

# *Redefining modern Living:*

International city phase 2



At Maak Dream One Properties LLC, we are committed to creating real estate experiences that go beyond buildings—we design lifestyles rooted in quality, innovation, and sustainability. With a clear understanding of Dubai’s fast-evolving real estate landscape, our mission is to craft homes that are not just architecturally striking but also functionally efficient and future-ready. Every project we undertake is driven by attention to detail, a strong sense of purpose, and the belief that great living spaces should elevate everyday life.

Our upcoming project in International City Phase 2 perfectly reflects this philosophy. The project integrates modern design principles, advanced smart-home technology, and sustainable construction techniques to offer a truly elevated urban lifestyle. From floor-to-ceiling windows and thoughtfully designed layouts to community-centric amenities like a gym, swimming pool, and kids’ play areas—every element is curated to deliver comfort, convenience, and long-term value. This is our vision for the future: to build homes that adapt to modern living, enrich the resident experience, and stand the test of time.



# *Live a life beyond the Ordinary!*

Today, we're writing the next chapter in our legacy  
together with Maak Dream One Properties.





## *Reasons for choose this location:*

**01.**

Dubai Metro Blue Line

Operational by 2029, the Blue Line will boost connectivity, driving demand and rental yield.

**02.**

Academic and Professional Hub  
Close to Dubai International Academic City and retail hubs, ensuring steady demand from students and professionals

**03.**

Prime Connectivity  
Easy access to Sheikh Mohammed Bin Zayed Road and Emirates Road connects you to business and leisure hubs

**04.**

Promising Developments  
The upcoming Nakheel Mall will bring top shopping, dining, and entertainment- attracting both residents and premium buyers.



*Great living begins with a great location, and International City Phase 2 has all the ingredients for a life of convenience, luxury, and opportunity. Whether you're a homeowner or an investor, this area offers unparalleled potential for value appreciation.*

*Designed for comfort and luxury, the building offers an impressive selection of amenities that enhance the resident experience. From state-of-the-art fitness centers and rooftop infinity pools to serene landscaped gardens, every detail has been thoughtfully curated.*





location

# Dubai

Strategically located in the heart of the United Arab Emirates, Dubai seamlessly blends modern infrastructure with rich cultural heritage. With its iconic skyline, featuring landmarks like the Burj Khalifa, stunning beaches, and world-class shopping destinations, Dubai offers a dynamic and exclusive lifestyle. Its strong economy and continuous development make it an attractive destination for investors and residents alike. This unique fusion of tradition and progress makes Dubai an exceptional place to live and thrive.







