

AKALA





PRECISION WELLNESS  
BEYOND TIME





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From the earliest moments of civilization, we have always been fascinated by a place beyond our body, beyond our Earth.

A place where our true self resides. A place of clarity, knowledge and perfection.

This place is Akala. From the ancient Sanskrit word meaning 'beyond time', Akala stands for precision wellness, using future-facing design and technology and a weightless service environment to help our members unlock their full potential.

# WELCOME TO AKALA

Amidst the global surge in wellness, Akala emerges at the forefront of its next evolution. By merging time-tested practices and ancient wisdom with modern scientific advancements, Akala is creating a new health movement we call precision wellness.

A sanctuary nestled in the heart of the world's most dynamic city, Akala offers branded residences, an elemental spa, an elite gym, and unparalleled hospitality designed to transform body and mind.

By bringing together advanced treatments, immersive experiences, and a refined aesthetic, we are defining the future of personal wellbeing for generations.

Whether you seek focus, longevity, or simply a deeper connection to your true self, Akala will inspire you to embrace wellness as both an art and a science for life.









Akala's elegant twin towers are thoughtfully arranged to support every aspect of wellness, and feature distinct yet connected spaces. Both towers are home to a select community of ultra-luxury residences while the premium hotel in Tower Two provides high-quality services for all apartments.

Bridging these towers, the podium levels comprise Akala's spa and wellness facilities, including an elite club dedicated to enhancing personal performance and wellbeing.

## THE WORLD'S FIRST PRECISION WELLNESS ENVIRONMENT

AKALA

AKALA







A woman with long dark hair is looking upwards and to the right. The background is a dark, hazy night sky with several bright, out-of-focus city lights. The lighting is warm and golden, creating a soft glow around the woman's face and hair.

## THE HOME EXPERIENCE AMPLIFIED BY SCIENCE AND SOUL

Akala is the first development to introduce precision wellness to the realm of luxury homes. These expansive, light-filled homes are intelligently crafted with purpose and care, establishing a new benchmark for elevated living.

Blending raw materiality with precise detailing—natural stone's coolness against polished metal—each home embodies Akala's architectural philosophy in an immersive wellness environment.

Brought to you by Arada, these residences are considered with a deep understanding of present and future living expectations. Leveraging our expertise in shaping luxury residences and lifestyle destinations, we've applied global insights to create expressive, functional homes of enduring quality.

Rising with striking clarity in the heart of Dubai, Akala heralds a new chapter in the city’s architectural and lifestyle narrative. Standing alongside the next generation of landmarks by the world’s leading architects, Akala doesn’t echo the past but rather anticipates the future.

The twin towers orchestrate a deliberate architectural journey of compression and release, crafting spaces that transition seamlessly from darkness to light, coolness to warmth, and confinement to openness. While wellness in architecture is a prevalent discussion, Akala’s design philosophy is rooted in the undeniable truth that architecture profoundly impacts our well-being.

Incorporating biophilic elements, technological innovations, and fundamentally reimagining architecture as a therapeutic experience, Akala offers respite from Dubai’s frenetic energy, a sanctuary from materialism where thoughtful lighting and careful spatial sequencing converge to recalibrate your physical and emotional state.

Akala’s impeccable architectural credentials are backed by LEED Gold and WELL Silver precertifications, which underscore the development’s commitment to sustainability, health and wellbeing.

# ARCHITECTURE AS A SENSORY JOURNEY







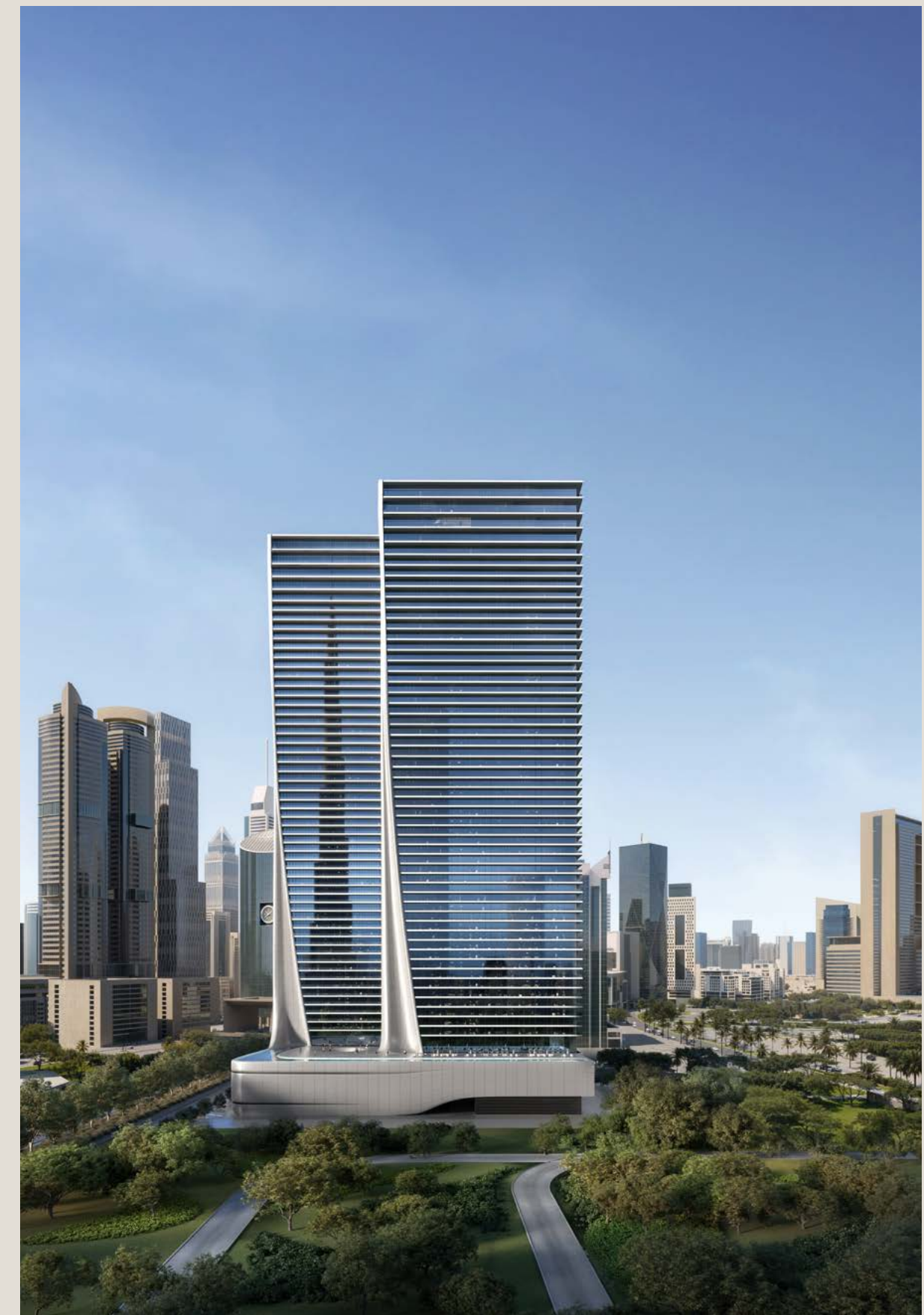
## LIVE IN THE CENTER, STAY CENTERED

The twin districts of Dubai International Financial Centre (DIFC) and Downtown Dubai, the city's vibrant economic core, have evolved beyond iconic skyscrapers and bustling trade into a sophisticated lifestyle hub, boasting an impressive collection of Dubai's most exclusive hotels, Michelin-starred restaurants, and luxury boutiques.

The introduction of a wellness-focused hotel and spa in this space disrupts this model, offering something new. Traditionally, elite wellness retreats have been synonymous with remote, nature-infused locales—coastal sanctuaries, desert escapes, or mountain hideaways.

Akala's world-class wellness resort allows high-performing professionals to incorporate longevity treatments, biohacking therapies, and recovery programs into their daily routine - without disconnecting from their business commitments.













Formative is a state-of-the-art fitness destination, crafted for both high-performance training and everyday vitality, all set against sweeping views of Dubai's skyline.

This elite space draws on Arada's deep operational expertise as the UAE's biggest large-scale gym operator, with a portfolio that includes FitnGlam (ladies-only), FITCODE (premium mixed), Wellfit (family wellness clubs), and Platform Studios (boutique fitness).

Formative is the culmination of that knowledge, bringing together best-in-class design, world-leading equipment, and luxury service.

The facility features advanced pin- and plate-loaded strength machines, the latest in cardio innovation, and expansive zones for functional training, stretching, and mobility. Members can take advantage of private pods for one-on-one personal coaching, a dedicated Recovery Tech zone with Hyperice and Theragun stations, and an indoor lap pool for low-impact performance.

Luxurious male and female changing rooms are elevated with steam rooms, saunas, and cold plunge stations, while purpose-built cycling and multi-use group exercise studios host a variety of classes including spin, bootcamp, HIIT, cardio boxing, TRX, dance fitness, VR-assisted training and curated proprietary programming from The Platform Studios.

**Formative is more than a gym - it's a precision-built environment for peak performance.**







# MIND AND BODY WELLNESS STUDIOS

Akala’s Wellness Studios are a serene sanctuary for intentional movement, inner restoration, and holistic transformation.

**Movement & Flow:**

Adaptable studios, designed to support both ambient and heated sessions, offer a diverse range of classes that promote strength, flexibility, and mindful connection. The schedule includes various styles of yoga, including prenatal, flying, and restorative yoga, as well as mobility-focused flows, and barre and mat Pilates.

**Mindfulness & Holistic Healing:**

A tranquil Meditation Room sets the tone for mindfulness practices and integrative sensory therapies such as sound healing, reiki, guided breathwork, sleep therapy, and vibrational energy healing. Guests may also participate in herbal and detox tea ceremonies, designed to enhance meditative depth and emotional release.

**The Reformer Studio:**

Designed to transform strength, control, and flexibility, the Reformer Studio at Akala features over 10 beds including state-of-the-art Mega Reformers – for a range of dynamic sessions. Guests can experience Lagree, classical and contemporary Pilates, along with barre, mat, and hot formats, all guided by expert instructors in a serene, light-filled space engineered for intentional movement.

**Sensory Deprivation Room:**

This deeply personal experience immerses guests into a state of complete silence, darkness, and weightlessness as they float in a saline solution that matches the body’s density and temperature. Free from external stimuli, the brain enters a theta brainwave state, profoundly recalibrating the nervous system to reduce anxiety and promote mindfulness for a deepened sense of clarity.

**Total Immersion Therapy:**

A revolutionary wellness technology that uses vibroacoustic therapy to promote total body and mind balance, total immersion therapy combines sound frequency, vibration, and meditative audio to stimulate the body’s natural healing systems. Guests are enveloped in a carefully calibrated blend of sound waves and physical resonance that brings them into a deeply relaxed, almost meditative state.

**Recovery Zone:**

Welcome to the pinnacle of personalized healing — a sanctuary where science, technology, and nature come together to create the ultimate environment for restoration, renewal, and total body optimization. Every detail of this space has been curated to support your physical recovery, mental clarity, and emotional balance.

- Infrared Sauna Pod: Deep-penetrating heat relaxes muscles, detoxifies the body, and boosts circulation.
- Cryotherapy Chamber: A quick blast of cold triggers anti-inflammatory responses, speeds up muscle recovery, and sharpens mental focus.
- Red Light Therapy Wall: Stimulates cellular regeneration, collagen production, and tissue repair.
- Hyperbaric Oxygen Chamber: Enhances oxygen delivery to cells for faster healing, better cognition, and improved endurance.
- PEMF Mat (Pulsed Electromagnetic Field): Rebalances cellular energy, reduces inflammation, and supports natural recovery processes.

A digital wellness concierge screens your biometrics and goals upon entry, customizing your session with AI-driven precision — whether you’re recovering from intense training, managing stress, boosting immunity, or simply seeking deep rest.

The Akala Spa is a soulful wellness sanctuary where time slows, the senses awaken, and the body surrenders to deep, intentional healing. Every detail has been curated to transport guests into a state of inner stillness and elevated wellbeing.

Elegantly appointed and gender-segregated for privacy offer a symphony of restorative rituals. For those seeking heightened seclusion, the VIP Spa Suites feature in-room jacuzzis, heated massage tables, and serene bathing spaces perfect for bespoke wellness journeys or deeply indulgent couples' escapes.

A curated menu of premium therapies awaits, featuring massages for sports recovery, pre-natal care, lymphatic drainage, aromatherapy, hot stone relaxation, and the sculpting benefits of maderotherapy.

Guests can also enjoy rejuvenating facials, expert acupuncture, advanced skin detoxification and renewal treatments, as well as cutting-edge modalities like red light and Celluma light therapy, crystal therapy, and peels. Enhancing the experience is the deeply restorative infrared stone bed, designed to promote relaxation at the cellular level. Every treatment is meticulously crafted to restore balance, elevate beauty, and enrich overall wellbeing.

Anchoring the Akala Spa experience is a world-class thermal circuit that invites guests to surrender to elemental balance by following a purposeful sequence of heat, cold, meditation, and rest, designed to harmonize the body, clear the mind, and renew the spirit.

The thermal circuit features two marine-infused thalassotherapy pools, a eucalyptus steam room, infrared salt room, Finnish sauna, cold plunge and ice room, and a jacuzzi, a design statement integrated into the spa's architecture as both a visual focal point and a sanctuary of relaxation.

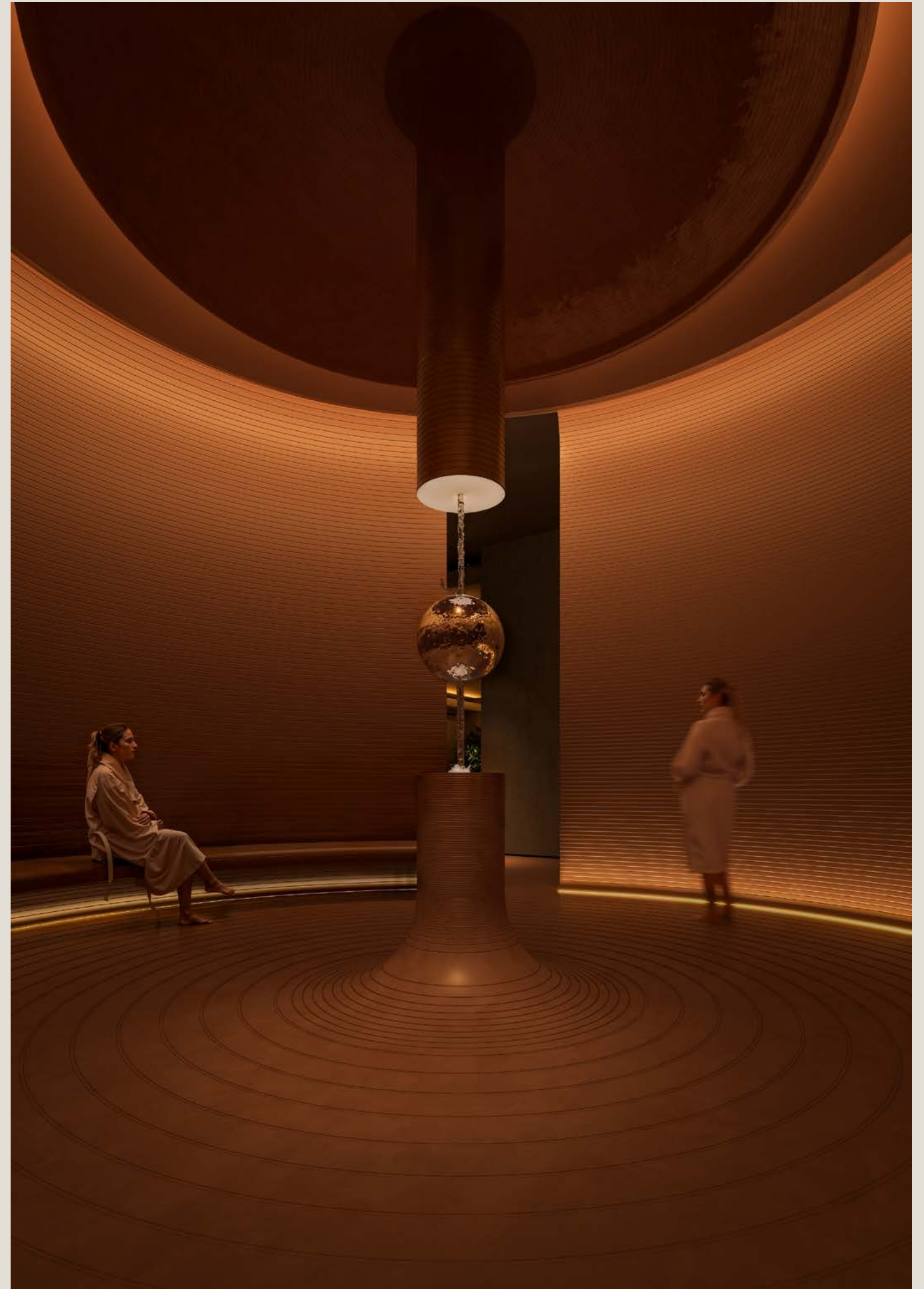
The journey culminates in soothing relaxation lounges, where halotherapy purifies the lungs, ergonomic heated loungers cradle the body, and nourishing herbal teas invite reflection and renewal.

More than just a ritual, this journey is a sensory immersion in balance, resilience, and renewal.

## AKALA SPA











# everwell

Everwell at Akala is a high-end medical wellness clinic offering personalized, science-driven longevity and health optimization treatments. Spanning a full clinical floor, it includes operating theatres, IV therapy stations, physiotherapy, consultation lounges, and a VIP recovery zone—all in a private, spa-like setting.

Exclusive services include MuseCell stem cell therapy (the only licensed operator in the Middle East), exosome treatments, PRP, hyperbaric chambers, hormone optimization, blood filtration, chelation therapy, gut biome and food intolerance testing, AI-personalized plans, red light and cold plunge therapies, lymphatic suits, hormone optimisation, ozone therapy.

### Services

- MuseCell stem cell therapy
- Integrative medicine consultations
- Genetic and epigenetic testing
- Scheduling of therapy, diagnostics and biological age testing
- Cord blood plasma therapy
- PRP – platelet rich-plasma treatment (i.e. vampire treatments and joint rejuvenation)
- Dutch plus testing
- Nutrigenomics and metabolic typing
- Micro dermatology rolling treatments for face with exosomes/stem cell/peptides
- Hair rejuvenation
- Skin rejuvenation
- Body composition analysis
- Blood filtration and chelation therapy for detox
- Gut biome testing and correcting
- Food intolerance testing and correcting
- Osteopathy
- Chiropractic
- Physiotherapy and rehabilitation

With seamless integration of technology including an in- house app that integrates with WHOOP and Oura, Everwell empowers proactive, deeply personalized health journeys, from preventive diagnostics to advanced regenerative therapies.

