



TREPPAN SERENIQUE  
R E S I D E N C E S

*Serene. Unique. Yours.*

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FAKHRUDDIN  
PROPERTIES



## A LEGACY SINCE 1963

Since its inception in the UAE in 1963, Fakhruddin Holdings has cultivated an expansive portfolio of enterprises to evolve as a prominent global business conglomerate. Its phenomenal growth has seen it embrace a vast array of industries such as trading, perfumes, cosmetics, real estate development and more. The group of companies extends its formidable influence across several of nations, all the while retaining an indelible mark in its country of origin.

## GLOBAL PRESENCE

Fakhruddin Properties has established a strong global presence through its diverse portfolio of residential and commercial developments across key international markets. With over 40 projects completed in the UAE, more than 21 in Africa - particularly in Uganda - and 7 in the United Kingdom, the company has demonstrated its capability to deliver high-quality, sustainable real estate solutions across varied cultural and economic landscapes.

## END-TO-END REAL ESTATE SOLUTION

Fakhruddin Properties offers 360-degree, end-to-end real estate solutions, giving investors and end-users complete peace of mind. With in-house divisions for property management, holiday homes, facilities management, and technology, every need is met seamlessly. Backed by a global portfolio and diverse clientele, our team of experts handle it all for a vast clientele across several countries – ensuring trust, efficiency, and long-term value.

**40+**

Projects in the UAE

**07+**

Projects in the UK

**21+**

Projects in Africa





# FAKHRUDDIN

1963

Fakhruddin Properties stands at the forefront of real estate innovation, committed to shaping communities that reflect a healthier, more conscious way of life. Our projects are designed not just to house people, but to inspire a lifestyle rooted in sustainability.

Guided by a powerful vision, we aim to influence cultural and behavioural change while encouraging communities to live in harmony with the planet. Our developments align with global efforts to limit climate change and protect future generations.

With every project, we integrate smart technology, green architecture, and wellness features to create a living experience that supports physical, emotional, and environmental wellbeing. Our approach prioritizes both comfort and responsibility.

As pioneers in sustainable real estate, we carry a mission to lead by example developing vibrant, sustainable and future-ready communities. Our commitment reflects not just in design, but in action, as we contribute to the communities of tomorrow where people enjoy a greener, healthier, and more convenient lifestyle.



## AWARDS AND ACCOLADES



# *Mr. Yousuf Fahruddin*

2024

**Forbes Middle East**

Most Impactful Real Estate Leaders

2024

**Asia One Magazine**

UAE's Greatest Leaders

2025

**Forbes Middle East**

Most Impactful Real Estate Leaders



# *Pioneering sustainable developments*

Growing up in a family with a deep-rooted legacy in business, Yousuf Fakhruddin inherited the entrepreneurial spirit and values established by the Fakhruddin family that started a business legacy in 1963 through Fakhruddin General Trading. With a strong foundation laid by his predecessors, he continued his journey by pursuing academic excellence at the London School of Economics. Under his leadership, the family business evolved into Fakhruddin Properties, a real estate development company that now operates globally. Early landmark projects like Trafalgar Tower and Trafalgar Executive in 2007 marked the beginning of a new era, where quality, community value, and long-term thinking became defining pillars of the business.

Yousuf Fakhruddin believes that real estate must serve a greater purpose than simply building structures. It must shape lifestyles, influence culture, and contribute to the health of the planet. His guiding philosophy integrates wellness, sustainability, and smart technology into every aspect of development. Deeply aligned with both national and global climate goals, especially limiting global warming to under 1.5°C, he views real estate as a powerful vehicle for meaningful change. His developments prioritize green building practices, energy efficiency, and resident wellbeing. This ideology is the foundation for projects that are more than homes—they are ecosystems designed for a better future.

Yousuf Fakhruddin's leadership has propelled Fakhruddin Properties into one of the region's most respected and awarded real estate firms. Under his stewardship, the company has earned multiple accolades, including Green Building of the Year, Sustainable Developer of the Year, and the Gulf Business Sustainability Award. These honors celebrate the company's innovative integration of wellness, smart living, and environmental consciousness. Yousuf himself has been recognized by Forbes Middle East as one of the most impactful real estate leaders for two consecutive years. These recognitions are not merely achievements, but reflections of a long-standing commitment to excellence, purpose, sustainability and future-readiness.

Looking ahead, Mr. Yousuf Fakhruddin envisions communities that are intelligent, self-sustaining, and deeply attuned to human wellbeing. Flagship developments such as Maimoon Gardens, Hatimi Residences, Treppan Tower and Treppan Serenique Residences represent this vision in blending green technology, biophilic design and digital innovation. He aims to deliver living environments where clean air, clean water, and intelligent energy systems become the norm. His forward-thinking leadership guides Fakhruddin Properties in pioneering a new standard for urban living in Dubai and beyond. With a foundation of trust and a focus on transformation, he is building the blueprint for tomorrow's conscious cities.

# *Our Projects*



# MAIMOON GARDENS

## JUMEIRAH VILLAGE CIRCLE

Built on the unwavering pillars of sustainability, wellness, and technology, Maimoon Gardens is not a symbol of excess, but of balance. Innovation enhances daily life, nature merges with architecture, and homes are built to breathe, conserve, and care. This is no abstract vision. It's a concept for a thriving community grounded in timeless values that truly matter for a better tomorrow. Here, thoughtful design meets responsible living to create a sanctuary for generations to come.

For families, professionals, and investors seeking lasting value, Maimoon Gardens offers more than a home; it offers peace, purpose, and stability in a world that's constantly evolving.

Perfectly nestled in Jumeirah Village Triangle, this project enhances one of Dubai's most family-friendly neighborhoods with its sustainable and wellness-centric design. The project complements the area's peaceful charm, offering easy connectivity, parks, schools, and daily conveniences.

With its balance of serenity, access, and forward-thinking features, Maimoon Gardens becomes not just a place to live, but a thoughtful extension of its vibrant and growing community built for the future, inspiring a truly elevated lifestyle.

## SUSTAINABILITY AT ITS CORE

The project integrates advanced sustainable systems across every level of design and operation. The development features vertical farming and hydroponic units, enabling residents to grow pesticide-free vegetables onsite. These systems reduce food miles and encourage community-based agriculture.

Greywater recycling captures water from sinks and showers, purifying it for landscape irrigation – cutting water waste significantly. Solar panels installed across common areas power lighting and reduce dependency on the grid. Refill stations for cosmetics & personal care help reduce single-use plastic containers. These innovations make Maimoon Gardens an ecosystem that empowers residents to live consciously.

Waste management includes segregated bins for recycling and composting organic waste, reducing landfill contribution.

All apartments use SAHU air-conditioning systems, which lower energy consumption and maintain healthy indoor air by reducing VOCs and humidity. Energy-efficient lighting and motion sensors further cut electricity usage across common zones.

Residents are encouraged to engage in eco-friendly behaviors like recycling and conservation through a rewards program that tracks their positive environmental impact. These rewards motivate sustainable practices, allowing residents to redeem their points for healthy snacks and refreshing beverages at the on-site greenhouse café. The system fosters personal responsibility while making sustainability enjoyable.



## A WELLNESS-FOCUSED LIVING EXPERIENCE

Maimoon Gardens is designed to support physical, mental, and emotional wellbeing. Each apartment features dual air purification systems (SAHU and Airocide) removing allergens, viruses, and VOCs from indoor air. Hydrogen-rich drinking water stations provide enhanced hydration.

Outdoor spaces include meditation decks, yoga areas, mist pods, a lazy river, zen gardens, and a cascading waterfall for daily stress relief. A wellness rewards program encourages fitness and nutrition through trackable, meaningful milestones, inspiring residents to achieve their health goals while enjoying these serene amenities. Maimoon Gardens is a sanctuary where wellness is seamlessly woven into everyday living, empowering residents to thrive in mind, body, and spirit.

## TECHNOLOGY EMPOWERING DAILY LIVING

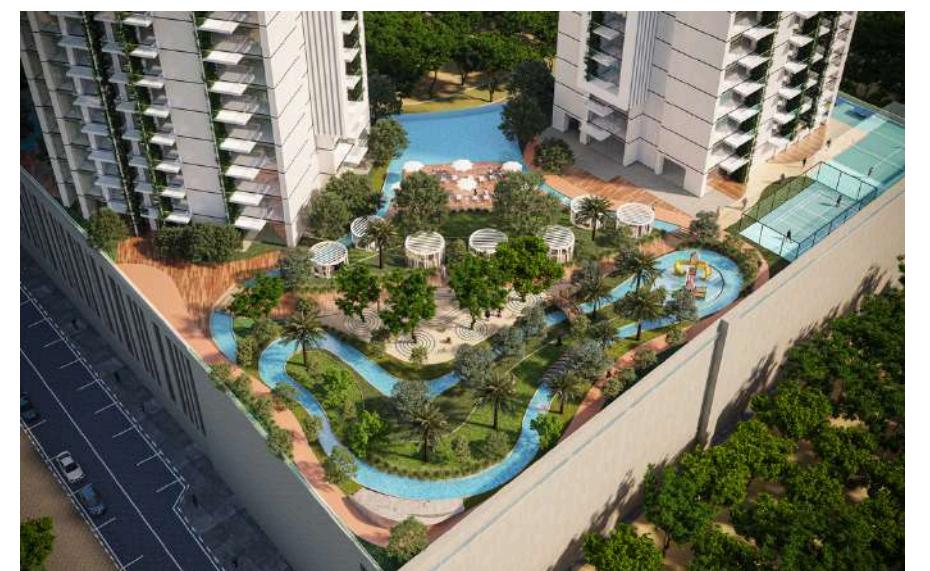
Maimoon Gardens integrates smart technology for seamless, efficient living. Home automation controls lighting, climate, and appliances via mobile or voice. Biometric and facial recognition enhance access security.

AI-powered energy management and IoT sensors optimize building operations seamlessly and intelligently. Radiant cooling systems provide efficient temperature control in the greenhouse cafe, enhancing comfort. The Treppan Living app connects residents to services, security, and real-time utility data. This integrated ecosystem ensures that technology not only supports sustainability but also elevates the quality of life. Every digital touchpoint is designed to deliver convenience, transparency, and long-term efficiency.

## RECOGNIZED FOR EXCELLENCE

Maimoon Gardens is not just thoughtfully designed – it's industry-recognized for excellence. The project has earned multiple prestigious awards, including Green Building of the Year, Sustainable Developer of the Year, and the Gulf Business Sustainability Award.

These honors highlight Maimoon Gardens' leadership in wellness, smart living, and sustainable design innovation. In a highly competitive market, it stands apart; not through empty claims but through proven excellence. This development sets a new benchmark for conscious urban growth in Dubai, inspiring future projects with its visionary approach. It's more than a place to live—it's a model for how we should live. Maimoon Gardens is where purpose, progress, and sustainability truly converge.





# HATIMI RESIDENCES

## DUBAI ISLANDS

Set on the serene Dubai Islands waterfront, this development offers a rare fusion of nature and modernity. It embraces an open, coastal lifestyle with uninterrupted views of the sea and easy access to the nearby marina. Designed for those seeking tranquility without sacrificing convenience, the community balances luxury with sustainability. Every element—from architecture to landscaping—is curated to evoke a sense of escape, making everyday living feel like a resort-inspired retreat.

Apartments showcase spacious layouts with bespoke furnishings inspired by coastal elegance. Wellness is intricately woven into every element – from natural, sustainable materials and lush green spaces to thoughtfully curated amenities designed to nurture health, tranquility, and holistic relaxation every day.

This visionary project redefines waterfront living by creating a harmonious and sustainable ecosystem. At Hatimi Residences, residents enjoy a future-ready lifestyle enriched by smart technology, wellness-focused design, and seamless integration with nature; all grounded in a deep respect for the environment and community wellbeing.

Hatimi Residences is a testament to mindful luxury, where every detail inspires a balanced, vibrant, and connected way of living.

## WATERFRONT LIFESTYLE

The project capitalizes on its prime waterfront setting. Residents benefit from panoramic seascapes, with no structures blocking the horizon.

The marina lies within easy reach, inviting boating and leisure. The community's layout fosters openness and freedom, encouraging outdoor activities and social interaction in landscaped green corridors. This location marries exclusivity with accessibility, offering both retreat and connection to Dubai's vibrant urban core.

The unobstructed sea views enhance both lifestyle and property value, while nearby amenities and cultural attractions further enrich everyday living experiences.



The amenities complement the high-end waterfront lifestyle, enhancing wellness and social connection. An infinity pool overlooks the sea, while a serene koi pond and yoga deck offer spaces for calm and focus. Floatation pods provide deep relaxation, and the rooftop features a seaview jacuzzi and sundeck for unwinding.

Interiors reflect the coastal setting with luxury finishes inspired by the sea – light tones, natural textures, and elegant simplicity. Each apartment is designed to maximize seaview exposure and natural light.

A greenhouse café and sunken cabana seating create unique social spaces filled with charm and relaxation. The development offers a lifestyle of elegance, privacy, and comfort for discerning residents seeking peace and community connection.

## SMART TECHNOLOGY INTEGRATION

AI-enabled technology forms the backbone of daily comfort. Smart climate control adjusts to residents' preferences while optimizing energy use.

Security systems use advanced sensors for safety without intrusion. Voice-activated controls and intelligent home automation streamline tasks, enhancing convenience and sustainability.

This seamless technology supports a modern, effortless lifestyle attuned to the environment, allowing residents to focus on what truly matters—relaxation, productivity, and meaningful connections within their home and community.

## CURATED FOR MODERN LIVING

Each residence is thoughtfully designed to suit modern lifestyles, with open layouts, smart storage, and flexible spaces that adapt to daily needs. Natural light floods the interiors, enhancing the calming effect of coastal-inspired design. High ceilings and seamless indoor-outdoor transitions elevate the experience.

AI-enabled smart home systems provide effortless control over lighting, climate, appliances, and security. The combination of thoughtful design, advanced functionality, and elegant detailing creates a home that is both beautiful and aligned with high-end urban living. Here, every home is more than a space—it's a sanctuary where innovation meets intention, and modern life finds its perfect rhythm.

## CREDIBILITY AND DISTINCTION

Hatimi Residences stands apart through its rigorous commitment to sustainability, wellness, and cutting-edge technology. It embodies a future-focused vision without compromising the luxury and privacy expected of waterfront living.

Expertly crafted architecture combines with thoughtfully integrated amenities to elevate coastal living to new heights. Nestled within Dubai Islands, this sanctuary offers residents a balanced lifestyle centered on wellness, sustainability, smart innovation, and serene island luxury—creating an unparalleled living experience that nurtures both body and mind. This is truly where modern sophistication meets natural beauty in perfect harmony.





# TREPPAN TOWER

JUMEIRAH VILLAGE TRIANGLE

Rising in the heart of Jumeirah Village Triangle, Treppan Tower offers a refreshing take on urban family living. This development balances spacious design with advanced technology, creating a smart, sustainable lifestyle in one of Dubai's most connected neighborhoods. With open views and walkable access to key road networks, residents enjoy a rare sense of convenience and vibrant community living, complemented by thoughtfully designed amenities and green open spaces for all ages.

At its core, the community is built for families. From expansive layouts to thoughtfully curated amenities, every element supports daily comfort, wellbeing, and connection. Dedicated leisure zones span two full floors, offering immersive spaces for play, rest, and recreation – all within the building.

Rooted in the Treppan Living philosophy, Treppan Tower seamlessly weaves wellness, sustainability, and intelligent systems into the fabric of everyday life.

More than just a residence, it is a self-sustaining ecosystem; an architectural expression of balance, health, and purpose. Treppan Tower stands as a beacon of future-forward living in the heart of the city.



## WELLNESS & TECHNOLOGY

Treppan Tower is built around the rhythm of family life. Two full floors are dedicated entirely to amenities, offering a complete world of experiences just steps from home. Indoor play areas, wellness studios, co-working lounges, and a rooftop deck provide comfort, balance, and escape.

A library, cinema room, and family café promote meaningful connection across all generations, turning everyday routines into shared rituals. These thoughtfully curated spaces foster creativity, relaxation, and joyful moments that bring families and neighbours closer together. Each space is crafted with intention to encourage activity, bonding, and wellness. Whether meditating at sunrise or hosting a birthday party, Treppan Tower has amenities for every moment of family life.

Outdoor terraces, quiet zones, and green nooks give residents room to breathe and recharge. Apartments reflect this ethos with generous layouts, smart planning, and finishes that are both elegant and functional. Floor-to-ceiling windows invite natural light and views, while warm interiors create a sense of calm and belonging.

Smart living enhances every detail. AI-enabled home systems adjust lighting, cooling, and security in real-time. The Treppan Living mobile app allows seamless control – book amenities, monitor energy use, manage visitors, and stay connected with the community. Residents can personalize their environment effortlessly, enhancing daily comfort while reducing waste. This blend of digital convenience and physical wellbeing defines modern urban life.

Sustainability is deeply embedded, from energy-efficient systems to responsible material choices, minimizing impact without compromising quality. Water-saving fixtures, LED lighting, and low-emission paints are just a few of the many thoughtful additions. Shared electric vehicle charging stations and recycling zones also support an eco-conscious lifestyle.

It's a lifestyle where comfort meets consciousness, built for the families of today and the smart, connected communities of tomorrow. Every detail supports wellbeing, belonging, and balance in everyday life. More than just a residence, it's a dynamic environment designed to grow with the people who call it home. Children can thrive, parents can recharge, and neighbors can build lasting bonds.

## CONNECTED LIVING

Treppan Tower benefits from a central location within Jumeirah Village Triangle, one of Dubai's most family-friendly neighborhoods. With fast access to major highways and nearby communities, residents enjoy unmatched mobility without losing the charm of a calm, residential environment.

The tower is oriented for maximum light and open views, offering a rare sense of visual and spatial freedom. Its design embraces indoor-outdoor flow, with landscaped spaces, walking areas, shaded seating zones, and direct links to nearby parks, green corridors, shopping, dining and entertainment venues, creating a vibrant yet peaceful lifestyle for families of all ages.



## A NEW BENCHMARK FOR FAMILY LIVING

Treppan Tower redefines city living by flawlessly blending family needs with intelligent systems and sustainable design. Each residence is meticulously architected to offer long-term comfort, health, and eco-consciousness.

The development weaves wellness, technology, and community into every detail, creating more than just a home. Here, every corner sets a new standard for purposeful living in Dubai. Seamlessly integrating smart technology and extensive family amenities, Treppan Tower transforms residences into comprehensive holistic spaces that foster wellbeing, connection, and lasting value for modern families seeking balance and comfort.

TREPPAN SERENIQUE  
R E S I D E N C E S



TREPPAN SERNIQUE RESIDENCES





## WELCOME HOME TO PERPETUAL HOLIDAYS

Introducing a brand-new development poised to deliver residences that resonate with the tranquil cadence of the shoreline and the serene whispers of the countryside.

Treppan Serenique Residences truly distinguishes itself as an unparalleled wellness destination, thanks to a meticulously curated collection of fifty-three bespoke amenities and experiences, each artfully designed to cultivate profound relaxation, rejuvenation, and holistic well-being.



## 90 SECONDS TO THE BEACH

Treppan Serenique Residences offers direct access to the Dubai Islands beach via a scenic sikka right outside your doorstep. In just 90 seconds, you'll reach the soft sands, vibrant cafés, waterfront restaurants, beach resorts, and thrilling watersports. With pet-friendly stretches too, this coastal paradise blends natural beauty with lively experiences – all effortlessly woven into daily life.

Here, spontaneous beach escapes are part of your routine, whether it's morning walks, sunset vibes, or playtime with your pet; it's all just steps away from home. The seamless connection to nature invites relaxation and adventure alike, making every day feel like a well-deserved retreat by the sea.



## SENSATIONAL SEAVIEWS

Treppan Serenique has been thoughtfully designed to embrace its coastal setting, ensuring each residence offers either a full or partial seaview. The exclusive rooftop deck in every tower elevates this experience further, featuring stylish cabanas, lounge chairs, and an infinity pool. From here, residents soak in uninterrupted views of the open sea and the lush golf course beyond.

Whether from your living room or the rooftop lounge, these views are constant companions infusing daily life with beauty, serenity, and a deep sense of escape. This harmonious blend of nature and luxury creates a sanctuary where every moment feels rejuvenating and inspiring, perfectly complementing the vibrant lifestyle of Dubai Islands.



## NATURE INSPIRED SPACES

At Treppan Serenique, nature takes center stage with the Bamboo Oxygen Park, a serene sanctuary on the podium level, designed like a lush bamboo forest. This calming green retreat purifies the air, soothes the senses, and offers a visual escape into tranquility. A peaceful koi pond enhances the ambience, inviting moments of stillness, reflection, and rejuvenation.

Here, nature embraces you fully – cleansing the air you breathe and calming your gaze with verdant beauty, creating a daily ritual of serenity and wellness. Thoughtfully integrated walking paths and quiet seating areas encourage mindful strolls and peaceful contemplation, making the park a true oasis within the vibrant community.



## RESORT LIKE LIFESTYLE

Experience the grandeur of a world-class resort every day at Treppan Serenique, featuring 53 exclusive amenities spanning biohacking, wellness, fitness, leisure, adventure, and entertainment. This extraordinary variety transforms daily living into a rich, immersive escape where every desire is anticipated and fulfilled within your home's luxurious embrace.

With so many options to explore and enjoy, Serenique feels less like a residence and more like a private, all encompassing resort designed for those who crave life's finest experiences. The sheer variety of amenities ensures perpetual entertainment and engagement. Every detail is crafted to inspire joy, relaxation, and connection.

## PERFORMANCE HACK OF ATHLETES

Treppan Serenique embraces elite performance with biohacking amenities like hyperbaric oxygen therapy and cryotherapy, powerful tools trusted by top athletes. These cutting-edge therapies accelerate recovery, reduce inflammation, and enhance cellular performance. With them available within your residence, achieving peak fitness becomes effortless, helping you push boundaries.

These exclusive in-house therapies empower residents to train smarter, recover faster, and live stronger – right from the comfort of their own home, with wellness always within reach. Serenique redefines what it means to live a healthy, vibrant life.

## ANTI-AGING SECRET OF CELEBRITIES

Stay youthful, radiant, and resilient with therapies adored by supermodels and stars. Treppan Serenique offers red light therapy and floatation therapy to help slow the aging process, enhance skin tone, reduce stress, and support deep cellular recovery. These luxury wellness treatments promote lasting beauty, mental clarity, and physical vitality; all without leaving your residence.