*Solid* real estate market

Firm *economic stability*

Unmatched *tax benefits*

The *bridge* between East and West

Advanced infrastructure and *development*

Rental yields *higher* than those in London and New York

*Business friendly* environment

Global *tourist hub*

Highly *secure destination*

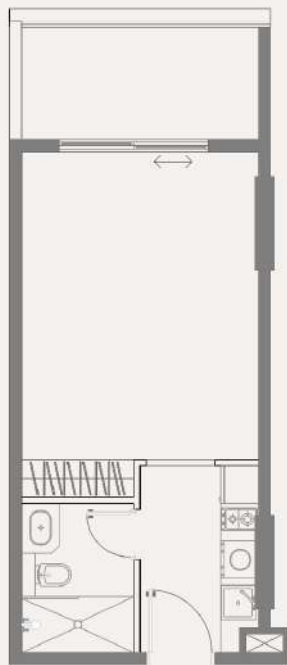


*Product  
mix*



# *Apartment types*

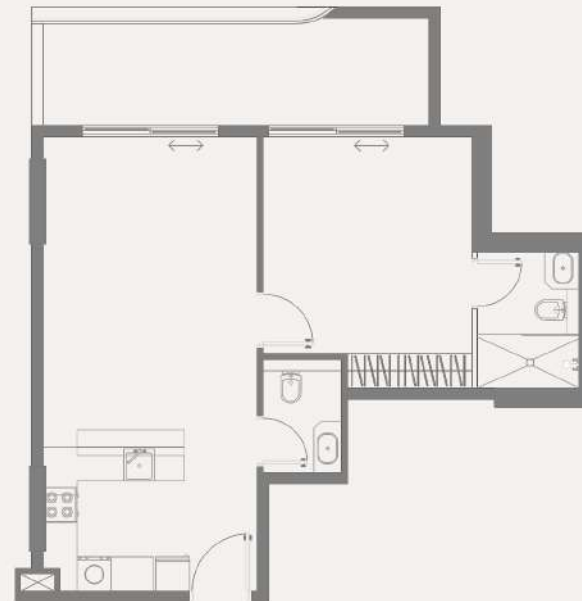
STUDIO



**403 SQFT**

*Onwards*

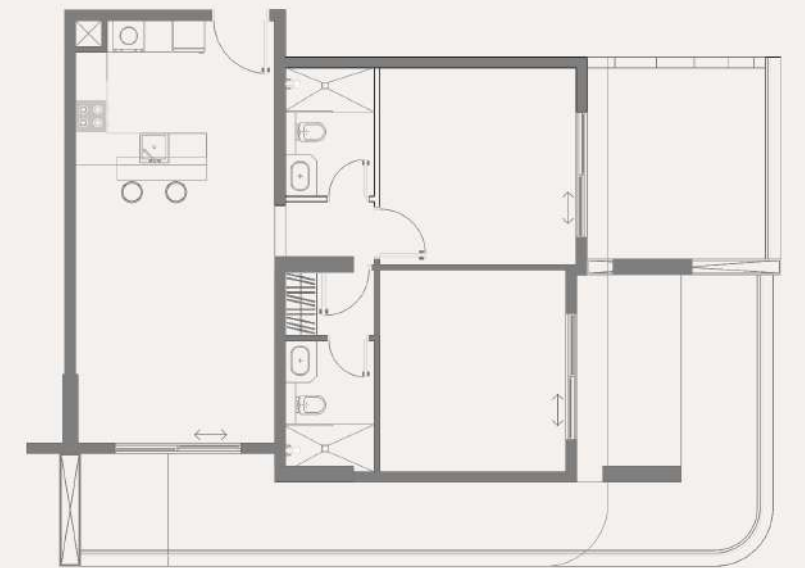
01 BEDROOM



**766 SQFT**

*Onwards*

02 BEDROOM



**1360 SQFT**

*Onwards*









With a modern open-plan layout, it seamlessly integrates the living, dining, and kitchen areas, creating a bright and welcoming ambiance. Large windows enhance natural lighting, while premium finishes add a touch of sophistication.