Everwell has secured approval from DHA to conduct A-, B- and C-level surgical operations in its Akala clinic. This means Everwell can carry out complex services such as ultrasound guided intra-articular stem cell injections using our patented biological scaffolding method, specialized orthopedic spinal injections, vagus nerve resets and A-level cosmetic surgery

- Peptide treatments
- Non-ablative skin rejuvenation
- Collagen induction therapy (CIT) and dermal treatments
- Retinoid therapy
- Botox and Dysport injections
- Intravenous NAD+ Therapy
- Vitamin & Mineral IV Drips
- Profhilo & skin boosters
- Sculptra and collagen stimulating injectibles
- Morpheus 8
- Ultratherapy
- iDome
- G-VAC
- RLX Satori
- Colon Hydrotherapy
- Beauty biohacking rituals: LED mask, lymphatic drainage, anti-aging facials
- Therapy booking (HBOT, Red Light, Infrared, PEMF, Compression, Float)
- Sleep therapist or consultant
- Post-treatment recovery: stretching, supplements and AI massage chair







# NOURISH AND REFINE

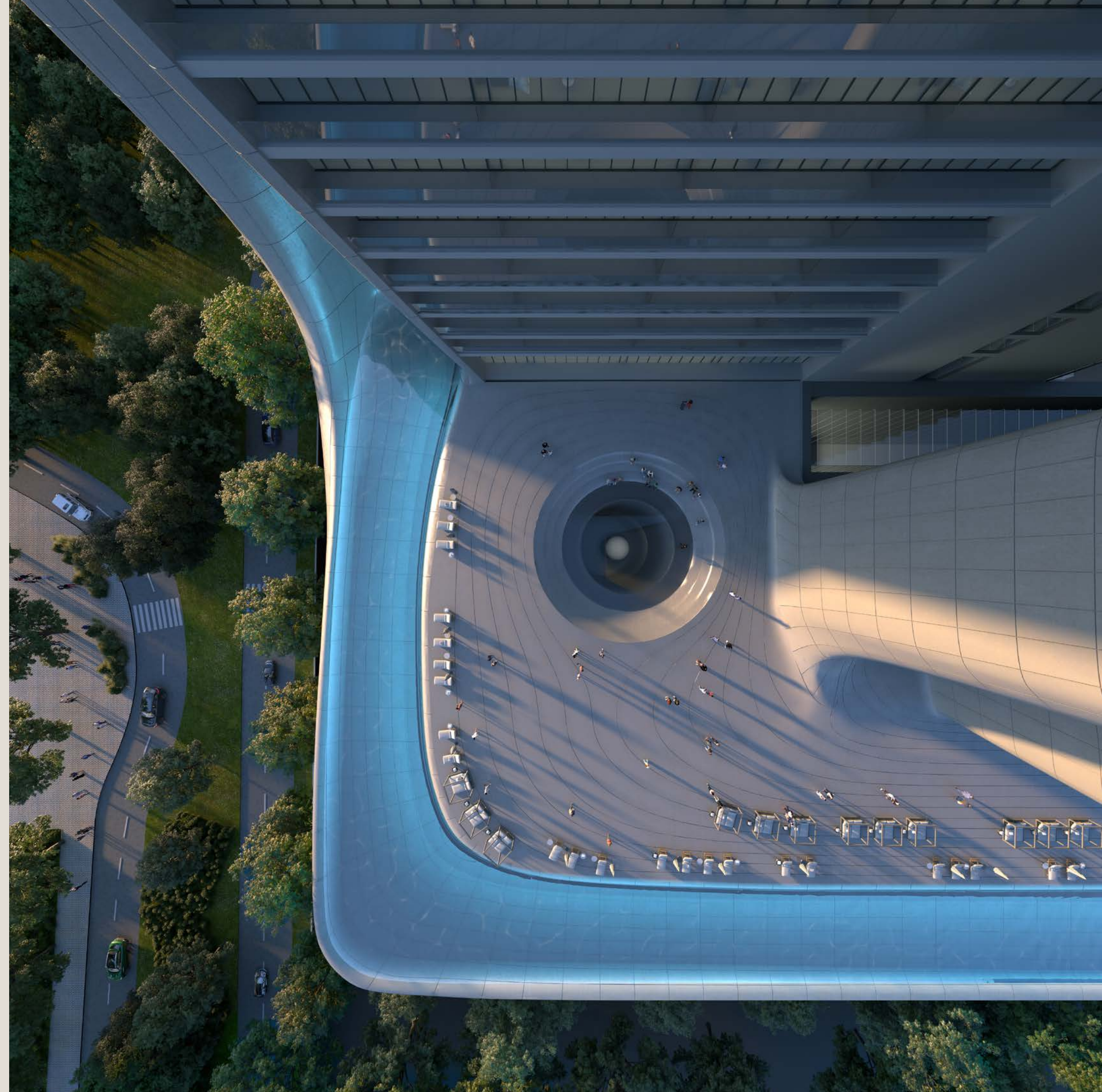
Culinary wellness is central to the Akala experience, with an organic restaurant and café offering nutrient-rich, seasonal menus that align with residents' health goals.

Additional restaurants and lounges provide elevated dining experiences, while residents and guests can also benefit from meal programmes tailored to suit their specific genetics. Men's and ladies' salons offer premium grooming and self-care services in a luxurious, spa-like setting.

## Refined Outdoor Relaxation

Akala's outdoor pool deck is a tranquil haven for residents. The elegant L-shaped pool invites relaxing swims in a peaceful setting, while a dedicated kids' pool ensures safe play for younger guests.

The nearby pool bar serves fresh, nutrient-rich refreshments, which are perfect for sunny and serene afternoons.





# AKALA HOTEL MANAGED CONCIERGE & GUEST SERVICES

- Airline/private air reservation & ticket printing
- Airport and ground transportation arrangements
- Automobile rental and car service bookings
- Car washing/detailing
- Travel & vacation planning
- Guest suite/hotel reservations for visitors
- Tour information and reservations
- Floral arrangement coordination
- Activity and event planning
- Golf, restaurant, spa, and salon reservations
- Meeting room/boardroom setup (conferencing support)
- Delivery coordination and handling
- Shopping information & guidance
- Grocery shopping, laundry/dry cleaning, alterations
- Grocery stocking prior to resident arrival
- Wardrobe organization
- Mail packing/shipping, function/event planning
- Pet care/kennel information & booking
- Nanny, childcare, and dog walking
- In-home tutor or education coordination for children

# WELLNESS SERVICES

- In-home spa/massage/acupuncture/reflexology
- Wellness coach or nutritionist appointments
- Personal chef, trainer, tutor, plant care
- In-residence catering or private wellness chef (with glucose/blood profiling)
- Meditation, yoga, and Pilates instructor coordination
- Sound healing (gongs, forks, digital soundscapes)
- Guided breathwork, meditation, or ice bath sessions
- Aromatherapy & scent environment setup
- Light wellness programming (e.g. breathwork, mindfulness)
- Ambient soundscape curation for mindfulness sessions







# HOUSEKEEPING & DOMESTIC SERVICES

- Vacuuming, mopping, mirror cleaning
- Interior dusting and oven/stovetop detailing
- Bed linen changes, refrigerator & bathroom deep cleans
- Dishwashing, patio/cabana cleanup
- Interior window cleaning
- Towel and linen refresh
- Marble/stone polishing
- Mattress and upholstery steam sanitizing
- Trash removal and move-in coordination
- Bulk/move-in trash removal
- Detox deep cleaning with non-toxic aromatics
- Infrared/sauna/hydrotherapy zone cleaning
- Biophilic material care (natural surface revival, plant reset)

# HOME MAINTENANCE & TECHNICAL SUPPORT

- Furniture repair/assembly
- Minor electrical & plumbing
- Electronics setup, picture hanging
- Curtain rod/blinds installation
- Digital frame/display installation
- Climate control optimization
- Acoustic panel fitting for noise zoning
- Water filter maintenance
- Smart home troubleshooting and calibration
- Scheduled maintenance/vendor coordination

# SECURITY & BUILDING SERVICES

- 24/7 security and valet parking
- Loss prevention, doorman and porter services





EXCLUSIVELY  
YOURS

As private sanctuaries within Akala, residents-only spaces are designed to foster both personal wellbeing and a sense of community.

The Wellness Lounge offers a state-of-the-art gym, thoughtfully zoned for privacy with dedicated male and female wellness suites. Each suite is outfitted with steam rooms, infrared or Finnish saunas, and invigorating cold plunges ideal for daily restoration, post-workout recovery, or contemplative wind-down rituals. The gym itself merges functionality with serenity, with natural light, calming interiors, and intelligent equipment to support strength, mobility, and holistic fitness practices.

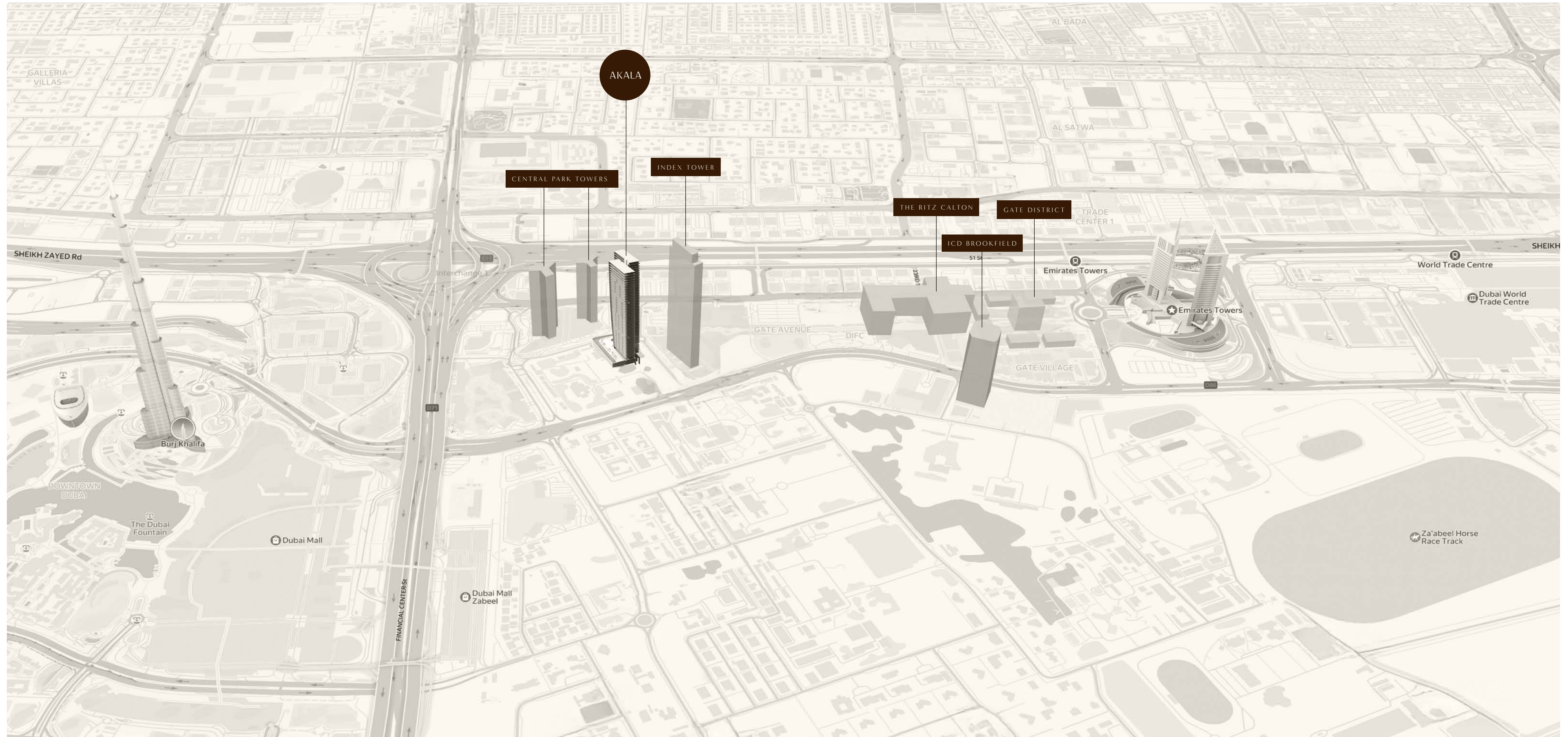
Outside, an elevated pool deck awaits where the temperature-controlled swimming pool and Jacuzzi provide tranquil spaces to float, soak, or simply surrender to stillness beneath the open sky.

The Residents Club brings people together in refined comfort, with an elegant lounge for social connection, a private cinema for immersive escapes, and an open-air amphitheatre for shared cultural experiences — all curated to elevate the rhythms of everyday life.





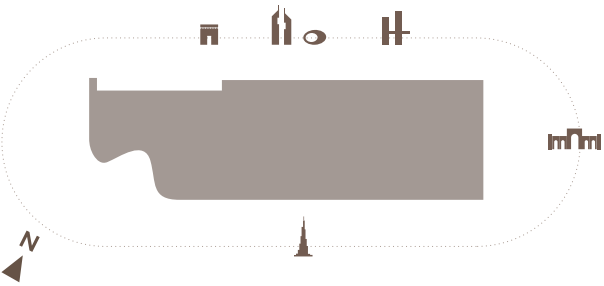
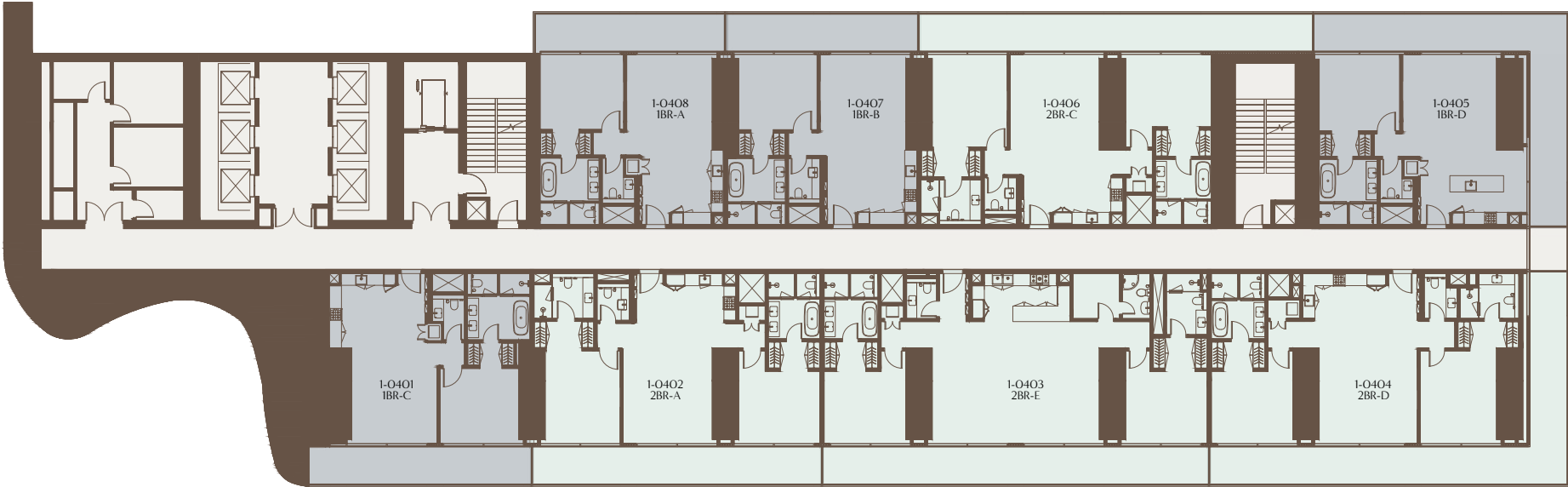






4<sup>TH</sup> TO 17<sup>TH</sup> FLOOR PLAN

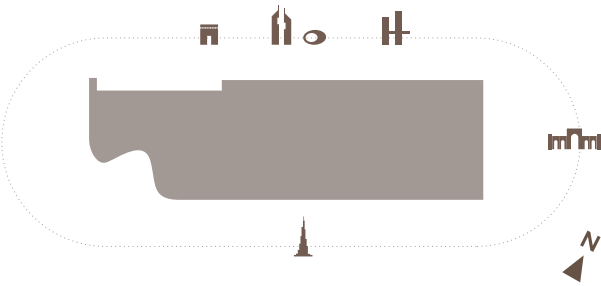
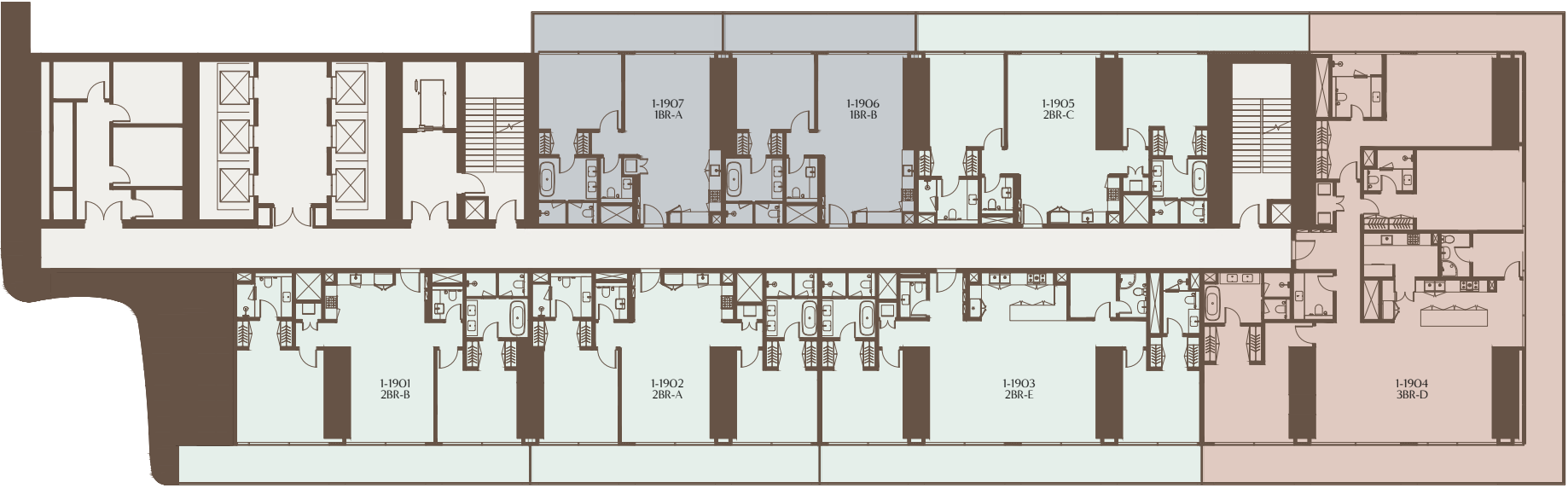
- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS
- 5 BEDROOMS
- 6 BEDROOMS



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

19<sup>TH</sup> TO 29<sup>TH</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS
- 5 BEDROOMS
- 6 BEDROOMS

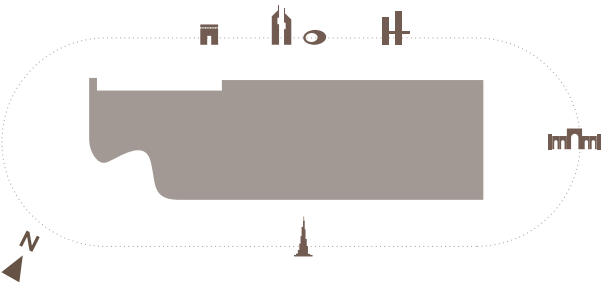
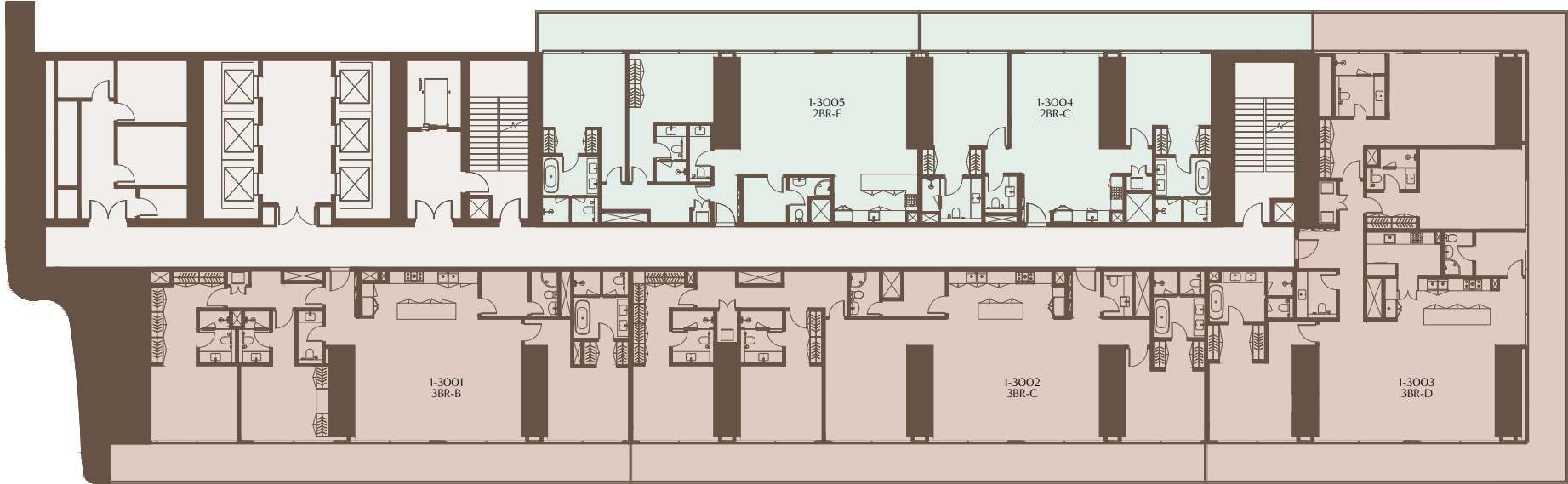


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30<sup>TH</sup> TO 39<sup>TH</sup> FLOOR PLAN

