



# THE EDIT <sup>AT</sup> d3



Project Briefing



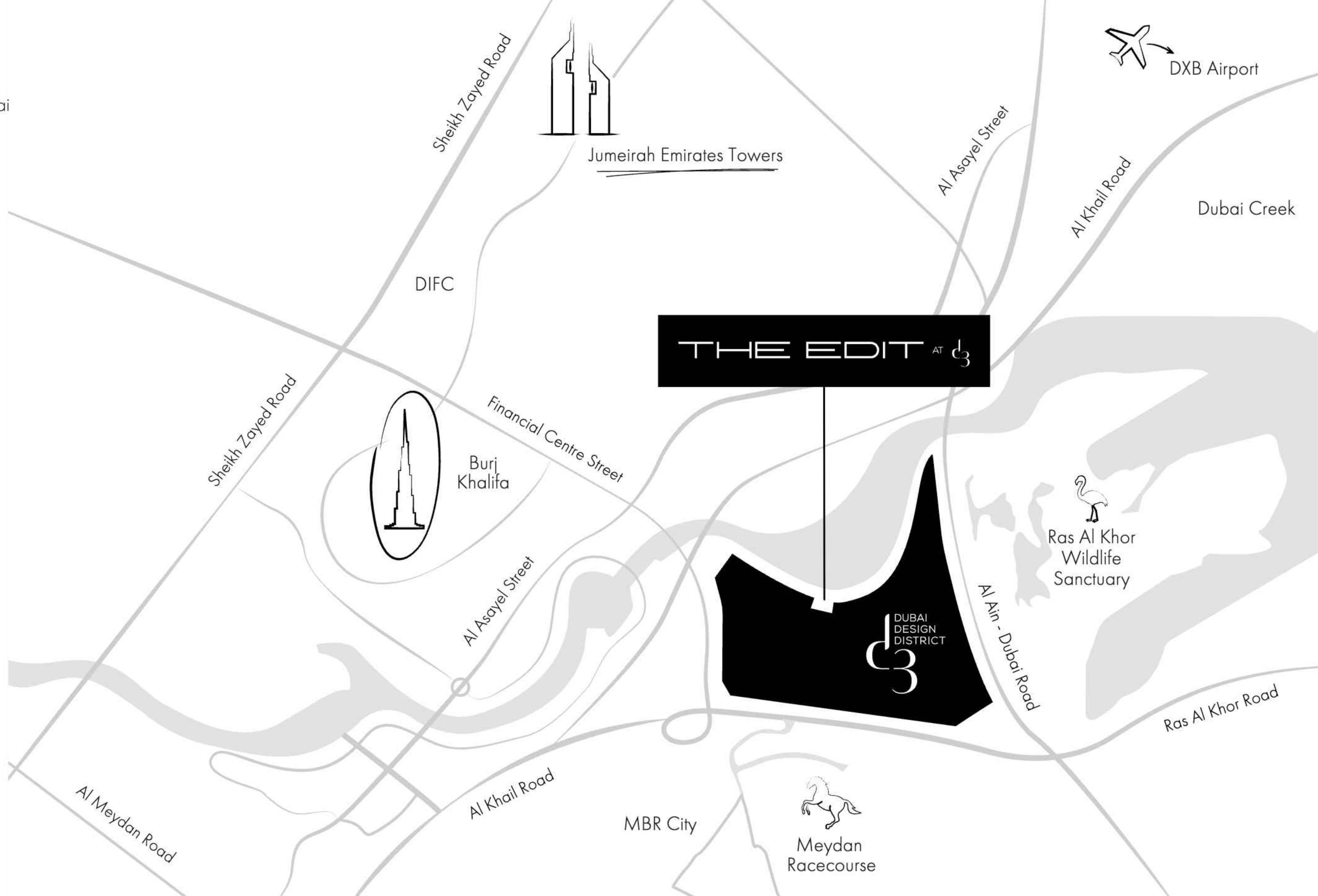
*Welcome to*  
**THE EDIT** AT d3



The Edit at d3 is a new contemporary trio of waterfront residences shaped by movement, light and nature. Softened edges, curved corners and sweeping balcony lines give the three towers a timeless elegance, rising in harmony to form a distinct skyline.

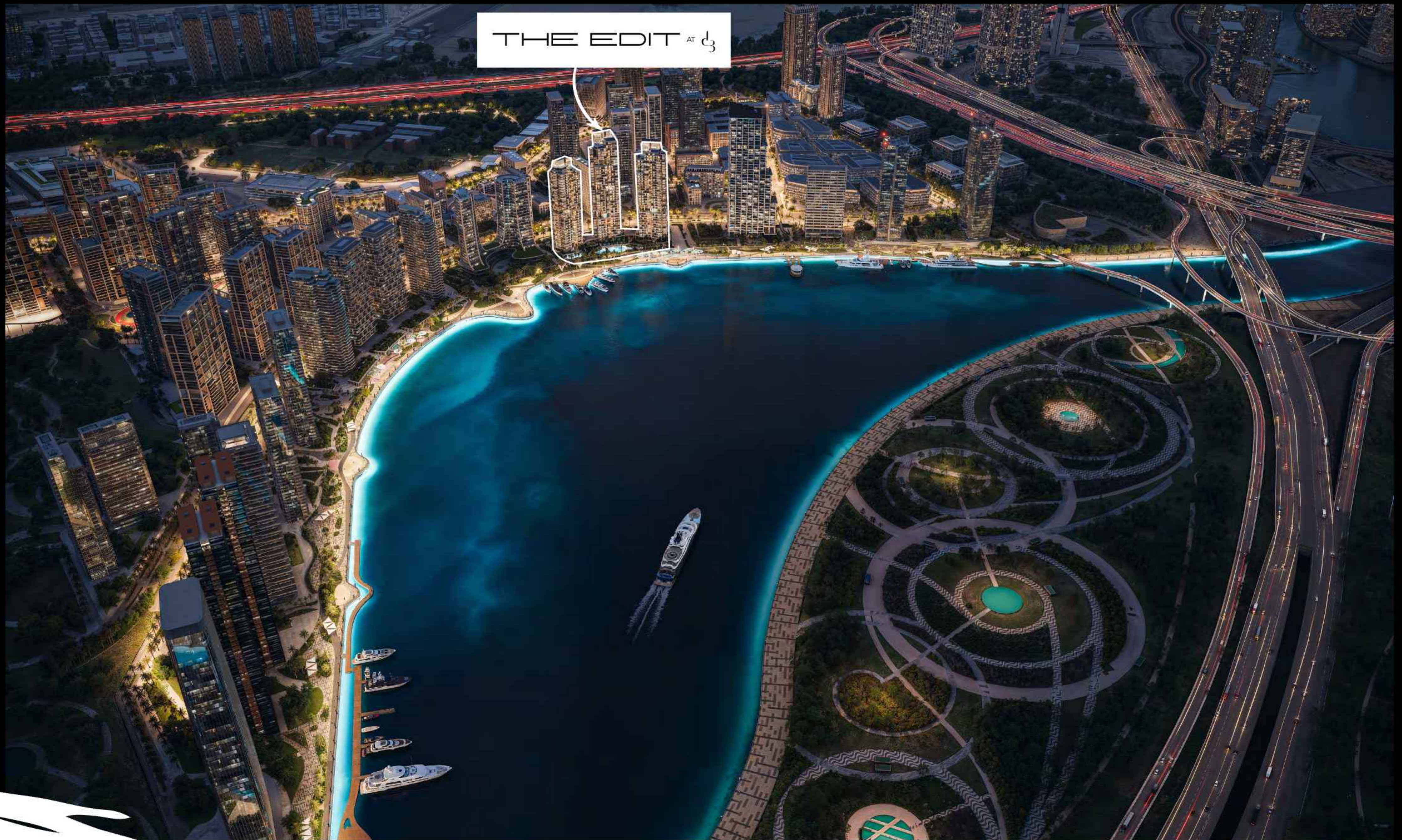


- 6** min • The Dubai Mall
- 7** min • Downtown Dubai
- 7** min • City Walk
- 10** min • Burj Khalifa
- 10** min • Business Bay
- 12** min • DIFC
- 15** min • DXB Airport





THE EDIT AT 





Set along the shoreline of d3, a waterfront vision rises in three sculptural movements, an ensemble that engages both city and water, with sky gardens creating living sanctuaries that draw light, greenery and air into the heart of the towers.

Unscripted. By Design.



Where Architecture Flows Like Water





Where Every Line  
Leads to the Sky

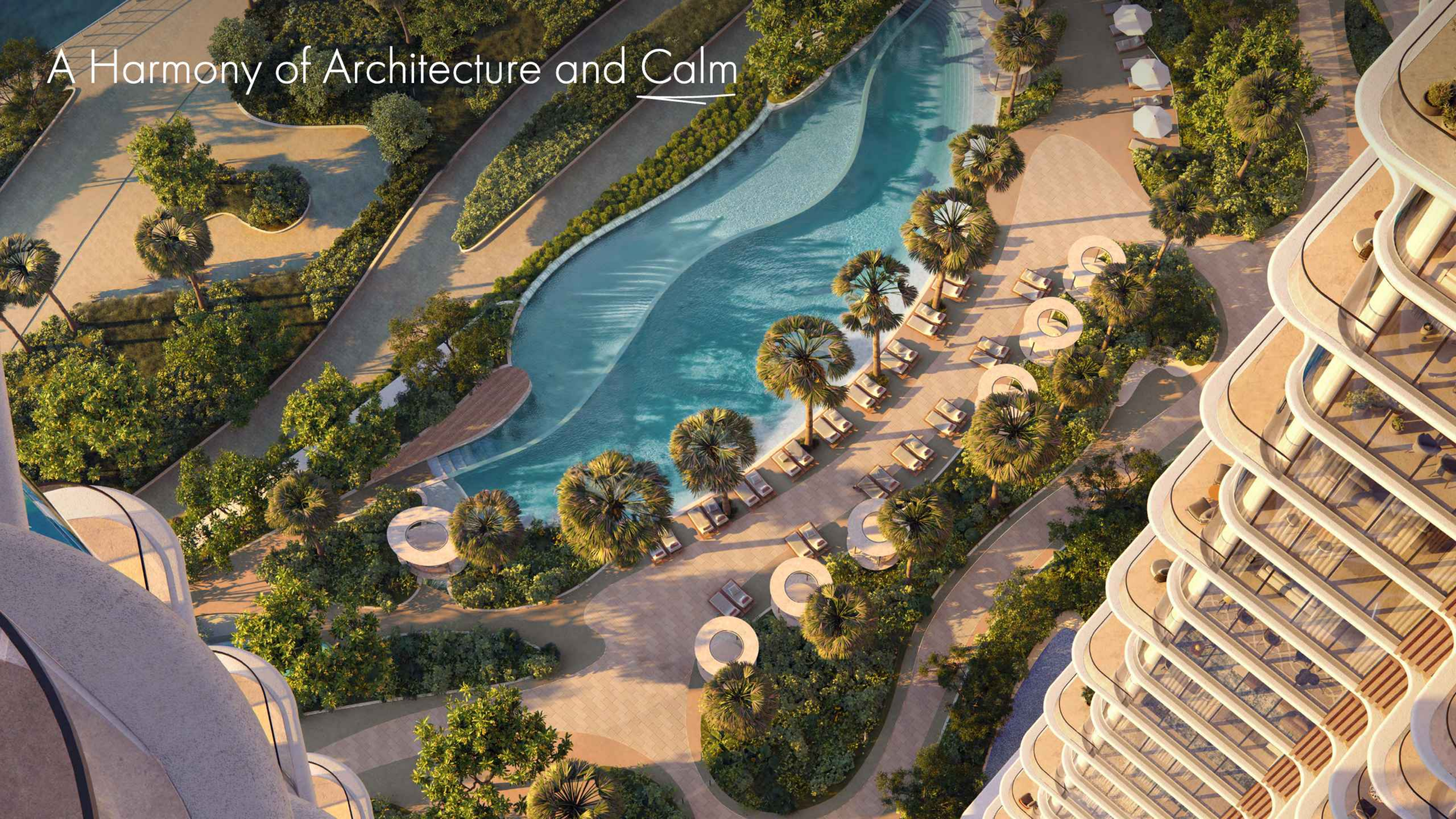






An Arrival Framed *by* Sculptural Canopies





A Harmony of Architecture and Calm



A photograph of a modern building's sky garden at night. The garden is a circular, elevated terrace with a curved concrete railing. It features several large, cylindrical concrete pillars that support the building's upper floors. The terrace is furnished with modern, light-colored armchairs and a small, square, black metal table. There are several potted plants, including a large tree on the left and several smaller plants in large, light-colored pots. The background shows a city skyline at night, with various skyscrapers and buildings illuminated with lights. The sky is dark, and the overall atmosphere is serene and modern.

