
SKYVIEW3
IN THE ◆ CENTRE ◆ OF IT ALL
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02 CHAPTER TWO · VISION

Defining premium living in *Sheikh Zayed.*

A fundamental shift in how premium residential communities are built. Rather than maximising density, we have prioritised space · creating a development that feels more like a curated sanctuary than a construction project.

PILLAR 01
Green-space focused

PILLAR 02
Luxury oriented

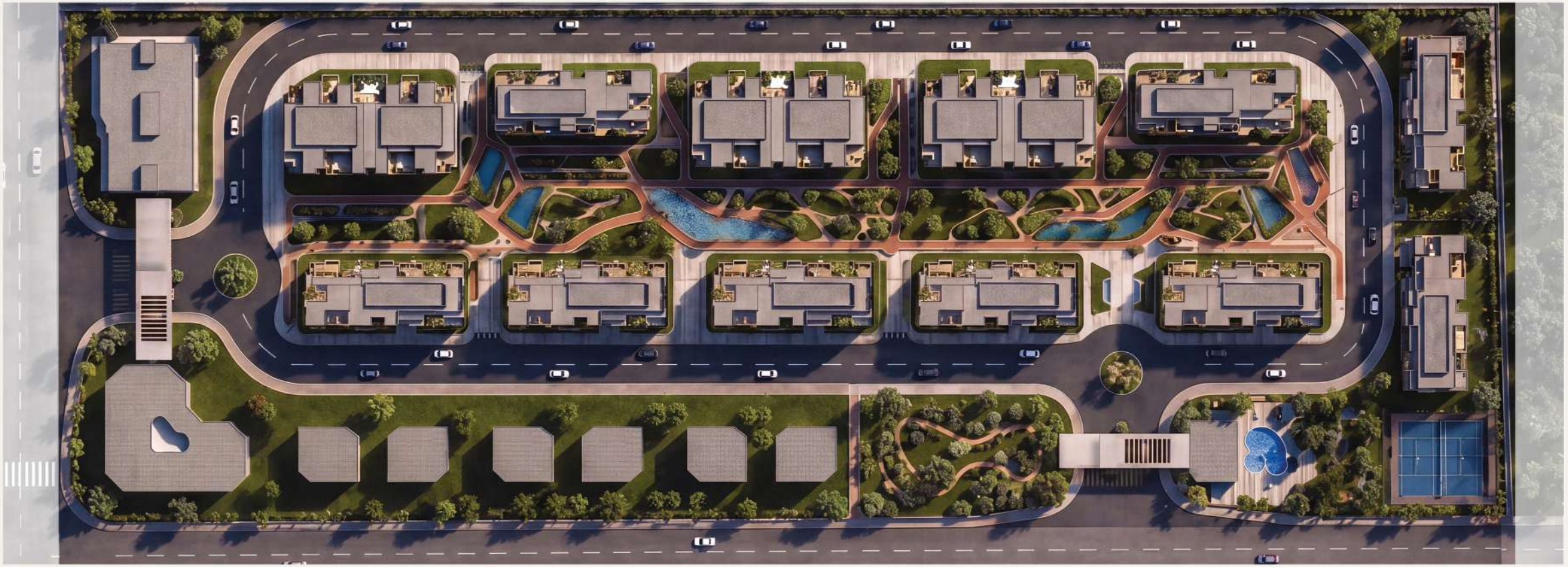
PILLAR 03
Spacious living



03 CHAPTER THREE · LOCATION

Central. Connected. *Covered.*

Positioned in the heart of El Sheikh Zayed · minutes from the city's defining axes, schools, clubs and aviation gateways.



LANDSCAPE · BUILT-UP SPLIT 85 / 15

85% Landscape, circulation & community | 15%

Open landscape — Residential built-up

04 CHAPTER FOUR · MASTER PLAN

Designed with intent. Built with *care.*

More space, less density. Of our 10-acre footprint, 85% is dedicated to landscape, circulation, water features and community · leaving most of the land untouched, so the few buildings that rise above it can breathe.

DENSITY STRATEGY

Low.

Premium · low-density master plan



VIII FEATURED AMENITIES
Curated *amenities* across the master plan.

