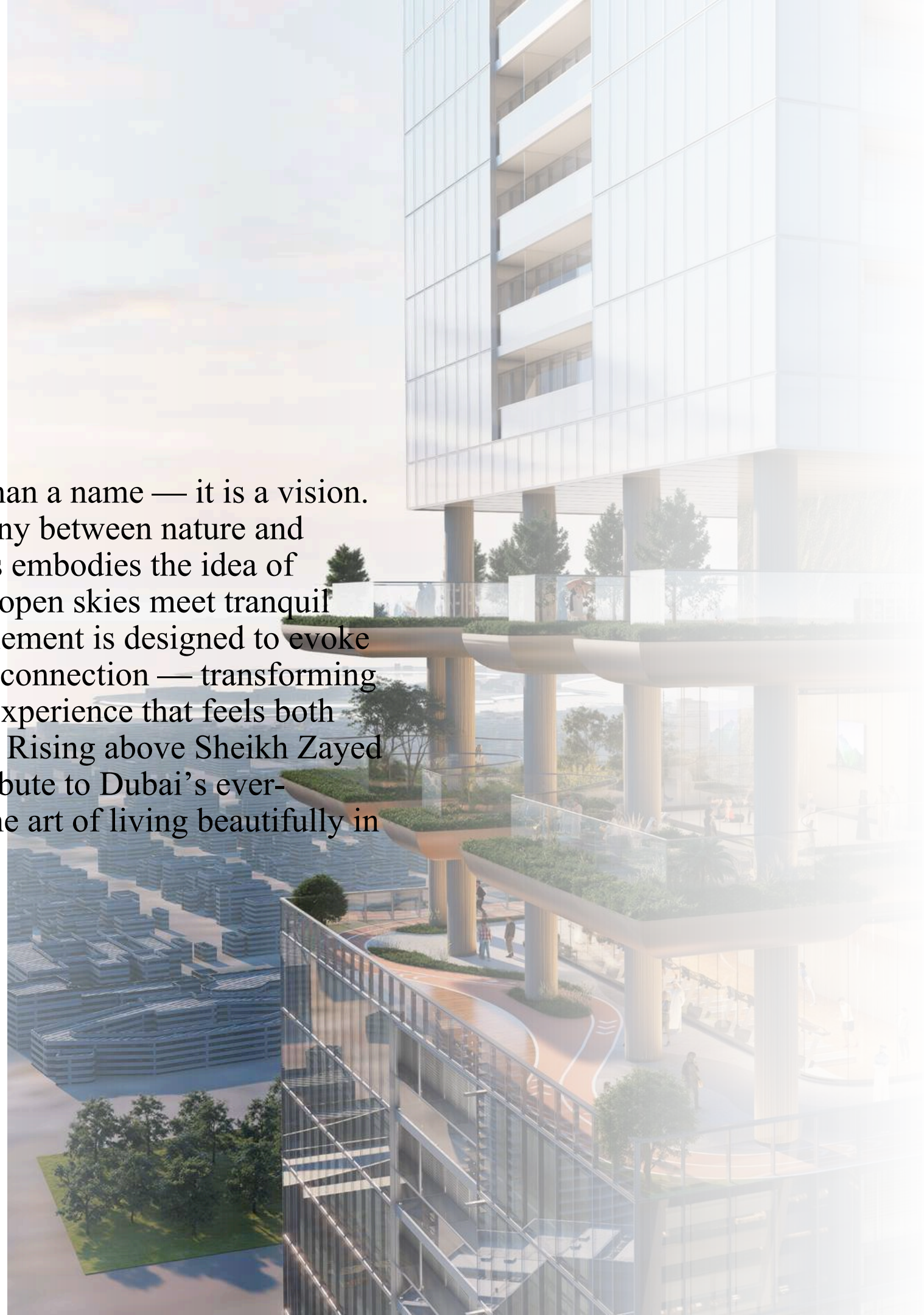
where life feels lighter, the air calmer, and
every horizon begins anew.

Live where the sky becomes your home.

Rising along Sheikh Zayed Road, a landmark emerges
as a sanctuary where architecture meets emotion, and
every height holds a story.



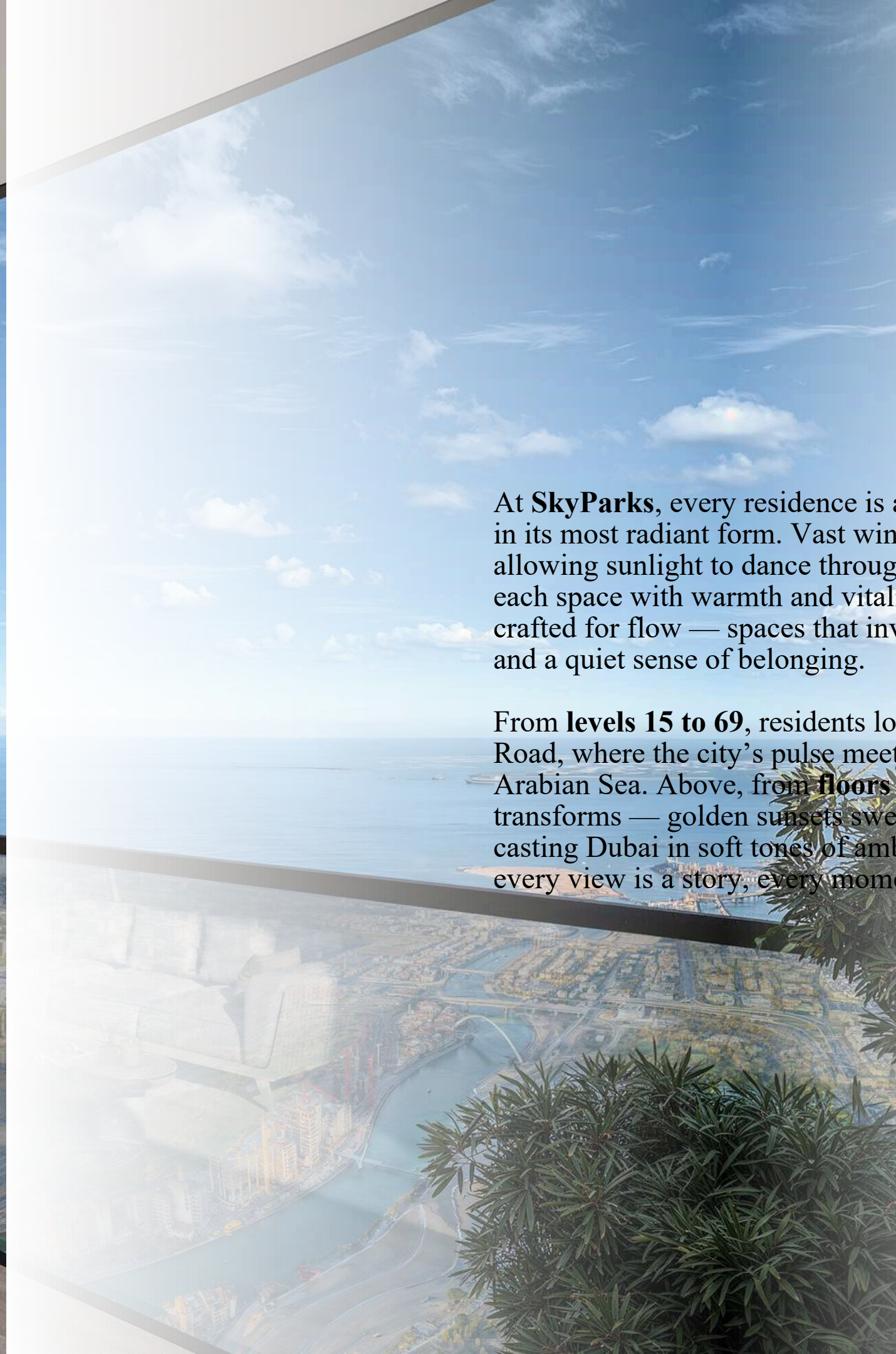
“SkyParks” is more than a name — it is a vision. Inspired by the harmony between nature and architecture, SkyParks embodies the idea of elevated living where open skies meet tranquil green spaces. Every element is designed to evoke balance, serenity, and connection — transforming everyday life into an experience that feels both grounded and infinite. Rising above Sheikh Zayed Road, it stands as a tribute to Dubai’s ever-ascending spirit and the art of living beautifully in the clouds.





