



# TERRA TOWER

Live the pinnacle of  
*prestige.*



DUGASTA  
PROPERTIES



The pinnacle of  
*ambition.*



The United Arab Emirates has emerged as a global hotspot for investors and prospective home buyers. Its stable economy, world-class infrastructure, and vibrant lifestyle make it a top destination.

Dubai, with its dynamic economy, favourable government policies, and robust infrastructure, has long been considered a prime location for real estate investment in the UAE, attracting both local and international investors looking to capitalise on its thriving market.

### Dubai offers a number of reasons that favour long-term investments:



**Tax-free  
Environment**



**Robust Tourism  
Industry**



**Booming  
Economy**



**Growing  
Rental Market**



**Safe and  
Stable Living**



**Strong Return  
on Investment**



# TERRA TOWER







The pinnacle of

*elevated living.*



TERRA TOWER

Set in Dubailand, the heart of the bustling metropolis of Dubai, is Terra Tower by Dugasta Properties. Rising majestically above the city skyline, Terra Tower is a testament to modern architectural brilliance. This premium residential tower offers an unparalleled collection of studio, 1, 2 and 3 bedroom homes, each meticulously crafted to embody the essence of luxury and sophistication.

With its futuristic and aesthetic design, Terra Tower redefines the concept of urban living.

The interiors are thoughtfully curated, combining functional layouts with lavish finishes. Enjoy breathtaking views of the city from the private balcony while basking in the serene ambience of a family-friendly community. Inspired by the colour of the Earth, Terra Tower is strategically located near major highways and renowned landmarks, offering the perfect blend of convenience and tranquility.





The pinnacle of

# landmark lifestyle.

Terra Tower is located in Dubailand, one of the most popular freehold areas for investors and home buyers in Dubai. Dubailand is also a popular residential hotspot owing to its affordability and a range of amenities suitable for families, all within easy access.



## Landmarks Nearby

**22min**

Burj Khalifa  
15 km

**23min**

Dubai  
International Airport  
25 km

**15min**

IMG World  
14 km

**15min**

Outlet Mall  
13 km





## Connectivity

Strategically placed close to major highways that provide easy access to Sheikh Mohamed Bin Zayed Road (E311), Emirates Road (E611) and Al Qudra Road (D63).



## Leisure

Aside from the famous Al Habtoor Polo Resort, you can also enjoy beach access, jogging trails, cycling trails, parks, marina and yacht clubs.



## Healthcare

Medical facilities include pharmacies, clinics and hospitals, including Aster Clinics, Health Hub, Fakeeh University Hospital and Medicure Polyclinic.



## Education

A wide selection of institutions, including GEMS Winchester School, GEMS FirstPoint School, Fairgreen International School, South View School, and The Aquila School are close by.



## Retail

Dubai Outlet Mall, Dragon Mart and Silicon Central Mall are within close proximity, while Dubai Mall is only a 25-minute drive away.