08
SERVICES INCLUDED

01 RESIDENTIAL
Low-density *layout*
85% green & circulation across the site.

02 MOVEMENT
Running & *walking tracks*
Looped through the curated landscape.

03 WELLNESS
Wellness *centre*
Spa, fitness studios & recovery suites.

04 COMMUNITY
Club *house*
Resident lounges and event spaces.

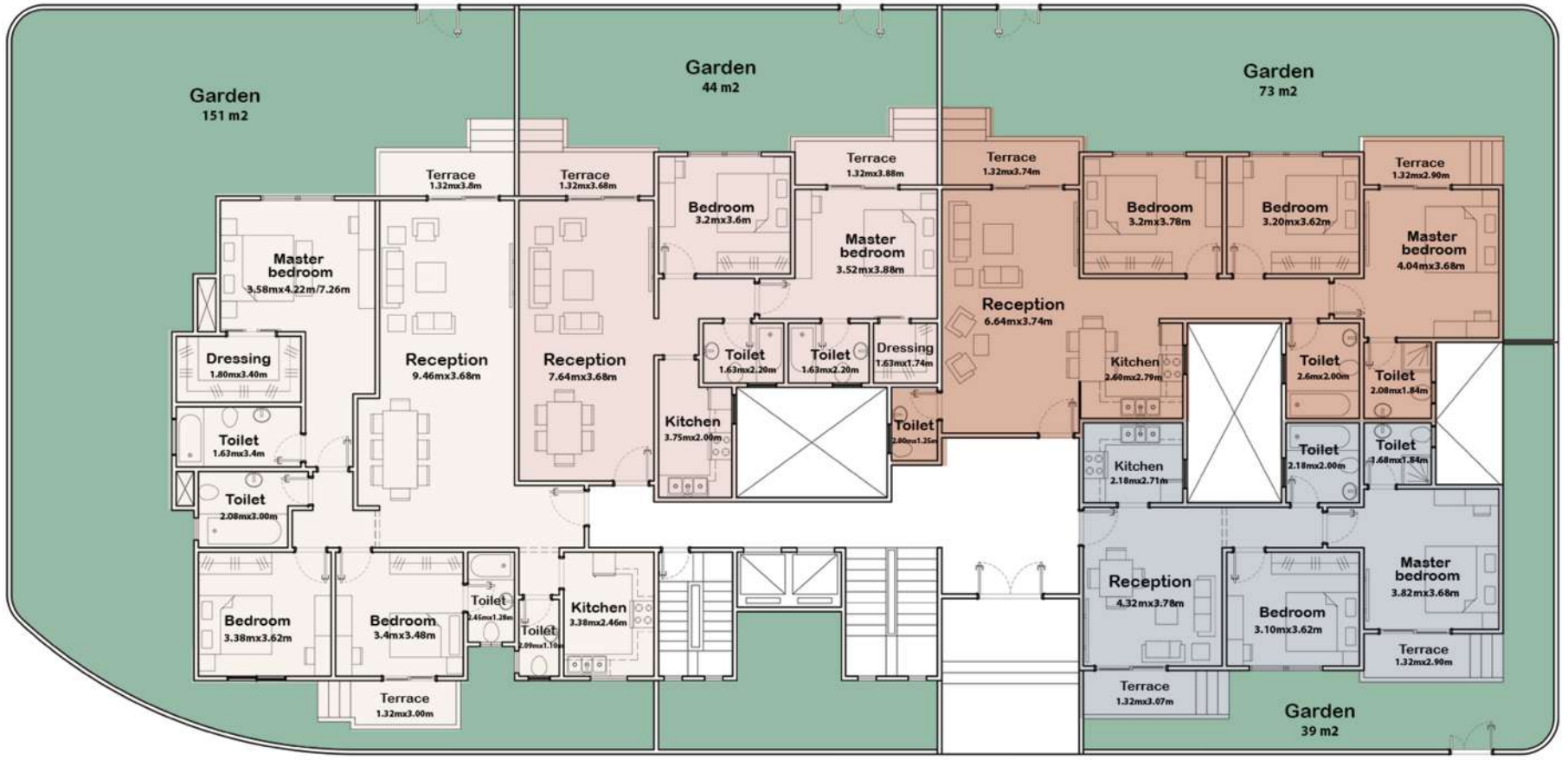
05 SAFETY
24/7 *security*
Gated entrances, monitored perimeter.

