



 **EASTERN** RESIDENCE





WELCOME TO **EASTERN RESIDENCES**

A community where every day is filled with wonder.

Discover the joy of living in a tranquil gated community that is destined to be one of Dubai's most desirable destination to live.

Eastern Residences is an exquisite collection of elegant, spacious villas that offer a unique combination of comfort and convenience in naturally beautiful lush, green, landscaped surroundings.



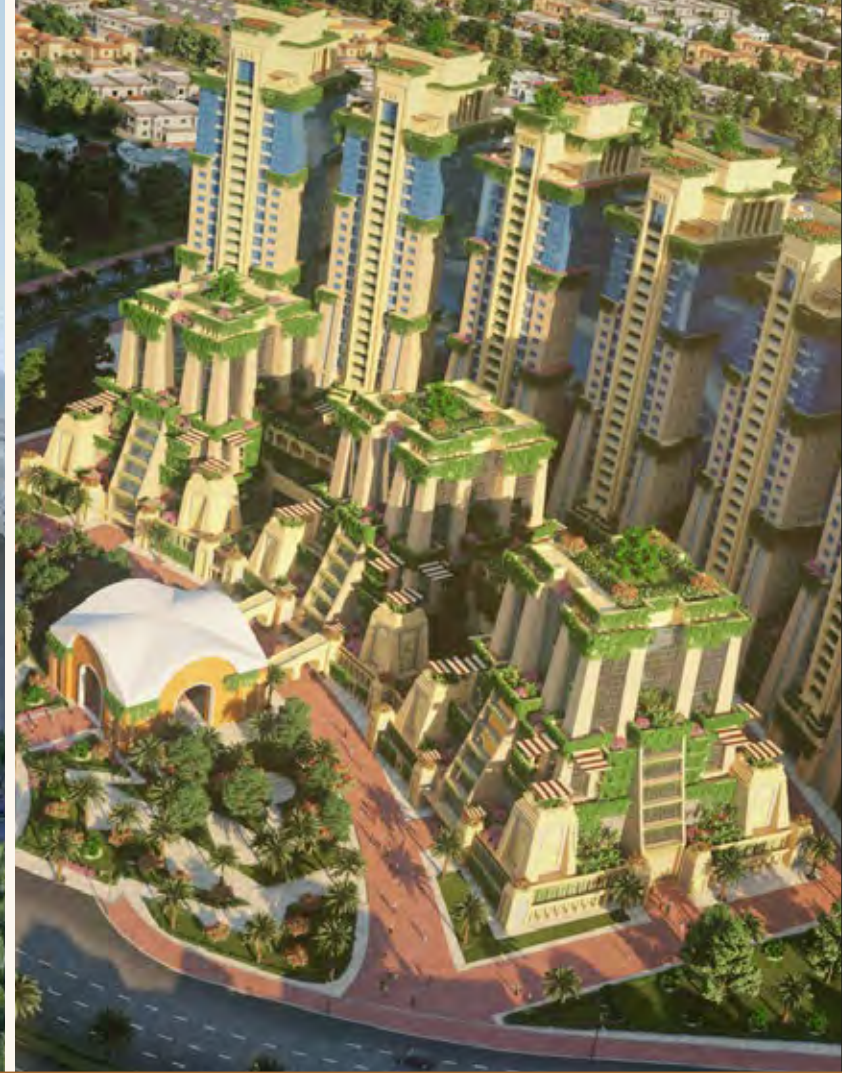


PERFECTLY LOCATED IN THE CENTRE OF DUBAI

Located in the heart of Dubai, Eastern Residences, in Falconcity is directly linked to two of Dubai's main highways, Sheikh Zayed bin Hamdan Al Nahyan Street and Sheikh Mohammed bin Zayed Road, providing easy and convenient access to Dubai's two international airports and the city's key business districts and major leisure attractions.

Situated within easy reach of everything Dubai has to offer, including breath-taking theme parks, some of the world's most beautiful beaches and many exciting family leisure destinations, the community is only a short drive from Dubai's spectacular shopping malls and a number of renowned international schools.





