

the hub
residences
by ZāZEN

ZāZEN

ZāZEN Property Development LLC



the hub
residences by ZāZEN

The Hub Residences by ZāZEN



Welcome to The Hub Residences by ZāZEN - an upscale residential development nestled in the heart of Dubai. Named for its unparalleled proximity and connectivity, it is just a 1-minute walk from the Al Furjan metro station, providing the ultimate connectivity for residents.

Developed by ZāZEN Properties, a leader in sustainable, award-winning real estate projects, and a proven track record, The Hub Residences by ZāZEN epitomizes modern luxury, with an emphasis on community and elegance.

The project seamlessly blends modern design and world-class facilities, with your wellbeing and the principles of Vastu, making it the perfect investment.



The Hub Residences by ZāZEN promises unparalleled accessibility, contemporary design and a focus on your wellbeing. Rising ten-stories, this residential apartment building is located in the thriving community of Al Furjan. Residents will enjoy proximity to key amenities, including schools, shopping centers, the metro, parks and beaches, offering a unique blend of convenience and comfort.

With floor to ceiling windows providing abundant natural light, meticulously crafted spaces for families, top-notch finishes, Vastu compliant units, and lush green areas, we have built an environment that promotes health and happiness sustainably.



105 MODERN
RESIDENCES



TEN-STORY
MID-RISE
BUILDING



230K SQ FT
BUILT-UP
AREA



LEED
CERTIFIED
BUILDING



WORLD
CLASS
AMENITIES



VASTU
COMPLIANT
UNITS

The ZāZEN experience

The Hub Residences by ZāZEN boasts a collection of 105 residences, consisting of modern one, two, two with maids, three with maids and select townhouse apartments. Each space is crafted with your well-being in mind and aims to balance quality, convenience and comfort.



SUSTAINABLE
COMMUNITY
LIVING



INTEGRATED
WELL-BEING
DESIGN



PERFECT
FAMILY
ENVIRONMENT



CONNECTED
IN ALL THE
RIGHT WAYS



Conditions apply. Images for illustrative purpose only.

Seamless connectivity



Located just 150 meters or a 1-minute walk from the Al Furjan Metro station, The Hub Residences ensures seamless connectivity across Dubai.

This prime location makes daily commutes and urban adventures effortlessly easy. Nestled in the vibrant and thriving community of Al Furjan, residents are surrounded by amenities like schools, shopping centers, parks, and dining options. And the JBR Beach just a 10-minute drive away. This sought-after location not only elevates the lifestyle of its residents but also promises substantial investment potential due to its strategic positioning and excellent accessibility.

Welcome to The Hub!



