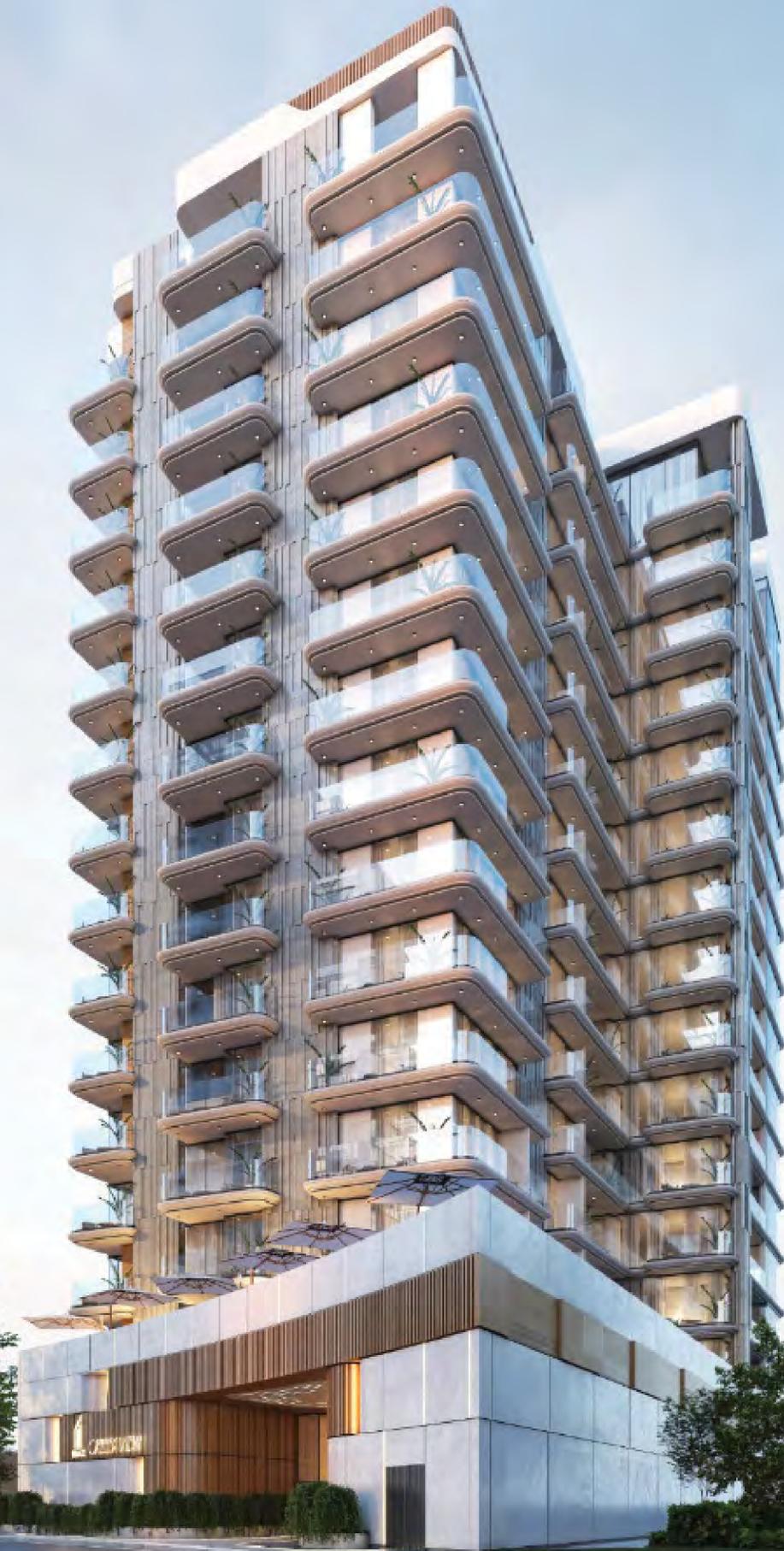


IRAZ CREEK VIEW



Iraz Creek View offers luxury apartments ranging from studios to penthouses.



The location offers
serene surroundings,
upscale living, and
exceptional connectivity.





Immerse yourself in the heart of Dubai,
where Dubai Land unveils **avisionary**
vertical community bathed in timeless
pearl white hues, inspired by the **tranquil**
sands of nature

The Exteriors

Iraz's sleek, contemporary exteriors are a subtle blend of style & functionality. Our design ethos transforms the facade into an urban haven, where aesthetics and practicality seamlessly coexist.

*Modern
Charm*





The Entrance

Step through our inviting entrance – an introduction to fine living. Classy and welcoming, it sets the stage for the sophisticated experience awaiting you.



IRAZ CREEK VIEW



The Parking

Parking made simple. Our well-lit, accessible spaces ensure stress-free arrivals and departures. Convenience & safety are paramount, providing a secure home for your vehicle within our thoughtfully designed parking facilities.

A modern building facade at dusk, featuring a curved wall with vertical wooden slats and a white base. The name 'IRAZ CREEK VIEW' is illuminated in white neon. A large, glowing logo is positioned above the text. The building is surrounded by greenery and a paved walkway with a glowing edge.

 IRAZ CREEK VIEW

*A Blend of **Luxury** & **Modern Interiors***

*The
Lobby*



Uncover a world of **wellness** and strength
as you journey through our **meticulously**
curated gym

*The
Gym*



Let your little ones **explore, learn,**
and **play** in our **vibrant kids' area**

*Kids
Area*



Your **Dreams** Weaved into **Designs**

*The
Entry*



*Kitchen
& Dining*



Living Room



Embrace **tranquility** in your luxurious
master bedroom sanctuary.

*Master
Bedroom*







Serenity *Awaits You*

Powder Room



Bathroom

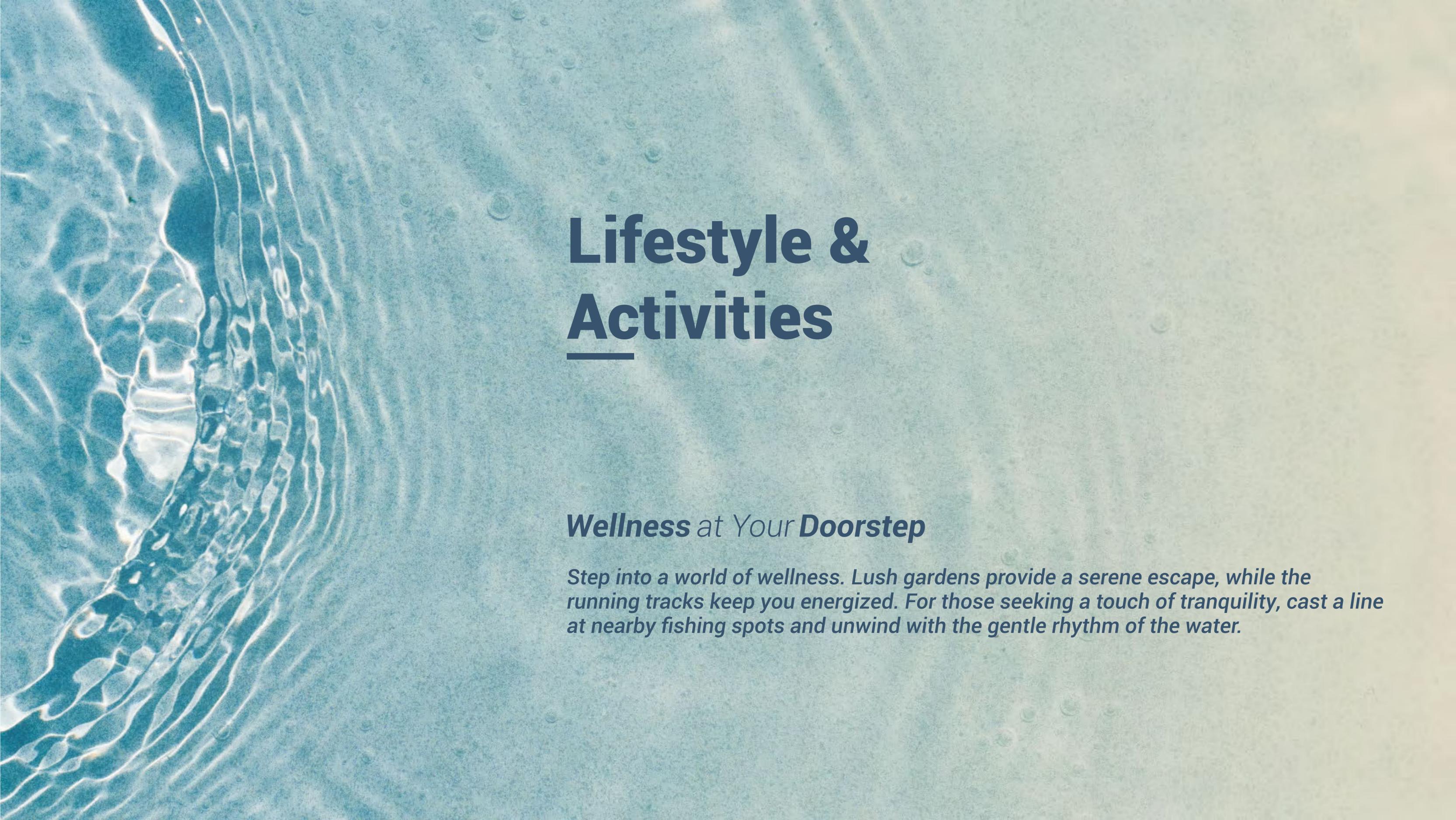




Our Architecture

*Set to epitomize unparalleled sophistication **Jraz** has the finest architecture, crafted by leading designers in the UAE. Each residence will be a masterpiece, featuring fully equipped kitchens adorned with world-class appliances, seamless cabinets, and other conceivable luxury.*

The commitment to excellence extends throughout the entire house, promising a living experience where every detail reflects the pinnacle of design and functionality. Residents can expect a blend of aesthetic appeal and cutting-edge technology, transforming each apartment into a sanctuary of contemporary elegance.



Lifestyle & Activities

Wellness at Your **Doorstep**

Step into a world of wellness. Lush gardens provide a serene escape, while the running tracks keep you energized. For those seeking a touch of tranquility, cast a line at nearby fishing spots and unwind with the gentle rhythm of the water.

Fishing Spots

Tranquil Angler's Haver

Find peace by the water's edge in our exclusive fishing spots. Cast your worries away and embrace the therapeutic rhythm of angling in a peaceful environment designed for relaxation.





Running Tracks

Stride & Thrive

Unleash your vitality on our purpose-built running tracks. Whether you're an experienced runner or a casual jogger, enjoy the refreshing outdoors as you embark on your fitness journey.

Kids Play Area

Playful Wonderlanc

Nurture your child's imagination in our vibrant play area. With age-appropriate equipment and safe surroundings, watch as your little ones create joyful memories in a space designed just for them.





Family Pool

Splash & Bond

Dive into family fun at our inviting pool. From lively water activities to tranquil moments of relaxation, create cherished memories with your loved ones in our family-friendly aquatic haven.

Lush Green Gardens

Verdant Sanctuaries

Escape into the embrace of nature in our lush green gardens. Each corner reveals a tapestry of colours and scents, providing a serene backdrop for leisurely strolls or quiet moments of reflection.



