

An architectural rendering of a modern, multi-story building with a curved facade and balconies. The building features two rooftop swimming pools, one of which is illuminated with a greenish light. The balconies have glass railings and some have indoor plants. The overall aesthetic is clean and contemporary. The text 'NINE Collective' is overlaid on the image in a white, serif font. Below it, the text 'Next to Zabeel Park' is written in a smaller, sans-serif font. In the bottom right corner, the 'wasl' logo is visible in a white, lowercase, sans-serif font.

# NINE Collective

Next to Zabeel Park

wasl

Your Cosmopolitan Lifestyle  
*In One Address*

*About Wasl 1*

# Where Dubai Comes Together

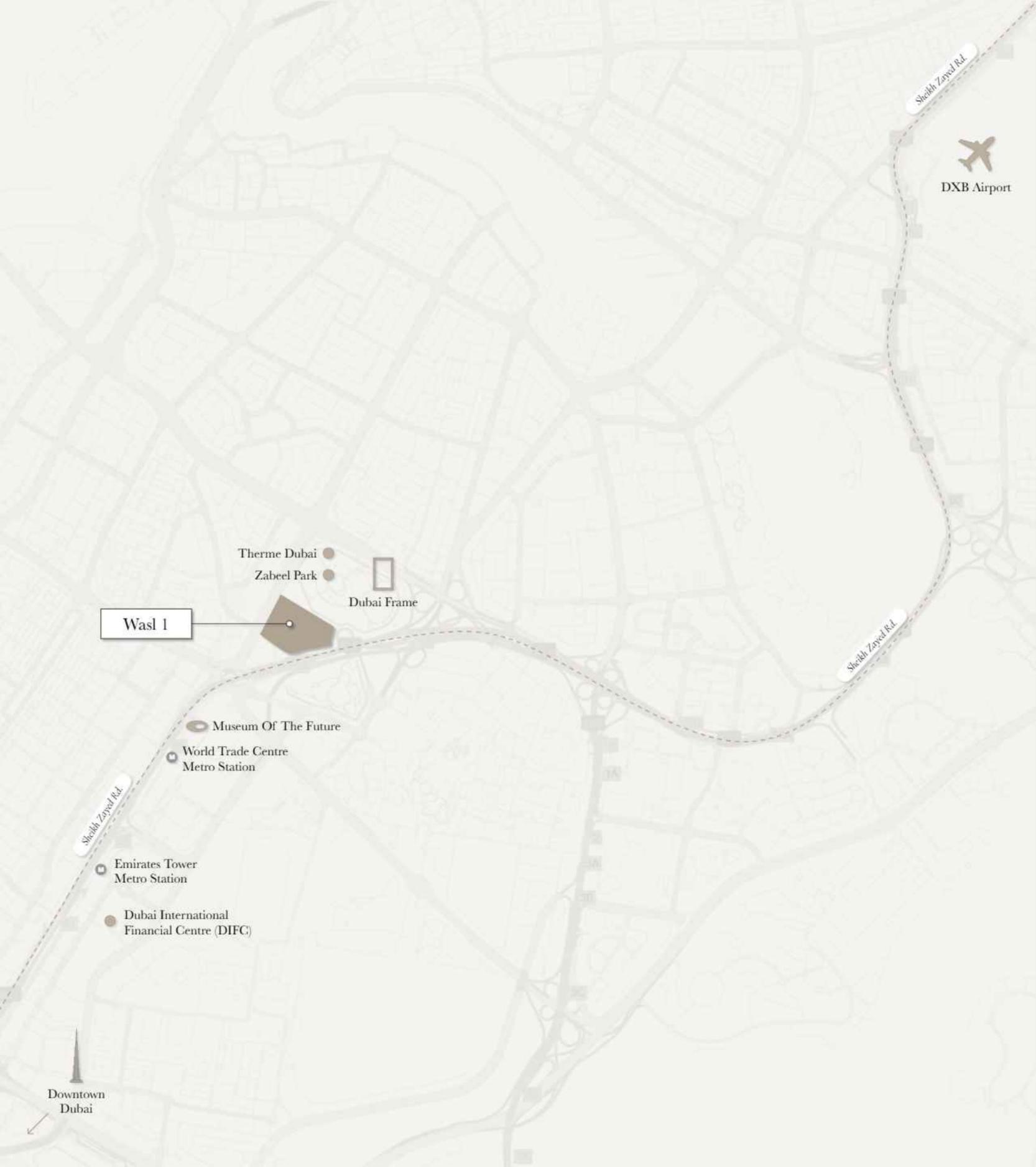


Situated in the historic Al Kifaf area, Wasl 1 is one of Dubai's most iconic freehold master communities, a place where the city's heritage meets its most forward-looking vision.

