



YOUR HOME. YOUR SOLACE. YOUR SONATE.









## OUR STORY

The award-winning global Condor Group was established in 1983 in Dubai, UAE. For over 40 years, Mr. V. Sivaprasad; CEO and founder, has reimagined luxurious towers, hotels, and residences that seamlessly support people's lifestyles, with more than 400 successfully completed projects across the Middle East and Asia.

## OUR MISSION

To be the preferred realty partner for customers, creating high-quality spaces for living. To offer innovative, next-generation concepts in construction, design & customer satisfaction. To become an admired brand attracting the best talent to our own organisation.

## OUR VISION

To establish long-lasting relations with clients based on the foundation of quality, integrity, and transparency that goes above and beyond to protect their investments.

### SONATE RESIDENCES NEW LAUNCH



### CONDOR CASTLE COMPLETED



### CONCEPT 7 RESIDENCES UNDER CONSTRUCTION



### MARINA STAR COMPLETED







## THE CITY AT THE CENTRE OF IT ALL

Dubai, a city synonymous with innovation and prosperity, sets the perfect backdrop for a life of grandeur.

Seize the opportunity to reside in an oasis of luxury and distinction, where every detail is curated to elevate your living experience to new heights. Welcome home to a life of extraordinary indulgence in the heart of Dubai's resplendent landscape.



## JUMEIRAH VILLAGE TRIANGLE, A TRANQUIL HAVEN

Spanning 242 hectares of land, Jumeirah Village Triangle is more than just a suburban community; it's a haven for growing families and young couples seeking an inclusive lifestyle. This tranquil haven boasts superb schools, making it an ideal location for families with children. The community is designed to cater to every resident, including our

furry friends, with nearby pet stores and top-notch veterinary clinics. With seamless access to highways like Sheikh Mohammed Bin Zayed and Al Khail, Jumeirah Village Triangle ensures your connectivity for travel needs. Welcome to a life where nature meets everyday living in Dubai's immersive landscape.









SONATE RESIDENCES IS  
A PROMISE OF A LIFE ELEVATED



Embrace a lifestyle in which every detail is a celebration of well-being. Here, luxury meets serenity, and your home becomes a sanctuary of mindfulness, balance, and belonging.



Studio	Starting from 435 sq.ft
1 bedroom	Starting from 806 sq.ft
2 bedroom	Starting from 1306 sq.ft
3 bedroom	Starting from 1880 sq.ft



# ALL FEATURES CUSTOMIZED FOR YOUR WELLBEING

The interiors of Sonate Residences are a testament to the art of living slow and true. Every studio, 1, 2, and 3-bedroom residence utilizes the abundance of natural light to illuminate spaces of reflection and rejuvenation. Within each space, you're encouraged to live slowly in rooms outfitted with purposefully chosen materials and components.

Sonate Residences is the expression of healing through design.

**Exquisite Interiors**  
A testament to living slow and true where every detail is a celebration of well-being.

**Naturally Illuminated**  
Every studio, 1, 2, and 3-bedroom residence uses the abundance of natural light to illuminate spaces made for reflection and rejuvenation.

**Expansive Ceilings**  
Ceilings are extended and contoured to maximise coolness and a feeling of immeasurable calm.

**Smooth Textures**  
Textures are intentionally used to absorb harsh reflections and encourage spaciousness.

**Fine Ceramics**  
Ceramics and tile finishes known for their restorative properties encourage wellness with every step.

This is well-being living, imagined, and achieved.





