

Kaia

Terra Collection



Kaia

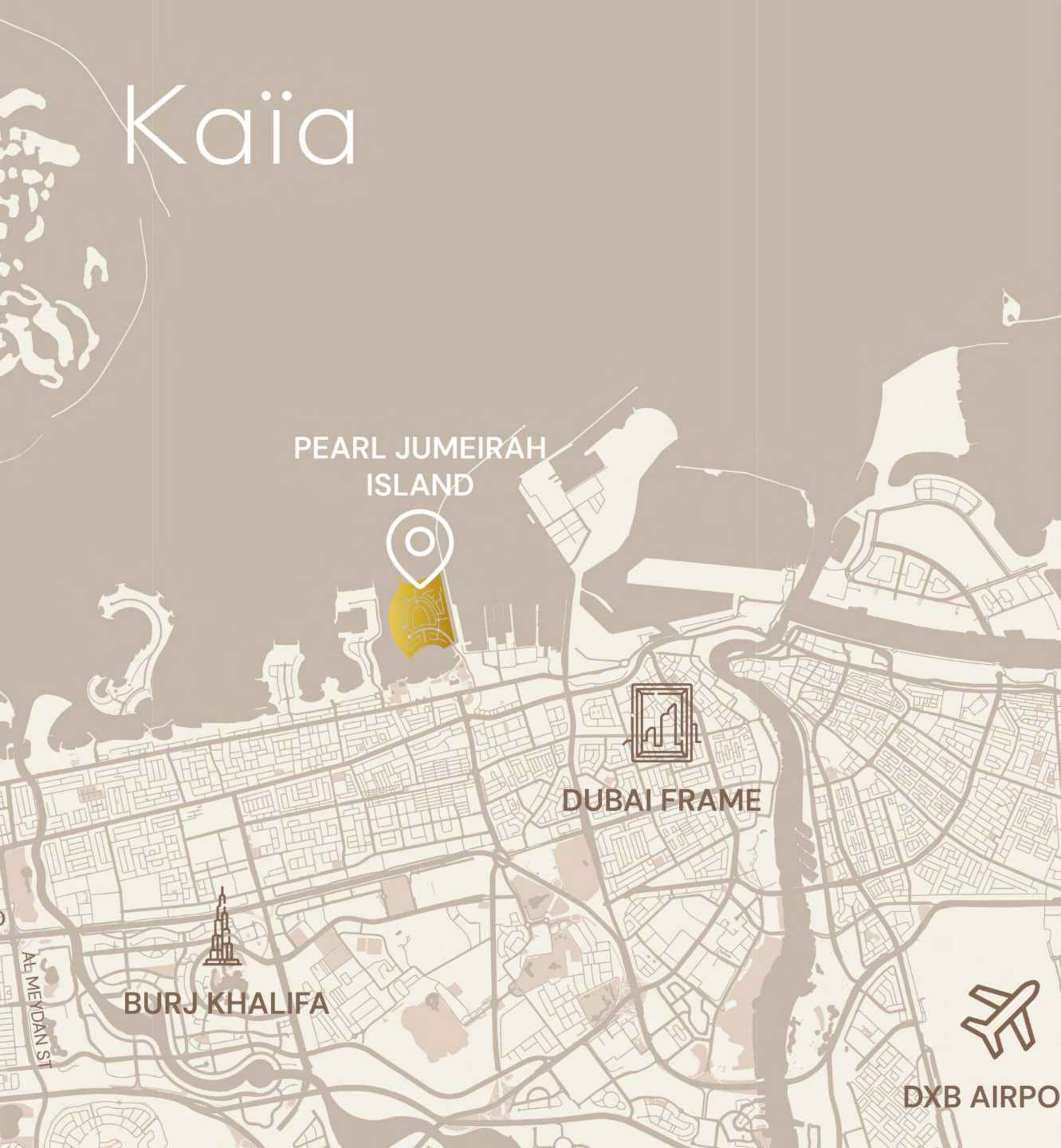
Terra Collection

01



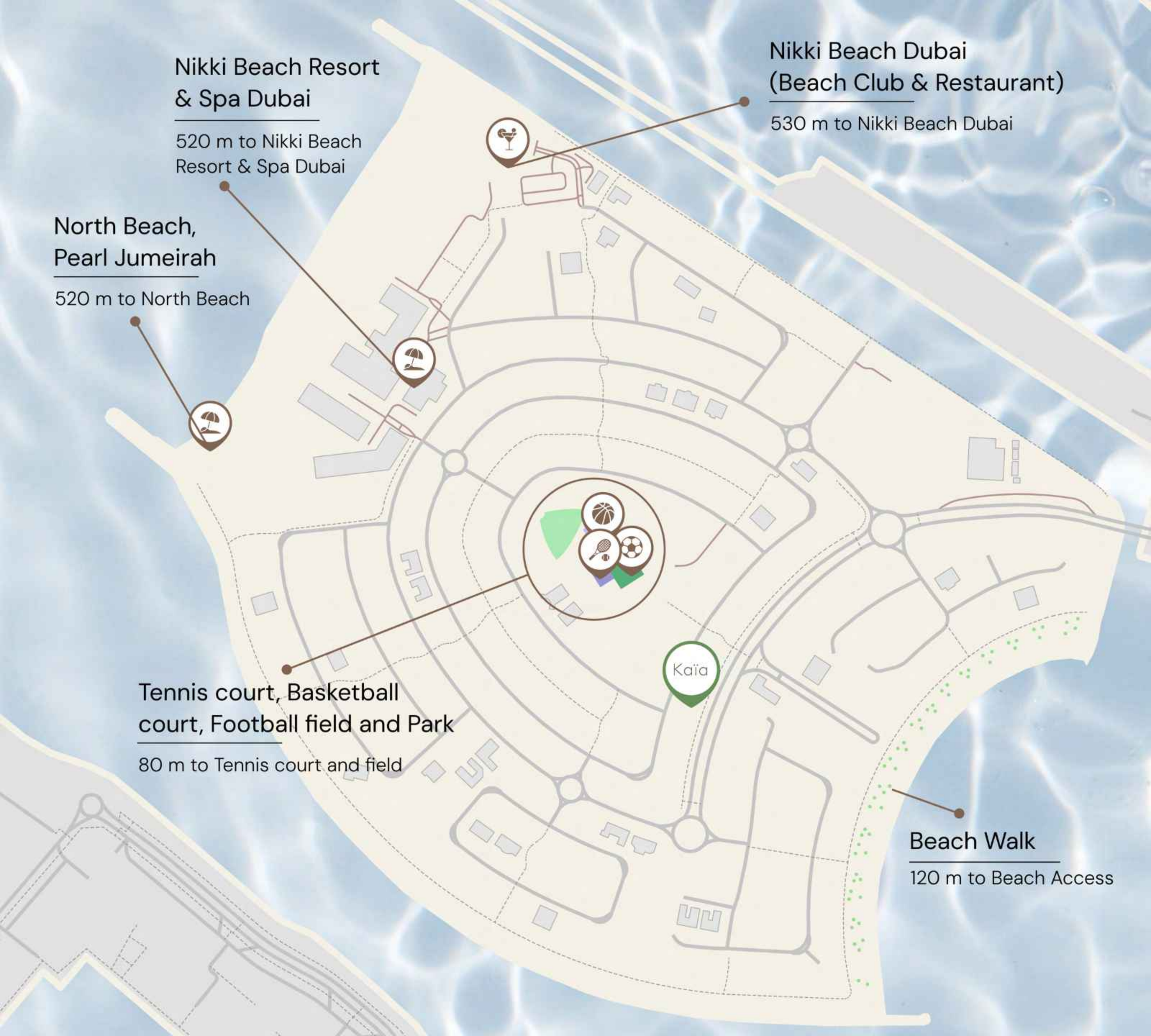
Kaïa

02



Pearl Jumeirah is a serene island in Dubai, offering luxury living with stunning beachfront properties and views of the Arabian Gulf.

- ▶ 15 minutes to Burj Khalifa
- ▶ 20 minutes to DXB Airport



- ▶ A 2-kilometer-long promenade
- ▶ A private beach with areas for water sports and other activities
- ▶ A public park
- ▶ Nurseries
- ▶ A mosque
- ▶ Walkways and cycle paths
- ▶ Restaurants and cafes
- ▶ Outlets
- ▶ Swimming pools, gyms, and a SPA at the
- ▶ Nikki Beach resort
- ▶ An open-air cinema on the beach

