



Spaces that speak to the soul

AN  
ADDRESS  
OF  
DISTINCTION



## CONCEPT



*Welcome to an exquisite residential sanctuary in the heart of Meydan, where urban sophistication seamlessly intertwines with tranquil serenity.*

This limited-edition masterpiece, meticulously crafted by SCC Vertex, offers just 54 luxurious apartments, each a harmonious blend of contemporary design and timeless elegance. Nestled within a low-density community, this six-story marvel redefines modern living with thoughtfully curated amenities like a **Rooftop Pool Deck**, a **State-Of-The-Art Gym**, and **Lush Gardens**.

With panoramic vistas, bespoke interiors that balance earthy aesthetics with refined functionality, and unparalleled access to Dubai's cultural, business, and leisure hubs, this development embodies the essence of exclusivity and effortless luxury.

Whether as a serene retreat or a visionary investment, this architectural gem invites you to embrace a life of elevated living, where every detail is designed to inspire and delight.

Find serenity in the heart of the city  
Where luxury meets tranquility



# THE WILLOWS RESIDENCES

*Modern Life Redefined*

Discover a residential retreat by SCC Vertex, where modern elegance meets thoughtful design.

This six-story, 54-apartment development offers a perfect balance of serenity and connectivity, nestled near Nad Al Sheba's parks and minutes from Downtown Dubai.

A seamless blend of tranquility and vibrant city life awaits.



The actual concept of the Lobby





The actual concept of the Lobby

Six floors of understated luxury  
54 apartments of limitless comfort



The actual concept of the Living

### *A Home Designed for Living*

Crafted with modern essentials in mind, these apartments are designed for simplicity and luxury. With high-quality materials and minimal upkeep, they create a space where each day starts inspired and ends in comfort.

### *Simplicity Meets Luxury*

Designed for function and elegance, these spacious apartments enhance your lifestyle with quality materials and practical layouts, creating a home that simplifies life and grows with you.



# FEATURES AND AMENITIES

## Crafted for Convenience

*This is a building where every feature tells a story of convenience and comfort. The amenities reflect a philosophy of mindful living, seamlessly integrating leisure, fitness, and relaxation into your daily life. With a blend of contemporary elegance and practicality, our spaces are crafted to elevate your lifestyle.*



The actual concept of the Swimming Pool



Spaces that inspire  
Amenities that delight

The actual concept of the Yoga Space

### Swimming Pool (Elevated Deck)

A private, elevated pool with shallow and lounge areas for relaxation.

### Roof Lounge & Relaxation Area

A serene rooftop space to unwind and enjoy the views.

### State-of-the-Art Gym

A 650 sq. ft. gym with natural light and modern equipment.

### Yoga Space

A tranquil area dedicated to mindfulness and wellness.

### Play Area for Children

A fun, safe zone for kids to explore and enjoy.

### Building Garden

A lush green space for peaceful strolls and quiet moments.

