
DAWN
BUILDING CONFIDENCE

Project Overview

An Exclusive Residential Enclave in the Heart of Majan - Dubai land

Nestled in the vibrant district of Majan, Dubai land, this integrated, gated community offers a harmonious blend of luxury, convenience, and green open spaces. Designed for modern living, it features three exclusive residential towers:

- Rapunzel Tower (G+13) – Estimated Completion: Q3 2025
- Queen Sheeba Tower (G+16) – Estimated Completion: Q2 2026
- Shakespeare Tower (G+19) – Estimated Completion: Q3 2026

These towers are complemented by a diverse selection of 500 villas, 250+ townhouses, and 12 residential buildings, offering a wide range of spacious and modern homes ideal for both end users and investors.

Strategically positioned next to the ultra-luxurious Barari and directly adjacent to The Wilds by Al Dar, the community boasts premium amenities, a championship golf course, retail hubs, and top-tier educational institutions, making it a perfect choice for families, and investors alike.



Vision

To create a thriving, integrated residential community that blends modern living with natural beauty, offering families, and investors an exceptional lifestyle in the heart of Dubai.

Our vision is to develop a secure, vibrant, and well-connected neighborhood that enhances resident's quality of life while delivering all projects on time, ensuring sustainable growth and long-term value.



Vision

Mission

Our mission is to redefine community living by delivering high-quality residential developments with world-class amenities, premium infrastructure, and a family-friendly environment. We are committed to:

- Building modern, well-designed homes that cater to diverse lifestyles.
- Ensuring seamless connectivity to key destinations while maintaining a serene atmosphere.
- Providing top-tier facilities including schools, retail spaces, parks, and sports facilities to foster a self-sustaining community.
- Creating long-term value for both homeowners and investors by ensuring high-quality standards and future-ready infrastructure.



Prime Location - At the Center of It All

Located in Majan, Dubai land, this community offers seamless connectivity to Dubai's key destinations:

1. Direct Access to Sheikh Mohammed Bin Zayed Road (E311) & Al Ain Road (E66)
2. Surrounded by High-End Developments: Next to the prestigious Barari community and directly adjacent to The Wilds by Al Dar, an exclusive new residential project
3. Minutes Away from Dubai's Landmarks:
   - Downtown Dubai
   - Dubai International Airport
   - Global Village
   - Dubai Miracle Garden
   - IMG Worlds of Adventure
   - Shopping Malls, Healthcare, and Educational Institutions

With easy access to business districts, entertainment hubs, and everyday conveniences, the community offers a perfect blend of accessibility and peaceful living, making it an ideal choice for both families and looking for a comfortable, well-connected home.



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Modern Living Spaces Designed for End Users

A home where every day feels like a retreat – designed for families, built for investors





Secure & Gated Community

Enjoy peace of mind with 24/7 security, CCTV surveillance,
and property management.

Health & Wellness Facilities

- Swimming pools, jogging tracks, and fitness centers for an active lifestyle
- Dedicated courts for football, basketball, and tennis
- Children's play areas and landscaped parks for families

Swimming Pools

Jogging Tracks

Fitness Centers

Landscaped Parks

Basketball

Kids Play Area

Golf Area

Badminton

Football

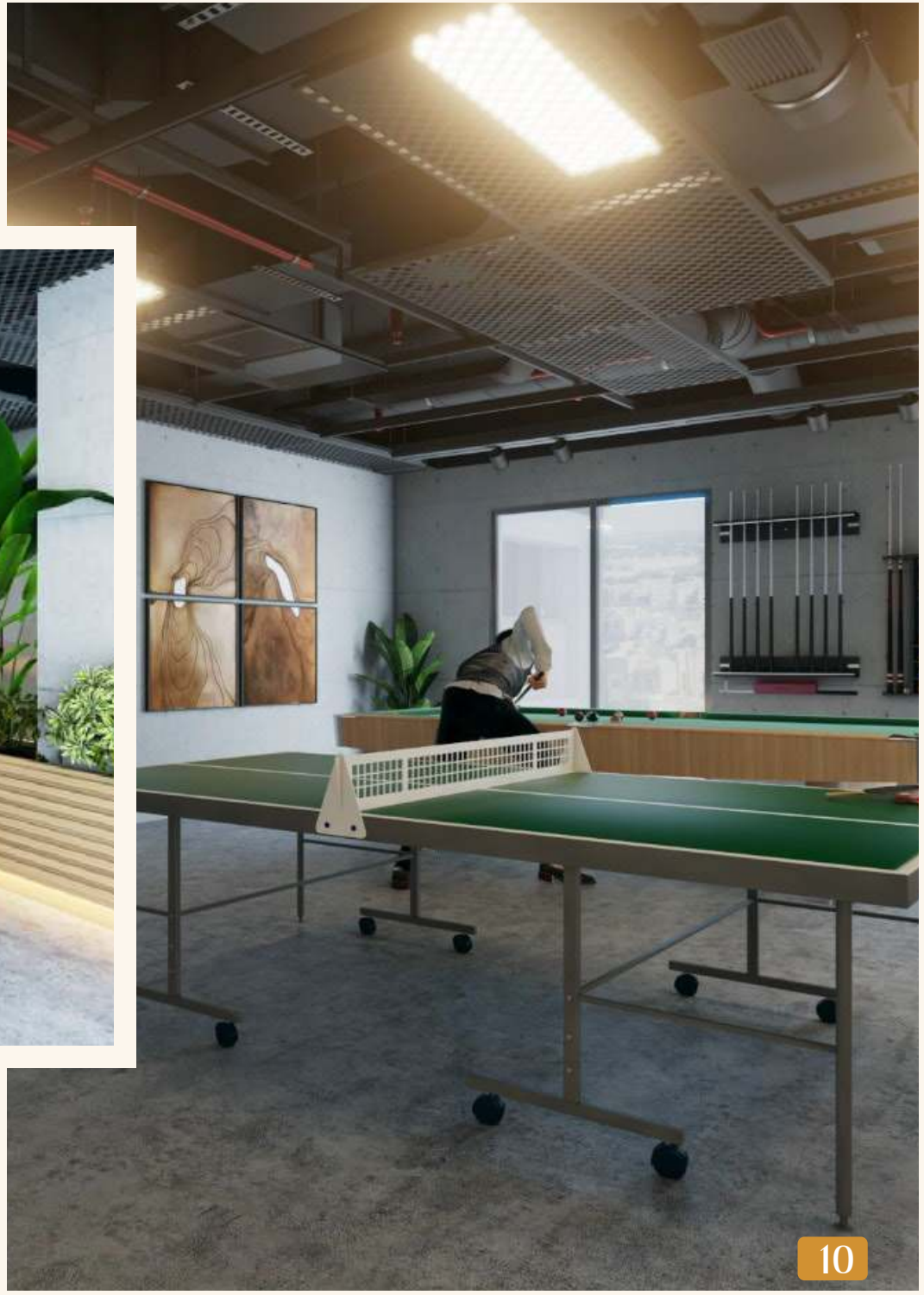
Billiards

Table tennis

Foosball













Everyday Convenience

- Retail shops, cafés, and essential services within walking distance
- American School & Nursery for world-class education
- A vibrant community center fostering social connections and activities
- Medical Center