At **SkyParks**, every residence is a canvas where life unfolds in its most radiant form. Vast windows frame the horizon, allowing sunlight to dance through airy interiors, filling each space with warmth and vitality. The open layouts are crafted for flow — spaces that invite reflection, movement, and a quiet sense of belonging.

From **levels 15 to 69**, residents look out over Sheikh Zayed Road, where the city's pulse meets the calm shimmer of the Arabian Sea. Above, from **floors 70 to 108**, the panorama transforms — golden sunsets sweep across the skyline, casting Dubai in soft tones of amber and promise. Here, every view is a story, every moment an ascent into beauty.





Where the Sky Becomes Your Home

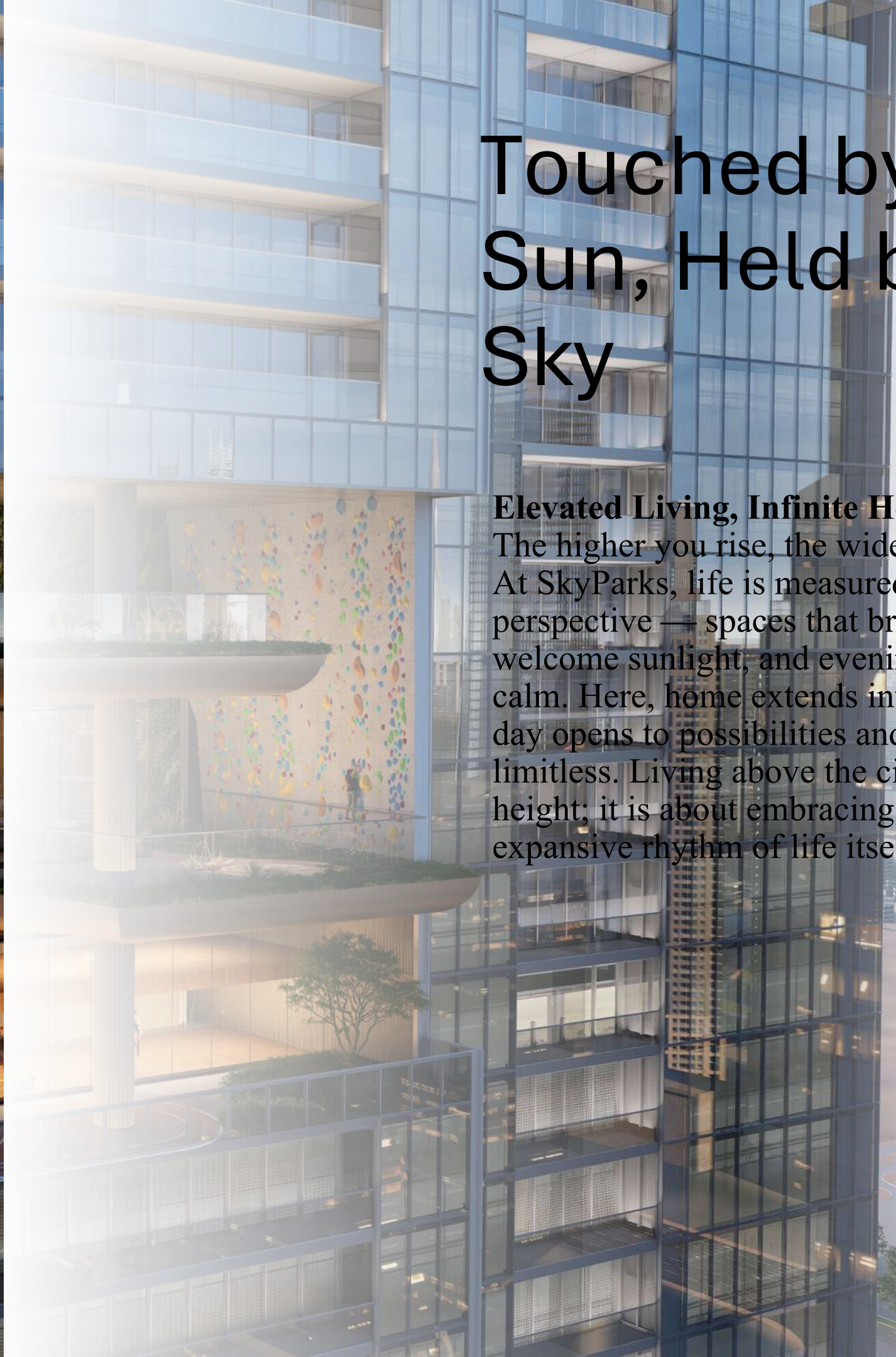
Imagine stepping onto the balcony after a long day at the 100th level or above. The air carries the faint scent of the sea, and the city below hums with quiet energy. You pause, taking in endless views that stretch from the skyline to the horizon, feeling the calm of open space surrounding you. Every moment is framed by light, openness, and a sense of freedom that only a home in SkyParks can offer.



Touched by the Sun, Held by the Sky

Elevated Living, Infinite Horizons

The higher you rise, the wider your world becomes. At SkyParks, life is measured not in floors but in perspective — spaces that breathe, rooms that welcome sunlight, and evenings bathed in golden calm. Here, home extends into the sky, where each day opens to possibilities and every horizon feels limitless. Living above the city is not just about height; it is about embracing light, serenity, and the expansive rhythm of life itself.

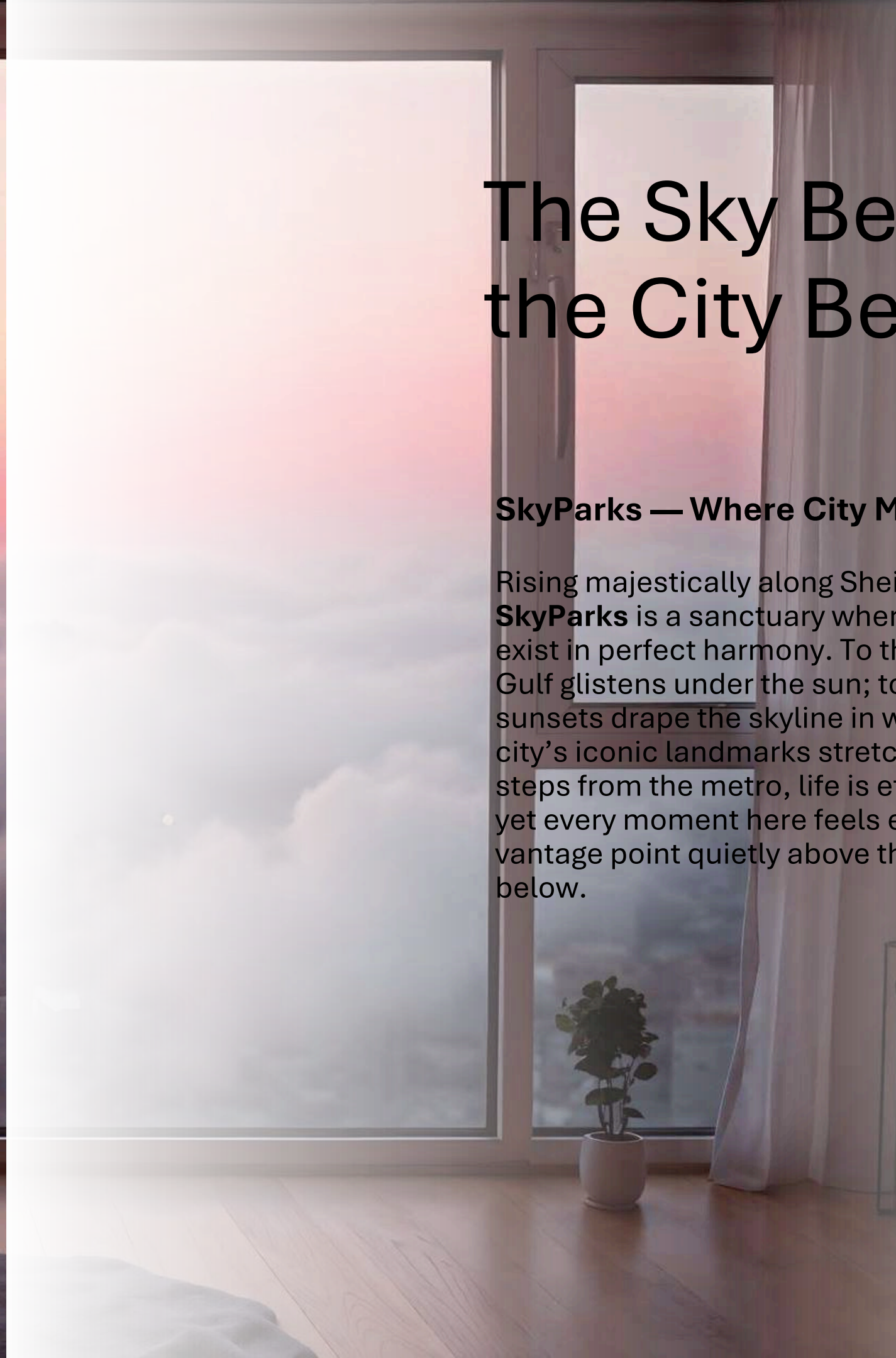




The Sky Beckons, the City Below

SkyParks — Where City Meets Sky

Rising majestically along Sheikh Zayed Road, **SkyParks** is a sanctuary where movement and calm exist in perfect harmony. To the north, the Arabian Gulf glistens under the sun; to the south, golden sunsets drape the skyline in warmth; to the east, the city's iconic landmarks stretch along the horizon. Just steps from the metro, life is effortlessly connected, yet every moment here feels elevated — a serene vantage point quietly above the pulse of the city below.