Indulge in the secrets of the ageless – luxury therapies that keep you glowing, calm, and forever young just like celebrities and supermodels. These cutting-edge treatments available at your doorstep, maintaining your best self becomes an effortless part of your everyday routine.

*Dubai Islands*

DUBAI ISLAND

TREPPAN  
SERENIQUE  
RESIDENCES

# ISLAND LIVING: A-LIST ADDRESS

Dubai Islands is poised to redefine luxury coastal living in the heart of Dubai, rapidly emerging as the A-list address. Comprising five distinct islands – Central Island, Marina Island, Shore Island, Golf Island, and Elite Island – this place spans 17sq kms, expanding Dubai's coastline by over 21 kilometers of pristine beachfront.

It is an exclusive world within itself offering an extraordinary island lifestyle. Designed with meticulous attention to detail, Dubai Islands blends natural beauty with world-class infrastructure and amenities.



**21 KM**  
OF SHORELINE



**86**  
RESORTS & HOTELS



**09**  
MARINAS



**02**  
GOLF COURSES



- 1 Dubai Islands Beach
- 2 18 Hole Golf Course & Country Club
- 3 9 Hole Golf Course & Country Club
- 4 Marina
- 5 Dubai Islands Mall
- 6 Resorts & Hotels
- 7 Souq al Marfa
- 8 Art and Cultural District



# DUBAI'S BEST, WITHIN REACH

Mena Rashid Terminal	18 mins
Dubai International Airport	20 mins
DIFC	22 mins
Downtown	23 mins
Business Bay	25 mins
Kite Beach	27 mins



*Architecture*



# SCULPTED BY NATURE, DESIGNED FOR COASTAL HARMONY

Rising gracefully, just 90 seconds from the shores of Dubai Islands, Treppan Serenique Residences is a living expression of fluid architecture, natural elegance, and refined coastal luxury. The twin towers are designed to emulate the organic beauty of nature, where hard angles give way to soft curves, and structures blend seamlessly with the elements around them. A defining feature of the architecture is its flowing form. Every line curves with intent.

There are hardly any sharp edges, creating a sense of visual calm and continuity. Tree-stem-inspired columns support the terraces, beginning slender at their base and widening toward the ceiling, much like a tree expanding as it reaches toward the sun. This design not only evokes organic growth, but also creates an open, uplifting structural rhythm.

The podium level is bordered with a fine leafy-patterned mesh, adding an artistic touch while providing ventilation, diffused lighting, and privacy. This intricate screen softens sunlight as it cascades over the amenity spaces, creating a dappled, almost forest-like atmosphere. Each residence is framed by broad terraces that encourage the natural flow of air and light, enhancing indoor-outdoor living. Together, these thoughtful architectural elements foster a harmonious connection between nature and home, elevating everyday living into a serene experience.

The design ensures residents are constantly connected to the natural environment where light dances across interiors, sea breezes waft uninterrupted, and greenery spills over private balconies. At the crown of each tower lies a sunset rooftop lounge and club, complete with an infinity pool that gazes endlessly over the ocean. This space embodies the relaxed, barefoot elegance of a luxury beach house -- a perfect sundowner destination that completes the island lifestyle. At a distance, this rooftop vantage point also glances over the golf island. Treppan Serenique draws deep inspiration from its setting. Every detail -- from material palettes to landscaping and architectural curves -- has been curated to celebrate the rhythms of nature and the coastal lifestyle of Dubai Islands. The result is a living experience that feels organic, immersive, and effortlessly luxurious.



*Grand Entrance Lobby*

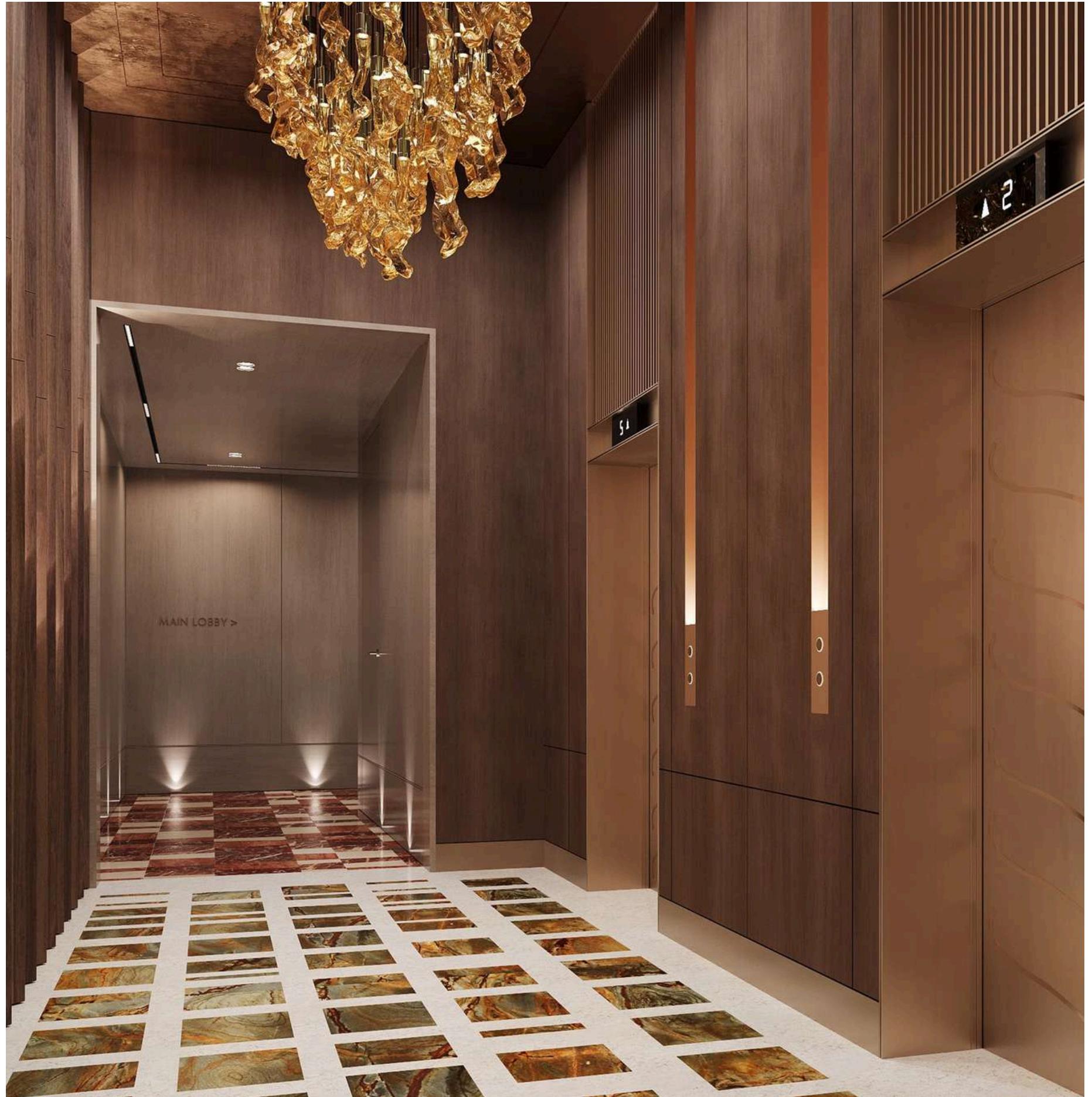


SERENIQUE  
Residences

# AN INVITATION TO ELEGANCE: INSIDE THE LOBBY OF TREPPAN SERENIQUE RESIDENCES

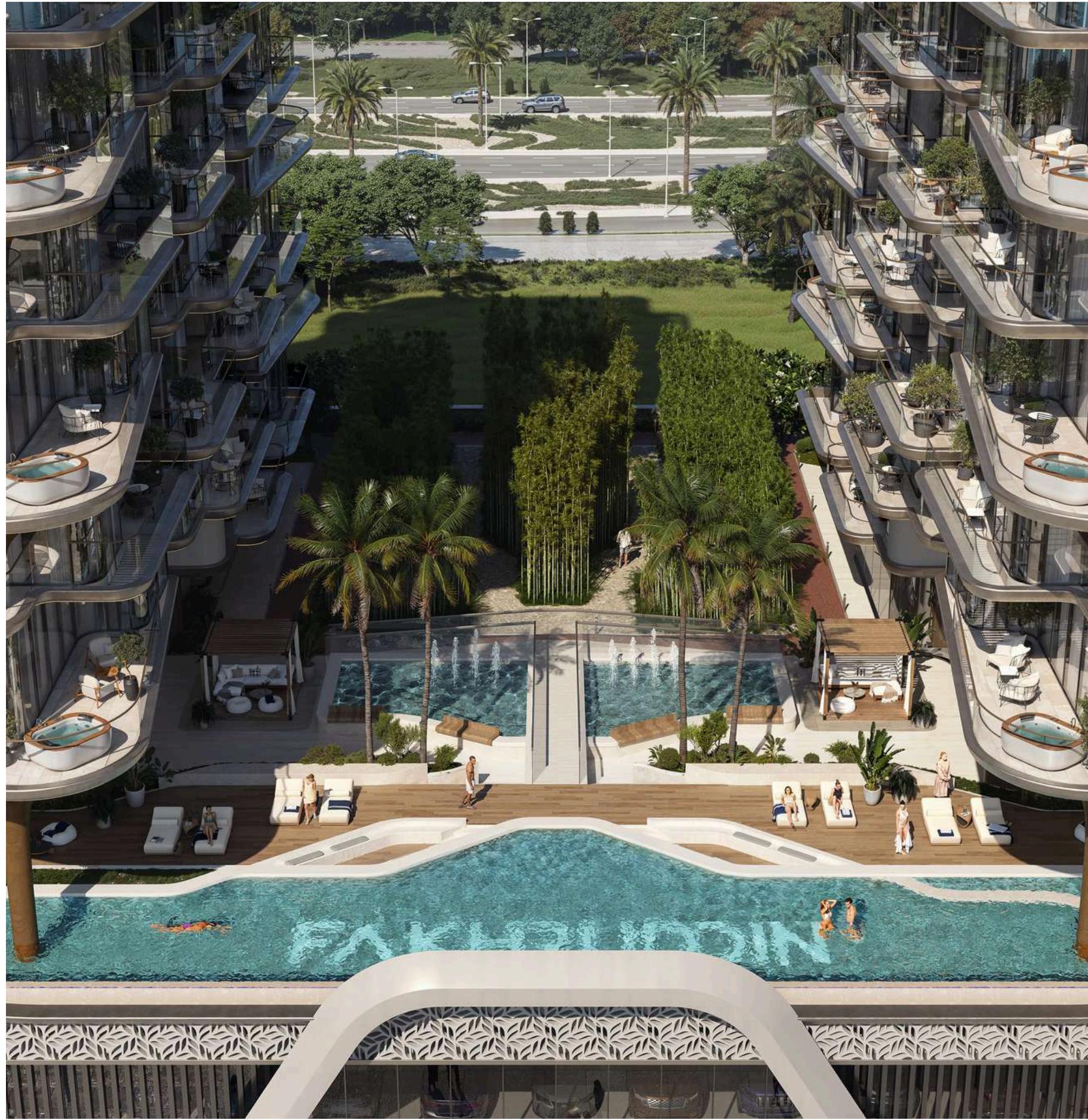
The moment one steps into the main lobby of Treppan Serenique Residences, the ambience shifts -- welcoming residents into a world where understated luxury meets nature-inspired tranquility. This is not merely a lobby; it is a curated experience, crafted with an eye for softness, warmth, and architectural grace. The design plays with earthy sophistication, dominated by a palette of rich terracotta reds, warm ivory, and gold accents. The flooring, a stunning arrangement of polished marble in warm coral and cream hues, grounds the space in a sense of timeless elegance while echoing the hues of a sunset. At the heart of the lobby sits a sculptural circular lounge dressed in neutral tones and accented with plush cushions in muted metallics and terracotta motifs, mirroring the surrounding environment and the interior's commitment to calm luxury.

The reception desk, backed by a wall of softly shimmering golden foliage patterns, blends harmoniously into the setting. Overhead, a captivating glass and metallic art installation floats like abstract leaves in the breeze, adding movement and lightness while drawing the eye upward to the copper-toned ceiling cove, which gently reflects light across the space. Natural elements have been layered with elegance as indoor greenery, potted palms, and flowering arrangements lend life and freshness.



# *Amenities*



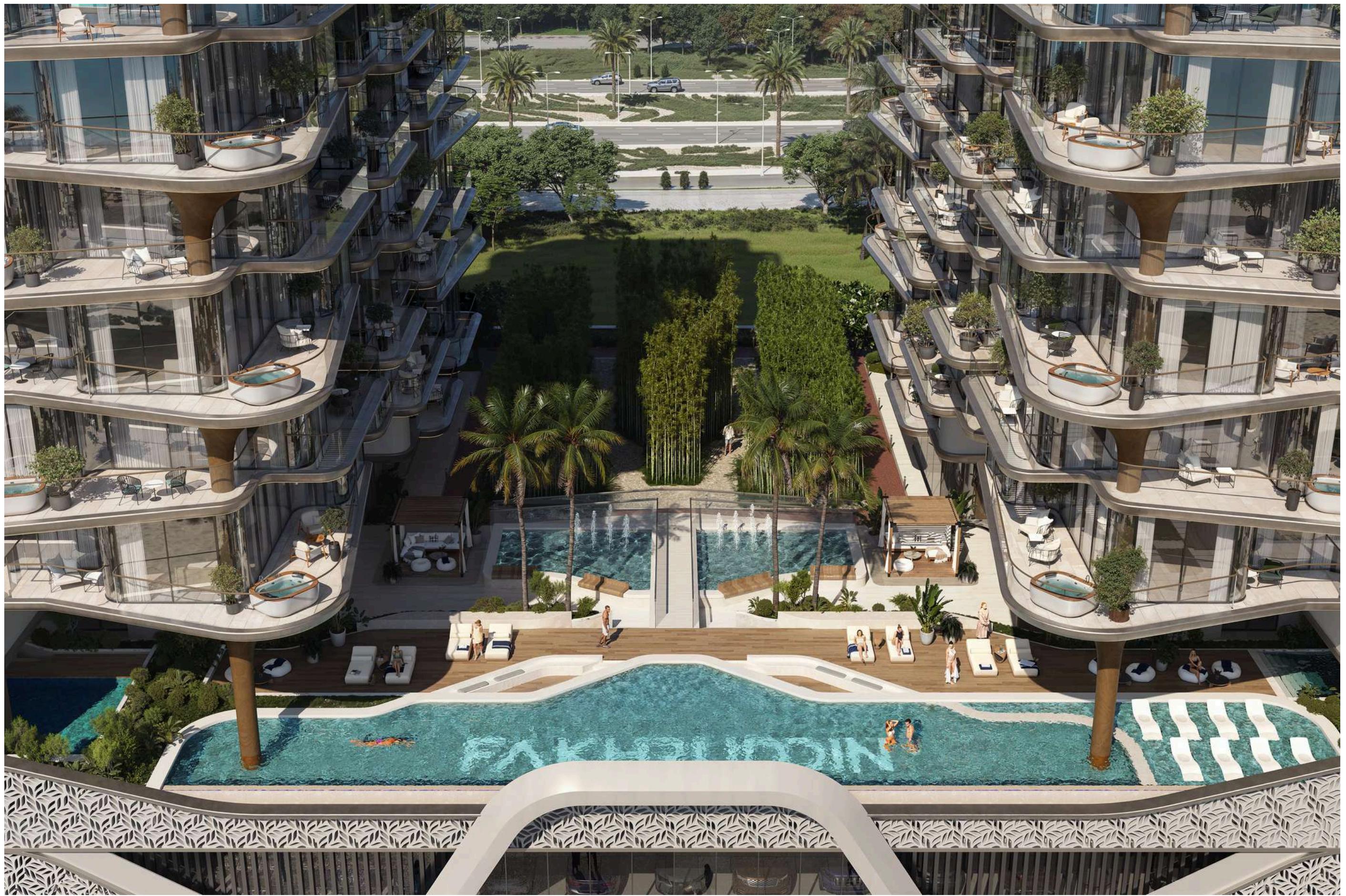


DUBAI'S ONLY RESIDENCE WITH

**53**  
RESORT-LIKE AMENITIES

*Podium Level*







# EVERY AMENITY, THOUGHTFULLY DESIGNED

Every amenity at Treppan Serenique Residences has been meticulously planned for your convenience and delight. From ensuring privacy to curating activities for every age group, each cluster of amenities has been thoroughly researched and designed so that one experience enhances, rather than interferes with another. This is where meticulous planning meets an elevated living experience.

## AQUATIC LEISURE

( 1 - 10 )

1. Infinity Swimming Pool
2. Pool Loungers
3. Aqua Gym
4. Lounge Chairs
5. Poolside Deck
6. Water Fountain
7. Sunken Seating
8. Boardwalk Bridge
9. Cabana Seating
10. Open Shower

## WELLNESS RETREAT

( 18 - 28 )

18. Male Spa
19. Female Spa
20. Nail Spa
21. Beauty Salon
22. Massage Bed
23. Steam Room
24. Hot Plunge
25. Cold Plunge
26. Himalayan Salt Brick Sauna
27. Meditation Zone
28. The Biohacking Lab

## ACTIVE LIFESTYLE & FITNESS

( 34 - 39 )

34. Indoor Gym
35. Outdoor Calisthenics
36. Aqua Gym
37. Wall Climbing
38. Jogging Track
39. Mini Golf Court

## KIDS ZONE

( 11 - 17 )

11. Kids' Pool
12. Water Slide
13. Splash Pool
14. Kids' Play Area
15. Sand Pit Playground
16. Skating Loop
17. Kids' Adventure Wall

## NATURE'S EMBRACE

( 29 - 33 )

29. Bamboo Oxygen Park
30. Koi Pond
31. Green Walkway
32. Jogging Track
33. Meditation Pods

## SOCIAL SPACES

( 40 - 45 )

40. Green House Café
41. Multi-Purpose Hall
42. BBQ Pits
43. Amphitheater
44. Outdoor Cinema
45. Outdoor Party Deck

## PERFORMANCE HACKS OF ATHLETES

At Treppan Serenique Residences, wellness is not an add-on – it's a way of life. Designed with the same principles that guide elite athletes, this community integrates advanced therapies like Cryotherapy and Hyperbaric Oxygen Therapy (HBOT) into everyday living. These tools aren't just for recovery, they're for performance, longevity, and a sharp, energized mind.

### CRYOTHERAPY: RAPID RECOVERY, DAILY RENEWAL

Cryotherapy is one of the most effective performance hacks adopted by athletes worldwide. This cutting-edge therapy uses extreme cold (down to  $-140^{\circ}\text{C}$ ) for quick, intense sessions that last just two to three minutes. In this brief window, your body is triggered into a high-performance recovery mode. Inflammation drops, circulation improves, and cellular repair accelerates, giving you the post-training or post-stress refresh your body craves.

Whether you've just completed a workout, had a demanding workday, or simply need a boost, stepping into the cryo chamber delivers immediate and long-lasting benefits.

Cryotherapy also has profound mental effects. Exposure to cold activates endorphin release where your natural mood elevates, promoting a sense of euphoria, mental clarity, and even better sleep.

Over time, regular use can help regulate stress responses, enhance sleep quality, and elevate overall well-being, making it a favorite among high performers and athletes alike. At Treppan Serenique, this technology isn't reserved for clinics or training facilities.

Residents enjoy the luxury of recovery without leaving home because your best performance begins with how you recover. The cryotherapy offers them just that, a ceaseless access to rapid recovery to stay fit and active just like athletes.

### HBOT - THERAPY: HEALING THROUGH OXYGEN

Hyperbaric Oxygen Therapy (HBOT) is another athlete-tested and science-backed therapy available to residents. The process involves breathing pure oxygen in a high-pressure chamber, allowing oxygen to dissolve directly into your plasma. This enables deeper cellular absorption, accelerating recovery, reducing inflammation, and enhancing focus and brain function.

At Serenique, HBOT is more than just a recovery tool. It's a daily ritual for peak living. Regular sessions help combat fatigue, promote deeper sleep, and support overall cellular repair. It's a powerful advantage for those who demand high performance, longevity, and optimal wellbeing.



### LIVE LIKE AN ATHLETE

Living like an athlete isn't just about working hard – it's about recovering smart. Treppan Serenique makes this philosophy a daily reality by offering therapies once reserved for sports elites. Whether you're optimizing performance, reducing stress, or investing in long-term health, the tools are at your fingertips.

Cryotherapy and HBOT redefine what's possible within residential wellness. These modalities aren't just trends, they're proven systems embraced by Olympians, footballers, and top-tier professionals. At Serenique, they become part of your lifestyle, helping you unlock deeper levels of vitality, stamina, and resilience. No more booking clinics or driving across town—your next breakthrough is just steps away.



Every detail of the wellness offering is crafted with intention. You don't have to choose between luxury and performance. At Serenique, you get both. It's a home where recovery is celebrated, performance is supported, and wellness is beautifully embedded in the rhythm of life.

Cryotherapy and Hyperbaric Oxygen Therapy are more than amenities; they are tools for transformation. They turn daily recovery into a lifestyle and elevate wellness into a way of being; a mindset for a fast-paced life and ceaseless living. Embrace the biohacking mindset, where every breath, every chill, and every heartbeat is tuned for excellence, vitality, and long-term success. It's a space designed for those who want to be at their best everyday. Here, the future of living meets the forefront of human optimization.

# ANTI-AGING SECRETS OF CELEBRITIES

In a world where beauty and vitality command the spotlight, celebrities turn to science-backed therapies to maintain their youthful glow. But these age-defying rituals are no longer reserved for the rich and famous. At Treppan Serenique Residences, residents enjoy daily access to cutting-edge wellness experiences once found only in elite clinics. Two standout therapies – Red Light Therapy and Floatation Therapy – are at the core of this lifestyle, offering natural, effective ways to restore the body, mind, and skin from deep within, every single day.

## RED LIGHT THERAPY: NATURAL RADIANCE & CELLULAR RENEWAL

Red Light Therapy, hailed by supermodels and Hollywood stars, uses low-level wavelengths of red and near-infrared light to spark skin regeneration. This treatment reaches deep into the skin, energizing cells, boosting collagen, and reducing fine lines and wrinkles.