FALCONCITY OF WONDERS

THE WORLD IN A CITY

Falconcity of Wonders is a multipurpose mega project featuring structures based on ancient and modern wonders of the world, including architectural marvels such as the Pyramids, the Hanging Gardens of Babylon, the Eiffel Tower, the Taj Mahal, the Great Wall of China and the Leaning Tower of Pisa.

Shaped to represent a falcon, the UAE's national symbol, this ambitious project covers a total area of over 4.1 million square feet. A community that is only going to become more desirable as each phase is completed, Falconcity of Wonders will feature residential neighbourhoods, shopping malls, hotels, restaurants, health clubs and spas, schools and parks, as well as a host of leisure attractions.





COMMUNITY LIVING AT ITS BEST

A well-planned community with an efficient infrastructure in place, Falconcity has a range of existing neighbourhood amenities already located in the Western Residences district of the development. Residents can enjoy access to a supermarket, a medical centre, a mosque and a nursery, as well as children's playgrounds and lush communal parks.

The Falconcity community clubhouse will offer a variety of indoor and outdoor leisure facilities developed with healthy living in mind, including a swimming pool, gym, tennis court, basketball court, jogging track and much more, offering families everything they need to live life to the fullest, just moments from their door.





EASTERN RESIDENCE

A vibrant, family-orientated neighbourhood, Eastern Residences is a delightful collection of 680 elegant five and six all-master-bedroom villas in an exclusive gated community that offers the peace of mind of living in a safe and secure environment. The perfect place to relax with family and friends, every aspect has been considered to ensure these outstanding homes offer a luxury lifestyle that is second to none.





SPACIOUS HOMES DESIGNED FOR HARMONIOUS FAMILY LIVING

Providing luxurious living spaces designed with you in mind, the villas are constructed with premium finishing to the highest international standards. Featuring large open living spaces and spacious bedrooms, all master-sized and each with an en suite bathroom, the villas have been expertly designed to make optimum use of space and provide plenty of room for families of all sizes.





THE IDEAL MIX OF PRACTICALITY, CONVENIENCE AND COMFORT

The villas feature large closed kitchens with a highly effective ventilation system to effectively extract odours, and include special aluminium-based cupboards. A separate wet live pantry on the first floor saves you having going down to the kitchen, when upstairs or on the roof terrace.

The villas are constructed using innovative techniques such as precast walls, which enhance soundproofing, and a special aggregate finish on external walls that ensures your

home will look as good as the day it was completed, for many years to come.

The Gold LEED certified villas have a range of energy efficient features, including solar water heaters, an independent air-conditioning thermostat and control panel in every room, and floor to ceiling double glazed tinted windows to keep rooms cool whilst still allowing in the most natural light.







THE PERFECT BLEND OF INDOOR AND OUTDOOR LIVING

The villas all feature expansive back gardens, which are the perfect size for a pool or a lush garden providing an enclosed, safe place for children to play. Each villa comes with an elegant private entrance, covered parking for three cars and a majestic palm tree.