Perfectly positioned beside Zabeel Park and minutes from Dubai's most defining destinations, it offers residents a lifestyle shaped by greenery, leisure and effortless access.

With its understated elegance, urban edge and world-class amenities, Wasl 1 stands as the epitome of an ideal community in Dubai.





*Strategic Location*

# Connected to Everything



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Dubai World Trade Centre	5 minutes
Downtown Dubai	10 minutes
DIFC	10 minutes
DXB Airport	15 minutes

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Avenue Park Towers

Park Gate Residences

NINE Collective

Park View Residences

1 Residences

Central Park





NINE Collective

*Introducing Nine Collective*

# A Complete Life In One Exceptional Address



Rising at the heart of Wasl 1, Nine Collective is a cosmopolitan residential destination of 215 spacious residences within a singular luxury high-rise.

Where global sophistication meets modern elegance, this is more than a place to live it is a lifestyle thoughtfully curated for those who value culture, diversity and refined urban living.

Sculpted as a stone-inspired form of striking grandeur, the tower is defined by nine evolving geometric modules that shape each floor.

As these forms subtly transform, they unveil generous volumes, expansive views and refined living spaces.

The result is an iconic monolithic expression where geometry and elevation converge, luxurious homes carved to reveal light, space and exclusivity, crafted for a globally minded way of life.





*Architecture*

# Tactile, Timeless & Beautifully Human



Rising from a prime location, the tower offers sweeping views, a lush central plaza to the north and the vibrant Downtown Dubai skyline to the south.

The development brings the philosophy of Tactile Bloom to life, a design language defined by crafted textures, warm materials and emotional resonance.

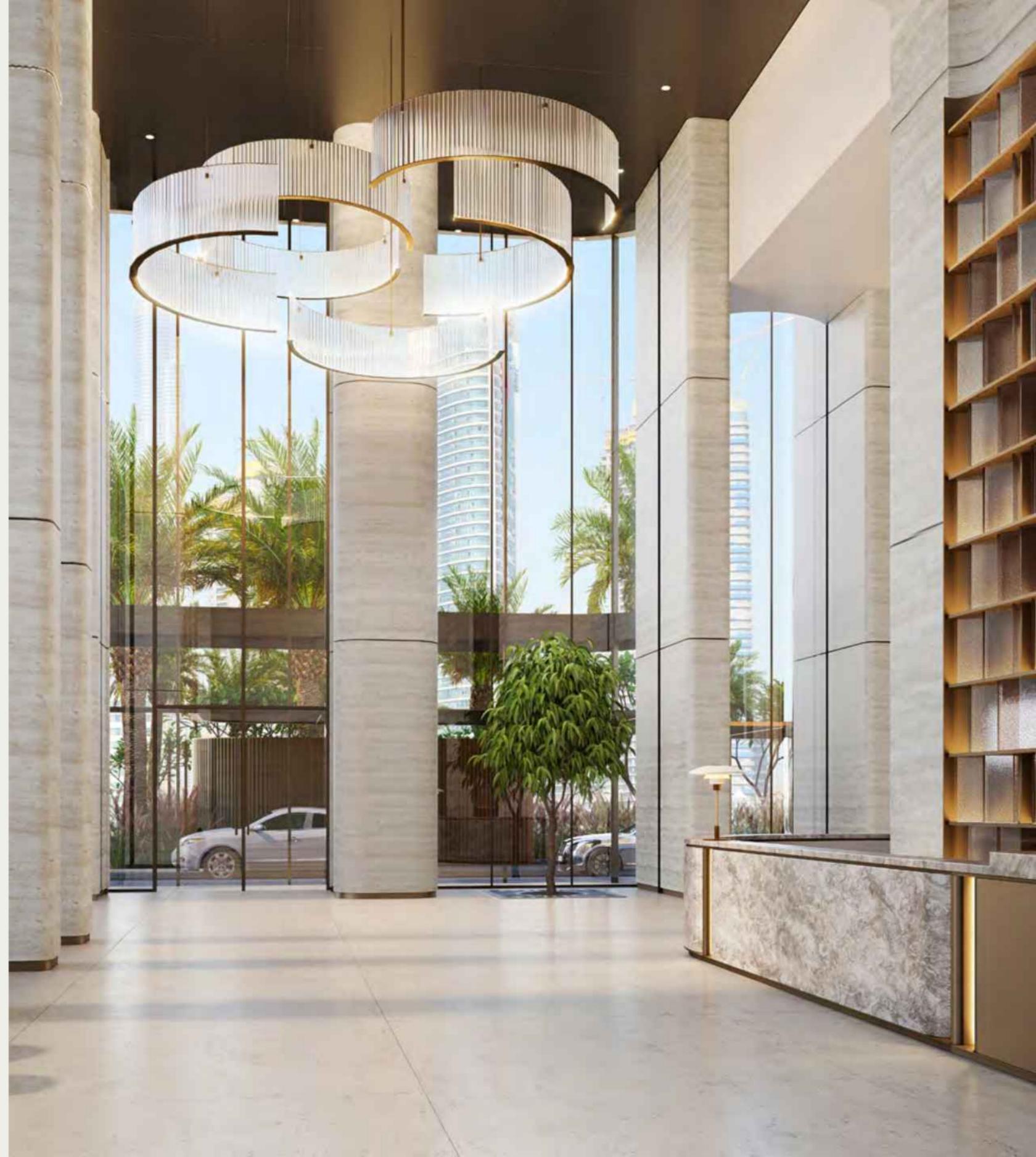
Its sculptural form blends monolithic solidity with refined geometry, balancing expansive glass vistas with private, solid volumes.



