



— GEMINI —
SPLENDOR



WELCOME HOME FUTURE.

Dubai is rapidly moving towards the future. Old world luxuries now coexist with new, amazing world technologies. And, what was once a marvel of creation will, in the future, be considered a cliché. So it raises the question, why haven't the designs of our homes evolved to keep pace with changes?

With the launch of Gemini Splendor we are about to redefine the concept of a modern home. Our homes won't simply be four walls under a roof, but they'll be living, breathing, luxurious and futuristic spaces that will keep you comfortably ensconced, yet keep pace with changes in the city.

Come over. Let us show you the home of the future.



GEMINI GROUP

A LEGACY OF BUILDING SUCCESSFUL BUSINESSES

Vision, it's the indefinable quality that separates the good companies from the great companies. Gemini Group has for over 30 years truly demonstrated and delivered on its visionary future for all the businesses it's been involved with. From the energy sector to the infrastructure sector, across UAE and India; the group has consistently exhibited excellence.

Now, the group hopes to bring this confidence and expertise to Gemini Property Developers – the real estate arm of the group.





MOHAMMED BIN RASHID AL MAKTOUM CITY

THE ADDRESS OF THE ELITE

Building Icons is a standard affair for Dubai, but Mohammed Bin Rashid Al Maktoum City is truly a breath-taking world icon. At MBR City you can expect to see crystal lagoons, beaches with soft sands, waterparks, parklands stretching as far as the horizon and breathtaking architecture. You can also find an excess of opulence and living amenities at this development. From world-class schools, shopping areas, hotels, spas and entertainment, MBR city offers a community unlike any other city on earth.

What's more, with its proximity to Burj Khalifa, The Dubai Mall, Dubai International Financial Centre, The Dubai International Airport, MBR City also offers its residents the privilege and access to the center of Dubai. Compromise and sacrifice, two words you won't hear when you pick your world-class home at MBR City. Be a part of this elite address.



IN THE COMPANY OF MEYDAN ONE

DOWNTOWN OF THE FUTURE

What an incredible neighbourhood to live in. Just a few blocks walk is The Meydan One development - the shining start of MBR City. Meydan one will stun residents with its unrivalled living spaces, and recreational centres.

Other than being home to world's tallest residential tower, Meydan One will also feature the world's longest indoor ski slope and one of the world's largest entertainment malls with a 150m X 80m retractable roof.

The destinations offering do not end there. The 300m long beach, sitting adjacent to the Crystal Lagoon, will offer swimming, paddle boats, sea kayaking and beach volleyball. The civic plaza with dancing fountains, 4km canal walk and yacht club will make Meydan one the destination of tomorrow.



SOBHA HARTLAND

AN ALL EMBRACING COMMUNITY

With two international schools, retail stores, hotels and spa, parks and entertainment centres, Sobha Hartland is and will be one of the most sought after living and property destinations in Dubai.

The homes and villas at hartland will not just reflect the regal architecture of the region, it will also hold within them the finest luxuries and innovations.

Residents will also enjoy easy access to various attractions across Dubai such as Meydan Racecourse; home to the world's richest horse race, Burj Khalifa, District One 8.4KM cycling and running track, Dubai International Financial Centre, dancing and water fountains, world's longest indoor ski slope, Dubai Equestrian Centre, Dubai One Tower; World's tallest residential tower and Ras Al Khor Wildlife sanctuary.

Given all that are on the offer and the absolutely fantastic view of the Dubai skyline, Sobha Hartland will set the gold standard in living - with resort-style sophistication.