Sky Gardens that  
Bring Life Upward

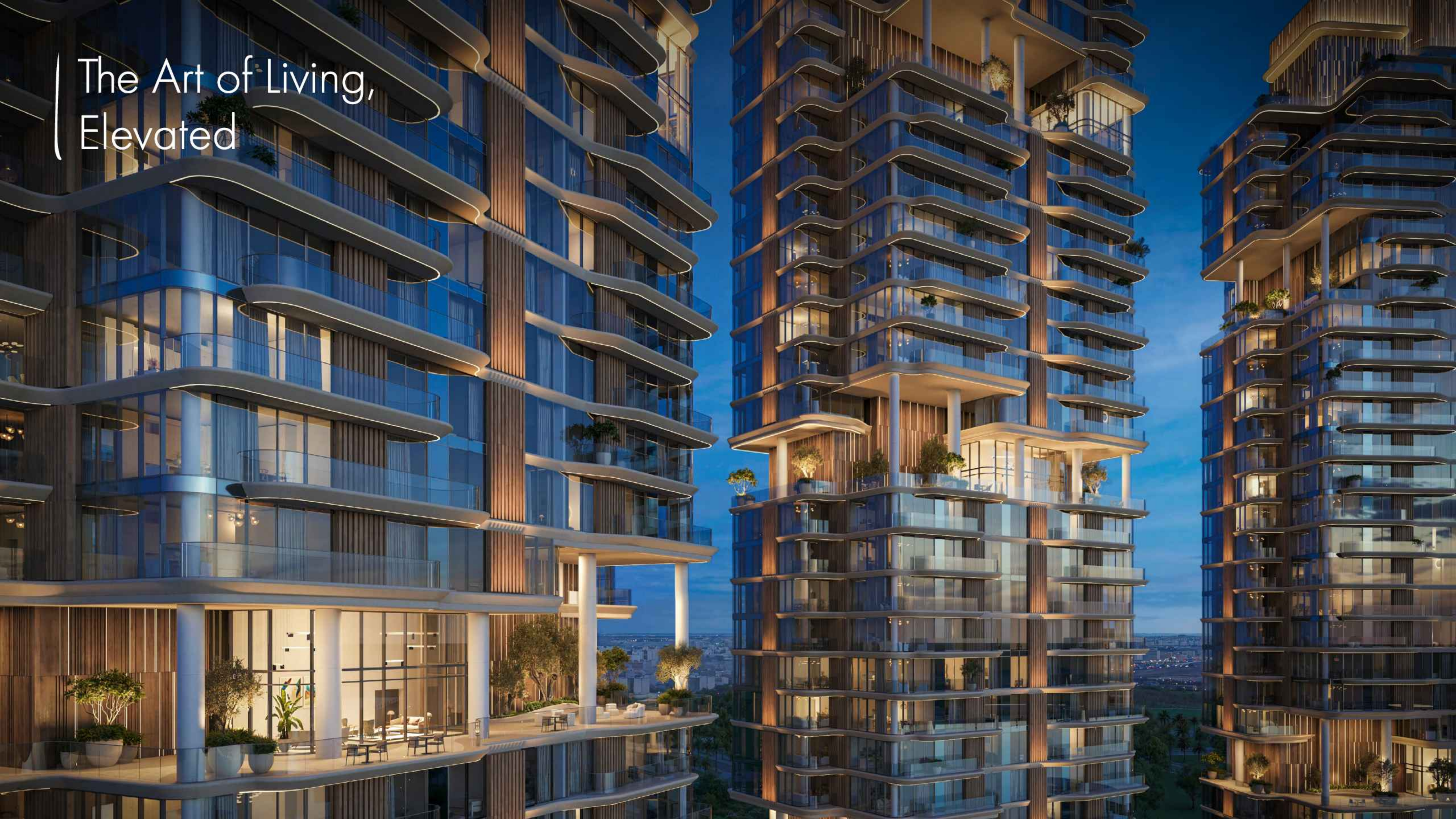




# A Skyline *Masterpiece*



The Art of Living,  
Elevated





# A Grand Entrance







A **Bold** Landmark  
Rooted in Elegance







Towers that Rise with  Fluid Grace



# A Symphony of Living





Reflections  
*on the Water*





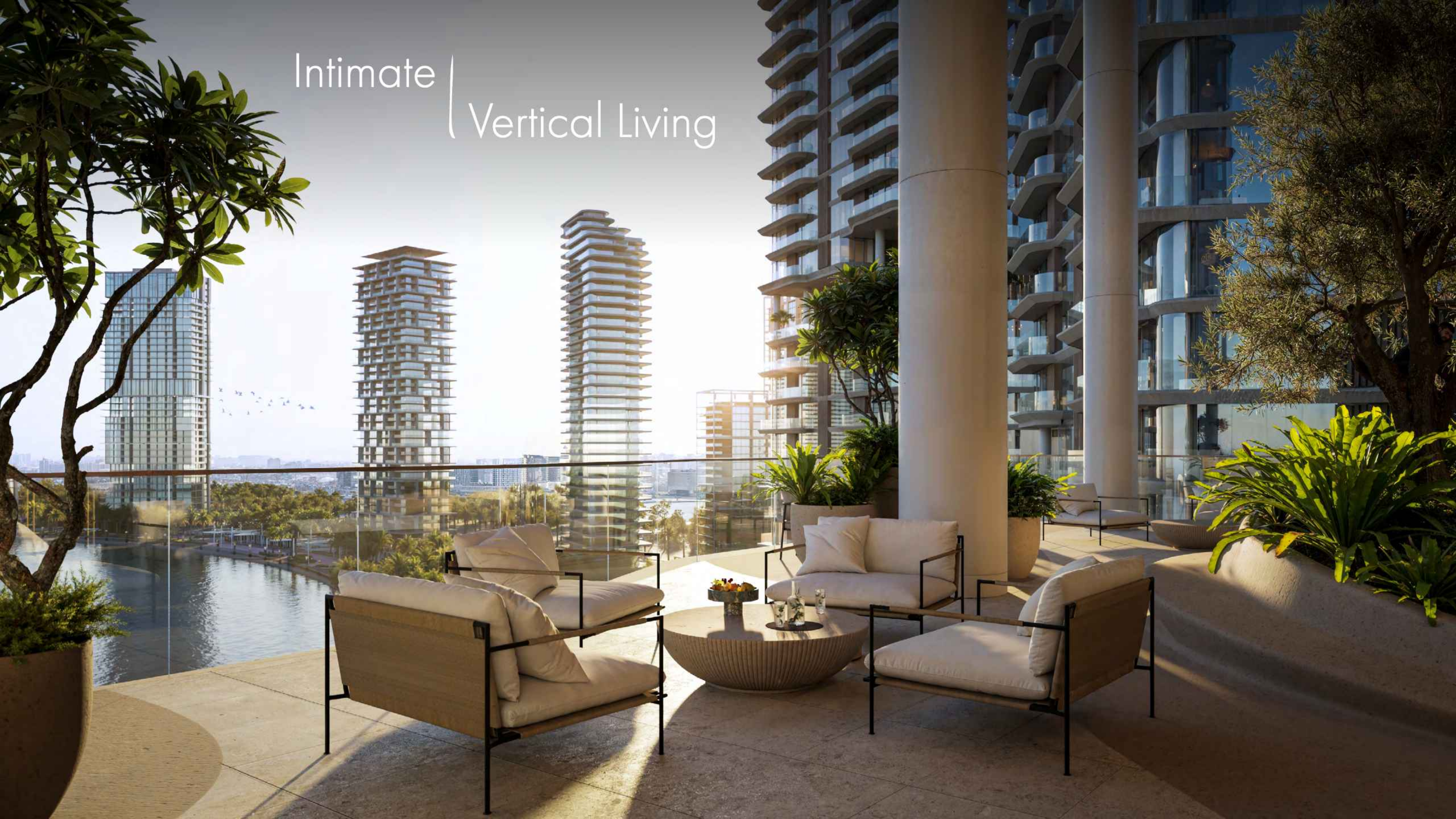
A futuristic, curved skyscraper at night. The building features multiple levels with balconies that have glass railings and integrated lighting. The interior lights of the building are on, and the balconies are illuminated from within. The building is set against a dark blue sky. The text "The Future of" is overlaid in the upper center, and "Urban Living" is overlaid in the lower center in a white, cursive font.

The Future of

*Urban Living*



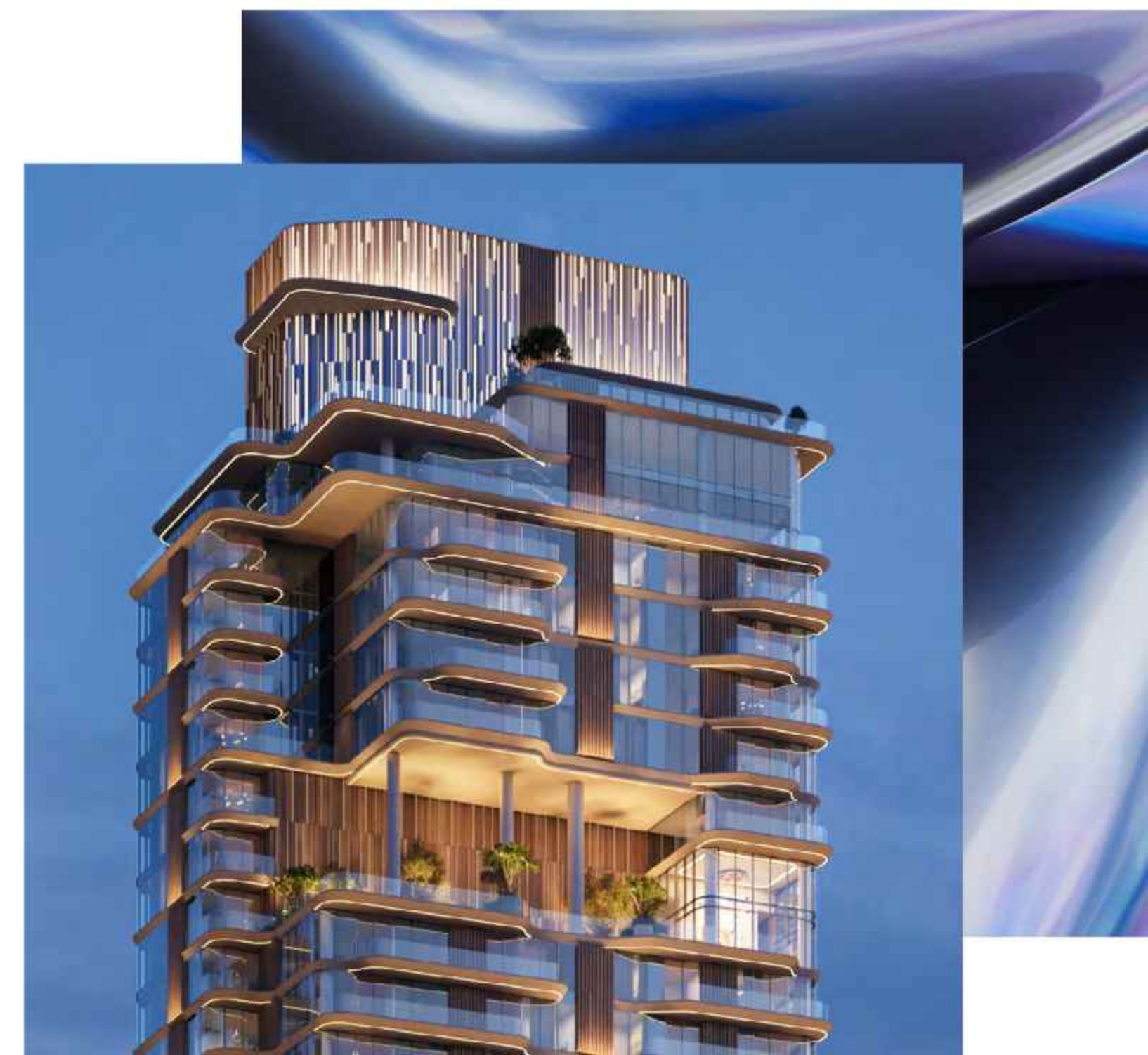
Intimate | Vertical Living







# *Three Towers,* Infinite Perspectives



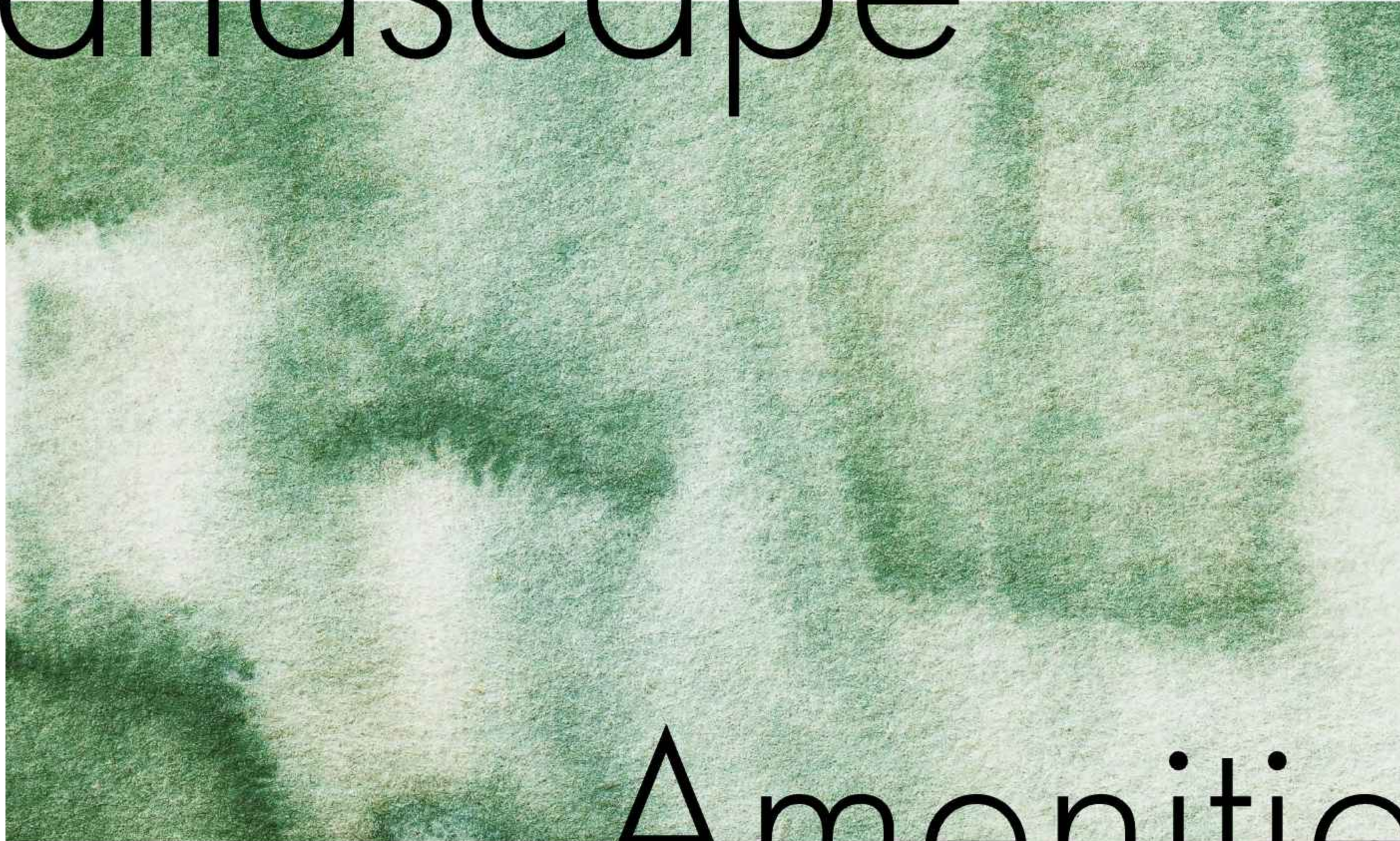




A Vibrant Eternity of Living



# Landscape



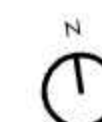
# Amenities



# Amenities Plan



- 1 Entrance
- 2 Wellness Space
- 3 Pool Deck
- 4 Communal Space
- 5 Seating Areas
- 6 BBQ Area/California Rooms
- 7 Promenade Access
- 8 Kids' Play Area
- 9 Social Spaces
- 10 Upper Family Pool
- 11 Lower Lap Pool
- 12 Padel Court
- 13 Private Cabanas
- 14 Kids' Pool
- 15 Parking Access







