

STUDIO 101



Managing Director's Message



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The **success** of an organization is derived by the **tenacity** of our team. Every day i see new level of **dedication** by core team & field **teams**

JAWAD AZIZI

MEILENSTEIN DEVELOPMENTS PRESENCE AND REPUTATION THROUGH OUT UAE IS A BUILT ON A VERY SIMPLE CONCEPT MAKE THE CLIENTS INTEREST THE CENTER OF OUR BUSINESS

Meilenstein has earned a reputation for construction & real estate. Whether that means taking the initiative on design-build luxury homes or being part of an overall team to achieve desire output, bringing people and companies together to collaborate and successfully accomplish construction projects has always been one of our finest traditions and principal strengths.

We have matured and grown as a real estate company to meet our constantly evolving industry. We embrace innovation and German technology practices to meet complex and demanding marketplace. However, despite all the changes a successful real estate developer must make to stay competitive, there is one thing that has never changed: Our integrity.

Our people at Meilenstein are honest, reliable and fair. They are hardworking and passionate about their work. This dedication and unwavering integrity enables clients to confidently make Meilenstein developments as their number one choice. We believe that when a client gives us their vote of confidence, we must exceed their expectations. Beyond good business practice, it is simply the right thing to do.

With Meilenstein as your partner, you get a professional and competent project team, focusing on the delivery of Meilenstein projects & striving to live up to the expectations of our clients.



A wide-angle photograph of the Dubai skyline at sunset. The sky is filled with vibrant, colorful clouds in shades of pink, orange, and purple. The city's skyscrapers are silhouetted against the bright horizon. The water in the foreground is calm, reflecting the colors of the sky and the city lights. A white rectangular frame is superimposed on the right side of the image, containing text.

