



الاتحاد العقارية
Union Properties



THE DEVELOPER

UNION PROPERTIES PJSC

A legacy that drives the future

Pioneers with more than 30 years of experience, Union Properties (UP) PJSC is behind several iconic residential, commercial, industrial, and leisure real estate developments in Dubai, including Motor City, Dubai Autodrome, Uptown Mirdif, Limestone, and Index Tower. At the forefront of master development with a legacy deeply rooted in the Dubai market, UP PJSC brings future real estate trends to life in the present.

UP PJSC is committed to contributing to the 2030 Vision through its track record, expertise, vision, ambition, and subsidiaries (including ServeU, The Fitout, EDACOM, GMAMCO and Dubai Autodrome). **TAKAYA** is yet another milestone in UP PJSC's long-standing and distinguished history. Founded in 1987 and headquartered in Dubai, UP PJSC is a publicly listed company which has successfully delivered more than 10,000 Residential, Commercial, and Retail units in the city.

About Motor City

LIVE IN THE HEART OF DUBAI

Motor City by Union Properties offers a vibrant, connected lifestyle. Nestled between major highways, enjoy easy access to Dubai's top attractions and beyond. Plus, relax in a green, suburban community just minutes from airports and iconic landmarks.



YOUR FAST TRACK TO AN OUTSTANDING LIFE



Enjoy fun activities for all ages

- **Thrill seekers:**
Push your limits at the Autodrome or race go-karts.
- **Family time:**
Rollerblade safely or explore on wheels (bikes welcome!).
- **Green Haven:**
Enjoy peaceful strolls in lush surroundings.
- **Fitness buffs:**
Get pumping at the gym or cycle dedicated paths.
- **Active lifestyles:**
Choose from various sports activities.

UNWIND IN NATURE'S EMBRACE



- **Pet-friendly paradise:**
Live in Dubai's first truly pet-friendly community.
- **Nature's embrace:**
Relax in blossoming gardens and green walkways, surrounded by birdsong.
- **Peace of mind:**
Enjoy 24/7 security and well-lit surroundings.

ELEVATE YOUR MOOD WITH THE RETAIL THERAPY



- **Unwind & Indulge:**

Explore Motor City's vast number of diverse F&B outlets, shops, and cafes. From retail therapy to culinary delights, satisfy every craving. Find your perfect souvenir or savor an exquisite meal.

Motor City Highlights

THE MEANING OF HOME

TAKAYA is the harmonious union of 744 apartments, 39 townhouses, 5 villas, retail shops, and an abundance of luxurious amenities.

Here you can find the ideal space you need to enjoy upscale family living to the fullest with a choice of studios; one, two or three bedroom apartments; special terracing units; penthouse duplexes and simplexes; and four or five bedroom townhouses and villas.