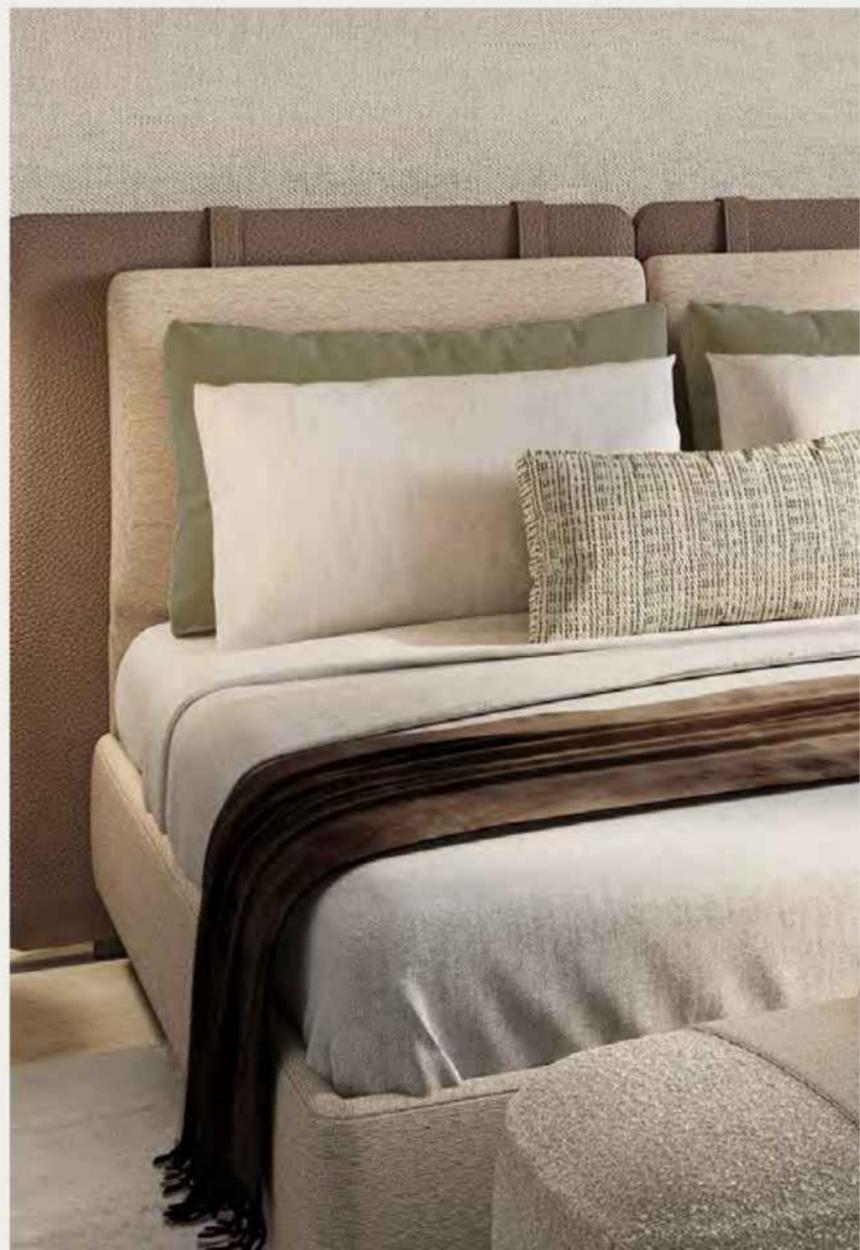
Paving patterns mirror the façade's geometry as layered planting softens the edges, creating a seamless, intuitive journey from lobby to sky terrace.