1 MINUTE WALK
To Al Furjan
Metro Station



8 MINUTES
To Ibn Battuta Mall and
Al Furjan Pavilion



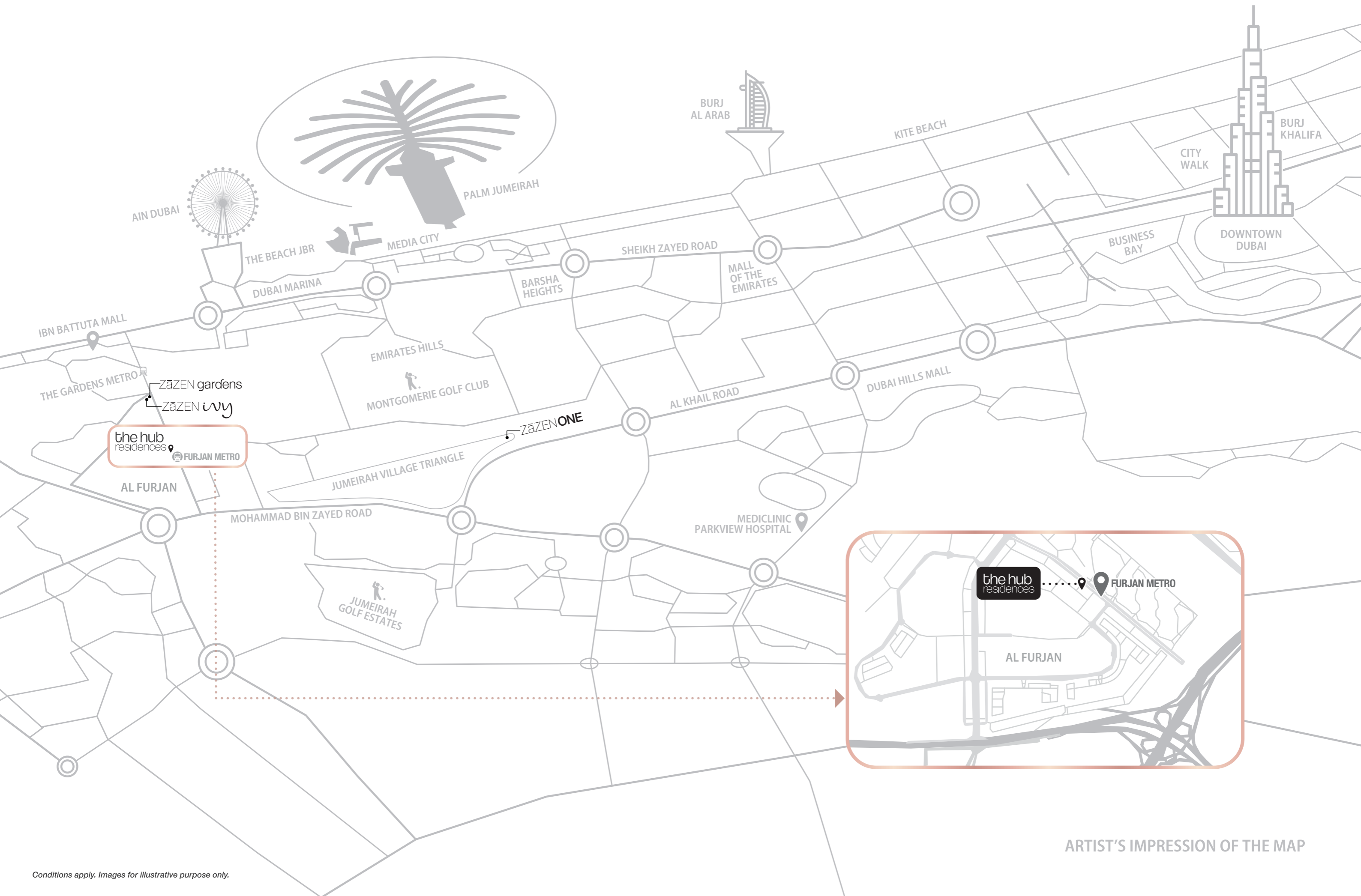
10 MINUTES
To The Beach JBR,
and Dubai Marina



