

BY VISION DEVELOPMENTS

# CELINE



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## MESSAGE FROM OUR CEO

We chose to create spaces that families would truly appreciate living in. Our approach prioritizes generous space reminiscent of our ancestors' dwellings, yet infused with the modern sophistication of today.

Vision is more than just a company; it represents innovation,

unwavering commitment, and Emirati excellence. Through our vertically integrated real estate development platform, our legacy extends beyond mere bricks and mortar. It is crafted from visionary concepts, meticulous planning, and flawless execution.



# INVESTING IN DUBAI'S VISION 2040



Investing in Dubai presents a compelling proposition for discerning investors and prospective residents alike. Renowned for its unmatched safety, competitive property prices, and vibrant economy, Dubai stands as a beacon of opportunity in the global landscape. With a reputation for high capital appreciation and a business-friendly environment make it first in the region for ease of doing business, Dubai offers a conducive platform for entrepreneurial endeavors and investment growth.

Moreover, the absence of personal income tax, coupled with the allure of long-term residency through the Golden Visa program, adds to its appeal as a destination of choice. Strategically positioned as a global business hub with seamless worldwide connectivity, Dubai offers a lifestyle enriched by world-class amenities and cultural diversity. Embrace the promise of a prosperous future and elevate your standard of living by investing in the dynamic and vibrant city of Dubai.

## INVESTING IN CELINE

Grants you the opportunity to secure a renewable two-year residency permit.

## POPULATION GROWTH

Dubai's Vision 2040 targets a population of 5.4 million.

## TAX

The absence of Income Tax, makes Dubai an ideal destination for investors.

## 100% BUSINESS OWNERSHIP

Applicable for all commercial companies

## GREENER DUBAI

Grants you the opportunity to secure a renewable two-year residency permit.

## EASE OF INVESTMENT

The absence of Income Tax, makes Dubai an ideal destination for investors.

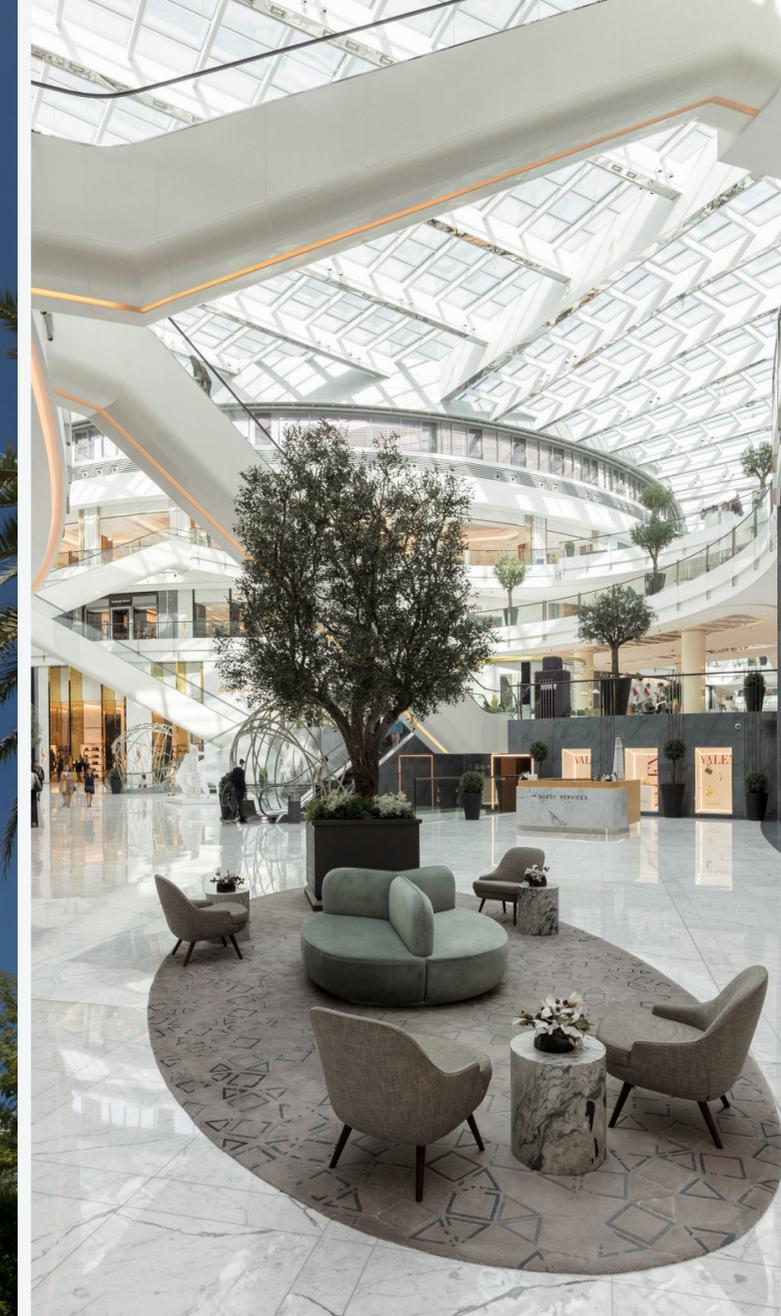
Vision is more than just a company; it represents innovation, unwavering commitment, and Emirati excellence.



