

VISION

PEARLS

NADD HESSA | SILICON OASIS



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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.

The Palm Jumeirah is an archipelago of artificial islands on the Persian Gulf in Jumeirah, Dubai



Burj Al Arab stands on an artificial island that is 280 m (920 ft) from Jumeirah Beach and is connected to the mainland by a private curving bridge.

Investing in Dubai's Vision 2040

Investing in Dubai is an enticing opportunity for savvy investors and potential residents. Known for its exceptional safety, competitive property prices, and thriving economy, Dubai shines as a global beacon of opportunity. Its reputation for high capital appreciation and a business-friendly environment makes it the top choice in the region for ease of doing business, offering a supportive platform for entrepreneurial ventures and investment growth.

Additionally, the absence of personal income tax and the attractive long-term residency options through the Golden Visa program enhance its appeal. Strategically located as a global business hub with excellent worldwide connectivity, Dubai offers a lifestyle enriched by world-class amenities and cultural diversity. Embrace a prosperous future and elevate your living standards by investing in the dynamic and vibrant city of Dubai.

TAX

You don't pay any income Tax

Investing in Pearls

Allows you to obtain two years renewable residence permit

Population Growth

Dubai's Vision 2040 aiming for 5.4M

100% Business Ownership

Applicable for all commercial companies

Greener Dubai

Greener Dubai and Recreational space double in size

Ease of Investment

High regulated market



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.



Location & Landmarks

Pearls, located in the lively area of Dubai, is the perfect example of modern city living. It provides a great mix of easy access and transport links for its residents. Right where Mohammed Bin Zayed Road E311, Dubai Al Ain Road E66, and Sheikh Zayed Bin Hamdan Street meet, Pearls is well-placed for getting to important places in the city quickly and easily. With its well-built infrastructure and careful design, Pearls shows Visions' dedication to high standards and commitment to excellence.

NADD HESSA

SILICON OASIS

Dubai, United Arab Emirates

1. DUBAI INTL. AIRPORT

16 mins

2. THE DUBAI MALL

20 mins

3. BURJ KHALIFA

20 mins

4. OUTLET MALL

14 mins

5. DUBAI CREEK HARBOUR

15 mins

6. ACADEMIC CITY

10 mins

7. IMG WORLDS

12 mins

8. GLOBAL VILLAGE

14 mins

Pearls

Discover Dubai Silicon Oasis

Dubai Silicon Oasis is a vibrant community with excellent facilities.

It offers modern homes, offices, shopping centers like Dubai Outlet Mall, Dragon Mart, and Silicon Central Mall, gyms, parks such as Nad Al Sheba Park and Silicon Park, Schools, and Healthcare services. Ideal for families and professionals, Silicon Oasis also hosts many tech businesses, creating a dynamic and convenient place to live and work.







PEARLS

BY VISION

Welcome to Pearls, where every corner invites you to explore the essence of vibrant lifestyle. With modern amenities seamlessly integrated into the community, experience a harmonious blend of comfort and convenience. Embrace the opportunity to live, thrive, and indulge in the true essence of Dubai at Pearls.





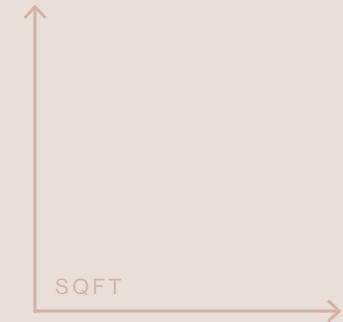
Luxury Corridors Redefined

Luxury corridors set new standards for high-end living and business environments. These spaces combine elegance and practicality with premium finishes, modern technology, and custom furnishings. The strategic layout and design reflect a commitment to quality, making every passage through them a truly luxurious experience.





Your Space Matters. Space is What We Need in Today's Congested Life



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

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 3.3 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 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 Pearls, 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!

