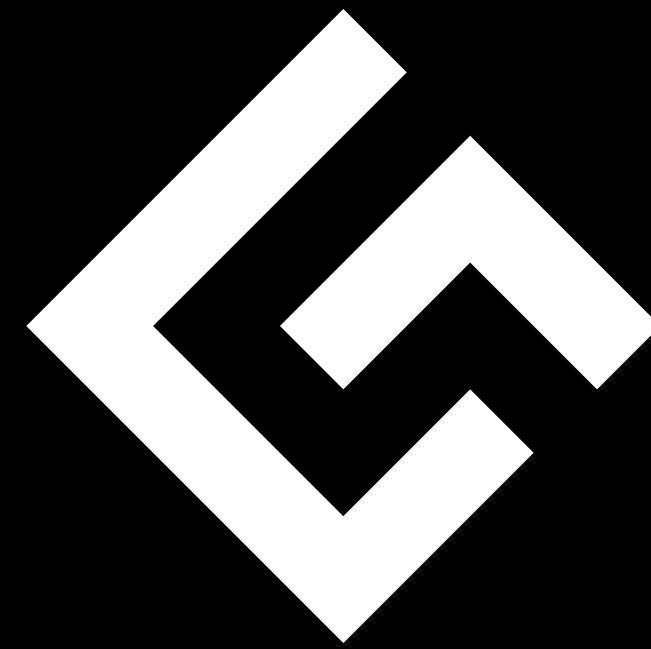




GULF LAND
PROPERTY DEVELOPERS

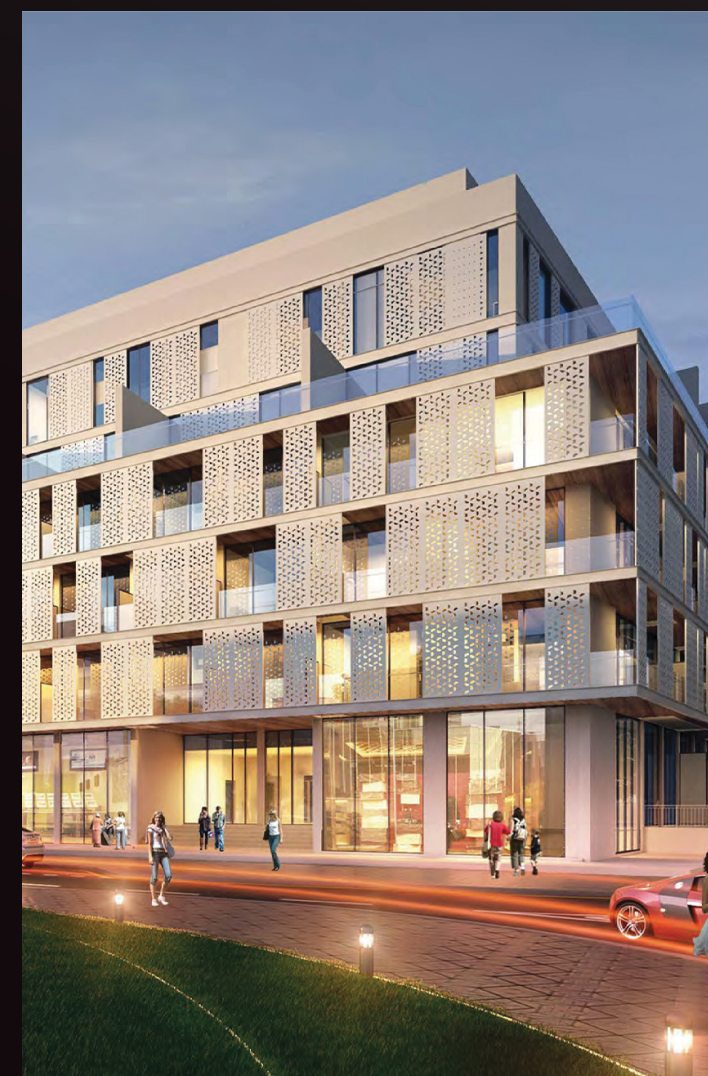
OUR PROJECTS




Tonino Lamborghini
RESIDENCES DUBAI




PARADISE HILLS




SERENITY LAKES 2




SERENITY LAKES 5

TONINO LAMBORGHINI RESIDENCES





1 BEDROOM

➤ 296 Units

2 BEDROOM

➤ 141 Units

3 BEDROOM

➤ 95 Units

4 BEDROOM

➤ 9 Units

TOTAL NO. OF UNITS

541

meydan

THE WORLD AT
YOUR DOORSTEP



DRIVING DISTANCES WITHIN 10 MINUTES

