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Spaces that speak to the soul

AN ADDRESS OF DISTINCTION



CONCEPT



Welcome to an exquisite residential sanctuary in the heart of Meydan, where urban sophistication seamlessly intertwines with tranquil serenity.

This limited-edition masterpiece, meticulously crafted by SCC Vertex, offers just 54 luxurious apartments, each a harmonious blend of contemporary design and timeless elegance. Nestled within a low-density community, this six-story marvel redefines modern living with thoughtfully curated amenities like a **Rooftop Pool Deck**, a **State-Of-The-Art Gym**, and **Lush Gardens**.

With panoramic vistas, bespoke interiors that balance earthy aesthetics with refined functionality, and unparalleled access to Dubai's cultural, business, and leisure hubs, this development embodies the essence of exclusivity and effortless luxury.

Whether as a serene retreat or a visionary investment, this architectural gem invites you to embrace a life of elevated living, where every detail is designed to inspire and delight.

Find serenity in the heart of the city
Where luxury meets tranquility

THE WILLOWS RESIDENCES

Modern Life Redefined

Discover a residential retreat by SCC Vertex, where modern elegance meets thoughtful design.

This six-story, 54-apartment development offers a perfect balance of serenity and connectivity, nestled near Nad Al Sheba's parks and minutes from Downtown Dubai.

A seamless blend of tranquility and vibrant city life awaits.





Six floors of understated luxury
54 apartments of limitless comfort



A Home Designed for Living

Crafted with modern essentials in mind, these apartments are designed for simplicity and luxury. With high-quality materials and minimal upkeep, they create a space where each day starts inspired and ends in comfort.

Simplicity Meets Luxury

Designed for function and elegance, these spacious apartments enhance your lifestyle with quality materials and practical layouts, creating a home that simplifies life and grows with you.

FEATURES AND AMENITIES

Crafted for Convenience

This is a building where every feature tells a story of convenience and comfort. The amenities reflect a philosophy of mindful living, seamlessly integrating leisure, fitness, and relaxation into your daily life. With a blend of contemporary elegance and practicality, our spaces are crafted to elevate your lifestyle.



The actual concept of the Swimming Pool



The actual concept of the Yoga Space

Swimming Pool (Elevated Deck)

A private, elevated pool with shallow and lounge areas for relaxation.

Roof Lounge & Relaxation Area

A serene rooftop space to unwind and enjoy the views.

State-of-the-Art Gym

A 650 sq. ft. gym with natural light and modern equipment.

Yoga Space

A tranquil area dedicated to mindfulness and wellness.

Play Area for Children

A fun, safe zone for kids to explore and enjoy.

Building Garden

A lush green space for peaceful strolls and quiet moments.

