

SKYRISE

SkyRise Residences – A masterpiece of ultra-luxury living in the heart of Dubai.

MAJARA LUXURY REAL ESTATE LLC

Head Office Level 36-01, Po Box :124382 , Trade Center 1, Sheikh Zayed Road , Burj Al Salam Tower Dubai UAE



Majara offering SkyRise Residences – The epitome of luxury living at Business Bay, Dubai.

A New Apex of Elegance

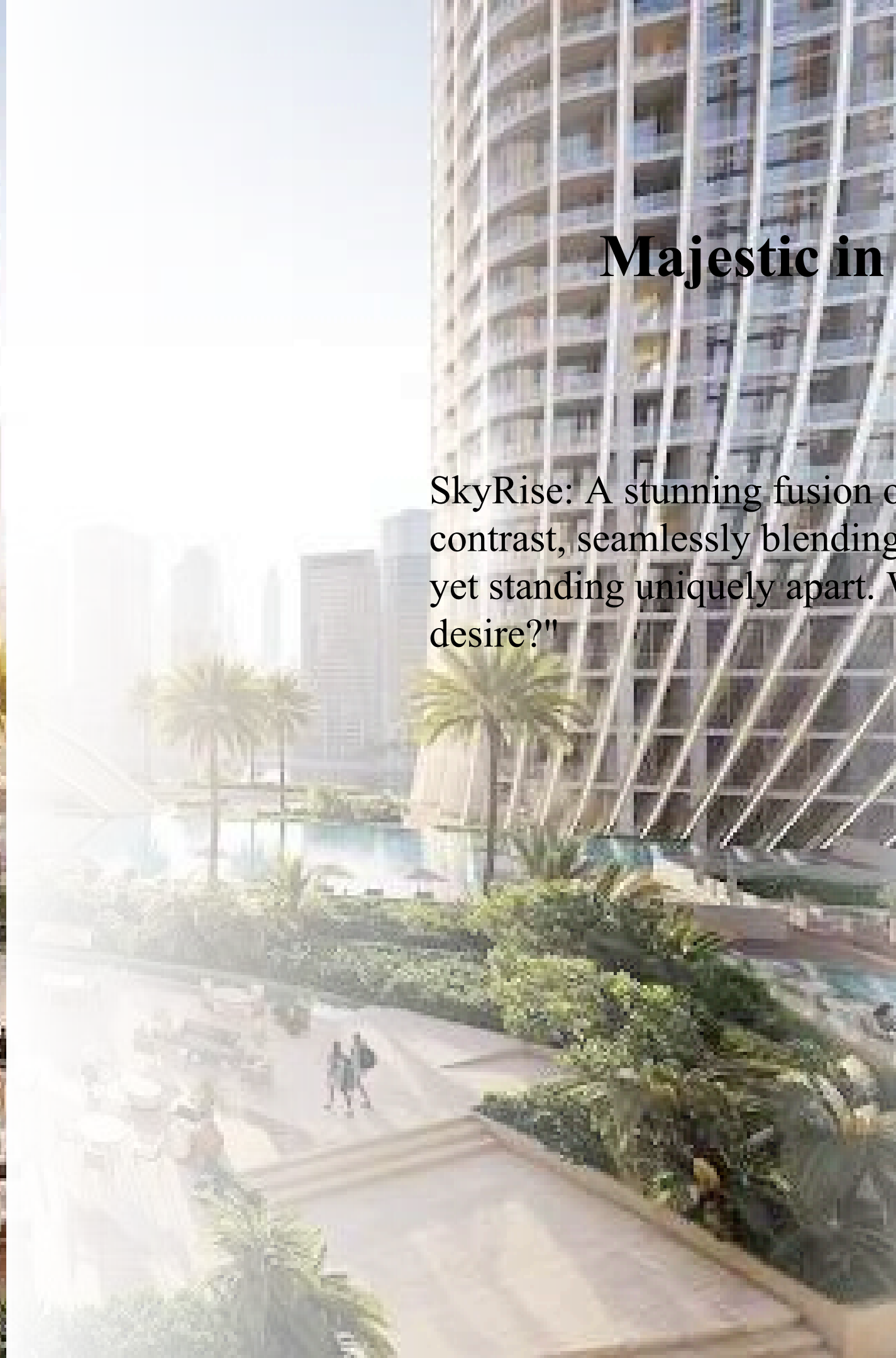
High above the hum of Business Bay, a new icon emerges – SkyRise Residences. A vertical sanctuary for those seeking refined living and renewal. In the heart of Dubai's ceaseless motion, find a peaceful escape to breathe, dream, and simply be.





Majestic in Structure

SkyRise: A stunning fusion of sleek design and bold contrast, seamlessly blending with Dubai's skyline yet standing uniquely apart. What else could you desire?"





SKYRISE

A place where discerning individuals discover a home that reflects their aspirations – a space designed to inspire and elevate.

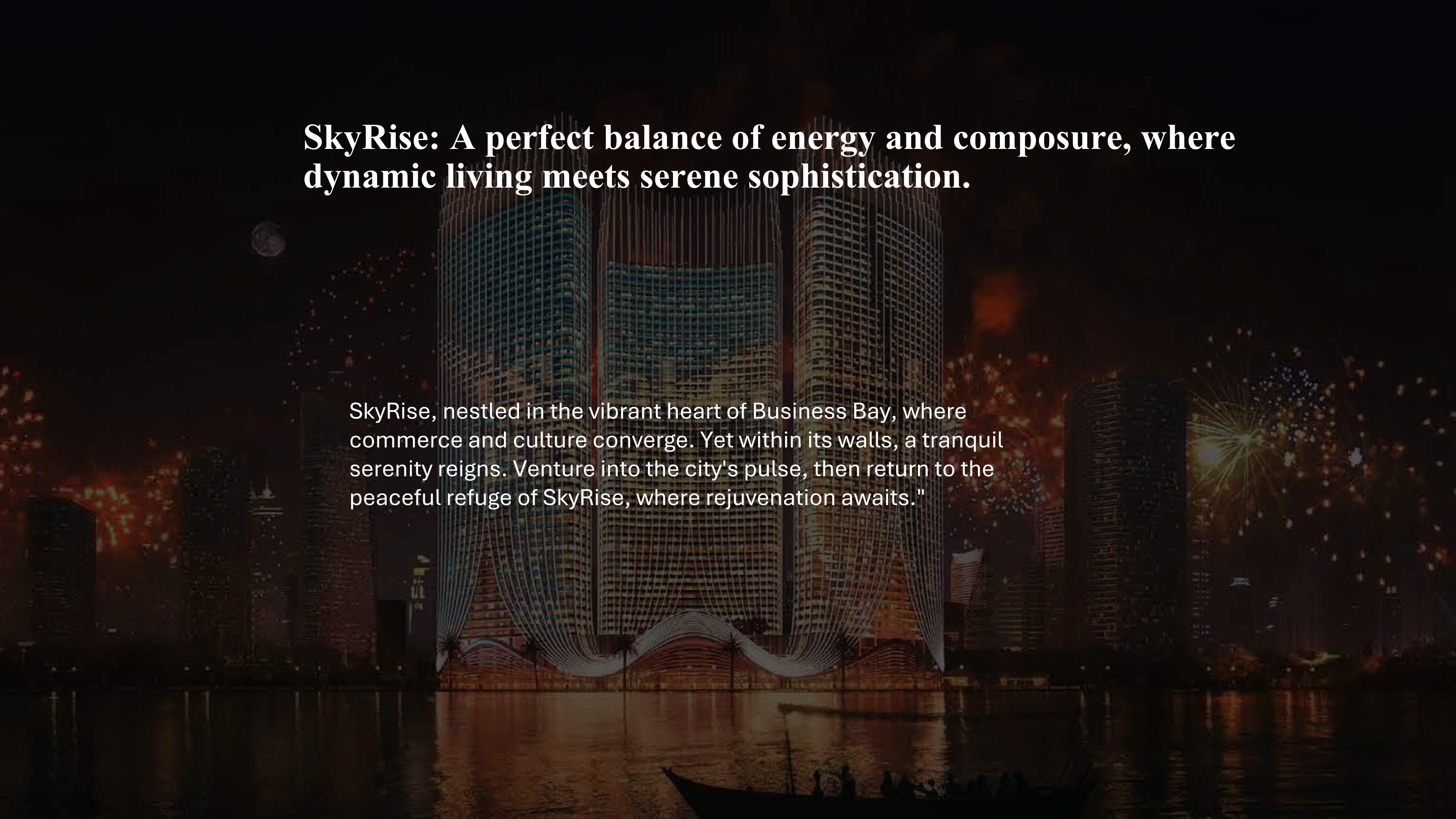




SkyRise: Towers of Discernment, where luxury meets vision.

SkyRise is not just a home; it's a sanctuary from the ordinary. Enter a realm where every detail is designed to soothe the mind and refresh the spirit. Let the stresses of the world fade away as you embrace perfection in every corner.



A nighttime photograph of the SkyRise building in Business Bay, Dubai. The building is a tall, modern skyscraper with a distinctive wavy, undulating facade that glows with blue and white lights. It stands prominently against a dark sky filled with colorful fireworks. The building's reflection is visible in the calm water of the bay in the foreground. In the lower foreground, the silhouettes of people in a boat are visible, looking towards the building. Other city lights and structures are visible in the background, creating a vibrant urban scene.

SkyRise: A perfect balance of energy and composure, where dynamic living meets serene sophistication.

SkyRise, nestled in the vibrant heart of Business Bay, where commerce and culture converge. Yet within its walls, a tranquil serenity reigns. Venture into the city's pulse, then return to the peaceful refuge of SkyRise, where rejuvenation awaits."

An aerial view of a city skyline at dusk. The sky is a mix of dark blue and orange. In the foreground, a large, modern skyscraper with a distinctive, curved, and textured facade stands out. To its right, another tall, slender tower rises. The city is filled with various other buildings, and a river or canal winds through the lower part of the scene. The overall atmosphere is one of urban sophistication and luxury.