20 MINUTES
To DIFC and
Downtown Dubai



25 MINUTES
To Dubai Int'l Airport and
Al Maktoum Int'l Airport



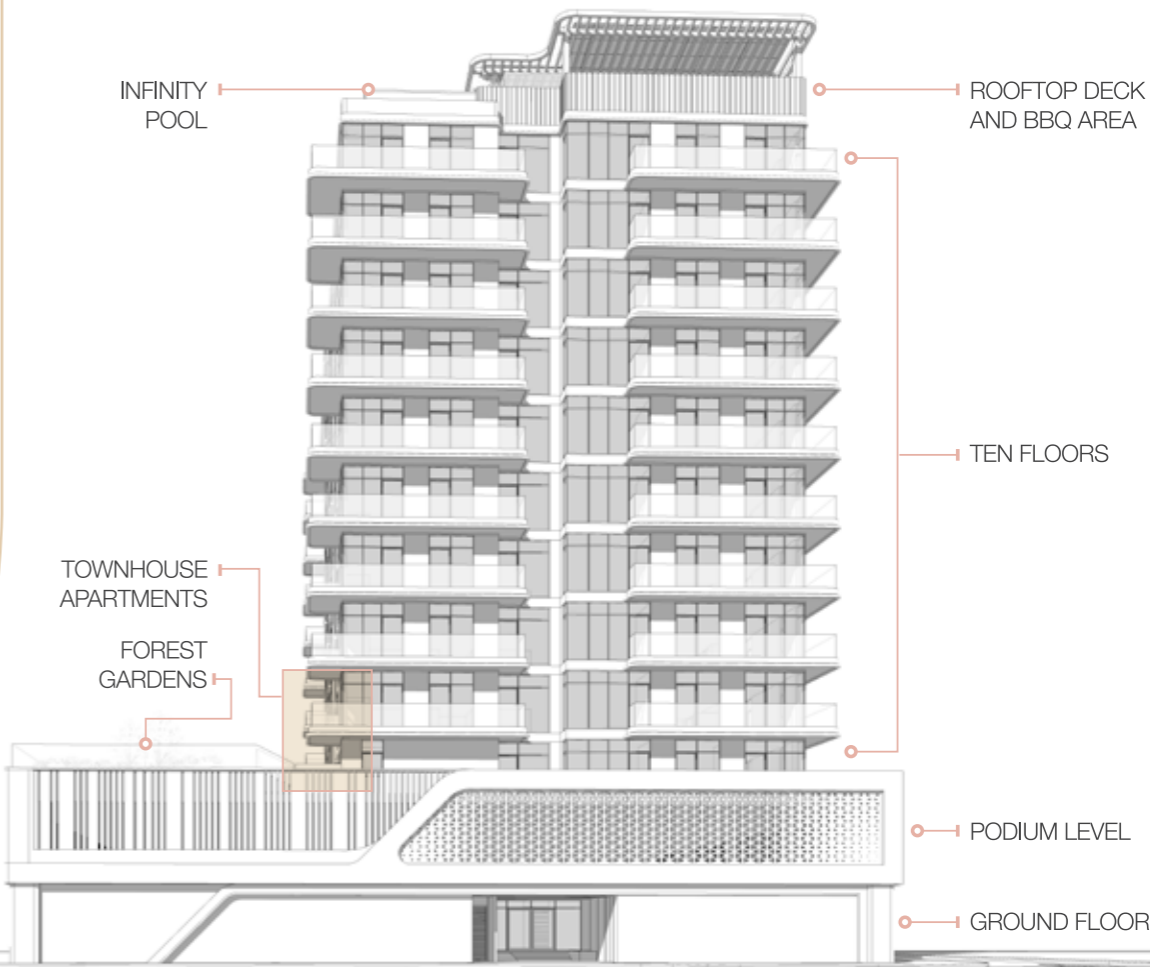
ARTIST'S IMPRESSION OF THE MAP

Conditions apply. Images for illustrative purpose only.





PROJECT CONFIGURATION



| RESIDENTIAL BUILDING | UNIT TYPES |
|---|--|
| Ground + Podium + 10 Floors + Roof | 105 Residences |
| Location: Al Furjan, Dubai Master Developer: Al Furjan | 1 Bedroom 2 Bedroom 2 Bedroom + Maid Room 3 Bedroom + Maid Room Select Townhouse Apartments |

| ELEVATORS | PARKING | OWNERSHIP |
|---|--|---|
| International brand 2 Elevators 5 Year Warranty | Covered parking spaces for each unit based on unit size Bicycle racks EV charging stations | Freehold Anticipated Construction Completion Date* December 2026 <small>*Building handover expected 2 months after construction completion.</small> |

PROJECT AMENITIES



ENTERTAINMENT
& BBQ AREA



TEMP. CONTROLLED
ADULT INFINITY POOL



TEMP. CONTROLLED
KIDS POOL



STATE-OF-THE-ART
GYMNASIUM



OUTDOOR
GYMNASIUM



JACUZZI



FULLY FITTED
KITCHEN



VASTU COMPLIANT
UNITS



LUSH FOREST PARK
WITH WATERFALL



AMPLE LOCAL
AMENITIES



RESIDENTS
LOUNGE



PET
FRIENDLY



WELL-BEING
DESIGN



CHILDRENS
PLAY AREA



WIFI-ENABLED
COMMON AREAS



RESIDENTIAL
PARKING



SOLAR POWER
GENERATION



24/7 SMART
SECURITY



JOGGING
TRACK

UNIT DETAILS

| UNIT TYPE | NOS. | NET LIVABLE AREA ^{SQFT.} | NET BALCONY AREA ^{SQFT.} | TOTAL AREA ^{SQFT.} |
|------------------------------|------|-----------------------------------|-----------------------------------|-----------------------------|
| 1 BR | 28 | 748 | 69 | 817 |
| 2 BR | 28 | 1,000 | 120 | 1,120 |
| 2 BR + M | 26 | 1,133 | 193 | 1,326 |
| 2 BR + M Townhouse Apartment | 1 | 1,572 | 436 | 2,008 |
| 3 BR + M | 18 | 1,450 | 123 | 1,573 |
| 3 BR + M Townhouse Apartment | 4 | 2,010 | 550 | 2,560 |