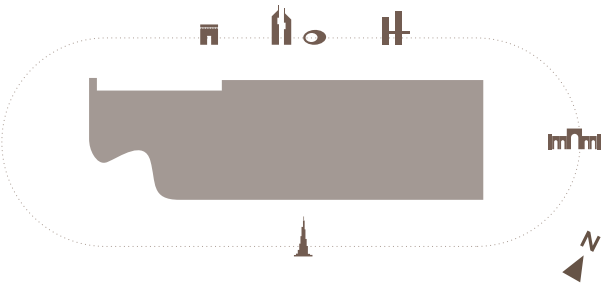
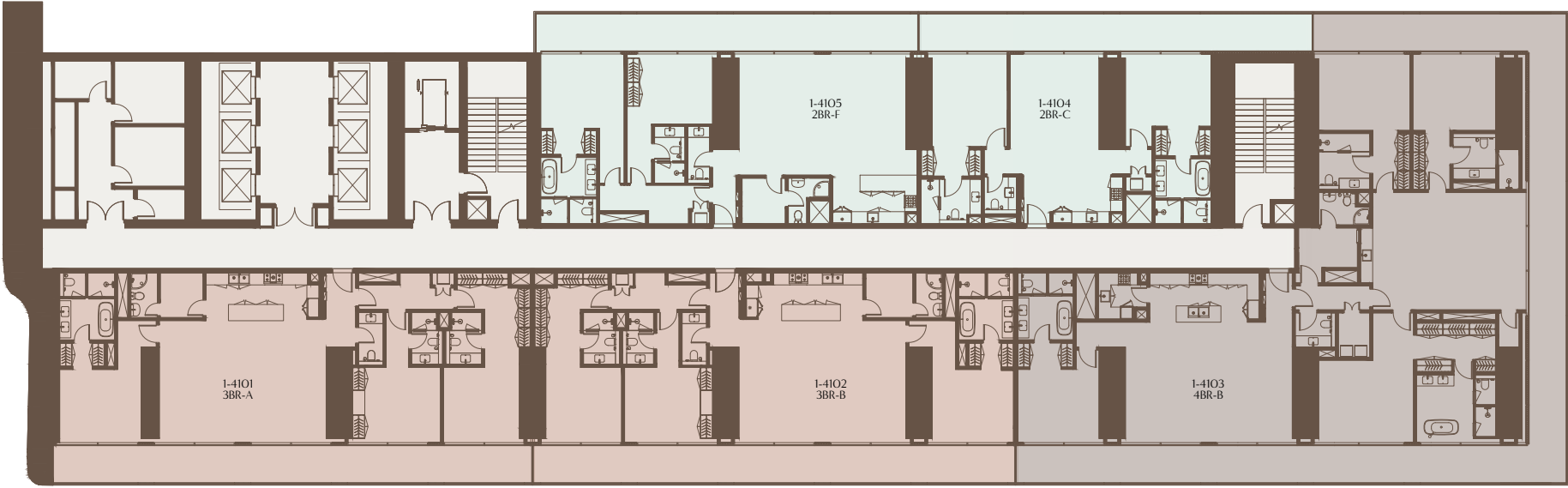
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41<sup>ST</sup> TO 47<sup>TH</sup> FLOOR PLAN

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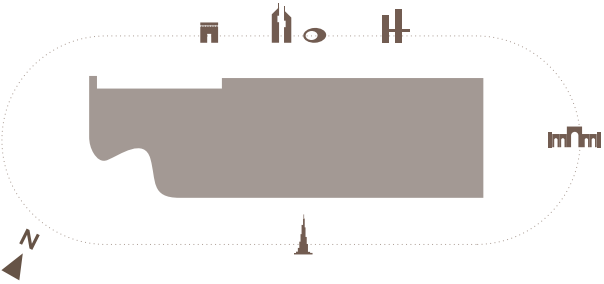
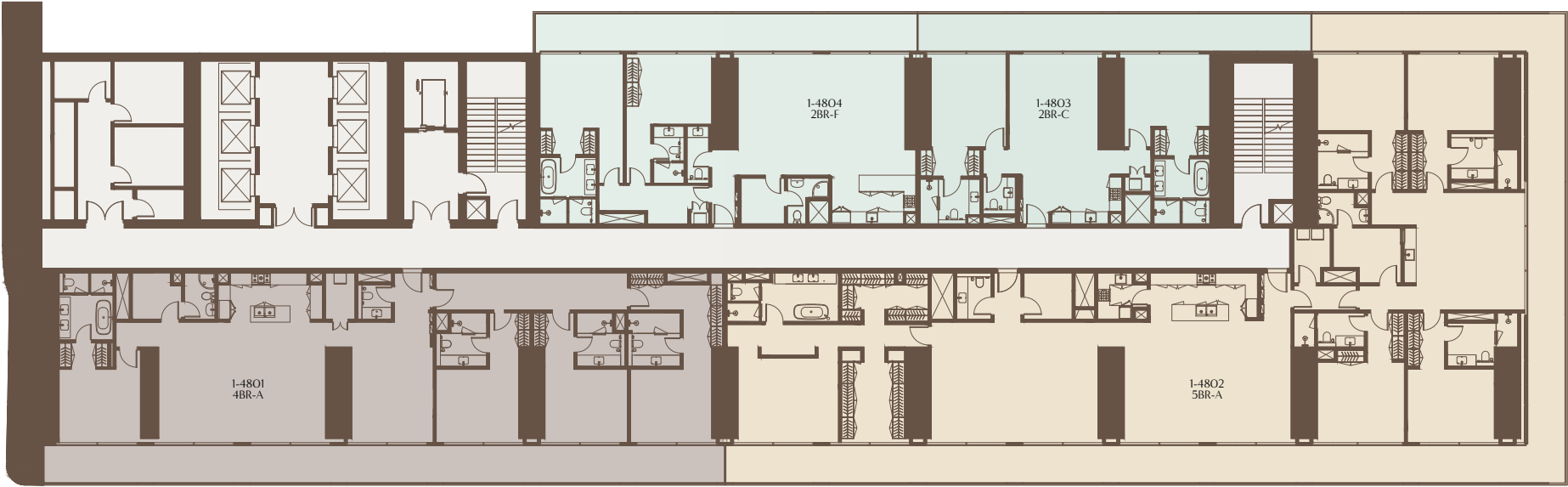


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48<sup>TH</sup> TO 49<sup>TH</sup> FLOOR PLAN

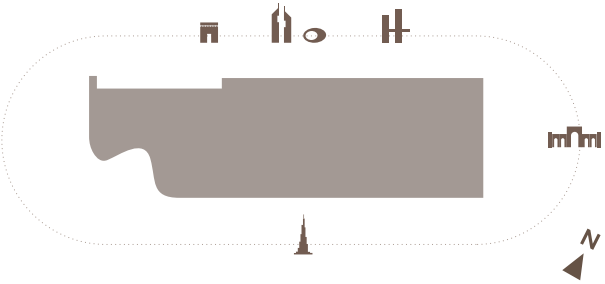
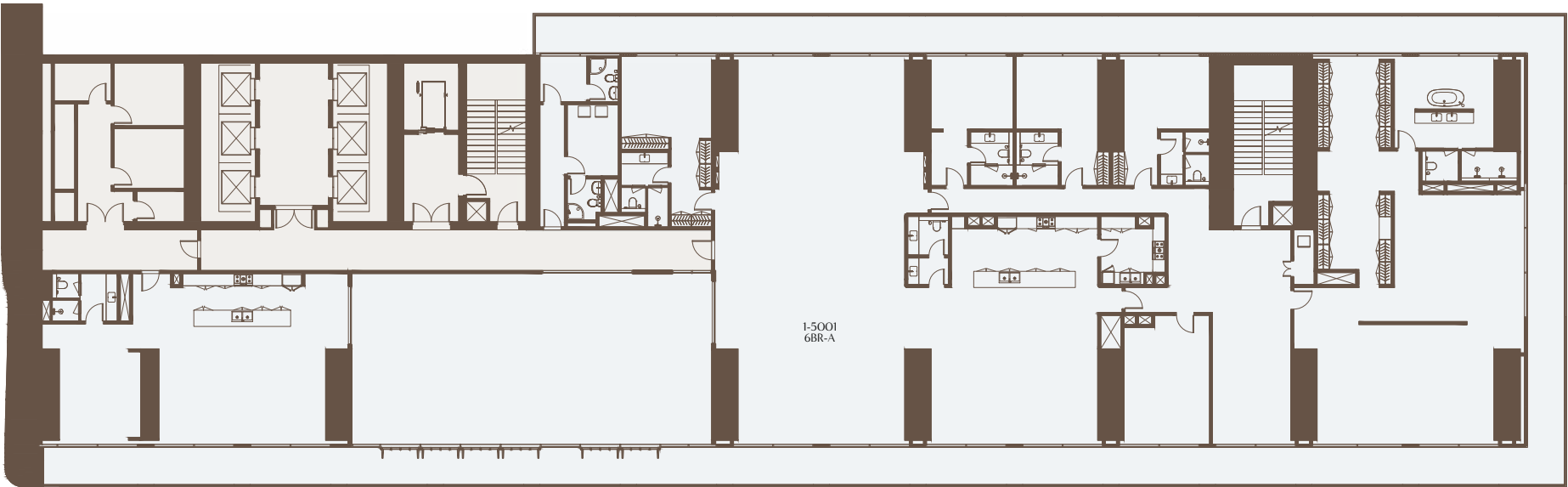
- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
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- 6 BEDROOMS



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50<sup>TH</sup> FLOOR PLAN

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS
- 5 BEDROOMS
- 6 BEDROOMS

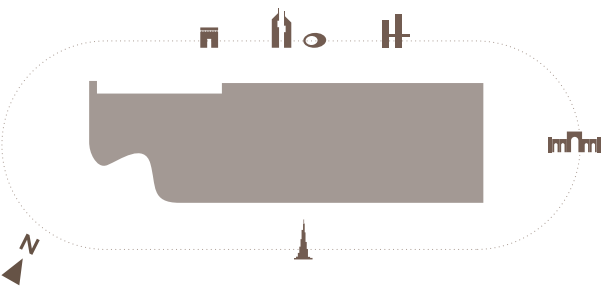
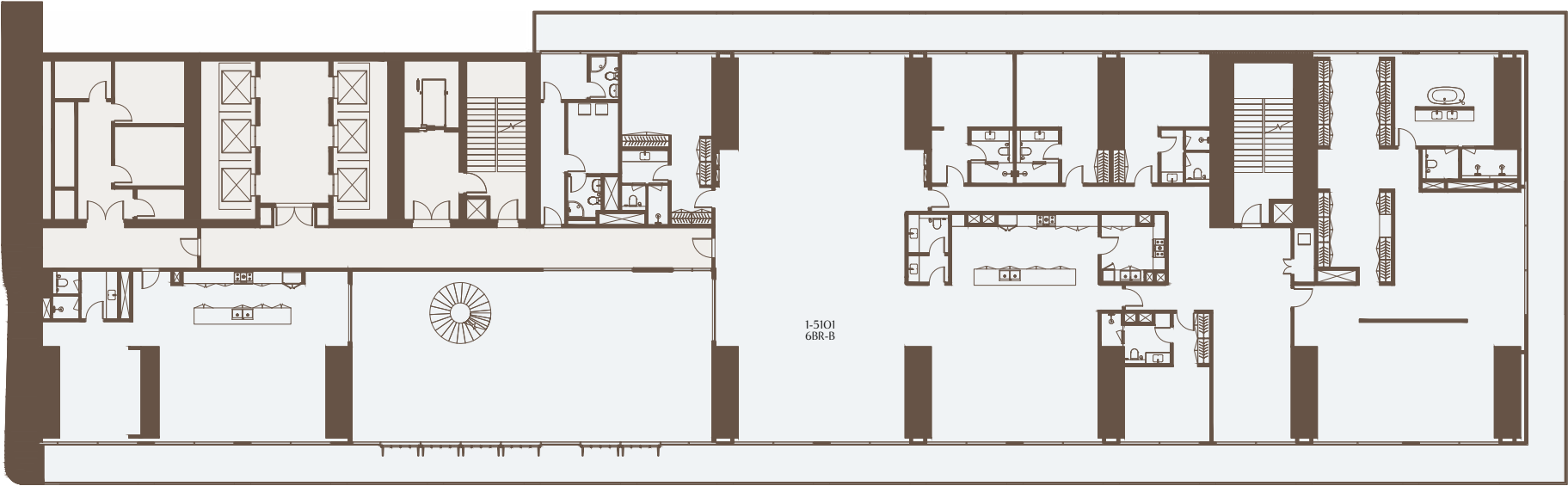


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51<sup>ST</sup> FLOOR PLAN

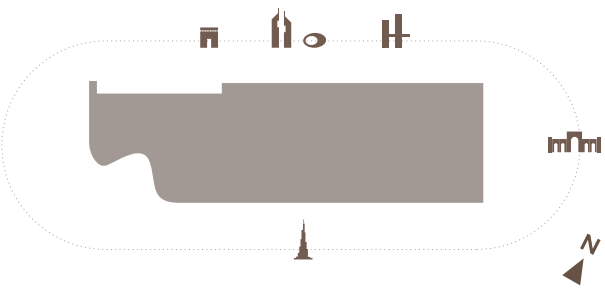
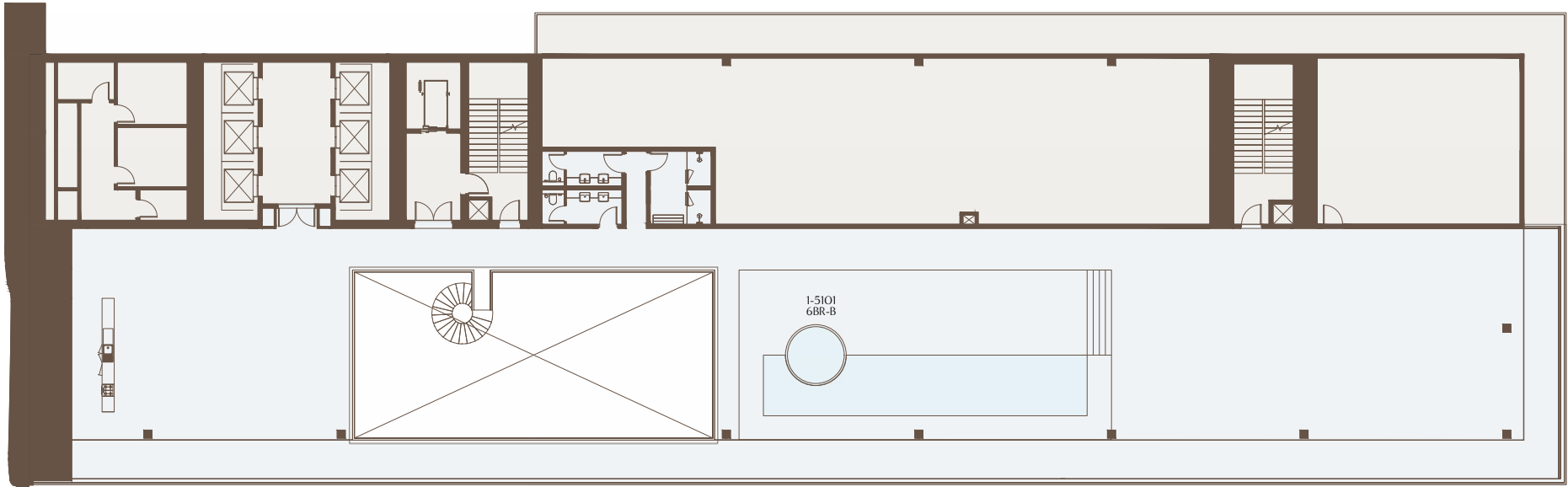
1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



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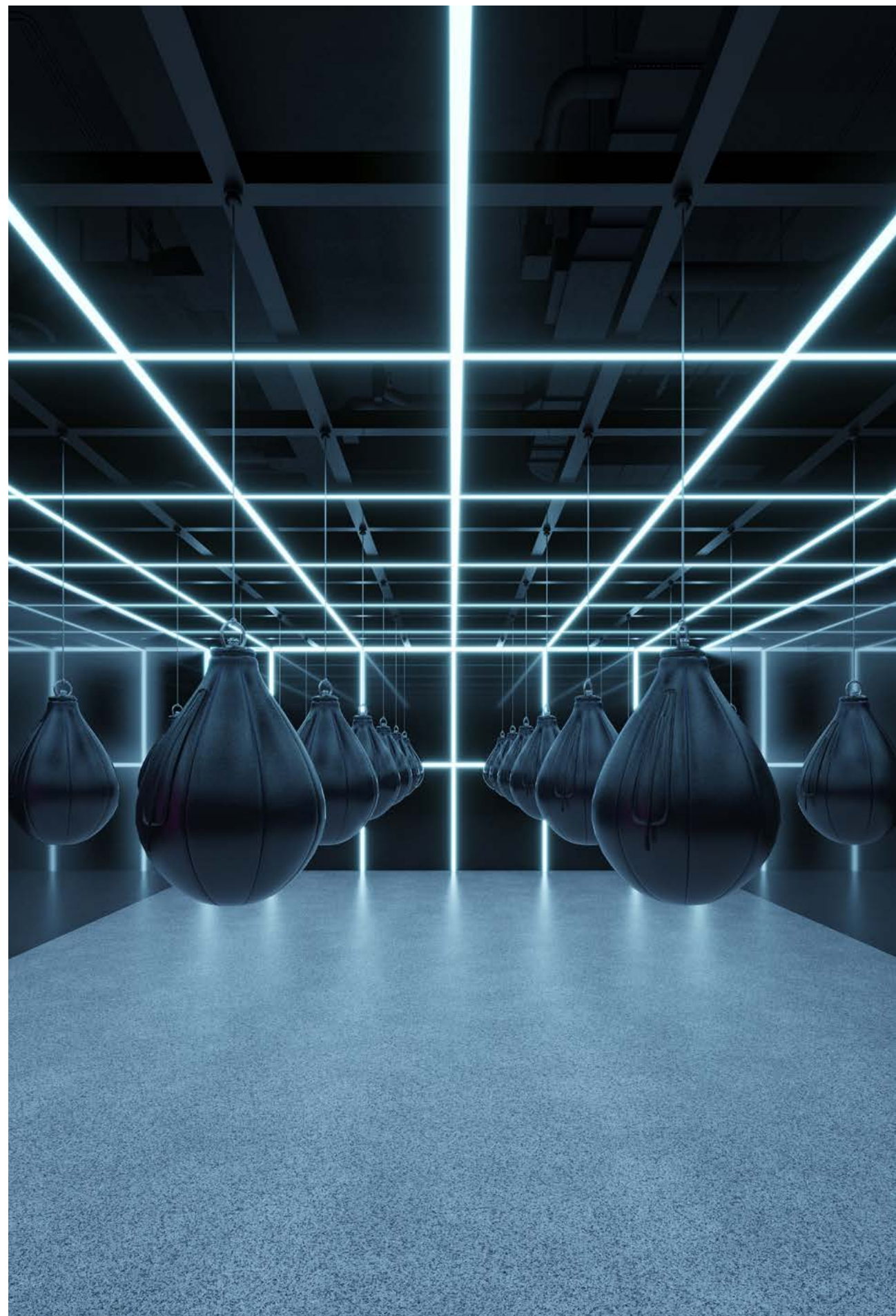
ROOF FLOOR PLAN

1 BEDROOM 2 BEDROOMS 3 BEDROOMS 4 BEDROOMS 5 BEDROOMS 6 BEDROOMS



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# HOME, WHERE WELLNESS BEGINS

Each Akala residence is designed with integrated advanced wellness features, thoughtfully curated to optimize daily health and offer opportunities for further personalization.

## Acoustic Comfort

Superior soundproofing and acoustic zoning minimize ambient noise and enhance sonic clarity. This ensures a tranquil and undisturbed atmosphere ideal for sleep, focused work, or deep relaxation.

## Climate Zoning

Individually controlled climate zones in every room allow for precise temperature and humidity adjustments. This personalized comfort promotes physical recovery, restful sleep, and overall daily wellbeing.

## Circadian Lighting

Smart lighting systems dynamically adjust in color and intensity throughout the day, aligning the body's natural circadian rhythm to enhance restorative rest and sustained energy levels.

## Vitamin C-Infused Showers

Revitalize daily routines with spa-grade Vitamin C showers that neutralize chlorine, soften water, and nourish skin and hair, turning bathing into a wellness ritual.

## Natural Balancing and Smart Tech Integration

Smart home technology allows intuitive control of air quality and lighting at a touch, while natural materials, designs and products that minimise EMF ground your space in calm, balanced energy.



# DESIGNED FOR RENEWAL

### Air & Water Purification

Advanced filtration systems ensure consistently clean and purified air and water throughout each residence. By effectively reducing pollutants, allergens, and toxins, these systems establish a healthier foundation for daily living.

### High-Performance Glass

Advanced windows provide superior acoustic insulation, block harmful UV rays, and offer electromagnetic shielding ensuring peace, protection, and privacy.

### Sustainable by Design

Engineered to meet LEED Gold and WELL Silver standards, each residence reflects our commitment to environmental stewardship and holistic wellbeing.

Sleep-Optimized Bedrooms is a new subheader. Bedrooms are intentionally crafted as havens for restorative sleep, featuring full blackout, silent climate control, and the use of EMF-conscious materials to synergistically promote deeper and higher-quality sleep.

### Crafted Natural Materials

From reconstituted stone to frosted glass and warm wood, each finish is selected for its tactile and environmental quality, encouraging sensory balance and a grounded, natural aesthetic.

### Wellness Furniture and Amenities Upgrade

Residents will have the option to upgrade to a turnkey furnishing and lifestyle essentials package - expertly curated to reflect the highest standards of wellness and functionality - including essentials such as organic mattresses for spine alignment, breathable bamboo linens and curated pillow selection - including wool and goose feather options - for deeper, higher-quality sleep, a massage table for in-house treatments, and adjustable sit-stand desks or wellness workstations.

### Smart Lighting, Synchronised to You

Residents can easily adjust lighting scenes using apps or keypads. From ambient evening, illumination is intentionally crafted to enhance every moment of the day.