*Interior Design*

# Contemporary Design Crafted With Timeless Materials



Inside each residence, materiality is soft, warm and grounded. The development blends contemporary design with premium materials and luxury finishes.

*Unit Types & Offering*

# A Collection of Spacious, Light-Filled Homes



This all-inclusive development offers a  
curated mix of premium residences



2 Bedroom Residences



3 Bedroom Residences & Duplexes

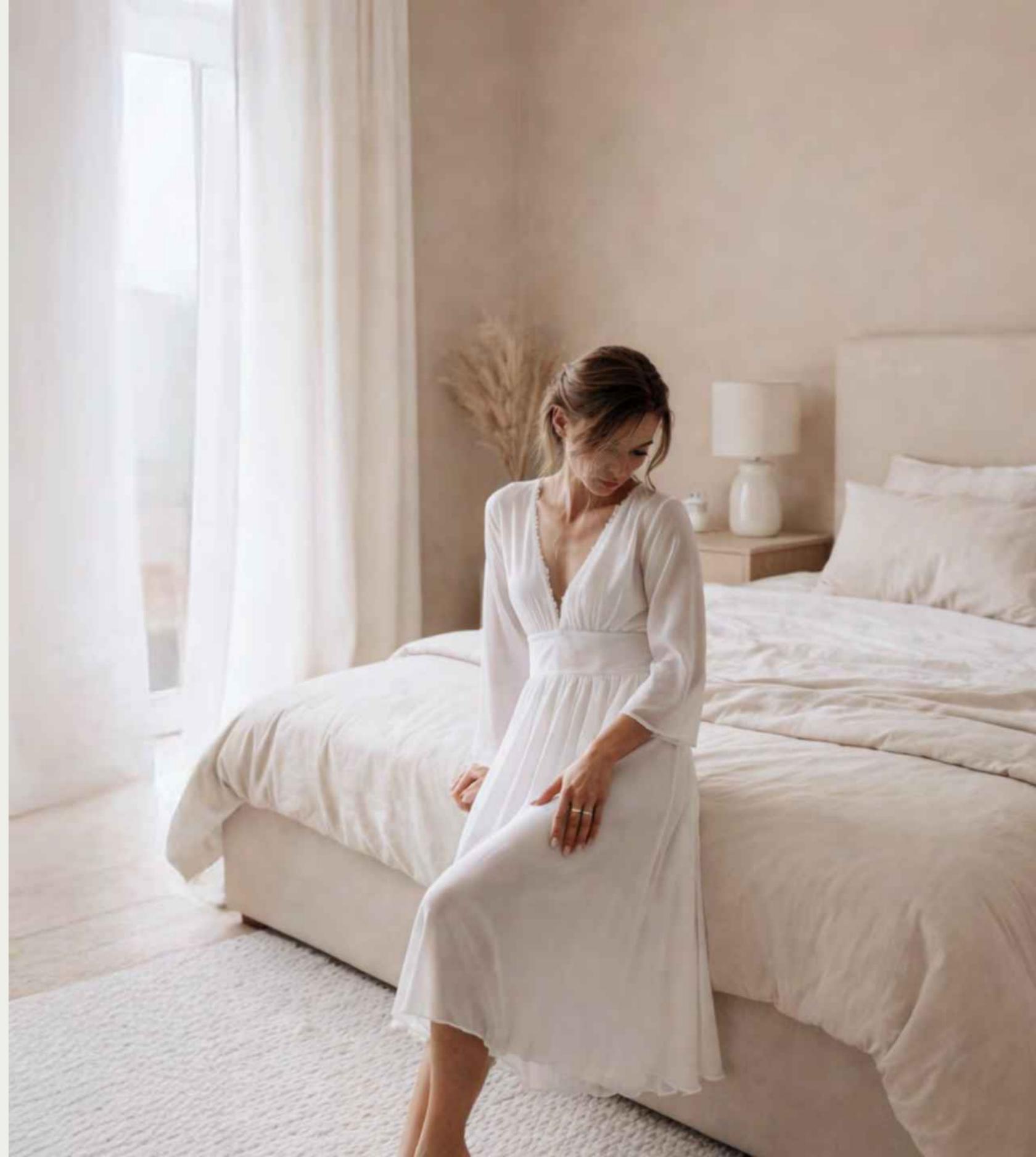


4 Bedroom Residences & Duplexes



5 Bedroom Duplex Penthouses

\*Each Residence Includes Maid's Room





*Material Board*

# Duplex Apartment



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1 Accent Metal

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2 Bath Accent Wall

---

3 Bath Countertop

---

4 Bath Fixtures

---

5 General Flooring

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6 General Joinery

---

---

7 General Paint

---

8 Kitchen Countertop

---

9 Mirror

---

10 Tinted Glass

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11 Wardrobe Accent Glass

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12 Wardrobe Accent Laminate

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*Material Board*

# Typical Apartment



---

1 Accent Metal