-  BURJ KHALIFA
-  THE DUBAI MALL
-  MEYDAN ONE MALL
-  FESTIVAL CITY MALL
-  MEYDAN RACECOURSE
-  MEYDAN GOLF CLUB
-  THE MEYDAN HOTEL
-  DUBAI DESIGN DISTRICT
-  NAD AL SHEBA HEALTH CENTRE
-  GEMS MODERN ACADEMY
-  REPTON ACADEMY



WITHIN 20 MINS OR LESS:

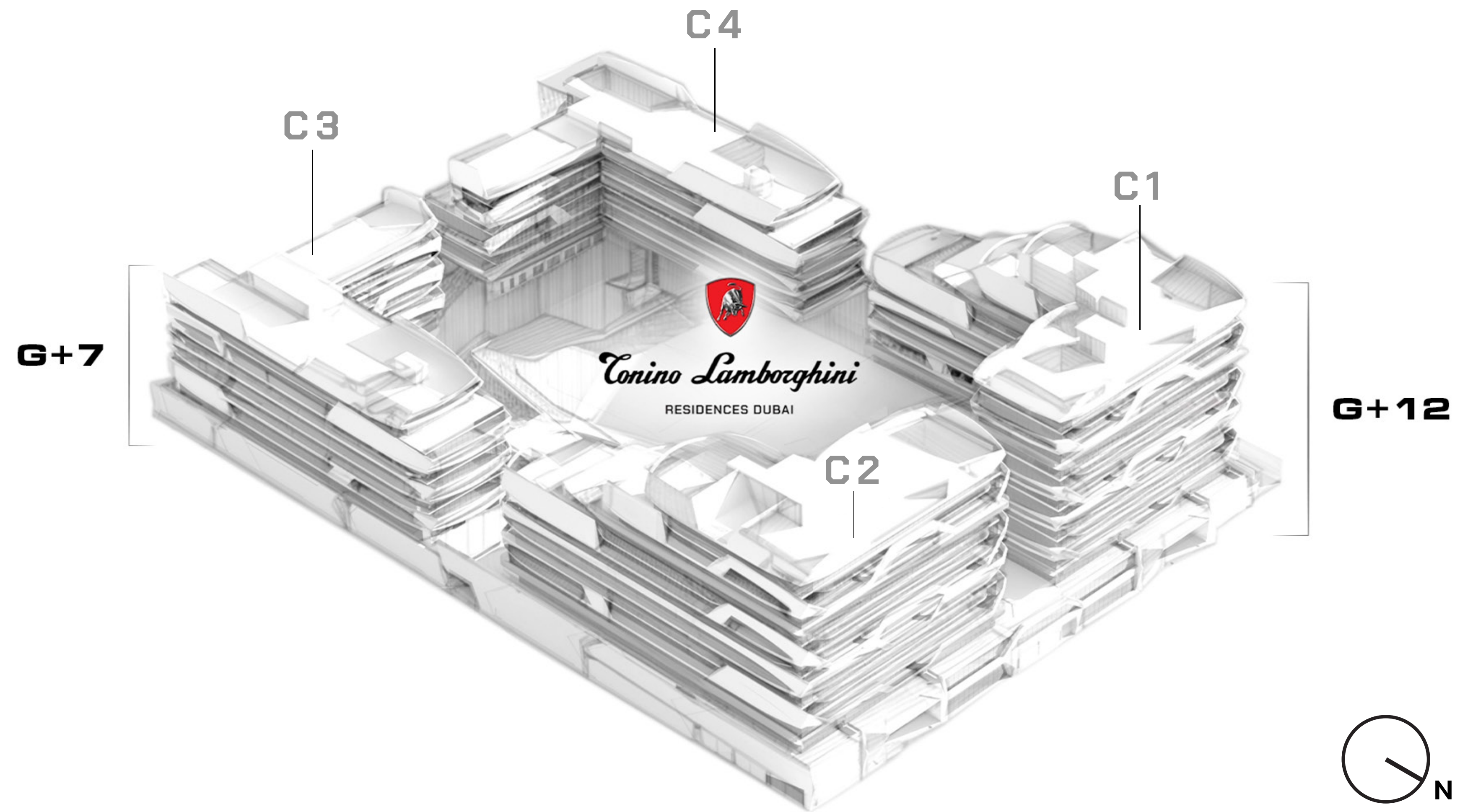
PALM JUMEIRAH, BURJ AL ARAB
DUBAI POLO & EQUESTRIAN CLUB,
BULGARI RESORT, ARMANI HOTEL, SAFA PARK,
MUSEUM OF THE FUTURE, GLOBAL VILLAGE,
JUMEIRAH PUBLIC BEACH

