*Live the view*

TRÉPPAN LIVING©

BRANDED RESIDENCES

HATIMI



BY FAKHRUDDIN PROPERTIES

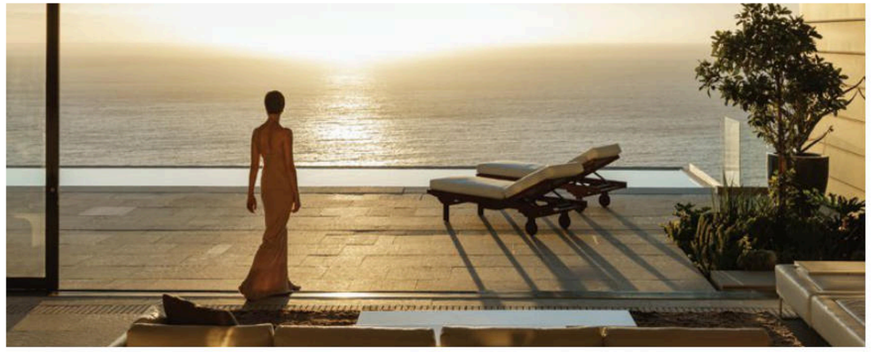


*Live the view*

HATIMI

## OWN IT FOR THE LIFESTYLE.
## LIVE FOR THE VIEW.

Located at the premium edge of Central Island on Dubai Islands facing the shimmering waters of the Persian Gulf. Offering magnificent, unrestricted sea views while incorporating state-of-the-art technologies for sustainable living and wellness, Hatimi is redefining Dubai's luxury seafront lifestyle with a stunning view.





## UNENDING SEAFRONT VIEWS. WHEREVER YOU CHOOSE TO LIVE.

The combination of Hatimi's stunning Seafront location and brilliant architecture ensures incredible, unrestricted, unending sea views.

Whether indoors or outdoors, living at Hatimi means the magnificent blue waters of the Persian Gulf, golden sun and white sands will always be your view.





TRÉPPAN LIVING©

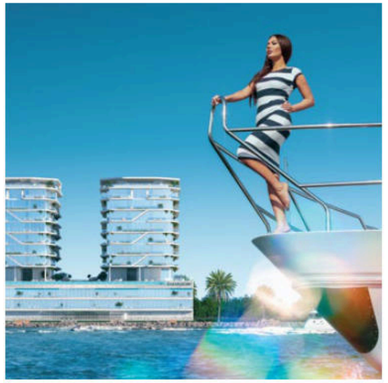
BRANDED RESIDENCES

# HATIMI

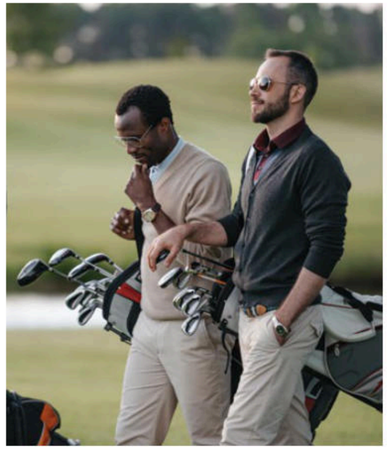
BY FAKHRUDDIN PROPERTIES





Located on Central Island, Hatimi is close to the heart of the city, yet far enough to enjoy your serene island lifestyle. Hatimi's unique location makes Dubai's iconic landmarks, historical sites and popular neighborhoods easily accessible.

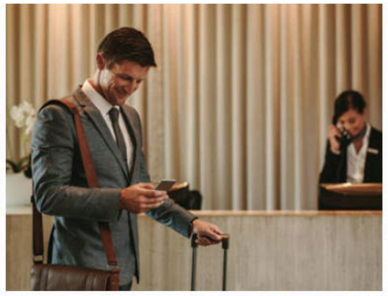


Hatimi is a world class expression of a vibrant lifestyle within a thriving community of stylish, extraordinary living experiences. A beautiful part of the island comprising of luxury residences, international and homegrown retail spaces, curated dining options, chic clubhouses, lush green open spaces, along with an upcoming art and cultural district that make living here an everyday spectacle.

All parts of the larger community that is Dubai Islands, a masterpiece of breath-taking landscapes, stunning architecture and holistic lifestyle, leisure and wellness. An iconic symbol of future-living that brings together the best the world has to offer.

With 5 islands, an array of exclusive amentities ranging from Sports Country Clubs to Marinas to beaches and the much desired water lifestyle, Dubai Islands truly ecompasses everything that you would expect from life.