---

---

2 Bath Accent Wall

---

---

3 Bath Fixtures

---

---

4 General Countertop

---

---

5 General Flooring

---

---

6 General Joinery

---

---

7 General Paint

---

---

8 Mirror

---

---

9 Tinted Glass

---

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10 Toilet Accent Wall

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*Exclusive Amenities at Nine Collective*

# Where Lifestyle, Leisure, & Luxury Align



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1 Gym & Outdoor Fitness Deck

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2 Spa & Sauna Rooms

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3 Family Hub

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4 Rooftop Lounge

---

5 Private Cinema Room

---

6 Private Dining Spaces

---

7 Adult Lounge & Pool

---

8 Kids' Play Zones

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9 Multipurpose Event Hall

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10 Indoor Padel Court

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11 Outdoor Swimming Pool - 25m

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12 Sky Infinity Pool

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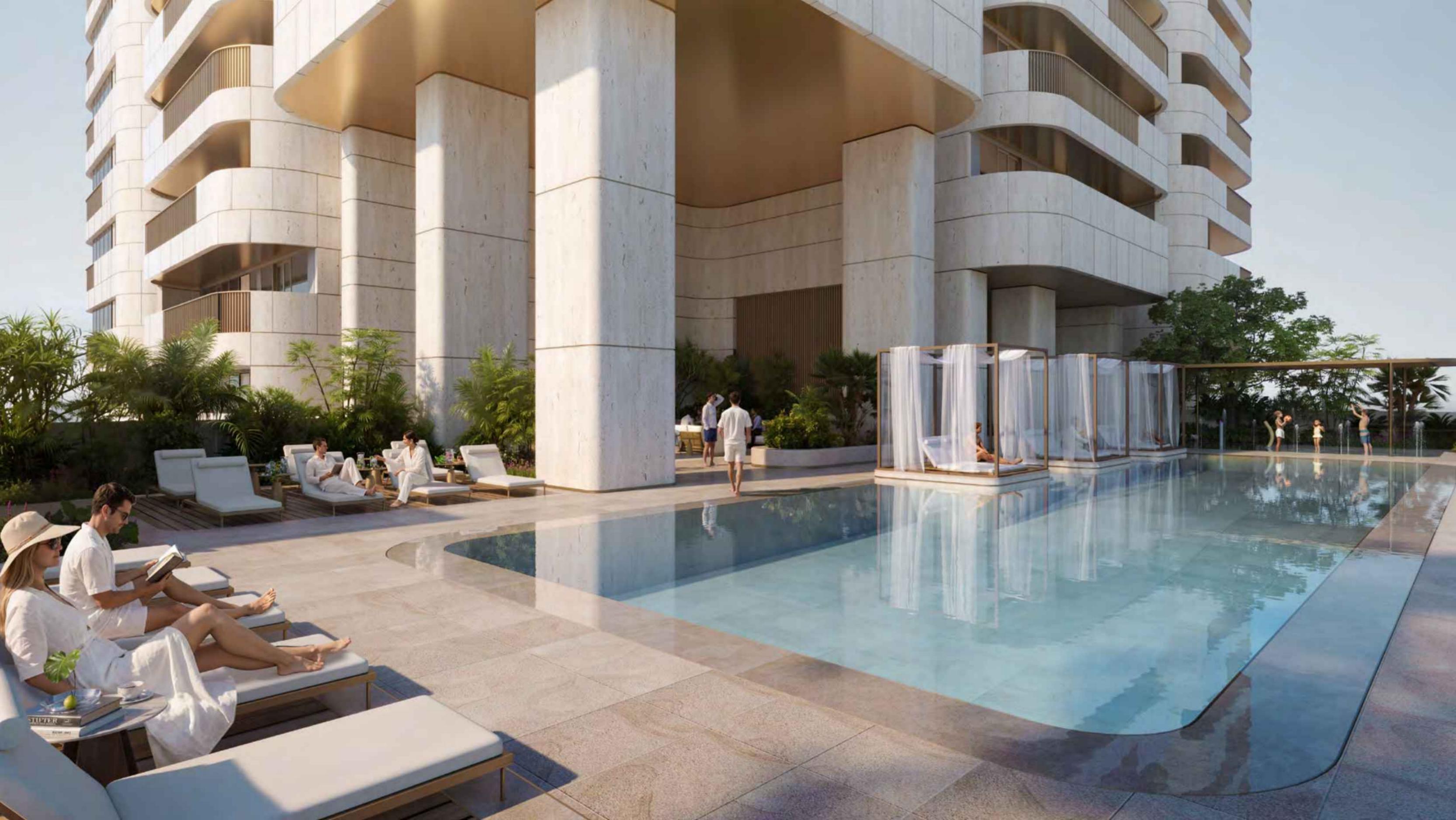
13 Retail & F&B Outlets

