MERAAS



THE EDIT AT d3



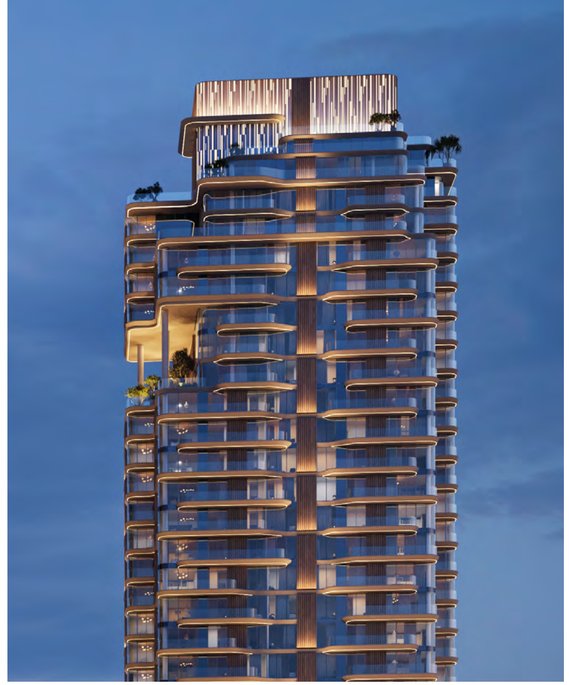
Project Briefing

Welcome to

THE EDIT AT d3

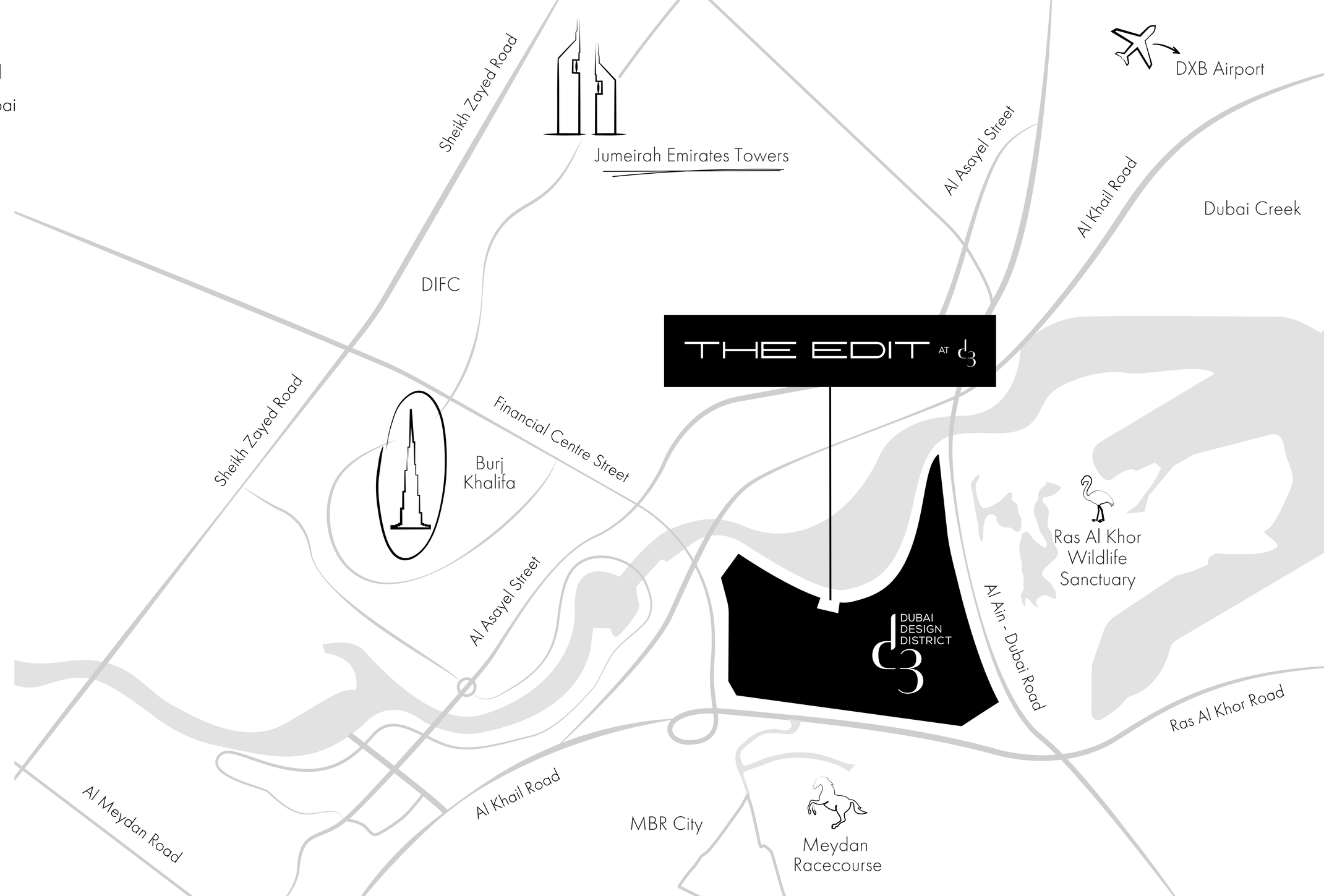






The Edit at d3 is a new contemporary trio of waterfront residences shaped by movement, light and nature. Softened edges, curved corners and sweeping balcony lines give the three towers a timeless elegance, rising in harmony to form a distinct skyline.

- 6 min ∘ The Dubai Mall
- 7 min ∘ Downtown Dubai
- 7 min ∘ City Walk
- 10 min ∘ Burj Khalifa
- 10 min ∘ Business Bay
- 12 min ∘ DIFC
- 15 min ∘ DXB Airport




THE EDIT AT 3



Set along the shoreline of d3, a waterfront vision rises in three sculptural movements, an ensemble that engages both city and water, with sky gardens creating living sanctuaries that draw light, greenery and air into the heart of the towers.

Unscripted. By Design.