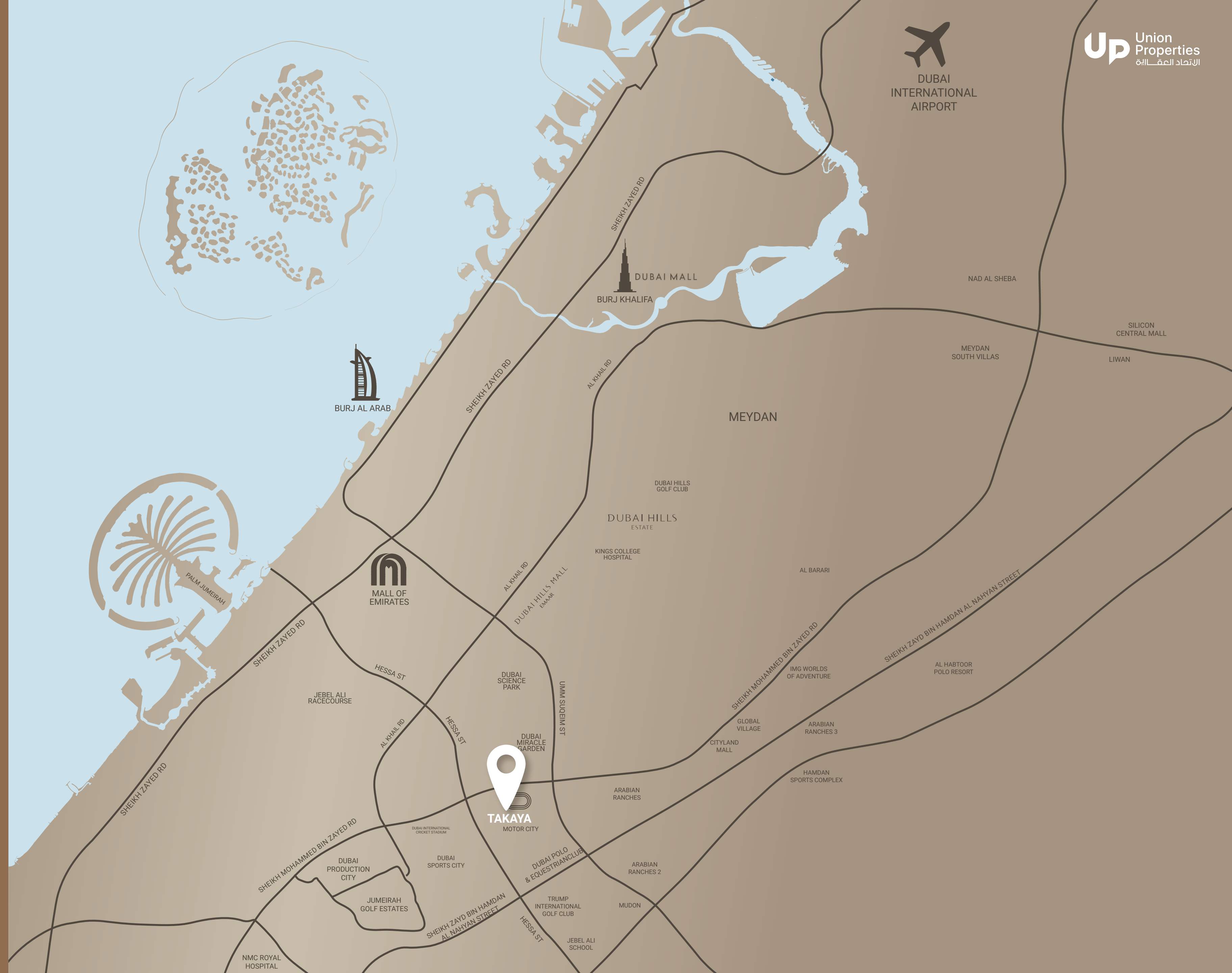


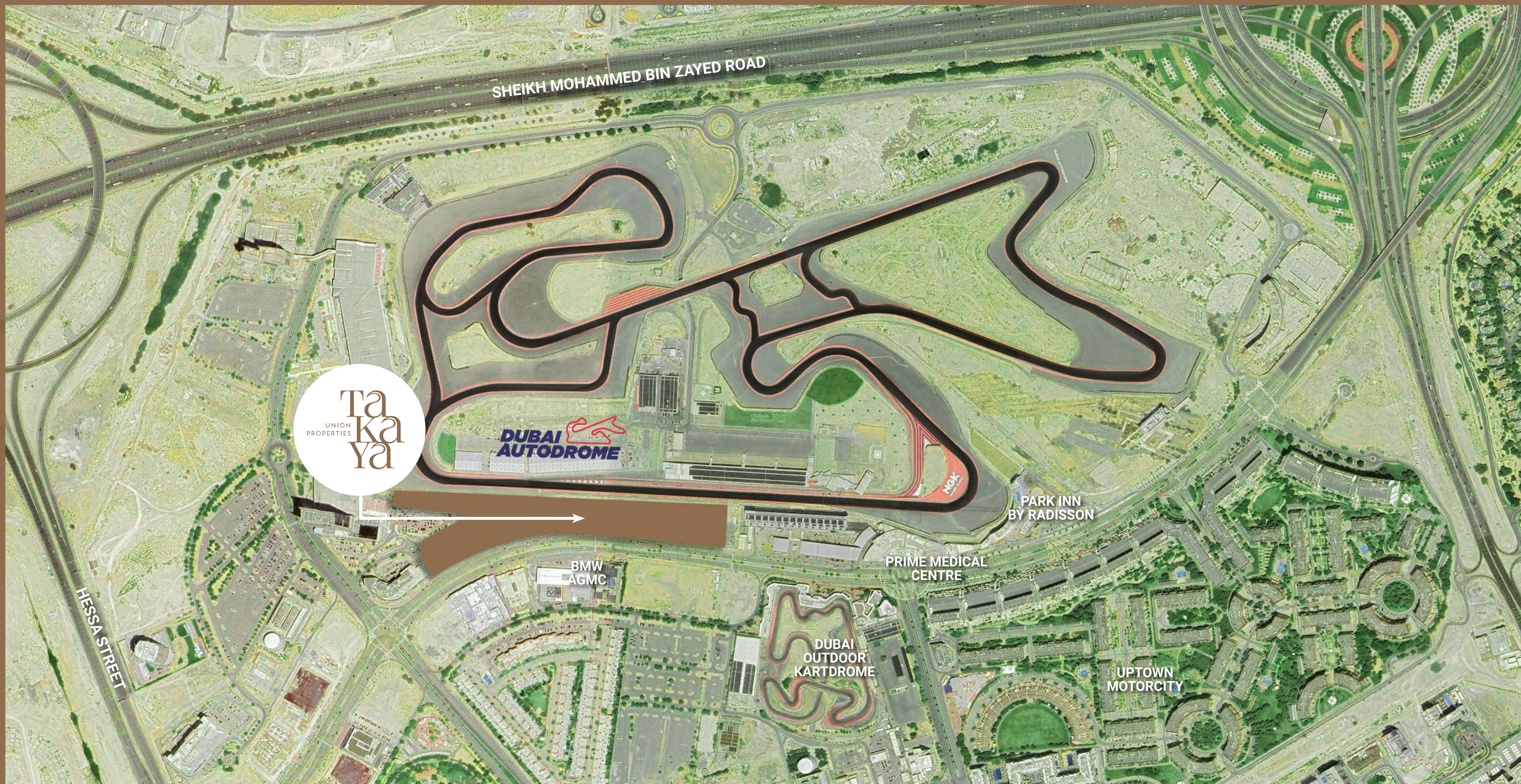
Location



- 1. Dubai Autodrome ① Min
- 2. Dubai International Cricket Stadium ⑪ Min
- 3. Miracle Garden ⑬ Min
- 4. Dubai Polo & Equestrian Club ⑮ Min
- 5. Dubai Hills Mall ⑮ Min
- 6. Arabian Ranches ⑮ Min
- 7. Trump International Golf Club ⑱ Min
- 8. Dubai Science Park ⑱ Min
- 9. Dubai Production City ⑲ Min
- 10. Global Village ⑳ Min
- 11. Mall of Emirates ⑳ Min
- 12. Jumeirah Golf Estates ㉒ Min
- 13. Jebel Ali Racecourse ㉕ Min
- 14. Burj Al Arab ㉕ Min
- 15. Palm Jumeriah ㉗ Min
- 16. Dubai International Airport ㉓ Min

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.





Aerial View

FRIENDLY COMMUNITY VIBES

Live High, Relax Low

Three modern towers offer stunning views, while townhouses and villas nestled around the base provide privacy within a vibrant community. Nature surrounds you, and excellent property management ensures a carefree lifestyle.