Smooth Move in and Move out

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

Work Permits and NOC's

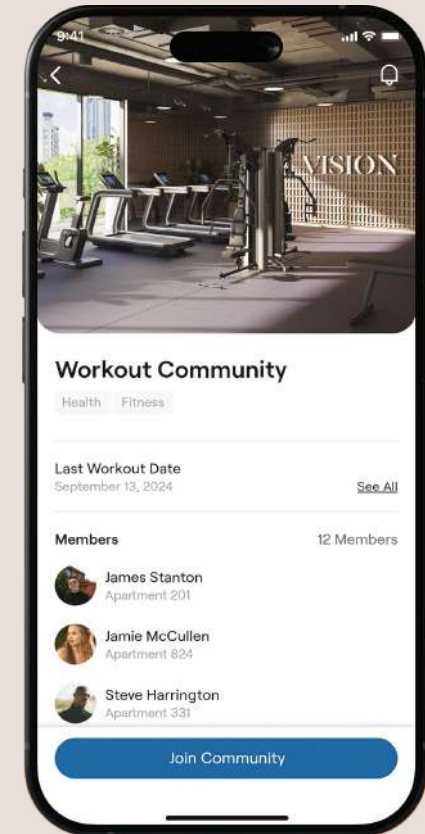
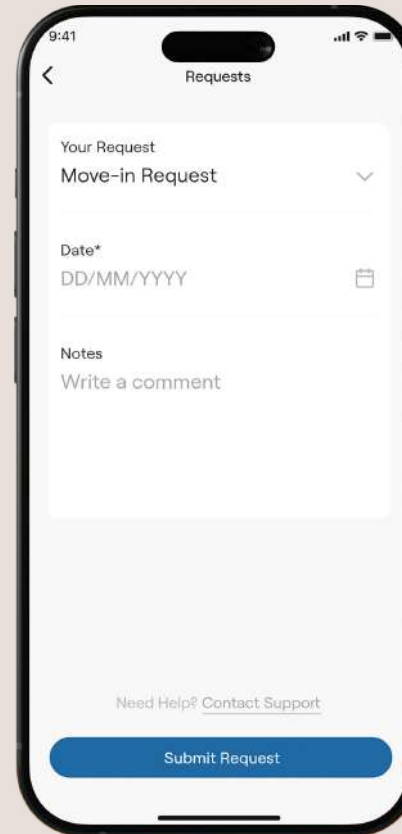
Apply for work permits and NOCs easily.

Engage with the Community

Engage with the community on the community wall

Track your Requests

Effortlessly track the status of your requests.



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 Pearls, 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)



Boost Your
Energy &
Concentration



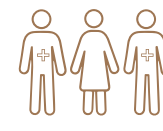
Reduce
Infection Risk
(COVID 19,
Flu etc.)



50% Increase
in Productivity



15% Energy
Saving



Boost Facility
Management
Efficiency



60% Reduction
in Absenteeism

This is Not Just a Building, It's a Lifestyle

CONCIERGE SERVICE

At Pearls by Vision, we understand that true luxury encompasses more than just lavish amenities; it's about personalized attention and seamless convenience. That's why our dedicated concierge team is committed to supporting and assisting all residents with their every need, ensuring a lifestyle of unparalleled comfort and ease.

ON DEMAND HOUSE KEEPING SERVICE

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 SERVICE

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





Embrace Community Living at Pearls

At Pearls, we're not just developing apartments; we're cultivating neighborhoods. We understand the value of a close-knit community for you and your family's well-being. That's why we organize engaging events throughout the year to foster connections and create lasting memories.



Building Features and Amenities

1	Workspace	2	Gaming Room
3	Cinema	4	Yoga
5	Party Hall	6	Outdoor Shower
7	Meditation Room	8	Swimming Pool Deck
9	Deck and BBQ Area	10	Kids Play Area
11	Gymnasium	12	Pergola Seating
13	Adults and Kids Pools	14	24x7 Smart Security

At Pearls, 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 Pearls, where every detail is designed to enhance your experience.



VISION

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.









VISION

Experience Togetherness at Pearls

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.

PLAYTIME PARADISE

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

ENTERTAINMENT OASIS

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

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.





CELEBRATION CENTRAL

Host memorable events and celebrations in our spacious party hall, featuring versatile setups and amenities to make every occasion special.

ZEN SANCTUARY

Find inner peace and tranquility in our dedicated meditation room, designed to provide a serene environment for mindfulness practices and quiet contemplation.



GRILL & CHILL ZONE

Gather with friends and family for delightful BBQ gatherings in our outdoor area, equipped with grilling stations, seating and a cozy ambience.