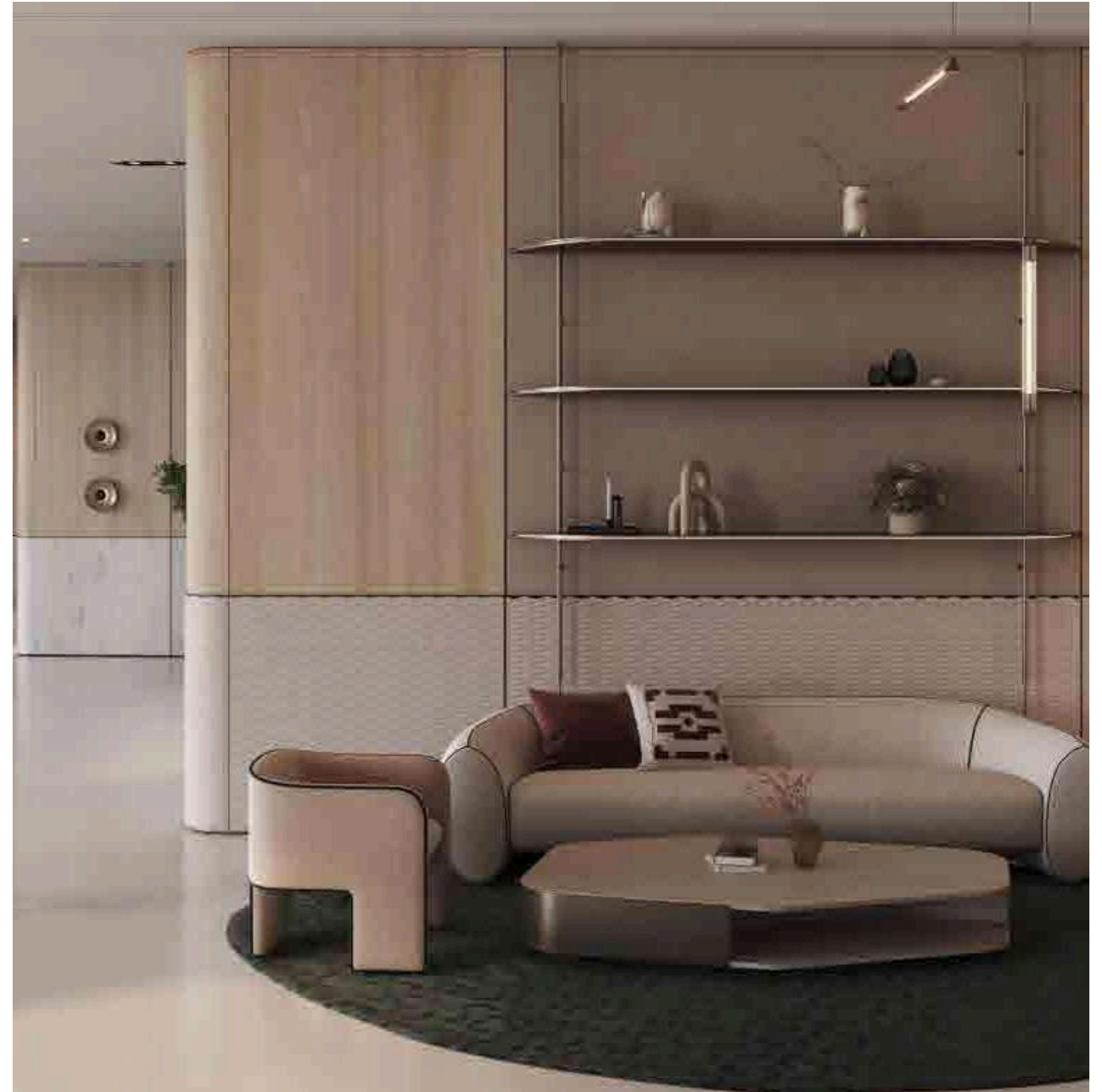
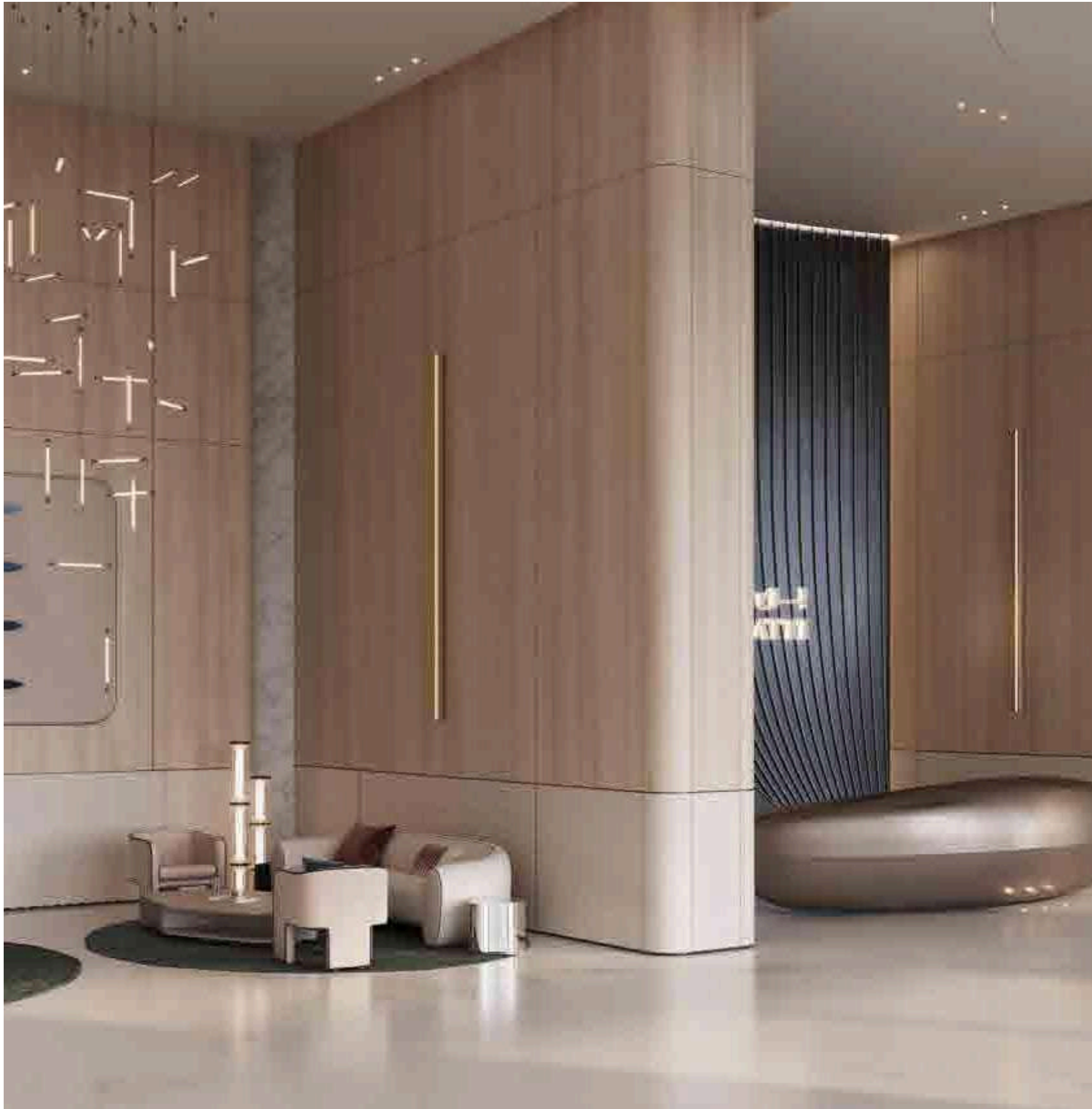
Luxurious Existence, Transcendent Living

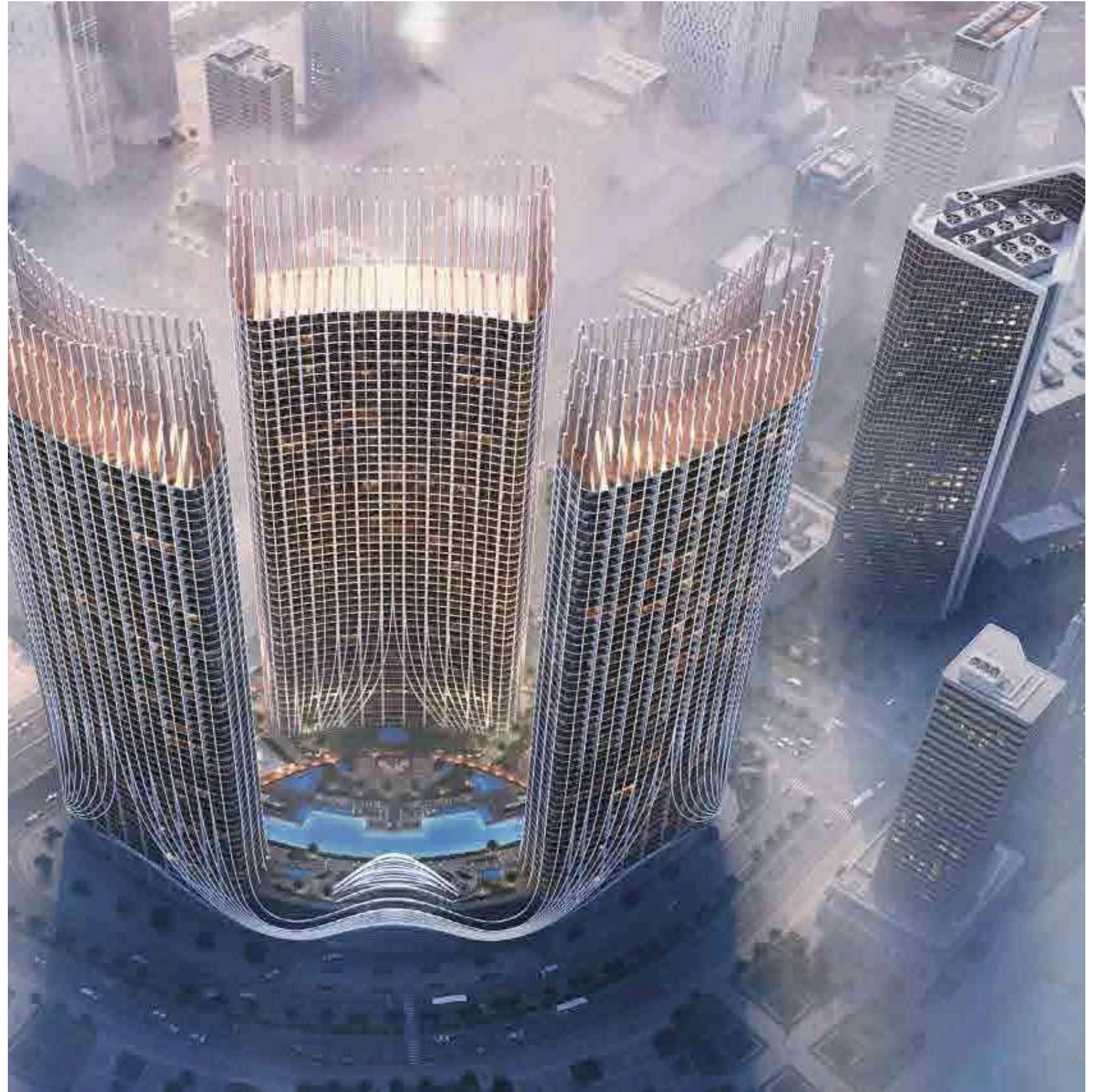
Experience the epitome of refined living at SkyRise—where every comfort is curated, and every desire is effortlessly fulfilled. Immerse yourself in serene spaces that inspire calm, while breathtaking vistas unfold through panoramic windows. Meticulously crafted interiors, rich in texture and detail, invite a tactile connection. A vertical sanctuary designed for moments of rest and renewal, SkyRise redefines luxury living.

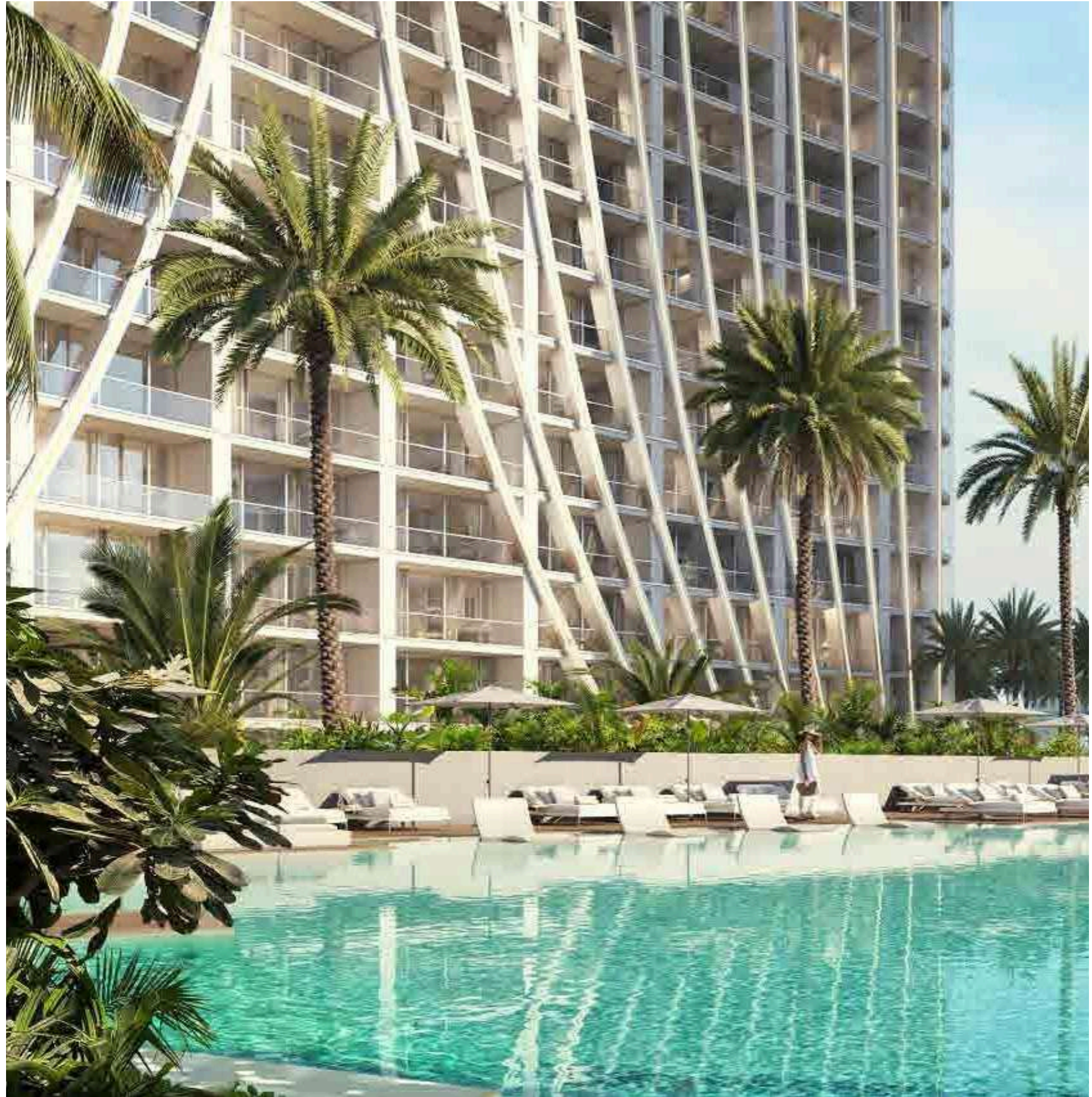












PROJECT FACTS

PROPERTY TYPE

Residential & Retail

PLOT AREA

26933.81 SQ.M / 289913.12 SQFT

DESCRIPTION

4B + G + 5P + 48 Residential Floors +
2 Mechanical Room + Roof (3 TOWERS)

