



SYMPHONY  
BY CHAIMAA

RESONATE WITH LIFE



## CURATED FOR *THE DISCERNING.*

LOCATION	Prime location in Dubai's Majan District
BUILDING CONFIGURATION	2B+G+8+Roof Level
LIFESTYLE	Harmonious living through curated spaces and experiences
EXPERIENCE	Sensory lounges, retail spaces, and vibrant social setting
ARCHITECTURE	Sophisticated minimalist design
RESIDENTIAL UNIT TYPES	1 & 2-Bedroom Residences

### Architectural Features

## EMBRACE ARCHITECTURAL BRILLIANCE WHERE ELEGANCE *MEETS* WELL-BEING.

- Perfect Balance of Privacy and Openness
- Refined Elegance in Every Detail
- Geometric Lattice Façade for Privacy
- Fluid Architectural Lines
- Expansive Windows Maximizing Natural Light
- Seamless Integration of Indoor and Outdoor Spaces





- LEISURE & RETAIL
  1. Global Village
  2. Mall of the Emirates
  3. Dubai Autodrome
  4. IMG Worlds of Adventure
  5. Dubai International Cricket Stadium
  6. Skydive Dubai
  7. Dubai Hills Mall
  8. Meydan Grand Stand
  9. City Centre Me'aïsem
  10. Avenue Mall, Nad Al Sheba
- EDUCATION
  27. JSS International School
  28. American University in Dubai
  29. Hult International Business School
  30. The International School of Choueifat
  31. Dubai Science Park
  32. GEMS World Academy
  33. Kent College & Nursery
- HEALTHCARE
  16. Emirates Hospital Day Surgery
  17. Saudi German Hospital
  18. Mediclinic Meaïsem
  19. King's College Hospital
- PARKS & RECREATION
  37. Dubai Miracle Garden
  38. Eastlands Park Motorcity
  39. Al Barsha Pond Parks
  40. Dubai Polo & Equestrian Club
  41. Majan Family Park
- HOSPITALITY
  20. FIVE JVC
  21. Park Inn by Radisson Dubai
  22. Movenpick Hotel JVT
  23. Address Montgomerie
  24. Ghaya Grand Hotel
  25. The S Hotel
  26. Meydan Hotel
- GOLF COURSES
  42. Arabian Ranches Golf Club
  43. Trump International Golf Course
  44. Taylor's Golf House
  45. Jumeirah Golf Estate Clubhouse
  46. Dubai Hills Golf Course
  47. Fazza Race Course
- AIRPORTS
  48. Dubai International Airport
  49. Al Maktoum International Airport
- LANDMARKS
  50. Dubai Silicon Oasis
  51. Living legends
  52. Al Barari
  53. Business Bay
  54. Downtown Dubai
  55. DIFC

Strategic  
Connectivity

## GATEWAY TO *DUBAI'S FINEST.*

DIRECT ACCESS TO:

- Sheikh Mohammed Bin Zayed Road  
connected to Al Ain Road and Hessa Street
- Global Village
  - IMG Worlds of Adventure
  - Dubai International Airport