### Personalized Climate Comfort

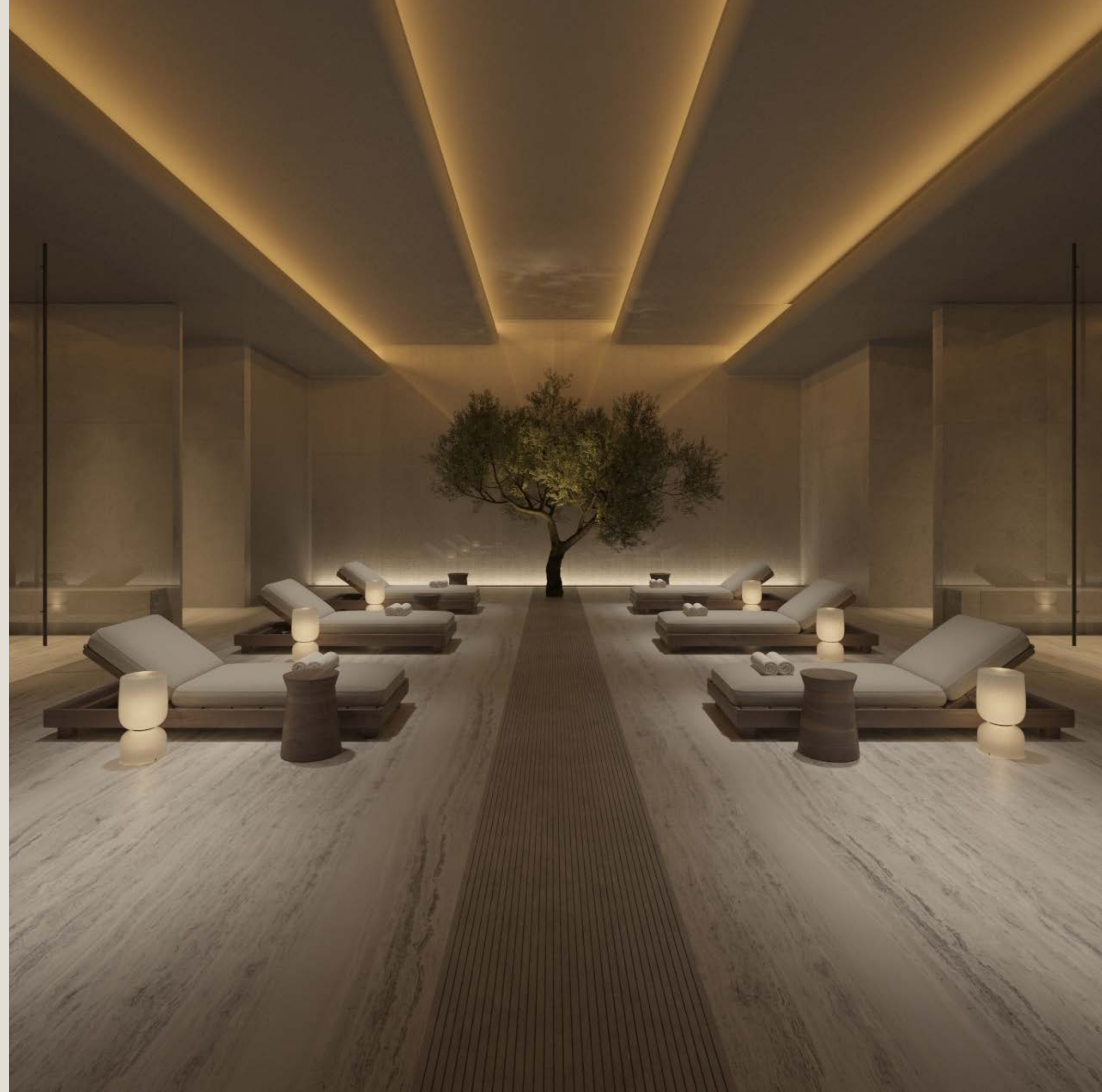
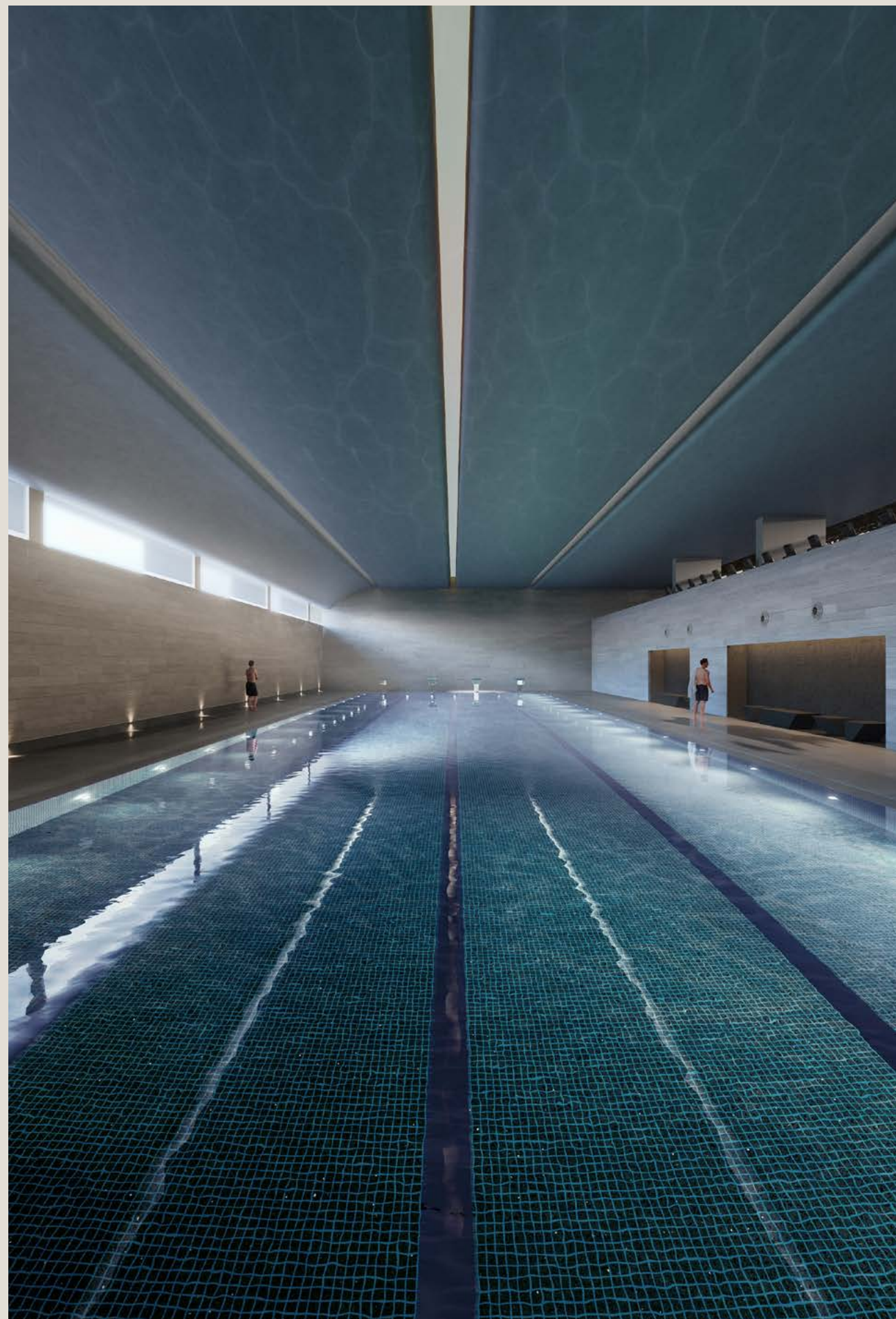
Integrated smart thermostats enable each resident to intuitively tune their space. Whether cooling a bedroom or warming a bath, indoor climate adapts to your personal rhythm.













# AKALA MEMBERSHIP

Akala's hotels feature an exclusive, members-only wellness club, a sanctuary of state-of-the-art amenities designed to elevate every guest's health and well-being. Here, the focus is on crafting a transformative, weightless experience for guests where stress, distractions, and anxiety dissolve, allowing the complete immersion in their personal health journey.

These thoughtfully curated wellness facilities offer a comprehensive spectrum of transformative treatments, empowering guests to rejuvenate, recover, and embark on a path to optimal health.

Through advanced medical interventions, deeply relaxing therapies, and invigorating fitness activities, Akala ensures that every aspect of the guest experience is centered on holistic well-being.









## THE ELEMENTS 1 BEDROOM RESIDENCE

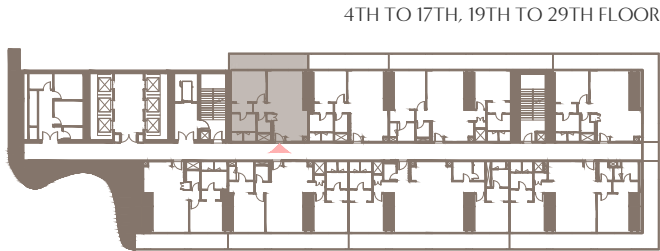
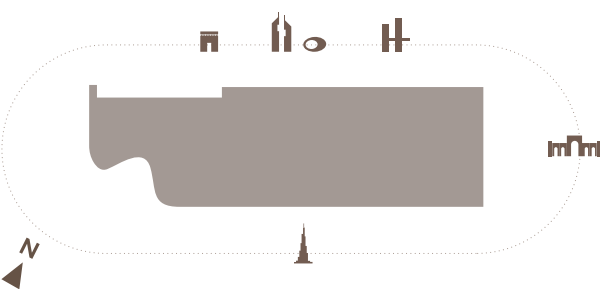
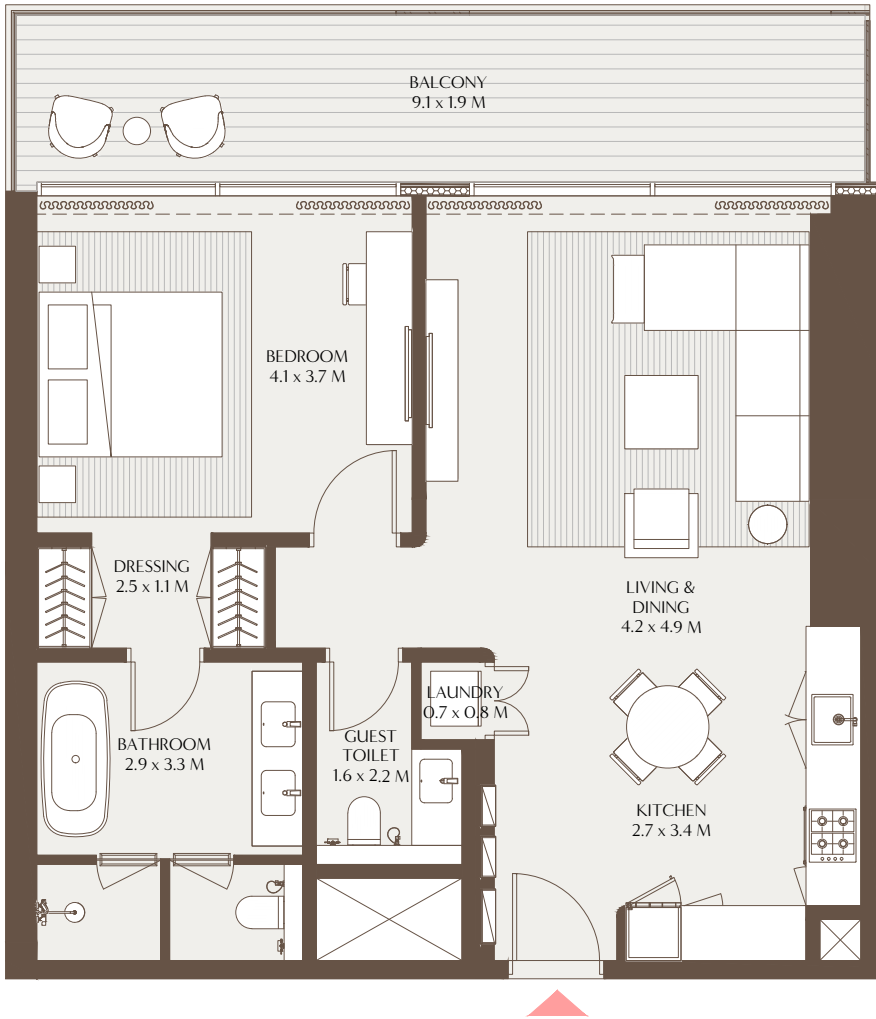
Thoughtfully designed for elevated urban living, The Elements one bedroom residence features an open-plan kitchen seamlessly flowing into the living and dining areas, framed by floor-to-ceiling glass that invites natural light and calming views. The en-suite master bedroom offers a private sanctuary, complete with a spa-like bathroom featuring both a rainfall shower and deep soaking tub. A powder room, dedicated laundry space, and generous wraparound balconies, accessible from both the living area and bedroom, complete this serene and sophisticated retreat.





1 Bedroom Residence A

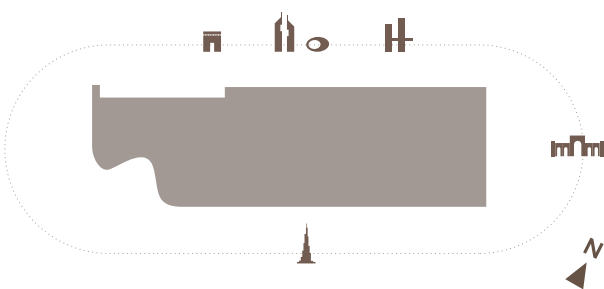
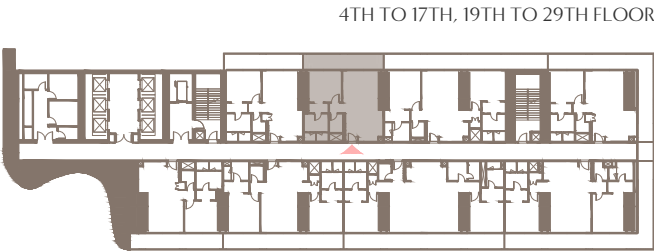
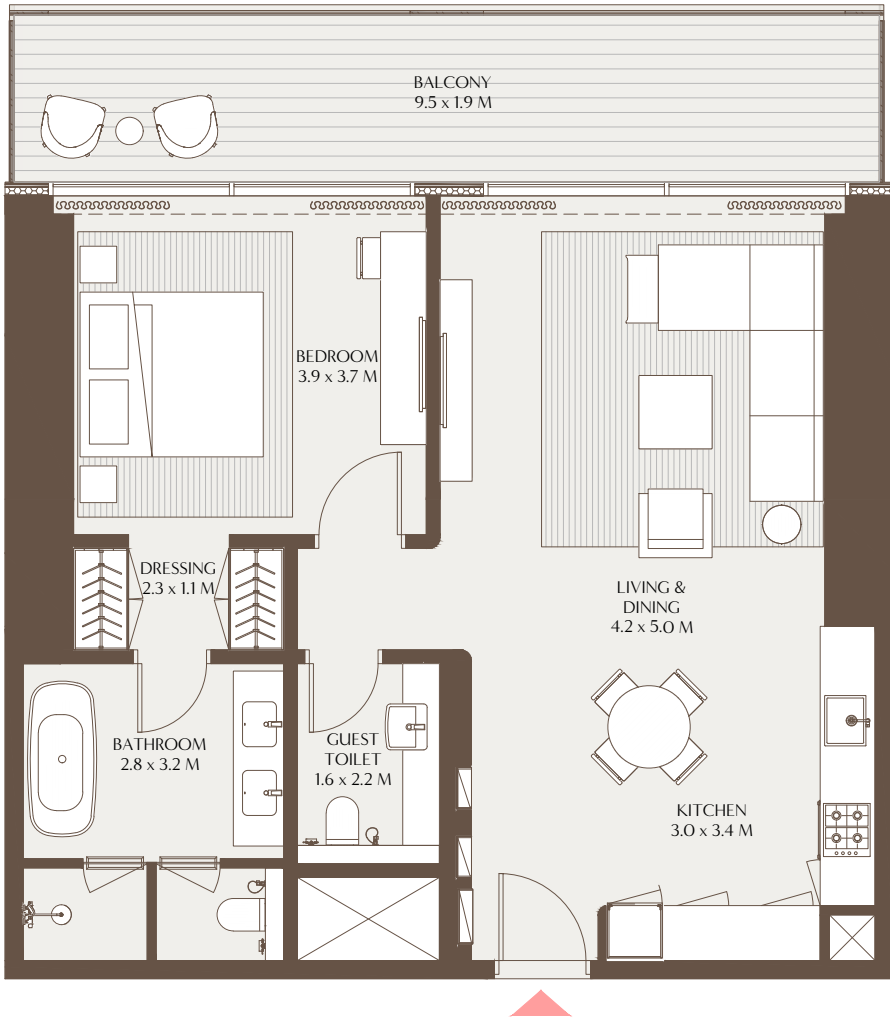
Unit Area: 78.47 Sqm (844.65 Sqft) | Balcony Area: 17.78 Sqm (191.36 Sqft) | Total Area: 96.25 Sqm (1,036.01 Sqft)



1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

1 Bedroom Residence B

Unit Area: 79.08 Sqm (851.21 Sqft) | Balcony Area: 17.92 Sqm (192.89 Sqft) | Total Area: 97.00 Sqm (1,044.10 Sqft)

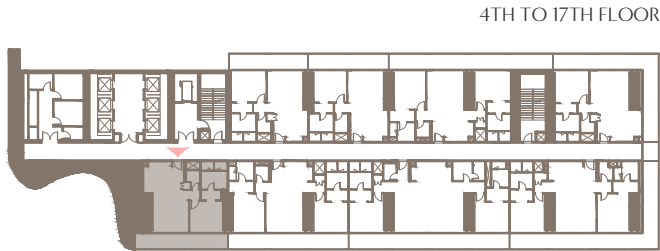
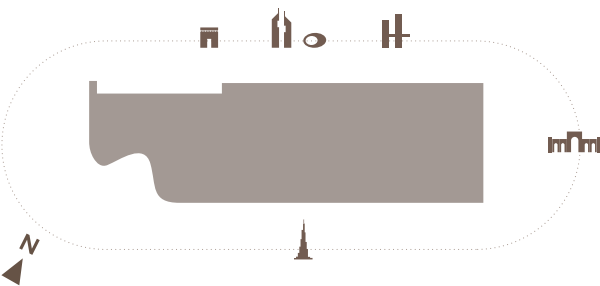
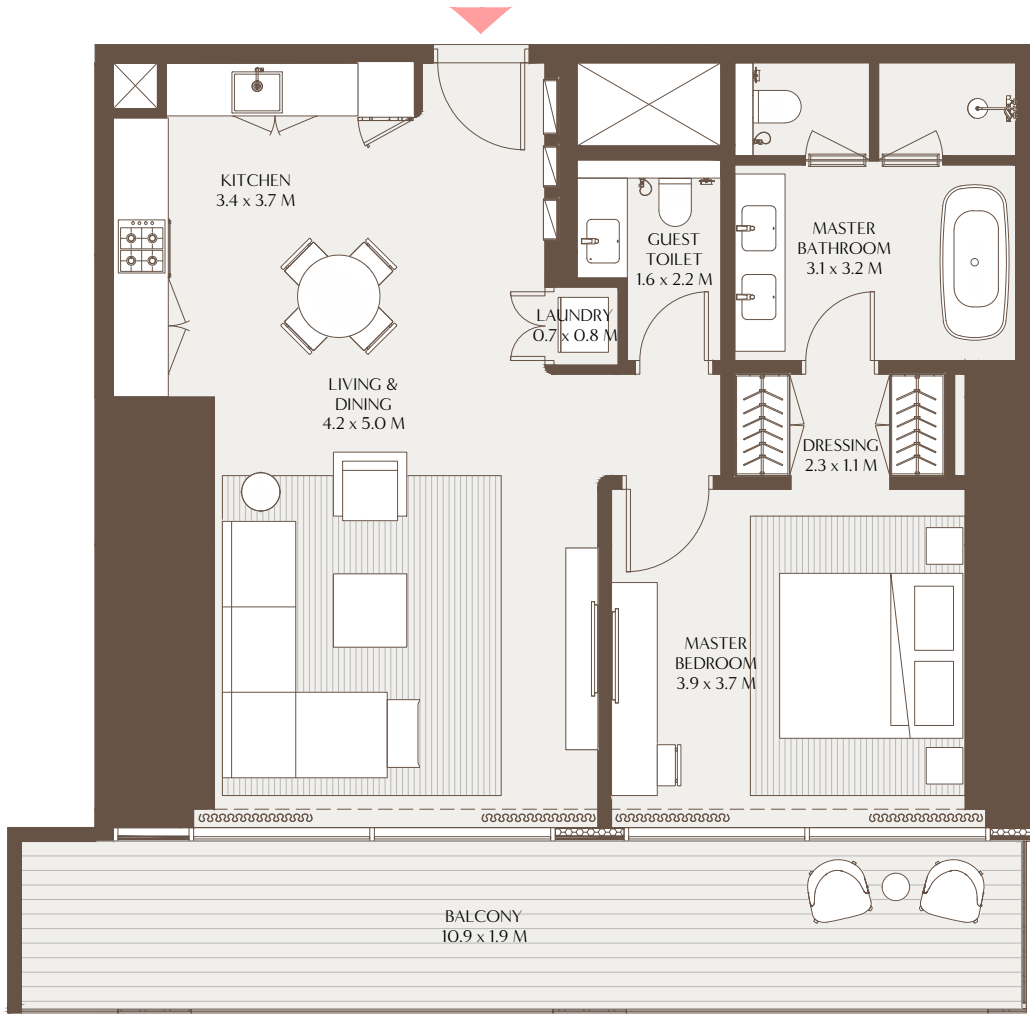