**Typical areas are shown, but may vary based on floor and unit type.*

| | | |
|--|--|---|
| <p>ANTICIPATED SERVICE CHARGE</p> <p>AED 13 - 15 per sq. ft.*</p> <p><small>*To be confirmed by OA Management Company at handover</small></p> | <p>40-60 PAYMENT PLAN</p> <p>40% during construction, 60% at handover.*</p> | <p>ANTICIPATED CONSTRUCTION DATES</p> <p>Start: April 2025* Completion: December 2026*</p> <p><small>*Dates may vary based on actual construction start date, site progress and authority approvals. Building handover date is considered 2 months after construction completion.</small></p> |
|--|--|---|

***Payment plan is 40-60 for all units,
except for 1 BHK units, which follow the 50-50 payment plan.**
Prices and payment plans are subject to change.



Conditions apply. Images for illustrative purpose only.

PROJECT FEATURES AND SPECIFICATIONS



ENVIRONMENT

Grand Lobby with 24-hour Security Service

Rooftop Temperature-controlled Adult Infinity Pool

Rooftop Temperature-controlled Kids Pool

Rooftop Modern Gymnasium

Rooftop Jacuzzi

Roof-top BBQ and Entertainment Area

Private Forest Garden with Water Feature

Resident's Lounge

Shaded Kids Play Area

Lush Green Common Areas

Jogging Track

LEED Certified

Vastu Compliant Units

Well-being Designed



CONVENIENCE

High-speed Elevators

Security Access Control

Common Area Wifi Access

Pet Friendly

24/7 Smart Security and Maintenance

Close to Ibn Battuta Mall and Furjan Pavilion

Solar Power Generation

150 meters from the Al Furjan Metro Station

EV charging stations



APARTMENT FEATURES

3.2 M Ceilings in the Living Room and Bedrooms

Premium Tile Flooring

Elegantly Proportioned Window-walls

Generous Balcony and Terrace Areas

Centrally Air-conditioned

Pre-wired for High-speed Internet / Phone / Data / Satellite TV / Audio-Video Intercom System

Custom Crafted and Fitted Wardrobes and Walk-in Closets

Laundry and Store Rooms with Washing Machine included



LIVING AND DINING

All Rooms feature Double-glazed Windows with Sliding Doors

Vitrified Porcelain Tiled Floors

Non Toxic Emulsion Paint for Walls

Oak Wood finished Main Doors

False Ceiling with Shadow Grooves



KITCHEN

Open Kitchens and Semi-Open Kitchens with Breakfast Counter

Premium Quartz Stone Countertops

Fitted with Professional-standard Appliances from Carylil. Built-in Gas Cooktop and Stainless-Steel Oven, Freestanding Refrigerator and Dishwasher (based on unit type)

Vitrified Porcelain Tiled Floor

Non-Toxic Emulsion Paint for Walls

Laminated Italian Kitchen Cabinets with Cove Lights



BATHROOM

Vitrified Porcelain Tiles on Floor and Wall

2-in-1 Shower System with Shower Head and Telephone Shower

Oioli mixers from Italy and Iforematal Accessories from Turkey

Mirrored Cabinet with LED Light in Master Bathroom

Vanity Counter and Ledge Wall in Quartz stone

80L Water Heaters with 2-year Warranty



Green living, exceptional quality

The Hub Residences by ZāZEN has been designed with sustainability from the ground up. Benchmarked against the international LEED standard, the most widely used green building rating system in the world, it will achieve LEED certification on completion. Showcasing its dedication to sustainability and environmental responsibility, the project boasts lush landscaping, multiple recycling stations, EV charging bays and solar panels on the roof. The solar power generated supplements the energy usage in the common areas of the building, helping to reduce service charges for owners.





