



YOUR HOME. YOUR SOLACE. YOUR SONATE.

---

SONATE RESIDENCES  
ISN'T A BUILDING.

IT'S A MOVEMENT TOWARDS  
A SERENE COMMUNITY.





## 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, A LANDMARK OF MIND, BODY, AND SOUL

This is a one-of-a-kind project by Condor. It features a Basement, Ground Floor, 4 Podiums, 27 Floors and a Roof.

Sonate Residences epitomises the art of healing through its meticulous design. Every facet of the structure is crafted with a focus on wellness. Sonate Residences embodies a movement towards cultivating a tranquil community.



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

---

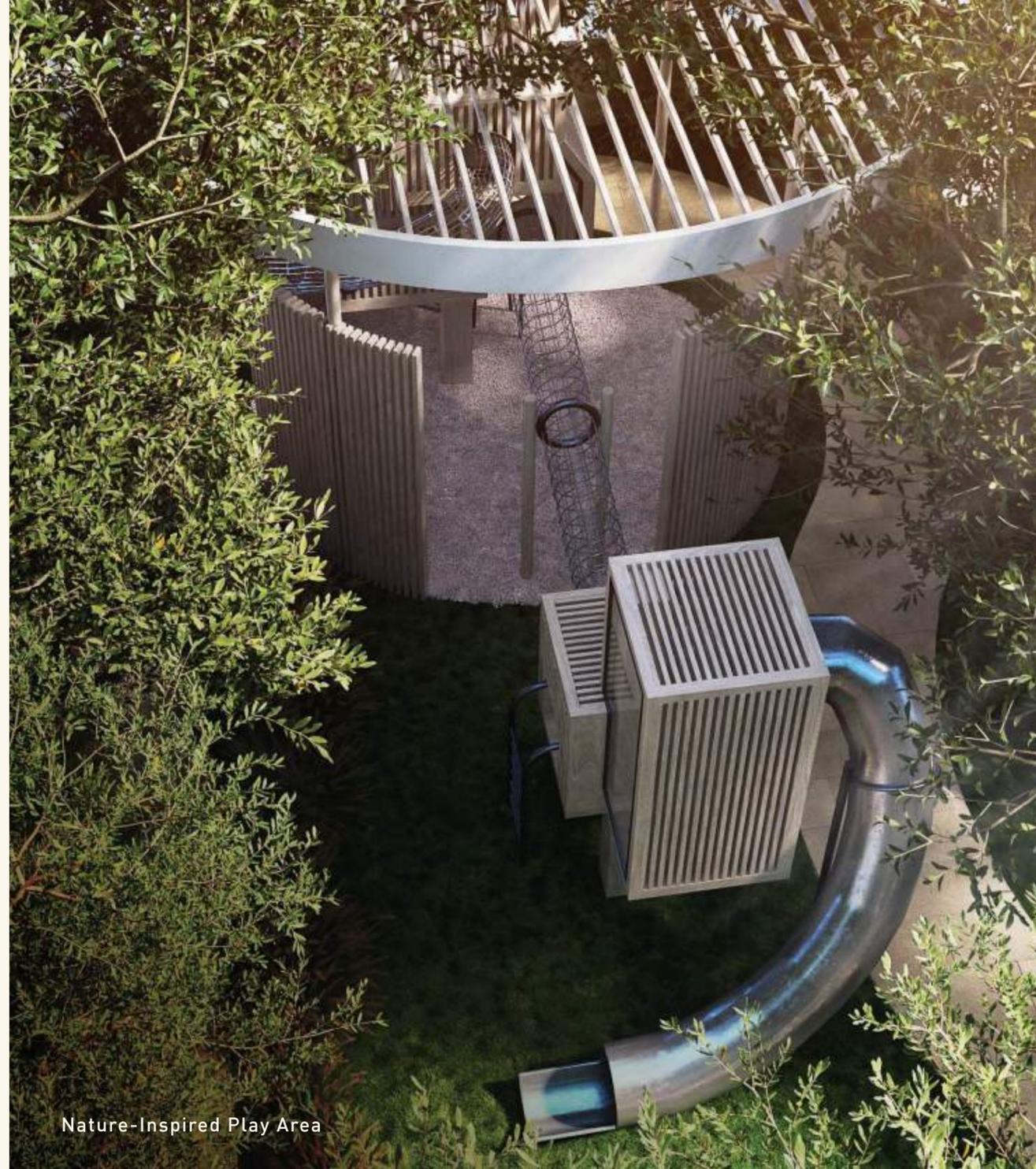
Immerse yourself in a life of purposeful existence and meaningful reconnection with the exceptional infinity pool meticulously designed to enhance well-being.