At Serenique, it's available in the wellness zone, letting residents enjoy smoother, tighter skin without invasive procedures or downtime. Beyond skin-deep benefits, this therapy supports holistic healing at the cellular level. It improves blood flow, speeds up tissue repair, and reduces chronic inflammation. Incorporating it into your weekly routine can lead to long-term improvements in skin health, energy levels, and overall wellbeing.

It helps with factors linked not just to aging, but also fatigue and pain. Athletes use it to recover faster. Busy professionals use it to feel recharged. At Serenique, it becomes a natural part of your routine, helping you stay energized, active, and ageless.

This gentle, non-invasive light is safe for all skin types and requires no preparation or recovery time. Just a few minutes in the therapy room can leave your skin radiant and your muscles deeply relaxed. It's beauty and wellness, all in one, seamlessly integrated into your daily life at Treppan Serenique Residences. When practiced consistently, the therapy encourages the body to regenerate itself more effectively. It also boosts collagen production, improves circulation, and supports better sleep. This further contributes to a younger appearance.



## FLOATATION THERAPY: STRESS RELIEF & MENTAL CLARITY

Floatation Therapy offers a deeply restorative experience through sensory deprivation. Inside a softly lit pod filled with body-temperature, magnesium-rich water, you float effortlessly – weightless, calm, and still. With no distractions, your body and mind disconnect from the outside world, entering a meditative state known for reducing anxiety and enhancing creativity.

Celebrities praise floatation for its mental reset and clarity. It's more than relaxation; it lowers cortisol levels, balances brainwaves, and improves sleep.

Many users report breakthrough thinking, mental rejuvenation, and relief from burnout after just one session. At Serenique, this transformative experience is available every day, just steps from your door. The benefits extend to the body as well. Floating eases muscle tension, improves circulation, and reduces inflammation. It's especially powerful for those dealing with chronic stress, poor posture, or physical fatigue. For Serenique residents, it becomes an essential part of their wellness toolkit like yoga or meditation, but amplified.

Once exclusive to private wellness clinics or celebrity retreats, floatation is now woven into the Serenique lifestyle.

## EFFORTLESS BEAUTY & WELLNESS AT HOME

What sets Treppan Serenique apart is how seamlessly it integrates these celebrity-grade treatments into everyday living. No appointments, no driving across town, just access the most powerful biohacking tools built into your residence. Your home becomes your sanctuary, where luxury and longevity coexist.

These therapies aren't trends. They're backed by science, loved by professionals, and celebrated by stars who rely on them to stay at the top of their game. Whether its hollywood film stars, celebrities or supermodels; these therapies help them all look young and ageless. Now, they're part of your lifestyle, helping you feel and look your best.

Whether you're focused on beauty, mental health, or athletic recovery, Red Light and Floatation Therapies provide deep, lasting results. These powerful tools for modern living help restore balance, clarity, and energy in today's fast-paced world.

At Serenique, wellness becomes automatic – an effortless extension of your home and a daily reflection of your lifestyle and values.

In this resort-style residence on Dubai Islands, anti-aging is no longer a secret; it's an everyday reality made effortlessly attainable. With thoughtfully curated amenities that support inner vitality, outer beauty, and overall wellness, Treppan Serenique empowers you to live longer, look younger, and feel truly limitless – every single day.



## RED LIGHT THERAPY

Red light therapy is a cutting-edge wellness treatment that uses low-level red and near-infrared light to stimulate the body's natural healing processes. When this light penetrates the skin, it energizes the mitochondria in our cells, boosting cellular repair and regeneration. This non-invasive therapy has gained popularity worldwide for its ability to reduce inflammation, speed up recovery, and support overall well-being.

At Treppan Serenique Residences, red light therapy is available for free as part of the Biohacking Lab, an exclusive wellness space designed to bring advanced treatments home to residents. While similar therapies in Dubai can cost between AED 150 to AED 300 per session, residents here enjoy unlimited access to this treatment at no additional cost, reinforcing the development's commitment to integrated wellness living.

The benefits of red light therapy extend beyond surface-level rejuvenation. It increases collagen production, helping develop smooth fine lines and improve skin tone. Athletes and fitness enthusiasts use it to recover faster from workouts, reduce muscle soreness, and support joint health. It also promotes better sleep, stabilizes mood, and enhances mental clarity by regulating circadian rhythms and hormone production.

With this powerful wellness tool just an elevator ride away, residents of Treppan Serenique can build red light therapy into their daily routines. It's more than a luxury, it's a lifestyle feature that empowers residents to take charge of their health. Red light therapy perfectly reflects the Treppan Living vision for future of beauty treatment.





## CRYOTHERAPY

Cryotherapy is an advanced wellness treatment that exposes the body to extremely cold temperatures for a short period, typically between 2 to 3 minutes. This cold exposure stimulates the body's natural healing mechanisms, reducing inflammation, boosting circulation, and accelerating muscle recovery. Originally popular with athletes, cryotherapy is now embraced worldwide for its rejuvenating and health-boosting effects.

At Treppan Serenique Residences, cryotherapy is available for free to all residents within the exclusive Biohacking Lab. This premium amenity typically costs between AED 250 to AED 400 per session across wellness centers in Dubai. By offering it complimentary, Treppan Serenique reinforces its vision of wellness-focused living, bringing high-end health technologies into everyday life.

Cryotherapy offers a wide range of benefits. It supports weight management by increasing metabolic rate, promotes better sleep, and enhances mental clarity. It's also known to ease chronic pain and reduce signs of aging by tightening the skin and stimulating collagen production. Regular sessions can help improve the mood by triggering endorphin release, making it a holistic treatment for body and mind alike.

With convenient, cost-free access to this elite therapy, residents of Treppan Serenique can incorporate cryotherapy into their regular wellness routines. Whether seeking recovery, relaxation, or revitalization, this feature empowers individuals to feel their best every day. It's an embodiment of Treppan Living's philosophy: integrating science, sustainability, and self-care.



## HBOT - THERAPY

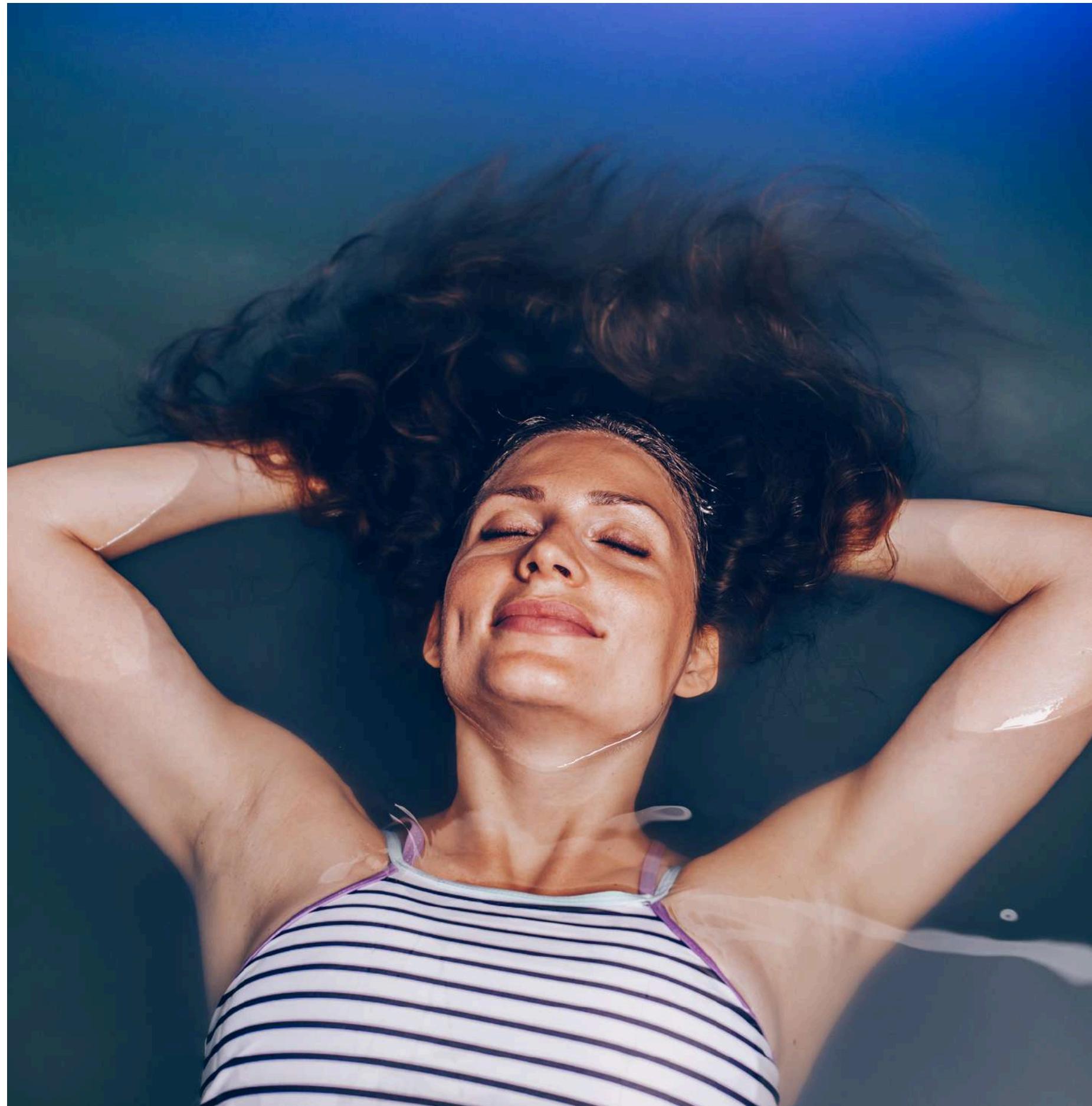
Hyperbaric Oxygen Therapy (HBOT) is a powerful wellness treatment that involves breathing pure oxygen in a specially designed pressurized chamber. This environment allows the lungs to absorb significantly more oxygen than under normal conditions. The increased oxygen levels in the bloodstream stimulate the body's natural healing processes, support cell regeneration, and improve overall wellness.

At Treppan Serenique Residences, HBOT is available to residents as part of the exclusive Biohacking Lab, an innovative health and recovery zone located within the community. While HBOT sessions typically cost between AED 500 to AED 1000 across Dubai, residents enjoy this advanced therapy for free, making luxury wellness both accessible and convenient.

The benefits of HBOT extend far beyond recovery. It enhances brain performance, strengthens the immune system, reduces inflammation, accelerates wound healing, and improves circulation. It is also known to support better sleep, combat fatigue, and slow signs of aging by increasing oxygen delivery to skin, muscles, and vital organs.

This commitment to holistic, science-backed wellness is central to the Treppan Living philosophy. By incorporating HBOT directly into the residential experience, Treppan Serenique goes beyond traditional amenities. It offers residents the ability to prioritize their health on a daily basis without leaving home. The inclusion reflects the futuristic vision behind Treppan Serenique Residences.





## FLOATATION THERAPY

Floatation Therapy, also known as sensory deprivation therapy, involves resting in a specialized pod filled with warm water and Epsom salt, allowing the body to effortlessly float. The experience is designed to eliminate external stimuli (light, sound, and gravity), creating a deeply meditative state. This sensory-free environment helps calm the nervous system and promotes mental clarity, relaxation, and emotional balance.

At Treppan Serenique Residences, floatation therapy is offered as part of the Biohacking Lab, a state-of-the-art wellness hub exclusive to residents. These sessions typically cost AED 150 to AED 300 in wellness centers across Dubai, but are provided free of charge to all residents here; reinforcing Treppan Living's dedication to accessible, high-end wellbeing.

The benefits of floatation therapy are wide-ranging. Physically, it reduces stress hormones, eases chronic pain, enhances sleep quality, and improves athletic recovery. Mentally, it supports mindfulness, creativity, and reduces symptoms of anxiety and depression by resetting the brain's stress response. Just a single session can leave users feeling deeply refreshed and recharged.

Treppan Serenique seamlessly blends advanced therapies with resort-style living. Floatation pods aren't just amenities; they are part of a carefully designed ecosystem where health and relaxation are built into everyday life. By integrating floatation therapy into the community, the development offers residents a powerful tool for stress relief and self-care without the cost or inconvenience of visiting external facilities.





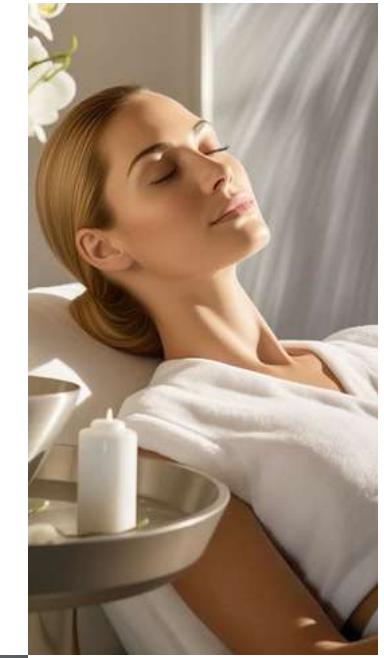
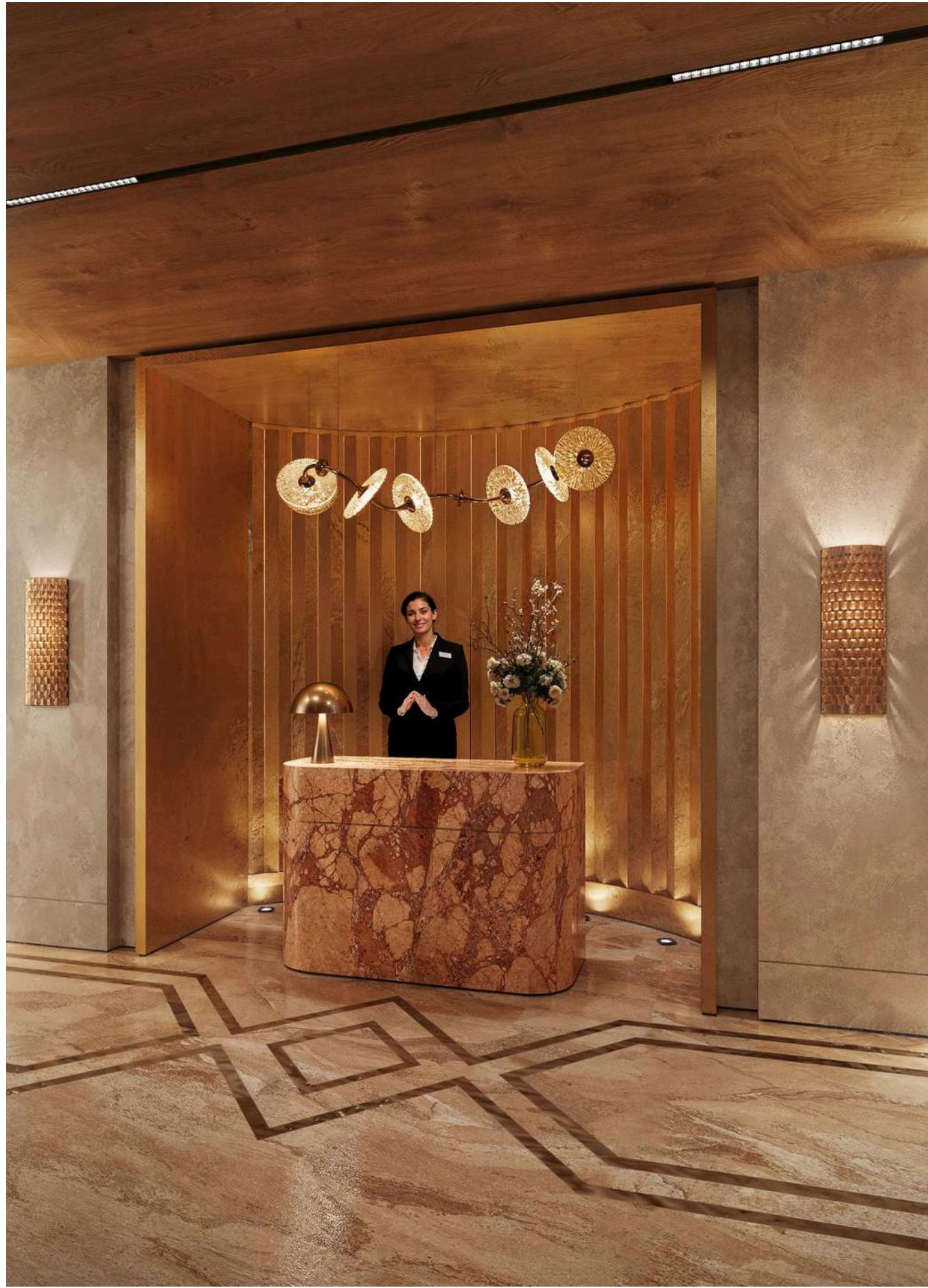


A blurred background image of a tropical resort featuring a swimming pool and several palm trees under a clear blue sky.

*Pamper yourself*

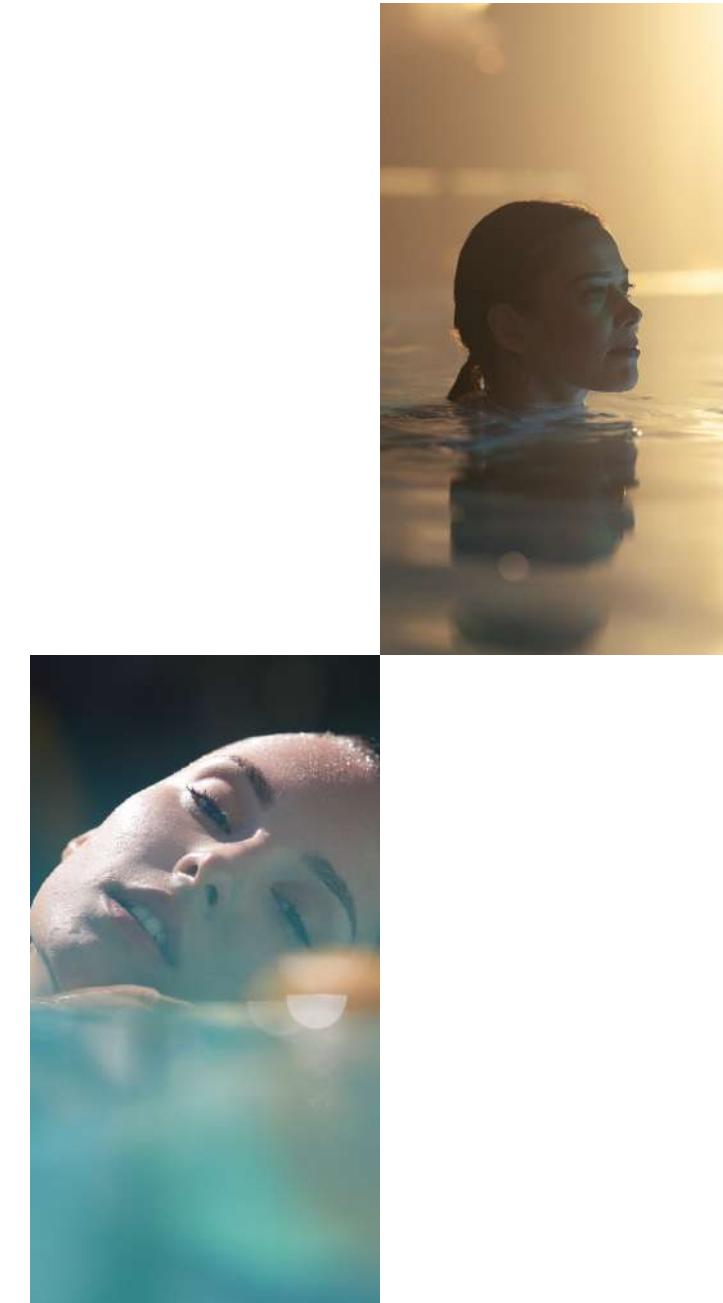
Beyond these unique features, Treppan Serenique Residences offers a comprehensive array of wellness & leisure spots including gender-specific spas, nail and massage services, steam and sauna rooms, hot and cold plunge pools, and a dedicated meditation area -- all designed for deep relaxation and inner balance.





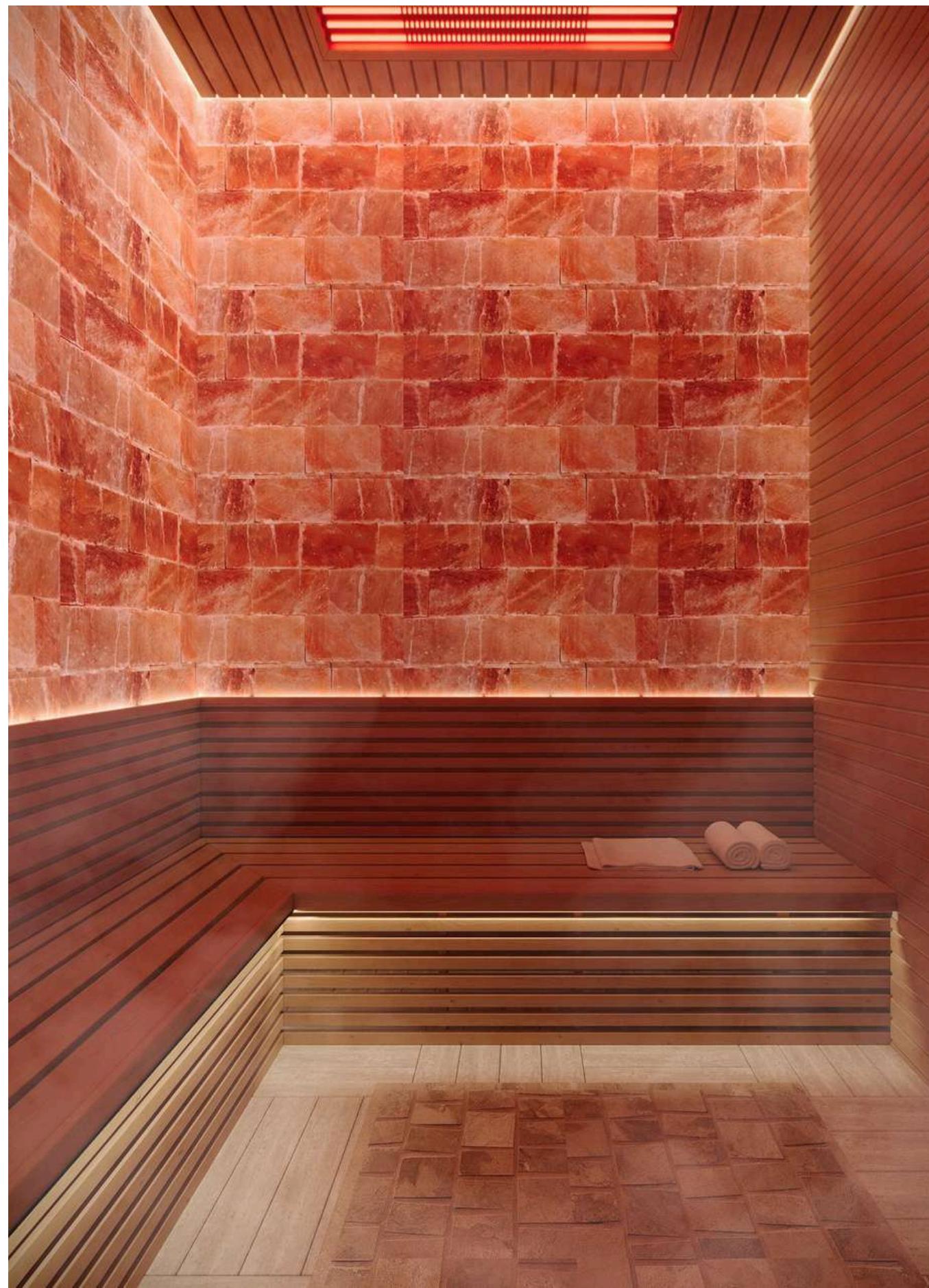
## MALE SPA AND FEMALE SPA

Treppan Serenique features exclusive male and female spas designed for ultimate relaxation and rejuvenation. These serene spaces offer residents a luxurious escape, promoting leisure, relief, and a holistic wellness experience that perfectly complements the community's upscale lifestyle.