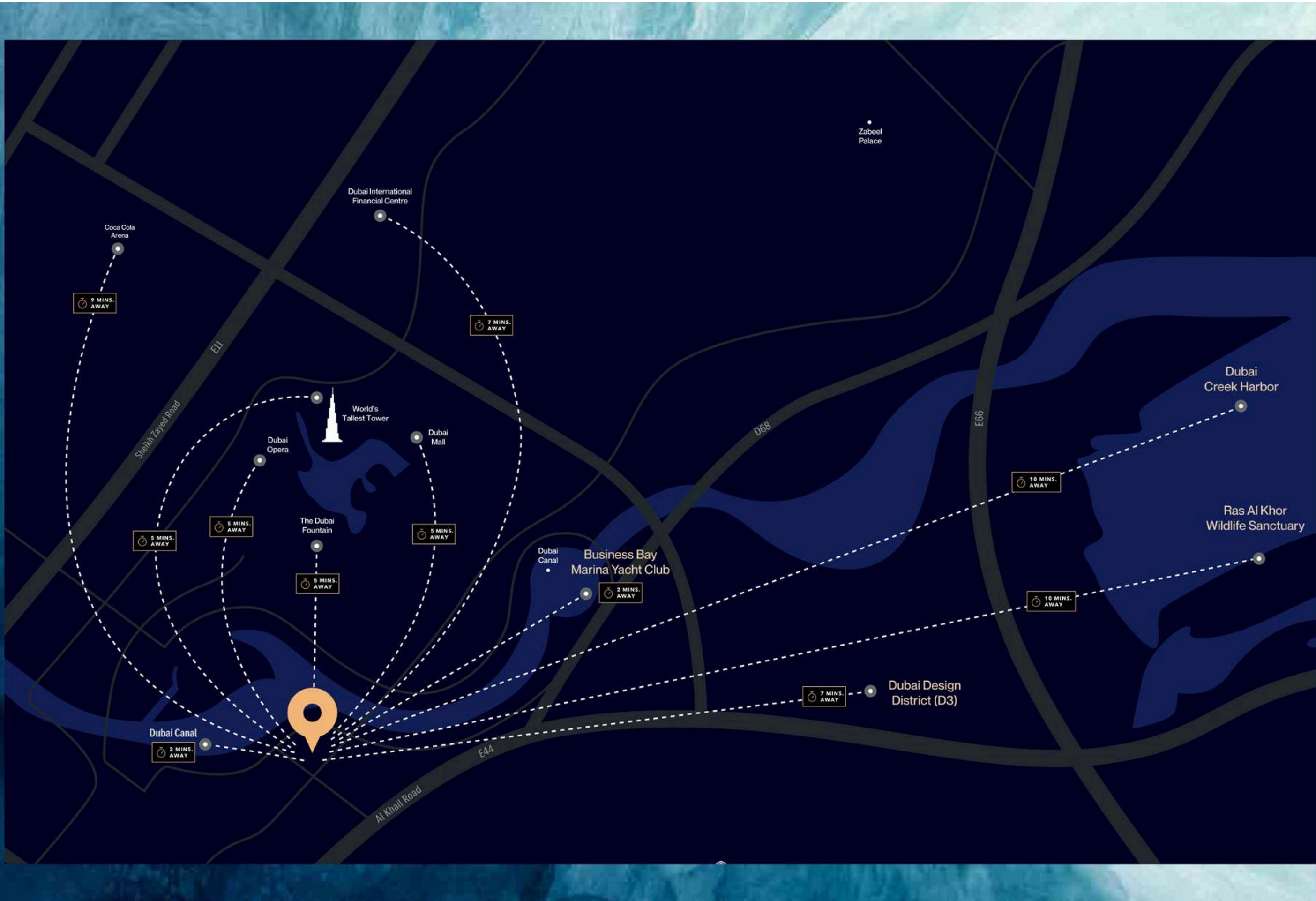
NUMBER OF UNITS

Studio Apartment:	2256
1 Bedroom Apartment:	996
2 Bedroom Apartment:	24
3 Bedroom Apartment:	26

TOTAL UNITS

Residential Units:	3302
Shops (Ground Floor):	31





SKYRISE



Downtown & Burj Khalifa
5 MINS



The Dubai Mall
5 MINS



Dubai Opera
5 MINS



Dubai Canal
2 MINS



Dubai Financial Centre
7 MINS



Dubai Design District
7 MINS



Coca-Cola Arena
9 MINS



Ras Al Khor Wildlife Sanc.
10 MINS

UNMATCHED MATERIALITY, UNPARALLELED COMFORT



STEP INTO RESIDENCES THAT REDEFINE HIGHER LIVING

Expansive windows frame astonishing views of the Dubai skyline, while masterfully curated interiors, featuring the finest materials and finishes, culminate in a realm for the senses. Every detail is designed to elevate and awaken wonder.

- | | |
|-----------------------|-------------------|
| 1. FLUTTED TRAVERTINE | 7. MIRROR |
| 2. WOOD PORCELAIN | 8. CORIAN |
| 3. PORCELAIN TILE | 9. CALCATTA GREEK |
| 4. CHAMPAGNE METAL | 10. WOOD VENEER |
| 5. TRAVERTINE MARBLE | 11. FABRIC GLASS |
| 6. BT WHITE | 12. WOOD VENEER |

A WORLD OF RENEWAL AT YOUR DOORSTEP

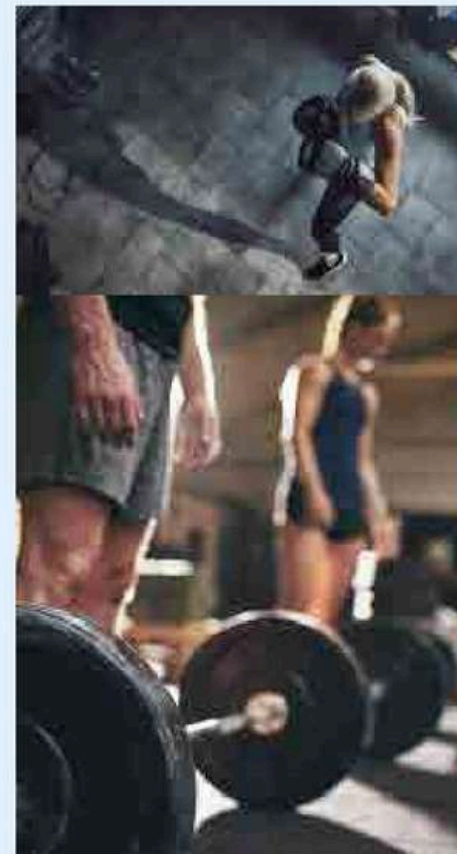
SKYRISE HOLDS WITHIN IT A CURATED SELECTION OF AMENITIES DESIGNED TO PROMOTE A SENSE OF RENEWAL. IMMERSE YOURSELF IN THE DAPPLE OF THE POOL DECK, WHERE THE CITY LIGHTS SHINE LIKE DISTANT STARS. REJUVENATE YOUR SENSES AT THE STATE-OF-THE-ART FITNESS CENTER OR FIND YOUR RHYTHM ON THE JOGGING TRACK. SKYRISE IS YOUR WORLD TO ESCAPE TO, A PLACE TO UNRAVEL, REVIVE, AND REDISCOVER SOLACE.



ARTIFICIAL BEACH



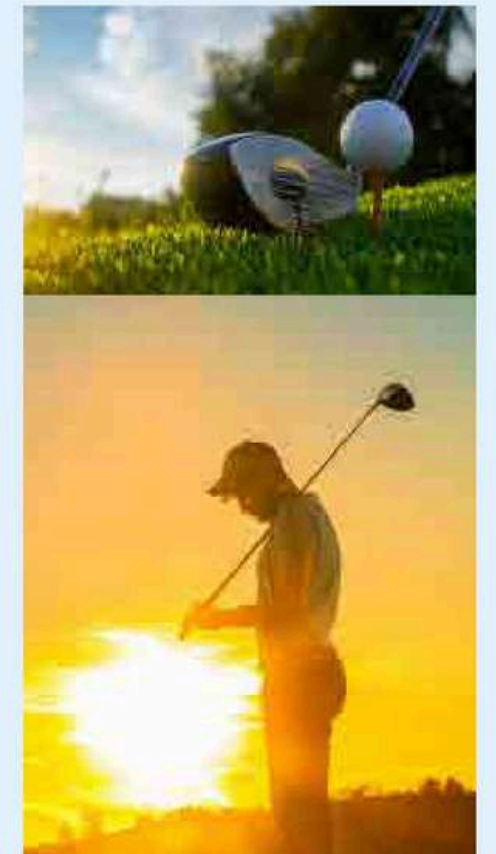
PADDLE AND
TENNIS COURT



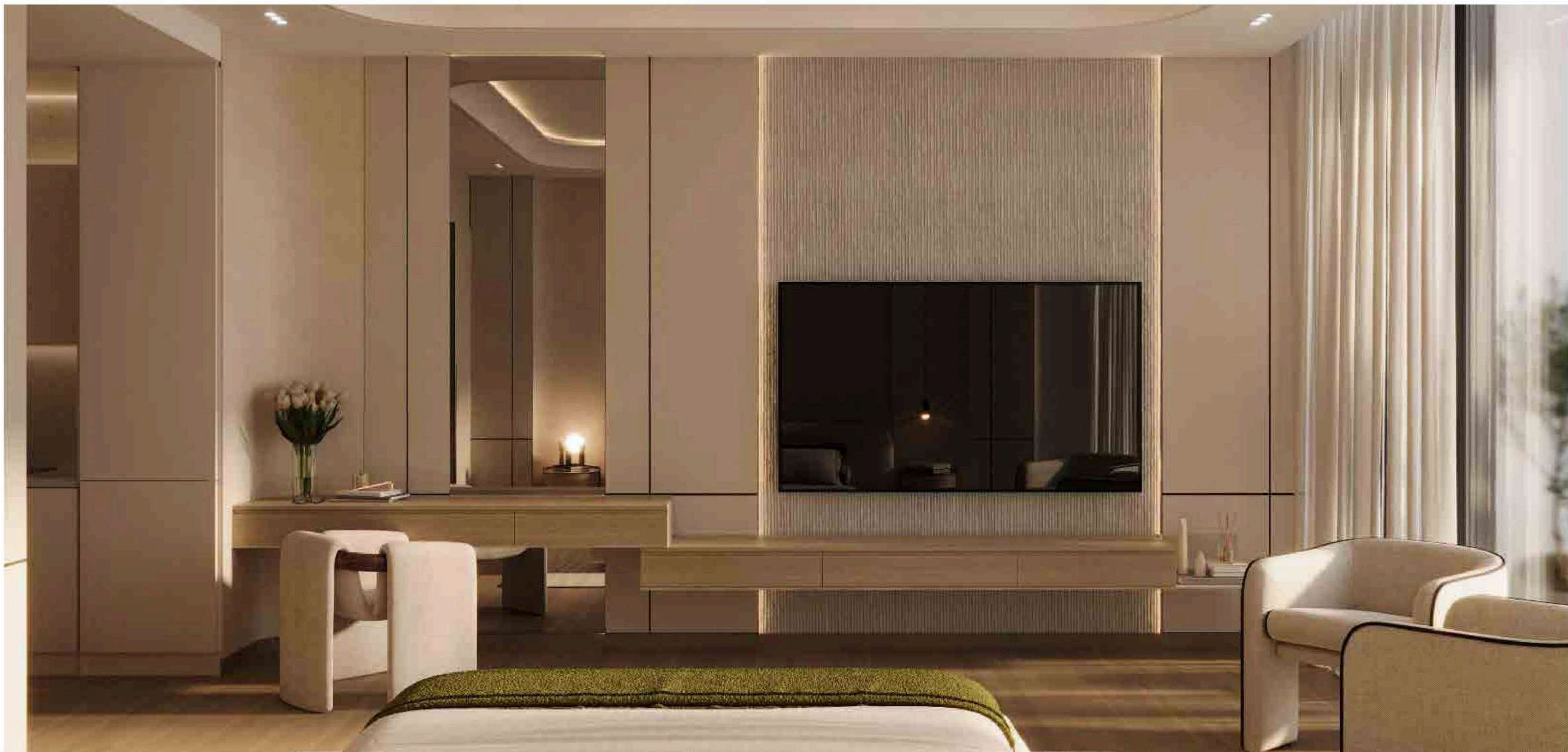
INDOOR GYM



JOGGING LANE
AND SKATE PARK



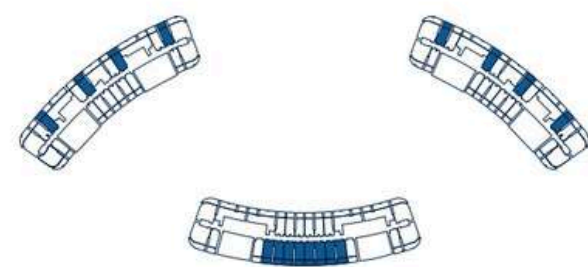
PRIVATE GOLF COURSE



UNIT FLOOR PLANS

SKYRISE • TOWER A & B

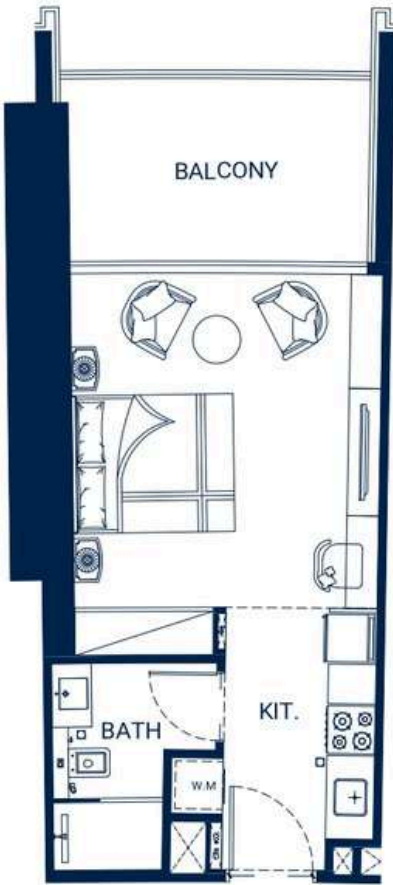
STUDIO - TYPE 01



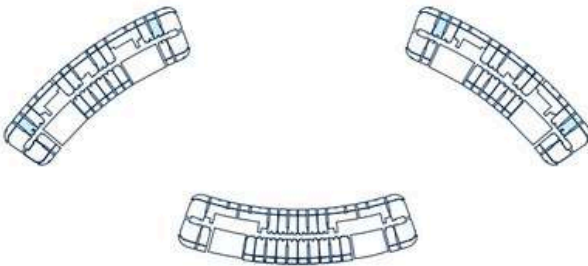
AREA	SQ.M	SQ.FT
SUITE AREA	32.58 m²	350.69 ft²
BALCONY AREA	10.65 m²	114.64 ft²
TOTAL UNIT AREA	43.23 m²	465.32 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	17 m²
KITCHEN	6 m²
LAUNDRY	1 m²