Vertical Living in Harmony with Nature

A Sculpted Ascent Into Light

A slender, sculpted silhouette rises **450 meters** above Sheikh Zayed Road, a vision of grace and proportion. Two interlinked towers move in harmony, their glass facades reflecting clouds by day and glowing softly as night falls. By day, it mirrors the city's energy; by night, it captures the stars, creating a luminous dialogue between earth and sky. More than a tower, **SkyParks** is an ascent into light — a vertical masterpiece where elegance, poise, and perspective converge.

SkyParks — Vertical Sanctuaries of Light and Life



While the tower embodies signature elegance — restrained, timeless, and refined — the **SkyParks** infuse warmth, light, and vitality into the skyline. Bathed in golden hues and soft illumination, they celebrate life in its most joyful, elevated form.

Strategically positioned at four distinct levels, each SkyPark spans six stories, creating visual rhythm while offering expansive, immersive spaces. Seamlessly blending indoor and outdoor experiences, they craft layered environments filled with light, air, and movement — a vertical oasis where architecture and nature coexist in perfect harmony.



Where the Sky Beckons, Joy Awaits

Life in Motion, Moments to Treasure

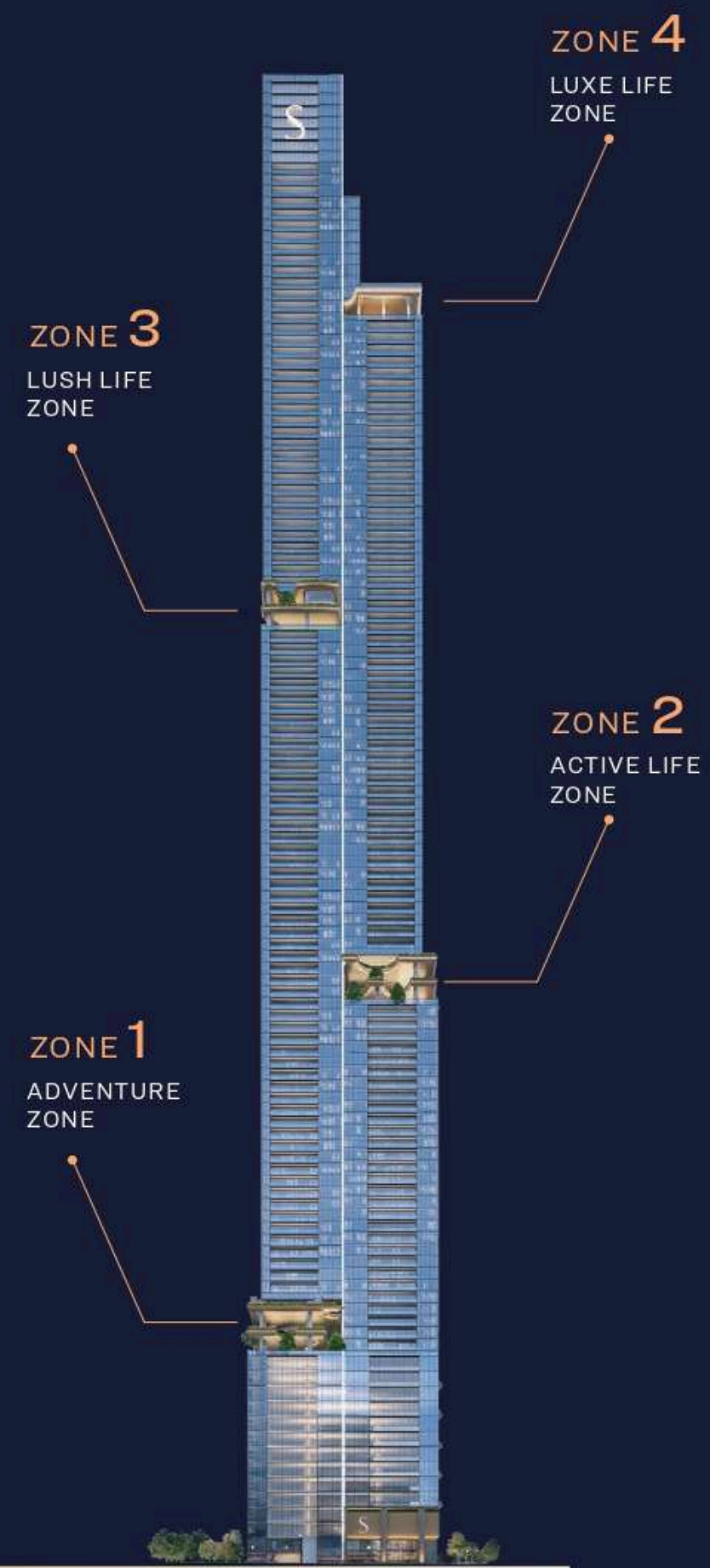
At **SkyParks**, mornings awaken with energy and laughter. Children explore, play, and chase sunlight across vibrant spaces, while teens engage in the gaming lounge or paddle courts. Nearby, parents unwind, savoring the joy that permeates every corner.

As the day fades, evenings unfold in golden warmth — shared stories, gentle light, and lingering smiles transform every moment into a memory. Here, life is not just lived; it is celebrated, every day, at every le