### Retail Spaces

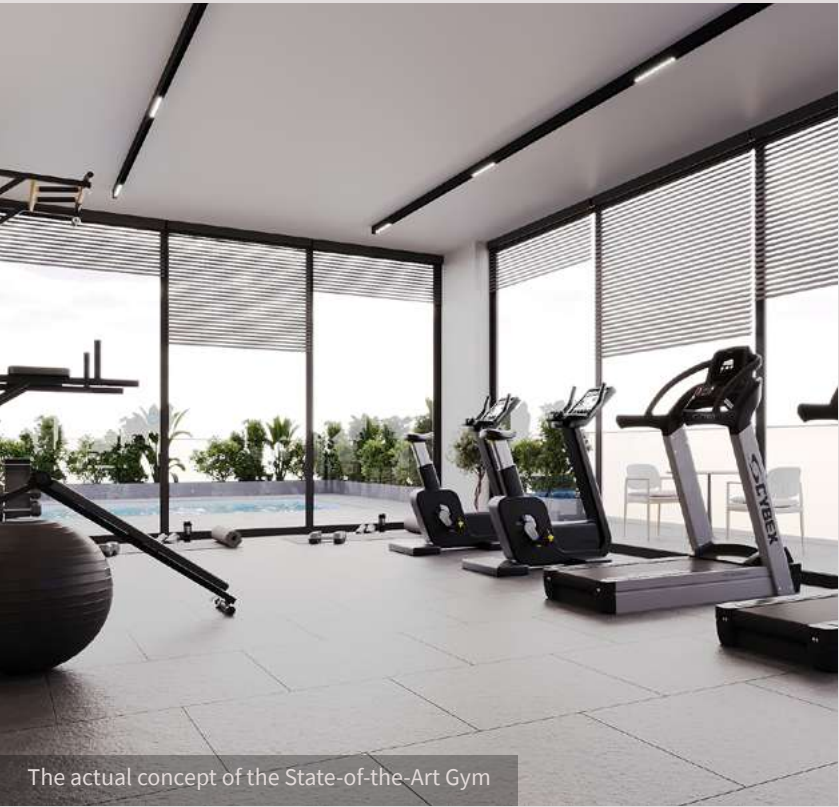
Convenient shops and cafes within the building.

### CCTV-Based Security System

24/7 monitoring for your peace of mind.

### Building Concierge

Personalized assistance for everyday needs and services.



The actual concept of the State-of-the-Art Gym



The Building Garden concept design



The Play area for children concept design



# HOMES

## Where Modern Living Meets Timeless Elegance

Our homes are thoughtfully designed to offer the perfect balance of comfort, style, and functionality. With spacious layouts and premium finishes, each condo provides a contemporary living experience designed to enhance your lifestyle. From the moment you step inside, you'll notice the meticulous attention to detail that defines every corner of these residences. **Perfectly located, most apartments offer views of either the Burj Khalifa, the lush greenery of Al-Barari, or the futuristic Dubai Creek Tower, set to be built in Dubai Creek Harbour.**

### KEY FEATURES

- Contemporary Light-Filled Interiors:** Expansive windows and open spaces create an inviting atmosphere filled with natural light.
- Year-Round Comfort:** High-efficiency air conditioning systems keep your home comfortable through every season while adhering to the climate-conscious part of you
- Ceilings:** 3.2 m ceilings in apartments that add a sense of grandeur and openness to your home.
- Floor to Ceiling Windows:** Double-glazed windows offer unobstructed views while ensuring energy efficiency and an abundance of fresh air.
- Spacious Bedrooms:** Principal bedrooms designed for ultimate relaxation, complete with walk-in closets and built-in organizers.
- Premium Flooring:** Sleek and large sectioned flooring throughout the home for a modern, polished look.
- Recessed Pot Lighting:** LED lighting highlights the beauty of your home while saving energy.

### KITCHEN AND APPLIANCES

- Premium Appliances:** Including a multi burner gas top, built-in dishwasher and oven for seamless cooking and cleaning.
- Quartz Countertops:** Beautiful finishes that complement the modern kitchen aesthetic.
- Innovative Storage Solutions:** Lazy Susan corner storage (select homes) and full-height pantries provide ample space for all your culinary essentials.
- Under-Cabinet LED Lighting:** Illuminates workspaces and adds an ambient touch to your kitchen.



The actual concept of the Kitchen



The actual concept of the Bathroom

### ENSUITE AND MAIN BATH

- Floating Vanity:** Soft-close hardware and luxurious quartz countertops bring sleek functionality to the space.
- Premium Fixtures:** Under-mount sinks, single-lever faucets, and wall-mounted WCs in polished chrome offer refined, modern touches.
- Elegant Shower Features:** Frameless glass shower enclosure with rain and a hand shower system.
- Matte Porcelain Wall Tiles:** Add a clean, timeless finish to your bathrooms, with built-in ledges for added convenience.

With every feature designed with care, your new home is more than just a place to live — it's a space where style, comfort, and function come together seamlessly.