Where Architecture Flows Like Water

Where Every Line Leads to the Sky





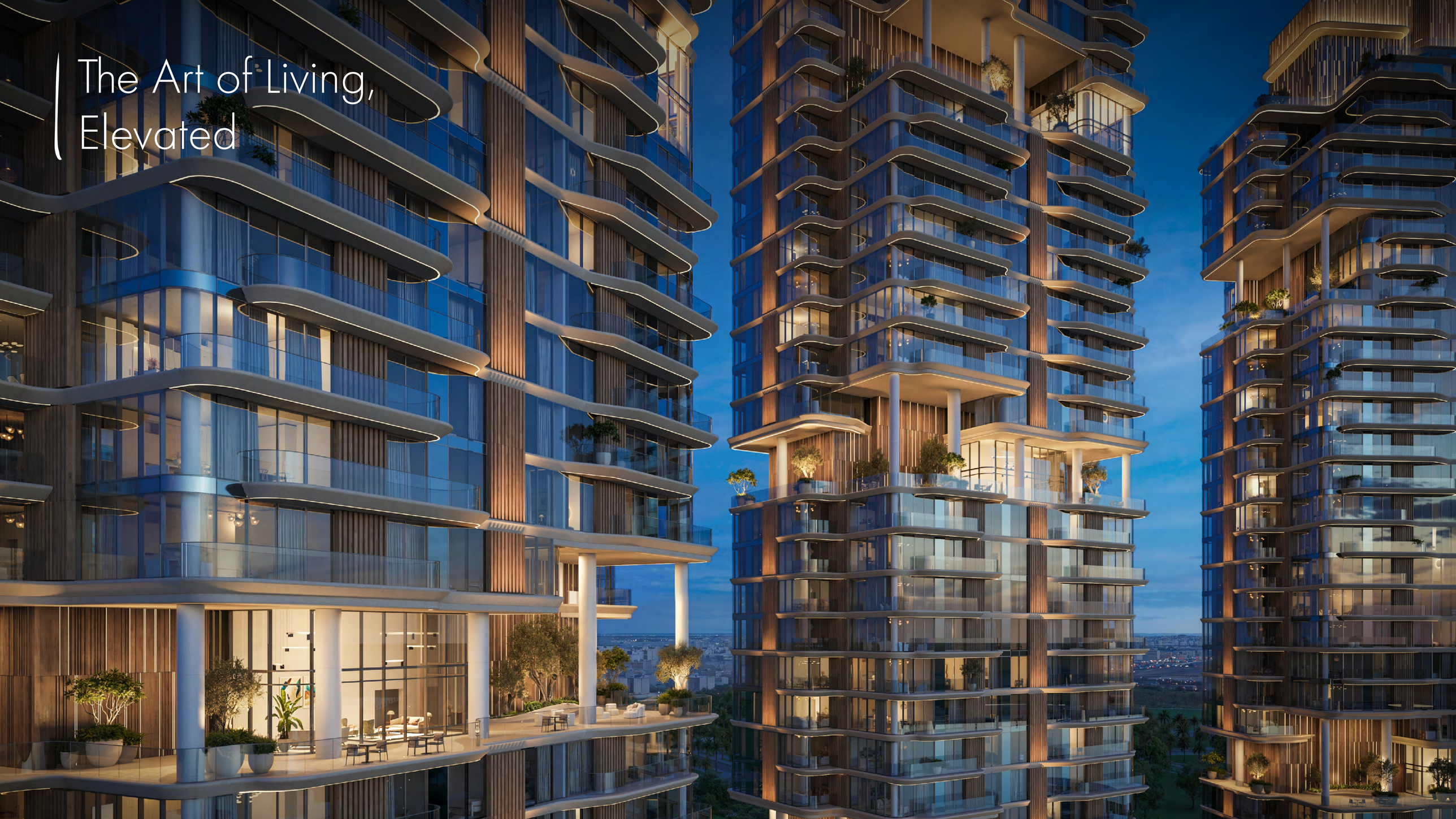

An Arrival Framed by Sculptural Canopies

A Harmony of Architecture and Calm




Sky Gardens that
Bring Life Upward


A Skyline
masterpiece

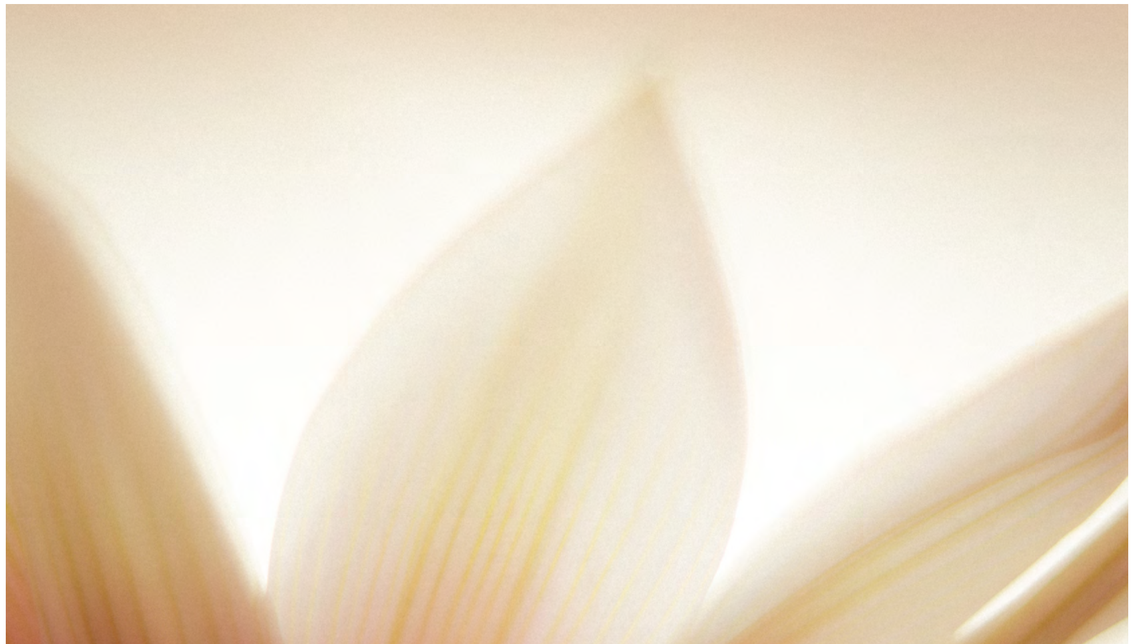


The Art of Living, Elevated


A Grand Entrance



A Bold Landmark Rooted in Elegance




Towers that Rise with Fluid Grace

A Symphony of Living



Reflections *on the Water*








The Future of
Urban Living


Intimate | Vertical Living

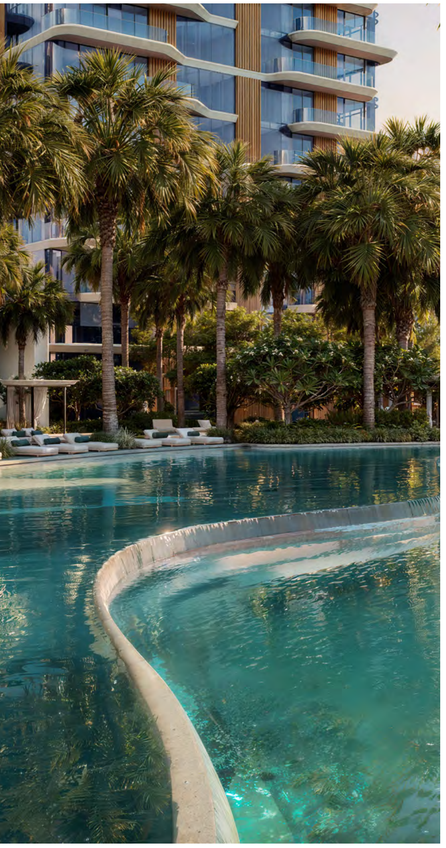


Three Towers,
Infinite Perspectives




A Vibrant Eternity of Living

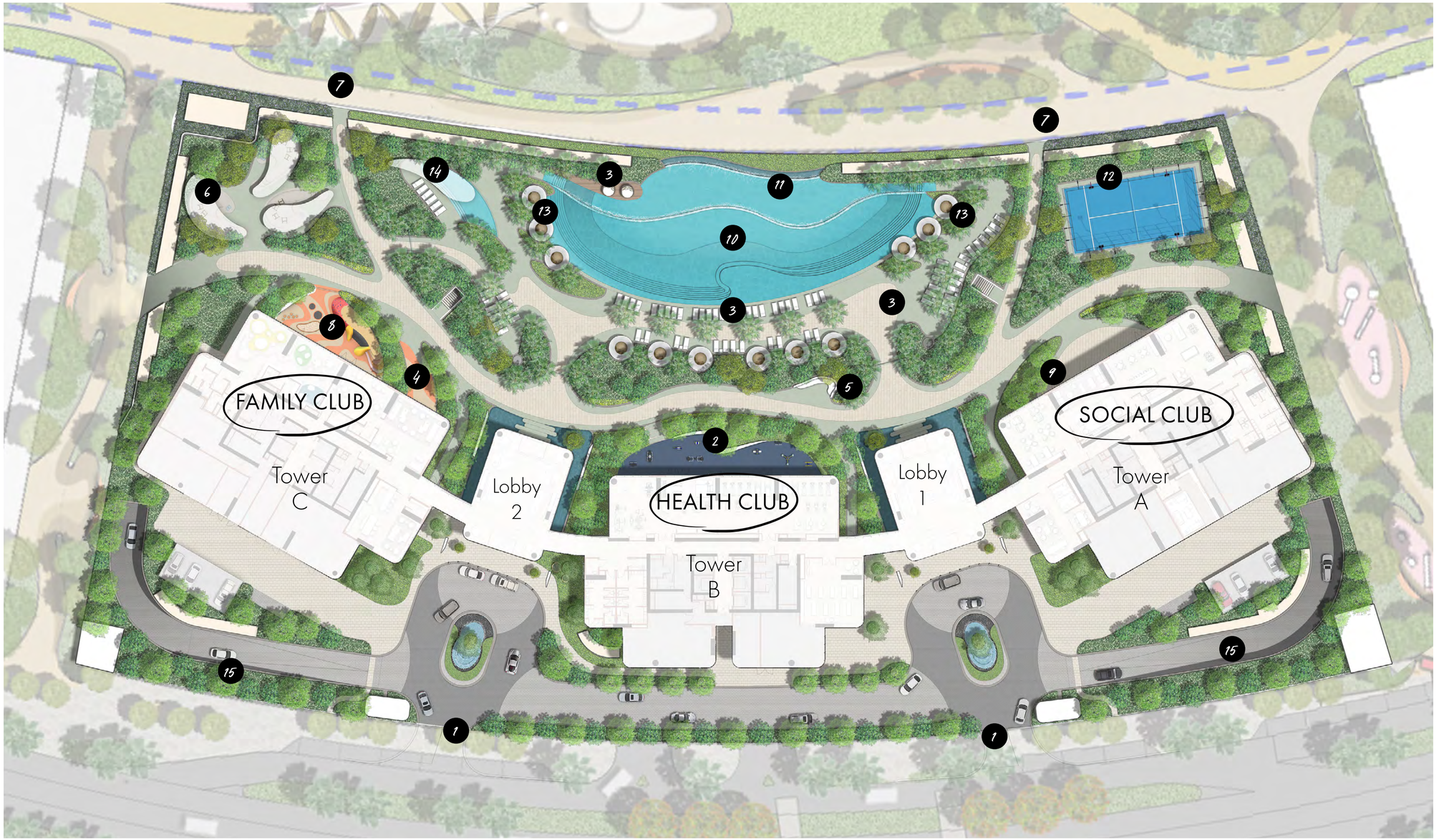
Landscape



Amenities



Amenities Plan



1. Entrance
2. Wellness Space
3. Pool Deck
4. Communal Space
5. Seating Areas
6. BBQ Area/California Rooms
7. Promenade Access
8. Kids' Play Area
9. Social Spaces
10. Upper Family Pool
11. Lower Lap Pool
12. Padel Court
13. Private Cabanas
14. Kids' Pool
15. Parking Access