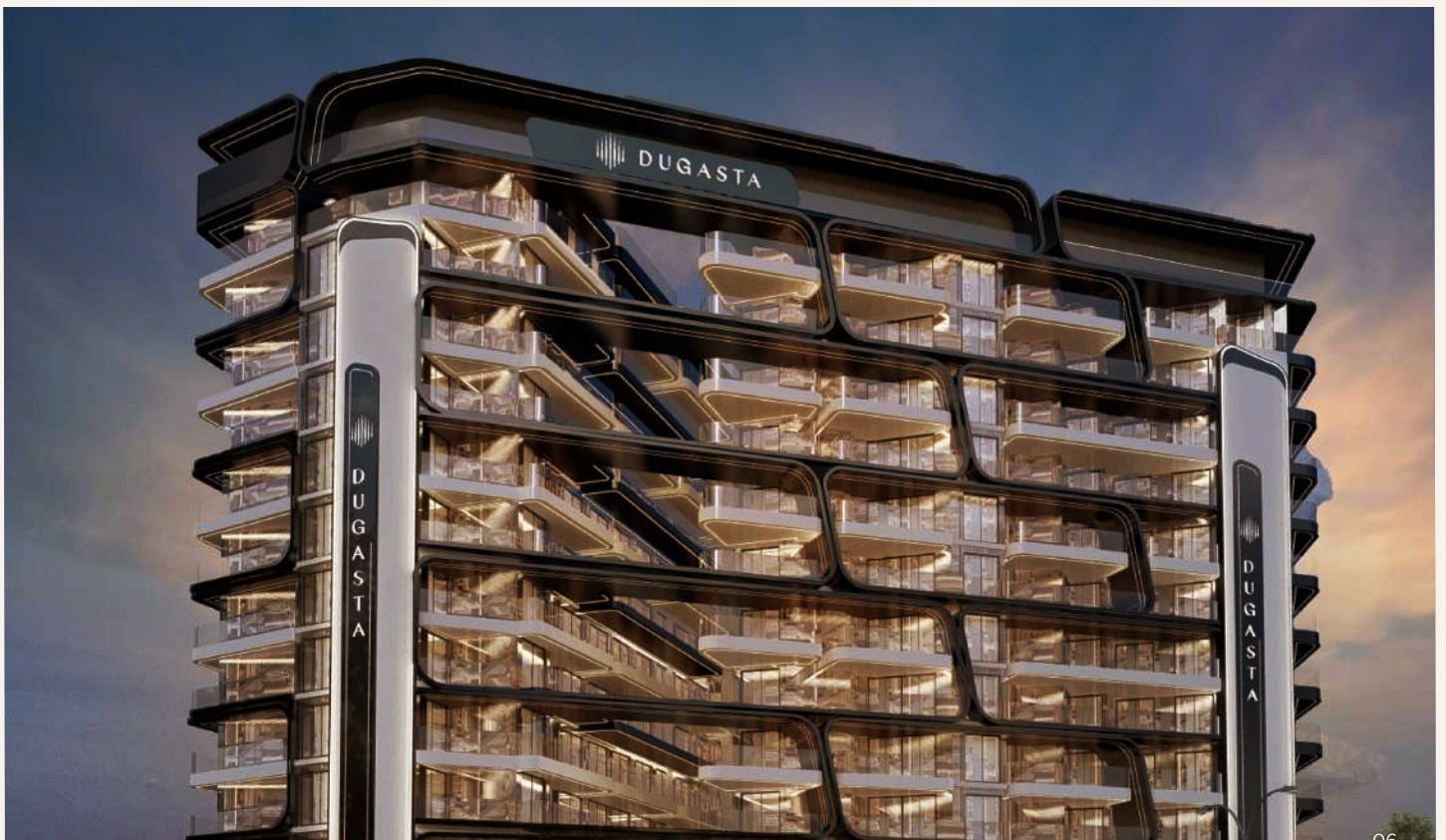
## Restaurants

From cafes and trendy eateries to fine dining outlets, the choices are unlimited.



## Convenience

Proximity to supermarkets and hypermarkets for day-to-day essentials.











The pinnacle of  
*urban comforts.*

Eager to meet your fitness goals? Longing to relax and rejuvenate after a demanding week? Looking to give your kids active playtime? You're sure to find all this and more at Terra Tower. Enjoy a lifestyle that reflects your state of mind.



Swimming Pool



Gym



24x7 Security





Terrace Garden



Play Area







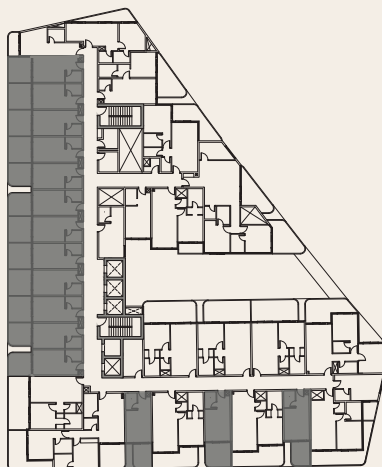
The pinnacle of

*planning.*

## STUDIO

Type 01

|              |         |      |
|--------------|---------|------|
| Suite Area   | : 251.5 | sqft |
| Balcony Area | : 117.5 | sqft |
| Total Area   | : 369   | sqft |
| Total Units  | : 157   |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



