



# OCTA

PROPERTIES

**OCTA PRIVÉ**  
PRE-SALES DECK



# The Differentiating Factors of Branded Residences

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A point of difference in a competitive market  
Wider customer base including brand followers  
Higher price & justified higher ROI  
Assurance of high-quality services & amenities  
Potential price premiums  
Branded interior design  
Better rental potential  
Design expertise and marketing benefits



**OCTA Properties** is a versatile organization providing Dynamic Innovative Solutions for the Property Development & Investment sectors.

This includes Exclusive Developer Representation, Luxury Branded Residences, Turnkey Property Development, and Advisory Consultation.

We are the Sole Representative for the upcoming townhouse project at Meydan brought by G&CO and Fortune 5.

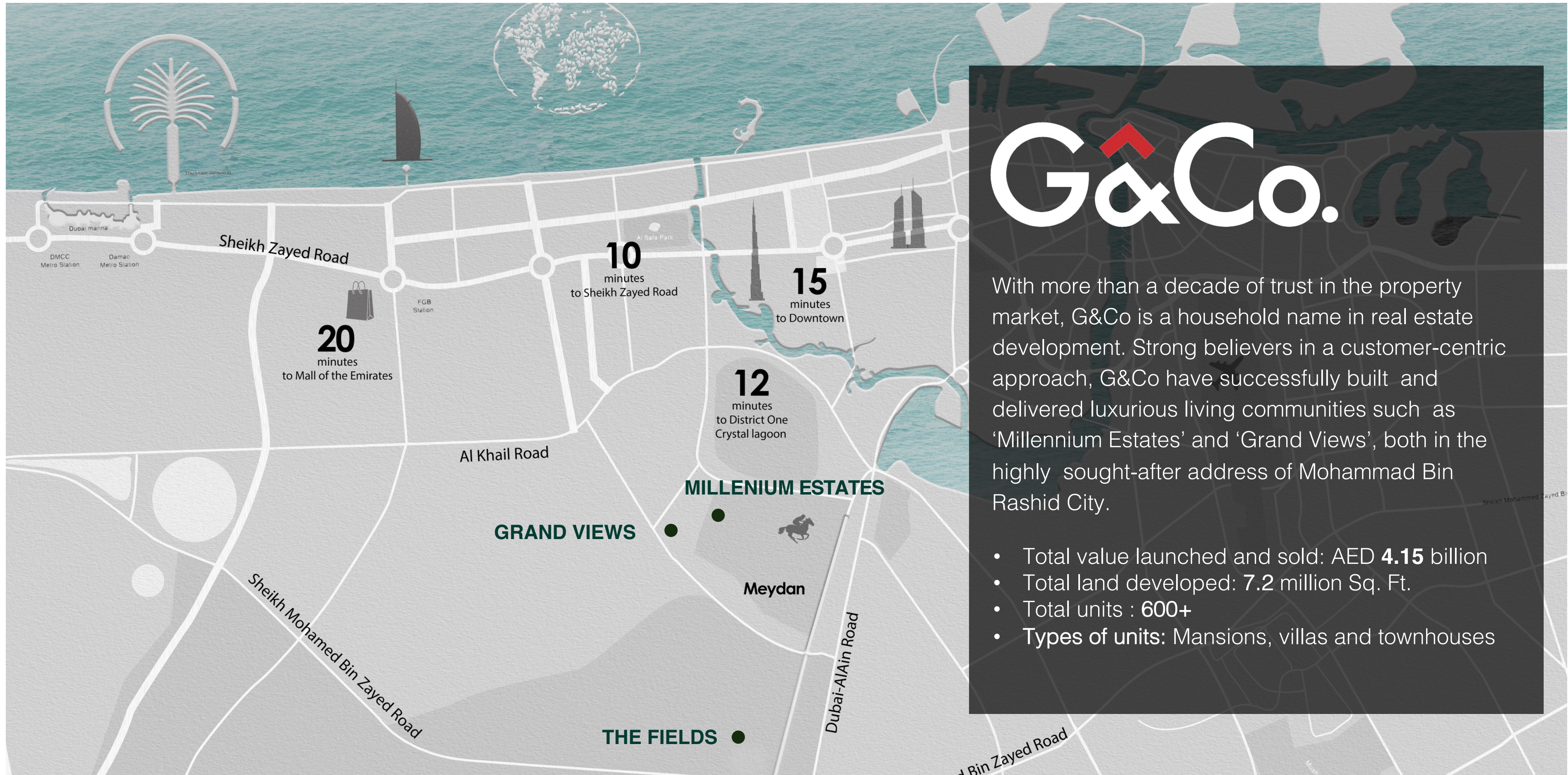
Through innovative product & marketing strategies, we enhance brand value & deliver exceptional sales volume to our esteemed clients.