Infinity Pool

## WHERE TRANQUILITY MEETS PLAY

---

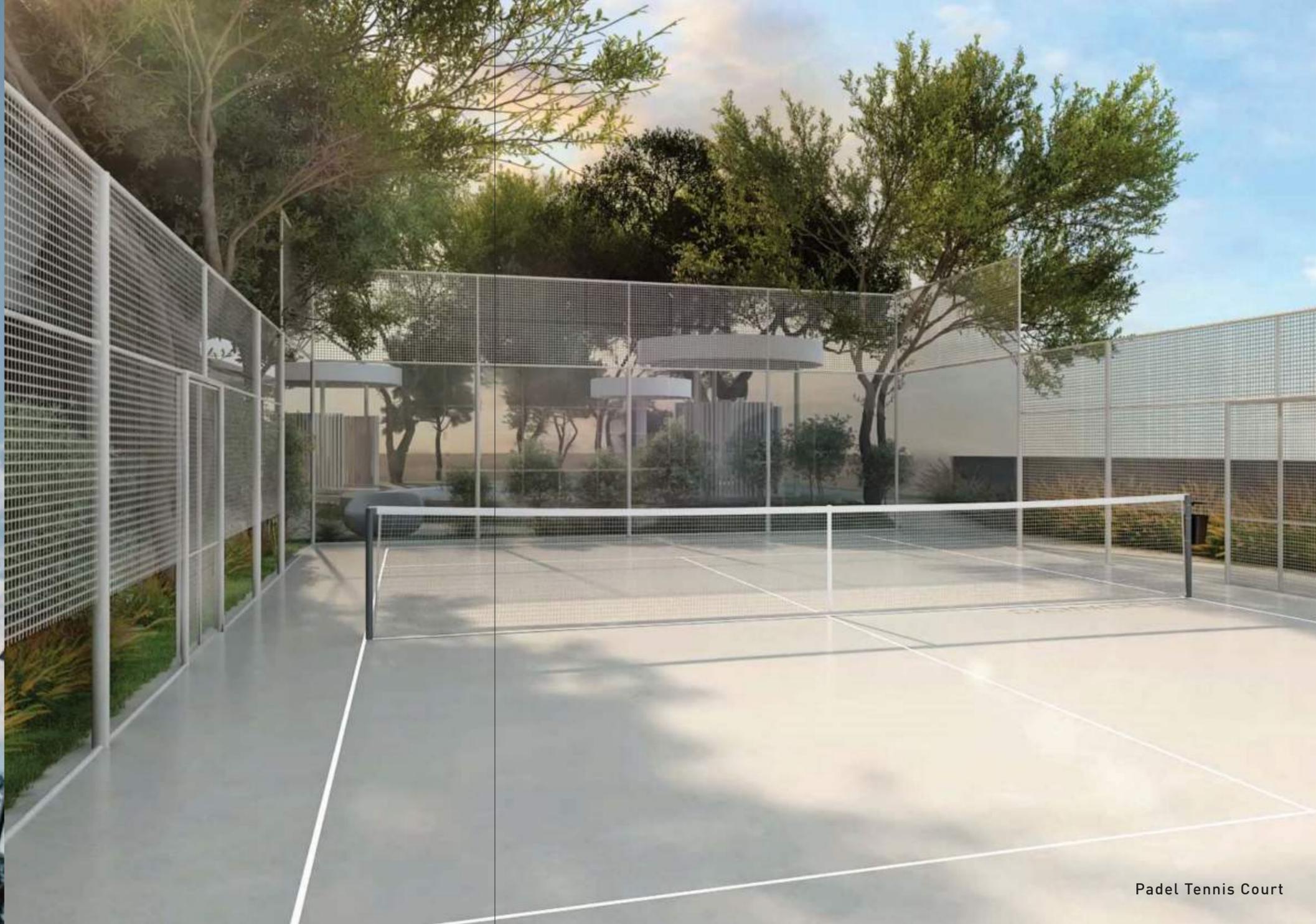
A unique and thoughtfully designed space that is more than just a play area. It's a haven where children can explore, create, and thrive in a setting dedicated to their well-being.