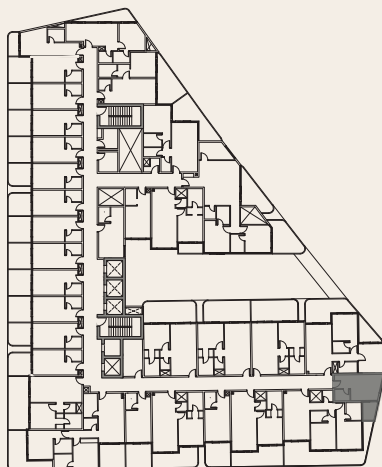


# STUDIO

## Type 02

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|              |          |      |
|--------------|----------|------|
| Suite Area   | : 246.00 | sqft |
| Balcony Area | : 42.00  | sqft |
| Total Area   | : 288.00 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

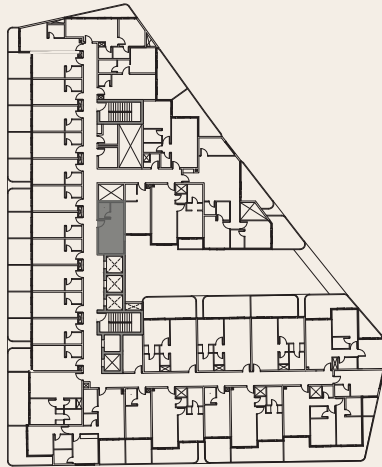


# STUDIO

## Type 03

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|              |          |      |
|--------------|----------|------|
| Suite Area   | : 265.00 | sqft |
| Balcony Area | : 00.00  | sqft |
| Total Area   | : 265.00 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



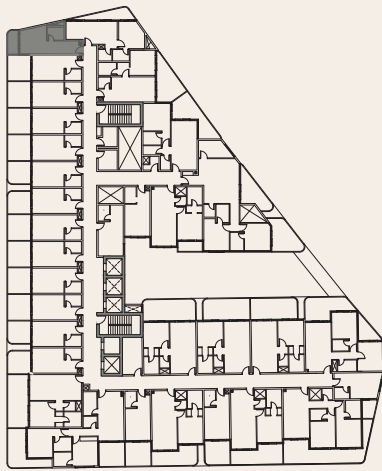


# STUDIO

## Type 04

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|              |          |      |
|--------------|----------|------|
| Suite Area   | : 280.07 | sqft |
| Balcony Area | : 90.42  | sqft |
| Total Area   | : 370.49 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

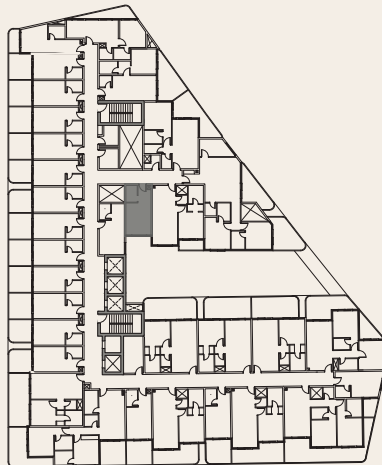


# STUDIO

## Type 05

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|              |          |      |
|--------------|----------|------|
| Suite Area   | : 254.00 | sqft |
| Balcony Area | : 0.00   | sqft |
| Total Area   | : 254.00 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



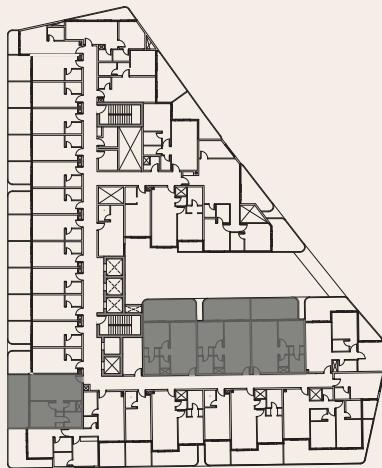
\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# ONE BHK

## Type 01

|              |          |      |
|--------------|----------|------|
| Suite Area   | : 533.00 | sqft |
| Balcony Area | : 213.00 | sqft |
| Total Area   | : 746.00 | sqft |
| Total Units  | : 44     |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.