# LUXURY UNLEASHED, THE DUBAI EXPERIENCE



Discover the stunning elegance of Dubai, where sophistication and beauty shine in every corner. Dubai captivates with its luxury, offering pristine beaches and excellent facilities for a top-notch lifestyle. Here, the extraordinary is normal, with wonders like the grand Burj Khalifa. Enjoy vibrant nightlife, rich culture, and unique shopping experiences. In Dubai, luxury is a part of everyday life, promising a world of exquisite living.





# DISCOVER Liwana

Celine, situated in the vibrant area of Liwana, exemplifies the essence of modern city living. It offers residents a seamless blend of convenience and accessibility, with excellent transport links. Ideally positioned near prestigious landmarks such as Dubai Outlet Mall, Global Village and IMG Worlds of Adventures, Celine ensures quick and easy access to key destinations

within the city, including Dubai Silicon Oasis and Dubai Academic City.

With its meticulously designed infrastructure and prime location, Celine embodies Dubai's commitment to excellence and high standards in property development.

# LOCATION & LANDMARKS

Celine, situated in the vibrant area of Liwan, exemplifies the essence of modern city living. It offers residents a seamless blend of convenience and accessibility, with excellent transport links. Ideally positioned near prestigious landmarks such.



## DUBAI INTL. AIRPORT

16 mins

## BURJ KHALIFA

20 mins

## DUBAI CREEK HARBOUR

15 mins

## IMG WORLDS

12 mins

## THE DUBAI MALL

20 mins

## OUTLET MALL

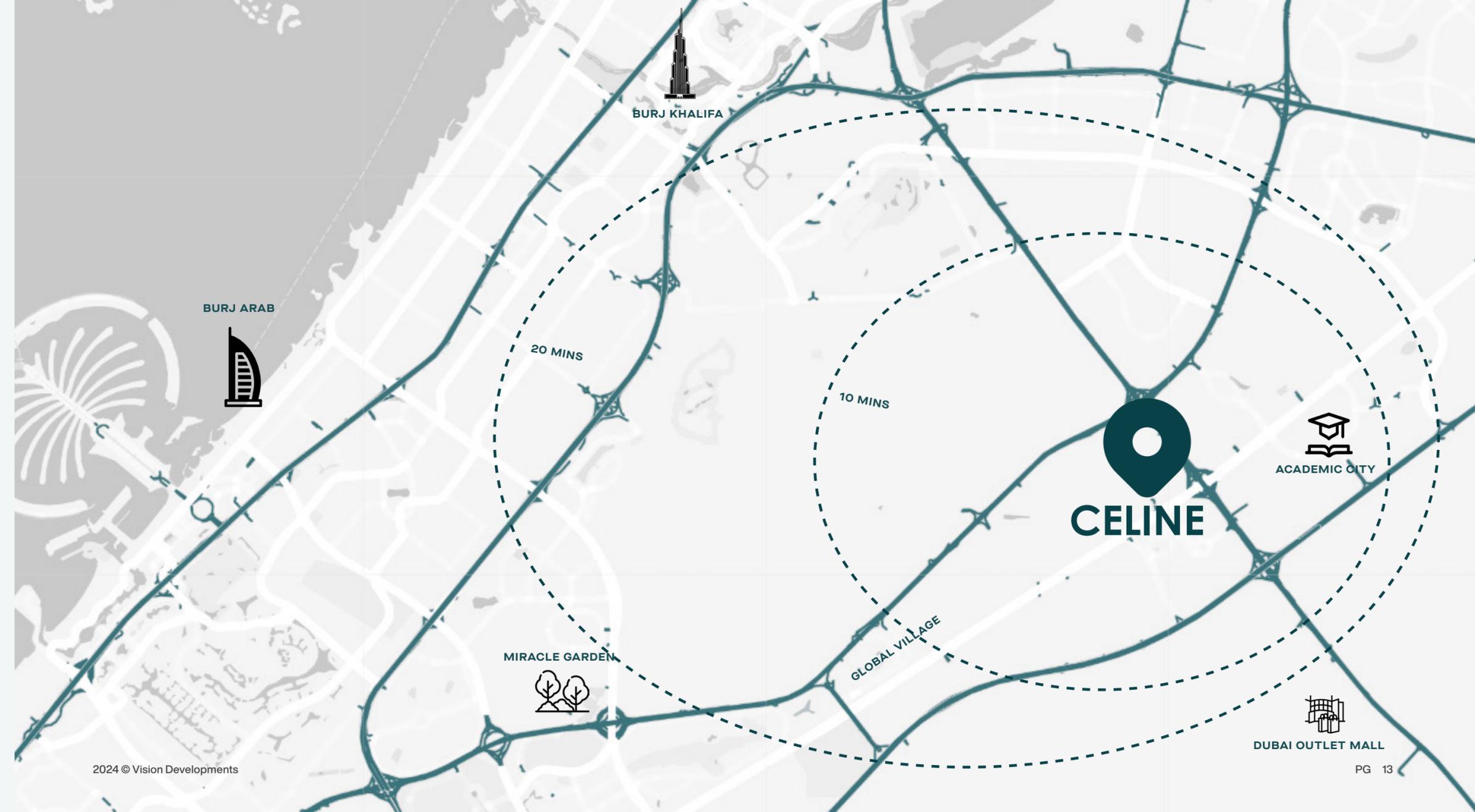
14 mins

## ACADEMIC CITY

10 mins

## GLOBAL VILLAGE

14 mins





# CELINE

BY VISION DEVELOPMENTS

Welcome to Celine, where every detail invites you to experience the heart of a vibrant lifestyle. With state-of-the-art amenities thoughtfully woven into the fabric of the community, you'll enjoy a perfect balance of comfort and convenience. Embrace the chance to live, flourish, and immerse yourself in the true spirit of Dubai at Celine.