06 LANDSCAPE
Water *features*
Pools and reflective ponds throughout.

07 MOBILITY
Underground *parking*
Street level reclaimed for people.

08 GREENERY
Curated *landscape*
Native and ornamental planting palette.


TYPE
A
RENDER



177 M + G100 -181

115 M + G44

135 M +G73

92 M + G39

TYPE A · FLOOR PLAN

Ground Floor

Lobby, entrances and ground-level residential units.

- G Ground
- T Typical
- L LightHouse
- S SkyRoof

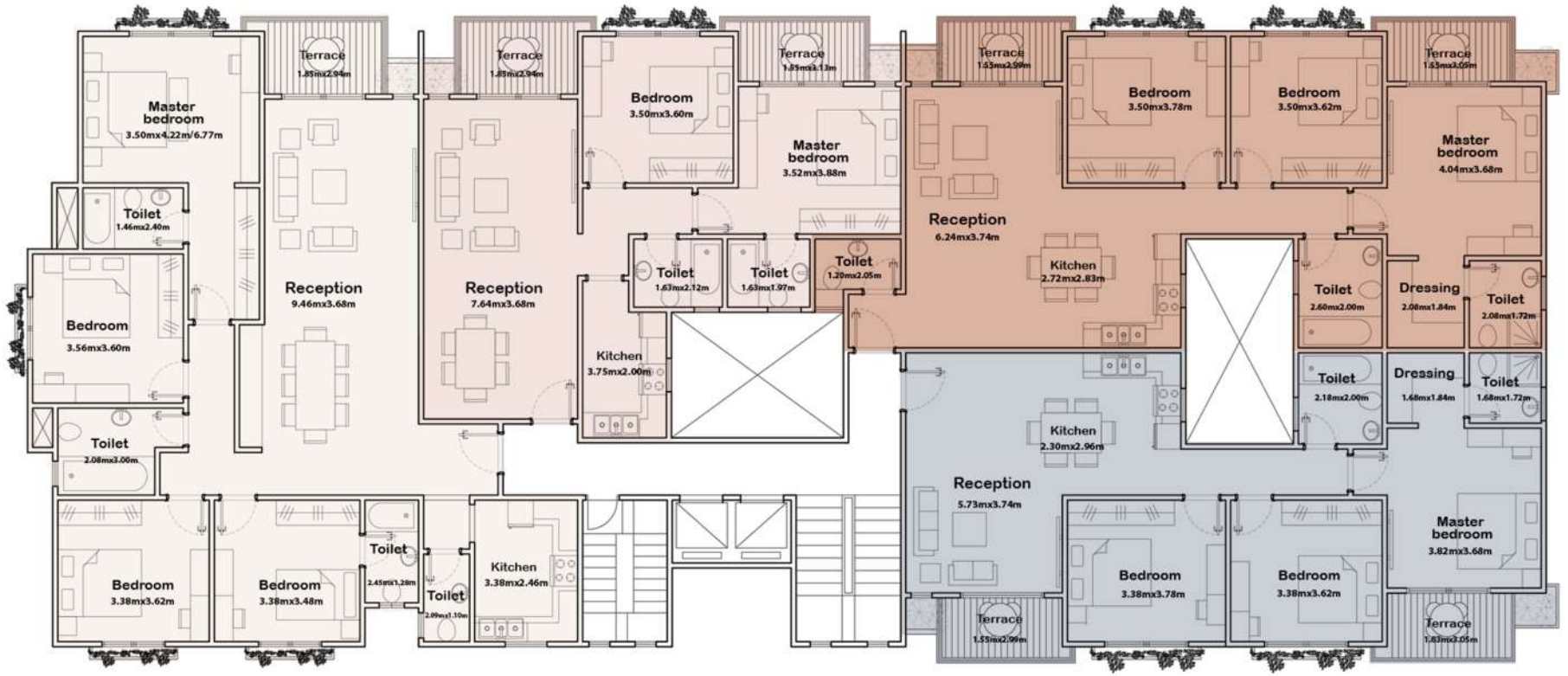
TYPE A · GROUND FLOOR

The *imagery.*









191 M

119 M

153 M

137 M

TYPE A · FLOOR PLAN

Typical Floor

The repeated residential floor layout.