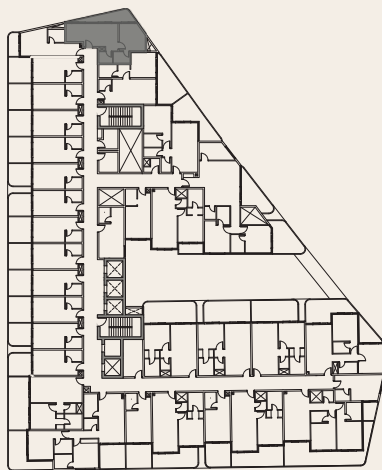


# ONE BHK

## Type 02

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|              |          |      |
|--------------|----------|------|
| Suite Area   | : 459.00 | sqft |
| Balcony Area | : 97.00  | sqft |
| Total Area   | : 556.00 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



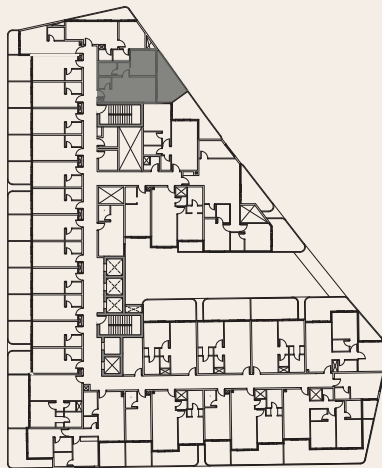
\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# ONE BHK

## Type 03

|              |          |      |
|--------------|----------|------|
| Suite Area   | : 514.00 | sqft |
| Balcony Area | : 200.00 | sqft |
| Total Area   | : 714.00 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

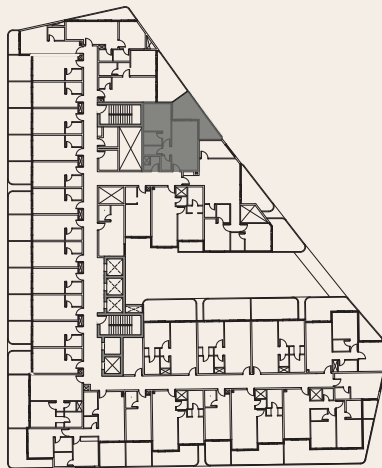




# ONE BHK

## Type 04

|              |          |      |
|--------------|----------|------|
| Suite Area   | : 581.00 | sqft |
| Balcony Area | : 167.00 | sqft |
| Total Area   | : 748.00 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



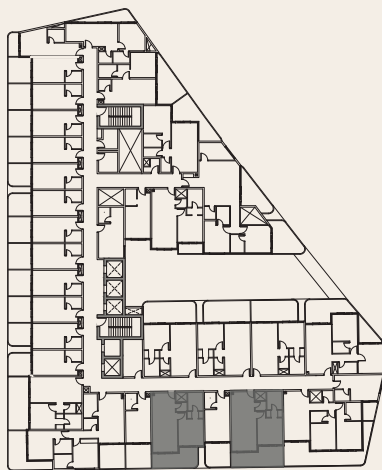




# ONE BHK

Type 05

|              |          |      |
|--------------|----------|------|
| Suite Area   | : 554.00 | sqft |
| Balcony Area | : 178.00 | sqft |
| Total Area   | : 732.00 | sqft |
| Total Units  | : 22     |      |