N



Swimming Pool & Promenade



Walking Path



Sports Court



Swimming Pool



Swimming Pool



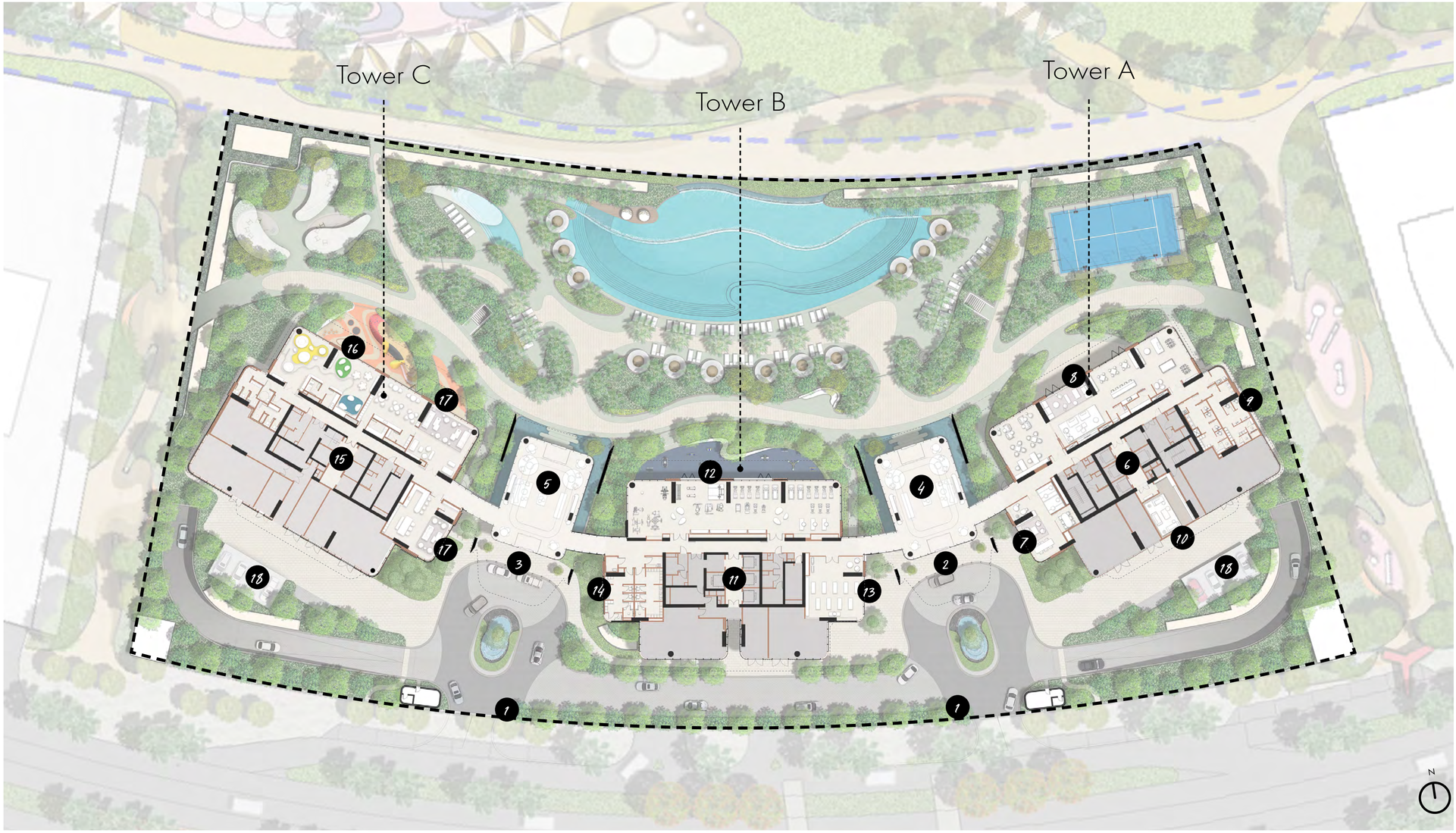
Swimming Pool

Ground Floor *Plan*





Ground Floor Plan



1. Entrance Gate
2. Tower A & B Drop-off
3. Tower B & C Drop-off
4. Lobby & Reception 1
5. Lobby & Reception 2
6. Tower A Lift Lobby
7. Co-working & Art Gallery
8. Social Club
9. Tower A Pool Changing Rooms
10. Cinema
11. Tower B Lift Lobby
12. Gym
13. Yoga Studio
14. Tower B Changing Rooms
15. Tower C Lift Lobby
16. Kids' Club
17. Family Lounge
18. Visitor Parking