OUTDOOR RETREAT

Escape to our tranquil pergola setting, where lush greenery, comfortable seating and serene ambience create the perfect spot for relaxation and reflection.



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 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 Pearls, 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.



Luxury Corridors Redefined

Luxury corridors set new standards for high-end living and business environments. These spaces combine elegance and practicality with premium finishes, modern technology, and custom furnishings. Found in residences, luxury hotels, and top-tier office buildings, they enhance visual appeal while ensuring convenience and accessibility. Their strategic layout and design reflect a commitment to quality, making every passage through them a truly luxurious experience.



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.



EXTERNAL
WOODEN DOOR



INTERNAL
WOODEN DOOR



PORCELAIN
FLOORING



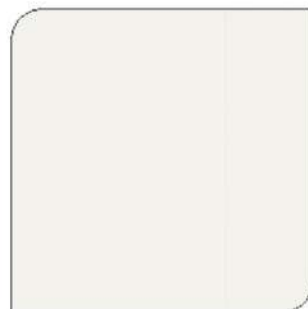
SMART LOCK



BATHROOM
PORCELAIN



BATHROOM
PORCELAIN



WALL PAINT



SMART AC
THERMOSTAT



TRAVERTINE PORCELAIN
FLOORING



ELECTRICAL
APPLIANCES



QUARTZ
COUNTERTOPS



SANITARYWARE
BAGNODESIGN

Floor Plans

Ground Floors

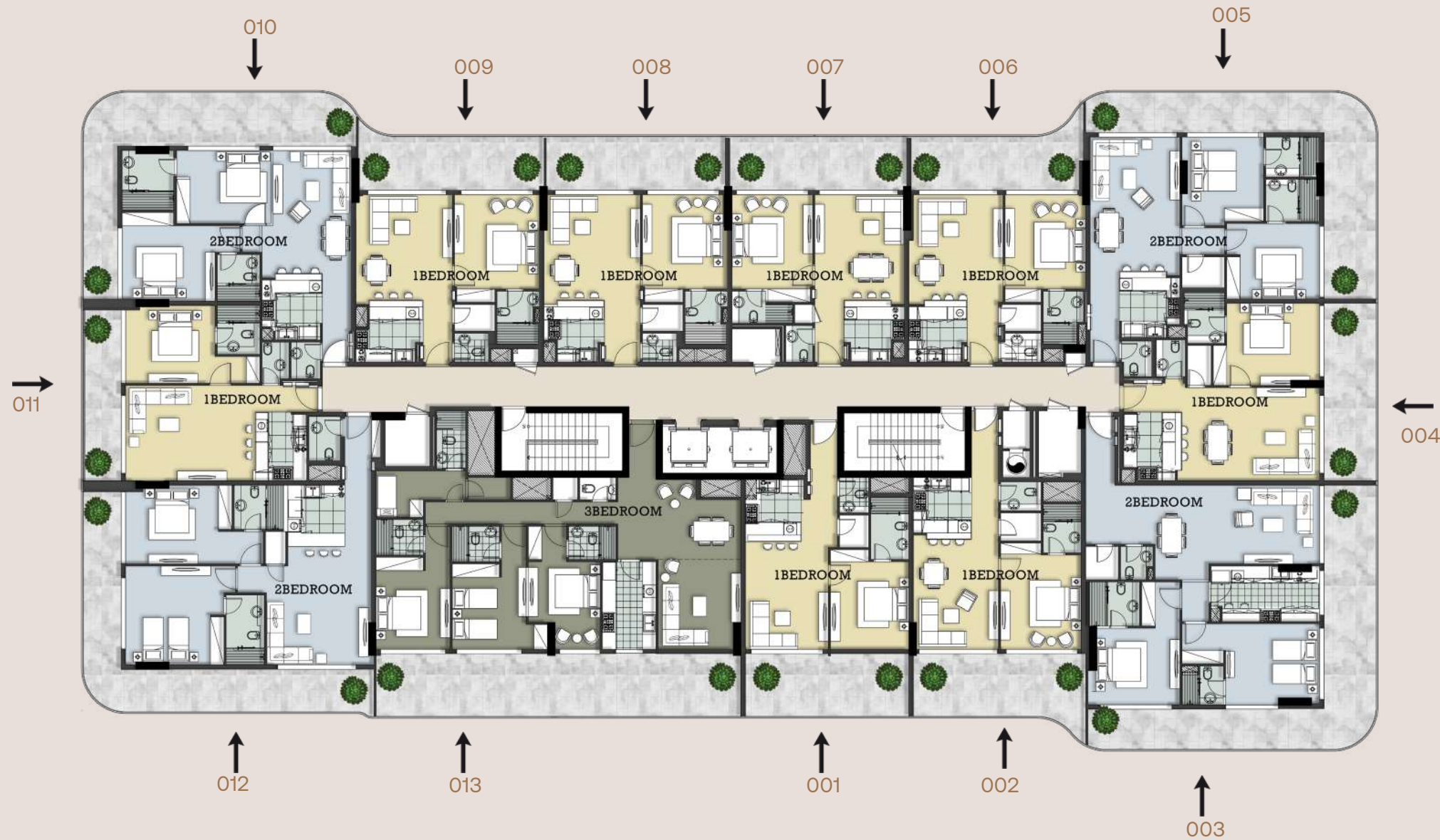


Frist Floor



Floor Plans

Typical 2nd to 8th Floors



9th Floor



Unit 201

1 Bedroom | Level 2

Level 2	1	2
Unit No. 301	Bedroom	Bathrooms

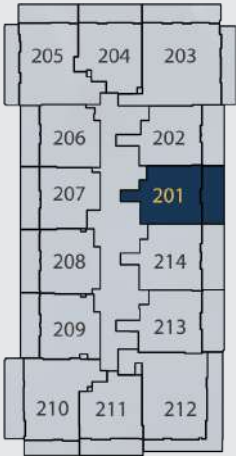
suite Area	Balcony Area	Total Area
651.22 sq.ft	237.99 sq.ft	889.21 sq.ft

PEARLS

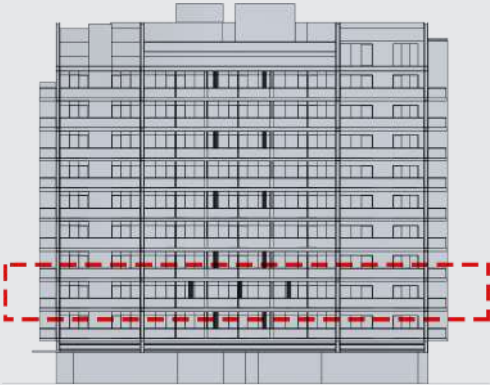
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Floor Plan



Key Plan



Key Elevation

Unit 202

1 Bedroom | Level 2

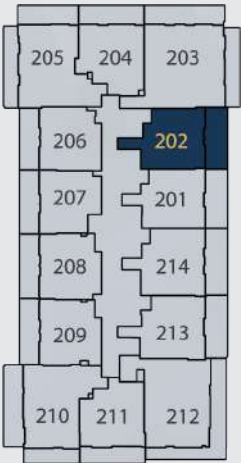
Level 2	1	2
Unit No. 302	Bedroom	Bathrooms

suite Area	Balcony Area	Total Living Area
680.71 sq.ft	251.23 sq.ft	931.94 sq.ft

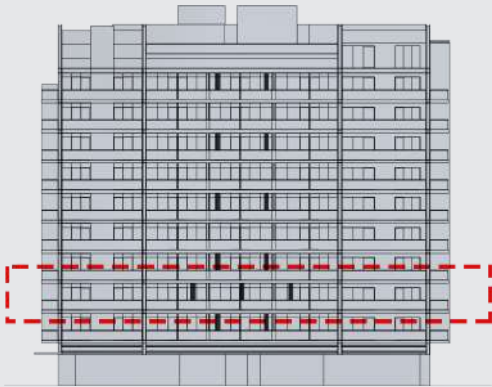
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Key Plan