## STEP INTO WELLNESS BEYOND COMPARE

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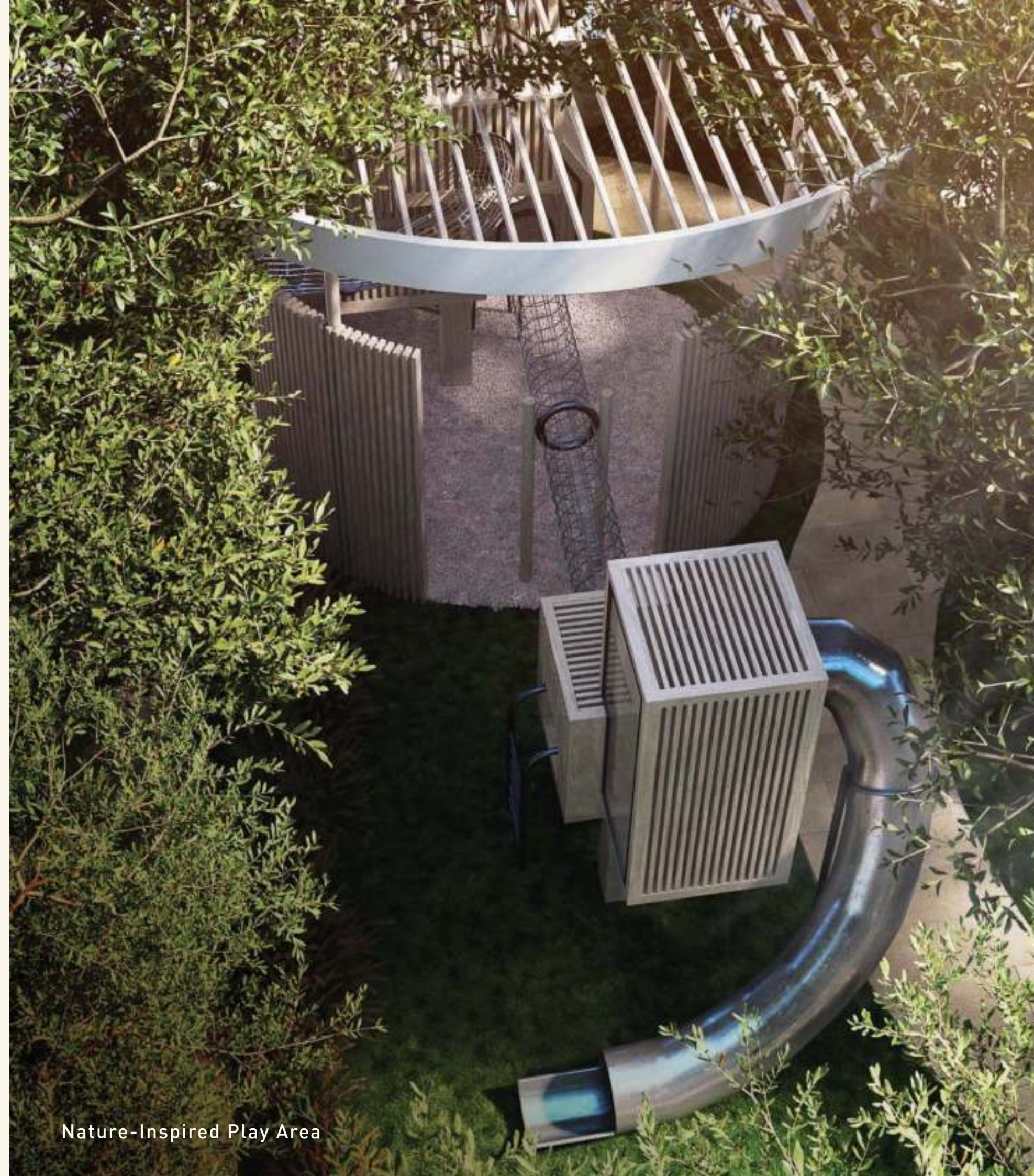
Immerse yourself in a life of purposeful existence and meaningful reconnection with the exceptional infinity pool meticulously designed to enhance well-being.

Infinity Pool



## WHERE TRANQUILITY MEETS PLAY

A unique and thoughtfully designed space that is more than just a play area. It's a haven where children can explore, create, and thrive in a setting dedicated to their well-being.