Lobby

Tower A



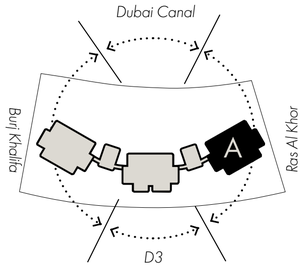




Amenities

Ground Floor Plan





Seven Amenities



Teenagers' Club



Co-working Space



Cinema

Tower B





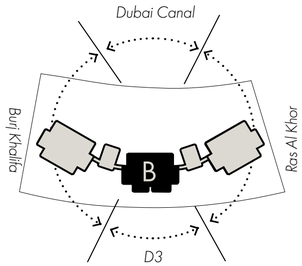


Amenities

Tower B Amenities

Ground Floor Plan







Gym



Yoga Studio

Tower C





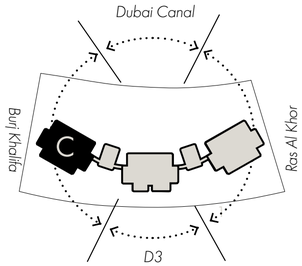


Amenities

Tower C Amenities

Ground Floor Plan

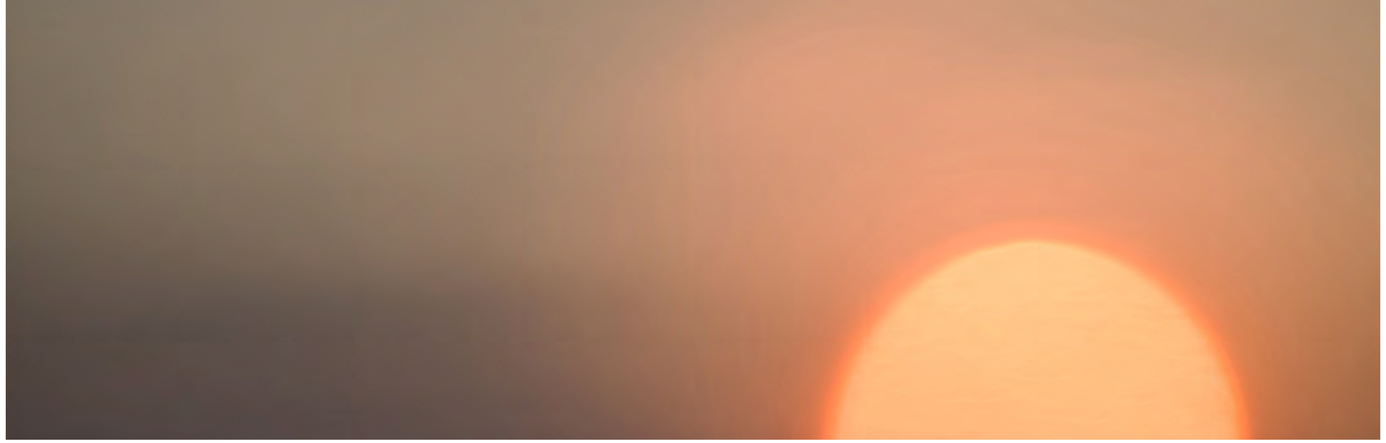






Family Lounge


Kids' Club

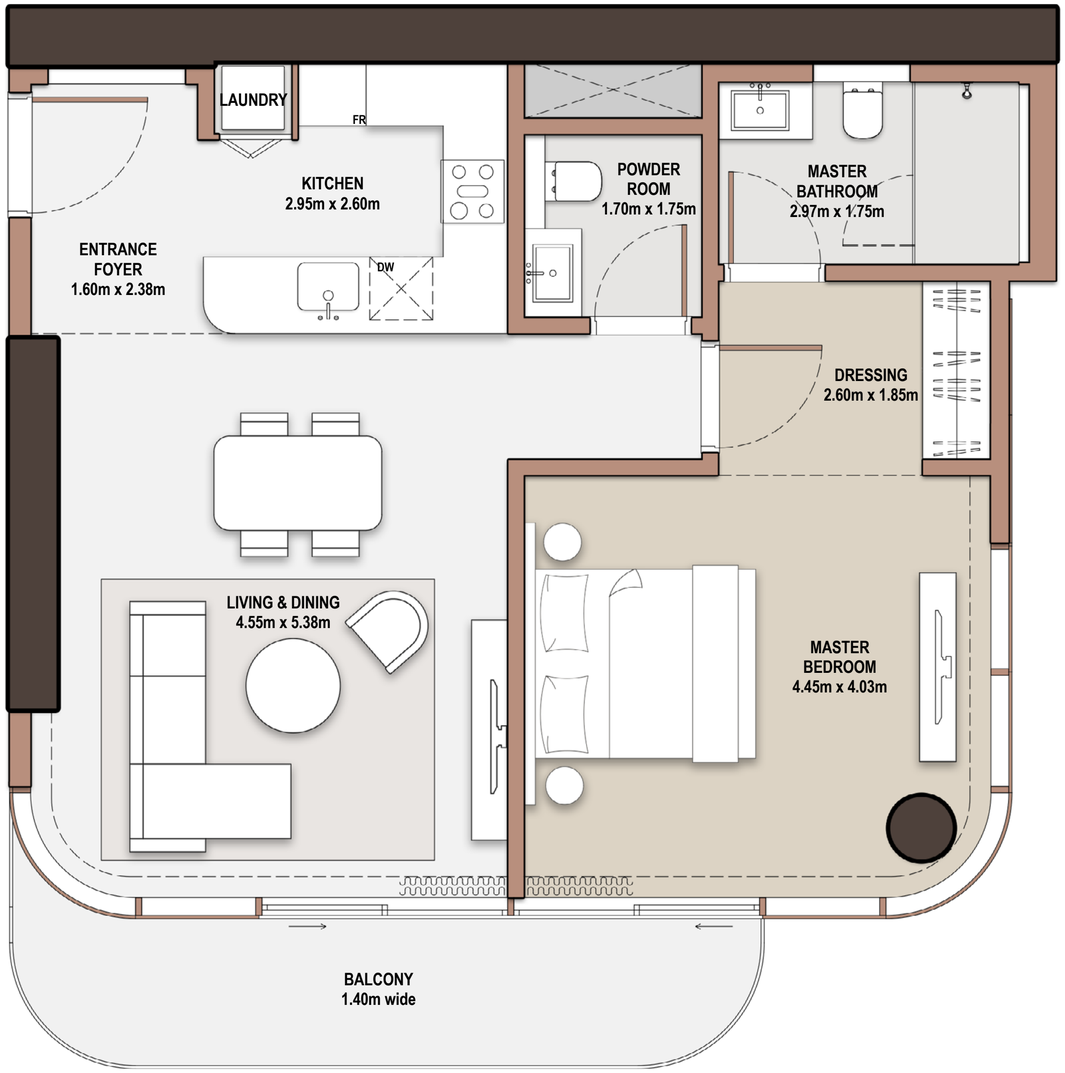


Floor Plans



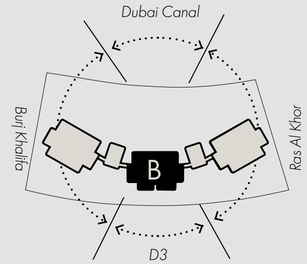
1-Bedroom

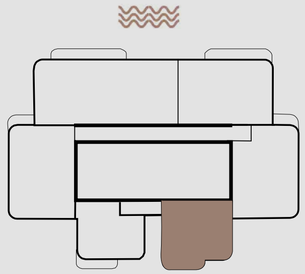
● *Type* B-1B-B.2



Unit Number 501	
Unit Type B-1B-B.2	Suite Area NIA SQM | SQFT 77.05 | 829.36
Balcony Area SQM | SQFT 10.25 | 110.33	Total Area NSA SQM | SQFT 87.30 | 939.69







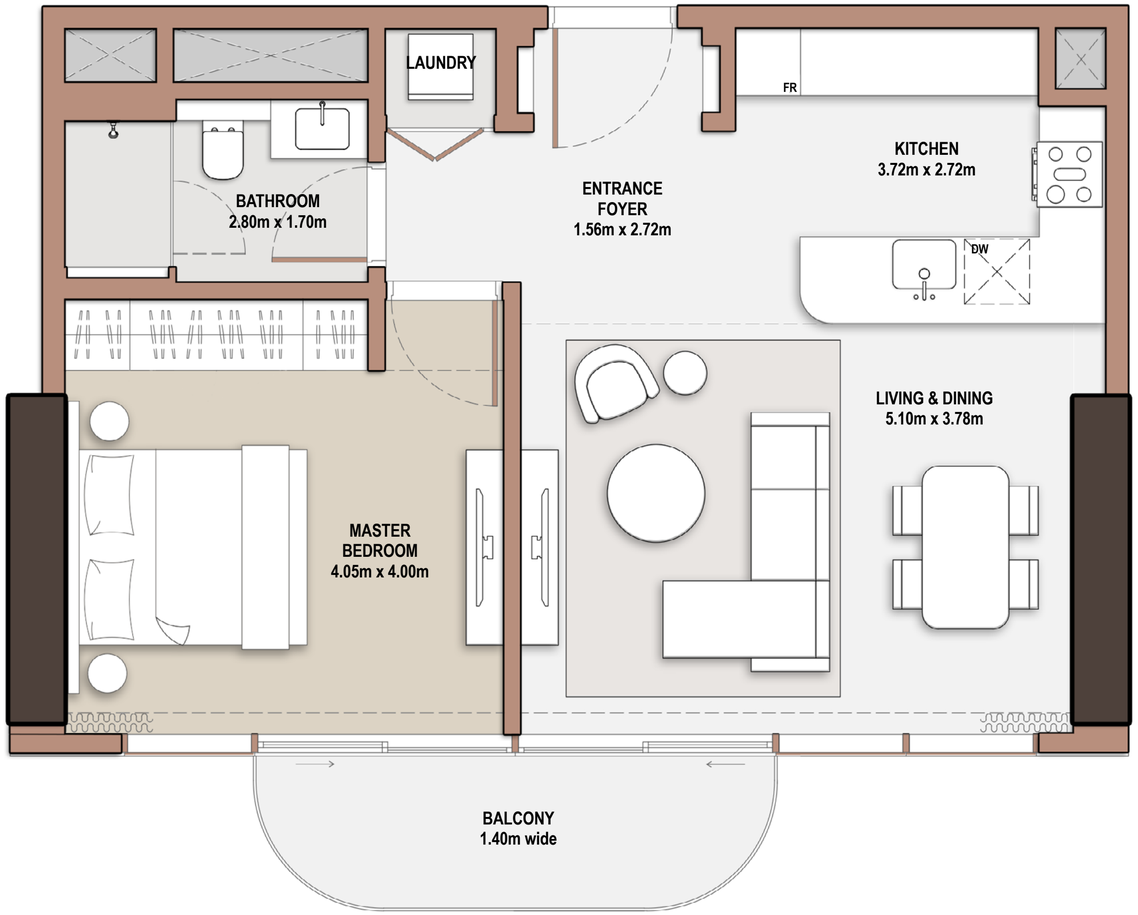
FLOOR 1,3,5,7,9,11,13,15,17
,19,23,25,27,29,31,33,35

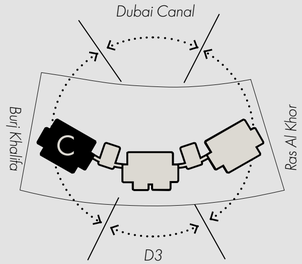
Tower B

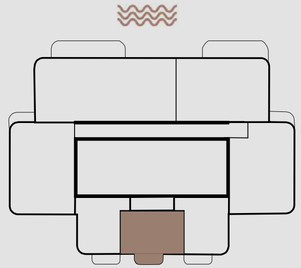
1-Bedroom

Type C-1B-A.1

Unit Number 102	
Unit Type C-1B-A.1	Suite Area NIA SQM | SQFT 63.56 | 684.15
Balcony Area SQM | SQFT 6.56 | 70.61	Total Area NSA SQM | SQFT 70.12 | 754.76







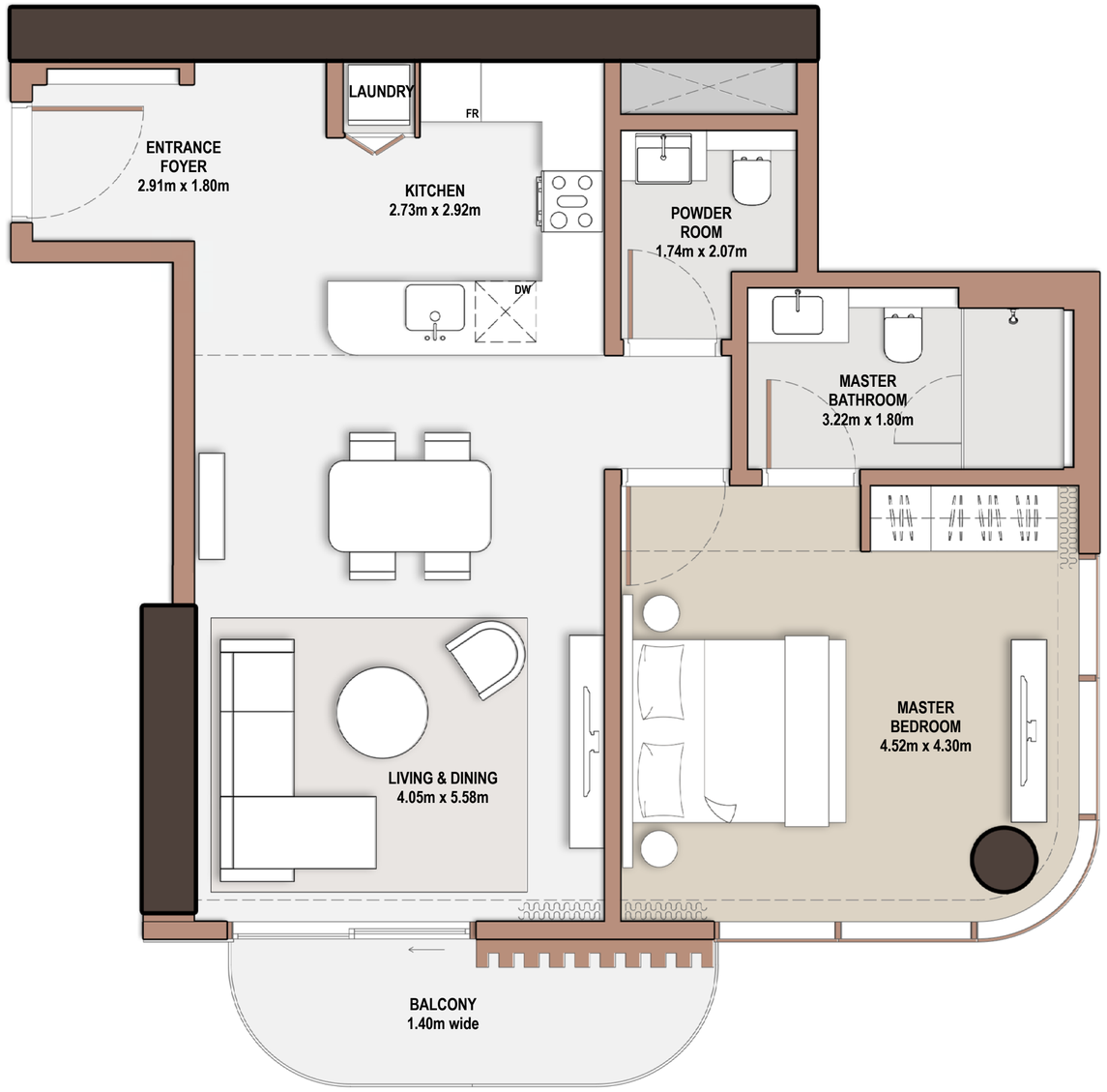
FLOOR 1,3,5,7,9,13,15,17,19,21, 23,25,27,29,31

