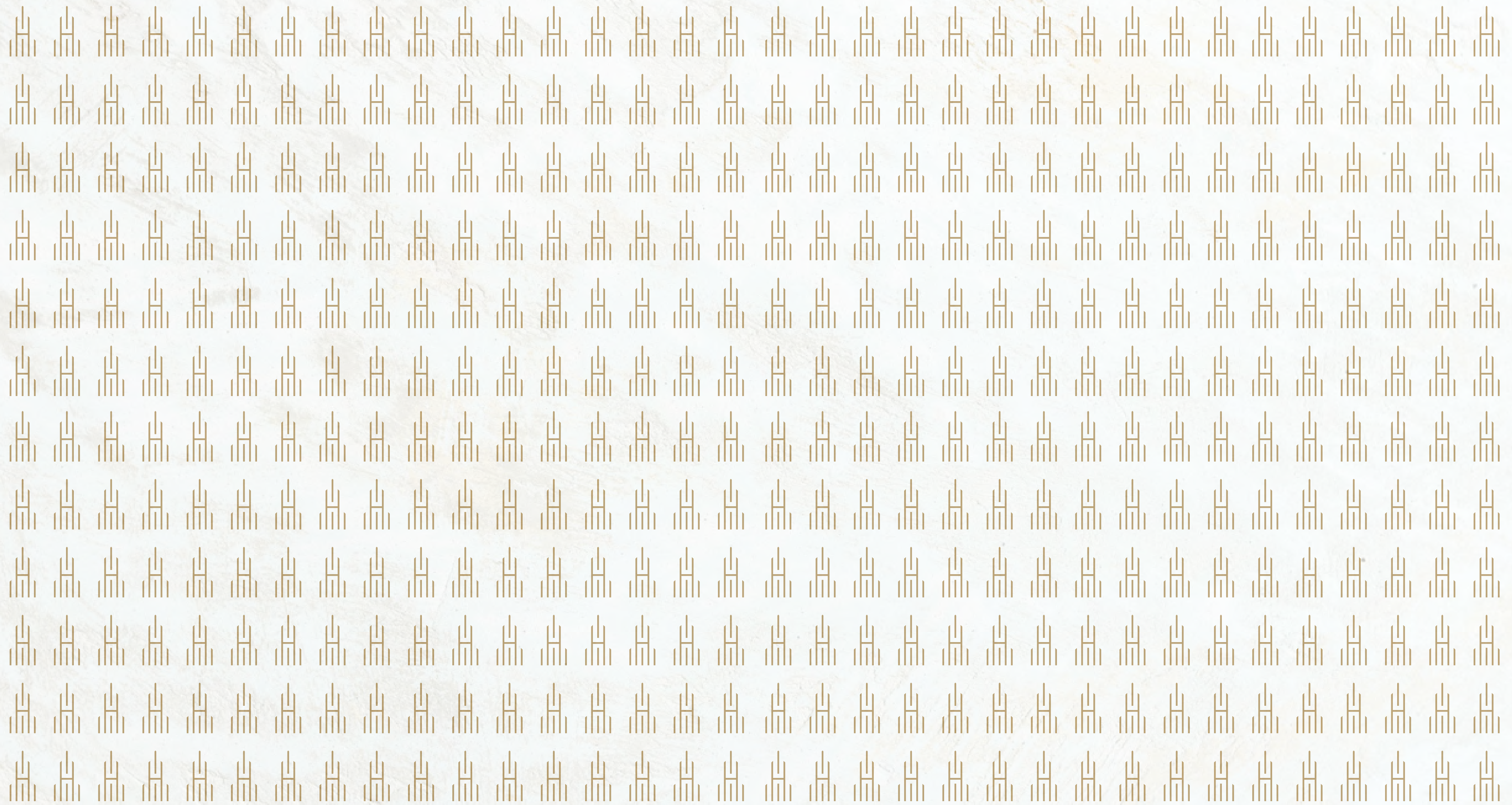


# CHAPTER 2

*by* NEWBURY





Where Modern  
Life Rises Higher



NEWBURY  
DEVELOPMENTS

# The Next Chapter Begins

After the success of Chapter 01, Newbury Developments proudly unveils Chapter 02 a natural progression of its design philosophy and vision. Building on the same global design sensibility, Chapter 02 continues to blend international aesthetics with regional insight, refined for modern urban living in Dubai. Thoughtfully crafted layouts, elevated amenities, and timeless detailing come together to create spaces that are contemporary, purposeful, and enduring. Once again, every element is curated with intention—where refined living meets understated elegance, and each residence becomes a signature expression of Newbury's evolving legacy.