Kaia

Basement + Ground Floor + 1st Floor + Roof Floor

6 Bedrooms

Rooftop lounge area

Maid room

Driver room

Parking for 3 cars



Gym



Cinema

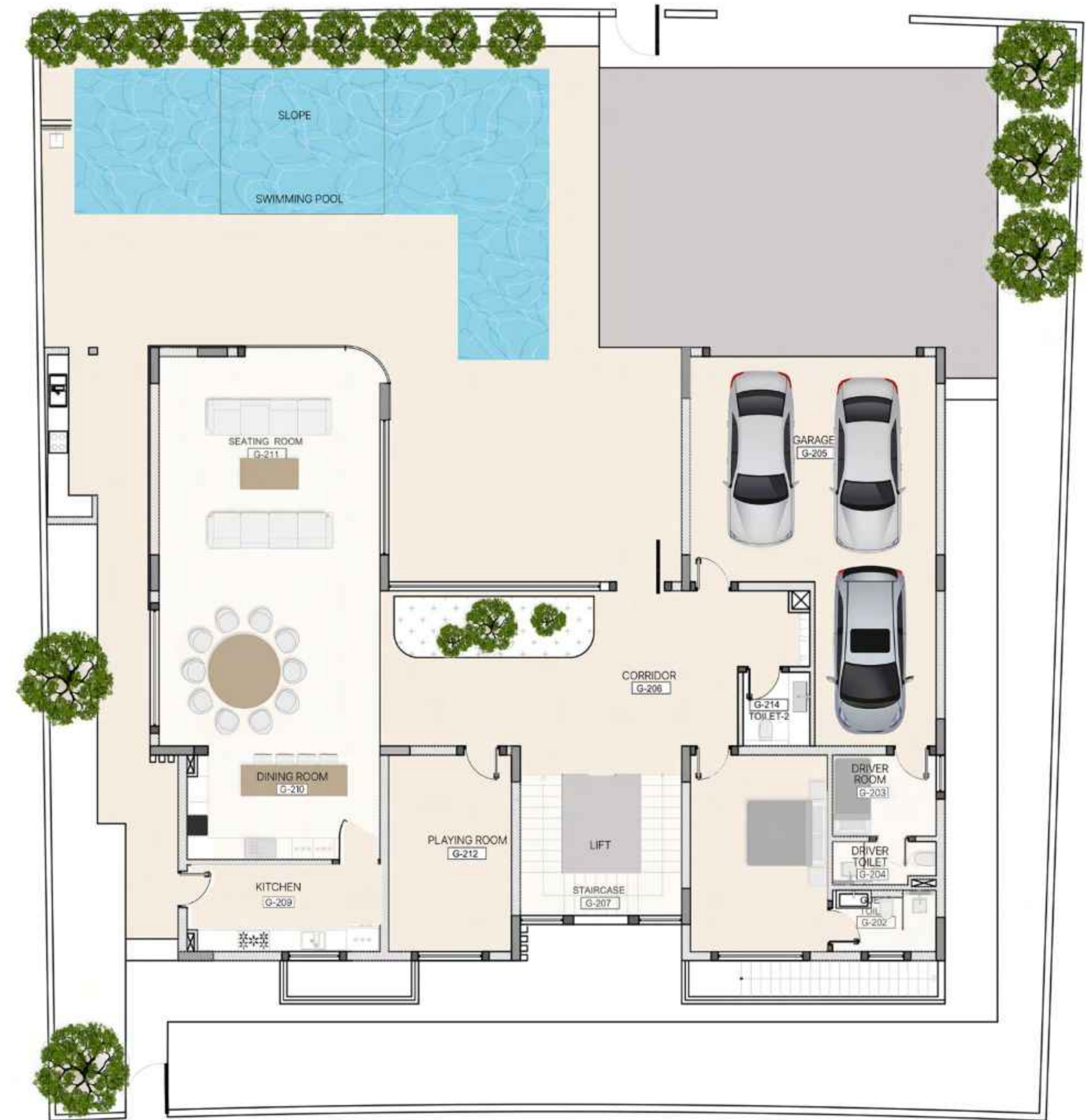
Massage Room
with Sauna



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Pool Area: 61.13 sq. m
Parking: 59.44 sq. m
Internal living area: 209.4 sq. m

TOTAL AREA 329.97 sq. m



GROUND FLOOR

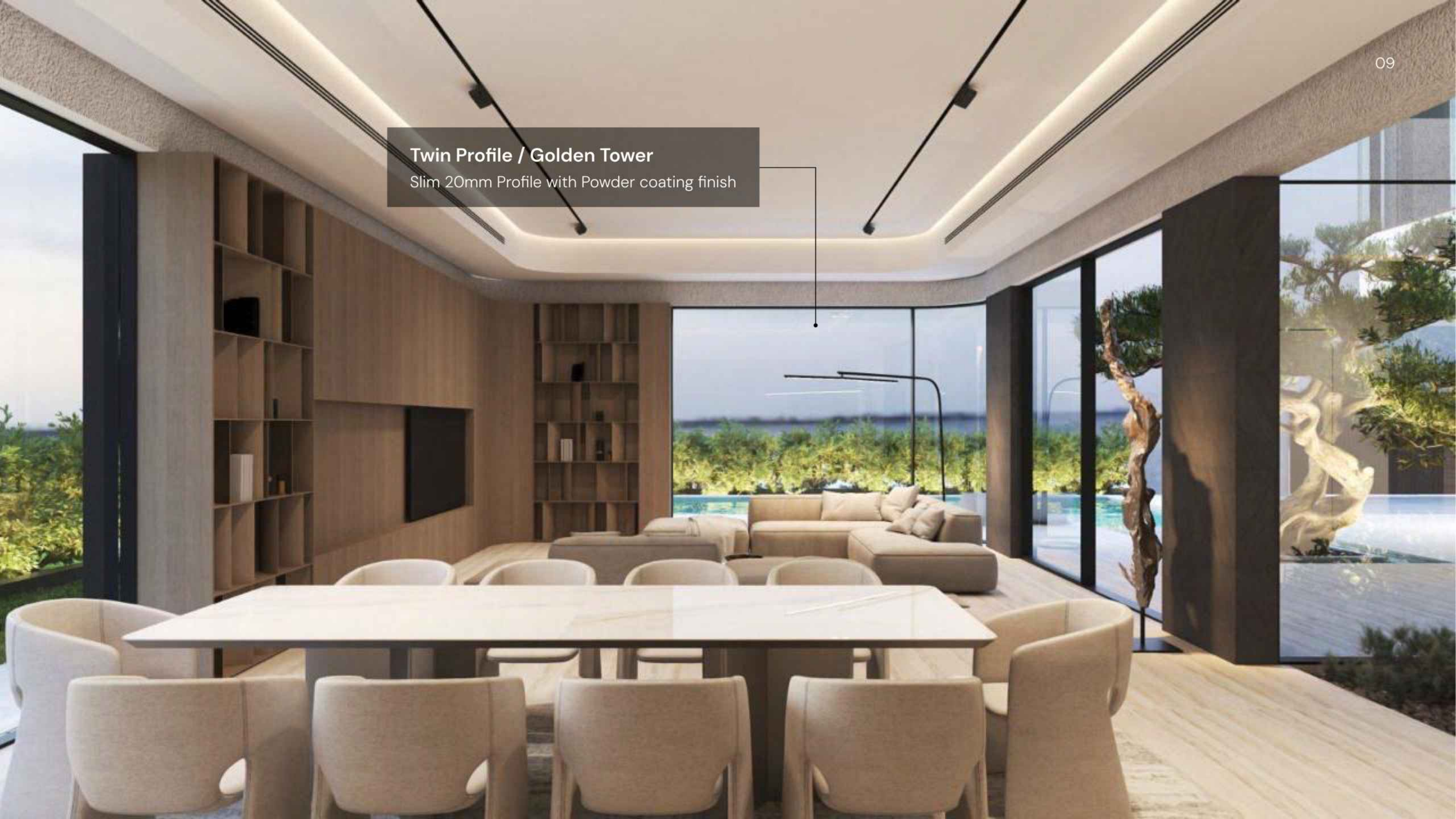
Graniti (Spain) / Porcelanosa (Italy)

3mm porcelain tiles slabs with

A modern interior hallway with a circular mirror on a wood-paneled wall, a lift, and a large potted plant in