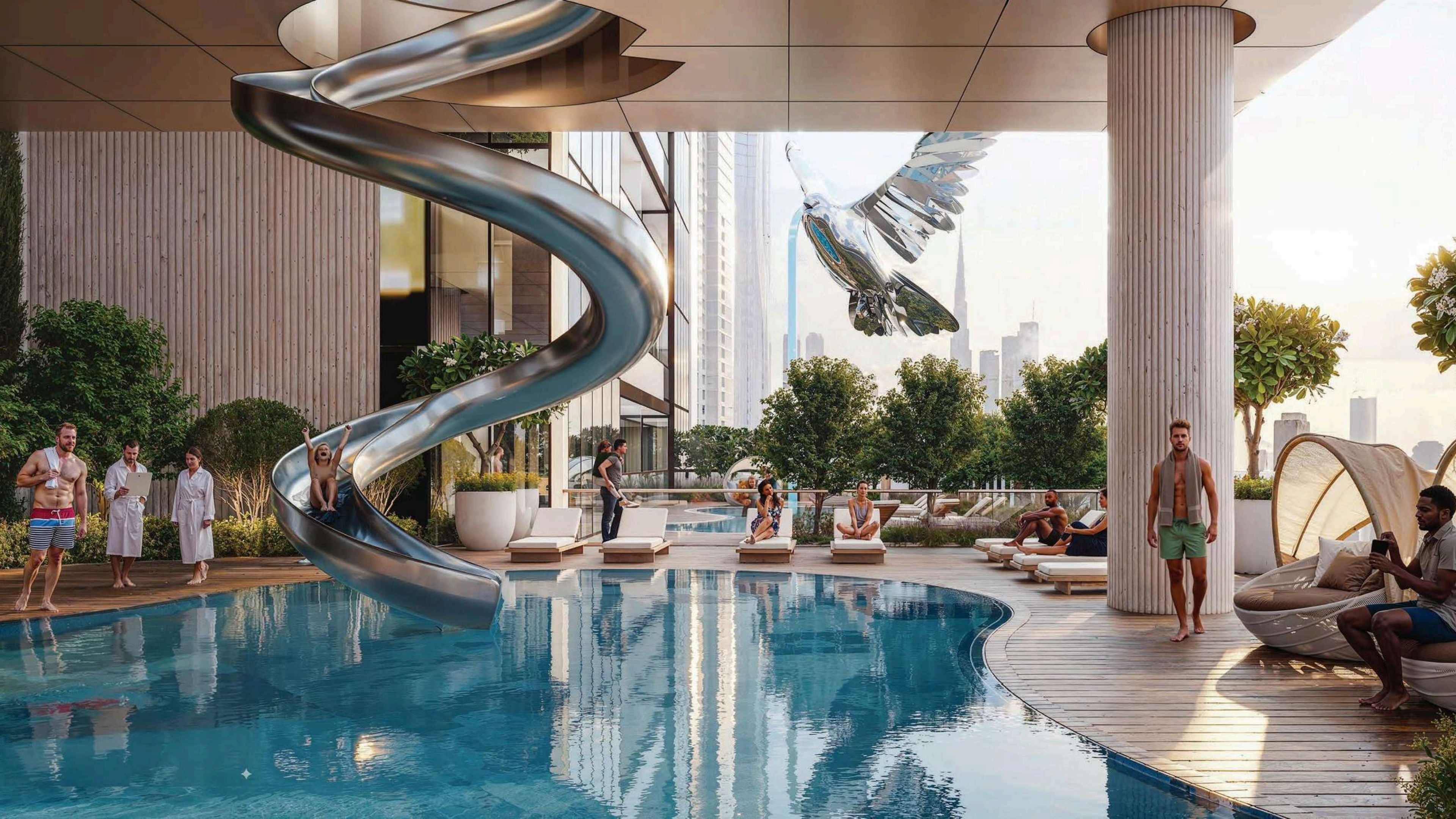


4

WORLDS
IN THE SKY



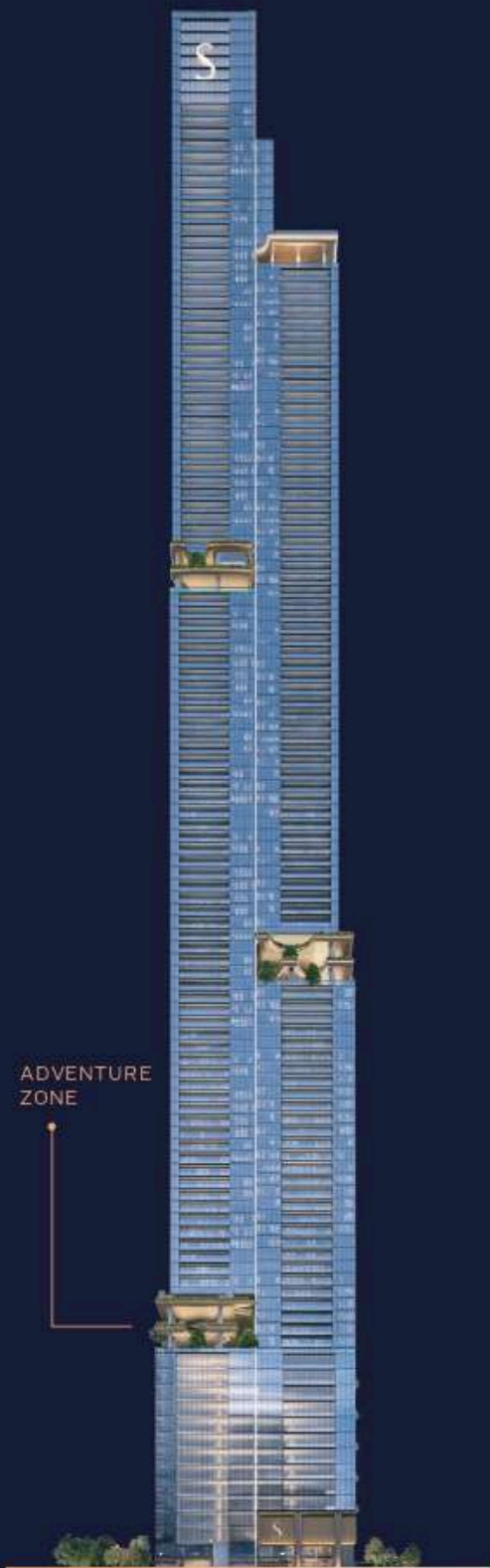






ZONE 1

ADVENTURE
ZONE



ADVENTURE ZONE (FLOOR 13-18)



LEVEL 01

- FAMILY POOL + KIDS POOL + SLIDE
- ROCK CLIMBING WALL
- KIDS PLAY AREA
- DOG PARK
- BUSINESS LOUNGE + MEETING ROOM
- MULTI PURPOSE HALL
- CINEMA
- ARCADE & GAMES ZONE
- TODDLER PLAY AREA
- CHILDREN PLAY AREA
- GYMNASIUM



LEVEL 02

- SCULPTURE
- BESPOKE FURNITURE
- TODDLER PLAY AREA
- LAWN MOUND WITH TUNNEL
- ACTIVITY TOWER FOR KIDS
- SOUNDSCAPE PLAY



LEVEL 03

- TRAMPOLINE + PLAY MOUND
- BESPOKE FURNITURE ELEMENTS
- PADEL COURT





Where Energy Touches the Sky



Sports SkyPark — Fitness Elevated

Spread across three cascading levels, the Sports SkyPark blends energy and serenity. Run along skyline tracks, practice yoga on sunlit decks, or recharge in landscaped terraces. At SkyParks, wellness rises above the ordinary.



ZONE 2



ACTIVE LIFE
ZONE

ACTIVE LIFE (FLOOR 41-46)



LEVEL 01

- CALISTHENICS GYM
- JOGGING TRACK
- PARKOUR
- NET PLAY



LEVEL 02

- LAWN
- SEATING ZONES
- YOGA DECK
- VIRTUAL FITNESS



LEVEL 03

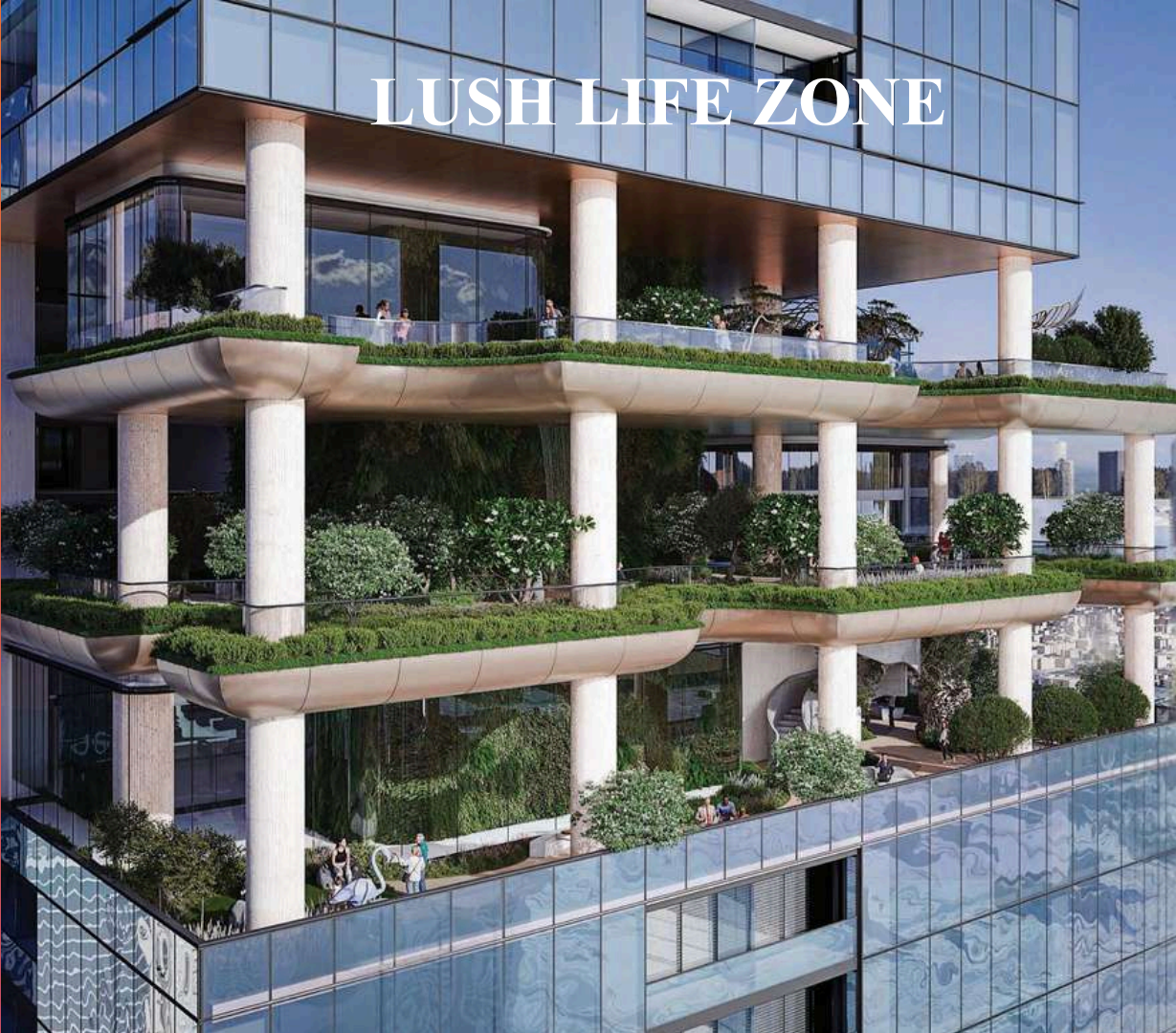
- TRAMPOLINE + PLAY MOUND
- BESPOKE FURNITURE ELEMENTS
- ADULT FITNESS CIRCUIT
- BREAKOUT ZONE - FOOSEBALL
- SEATING / VIEWING DECK