Swimming Pool & Promenade





Walking Path





Sports Court





Swimming Pool





Swimming Pool



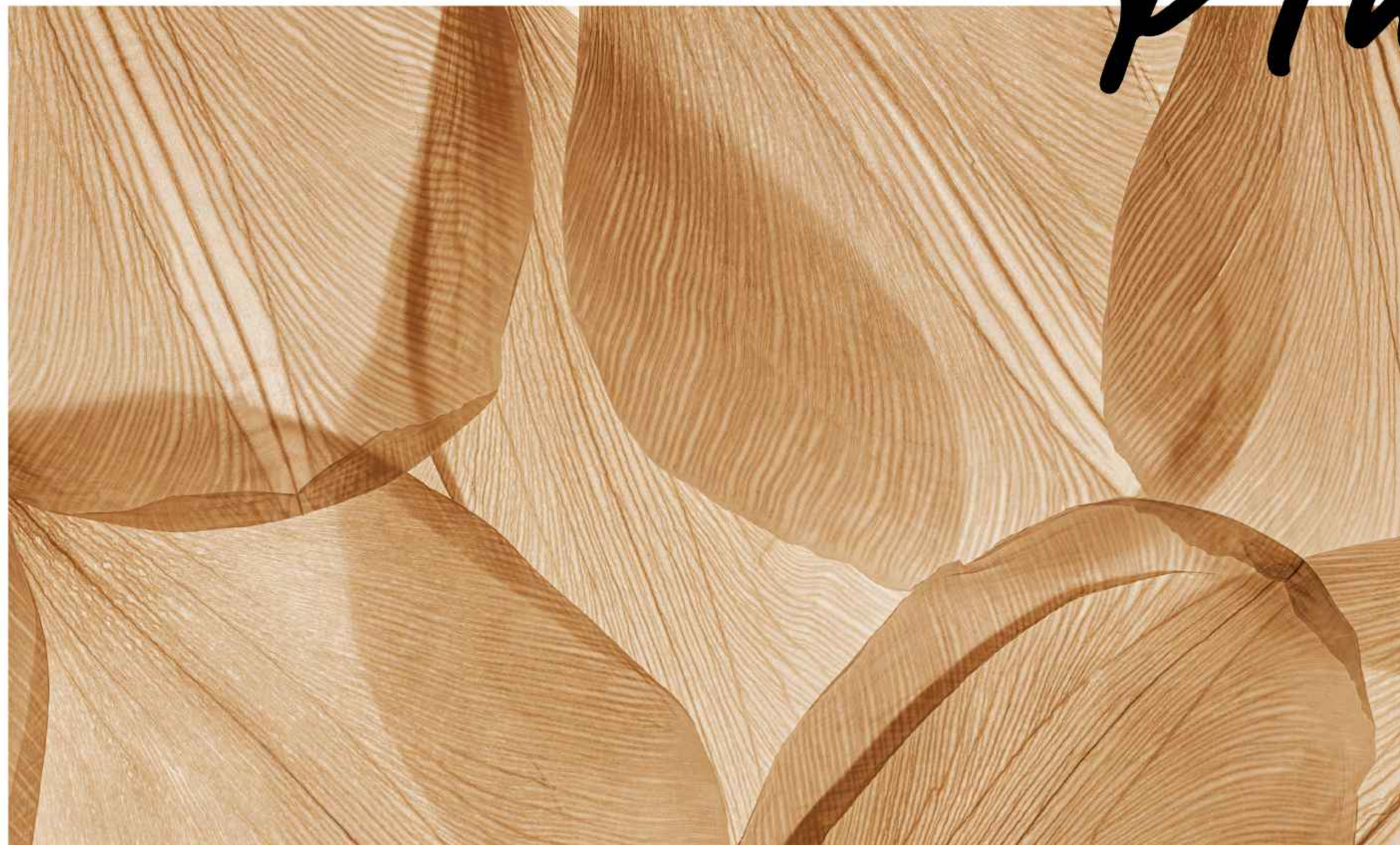


Swimming Pool



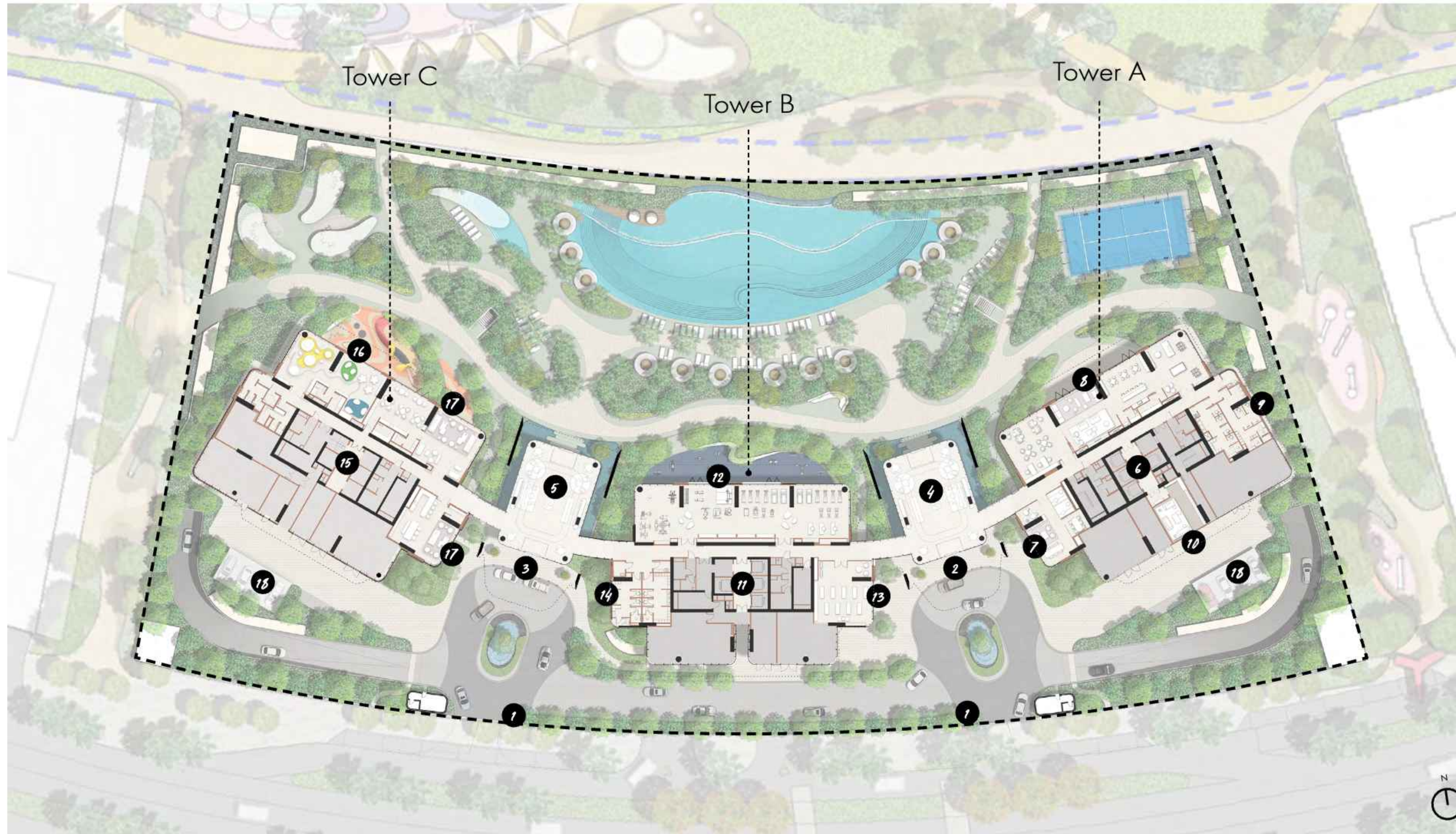
# Ground Floor

# Plan





# Ground Floor Plan



- 1 Entrance Gate
- 2 Tower A & B Drop-off
- 3 Tower B & C Drop-off
- 4 Lobby & Reception 1
- 5 Lobby & Reception 2
- 6 Tower A Lift Lobby
- 7 Co-working & Art Gallery
- 8 Social Club
- 9 Tower A Pool Changing Rooms
- 10 Cinema
- 11 Tower B Lift Lobby
- 12 Gym
- 13 Yoga Studio
- 14 Tower B Changing Rooms
- 15 Tower C Lift Lobby
- 16 Kids' Club
- 17 Family Lounge
- 18 Visitor Parking