Immediate  
Neighbourhood

## CURATED LIVING *IN HARMONY.*



Located in Majan's  
tranquil enclave



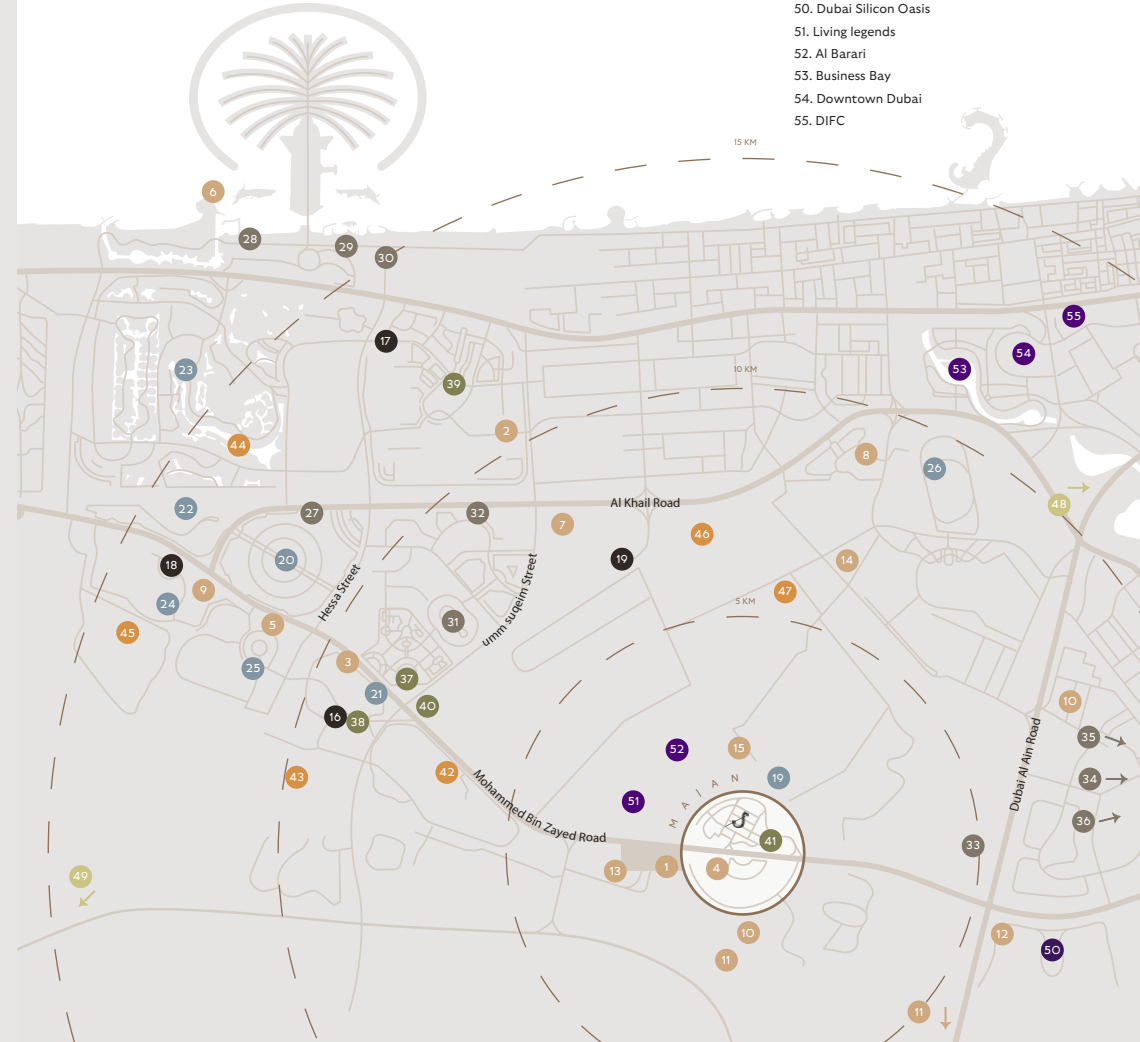
Access to chic cafes and  
eclectic eateries



Surrounded by lush gardens  
and enchanting **green spaces**



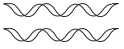
Peaceful residential  
atmosphere



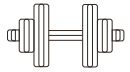
# EMBRACE 'LA BELLE VIE'. A HARMONIOUS LIFESTYLE THAT ELEVATES WELL-BEING.



## WELLNESS FACILITIES



**INFINITY**  
POOL



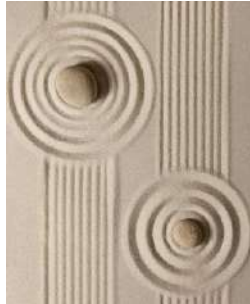
**DYNAMIQUE**  
GYM



**VIRTUOSE**  
YOGA TERRACE



**TEMPO**  
RESIDENCE LOUNGE



## SOCIAL & LEISURE AMENITIES



**UNISSON**  
CAFE



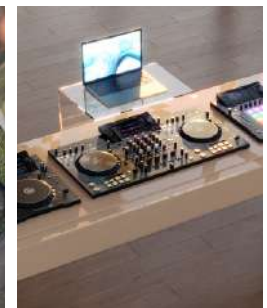
**SÉRÉNADE**  
RESTAURANT



**OCTAVE**  
STORE



**MÉLODIE**  
MUSIC ROOM





INTERIOR FEATURES

Where  
Opulence Meets Serenity.