Retail Spaces

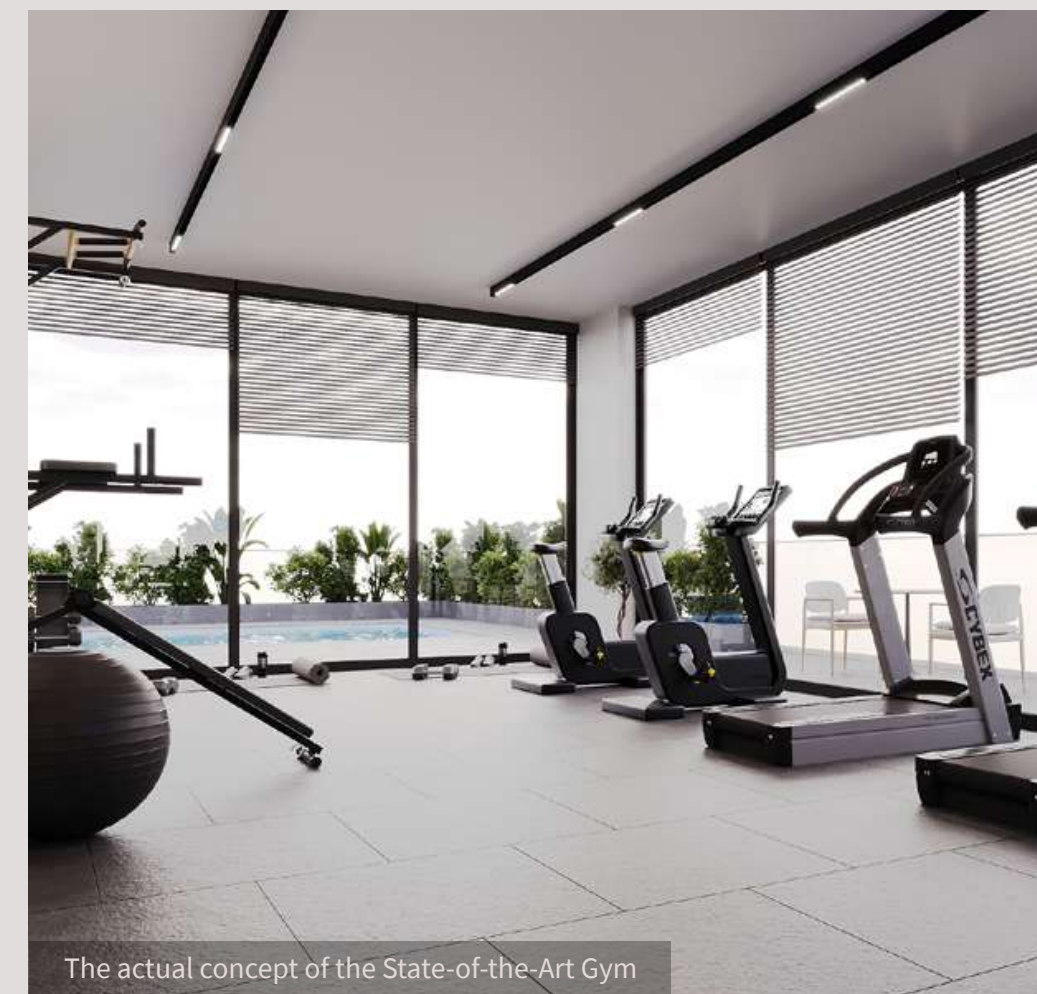
Convenient shops and cafes within the building.

CCTV-Based Security System

24/7 monitoring for your peace of mind.

Building Concierge

Personalized assistance for everyday needs and services.



The actual concept of the State-of-the-Art Gym



The Building Garden concept design



The Play area for children concept design

HOMES

Where Modern Living Meets Timeless Elegance

Our homes are thoughtfully designed to offer the perfect balance of comfort, style, and functionality. With spacious layouts and premium finishes, each condo provides a contemporary living experience designed to enhance your lifestyle. From the moment you step inside, you'll notice the meticulous attention to detail that defines every corner of these residences. **Perfectly located, most apartments offer views of either the Burj Khalifa, the lush greenery of Al-Barari, or the futuristic Dubai Creek Tower, set to be built in Dubai Creek Harbour.**

KEY FEATURES

Contemporary Light-Filled Interiors: Expansive windows and open spaces create an inviting atmosphere filled with natural light.

Year-Round Comfort: High-efficiency air conditioning systems keep your home comfortable through every season while adhering to the climate-conscious part of you

Ceilings: 3.2 m ceilings in apartments that add a sense of grandeur and openness to your home.

Floor to Ceiling Windows: Double-glazed windows offer unobstructed views while ensuring energy efficiency and an abundance of fresh air.

Spacious Bedrooms: Principal bedrooms designed for ultimate relaxation, complete with walk-in closets and built-in organizers.

Premium Flooring: Sleek and large sectioned flooring throughout the home for a modern, polished look.

Recessed Pot Lighting: LED lighting highlights the beauty of your home while saving energy.

KITCHEN AND APPLIANCES

Premium Appliances: Including a multi burner gas top, built-in dishwasher and oven for seamless cooking and cleaning.

Quartz Countertops: Beautiful finishes that complement the modern kitchen aesthetic.

Innovative Storage Solutions: Lazy Susan corner storage (select homes) and full-height pantries provide ample space for all your culinary essentials.

Under-Cabinet LED Lighting: Illuminates workspaces and adds an ambient touch to your kitchen.



The actual concept of the Kitchen



The actual concept of the Bathroom

ENSUITE AND MAIN BATH

Floating Vanity: Soft-close hardware and luxurious quartz countertops bring sleek functionality to the space.