Lobby



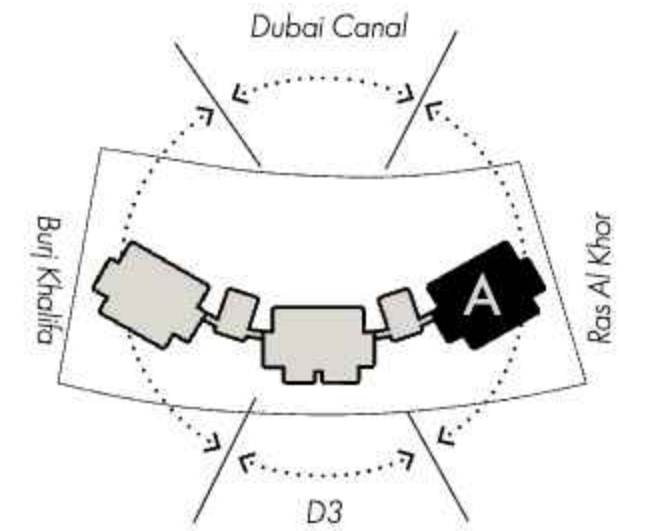
# Tower A



# Amenities



# Ground Floor Plan







GOOD VIBES  
*only*

Teenagers' Club





Co-working Space





Cinema



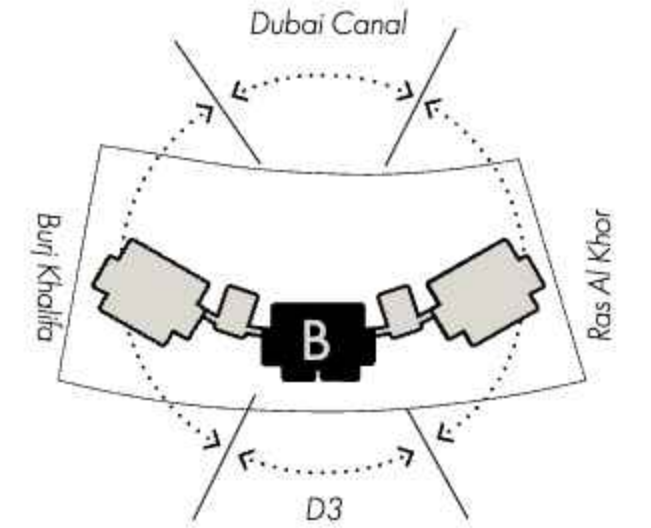
# Tower B



# Amenities



# Ground Floor Plan







DON'T  
QUIT

LIFT  
PUSH  
MOVE

Gym

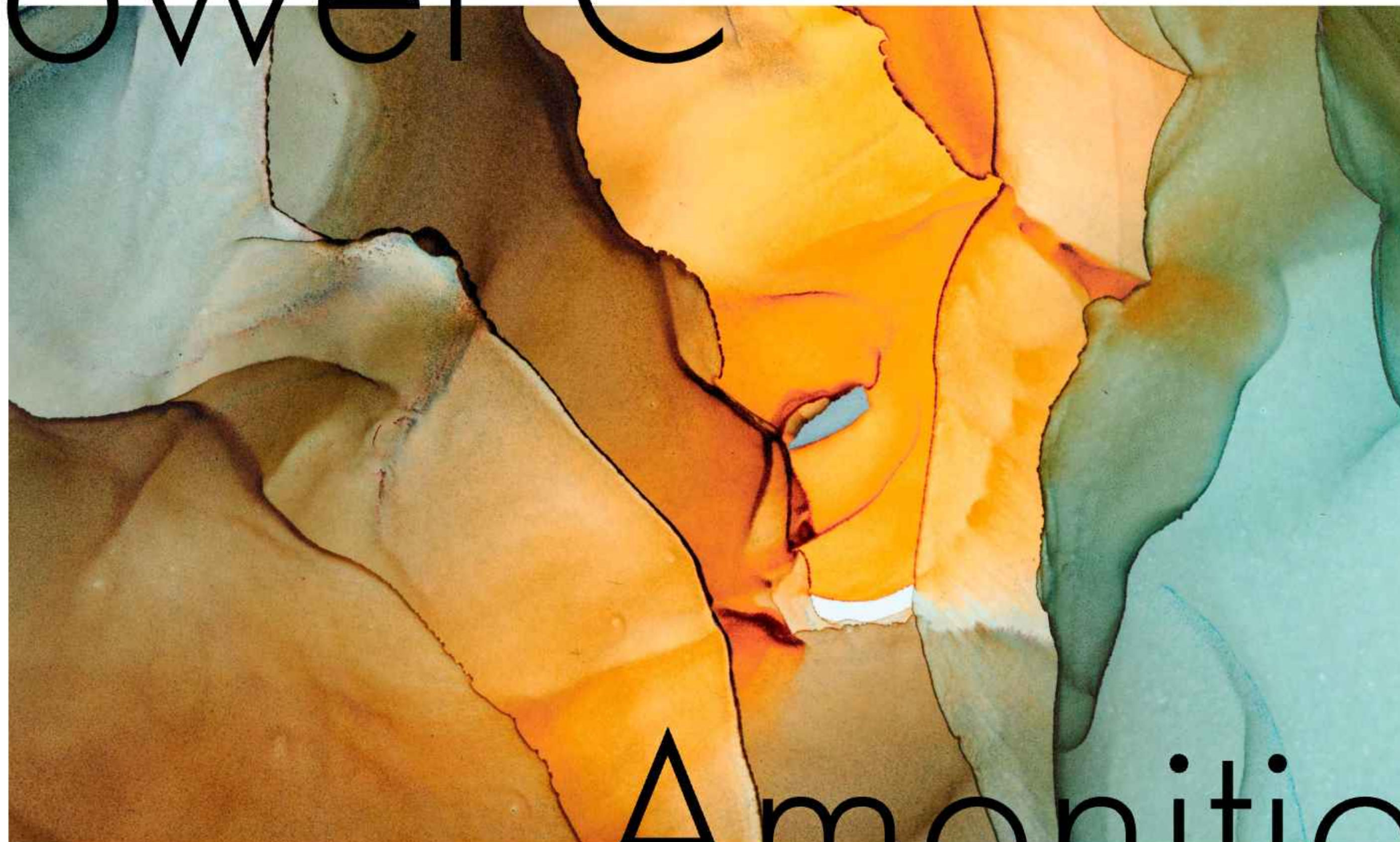




Yoga Studio



# Tower C

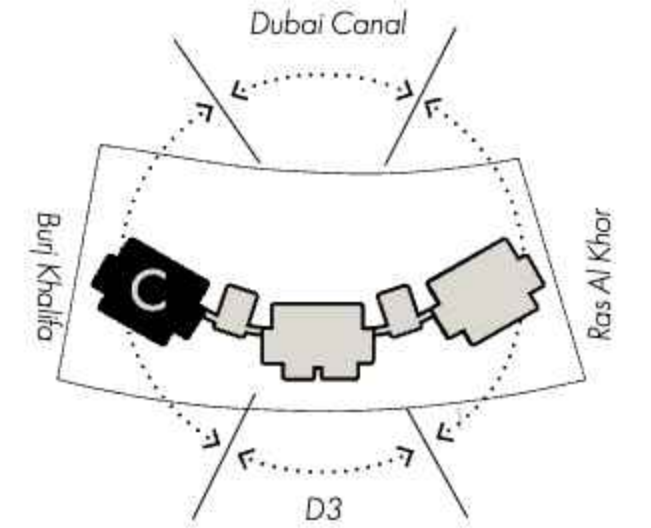


# Amenities





# Ground Floor Plan







Family Lounge





Kids' Club





# Floor Plans

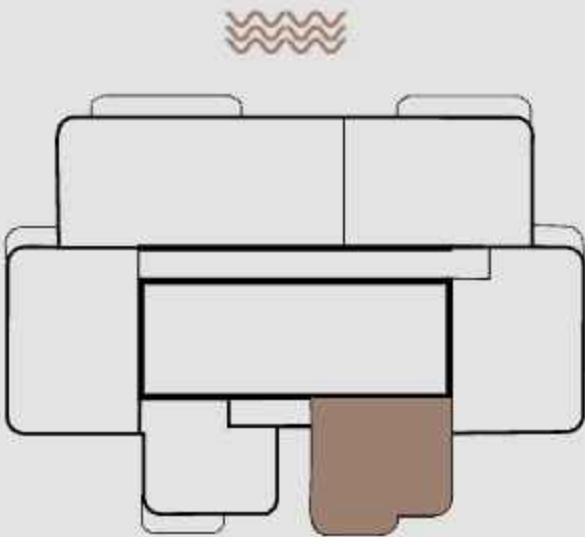
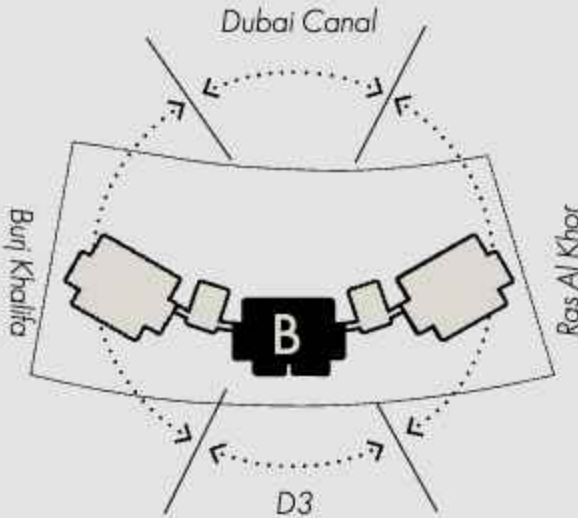
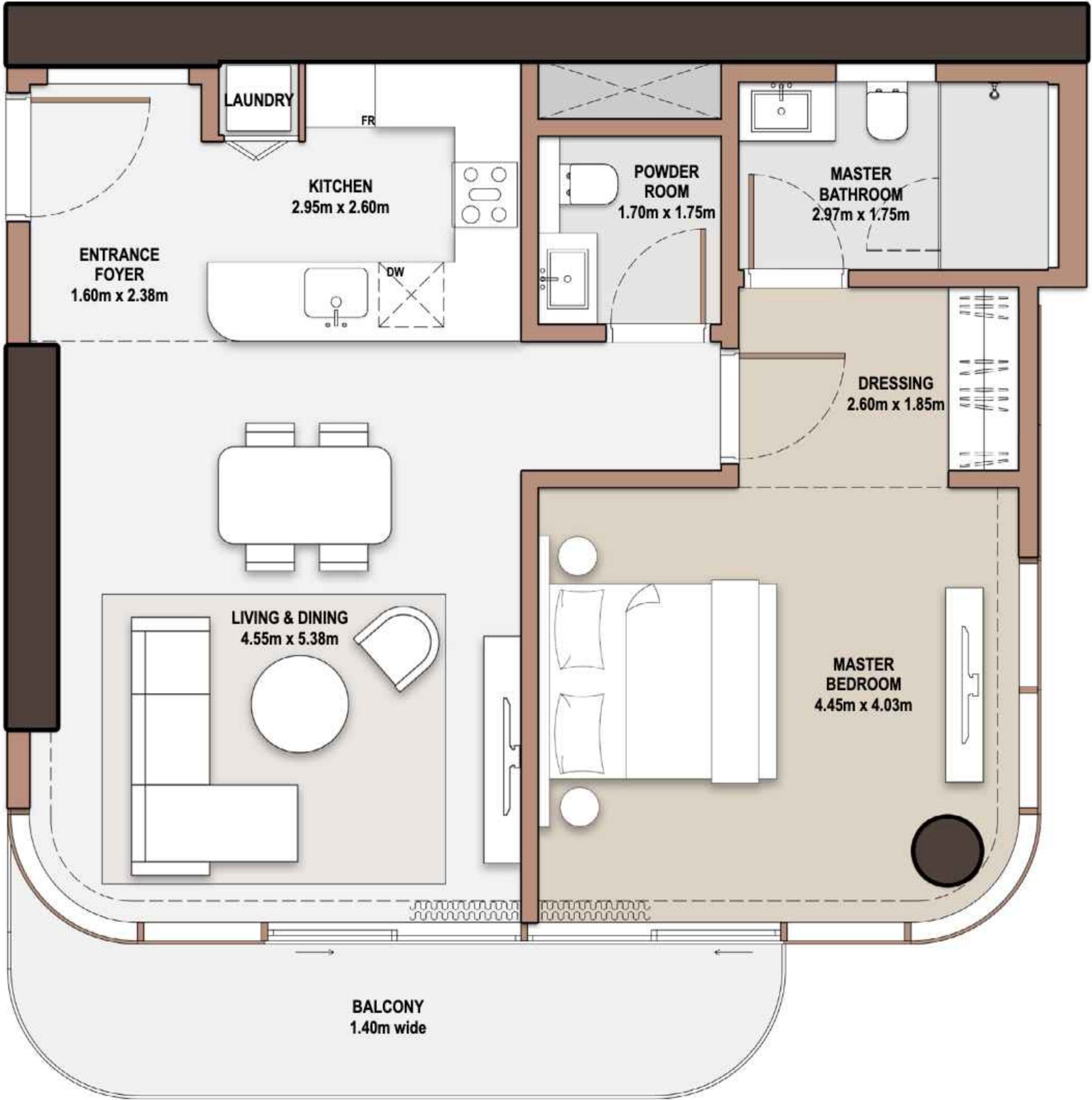




# 1-Bedroom

- *Type* B-1B-B.2

|              |            |                |            |
|--------------|------------|----------------|------------|
| Unit Number  |            |                |            |
| 501          |            |                |            |
| Unit Type    |            | Suite Area NIA | SQM   SQFT |
| B-1B-B.2     |            | 77.05          | 829.36     |
| Balcony Area | SQM   SQFT | Total Area NSA | SQM   SQFT |
| 10.25        | 110.33     | 87.30          | 939.69     |



FLOOR 1,3,5,7,9,11,13,15,17  
19,23,25,27,29,31,33,35



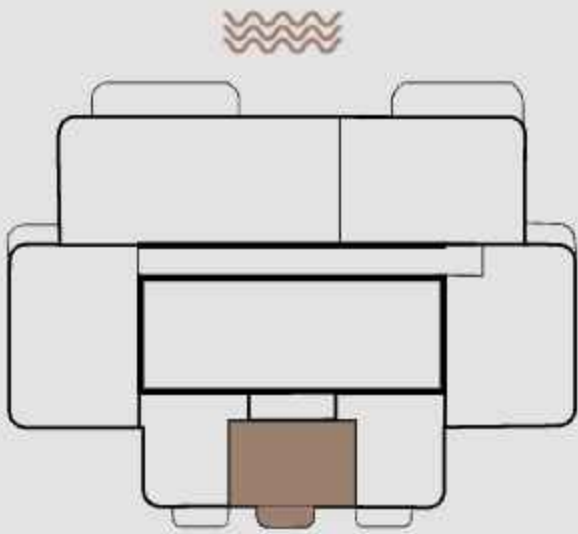
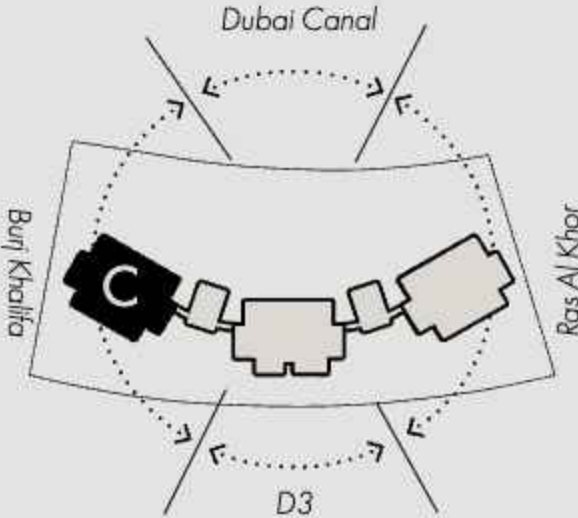
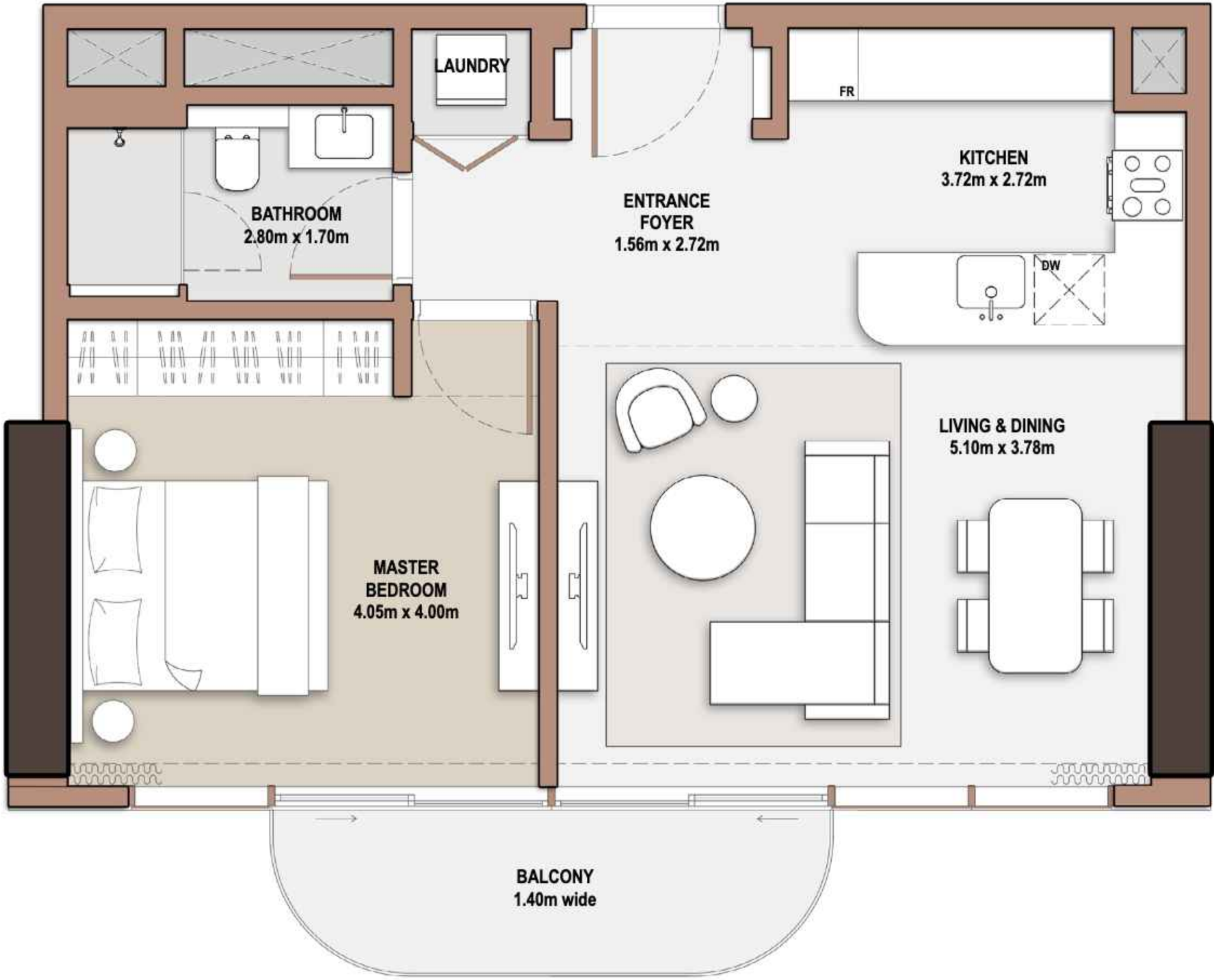
Tower B



