
GREATER THAN THE SUM OF ITS PARTS
MONTAGE
by KEYMAVENS
Exclusive Agency
ENGEL&VÖLKERS

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GREATER THAN THE SUM OF ITS PARTS

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Introducing Montage – a curated living experience crafted from thoughtful details and intentional design.

At Montage, it’s not just about having a place to live—it’s about how every little detail comes together to create something much more. Thoughtfully crafted spaces, smart design, and a focus on what really matters with portal to retreat, adventure and escape make Montage a home where life just flows better, proving it’s truly greater than the sum of its parts.

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DUBAI

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A CITY FULL OF LIFE

Dubai, a city known for its dynamism and ambition, provides the backdrop for Montage's promise. As the city's skyline inspires, its diverse culture enriches the nature of life surrounding Montage, offering a unique blend of energy and intention.



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INVEST IN DUBAI

Strategic Location

World-class Infrastructure

Investor Friendly Policies

Quality of Life

Tax-free Economy

State-of-the-art Education & Healthcare

Golden Visa

The Cleanest City in the World*

One of the World's Safest Cities

Most Desirable Global Destination for Expats**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly study 'The cities the world wants to move to.

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PAST BECOMES PRESENT

Composed within this vibrant city, Al Jaddaf is a neighborhood with a distinctive character. Waterfront vistas, cultural landmarks, and a close-knit community make it the perfect setting for harmonious living, away from the crowd and noise. The iconic Zabeel Stadium stands alongside the impressive Mohammed Bin Rashid Library, reflecting Dubai's dedication to both sports and intellect. Located between Dubai Creek and the Business Bay Extension, Al Jaddaf places you, deliberately, at the heart of it all.

- Waterfront Community
- Cultural & Leisure Attractions
- Al Jaddaf Metro Station
- Upcoming Dubai Healthcare City Phase 2
- Sports Facilities
- Healthcare Hub

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AL JADDAF

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WALK TO

5 Min. Al Jaddaf Metro Station
7 Min. Al Jaddaf Waterfront Park
10 Min. Jameel Arts Centre, Jaddaf Waterfront Sculpture Park, Palazzo Versace Dubai

DRIVE TO

5 to 10 Min.

Mohammed Bin Rashid Library
Zabeel Stadium
Dubai International Airport
Ras Al Khor Wildlife Sanctuary
Business Bay
Burj Khalifa and Dubai Mall
Dubai Dolphinarium

10 to 15 Min.

Dubai International Financial Centre
Dubai Design District
Museum of the Future
Dubai Creek Golf and Yacht Club

15 to 20 Min.

Dubai Creek Harbour
Jumeirah Beach

20 to 25 Min.