Twin Profile / Golden Tower

Slim 20mm Profile with Powder coating finish







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Master Bedroom: 66.0 sq. m

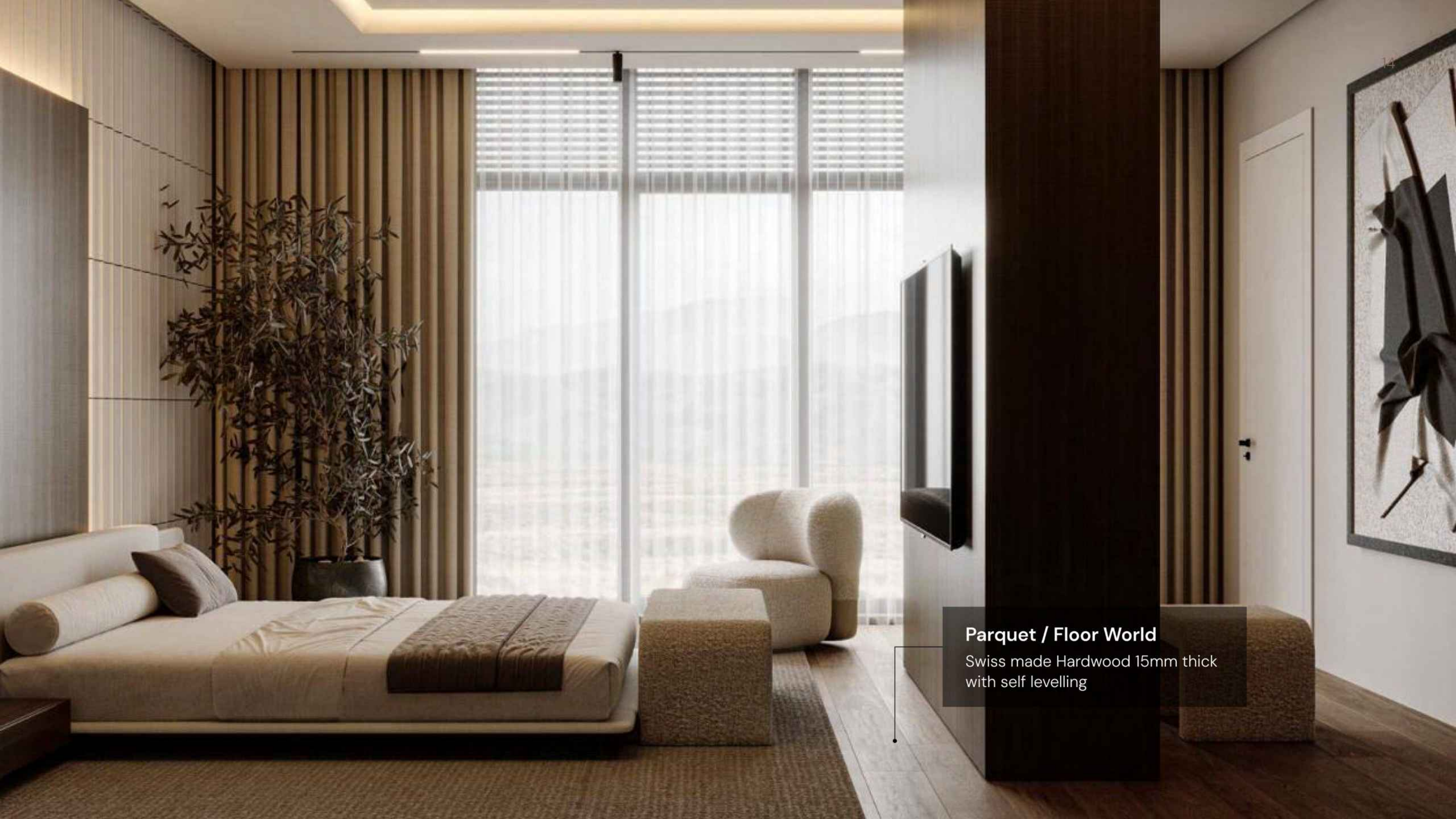
Bedrooms 1, 2 & 3: 171.6 sq. m

Corridor: 42.47 sq. m

TOTAL AREA 280.07 sq. m



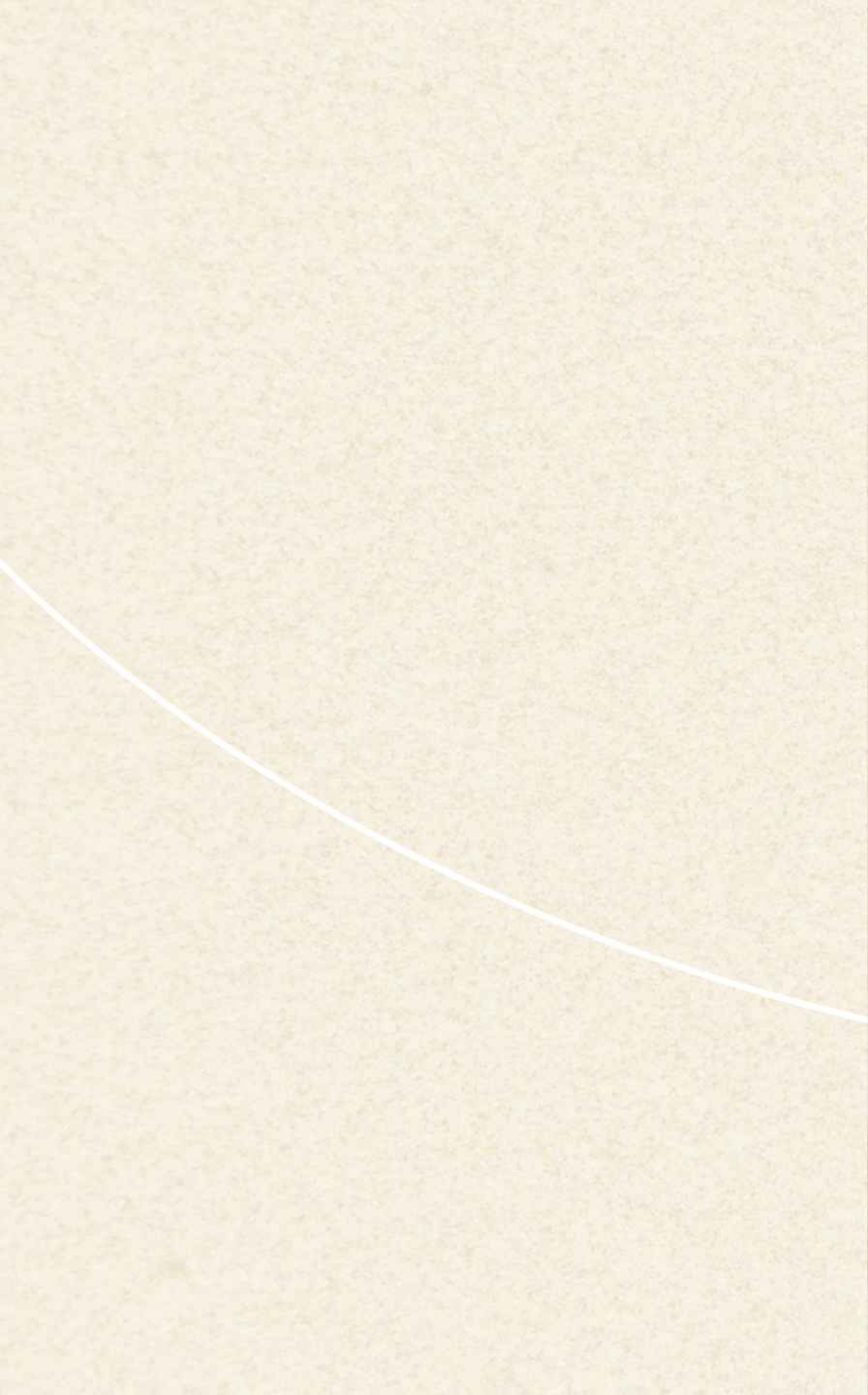