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Project Name	TAKAYA - TOWER A (SYMPHONY)
Developer	Takaya Real Estate Development LLC
Architect	AE7
Location	Motor City
Est. Completion Date	Q4 - 2027
Tower Height	B+G+P+20
Estimated Service Charges	AED 15/sqft
White Goods	Provided
Symphony Elevators	Passenger - 3
	Service - 1
Parking	Studio, 1BR, 2BR - 1
	3BR, 4 BR - 2

Symphony Unit Mix

Type	No of Units	% From Total Numbers
Studio	64	26%
1 Bedroom	96	39%
2 Bedroom	63	25%
3 Bedroom	18	7%
Special Units	7	3%
Total	248	100%





Laps pool



BBQ Areas



Leisure Pool



Gym



Kids Pool



Multipurpose Room



Jogging Track



Kids Day Care



Water Stream



Arcade Lounge



Basket Ball Half Court



Co-Working Spaces



Paddle Tennis Court



Squash Courts



Outdoor Sports Courtyard



Cinema / AV Room



Kids Play Area



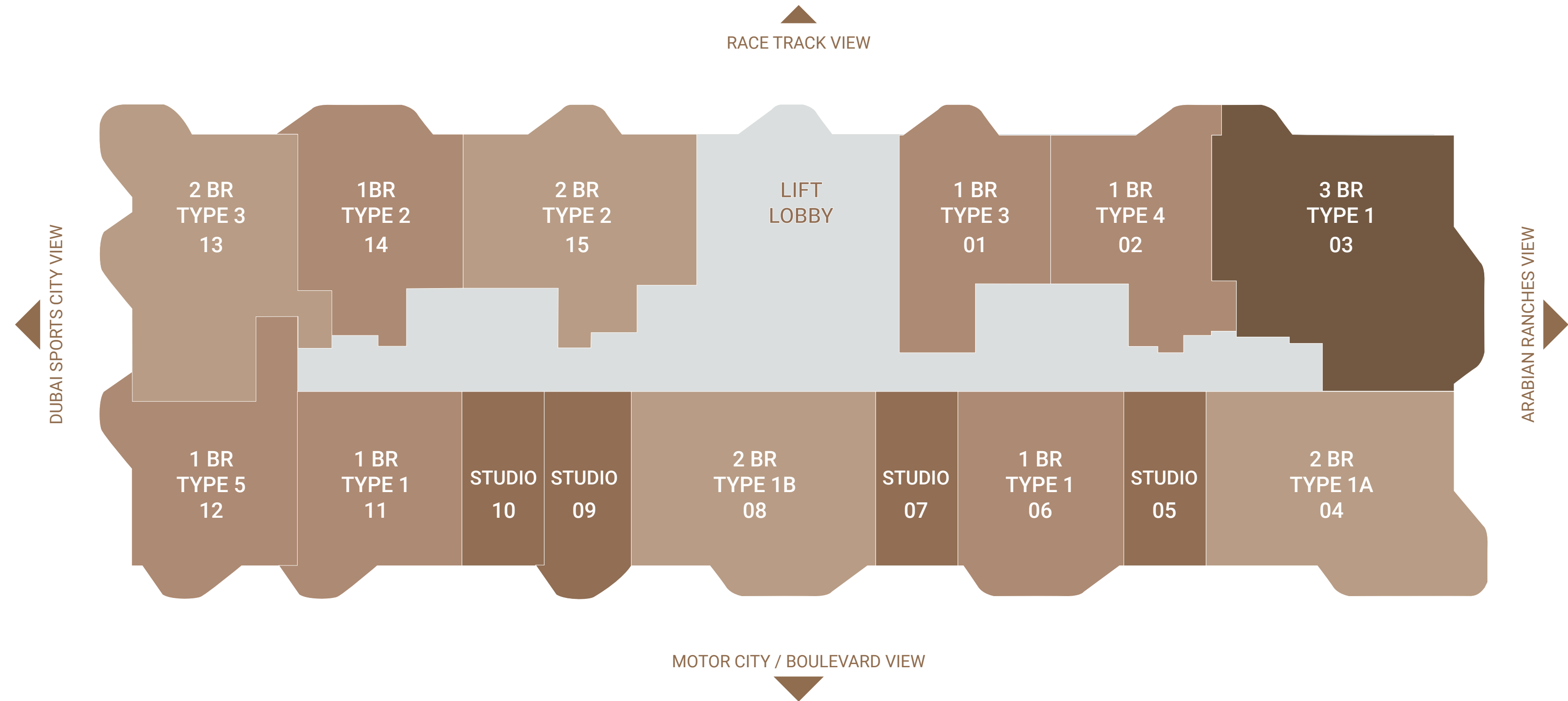
TYPICAL FLOOR PLAN
Tower A (SYMPHONY)