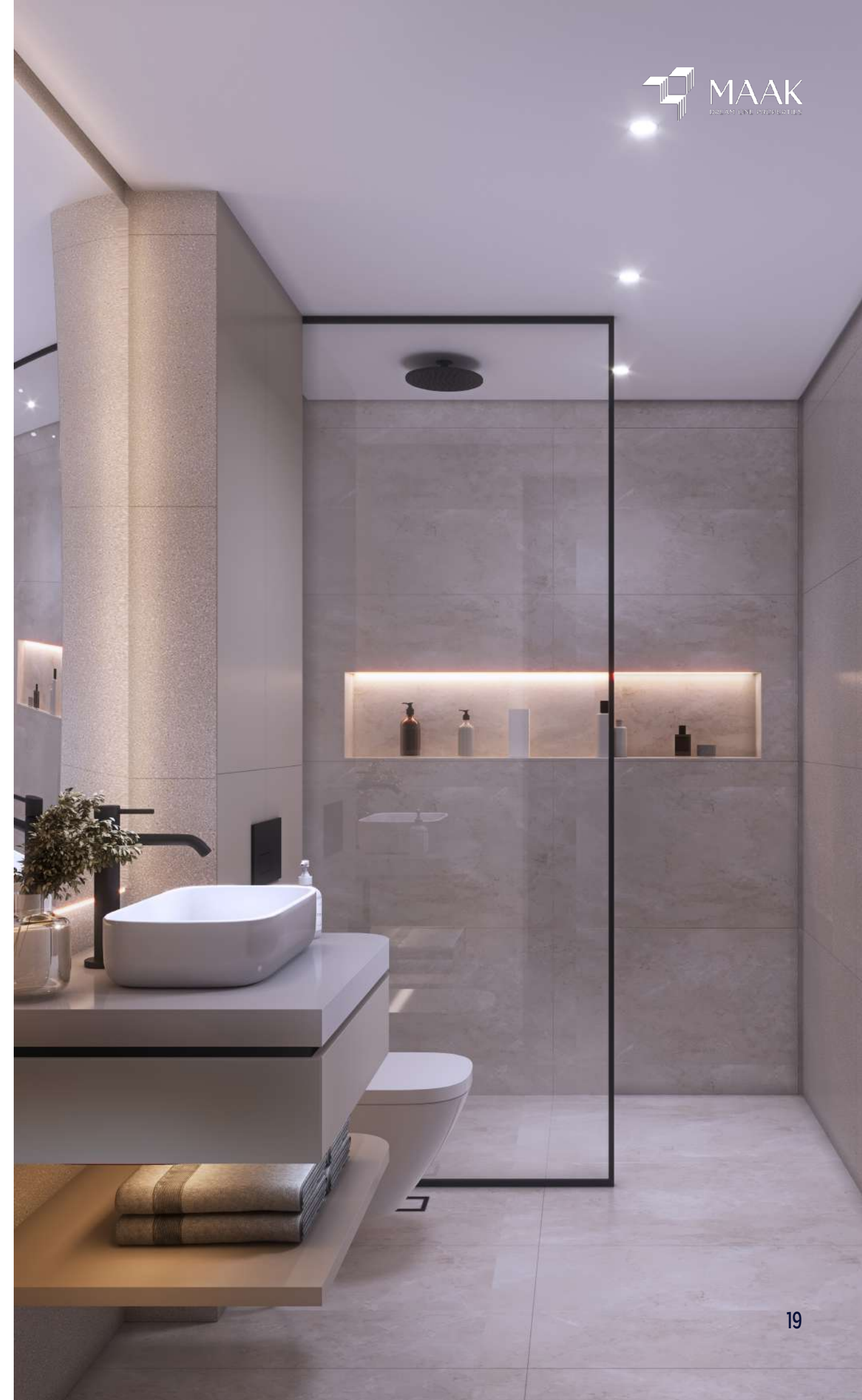




Every detail, from soft ambient lighting to carefully selected textures, ensures a comfortable and serene atmosphere, elevating the overall living experience.



The bathrooms and bedrooms feature high-end finishes that blend elegance with functionality. Bathrooms are designed with premium materials, including sleek marble surfaces, modern fixtures, and stylish lighting, creating a spa-like retreat. High-quality ceramic or porcelain tiles enhance durability and aesthetics, while sophisticated vanities add a touch of refinement.







## *Building Amenities*

Residents can enjoy exclusive lounge areas, private cinema rooms, and high-end retail within the premises, ensuring convenience and relaxation at every turn. With 24/7 concierge services and advanced security systems, this residential development seamlessly blends elegance, functionality, and modern urban living.



*The outdoor spaces are designed to offer a perfect balance of relaxation and elegance. Residents can experience nature and sophistication in perfect harmony.*





AMENITIES

**Children Play Area**

Windows, skylights, vents, and glass portions of doors helps.



AMENITIES

**24 Hours Security**

An energy recovery ventilation system provides controlled.



AMENITIES

**Swimming Pool**

Incorporating energy efficient measures into a building's heating.



AMENITIES

**Barbeque Area**

An energy efficient building reduces maintenance and costs.



AMENITIES

**Walk Track**

Control solar heat loss and gains runway heading towards.



AMENITIES

**GYM**

Ventilation and minimizes energy loss change manage inside.



AMENITIES

**Smart Homes**

Improves durability, lessens noise, increases comfort and creates.



AMENITIES

**Pet Friendly**

The arrangement and layout of the apartment maximises natural light.





*The gym is designed to offer an inspiring workout environment with breathtaking views of the pool. Floor-to-ceiling windows allow natural light to flood the space, creating an energizing atmosphere while providing a seamless connection to the serene outdoor setting.*





*Equipped with state-of-the-art fitness machines, free weights, and dedicated training zones, it caters to all exercise routines. Whether engaging in a high-intensity workout or cooling down with a mindful stretch, the panoramic pool view adds a refreshing touch, making every session both invigorating and visually stunning.*







## *Your new beginning starts here.*

At Maak Dream One Properties, we believe a home is more than just walls—it's where your story unfolds. Our project in International City Phase 2 is crafted for people who value comfort, style, and smart living. Whether you're starting a new chapter, investing in your future, or simply looking for a place that feels just right, we've built this space with you in mind.

We'd love to show you around. Reach out to us to schedule a visit, explore the floor plans, or speak to someone from our team.

Let's make your dream home a reality — together.