- G Ground
- T Typical
- L LightHouse
- S SkyRoof

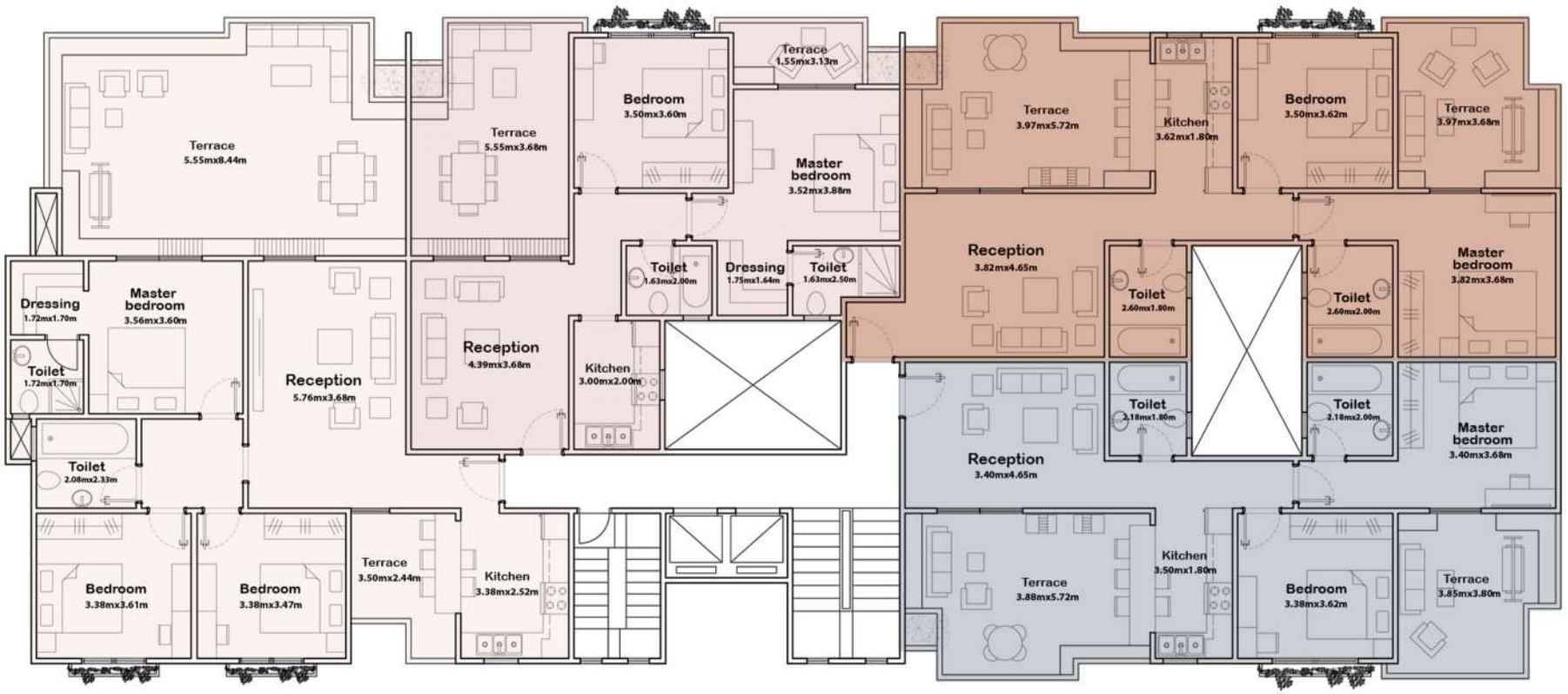
TYPE A · TYPICAL FLOOR

The *imagery.*









128M + ROOF 51M

97M + ROOF 24M

106M + ROOF 35M

95M + ROOF 34M

TYPE A · FLOOR PLAN

LightHouse

Elevated living with enhanced light and views.