Premium Fixtures: Under-mount sinks, single-lever faucets, and wall-mounted WCs in polished chrome offer refined, modern touches.

Elegant Shower Features: Frameless glass shower enclosure with rain and a hand shower system.

Matte Porcelain Wall Tiles: Add a clean, timeless finish to your bathrooms, with built-in ledges for added convenience.

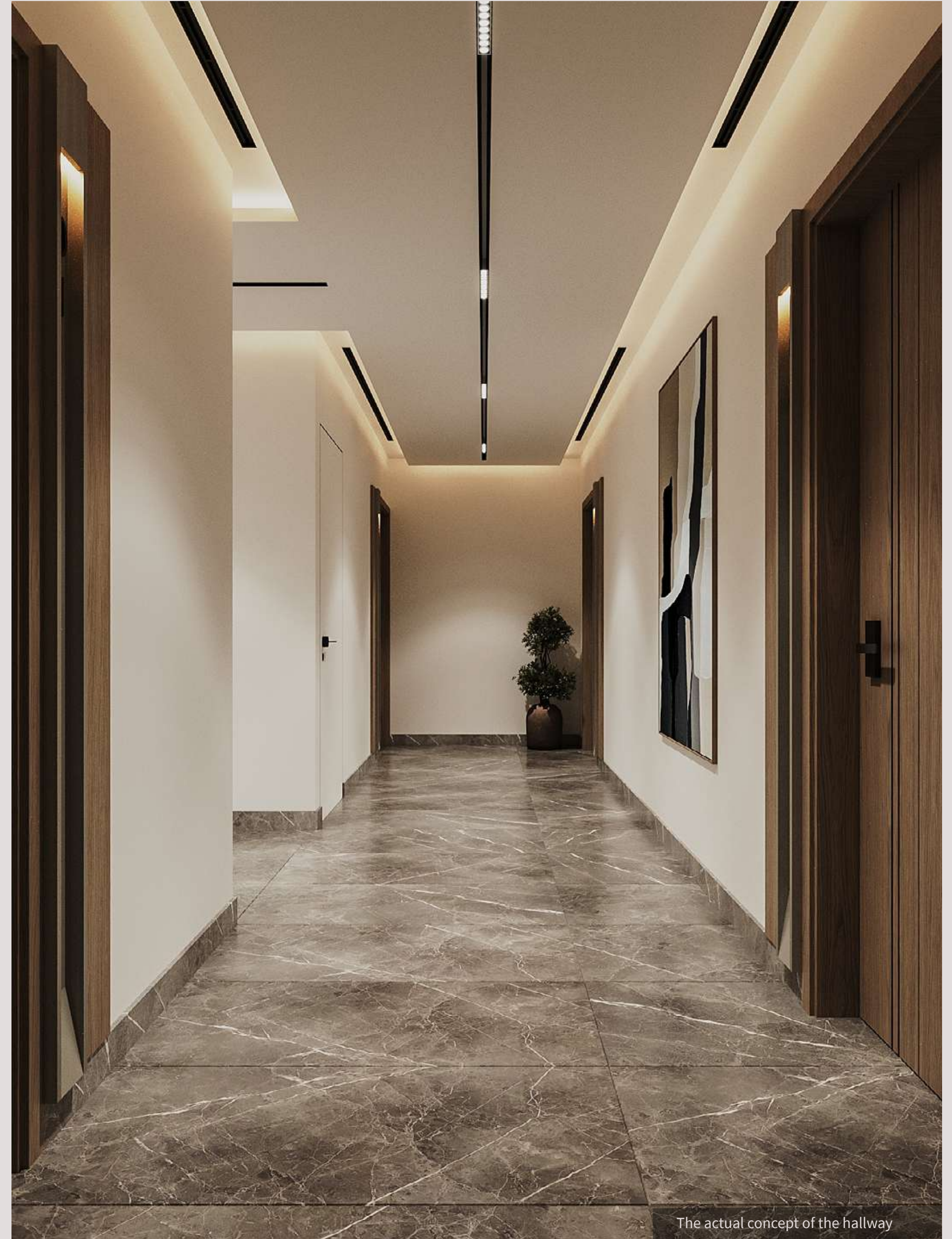
With every feature designed with care, your new home is more than just a place to live — it's a space where style, comfort, and function come together seamlessly.