## **A new benchmark for bespoke luxury living.**

A leading name in Haute Couture, Elie Saab has extended his craftsmanship into branded living spaces, where every detail is designed to radiate a unique and timeless aura. The rigorous manufacture, refined materials, and intricacy of each finish put Elie Saab branded residences in a class of their own.





# G&Co.

With more than a decade of trust in the property market, G&Co is a household name in real estate development. Strong believers in a customer-centric approach, G&Co have successfully built and delivered luxurious living communities such as 'Millennium Estates' and 'Grand Views', both in the highly sought-after address of Mohammad Bin Rashid City.

- Total value launched and sold: AED **4.15** billion
- Total land developed: **7.2** million Sq. Ft.
- Total units : **600+**
- Types of units: Mansions, villas and townhouses





# MILLENNIUM ESTATES – 198 VILLAS





# GRAND VIEWS - 476 VILLAS





**Fortune 5**

**Let the  
Future  
Thrive.**

Founded in 2008, well-established and recognized with specializations in Real Estate Investments, Developments and Brokerage Sales.

Since its inception, the company's focus has been to capitalize on a range of real estate asset classes with one goal in mind: to provide our clients with comprehensive solutions and expertise that surpass the ordinary.



# Meydan. World-class opportunities at the heart of Dubai

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Meydan is the visionary concept of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President, Prime Minister and Ruler of Dubai.

Since its inaugural opening in 2010, Meydan has attracted the attention of the world. The Meydan Racecourse is the centerpiece of Meydan and offers a full season of exemplary horseracing, the highlight of which is the world's richest horse race the "Dubai World Cup".





**OUR TOP TEN REASONS  
TO INVEST IN ELIE SAAB  
BRANDED RESIDENCES.**

# TOP 10

## **1. First Branded Residences in Meydan**

Exclusive residences in partnership with fashion icon 'Elie Saab' - unique in design and unequalled in quality and features.

## **2. Move in next year 65% Construction Readiness (as per RERA AUDIT)**

Unlock the door and the potential to your new home in December 2023, or if you decide to purchase for investment, get access the highest rental yields.

## **3. Perfect Position - Location is everything!**

When considering a real estate investment, "Elie Saab at The Fields," in the heart of Meydan, has the envious proximity to Dubai's Al Ain Road and a 15-minute drive to the city's center.

## **4. Only 4 bedrooms Elite Lifestyle Zone**

A high-end luxury townhouse community branded by the international haute couture designer Elie Saab. With accessibility to developed community-nearby schools and premium shopping outlets.

## **5. Community Living**

The Field is an all-inclusive community and ready with a clubhouse, gym, indoor and outdoor swimming pools and kid's pool as well as multifunctional amenities throughout the community.



# TOP 10

## **6. Meydan, MBR - An Establish Luxury Dubai District**

Meydan is an established and desirable area due to its multiple amenities, schools and support services.

## **7. Spacious living – four-bedroom**

Townhouses with larger than market-standard floor plans offer freedom of movement and generous family living space.