FIRST FLOOR



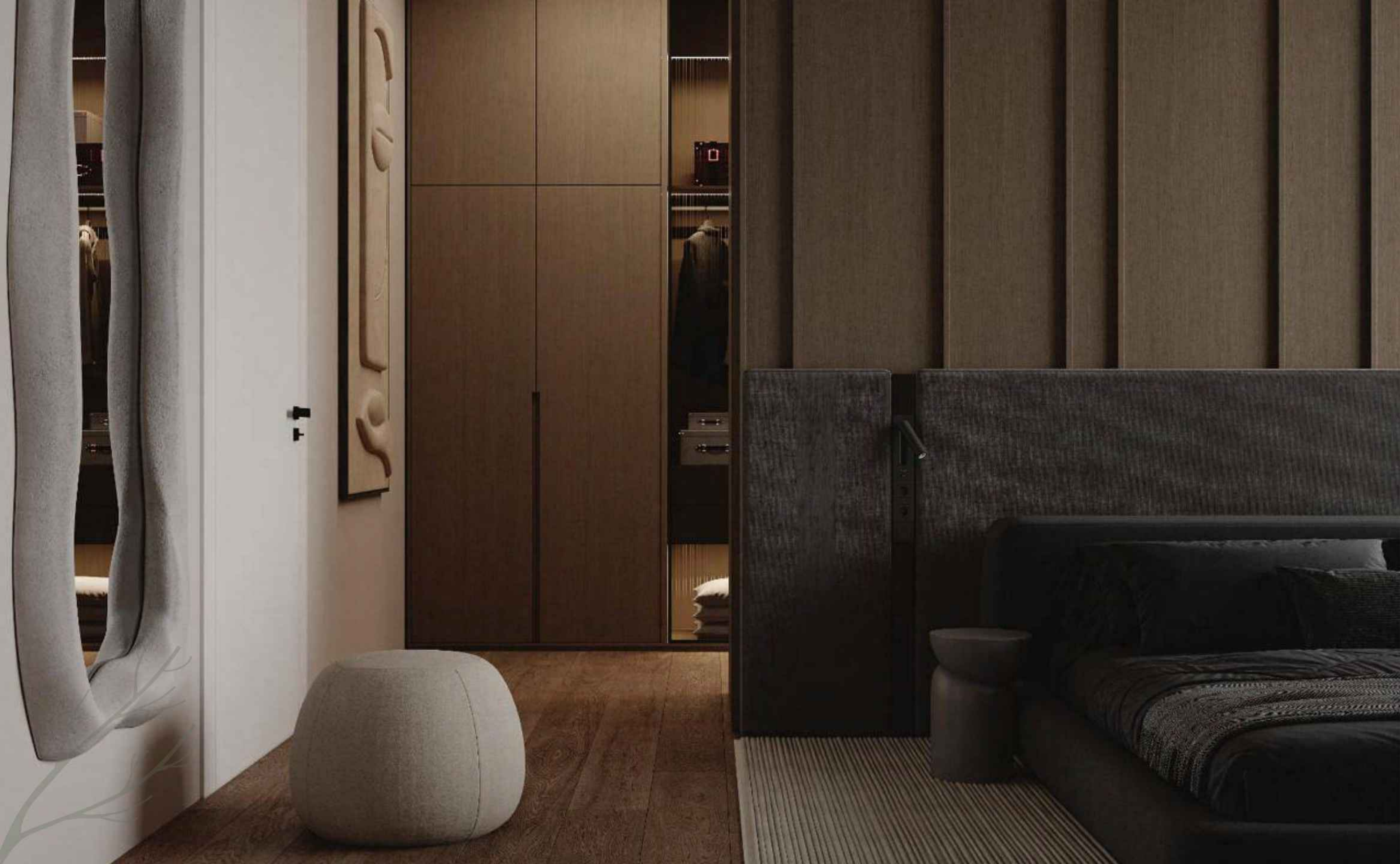
Parquet / Floor World







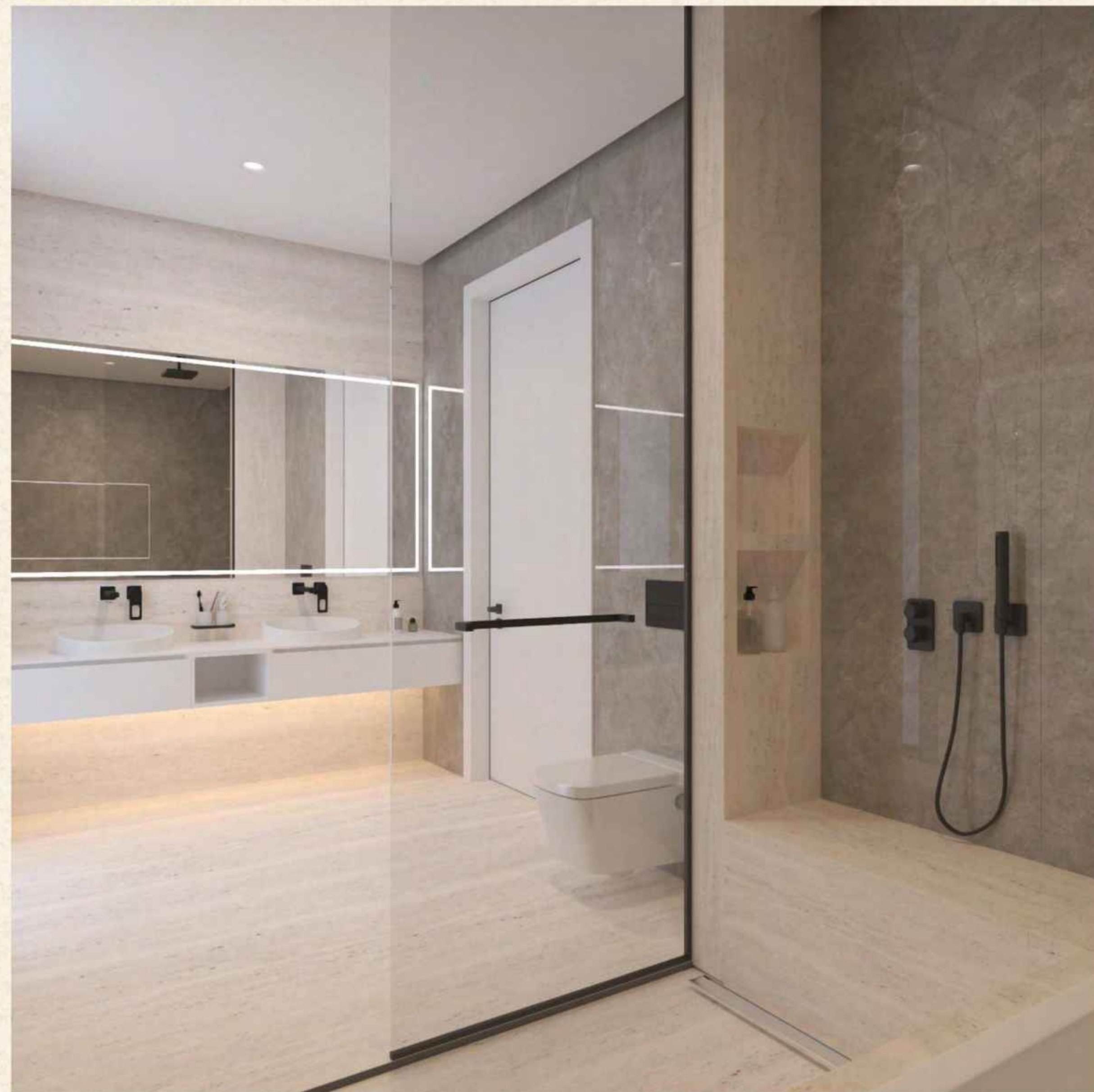
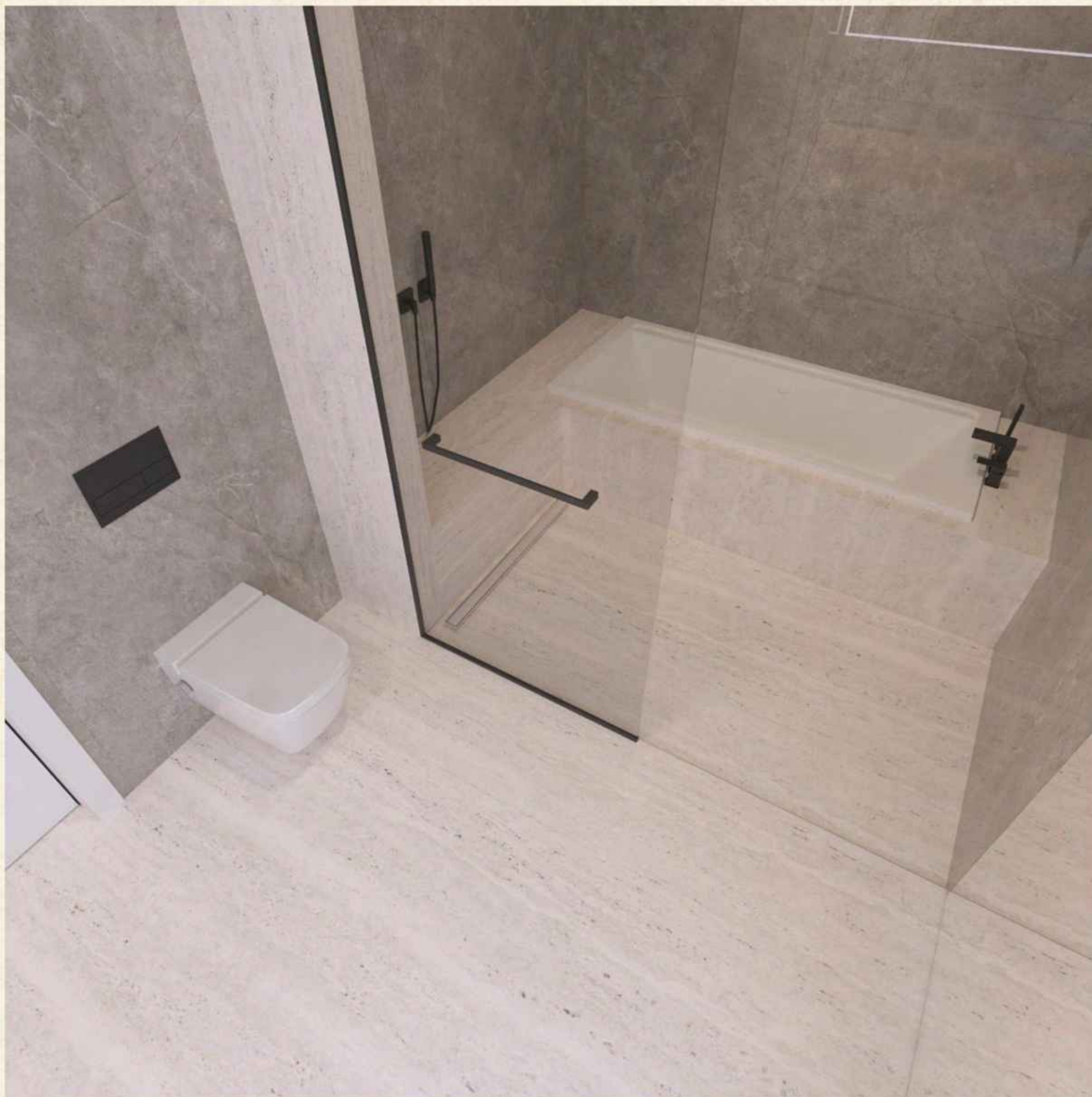