## LUXURY CORRIDORS AND LOBBY REDEFINED

Luxury lobby and corridors redefine the standards for upscale living and professional environments. These spaces blend sophistication with functionality, featuring high-end finishes, advanced technology, and bespoke furnishings. Thoughtfully designed and strategically laid out, they embody a commitment to excellence, ensuring every journey through them is an experience of true luxury.





# YOUR SPACE MATTERS.

Studies indicate that spacious living environment positively impact health by providing more natural light, improving air quality, and offering space for physical activity, which enhances mental and physical well-being.

[Source]  
Journal of Environmental Psychology

Space is What  
We Need in  
Today's  
Congested Life

## FLOOR-TO-FLOOR WINDOWS

Floor to floor windows, bringing in more natural light

## SPACIOUS APARTMENTS

Our apartments are 22% larger than the average apartments

## ELEVATED CEILINGS

High ceilings, at 3.4 meters. Our ceiling height is higher than the average

## 180° OPEN VIEWS

Our apartments offer 180° open views, connecting residents to a breathtaking panorama of natural landmarks, enhancing your home with beauty and tranquility



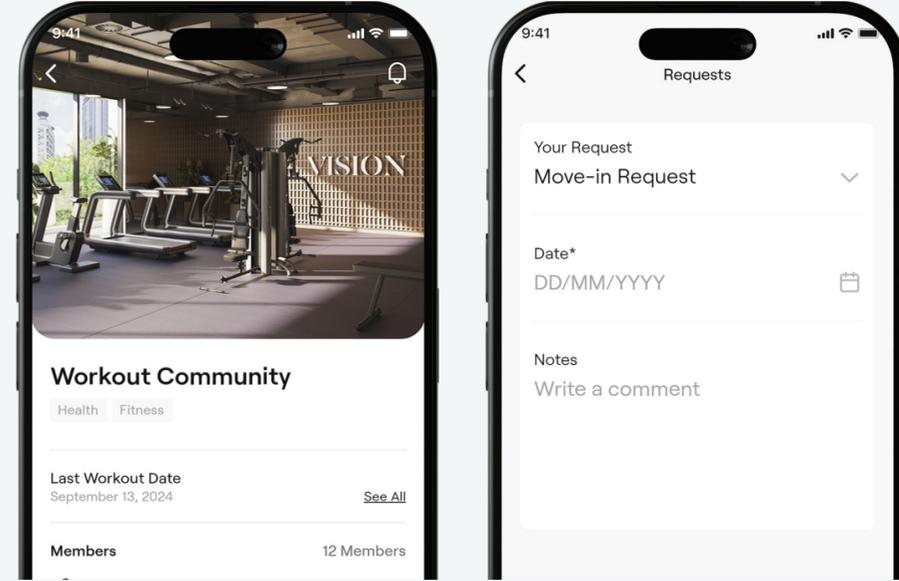
# PREMIUM FURNISHING AT EVERY STEP

From intricately tiled lobby and corridors to elegantly finished walls, our commitment to premium quality shines through at every step. Each element of our design has been carefully selected and crafted to ensure a luxurious living experience.



# WE ARE RIGHT WHERE YOU ARE

At Celine, you will be able to communicate with your community and building management in various ways. You can call our toll-free number, contact us via our 24/7 WhatsApp line, or use the app and portal to process your requests.