Nature-Inspired Play Area



Green Pathways for Jogging



## HARMONY IN MOTION

---

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

---

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

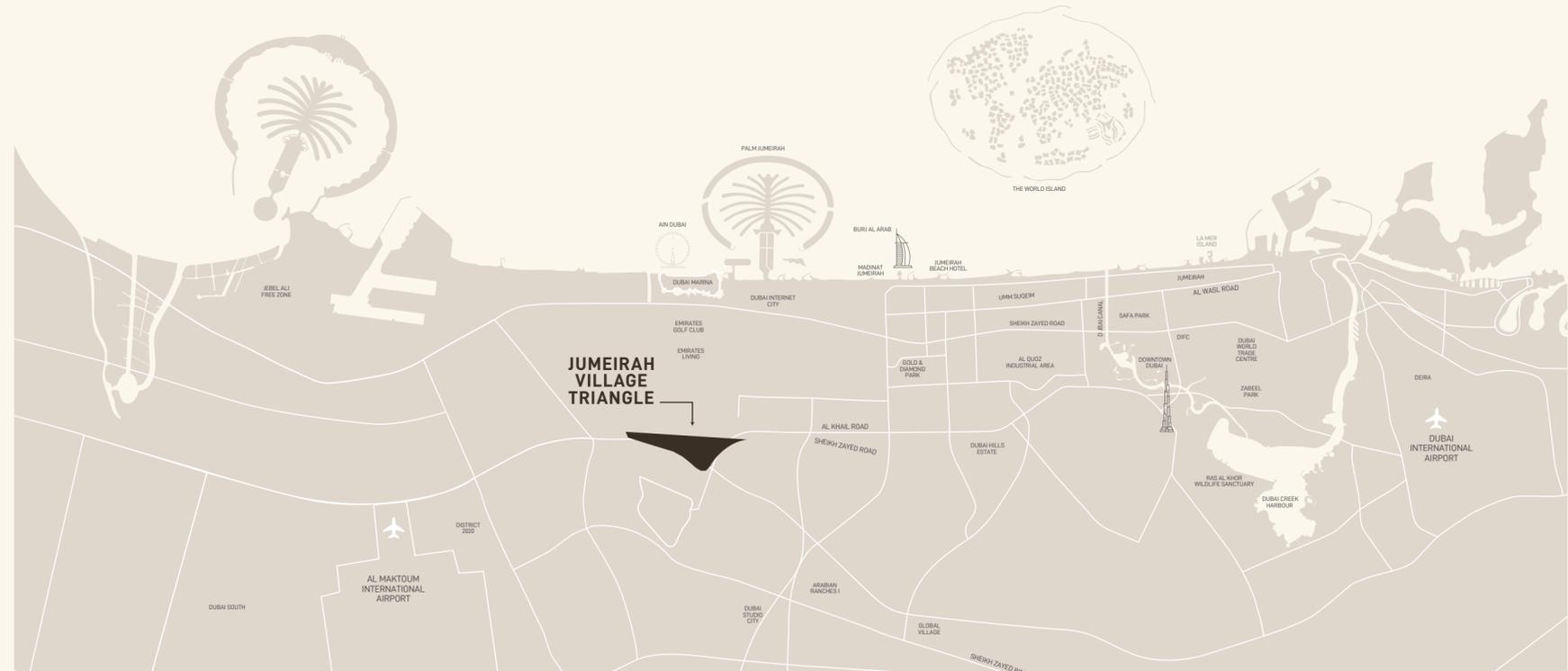
## ROOF TOP AMENITIES



## PODIUM LEVEL AMENITIES



- 2 minutes Sunmarke school
- 2 minutes Arcadia School
- 5 minutes Al Khail Avenue mall
- 14 minutes Jumeirah Golf Estate
- 10 minutes City Centre Me'aisem'
- 15 minutes Dubai Hills mall
- 17 minutes Dubai Hills Golf Club
- 20 minutes Mall Of The Emirates
- 20 minutes Dubai Marina
- 21 minutes Burj Al Arab
- 23 minutes Downtown Dubai & Burj Khalifa
- 23 minutes Palm Jumeirah
- 25 minutes Jumeirah Beach
- 25 minutes Al Maktoum International Airport
- 30 minutes DXB Airport
- 10 minutes Circle Mall, JVC