LUSH LIFE ZONE

Find Your Skyward Retreat

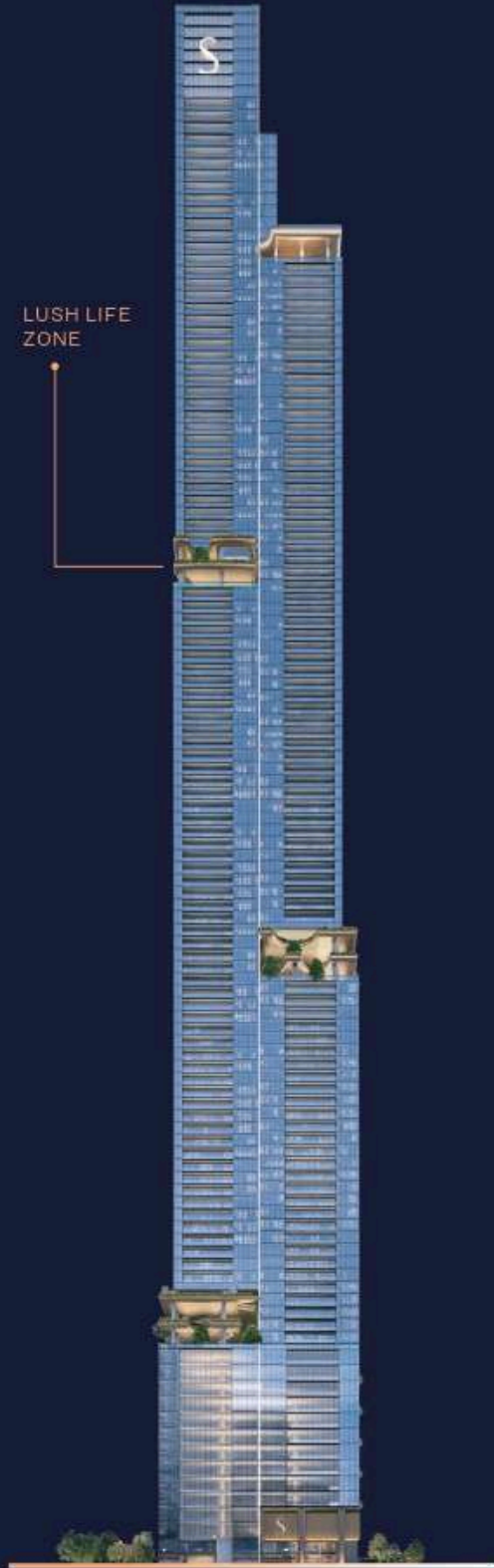
The Gardens SkyPark — A Sanctuary in the Sky

Spanning three peaceful levels, the **Gardens SkyPark** is where greenery, light, and calm converge. Shaded by lush canopies, glass pavilions provide spaces to read, reflect, or simply pause. Winding paths, intimate outdoor nooks, and curated gardens invite moments of quiet reflection, where nature softens the skyline and serenity becomes part of everyday life.

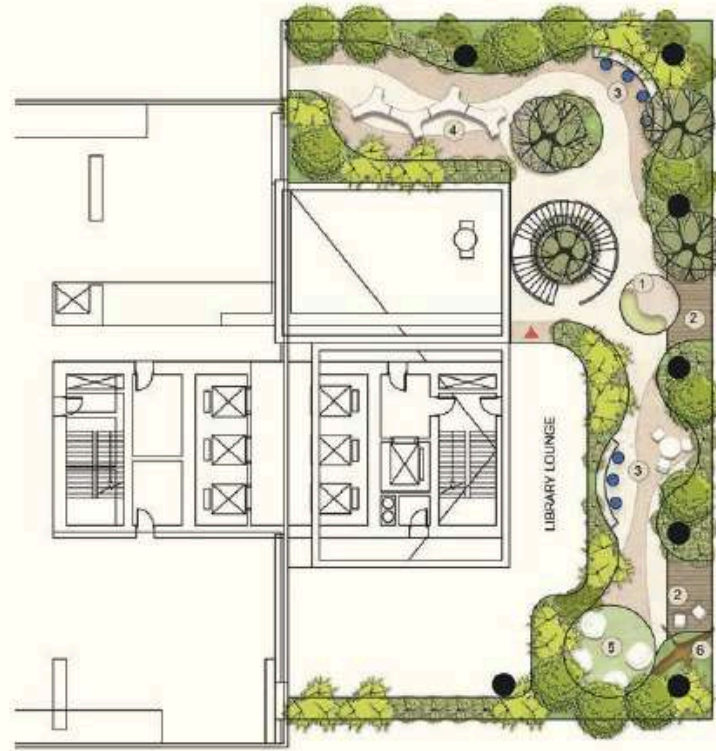


ZONE 3

LUSH LIFE
ZONE



LUSH LIFE (FLOOR 71-76)