## BOOKING FACILITIES

Such as, Reserving the gaming room for your kids' birthday party with ease!

## ENGAGE WITH THE COMMUNITY

Engage with the community on the community wall

## SMOOTH MOVE IN AND MOVE OUT

Hassle-free process for your move-ins and move-outs.

## TRACK YOUR REQUESTS

Effortlessly track the status of your requests.

## WORK PERMITS AND NOC'S

Apply for work permits and NOCs easily.

# ELEVATING EVERY CORNER OF YOUR LIVING SPACE

Our residences are equipped with Smart thermostats and smart door locks for automated comfort and security. You can enhance your living experience by adding other compatible Smart Home devices, allowing for a personalized and integrated smart home setup.



# ELEVATING EVERY CORNER OF YOUR LIVING SPACE



At Celine, we've taken your well-being to heart by installing air quality monitoring sensors. Breathe easy knowing that the air you inhale is clean and healthy, promoting a better lifestyle for you and your family.

## AIR QUALITY MONITORING SYSTEM

Installing air quality sensors in buildings can significantly enhance resident health by continuously monitoring and managing indoor air conditions, reducing pollutants and ensuring optimal air quality.

(Source: Building and Environment Journal)



 <p>15% Energy Saving</p>	 <p>Boost Facility Management Efficiency</p>	 <p>60% Reduction in Absenteeism</p>
 <p>Boost Your Energy &amp; Concentration</p>	 <p>Reduce Infection Risk (COVID 19, Flu etc.)</p>	 <p>50% Increase in Productivity</p>

# THIS IS NOT JUST A BUILDING, IT'S A LIFESTYLE



## CONCIERGE SERVICE

At Celine, true luxury goes beyond lavish amenities. Our concierge team is dedicated to providing personalized support, ensuring residents enjoy unparalleled comfort and convenience.

## ON DEMAND HOUSE KEEPING

Experience the epitome of convenience and care with our on-demand housekeeping service. Tailored for the discerning, our housekeeping ensures your home remains a pristine sanctuary.

## ON DEMAND DAY CARE

Our on-demand daycare offers a nurturing environment for your little ones, blending educational activities with fun in a secure setting. This symbolizes our dedication to enhancing your lifestyle and peace of mind.



# BUILDING FEATURES AND AMENITIES



At Celine, every day is a delight filled with relaxation and joy, offering a life of unparalleled comfort with world-class amenities and dedicated services. Start your mornings with a boost of energy in our state-of-the-art gym, featuring the latest fitness equipment and personalized workout sessions tailored to your needs. Unwind by the pool in the afternoon, surrounded by the sounds of laughter and family fun as you soak up the sun in a serene environment. As evening falls, savor breathtaking panoramic views from our rooftop terrace, relaxing and taking in the stunning sunsets or the twinkling city lights.

With everything you need for enjoyment and relaxation at your fingertips, including a luxurious pool and fully-equipped gym, our dedicated team ensures seamless living with meticulously maintained facilities and personalized services. Welcome to a lifestyle focused on luxury and ease, where your comfort and satisfaction are our top priorities. Embrace the joy of living at Celine, where every detail is designed to enhance your experience.

- INFINITY SWIMMING POOL AND KIDS POOL
- SWIMMING POOL DECK
- BBQ AREA
- PARTY HALL
- KIDS PLAY AREA
- GAMING ROOM
- GYMNASIUM
- YOGA
- CINEMA



# STEP IN TO A WORLD OF POSSIBILITIES



Welcome to our state-of-the-art gym, where every workout is a step towards becoming your best self. Our fitness center is equipped with the latest machines and designed for your ultimate comfort, creating an environment that encourages you to push your limits and achieve your wellness goals. Whether you are a beginner or a seasoned fitness enthusiast, our gym offers a comprehensive experience that nurtures your body, mind, and spirit.





# ENJOY THE WORLD OF ENTERTAINMENT



Welcome to our cutting-edge cinema area, where every film is an immersive experience designed to transport you to another world. Featuring the latest audiovisual technology and plush seating, our theater is crafted for your ultimate comfort, creating an atmosphere that enhances every moment on screen. Whether you're a casual moviegoer or a dedicated cinephile, our cinema offers a fully enriched viewing experience that engages both your senses and imagination.

# THE ULTIMATE POOL EXPERIENCE



In the heart of our stunning residential community, we are proud to offer an exceptional swimming pool that serves as both a sanctuary for relaxation and a hub for active enjoyment. Whether you're looking to unwind after a long day or engage in a vigorous swim, our pool area provides the perfect setting for both.



# EXPERIENCE TOGETHERNESS AT CELINE



## GAMER'S HAVEN

An immersive gaming experience awaits in our state-of-the-art gaming room, equipped with the latest consoles and games for hours of entertainment.