HOMES DESIGNED TO ENRICH YOUR LIFESTYLE

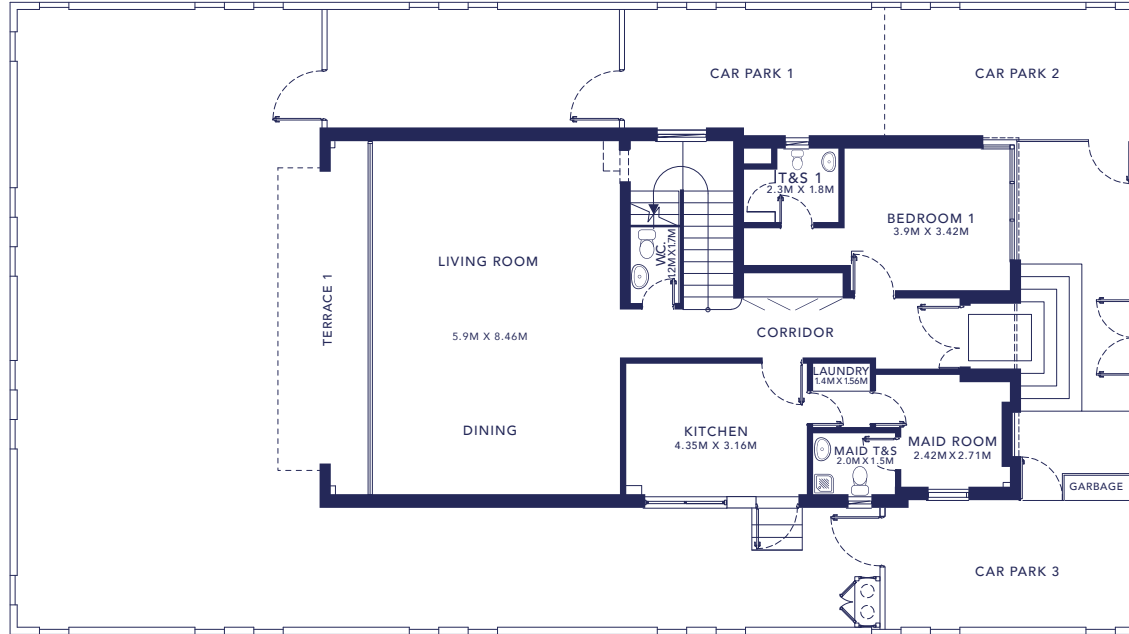
Huge roof terraces, accessible via an indoor staircase, offer an amazingly versatile space for parties or simply a haven to unwind and admire the stunning views across the wonders of Falconcity to the iconic Dubai skyline.



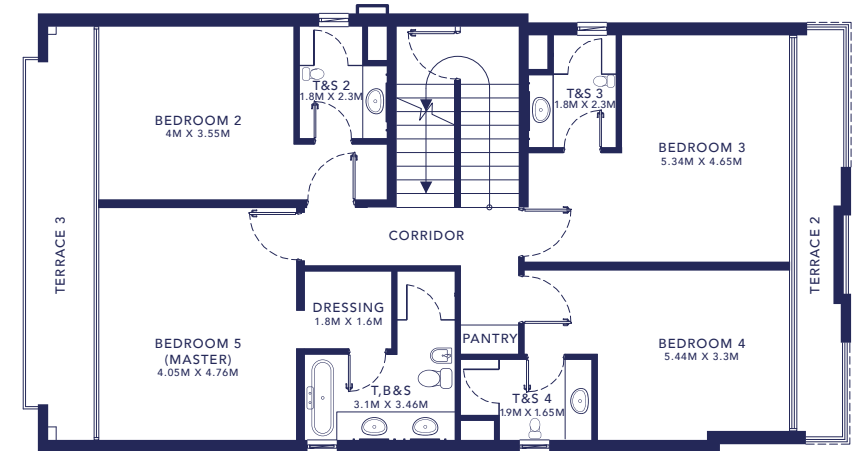
KEY FEATURES AND **FLOORPLANS**



GROUND FLOOR



FIRST FLOOR



5 BEDROOM VILLA

Built Up Area

3,208 SQ FT (298 SQ M)

Plot Area

4,000 to 6,500 SQ FT (371.6 to 603.8 SQ M)