KEY PLAN



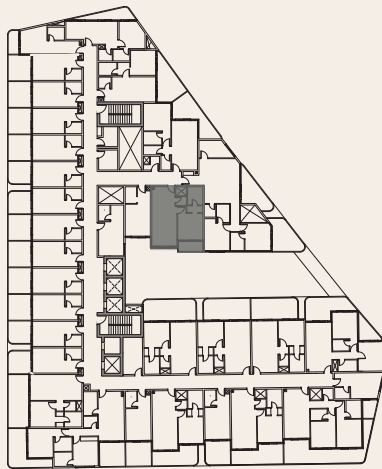
\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# ONE BHK

## Type 06

|              |          |      |
|--------------|----------|------|
| Suite Area   | : 555.00 | sqft |
| Balcony Area | : 49.00  | sqft |
| Total Area   | : 604.00 | sqft |
| Total Units  | : 11     |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

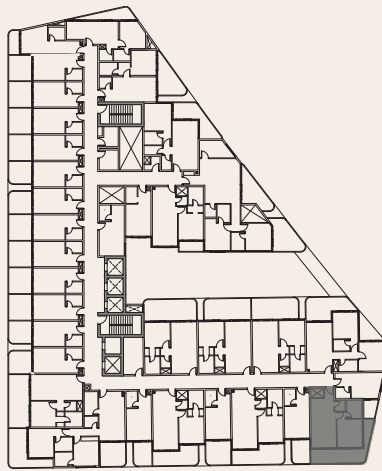




# ONE BHK

Type 07

|              |          |      |
|--------------|----------|------|
| Suite Area   | : 524.00 | sqft |
| Balcony Area | : 202.00 | sqft |
| Total Area   | : 726.00 | sqft |
| Total Units  | : 3      |      |



KEY PLAN



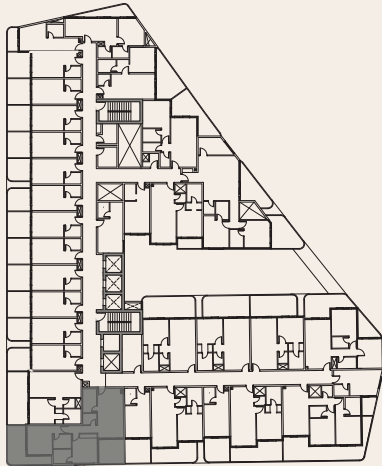
\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