The actual concept of the Living Room



The actual concept of the hallway



The actual concept of the hallway



The actual concept of the Living



The actual concept of the Living



The actual concept of the Kitchen



The actual concept of the Bedroom



The actual concept of the Bedroom



The actual concept of the Living



The actual concept of the Bedroom



The actual concept of the Bedroom

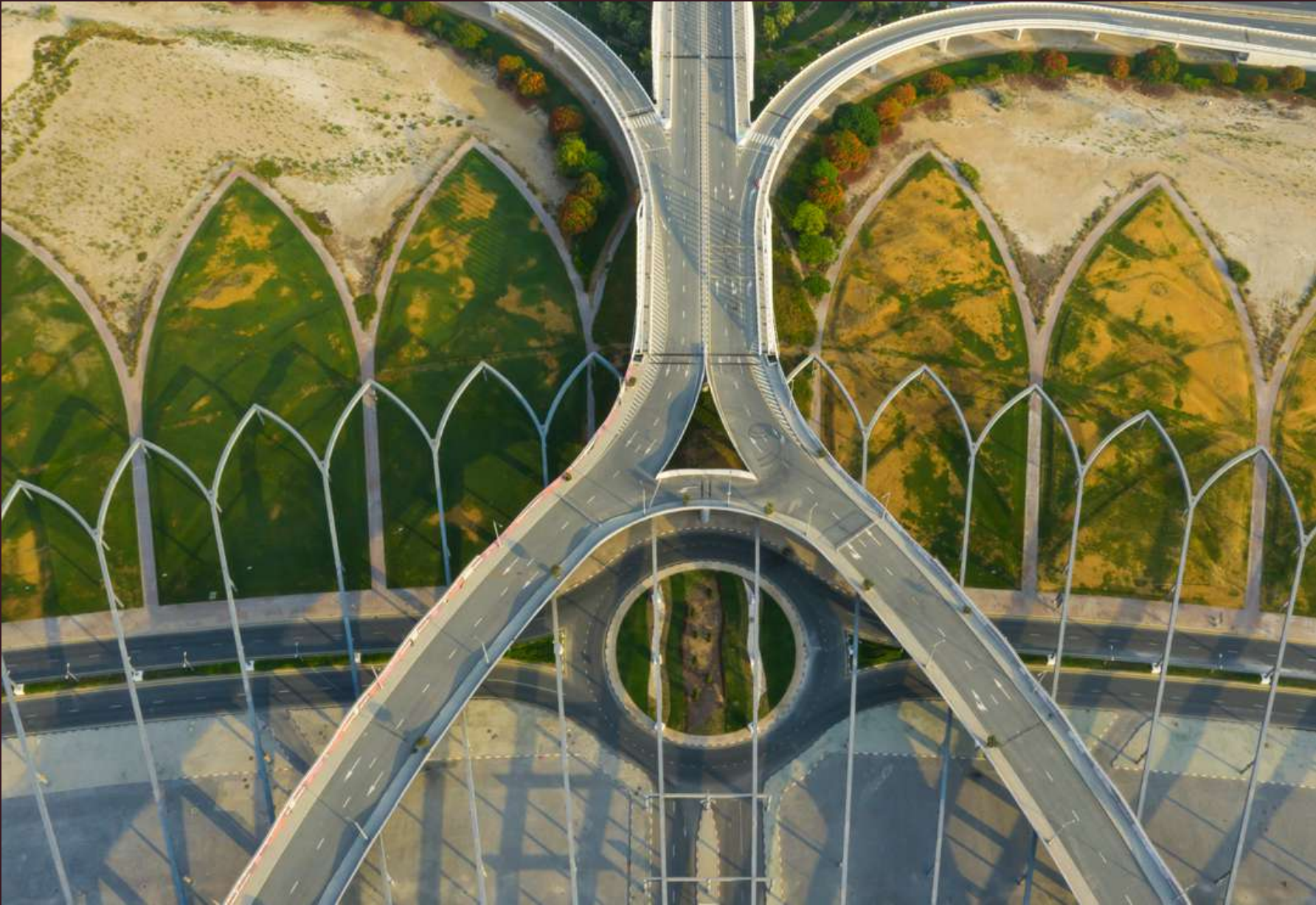


The actual concept of the Bathroom

Where Tranquility
Meets Sophistication

THE
NEIGHBOURHOOD
MEYDAN

Meydan is an address that resonates with aspiration and achievement. Designed to be a low-density haven, it boasts premium villas, townhouses, and apartments, making it an exclusive choice for discerning homeowners. Its unparalleled location offers seamless access to the city’s financial, cultural, and leisure hubs, all while maintaining a meditative calm that feels like a retreat from the urban buzz.



LOCATION HIGHLIGHTS

- 15 minutes** to Downtown, Dubai Mall, and Business Bay.
- 10 minutes** to Meydan City, home to the upcoming largest mall in Dubai.
- 5 minutes** to Silicon Oasis Mall and Al Barari Forest.
- 25 minutes** to the beach, Al Qudra Lake, and Jumeirah Lake Towers (JLT).
- 20 minutes** to Dubai International Airport.
- 5 minutes** to Global Village, a melting pot of cultures and experiences.
- 5 minutes** to LLFPM - Lycée Libanais Francophone Privé Meydan and Indian International School.
- 5 minutes** to top healthcare facilities like Fakeeh University Hospital and Aster Clinic.



Educational Excellence

Meydan caters to families with prestigious institutions like a Gems Wellington, Indian International School and Dubai technology parks school within the community and the renowned Kent College just minutes away. This makes it an ideal place for families to flourish and children to thrive in an enriching environment.

A Lifestyle Beyond Compare