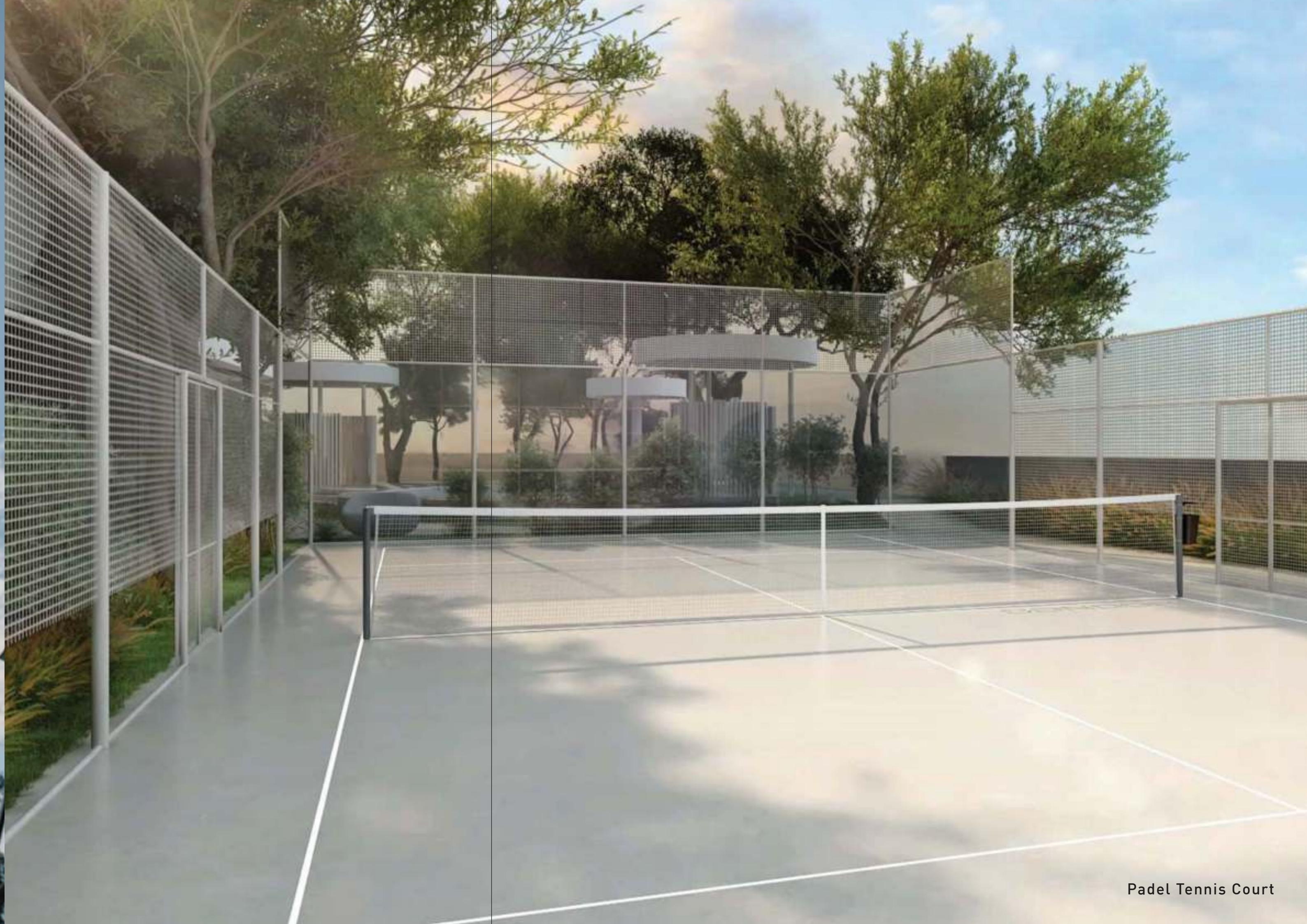


Nature-Inspired Play Area



Green Pathways for Jogging





## HARMONY IN MOTION

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Embrace the joy of movement, the camaraderie of sport, and the serenity of our wellness sanctuary with the Padel Tennis Court.

Padel Tennis Court



## WELLNESS, ABOVE ALL

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Sonate Residences reshapes the urban living experience with an unparalleled dedication. Here awaits your exclusive community lap pool—an oasis tailored for both relaxation and exercise. Should you crave contemplation, immerse yourself in the serenity of the meditative garden and yoga sanctuary, offering panoramic views of the awe-inspiring Dubai skyline.