Typical Floor Plan

Tower A (SYMPHONY)

Levels 3 - 17

UNIT	COUNT
Studio	4 Units
1 Bedroom	6 Units
2 Bedroom	4 Units
3 Bedroom	1 Unit
TOTAL	15 Units



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REASON TO INVEST



Integrated Amenities

Enjoy a comprehensive range of amenities, including gyms, cycling paths, and green spaces, ensuring a balanced and fulfilling lifestyle for all residents.



Sustainability

Designed with eco-friendly practices, the project emphasizes green living with energy-efficient buildings and abundant green spaces, promoting a sustainable and healthy environment.



Diverse Lifestyle Offerings

From thrilling activities at the Autodrome to peaceful strolls in lush gardens, the project caters to diverse interests, providing a vibrant and connected lifestyle for all ages.



Prime Location

Nestled between major highways, the project provides easy access to Dubai's top attractions, airports, and iconic landmarks, making commuting and travel convenient.



Pet-Friendly

As Dubai's first truly pet-friendly community, the development features pet-friendly parks, walkways, and facilities.



Exceptional Retail

With a wide variety of F&B outlets, shops, and cafes, the community offers unmatched convenience and indulgence, making everyday living enjoyable and satisfying.

INDICATIVE UNIT SIZES & PRICES

LAUNCH PERIOD ONLY

Unit Type	Starting Size (Sqft)	Starting Price (AED)
Studio	379	750,777
1 Bedroom	848	1,150,777
2 Bedroom	1,205	1,600,777
3 Bedroom	1,683	2,200,777
Special Units	On Request	On Request

EOI Token Amount : AED 50,000

60% During Construction

40% Post Handover (3 Years)

*For Studios, Payment Plan is 60 | 40 on Completion (No Post Handover)

Estimated Completion Date - Q4 2027

EOI PROCESS

To participate in the Expression of Interest campaign and secure your preferred unit, we kindly request that you comply with the following requirements:

1. **Client's Document Required:** Client's Passport Copy and Emirates ID Copy (for UAE Residents).
2. **Signed EOI form** (attached), with correct customer details, valid email address, and phone number to issue the receipt(s).
3. **Payment:** Cheque or Wire Transfer should be in favour of **"TAKAYA REAL ESTATE DEVELOPMENT LLC"**.
4. **Cash payment** will be accepted for the EOI campaign up to AED 50,000 per unit.

Bank Details for Wire Transfer

S.No	Description	Details
1.	Account Name	TAKAYA Real Estate Development LLC
2.	Account No.	019120168558
3.	IBAN No.	AE260330000019120168558
4.	Swift Code	BOMLAEADXXX
5.	Bank Name	MASHREQ
6.	Currency	AED

*Cheque should be in favour of TAKAYA Real Estate Development LLC

Any EOI received not containing the above will not be considered.

Allocation will be on First Come First Serve basis & Receipt issuance confirmation by **"TAKAYA REAL ESTATE DEVELOPMENT LLC"**.

EOI request to be sent at email address **salesops@octaproperties.com** with customer preferred Unit options. Please note, upon unit allocation for all EOI confirmed deals, we require balance payment & documentation for unit booking.

If the client is not able to get the desired unit, EOI will be refunded to the client within **15 working days** from the date the client shares the correct account details.

Please feel free to contact our sales team at **+971 50 206 6888** or **salesops@octaproperties.com** if you need any assistance, our team is here to assist you throughout the purchase process.

We look forward to receiving your expression of interest and working together to make the **"TAKAYA"** Project a landmark.

EXCLUSIVELY PRESENTED BY

OCTA

P R O P E R T I E S