Key Elevation

Unit 203

2 Bedrooms | Level 2

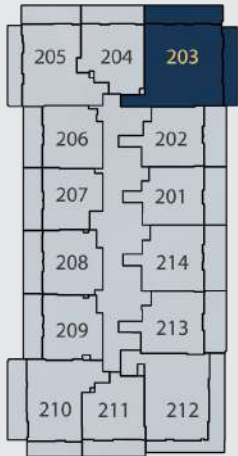
Level 2	2	3
Unit No. 203	Bedrooms	Bathrooms

suite Area	Balcony Area	Total Area
1185.11 sq.ft	478.56 sq.ft	1663.67 sq.ft

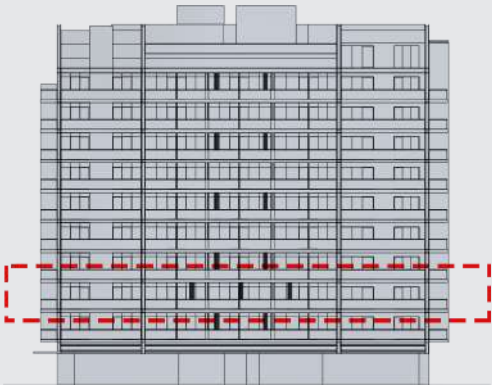
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Floor Plan



Key Plan



Key Elevation

Unit 204

1 Bedroom | Level 2

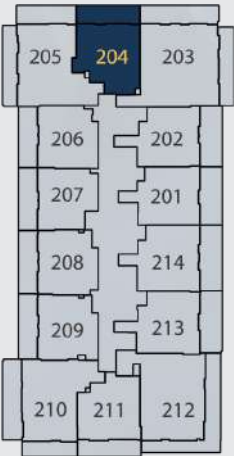
Level 2	1	2
Unit No. 204	Bedroom	Bathrooms

suite Area	Balcony Area	Total Area
722.04 sq.ft	212.48 sq.ft	934.52 sq.ft

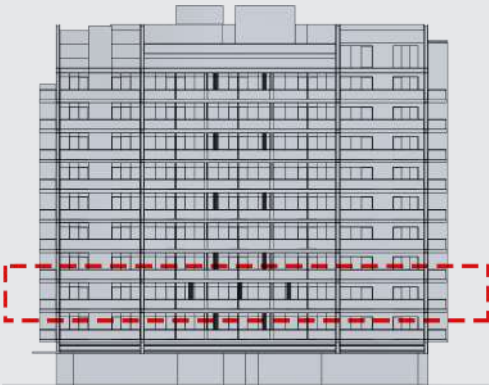
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Floor Plan



Key Plan



Key Elevation

Unit 205

2 Bedrooms | Level 2

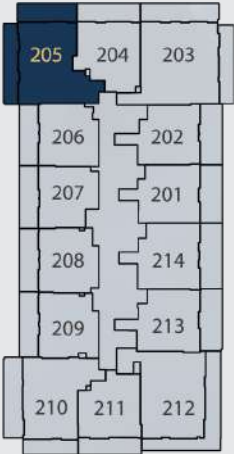
Level 2	2	3
Unit No. 205	Bedrooms	Bathrooms

suite Area	Balcony Area	Total Area
957.23 sq.ft	415.49 sq.ft	1372.72 sq.ft

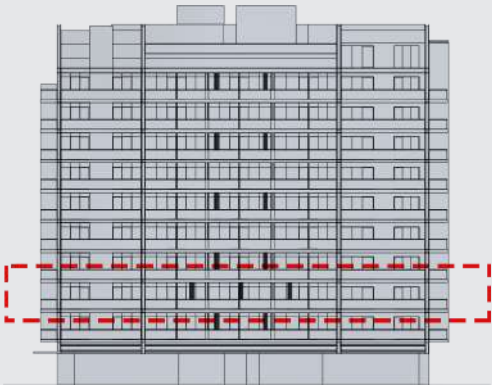
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Floor Plan



Key Plan



Key Elevation

Unit 206

1 Bedroom | Level 2

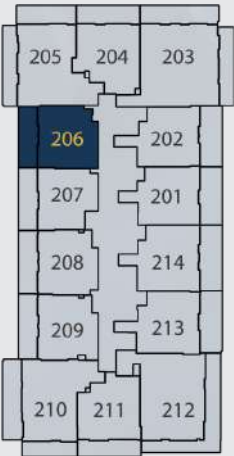
Level 2	1	2
Unit No. 206	Bedroom	Bathrooms

suite Area	Balcony Area	Total Area
654.34 sq.ft	212.69 sq.ft	867.03 sq.ft

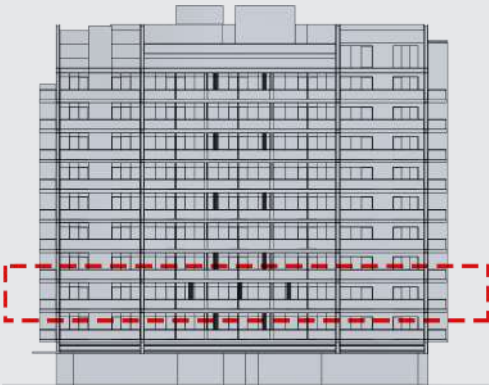
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Floor Plan