Graniti (Spain) / Porcelanosa (Italy)
3.2mx1.2m mega slabs





Kaia

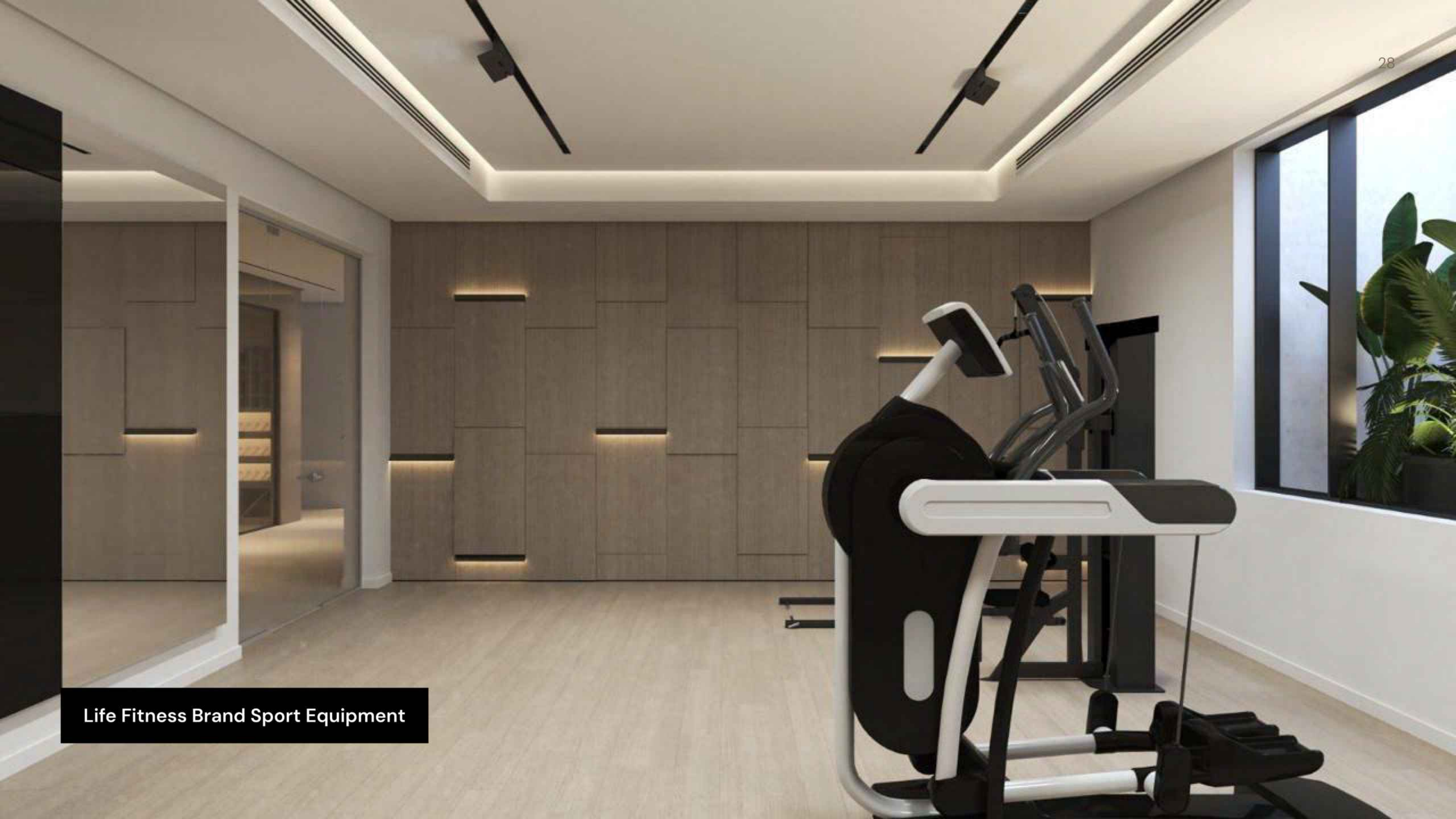
Cinema:	67.80 sq. m
Spa:	50.15 sq. m
Gym:	50.40 sq. m
Other areas:	55.01 sq. m
Corridor:	59.54 sq. m