Seeking equilibrium? Discover it within our state-of-the-art gym and exercise area, thoughtfully equipped for pilates. This is wellness, masterfully curated for your utmost satisfaction. At Sonate Residences, your home is a canvas for a life lived in balance.






















Outdoor Cinema



Zen Garden With Kids Pool



- |  |  |   |  |
|--|--|---|--|
|    | Grand entrance lobby                         |    | Open cabanas                           |
|    | Retail stores                                |    | Pool sun loungers                      |
|    | Delivery riders parking                      |    | Green pathways for jogging             |
|    | Rest area & washroom                         |    | Padel tennis court                     |
|    | Wellness-inspired finishes                   |    | Fragrance garden with co-working space |
|    | Enhanced lighting                            |    | Landscaped rooftop forest garden       |
|    | Fully-equipped kitchen                       |    | Fitness studio                         |
|    | Pet-friendly                                 |    | Wellness sanctuary                     |
|   | Kid's play area with treehouse               |   | M/F separate changing rooms            |
|  | Kids pool with mushroom shower & paddle pool |  | M/F steam room                         |
|  | Infinity pool                                |  | M/F sauna room                         |
|  | Wet deck                                     |  | Outdoor cinema                         |



## THE FIRST OF ITS KIND WELLNESS AMENITIES.

From rejuvenating interiors to thoughtful amenities, every element is designed to enhance your life at Sonate Residences. Your personal sanctuary awaits.



## ROOF TOP AMENITIES



## PODIUM LEVEL AMENITIES







The map displays the Sonate Residences Condor project, highlighted with a circular callout. The project is located near the intersection of Sheikh Mohammed Bin Zayed Road and Jumeirah Road. Surrounding landmarks include:

- Education:** Sunmarke School, Arcadia School, JVT Community Park.
- Health & Wellness:** JVT Tennis court, JVT Community Park, JVT Masjid, JVT District 9, JVT 91, JVT 92, JVT 93, JVT 94, JVT 95, JVT 96, JVT 97, JVT 98, JVT 99, JVT 100, JVT 101, JVT 102, JVT 103, JVT 104, JVT 105, JVT 106, JVT 107, JVT 108, JVT 109, JVT 110, JVT 111, JVT 112, JVT 113, JVT 114, JVT 115, JVT 116, JVT 117, JVT 118, JVT 119, JVT 120, JVT 121, JVT 122, JVT 123, JVT 124, JVT 125, JVT 126, JVT 127, JVT 128, JVT 129, JVT 130, JVT 131, JVT 132, JVT 133, JVT 134, JVT 135, JVT 136, JVT 137, JVT 138, JVT 139, JVT 140, JVT 141, JVT 142, JVT 143, JVT 144, JVT 145, JVT 146, JVT 147, JVT 148, JVT 149, JVT 150, JVT 151, JVT 152, JVT 153, JVT 154, JVT 155, JVT 156, JVT 157, JVT 158, JVT 159, JVT 160, JVT 161, JVT 162, JVT 163, JVT 164, JVT 165, JVT 166, JVT 167, JVT 168, JVT 169, JVT 170, JVT 171, JVT 172, JVT 173, JVT 174, JVT 175, JVT 176, JVT 177, JVT 178, JVT 179, JVT 180, JVT 181, JVT 182, JVT 183, JVT 184, JVT 185, JVT 186, JVT 187, JVT 188, JVT 189, JVT 190, JVT 191, JVT 192, 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| 01 | SONATE RESIDENCES                                      | 02 | COMMUNITY PARKS | 03 | ME'AISEM CITY CENTER | 04 | ARCADIA SCHOOL  |
| 05 | NOVOTEL, MOVENPICK & ADAGIO<br>FOUR POINTS BY SHERATON | 06 | SOCCER FIELD    | 07 | BASKETBALL COURTS    | 08 | TENNIS COURTS   |
| 09 | SUNMARKE SCHOOL  | 10 | SUPERMARKET     | 11 | DOG PARK             | 12 | AL KHAİL AVENUE |



FLOOR PLANS