Mall of the Emirates
Palm Jumeirah

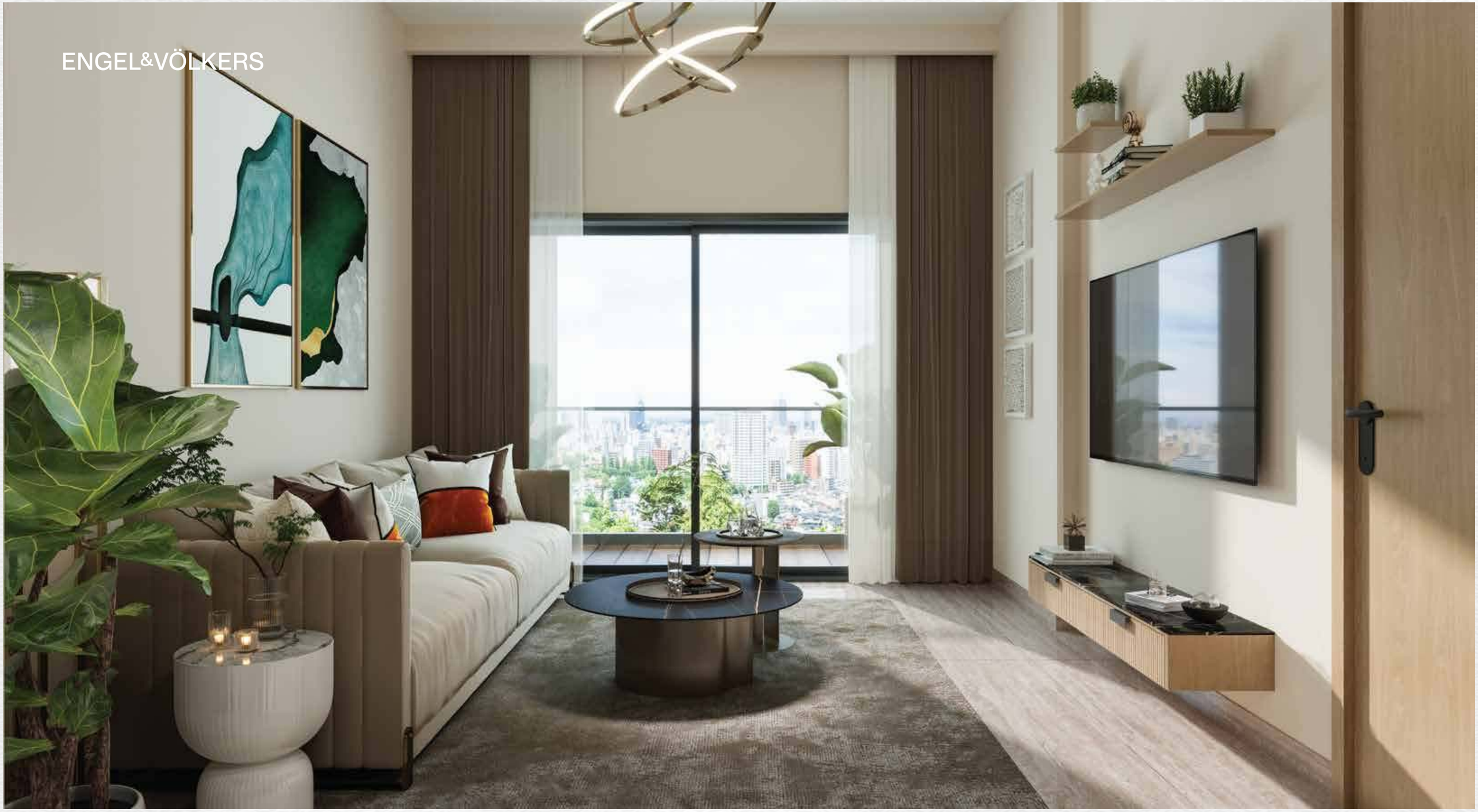


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THE DESIGN



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THOUGHTFUL BY NATURE

Montage's architecture embodies mindful design, blending innovation with sustainability. Clean lines and a seamless play of light and shadow create a vast, open atmosphere. The exterior unites traditional and contemporary elements into a striking facade, while expansive sound insulating and heat reflecting windows flood interiors with natural light, enhancing space and well-being.

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THE RESIDENCES





DESIGN AT THE CENTRE

Each 1 and 2-bedroom residence at Montage is designed for intentionally balanced living. Abundant natural light fills spaces created for replenishment. Every room features carefully selected materials, inviting you to live as one with your surroundings. Generous use of travertine porcelain and wood-effect elements create a palette of quiet luxury and serenity.

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A SENSE OF PLACE & SPACIOUSNESS



Surround yourself with textures that evoke exactly what you need: a sense of place and spaciousness. Beautifully functional ceramic and tile finishes enhance every touch and every use. Sunlight bathes the interiors, casting a glow that creates warmth and joy. Meticulously planned to improve efficiency, each residence allows you to focus on what truly matters: being present.

THOUGHTFUL INCLUSIONS & FEATURES



Kitchens equipped with oven and stove

Efficient window and balcony orientation for optimal shading and energy savings

Energy-efficient HVAC systems that lower utility bills

Harmonious, blend of travertine’porcelain wood-effect finishes

Built-in closets

Sound insulating



BALANCE IN EVERY ASPECT

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PORTOLA



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PORTOLA

TO RETREAT, ADVENTURE AND ESCAPE

At the heart of Montage is Portola a destination within a destination. The full floor of themed amenities is designed to embrace both the natural world and another dimension empowered by technology. Here, every detail inspires retreat, adventure and escape. Montage, with Portola as its centerpiece, marks just the beginning of an exciting journey into what lies ahead.