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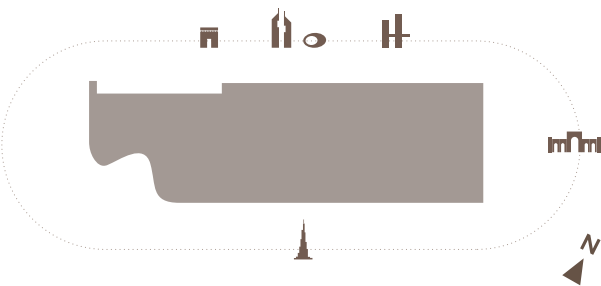
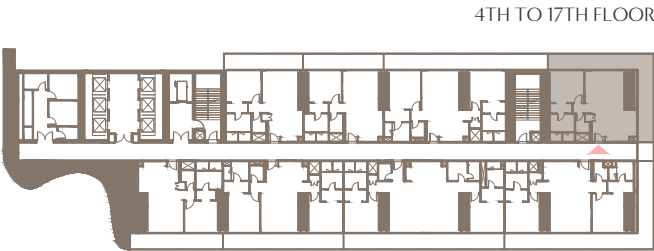
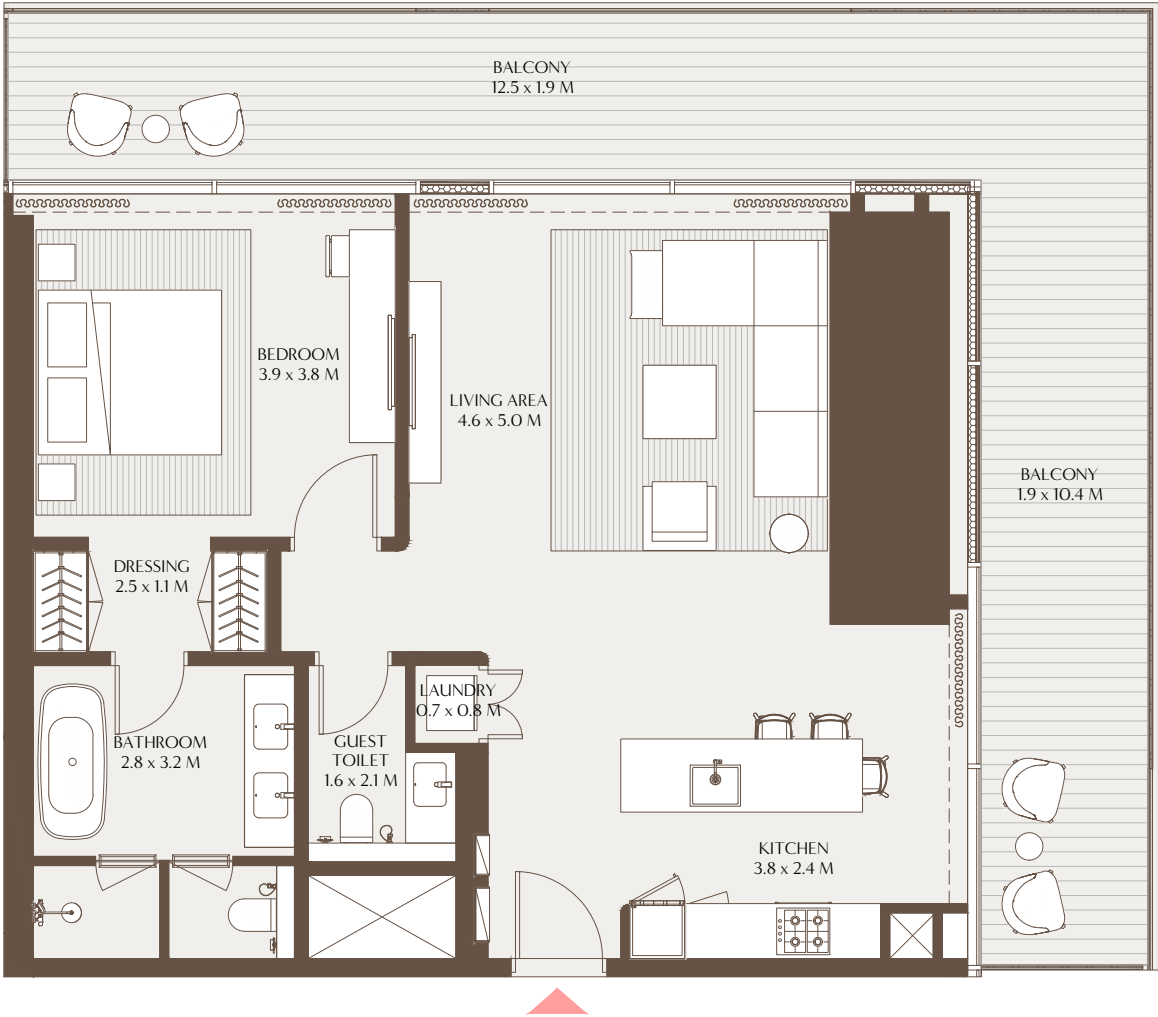
1 Bedroom Residence C

Unit Area: 80.82 Sqm (869.94 Sqft) | Balcony Area: 31.01 Sqm (333.79 Sqft) | Total Area: 111.83 Sqm (1,203.73 Sqft)



1 Bedroom Residence D

Unit Area: 91.01 Sqm (979.62 Sqft) | Balcony Area: 39.68 Sqm (427.11 Sqft) | Total Area: 130.69 Sqm (1,406.73 Sqft)





## THE ELEMENTS 2 BEDROOM RESIDENCE

Designed to balance openness with privacy, The Elements two-bedroom residence welcomes you with immediate views to the outdoors, drawing in natural light and a sense of calm. An open kitchen connects effortlessly to the living and dining spaces, while two en-suite bedrooms offer a quiet escape, each with built-in wardrobes, and the master featuring a walk-in dressing area and spa-style bathroom with a soaking tub. Expansive balconies extend the living space outward, with select layouts offering wraparound balconys and dual-aspect views. Additional features include a powder room, laundry area, and in select layouts, a discreet maid's room with en-suite facilities for added convenience.



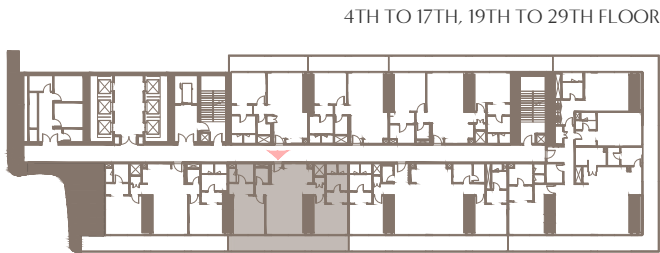
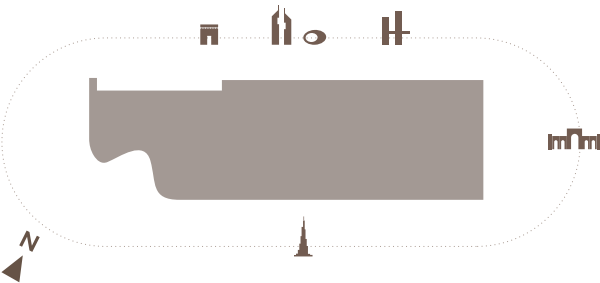
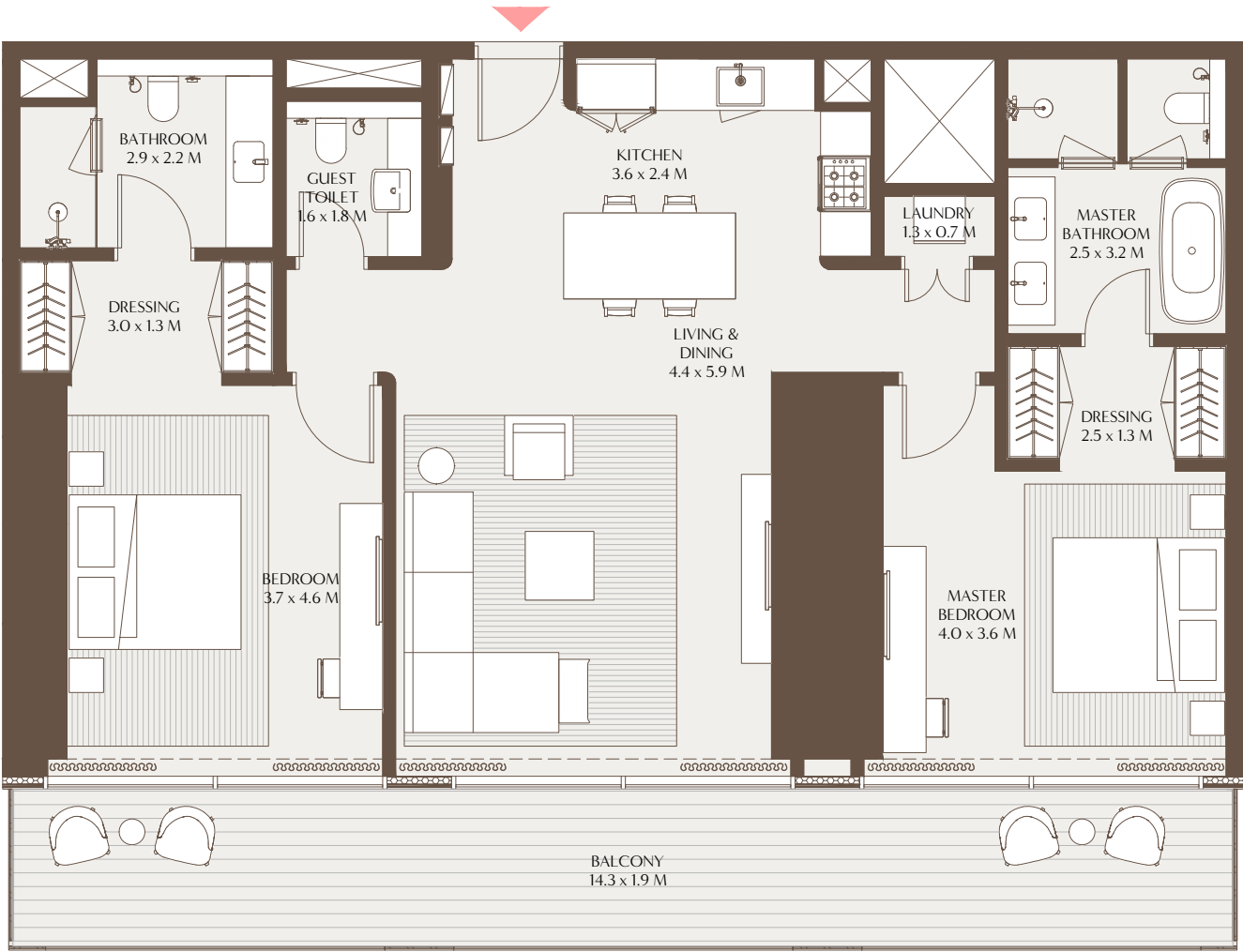






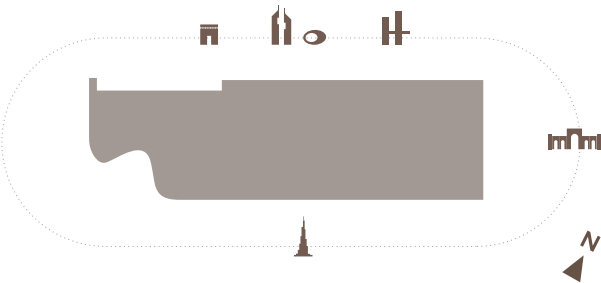
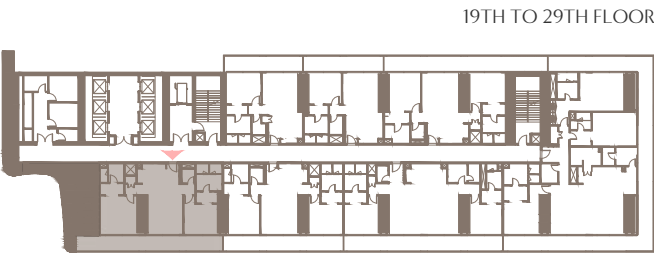
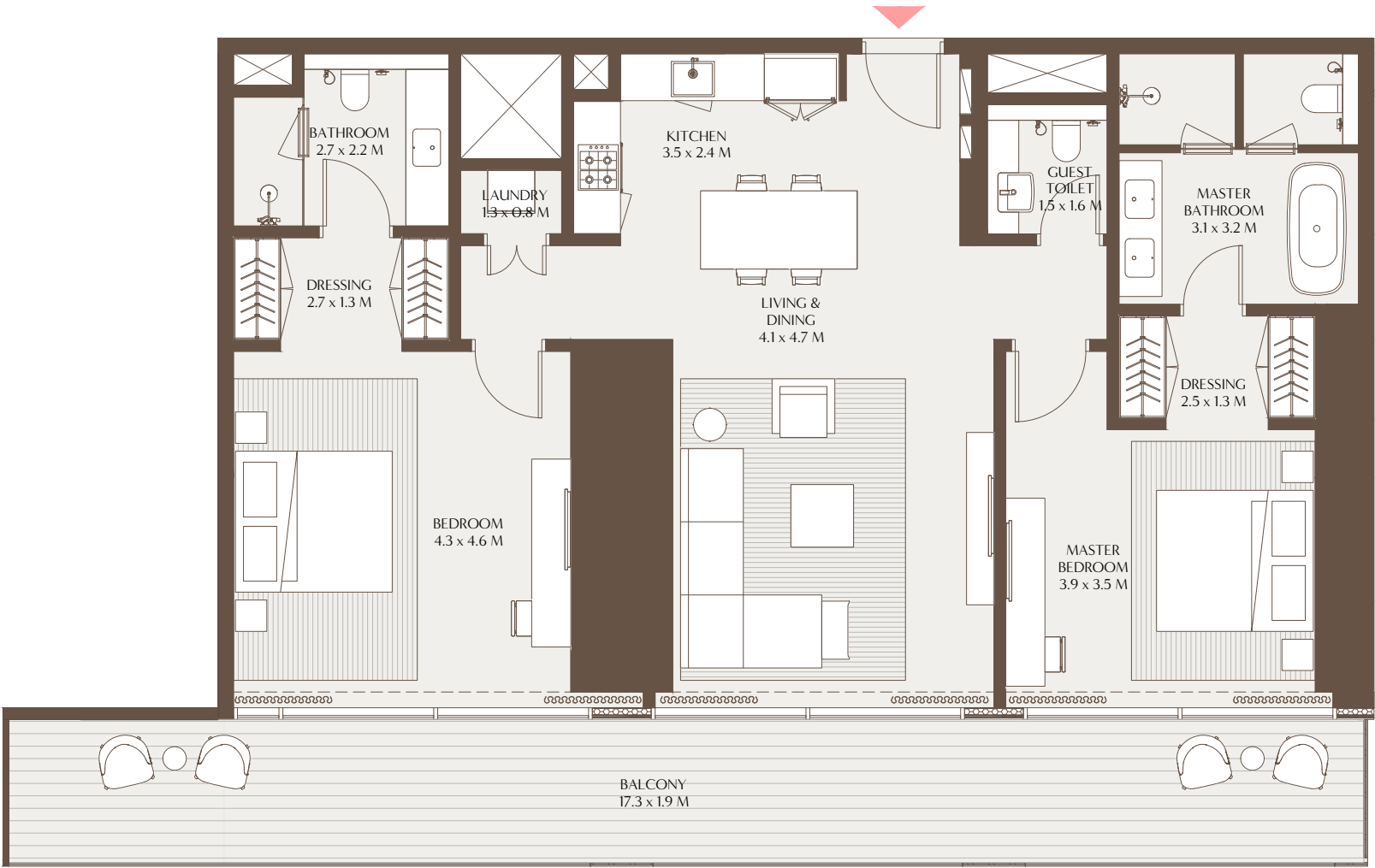
2 Bedroom Residence A

Unit Area: 117.75 Sqm (1,267.48 Sqft) | Balcony Area: 26.88 Sqm (289.29 Sqft) | Total Area: 144.63 Sqm (1,556.77 Sqft)



2 Bedroom Residence B

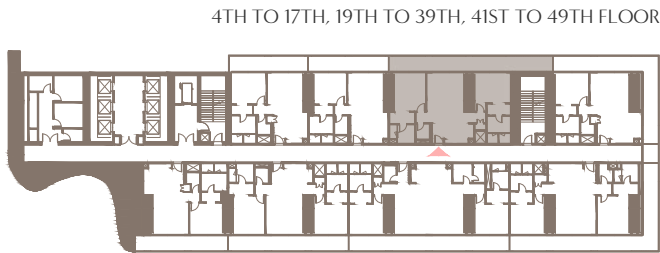
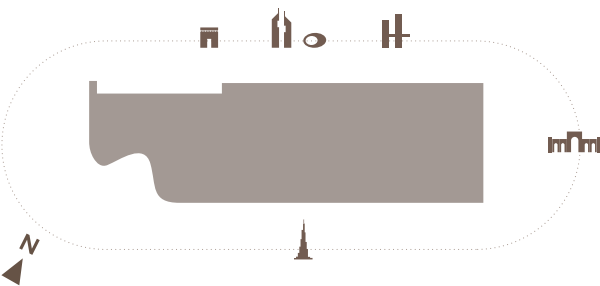
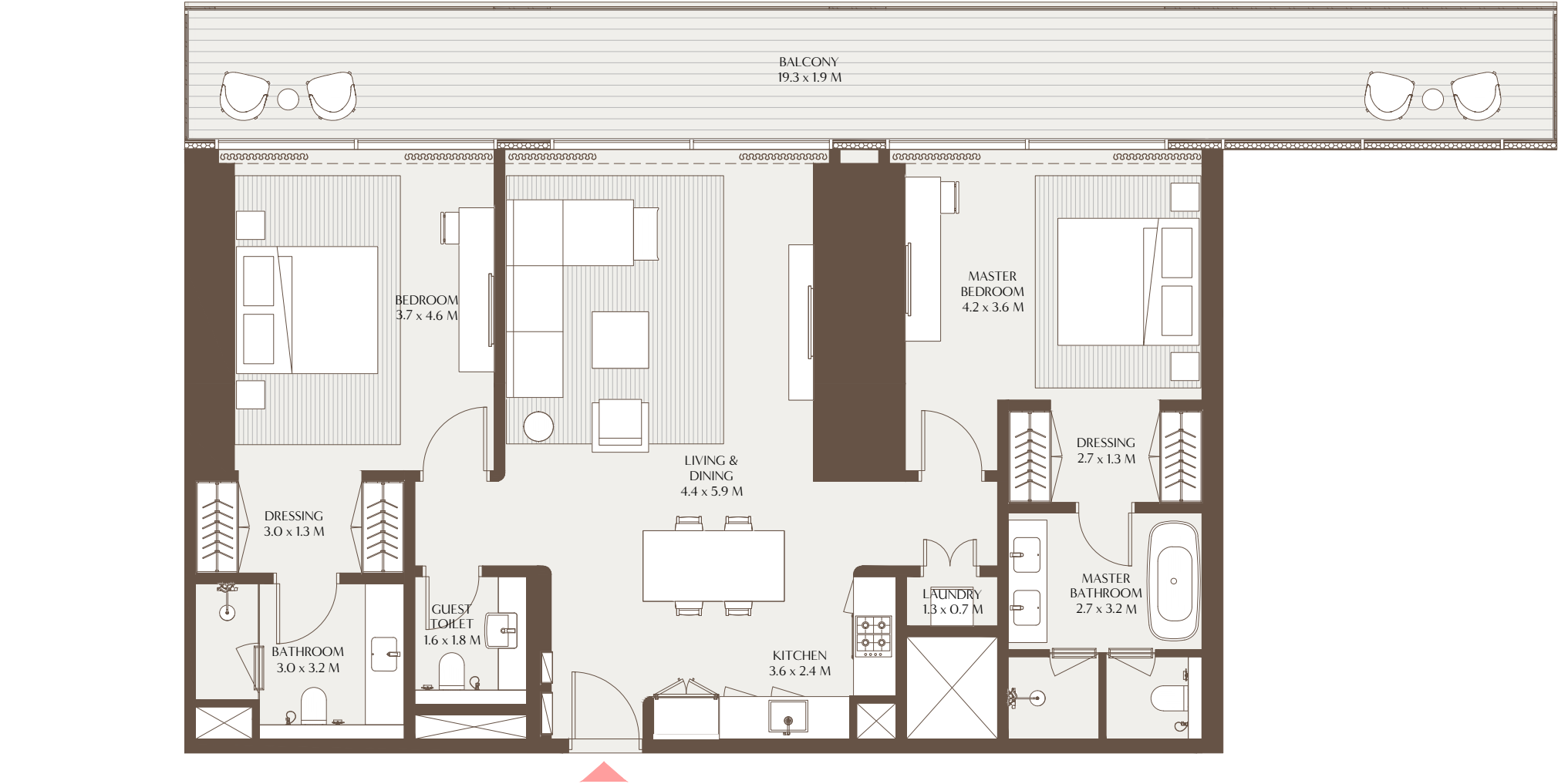
Unit Area: 120.39 Sqm (1,295.88 Sqft) | Balcony Area: 32.90 Sqm (354.08 Sqft) | Total Area: 153.29 Sqm (1,649.96 Sqft)