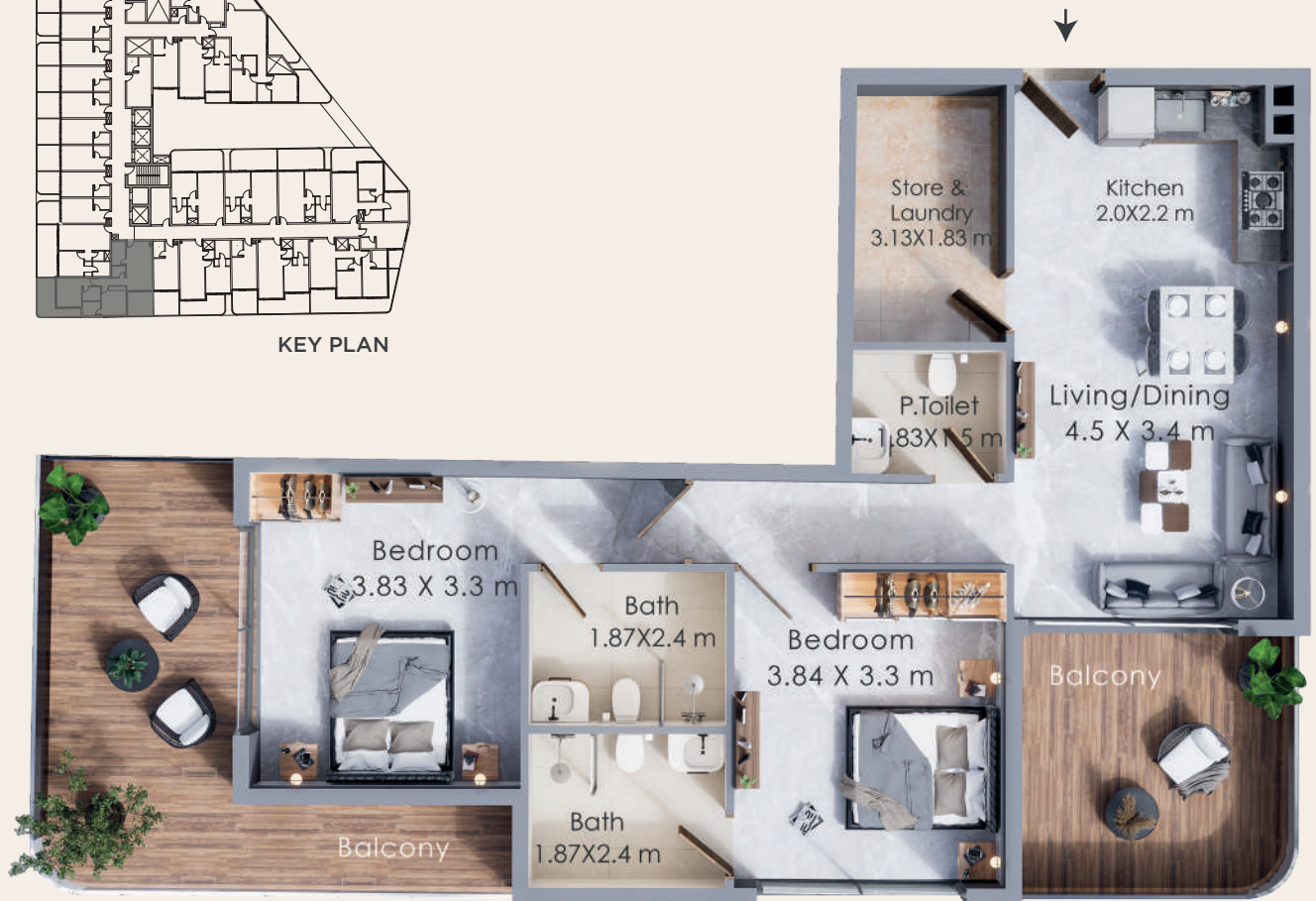
# TWO BHK

Type 01

|              |           |      |
|--------------|-----------|------|
| Suite Area   | : 861.00  | sqft |
| Balcony Area | : 306.00  | sqft |
| Total Area   | : 1167.00 | sqft |
| Total Units  | : 11      |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# TWO BHK

Type 02

Suite Area : 777.00 sqft

Balcony Area : 289.00 sqft

Total Area : 1067.00 sqft

Total Units : 8



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.





# TWO BHK

## Type 03

|              |          |      |
|--------------|----------|------|
| Suite Area   | : 708.00 | sqft |
| Balcony Area | : 245.00 | sqft |
| Total Area   | : 953.00 | sqft |
| Total Units  | : 11     |      |



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# TWO BHK

## Type 04

|              |           |      |
|--------------|-----------|------|
| Suite Area   | : 1023.00 | sqft |
| Balcony Area | : 307.00  | sqft |
| Total Area   | : 1329.00 | sqft |
| Total Units  | : 11      |      |



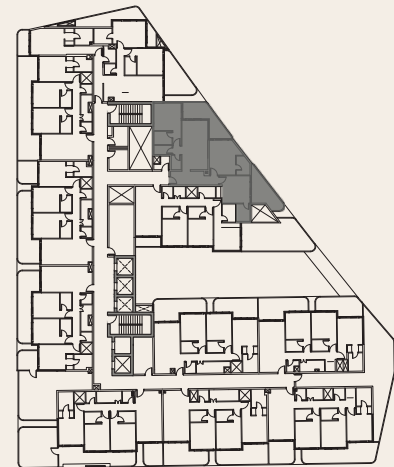
\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# 3 BHK

## Type 01

|              |           |      |
|--------------|-----------|------|
| Suite Area   | : 1187.00 | sqft |
| Balcony Area | : 303.00  | sqft |
| Total Area   | : 1490.00 | sqft |
| Total Units  | : 1       |      |



KEY PLAN

\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.