OUTDOOR OASIS

Immerse yourself in a haven of tranquility, where shimmering pools beckon you to unwind, including a lagoon-style retreat for children. Surround yourself with the serenity of an urban forest, complete with cozy seating and sun-drenched loungers. Let the magical mist, choreographed lights, and soothing whispers of nature awaken your senses and rejuvenate your spirit.

Urban forest with islands

lagoon-style children's pool

Sun beds

Seating areas

Choreographed lighting

Pool and Deck Retreat







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WELLNESS HUB

Step into a world of wellness like no other—snow-filled serenity, Himalayan salt detox, oxygen-infused vitality, red light therapy for healing, and the invigorating chill of cold plunge therapy. More than relaxation—it's your ultimate escape.

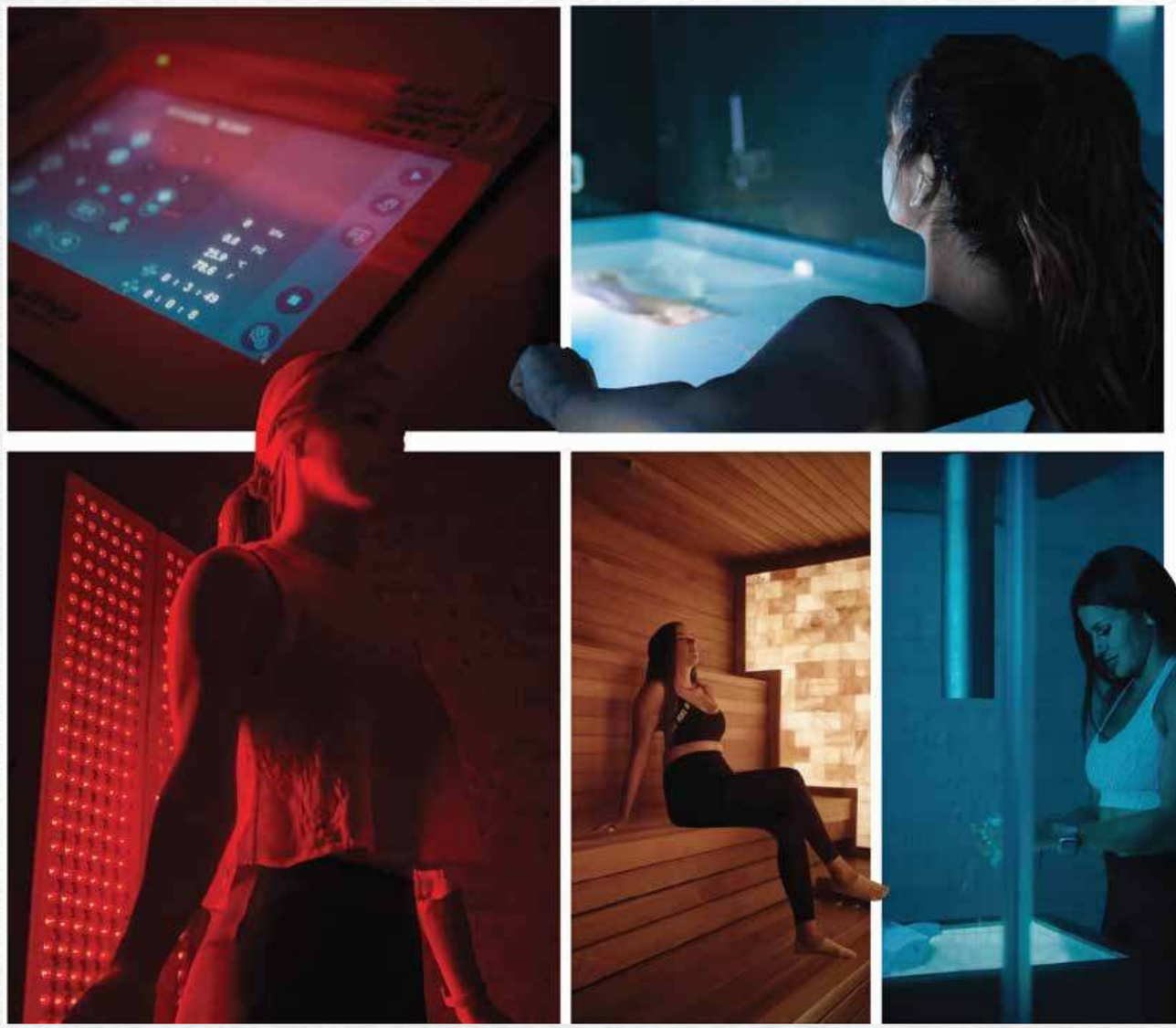
Ice Room

Oxygen Room

Himalayalan Salt Room

Red Light Therapy

Cold Plunge Therapy



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ELEVATE YOUR EXPERIENCE

Indulge in a world of unparalleled luxury and wellness. Drift into relaxation in zero-gravity chairs as immersive LED journeys transport you to serene realms.

Elevate your fitness experience in the expansive 3,000 sq.ft. Portola Gym, equipped with the finest state-of-the-art facilities for every training need. After an invigorating workout, retreat to the exclusive locker rooms—where the men's sanctuary offers oversized seating and large screens for the ultimate game day experience, while the women's locker room pampers with luxurious beauty amenities and flattering lighting.