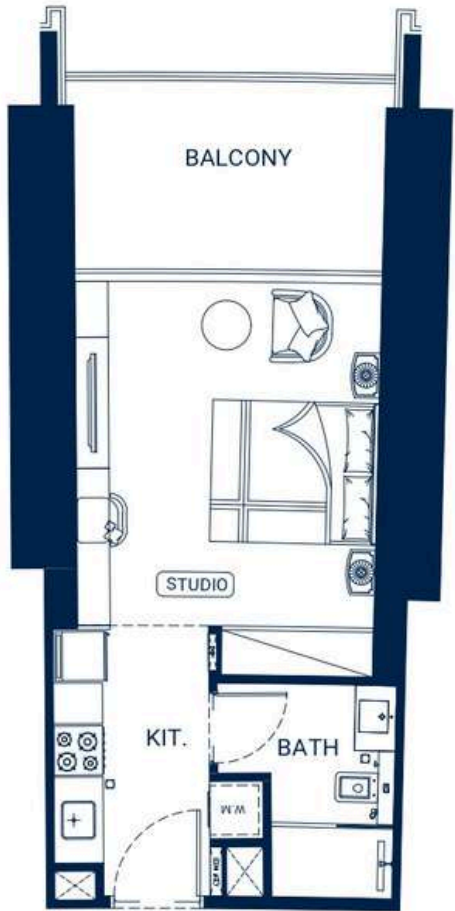
STUDIO -TYPE 02



AREA	SQ.M	SQ.FT
SUITEAREA	33.37 m²	359.19 ft²
BALCONY AREA	10.90 m²	117.33 ft²
TOTAL UNIT AREA	44.27 m²	476.52 ft²

FLAT DESIGN COMPONENTS

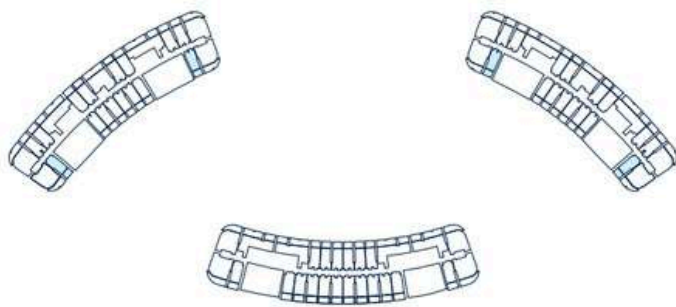
BATH	5 m²
STUDIO	17 m²
KITCHEN	6 m²
LAUNDRY	1 m²



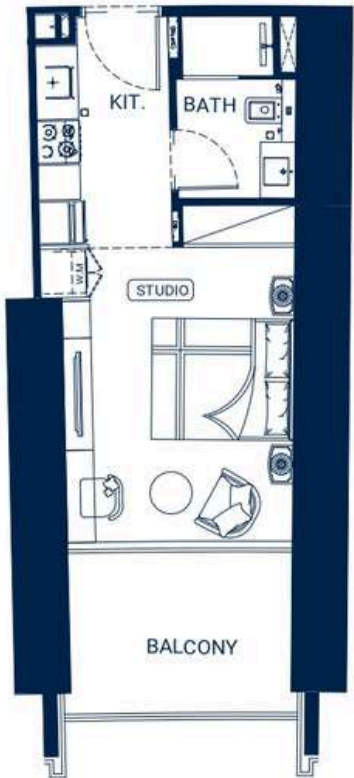
UNIT FLOOR PLANS

SKYRISE • TOWER A & B

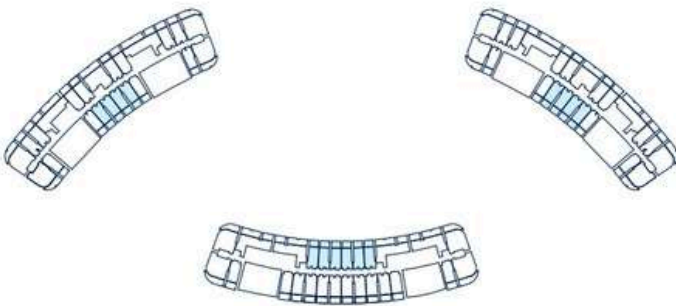
STUDIO -TYPE 03



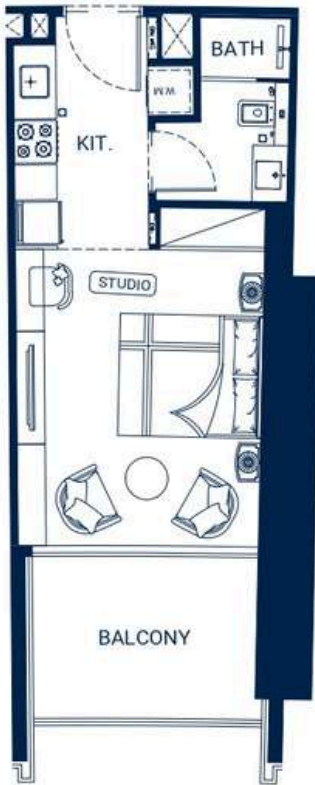
AREA	SQ. M	SQ. FT
SUITE AREA	30.91 m²	332.71 ft²
BALCONY AREA	9.43 m²	101.50 ft²
TOTAL UNIT AREA	40.34 m²	434.22 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		15 m²
KITCHEN		6 m²



STUDIO -TYPE 04



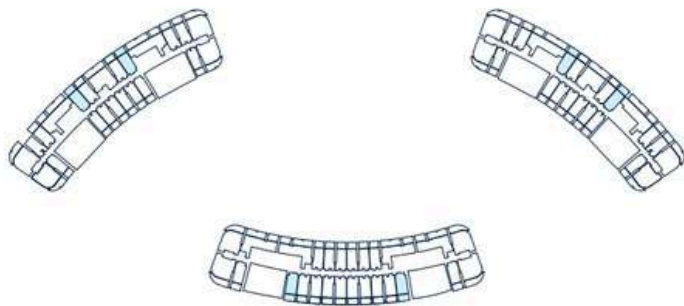
AREA	SQ. M	SQ. FT
SUITE AREA	30.63 m²	329.70 ft²
BALCONY AREA	9.21 m²	99.14 ft²
TOTAL UNIT AREA	39.84 m²	428.83 ft²
FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		16 m²
KITCHEN		6 m²
LAUNDRY		1 m²