A Perfect Choice for Both End Users & Investors

This community is not just a home—it's a lifestyle investment. Whether you're looking for a comfortable, well-connected home for your family or a high-potential real estate investment, this development offers:

- Spacious, family-friendly living with premium amenities
- High Rental Yields & Strong Capital Appreciation
- Proximity to Major Landmarks & Future Growth Potential

With Barari and The Wilds by Al Dar as neighbors, the area is poised for premium real estate appreciation and exclusivity, making it a top choice for both residents and investors.



Discover Elevated Living in a Thriving Gated Community

Find your dream home today.

This version highlights the advantages for end users, particularly families, and long-term residents, while still maintaining the investment appeal. Let me know if you'd like any further refinements!





Apartment Types

Studios, one-bedroom, two-bedroom, and three-bedroom units
Sizes Range:

450 sqft > 1,850 sqft



Perfect for Everyday Living

- Open-plan layouts with natural light and ventilation
- Spacious living areas with high-quality finishes
- Modern kitchens and well-designed interiors to enhance comfort
- Smart Home System

Ideal for Families

- A secure, family-friendly environment with schools, nurseries, and parks nearby
- Easy access to key business districts, making it a great choice
- A peaceful community atmosphere with landscaped spaces and recreational areas

Resort-Style Amenities for a Comfortable Lifestyle

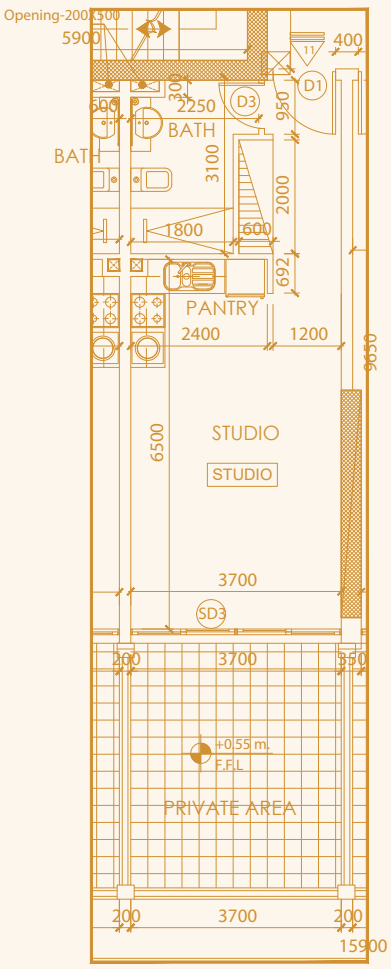


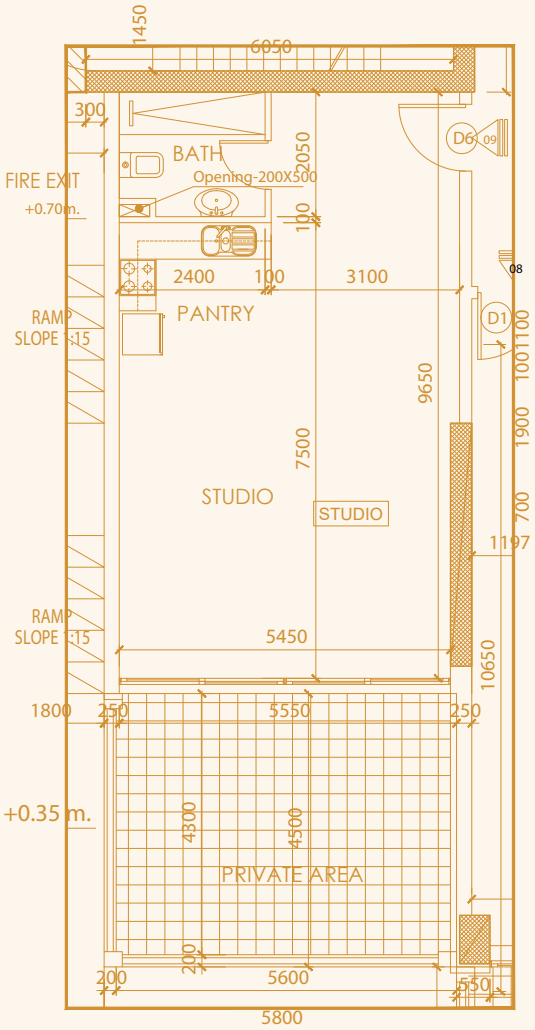
Studio

1 Bedroom

1 Bathroom

Floor Plan





Studio - Type A

AREA = (458.87 - 792.44) SQ.FT

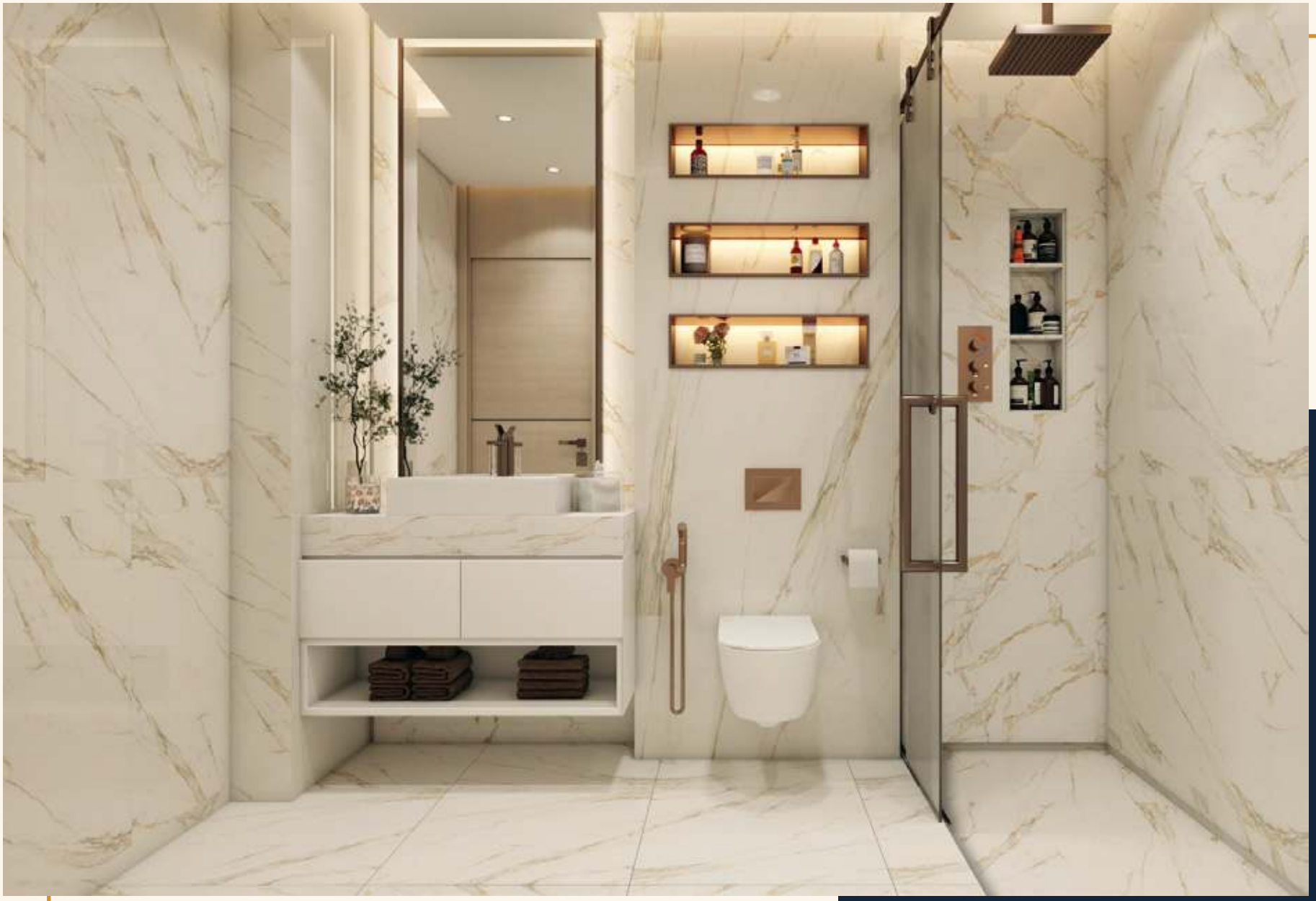
Studio - Type B

AREA = 540.67 SQ.FT






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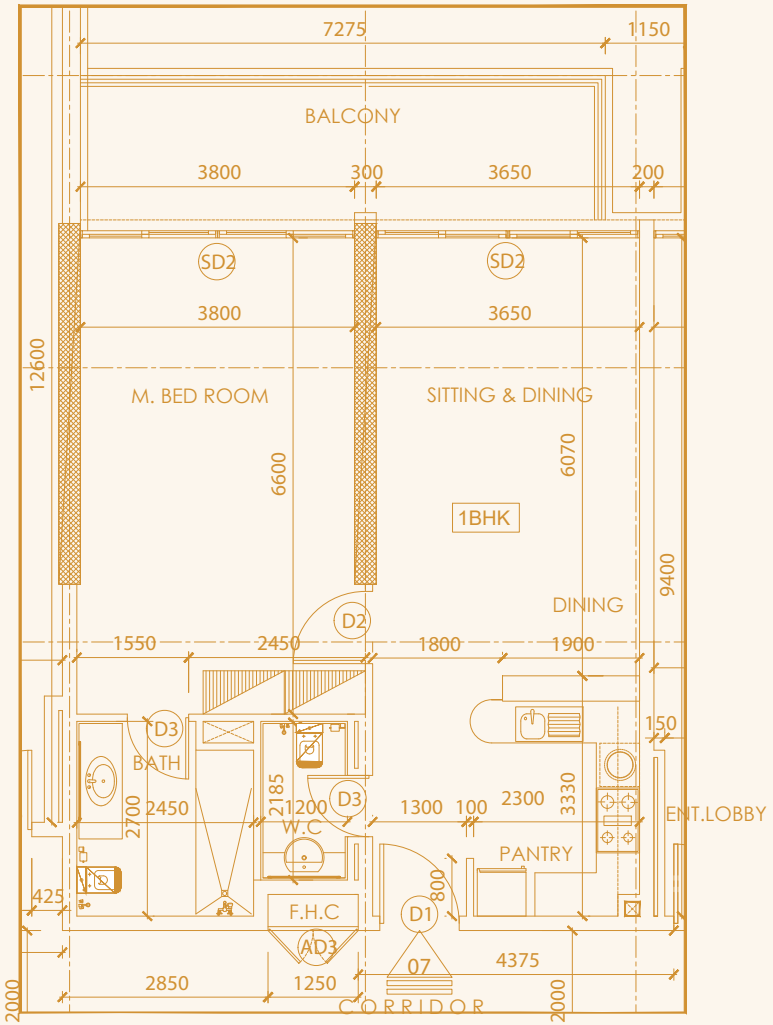
1 BEDROOM