Embark on a thrilling escape in a 900 sq.ft. VR world, offering interactive adventures that transcend reality.

At Portola, wellness, fitness, and leisure are elevated to the height of refinement.

Portola modern fitness center

180 -Degree Relaxation Room

Virtual Reality Room

Club Style Locker Room







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FLOOR PLANS



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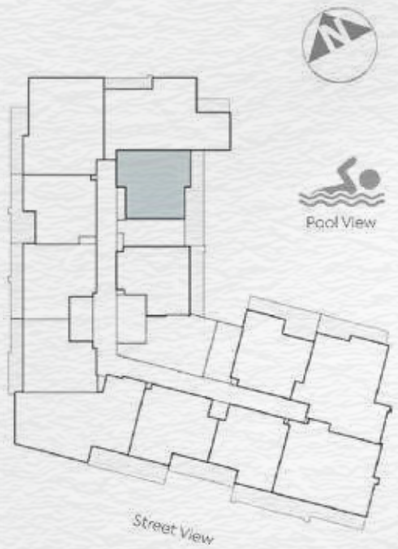
1 BEDROOM

TYPE 1A - Pool VIEW

NET AREA	527.75	SQ.FT	49	SQ.M
BALCONY AREA	151.77	SQ.FT	14.1	SQ.M
TOTAL AREA	680	SQ.FT	63.1	SQ.M



KEYPLANS



FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

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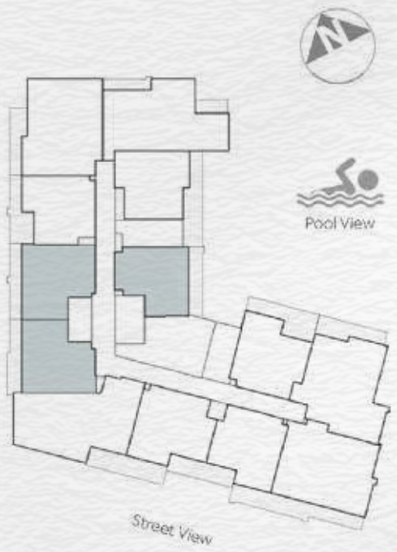
1 BEDROOM

TYPE 1B - POOL VIEW & SIDE VIEW

NET AREA	513.55	SQ.FT	47.7	SQ.M
BALCONY AREA	118.51	SQ.FT	11	SQ.M
TOTAL AREA	632	SQ.FT	58.7	SQ.M



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1 BEDROOM

TYPE 1C - POOL VIEW & SIDE VIEW

NET AREA	518.61	SQ.FT	48.1	SQ.M
BALCONY AREA	154.46	SQ.FT	14.34	SQ.M
TOTAL AREA	673	SQ.FT	62.5	SQ.M



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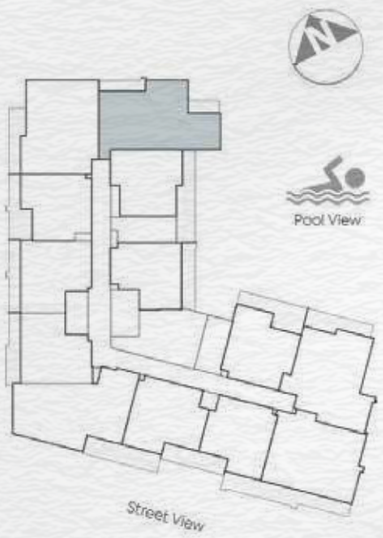
2 BEDROOM