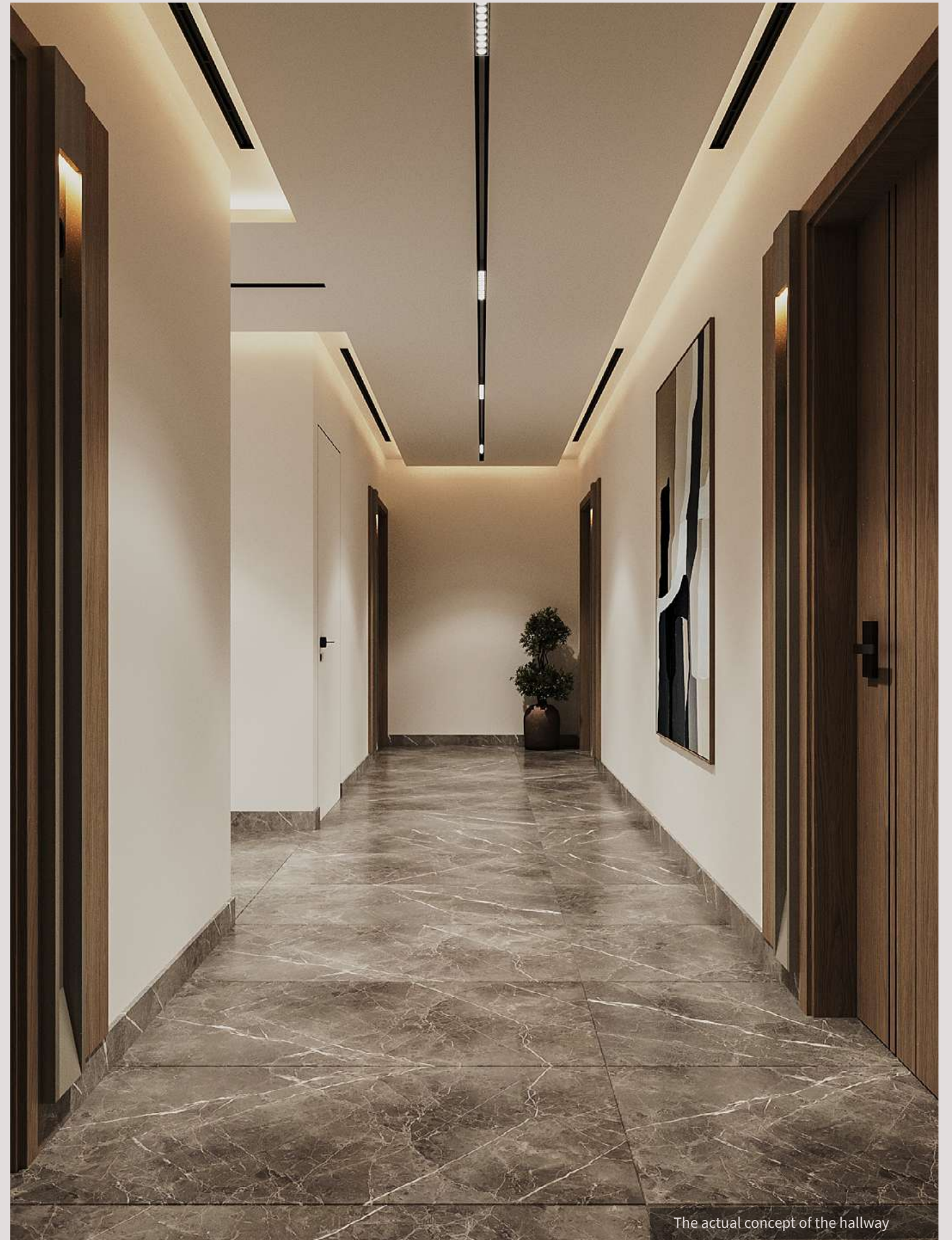


The actual concept of the Living Room





The actual concept of the hallway



The actual concept of the hallway





The actual concept of the Living



The actual concept of the Living



The actual concept of the Kitchen









The actual concept of the Bedroom



The actual concept of the Bedroom



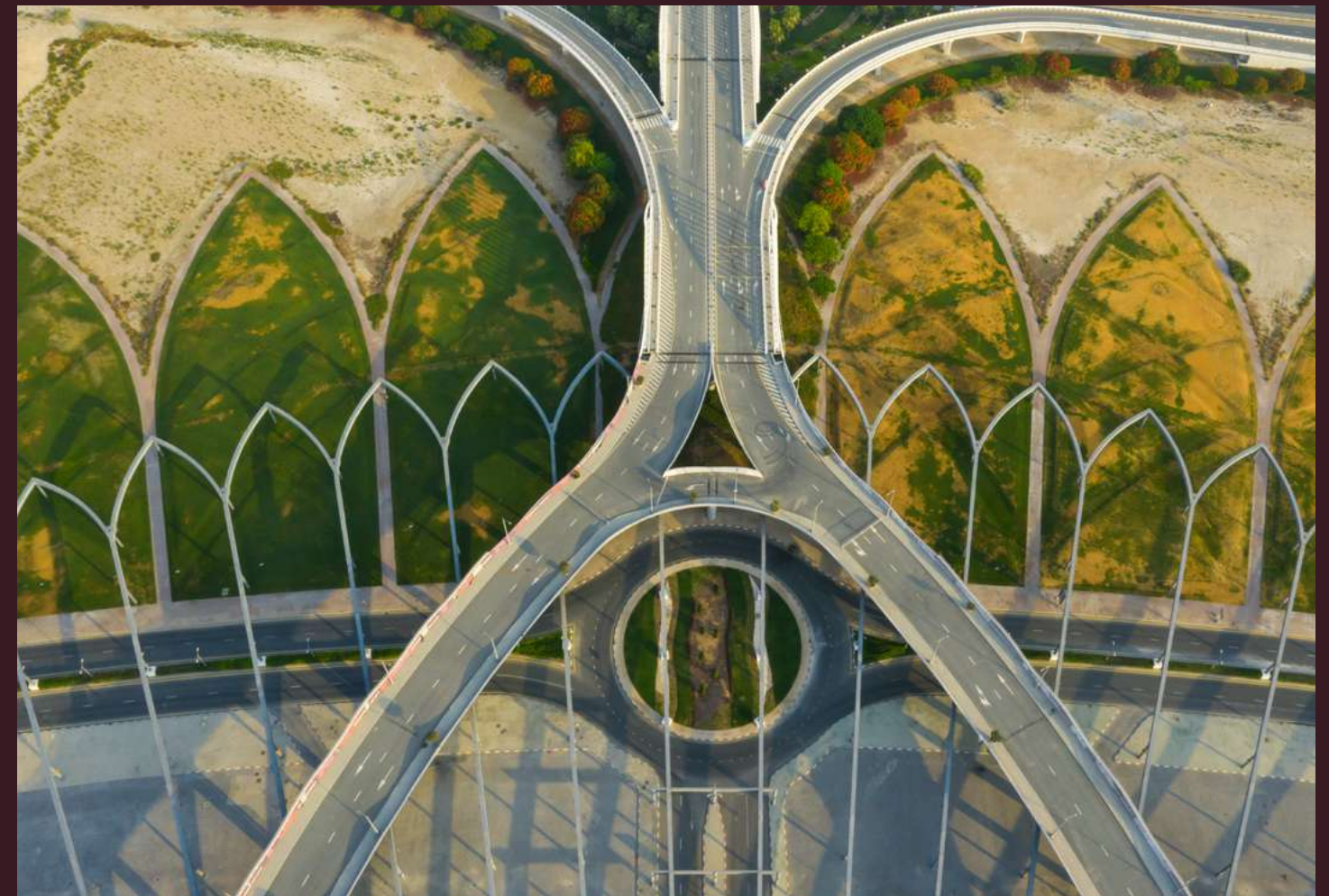
The actual concept of the Bathroom



## Where Tranquility Meets Sophistication

# THE NEIGHBOURHOOD MEYDAN

Meydan is an address that resonates with aspiration and achievement. Designed to be a low-density haven, it boasts premium villas, townhouses, and apartments, making it an exclusive choice for discerning homeowners. Its unparalleled location offers seamless access to the city's financial, cultural, and leisure hubs, all while maintaining a meditative calm that feels like a retreat from the urban buzz.