Our Units

*Thoughtfully crafted to align
seamlessly with your lifestyle requirements*

Bedroom



Our Amenities

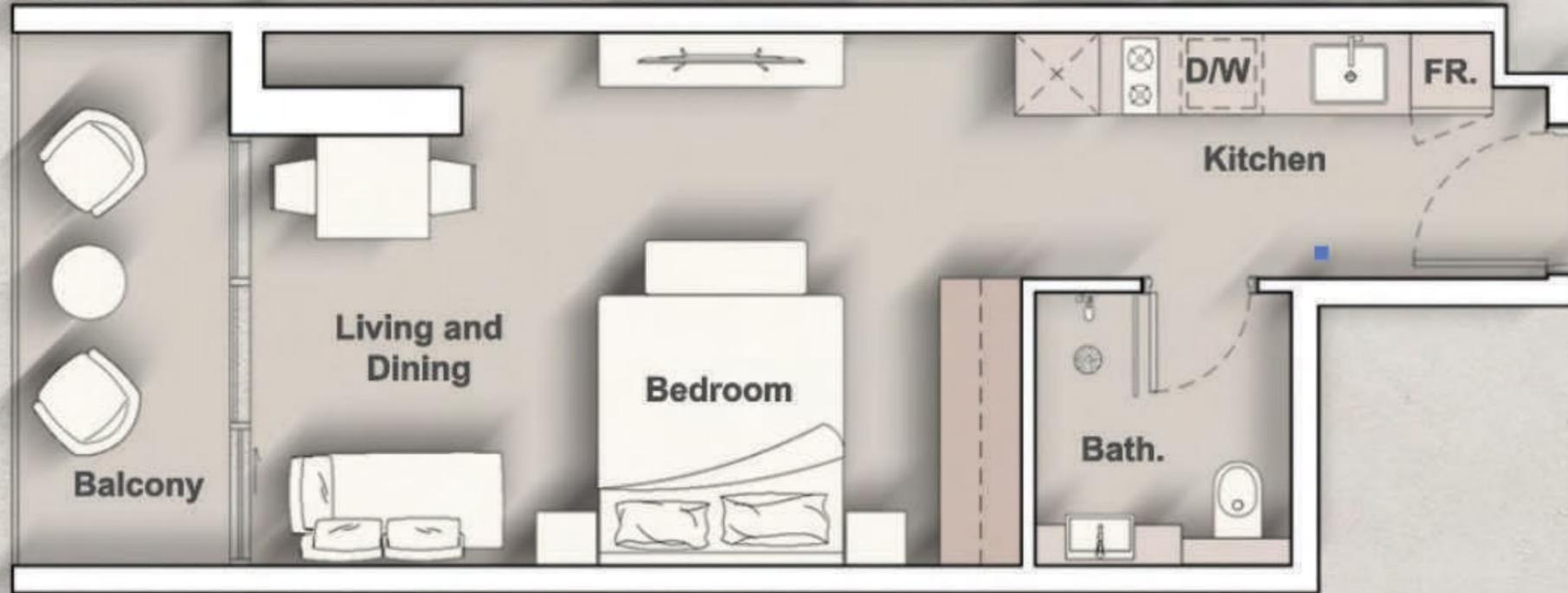
A home becomes a haven with thoughtfully curated amenities, offering comfort and convenience.

- 24/7 Security and Surveillance
- Dedicated Parking Facilities
- Fitness Centre or Gym
- Swimming Pool
- Well-Maintained Common Areas
- Energy-Efficient Appliances
- Adequate Storage Spaces
- Emergency Response Systems
- Package Delivery Services
- Modern Kitchen and Bathroom Facilities
- Accessible Elevators and Staircases
- Stunning Views
- Proximity to Entertainment
- Proximity to Dining & Leisure

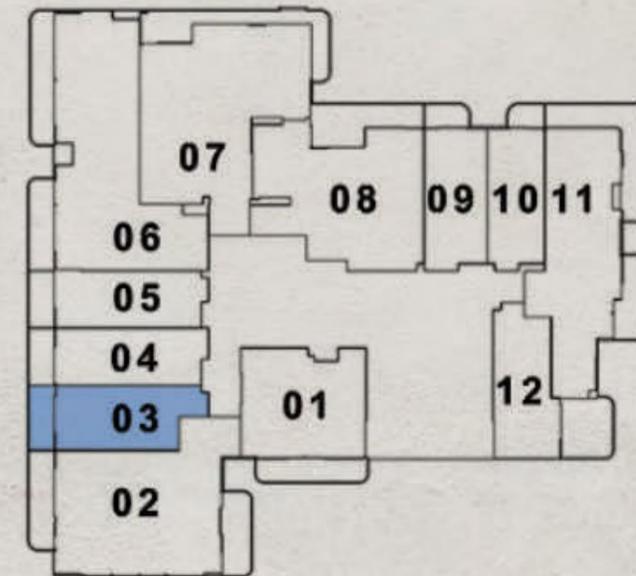


Smart Home



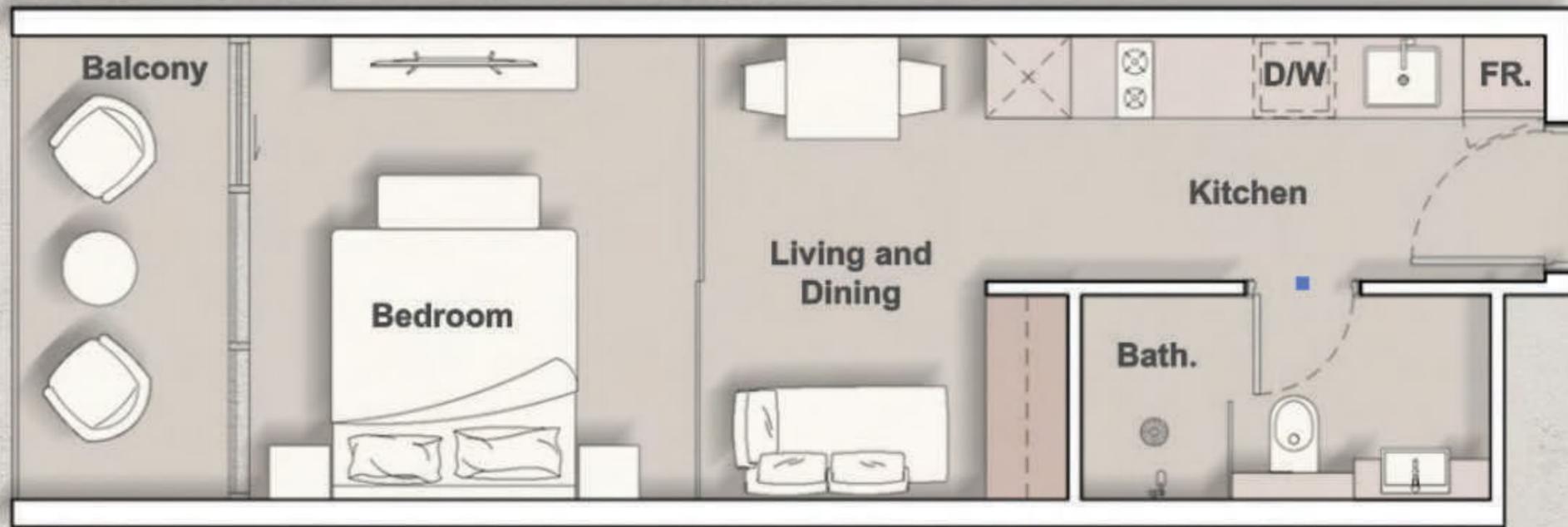


2nd - 3rd Floor

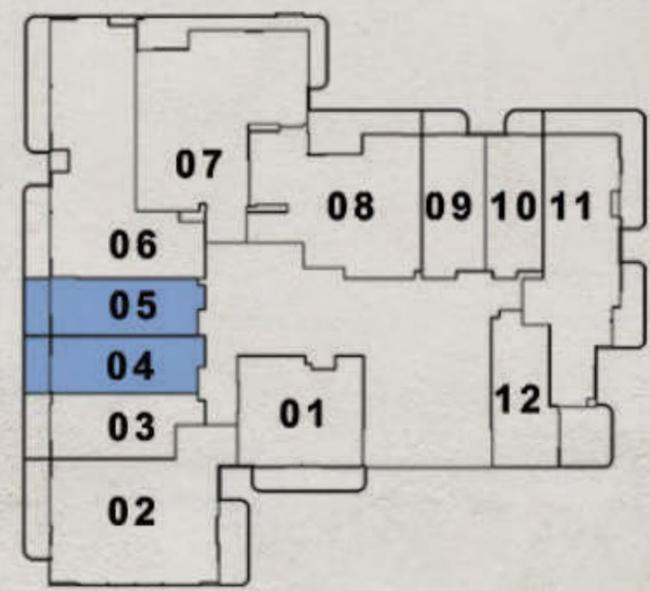


Studio A

InternalLivingArea : 382.98 Sq.Ft.
 OutdoorLivingArea : 73.30 Sq.Ft.
 TotalLivingArea : 456.28 Sq.Ft.

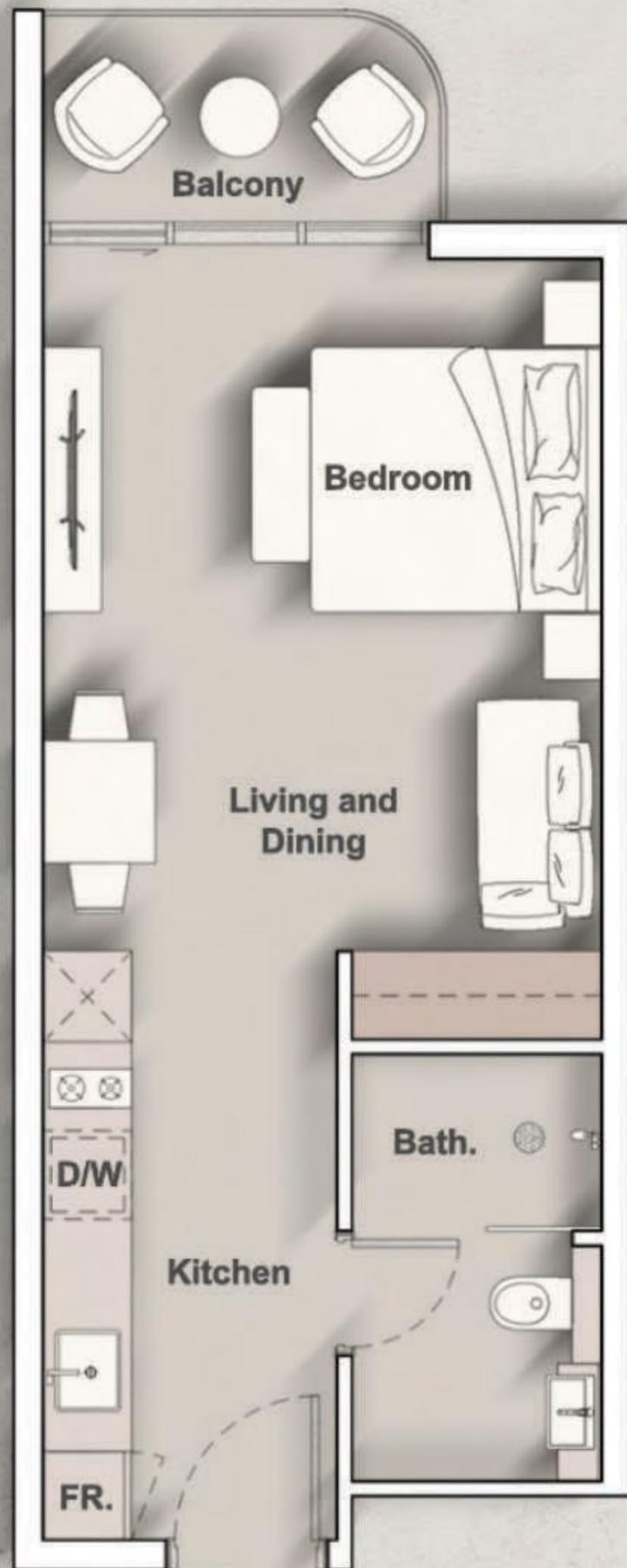


2nd - 3rd Floor

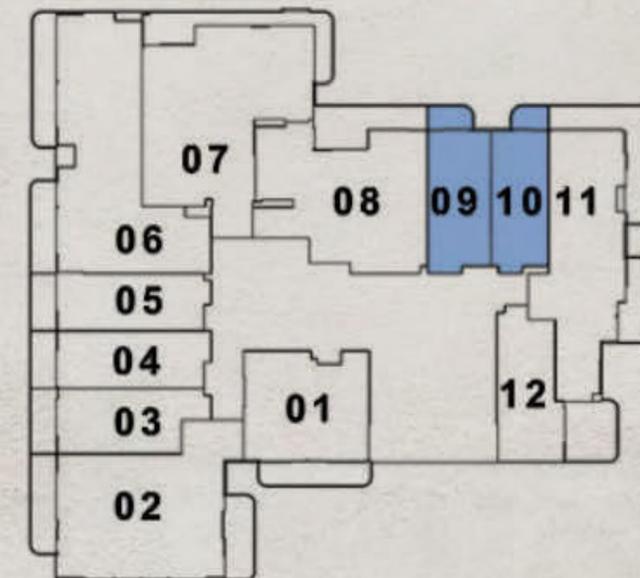


Studio B

InternalLivingArea : 367.70 Sq.Ft.
 OutdoorLivingArea : 64.05 Sq.Ft.
 TotalLivingArea : 431.74Sq.Ft.