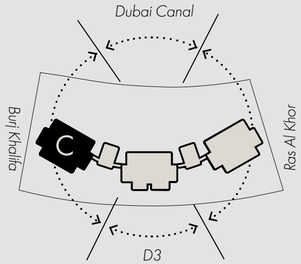
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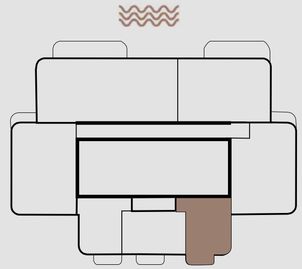
Tower C

1-Bedroom

● *Type* C-1B-C.1







FLOOR 1,3,5,7,9,13,15,17,19,21, 23,25,27,29,31

Unit Number	
101	
Unit Type C-1B-C.1	Suite Area NIA SQM | SQFT 74.72 | 804.28
Balcony Area SQM | SQFT 6.64 | 71.47	Total Area NSA SQM | SQFT 81.36 | 875.75

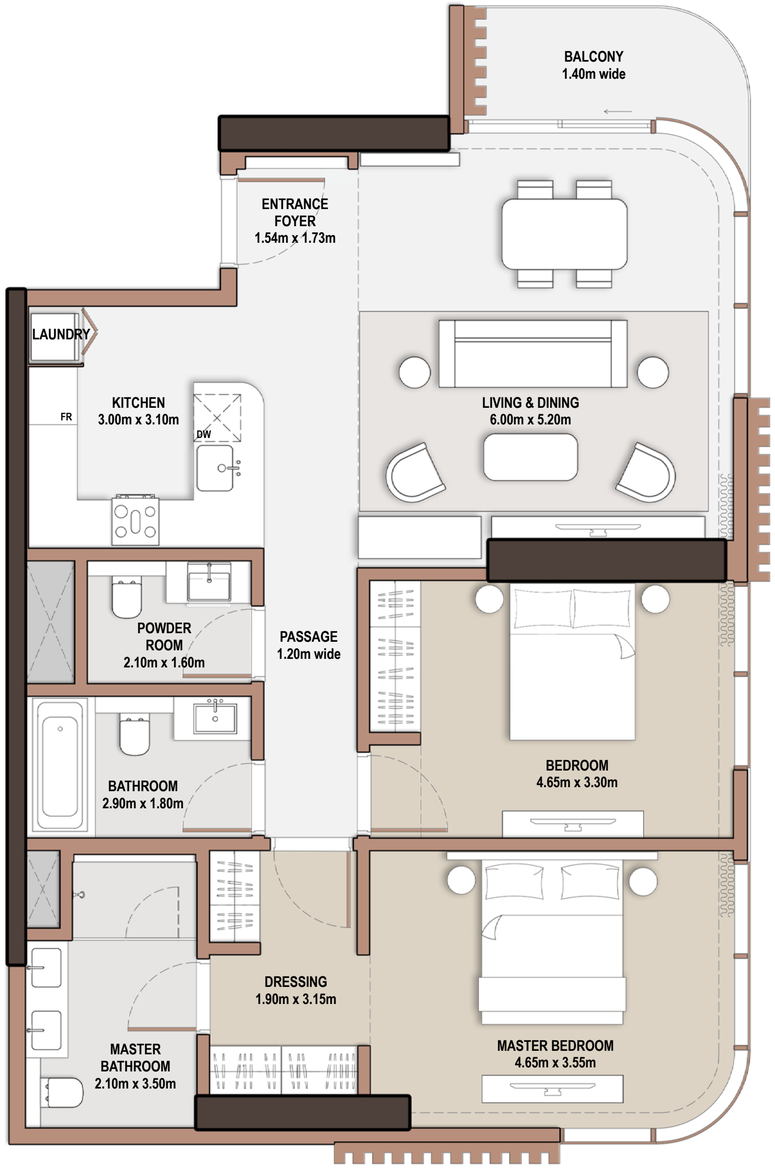
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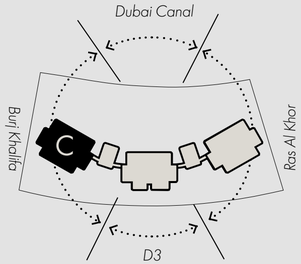
Tower C

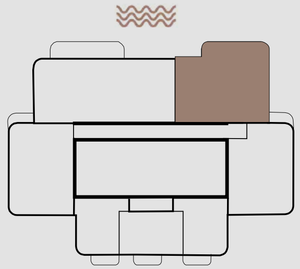
2-Bedroom

- *Type* C-2B-A.1

Unit Number 207	
Unit Type C-2B-A.1	Suite Area NIA SQM | SQFT 112.16 | 1,207.28
Balcony Area SQM | SQFT 5.48 | 58.99	Total Area NSA SQM | SQFT 117.64 | 1,266.27







FLOOR 2,3,6-10, 13-19

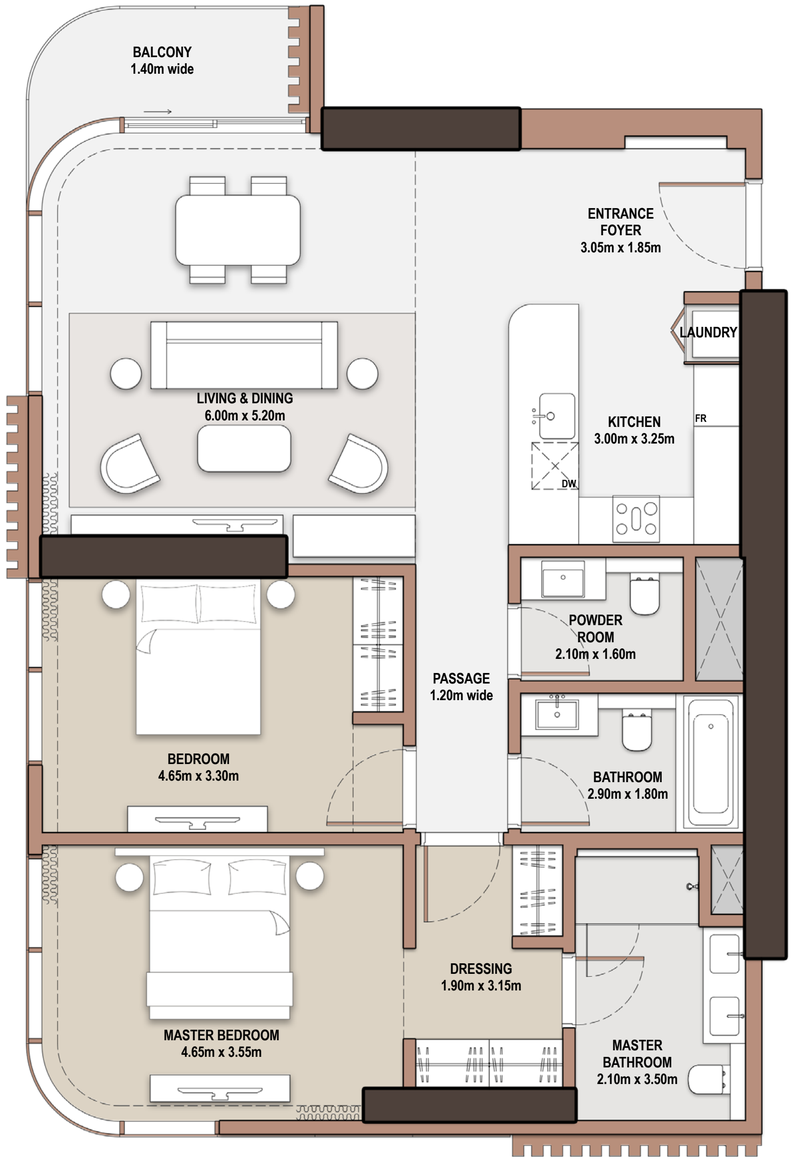
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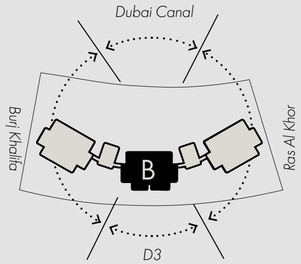
Tower C

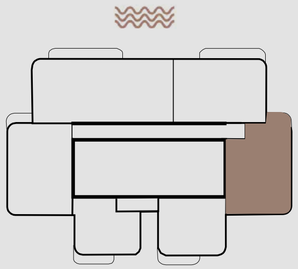
2-Bedroom

- *Type* B-2B-B.1

Unit Number			
203			
Unit Type		Suite Area NIA	SQM | SQFT
B-2B-B.1		118.21 | 1,272.40	
Balcony Area	SQM | SQFT	Total Area NSA	SQM | SQFT
5.48 | 58.99		123.69 | 1,331.39	