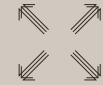
PREMIUM KITCHEN FEATURES

PREMIUM KITCHEN  
CABINETS

TOP-OF-THE-LINE  
INTEGRATED APPLIANCES



LARGE WINDOWS FOR  
NATURAL LIGHT



EXPANSIVE LIVING AREAS



SPA-INSPIRED BATHROOMS  
PREMIUM VANITIES



WELL-VENTILATED ROOMS



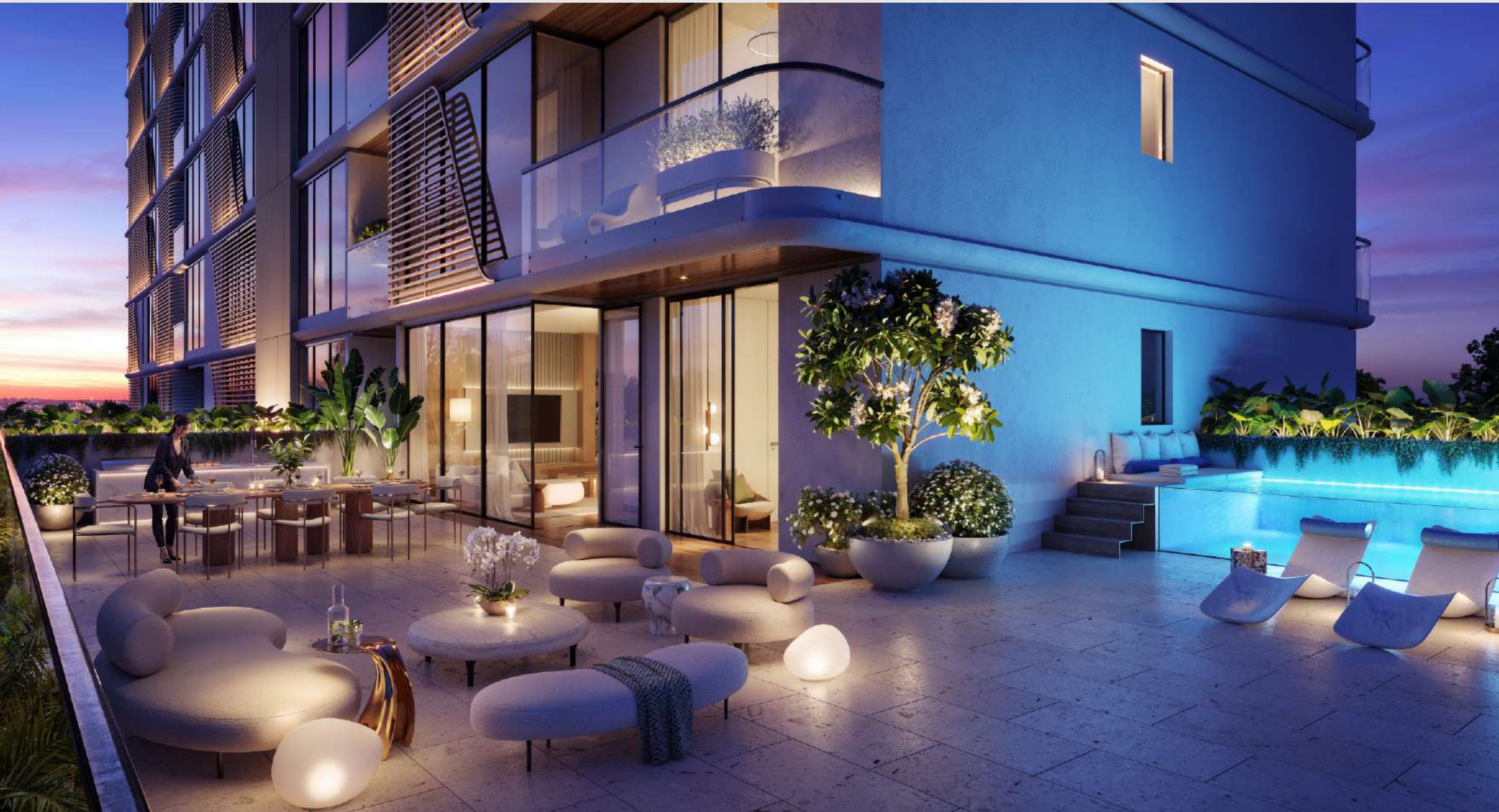
A WELCOMING LOBBY



PRIVATE TERRACES

COMPOSE YOUR  
PERFECT RETREAT.

The private terrace conducts a masterpiece of outdoor living, where sweeping views create a backdrop for life's precious moments. A seamless extension of your interior sanctuary, each space is choreographed to house your private pool, winter kitchen and relaxation area.



# CHAIMAA

---

## DEVELOPER

---

### UNPARALLELED CRAFTSMANSHIP

- Present in UAE since **2015**
- Delivered over **30,000** units in Morocco
- Moroccan diversified conglomerate
- Previous Dubai projects:
  - *Chaimaa Premiere*
  - *Chaimaa Avenue 1*
  - *Chaimaa Avenue 2*
  - *Elegance by Chaimaa*

# RUYA

---

## DESIGN PARTNER

---

- **200+** years combined industry experience
- **300+** projects across **18** cities
- **22+ billion** valued developments delivered

# TCQ

---

## PROJECT MANAGEMENT

---

- **150+** years combined industry experience
- **80+** Project completed
- Focus on *Quality*, time delivery and value.

The information in this document is confidential and is for the exclusive use of the recipient. This document may only be reproduced, distributed, delivered, or furnished to a person with the prior written approval of OSUS Real Estate Development LLC. No representation or warranty (expressed or implied) is made or can be given regarding the accuracy or completeness of the information herein, nor that any future offer of units or apartments in the project will conform to the terms described herein. Nothing in this document should be considered financial, legal, tax, or regulatory advice. All plans, layouts, pictures, renderings, information, and details included in this document are indicative only. They may change at any time up to the final 'as built' status by final designs of the project and regulatory approvals and planning permissions.



[SYMPHONYBYCHAIMAA.COM](http://SYMPHONYBYCHAIMAA.COM)

+9714 323 0461



**CHAIMAA**  
HOLDING