# 3 BHK

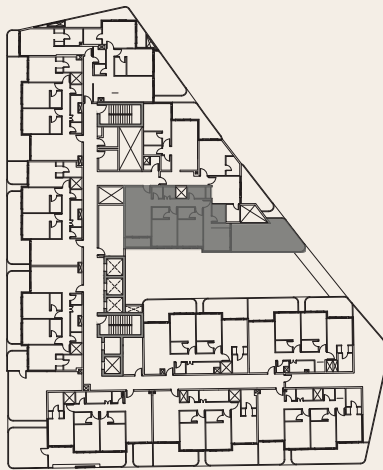
Type 02

Suite Area : 1116.00 sqft

Balcony Area : 428.00 sqft

Total Area : 1544.00 sqft

Total Units : 1



KEY PLAN



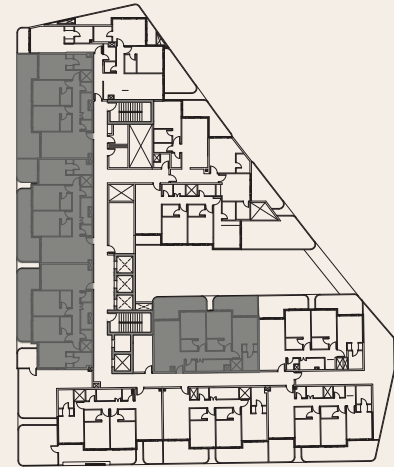
\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# 3 BHK

## Type 03

|              |           |      |
|--------------|-----------|------|
| Suite Area   | : 1106.00 | sqft |
| Balcony Area | : 330.00  | sqft |
| Total Area   | : 1436.00 | sqft |
| Total Units  | : 4       |      |



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.



# 3 BHK

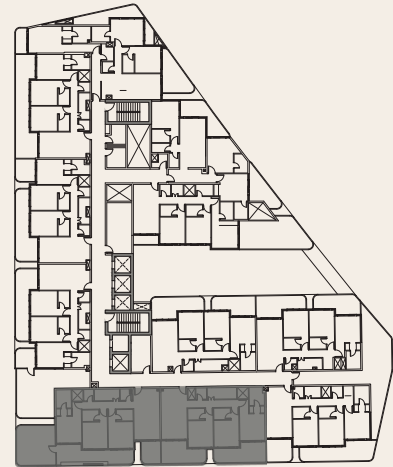
Type 04

Suite Area : 1093.00 sqft

Balcony Area : 343.00 sqft

Total Area : 1437.00 sqft

Total Units : 2



KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.

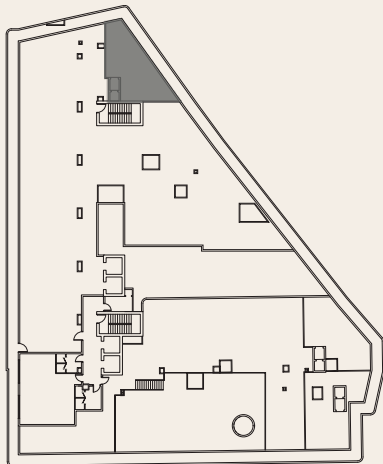




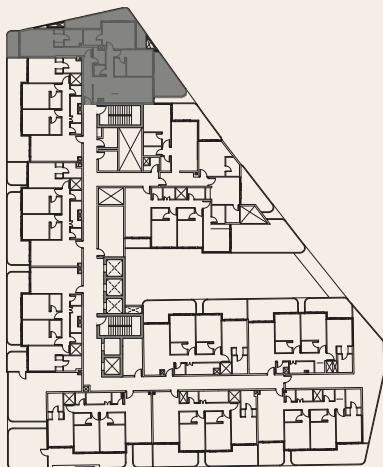
# 3 BHK

## Type 05

|              |           |      |
|--------------|-----------|------|
| Suite Area   | : 1311.00 | sqft |
| Balcony Area | : 421.00  | sqft |
| Terrace Gar. | : 694.00  | sqft |
| Total Area   | : 2427.00 | sqft |
| Total Units  | : 1       |      |