- G Ground
- T Typical
- L LightHouse
- S SkyRoof

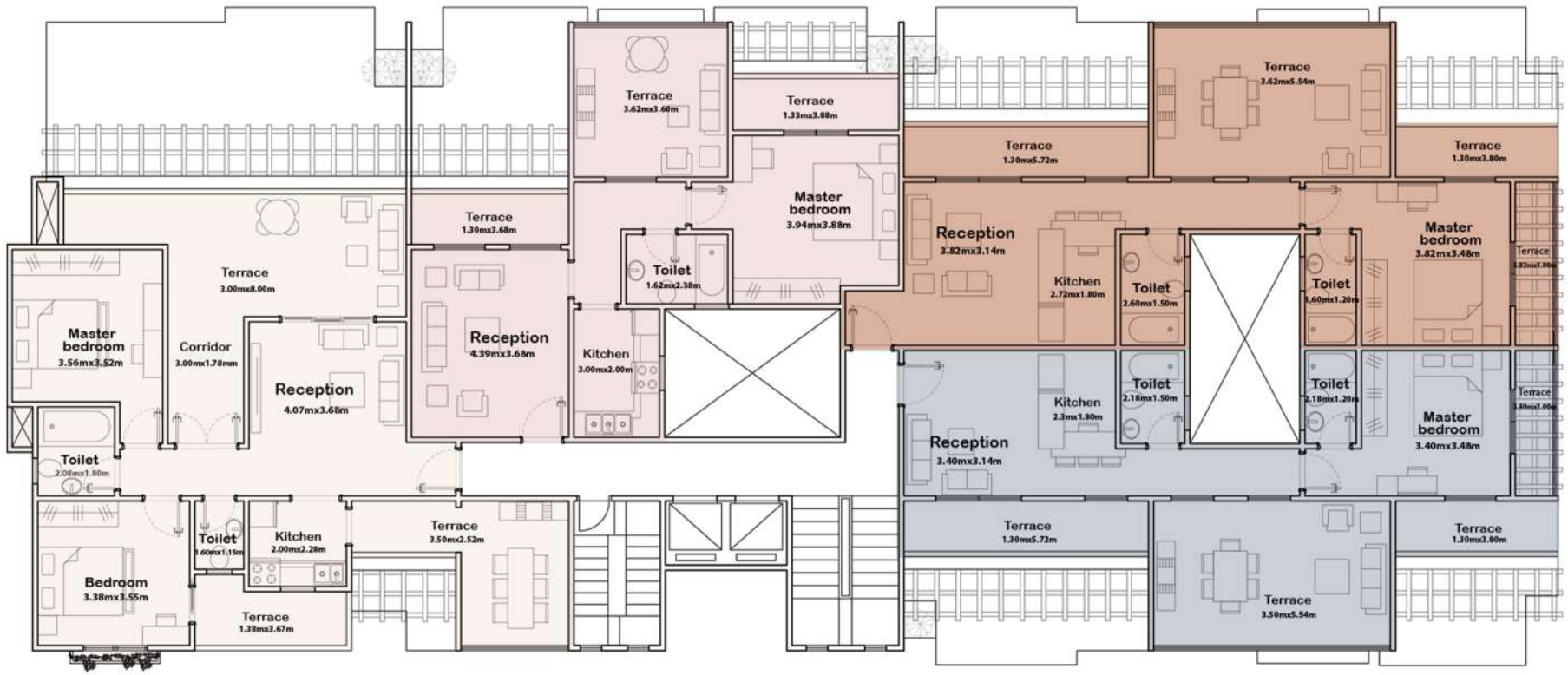
TYPE A · LIGHTHOUSE

The *imagery.*









90M + ROOF 43M

75M + ROOF 24M

75M + ROOF 37M

66M + ROOF 36M

TYPE A · FLOOR PLAN

SkyRoof Terrace

Crowning rooftop terrace living.