TYPE 2A – SIDE VIEW

NET AREA	835.49 SQ.FT	77.62 SQ.M
BALCONY AREA	117.33 SQ.FT	10.90 SQ.M
TOTAL AREA	953 SQ.FT	88.5 SQ.M



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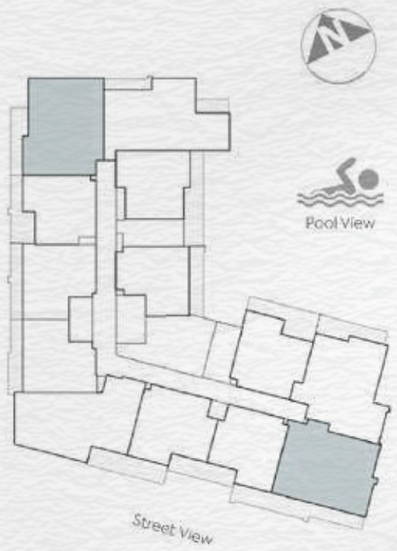
2 BEDROOM

TYPE 2B – STREET VIEW & SIDE VIEW

NET AREA	816.01	SQ.FT	75.8	SQ.M
BALCONY AREA	149.76	SQ.FT	16.70	SQ.M
TOTAL AREA	996	SQ.FT	92.51	SQ.M



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2 BEDROOM

TYPE 2C - STREET VIEW

NET AREA	880.60	SQ.FT	81.8	SQ.M
BALCONY AREA	77.82	SQ.FT	7.23	SQ.M
TOTAL AREA	958	SQ.FT	89	SQ.M



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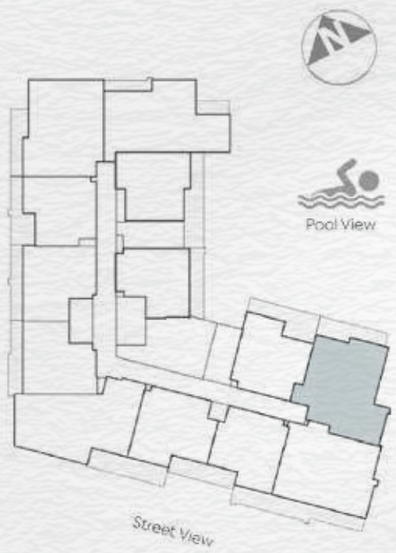
2 BEDROOM

TYPE 2D - POOL VIEW

NET AREA	828.82	SQ.FT	77	SQ.M
BALCONY AREA	132.83	SQ.FT	12.34	SQ.M
TOTAL AREA	962	SQ.FT	89.34	SQ.M



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G+21-Storey Building

260 Premium Residences

Al Jaddaf, Dubai

Spacious Living Areas and Balconies

Portola Resort

Distinctive Architectural Design

MONTAGE (RESIDENCES)

PAYMENT PLAN	50 : 50
UNITS	260 (1br, 2br)
LOCATION	AL JADDAF, DUBAI
COMPLETION	Q4 | 2027

UNIT TYPES & SIZES

1 – BEDROOM APARTMENTS	Average	667 SQ.FT
2 – BEDROOM APARTMENTS	Average	957 SQ.FT

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LUXURY THAT TRANSCENDS THE VISIBLE

KEYMAVENS

KeyMavens is a Dubai-based boutique luxury developer conceptualizing, crafting, and managing high-end real estate with a hyper-focus on human experiences. We design with a purpose: to elevate well-being, enrich lives, and create unmatched value. Our projects combine quality and artistry, delivering spaces that resonate with the people who live in them.

Regardless of price point, every KeyMavens building has a higher standard of technical systems, build quality and serviceability, ensuring pride of ownership for years to come.

www.keymavens.com



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