DUBAI POLO &
EQUESTRIAN CLUB

GLOBAL
VILLAGE

Conino Lamborghini
RESIDENCES DUBAI

TONINO LAMBORGHINI RESIDENCES



GULF LAND PROPERTY DEVELOPERS



Burj Khalifa

THE AMENITIES

- | | | | |
|---|--------------------|----|------------------|
| 1 | WELLNESS HUB | 6 | JOGGING TRACK |
| 2 | KIDS PLAY AREA | 7 | GAZEBO |
| 3 | PADEL COURT | 8 | RETAIL SHOPS |
| 4 | ADULTS POOL | 9 | GYM |
| 5 | KIDS SWIMMING POOL | 10 | BOTANICAL GARDEN |



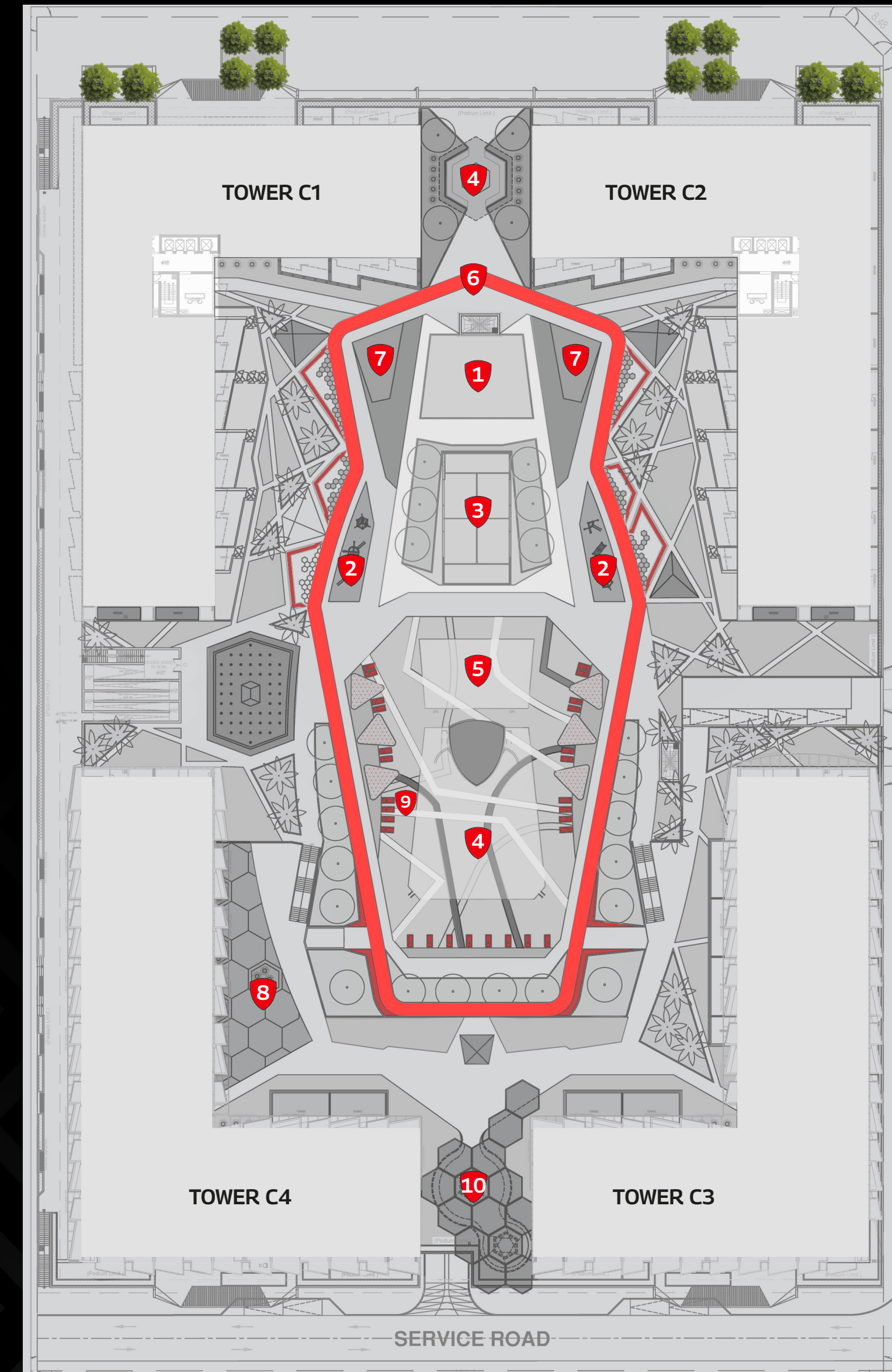
24/7 Security



Smart Home
Integration



Concierge Services



CURATED RETAIL EXPERIENCES

The project includes a thoughtfully designed retail zone featuring premium lifestyle and convenience brands. It enhances the overall living experience while supporting a vibrant, self-sufficient community within the development.