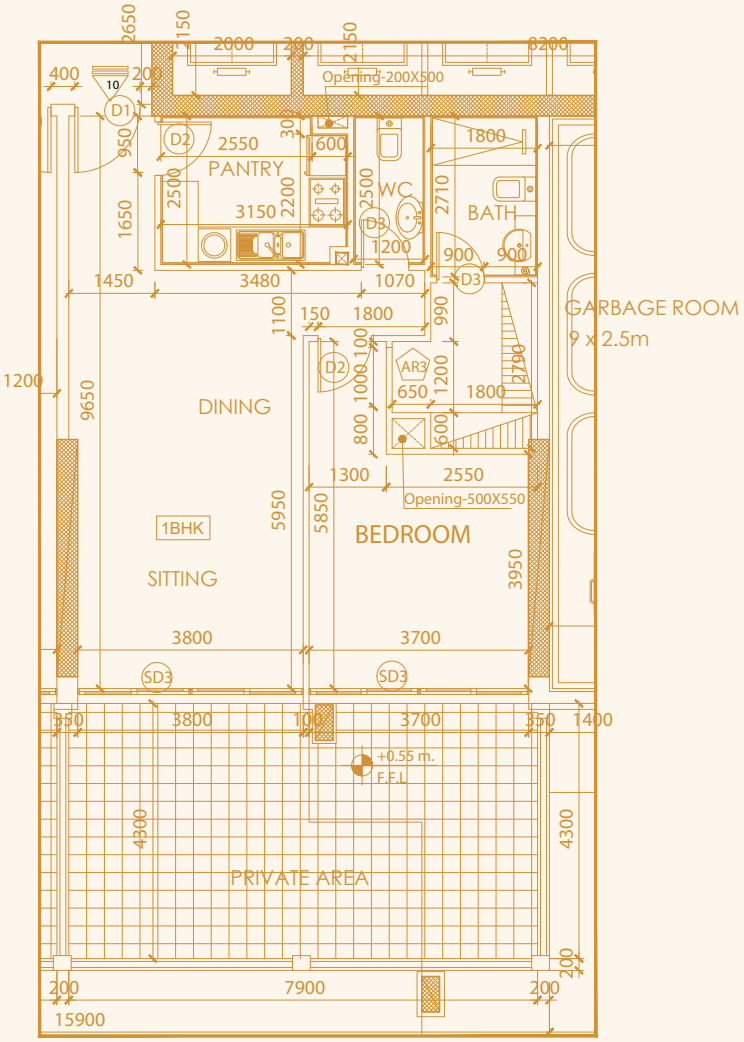
APPARTMENT

1 Bedroom

2 Bathroom

Floor Plan





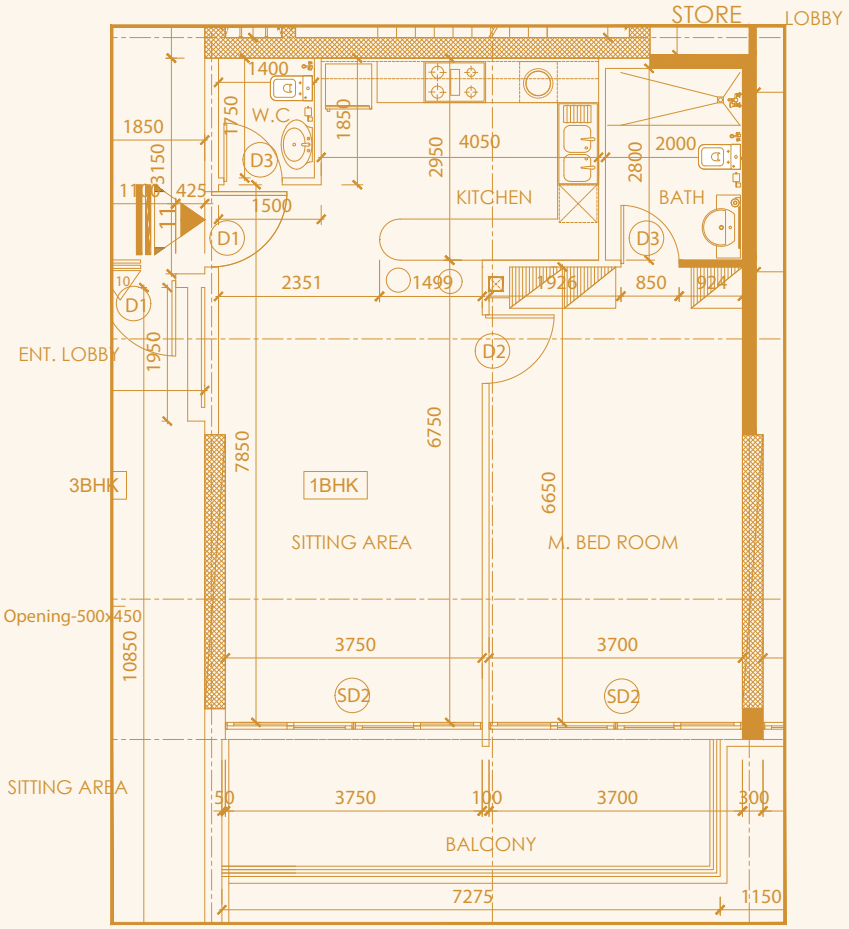
1 Bedroom - Type A

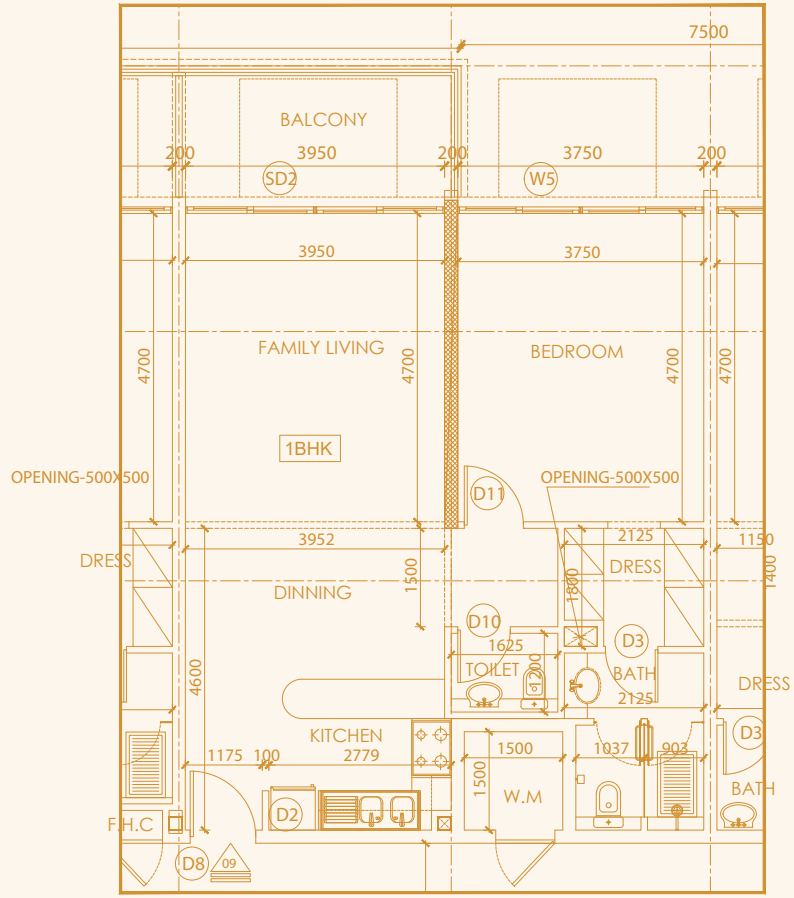
AREA = (689.32 - 983.18) SQ.FT