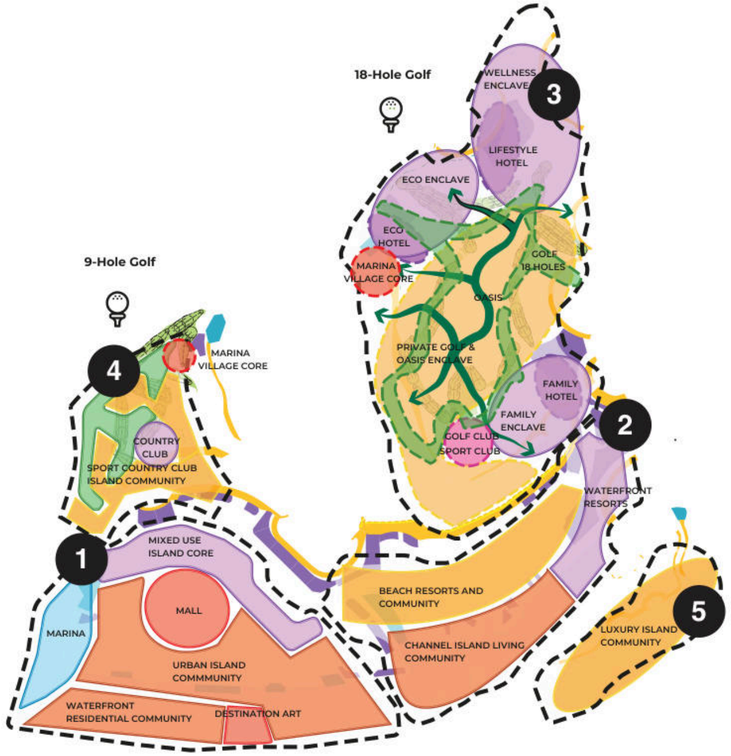
## KEY FACTS
## LOCATION

**86** Resorts & Hotels

**21** Kilometers Beach Length

**9** Marinas

**2** 18-Hole Golf Course
9-Hole Golf Course




## VISION PLAN FRAMEWORK

### 1 ISLAND A: MIXED USE ISLAND CORE

- Vibrant, high energy mixed-use island core: mall, entertainment, business entertainment, business, waterfront commercial, marina and high-end island living

### 2 ISLAND B: INTEGRATED RESORTS & COMMUNITIES ISLAND

- Portal to the Island Resorts & Communities
- Beach front resorts & low-density communities along the western channel
- Promenade waterfront hotels and mid-density communities along the eastern channel
- Sports park or community parks and community clubs
- Small village core for community commercial and services

### 3 ISLAND C: OASIS ISLAND

- Blue and Green layered amenities for everyone
- 4 Resorts & Districts: Wellness, Eco, Family & Sports
- 1 village: Marina
- Golf: 18 holes
- Integrated oasis landscape connecting all districts & resorts
- Private Villa Enclaves

### 4 ISLAND D: SPORTS COUNTRY CLUB ISLAND

- Exclusive Sports Country Club Community
- Private sports country club: soccer and tennis academy, outdoor pools and aquatic sports, archery, horseback riding, special cycling course, skateboarding, beach and water recreation etc.
- Boutique resort and marina
- Private beach club
- Low density residential with country club membership and watercrush premium living

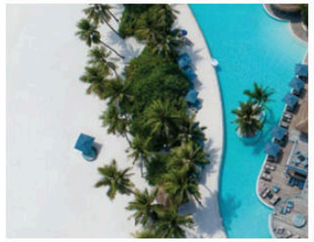
### 5 ISLAND E: LUXURY ESTATES ISLAND

- Luxury Private Island Community
- Signature estate lots and private marina
- Waterfront and waterfront accesible villas
- Exclusive clubhouse

# PROJECT VISION



Sanctuary for Exquisite Island Communities



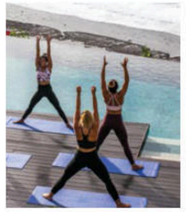
Diverse Coastal Island Living & Vacationing Experience



Array of Luxury Resort Offerings



Assorted Village Cores for Gathering, Services & Entertainment



Haven for Wellness & Elite Sport Venues



Green & Blue Amenities for Public Visitors and Private Residents Alike

# PROJECT BACKGROUND

## LOCATION

Dubai Islands are situated at the entrance of Dubai Creek. The northern most man-made islands along the Dubai City coastline.

## SIZE

Dubai Islands are made up of five islands, totaling 17 square kilometers of development area.

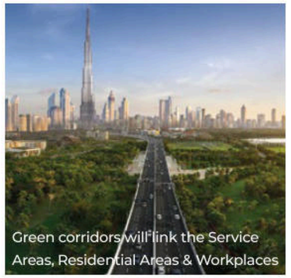
## CURRENT CONDITIONS

Island A has been planned and partially under construction.

Islands B,C,D and E are currently being repositioned to reflect the market change towards lower density hospitality destination and residential communities.



# DUBAI MASTER PLAN 2040




The length of public beaches will increase by **400 percent.**

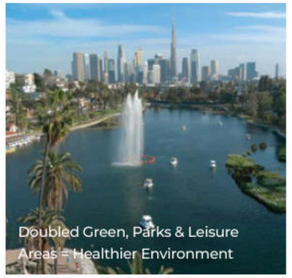


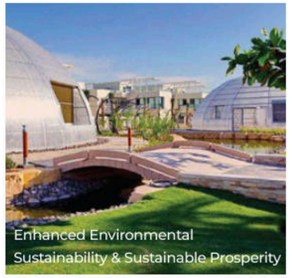






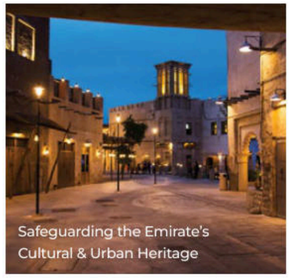

Land area for education and health facilities will increase by **25 percent.**




Nature reserves and rural natural areas will constitute **60 percent** of the Emirate's total area.