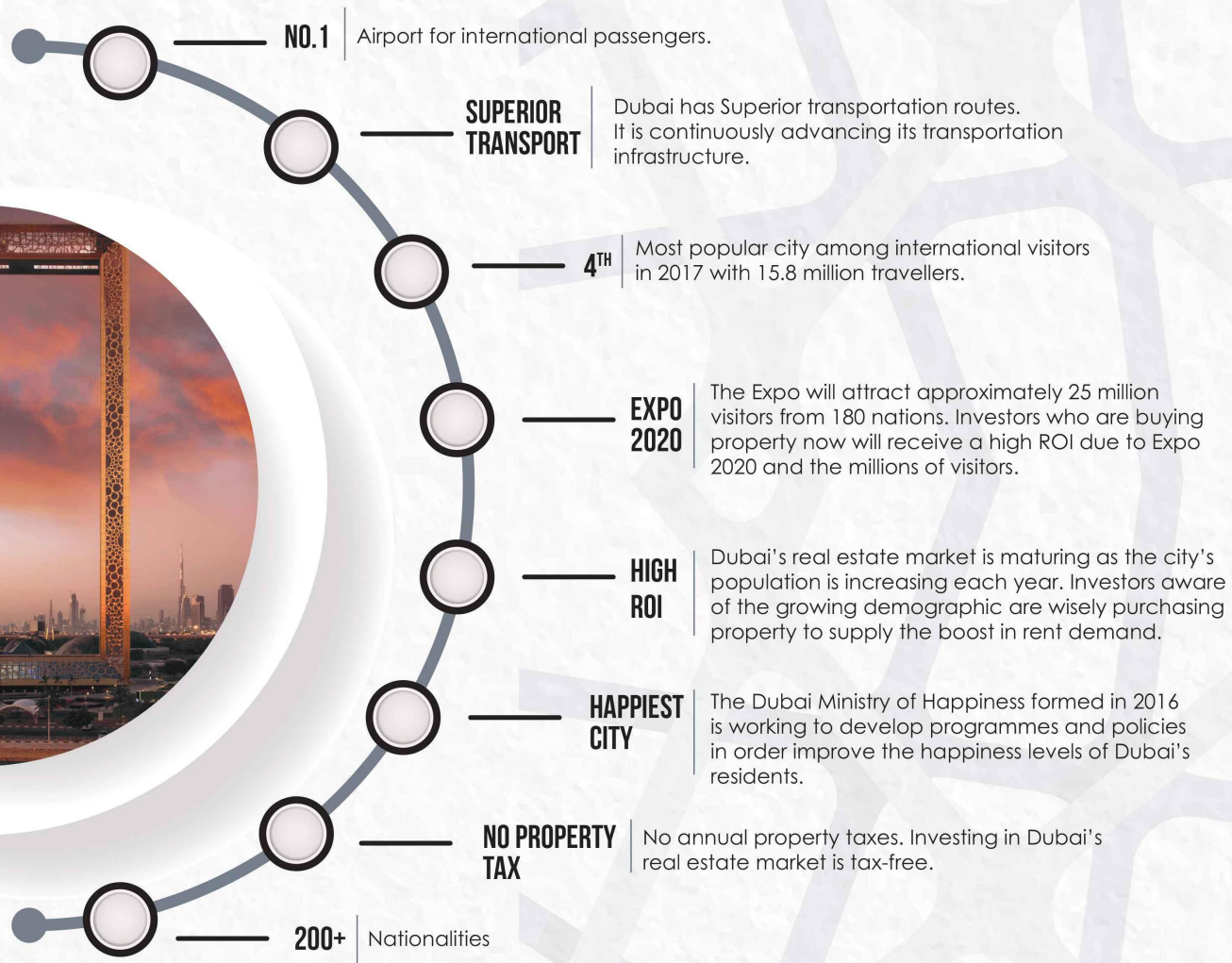
Why” Dubai

LOCATION PUTS US IN THE
CENTRE OF THE WORLD

Dubai is the gateway to the middle east with established trading links to a potential market of over 1.5 Billion people. Dubai's egocentricity places the city within easy reach of every continent and trading route.

Dubai is a Favourable Business Environment









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Studio 101 by Meilenstein developments is inspired by a finest modernist building of twentieth century. Studio 101 offers unparalleled view of surrounding lush green spaces, built around a landscape courtyard which will provide Studio 101 with a recreational club, a resident fitness center.

Studio 101 is a residential apartment offering studio, 1 bedroom and 2 bedroom.

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Take Centre Stage

DUBAI STUDIO CITY

When you are living in one of Dubai's prime locations, being close to the action will feel like second nature. As all eyes turn towards Dubai for the Expo 2020, you will find yourself not only nearby the Dubai Expo 2020 location but also in close proximity to other key hubs in the surrounding area. Convenient access from Hessa Road & Shk. Mohd. Bin Zayed Road

Your new home in Studio City, Dubai's very own production hub with studios, sound stages, backlots and sets, all sprawled over 22 million sqft.



SCHOOLS

**WITHIN
5 KM**

Victory Heights Primary School **6 Minutes**
Gems Metropole School **4 Minutes**
Jebel Ali School **11 Minutes**
Ranches Primary School **11 Minutes**



GOLF CLUBS

Victory Heights The Els Club **7 Minutes**
Jumeirah Golf Estates **21 Minutes**
Arabian Ranches Golf Club **11 Minutes**



HOSPITALS


Cedars Jebel Ali International Hospital **18 Minutes**
Aster DM Healthcare **15 Minutes**
Mediclinic Parkview Hospital **12 Minutes**
Emirates Hospital Day Surgery **7 Minutes**


**BEYOND
5 KM**

Kings School Al Barsha **10 Minutes**
American School **12 Minutes**
Emirates School **18 Minutes**
GEMS World Academy **9 Minutes**
Dubai International School **20 Minutes**


Montgomerie Golf Club **20 Minutes**
Emirates Golf Club **22 Minutes**


Al Zahra Hospital **18 Minutes**
Al Jalila Children's Specialty Hospital **28 Minutes**
Mediclinic Al Sufouh **18 Minutes**
NMC Hospital **14 Minutes**
City Center Clinic **10 Minutes**