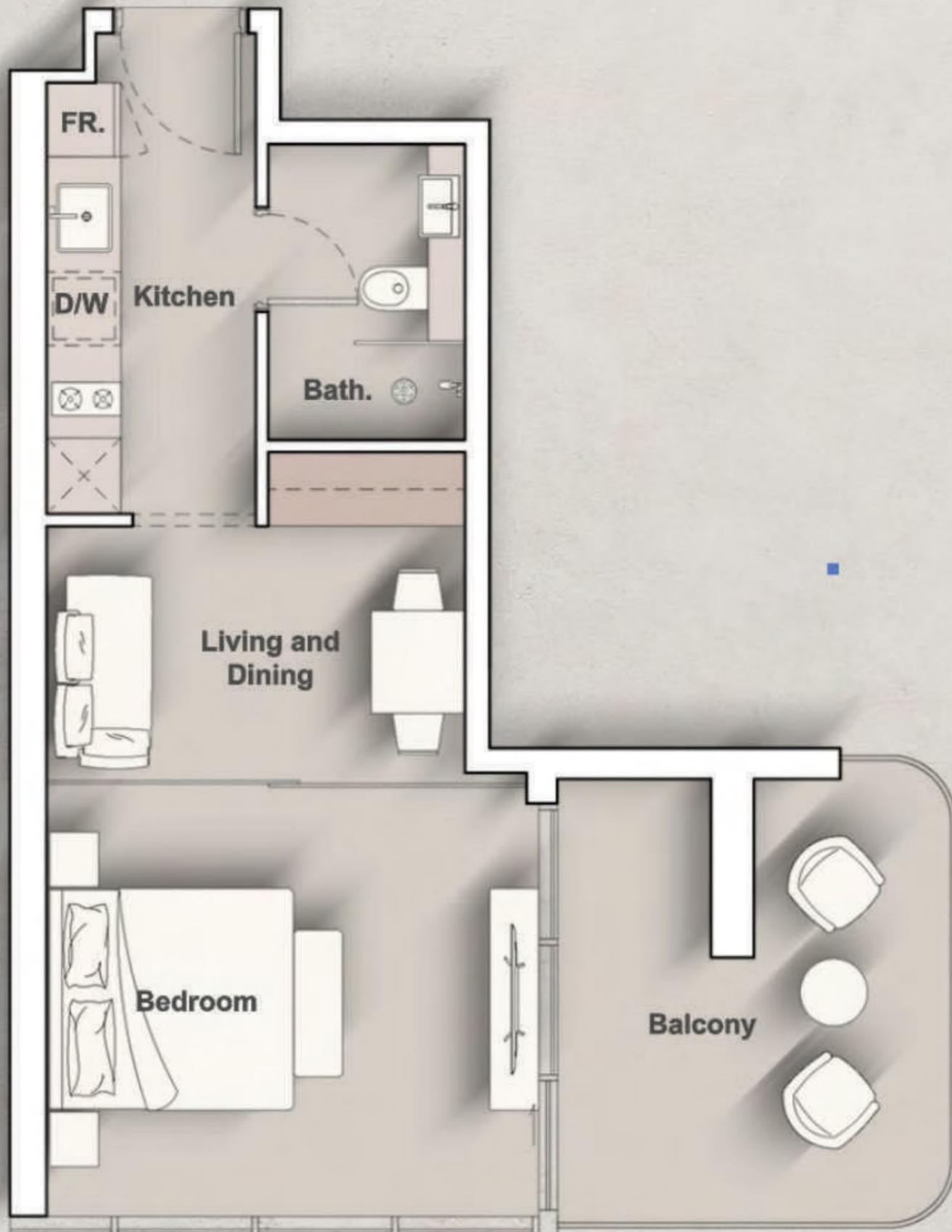


2nd - 3rd Floor

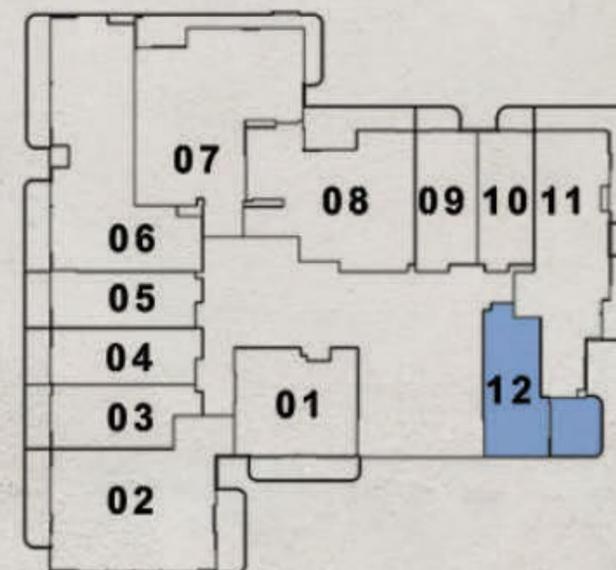


Studio C

InternalLivingArea : 377.38 Sq.Ft.
 OutdoorLivingArea : 44.99 Sq.Ft.
 TotalLivingArea : 422.38 Sq.Ft.

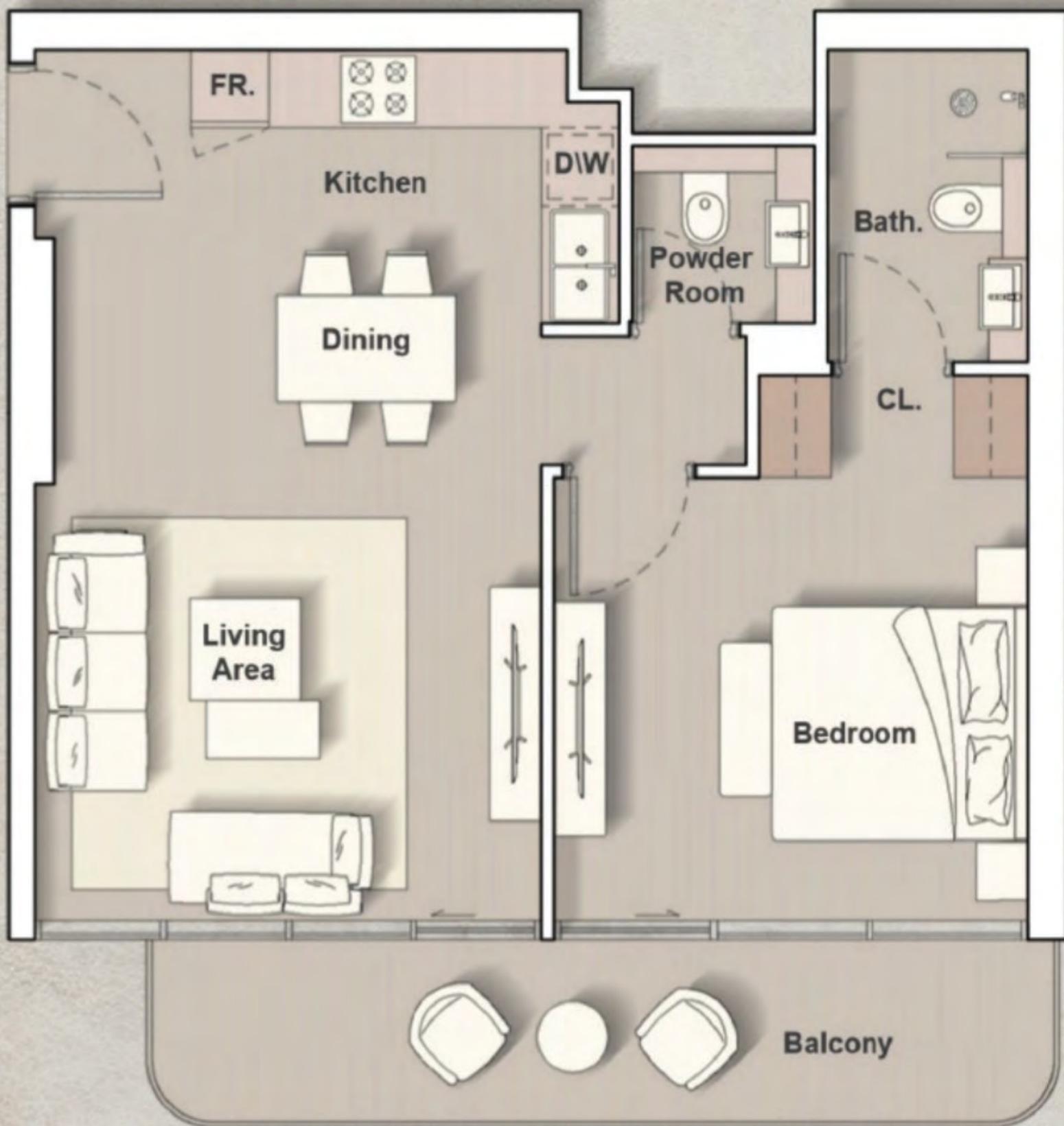


2nd - 3rd Floor

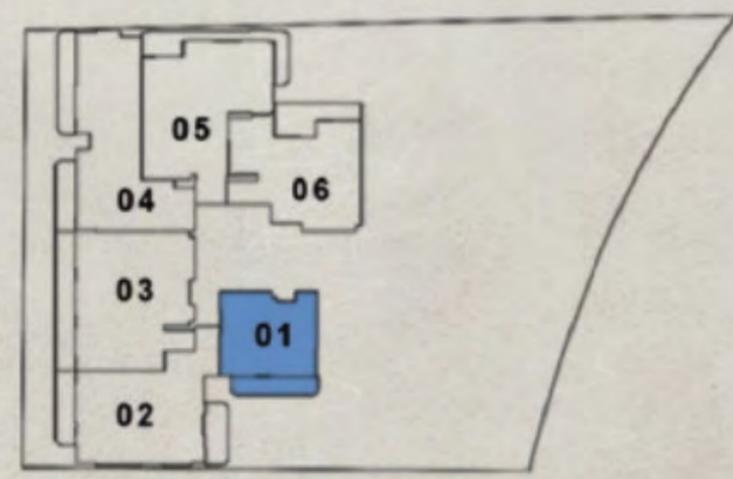


Studio D

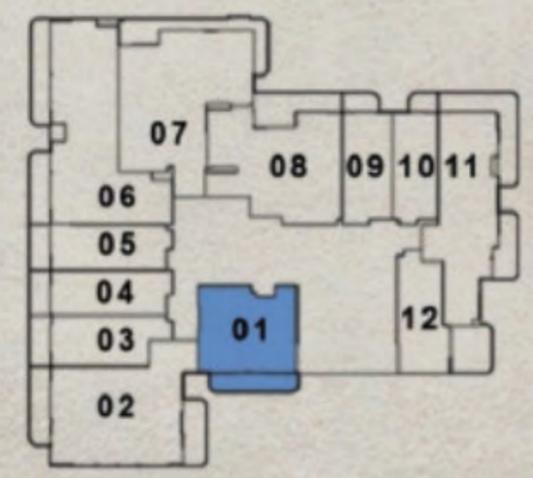
InternalLivingArea : 389.65 Sq.Ft
 OutdoorLivingArea : 133.69 Sq.Ft.
 TotalLivingArea : 523.34 Sq.Ft.