## HOT AND COLD PLUNGE

Offering an impressive array of wellness amenities, the hot and cold plunge pools at Treppan Serenique Residences are intended for relaxation, soothing muscles, improving circulation, and relieving tension, making them ideal after a workout or a long day. Regular dips can also help strengthen the immune system and build mental resilience.



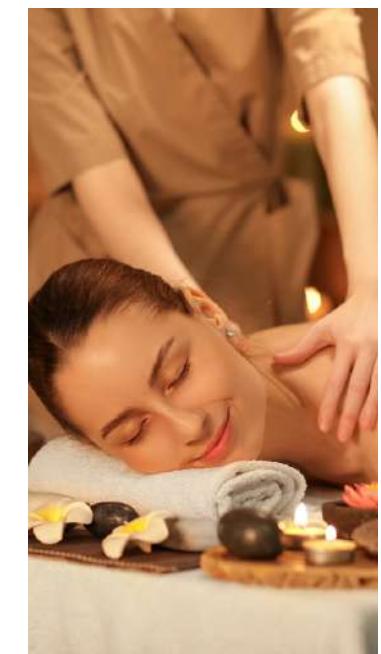
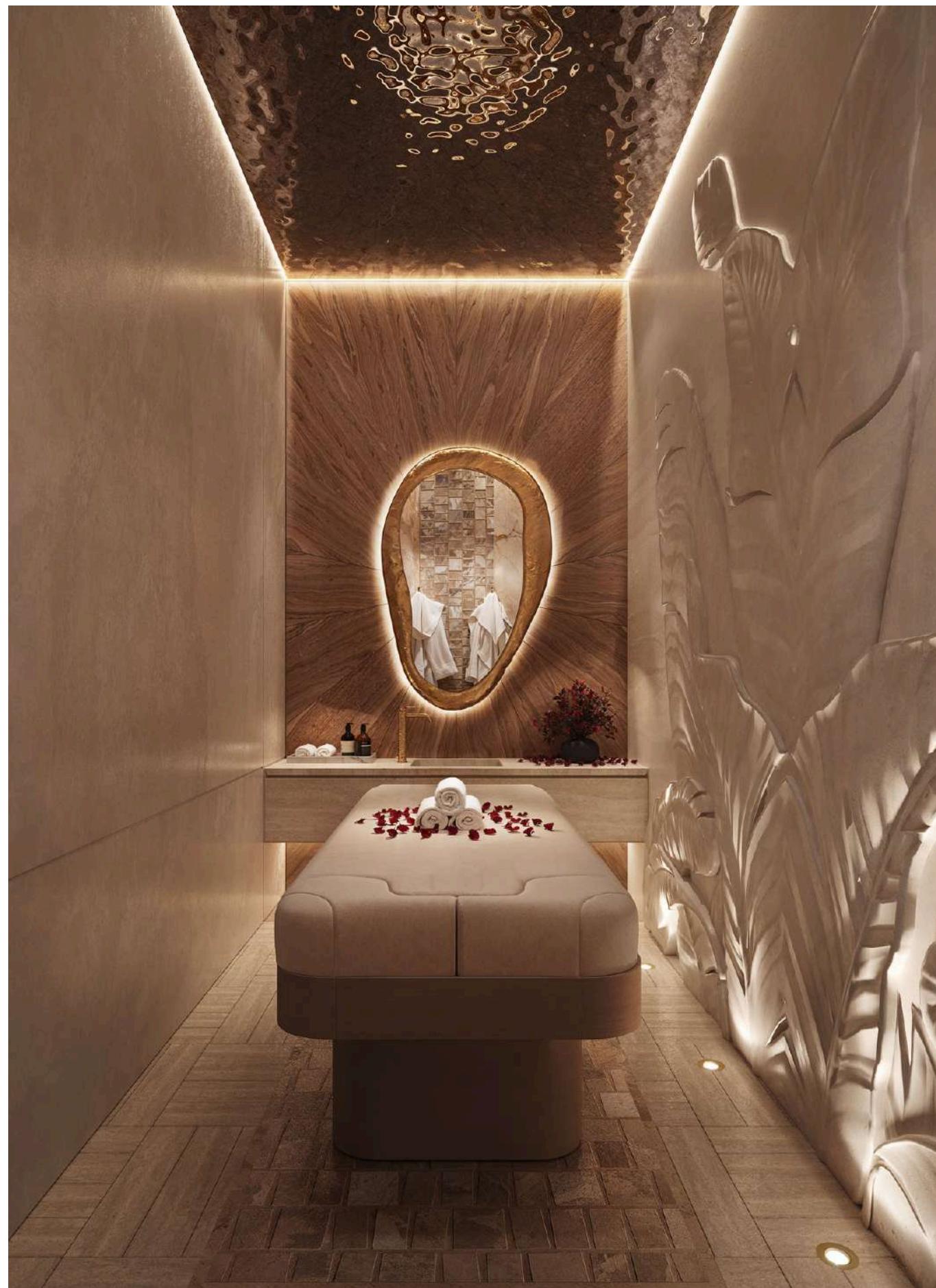
## HIMALAYAN SALT BRICK SAUNA

Treppan Serenique offers a Himalayan salt brick sauna that provides a unique blend of relaxation and detoxification. The warm, mineral-rich environment soothes muscles, improves circulation, and purifies the air. This luxurious amenity enhances residents' wellness routines, delivering a truly restorative and calming experience.



## STEAM ROOM & SAUNA ROOM

Treppan Serenique offers advanced steam and sauna experiences designed for ultimate relaxation and muscle relief. Residents can enjoy soothing sessions that ease tension, improve circulation, and support recovery while remaining within the comfort of their wellness-focused home environment.



## MASSAGE BED

Treppan Serenique offers an advanced massage experience designed for ultimate relaxation and muscle relief. Residents can enjoy soothing sessions that ease tension, improve circulation, and support recovery; all within the comfort of their wellness-focused home environment.



# *Nature retreat*

Treppan Serenique Residences features the Bamboo Oxygen Park, where bamboo trees release 35% more oxygen. Stroll past koi ponds and flowing water to radiant-cooled meditation pods nestled in greenery. Discover tranquil sanctuaries designed to manage stress, calm the mind, and restore balance through daily moments of mindfulness and deep serenity.

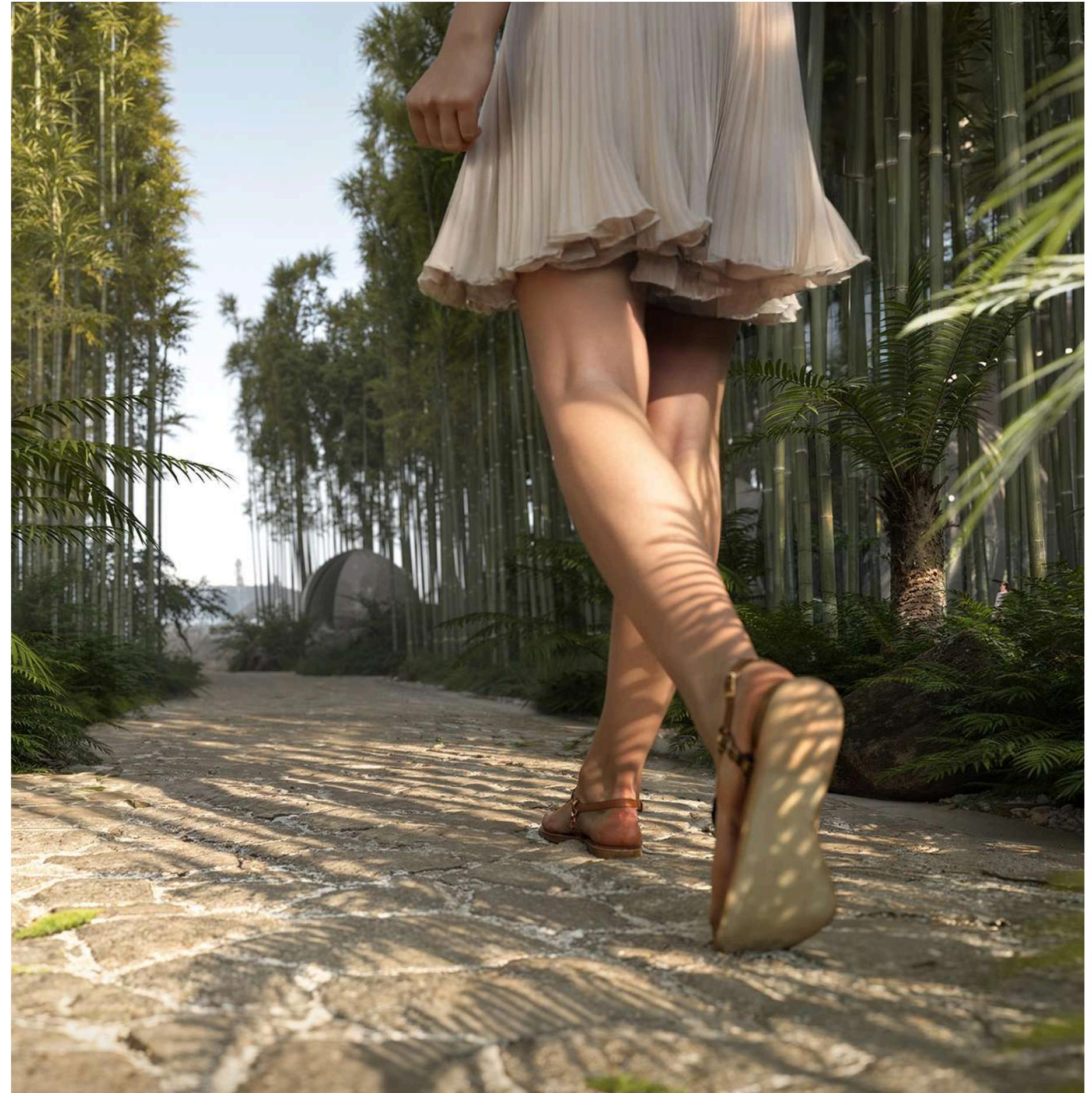


## OXYGEN-RICH BAMBOO SANCTUARY

The Bamboo Oxygen Park at Treppan Serenique is a lush, tranquil space where residents can unwind and breathe in purified, oxygen-rich air. Surrounded by calming greenery and bamboo groves, it promotes relaxation, reduces stress, and enhances overall well-being as part of a nature-connected lifestyle.

## GREEN WALKWAY

The paved stone green walkway winding through the Bamboo Oxygen Park offers a peaceful escape into nature. Surrounded by fresh air and greenery, it encourages mindful strolls, gentle exercise, and quiet reflection; enhancing daily wellness in a serene, rejuvenating environment.





## KOI POND

At the heart of the Bamboo Oxygen Park lies a serene koi pond, where vibrant koi fish glide gracefully through calm, reflective waters. Natural stone edges frame the pond, while tall bamboo groves provide gentle shade, enhancing the sense of peace and privacy. The soft rustle of leaves and subtle splash of water form a natural symphony that invites residents to pause, breathe deeply, and escape the distractions of everyday life.

This tranquil setting becomes a daily sanctuary for quiet moments of contemplation and emotional balance. The koi fish is nothing but a symbol of peace and perseverance. As they move in harmony with the gentle currents, they gently end up encouraging mindfulness and inner calm. Whether stopping for a moment of reflection or simply enjoying the view, the koi pond reconnects residents with nature's healing presence.

## MEDITATION PODS

Tucked within the lush tranquility of the Bamboo Oxygen Park, the meditation pods offer a secluded sanctuary for inner peace and renewal. Surrounded by dense bamboo groves and vibrant greenery, each pod is intentionally designed to shield residents from external noise and visual clutter. This immersive natural setting creates the perfect environment for slowing down, promoting mindfulness, and grounding the senses in the present moment.

Whether used for deep meditation, breathwork, or silent reflection, the pods support mental clarity and emotional balance. With calming interiors and minimalist design, each space encourages stillness, awareness, and self-connection. In a world that moves fast and rarely pauses, these pods offer a much-needed retreat—helping residents reset and realign with their inner rhythm, nature's pace, and a more intentional, grounded way of living each day.





## *Aquatic leisure*

Recline on soothing water-beds as stress melts away with the gentle currents. A 30-metre pool offers more than beauty; it's a daily hydrotherapy ritual. Cabana seating beside dancing water fountains completes the experience, creating a calming, visually-rich oasis that blends relaxation with a touch of urban elegance.

# INFINITY POOL

A central highlight of the podium floor, the 30 ft. infinity pool at Treppan Serenique Residences offers a luxurious retreat with breathtaking, uninterrupted views. Its elevated setting and seamless design create the illusion of water drifting into the horizon, evoking calm and wonder. Surrounded by soft landscaping and stylish loungers, the pool area invites residents to unwind and immerse themselves in pure serenity.

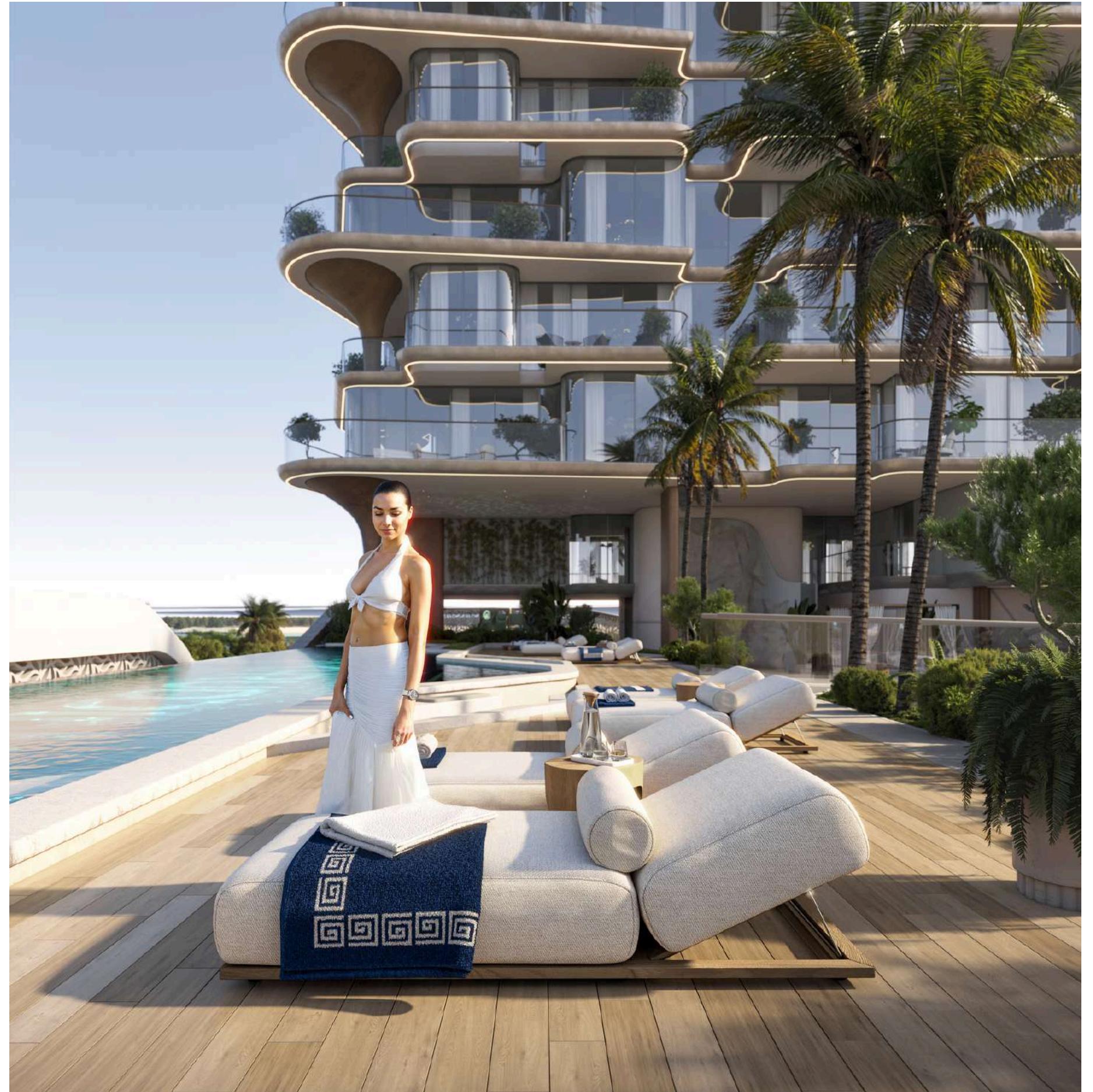
Whether swimming, invigorating laps or enjoying a quiet afternoon by the water, residents experience the perfect balance of relaxation and leisure. The infinity pool is more than an amenity, it's a lifestyle feature that transforms daily routines into resort-style indulgences. Here, every detail is designed to elevate wellness and pleasure, creating an atmosphere of elegance, peace, and effortless comfort.





## POOL DECK & LOUNGERS

Adjacent to the infinity pool, the poolside deck at Treppan Serenique Residences is thoughtfully designed for both relaxation and social connection. Outfitted with elegant loungers, it invites residents to bask in the sun, unwind with a book, or enjoy a quiet moment after a swim. The carefully chosen materials and layout create a calming atmosphere, while the open-air setting enhances the feeling of leisure. It's the perfect spot to pause, recharge, and soak in the serene ambience.





# *Dedicated for kids*

This wonderland sparks joy and active play for kids of all ages. From shallow pools and thrilling slides to a challenging climbing wall, it's built for fun and growth. A creative sand pit, dynamic play area, and safe skating loop ensure endless movement, laughter, and imagination in every corner.

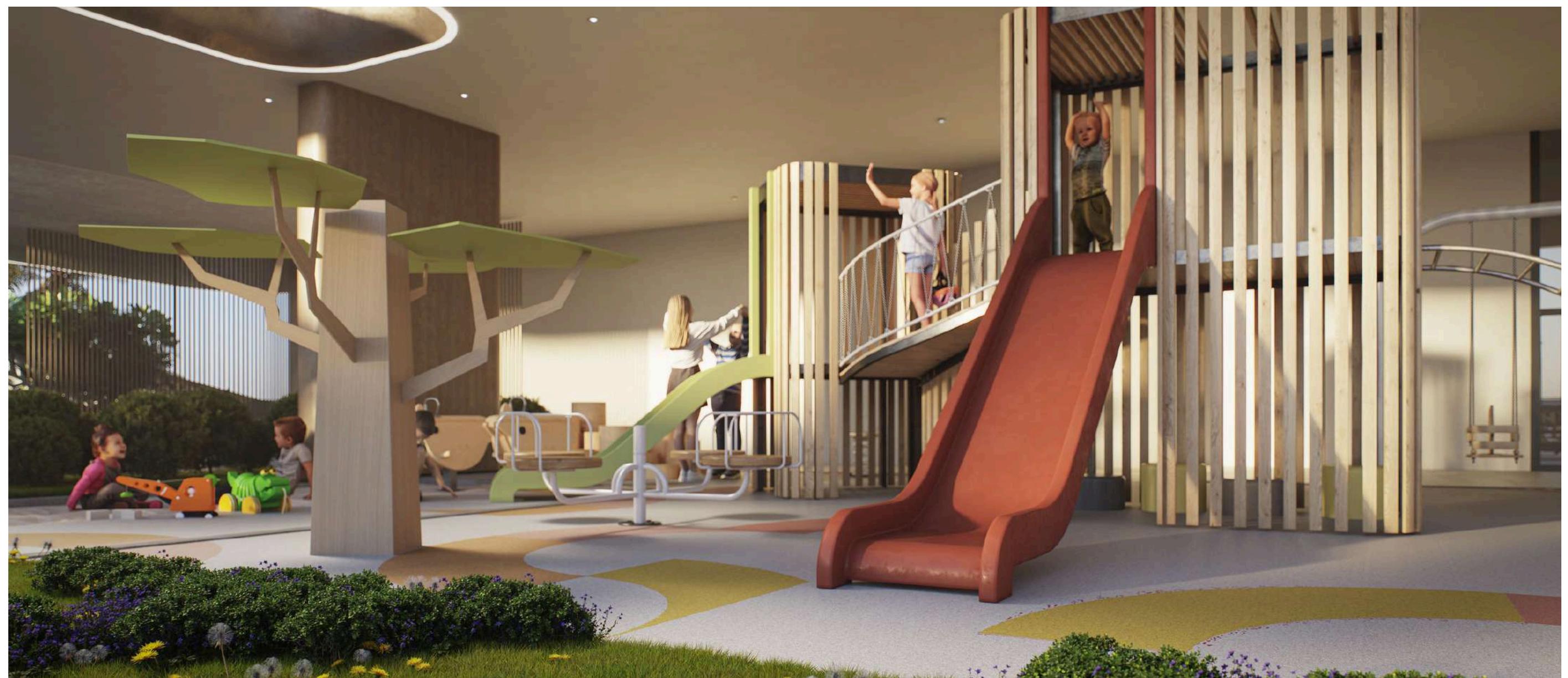
## KIDS POOL AND SLIDE

The dedicated kids' pool at Treppan Serenique Residences is thoughtfully located next to the adult infinity pool, ensuring convenience for families. Designed with safety and fun in mind, it features a shallow depth and its own poolside deck, allowing children to splash, play, and enjoy the water in a secure, vibrant environment while parents relax nearby. The kids' slide at Treppan Serenique Residences adds a playful and dynamic element to the outdoor leisure zone, offering young residents a safe and engaging way to enjoy the water.