FLOOR 1,2,3,6-10,13-19

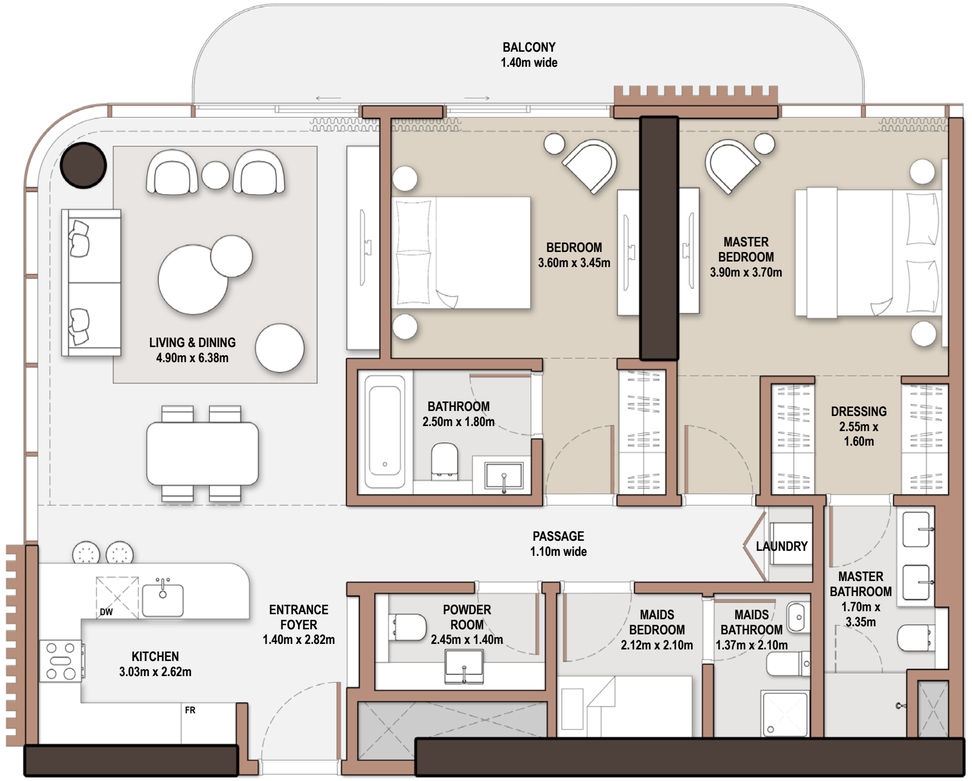
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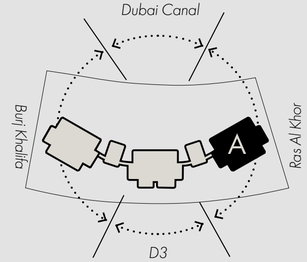
Tower B

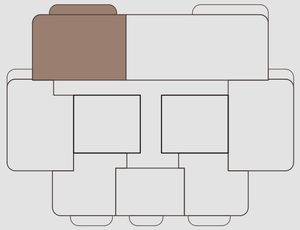
2-Bedroom

- *Type* A-2BM-A.1

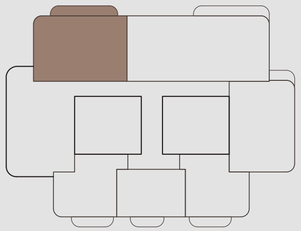
Unit Number	
205, 405, 605, 804, 1005, 1205, 1405, 1805, 2005, 2205	
Unit Type A-2BM-A.1	Suite Area NIA SQM | SQFT 120.34 | 1,295.33
Balcony Area SQM | SQFT 13.77 | 148.22	Total Area NSA SQM | SQFT 134.11 | 1,443.55







FLOOR 2, 4, 6, 10, 12, 14, 18, 20, 22



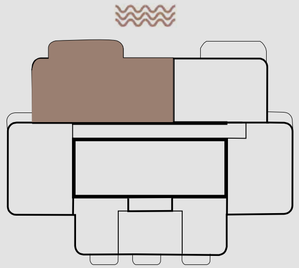
FLOOR 8

N

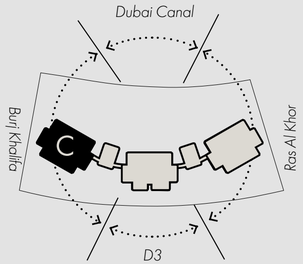
Tower A

3-Bedroom

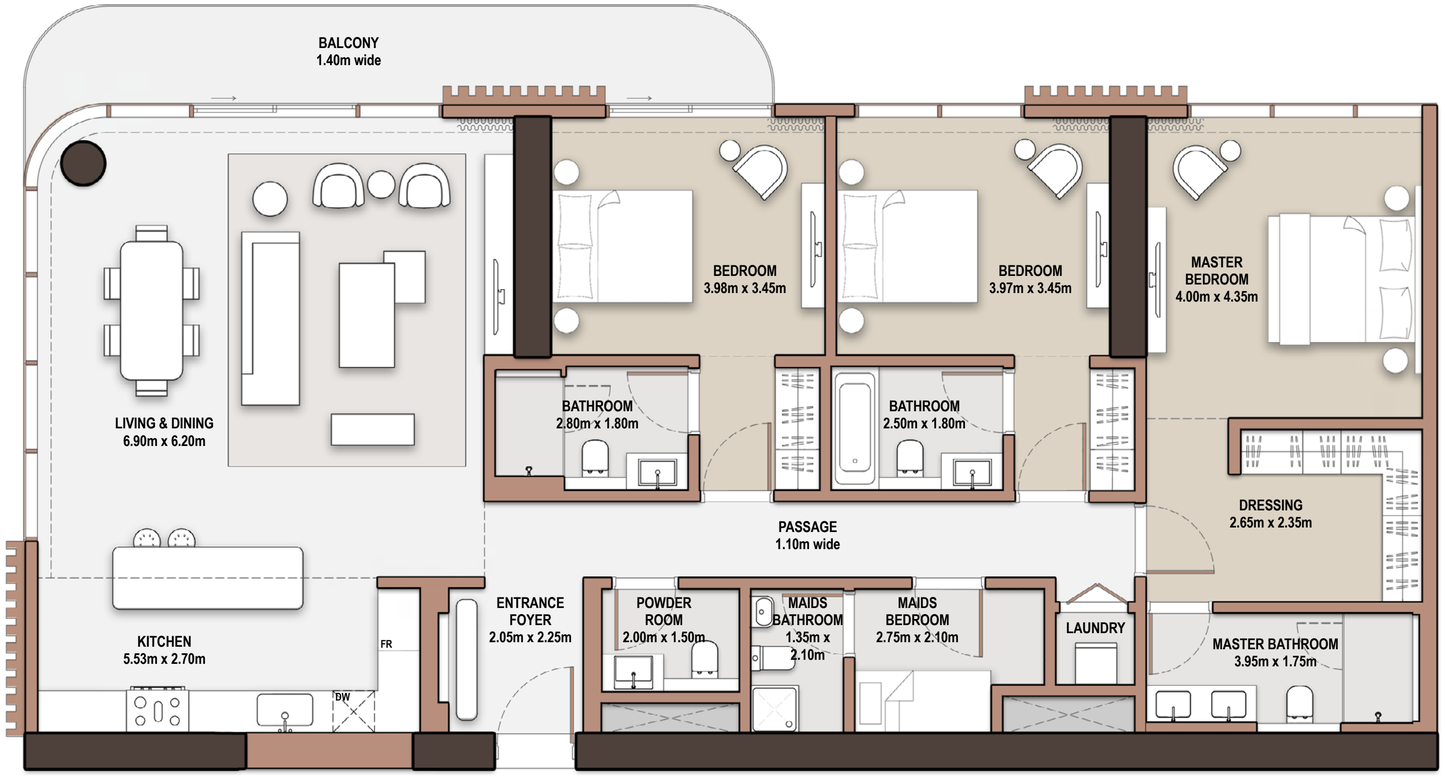
- *Type* C-3B-A.1



FLOOR 2,4,6,8,10,14,16,18



Unit Number 205	
Unit Type C-3B-A.1	Suite Area NIA SQM | SQFT 184.38 | 1,984.65
Balcony Area SQM | SQFT 15.68 | 168.78	Total Area NSA SQM | SQFT 200.06 | 2,153.43

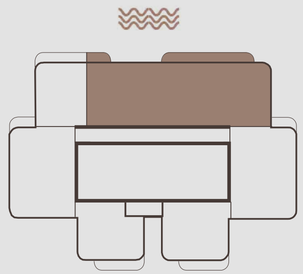


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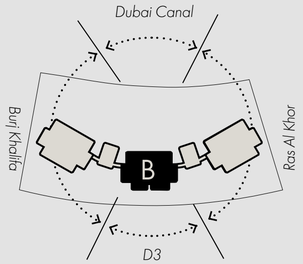
Tower C

