NINE Collective

Next to Zabeel Park

FACT SHEET

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Nine Collective

Fact Sheet

SIZE RANGE PER UNIT	
Type: **Typical**	Type: **Duplex**
2 Bedroom + Maid's Room From 1,946 sqft. to 2,163 sqft.	3 Bedroom + Maid's Room From 4,212 sqft. to 4,288 sqft.
3 Bedroom + Maid's Room From 3,086 sqft. to 3,121 sqft.	4 Bedroom + Maid's Room From 5,507 sqft. to 5,718 sqft.
4 Bedroom + Maid's room From 4,071 sqft. to 4,287 sqft.	5 Bedroom Duplex Penthouse + Maid's Room From 8,115 sqft. to 8,253 sqft.

UNIT TYPES	UNIT COUNT
2 Bedroom - Typical	110
3 Bedroom - Typical	54
4 Bedroom - Typical	41
3 Bedroom - Duplexes	3
4 Bedroom - Duplexes	3
5 Bedroom - Duplex Penthouses	4
TOTAL	**215**



BUILDING CONFIGURATION
Ultra Luxury tower with 44 floor height
with sizable units

BUILDING HEIGHTS
3B+G+44 floors. First 4 floors including the amenities
Basement is allocated for residential parking

TECHNICAL SPECIFICATION
Glass and aluminum façade; with metal handrails
& stone like finishes

COOLING
District Cooling system

METERING
Electrical meter, Water meter, BTU meter, Gas meter

IT SPECIFICATIONS
IP based Video intercom system, FTTH/home consolidation cabinet for each unit, Telephones/Data points for each unit, Access control, CCTV system, Gate barrier

INTERIOR (SUMMARY)
- Walls & ceilings finished in a premium, single-tone colour palette
- Wet area ceilings in moisture-resistant gypsum board, painted in a matching premium tone
- Wood-core doors with laminate finish
- Modular fitted kitchens with integrated appliances, including cooker, dishwasher, fridge & washing/drying machine

AMENITIES
- Family swimming pool with a dedicated kids' pool
- Indoor gym complemented by an outdoor fitness area
- Kids' play zones designed for toddlers and young adults
- BBQ stations with family seating areas on the podium level
- Multipurpose family room with a private cinema
- Multipurpose event hall
- Indoor padel court
- Residents' Library Lounge
- Adult lounge and dedicated adult pool
- Curated retail spaces and treatment rooms
- EV charging stations and dedicated bicycle storage
- Driver's lodge for select premium residences
- 24/7 Concierge Services