LEVEL 01

- WORKSPACE GARDEN
- LIBRARY AND LOUNGE
- LAWN



LEVEL 02

- ZEN GARDEN
- SEATING NOOKS
- WATER FEATURE
- LEISURE / MAJALIS LOUNGE



LEVEL 03

- WALKING LOOP
- URBAN FARMING
- SCULPTURE
- YOGA AND MEDITATION AREA



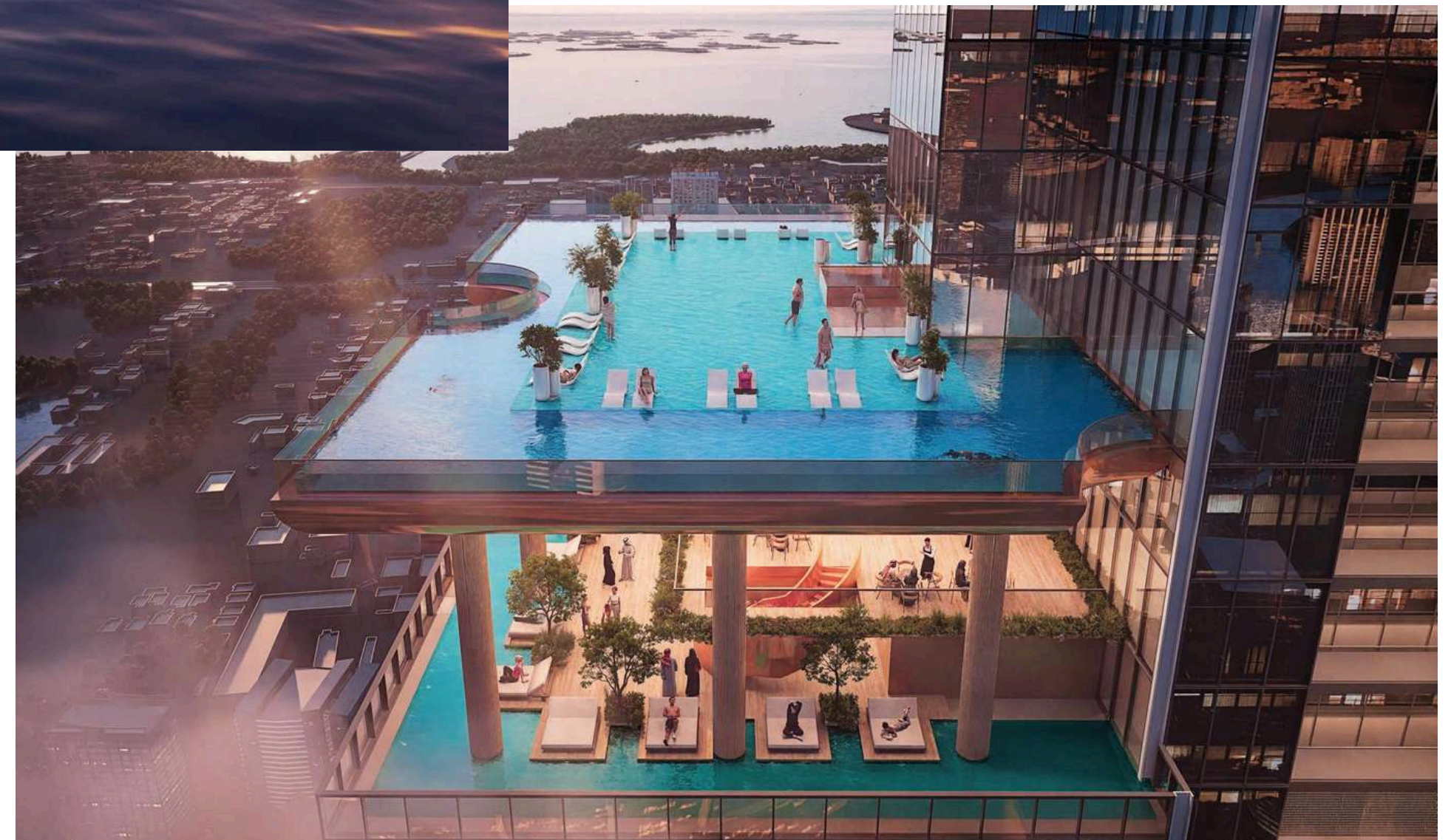
Moments Painted in Gold



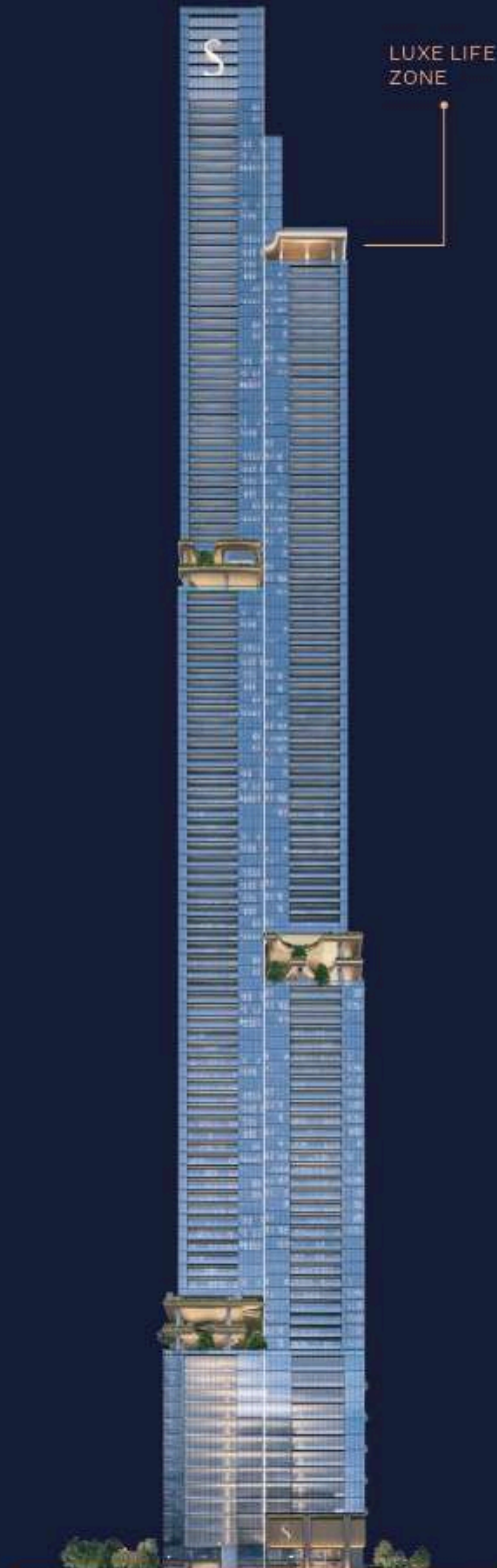
LuxLife SkyPark — A Resort Above the City

Perched nearly **375 meters** above the city, the **LuxLife SkyPark** is a sanctuary in the clouds, where resort-style luxury meets breathtaking views. Infinity pools stretch toward the skyline, surrounded by lush tropical greenery and an air of refined calm.

Floating decks and private terraces invite quiet conversations or intimate dinners, as golden sunsets paint the horizon in warm hues. Here, every moment feels suspended between exhilaration and serenity — a life elevated, where the city's energy meets the stillness of the sky.



ZONE 4



LUXE LIFE (FLOOR 71-76)



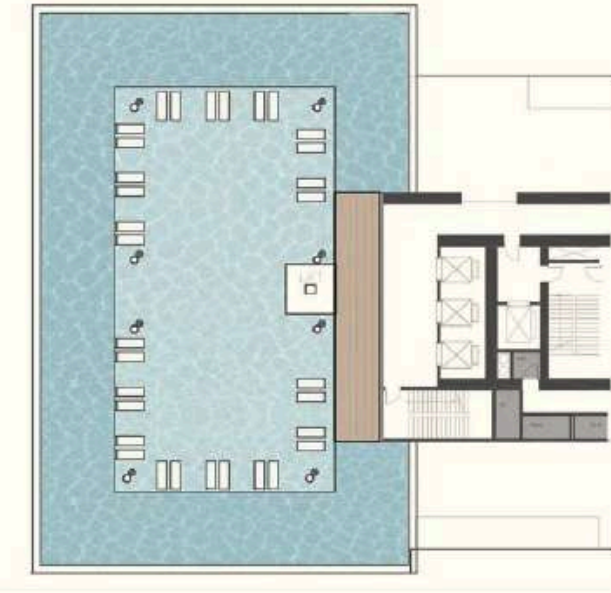
LEVEL 01

- TOILETS/ CHANGING FACILITIES
- STEAM / SAUNA
- OUTDOOR KITCHEN
- LOUNGERS
- SHALLOW REFLECTION POOL
- PLATFORM LIFT



LEVEL 02

- DECK
- PLATFORM LIFT



LEVEL 03

- REFLECTION POOL
- SWIMMING POOL
- PLATFORM LIFT
- JACUZZI

A modern lobby interior featuring a large, curved, light-colored sofa with dark cushions. In front of the sofa is a low, dark, circular coffee table with a small vase of dried flowers and some books. The background is a massive wall of green marble with gold veining, framed by dark, textured panels. The floor is covered in a light-colored, textured rug. The overall atmosphere is serene and elegant.

A Warm Embrace at Every Level

The Lobby — A Breath Between City and Sky

The lobby is more than an entry; it is a serene interlude, a moment suspended between the rhythm of the city and the calm of the sky. Light flows in soft gradients across stone and timber, while delicate metallic screens filter sunlight, echoing regional craftsmanship and timeless artistry. Here, warmth greets you before words do, and every detail whispers elegance, setting the tone for life elevated above the ordinary.