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Chapter 02 by Newbury

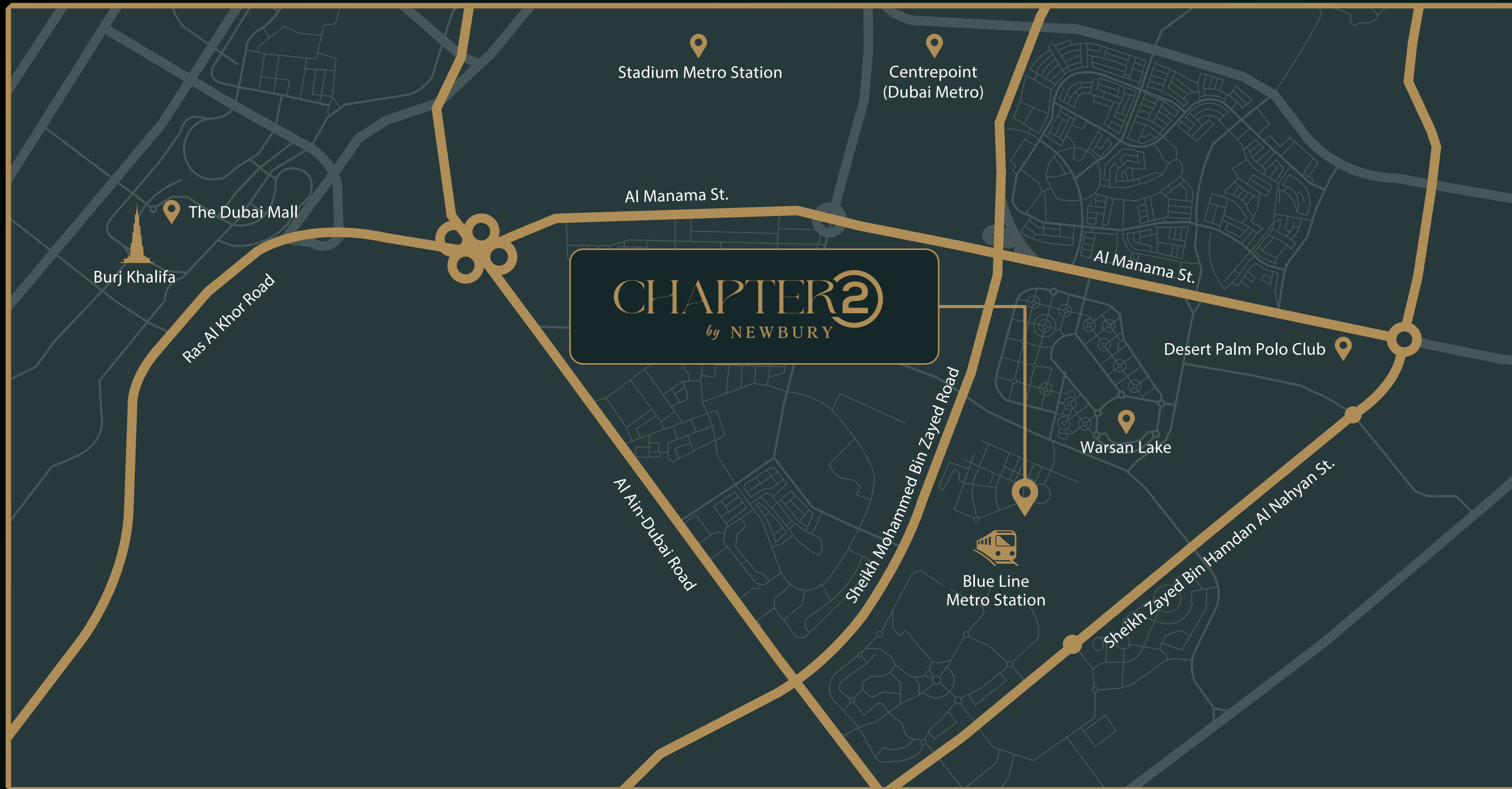
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## PRIME LOCATION WARSAN 4, DUBAI

Located in Warsan 4, this project offers a well-balanced lifestyle in one of Dubai's steadily growing residential communities. The area is known for its peaceful surroundings, easy accessibility, and strong future potential—making it ideal for both end users and investors.



## Connected to Everything. Designed for you.

Located in the heart of Warsan 4, the development enjoys strong connectivity to key areas of Dubai.