FIRST FLOOR



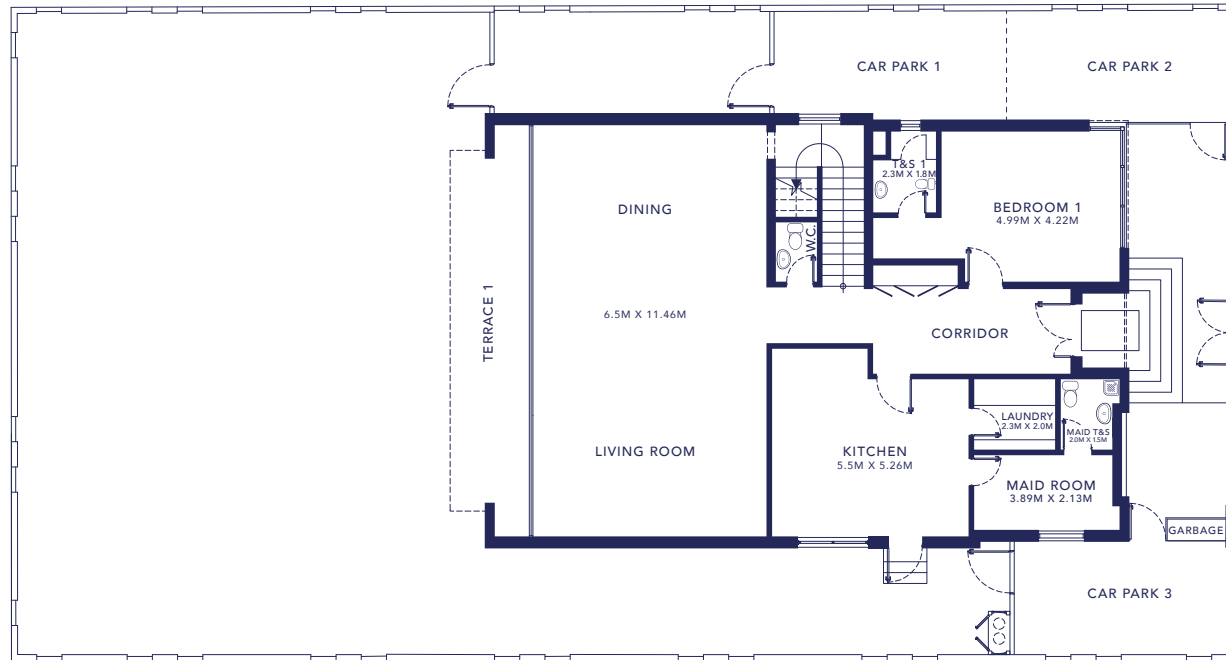
ROOFTOP



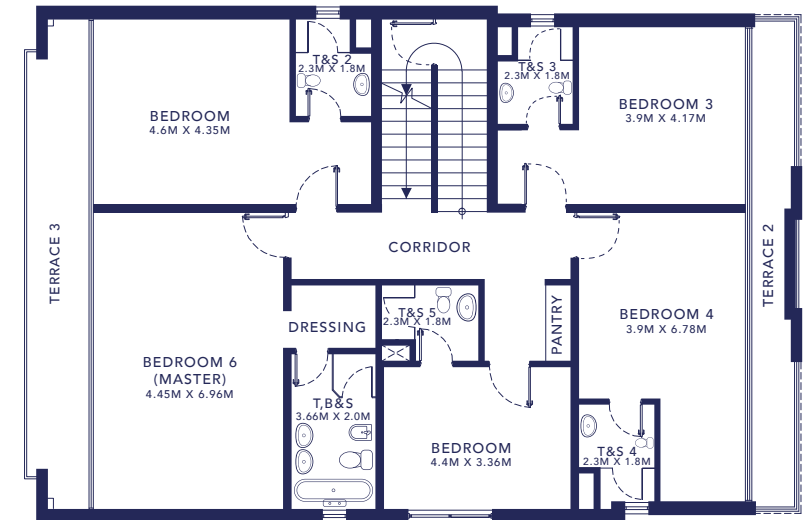
GROUND FLOOR

5 BR
VILLA

GROUND FLOOR



FIRST FLOOR



6 BEDROOM VILLA

Built Up Area

4,580 SQ FT (425.5 SQ M)

Plot Area

5,800 to 9,500 SQ FT (538.8 to 882.5 SQ M)

FIRST FLOOR



ROOFTOP



GROUND FLOOR



6 BR
VILLA



THE DEVELOPER

Falconcity of Wonders LLC (FCW) is a privately owned company that was founded to develop one of the region's most spectacular real estate mega projects – Falconcity of Wonders.

A member of the Salem Ahmad Almoosa Enterprises (SAAE), FCW is able to draw on the resources and expertise of its associate companies within the group and leverage its parent company's 42 years' experience in the real-estate sector.



Legal Disclaimer

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All images are for illustration purpose only. Swimming pool and rooftop fitouts not included.



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