FAKHRUDDIN
PROPERTIES

## OUR GLOBAL PRESENCE

| 40 | 21 | 07 |
|---|---|---|
| UAE PROJECTS | UGANDA PROJECTS | UK PROJECTS |

Step into a world of unparalleled luxury, sustainability, and wellness with Fakhruddin Properties. A proud member of the esteemed Fakhruddin Holdings Group with an unparalleled heritage that spans over 60 years. Since 1963, the Fakhruddin name has been synonymous with trust, and we proudly uphold this legacy every day as we strive to become a leading sustainable real estate developer in the region. At Fakhruddin Properties, it is our vision to create practical, sustainable developments where People, Planet and Profits align. Our initiatives focus on reducing carbon footprint, driving technological innovation, and nurturing wellness-centered living while reducing costs. Through our engaging and rewarding programs, we inspire behavioral shifts towards eco-conscious living within our community, empowering individuals to transcend boundaries. Experience the future of sustainable living with Fakhruddin Properties.

**1963**

Fakhruddin Ibrahimji founded the first company Fakhruddin Ebrahim Al Hindi

**1978**

After many years of consolidation and growth, Mohd. Hussain & Bros was formed

**1996**

Fakhruddin General Trading was established

**2000**

Sterling Perfumes Industries and Premier Cosmetics were registered

**2002**

Premier Plastics was introduced, Fakhruddin Properties was formed

**2007**

Trafalgar Tower, Trafalgar Executive and Oasis High Park were developed by Fakhruddin Properties

**2011**

Trafalgar Central was developed

**2012**

Lake Central Tower was developed

**2013**

Fakhruddin Holdings was established

**2014**

Treppan Hotel & Suites was developed and launched

**2016**

FIS was formed, Fakhruddin Properties began developments in Uganda

**2017**

Fakhruddin Properties UK developments began

**2020**

Treppan Holiday Homes was formed

**2022**

Fakhruddin Properties Development was registered and launched the Maimoon Gardens Residential project in JVC.

**2023**

Treppan Living was Launched

**2024**

Treppan Living Branded Apartments - Hatimi



## TREPPAN LIVING.
## LIVE THE SENSES.

In a world where standardisation is the norm, Treppan Living brings to life transformational residential, hospitality and wellness experiences that are one of a kind.

We create state-of-the-art luxury living spaces that transform lives, engage communities, and enrich the world.

Crafted hotels, resorts, residences, and wellness retreats draw discerning guests seeking relaxation, entertainment, exploration, rejuvenation, and an escape from everyday life.

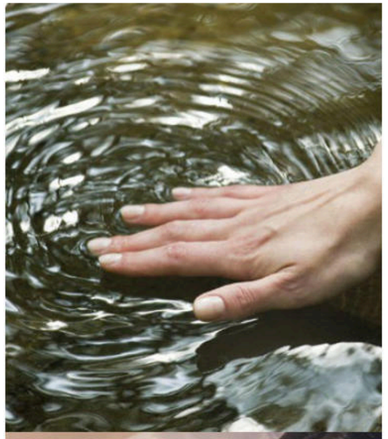
Driven by sustainability, we prioritize minimizing our environmental impact while maintaining the high quality of life our residents expect.

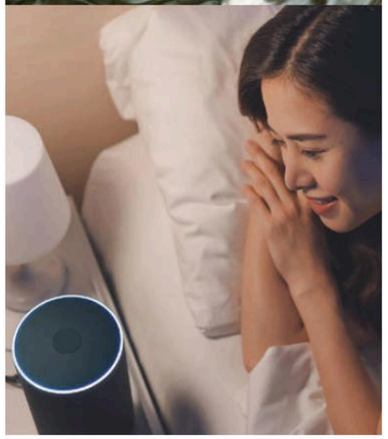
By combining cutting-edge green technologies with holistic wellness initiatives, Fakhruddin Properties has introduced a uniquely distinctive brand - Treppan Living.

Treppan Living incorporates high-tech solutions ranging from energy-saving and renewable energy to the purification of air and water, as well as responsible recycling. We empower all our residents to actively contribute to the well-being of our planet, all while being rewarded for their efforts.

Treppan Living. Live your best life with us.