 **20 Mins** – Airport Terminal 1

 **16 Mins** – Expo 2020 Site

 **20 Mins** – Burj Khalifa

 **10 Mins** – Arabian Ranches

 **4 Mins** – Dubai Autodrome

 **15 Mins** – Mall of The Emirates



8 Mins – Trump International Golf Club



5 Mins – Dubai Miracle Garden



5 Mins – Shk. Mohd. Bin Zayed Rd



15 Mins – Shk. Zayed Rd



5 Mins – Motor City



10 Mins – City Centre Al Me'aisem





STUDIO 101

the grand design of the lobby

A well-balanced light
and landscaping
offer definition to the
Studio 101 entrance

An extraordinary creative collaboration
has resulted in a new landmark for the
world's greatest city. Studio 101 is a fine
blend of contemporary architecture
with a supreme level of comfort and flair.
Studio 101 proportioned homes with
the highest engineering technology,
honest materials and versatile planning.





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**A
MOMENT
OF
REJOICE**

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Every Residence Boasts An Individual
Private Garden.

Your Own Private Garden!

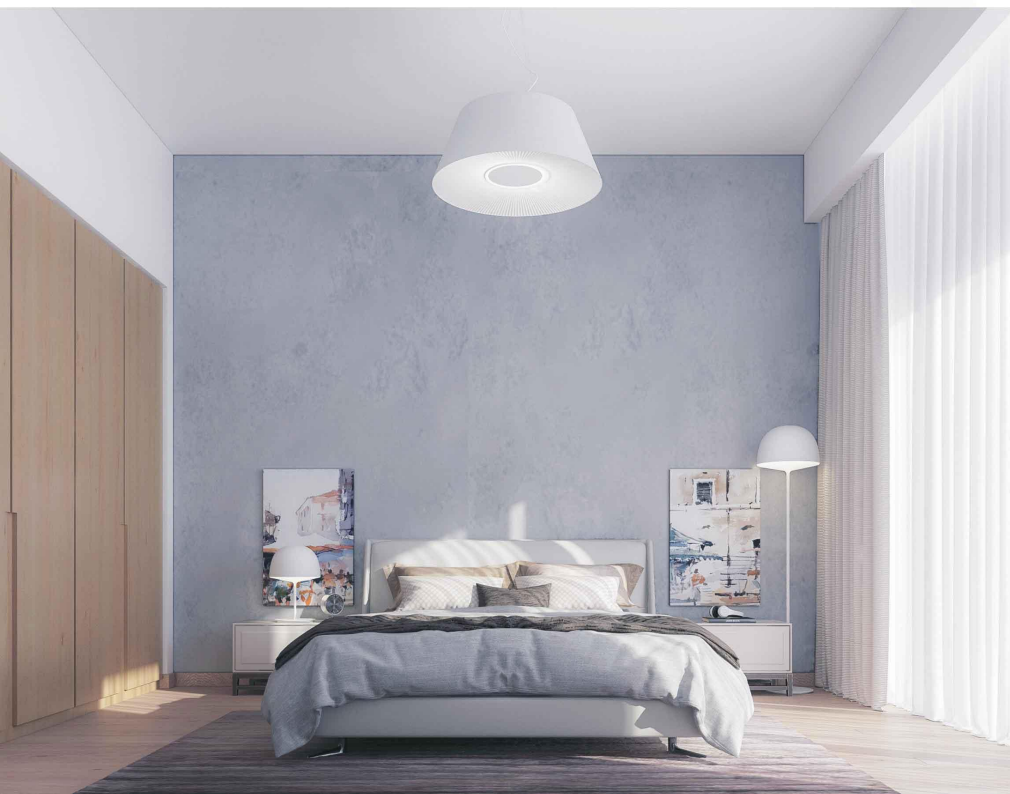




Minimalist Design **Quality and Sophistication** in every detail

Discover luxury and serenity with studio101. Elegance with subtle, signature touches. Each apartment comes with a generous private garden, that can, if so wished, play host to a beautiful landscape of plants & flowers. Whether your tastes lean towards modernist furniture or classic vinyl, this is the perfect place to relax or entertain friends.