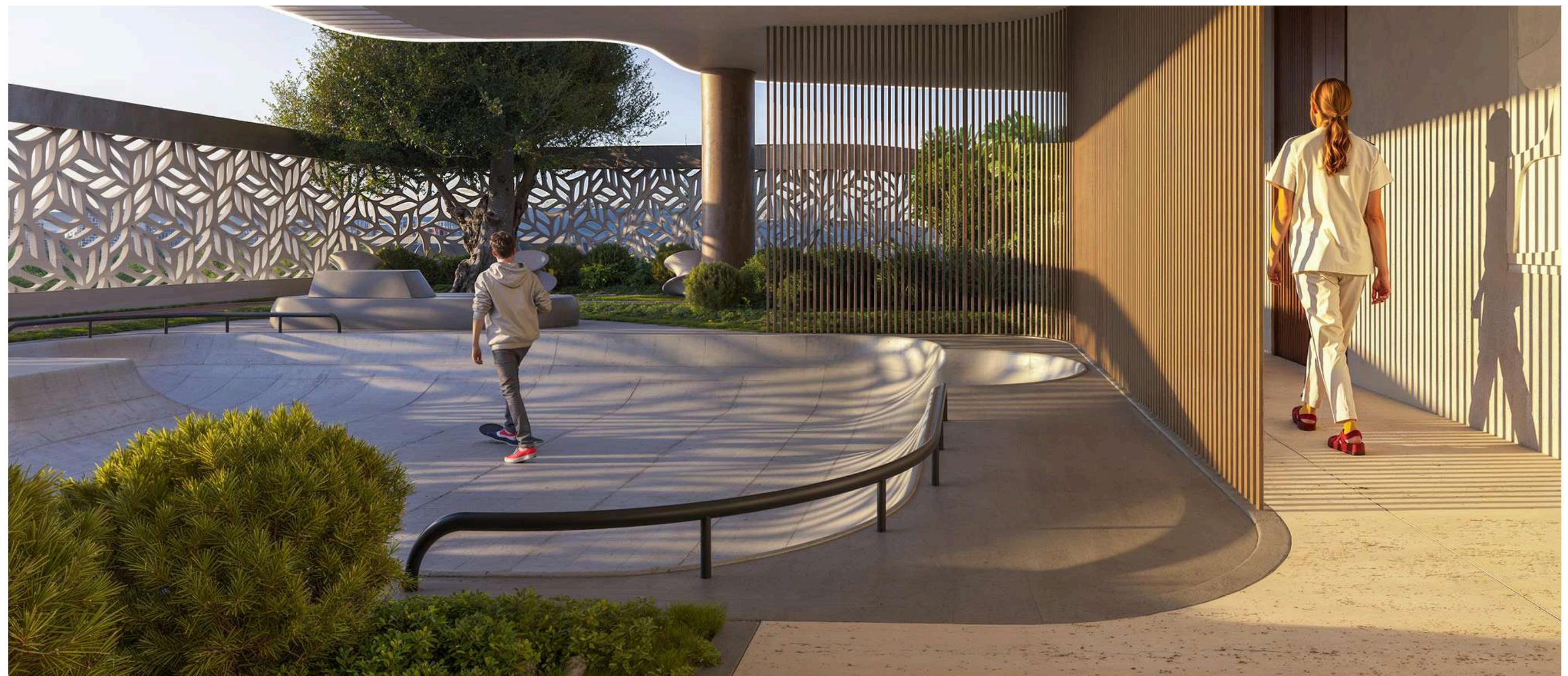
## KIDS PLAY AREA

The kids' play area at Treppan Serenique Residences is a vibrant, activity-rich space designed to spark imagination and movement. Featuring slides, seesaws, ramps, climbing structures, toys, and a sandpit, it offers endless ways for children to play, explore, and build motor skills. Surrounded by lush greenery and safe surfaces, this thoughtfully crafted area encourages social interaction, physical activity, and creativity. It's a joyful extension of the family-focused lifestyle nurtured throughout the community.



## SKATING LOOP

The skating loop at Treppan Serenique Residences offers children a safe and exciting space to glide, learn, and play. Designed with smooth turns and protective edges, this loop is perfect for both beginners and young skating enthusiasts. Set within the serene outdoor landscape, it encourages active play, coordination, and confidence-building. Whether it's solo practice or skating with friends, the loop adds a dynamic element to the overall kids' recreation zone, making outdoor time more engaging and fun.





## SPLASH POOL

The splash pool at Treppan Serenique Residences is a joyful water play zone designed especially for children. With gentle fountains, sprayers, and playful features, it offers a safe and fun environment for kids to cool off and be active. Surrounded by soft flooring and seating for parents, the splash pool is a perfect spot for laughter-filled afternoons. This interactive water area adds a refreshing and exciting element to the kids' zone, making every day feel like a holiday.





# *For your Fitness*

An active lifestyle fuels a healthy body and focused mind. Our high-tech fitness center empowers your journey with advanced equipment and a dynamic atmosphere. Intensity, sport, and adventure are woven throughout, while the aqua gym adds a refreshing twist – making health and vitality a daily, celebrated part of life.

## INDOOR GYM

The indoor gym at Treppan Serenique Residences is thoughtfully designed for fitness and motivation. With floor-to-ceiling windows overlooking lush landscaping, it creates an energizing and serene atmosphere. Outfitted with premium equipment from Technogym and Pent, residents have access to state-of-the-art cardio and strength training tools. Whether you're starting your day with movement or unwinding with a workout, this naturally lit, elegantly equipped space supports a healthy, active lifestyle right at your doorstep.





## OUTDOOR CALISTHENICS

The outdoor calisthenics area at Treppan Serenique Residences offers a dynamic, open-air space for bodyweight training. Purposefully equipped for strength, mobility, and core workouts, it provides a versatile environment for all fitness levels. Set beside a scenic jogging path and lush greenery, it invites residents to move in harmony with nature. Whether exercising in the morning light or evening breeze, this wellness-driven space brings energy, balance, and freedom to your daily fitness routine.



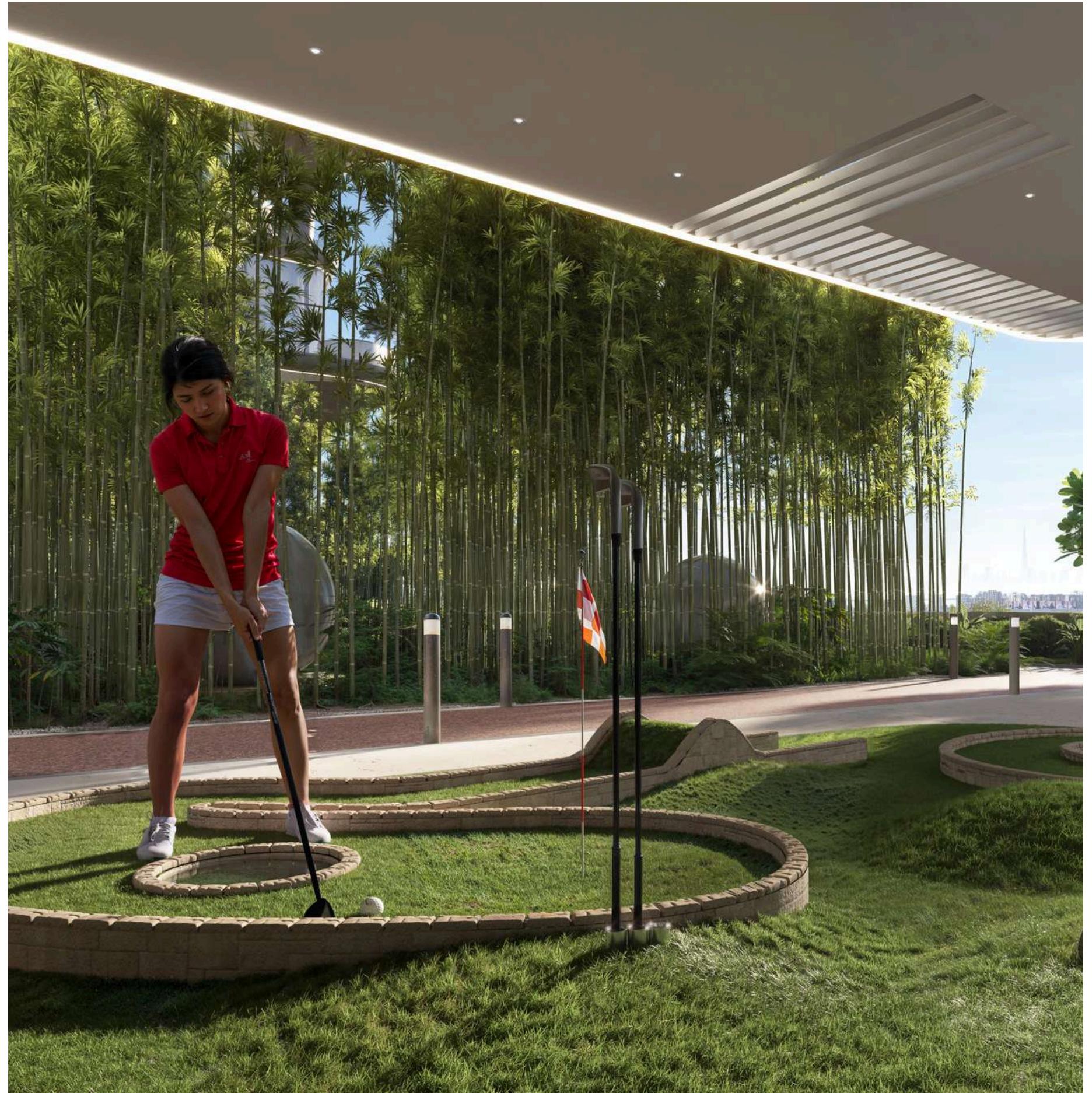
## AQUA GYM

The Aqua Gym at Treppan Serenique Residences brings a refreshing twist to your fitness routine. With submerged gym cycles designed for low-impact underwater cardio, it offers residents a joint-friendly workout option that boosts endurance and tones muscles. The surrounding open pool space allows for a variety of aqua-based exercises, adding flexibility and fun to wellness routines. Blending fitness with water therapy, this unique amenity enhances physical wellbeing while offering a cool and calming exercise environment.



## MINI GOLF COURSE

The mini golf course at Treppan Serenique Residences is a charming outdoor feature designed for relaxation, light competition, and fun. Set amidst lush landscaping, the putting greens wind through gentle slopes and playful curves, offering residents of all ages a delightful leisure activity. Whether enjoyed solo or with family and friends, this mini golf course adds a unique recreational element to the community's vibrant lifestyle. It also subtly complements Dubai Islands' identity as a premier golf destination, allowing residents to experience the sport's leisurely charm right at home while connecting to the broader luxury and leisure appeal of the area.





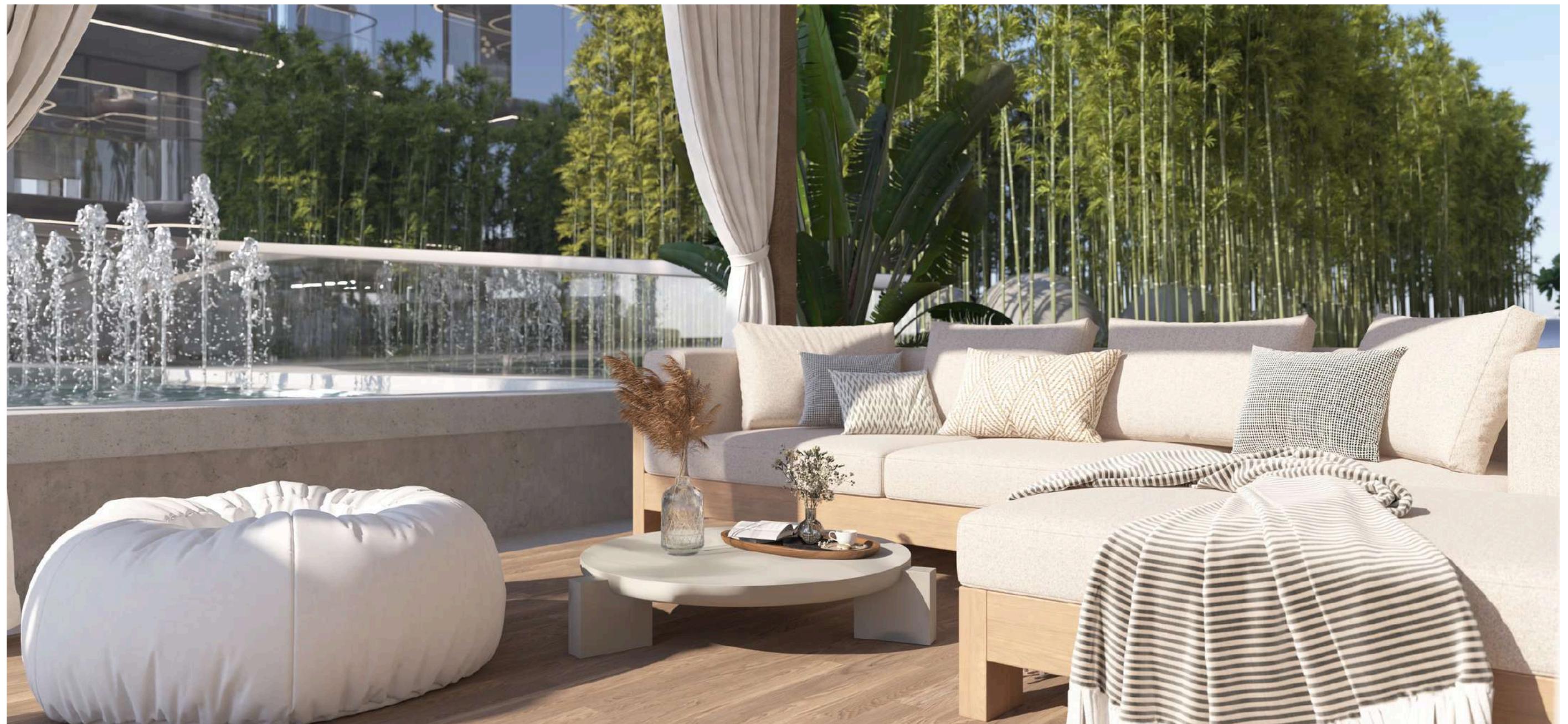
## *Social spaces*

Discover beautifully designed spaces to relax and connect. Celebrate in multipurpose halls, host BBQ parties, or unwind in the cool hydroponic greenhouse café with farm-to-table treats. From an open-air amphitheater to an outdoor cinema, every setting invites shared moments, making community and connection a natural part of daily life.



## OUTDOOR CINEMA

Treppan Serenique Residences features a charming outdoor cinema and an elegant amphitheatre, designed for unforgettable moments under the stars. Whether you're enjoying a classic film night with family or attending a community performance, these open-air venues offer immersive entertainment in a lush, landscaped setting. It's where culture, connection, and leisure blend to enrich everyday living.



## CABANA SEATING

At Treppan Serenique Residences, cabana seating near the water fountain offers a vibrant, coastal-inspired escape where residents can relax or gather with friends amidst breezy textures and the soothing sound of water. Adjacent to this, the sunken cabana seating by the infinity pool provides an intimate, lounge-style social nook with uninterrupted pool views, perfect for unwinding, engaging conversations, or simply soaking in the resort-like atmosphere.





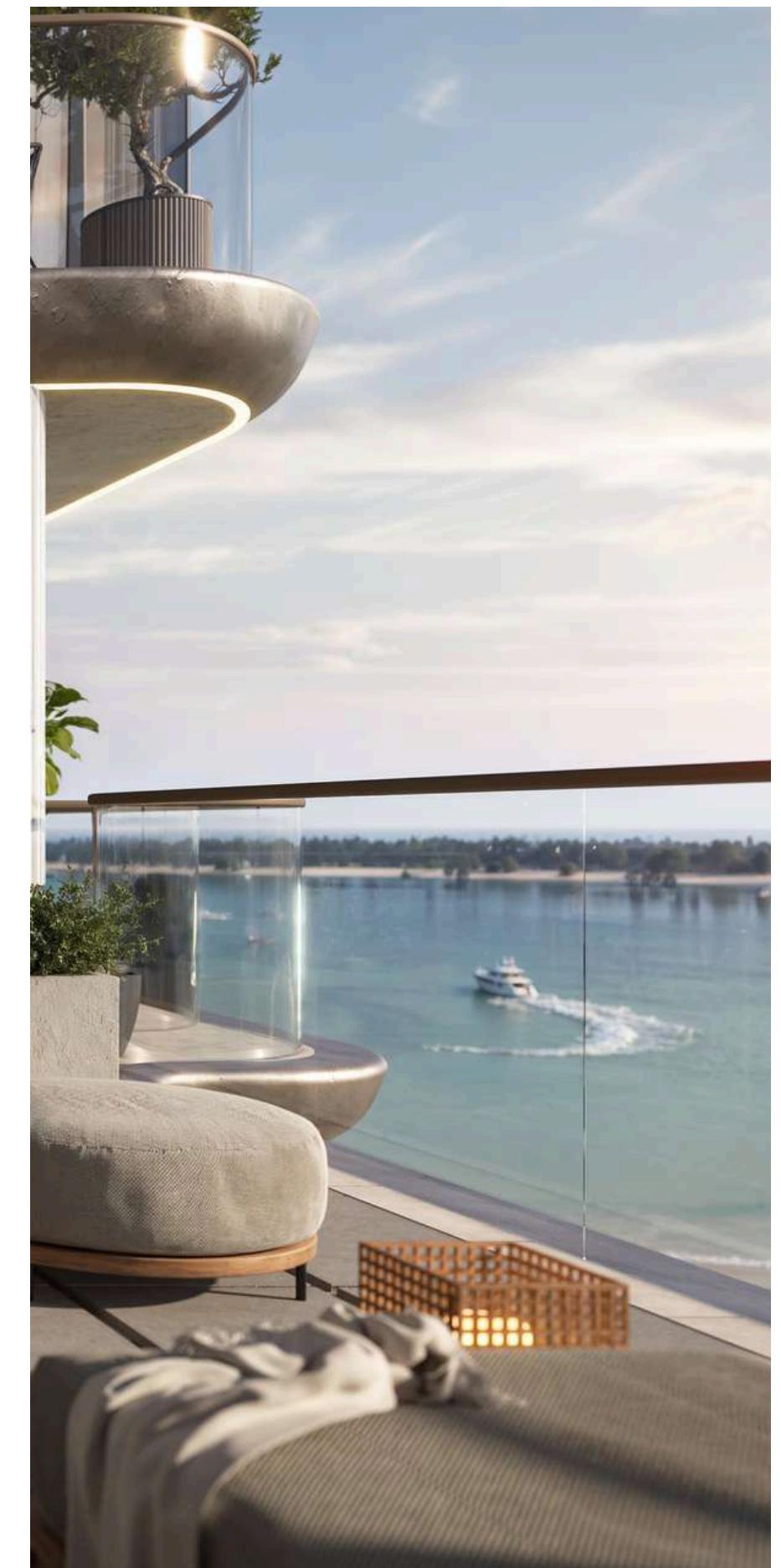
## 10<sup>TH</sup> FLOOR: AN EXCLUSIVE SANCTUM

The 10th floor of Treppan Serenique Residences is a private sanctuary reserved exclusively for residents. Elevated high above the city, this tranquil retreat blends nature, comfort, and function into a seamless experience. With open skies above and lush design throughout, it offers an inspiring space to relax, connect, and thrive in complete serenity. At the heart of this level lies a high-ceiling courtyard, thoughtfully designed as an open-air extension of home. Enveloped by natural greenery, it features an elegant open kitchen and BBQ station, ideal for weekend grilling or casual dinners under the stars.

Plush seating arrangements create intimate spaces for relaxation or conversation in the gentle breeze. Designed for today's dynamic lifestyles, video conference-enabled working pods and private meeting pods offer sound-insulated, tech-ready zones for focused productivity. Whether you're hosting a sunset gathering or presenting to global clients, the environment seamlessly adapts to your needs. Every element reflects the philosophy of Treppan Serenique, fostering well-being, interaction, and smart living.

This entire floor is a harmonious blend of purpose and peace, designed to elevate the lifestyle of every resident. It's more than just an amenity space, it's an extension of your home, where wellness, productivity, and social interaction come together. Surrounded by calm, this sanctuary brings joy and meaning to the simple moments of daily life. Whether you're seeking solitude, creativity, or community, the 10th floor offers space to match every mood. Begin your day with a moment of reflection in the courtyard, take an important meeting in the working pods, or end the evening grilling with loved ones.

Every feature is crafted to blend beauty with utility. Refined materials, thoughtful lighting, and biophilic design together enhance your experience. This isn't just about aesthetics; it's about purpose. The garden setting encourages mindfulness. The layout invites organic movement. The transitions between social and private spaces reflect the rhythm of modern life. Here, wellness isn't added; it's built in. With each detail thoughtfully curated, the 10th floor becomes a lifestyle destination in itself for those who seek more from home.