UNIT FLOOR PLANS

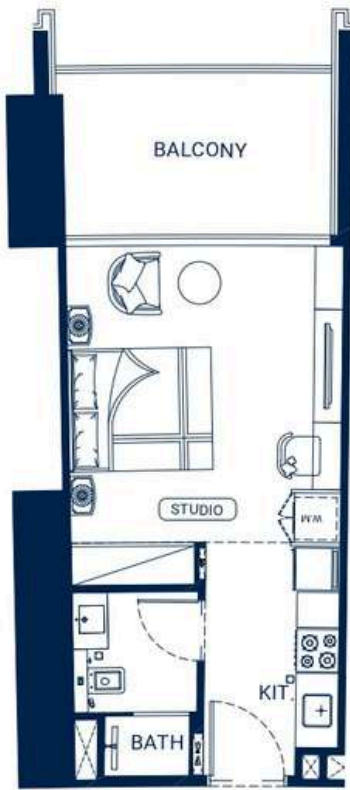
SKYRISE • TOWER A & B

STUDIO -TYPE 05



AREA	SQ.M	SQ.FT
SUITEAREA	31.08 m²	334.54 ft²
BALCONY AREA	10.67 m²	114.85 ft²
TOTAL UNIT AREA	41.75 m²	449.39 ft²

FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		17 m²
KITCHEN		6 m²

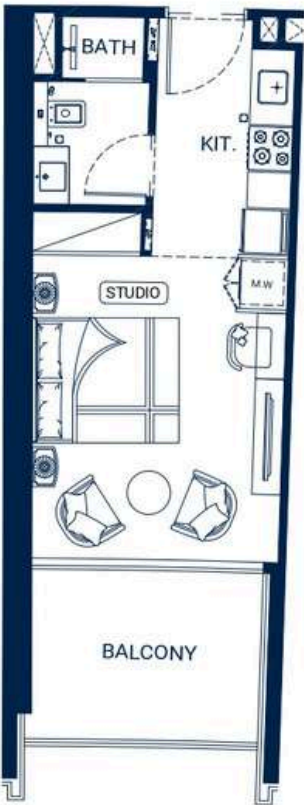


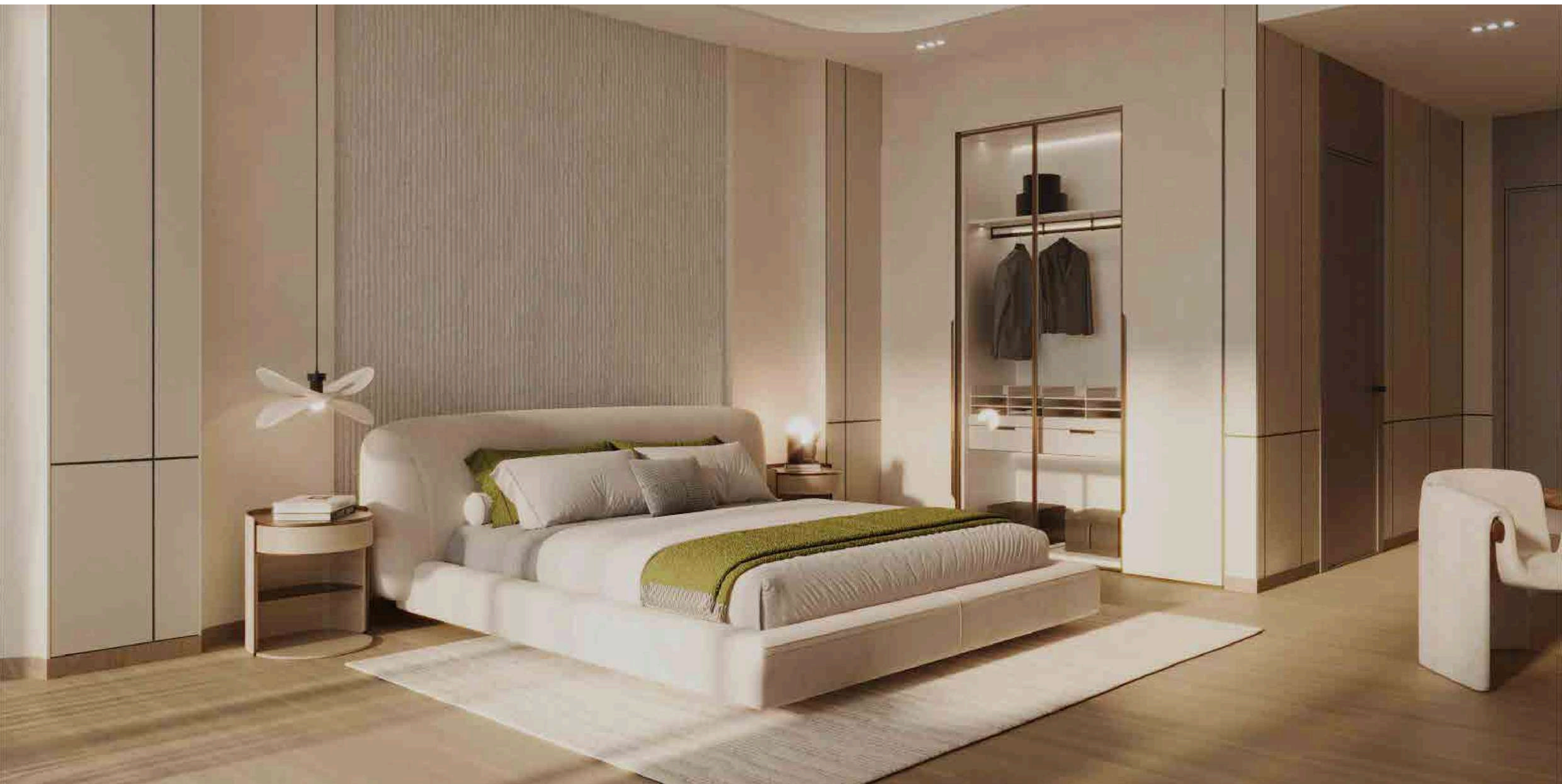
STUDIO -TYPE 06



AREA	SQ.M	SQ.FT
SUITEAREA	30.02 m²	323.13 ft²
BALCONY AREA	9.21 m²	99.14 ft²
TOTAL UNIT AREA	39.23 m²	422.27 ft²

FLAT DESIGN COMPONENTS		
BATH		4 m²
STUDIO		15 m²
KITCHEN		6 m²

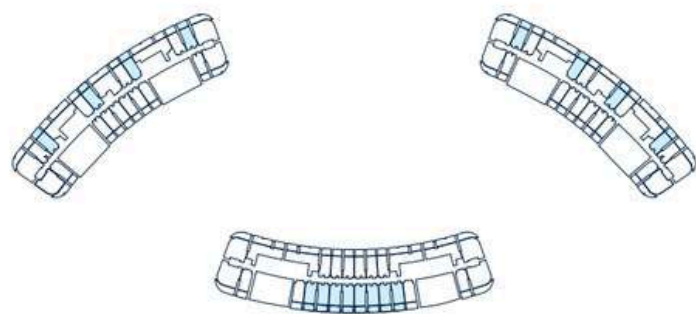




UNIT FLOOR PLANS

SKYRISE • TOWER C

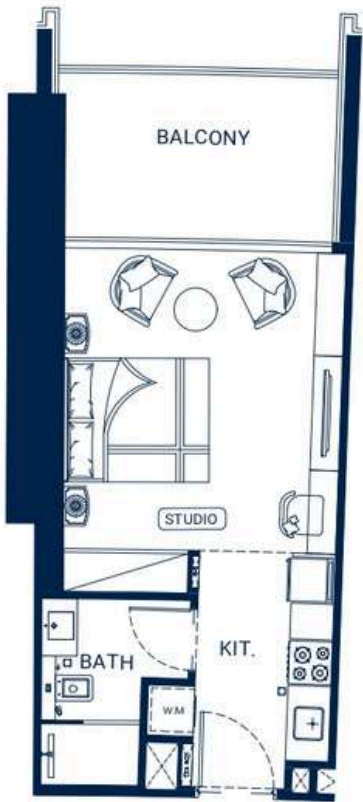
STUDIO -TYPE 01



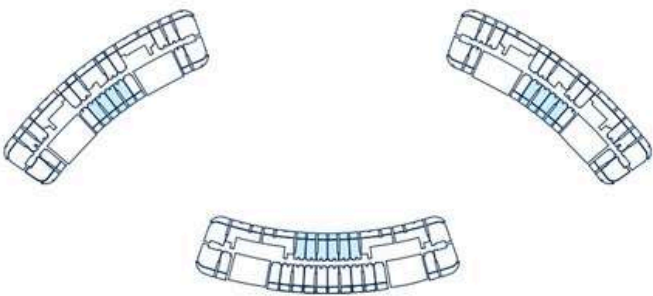
AREA	SQ.M	SQ.FT
SUITE AREA	32.59 m²	350.80 ft²
BALCONY AREA	10.64 m²	114.53 ft²
TOTAL UNIT AREA	43.23 m²	465.32 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	17 m²
KITCHEN	6 m²
LAUNDRY	1 m²



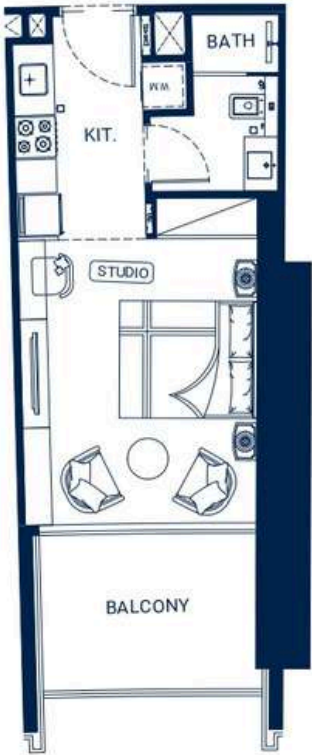
STUDIO -TYPE 04



AREA	SQ.M	SQ.FT
SUITEAREA	30.05 m²	323.46 ft²
BALCONY AREA	9.21 m²	99.14 ft²
TOTAL UNIT AREA	39.26 m²	422.59 ft²

FLAT DESIGN COMPONENTS

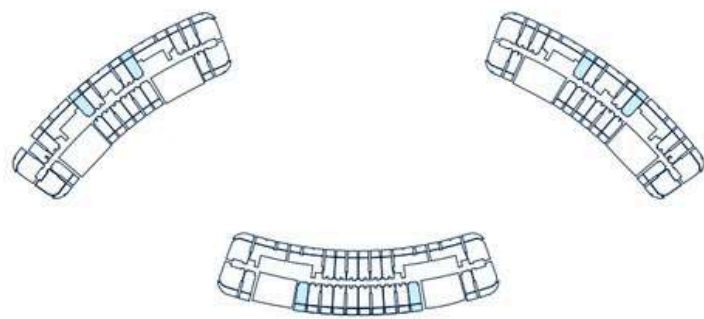
BATH	4 m²
STUDIO	16 m²
KITCHEN	6 m²
LAUNDRY	1 m²



UNIT FLOOR PLANS

SKYRISE • TOWER C

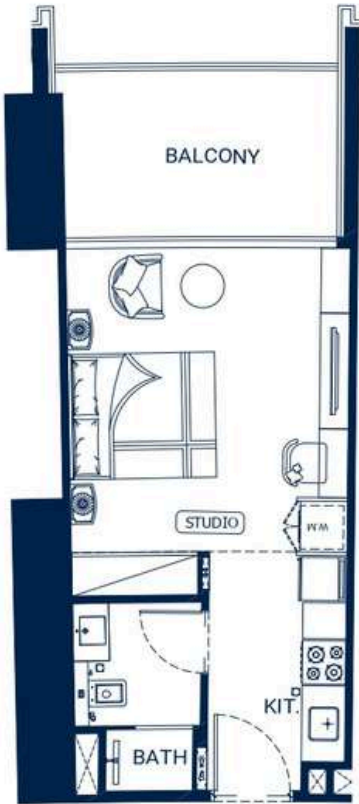
STUDIO -TYPE 05



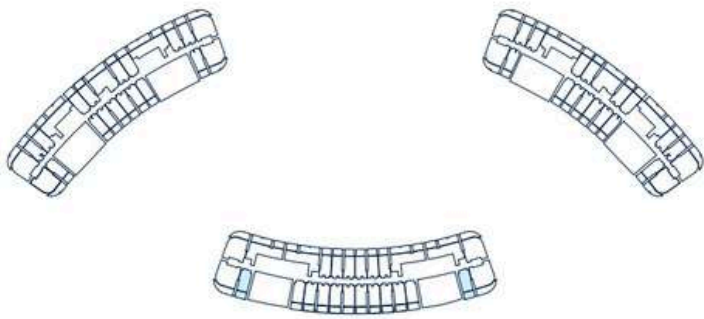
AREA	SQ.M	SQ.FT
SUITEAREA	32.32 m²	347.89 ft²
BALCONY AREA	10.66 m²	114.74 ft²
TOTAL UNIT AREA	42.98 m²	462.63 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	17 m²
KITCHEN	6 m²



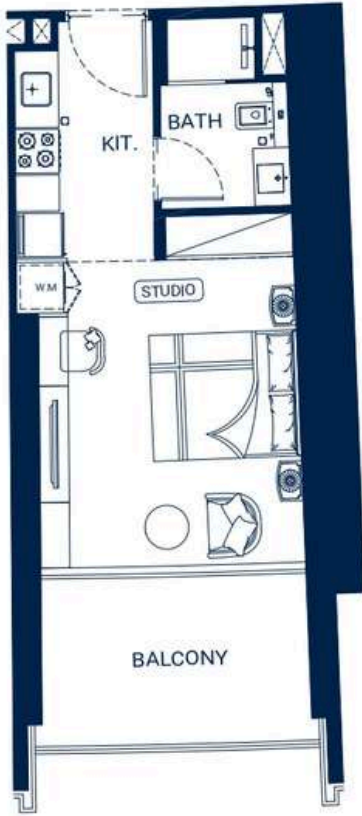
STUDIO -TYPE 07



AREA	SQ.M	SQ.FT
SUITEAREA	32.31 m²	347.78 ft²
BALCONY AREA	10.64 m²	114.53 ft²
TOTAL UNIT AREA	42.95 m²	462.31 ft²

FLAT DESIGN COMPONENTS

BATH	4 m²
STUDIO	16 m²
KITCHEN	6 m²

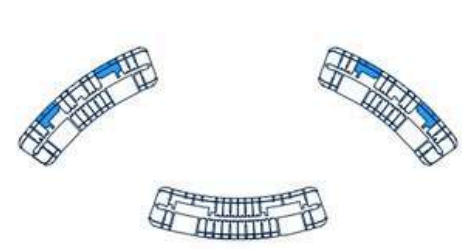




UNIT FLOOR PLANS

SKYRISE • TOWER A & B

1 BEDROOM -TYPE 01

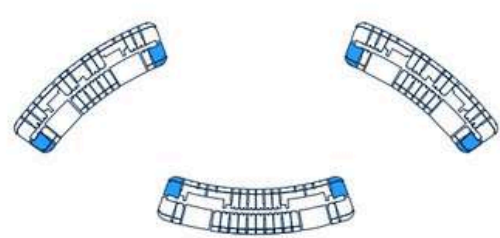


AREA	SQ.M	SQ.FT
SUITE AREA	62.06m²	668.01 ft²
BALCONY AREA	32.88 m²	353.92 ft²
TOTAL UNIT AREA	94.94 m²	1021.93 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	16 m²
LIVING & DINING	16 m²
KITCHEN	6 m²
CORRIDOR	8 m²
WC	3 m²

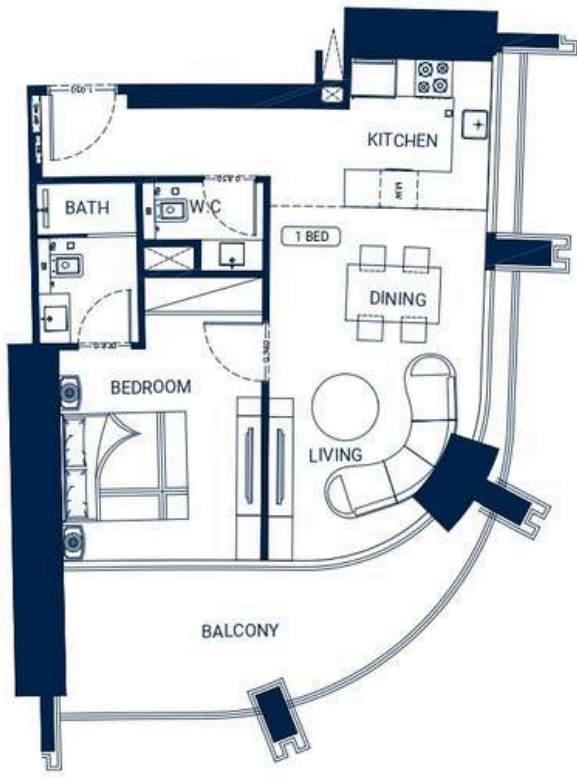


1 BEDROOM -TYPE 02



AREA	SQ.M	SQ.FT
SUITE AREA	56.03 m²	603.10 ft²
BALCONY AREA	14.78 m²	159.09 ft²
TOTAL UNIT AREA	70.81 m²	762.19 ft²

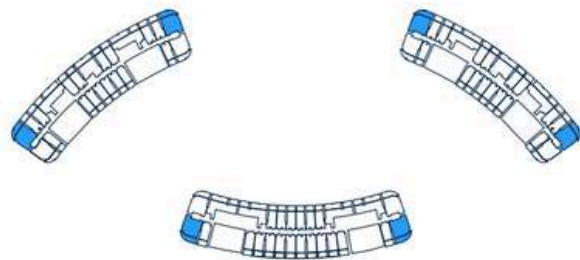
FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	13 m²
LIVING & DINING	18 m²
KITCHEN	6 m²
CORRIDOR	6 m²
WC	3 m²



UNIT FLOOR PLANS

SKYRISE • TOWER A & B

1 BEDROOM -TYPE 03

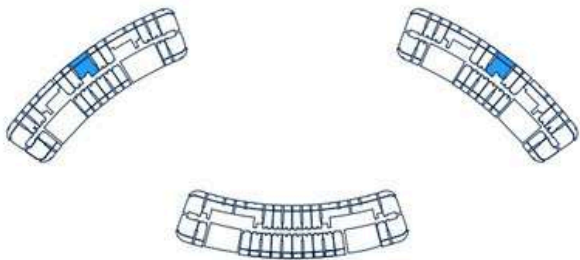


AREA	SQ. M	SQ. FT
SUITE AREA	60.08 m²	646.70 ft²
BALCONY AREA	17.10 m²	184.06 ft²
TOTAL UNIT AREA	77.18 m²	830.76 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	15 m²
LIVING & DINING	20 m²
KITCHEN	6 m²
CORRIDOR	7 m²
WC	2 m²