# 1-Bedroom

- *Type* C-1B-A.1

|              |            |                |            |
|--------------|------------|----------------|------------|
| Unit Number  |            |                |            |
| 102          |            |                |            |
| Unit Type    |            | Suite Area NIA | SQM   SQFT |
| C-1B-A.1     |            | 63.56          | 684.15     |
| Balcony Area | SQM   SQFT | Total Area NSA | SQM   SQFT |
| 6.56         | 70.61      | 70.12          | 754.76     |



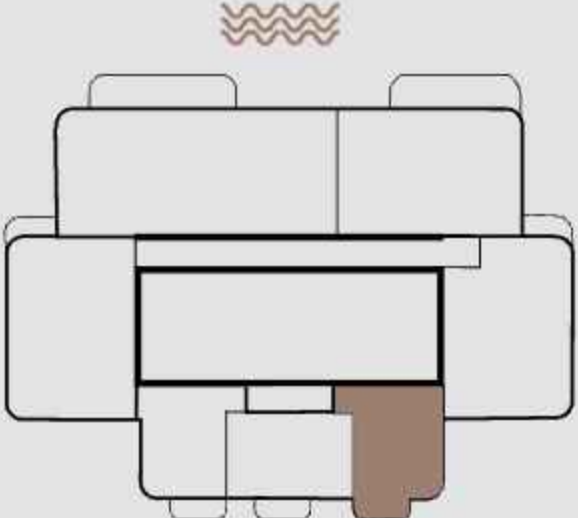
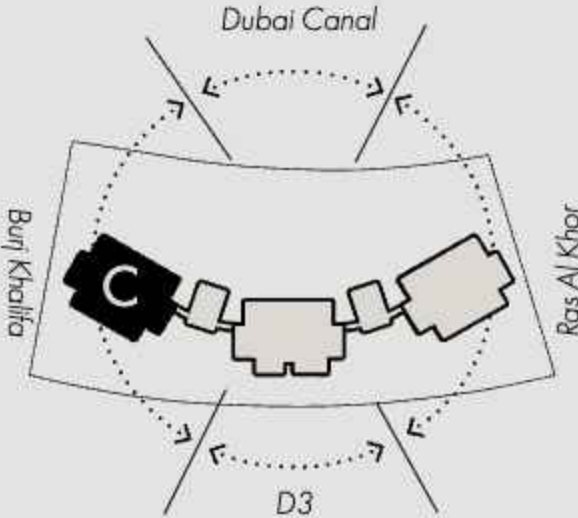
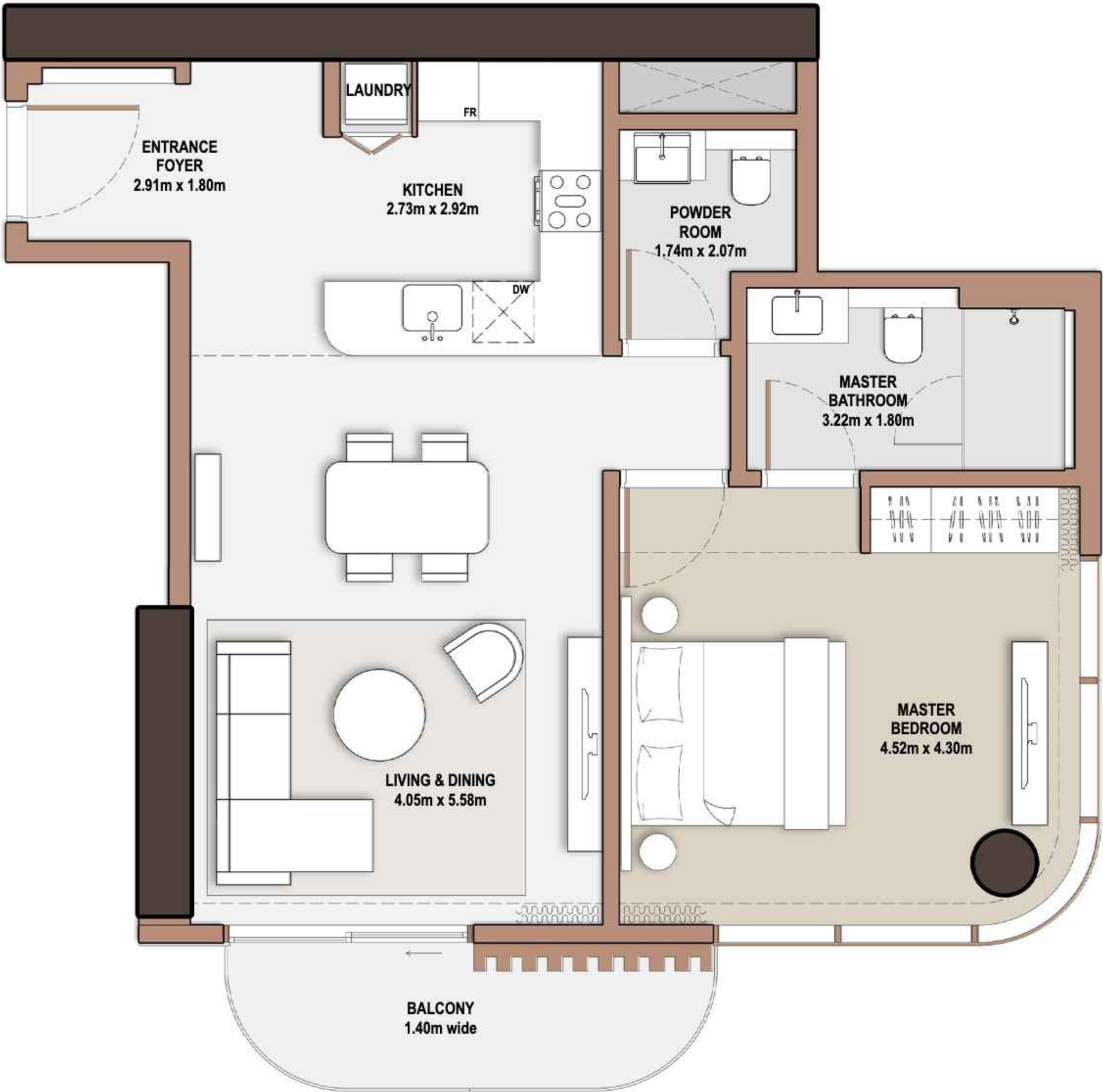
Tower C



# 1-Bedroom

- *Type* C-1B-C.1

|              |            |                |            |
|--------------|------------|----------------|------------|
| Unit Number  |            |                |            |
| 101          |            |                |            |
| Unit Type    |            | Suite Area NIA | SQM   SQFT |
| C-1B-C.1     |            | 74.72          | 804.28     |
| Balcony Area | SQM   SQFT | Total Area NSA | SQM   SQFT |
| 6.64         | 71.47      | 81.36          | 875.75     |



FLOOR 1,3,5,7,9,13,15,17,19,21, 23,25,27,29,31



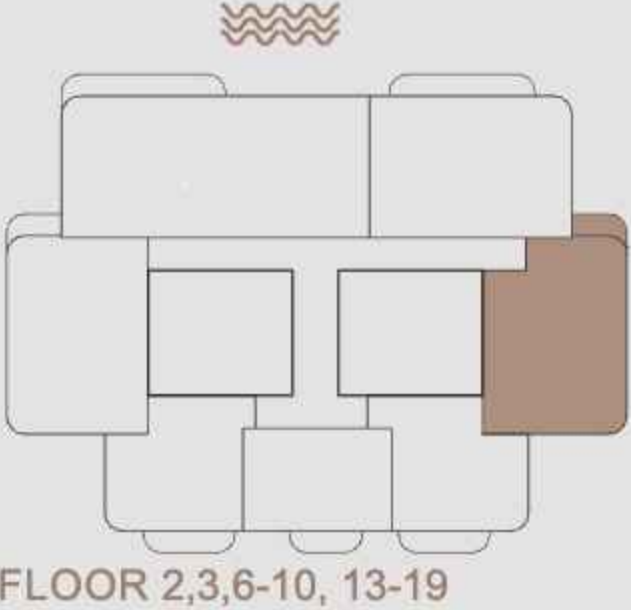
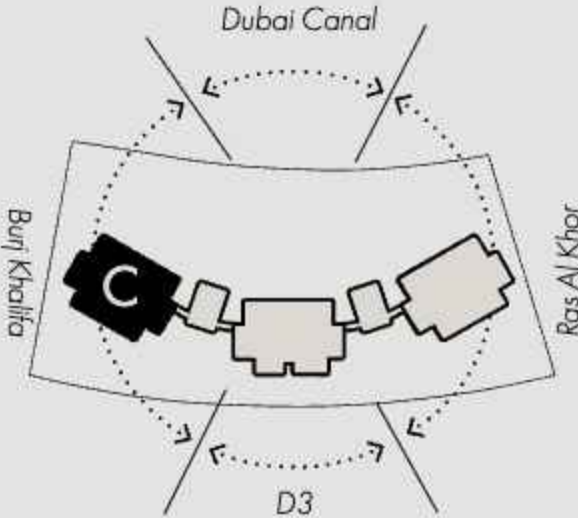
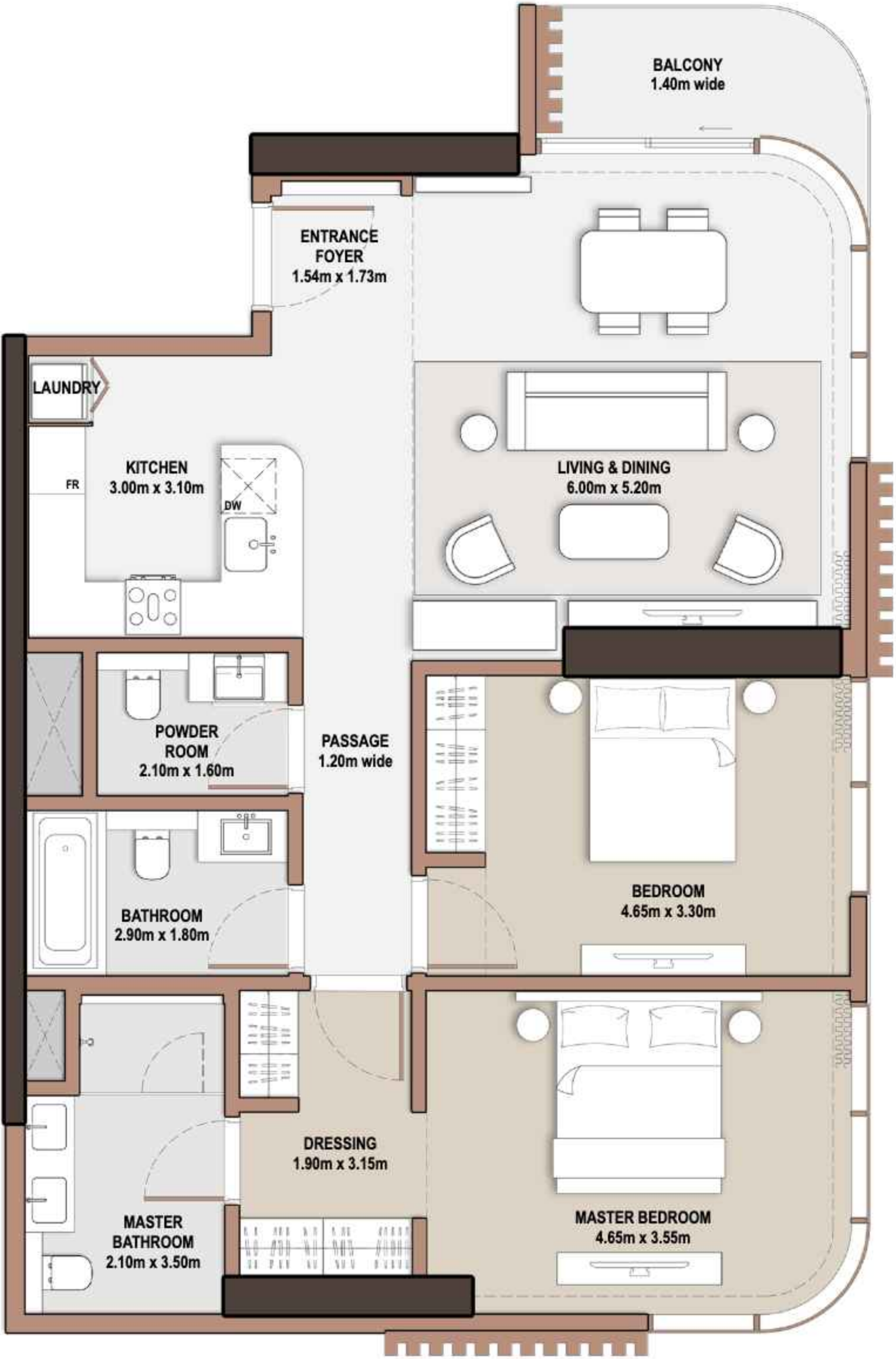
Tower C



# 2-Bedroom

- *Type* C-2B-A.1

|              |            |                |            |
|--------------|------------|----------------|------------|
| Unit Number  |            |                |            |
| 207          |            |                |            |
| Unit Type    |            | Suite Area NIA | SQM   SQFT |
| C-2B-A.1     |            | 112.16         | 1,207.28   |
| Balcony Area | SQM   SQFT | Total Area NSA | SQM   SQFT |
| 5.48         | 58.99      | 117.64         | 1,266.27   |