Key Plan



Key Elevation

Unit 207

1 Bedroom | Level 2

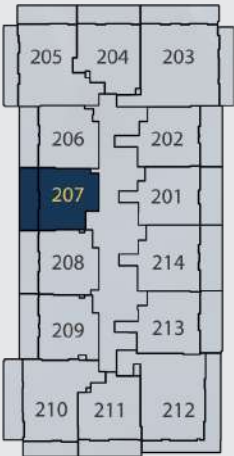
Level 2	1	2
Unit No. 207	Bedroom	Bathrooms

suite Area	Balcony Area	Total Area
611.61 sq.ft	218.18 sq.ft	829.79 sq.ft

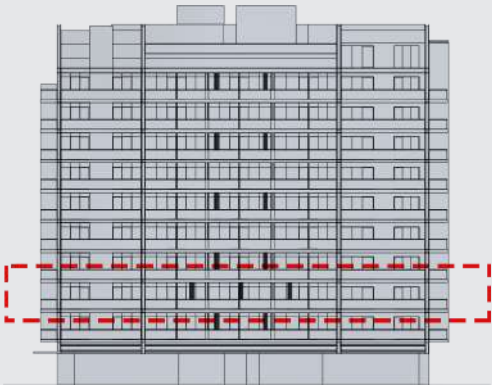
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Floor Plan



Key Plan



Key Elevation

Unit 208

1 Bedroom | Level 2

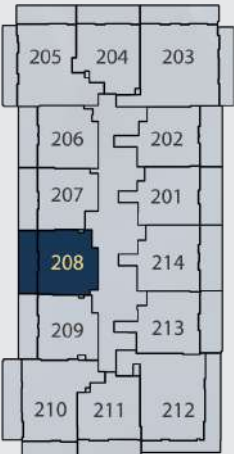
Level 2	1	2
Unit No. 208	Bedroom	Bathrooms

suite Area	Balcony Area	Total Living Area
668.55 sq.ft	220.01 sq.ft	888.56 sq.ft

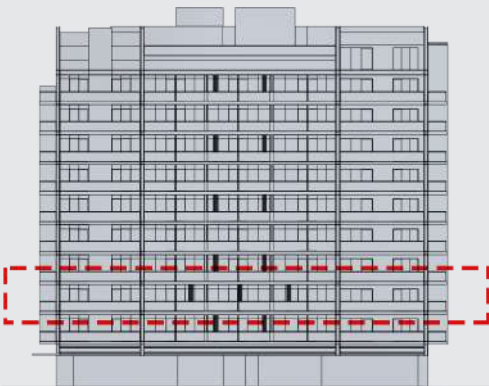
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Floor Plan



Key Plan



Key Elevation

Unit 209

1 Bedroom | Level 2

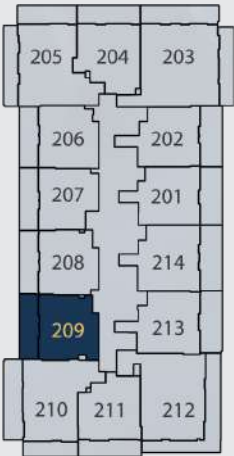
Level 2	1	2
Unit No. 209	Bedroom	Bathrooms

suite Area	Balcony Area	Total Area
674.04 sq.ft	227.33 sq.ft	901.37 sq.ft

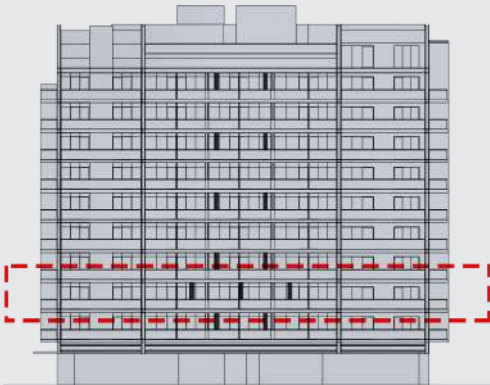
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Key Plan