TRÉPPAN LIVING®
RESIDENCES | HOTELS | WELLNESS

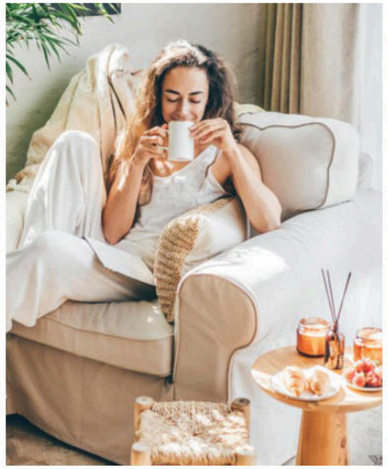


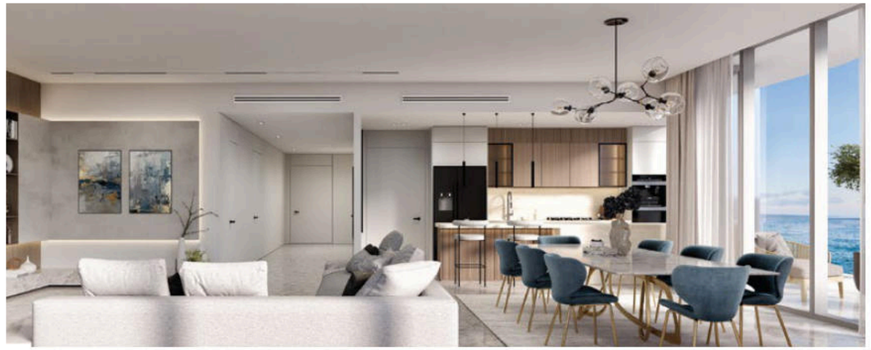


## PROMISE OF A GREENER FUTURE

We at Fakhruddin Properties, are committed to your wellbeing and aim to create healthier living spaces. We understand that environment-friendly and sustainable development is crucial now as we spend more time at our homes. So we work towards our goal to build the finest quality homes for the future.

We know that our consistent efforts to develop and incorporate sustainable green technologies will have a far-reaching impact on the lives and wellbeing of our clients and the environment at large. We work passionately to deliver beautifully designed, sustainable and affordable homes on time to match your expectations.

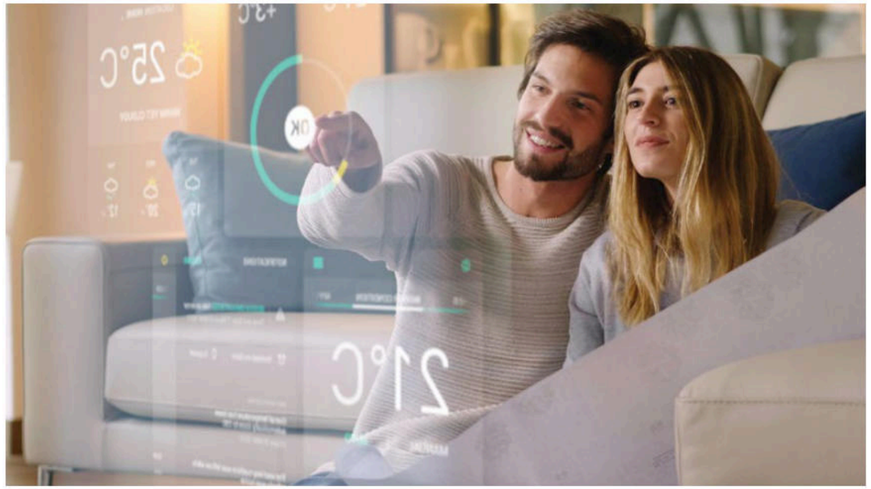




## AI ENABLED SMART LIVING

Step into the future, where your face is the key to a seamlessly integrated lifestyle. As you enter, face recognition cameras effortlessly identify you, ensuring a personalized experience. Your designated parking space awaits, and the elevator is primed for your ascent, streamlining your transition from car to home.

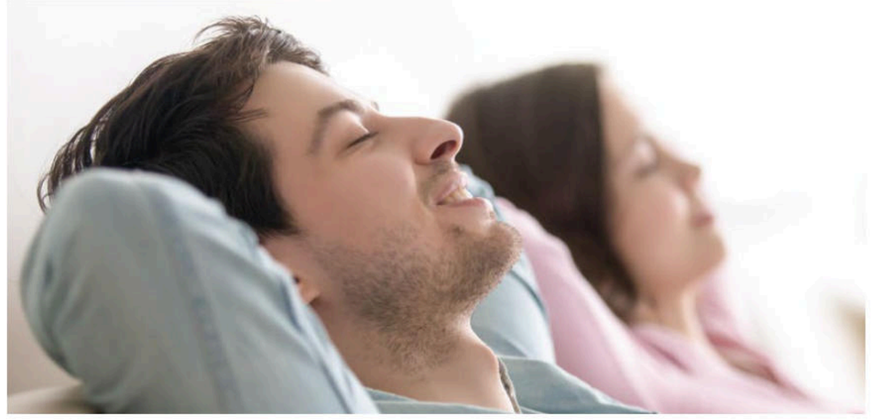
Unlock the power of convenience with our AI-powered mobile app, providing access to your home and life from anywhere in the world. It offers real-time notifications and seamless control over your home's climate, lighting, security, and more. Embrace the future of energy-efficient living with smart temperature control systems that not only provide comfort but also reduce energy consumption, offering savings of up to 30%. Welcome to a new era where technology enhances every aspect of your home for a truly connected and efficient lifestyle.