## ENTERTAINMENT OASIS

Unwind and enjoy various recreational activities in our entertainment room, perfect for socializing, playing board games, or watching your favorite shows.

## PLAYTIME PARADISE

A vibrant safe space filled with fun and interactive activities, designed to spark joy and creativity in children of all ages.

## CINEMATIC ESCAPE

Experience the magic of cinema in our private theatre, complete with plush seating and cutting-edge audio-visual technology for an unforgettable movie night.



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# YOUR FULLY EQUIPPED KITCHEN

Enhance your cooking experience in your fully equipped kitchen, complete with modern appliances, spacious countertops and elegant finishes tailored to meet your needs.



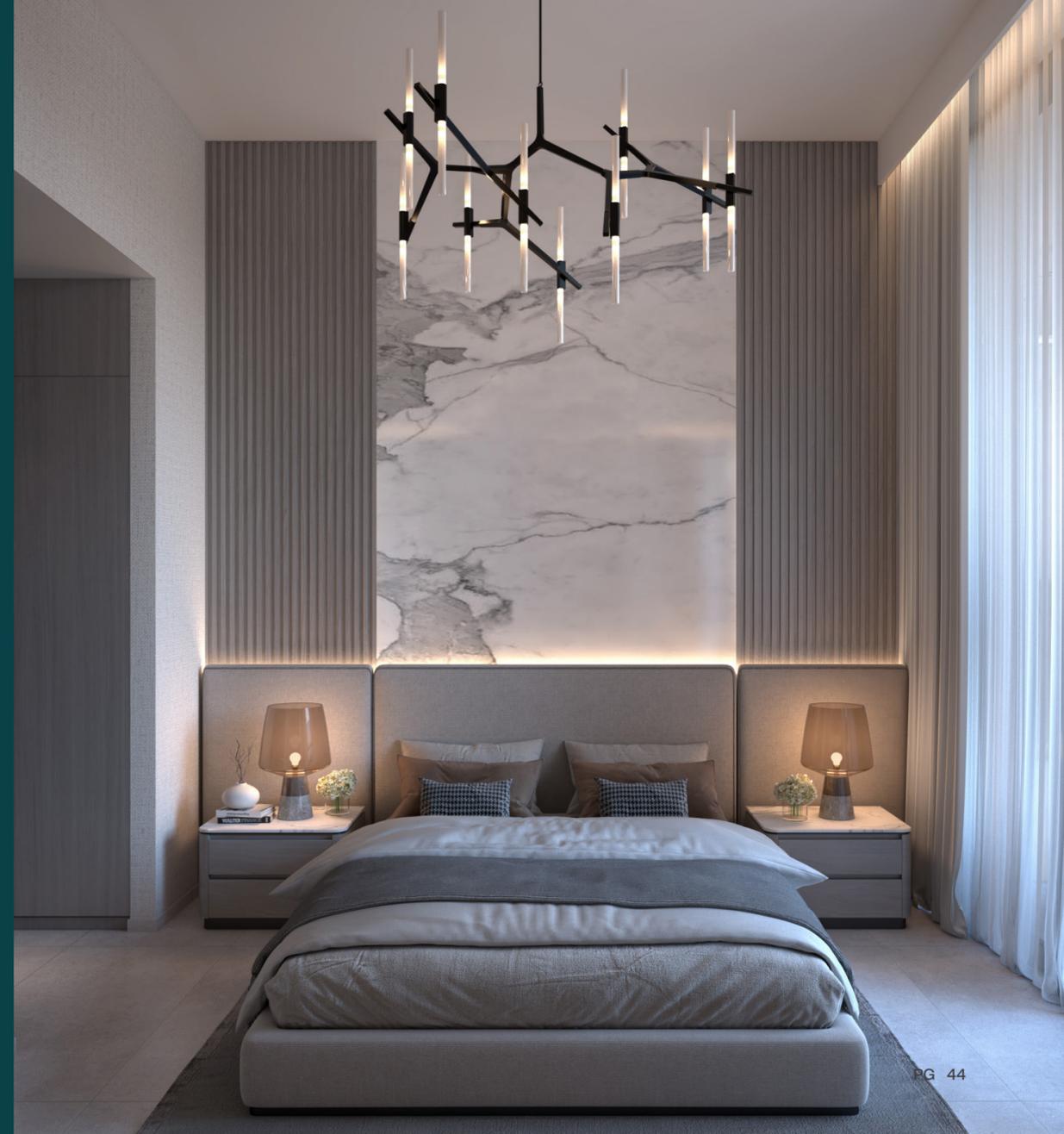


# SUPERIOR CRAFTSMANSHIP IN EVERY DETAIL

Our dedication to premium quality is evident in every detail of our spaces, from the intricately tiled lobby and corridors to the elegantly finished walls. Each element is meticulously crafted to reflect our high standards, ensuring a sophisticated and luxurious environment.