Key Elevation

Unit 210

2 Bedrooms | Level 2

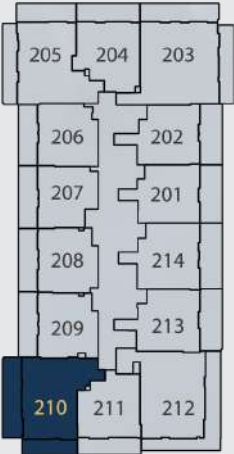
Level 2	2	3
Unit No. 210	Bedrooms	Bathrooms

suite Area	Balcony Area	Total Living Area
905.46 sq.ft	408.28 sq.ft	1313.74 sq.ft

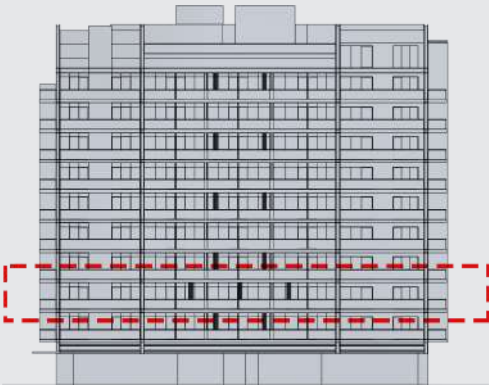
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Key Plan



Key Elevation

Unit 211

1 Bedroom | Level 2

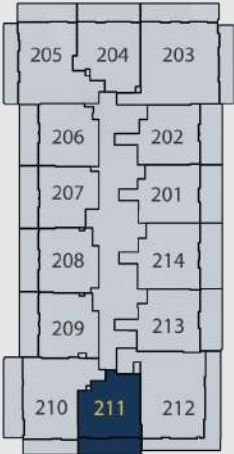
Level 2	1	2
Unit No. 211	Bedroom	Bathrooms

suite Area	Balcony Area	Total Area
673.93 sq.ft	159.63 sq.ft	833.56 sq.ft

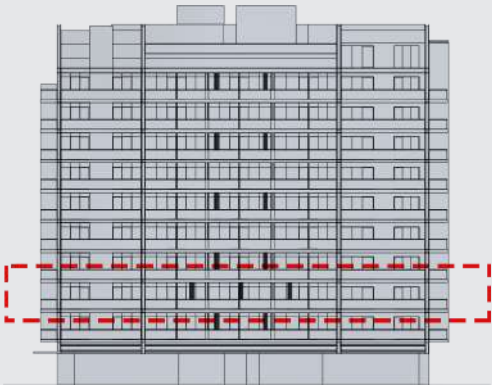
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Floor Plan



Key Plan



Key Elevation

Unit 212

2 Bedrooms | Level 2

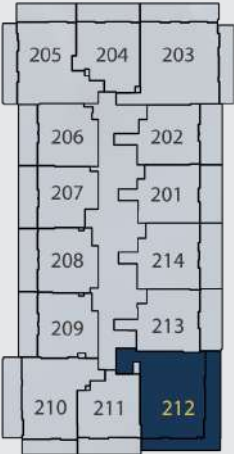
Level 2	2	3
Unit No. 212	Bedrooms	Bathrooms

suite Area	Balcony Area	Total Living Area
1085.76 sq.ft	439.71 sq.ft	1525.47 sq.ft

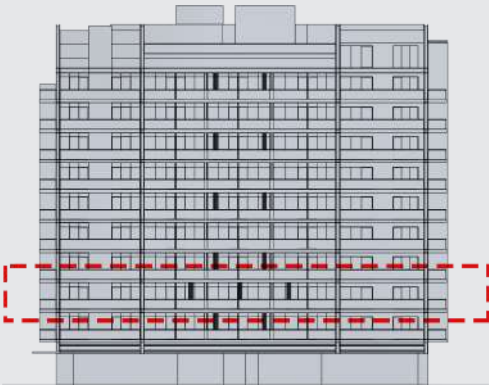
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Floor Plan