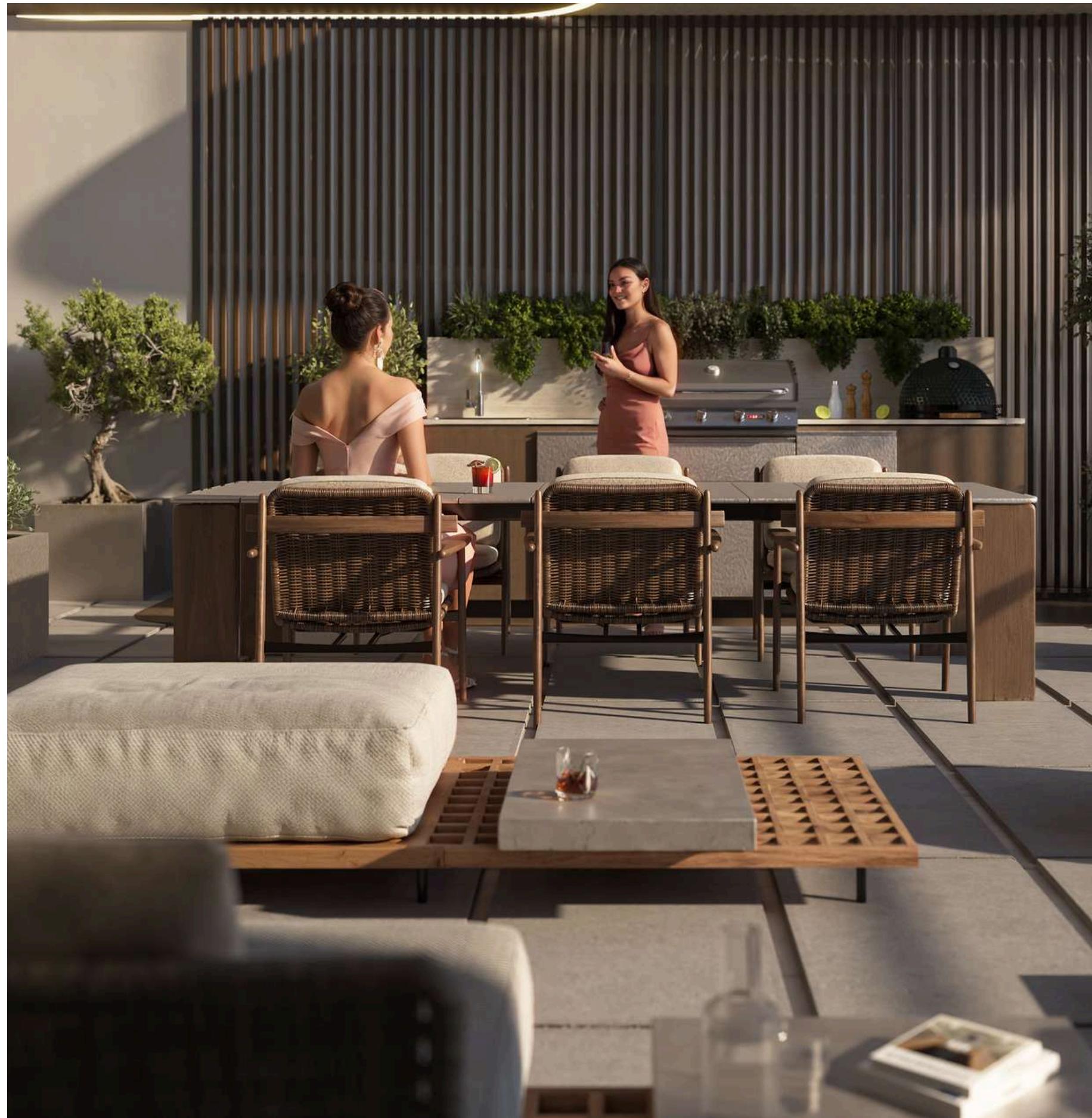


### TRANQUIL SANCTUARY

(1 - 5 )

- 1. Private Courtyard**
- 2. Grill Station**
- 3. Open Kitchen**
- 4. Video Conference-Enabled Working Pods**
- 5. Meeting Pods**





## PRIVATE COURTYARD

Tucked away on the 10th floor, the private courtyard at Treppan Serenique Residences is a serene escape elevated above the city. Surrounded by soft landscaping and open skies, it offers a peaceful yet elegant setting for gatherings. Residents can book the entire space, transforming it into their own exclusive venue for social evenings, intimate celebrations, or family get-togethers. With cozy seating, and a calm atmosphere, it becomes more than just a courtyard; it becomes your personal oasis for connection. Whether you're hosting friends or spending quality time with loved ones, this reserved sanctuary blends privacy with luxury, all within your community.

## OPEN KITCHEN & GRILL

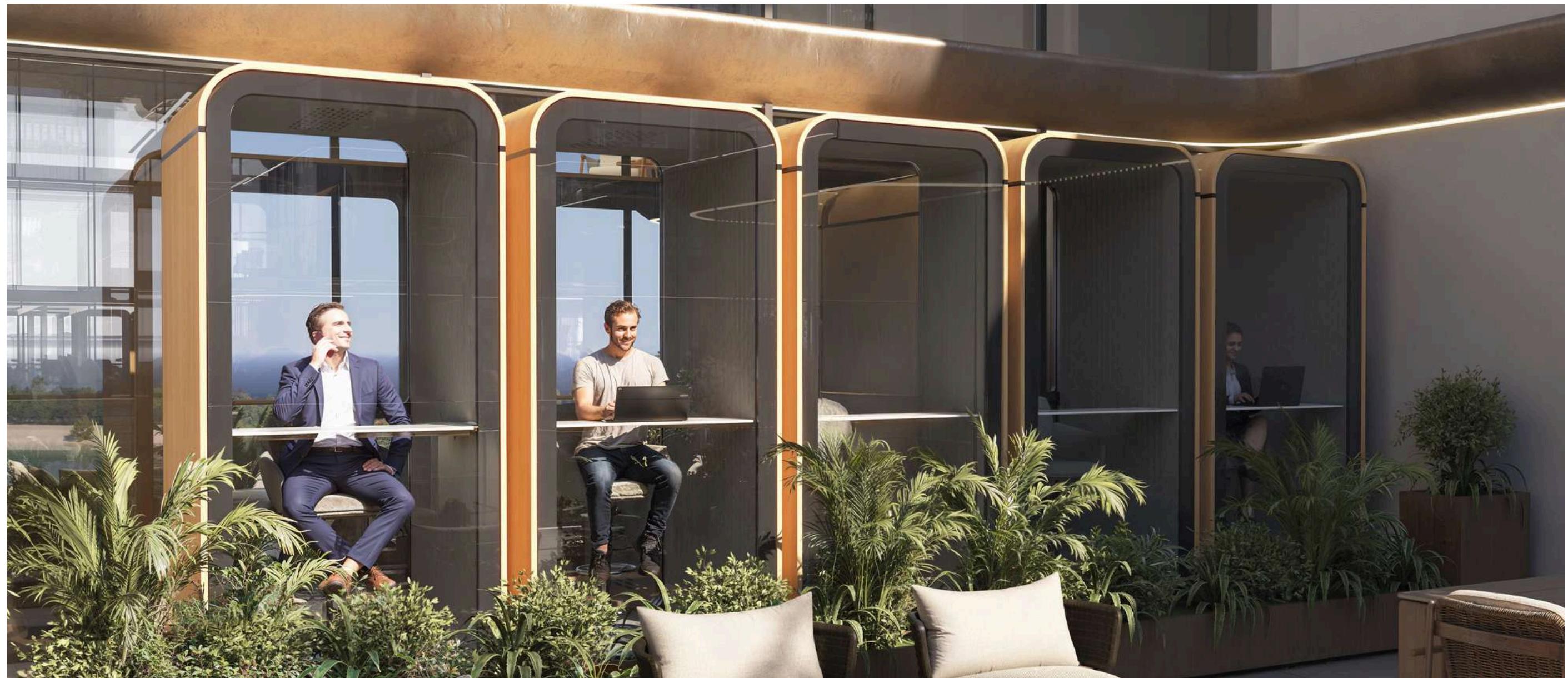
The open kitchen at Treppan Serenique's 10th-floor courtyard is more than a culinary space, it's a social hub under the sky. Fully equipped and elegantly designed, it allows residents to cook, entertain, and connect in a vibrant outdoor setting. Whether you're preparing a meal for friends, enjoying a weekend brunch, or firing up the grill, the open kitchen adds warmth and energy to every gathering. Set within a lush private courtyard, it invites community and conversation, turning simple moments into memorable experiences. Here, outdoor dining becomes a lifestyle, blending flavor, nature, and connection effortlessly.

## VIDEO CONFERENCE ENABLED WORK PODS

Designed for the modern resident, the video conference-enabled working pods at Treppan Serenique's private courtyard offer a seamless blend of productivity and peace. These sound-insulated, tech-equipped pods provide a quiet, professional space to take calls, join virtual meetings, or focus on tasks while surrounded by fresh air and greenery. Whether you're working remotely, attending an important meeting, or simply need a moment of focused solitude, these pods make it possible.

## MEETING PODS

The meeting pods at Treppan Serenique Residences, located near the private courtyard on the 10th floor, offer compact yet versatile spaces for work and socializing. Perfect for focused work, collaborative sessions, community meetings, or casual hangouts, these sound-insulated pods adapt to your needs. Residents can book them as an extension of the courtyard, blending productivity with connection. They enable work from home culture without cutting off social interaction.



# *Rooftop Amenities*

## ROOFTOP, REIMAGINED

The rooftop at Treppan Serenique Residences is an elevated escape, styled like an exclusive seaside sundowner lounge. With panoramic views of the open sea and golf course island, it creates a serene yet vibrant atmosphere. Every detail – from layout to lighting – has been crafted to evoke the charm of a high-end rooftop club, blending luxury, relaxation, and nature.

At the heart of this rooftop retreat is the striking infinity pool, where water seems to merge seamlessly with the sea beyond. Lined with elegant poolside loungers, it invites residents to swim, relax, or soak in the golden sun while experiencing weightlessness.

Adjacent to the pool, open-air showers add a refreshing touch, allowing you to rinse off while immersed in stunning views. To complement this experience, curated juice bars offer fresh, revitalizing beverages that are perfect after a swim or during a lazy afternoon by the water. The entire space carries the ambience of an upscale beachside club. This rooftop is more than a leisure space; it's a social haven, wellness zone, and visual masterpiece.

Whether shared with friends or enjoyed solo, the setting encourages a slower pace and deeper presence. Here, moments stretch, conversations flow, and life feels lighter. It's an elevated lifestyle crafted for those who value beauty, balance, and everyday indulgence in equal measure.

Treppan Serenique's rooftop is crafted for residents who appreciate the finer things – from uninterrupted views to sensory details that enhance every moment. The design mirrors the elegance of world-class seaside lounges, offering privacy without isolation, and openness without noise. The golf course on one side and the vast sea on the other form a picture-perfect horizon from every angle.

The rooftop lounge at Treppan Serenique Residences is the epitome of exclusive luxury, offering breathtaking panoramic views of Dubai Islands. This elegant space invites residents to unwind in style, surrounded by the gentle sea breeze and vibrant sunsets. It perfectly complements the island lifestyle, blending sophistication with natural beauty. Here, luxury meets serenity above the shimmering waters, creating an unparalleled living experience.



### SEAVIEW LOUNGE

( 1 - 5 )

1. Seaview Infinity Pool
2. Sundeck Lounge
3. Cabana Seating
4. Open Shower
5. Juice Bar



FAKRUDDIN

FAKRUDDIN

1

2

3

4

3

5

## INFINITY POOL

The rooftop infinity pool at Treppan Serenique Residences is a breathtaking escape that redefines relaxation. Overlooking the tranquil waters of Dubai Islands, it offers a serene setting where the sky meets the sea. Surrounded by stylish lounge seating and shaded cabanas, the pool invites residents to unwind, swim, or simply soak in the panoramic views. Whether enjoying a sunrise dip or a sunset swim, every moment here feels like a private retreat. With water that appears to flow endlessly into the horizon, the rooftop pool blends luxury, leisure, and nature into one unforgettable experience.





## OPEN SHOWER

The open shower on the rooftop lounge at Treppan Serenique adds a refreshing touch to your sky-high escape. Perfectly positioned beside the infinity pool, it allows residents to rinse off under the open sky while enjoying the cool breeze and scenic views. Designed with elegance and privacy in mind, the shower blends seamlessly into the tranquil ambience of the rooftop. Whether you're cooling down after a swim or simply embracing the outdoor lifestyle, this feature enhances your connection to nature. It's a small yet luxurious detail that elevates the rooftop experience to a new level of indulgence.



## SUNDECK LOUNGE

The rooftop sundeck lounge at Treppan Serenique Residences is a radiant sanctuary that blends relaxation and elegance against panoramic views of the sea and golf course. Sunlight spills across soft landscaping and plush loungers, inviting residents to unwind above it all. A thoughtfully placed juice bar offers fresh, revitalizing drinks to enjoy throughout the day. Whether you're basking in golden rays, cooling off in the shade, or stretching out post-swim, every corner of this rooftop retreat is crafted for comfort and serenity. It's also an ideal spot for social gatherings, yoga sessions, or simply enjoying peaceful moments in nature's embrace.

Steps away from the stunning infinity pool, the rooftop sundeck is a haven of peace and pleasure. Framed by open skies and cooled by sea breezes, it offers a perfect escape from the bustle of daily life. Residents can sip cold juice, enjoy a morning stretch, or take in the golden hues of sunset. Every detail, from elegant layouts to soft textures, evokes the essence of resort-style living. At Treppan Serenique, the sundeck lounge is not just a place to unwind; it's where luxury, nature, and serenity blend effortlessly in the sky. Thoughtfully designed lighting enhances evening ambience, making it perfect for night gatherings and quiet reflection.



## ROOFTOP CABANA

The rooftop cabana seating at Treppan Serenique Residences offers residents an exclusive escape to embrace the island's ultra-luxurious lifestyle. Set against sweeping views of the open sea and the lush golf course island, each cabana becomes a shaded retreat for relaxing, socializing, or unwinding in peace. Whether you're enjoying a sunset gathering with loved ones or a quiet morning alone, this space blends comfort and sophistication effortlessly. Designed with privacy in mind, the cabanas feel like a private resort high above the city.

Surrounded by nature and cooled by gentle breeze, the rooftop cabanas elevate every experience with grace and ease. Plush seating, natural textures, and a calm atmosphere make this area ideal for reflection, laughter, and connection. As day turns to night, soft lighting and the sound of the wind through the trees create a soothing ambience under the stars. Whether used for entertaining or quiet moments of stillness, the cabana lounge reflects Treppan Serenique Residences's vision where luxury, wellness, and community come together beautifully.









## FULLY FURNISHED RESIDENCES

Treppan Serenique offers fully furnished residences. Throughout the living spaces, furniture from celebrated Italian brands infuses each apartment with timeless elegance and finest craftsmanship. The kitchen is adorned with fittings from Smeg and Bosch, renowned for their fusion of cutting-edge technology and exquisite aesthetics. The bathrooms are elevated by Antoniolupi fittings, a testament to Italian artistry.

Bespoke chandeliers from Vargov Design at the grand lobby are a dazzling statement piece embodying modern grandeur. The entire residential experience is further refined by the visionary touch of a distinguished British designer, whose discerning eye has meticulously crafted interiors creating a living environment that is truly exceptional.



*2 Bedroom Apartments*





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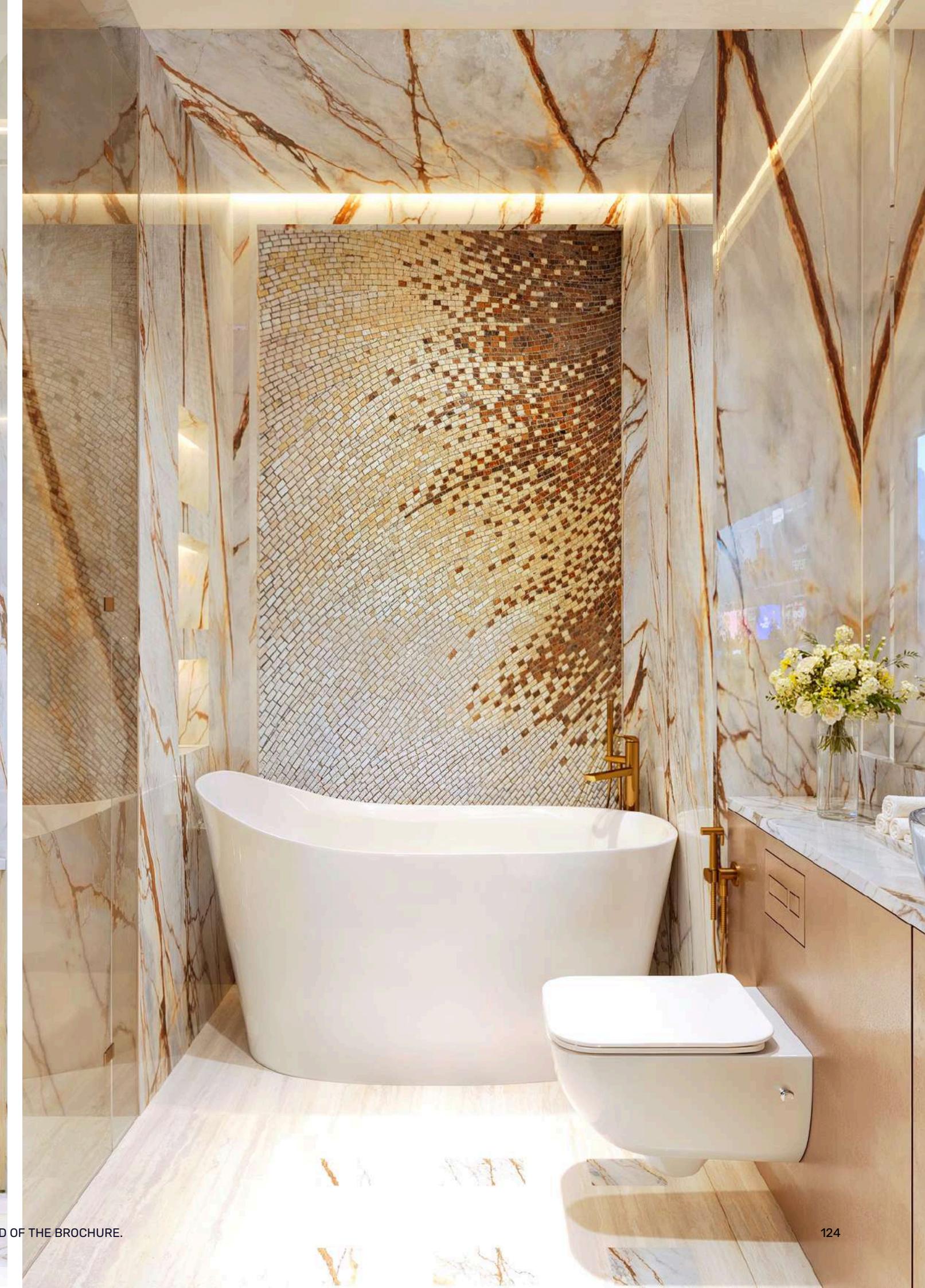






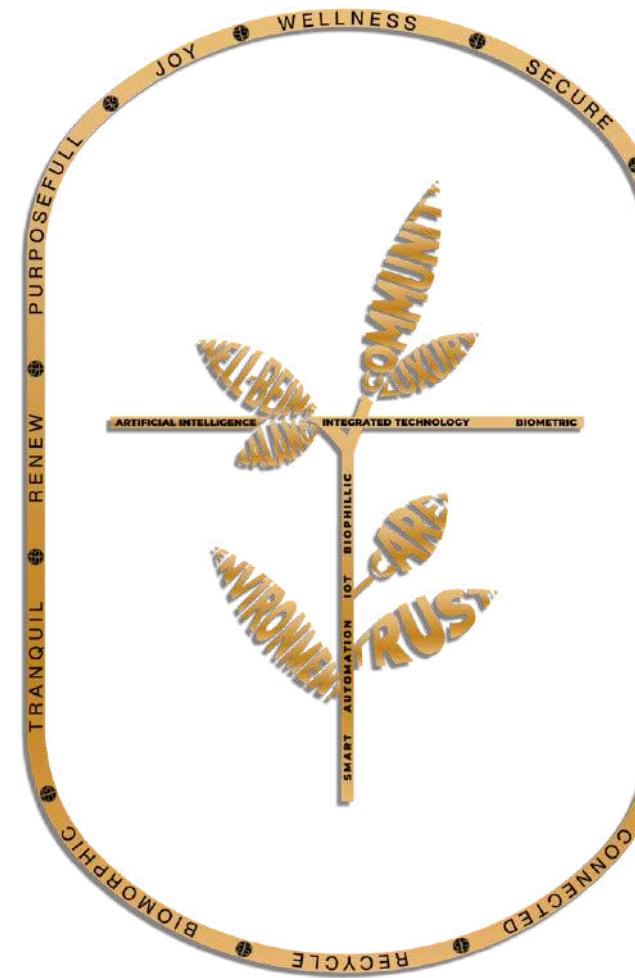
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*Freppan Living*



## TRÉPPAN LIVING<sup>©</sup>

Treppan Living is a revolutionary lifestyle ecosystem that reimagines residential living through the powerful integration of sustainability, wellness, and technology. Designed to serve as more than just a home, Treppan Living provides a comprehensive infrastructure that supports a conscious and future-ready way of life. By incorporating latest technology with innovative, solutions it benefits individuals, communities, and the environment.

## SUSTAINABILITY: A THOUGHTFUL COMMITMENT TO THE PLANET

At the heart of Treppan Living lies a deep-rooted commitment to sustainability. Every aspect of the development is designed to reduce environmental impact and promote responsible living. The infrastructure encourages eco-conscious behaviors by making them easy, accessible, and rewarding. Residents are empowered, facilitated and encouraged to contribute to the environment through initiatives such as waste segregation, wet waste composting, recycling of water for irrigation, and safe disposal of e-waste. For each action taken towards welfare of the environment and the community, Treppan Living honors the residents with reward points. This thoughtful approach not only nurtures a greener future but also builds a strong, connected community.

Plastic waste is drastically reduced through built-in refill stations and a direct drinking water supply system that eliminates the need for bottled water. Energy efficiency is achieved through low-energy lighting, solar solutions, and S.A.H.U. air conditioning systems that dramatically cut down HVAC energy consumption. These efforts are reinforced by a smart reward system that incentivizes residents for practicing sustainability; whether it's recycling, using refill stations, or adopting energy-saving habits. Sustainability at Treppan Living is not just encouraged, it's seamlessly woven into everyday life.

With Treppan Living, green practices are embedded into the core of daily living. This commitment ensures that every resident plays an active role in preserving the environment while enjoying a modern, luxurious lifestyle.

## WELLNESS: A LIFESTYLE BUILT AROUND HEALTH AND HAPPINESS

Wellness is the second foundational pillar, embedded deeply into the physical, mental, and emotional fabric of Treppan Living. Every design choice, amenity, and system supports a lifestyle that promotes holistic wellbeing. The environment itself is a sanctuary of calm and vitality with nature-inspired spaces, radiant cooling systems, and lush greenery blending to create a peaceful, healthy setting that reduces stress and enhances overall quality of life.