Vastu and well-being

Creating spaces filled with positive energy.

At The Hub Residences, we know that true beauty lies in harmony and balance. That's why our design philosophy integrates Vastu and Well-Being principles, aligning our buildings with the natural elements to enhance positive energy flow. Every aspect, from building orientation to your apartment entrance, is meticulously designed to create a welcoming and serene atmosphere conducive to your growth. Whether you're a Vastu enthusiast or just appreciate living in balance, The Hub Residences by ZāZEN provides a sanctuary where you can flourish and grow.



LAND ENERGY
OPTIMISATION



EMF
MITIGATION



CLASSICAL
FENG SHUI



BUILDING
BIOLOGY



VASTU
COMPLIANT

LEED Certification

As a LEED certified building, we prioritize energy efficiency, water conservation, and sustainable materials throughout our design and construction. From eco-friendly construction practices to energy-efficient appliances, every aspect of our development is meticulously planned to minimize environmental impact, maximize sustainability and give owners the highest quality home.







Everlasting style

Our design philosophy perfectly balances modern luxury with homely warmth, employing complementary hues and high-quality materials to fashion an environment that exudes both refined chic and welcoming comfort.

Homes Designed for Living

Clean lines, natural colours, premium amenities, fully-fitted kitchens - every detail is thought through, and every material is hand-picked. Welcome to your Hub.

Contemporary Chic

The Hub Residences by ZāZEN invites you into a world of contemporary charm. Clean lines, elegant furnishings, and a subtle luxurious ambiance welcomes you. Our designers have curated a palette of exquisite materials. From polished white marble finished floors in the main lobby, to cozy wooden elements and a touch of rose gold richness, we ensure each space is both modern and inviting.

Sustainable luxury redefined

Your apartments are crafted with meticulous attention to detail, featuring superior finishes, sleek design, fully-equipped kitchens, and smart layouts that enhance living space and comfort. Thanks to our LEED certification, your home is designed with sustainability at its core, ensuring minimal environmental impact while maintaining maximum style and comfort.



Growing together

At The Hub Residences, we recognize the dynamic needs of families. Our thoughtfully designed apartments offer adaptable spaces that can grow alongside your family. Enjoy generous living areas, exceptional shared spaces, and lush green surroundings, making The Hub Residences by ZāZEN the perfect place for your family to thrive and put down lasting roots.

Building communities

We believe that great developments aren't just buildings – they're communities. That's why we're committed to creating spaces that foster connection, collaboration, and a sense of belonging. **With The Hub Residences, we're not just building apartments - we're building a community where residents can live, work, and thrive together. Community living, the ZāZEN way.**



Conditions apply. Images for illustrative purpose only.



ZāZEN



Pushing the boundaries of what's possible

ZāZEN Properties is a leader in real estate development, known for delivering award-winning projects that push the boundaries of sustainability, design, quality, and community. **With The Hub Residences by ZāZEN, we continue our legacy of excellence and innovation. From implementing sustainable building practices, to innovative design concepts, we're constantly striving to raise the bar and set new standards of excellence in everything we do.**

The leadership team at ZāZEN Properties brings to the table over 50 years of domain expertise in modern urban design, evolving real estate insights, and refined aesthetic sensibilities. **The Hub Residences once again pushes the boundaries of sustainable living, design, and community, creating a project that is not only beautiful and functional but also environmentally responsible and socially conscious.**

High growth investment

Beyond our family-oriented design is a stellar investment. With LEED certification, Vastu-compliant layouts, a strategic location, and high-quality finishes, The Hub Residences by ZāZEN, promises substantial rental returns and property appreciation.

Our sustainable and wellbeing-focused designs make it a preferred choice among renters and buyers, ensuring a stable income for investors. **The proven success of our delivered projects, ZāZEN Gardens in Al Furjan and ZāZEN One in JVT, highlights this excellent investment potential.**



Our track record

ZāZEN ONE

Our flagship project, ZāZEN One in Jumeirah Village Triangle, was successfully completed in 2 years and handed over as promised. It still sets the standard for residential projects in the area and has won multiple awards along the way. ZāZEN One hosts a diverse and international community, with 27 different nationalities owning and residing in the building. This artfully designed residential project embraced the concept of Sustainable Community Living, with large living spaces, world-class amenities and lush green spaces.