1 BEDROOM -TYPE 04



AREA	SQ. M	SQ. FT
SUITE AREA	57.61 m²	620.11 ft²
BALCONY AREA	21.27 m²	228.95 ft²
TOTAL UNIT AREA	78.88 m²	849.06 ft²

FLAT DESIGN COMPONENTS	
BATH	4 m²
BEDROOM	16 m²
LIVING	16 m²
KITCHEN & DINING	9 m²
CORRIDOR	6 m²

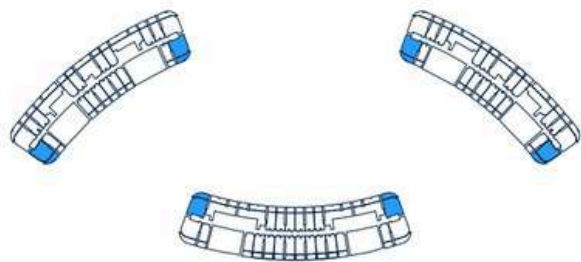




UNIT FLOOR PLANS

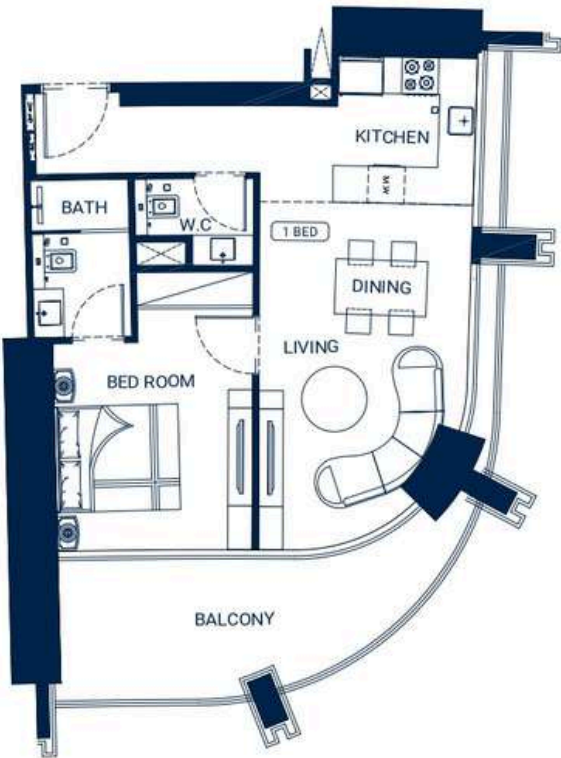
SKYRISE • TOWER C

1 BEDROOM -TYPE 02

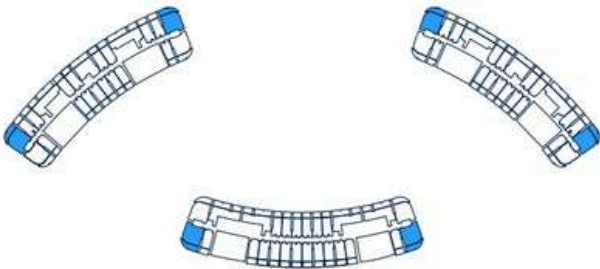


AREA	SQ.M	SQ.FT
SUITE AREA	55.96 m²	602.35 ft²
BALCONY AREA	14.78 m²	159.09 ft²
TOTAL UNIT AREA	70.74 m²	761.44 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	13 m²
LIVING & DINING	18 m²
KITCHEN	6 m²
CORRIDOR	6 m²
WC	3 m²

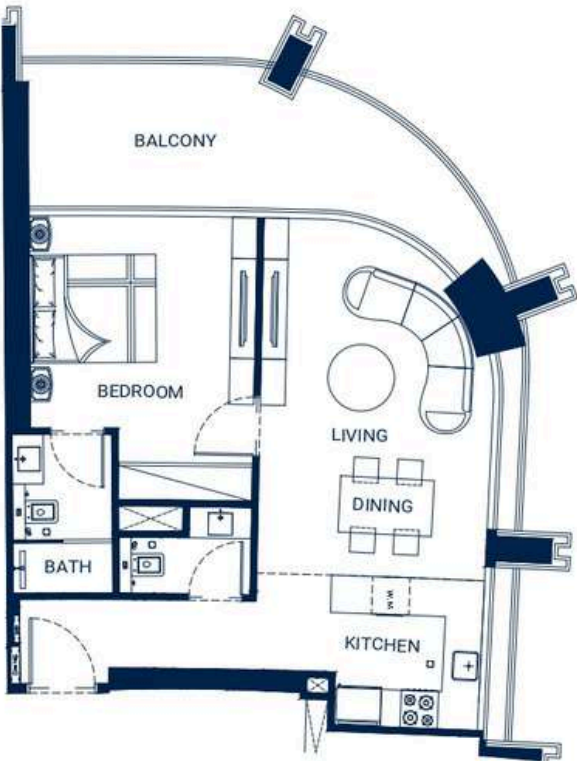


1 BEDROOM -TYPE 03



AREA	SQ.M	SQ.FT
SUITEAREA	59.95 m²	645.30 ft²
BALCONY AREA	17.10 m²	184.06 ft²
TOTAL UNIT AREA	77.05 m²	829.36 ft²

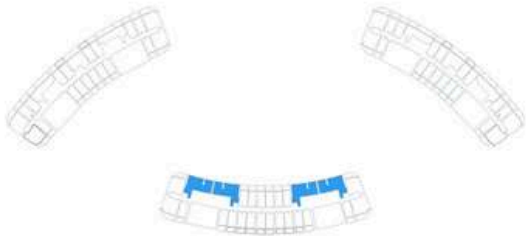
FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	15 m²
LIVING & DINING	20 m²
KITCHEN	6 m²



UNIT FLOOR PLANS

SKYRISE • TOWER C

1 BEDROOM -TYPE 05



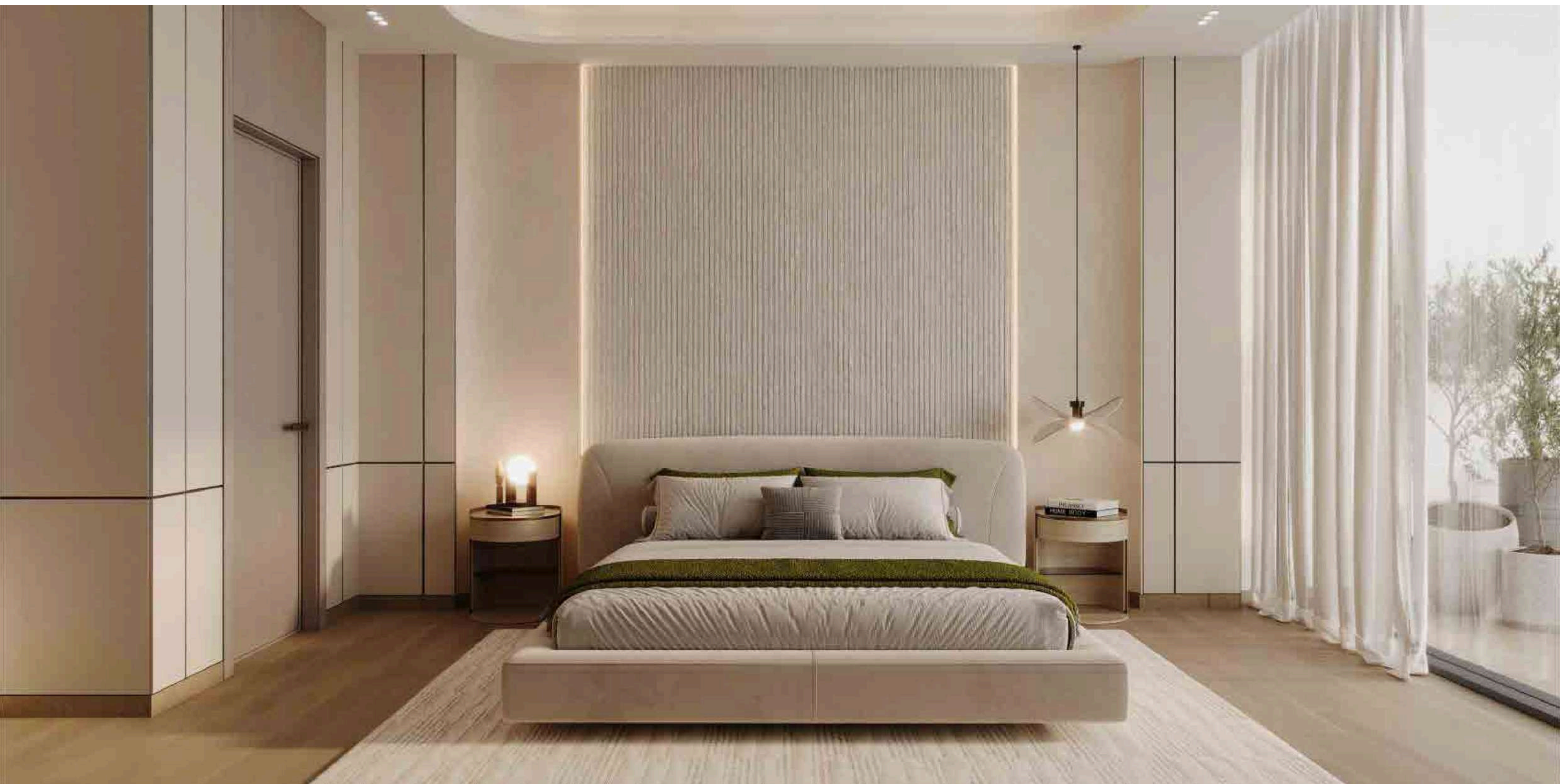
AREA	SQ. M	SQ. FT
SUITE AREA	60.59 m²	652.19 ft²
BALCONY AREA	29.20 m²	314.31 ft²
TOTAL UNIT AREA	89.79 m²	966.49 ft²

FLAT DESIGN COMPONENTS	
M.BATH	
M.BEDROOM	14 m²
LIVING & DINING	16 m²
KITCHEN	58 m²
CORRIDOR	6 m²
WC	1 m²



Disclaimer: 1. All room dimensions are measured to structural elements and exclude wall finishes and construction tolerances. 2. All dimensions have been provided by our consultant architects. 3. All materials, dimensions and drawings are approximate. Information is subject to change without notice. 4. Actual suite area may vary from the stated area. Drawings not to scale. The developer reserves the right to make revisions. 5. Calculation of suite area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls, and the exterior face of the corridor wall enclosing the adjoining unit. 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the adjoining balcony. 7. The units are measured at typical floor in the building. Columns may vary in size depending on the floor level. 8. For each unit type, unit sizes and details might be slightly different. Please refer to the sales and purchase agreement for the actual size of each specific unit.





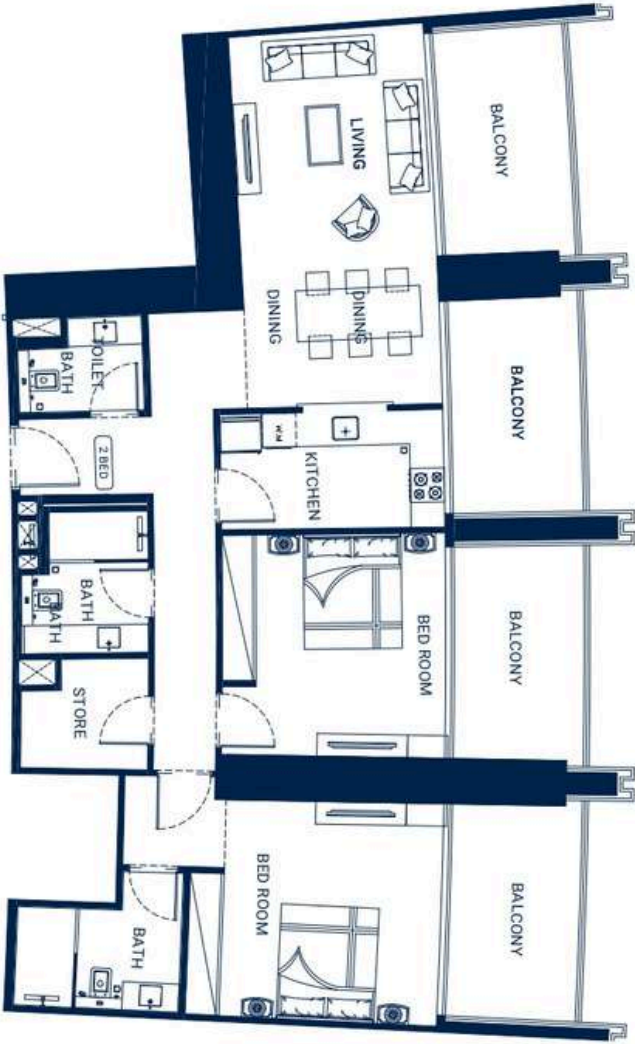
UNIT FLOOR PLANS

SKYRISE • TOWER A & B

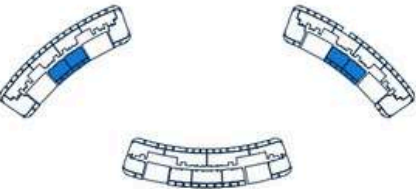
2 BEDROOM - TYPE 01



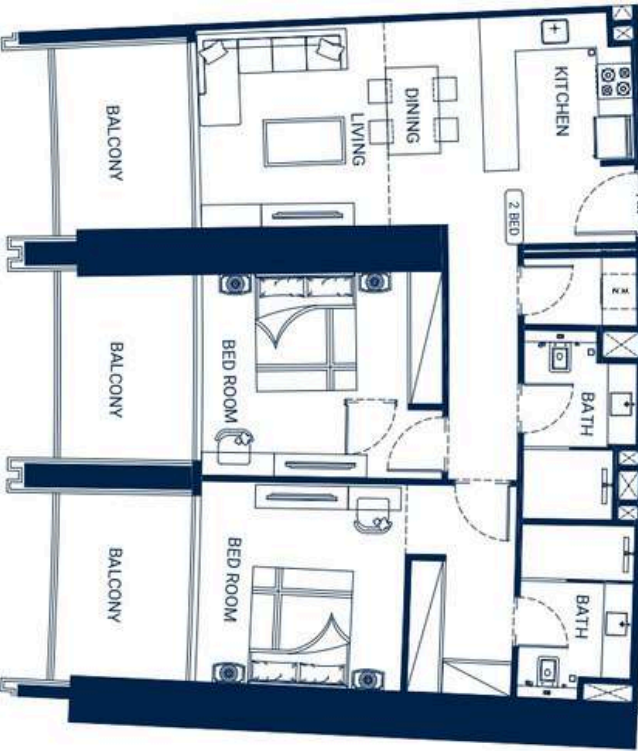
AREA	SQ.M	SQ.FT
SUITE AREA	111.80 m²	1203.41 ft²
BALCONY AREA	43.08 m²	463.71 ft²
TOTAL UNIT AREA	154.88 m²	1667.11 ft²
FLAT DESIGN COMPONENTS		
M.BATH	6 m²	
M.BEDROOM	19 m²	
LIVING & DINING	23 m²	
KITCHEN	8 m²	
CORRIDOR	13 m²	
BATH	5 m²	
BEDROOM	16 m²	
STORE	4 m²	
TOILET	3 m²	