The ecosystem ensures that all residents get to live the best life by rewarding behaviours that contribute to their health and fitness. Treppan Living makes wellbeing an effortless part of your everyday experience.

Residents enjoy access to a suite of wellness-focused amenities, including greenhouses with hydroponics that provide fresh organic produce, serene spaces for meditation and relaxation, and a community-driven atmosphere that fosters social connection. Advanced air purification technologies like S.A.H.U. and Airocide ensure the cleanest indoor air quality by eliminating pollutants, allergens, and bacteria, guarding residents against ailments like sick building syndrome. This drinking water system supports physical health by enriching water with essential minerals while eliminating the need for plastic containers. Together, these features create a holistic living environment where health, sustainability, and comfort seamlessly coexist for every resident.

## TECHNOLOGY: A SMART FOUNDATION FOR MODERN LIVING

Treppan Living's third pillar, technology, is not just a convenience, but a catalyst that brings sustainability and wellness to life. Through a fully digitized and AI-integrated infrastructure, residents experience a seamless, intelligent, and responsive environment.

The Treppan Living app acts as the command center for the entire ecosystem, offering residents a single, user-friendly interface to manage everything. Technology is integrated at the infrastructural level, so that it can enable features unique to our developments. This seamless connectivity empowers residents to effortlessly enhance their lifestyle while staying connected to their community and environment.

Apartments are equipped with smart home technology that enables voice and app-controlled lighting, climate settings, appliances, and more. Security is elevated through multi-level systems powered by facial recognition and biometric access, including remote access for guests and service personnel. The IoT infrastructure allows interconnectedness across all systems – climate control, lighting, elevator access, and beyond – delivering an effortlessly efficient lifestyle.

Even communal areas like the Greenhouse Café use radiant cooling technologies that provide a naturally cooled environment without traditional HVAC. As the temperature is moderated through radiant cooling it creates a refreshing environment that feels similar to a green space located on high altitude terrain like a hill or a mountain.

## TREPPAN LIVING: WHERE ELEVATED LIVING MEETS PURPOSE

With features like purified hydrogenated water, best-in-class indoor air quality, refill stations, community-focused programs, and a single digital control hub, Treppan Living stands as a bold new paradigm in residential living. It's a place where luxury meets responsibility, where technology supports human wellbeing, and where every detail is designed to enrich life while protecting the planet.

Treppan Living isn't just a place to live; it's a movement toward living better, together, with purpose, care, and a vision for a healthier, more connected future. The entire ecosystem is designed to ensure that people, planet and prosperity exist in harmony.



## TREPPAN LIVING

Treppan Living redefines luxury living through intelligent design and integrated technology. From AI-powered homes and facial recognition access to pure air, pristine water, and the all-in-one Treppan Living app, every feature is crafted to enhance comfort, wellness, and convenience, all the while offering a lifestyle that's as seamless as it is sophisticated.

The sustainability and wellness driven ecosystem has several features that make Fakhruddin Properties' projects stand out. They result in a conveniently healthy lifestyle. Residents benefit from intuitive systems that reduce energy consumption, minimize waste, and promote daily wellbeing without added effort.

### CLEAN AIR

Two revolutionary technologies, Airocide and the Smart Air Handling Unit (S.A.H.U.), work together at Treppan Serenique Residences to safeguard your health. They effectively eliminate volatile organic compounds (VOCs), reduce high humidity, and filter out dust particles and airborne allergens, ensuring cleaner air indoors.

Airocide, developed with NASA technology, breaks down harmful micro-contaminants, bacteria, and viruses, while S.A.H.U. optimizes airflow and humidity levels through advanced HVAC integration. These systems deliver the purest indoor air quality, creating a healthier living environment. This powerful combination helps prevent respiratory issues, allergic reactions, and conditions like Sick Building Syndrome.



### PRISTINE WATER

Treppan Serenique Residences features a centralized water purification system that delivers hydrogenated, ionized, organically mineralized alkaline drinking water straight to your tap. Say goodbye to bottled water and enjoy a more sustainable way to hydrate.

This advanced system eliminates the need for plastic containers, reducing microplastic contamination and environmental waste. With every sip, residents enjoy water that supports better hydration, improved pH balance, and overall wellness. It's a seamless solution that enhances your lifestyle while prioritizing purity, convenience, and eco-conscious living. Treppan Serenique turns a simple daily act into a meaningful contribution to personal and planetary health.

### AI-ENABLED MOBILE APP

The Treppan Living app puts complete control of your lifestyle in the palm of your hand. From booking wellness amenities like cryotherapy sessions to unlocking your apartment door, it's one seamless app that does it all – effortlessly and intuitively.

More than just a control hub, the app strengthens community connections by helping residents engage with neighbors through shared interests, events, and discussions. It also communicates with the AI system in your home, learning your preferences to adjust lighting and temperature automatically. The Treppan Living app enhances every aspect of your living experience. Real-time updates keep you informed about building services, deliveries, and maintenance schedules.



### AI-ENABLED SMART HOMES

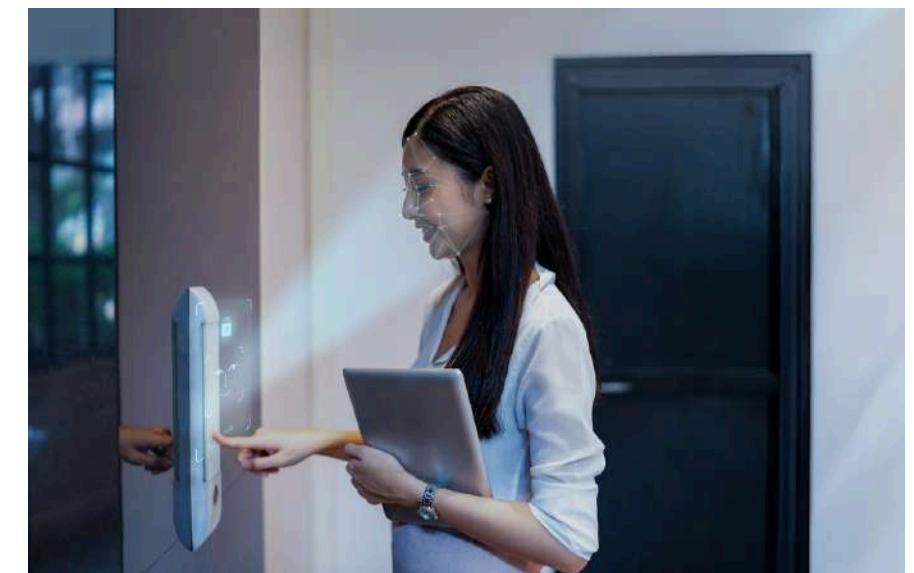
All residences and building infrastructure at Treppan Serenique are fully AI-enabled, offering an intelligent living experience. The system intuitively controls lighting and temperature based on your preferences while optimizing energy usage for maximum efficiency and sustainability.

Beyond comfort, the AI system enhances your daily routine with thoughtful automation. It calls the elevator as you approach, ensuring a seamless journey from parking to your doorstep. Before you even enter, your home's air conditioning is set to the ideal temperature, welcoming you with perfect comfort every time. Facial recognition access adds an extra layer of security and convenience, allowing keyless entry throughout the building.

### BIOMETRIC ACCESS

At Treppan Serenique Residences, doors open effortlessly as you approach. With advanced facial recognition and biometric access systems, residents enjoy seamless, keyless entry to their homes and community spaces where comfort meets convenience.

This state-of-the-art technology eliminates the need for physical keys or access cards, allowing for smooth movement throughout the building. Whether your hands are full or you're arriving late, entry is always instant, personal, and secure. The system can also be linked to the Treppan Living app, giving residents full control over guest access and entry logs. It's smart living technology that prioritizes privacy, security, ease-of-use, and modern elegance at every turn.



# TREPPAN LIVING

Treppan Living is more than just a home. It's a lifestyle built around smart technology, wellness, sustainability, and community. From AI-driven energy systems and smart delivery robots to rewarding eco-actions and community bonding events, every feature is designed to enrich your life, reduce your impact on the planet, and foster meaningful human connections.

Alongside individual wellness, the ecosystem also focuses on community wellness. It understands the core need for human interaction and engagement. Shared spaces and curated events encourage residents to connect, collaborate, and grow together.

## SMART ROBOT DELIVERY

The smart robot delivery system redefines convenience by bringing your daily essentials, groceries, and favourite snacks directly to your doorstep. No delays, no effort, just seamless service designed around your lifestyle.

This intelligent delivery robot operates autonomously within the community, ensuring every package reaches you securely and on time. You can track its real-time location and progress using the dedicated app, allowing full transparency and ease of mind. With advanced navigation and safety features, it delivers everything from urgent items to casual treats with remarkable efficiency and care. Its contactless delivery system ensures hygiene, accountability and privacy, making it perfect for the modern, health-conscious living experience.

## ENERGY SAVINGS

Treppan Living is thoughtfully engineered to reduce energy use through smart design and innovation. Each building integrates AI-powered systems that monitor and optimize energy across lighting, cooling, and shared spaces.

Advanced energy management systems powered by artificial intelligence adapt to real-time usage patterns, ensuring electricity is used only when and where it's needed. Motion sensors and automated lighting in corridors and lobbies prevent energy waste. Smart thermostats fine-tune cooling based on occupancy and climate, delivering comfort without excess. The entire infrastructure is designed to prevent unnecessary energy consumption.

## COMMUNITY EVENTS

In a world where neighbours rarely connect, Treppan Living is redefining what it means to belong. Through curated events and shared spaces, it creates opportunities for residents to meet, bond, and build meaningful connections.

Treppan Living fosters a strong sense of community by encouraging residents to take part in engaging activities. These events help neighbours discover shared interests and form lasting friendships. A connected community enhances everyday life, offering a sense of belonging. Digital platforms within the Treppan Living app further support this connection, making it easy to join events, start discussions, or create new interest groups.



## REWARD SYSTEMS

Treppan Living motivates residents to lead healthier, more conscious lives by rewarding positive actions. From wellness to sustainability, every effort you make earns you points toward meaningful, feel-good rewards.

Whether you recycle, join a yoga class, help a neighbour, or participate in a tree-planting drive, Treppan Living turns your everyday good deeds into reward points. These points can be redeemed for delicious snacks and refreshing beverages at the on-site greenhouse café, a lush, relaxing space designed to nourish both body and soul. This innovative system promotes a better lifestyle. It also strengthens the sense of purpose and participation within the community, where every action contributes to a collective good.



## WASTE MANAGEMENT

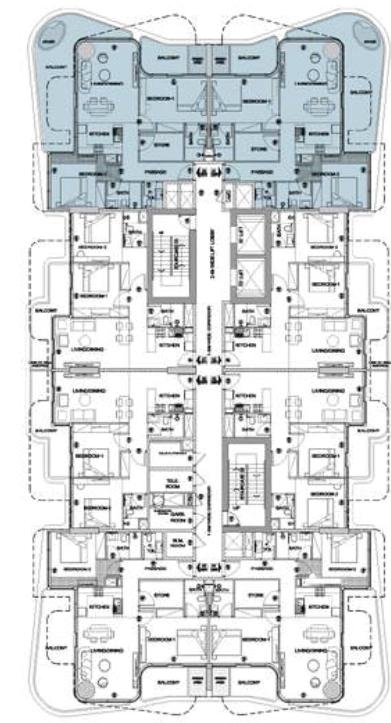
Treppan Living implements a pioneering waste management system, targeting 90% waste segregation and diversion from landfills. Residents separate recyclables, organics, and general waste using clearly marked bins across the community.

Organic waste is processed through on-site composting initiatives, enriching the community's green spaces naturally. Recyclables are carefully sorted and sent to certified recycling centers, ensuring materials are reused responsibly. This comprehensive approach not only minimizes environmental impact, but also fosters a culture of sustainability among residents. Educational programs and regular community workshops keep residents informed and engaged in sustainable practices.



*2 BR Layouts, Furniture,  
Fittings and Finishes*

2 BR UNIT LAYOUTS,

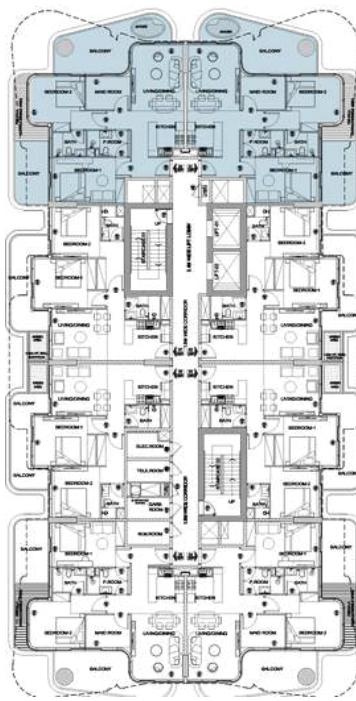


**FLOOR PLAN  
2BHK TYPE A**

Floor 2, 4, 6, & 8  
Size : 1483 SQ FT

LIVING & DINING  
2 BEDROOMS, KITCHEN  
3 BATHROOMS, STORE ROOMS

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FLOOR PLAN

**2BHK TYPE B**

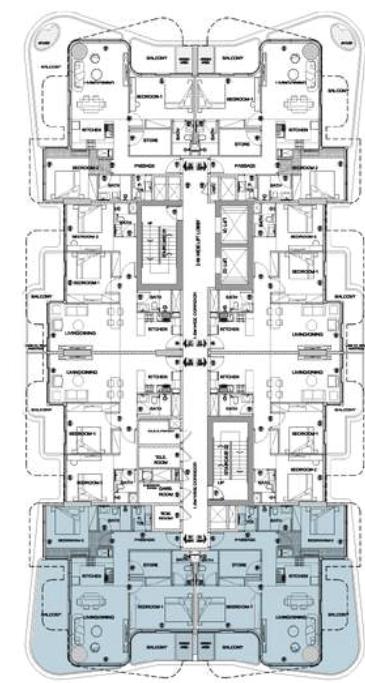
Floor 1, 3, 5, 7 &amp; 9

Size : 1364 SQ FT

LIVING & DINING  
2 BEDROOMS, KITCHEN  
2 BATHROOMS



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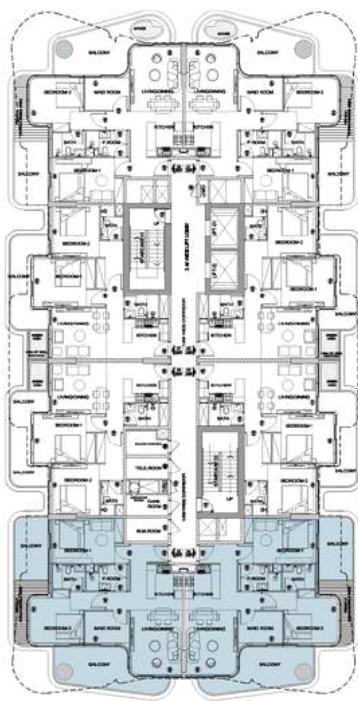


**FLOOR PLAN  
2BHK TYPE C**

Floor 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, & 8<sup>th</sup>  
Size : 1414 SQ FT

LIVING & DINING  
2 BEDROOMS, KITCHEN  
3 BATHROOMS, STORE ROOMS

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**FLOOR PLAN  
2BHK TYPE D**

Floor 1<sup>st</sup> , 3<sup>rd</sup> , 5<sup>th</sup> , 7<sup>th</sup> & 9<sup>th</sup>

Size: 1326 SQ FT

LIVING & DINING  
2 BEDROOMS, KITCHEN  
2 BATHROOMS



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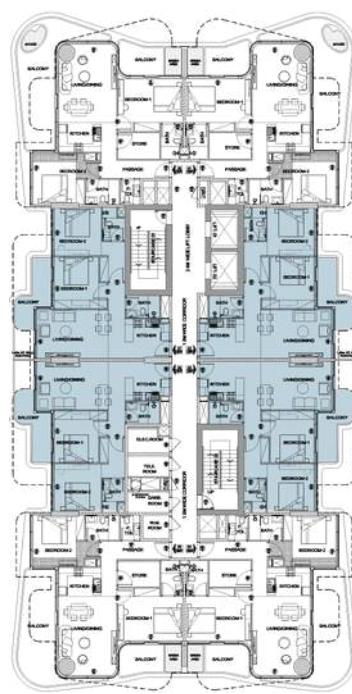


**FLOOR PLAN  
2BHK TYPE E**

Floor 1<sup>st</sup> , 3<sup>rd</sup> , 5<sup>th</sup> , 7<sup>th</sup> & 9<sup>th</sup>  
Size : 1036 SQ FT

LIVING & DINING  
2 BEDROOMS, KITCHEN  
3 BATHROOMS

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FLOOR PLAN

**2BHK TYPE F**

Floor 2<sup>nd</sup>, 4<sup>th</sup>, 6<sup>th</sup>, & 8<sup>th</sup>  
Size: 980 SQ FT | 2BHK Type 2

LIVING & DINING  
2 BEDROOMS, KITCHEN  
2 BATHROOMS

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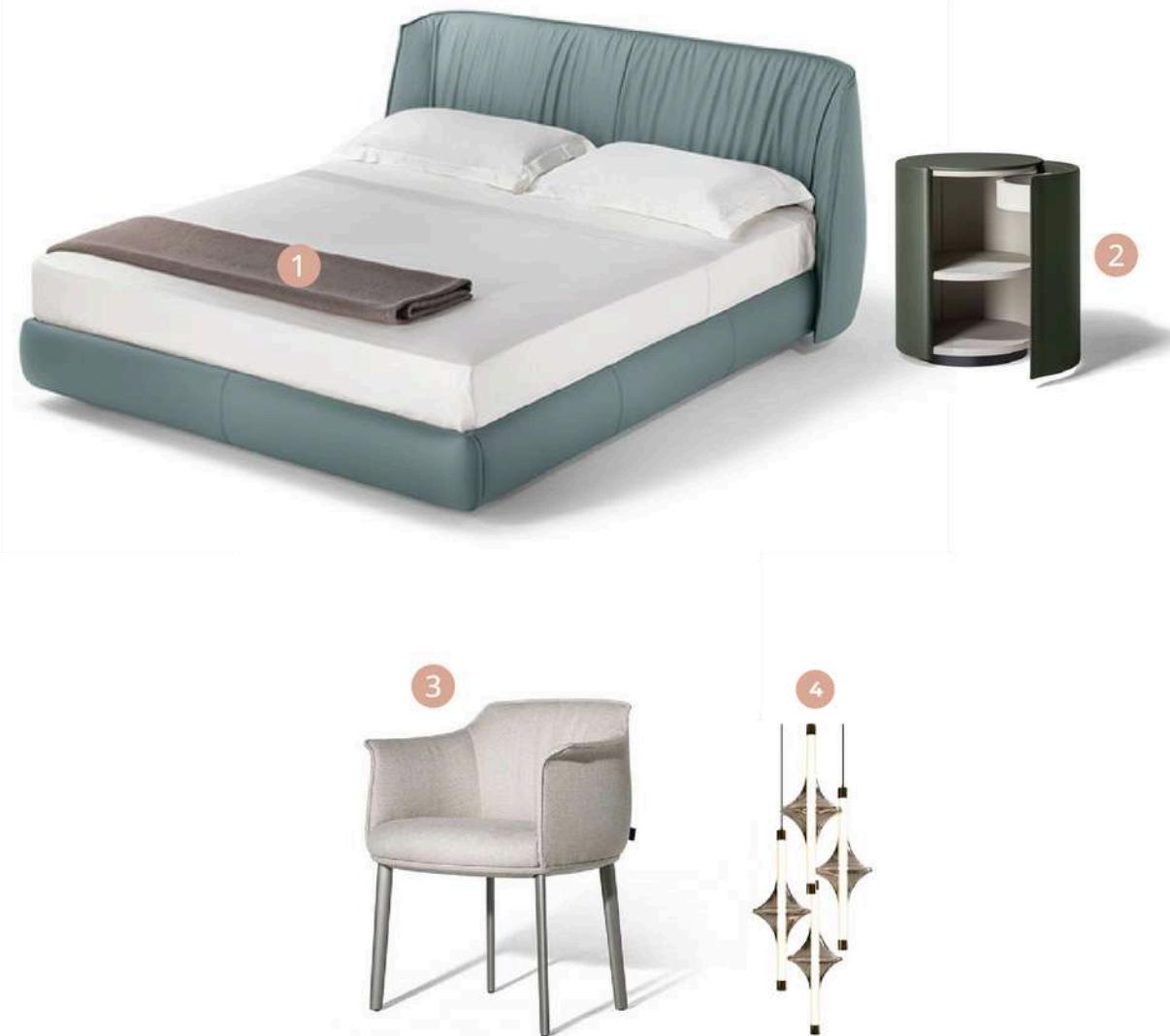


1. Sofa with painted metal feet and fabric-finish upholstery
2. Classic venetian style chair with leather upholstery
3. Modern floor-poufs with sculptural aesthetics and dual-material finish
4. Soft-padded chair with fabric and leather finishes
5. Textured marble top on slender steel stem
6. Clear glass-top table with textured stone finish base
7. Monolithic table with sculptured design and marble finish
8. Glass modular-lamp enriched with fine sand powder for elegant hues
9. Soft-light lamp held on an abstract geometric sculpture stem



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1. Wide-based bed with cushioned leather headboard and base
2. Sleek, cylindrical wood unit with smooth leather-finish exterior
3. Soft-padded leather chair with contrast-stitching and wooden legs
4. Borosilicate glass-lamp with natural brass accents



