

NANMA LOTUS





AHLAN DUBAI

Nanma Lotus

The boutique residential project by Nanma Properties stands as a testament to sophistication and modern living in Dubai South-UAE's thriving Aviation Ecosystem.

Project offers residents the perfect balance of comfort, connectivity, and a vibrant lifestyle.

Nanma Lotus is more than a residence! It is a statement of refined smart living in the most sought after neighbourhood!



DUBAI SOUTH KEY FACTS :

Discover Dubai's First Vibrant Urban Lifestyle Hub

Located in the heart of Dubai South, this dynamic residential district is designed to fuel the emirate's economic growth while redefining modern urban living. Offering a mix of freehold and leasehold options, the community blends comfort, convenience, and affordability. With world-class amenities, green spaces, schools, and healthcare facilities, it caters to diverse lifestyles and budgets. Strategically positioned near Expo City and Al Maktoum International Airport, it's more than a place to live—it's a thriving hub for growth, well-being, and investment.

DUBAI SOUTH KEY NUMBERS :

AN INTEGRATED ECOSYSTEM OF

145

SQUARE KILOMETERS

RESIDENTIAL PROJECTS FOR

1

MILLION RESIDENTS

A DYNAMIC WORK HUB WITH

500,000

JOB OPPORTUNITIES




IBN BATTUTA MALL
E11
SHEIKH ZAYED ROAD
DUBAI PARKS AND RESORTS
THE OUTLET VILLAGE
E311
SHEIKH MOHAMMED BIN ZAYED ROAD
DUBAI SOUTH
DUBAI SOUTH HQ
EXPO 2020
SHEIKH ZAYED BIN HAMDAN STREET
AL MAKTOUM INTERNATIONAL AIRPORT
HOTELS
E611
RESIDENTIAL CITY
EMIRATES ROAD
VIP TERMINAL
DUBAI AIRSHOW FACILITIES

MASTER PLAN



LOCATION MAP

NANMA LOTUS

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Nanma Lotus is a state-of-the-art residential development with a super built-up area of 100,000 sq.ft, ideally located in the heart of Dubai. It features 79 thoughtfully designed units across six floors, offering a blend of prime location and contemporary urban living.

Residents benefit from parking on both the basement and ground levels, along with a fully furnished, welcoming lobby.

The project boasts a range of modern amenities, including a rooftop swimming pool, fully equipped indoor and outdoor gyms, and beautifully landscaped gardens that create a serene retreat.

Strategically positioned, Nanma Lotus offers attractive rental yields compared to other developments in Dubai.

Both studio and 2BHK apartments are available to suit varying lifestyle needs





ELEVATION


Entrance


STOP



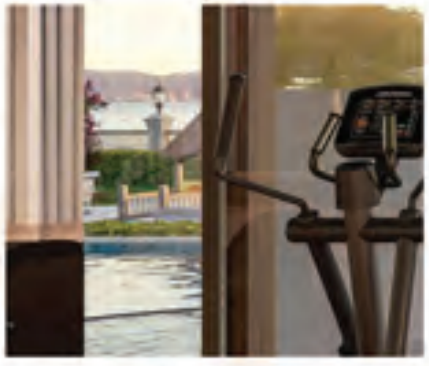


AMENITIES











ROOF TOP GYM


















ROOFTOP
SWIMMING POOL







TECHNICAL SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC (Reinforced Cement Concrete) framed structure on a robust Raft foundation, engineered for superior strength and stability. All units come with dedicated covered car parking, ensuring security and convenience.

FLOORING & BEDROOM FINISHES

Bedroom Flooring: Superior quality 600x600mm vitrified tiles in Grey or Beige tones.

Paint Finish: Interior walls finished with Berger Paints or equivalent premium-grade emulsion, chosen for both aesthetics and durability.

Wardrobes: Bedrooms come equipped with modular wardrobes of functional design and durable build.

Doors: Factory-fitted Pre-Hung Door Systems, ensuring seamless installation and finish across units.

Door Hardware: Yale (Sweden) or equivalent smart locking mechanisms for enhanced safety and design uniformity.

TOILETS & SANITARY FITTINGS

Floor & Wall Tiles: Premium 600x600mm vitrified tiles across toilet floors and walls for an elegent, clean look.

Sanitary Fixtures: Each bathroom includes a wall-mounted wash basin, shower and EWC of standard specifications.

Utilities: Electrical water heater provision is integrated into every toilet space for user comfort.

KITCHEN SPECIFICATIONS

Cabinetry: Modular kitchen cabinets with upper and lower units for optimal space utilisation.

Sink: Stainless steel sink is provided.

Appliance Provisions: A Washing machine provision is included in all units. In 2 BHK units, a dedicated dishwasher provision is incorporated.

Chimney: A factory-fitted chimney will be provided in every kitchen unit.

ELECTRICAL & AIR CONDITIONING

Switches: Legrand (France) or equivalent premium modular switchgear.

Wiring: High-quality concealed copper wiring is envisaged.

Protection: Every unit is equipped with a Distribution Board and ELCB (Earth Leakage Circuit Breaker) for enhanced safety.

Air Conditioning: Ductable AC system by Daikin (Japan) or equivalent, delivering efficient cooling with discreet installation.