IN AND AROUND THE COMMUNITY

 International Schools

 Malls

 Mosque

 Nurseries

 Fine Dining

 Tennis Courts

 Hartland Shopping Boulevard

 Hartland waterfront walk

 Dubai Metro

 Swimming Pools

 Parklands

 30% Greenery

 Hotel

 Clubhouse

 Sports

 Dubai Canal

DUBAI RIGHT AT YOUR DOOR STEP



Burj Khalifa

Dubai Metro

DIFC

Dubai Water Canal



Meydan Racecourse

Dubai Dancing Fountains

World's Longest Indoor Ski Slope

District One Cycling Tracks



Crystal Lagoon and Water Park

Dubai One tower

Ras Al Khor Bird Sanctuary

Meydan Golf Course



GEMINI SPLENDOR

DESIGNED WITH YOU AT THE CENTRE

What if we told you the home of your imagination, the one with the great view, fantastic luxuries and awe-inspiring beauty was right here?

Gemini Splendor is your imagination come true.

Surrounded by nature and the stunningly landscaped community in Mohammed Bin Rashid Al Maktoum (MBR) City, Gemini Splendor promises to make a statement in the luxury living spaces of Dubai.

Located in Sobha Hartland, within MBR City and right next to Dubai's most ambitious development 'Meydan one', Gemini Splendor features 134 residences comprising one, two, three bedroom apartments, town houses and duplex penthouses with luxurious and state of the art finishes.

Location is not its only attraction though, Designed by AEDAS, one of the world's top five architecture and design practices, Gemini Splendor has been carefully designed to strike a beautiful balance between luxury living and abundant open spaces. Only minutes away from Burj Khalifa, Gemini Splendor also offers excellent views of the Dubai Skyline as well as the nearby Ras Al Khor bird sanctuary.

Add to this a modern app-controlled security and home automation system, and you can see why Gemini Splendor is the perfect home for the future.



WHERE TECHNOLOGY TAKES THE FRONT SEAT

From the phone in your pocket, to the storage in the cloud, technology has become all pervasive. So why then should your home not benefit from the efficiencies of technology?

At Gemini Splendor, technology is at the core of each and every home. Our apartments come fitted with state-of-the-art and futuristic home automation system. This advanced system helps you wirelessly control your lights, AC, curtains, media and other amenities. In fact, through our mobile app based system you can part the curtains, dim the lights and turn down the heat, to set the perfect mood, from your office, before you reach home. It's this interactive system that sets Gemini Splendor apart, and truly delivers on the promise of luxury.

Add to this, top of the line automated intrusion control and you have a home that is not only intelligent but also secure – delivering complete peace of mind.



NEIGHBOURS ENVY. OWNERS PRIDE.

There are few better sights in Dubai than sun-kissed elevation of our homes, overlooking the Dubai Skyline. Gemini Splendor is truly a beautiful structure that will stand apart. The curvaceous balconies bring style, while its wooden soffits is a mark of sophistication that will be the envy of others. The exterior of the building combines modernity and class with aplomb to create a home you will be proud to own.



DRAPE IN LUXURY FROM FLOOR TO CEILING.

A combination of opulent lacquers and veneers, combined with high quality porcelain and ceramic tiles adorn each and every living space at Gemini Splendor. That's not all, elevated ceiling heights, full height built-in wardrobes and high quality fittings and appliances provide a sense of luxury like no other. Add to this floor to ceiling glass windows and your home at Gemini Splendor will be a truly comforting and inviting living space.



AMENITIES OF GEMINI SPLENDOR

- 🏊 Infinity swimming pool, located on the podium (1st level) with views of Dubai Canal and the Boulevard
- 🏋️‍♂️ Outdoor and Indoor Gym
- 🤸 Children's play area / kids pool
- 🏀 Basket Ball court
- 🌳 Open relaxation area
- 🛍️ Retail outlets on the ground floor
- 🛎️ Concierge services



GEMINI COMMITMENT.

Promise of Quality

Three decades of trust and credibility in Middle East and India and a passion for quality, transparency and satisfying customers. Driven by a vision to deliver 'Happy Homes' to 'Happy families'

Designed for Living

Design isn't just about good looks and inviting spaces but also about utility and usability. A concern that has been addressed in each and every step of our planning. Every sq ft has been designed for living.

Peace of Mind

Rest assured that we will deliver what we promise because 'building trust' is our driving philosophy. It drives every aspect of the project from design to materials to delivery timelines.