Tonino Lamborghini
RESIDENCES DUBAI







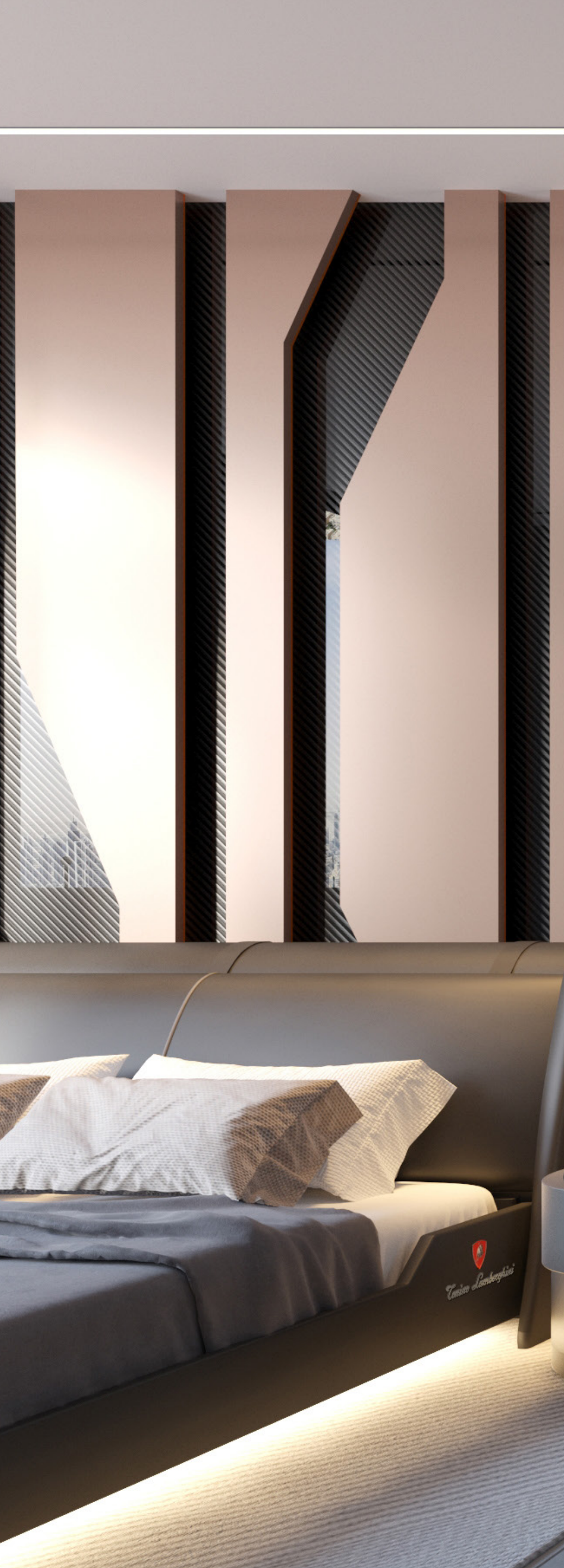


























RESIDENTIAL UNIT OVERVIEW - PRICING & SIZES

UNIT TYPE	NO OF UNITS	UNIT SIZES	AVERAGE STARTING PRICE AED
1 BEDROOM APARTMENT	296	860-1312	AED 2,200,000.00
2 BEDROOM APARTMENT	141	1484-1637	AED 3,100,000.00
3 BEDROOM APARTMENT	95	1508-1885	AED 3,800,000.00
4 BEDROOM APARTMENT	9	2454-4700	AED 12,500,000.00

CONSTRUCTION PROGRESSING



PAYMENT PLAN 50/50

MILESTONE	PERCENTAGE
DOWN PAYMENT	10%
1ST MONTH	10%
3 MONTHS	5%
6 MONTHS	5%
9 MONTHS	10%
12 MONTHS	5%
15 MONTHS	5%
ON COMPLETION	50%
TOTAL	100%

PROJECT HIGHLIGHTS

-  **BRANDED LOBBY & CORRIDORS**
FEATURING PREMIUM TILES CURATED BY TONINO LAMBORGHINI.
-  **ITALIAN MOSAIC POOL**
CUSTOM-DESIGNED IN ITALY WITH HAND-LAID MOSAIC TILES—AN ARTISANAL MASTERPIECE.