# THE PINNACLE OF MODERN LIVING

Experience the superior craftsmanship of Celine, where every element is constructed with the highest quality materials. The attention to detail in every aspect, from the soundproof walls to the energy-efficient lighting, guarantees a space that is not only stunning but also built to endure.



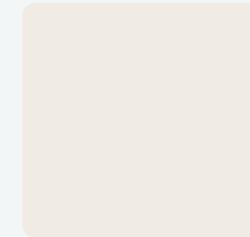


# ALL THE MATERIALS ARE CRAFTED WITH EXCELLENCE, BUILT TO LAST

Crafted with the finest high-end materials, our luxury apartments promise unparalleled durability and elegance. Enjoy a home where quality and beauty seamlessly blend, providing you with a sanctuary of style and strength.



BATHROOM PORCELAIN



WALL PAINT



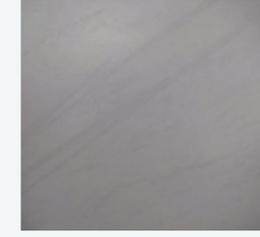
ELECTRICAL APPLIANCES



WOODEN DOOR



KITCHEN COUNTERTOPS



PORCELAIN FLOORING



SMART HOME

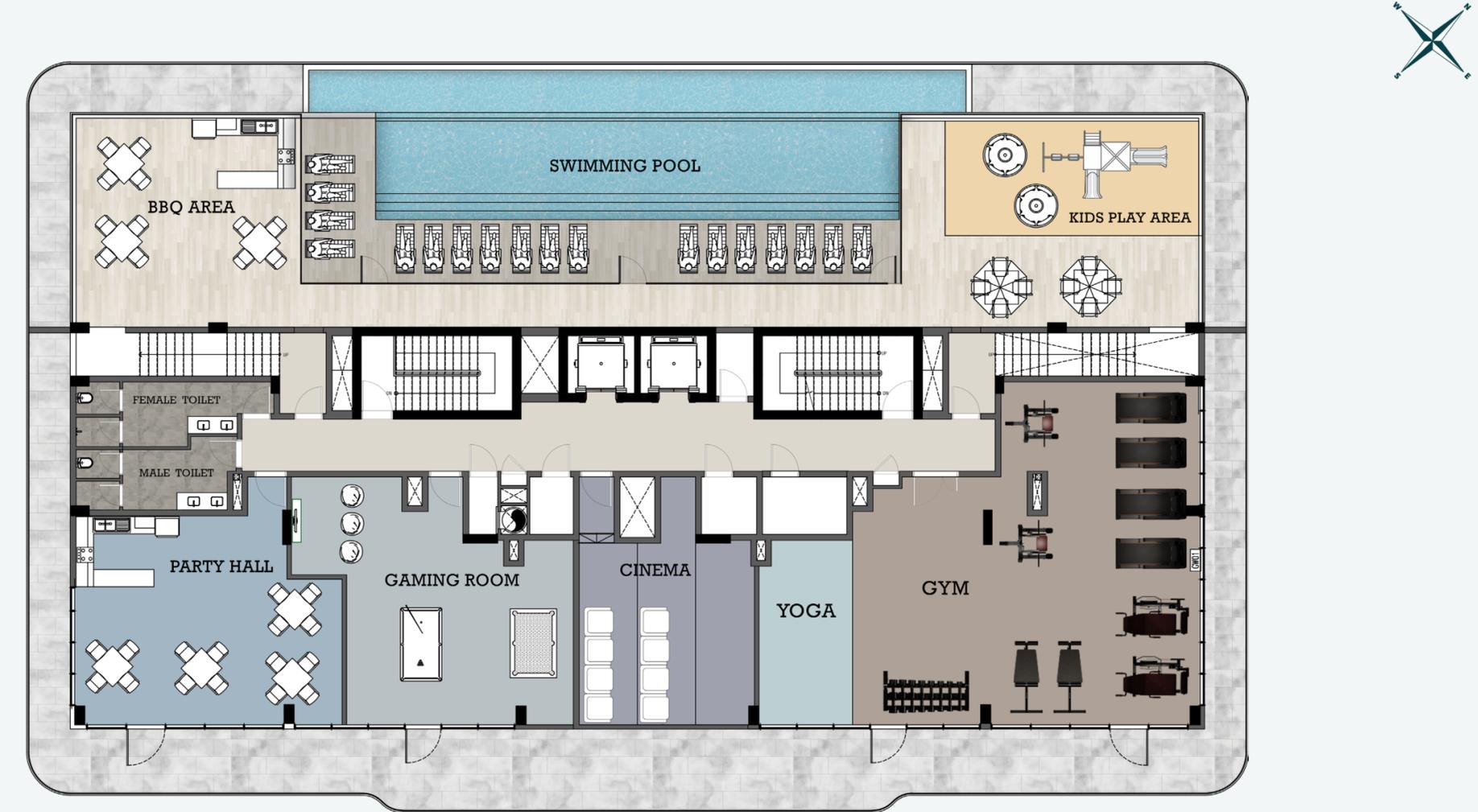


SANITARYWARE BAGNODESIGN

# Typical Floor Plan



# Roof Floor Plan



# Unit 101

1 Bedroom | Level 1

Level 1  
Unit No.101

1  
Bedroom

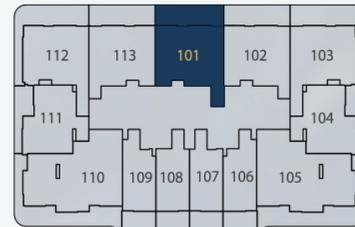
2  
Bathrooms

Indoor Living Area	Outdoor Living Area	Total Living Area
637.87 Sq.ft	211.62 Sq.ft	849.49 Sq.ft

Floor Plan



Key Elevation



Key Plan

# Unit 102

1 Bedroom | Level 1

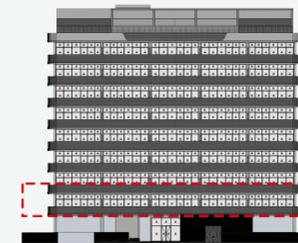
Level 1  
Unit No.102

1  
Bedroom

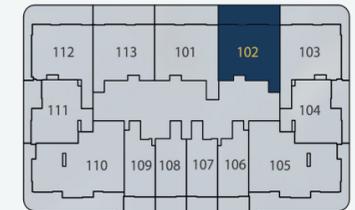
2  
Bathrooms

Indoor Living Area	Outdoor Living Area	Total Living Area