## **8. Exclusive Amenities (Elie Saab Zone 3)**

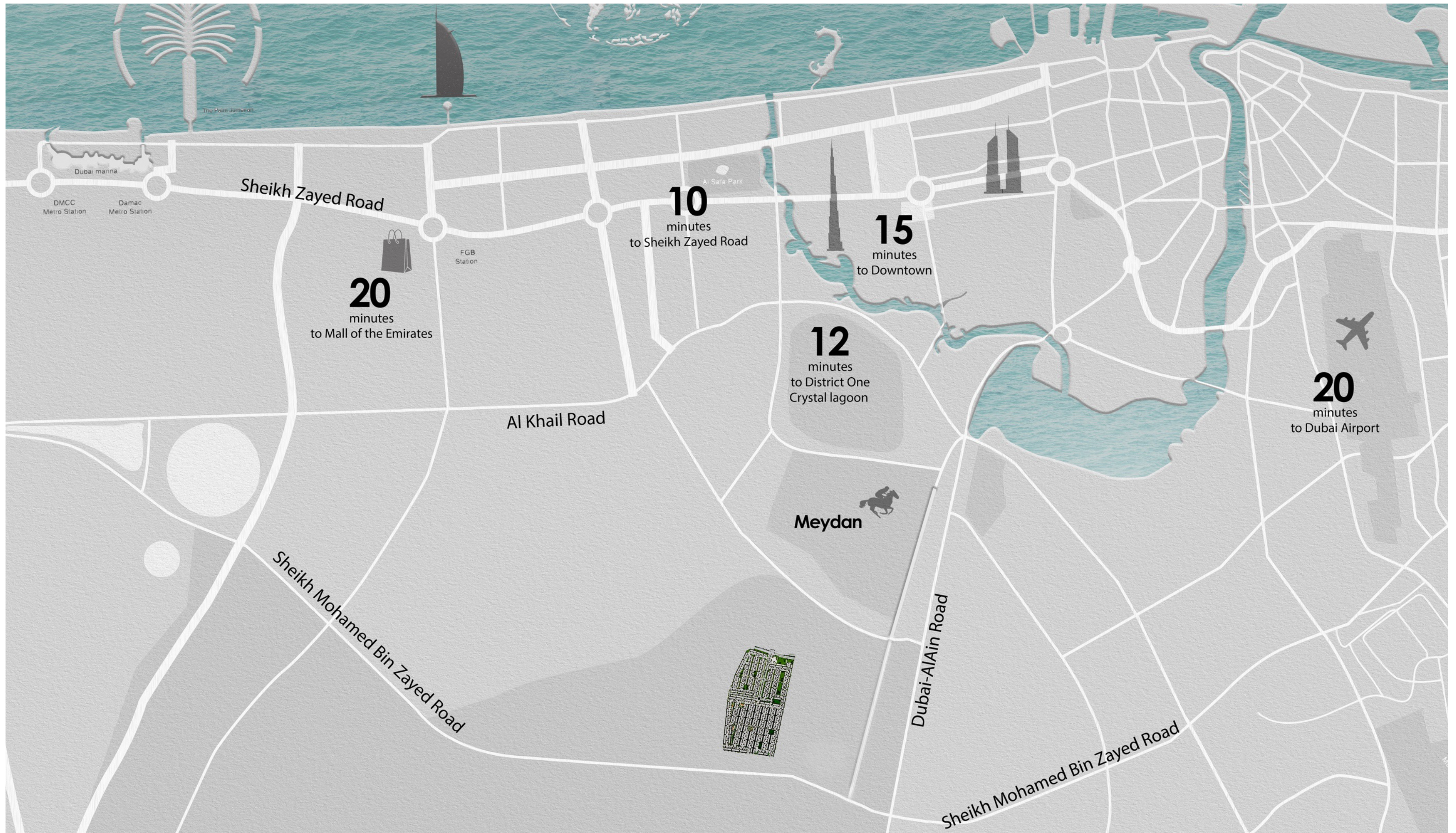
Dedicated 4 areas packed with amenities, lush green recreational spaces including jogging tracks, swimming and yoga areas and large spacious private gardens.

## **9. Retail community mall**

Includes Essential community services, own club house, and multiple retail outlets.