-  **TOP-TIER KITCHEN APPLIANCES**
EQUIPPED WITH WORLD-CLASS WHITE GOODS FROM TOP-TIER GLOBAL MANUFACTURERS.
-  **BRANDED TONINO LAMBORGHINI SANITARYWARE**
EVERY SINK ACROSS THE RESIDENCE BEARS THE TONINO LAMBORGHINI MARK OF DESIGN EXCELLENCE.
-  **CARBON FIBER FEATURE WALLS**
SELECT UNITS INCLUDE CARBON FIBER ACCENTS—FUSING INNOVATION WITH ELEGANCE.

-  **FULLY BRANDED TONINO LAMBORGHINI KITCHENS**
FEATURING TONINO LAMBORGHINI'S SIGNATURE FINISHES AND FITTINGS.
-  **CUSTOMIZABLE INTERIORS**
FLEXIBLE LAYOUTS AND FINISH OPTIONS ALLOW RESIDENTS TO TAILOR THEIR LIVING SPACE.
-  **THE VISIONARY'S OWN ADDRESS**
TONINO LAMBORGHINI HIMSELF WILL CALL THIS PROJECT HOME—A SYMBOL OF AUTHENTICITY AND PRIDE.
-  **TONINO LAMBORGHINI FURNITURE PACKAGE (OPTIONAL)**
RESIDENTS CAN OPT FOR EXCLUSIVE FURNITURE PIECES CRAFTED BY TONINO LAMBORGHINI.