### LOCATION HIGHLIGHTS

**15 minutes** to Downtown, Dubai Mall, and Business Bay.

**10 minutes** to Meydan City, home to the upcoming largest mall in Dubai.

**5 minutes** to Silicon Oasis Mall and Al Barari Forest.

**25 minutes** to the beach, Al Qudra Lake, and Jumeirah Lake Towers (JLT).

**20 minutes** to Dubai International Airport.

**5 minutes** to Global Village, a melting pot of cultures and experiences.

**5 minutes** to LLFPM - Lycée Libanais Francophone Privé Meydan and Indian International School.

**5 minutes** to top healthcare facilities like Fakeeh University Hospital and Aster Clinic.





### *Educational Excellence*

Meydan caters to families with prestigious institutions like a Gems Wellington, Indian International School and Dubai technology parks school within the community and the renowned Kent College just minutes away. This makes it an ideal place for families to flourish and children to thrive in an enriching environment.

### *A Lifestyle Beyond Compare*

Meydan is not just a place to live; it's a world of its own. Whether you're enjoying the picturesque bicycle tracks, playing a round on the 9-hole golf course, or indulging in retail therapy at the upcoming Meydan One Mall, this community is a gateway to an exceptional lifestyle.

### *A Low-Density Oasis*

With private community gardens, boutique retail spaces, and easy access to major roads, Meydan District 11 offers a serene and exclusive living experience. This limited-availability parcel ensures privacy, convenience, and the promise of a truly elevated way of life.



Meydan  
Where ambition rests and  
dreams awaken



# LOCATION MAP





# INVESTMENT OPPORTUNITY

## Secure Your Future in Meydan

### The Residences

This exclusive low-rise project by SCC Vertex presents an exceptional investment opportunity

**Total Units**  
54 meticulously crafted apartments.

A selection of 1-bedroom and 2-bedroom apartments ideal for first-time buyers, seasoned investors, or growing families.

**Handover Timeline**  
Estimated handover within 24 months (Q1 2027).

Discover a future of opportunities  
with SCC Vertex

### Apartment Series Tailored for Every Lifestyle

#### The Sculpted

Designed with a focus on perfect form and function, this series offers premium apartments for young professionals and small families seeking comfort and convenience.

**1 BHK:** Sizes range from 683–749 sq. ft.

**2 BHK:** Sizes range from 907–978 sq. ft.

#### The Cultivated

For those who value refinement and space, this series delivers larger units with options for closed kitchens (available in select 2-bedroom units).

**1 BHK:** Sizes range from 811–814 sq. ft.

**2 BHK:** Sizes range from 1,361–1,442 sq. ft.



The actual concept of the Living



# ABOUT US

## *Our Vision*

To create homes that inspire comfort, elegance, and lasting joy.

## *Our Values*

We are a family company of engineers, designers, and project managers. That allows us to look beyond just financial benefits, but bring true value to people.

## *Why Choose Us*

We design homes that evolve with you, adapting to changing lifestyles while staying rooted in quality and care.

## *Our Approach*

We focus on beauty and endurance. Our design principles ensure we create structures that last longer while retaining quality. For 30 years we've built national highways, statehouses, and industrial-grade logistics centers, we bring the same commitment to quality and durability to every project—including our entry into Dubai's real estate market.

# CONTACT

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Where quality is a promise  
and innovation is a tradition







Simplicity in  
design luxury in  
living





# THE WILLOWS RESIDENCES