ZāZEN gardens

ZāZEN Gardens in Al Furjan is right up the road to ZāZEN Central. It has been recognized as one of the best mixed-use projects in the area. Constructed and delivered in just 18 months to the highest quality, ZāZEN Gardens is the first LEED Gold certified residential project in Dubai, reducing 469 metric tonnes of CO2 annually. Located just a 7-min walk from the Gardens metro station, the project boasts 22 different nationalities, including many repeat buyers, with world class amenities, a central courtyard and great connectivity. The project sold out in just a few months and continues to appreciate in value for owners and investors alike.

ZāZEN ivy

ZāZEN Ivy, also in Al Furjan, is right next to ZāZEN Gardens and witnessed sky rocketing demand at launch in August 2024. The project was 95% sold in the first few days with the larger remaining units selling out a few weeks later. The project has started construction as is due for completion in 18 months.



Exceptional investment opportunity

Boasting a central location, Vaastu and wellbeing principles, and a strong return on investment prospects, The Hub Residences by ZāZEN allows investors to safeguard their financial future and become part of a dynamic community that prioritizes sustainability, wellbeing, and premium living.



Why Dubai?



There are many excellent reasons to invest in Dubai.

With visionary leadership, world-class infrastructure, robust regulations, ease of business and a globally recognized healthcare and pandemic response system, Dubai has positioned itself as the best city for tourism, business opportunities and as a primary or secondary home base.

And with the softening of regulations to obtain a long-term residency visa, via real estate investment, it is now much easier for you and your family to call Dubai home.



TAX-FREE
CITY



100% BUSINESS
OWNERSHIP



EASE OF
INVESTMENT



WELCOMING
CULTURE



HIGH
SECURITY



BEST
DESTINATION



the hub
residences | the ZAZEN

40-60 payment plan



BOOKING DEPOSIT

10%

*Due immediately.
4% DLD and Admin fees to be paid.*

FIRST INSTALLMENT

10%

*Due within 30 days after
booking deposit.*

SECOND INSTALLMENT

5%

*Due 3 months after
payment of the first installment.*

THIRD INSTALLMENT

5%

*Due 3 months after
payment of the second installment.*

FOURTH INSTALLMENT

5%

*Due 3 months after
payment of the third installment.*

FIFTH INSTALLMENT

5%

*Due 3 months after
payment of the fourth installment.*

FINAL INSTALLMENT

60%

*Due at the time of handover.
The title deed will be issued once the payment has cleared and the fees have been completely paid.*

**Payment plan is 40-60 for all units, except for 1 BHK units, which follow the 50-50 payment plan.
Prices and payment plans are subject to change. Terms and conditions apply.*

We love winning!

ZāZEN One won the coveted award for Sustainable Real Estate Project of the Year, 2022 - 2023 at the Sustainability Innovation Awards (UAE) and continues to be nominated and recognised across the industry.

We also won the award for Residential Real Estate Project of the Year, 2022 - 2023 at the Arabian Property Awards (UK), as well as the Sustainable Real Estate Project of the Year, 2023 - 2024 at the NDTV Ultimate Realty Awards (UAE). We have been named in the top 10 Green Developers Who Build Sustainably, the top 25 Developers in the Middle East, and the top 50 Developers in the GCC, 2023 - 2024 by Construction Week ME.

Recently, we have won awards for Apartment and Condominium Development, and Residential Development (20+ Units) at the Arabian Property Awards (UK).



SUSTAINABLE
REAL ESTATE PROJECT
OF THE YEAR



RESIDENTIAL
REAL ESTATE PROJECT
OF THE YEAR



SUSTAINABLE
REAL ESTATE PROJECT
OF THE YEAR



TOP 25
REAL ESTATE DEVELOPERS
IN THE MIDDLE EAST



TOP 50
REAL ESTATE DEVELOPERS
IN THE GCC



TOP 10
GREEN DEVELOPERS WHO
BUILD SUSTAINABLY



APARTMENT AND
CONDOMINIUM
DEVELOPMENT



RESIDENTIAL
DEVELOPMENT
20+ UNITS