597.83 Sq.ft	203.87 Sq.ft	801.70 Sq.ft

Floor Plan



Key Elevation



Key Plan

# CELINE

BY VISION

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# Unit 103

1 Bedroom | Level 1

Level 1  
Unit No.103

1  
Bedroom

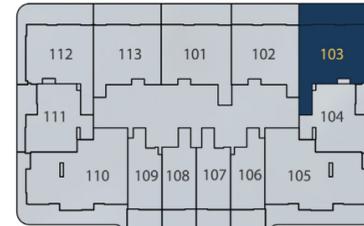
2  
Bathrooms

Indoor Living Area	Outdoor Living Area	Total Living Area
623.23 Sq.ft	303.54 Sq.ft	926.77 Sq.ft

Floor Plan



Key Elevation



Key Plan

# Unit 104

1 Bedroom | Level 1

Level 1  
Unit No.104

1  
Bedroom

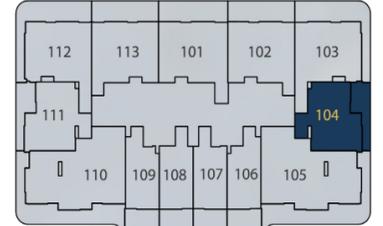
2  
Bathrooms

Indoor Living Area	Outdoor Living Area	Total Living Area
520.65 Sq.ft	134.55 Sq.ft	655.20 Sq.ft

Floor Plan



Key Elevation



Key Plan

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# Unit 105

2 Bedrooms | Level 1

Level 1 Unit No.105	2 Bedrooms	2 Bathrooms
Indoor Living Area 923.44 Sq.ft	Outdoor Living Area 364.36 Sq.ft	Total Living Area 1287.79 Sq.ft

# CELINE

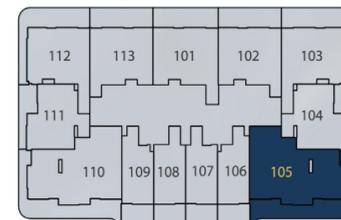
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Floor Plan



Key Elevation



Key Plan

# Unit 106

Studio | Level 1

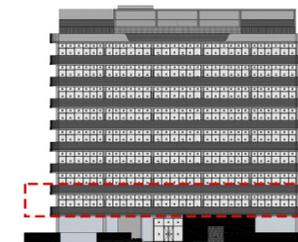
Level 1 Unit No.106	1 Kitchen	1 Bathroom
Indoor Living Area 344.88 Sq.ft	Outdoor Living Area 103.01 Sq.ft	Total Living Area 447.89 Sq.ft

# CELINE

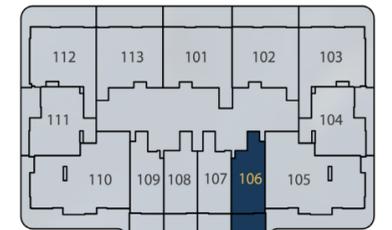
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Floor Plan