1 Bedroom - Type B

AREA = 847.98 SQ.FT

Floor Plan





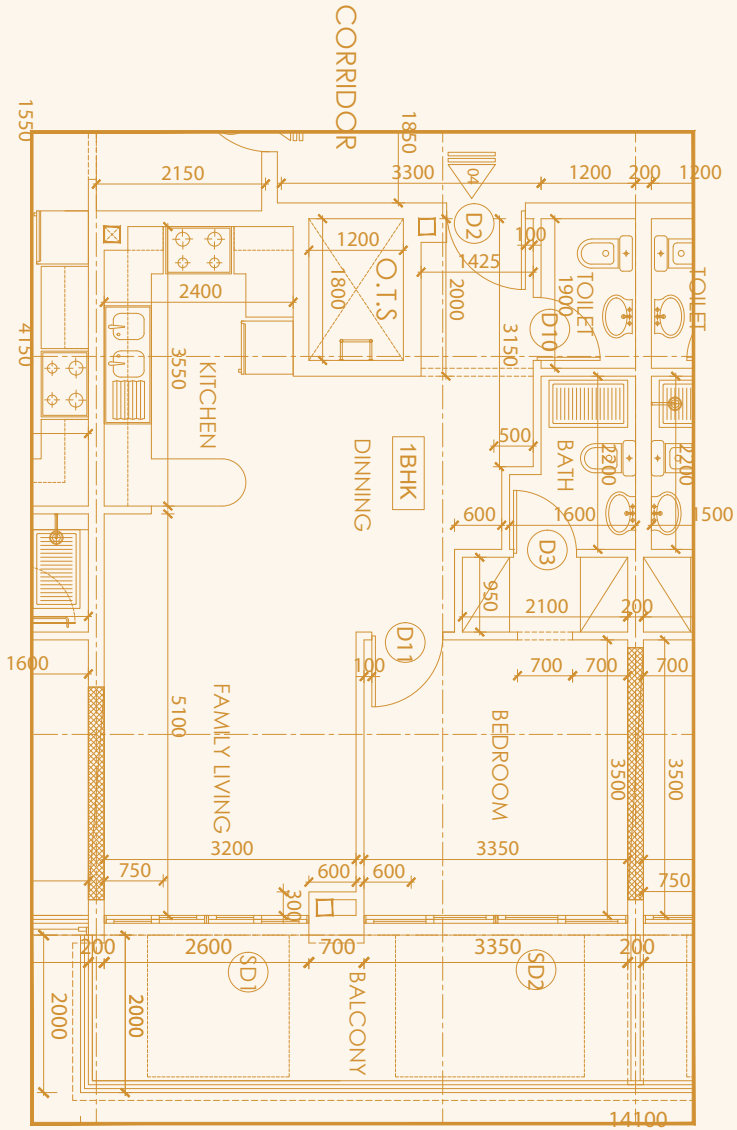
1 Bedroom - Type C

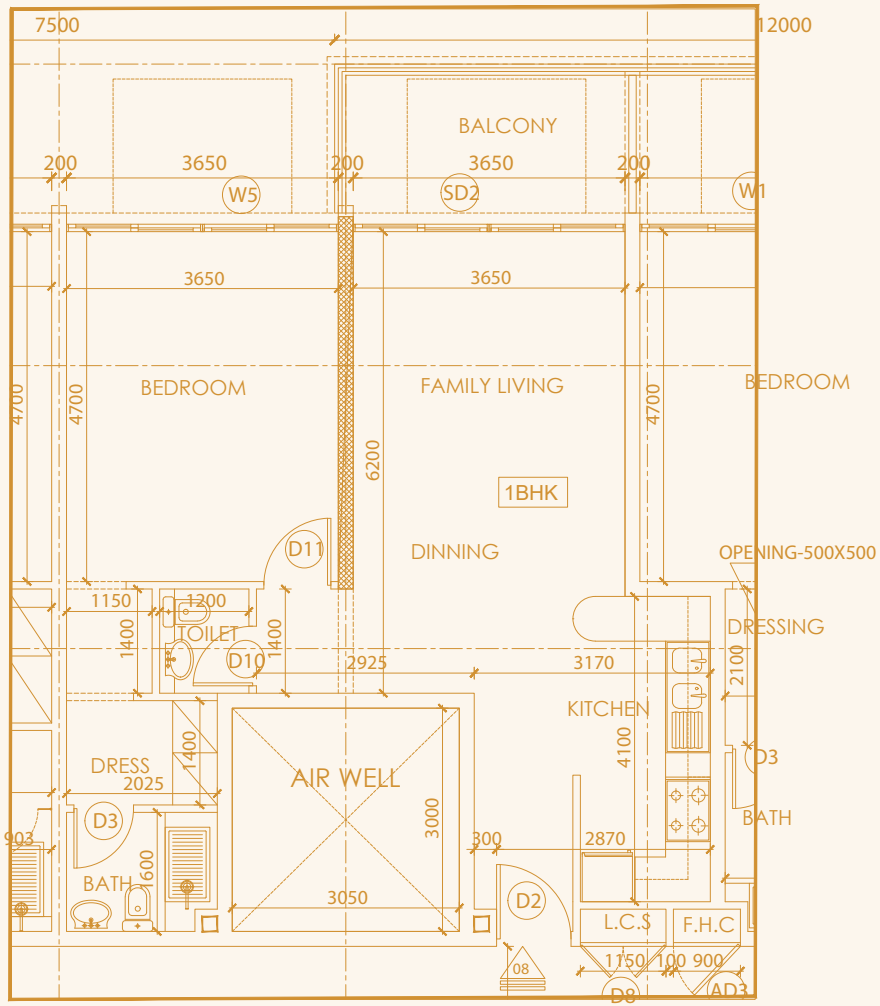
AREA = 854.33 SQ.FT

1 Bedroom - Type D

AREA = (672.53-866.60) SQ.FT

Floor Plan