TOTAL AREA	282.9 sq. m
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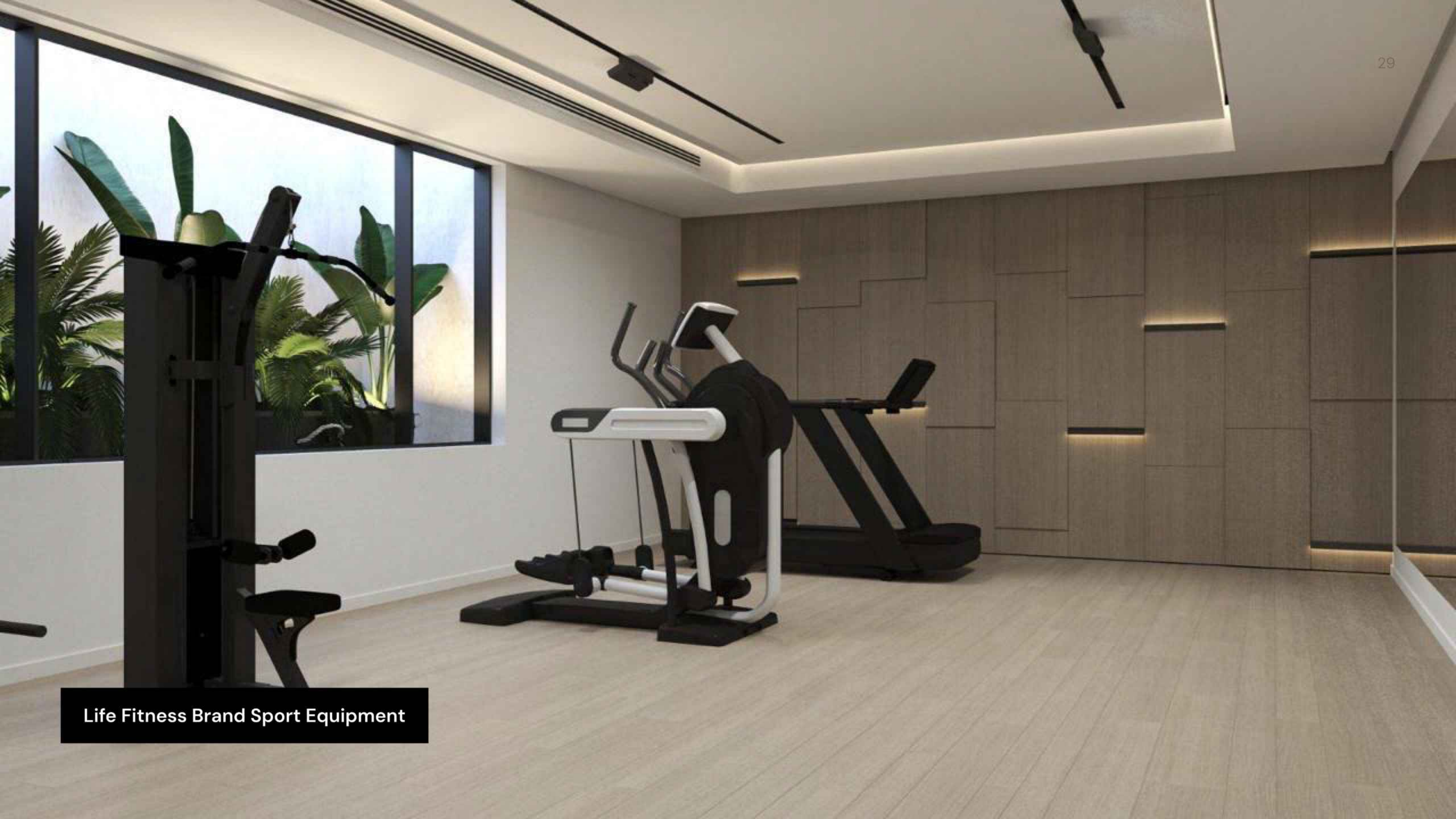


BASEMENT





Life Fitness Brand Sport Equipment



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Bedroom: 55.9 sq. m

Corridor: 11.9 sq. m

Terrace: 98.13 sq. m

TOTAL AREA 165.93 sq. m



ROOF FLOOR

No	Description	Orgin/Manufacture	Remarks
1	Kitchen	Local / UAE	Kitchen laminated materials Island and counter tops
2	Main Entrance Door Villa	Local / Golden Tower	1.2mx2.4m Aluminum door with Philips smart lock feature
3	Sauna System	Harvey / Finland	Sauna room Located at basement with Harvey Heating System
4	LIFT	F	