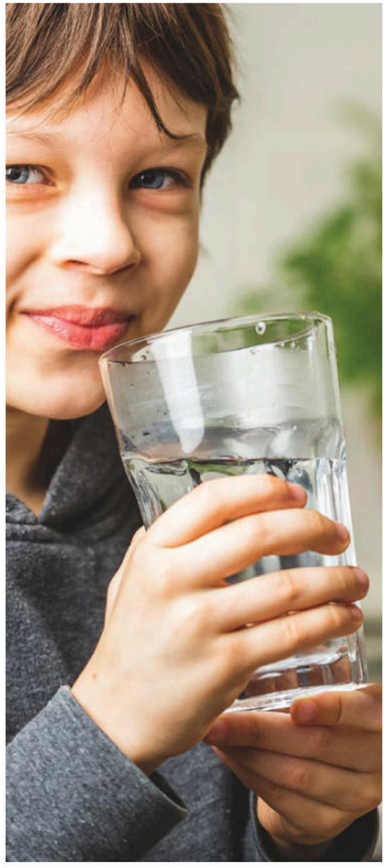


## PUREST AIR IN EVERY BREATH WITH AIROCIDE AND S.A.H.U.

Indulge in a breath of fresh, pure air with our cutting-edge air purification solutions. At the heart of our technology lies the NASA-developed Airocide, a revolutionary system which was designed for manned missions to Mars. Utilizing photocatalytic oxidation, Airocide effortlessly eliminates Bacteria, VOCs, viruses, and organic particles, ensuring a sanctuary of clean, pristine air.

Complementing this stellar innovation is our Smart Air Handling Unit (SAHU), a pinnacle of air purification prowess. Addressing Sick Building Syndrome and enhancing energy efficiency, SAHU goes beyond the ordinary. By removing CO2, VOCs, and humidity, it fosters a healthier living environment and eradicates molds and fungus from HVAC systems. With a remarkable 60 to 80% reduction in the need for outside air, coupled with a 20 to 30% decrease in annual energy consumption, SAHU Technology stands as the epitome of fresh air for your space.





## CENTRALIZED HYDROGENATED AND MINERALIZED DRINKING WATER SYSTEM

The Centralized Hydrogen-Enriched Drinking Water System provides homes with hydrogenated drinking water rich in calcium and magnesium, offering numerous
health benefits. This initiative reduces plastic bottle usage, microplastic consumption, carbon emissions associated with water transportation and minimizes the impact on landfills.

According to a study by the World Wildlife Fund (WWF), individuals ingest up to a credit card's worth of microplastic every week. Take a step towards a healthier you and a greener planet.

## REFILLABLE HOME CLEANING & PERSONAL HYGIENE SUPPLIES INITIATIVE

Step into a sustainable future with our revolutionary Refillable Home Cleaning & Personal Hygiene supplies initiative, a game-changer in the fight against plastic pollution. Our world generates a staggering 141 million tonnes of plastic packaging annually, our partnership with the leading brand Cosmo brings you a groundbreaking solution. Imagine the convenience of refilling your home cleaning and personal hygiene essentials at strategically placed stations within your community.

Our designated refill stations make it easy for residents to access top-quality, eco-friendly supplies, contributing not only to a reduction in plastic waste but also fostering a more sustainable and responsible lifestyle.




## WASTE MANAGEMENT AND RECYCLING

Join us on a transformative path towards sustainability with our efficient Waste Management system. Our innovative approach ensures that both wet and Dry Waste are segregated, with a dedicated focus on recycling wet waste into premium-quality compost. This nutrient-rich compost is then utilized to foster vibrant greenery within our greenhouse and across our landscapes, enriching the environment while reducing waste.

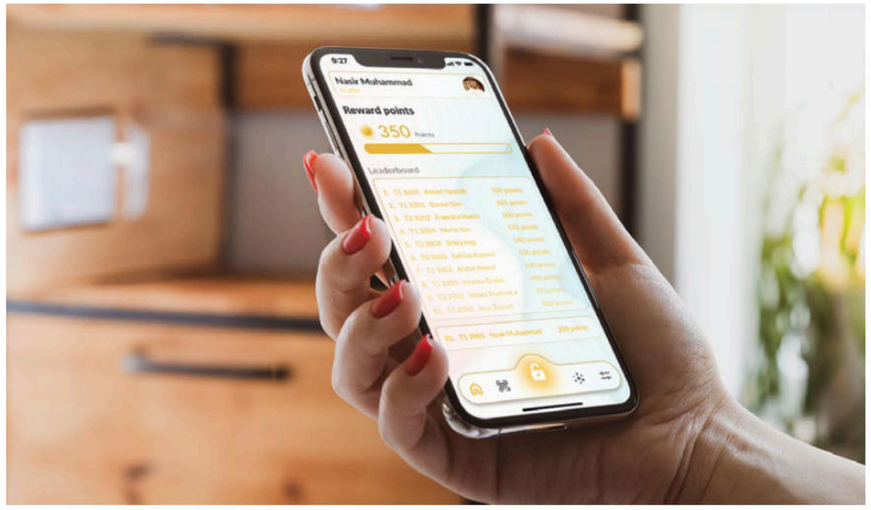
Moreover, our commitment extends to the responsible recycling of E-waste, prioritizing environmental protection at every stage of the process, safeguarding our planet for generations to come.