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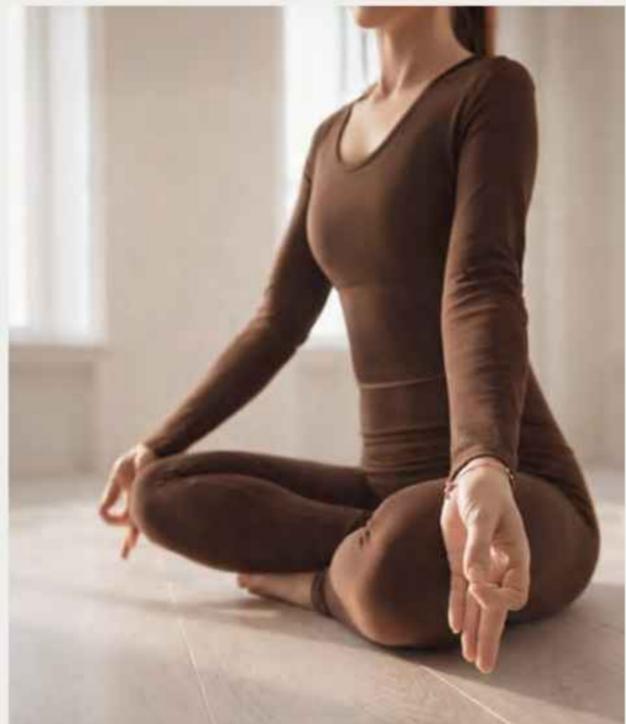
14 BBQ Stations