## **10. World-class design and finish**

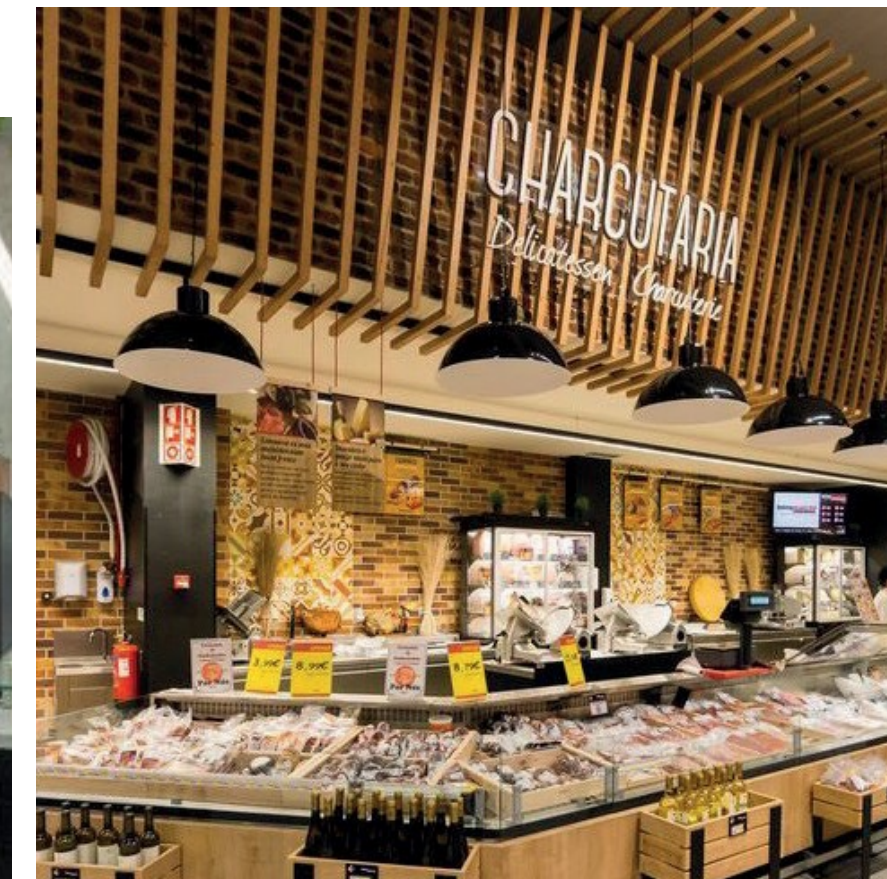
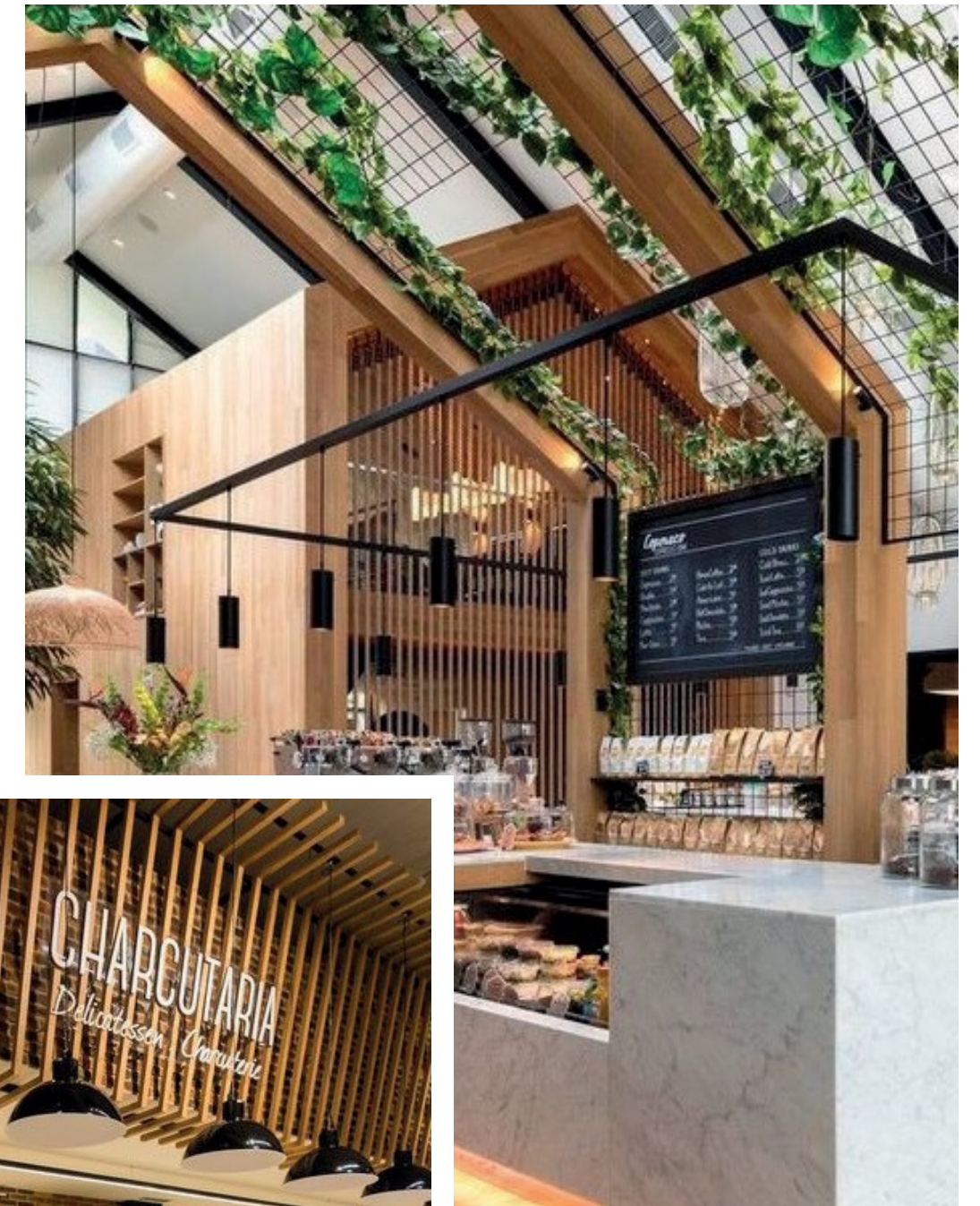
Elie Saab styled layout and interior design with exquisite finishes covering every fine detail.