## REWARD POINTS SYSTEM

Our mission is to inspire positive behavioural change among our residents through engaging and rewarding programs, empowering individuals to take an active role in fostering a sustainable and eco-conscious lifestyle. As residents participate in waste segregation, utilize wellness amenities, and engage in various sustainable initiatives, they not only contribute to a greener environment but also earn valuable reward points.

Keep track of your progress and compare your engagement levels with others through the intuitive leaderboard on our AI-powered mobile app. Elevate your standing by increasing your involvement in sustainability and wellness initiatives, allowing you to rise to the top of the charts. The points you earn unlock exciting possibilities, as residents can redeem them at our Greenhouse Cafe.




## GREENHOUSE CAFÉ

Indulge in serenity at our Radiant Cooled Greenhouse Café, a haven for relaxation. Whether you're seeking a tranquil solo coffee break or a delightful family afternoon, this is the perfect retreat. Residents can savor the rewards of organic treats or anything from our café's menu, all redeemable with your earned reward points.





# Residences

BY TRÉPPAN LIVING®




## TWIN TOWERS

## EXCLUSIVE BRANDED RESIDENCES

## DUPLEXES AND PENTHOUSES THAT ELEVATE YOUR LIVING

- Indoor & Outdoor Health clubs to match your lifestyle
- Greenhouse with Hydroponics
- Lounge & Coffeeshop for your relaxed evenings
- Sunken Cabanas to wind down
- Infinity Swimming pool for endless views
- Float Your Way to Bliss at the Flotation Spa
- Kids Play Area
- Outdoor Yoga & Aerobics
- Aqua Gym
- Calming Koi Pond


Live the view




## AMENITIES

At Hatimi well-being is not just a concept; it's a way of life. Our commitment to fostering a holistic living experience is reflected in a collection of thoughtfully curated amenities designed to nurture your physical, mental, and emotional well-being.

Experience life like never before with world-class amenities that will make every moment of living at Hatimi truly enriching.

We invite you to immerse yourself in a world of unparalleled comfort and luxury. Our state-of-the-art facilities are crafted with precision, ensuring that every aspect of your life is enhanced. From fully-equipped health clubs to serene meditation spaces, our amenities are designed to harmonize with your unique lifestyle, creating an environment where well-being isn't just a buzzword but an intrinsic part of your everyday reality.

Immerse yourself in a community that celebrates wellness as a cornerstone of modern living, where every resident is empowered to thrive and flourish. At Hatimi, well-being isn't just a way of life—it's our commitment to you.

01 HEALTH CLUB

02 GREENHOUSE CAFE AND LOUNGE

03 FLOTATION SPA

04 INFINITY SWIMMING POOL

05 KIDS POOL

06 AQUA GYM

07 KOI POND

08 KIDS PLAY AREA

09 YOGA & AEROBICS DECK

10 SUNKEN CABANAS AND SEATING

11 ROOFTOP SUN DECK & JACUZZI

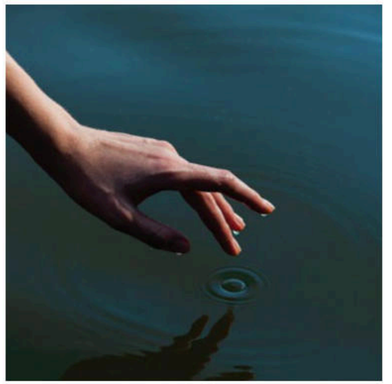
12 OUTDOOR CALISTHENICS

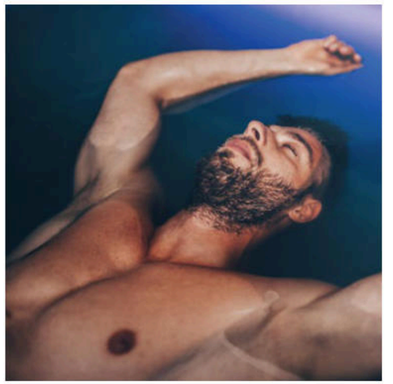


## FLOATATION SPA -
## ONE OF IT'S KIND IN
## A RESIDENTIAL TOWER

Curating bespoke experiences, guiding residents into a state of weightless tranquillity that promotes stress relief and leaves you feeling rejuvenated, this floatation spa transcends the conventional, providing a haven for residents to escape the demands of daily life and embrace a profound sense of well-being.

In this sanctuary of calm, time seems to stand still as you surrender to the gentle embrace of weightlessness. Let the worries of the day melt away as you drift into a state of profound tranquility, allowing your mind and body to find harmony amidst the soothing waters. At our floatation spa, we invite you to escape the hustle and bustle of daily life and immerse yourself in a sanctuary where well-being is not just a concept but a way of life.