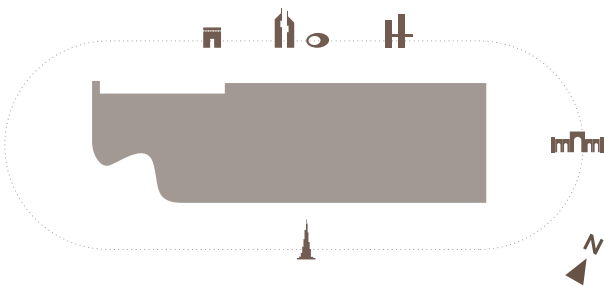
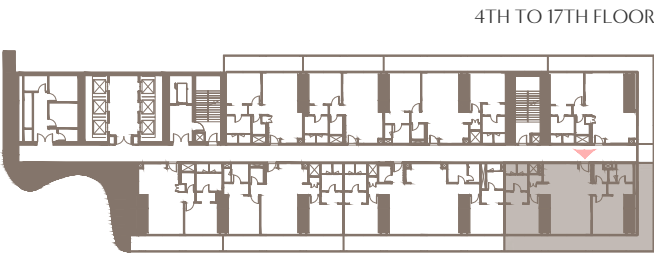
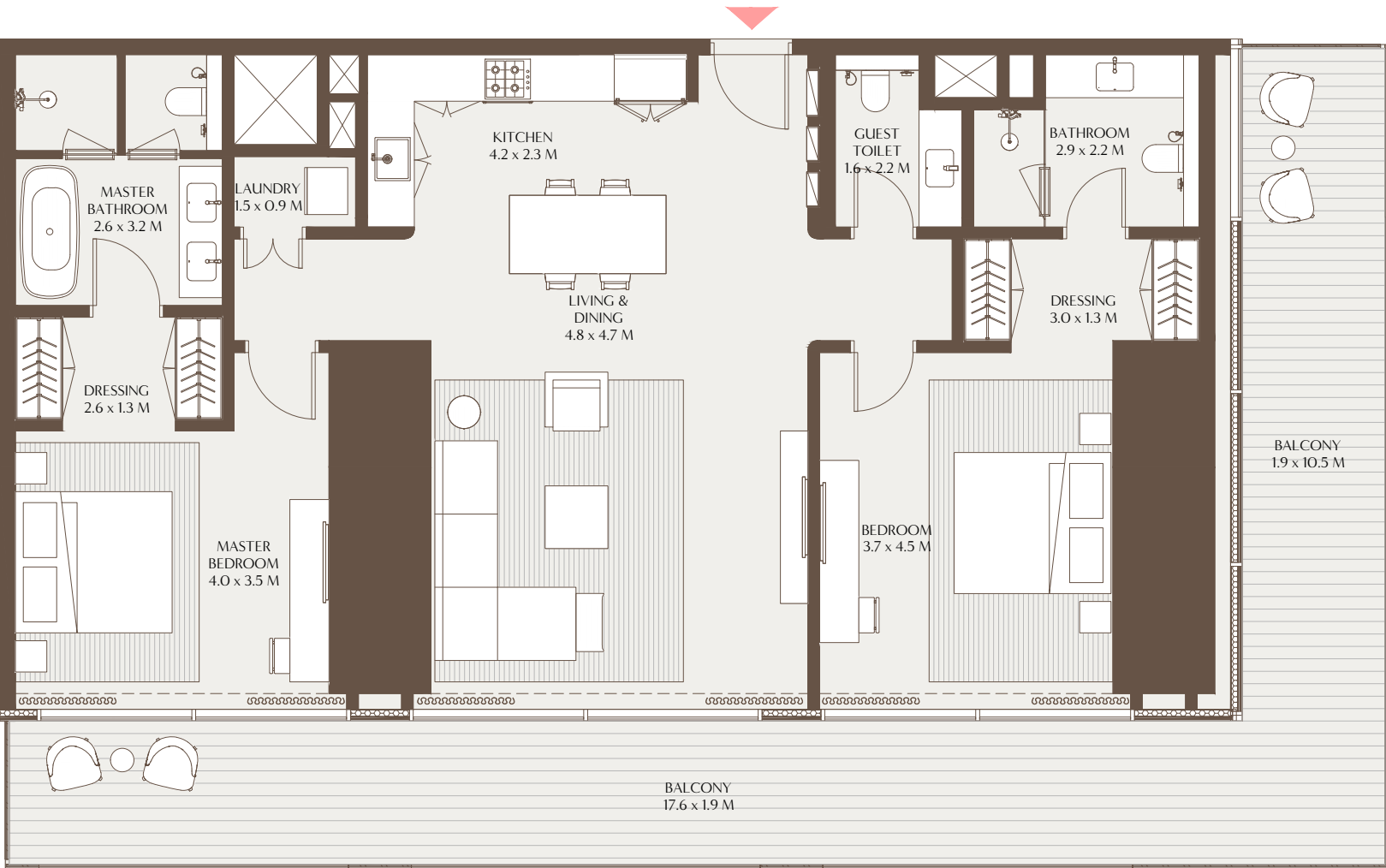
2 Bedroom Residence C

Unit Area: 123.69 Sqm (1,331.41 Sqft) | Balcony Area: 36.55 Sqm (393.39 Sqft) | Total Area: 160.24 Sqm (1,724.80 Sqft)



2 Bedroom Residence D

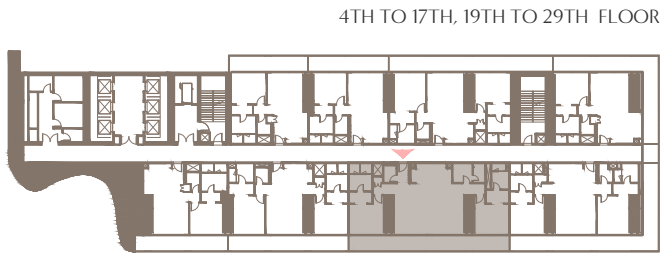
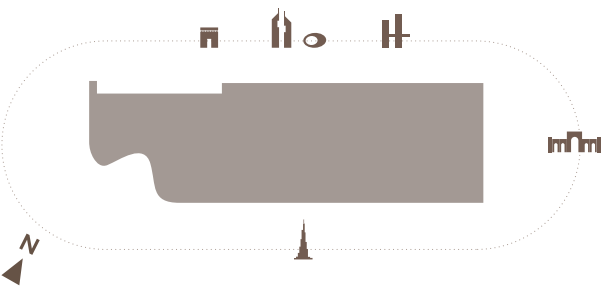
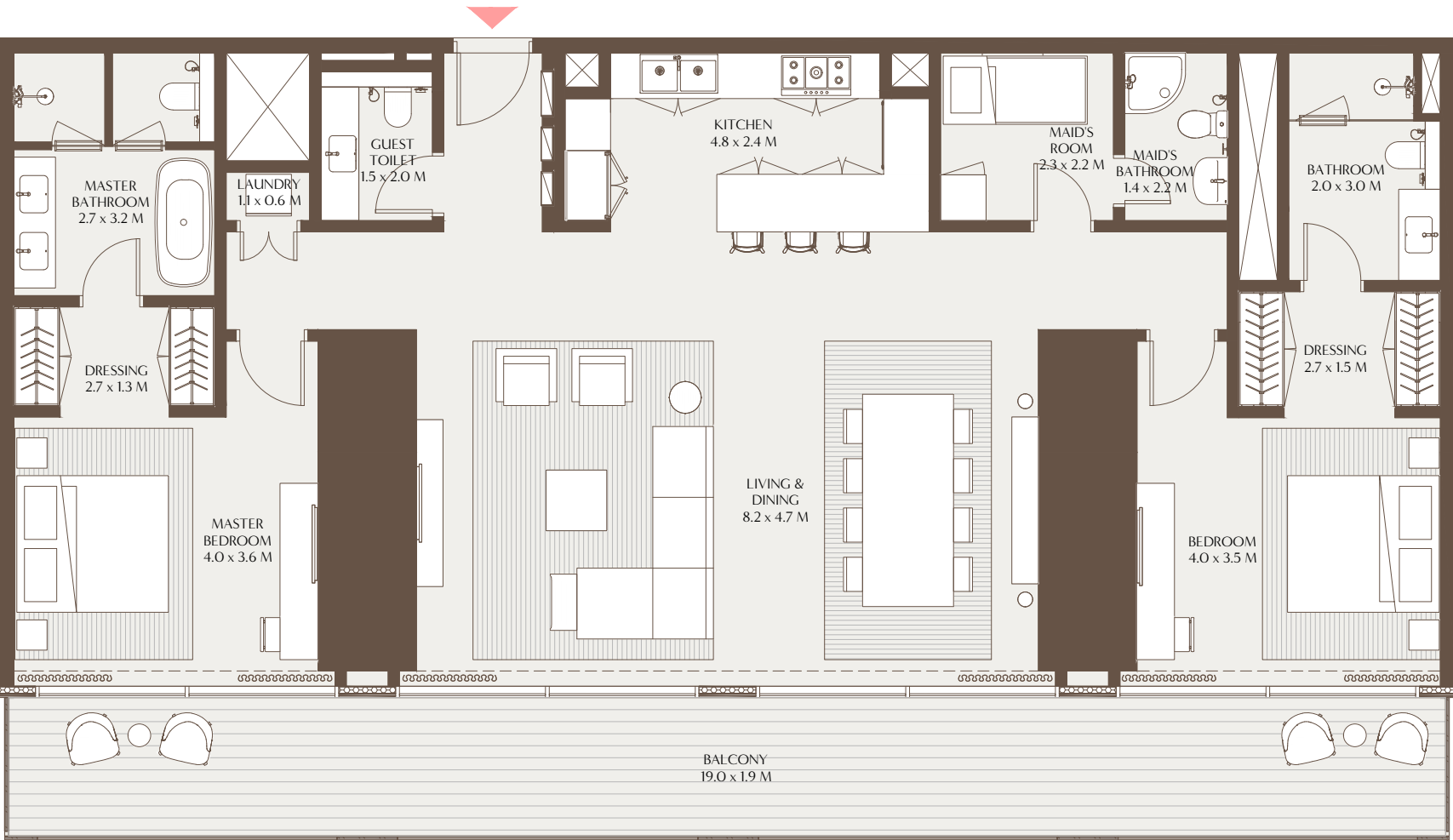
Unit Area: 131.90 Sqm (1,419.73 Sqft) | Balcony Area: 49.33 Sqm (531.03 Sqft) | Total Area: 181.23 Sqm (1,950.76 Sqft)





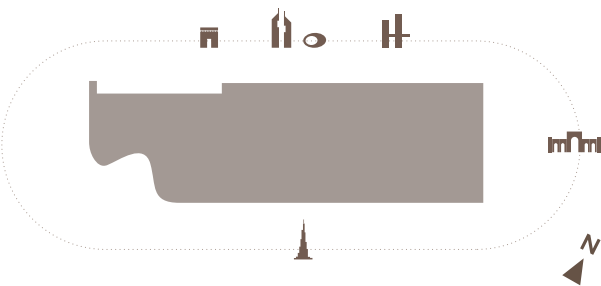
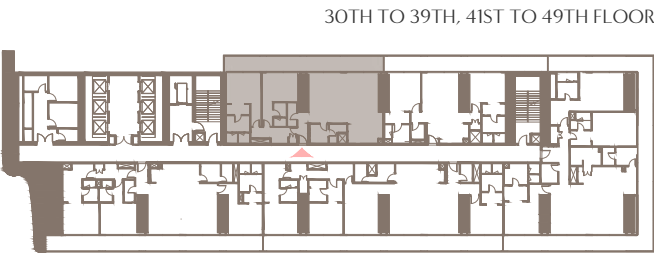
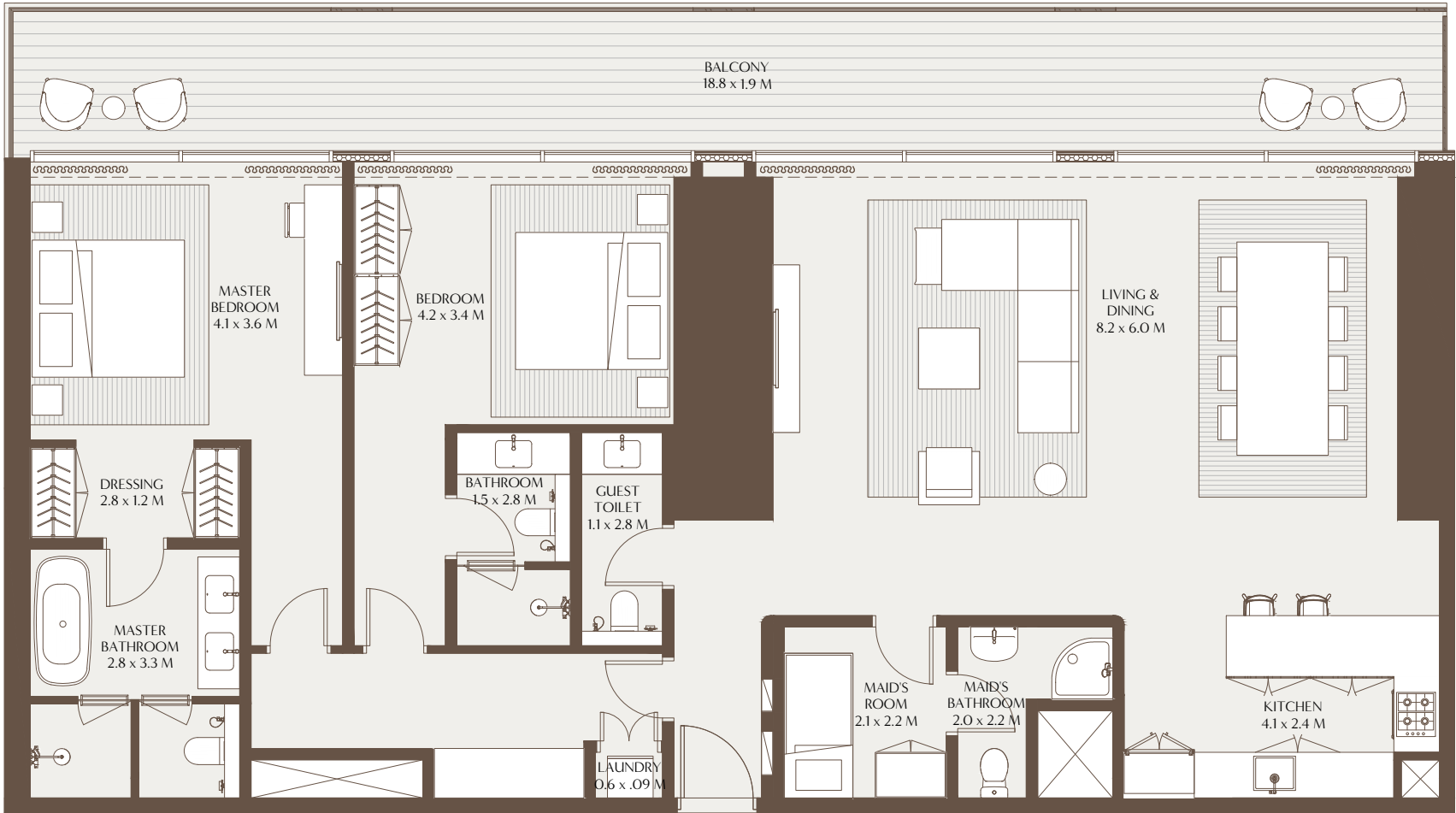
2 Bedroom Residence E

Unit Area: 157.08 Sqm (1,690.80 Sqft) | Balcony Area: 35.83 Sqm (385.67 Sqft) | Total Area: 192.91 Sqm (2,076.47 Sqft)



2 Bedroom Residence F

Unit Area: 158.52 Sqm (1,706.31 Sqft) | Balcony Area: 35.74 Sqm (384.73 Sqft) | Total Area: 194.26 Sqm (2,091.04 Sqft)







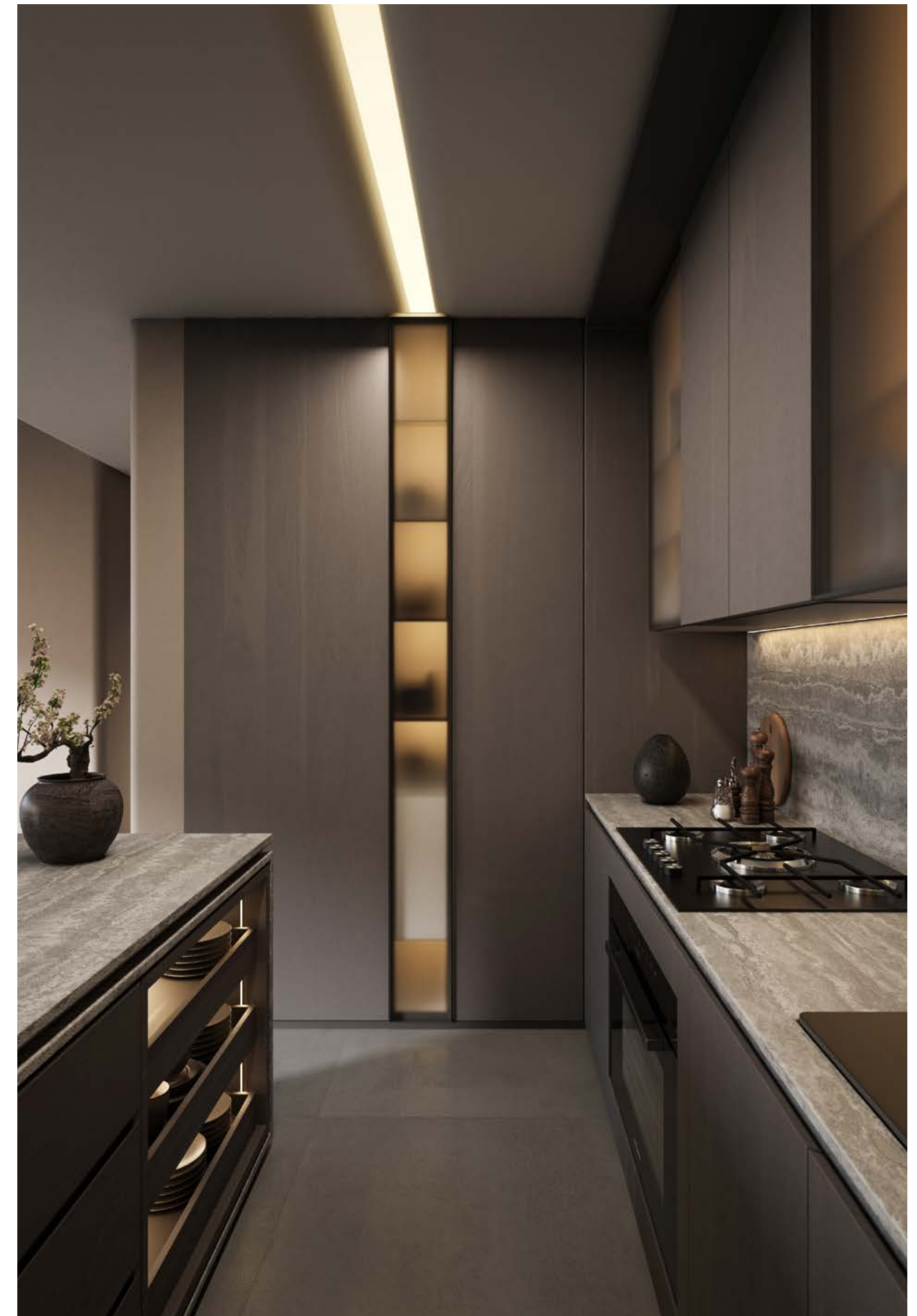
## THE ELEMENTS 3 BEDROOM RESIDENCE

A harmonious blend of functionality and refined design, The Elements three-bedroom residence opens with a spacious kitchen and island, flowing seamlessly into the living and dining areas, which are ideal for entertaining, yet with distinct zones for privacy and retreat.