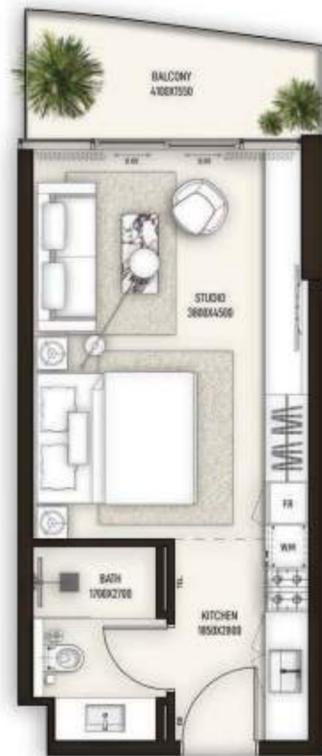
# SERENITY SEAMLESSLY INTERTWINED WITH CONNECTIVITY



- SONATE RESIDENCES
- COMMUNITY PARKS
- ME'AISEM CITY CENTER
- ARCADIA SCHOOL
- NOVOTEL, MOVENPICK & ADAGIO FOUR POINTS BY SHERATON
- SOCCER FIELD
- BASKETBALL COURTS
- TENNIS COURTS
- SUNMARKE SCHOOL
- SUPERMARKET
- DOG PARK
- AL KHALIL AVENUE

FLOOR PLANS





Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE

Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



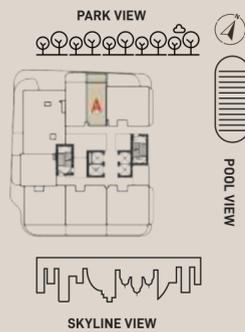
1 BEDROOM RESIDENCES

## STUDIO Typical layout

Type A Floors 1 - 10

	Sq.ft
Interior area	360.81
Balcony area	74.06
Net area	434.86

KEY PLAN

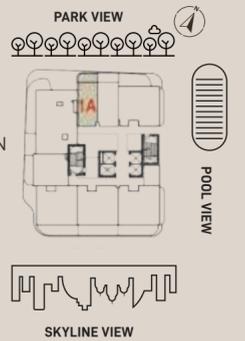


## STUDIO Typical layout

Type 1A Floors 1 - 10

	Sq.ft
Interior area	358.55
Balcony area	84.07
Net area	442.61

KEY PLAN

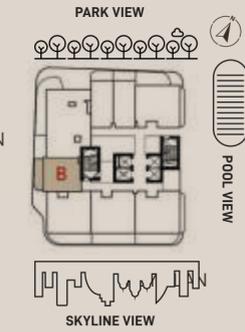


## STUDIO Typical layout

Type B Floors 2 - 17, 19 - 26

	Sq.ft
Interior area	453.27
Balcony area	109.36
Net area	562.63

KEY PLAN



The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.



The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.



Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE



The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.



Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE

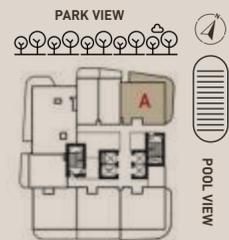
## 1 BEDROOM

Typical layout

Type A Floors 1 - 17

	Sq.ft
Interior area	635.29
Balcony area	211.51
Net area	846.8

KEY PLAN



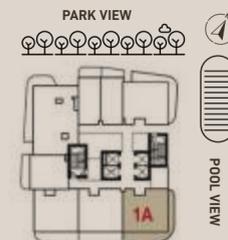
SKYLINE VIEW

## 1 BEDROOM

Type 1A Floors 2 - 26

	Sq.ft
Interior area	635.07
Balcony area	263.93
Net area	899.00

KEY PLAN



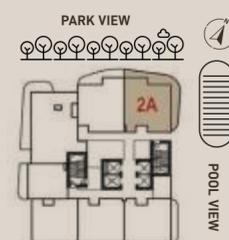
SKYLINE VIEW

## 1 BEDROOM

Type 2A Floors 19 - 26

	Sq.ft
Interior area	736.14
Balcony area	287.86
Net area	1024.00

KEY PLAN



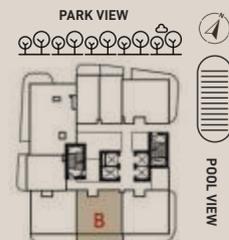
SKYLINE VIEW

## 1 BEDROOM

Type B Floors 2 - 17, 19 - 26

	Sq.ft
Interior area	635.72
Balcony area	170.39
Net area	806.11

KEY PLAN



SKYLINE VIEW



The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.

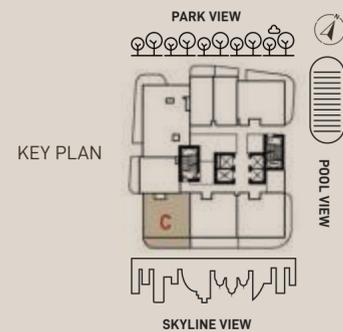
Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.