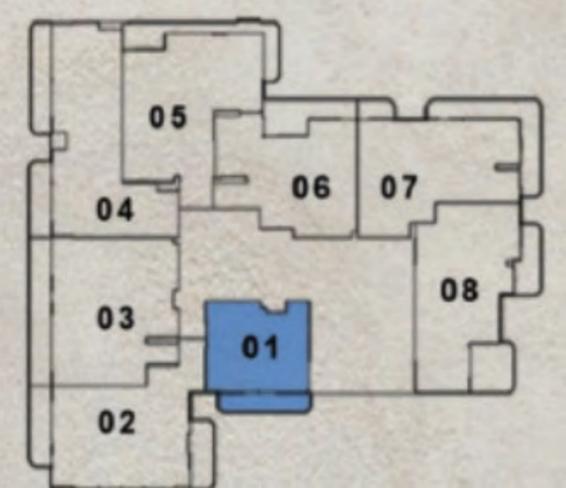
1st Floor



2nd - 3rd Floor

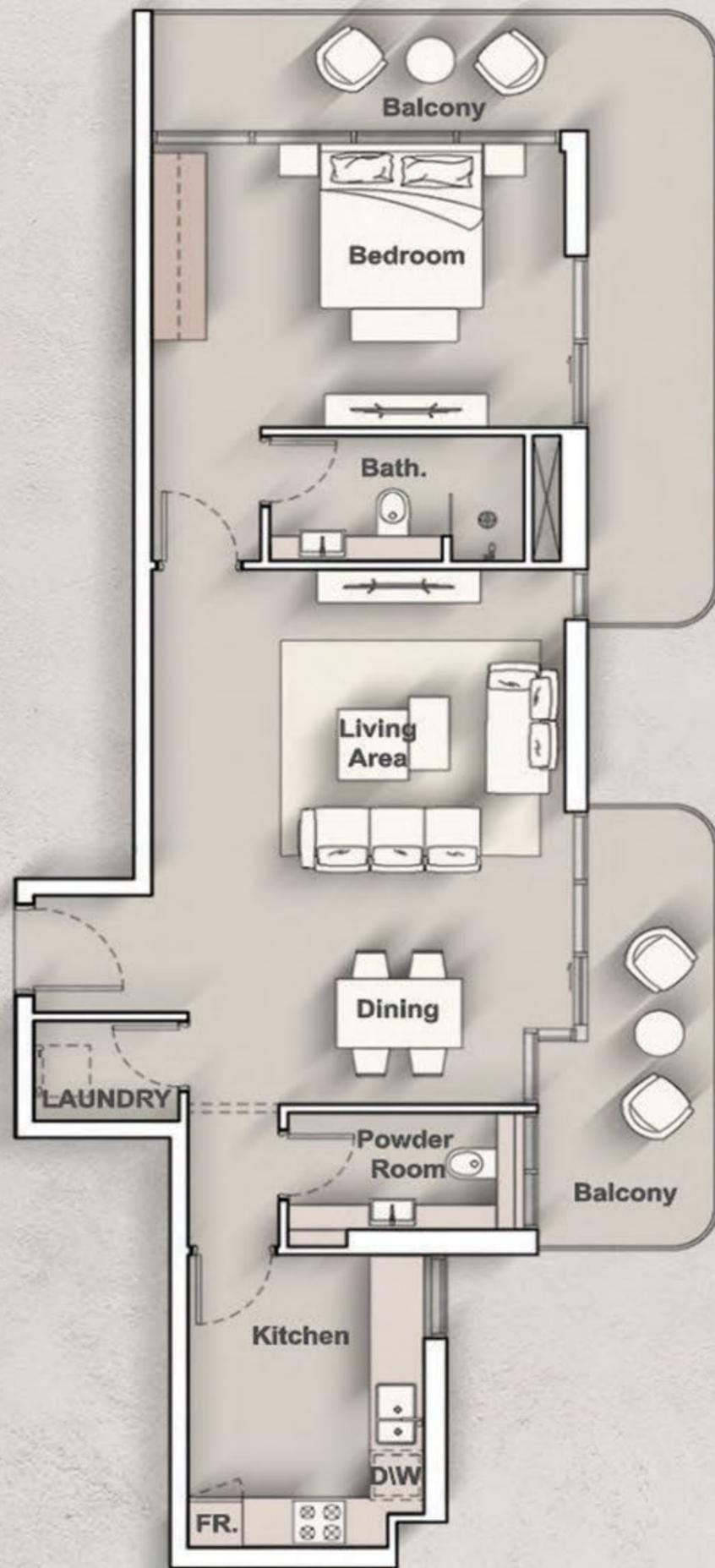


4th - 13th Floor

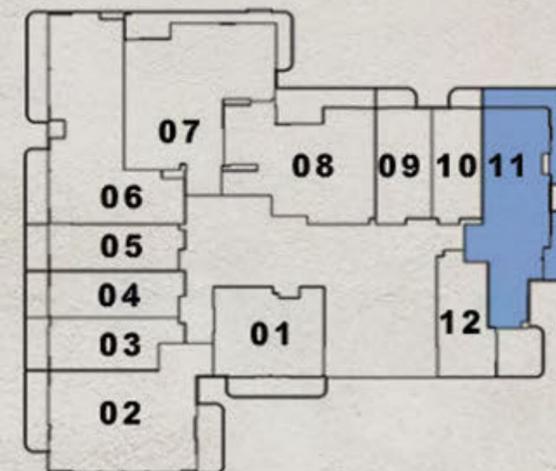


1 Bedroom Type A

Internal Living Area : 571.46 Sq.Ft.
 Outdoor Living Area : 112.70 Sq.Ft.
 Total Living Area : 684.15 Sq.Ft.

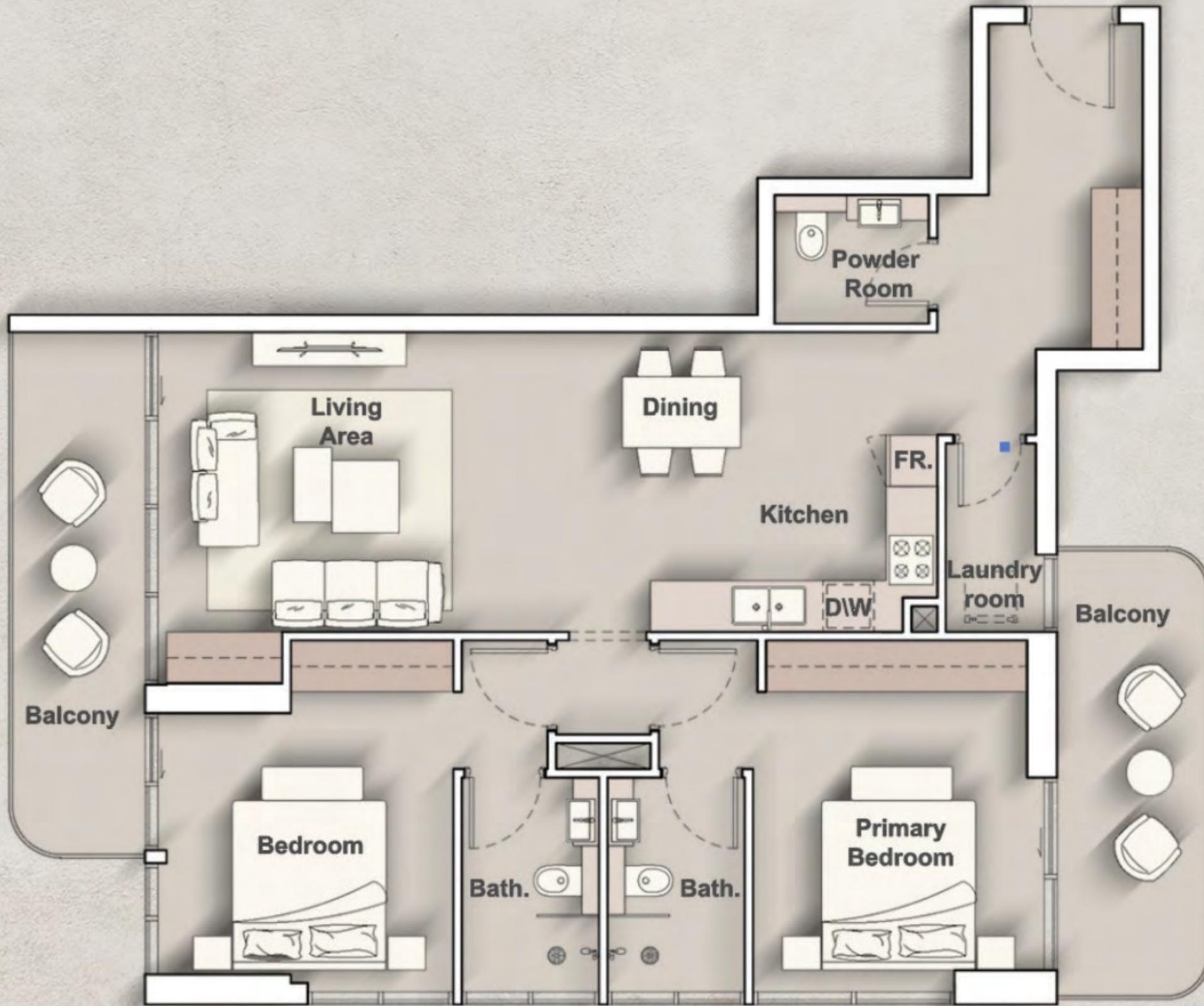


2nd - 3rd Floor

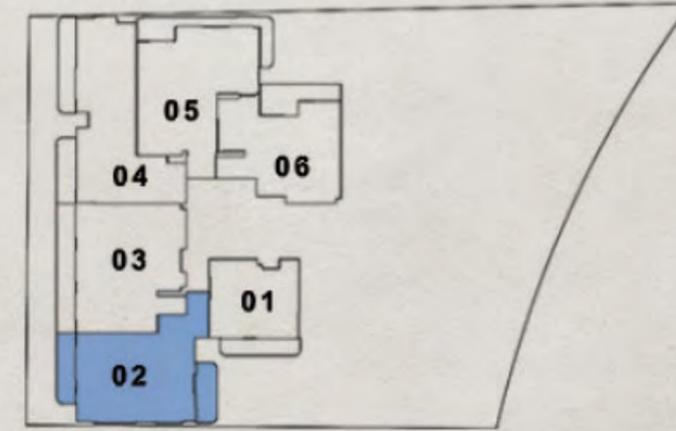


1 Bedroom Type B

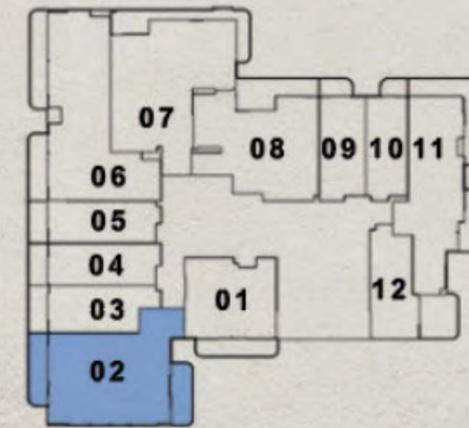
InternalLivingArea : 812.24 Sq.Ft.
 OutdoorLivingArea : 298.27 Sq.Ft.
 TotalLivingArea : 1110.51 Sq.Ft.