Each of the three bedrooms is en-suite, featuring elegant built-in wardrobes, while the master suite includes a generous walk-in closet and a spa-inspired bathroom with a deep soaking tub.

Generous balconies connect indoor and outdoor living, with select corner layouts offering wraparound balconies and panoramic views in three directions. Additional features include a laundry room, powder room, maid's quarters with en-suite, and in some layouts, a separate family lounge or secondary kitchen for added convenience.



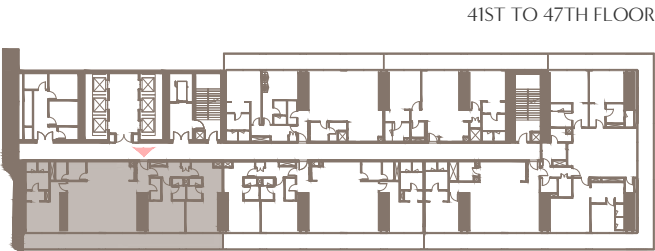
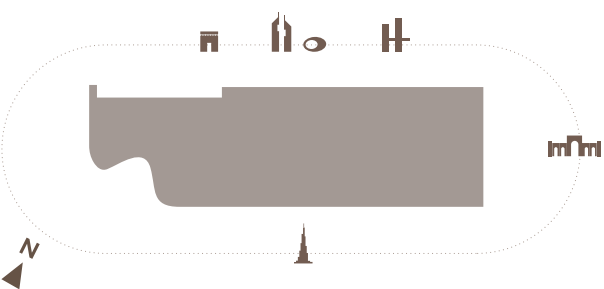
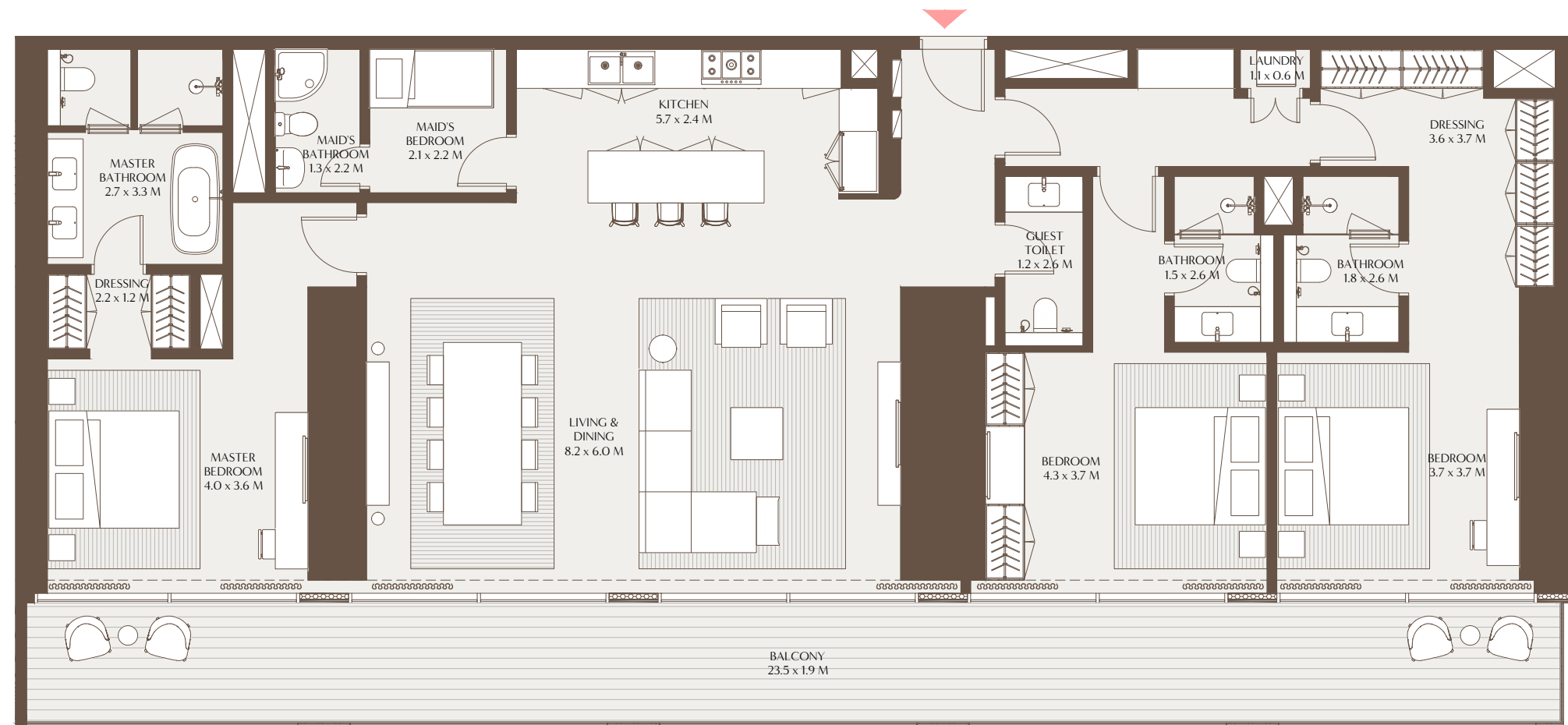




The Elements //

# 3 Bedroom Residence A

Unit Area: 195.48 Sqm (2,104.09 Sqft) | Balcony Area: 44.84 Sqm (482.62 Sqft) | Total Area: 240.31 Sqm (2,586.71 Sqft)

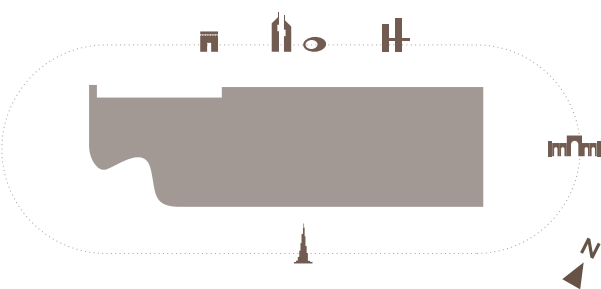
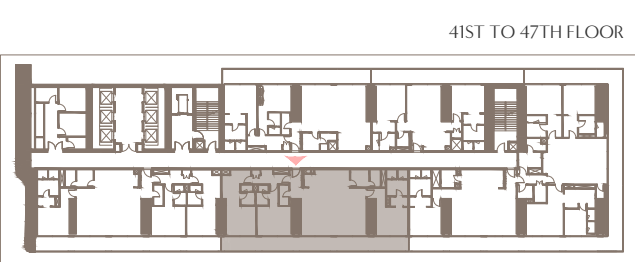
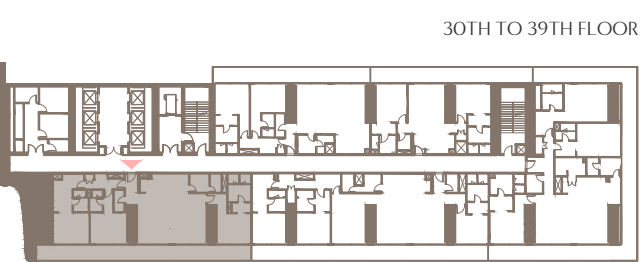
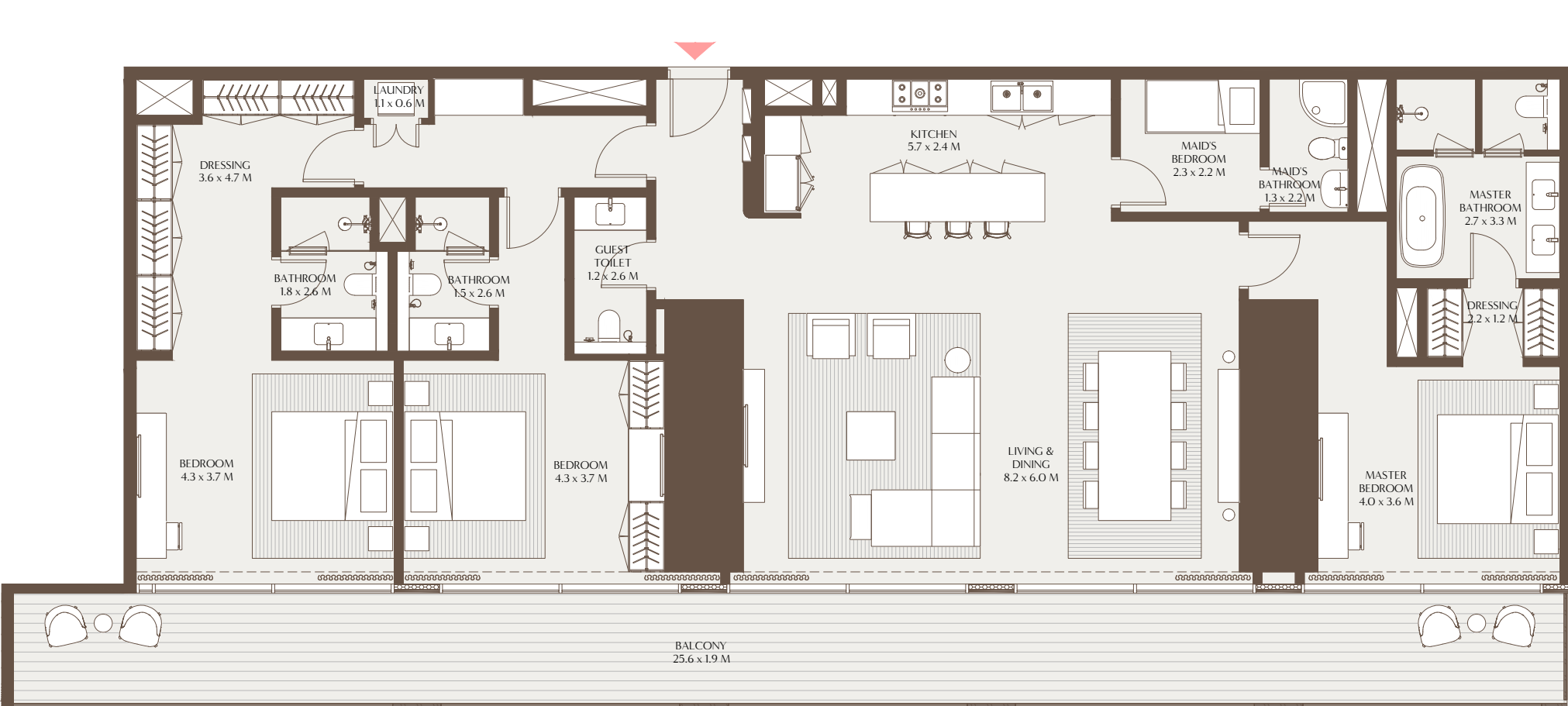


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The Elements //

# 3 Bedroom Residence B

Unit Area: 197.28 Sqm (2,123.55 Sqft) | Balcony Area: 48.63 Sqm (523.45 Sqft) | Total Area: 245.91 Sqm (2,647.00 Sqft)

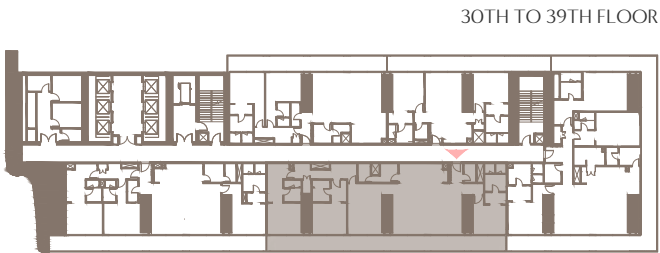
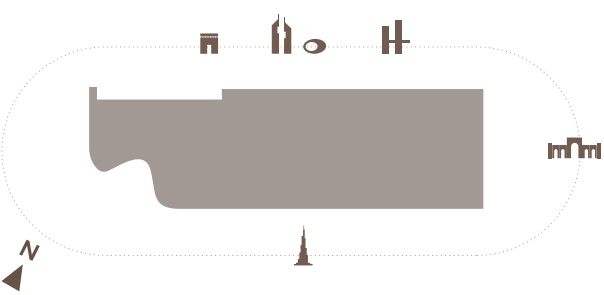
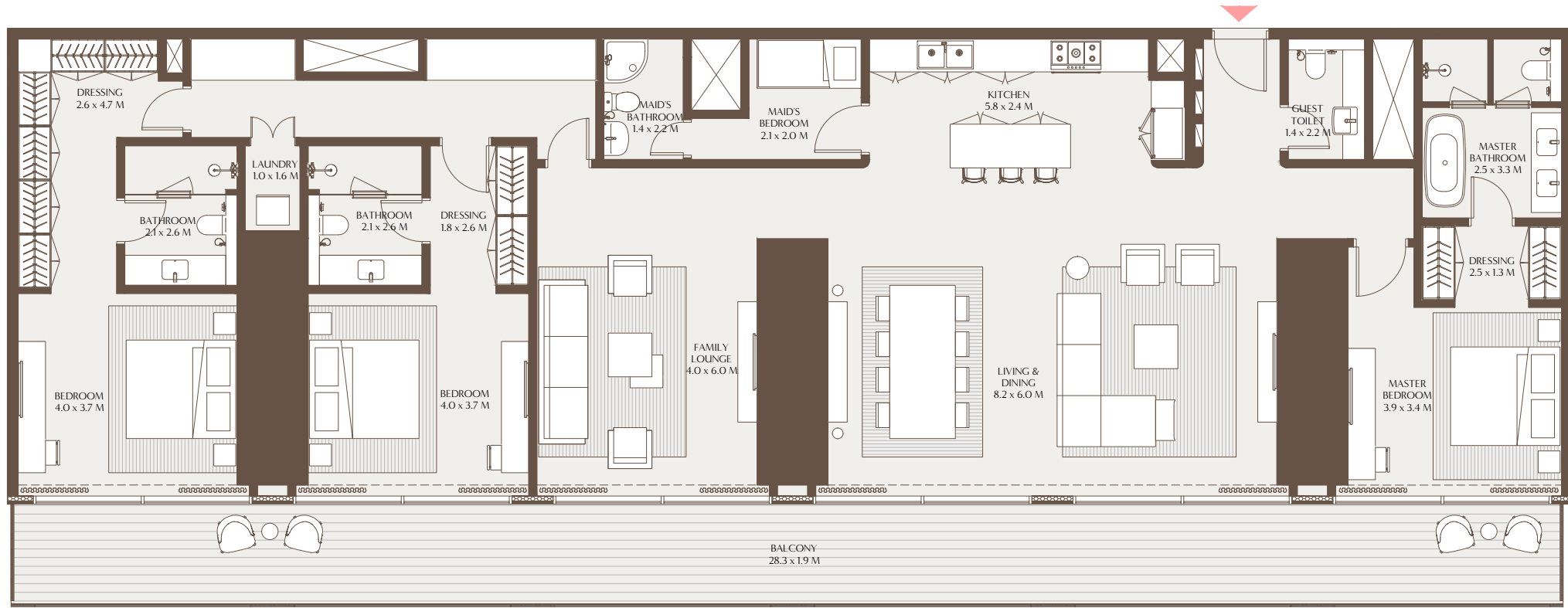


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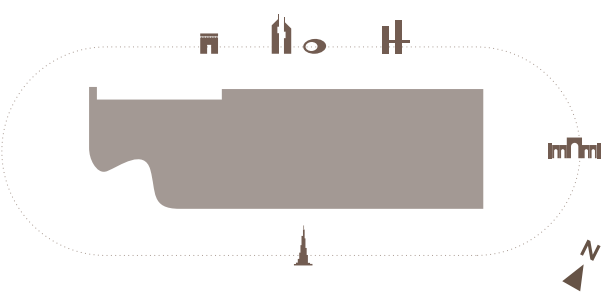
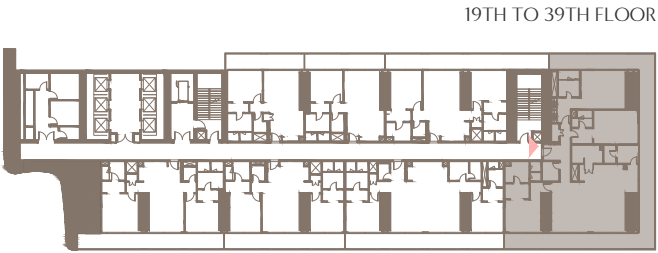
3 Bedroom Residence C

Unit Area: 236.85 Sqm (2,549.44 Sqft) | Balcony Area: 53.58 Sqm (576.70 Sqft) | Total Area: 290.43 Sqm (3,126.14 Sqft)



3 Bedroom Residence D

Unit Area: 246.99 Sqm (2,658.59 Sqft) | Balcony Area: 93.49 Sqm (1,006.33 Sqft) | Total Area: 340.48 Sqm (3,664.92 Sqft)



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## THE COLLECTIONS 4 BEDROOM RESIDENCE

Designed for expansive living, The Collections four-bedroom residence offers a generous sense of space with a formal dining area, open-plan living room, and a separate family lounge all with uninterrupted views through floor-to-ceiling glass. Each of the four bedrooms is en-suite with built-in cabinetry, while the master suite includes a walk-in wardrobe and a spa-like bathroom complete with a soaking tub. Balconies extend across the residence, accessed from both bedrooms and living areas, with select corner units offering wraparound balconys and sweeping views in three directions.

A powder room, en-suite maid's quarters, laundry area, and an open kitchen with island, alongside a discrete dirty kitchen in select layouts, complete the home's thoughtful functionality.

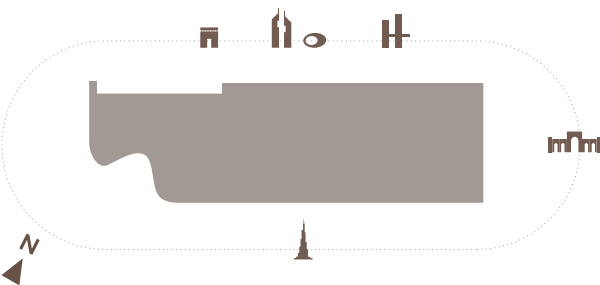
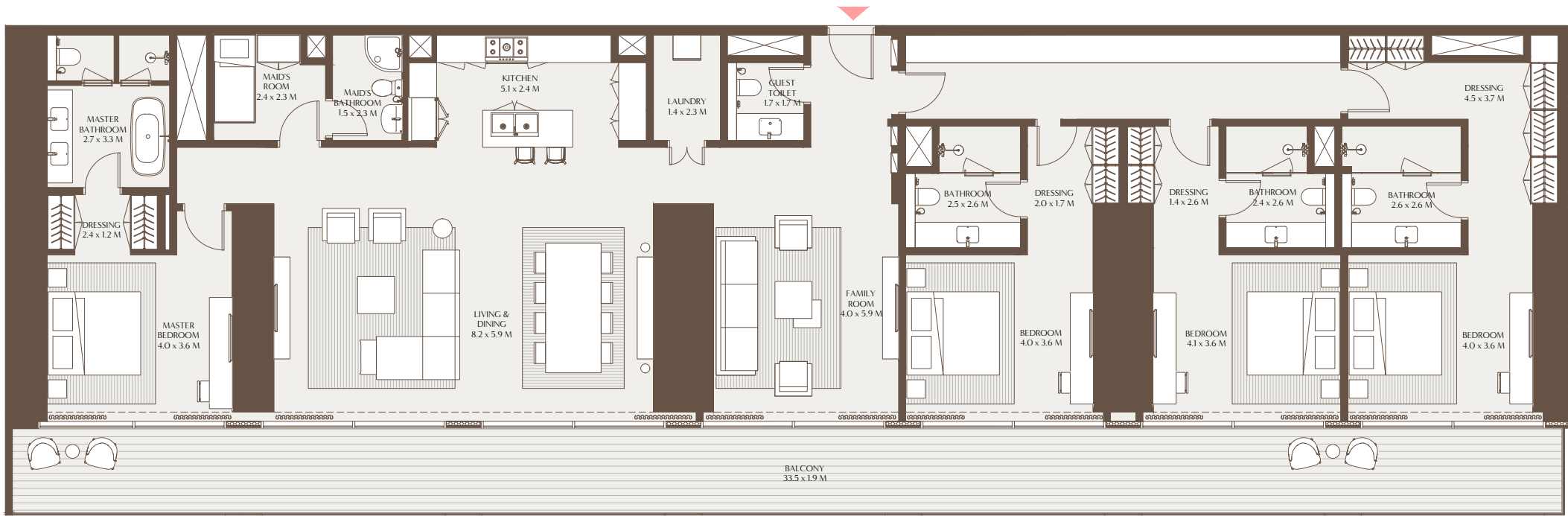




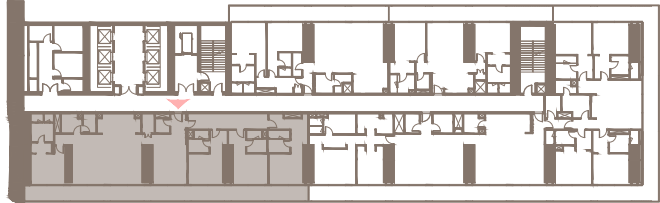


4 Bedroom Residence A

Unit Area: 275.43 Sqm (2,964.66 Sqft) | Balcony Area: 63.48 Sqm (683.28 Sqft) | Total Area: 338.91 Sqm (3,647.94 Sqft)



48TH TO 49TH FLOOR

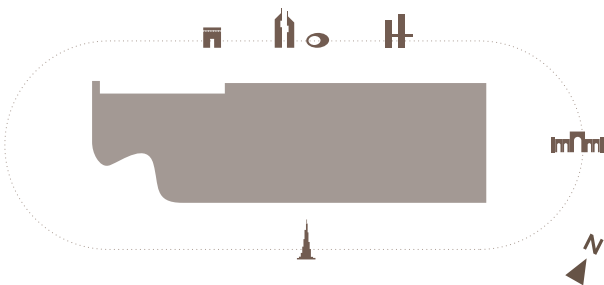
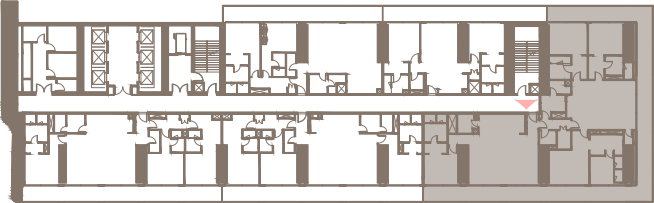


4 Bedroom Residence B

Unit Area: 325.38 Sqm (3,502.35 Sqft) | Balcony Area: 111.06 Sqm (1,195.45 Sqft) | Total Area: 436.44 Sqm (4,697.80 Sqft)



41ST TO 47TH FLOOR





## THE GRAVITY HOUSE 5 BEDROOM RESIDENCE

The Gravity House five-bedroom residence is a showcase of expansive, elevated living, offering generous living and dining areas, a separate family lounge, and seamless views in three directions through a full wraparound balcony. Each bedroom is en-suite, with the master suite featuring a spa-inspired bathroom, complete with a soaking tub, rain shower, and 'his and hers' walk-in wardrobes.