# COMMUNITY CENTER



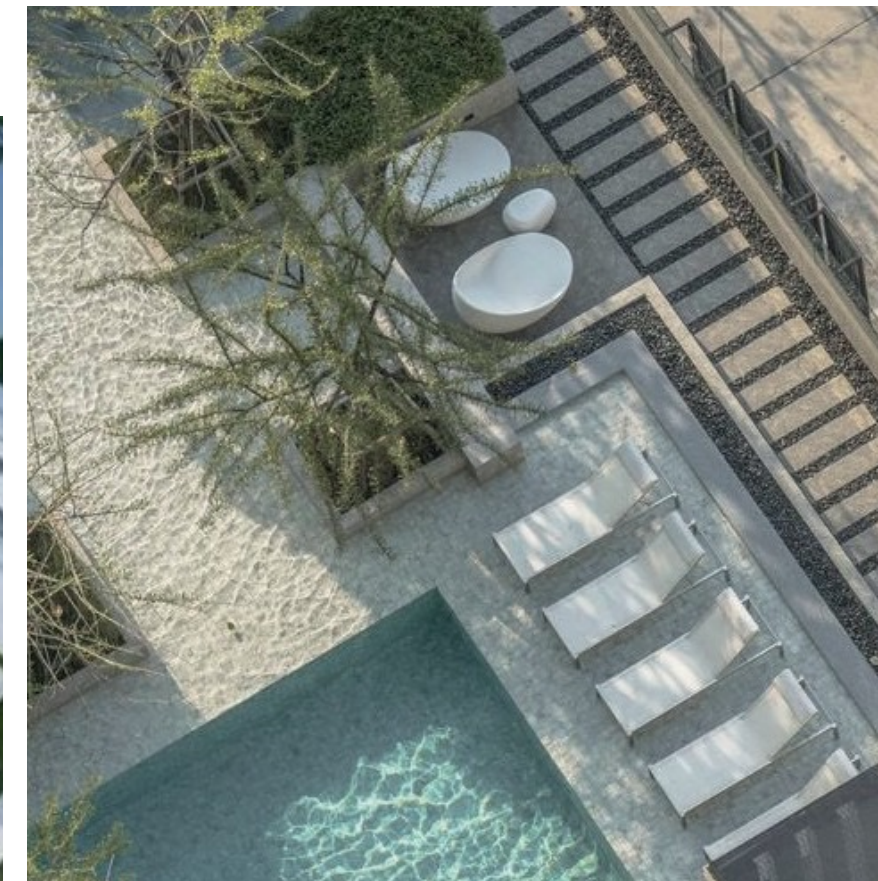
- . Supermarket
- . Pharmacy
- . Currency Exchange
- . Health Club
- . Retail shops
- . Cafes
- . Restaurants



# AMENITIES



- Serenity pool
- Serenity seating
- Pool deck
- Yoga area
- BBQ area
- Family gathering area
- Sports court
- Adventure kids park
- Young adults play zone
- Gathering lounge
- Jogging track



# FLOOR PLANS

## END UNIT

### 4 BEDROOM TOWNHOUSE

Total area 3,569 SQ.FT.

Plot area 3,100 SQ. FT

- Ground + 1<sup>st</sup> floor
- Spacious bedrooms with en-suite bathrooms  
(Approx. 20% larger than the market norm)
- Living and dining - (indoor and outdoor connection)  
(Approx. 40% larger than the market norm)
- Maids room
- Fitted kitchens with appliances (white goods)
- Family room - (indoor and outdoor connection)
- Two large open terraces on 1<sup>st</sup> floor

# FLOOR PLANS

## MIDDLE UNIT

### 4 BEDROOM TOWNHOUSE

Total area 3,088 SQ.FT.

Plot area 2,015 SQ. FT

- Ground + 1<sup>st</sup> floor
- Spacious bedrooms  
(Approx. 20% larger than the market norm )
- Living and dining - (indoor and outdoor connection)  
(Approx. 40% larger than the market norm )
- Maids room
- Fitted kitchens with appliances (white good)
- Family room - (indoor and outdoor connection)
- Two large open terraces on 1<sup>st</sup> floor

# MASTER PLAN

ZONE 3



# ZONE 3





**THANK YOU!**

[www.octaproperties.com](http://www.octaproperties.com)