With easy access to major road networks and close proximity to the upcoming Blue Line Metro station, residents can conveniently reach business districts, educational hubs, retail destinations, and everyday essentials. This well-connected location ensures smooth daily commuting while keeping you close to the city's growing infrastructure and future developments

- ✔ Blue Line Metro Station - Walking distance
- ✔ Dubai Safari Park – 5 minutes
- ✔ Dragon Mart – 7 minutes
- ✔ International City – 5 minutes
- ✔ Downtown Dubai – 20–25 minutes
- ✔ Dubai Airport – 15–20 minutes
- ✔ Burj Khalifa / Dubai Mall - 25 minutes

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## Upcoming Blue Line Metro

Just an 8-minute walk from the upcoming Blue Line Metro station, the project enjoys a highly convenient and future-ready location. This close metro access enhances daily mobility, supports strong rental demand, and adds long-term value—making it an ideal choice for both residents and investors.

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## Premium & Minimal Design


A contemporary architectural statement designed for modern urban living, combining clean lines, spacious balconies, and refined detailing to create a timeless residential experience. Thoughtfully crafted with a focus on light, space, and comfort, the building offers all essential amenities to support everyday living—delivering convenience, functionality, and a well-balanced lifestyle in a modern city setting.

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Harmonized with  
Urban Landscape

# PROJECT HIGHLIGHTS



**Grand  
Lobby**



**Fully Fitted  
Kitchen**



**ALEXA  
Smart Home**



**Covered  
Parking**




**Outdoor  
Sitting Area**



**Swimming  
Pool**



**BBQ  
Area**



**Indoor  
Gym**



**Kids'  
Play Area**



**Studio  
Apartments**



**1-Bed  
Apartments**



**2-Bed  
Apartmen**

94

APARTMENTS

Studio  
**56**  
units

1-Bed  
**36**  
units

2-Bed  
**2**  
units

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# Grand Lobby Experience

Introducing a new benchmark for residential living in Warsan 4, this project is among the first to feature a grand, double-height lobby in the area. Designed to deliver a calm yet impressive arrival experience, the lobby blends contemporary architecture with natural warmth through soft ambient lighting, sculptural statement fixtures, elegant finishes, and curated greenery. Thoughtfully planned seating areas enhance comfort, creating a hotel-inspired space that sets a refined and prestigious tone from the moment you enter.



## Poolside Relaxation

A thoughtfully designed poolside retreat offers residents a perfect balance of leisure and comfort. Surrounded by landscaped greenery, sun loungers, and inviting seating areas, the space creates a calm, resort-style atmosphere ideal for unwinding, socializing, or enjoying relaxed moments by the water in a refined outdoor setting.

## Gym with Pool View

An energizing fitness space designed to inspire everyday wellness, the gym features modern equipment complemented by expansive views overlooking the pool. Filled with natural light and a refreshing outlook, it creates a motivating environment where residents can work out, recharge, and enjoy a seamless connection between fitness and leisure.



## Kids' Play Area

A safe and cheerful play area designed especially for children, offering a fun space where imagination and activity come together. Thoughtfully planned with open visibility and a welcoming environment, it allows kids to play freely while parents enjoy peace of mind in a secure and family-friendly setting.



## Resort-Style Poolside Living

Designed as a calm escape within the city, the swimming pool offers residents a space to unwind, recharge, and enjoy everyday luxury. Surrounded by a thoughtfully planned deck and open skies, it's ideal for morning laps, relaxed afternoons, or quiet evenings after a long day. More than just an amenity, the pool is a lifestyle feature that brings balance, wellness, and a resort-like atmosphere to everyday living.



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## Smart Studio Apartment

Efficiently designed for modern urban living, the smart studio apartments offer a perfect blend of style and functionality. Open layouts maximize space and natural light, while integrated smart home features allow effortless control of lighting, climate, and essential functions—creating a comfortable, connected, and convenient living experience ideal for today's lifestyle.

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## Smart 1-Bedroom

Designed for modern lifestyles, the 1-bedroom residences feature smart home technology that brings comfort, convenience, and control to everyday living. Thoughtfully planned layouts, ample natural light, and well-defined living spaces are enhanced by intelligent systems that allow residents to manage lighting, climate, and key functions with ease creating a seamless, efficient, and contemporary home experience.

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## Exclusive 2-Bedroom

Limited to only two residences in the entire building, these exclusive 2-bedroom homes are designed for those who value space, privacy, and distinction. Expansive layouts are complemented by exceptionally large balcony areas, creating seamless indoor-outdoor living and offering the perfect setting for relaxation or entertaining. Enhanced with smart home technology, abundant natural light, and refined finishes, these rare residences deliver a truly elevated living experience.

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