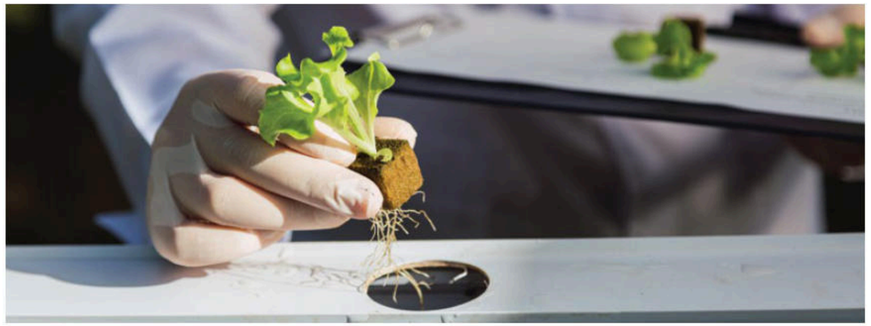


## GREENHOUSE CAFE AND LOUNGE FOR YOUR RELAXED EVENINGS.

Our Greenhouse Cafe is meticulously curated to serve as your perfect retreat. We've integrated a flourishing hydroponic system that delivers fresh, locally grown produce, enhancing your health and well-being. Through our state-of-the-art Radiant Cooling system, we actively minimize our environmental footprint. Repurposing water from Radiant Cooling for hydroponics allows us to contribute to a greener, more eco-friendly community.

Whether you seek a quiet moment alone, wish to catch up with friends, or plan a casual business meeting, the Greenhouse Cafe is your ideal destination.

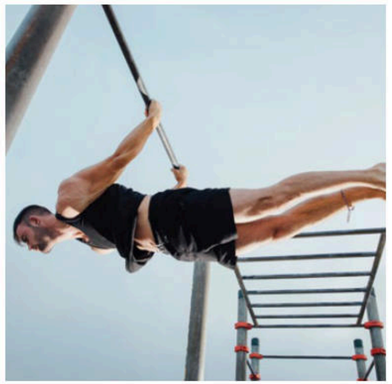




## HEALTH CLUB & OUTDOOR CALISTHENICS

Our Health Club features expansive windows that fill the space with natural light, creating an energizing atmosphere. Modern design elements and carefully selected colour schemes enhance the ambiance, making every visit a rejuvenating experience.

Unleash your potential in Outdoor Calisthenics spaces that are thoughtfully designed for bodyweight workouts amidst lush greenery, combining the calmness of nature with the power of fitness.

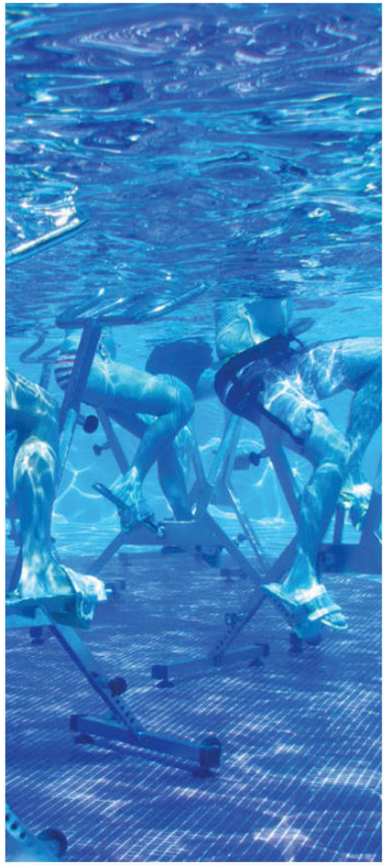




## AQUA GYM

Dive into a world of invigorating wellness with our Aqua Gym experience! Discover the perfect blend of fitness and fun in our state-of-the-art aquatic setting. Feel the resistance of the water sculpt your muscles and enhance your endurance while enjoying the low-impact nature of this exhilarating exercise. Whether you're a seasoned athlete or just starting your fitness journey, our Aqua Gym offers a refreshing way to achieve your health goals.





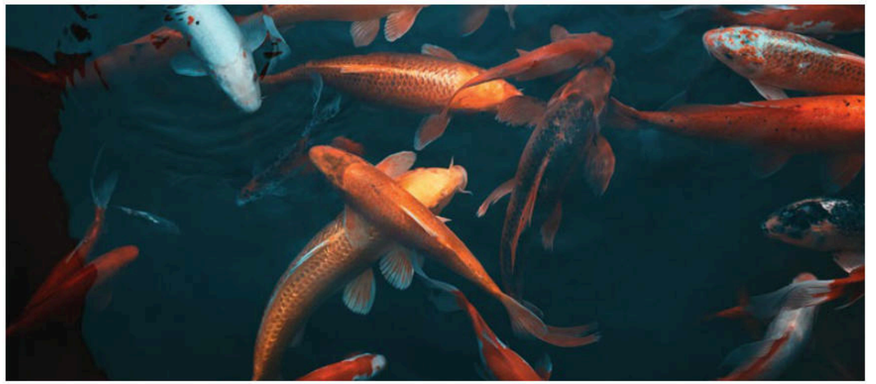


## CALMING KOI POND & SUNKEN SEATING

Step into a realm where artistry meets nature. Our Koi Pond is a testament to meticulous design and thoughtful landscaping, creating a harmonious blend of water, greenery, and natural stone. Every element is carefully curated to evoke a sense of tranquility, inviting residents to unwind and reconnect with the essence of peaceful living. Each ripple tells a story of calm, reflection, and a harmonious connection with nature.

Enjoy moments of relaxation and socialization in thoughtfully crafted sunken seating spaces, offering a perfect blend of comfort and sophistication.