1st Floor



2nd - 3rd Floor

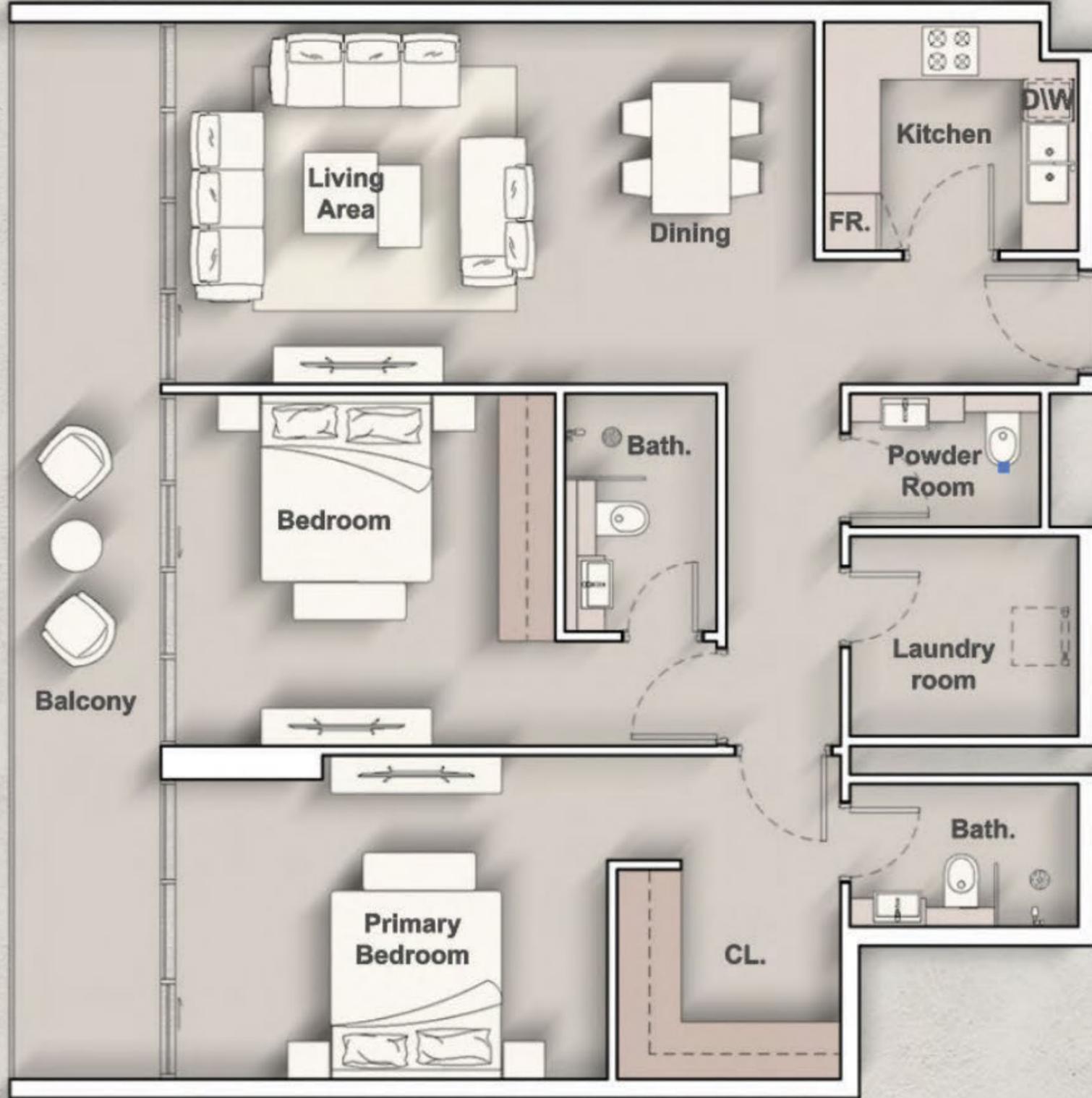


4th - 13th Floor

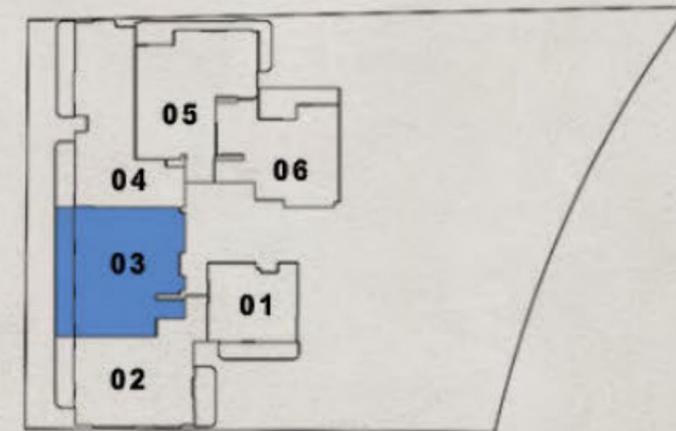


2 Bedroom Type A

InternalLivingArea : 1008.69 Sq.Ft.
 OutdoorLivingArea : 216.68 Sq.Ft.
 TotalLivingArea : 1225.36 Sq.Ft



1st Floor

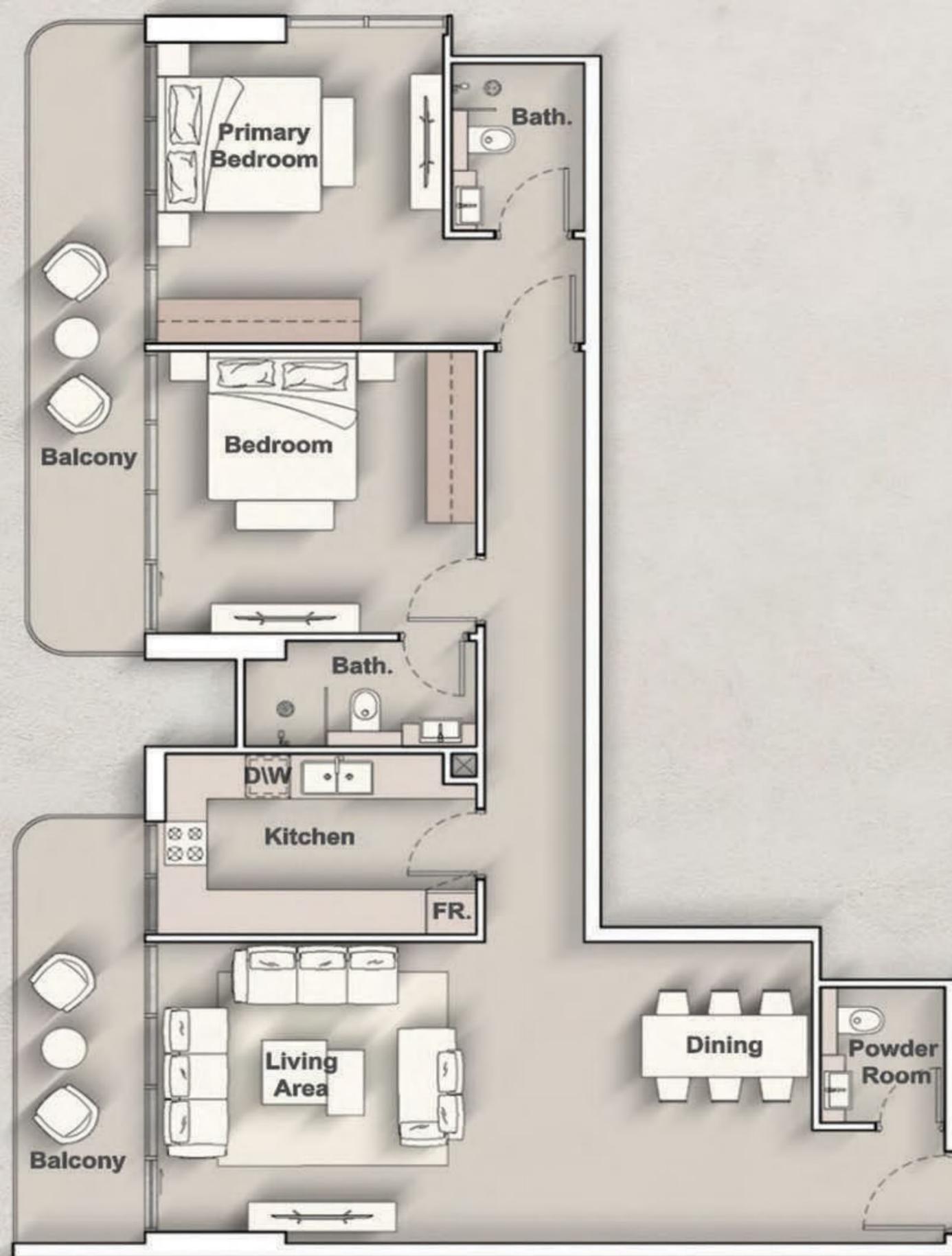


4th - 13th Floor

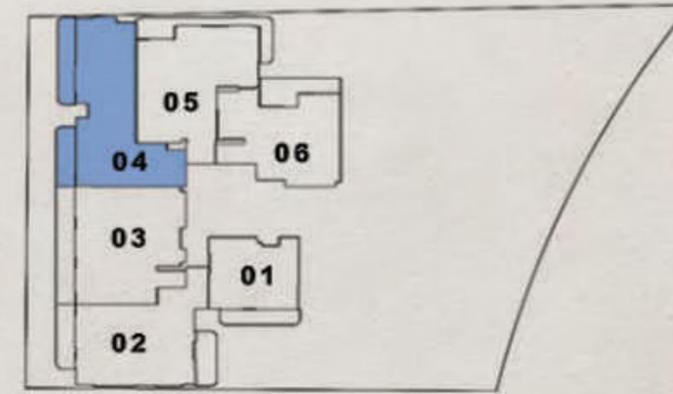


2 Bedroom Type B

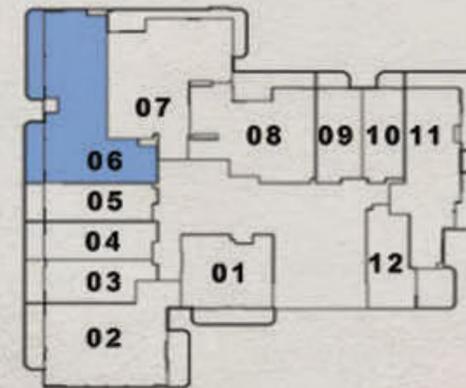
InternalLivingArea : 1117.83 Sq.Ft.
 OutdoorLivingArea : 200.21 Sq.Ft.
 TotalLivingArea : 1318.04 Sq.Ft