## 1 BEDROOM

Type C Floors 2 - 17, 19 - 26

Sq.ft	
Interior area	644.22
Balcony area	163.0
Net area	807.22

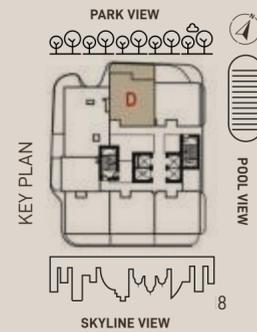


## 1 BEDROOM

Typical layout

Type D Floors 11 - 17, 19 - 26

Sq.ft	
Interior area	742.39
Balcony area	138.42
Net area	880.81





2 BEDROOM  
RESIDENCES



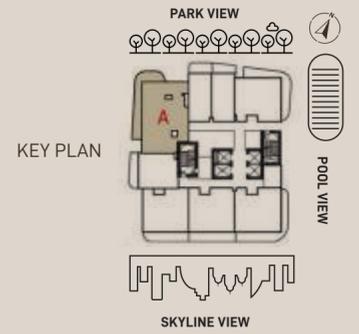
The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.

Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE

2 BEDROOM Typical layout

Type A Floors 2 - 17, 19 - 22

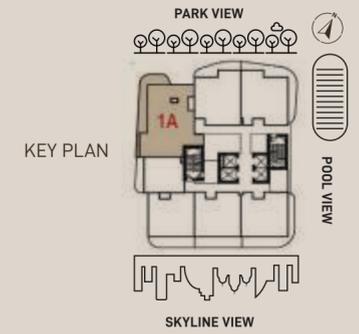
	Sq.ft
Interior area	1023.43
Balcony area	282.77
Net area	1306.25



2 BEDROOM

Type 1A Floors 23 - 26

	Sq.ft
Interior area	1120.85
Balcony area	276.52
Net area	1397.37





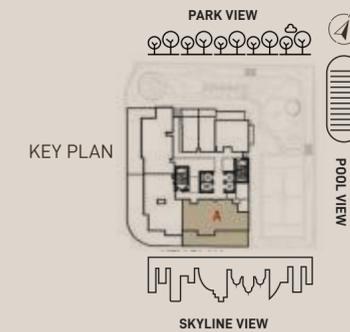
The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.

Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the site of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE

### 3 BEDROOM

Type A Floor 1

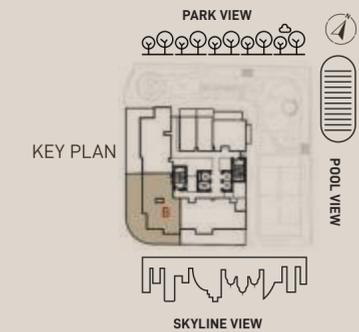
	Sq.ft
Interior area	1247.43
Balcony area	632.06
Net area	1879.49



### 3 BEDROOM

Type B Floor 1

	Sq.ft
Interior area	1268.42
Balcony area	1039.15
Net area	2307.57



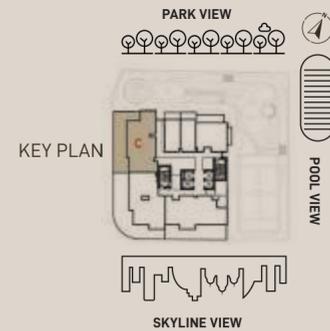


Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Developer and Buyer will have any legal effect. All drawings and dimensions are approximate. Drawings are not to scale and subject to change without notice. The Developer reserves the right to make revisions. The units are taken from the typical floor of a building and dimensions of the units, balcony and the size of columns may vary depending on the floor level and orientation of the unit within the building to comply with the building authority regulations. E&OE. The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.

## 3 BEDROOM

Type C Floor 1

	Sq.ft
Interior area	1203.41
Balcony area	729.9
Net area	1933.31



**DEVMARK**

## EXCLUSIVE SALES AND MARKETING

Established as the UAE's most experienced development marketing & sales consultancy, Devmark specialises in partnering with developers to expedite the sale of their projects and maximise their return on investment. Led by Sean McCauley, CEO & Richard Aybar, Managing Director, Devmark leverages extensive market knowledge, a developer-centric approach, and integrated sales and marketing processes to drive success for their clients.

Disclaimer:  
Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Seller and Buyer will have any legal effect. E&OE.  
The Developer reserves the right to alterations in the structural specifications subject to approval from master developer/authorities.



# 800DEVMARK

Condor Marina Star Sales Center  
Dubai Marina, Dubai, UAE

#### DISCLAIMER

Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability and only the information contained in the final Sales and Purchase Agreement entered into between the Seller and Buyer will have any legal effect. E&OE.