- G Ground
- T Typical
- L LightHouse
- S SkyRoof

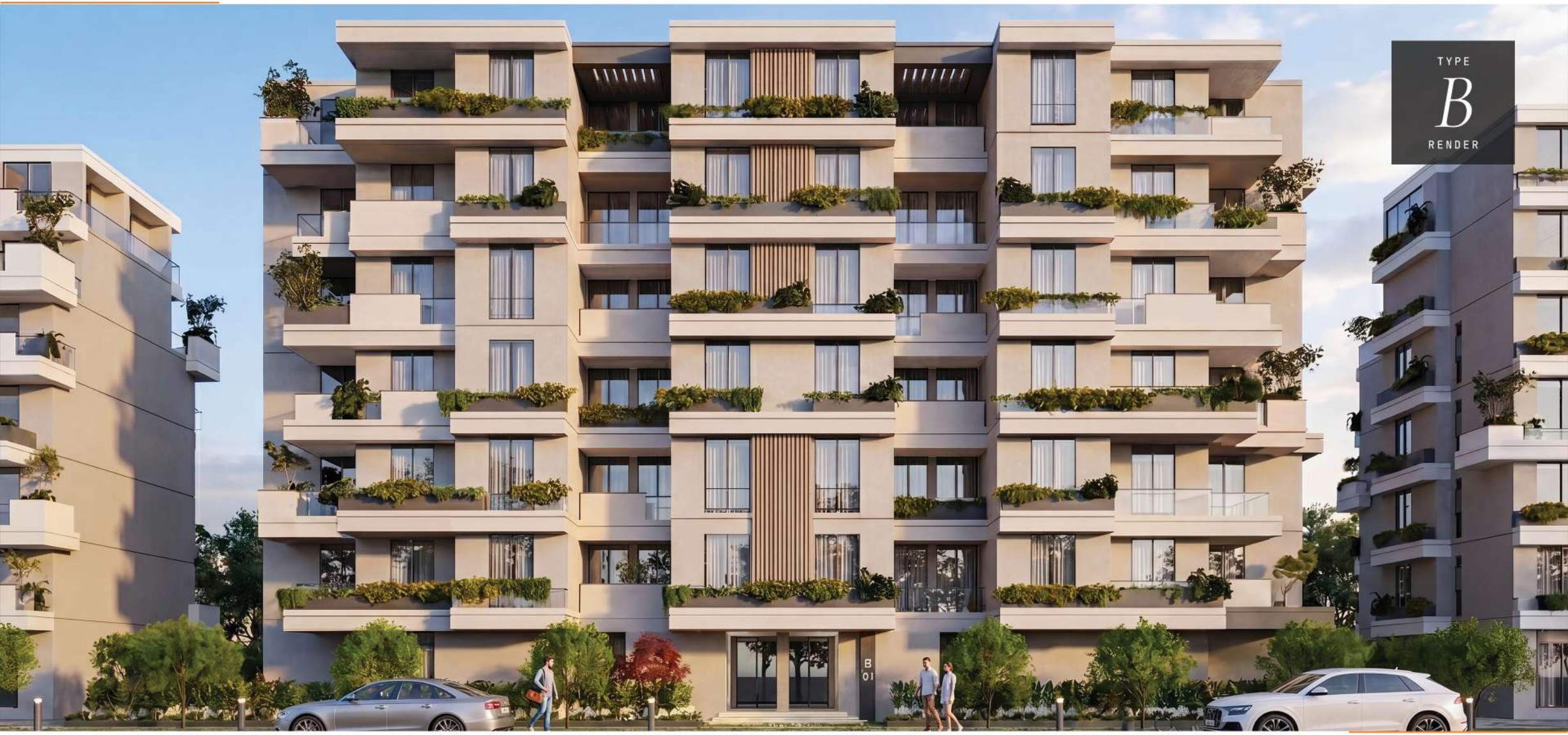
TYPE A · SKYROOF TERRACE

The *imagery.*








TYPE
B
RENDER
B
01

102M + G37M

124M + G53M

107M + G43M

58M + G12M

34M + G9M



102M + G37M

124M + G53M

107M + G43M

58M + G12M

34M + G9M

TYPE B · FLOOR PLAN

Ground Floor

Lobby, entrances and ground-level residential units.

G	Ground ■
01	Floors 1 · 3 · 5
02	Floors 2 · 4 · 6

TYPE B · GROUND FLOOR

The *imagery.*









TYPE B · FLOOR PLAN

Floors 1·3·5

The odd-floor residential layout.

G Ground

01 Floors 1 · 3 · 5

02 Floors 2 · 4 · 6

TYPE B · FLOORS 1 · 3 · 5

The *imagery.*







117M
135M
114M
68M
81M



TYPE B · FLOOR PLAN

Floors 2·4·6

The even-floor residential layout.