1 Bedroom - Type E

AREA = 632.92 SQ.FT

1 Bedroom - Type F

AREA = 728.72 SQ.FT

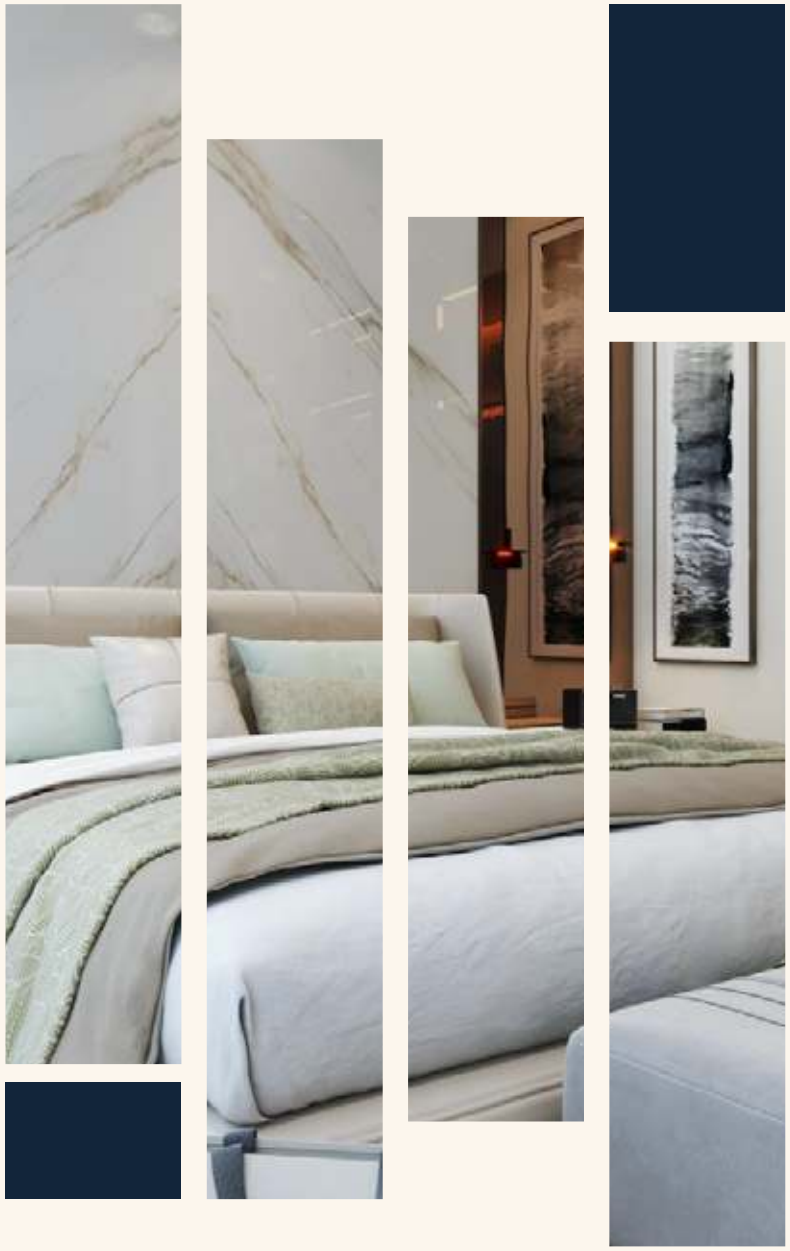

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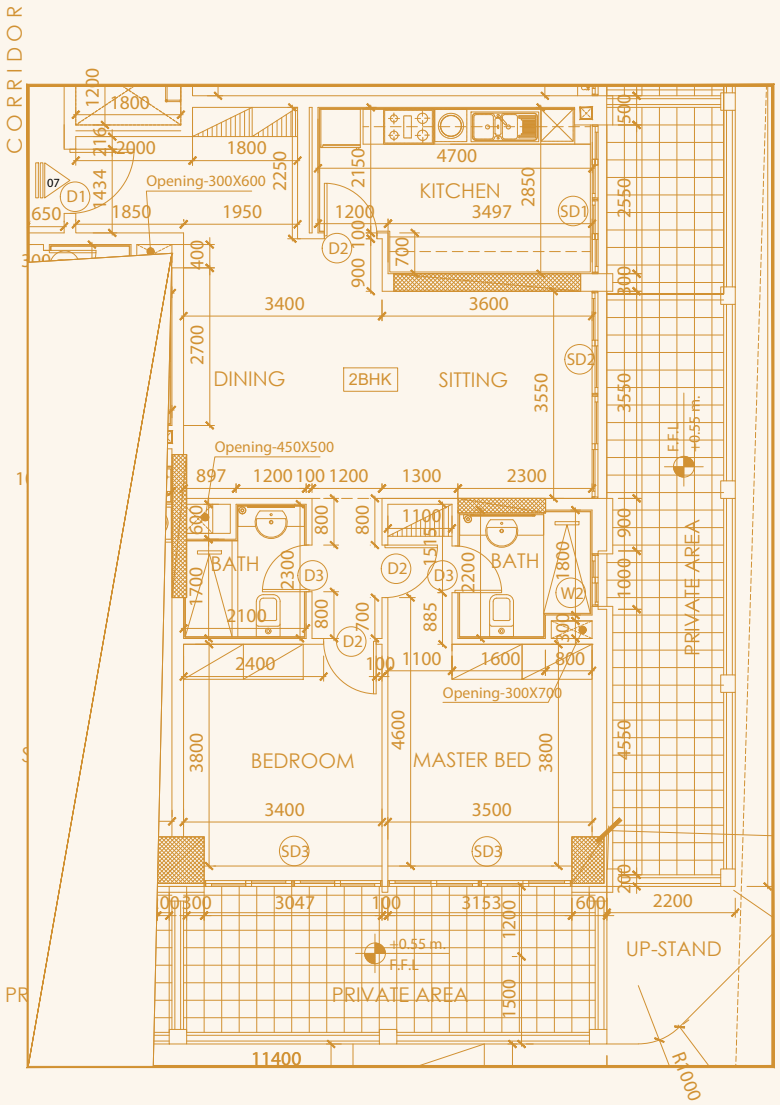
2 BEDROOM