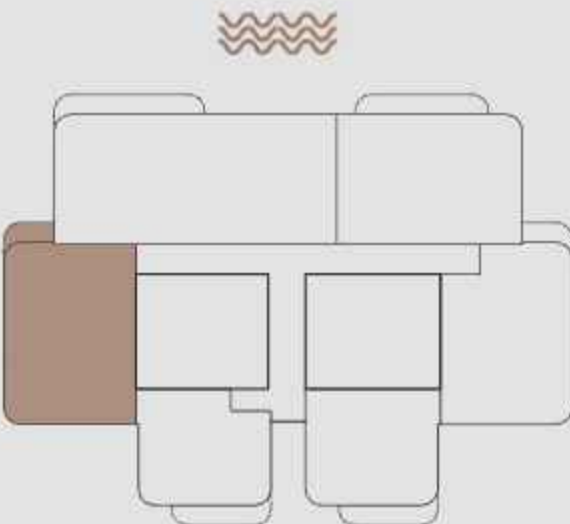
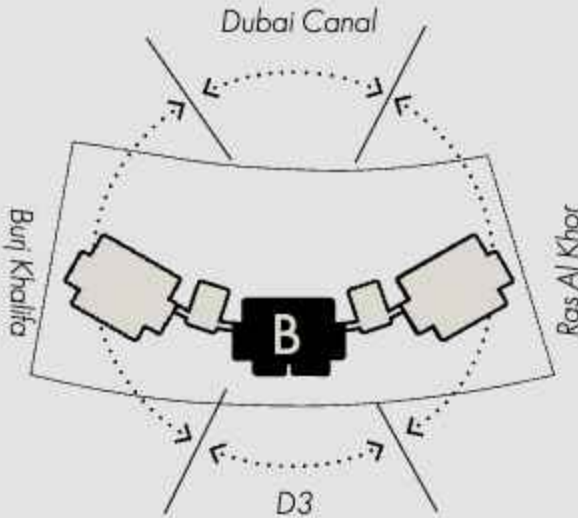
Tower C



# 2-Bedroom

- *Type* B-2B-B.1

|              |       |                |          |
|--------------|-------|----------------|----------|
| Unit Number  |       |                |          |
| 203          |       |                |          |
| Unit Type    |       | Suite Area NIA |          |
| B-2B-B.1     |       | SQM            | SQFT     |
|              |       | 118.21         | 1,272.40 |
| Balcony Area | SQM   | Total Area NSA | SQM      |
| 5.48         | 58.99 | 123.69         | 1,331.39 |



FLOOR 1,2,3,6-10,13-19

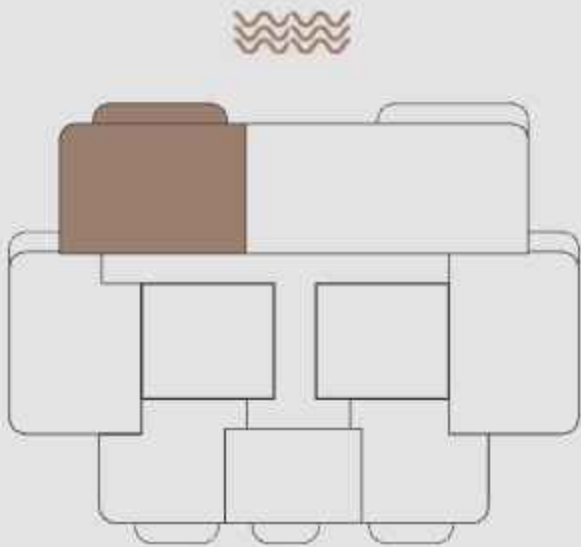
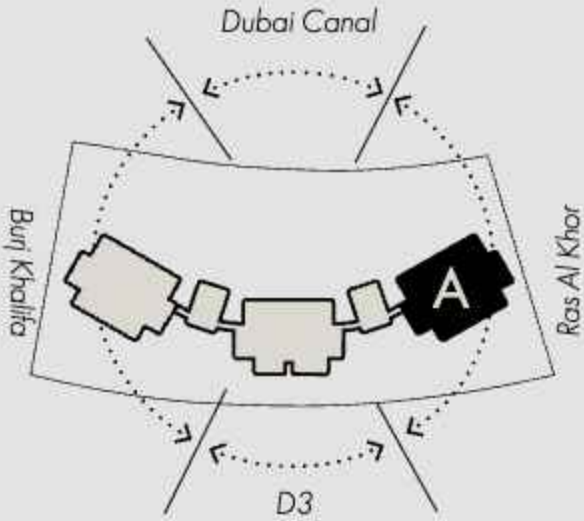
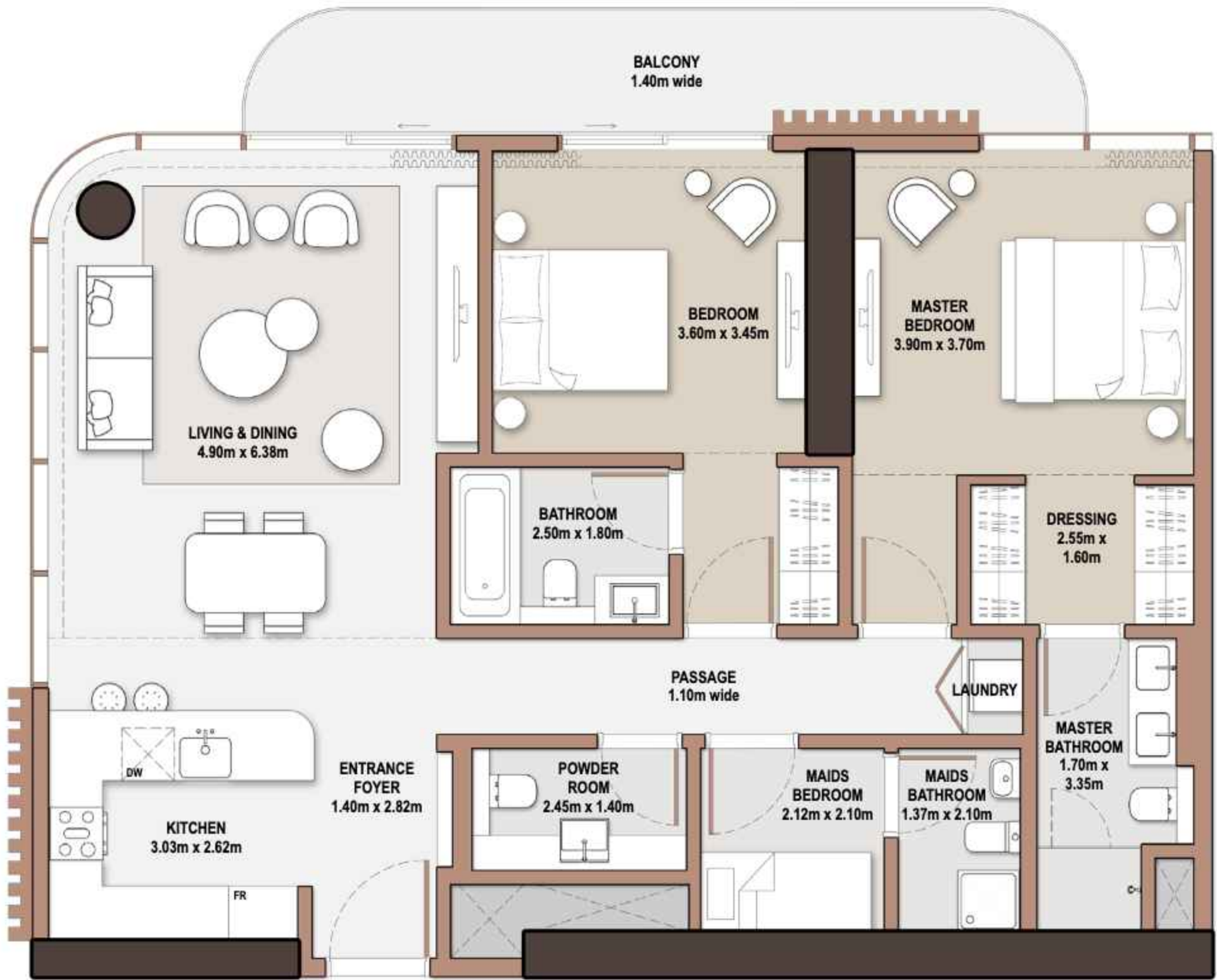
Tower B



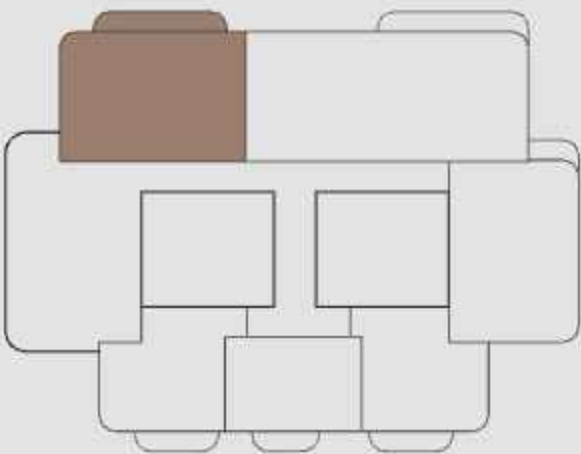
# 2-Bedroom

- *Type* A-2BM-A.1

|                                                        |                                |                   |            |
|--------------------------------------------------------|--------------------------------|-------------------|------------|
| Unit Number                                            |                                |                   |            |
| 205, 405, 605, 804, 1005, 1205, 1405, 1805, 2005, 2205 |                                |                   |            |
| Unit Type                                              | Suite Area NIA      SQM   SQFT |                   |            |
| A-2BM-A.1                                              | 120.34   1,295.33              |                   |            |
| Balcony Area                                           | SQM   SQFT                     | Total Area NSA    | SQM   SQFT |
| 13.77   148.22                                         |                                | 134.11   1,443.55 |            |



FLOOR 2, 4, 6, 10, 12, 14, 18, 20, 22



FLOOR 8



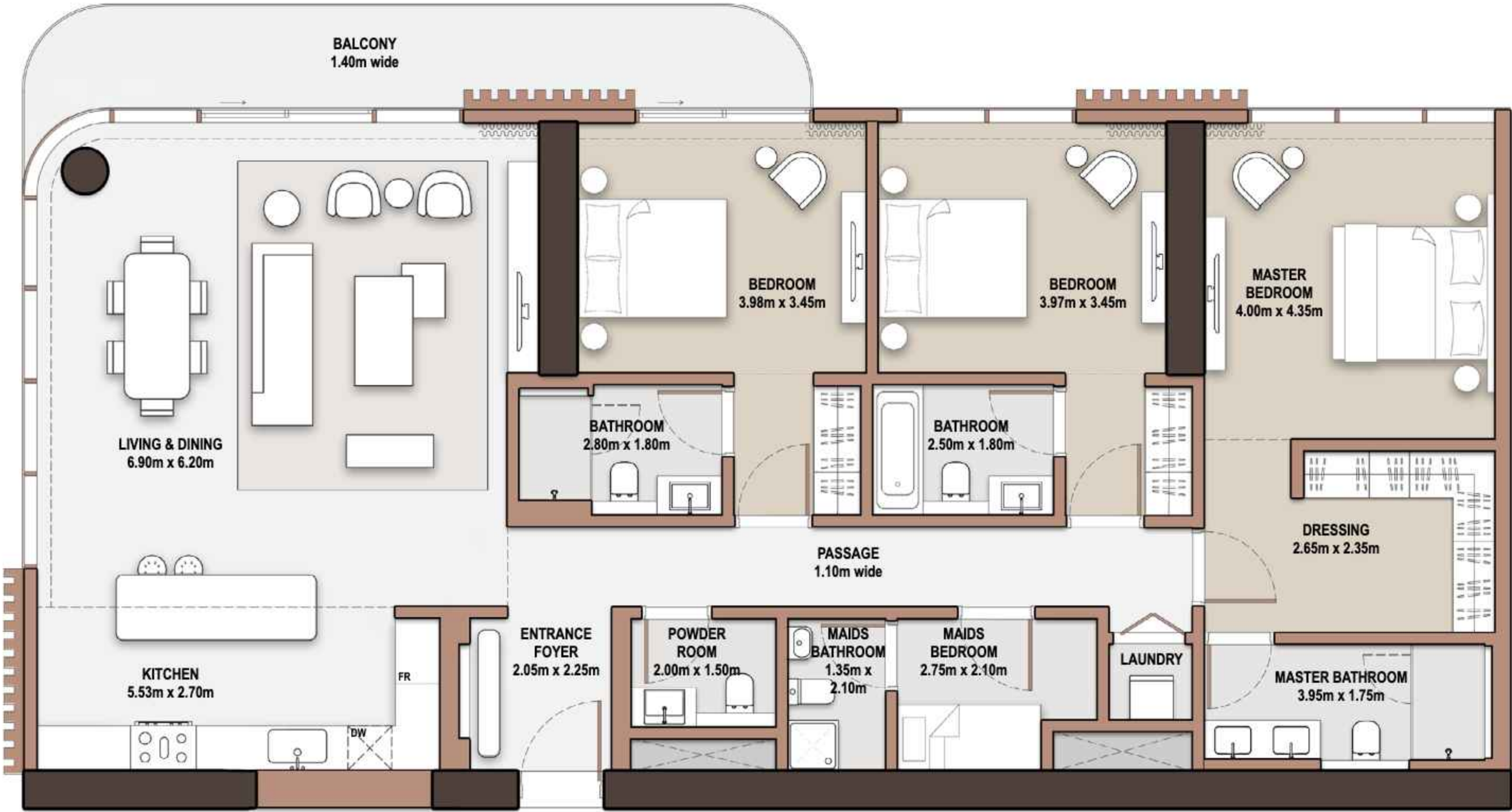
Tower A



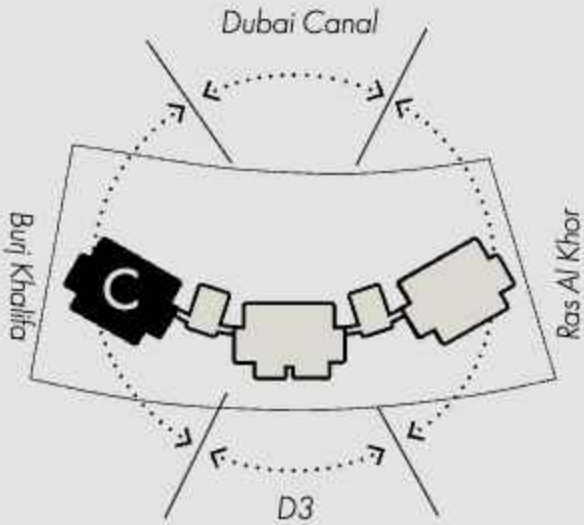
# 3-Bedroom

- *Type* C-3B-A.1

|              |            |                |            |
|--------------|------------|----------------|------------|
| Unit Number  |            |                |            |
| 205          |            |                |            |
| Unit Type    |            | Suite Area NIA | SQM   SQFT |
| C-3B-A.1     |            | 184.38         | 1,984.65   |
| Balcony Area | SQM   SQFT | Total Area NSA | SQM   SQFT |
| 15.68        | 168.78     | 200.06         | 2,153.43   |