1st Floor



2nd - 3rd Floor

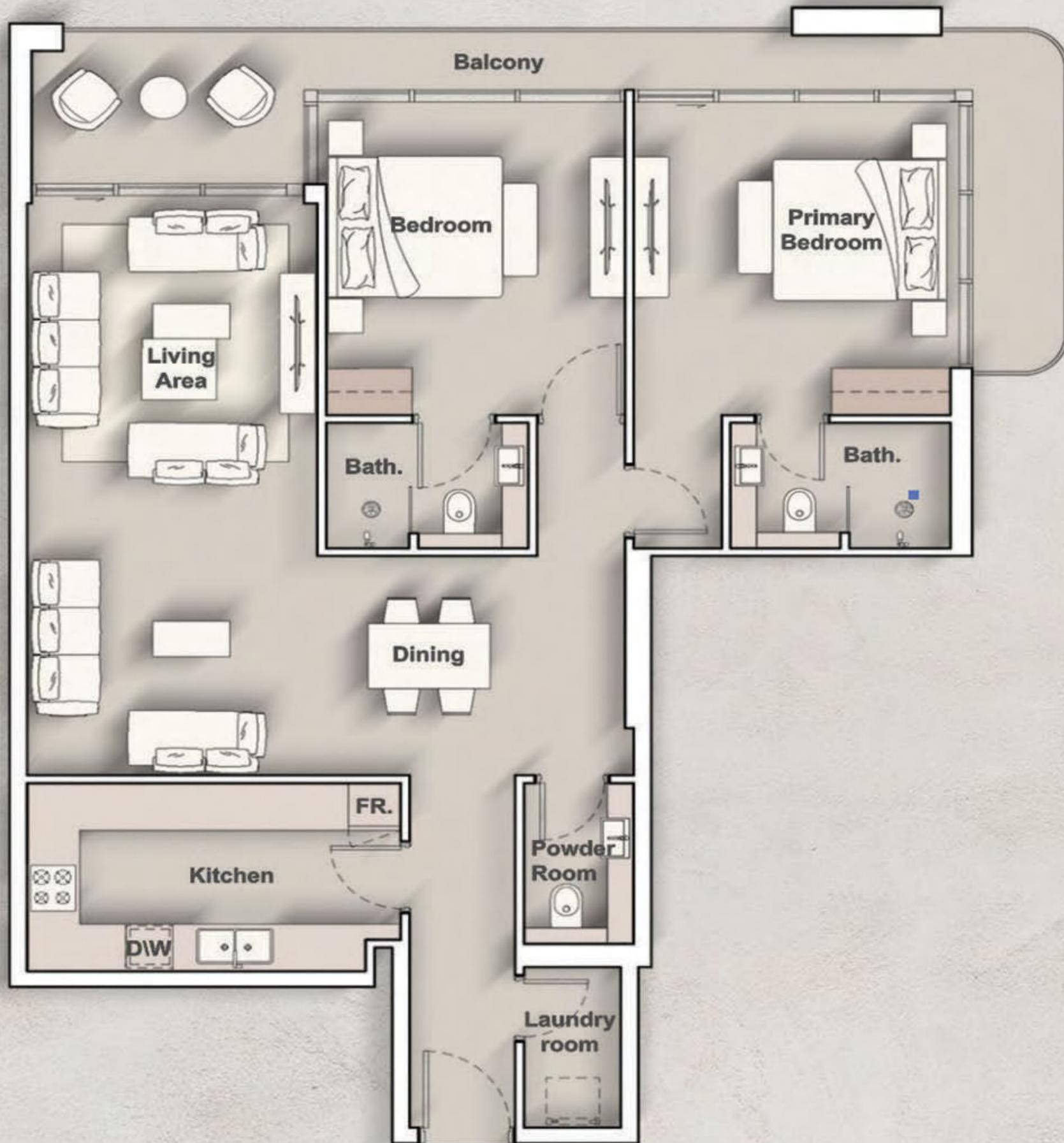


4th - 13th Floor

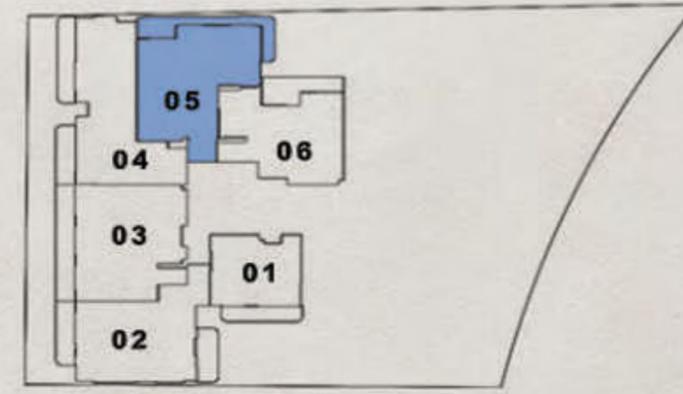


2 Bedroom Type C

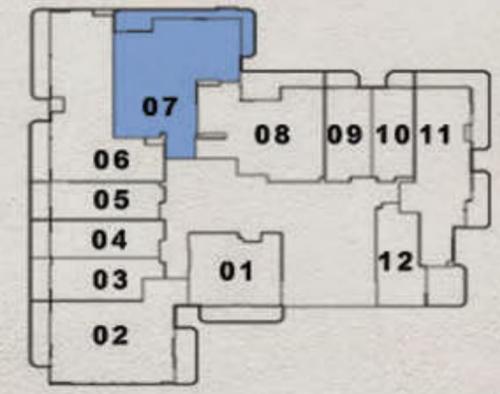
InternalLivingArea : 1095.77 Sq.Ft.
 OutdoorLivingArea : 236.38 Sq.Ft.
 TotalLivingArea : 1332.14 Sq.Ft.



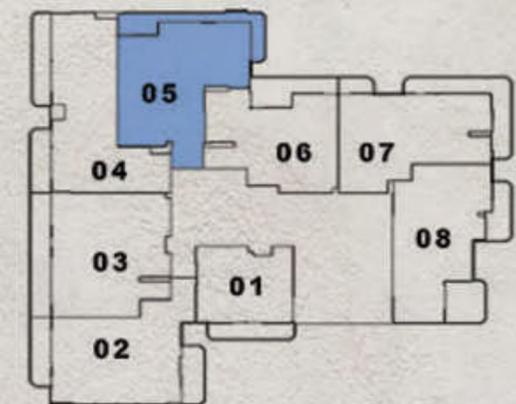
1st Floor



2nd - 3rd Floor

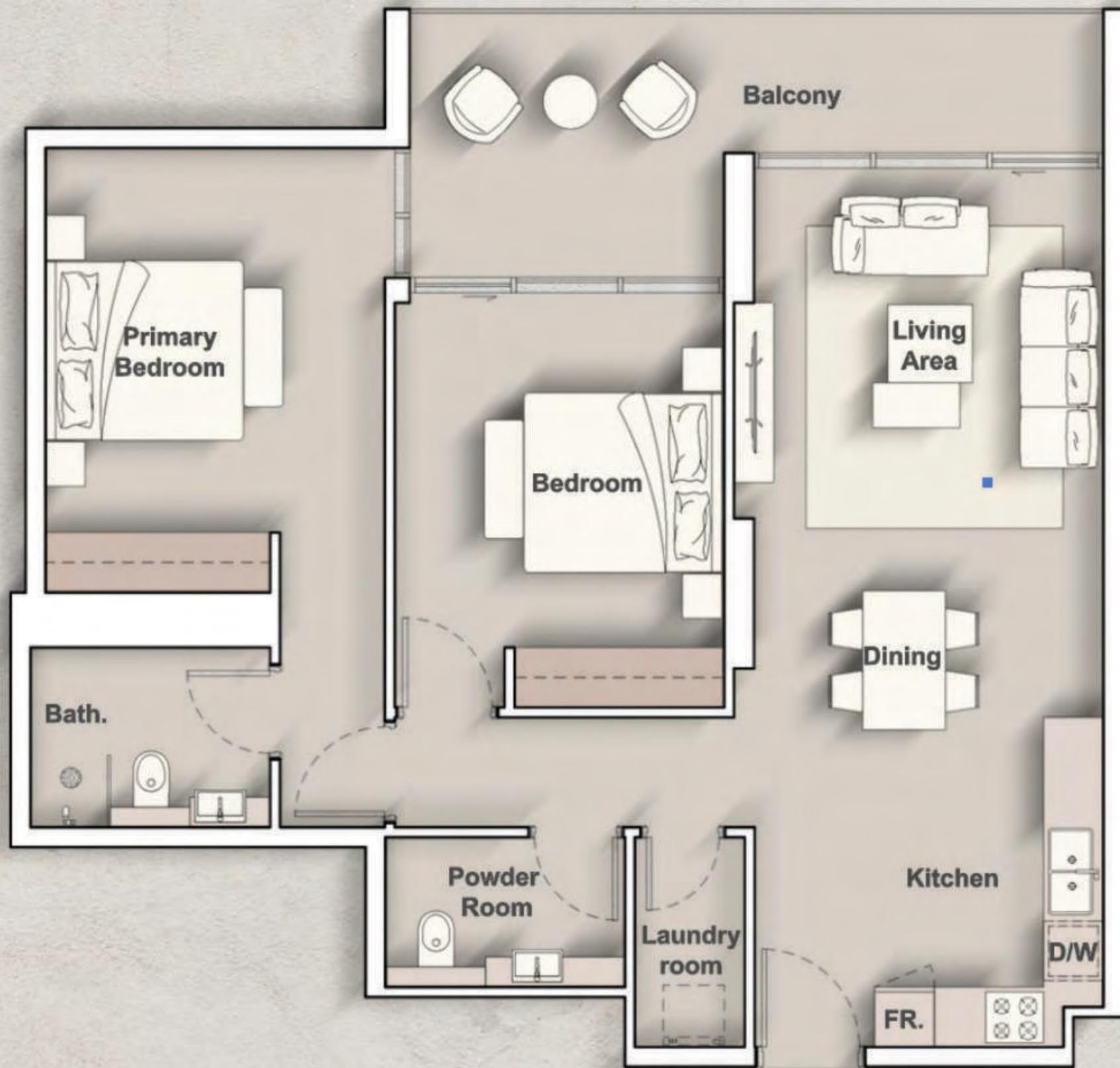


4th - 13th Floor

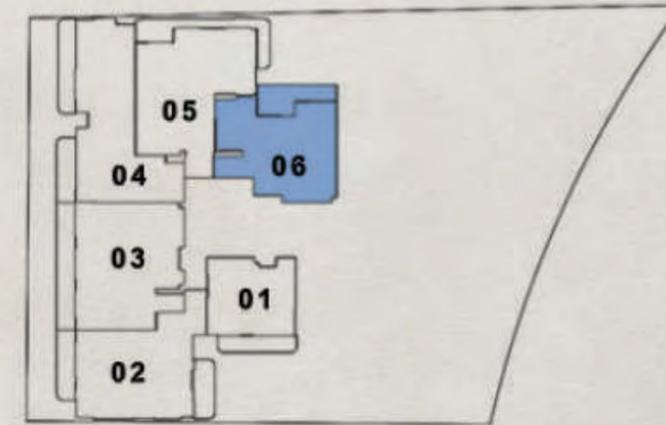


2 Bedroom Type D

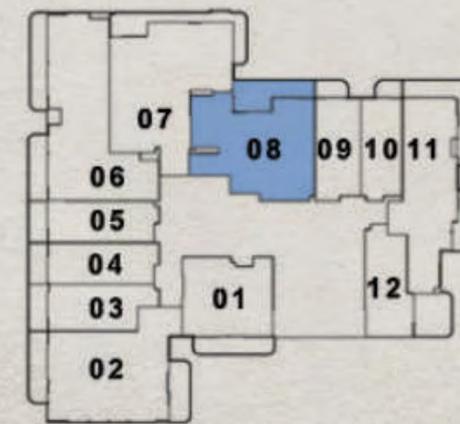
InternalLivingArea : 1108.04 Sq.Ft.
 OutdoorLivingArea : 193.97 Sq.Ft.
 TotalLivingArea : 1302.00 Sq.Ft.



1st Floor



2nd - 3rd Floor

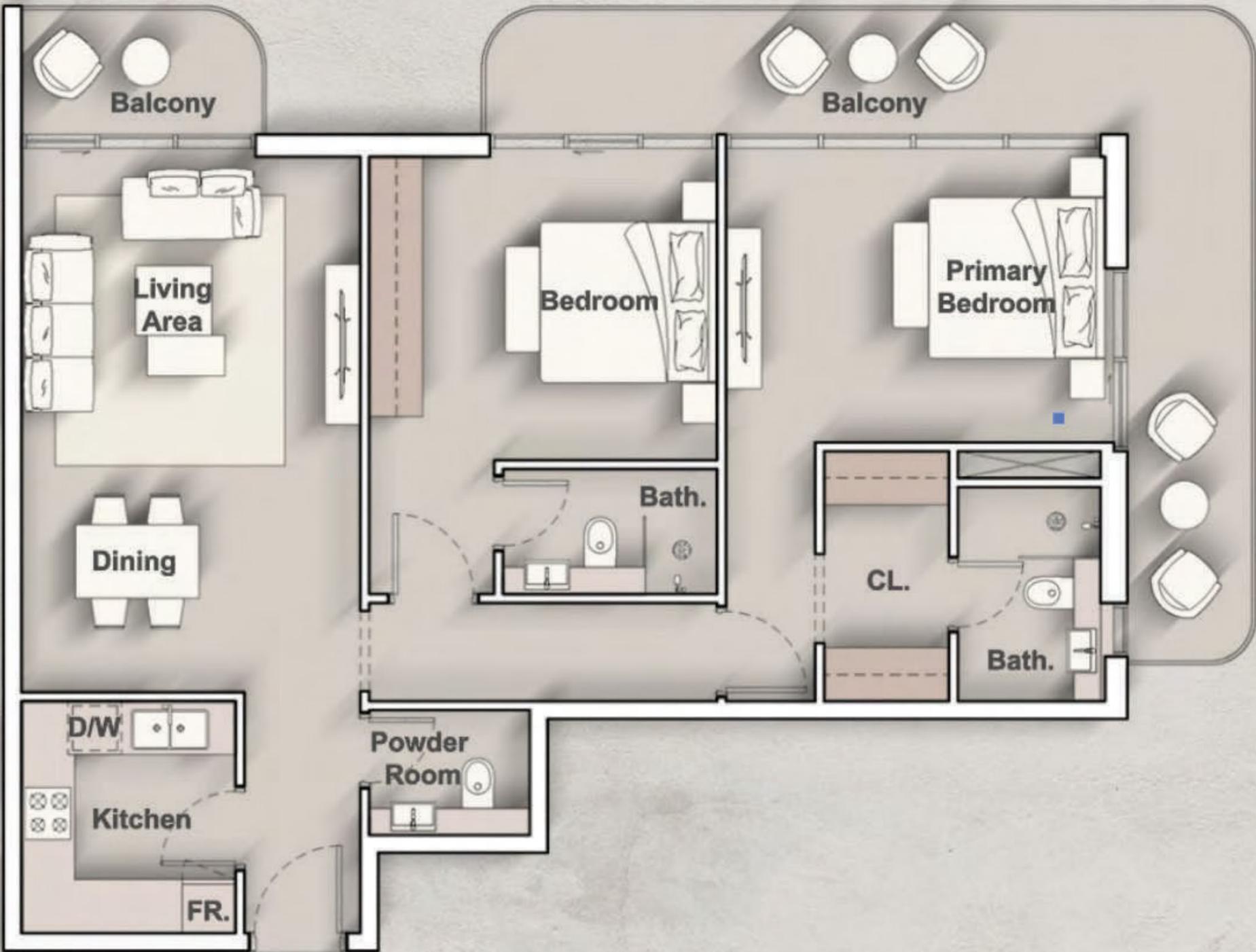


4th - 13th Floor

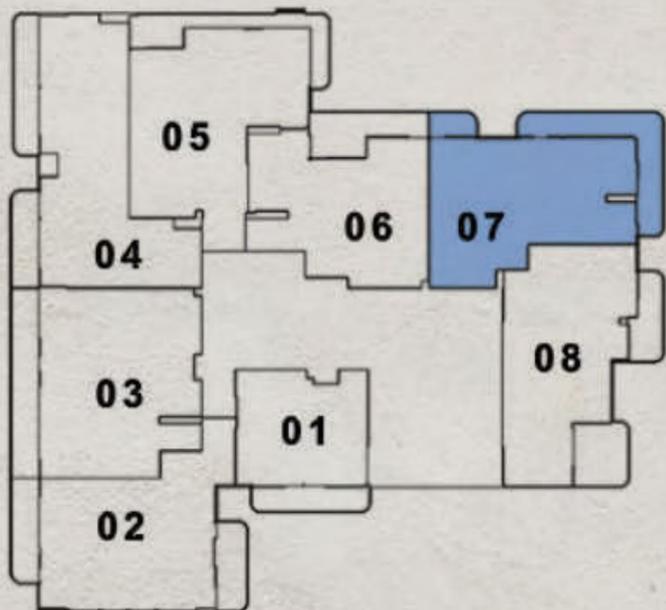


2 Bedroom Type E

InternalLivingArea : 907.07 Sq.Ft.
 OutdoorLivingArea : 160.60 Sq.Ft.
 TotalLivingArea : 1067.67 Sq.Ft.