Meydan is not just a place to live; it's a world of its own. Whether you're enjoying the picturesque bicycle tracks, playing a round on the 9-hole golf course, or indulging in retail therapy at the upcoming Meydan One Mall, this community is a gateway to an exceptional lifestyle.

A Low-Density Oasis

With private community gardens, boutique retail spaces, and easy access to major roads, Meydan District 11 offers a serene and exclusive living experience. This limited-availability parcel ensures privacy, convenience, and the promise of a truly elevated way of life.



Meydan
Where ambition rests and
dreams awaken

LOCATION MAP



INVESTMENT OPPORTUNITY

Secure Your Future in Meydan

The Residences

This exclusive low-rise project by SCC Vertex presents an exceptional investment opportunity

Total Units

54 meticulously crafted apartments.

A selection of 1-bedroom and 2-bedroom apartments ideal for first-time buyers, seasoned investors, or growing families.

Handover Timeline

Estimated handover within 24 months (Q1 2027).

Discover a future of opportunities
with SCC Vertex

Apartment Series Tailored for Every Lifestyle

The Sculpted

Designed with a focus on perfect form and function, this series offers premium apartments for young professionals and small families seeking comfort and convenience.

1 BHK: Sizes range from **683–749 sq. ft.**

2 BHK: Sizes range from **907–978 sq. ft.**

The Cultivated

For those who value refinement and space, this series delivers larger units with options for closed kitchens (available in select 2-bedroom units).

1 BHK: Sizes range from **811–814 sq. ft.**

2 BHK: Sizes range from **1,361–1,442 sq. ft.**



The actual concept of the Living

FLOOR PLANS



SUITE AREA	60.50 sq.m.	651.43 sq.ft.
BALCONY AREA	8.14 sq.m.	87.62 sq.ft.
TOTAL AREA	68.64 sq.m.	738.83 sq.ft.

1BHK - TYPE B



SUITE AREA	57.41 sq.m.	617.96 sq.ft.
BALCONY AREA	8.09 sq.m.	87.08 sq.ft.
TOTAL AREA	65.50 sq.m.	705.04 sq.ft.

1BHK - TYPE C



SUITE AREA	67.58 sq.m.	727.43 sq.ft.
BALCONY AREA	8.05 sq.m.	86.65 sq.ft.
TOTAL AREA	75.63 sq.m.	814.07 sq.ft.