THE LOBBY



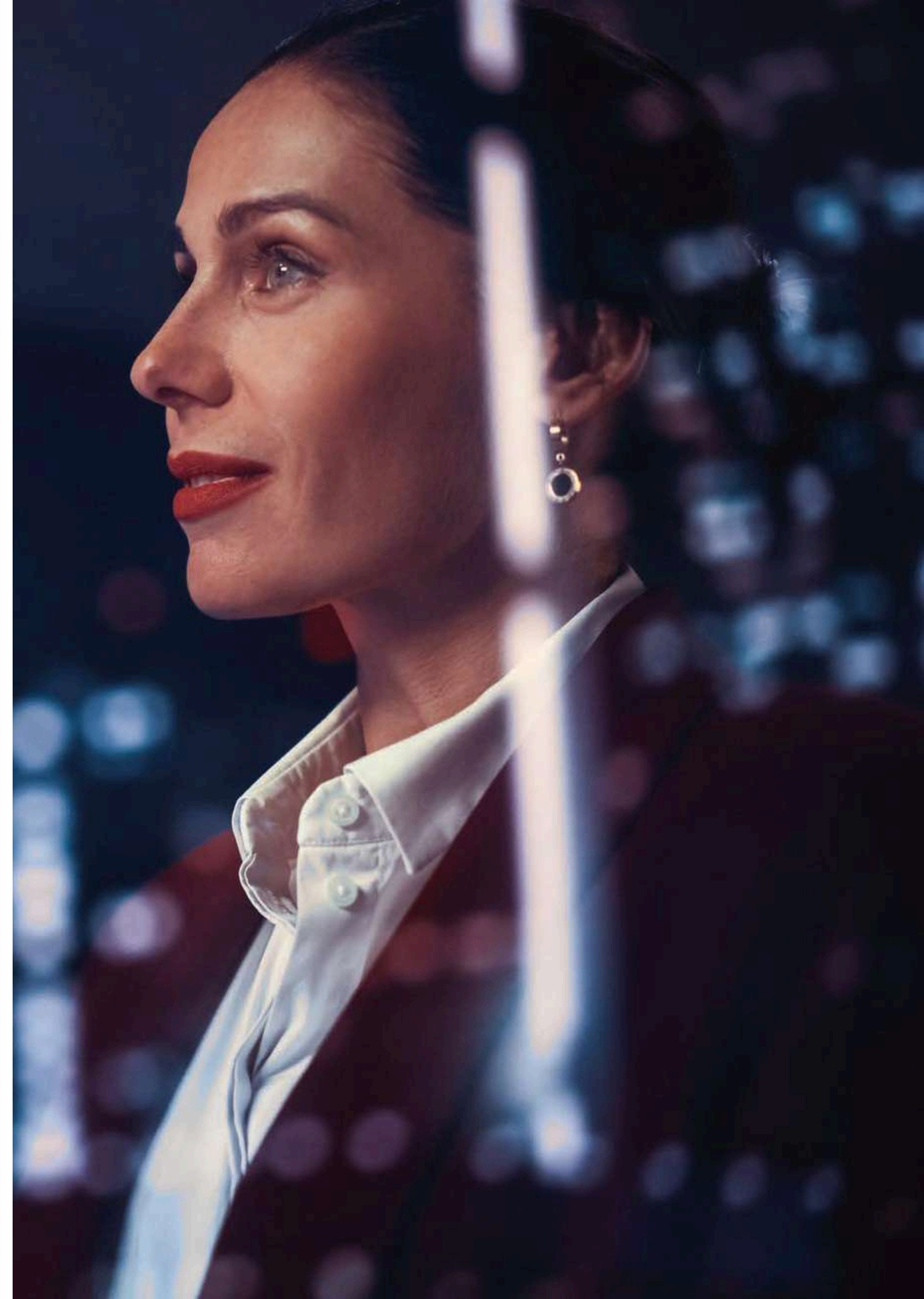
Living Beyond the Skyline

Each residence at **SkyParks** is a serene retreat above the city, where floor-to-ceiling windows frame sweeping skyline and sea views, and private balconies and sky parks invite the outdoors in. With thoughtfully designed one- to four-bedroom homes and exclusive duplexes, every space balances light, calm, and connection, offering a harmonious way of elevated living.

THE RESIDENCES

A Sanctuary in the Sky

To live at **SkyParks** is to embrace the best of both worlds — the vibrant rhythm of Dubai below and the tranquil expanse of clouds above. Sky living transcends height; it is a feeling, a delicate balance of motion and stillness, connection and solitude. Each sunrise greets you with intimacy, and every sunset stretches endlessly, painting life in light and serenity.







LOCATION & CONNECTIVITY

At the Heart of the City,
Yet Above It All



5 minutes to
Business Bay

7 minutes to
Dubai Design District
(D3)

10 minutes to
DIFC

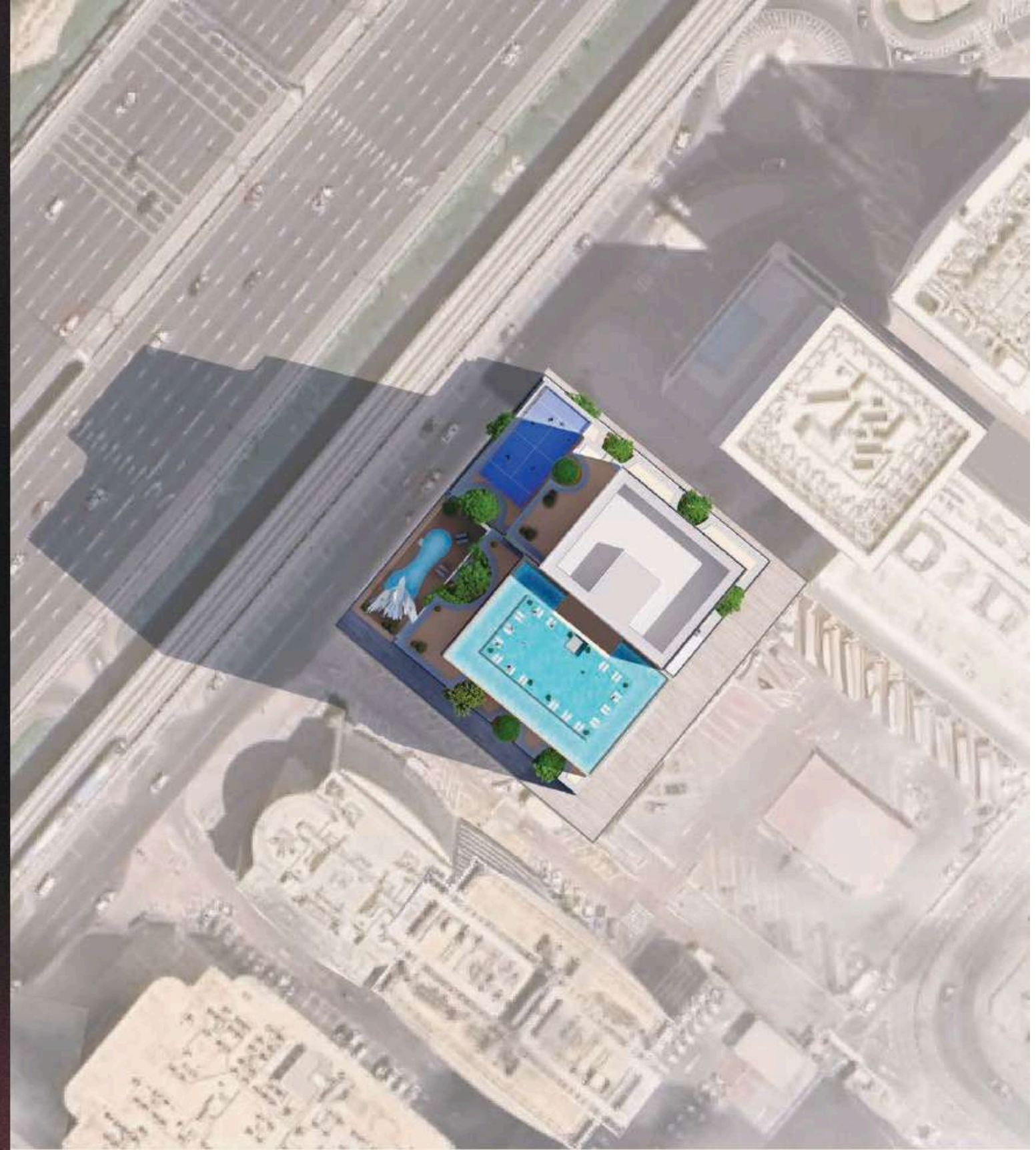
13 minutes to
Downtown Dubai

15 minutes to
Jumeirah Beach

20 minutes to Dubai
International Airport

FLOOR PLANS

SKYPARKS





1 BED UNIT

1 BEDROOM APARTMENT TYPE A (with powder + balcony)

TOTAL SALEABLE AREA
SUITE = 655.31 SQ.FT.
BALCONY = 60.28 SQ.FT.
TOTAL = 715.59 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Business Bay