TERRACE FLOOR



APARTMENT LAYOUT KEY PLAN



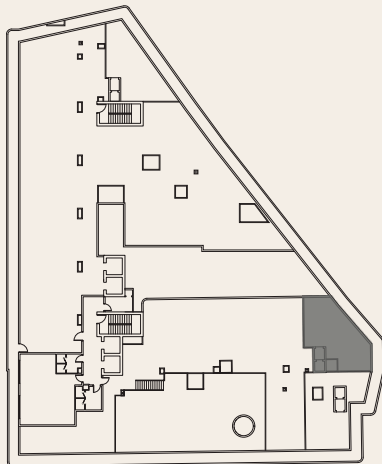
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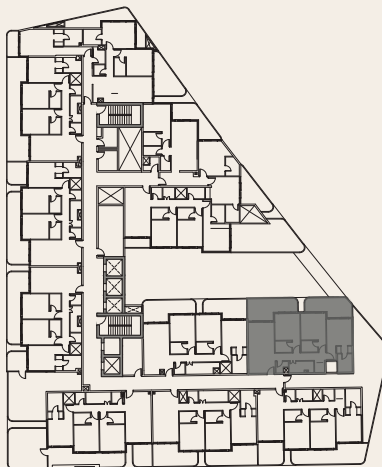
# 3 BHK

## Type 06

|              |           |      |
|--------------|-----------|------|
| Suite Area   | : 1105.00 | sqft |
| Balcony Area | : 329.00  | sqft |
| Terrace Gar. | : 719.00  | sqft |
| Total Area   | : 2153.00 | sqft |
| Total Units  | : 1       |      |



TERRACE FLOOR



APARTMENT LAYOUT KEY PLAN



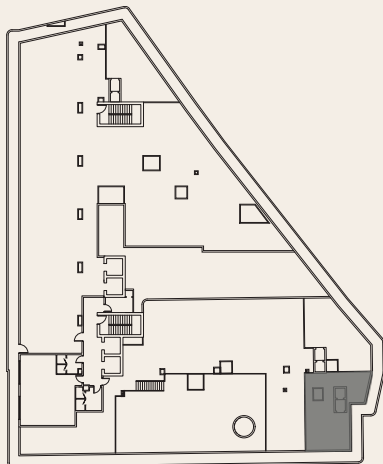
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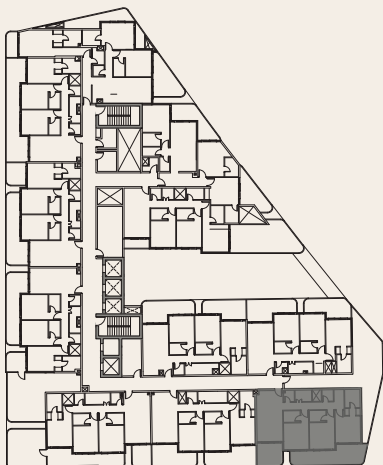
# 3 BHK

Type 07

|              |           |      |
|--------------|-----------|------|
| Suite Area   | : 1114.00 | sqft |
| Balcony Area | : 350.00  | sqft |
| Terrace Gar. | : 749.00  | sqft |
| Total Area   | : 2220.00 | sqft |
| Total Units  | : 1       |      |



TERRACE FLOOR



APARTMENT LAYOUT

KEY PLAN



\*\*The unit layout shown above is a typical layout where there can be minor changes in room dimensions, total area and balcony sizes in the actual units.







The pinnacle of  
*assurance.*

This is what a smart investment looks like. A 10-on-10 ROI assurance that's unmatched in the industry. Along with our 10-on-10 offering, you can also enjoy zero service charges on rentals, and guaranteed buyback.

10  
on  
10

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