1BHK - TYPE D



SUITE AREA	55.50 sq.m.	597.40 sq.ft.
BALCONY AREA	8.06 sq.m.	86.76 sq.ft.
TOTAL AREA	63.56 sq.m.	684.15 sq.ft.

1BHK - TYPE E



SUITE AREA	57.69 sq.m.	620.97 sq.ft.
BALCONY AREA	8.03 sq.m.	86.43 sq.ft.
TOTAL AREA	65.72 sq.m.	707.40 sq.ft.

1BHK - TYPE F



SUITE AREA	61.46 sq.m.	661.55 sq.ft.
BALCONY AREA	8.10 sq.m.	87.19 sq.ft.
TOTAL AREA	69.56 sq.m.	748.74 sq.ft.

1BHK - TYPE G



SUITE AREA	61.50 sq.m.	661.98 sq.ft.
BALCONY AREA	14.08 sq.m.	151.56 sq.ft.
TOTAL AREA	75.58 sq.m.	813.54 sq.ft.

2BHK - TYPE A



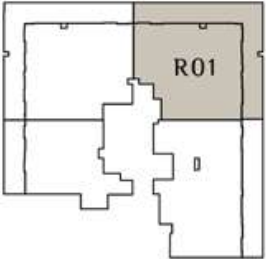
SUITE AREA	75.50 sq.m.	812.68 sq.ft.
BALCONY AREA	8.74 sq.m.	94.08 sq.ft.
TOTAL AREA	84.24 sq.m.	906.75 sq.ft.

2BHK - TYPE B



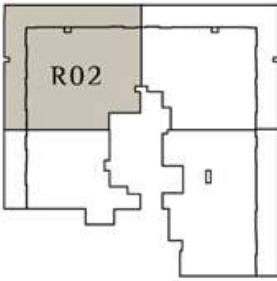
SUITE AREA	80.40 sq.m.	865.42 sq.ft.
BALCONY AREA	10.48 sq.m.	112.81 sq.ft.
TOTAL AREA	90.88 sq.m.	978.22 sq.ft.

2BHK - TYPE C



SUITE AREA	87.87 sq.m.	945.82 sq.ft.
BALCONY AREA	42.54 sq.m.	457.90 sq.ft.
TOTAL AREA	130.41 sq.m.	1403.72 sq.ft.

2BHK - TYPE D



SUITE AREA	91.35 sq.m.	983.28 sq.ft.
BALCONY AREA	42.67 sq.m.	459.30 sq.ft.
TOTAL AREA	134.02 sq.m.	1442.58 sq.ft.

2BHK - TYPE E



SUITE AREA	100.07 sq.m.	1077.14 sq.ft.
BALCONY AREA	26.40 sq.m.	284.17 sq.ft.
TOTAL AREA	126.47 sq.m.	1361.31sq.ft.



The actual concept of the Lobby

ABOUT US

Our Vision

To create homes that inspire comfort, elegance, and lasting joy.

Our Values

We are a family company of engineers, designers, and project managers. That allows us to look beyond just financial benefits, but bring true value to people.

Why Choose Us

We design homes that evolve with you, adapting to changing lifestyles while staying rooted in quality and care.

Our Approach

We focus on beauty and endurance. Our design principles ensure we create structures that last longer while retaining quality. For 30 years we've built national highways, statehouses, and industrial-grade logistics centers, we bring the same commitment to quality and durability to every project—including our entry into Dubai's real estate market.

CONTACT

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Where quality is a promise
and innovation is a tradition





Simplicity in
design luxury in
living



THE WILLOWS RESIDENCES

Inside Services

We solve your matters in the UAE quickly and efficiently: real estate investments, Emirates ID issuance, Golden Visa processing, and business registration. A full range of services for all needs with comprehensive support at every stage.

- **Buying and selling real estate in the UAE**
- **Mortgage processing**
- **Commercial real estate**
- **Golden Visa**
- **2 Year Property Investment Visa**
- **Family (Dependent) Visa**
- **5 Years Retirees Residency**
- **Property Evaluation**
- **Company establishment in the UAE**
- **Work visas for your company**
- **Mortgage Processing**
- **Bank account opening**

We handle all matters for you, so you can focus on your priorities with peace of mind.





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