2 BEDROOM - TYPE 02



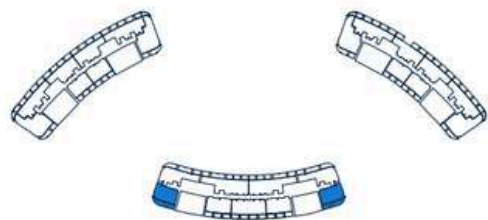
AREA	SQ.M	SQ.FT
SUITE AREA	91.03 m²	979.84 ft²
BALCONY AREA	27.62 m²	297.30 ft²
TOTAL UNIT AREA	118.65 m²	1277.14 ft²
FLAT DESIGN COMPONENTS		
M.BATH	6 m²	
M.BEDROOM	19 m²	
LIVING & DINING	17 m²	
KITCHEN	7 m²	
CORRIDOR	9 m²	
BATH	6 m²	
BEDROOM	15 m²	



UNIT FLOOR PLANS

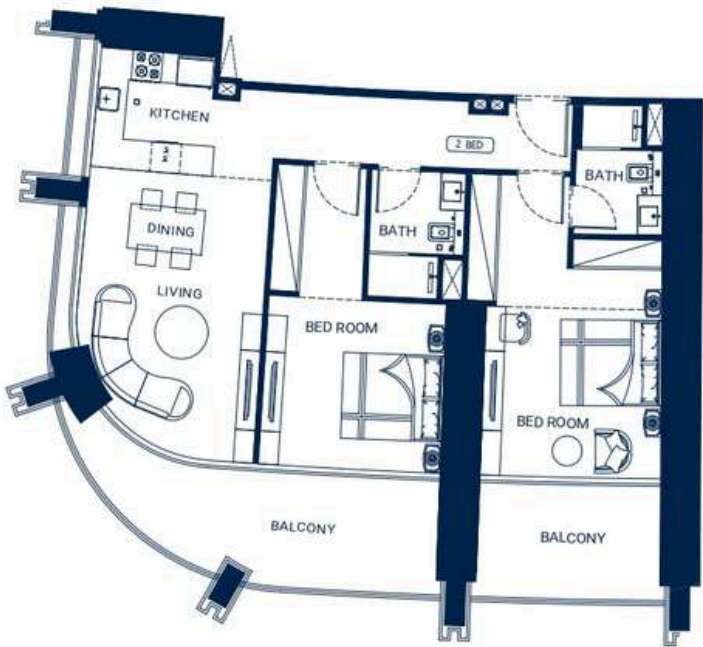
SKYRISE • TOWER C

2 BEDROOM - TYPE 03

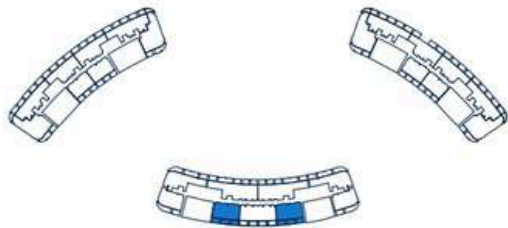


AREA	SQ.M	SQ.FT
SUITE AREA	92.89 m²	999.86 ft²
BALCONY AREA	27.80 m²	299.24 ft²
TOTAL UNIT AREA	120.69 m²	1299.10 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	20 m²
LIVING & DINING	20 m²
KITCHEN	6 m²
CORRIDOR	10 m²
BATH	4 m²
BEDROOM	17 m²

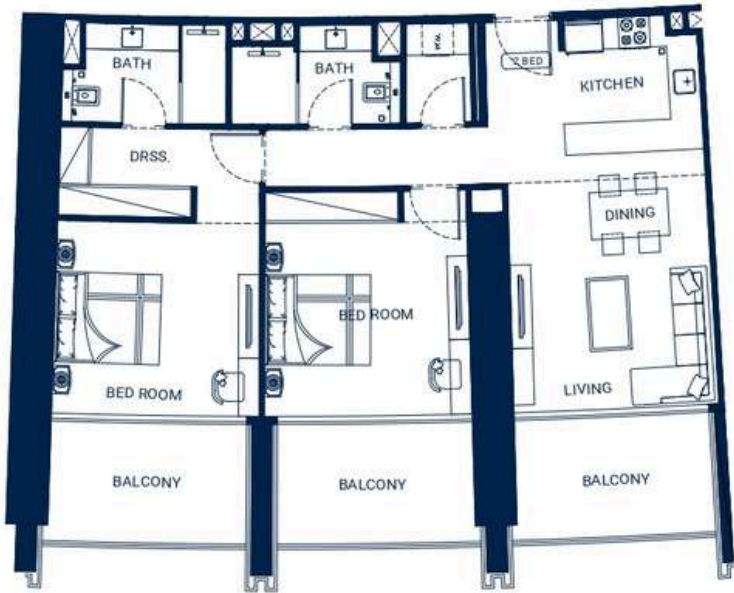


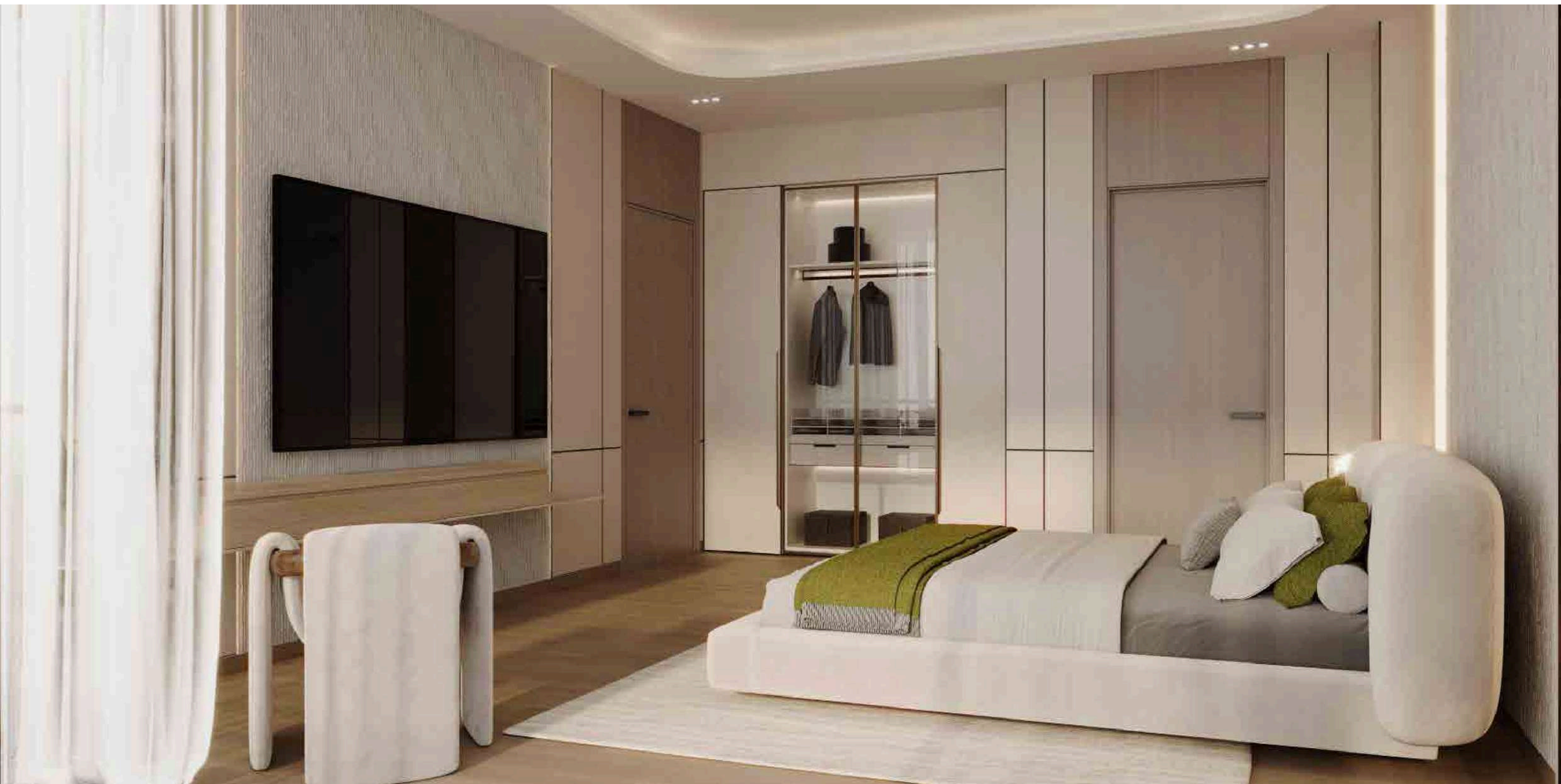
2 BEDROOM - TYPE 04



AREA	SQ.M	SQ.FT
SUITE AREA	97.48 m²	1049.27 ft²
BALCONY AREA	31.95 m²	343.91 ft²
TOTAL UNIT AREA	129.43 m²	1393.17 ft²

FLAT DESIGN COMPONENTS	
M.BATH	6 m²
M.BEDROOM	22 m²
LIVING & DINING	17 m²
KITCHEN	8 m²
CORRIDOR	9 m²
BATH	5 m²
BEDROOM	17 m²
LAUNDRY	2 m²

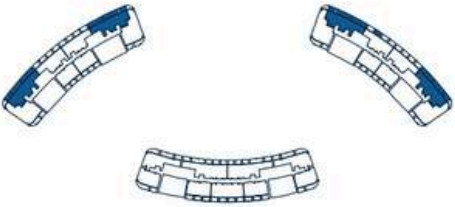




UNIT FLOOR PLANS

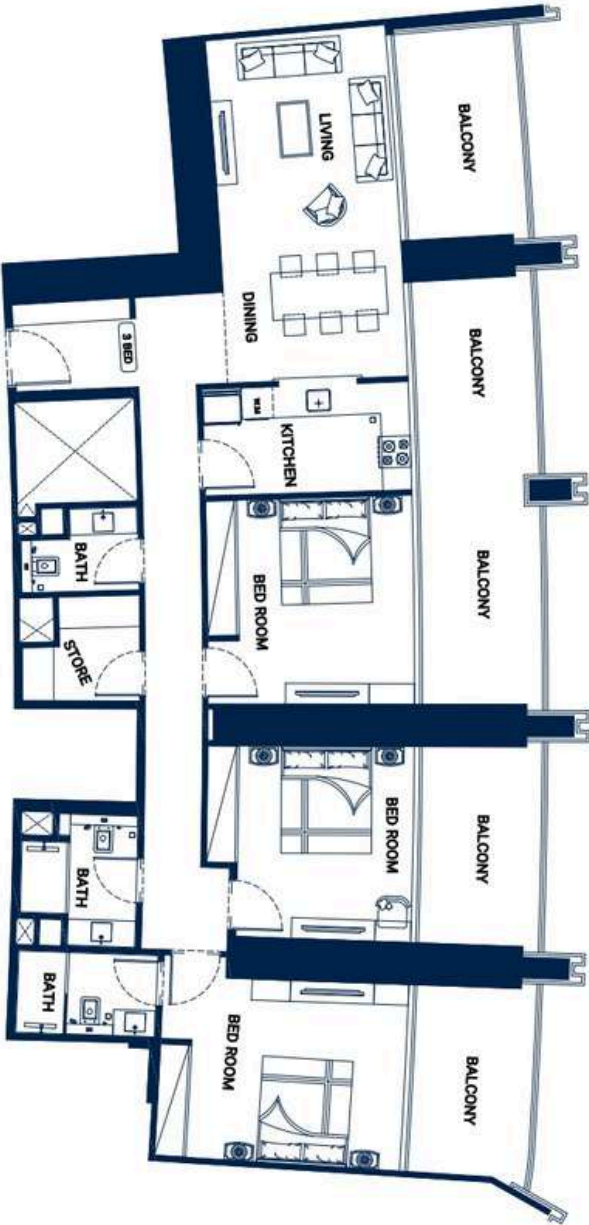
SKYRISE • TOWER A & B

3 BEDROOM - TYPE 01

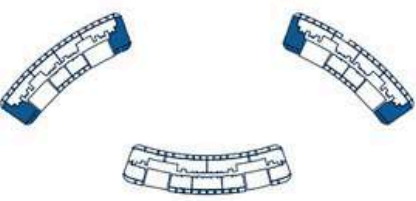


AREA	SQ.M	SQ.FT
SUITE AREA	131.57 m²	1416.21 ft²
BALCONY AREA	53.42 m²	575.01 ft²
TOTAL UNIT AREA	184.99 m²	1991.22 ft²

FLAT DESIGN COMPONENTS	
M.BATH	4 m²
M.BEDROOM	17 m²
LIVING & DINING	23 m²
KITCHEN	8 m²
CORRIDOR	20 m²
BATH	5 m²
BEDROOM	14 m²
BEDROOM	16 m²
STORE	4 m²
TOILET	3 m²