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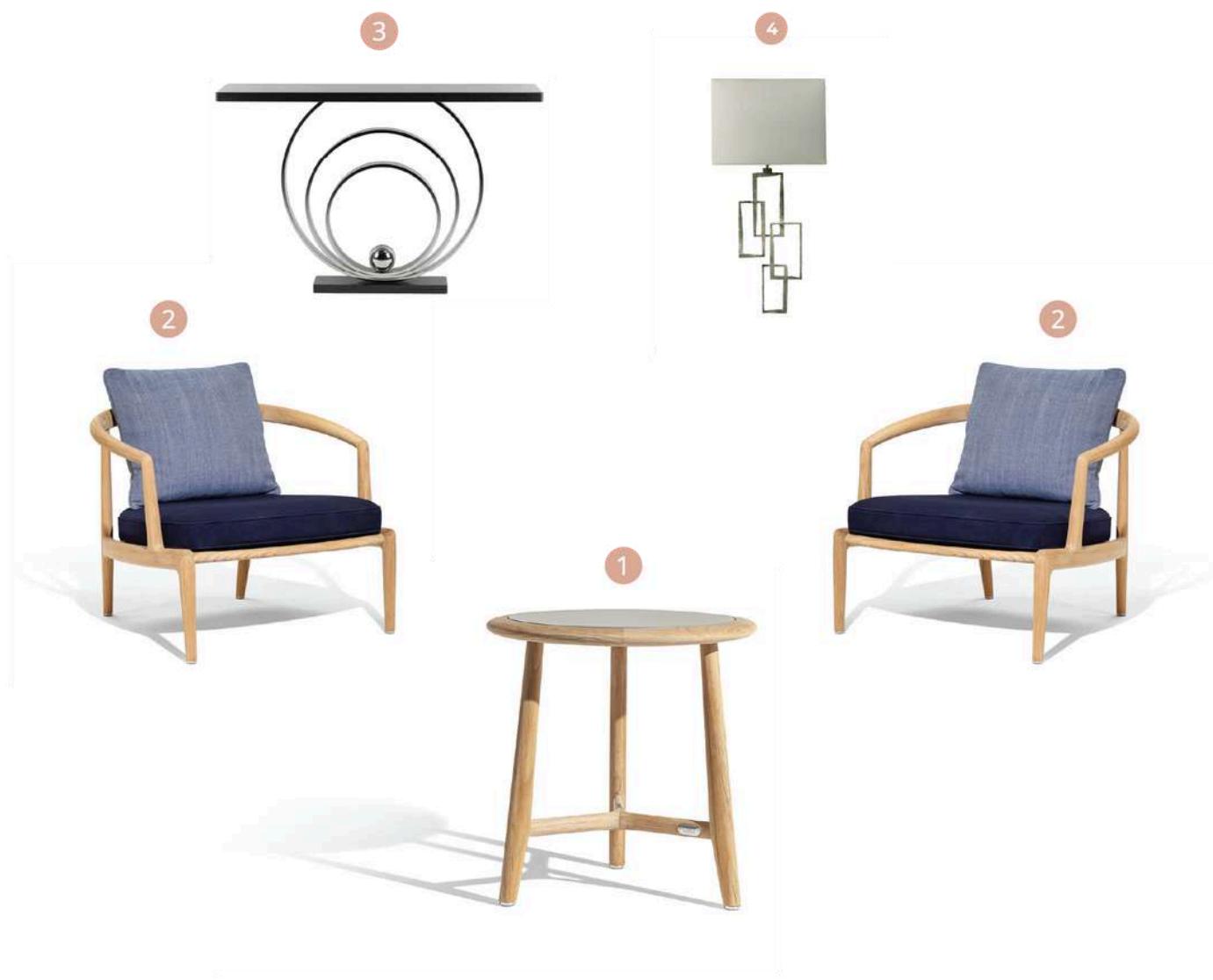


1. White ceramic wall-hung WC with integrated siphon
2. Curve-cut, translucent basin with coloured hues
3. Solid brass, rounded hook with reflective finish
4. Ergonomic bathtub with integrated seat and curved headrest
5. Brushed nickel-finish freestanding bath mixer with automatic diverter
6. Wall-mounted push-button douchette with steel and brass finish
7. Brass wall-mounted shower mixer with two-way water outlet & handshower hook
8. Brass-finish, metal body-shower topped with high-quality rubber
9. High-version, long-spout basin mixer with brass finish



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1. Mediterranean style short-table with natural wood-finish stem
2. Solid teak-wood outdoor chair with plush, removable cushion
3. Tunisian-style marble-blending Table with striking brass veining
4. Soft-hue lamp with brass-finish geometric-pattern stem



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1. Twin-door fridge with advanced-systems, cooling-circuits & illuminated glass-shelves
2. Oven with microwave function, automatic menu-cooking and motion-react sensors
3. 4 Burner gas-hob with wok-burners mounted on easy-to-clean ceramic glass-surface
4. Washer-dryer with condenser technology designed for quiet operation
5. Fully-integrated dishwasher with eco power-drive
6. Stainless-steel grease-filter, extractor unit with LED lighting and light-touch switches
7. Warm bronze-brushed sink-mixer with swivel spout-system



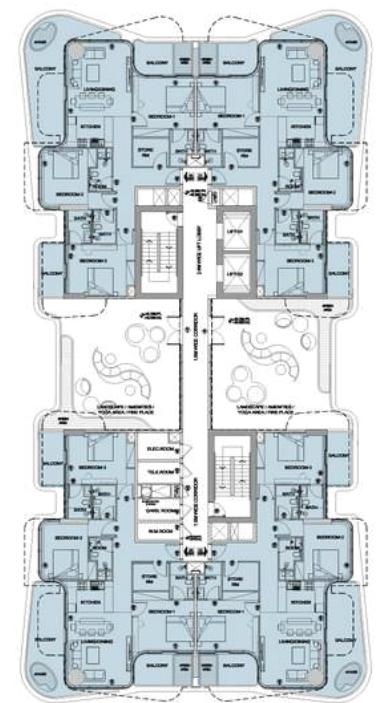
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1. Cross-cut mottled-pattern washed in natural stone look
2. Cream-washed marble creating rich brocade-fabric finish
3. High-quality stoneware with delicate, white veining
4. Decorative, small-format ceramics with a beveled edge
5. Vibrant custom-mosaic tiles offering natural variations and rich textures
6. Multilaminar wood-veneer colored in non-toxic dyes
7. Scratch and heat-resistant, woodgrain laminate design
8. Fine finish embodies the natural touch of wood attaining a matte-look
9. High-gloss lacquered finish MDF-engineered wood-fibres polished for smooth surface
10. High-quality upholstery in soluble-dyes offering semi-matte look
11. Screen-printed wall-coverings inspired by traditional henna art
12. Wallpaper designed to evoke imagery of water representing dynamic movement
13. Stone-look material in solid colors offering rustic touch and modern sparkle



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## *3 BR Layouts, Furniture, Fittings and Finishes*



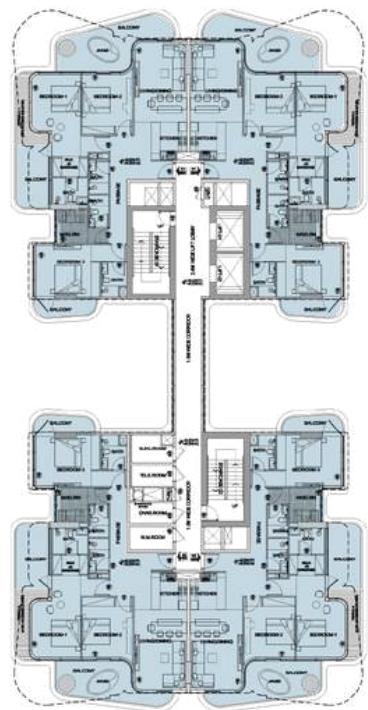
**FLOOR PLAN  
3BHK TYPE A-C**

Floor 10<sup>th</sup> & 12<sup>th</sup>

Size : 1832 to 1902 SQ FT

LIVING & DINING  
3 BEDROOMS, KITCHEN  
4 BATHROOMS, STORE ROOMS

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FLOOR PLAN

**3BHK TYPE B-D**Floor 11<sup>th</sup>

Size: 1808 to 1856 SQ FT

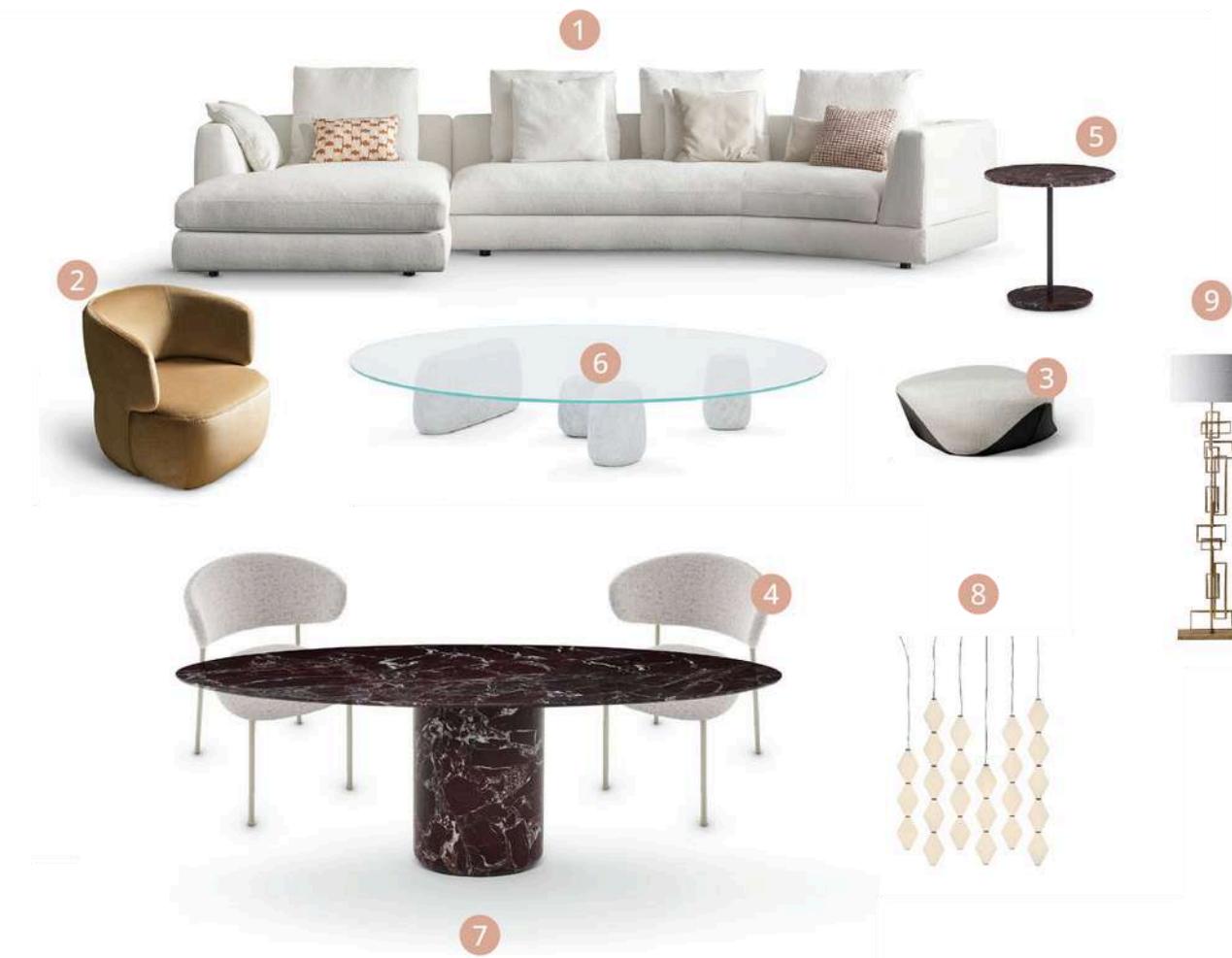
LIVING & DINING  
 3 BEDROOMS, KITCHEN  
 4 BATHROOMS,  
 STUDY/KIDS ROOM

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1. Sofa with painted metal feet and fabric-finish upholstery
2. Classic venetian style chair with leather upholstery
3. Modern floor -poufs with sculptural aesthetics and dual-material finish
4. Soft-padded chair with fabric and leather finishes
5. Textured marble top on slender steel stem
6. Clear glass-top table with textured stone finish base
7. Monolithic table with sculptured design and marble finish
8. Glass modular-lamp enriched with fine sand powder for elegant hues
9. Soft-light lamp held on an abstract geometric sculpture stem



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1. Wide-based bed with cushioned leather headboard and base
2. Sleek, cylindrical wood unit with smooth leather-finish exterior
3. Soft-padded leather chair with contrast-stitching and wooden legs
4. Borosilicate glass-lamp with natural brass accents
5. Softlight lamp with cream linen lined cover and bobbed surface texture stem



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1. White ceramic wall-hung WC with integrated siphon
2. Curve-cut, translucent basin with coloured hues
3. Solid brass, rounded hook with reflective finish
4. Ergonomic bathtub with integrated seat and curved headrest
5. Brushed nickel-finish freestanding bath mixer with automatic diverter
6. Wall-mounted push-button douchette with steel and brass finish
7. Brass wall-mounted shower mixer with two-way water outlet & handshower hook
8. Brass-finish, metal body-shower topped with high-quality rubber
9. High-version, long-spout basin mixer with brass finish



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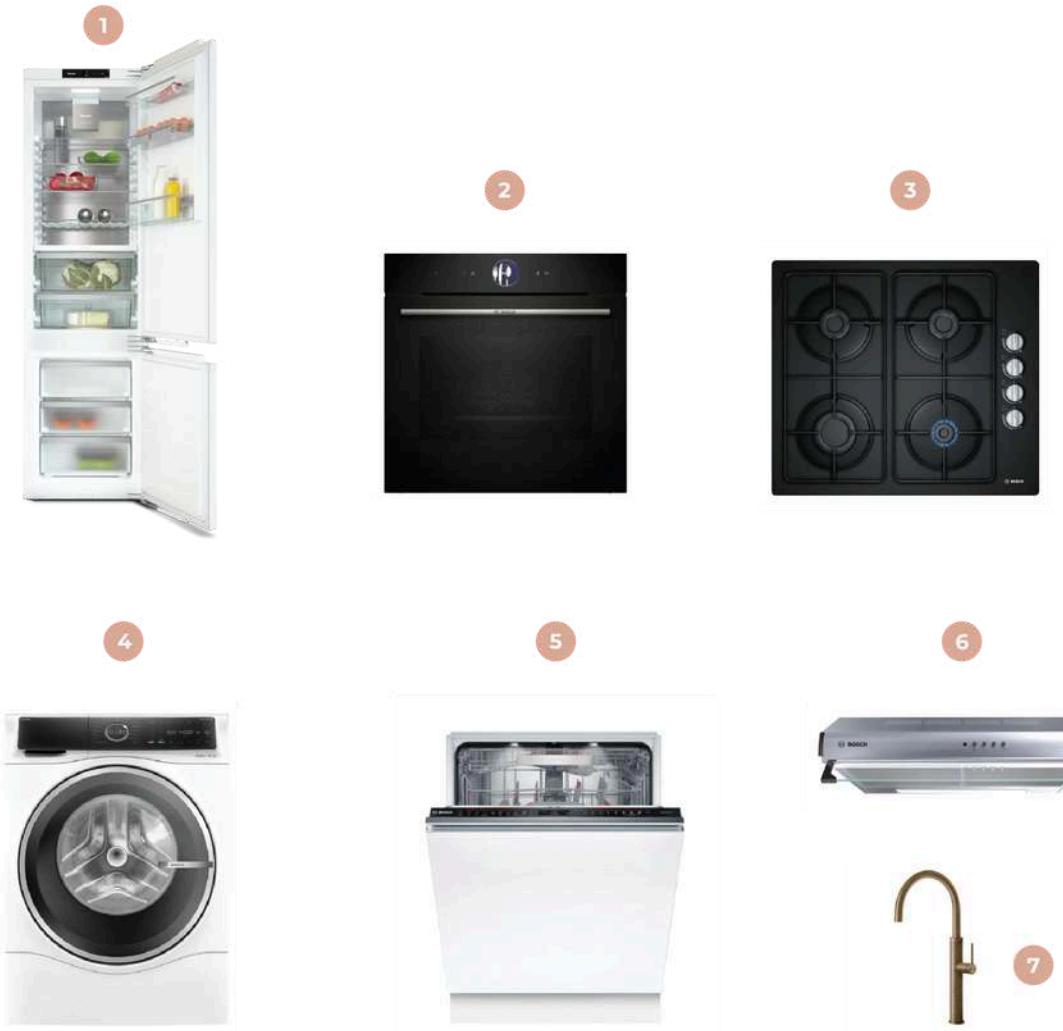
1. Mediterranean style short-table with natural wood-finish stem
2. Solid teak-wood outdoor chair with plush, removable cushion
3. Tunisian-style marble-blending Table with striking brass veining
4. Soft-hue lamp with brass-finish geometric-pattern stem



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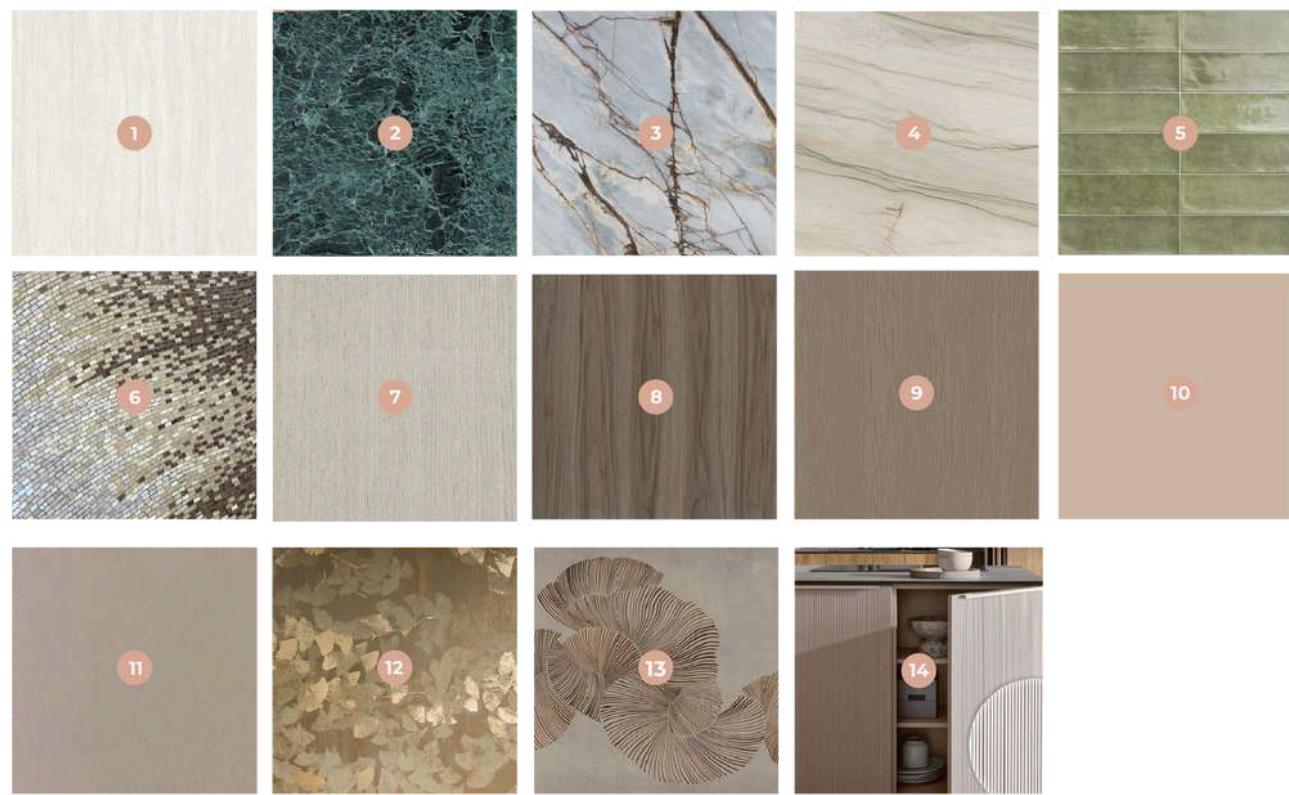


1. Twin-door fridge with advanced-systems, cooling-circuits & illuminated glass-shelves
2. Oven with microwave function, automatic menu-cooking and motion-react sensors
3. 4 Burner gas-hob with wok-burners mounted on easy-to-clean ceramic glass-surface
4. Washer-dryer with condenser technology designed for quiet operation
5. Fully-integrated dishwasher with eco power-drive
6. Stainless-steel grease-filter, extractor unit with LED lighting and light-touch switches
7. Warm bronze-brushed sink-mixer with swivel spout-system



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1. Cross-cut mottled-pattern washed in natural stone look
2. Striking, green marble with distinctive Italian white-vein pattern
3. Turkish-style grey marble with geometric umber and chestnut veins
4. Green and grey quartzite with slender, elegant veins
5. Decorative, small-format ceramics with a beveled edge
6. Wind-inspired mosaic made with tiny tiles for a detailed aesthetic effect
7. Multilaminar wood-veneer colored in non-toxic dyes
8. Scratch and heat resistant, woodgrain laminate design,
9. Fine finish embodies the natural touch of wood attaining a matte-look
10. High-gloss lacquered finish MDF-engineered wood-fibres polished for smooth surface
11. High-quality upholstery in soluble-dyes offering semi-matte look
12. Screenprinted wallcoverings inspired by traditional henna art
13. Wallpaper designed to evoke imagery of water representing dynamic movement
14. Sophisticated surface with upturned handles, finished with fine, verticle linings



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# 53 AMENITIES OF SERENIQUE



Male Spa



Female Spa



Nail Spa



Beauty Salon



Steam Room



Himalayan Salt  
Brick Sauna



Cold Plunge



Hot Plunge



Red Light  
Therapy



Cryotherapy



Hyperbaric Oxygen  
Therapy



Floatation Therapy



Meditation Zone



Massage Beds



Infinity  
Swimming Pool



Poolside Deck



Poolside Lounge



Aqua Gym



Sunken Seaters



Water Fountain



Kids' Pool



Water Slide



Splash Pool



Kids' Play Area



Skating Loop



Sand Pit Playground



Kids' Adventure Wall



Bamboo  
Oxygen Park



Koi Pond



Meditation Pods



Green Walkway



Jogging Track

33



Boardwalk Bridge

34



Cabana Seating

35



BBQ Pits

36



Multi-Purpose Hall

37



Outdoor Party Deck

38



Outdoor Cinema

39



Green House Café

40



Hydroponics

41



Outdoor Gym

42



Indoor Gym

43



Wall Climbing

44



Mini Golf Court

45



Private Courtyard

46



Working Pods

47



Meeting Pods

48



Grill Station

49



Open Kitchen

50



Smart Robot Delivery System

51



Rooftop Seaview Infinity Pool

52



Sundeck Cabana

53



Juice Bar

FAKHRUDDIN  
PROPERTIES

## **DISCLAIMER**

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