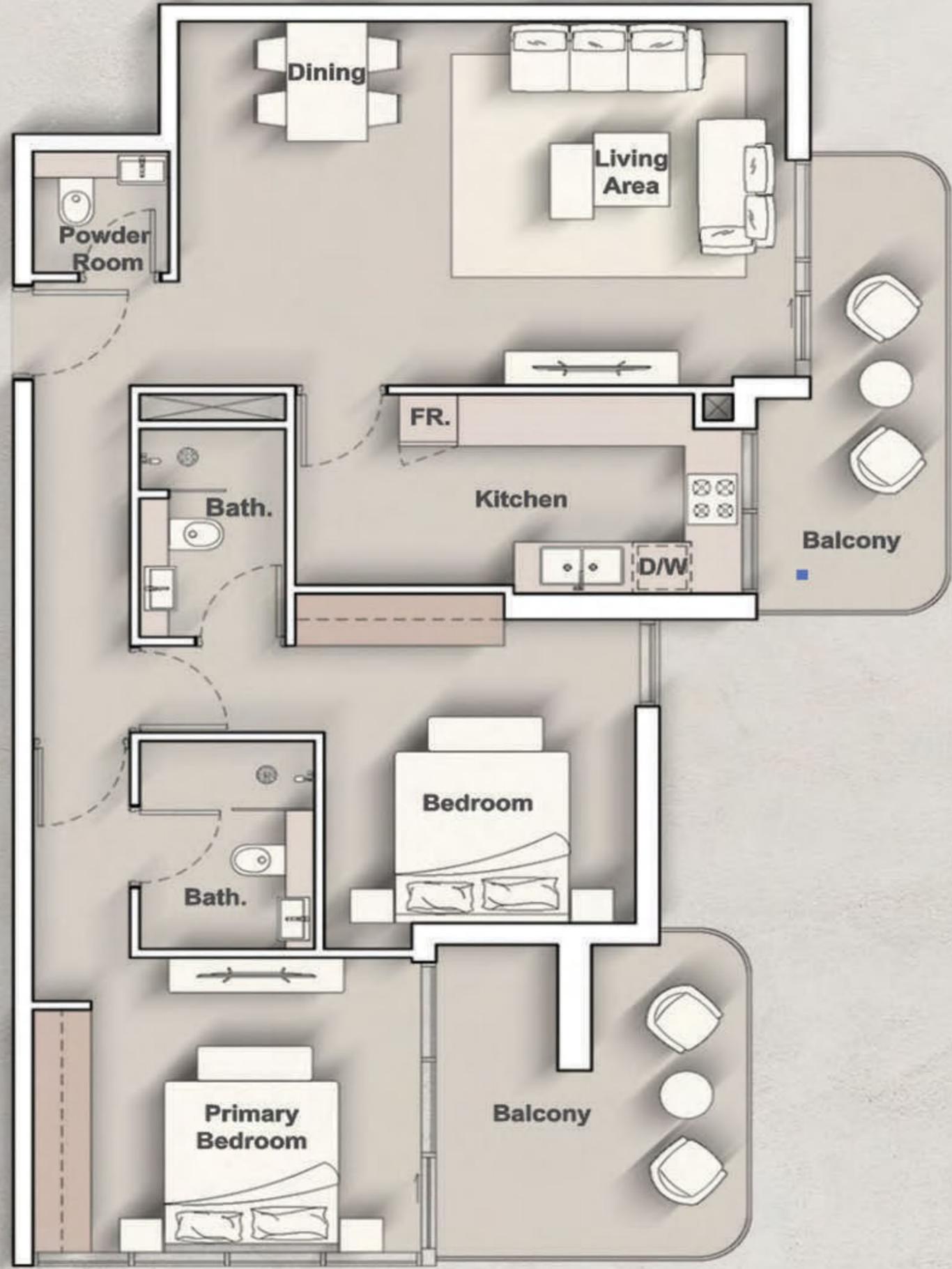


4th - 13th Floor

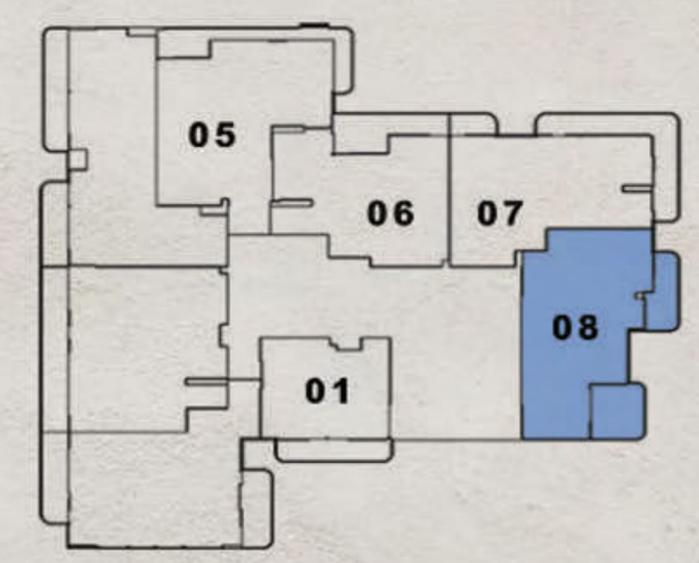
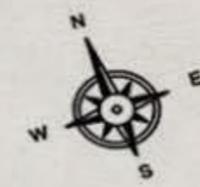


2 Bedroom Type F

InternalLivingArea : 987.16 Sq.Ft
 OutdoorLivingArea : 280.29 Sq.Ft.
 TotalLivingArea : 1267.45 Sq.Ft.

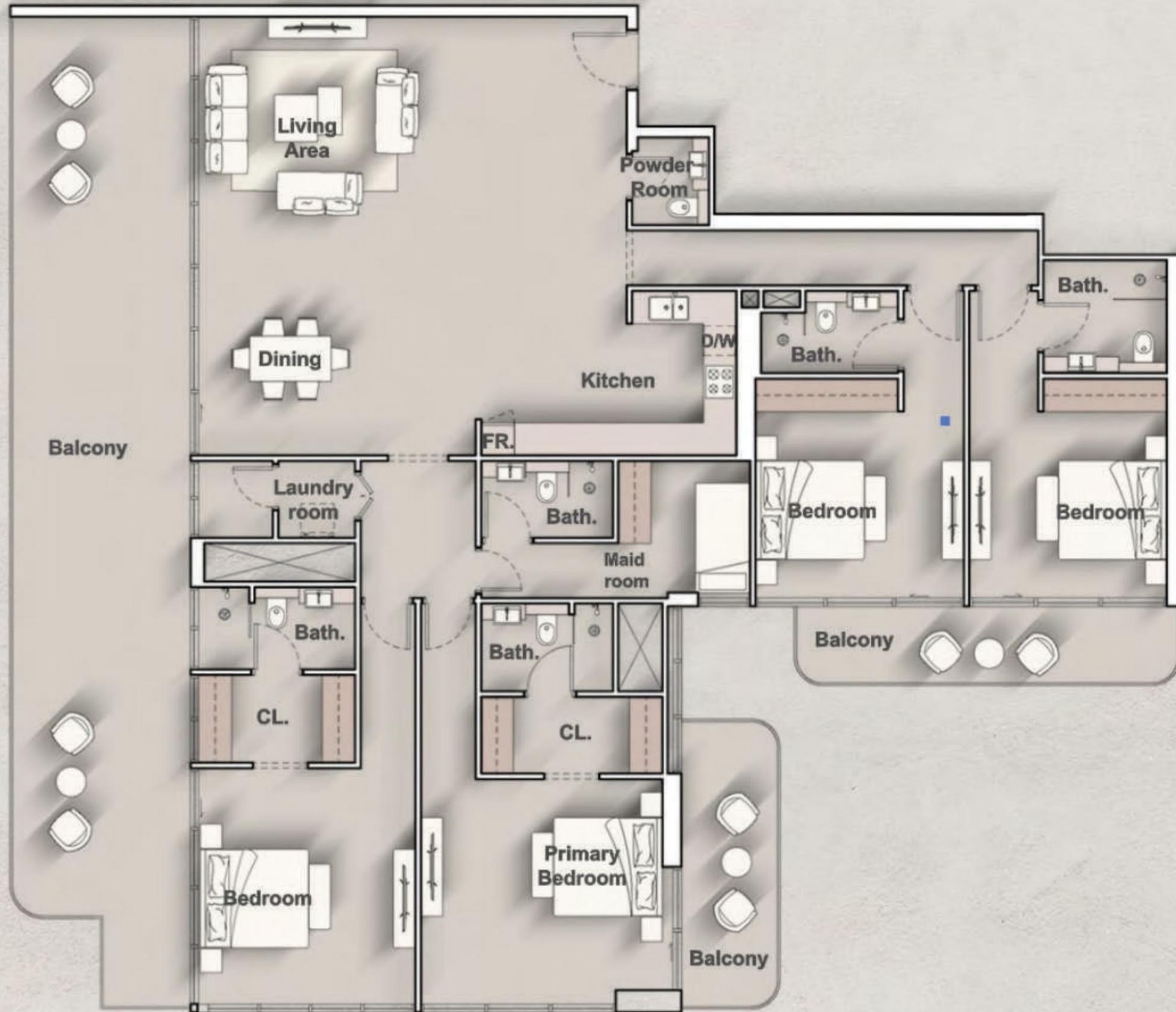


4th - 13th Floor

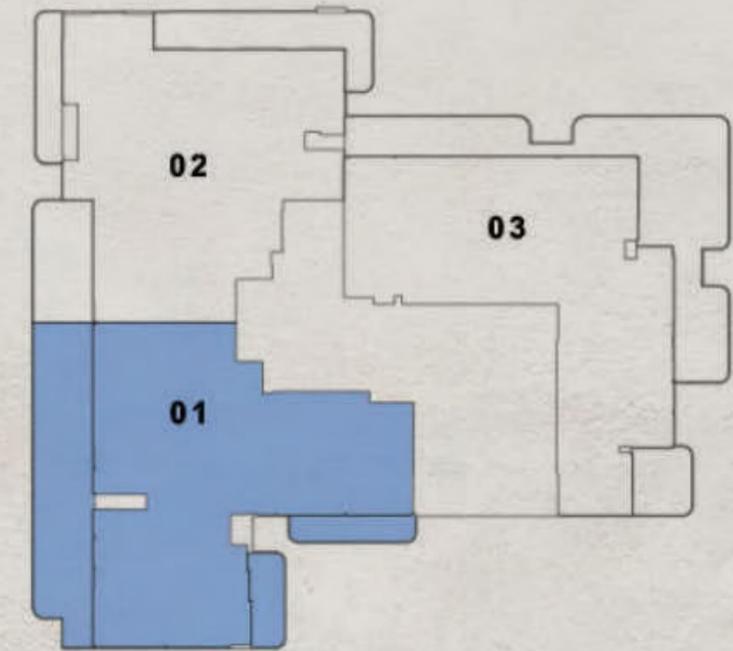


2 Bedroom Type G

InternalLivingArea : 979.73 Sq.Ft.
 OutdoorLivingArea : 234.33 Sq.Ft.
 TotalLivingArea : 1214.06 Sq.Ft.