Key Plan



Key Elevation

Unit 213

1 Bedroom | Level 2

Level 2	3	5
Unit No. 213	Bedroom	Bathrooms

suite Area	Balcony Area	Total Area
1465.29 sq.ft	518.93 sq.ft	1,984.22 sq.ft

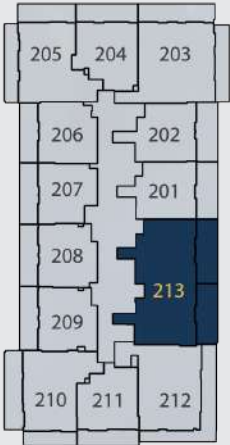
Floor Plan



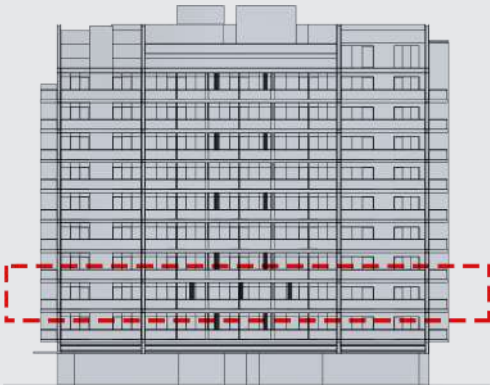
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Key Plan



Key Elevation

Unit 903

3 Bedrooms | Level 9

Level 9	3	3
Unit No. 903	Bedrooms	Bathrooms

suite Area	Balcony Area	Total Area
1466.15 sq.ft	570.06 sq.ft	2036.21 sq.ft

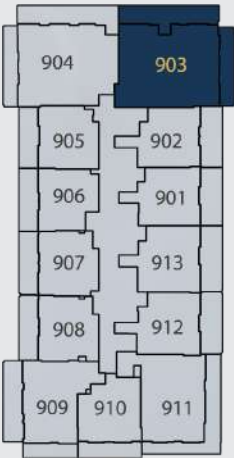
Floor Plan



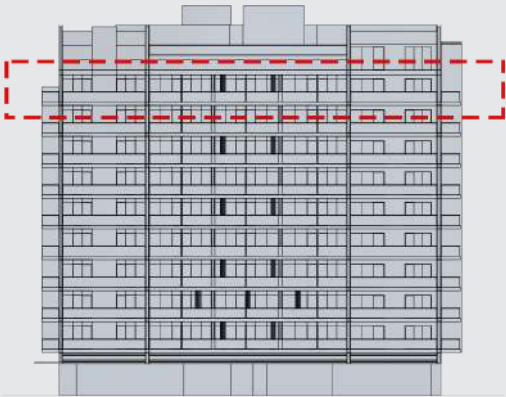
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Key Plan



Key Elevation

Unit 904

3 Bedrooms | Level 9

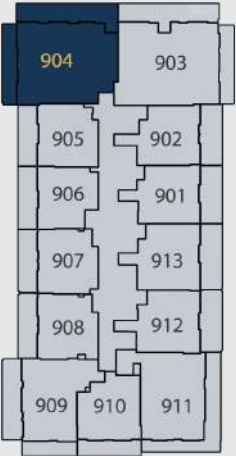
Level 9	3	3
Unit No. 904	Bedrooms	Bathrooms

suite Area	Balcony Area	Total Area
1384.35 sq.ft	580.93 sq.ft	1965.27 sq.ft

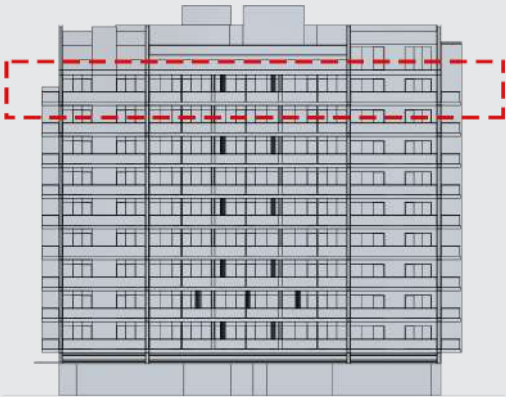
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Floor Plan



Key Plan



Key Elevation

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