The modern kitchen is fully equipped with European appliances. All apartments are fitted with a selection of integrated appliances, including built-in cooker and built-in oven that seamlessly blend into the space for a modern and stylish look. Refrigerator, and freezer are also supplied. Large windows allow more natural light. Adequate storage space available in each apartment.







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**LUXURY
MADE
AFFORDABLE**

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The Studio 101 design follows the formal, bold lines of a visionary man-made geometry complemented by the organic, luxuriant shapes of nature.





Memories for a **Lifetime**

Studio 101 has all functional features for modern life style, making it the ideal home.





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**THE
LIFE
YOU
DESERVE**

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The perfect blend of breath taking architecture and the finest element of modern building design, with awe-inspiring interiors envisioned by Studio 101.





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HIGH-QUALITY FITTINGS AND FINISHES

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Classic contemporary tilings brings a beautiful mood of a spacious baths at Studio 101, marble surfaces, radiant heated floors, Italian polished –chrome fitting complete the composition.





Contemporary in form but classic in **Function**

Studio 101's ambitious design allows breath taking views from every room

Studio, 1 bedroom and 2 bedroom units stretched over 8' floors. An understand palette of subtle colors lends an air of tranquility to the interiors.

Floor to ceilings, windows mean apartments are bathed in stunning natural light

Studio 101 is designed with the indoor/outdoor lifestyle in mind. Meticulously maintained landscaped gardens through out the property.





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**YOUR
HAPPY
HOURS**

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An exquisite tropical retreat from city, it draws from both five star design & innovative natural pool movement.



Amenities

Amenities include a retail centre, sports and recreational facilities. Community amenities include kid's play area, family and BBQ area. Sports facilities offers views of the neighbouring landscapes and parks.

Unparalleled Amenities

Our unmatched suite of amenities is the perfect complement to the stunning luxury condominiums of Studio 101. A devoted to state of the art amenities: an immense fitness center, children and the teen recreation spaces, lobby with a 24-hour concierge, observatory.