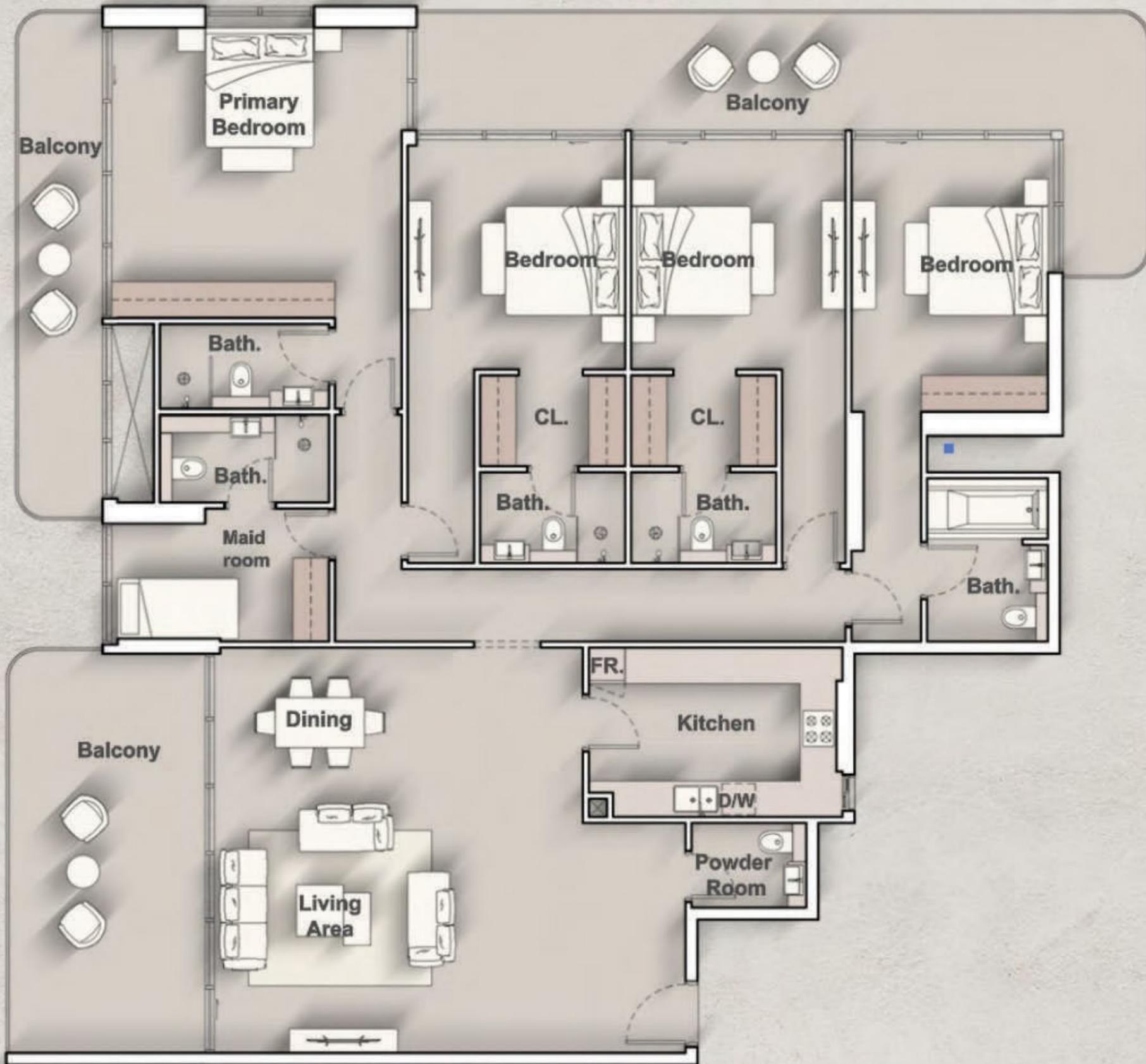


14th FLOOR

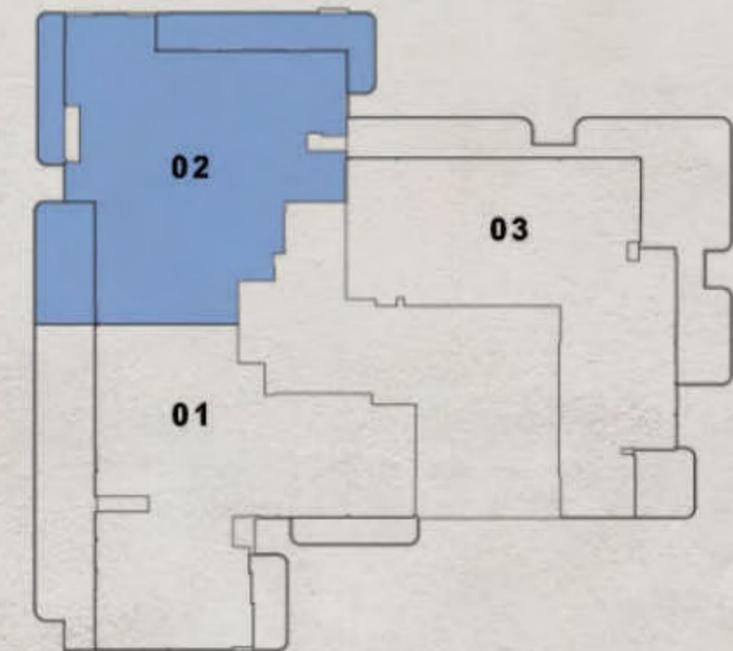


Penthouse A

InternalLivingArea : 2313.38 Sq.Ft.
 OutdoorLivingArea : 852.50 Sq.Ft.
 TotalLivingArea : 3165.88 Sq.Ft



14th FLOOR



Penthouse B

InternalLivingArea : 2187.12 Sq.Ft.
 OutdoorLivingArea : 690.50 Sq.Ft
 TotalLivingArea : 2877.62 Sq.Ft.



14th FLOOR



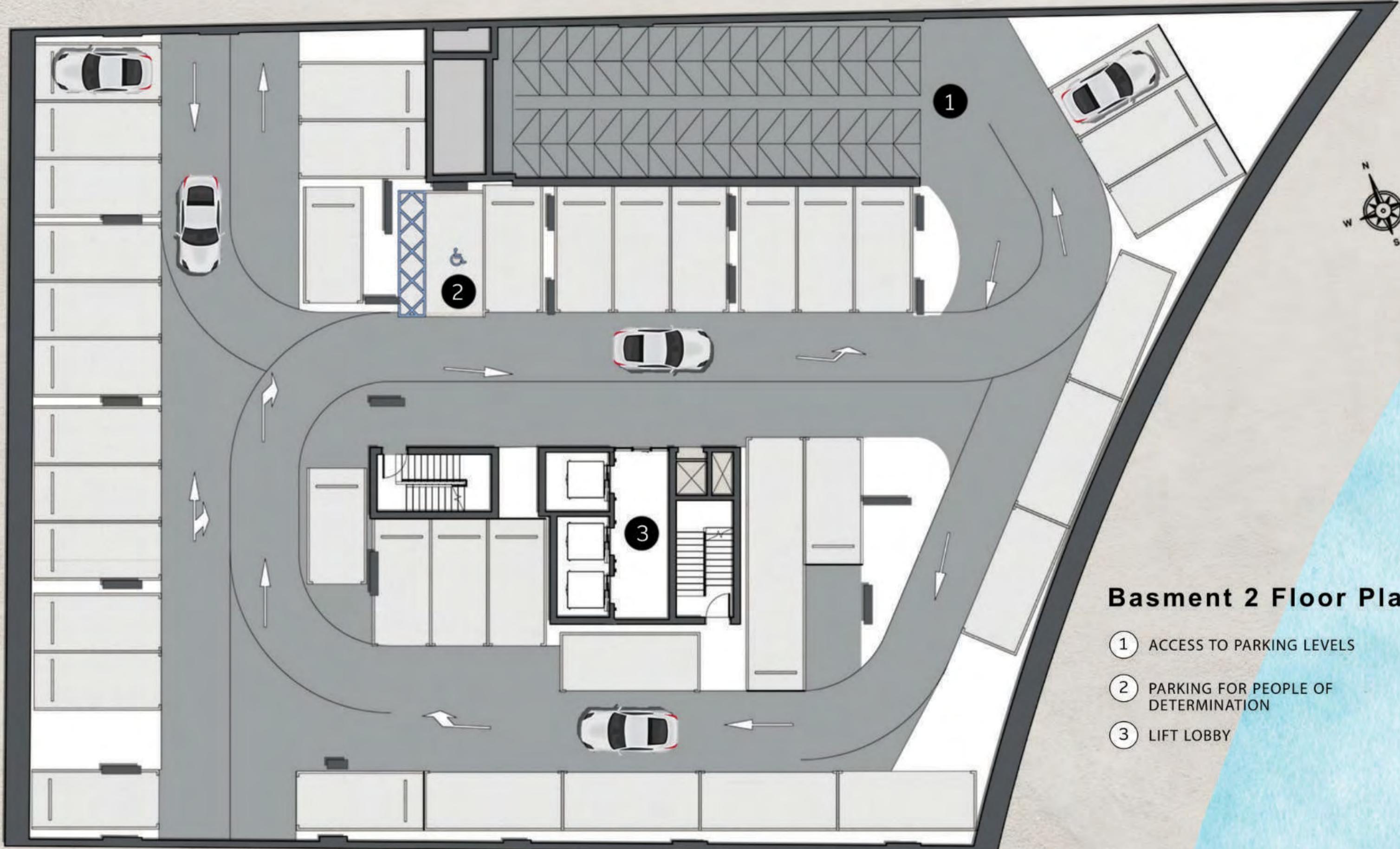
Penthouse C

InternalLivingArea : 2250.52 Sq.Ft
 OutdoorLivingArea : 1091.46 Sq.Ft.
 TotalLivingArea : 3341.98 Sq.Ft.



Basement 1 Floor Plan

- ① ACCESS TO PARKING LEVELS
- ② PARKING FOR PEOPLE OF DETERMINATION
- ③ LIFT LOBBY
- ④ MAIN ENTRANCE
- ⑤ BICYCLE PARKING



Basement 2 Floor Plan

- ① ACCESS TO PARKING LEVELS
- ② PARKING FOR PEOPLE OF DETERMINATION
- ③ LIFT LOBBY



1st Floor Plan

- 1 BEDROOM
- 2 BEDROOM

04
2-BR
TYPE C

05
2-BR
TYPE D

06
2-BR
TYPE E

03
2-BR
TYPE B

01
1-BR
TYPE A

02
2-BR
TYPE A





04
2-BR
TYPE C

05
2-BR
TYPE D

06
2-BR
TYPE E

07
2-BR
TYPE F

03
2-BR
TYPE B

01
1-BR
TYPE A

08
2-BR
TYPE G

02
2-BR
TYPE A

4TH - 13TH Floor Plan

-  1 BEDROOM
-  2 BEDROOM



02
PENTHOUSE B
4 BEDROOM+MAID

03
PENTHOUSE C
4 BEDROOM+MAID

01
PENTHOUSE A
4 BEDROOM+MAID

14TH Floor Plan

 PENTHOUSE
4 BEDROOM+MAID



ROOF TOP

14
RESIDENTIAL
FLOORS

GROUND FLOOR

2 PARKING LEVELS



Adjacent To Dubai Creek



10 Minutes to Dubai Mall



10 Minutes to Downtown Dubai



10 Minutes to Dubai International Airport



Payment Plan

60/40

20% initial + 4% DLD fees

- 5% every 3 months
 - 5% every 3 months
-

40% Post Completion

ANTICIPATED COMPLETION

DECEMBER 2025



Office No: 04 256 4044



Office No 106, 20c Street
Sheikh Zayed Rd – Umm Suqeim – Al Manara – Dubai



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