4-Bedroom

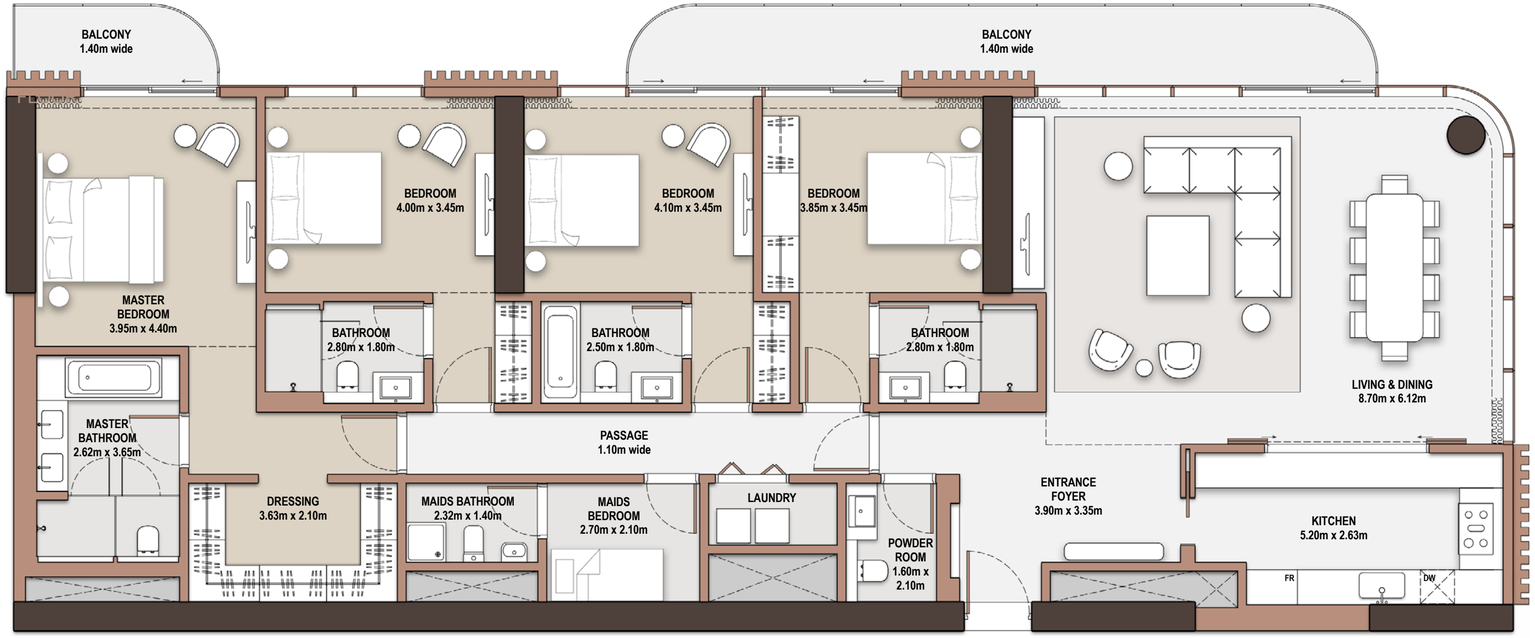
- *Type* B-4B-A.1



FLOOR 22,24,26,28



Unit Number 2204	
Unit Type B-4B-A.1	Suite Area NIA SQM | SQFT 233.40 | 2,512.29
Balcony Area SQM | SQFT 24.10 | 259.41	Total Area NSA SQM | SQFT 257.50 | 2,771.70



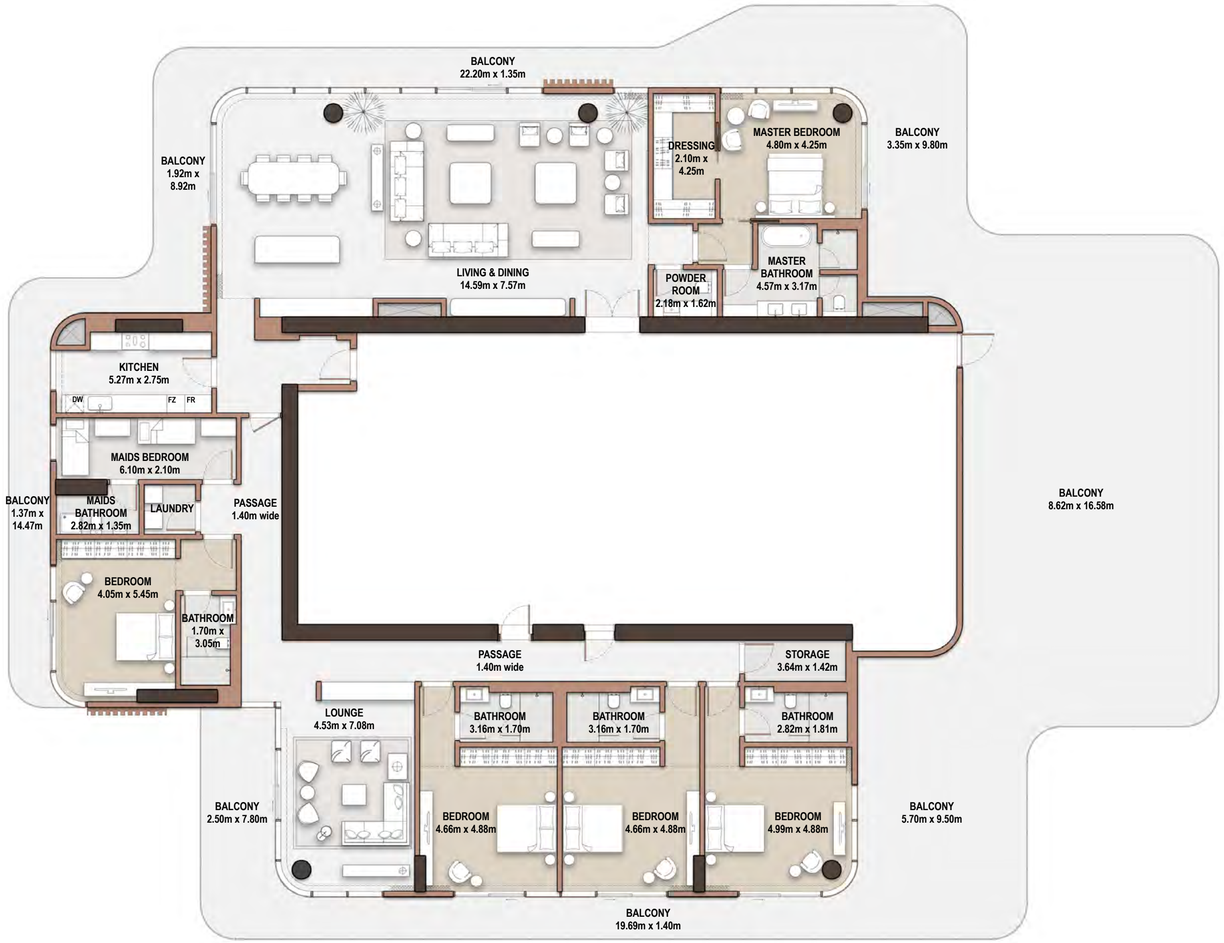
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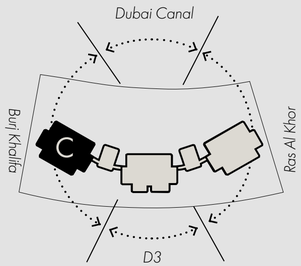
Tower B

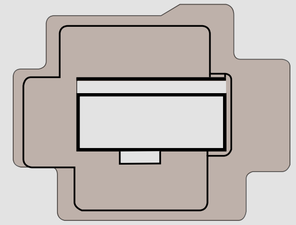
Penthouse
5-Bedroom

- *Type* C-PH-A

Unit Number 3301		
Unit Type C-PH-A	Suite Area NIA SQM | SQFT 453.23 | 4,878.52	
Balcony Area SQM | SQFT 360.00 | 3,875.00	Total Area NSA SQM | SQFT 813.23 | 8,753.53	







FLOOR 33

N

Tower C



1-Bedroom | Living Area



2-Bedroom | Living Area



3-Bedroom | Living Area



3-Bedroom | Living Area



3-Bedroom | Bedroom



3-Bedroom | Bathroom



4-Bedroom | Living Area



4-Bedroom | Living Area



Penthouse | Living Area



Penthouse | Living Area



Penthouse | Master Bedroom



Penthouse | Master Bathroom

Sky gardens



Sky Gardens





Tower A Sky Gardens

A1
Reading / Quiet Room



A2
Sky Lounge



A3
Wellness Studio



Tower B Sky Gardens

B1
Reading / Quiet Room



B2
Wellness Studio



B3
Sky Lounge



B4
Events Lounge



Tower C Sky Gardens

C1
Reading / Quiet Room



C2
Sky Lounge



C3
Wellness Terrace



Tower A



Penthouse Sky Terrace

- Private Gardens
- 30th Floor

Wellness Studio

- 24th Floor

Sky Lounge

- 15th Floor

Reading/Quiet Room

- 8th Floor

Tower A


Quiet/Reading Room | Tower A | 8th Floor



Sky Lounge | Tower A | 15th Floor


Wellness Studio | Tower A | 24th Floor

Tower B



Sky Garden 3 - Events Lounge
- 29th Floor

Penthouse Sky Terrace
- Private Gardens
- 36th Floor

Sky Lounge
- 20th Floor

Sky Garden 2 - Wellness Studio
- 9th Floor

Sky Garden 1 - Reading/Quiet Room
- 6th Floor

Tower B



Reading/Quiet Room | Tower B | 6th Floor



Wellness Studio | Tower B | 9th Floor



Events Lounge | Tower B | 29th Floor

Tower C

Penthouse Sky Terrace
- Private Gardens
- 33rd Floor

Sky Garden 3 - Wellness Terrace C3
- 26th Floor

Sky Lounge C2
- 11th Floor

Sky Garden 1 - Reading/Quiet Room C1
- 4th Floor



Tower C


Sky Lounge | Tower C | 11th Floor


Sky Lounge | Tower C | 11th Floor



Wellness Terrace | Tower C | 26th Floor

Project



Summary



Overall Characteristics

HEIGHT

- Tower A: 3 Basements + Ground + 30 Floors
- Tower B: 3 Basements + Ground + 37 Floors
- Tower C: 3 Basements + Ground + 33 Floors