Designed for both functionality and luxury, the residence also includes an open kitchen with an island, a discrete dirty kitchen, en-suite maid's quarters, powder room, and dedicated storage.

Every detail has been considered to support both everyday ease and exceptional entertaining.





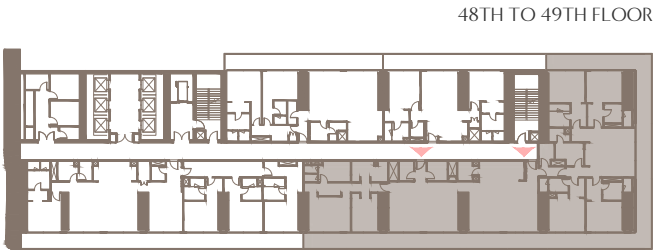
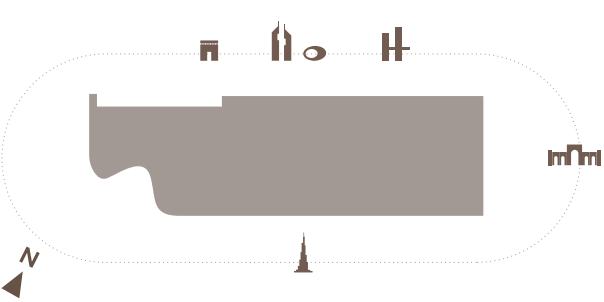
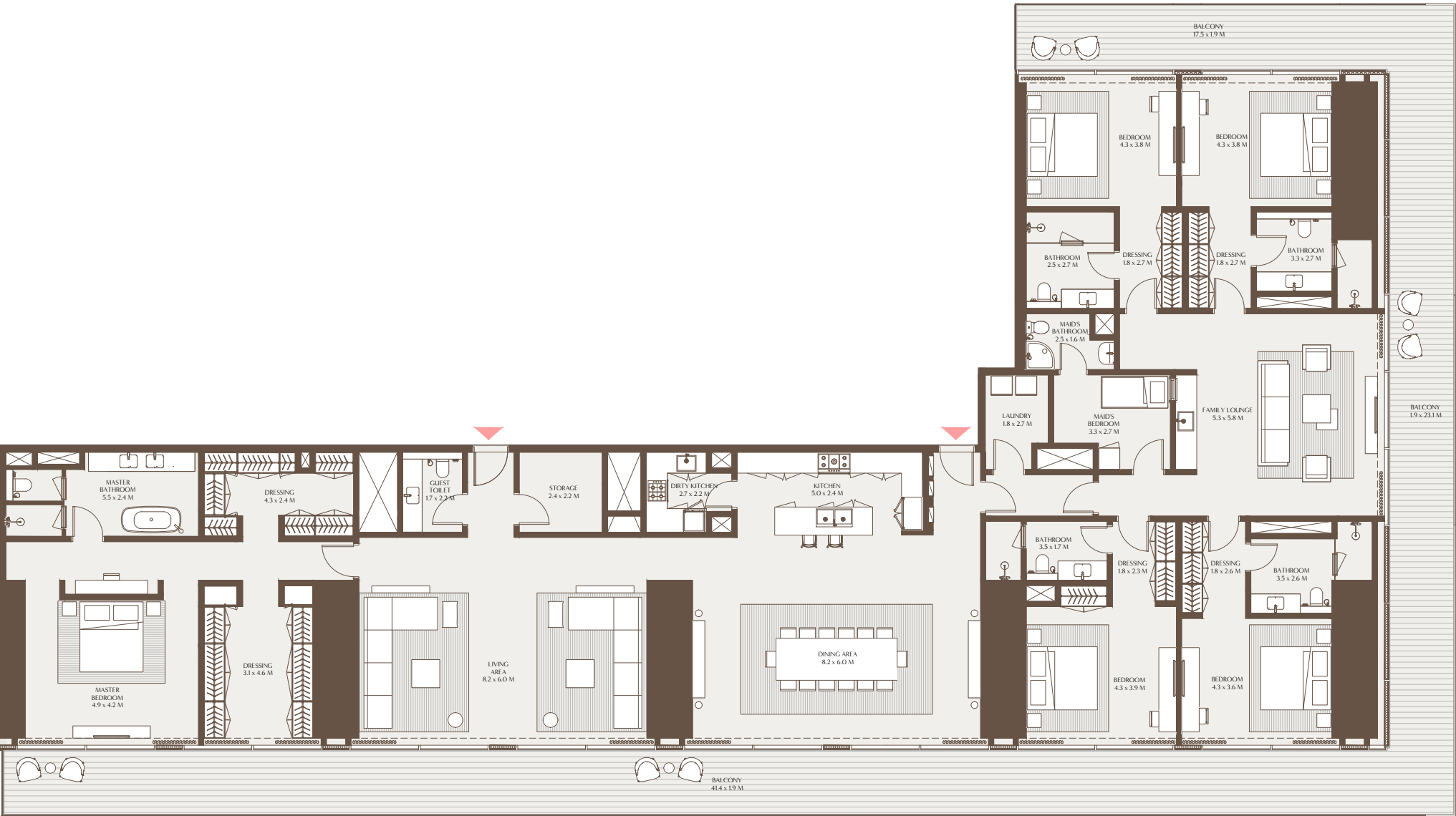




The Gravity House //

# 5 Bedroom Residence A

Unit Area: 443.33 Sqm (4,771.95 Sqft) | Balcony Area: 137.93 Sqm (1,484.64 Sqft) | Total Area: 581.26 Sqm (6,256.59 Sqft)



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## THE SKY TERRACE 6 BEDROOM PENTHOUSE

The Sky Terrace Penthouse six-bedroom is a statement of refined grandeur, designed for those who seek space, privacy, and an uninterrupted connection to the city skyline.

Overlooking the Burj Khalifa, this expansive residence features flowing living and dining spaces, a family lounge, and an innovative open and light-filled space that blends indoor and outdoor living through seamless transitions. Four of the bedrooms are luxurious master suites, each with their own en-suite bathroom, while the primary master suite includes a 'his and hers' walk-in closet and spa-style bathroom with both shower and bathtub.

A sixth bedroom is part of a self-contained guest suite, complete with lounge, kitchenette, study area, and private bathroom.

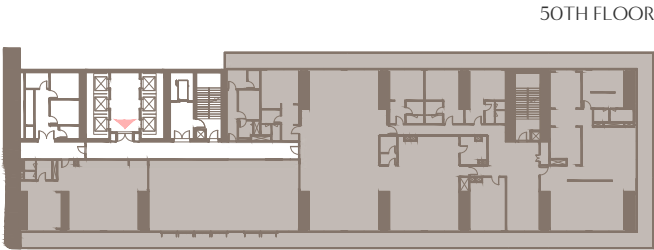
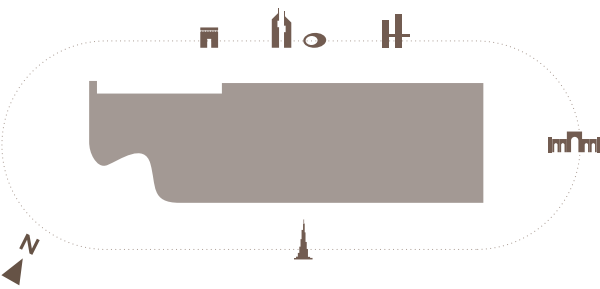
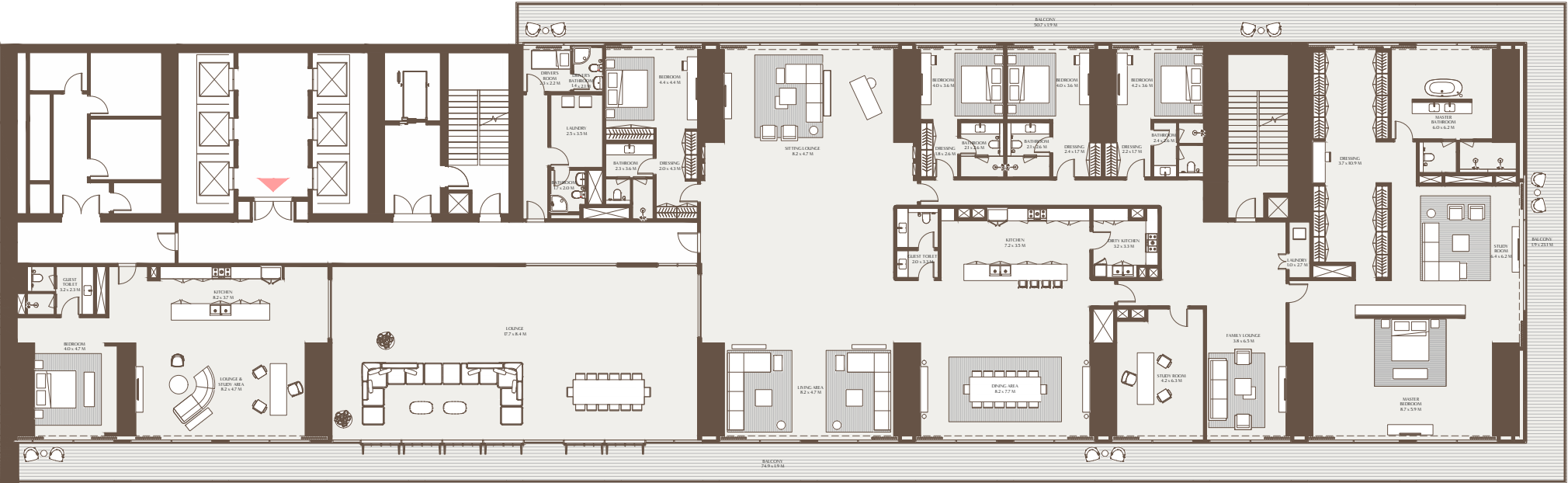




The Sky Terrace //

# 6 Bedroom Penthouse A

Unit Area: 1,084.97 Sqm (11,678.52 Sqft) | Balcony Area: 274.05 Sqm (2,949.88 Sqft) | Total Area: 1,359.02 Sqm (14,628.40 Sqft)



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# THE OBSERVATORY

## 6 BEDROOM PRESIDENTIAL SUITE

Floating above and away from the city's rumble and hum, The Observatory is Akala's most iconic residence. A two-storey sanctuary with dual-aspect views toward both Downtown Dubai and DIFC, it embodies a rare architectural synergy between movement and stillness, spectacle and sanctuary. Your arrival experience is intentionally cinematic, beginning at a private lift lobby and unfolding through framed glimpses of skyline vistas, sculptural staircases, and natural light that leads to The Grand Room, a magnificent space where sitting, dining, and living areas converge against a backdrop of dramatic, panoramic views.

Thoughtfully zoned into reception and private wings, the residence includes multiple lounge areas, a courtyard framed by folding glass panels, and a light-filled transitional lounge space that serves as a multifunctional family or guest suite. The master bedroom is a sanctuary in its own right, with sweeping three-sided views and deeply personal design details that prioritize peace and introspection.

Above, the rooftop terrace offers a private pool and jacuzzi, art gallery, summer greenhouse, and elevated entertaining zones, all overlooking the Burj Khalifa.

As much an architectural landmark as it is a residence, The Observatory allows its residents to experience Dubai from a truly exceptional point of view.





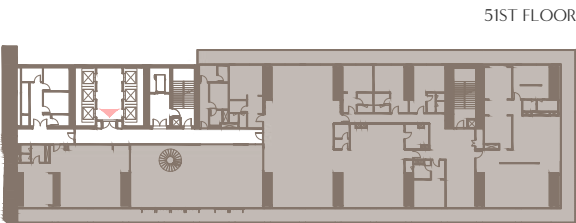
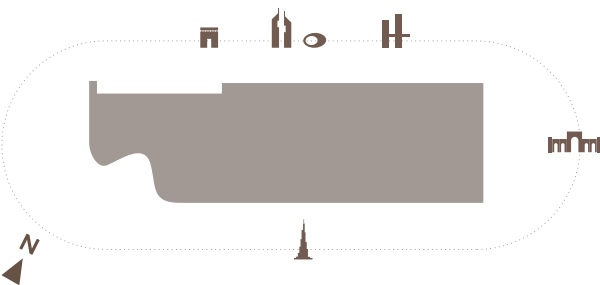
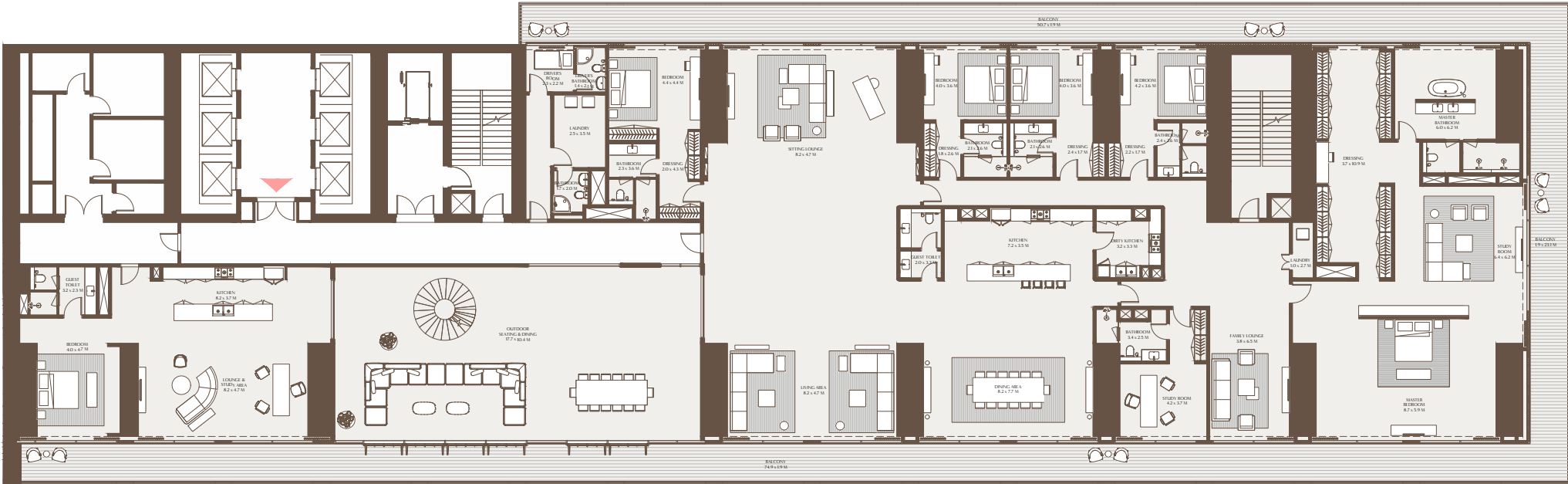




The Observatory //

6 Bedroom Presidential Suite

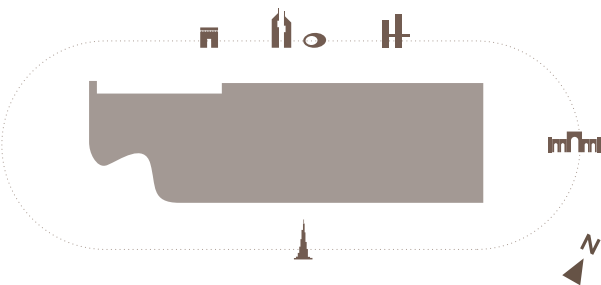
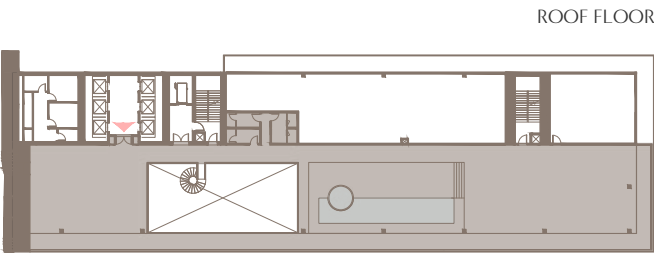
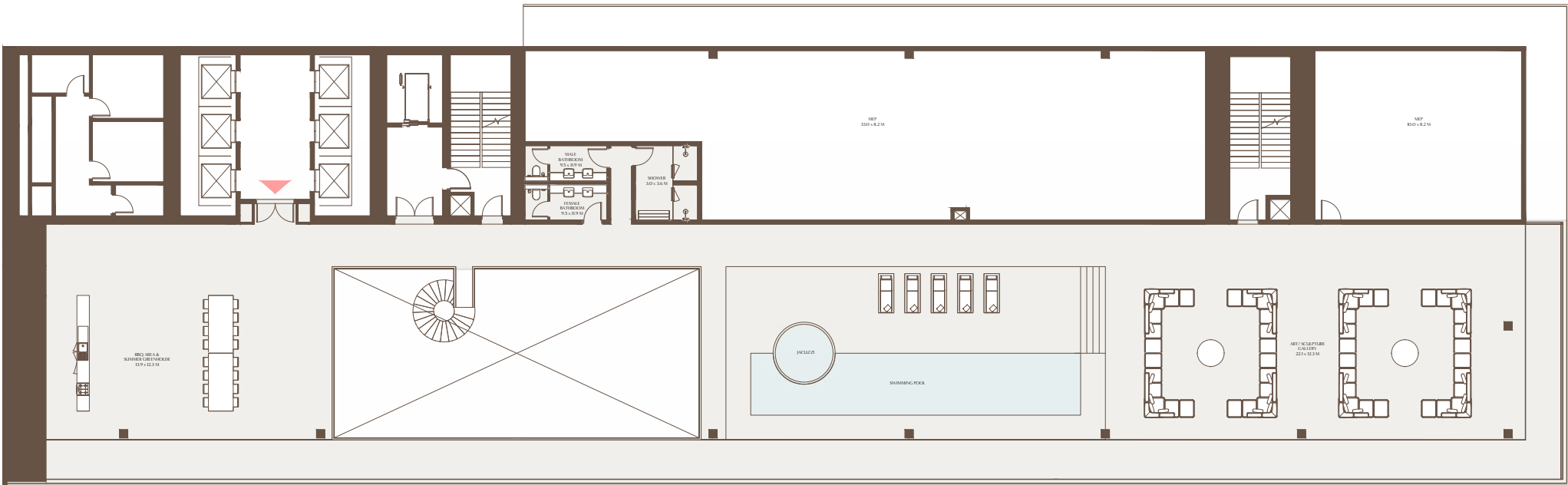
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1-Measurements are indicative 'finish to finish' in Metric & Imperial excluding construction tolerance. 2-Plot/unit dimensions may vary from brochure, and unit types/plans may exist as mirrored versions; 3-All images used are for illustrative purposes only. 4-Unless stated otherwise, all fittings and interior decorative items shown are for illustrative purposes only. 5-The developer reserves the right to make alterations, at its absolute discretion, without any liability whatsoever up to the final 'as built' status.

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## ABOUT ARADA

Launched in 2017 and headquartered in the UAE, Arada was created to build spaces people connect with for healthier, happier and more meaningful lives. Arada's scope of operations covers property development, retail, education, healthcare, wellness, fitness and hospitality.

Arada has so far launched eight record-breaking communities across the UAE, as well as expanding internationally into the Australian residential market.









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