FLOOR 2,4,6,8,10,14,16,18



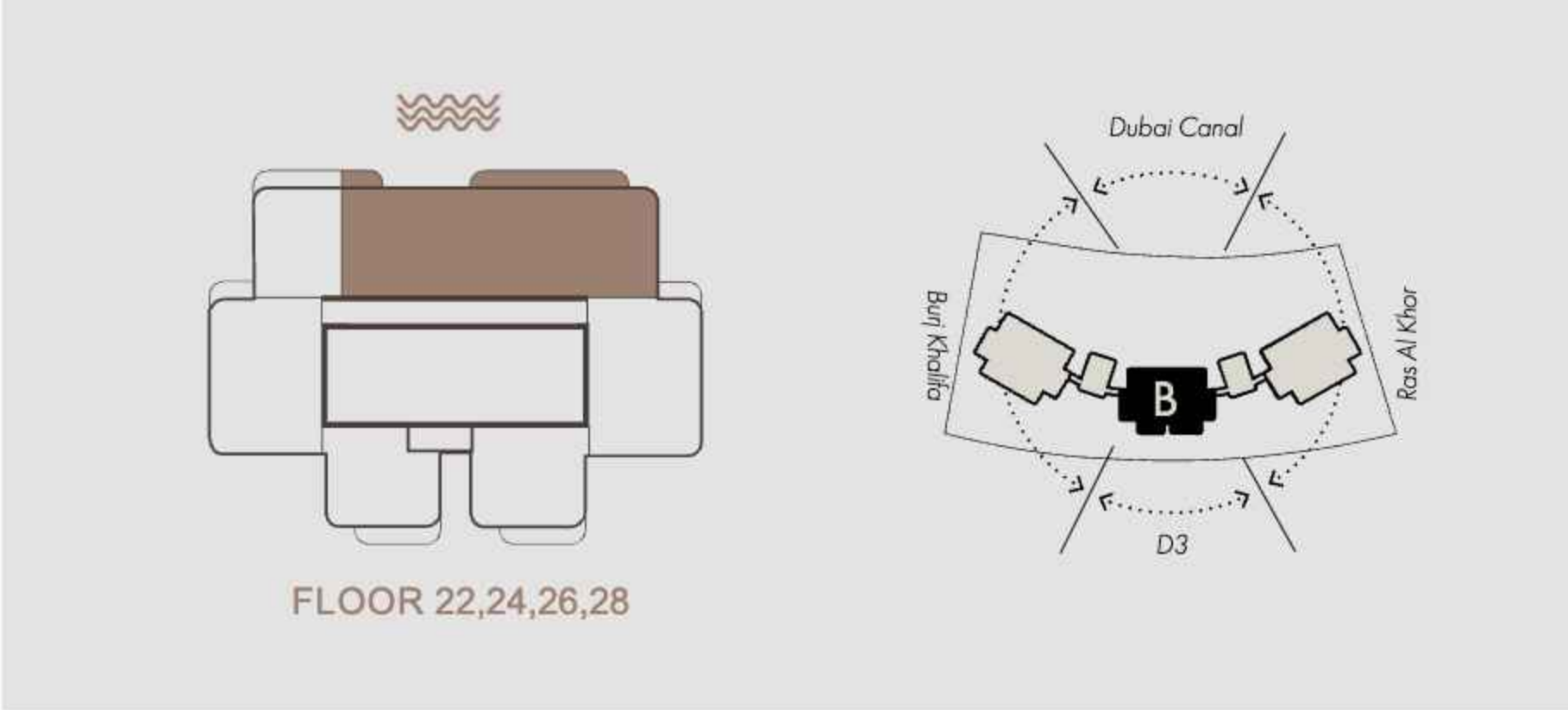
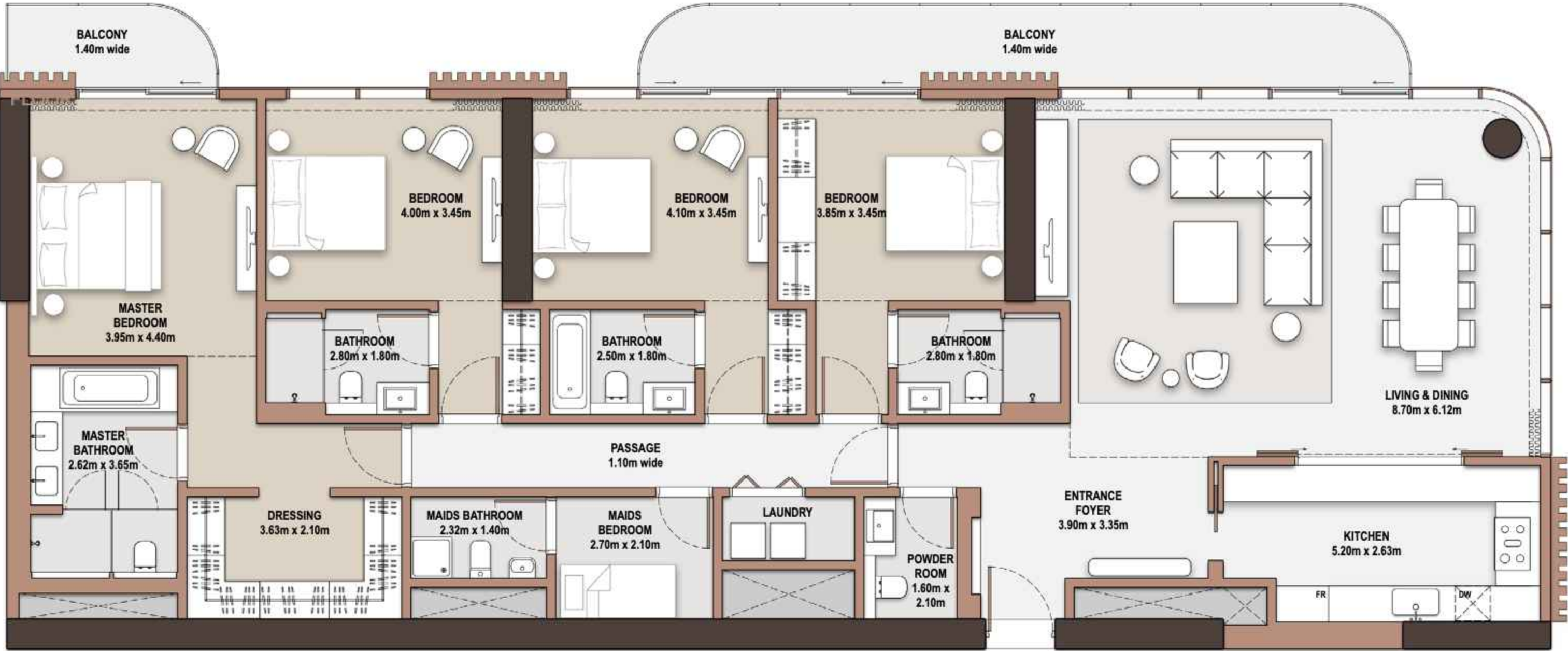
Tower C



# 4-Bedroom

- *Type* B-4B-A.1

|                |  |            |                   |
|----------------|--|------------|-------------------|
| Unit Number    |  | 2204       |                   |
| Unit Type      |  | B-4B-A.1   |                   |
| Suite Area NIA |  | SQM   SQFT | 233.40   2,512.29 |
| Balcony Area   |  | SQM   SQFT | 24.10   259.41    |
| Total Area NSA |  | SQM   SQFT | 257.50   2,771.70 |



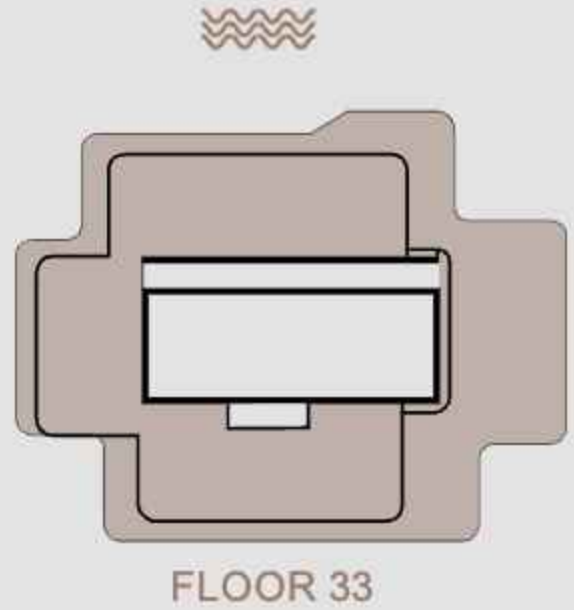
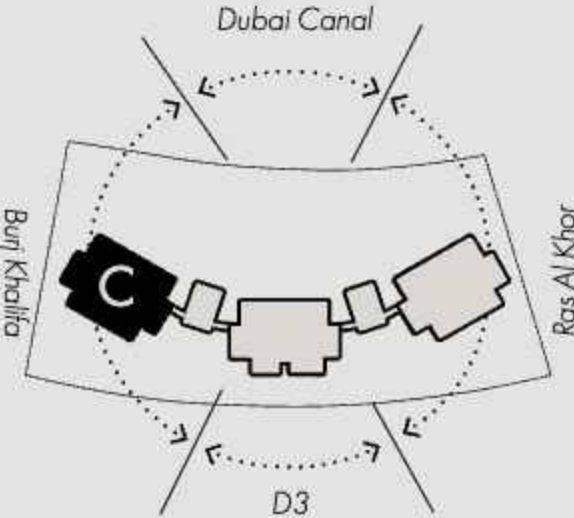
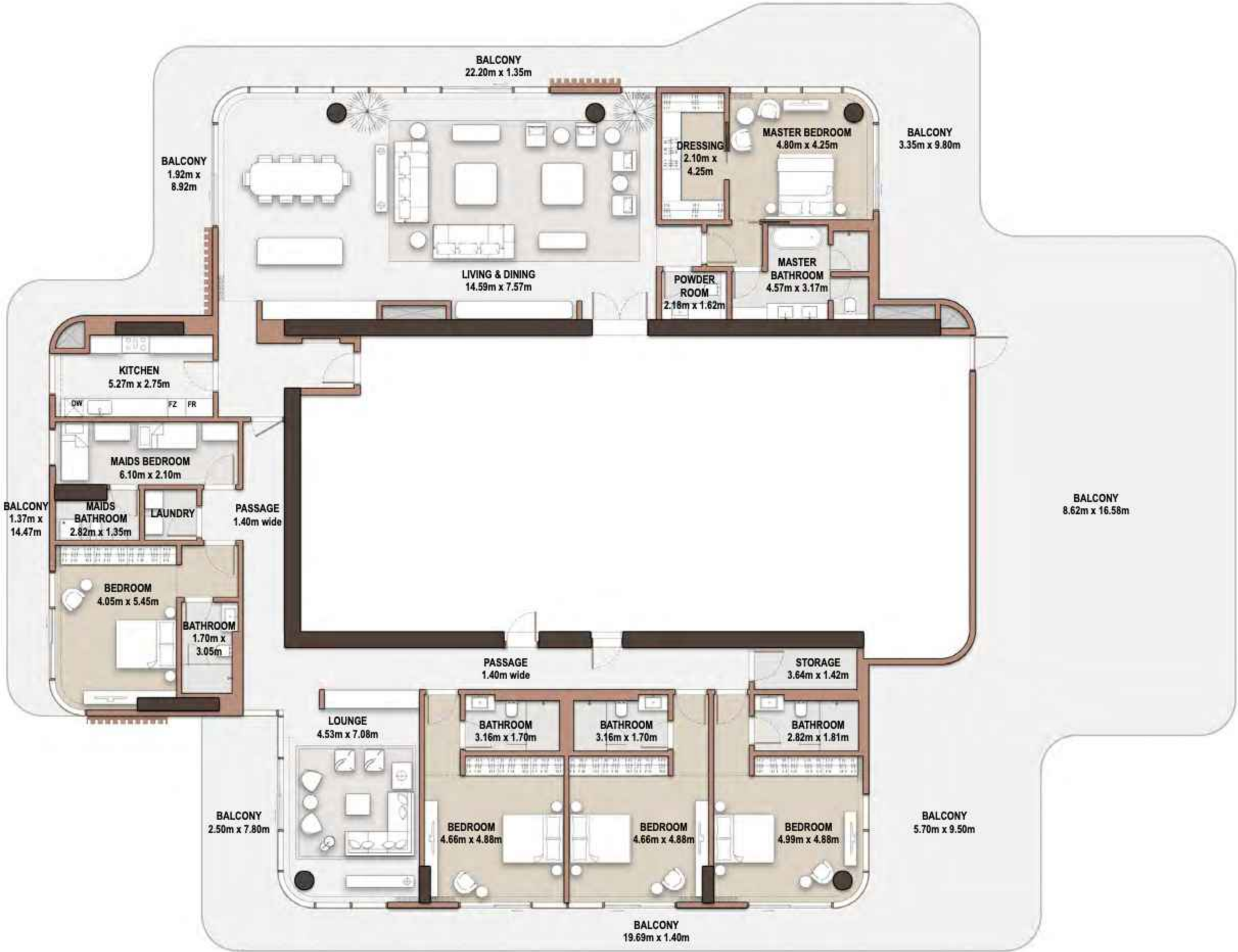
Tower B



# Penthouse 5-Bedroom

- *Type* C-PH-A

|              |            |                |            |
|--------------|------------|----------------|------------|
| Unit Number  |            |                |            |
| 3301         |            |                |            |
| Unit Type    |            | Suite Area NIA | SQM   SQFT |
| C-PH-A       |            | 453.23         | 4,878.52   |
| Balcony Area | SQM   SQFT | Total Area NSA | SQM   SQFT |
| 360.00       | 3,875.00   | 813.23         | 8,753.53   |