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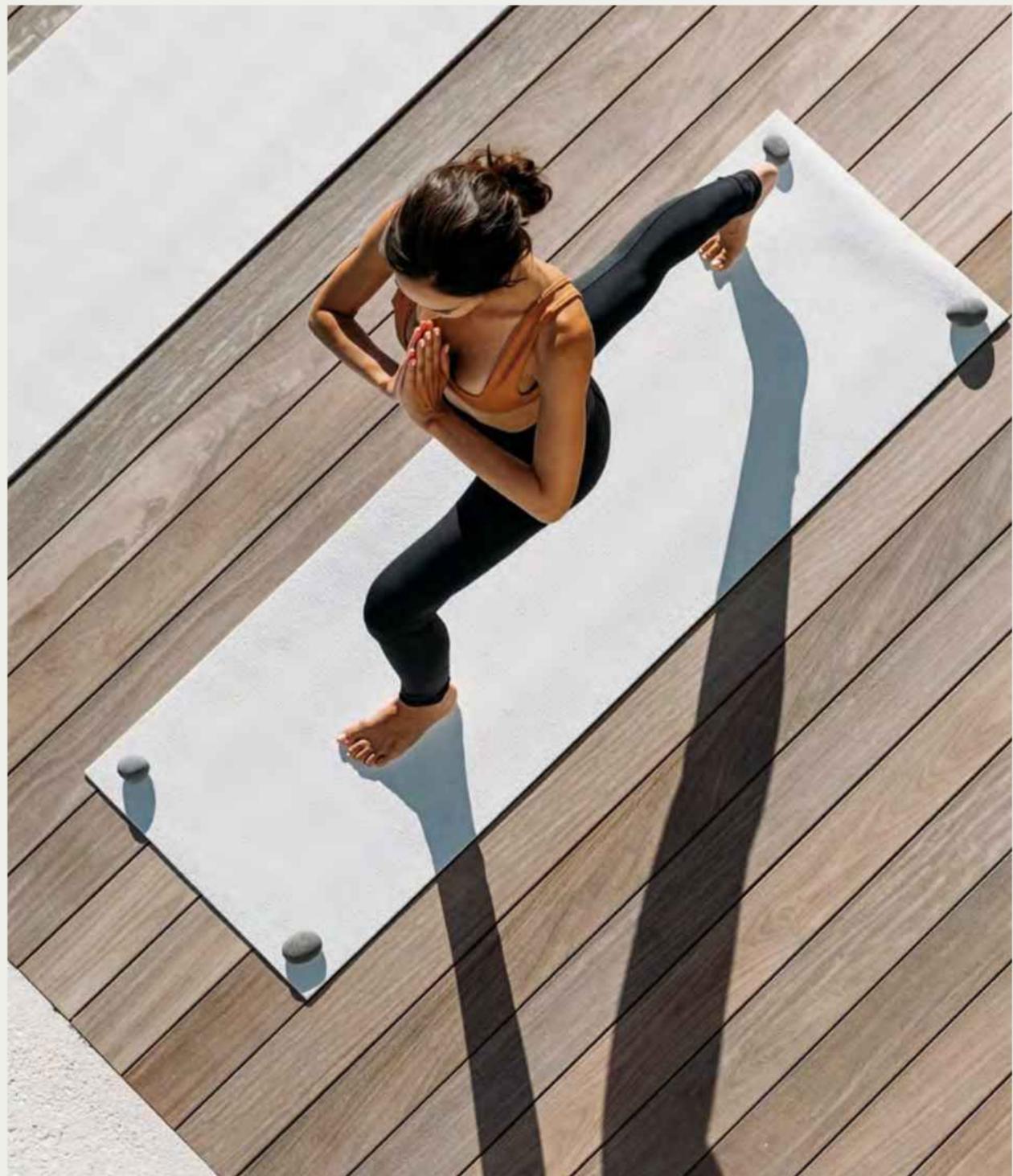
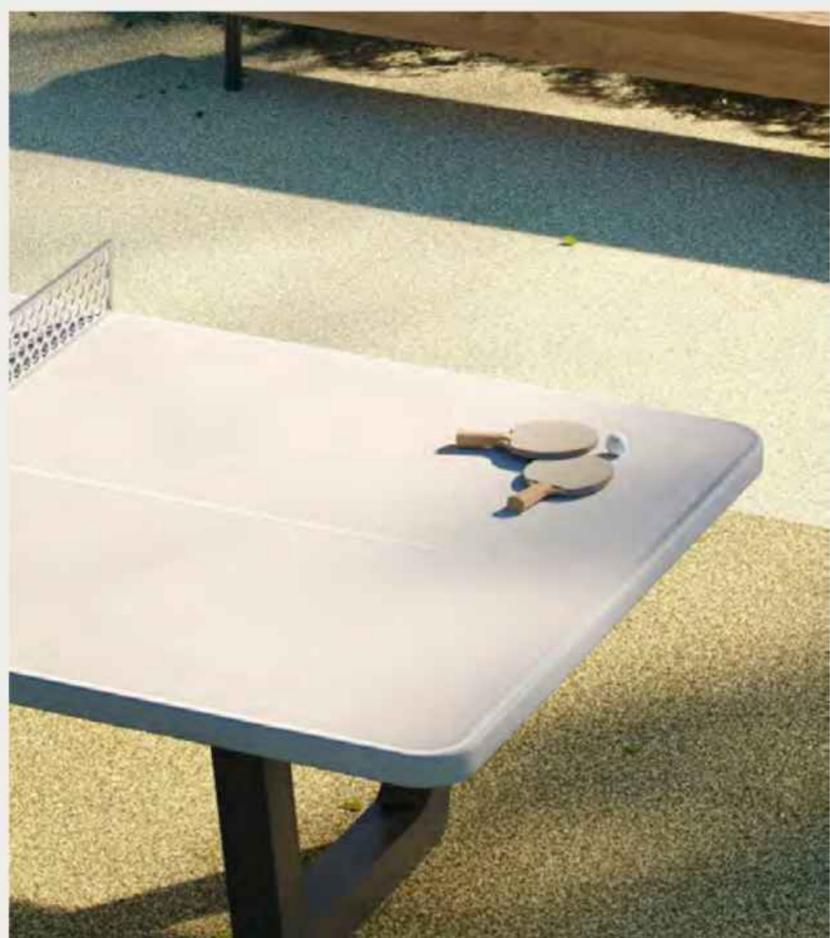




