## OUTDOOR YOGA & AEROBICS DECK

Embark on a journey where tranquility seamlessly blends with movement. Our yoga & aerobics deck is a sanctuary designed to inspire mindfulness and holistic wellness. Find your balance in an environment crafted for serenity and self-discovery.

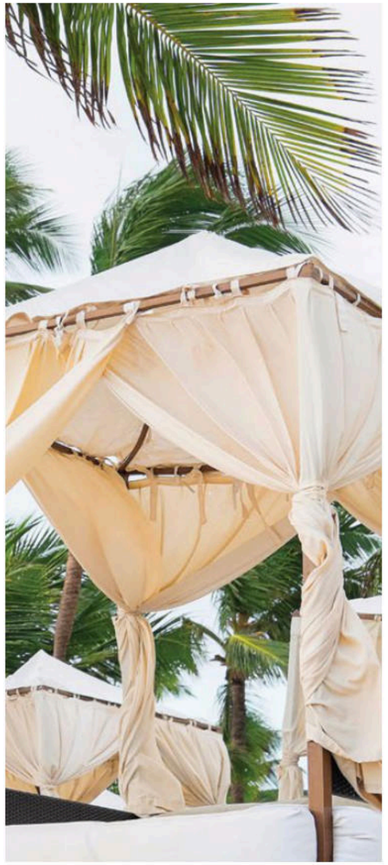




## SUNKEN CABANAS
## TO WIND DOWN

Immerse yourself in the epitome of tranquility as you step into our sunken cabanas. These meticulously designed havens offer a serene escape where you can unwind, recharge, and bask in the beauty of your surroundings. Whether you prefer a refreshing swim or simply wish to dip your toes, the sunken cabanas seamlessly blend with the surrounding infinity pool, creating an atmosphere of tranquil serenity.







# Interiors

BY TRÉPPAN LIVING®

DISCLAIMER: Images are for representational purposes and depict a similar quality of furnishing and finish. All design, features, amenities, materials, dimensions, and layout drawings are approximate and subject to change without prior notice. The actual area of the Unit may vary from the stated area; drawings are not to scale. The developer reserves the right to make revisions to comply with any Applicable Law or the requirements of any Relevant Authority. For exact sizes please refer to the Unit Purchase Agreement.





**MINOTTI** SOFA



**CATTELAN ITALIA** COFFEE TABLE

Disclaimer: Fakhruddin Properties has not partnered with any of the brands mentioned. All the furniture and equipments are purchased by Fakhruddin Properties.

# PENTHOUSE & DUPLEX

FURNITURE, SANITARY & APPLIANCES

HATIMI RESIDENCES

## DINING AREA



**ROMATTI**



8 x DINING CHAIRS +
CUSTOM MARBLE
DINING TABLE

**CASA LUSSO**



BAR CHAIRS

Disclaimer: Fakhruddin Properties has not partnered with any of the brands mentioned. All the furniture and equipments are purchased by Fakhruddin Properties.



# Interiors

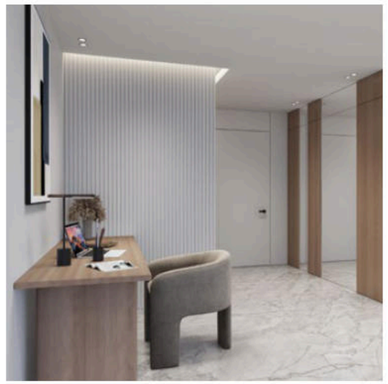
BY TRÉPPAN LIVING®

DISCLAIMER: Images are for representational purposes and depict a similar quality of furnishing and finish. All design, features, amenities, materials, dimensions, and layout drawings are approximate and subject to change without prior notice. The actual area of the Unit may vary from the stated area; drawings are not to scale. The developer reserves the right to make revisions to comply with any Applicable Law or the requirements of any Relevant Authority. For exact sizes please refer to the Unit Purchase Agreement.



3 & 4 BEDROOM DUPLEX







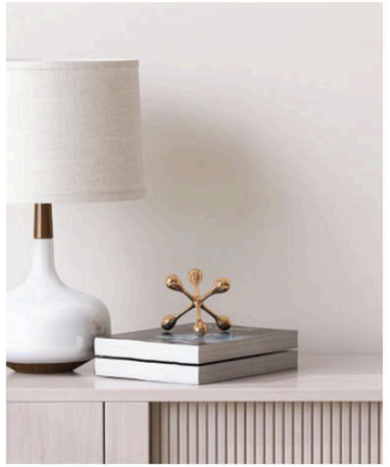
3 & 4 BEDROOM DUPLEX





4 BEDROOM PENTHOUSE

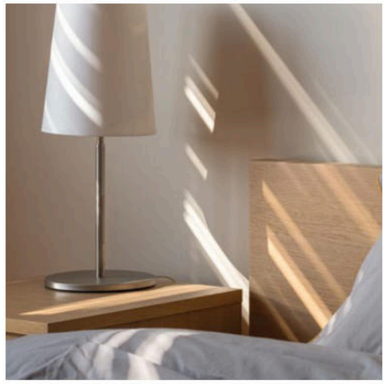




4 BEDROOM PENTHOUSE









4 BEDROOM PENTHOUSE


HATIMI