1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604,
2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404,
3504, 3604, 3904

Business Bay, Canal View

4704, 4804, 4904, 5004, 5104, 5204, 5304, 5404,
5504, 5604, 5704, 5804, 5904, 6004, 6304,
6404, 6504, 6604, 6704, 6804, 6904



1 BED UNIT

1 BEDROOM APARTMENT TYPE B (with powder + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 806.97 - 808.48 SQ.FT.
BALCONY RANGE = 61.57 - 61.68 SQ.FT.
TOTAL RANGE = 868.54 - 870.16 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Business Bay

1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605,
2705, 2805, 2905, 3005, 3105, 3205, 3305, 3405,
3505, 3605, 3905

Business Bay, Canal View

4705, 4805, 4905, 5005, 5105, 5205, 5305, 5405,
5505, 5605, 5705, 5805, 5905, 6005, 6305, 6405,
6505, 6605, 6705, 6805, 6905



1 BED UNIT

1

BEDROOM
APARTMENT
TYPE C
(with powder + balcony)

TOTAL SALEABLE AREA
SUITE = 562.20 SQ.FT.
BALCONY = 122.39 SQ.FT.
TOTAL = 684.59 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

SZR, Dubai Skyline
4708, 4808, 4908, 5008, 5108, 5208, 5308, 5408,
5508, 5608, 5708, 5808, 5908, 6008, 6108, 6208,
6308, 6408, 6508, 6608, 6708, 6808, 6908



2 BED UNIT

2

BEDROOM
APARTMENT
TYPE A
(with powder room and
maid room + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,361.20 - 1,364.33 SQ.FT.
BALCONY RANGE = 145.42 - 145.85 SQ.FT.
TOTAL RANGE = 1,506.62 - 1,509.75 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Business Bay, Canal View
1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106,
3206, 3306, 3406, 3506, 3606, 3706, 3806, 3906, 4706, 4806, 4906, 5006, 5106,
5206, 5306, 5406, 5506, 5606, 5706, 5806, 5906, 6006, 6106, 6206, 6306, 6406,
6506, 6606, 6706, 6806, 6906, 7704, 7804, 7904, 8004, 8104, 8204, 8304, 8404,
8504, 8604, 8704, 8804, 8904, 9004, 9104, 9204



2 BED UNIT



2 BEDROOM APARTMENT TYPE B (with powder + balcony)

TOTAL SALEABLE AREA
SUITE RANGE = 1,107.18 - 1,110.51 SQ.FT.
BALCONY RANGE = 80.84 - 80.94 SQ.FT.
TOTAL RANGE = 1,188.02 - 1,191.45 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

SZR, Downtown Skyline

1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302, 3402, 3502, 3602, 3702, 3802, 3902, 4702, 4802, 4902, 5002, 5102, 5202, 5302, 5402, 5502, 5602, 5702, 5802, 5902, 6002, 6102, 6202, 6302, 6402, 6502, 6602, 6702, 6802, 6902



2 BED UNIT



2 BEDROOM APARTMENT TYPE C (with powder room and maid room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,418.36 SQ.FT.
BALCONY = 60.71 SQ.FT.
TOTAL = 1,479.07 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

SZR, Dubai Skyline, Canal View

1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409, 3509, 3609, 3709, 3809, 3909



2 BED UNIT



2 BEDROOM APARTMENT TYPE D (with powder + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 1,157.01 - 1,157.23 SQ.FT.
BALCONY RANGE = 72.12 - 72.23 SQ.FT.
TOTAL RANGE = 1,229.13 - 1,229.46 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

SZR, Downtown Skyline, Business Bay, Canal View
1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4703, 4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103, 6203, 6303, 6403, 6503, 6603, 6703, 6803, 6903



2 BED UNIT



2 BEDROOM APARTMENT TYPE E (with powder room and maid room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,324.71 SQ.FT.
BALCONY = 139.93 SQ.FT.
TOTAL = 1,464.64 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

SZR, Dubai Skyline, Canal View
1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408, 3508, 3608, 3708, 3808, 3908



2 BED UNIT



2 BEDROOM APARTMENT TYPE F (with powder room and maid room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,352.49 SQ.FT.
BALCONY = 145.96 SQ.FT.
TOTAL = 1,498.45 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Business Bay, Canal View, Dubai Skyline
1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107,
3207, 3307, 3407, 3507, 3607, 3707, 3807, 3907



2 BED UNIT



2 BEDROOM APARTMENT TYPE G (with powder + balcony)

TOTAL SALEABLE AREA
SUITE = 1,242.37 SQ.FT.
BALCONY = 106.89 SQ.FT.
TOTAL = 1,349.26 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Sea View, SZR, Dubai Skyline, Canal View
1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210,
3310, 3410, 3510, 3610, 3710, 3810, 3910



2 BED UNIT



2 BED UNIT



2 BEDROOM APARTMENT TYPE H

(with powder room and maid room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,438.27 SQ.FT.
BALCONY = 167.38 SQ.FT.
TOTAL = 1,605.65 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Sea View, SZR

1911, 2011, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411, 3511, 3611, 3711, 3811, 3911

2 BEDROOM APARTMENT TYPE I

(with powder + balcony)

TOTAL SALEABLE AREA

SUITE = 1,104.38 SQ.FT.
BALCONY = 151.88 SQ.FT.
TOTAL = 1,256.26 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Sea View, SZR, Dubai Skyline, Canal View

4709, 4809, 4909, 5009, 5109, 5209, 5309, 5409, 5509, 5609, 5709, 5809, 5909, 6009, 6109, 6209, 6309, 6409, 6509, 6609, 6709, 6809, 6909



2 BED UNIT



2 BED UNIT



2 BEDROOM APARTMENT TYPE J (with powder room and maid room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,407.60 SQ.FT.
BALCONY = 174.70 SQ.FT.
TOTAL = 1,582.30 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Sea View, SZR

4710, 4810, 4910, 5010, 5110, 5210, 5310, 5410, 5510, 5610, 5710, 5810, 5910, 6010,
6110, 6210, 6310, 6410, 6510, 6610, 6710, 6810, 6910

2 BEDROOM APARTMENT TYPE K (with study/store room + balcony)

TOTAL SALEABLE AREA
SUITE = 1,314.27 SQ.FT.
BALCONY = 145.42 SQ.FT.
TOTAL = 1,459.69 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Business Bay, Canal View, Dubai Skyline

4707, 4807, 4907, 5007, 5107, 5207, 5307, 5407, 5507, 5607, 5707, 5807, 5907,
6007, 6107, 6207, 6307, 6407, 6507, 6607, 6707, 6807, 6907



2 BED UNIT



2 BEDROOM APARTMENT TYPE L

(with powder room and maid room + balcony)

TOTAL SALEABLE AREA

SUITE = 1,314.38 SQ.FT.
BALCONY = 145.85 SQ.FT.
TOTAL = 1,460.23 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Business Bay, Canal View, Dubai Skyline

7705, 7805, 7905, 8005, 8105, 8205, 8305, 8405, 8505, 8605, 8705, 8805, 8905, 9005, 9105, 9205



3 BED UNIT



3 BEDROOM APARTMENT TYPE A

(with powder room and maid room + balcony)

TOTAL SALEABLE AREA

SUITE RANGE = 1,993.05 - 1,997.35 SQ.FT.
BALCONY RANGE = 274.16 - 274.37 SQ.FT.
TOTAL RANGE = 2,267.21 - 2,271.72 SQ.FT.

List of unit numbers with this unit plan:

VIEWS

Sea View, SZR, Downtown Skyline

1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4701, 4801, 4901, 5001, 5101, 5201, 5301, 5401, 5501, 5601, 5701, 5801, 5901, 6001, 6101, 6201, 6301, 6401, 6501, 6601, 6701, 6801, 6901



Where Prestige Meets Property



At Majara Luxury Real Estate L.L.C., we redefine the art of luxury living. Based in the heart of the UAE, we specialize in curating exceptional real estate experiences tailored to the needs of discerning investors, end-users, and global clientele.



With a refined portfolio of premium properties across all seven Emirates, our expertise lies in both off-plan and ready-to-move assets, offering opportunities that blend architectural excellence with investment potential.



We are more than just property consultants & we are partners in your journey to finding the perfect home, investment, or lifestyle. Driven by integrity, market insight, and personalized service, Majara stands as a trusted name in an ever-evolving market.

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