Nine Collective

# Fact Sheet

## SIZE RANGE PER UNIT

### Type: Typical

2 Bedroom + Maid's Room  
From 1,946 sqft. to 2,163 sqft.

3 Bedroom + Maid's Room  
From 3,086 sqft. to 3,121 sqft.

4 Bedroom + Maid's room  
From 4,071 sqft. to 4,287 sqft.

### Type: Duplex

3 Bedroom + Maid's Room  
From 4,212 sqft. to 4,288 sqft.

4 Bedroom + Maid's Room  
From 5,507 sqft. to 5,718 sqft.

5 Bedroom Duplex Penthouse + Maid's Room  
From 8,115 sqft. to 8,253 sqft.

## UNIT TYPES

## UNIT COUNT

2 Bedroom - Typical	110
3 Bedroom - Typical	54
4 Bedroom - Typical	41
3 Bedroom - Duplexes	3
4 Bedroom - Duplexes	3
5 Bedroom - Duplex Penthouses	4

**TOTAL** 215



## BUILDING CONFIGURATION

Ultra Luxury tower with 44 floor height with sizable units

## BUILDING HEIGHTS

3B+G+44 floors. First 4 floors including the amenities  
Basement is allocated for residential parking

## TECHNICAL SPECIFICATION

Glass and aluminum façade; with metal handrails & stone like finishes

## COOLING

District Cooling system

## METERING

Electrical meter, Water meter, BTU meter, Gas meter

## IT SPECIFICATIONS

IP based Video intercom system, FTTH/home consolidation cabinet for each unit, Telephones/Data points for each unit, Access control, CCTV system, Gate barrier

## INTERIOR (SUMMARY)

- Walls & ceilings finished in a premium, single-tone colour palette
- Wet area ceilings in moisture-resistant gypsum board, painted in a matching premium tone
- Wood-core doors with laminate finish
- Modular fitted kitchens with integrated appliances, including cooker, dishwasher, fridge & washing/drying machine

## AMENITIES

- Family swimming pool with a dedicated kids' pool
- Indoor gym complemented by an outdoor fitness area
- Kids' play zones designed for toddlers and young adults
- BBQ stations with family seating areas on the podium level
- Multipurpose family room with a private cinema
- Multipurpose event hall
- Indoor padel court
- Residents' Library Lounge
- Adult lounge and dedicated adult pool
- Curated retail spaces and treatment rooms
- EV charging stations and dedicated bicycle storage
- Driver's lodge for select premium residences
- 24/7 Concierge Services

wasl

## From Dubai's Very Own Master Developer

Wasl is one of Dubai's largest and most respected real estate asset management groups, entrusted with a mandate from the Government of Dubai to transform and enrich the city's landscape.

With an extensive portfolio of residential communities, commercial properties, industrial land, and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility, and long-term value.

12<sup>+</sup>

Master  
Developments

8

Community  
Malls

35<sup>+</sup>

Hotels &  
Hotel Apartments

60,000<sup>+</sup>

Residential &  
Commercial Units

9,000<sup>+</sup>

Hotel  
Rooms

5,500<sup>+</sup>

Land Plots of  
Various Uses

8<sup>+</sup>

Golf Clubs

150<sup>+</sup>

Restaurants

1,000<sup>+</sup>

Buildings