RESIDENTIAL OFFERING

- *557* Residential Units
- 1–4 Bedroom Residences
- 3 Penthouses

Indoor Amenities

1. Grand Double-height Entrance Lobbies and Receptions
2. Co-working & Gallery Space
3. Kids' Club (Indoor & Outdoor)
4. Social Club, Arcade, Lounge & Library (Indoor & Outdoor)
5. Cinema Room
6. Gym (Indoor & Outdoor)
7. Yoga Studio
8. Family Lounges with Multi-purpose Spaces
9. Sky Lounge
10. Events Lounge
11. Reading / Quiet Rooms
12. Wellness Studio

Outdoor Amenities

1. Padel Court
2. Resort-style Family Pool & Lap Pool
3. Kids' Pool
4. Kids' Outdoor Play Area
5. BBQ Area / California Rooms
6. Social Seating & Cabanas
7. Sky Garden Gathering Spaces
8. Sky Garden Wellness Terrace

Overall

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	237	770.6 ft^2	91.8 ft^2	862.4 ft^2
2-Bedroom	146	1224.5 ft^2	69.8 ft^2	1314.3 ft^2
2-Bedroom + Maid	54	1295.3 ft^2	154.2 ft^2	1449.5 ft^2
3-Bedroom + Maid	98	1991.9 ft^2	170.6 ft^2	2162.5 ft^2
4-Bedroom + Maid	19	2513.6 ft^2	277.9 ft^2	2791.5 ft^2
Penthouses	3	5431.5 ft^2	4325.3 ft^2	9756.8 ft^2
Total	557			

Tower A Characteristics

HEIGHT

- Tower A - 3 Basements + Ground + 30 Floors

RESIDENTIAL OFFERING

- 182 Residential Units
- 1- 4 Bedroom Residences
- 1 Penthouse

Indoor Amenities

1. Grand Double-height Entrance Lobby & Reception
2. Co-working & Gallery Space
3. Social Club, Arcade, Lounge & Library (Indoor & Outdoor)
4. Cinema Room
5. Pool Changing Rooms
6. Sky Lounge (15th Floor)
7. Reading / Quiet Rooms (8th Floor)
8. Wellness Studio (24th Floor)

Outdoor Amenities

1. Social Spill-out Area
2. Sky Garden Outdoor Reading Space (8th Floor)
3. Sky Garden Gathering Spaces (15th Floor)
4. Sky Garden Wellness Terrace (24th Floor)

Tower A

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	81	757.8 ft^2	76.9 ft^2	834.7 ft^2
2-Bedroom	45	1243.8 ft^2	59.8 ft^2	1303.6 ft^2
2-Bedroom + Maid	21	1295.3 ft^2	154.2 ft^2	1449.5 ft^2
3-Bedroom + Maid	30	1981.9 ft^2	168.1 ft^2	2157.2 ft^2
4-Bedroom + Maid	4	2567.3 ft^2	277.3 ft^2	2844.65 ft^2
Penthouses	1	4688.0 ft^2	4526.2 ft^2	9214.2 ft^2
Total	182			

Tower B Characteristics

HEIGHT

- Tower B - 3 Basements + Ground + 37 Floors

RESIDENTIAL OFFERING

- 177 Residential Units
- 1- 4 Bedroom Residences
- 1 Penthouse

Indoor Amenities

1. Grand Double-height Entrance Lobbies & Receptions
2. Gym & Changing Rooms
3. Yoga Studio
4. Reading / Quiet Rooms (6th Floor)
5. Wellness Studio (9th Floor)
6. Sky Lounge (20th Floor)
7. Events Lounge (29th Floor)

Outdoor Amenities

1. Wellness Spill-out Area
2. Sky Garden Outdoor Reading Space (6th Floor)
3. Sky Garden Wellness Terrace (9th Floor)
4. Sky Garden Gathering Spaces (20th Floor)
5. Sky Garden Outdoor Events & Flexible Space (29h Floor)

Tower B

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	66	796.3 ft^2	110.2 ft^2	906.5 ft^2
2-Bedroom	51	1252.8 ft^2	62.9 ft^2	1315.7 ft^2
2-Bedroom + Maid	16	1295.4 ft^2	155.9 ft^2	1451.3 ft^2
3-Bedroom + Maid	36	1995.0 ft^2	177.3 ft^2	2172.3 ft^2
4-Bedroom + Maid	7	2512.2 ft^2	276.5 ft^2	2788.7 ft^2
Penthouses	1	8803.4 ft^2	3865.8 ft^2	12387 ft^2
Total	177			

Tower C Characteristics

HEIGHT

- Tower C - 3 Basements + Ground + 33 Floors

RESIDENTIAL OFFERING

- 198 Residential Units
- 1- 4 Bedroom Residences
- 1 Penthouse

Indoor Amenities

1. Grand Double-height Entrance Lobby & Reception
2. Family Lounge Spaces
3. Kids' Club
4. Pool Changing Rooms
5. Reading / Quiet Rooms (4th Floor)
6. Sky Lounge (11th Floor)

Outdoor Amenities

1. Wellness Outdoor Space
2. Kids' Play Area
3. Sky Garden Outdoor Reading Space (4th Floor)
4. Sky Garden Gathering Spaces (11th Floor)
5. Sky Garden Wellness Terrace (26th Floor)

Tower C

Unit Type	Total Count	Avg. Suite Area	Avg. Balcony Area	Avg. Total Area
1-Bedroom	90	757.9 ft^2	77.0 ft^2	834.9 ft^2
2-Bedroom	50	1236.9 ft^2	86.9 ft^2	1323.8 ft^2
2-Bedroom + Maid	17	1295.4 ft^2	155.4 ft^2	1450.8 ft^2
3-Bedroom + Maid	32	1991.6 ft^2	166.6 ft^2	2158.2 ft^2
4-Bedroom + Maid	8	2512.2 ft^2	280.1 ft^2	2792.6 ft^2
Penthouses	1	4686.8 ft^2	3879.4 ft^2	8566.2 ft^2
Total	198			

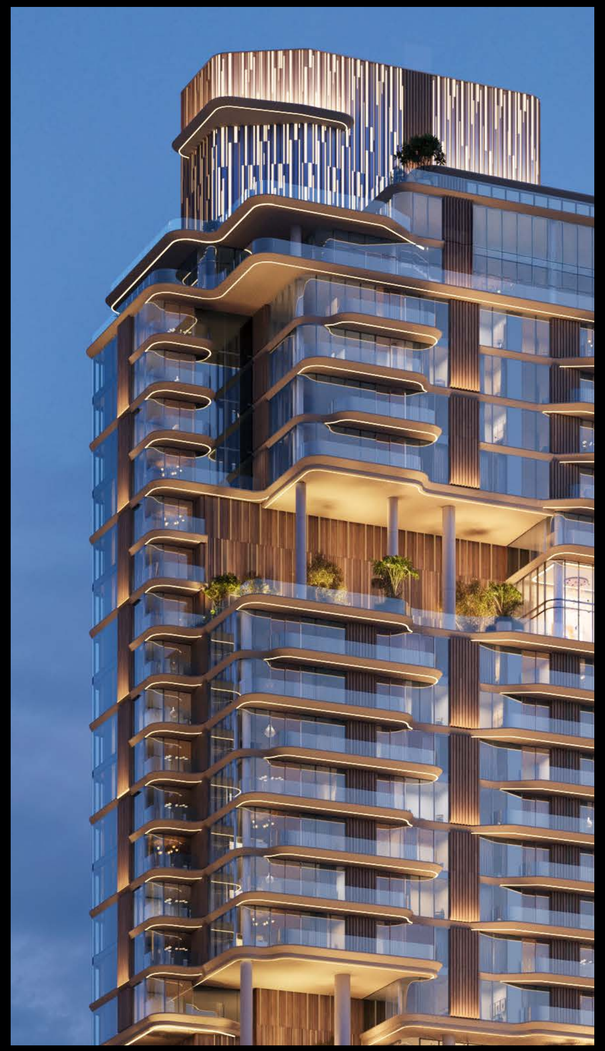
THE EDIT AT D3

Starting *From*

2.0M 1-BEDROOM	4.0M 2-BEDROOM
5.1M 2-BEDROOM + MAID	7.7M 3-BEDROOM
10.7M 4-BEDROOM	34.1M PENTHOUSE

*ALL PRICES ARE IN AED





MERAAS



Payment *Plan*

20% DOWN PAYMENT ON BOOKING	10% 1ST INSTALMENT APRIL 2026
5% 2ND INSTALMENT AUGUST 2026	10% 3RD INSTALMENT JANUARY 2027
10% 4TH INSTALMENT JUNE 2027	10% 5TH INSTALMENT NOVEMBER 2027
10% 6TH INSTALMENT MARCH 2028	25% 7TH INSTALMENT JUNE 2030 (HANDOVER)

*ESTIMATED CONSTRUCTION COMPLETION: JUNE 2030

Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

Don'ts

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit andincrease the possibility of being excluded from future launches.


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