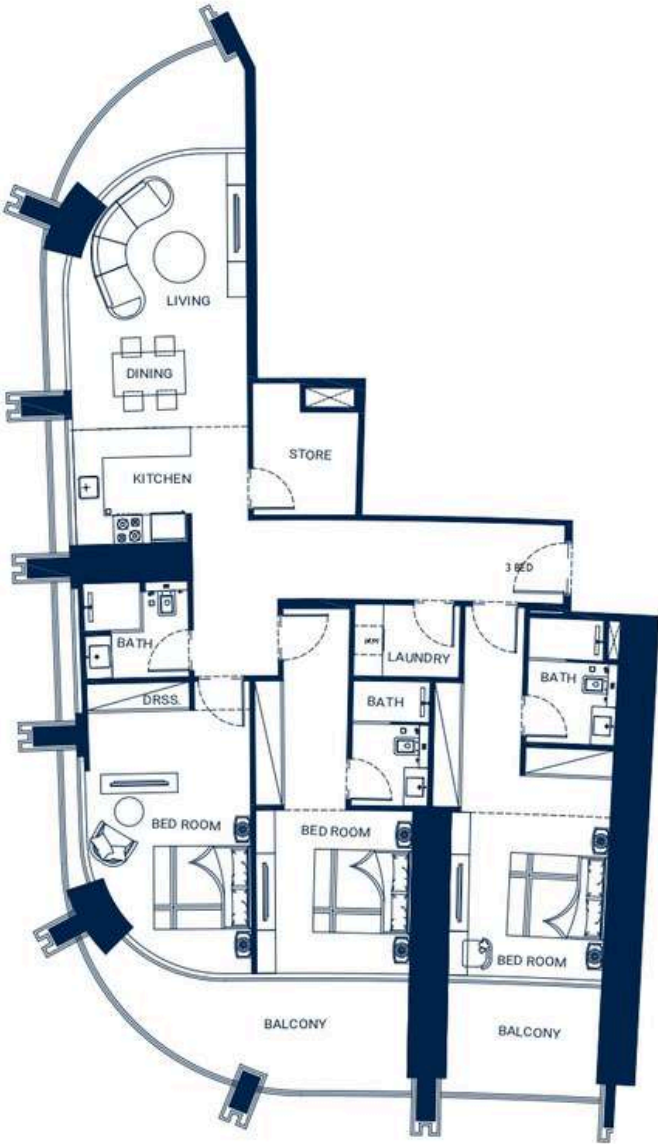


3 BEDROOM - TYPE 02



AREA	SQ.M	SQ.FT
SUITEAREA	139.60 m²	1502.64 ft²
BALCONYAREA	31.22 m²	336.05 ft²
TOTALUNITAREA	170.82 m²	1838.69 ft²

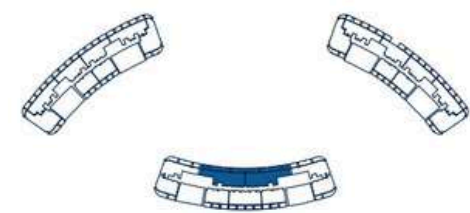
FLAT DESIGN COMPONENTS	
M.BATH	5 m²
M.BEDROOM	21 m²
LIVING & DINING	20 m²
KITCHEN	6 m²
CORRIDOR	18 m²
M.BATH	4 m²
M.BEDROOM	18 m²
BEDROOM	19 m²
BATH	4 m²
LAUNDRY	3 m²
STORE	5 m²



UNIT FLOOR PLANS

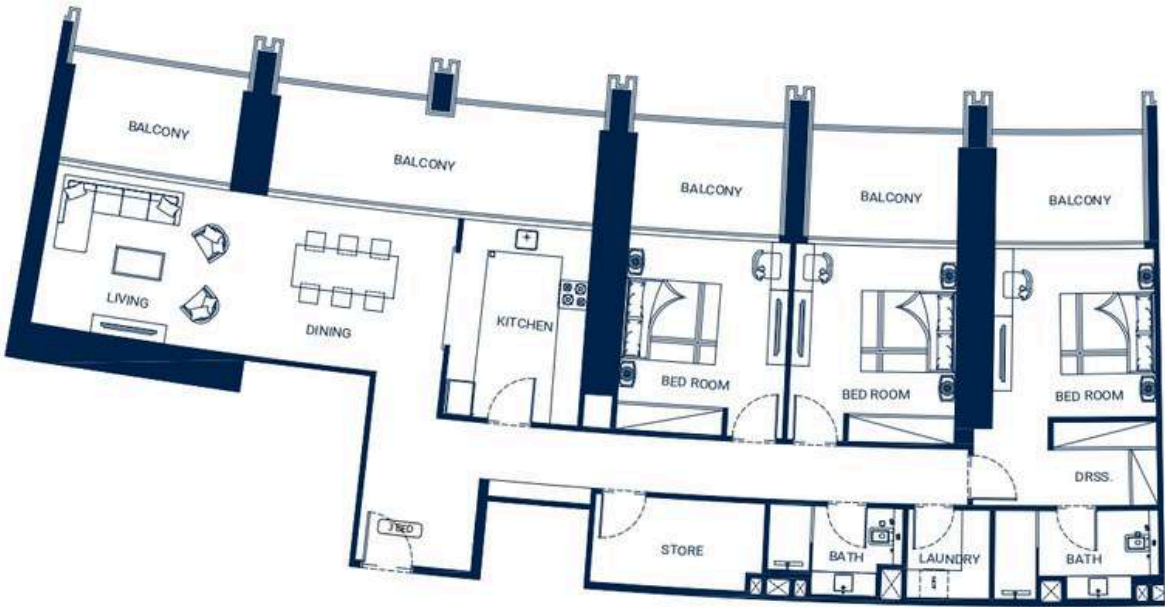
SKYRISE • TOWER C

3 BEDROOM - TYPE 03

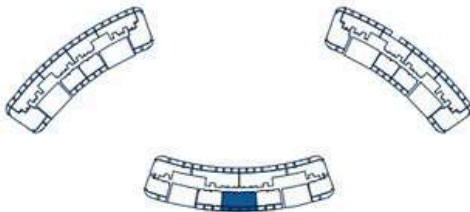


AREA	SQ.M	SQ.FT
SUITEAREA	154.44 m²	1662.38 ft²
BALCONY AREA	56.62 m²	609.45 ft²
TOTAL UNIT AREA	211.06 m²	2271.83 ft²

FLAT DESIGN COMPONENTS	
M.BATH	6 m²
M.BEDROOM	20 m²
LIVING & DINING	30 m²
KITCHEN	12 m²
CORRIDOR	17 m²
BATH	5 m²
BEDROOM	15 m²
BEDROOM	15 m²
STORE	7 m²
LAUNDRY	3 m²
FOYER	5 m²

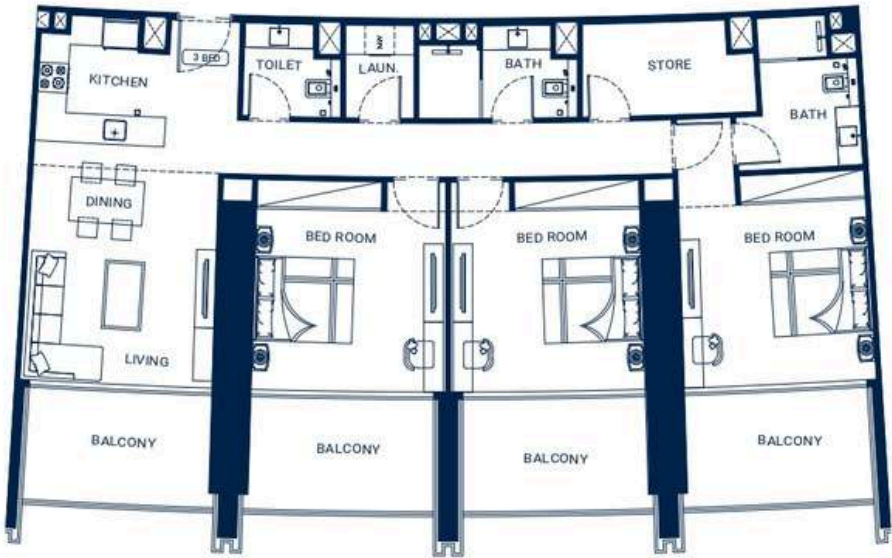


3 BEDROOM - TYPE 04



AREA	SQ.M	SQ.FT
SUITEAREA	130.04 m²	1399.74 ft²
BALCONY AREA	42.60 m²	458.54 ft²
TOTAL UNIT AREA	172.64 m²	1858.28 ft²

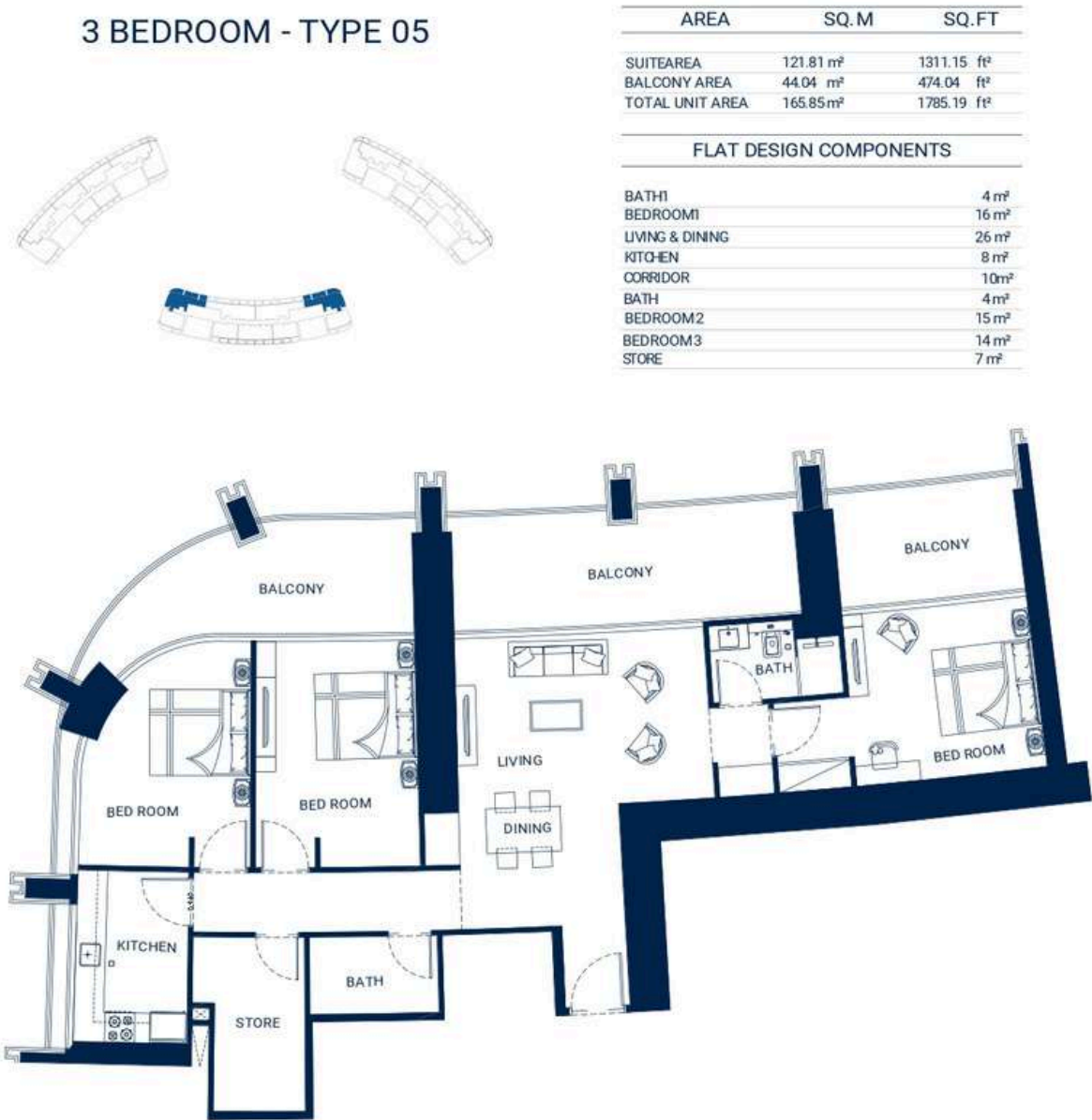
FLAT DESIGN COMPONENTS	
M.BATH	6 m²
M.BEDROOM	18 m²
LIVING & DINING	17 m²
KITCHEN	8 m²
CORRIDOR	14 m²
BATH	5 m²
BEDROOM	17 m²
BEDROOM	17 m²
STORE	6 m²
LAUNDRY	3 m²
TOILET	3 m²



UNIT FLOOR PLANS

SKYRISE • TOWER C

3 BEDROOM - TYPE 05





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Contact Us :

Phone: +971564452803

Email: info@majararealestate.com

<https://majararealestate.com/>