SWIMMING POOL



OUTDOOR PLAY AREA



OBSERVATORY LOUNGE



YOGA ZONE



BBQ SEATING



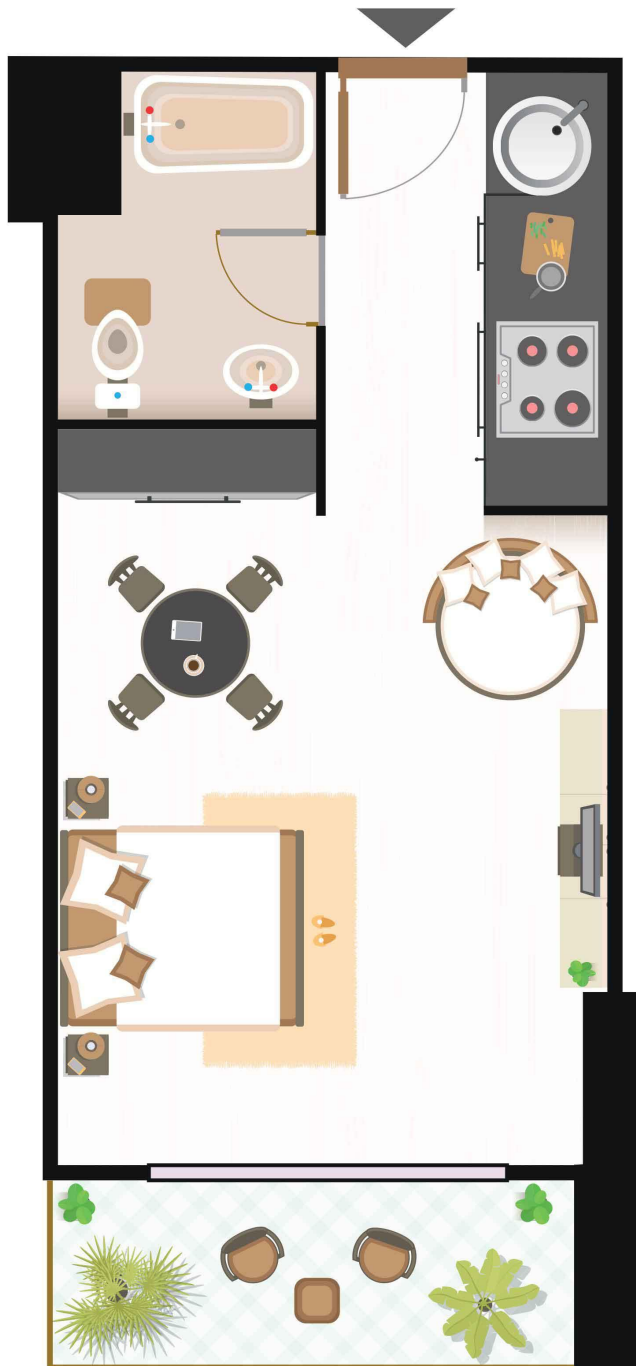




Facts And Features

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|------------------------|-------------|
| Building Type | Residential |
| Building Height | 37.35 m |
| No. of Floors | B+G+8 |
| No. of Studio Units | 95 |
| No. of 1 Bedroom Units | 54 |
| No. of 2 Bedroom Units | 14 |
| Total No. of Units | 163 |

Floor Plan



Studio
typical floor plan



One Bedroom
typical floor plan



Two Bedroom
typical floor plan



About Meilenstein Developments

Meilenstein developments is one of the nation's foremost German construction and real estate developer. Since us in cooperation with Meilenstein group, we have grown from regional organization, multi-faceted, national presence in the industry with headquarters in UAE and regional offices in Germany and UK.

Meilenstein developments was founded on vast experience, impeccable references, and best class German quality and ensured customer services. With many years of combined industry experiences and prestigious projects completed Meilenstein understand the goals of our Clients and are able to institute creative, proactive, and effective solutions to their specific needs.

Meilenstein strives to deliver excellence and value to its clients, while maintaining a leadership position in the industry. Meilenstein continues to play a relevant role in the building of commercial properties, retail spaces, and residential buildings. We remain at the forefront of building the most exciting, highly desirable and notable luxury residential condos, interior decor, and retail spaces in the country.

Clients at every price point and every stage of developments of Meilenstein discerning attention to materials, systems, and construction. An emphasis on quality, design, customer care, and sustainability centers every aspect of the Meilenstein home buying experience around you. At Meilenstein Residential, our mission is to develop communities that exceed expectations. We aspire to move every customer into an exceptionally crafted Meilenstein home that will serve generations to come

At Meilenstein, talented people with widely diverse experience enable us to work effectively with any project team on all phases of construction, including all ESTIDAMA certification processes and procedures. In an ever-changing industry, we are constantly exploring and developing new technologies and methods. Our innovation and creativity enable us to translate a client's concept into reality while keeping a solid focus on the bottom line.



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Our roots are based from Germany and has firmly established itself throughout Frankfurt & Kelkheim region as a real estate & full brokerage services.

Its first time in UAE, Meilenstein developments has established to provide high quality German Engineering, management & architecture. Meilenstein's uniqueness comes from understanding what it is to be the owner, the developer and the builder – a Trifecta that is evident in Meilenstein's core portfolio of prestigious projects.

From providing premium quality through a world class projects, Meilenstein developments delivers superior value to all stakeholders through extraordinary and imaginative spaces created out of profound customer focus & vision.

Meilenstein developments is based on vast experience from the real estate & construction business in Germany, UK and UAE. Our core team combines with decades of experience in the global markets to agreed parameters, in terms of customers, quality & services.

Along with local and international partners, Meilenstein developments invests in diverse opportunities and create excellent long term relationships.

A solid track record. A powerful future

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