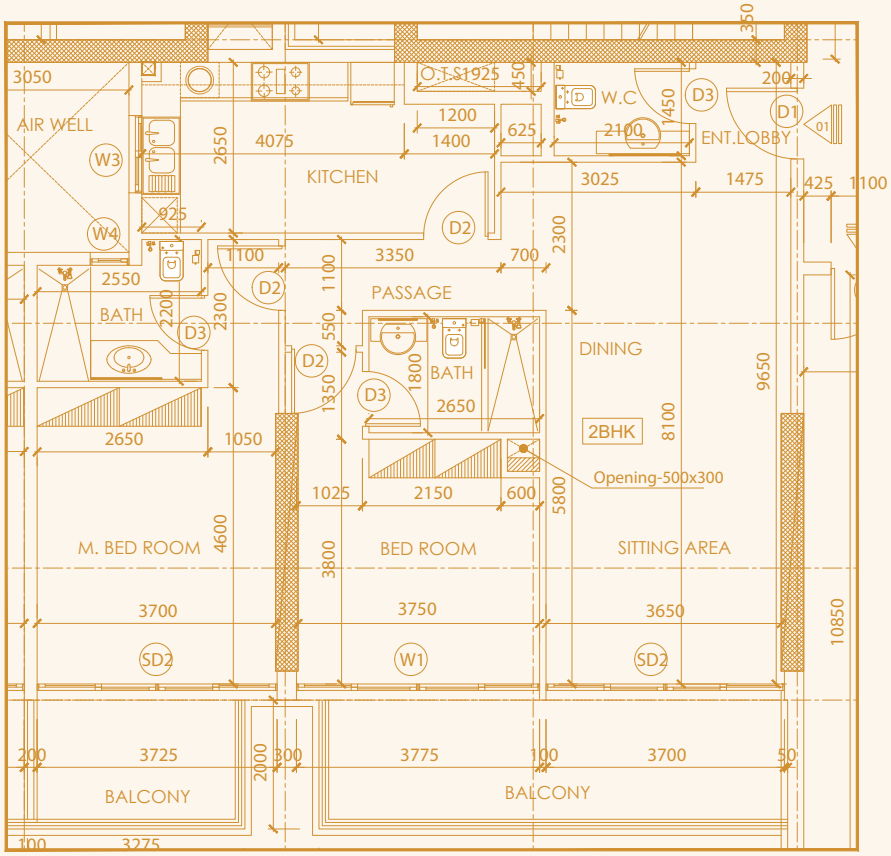
APPARTMENT

2 Bedroom

3 Bathroom

Floor Plan





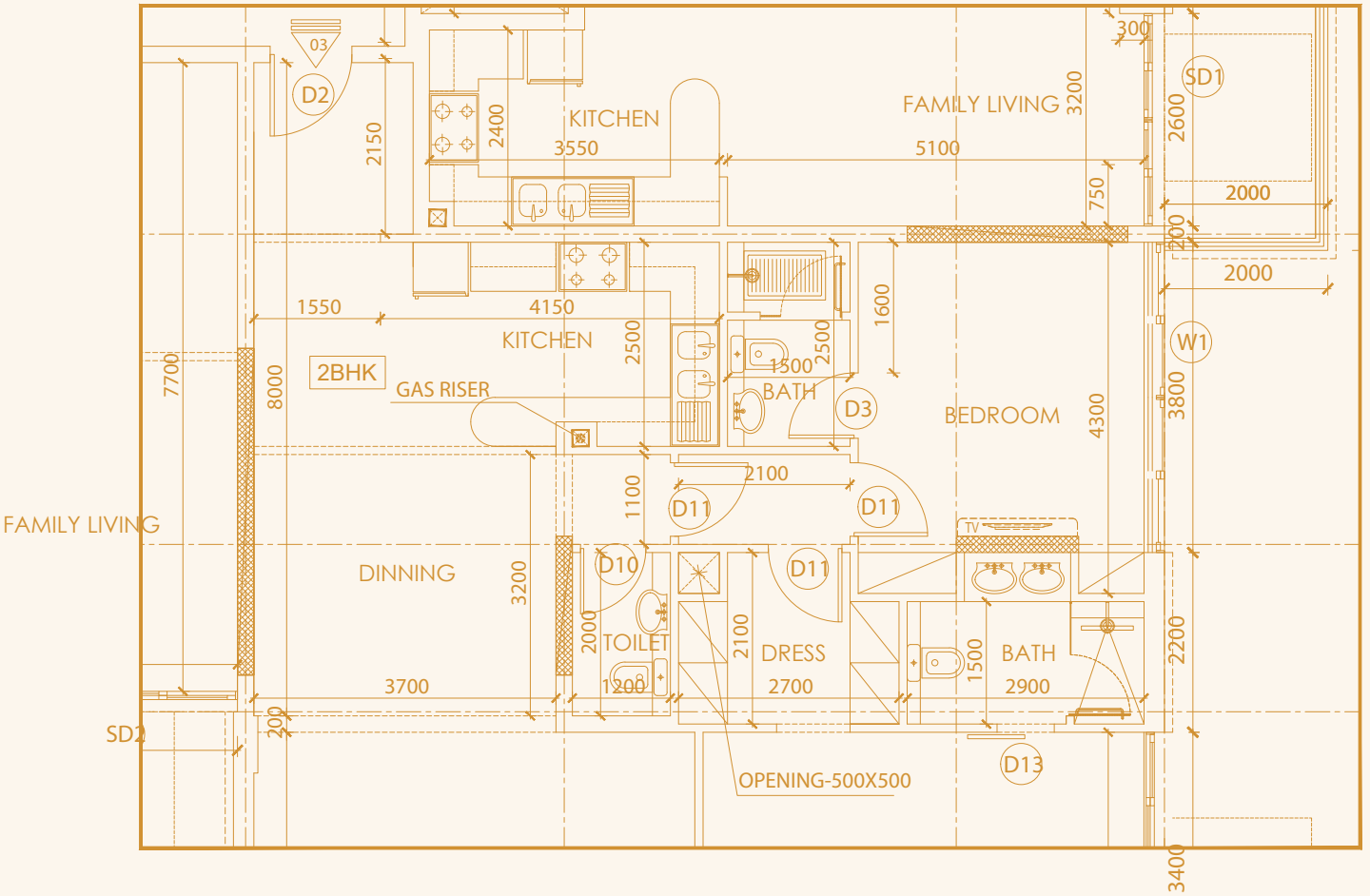
2 Bedroom - Type A

AREA = (1,575.19-1,839.34) SQ.FT

2 Bedroom - Type B

AREA = (1,224.39-1,495.75) SQ.FT

Floor Plan



2 Bedroom - Type C

AREA = 1,273.48 SQ.FT

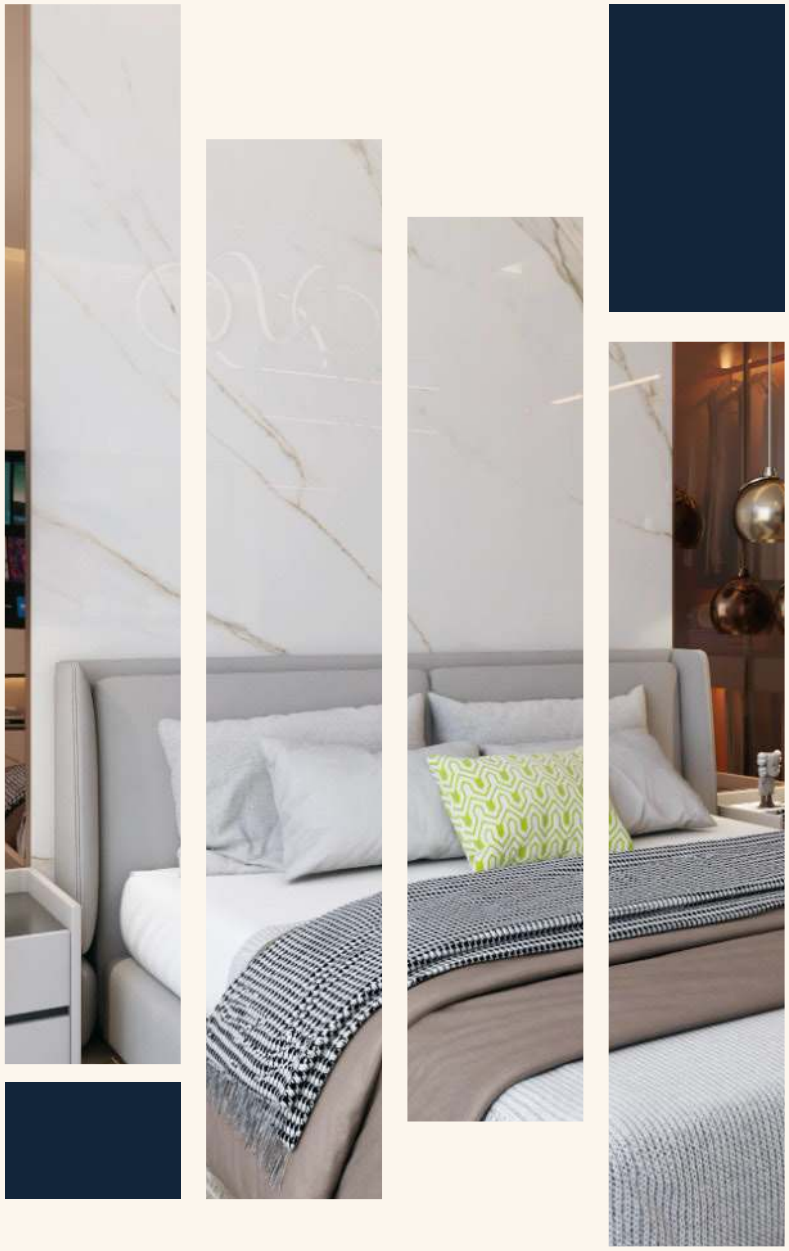









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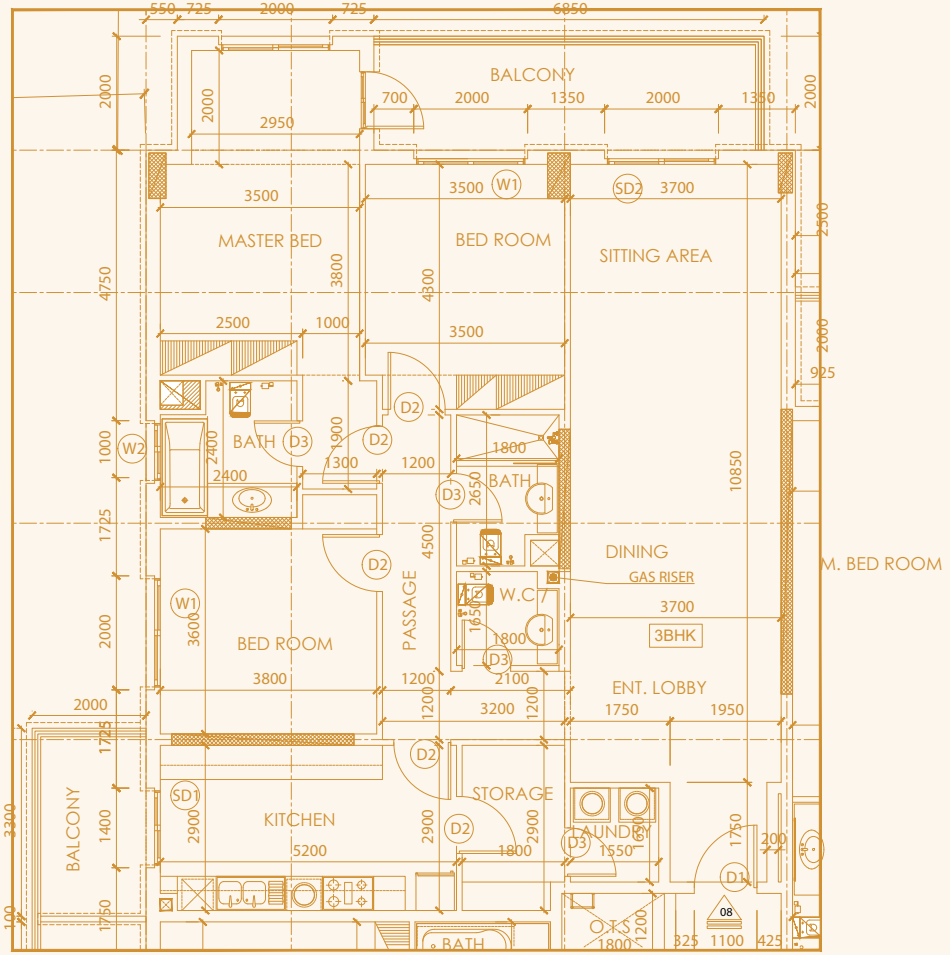


3 BEDROOM

APPARTMENT

3 Bedroom	4 Bathroom
1 Maids Room	1 Store Room

Floor Plan



3 Bedroom - Type A

AREA = 1,852.68 SQ.FT






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CEO's Message

Dear Residents and Investors,

It is with great pride that I welcome you to this exceptional residential community, a vision brought to life with carefully designed homes, lush landscapes, and world-class amenities. Our goal has always been to create not just a place to live, but a vibrant, self-sustaining community where families can thrive can find balance, and investors can secure a promising future.

Strategically located in Majan, Dubai land, and neighboring the prestigious Barari and The Wilds by Al Dar, this development offers unmatched connectivity, contemporary architecture, and a peaceful yet dynamic lifestyle. Every detail of the community has been designed with you in mind—from the spacious apartments and family-friendly surroundings to the retail hubs and recreational spaces that enhance daily life.

We are committed to delivering excellence, maintaining high-quality standards, and ensuring that this community becomes a benchmark for modern living in Dubai. Whether you're choosing this as your home or as an investment, you are becoming part of an inspiring vision—one that will continue to grow and prosper for years to come.



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Dubai, Majan, Dubai Land,
Rapunzel Tower



Thank you