Tower C





1-Bedroom | Living Area





2-Bedroom | Living Area





3-Bedroom | Living Area





3-Bedroom | Living Area





3-Bedroom | Bedroom





3-Bedroom | Bathroom





4-Bedroom | Living Area





4-Bedroom | Living Area





Penthouse | Living Area





Penthouse | Living Area





Penthouse | Master Bedroom

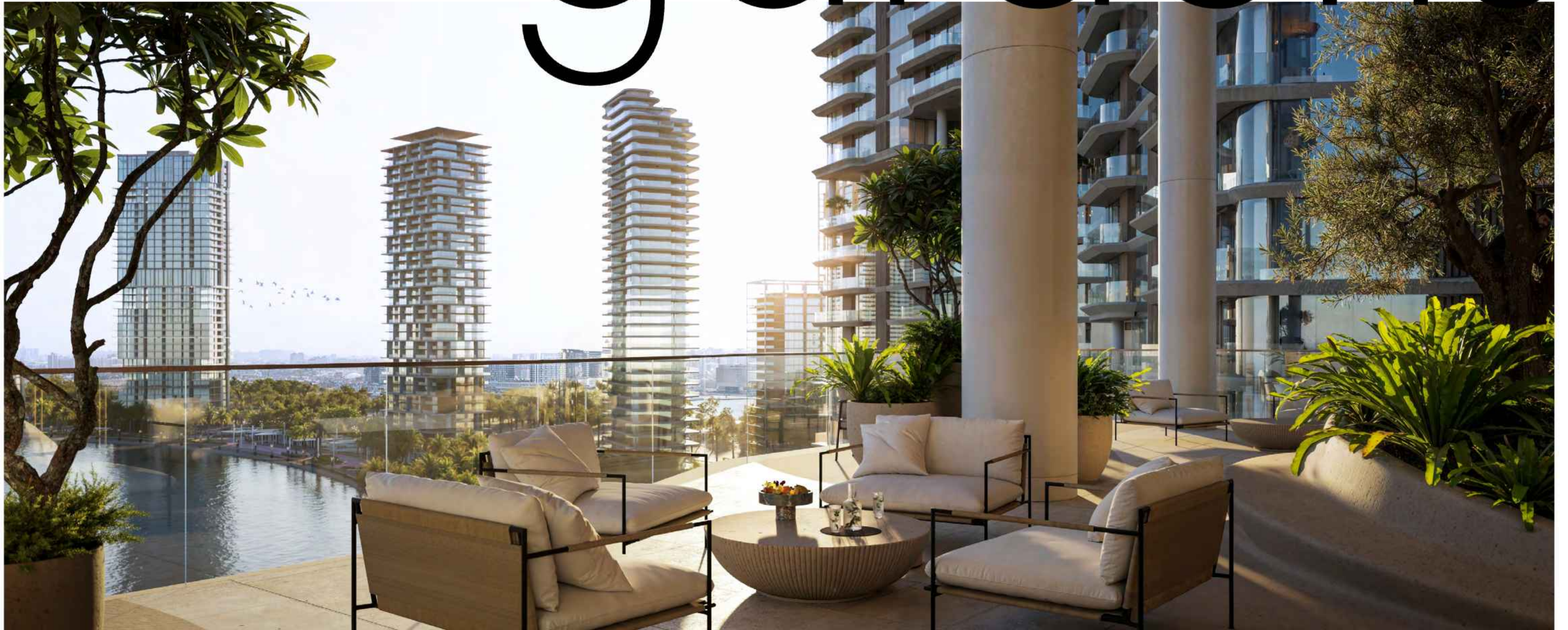




Penthouse | Master Bathroom



# Sky gardens





# Sky Gardens



## Tower A Sky Gardens

*A1*

Reading / Quiet Room



*A2*

Sky Lounge



*A3*

Wellness Studio



## Tower B Sky Gardens

*B1*

Reading / Quiet Room



*B2*

Wellness Studio



*B3*

Sky Lounge



*B4*

Events Lounge



## Tower C Sky Gardens

*C1*

Reading / Quiet Room



*C2*

Sky Lounge



*C3*

Wellness Terrace





# Tower A



## Penthouse Sky Terrace

- Private Gardens
- 30th Floor

A3

## Wellness Studio

- 24th Floor

A2

## Sky Lounge

- 15th Floor

A1

## Reading/Quiet Room

- 8th Floor

Tower A



Quiet/Reading Room | Tower A | 8<sup>th</sup> Floor







Sky Lounge | Tower A | 15<sup>th</sup> Floor







# Tower B

## Sky Garden 3 - Events Lounge

- 29th Floor

B4



## Penthouse Sky Terrace

- Private Gardens
- 36th Floor

B3

## Sky Lounge

- 20th Floor

B2

## Sky Garden 2 - Wellness Studio

- 9th Floor

B1

## Sky Garden 1 - Reading/Quiet Room

- 6th Floor

# Tower B





Reading/Quiet Room | Tower B | 6<sup>th</sup> Floor





Wellness Studio | Tower B | 9<sup>th</sup> Floor





Events Lounge | Tower B | 29<sup>th</sup> Floor



# Tower C

## Penthouse Sky Terrace

- Private Gardens
- 33rd Floor

## Sky Garden 3 - Wellness Terrace

- 26th Floor

## Sky Lounge

- 11th Floor

## Sky Garden 1 - Reading/Quiet Room

- 4th Floor



Tower C











Wellness Terrace | Tower C | 26<sup>th</sup> Floor





# Project



Summary





# Overall Characteristics

## HEIGHT

- Tower A: 3 Basements + Ground + 30 Floors
- Tower B: 3 Basements + Ground + 37 Floors
- Tower C: 3 Basements + Ground + 33 Floors

## RESIDENTIAL OFFERING

- 557 Residential Units
- 1–4 Bedroom Residences
- 3 Penthouses

### Indoor Amenities

1. Grand Double-height Entrance Lobbies and Receptions
2. Co-working & Gallery Space
3. Kids’ Club (Indoor & Outdoor)
4. Social Club, Arcade, Lounge & Library (Indoor & Outdoor)
5. Cinema Room
6. Gym (Indoor & Outdoor)
7. Yoga Studio
8. Family Lounges with Multi-purpose Spaces
9. Sky Lounge
10. Events Lounge
11. Reading / Quiet Rooms
12. Wellness Studio

### Outdoor Amenities

1. Padel Court
2. Resort-style Family Pool & Lap Pool
3. Kids’ Pool
4. Kids’ Outdoor Play Area
5. BBQ Area / California Rooms
6. Social Seating & Cabanas
7. Sky Garden Gathering Spaces
8. Sky Garden Wellness Terrace

## Overall

| Unit Type        | Total Count | Avg. Suite Area        | Avg. Balcony Area      | Avg. Total Area        |
|------------------|-------------|------------------------|------------------------|------------------------|
| 1-Bedroom        | 237         | 770.6 ft <sup>2</sup>  | 91.8 ft <sup>2</sup>   | 862.4 ft <sup>2</sup>  |
| 2-Bedroom        | 146         | 1224.5 ft <sup>2</sup> | 69.8 ft <sup>2</sup>   | 1314.3 ft <sup>2</sup> |
| 2-Bedroom + Maid | 54          | 1295.3 ft <sup>2</sup> | 154.2 ft <sup>2</sup>  | 1449.5 ft <sup>2</sup> |
| 3-Bedroom + Maid | 98          | 1991.9 ft <sup>2</sup> | 170.6 ft <sup>2</sup>  | 2162.5 ft <sup>2</sup> |
| 4-Bedroom + Maid | 19          | 2513.6 ft <sup>2</sup> | 277.9 ft <sup>2</sup>  | 2791.5 ft <sup>2</sup> |
| Penthouses       | 3           | 5431.5 ft <sup>2</sup> | 4325.3 ft <sup>2</sup> | 9756.8 ft <sup>2</sup> |
| Total            | 557         |                        |                        |                        |



# Tower A Characteristics

## HEIGHT

- Tower A - 3 Basements + Ground + 30 Floors

## RESIDENTIAL OFFERING

- 182 Residential Units
- 1- 4 Bedroom Residences
- 1 Penthouse

### Indoor Amenities

- Grand Double-height Entrance Lobby & Reception
- Co-working & Gallery Space
- Social Club, Arcade, Lounge & Library (Indoor & Outdoor)
- Cinema Room
- Pool Changing Rooms
- Sky Lounge (15th Floor)
- Reading / Quiet Rooms (8th Floor)
- Wellness Studio (24th Floor)

### Outdoor Amenities

- Social Spill-out Area
- Sky Garden Outdoor Reading Space (8th Floor)
- Sky Garden Gathering Spaces (15th Floor)
- Sky Garden Wellness Terrace (24th Floor)

## Tower A

| Unit Type        | Total Count | Avg. Suite Area        | Avg. Balcony Area      | Avg. Total Area         |
|------------------|-------------|------------------------|------------------------|-------------------------|
| 1-Bedroom        | 81          | 757.8 ft <sup>2</sup>  | 76.9 ft <sup>2</sup>   | 834.7 ft <sup>2</sup>   |
| 2-Bedroom        | 45          | 1243.8 ft <sup>2</sup> | 59.8 ft <sup>2</sup>   | 1303.6 ft <sup>2</sup>  |
| 2-Bedroom + Maid | 21          | 1295.3 ft <sup>2</sup> | 154.2 ft <sup>2</sup>  | 1449.5 ft <sup>2</sup>  |
| 3-Bedroom + Maid | 30          | 1981.9 ft <sup>2</sup> | 168.1 ft <sup>2</sup>  | 2157.2 ft <sup>2</sup>  |
| 4-Bedroom + Maid | 4           | 2567.3 ft <sup>2</sup> | 277.3 ft <sup>2</sup>  | 2844.65 ft <sup>2</sup> |
| Penthouses       | 1           | 4688.0 ft <sup>2</sup> | 4526.2 ft <sup>2</sup> | 9214.2 ft <sup>2</sup>  |
| Total            | 182         |                        |                        |                         |



# Tower B Characteristics

## HEIGHT

- Tower B - 3 Basements + Ground + 37 Floors

## RESIDENTIAL OFFERING

- 177 Residential Units
- 1- 4 Bedroom Residences
- 1 Penthouse

### Indoor Amenities

- Grand Double-height Entrance Lobbies & Receptions
- Gym & Changing Rooms
- Yoga Studio
- Reading / Quiet Rooms (6th Floor)
- Wellness Studio (9th Floor)
- Sky Lounge (20th Floor)
- Events Lounge (29th Floor)

### Outdoor Amenities

- Wellness Spill-out Area
- Sky Garden Outdoor Reading Space (6th Floor)
- Sky Garden Wellness Terrace (9th Floor)
- Sky Garden Gathering Spaces (20th Floor)
- Sky Garden Outdoor Events & Flexible Space (29h Floor)

## Tower B

| Unit Type        | Total Count | Avg. Suite Area        | Avg. Balcony Area      | Avg. Total Area        |
|------------------|-------------|------------------------|------------------------|------------------------|
| 1-Bedroom        | 66          | 796.3 ft <sup>2</sup>  | 110.2 ft <sup>2</sup>  | 906.5 ft <sup>2</sup>  |
| 2-Bedroom        | 51          | 1252.8 ft <sup>2</sup> | 62.9 ft <sup>2</sup>   | 1315.7 ft <sup>2</sup> |
| 2-Bedroom + Maid | 16          | 1295.4 ft <sup>2</sup> | 155.9 ft <sup>2</sup>  | 1451.3 ft <sup>2</sup> |
| 3-Bedroom + Maid | 36          | 1995.0 ft <sup>2</sup> | 177.3 ft <sup>2</sup>  | 2172.3 ft <sup>2</sup> |
| 4-Bedroom + Maid | 7           | 2512.2 ft <sup>2</sup> | 276.5 ft <sup>2</sup>  | 2788.7 ft <sup>2</sup> |
| Penthouses       | 1           | 8803.4 ft <sup>2</sup> | 3865.8 ft <sup>2</sup> | 12387 ft <sup>2</sup>  |
| Total            | 177         |                        |                        |                        |



# Tower C Characteristics

## HEIGHT

- Tower C - 3 Basements + Ground + 33 Floors

## RESIDENTIAL OFFERING

- 198 Residential Units
- 1- 4 Bedroom Residences
- 1 Penthouse

### Indoor Amenities

- Grand Double-height Entrance Lobby & Reception
- Family Lounge Spaces
- Kids' Club
- Pool Changing Rooms
- Reading / Quiet Rooms (4th Floor)
- Sky Lounge (11th Floor)

### Outdoor Amenities

- Wellness Outdoor Space
- Kids' Play Area
- Sky Garden Outdoor Reading Space (4th Floor)
- Sky Garden Gathering Spaces (11th Floor)
- Sky Garden Wellness Terrace (26th Floor)

## Tower C

| Unit Type        | Total Count | Avg. Suite Area        | Avg. Balcony Area      | Avg. Total Area        |
|------------------|-------------|------------------------|------------------------|------------------------|
| 1-Bedroom        | 90          | 757.9 ft <sup>2</sup>  | 77.0 ft <sup>2</sup>   | 834.9 ft <sup>2</sup>  |
| 2-Bedroom        | 50          | 1236.9 ft <sup>2</sup> | 86.9 ft <sup>2</sup>   | 1323.8 ft <sup>2</sup> |
| 2-Bedroom + Maid | 17          | 1295.4 ft <sup>2</sup> | 155.4 ft <sup>2</sup>  | 1450.8 ft <sup>2</sup> |
| 3-Bedroom + Maid | 32          | 1991.6 ft <sup>2</sup> | 166.6 ft <sup>2</sup>  | 2158.2 ft <sup>2</sup> |
| 4-Bedroom + Maid | 8           | 2512.2 ft <sup>2</sup> | 280.1 ft <sup>2</sup>  | 2792.6 ft <sup>2</sup> |
| Penthouses       | 1           | 4686.8 ft <sup>2</sup> | 3879.4 ft <sup>2</sup> | 8566.2 ft <sup>2</sup> |
| Total            | 198         |                        |                        |                        |



## Starting From

2.0M

1-BEDROOM

4.0M

2-BEDROOM

5.1M

2-BEDROOM  
+ MAID

7.7M

3-BEDROOM

10.7M

4-BEDROOM

34.1M

PENTHOUSE

\*ALL PRICES ARE IN AED



## THE EDIT AT D3



 MERAAS



## Payment Plan

20%

DOWN PAYMENT

ON BOOKING

10%

1ST INSTALMENT

APRIL 2026

5%

2ND INSTALMENT

AUGUST 2026

10%

3RD INSTALMENT

JANUARY 2027

10%

4TH INSTALMENT

JUNE 2027

10%

5TH INSTALMENT

NOVEMBER 2027

10%

6TH INSTALMENT

MARCH 2028

25%

7TH INSTALMENT

JUNE 2030  
(HANDOVER)

\*ESTIMATED CONSTRUCTION COMPLETION: JUNE 2030