Key Elevation



Key Plan

# Unit 107

Studio | Level 1

Level 1  
Unit No.107

1  
Kitchen

1  
Bathroom

Indoor  
Living Area

340.14  
Sq.ft

Outdoor  
Living Area

101.07  
Sq.ft

Total  
Living Area

441.21  
Sq.ft

# CELINE

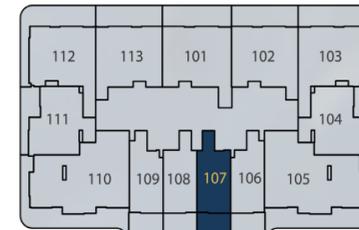
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Floor Plan



Key Elevation



Key Plan

# Unit 108

Studio | Level 1

Level 1  
Unit No.108

1  
Kitchen

1  
Bathroom

Indoor  
Living Area

341.32  
Sq.ft

Outdoor  
Living Area

101.07  
Sq.ft

Total  
Living Area

442.40  
Sq.ft

# CELINE

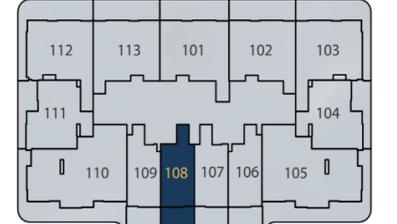
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Floor Plan



Key Elevation



Key Plan

# Unit 109

Studio | Level 1

Level 1  
Unit No.109

1  
Kitchen

1  
Bathroom

Indoor  
Living Area

343.69  
Sq.ft

Outdoor  
Living Area

103.01  
Sq.ft

Total  
Living Area

446.70  
Sq.ft

# CELINE

BY VISION

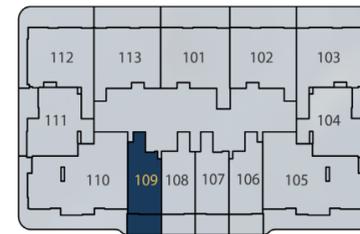
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Floor Plan



Key Elevation



Key Plan

# Unit 110

2 Bedrooms | Level 1

Level 1  
Unit No.110

2  
Bedrooms

2  
Bathrooms

Indoor  
Living Area

923.54  
Sq.ft

Outdoor  
Living Area

364.14  
Sq.ft

Total  
Living Area

1287.69  
Sq.ft

# CELINE

BY VISION

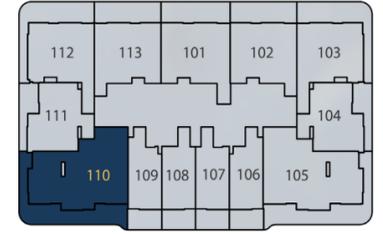
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Floor Plan



Key Elevation



Key Plan

# Unit 111

1 Bedroom | Level 1

Level 1  
Unit No.111

1  
Bedroom

2  
Bathroom

Indoor Living Area	Outdoor Living Area	Total Living Area
520.54 Sq.ft	134.55 Sq.ft	655.09 Sq.ft

# CELINE

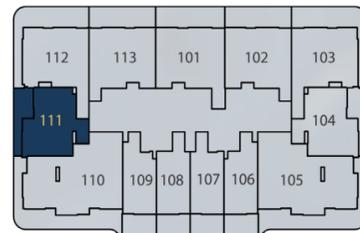
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Floor Plan



Key Elevation



Key Plan

# Unit 112

1 Bedroom | Level 1

Level 1  
Unit No.112

1  
Bedroom

2  
Bathrooms

Indoor Living Area	Outdoor Living Area	Total Living Area
623.12 Sq.ft	303.65 Sq.ft	926.77 Sq.ft

# CELINE

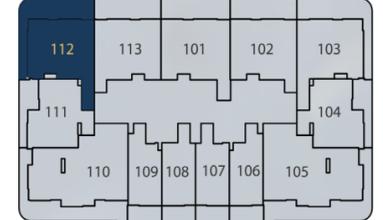
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Floor Plan



Key Elevation



Key Plan

# Unit 113

1 Bedroom | Level 1

Level 1 Unit No.113	1 Bedroom	2
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Indoor Living Area 597.83 Sq.ft	Outdoor Living Area 203.87 Sq.ft	Total Living Area 801.70 Sq.ft
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# CELINE

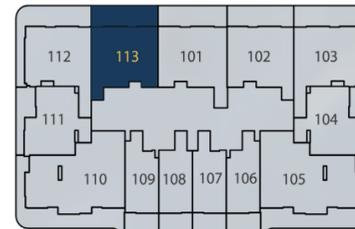
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### Floor Plan



### Key Elevation



### Key Plan

BY VISION DEVELOPMENTS

FOR MORE INFO