G	Ground
01	Floors 1 · 3 · 5
02	Floors 2 · 4 · 6 ■

TYPE B · FLOORS 2 · 4 · 6

The *imagery.*







10 VISUAL GALLERY · ONE

Renderings & *views.*

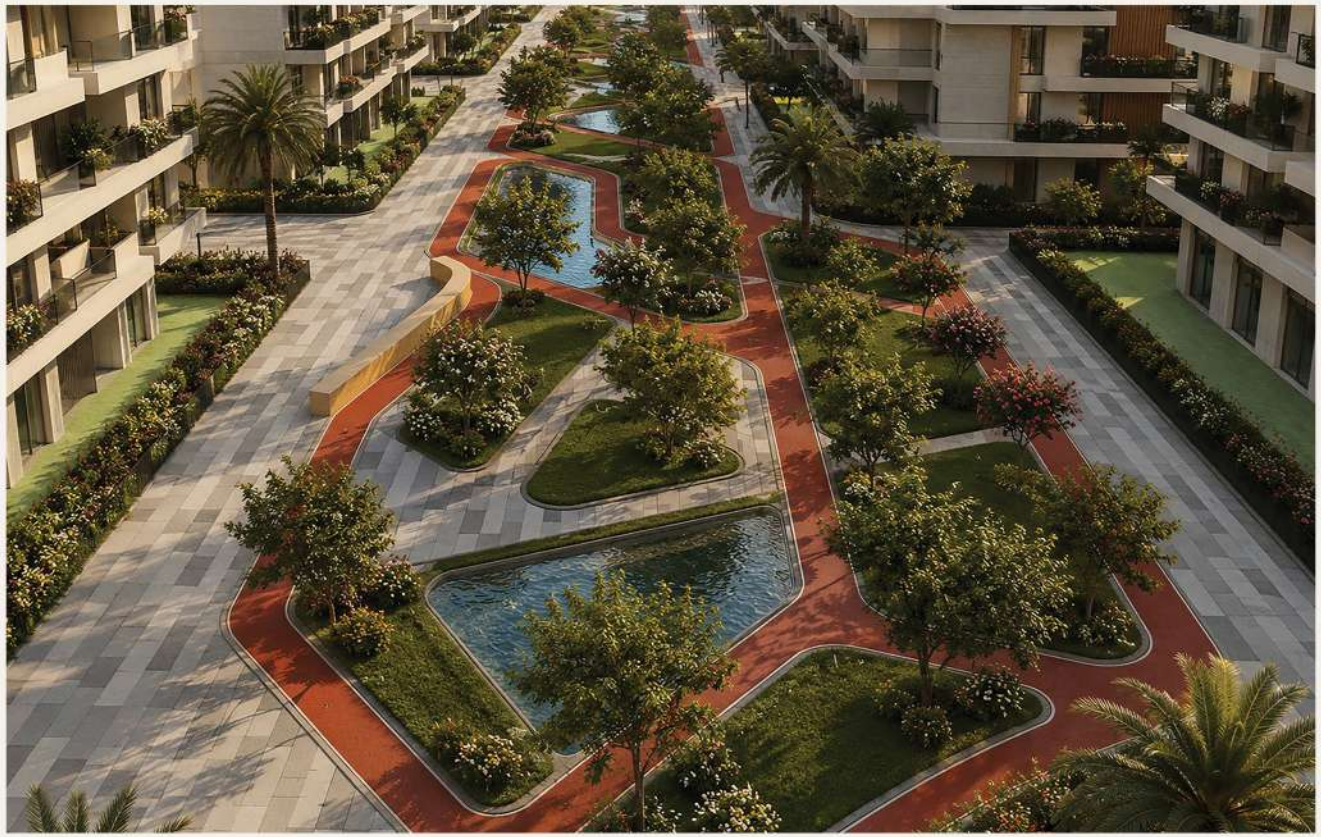






11 VISUAL GALLERY · TWO

Landscape & *daylight.*







SKYVIEW3

IN THE ◆ CENTRE ◆ OF IT ALL

Let's *talk.*

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