

UNION
PROPERTIES

Ta
Ka
Ya

TAKAYA is more than an address or a home. It's a modern lifestyle that's on the move. A welcoming haven where you can reconnect with yourself and feel revitalized. A place where you can seek shelter from the searing heat of deadlines and jam-packed schedules. A real community built on consideration for people and connection. A vast area with many inviting add-ons that make life's journey exciting yet peaceful.

TAKAYA is a tribute to the past, a reflection of the present, and a glimpse at the future. TAKAYA is named after special rest areas from ancient times. Hundreds of years ago, nomads crossed the expansive desert carrying their homes with them. When the travellers stopped to rest, they built safe havens near rivers and oases. And when they resumed their journey, they would leave the shelter behind alongside useful items to help future visitors. Subsequent travellers would repay the kindness by building another section of the shelters' walls and expanding the rest area for the next guests. Each of these rest areas was called a «takiya» in Arabic, or «TAKAYA» in plural. And today, TAKAYA, a new project that's part of Motor City's community and signature Union Properties lifestyle, embodies this timeless spirit.



Takaya Brochure



UP Profile



Takaya Registration

A SIGNATURE
LIFESTYLE
ACCELERATED
BY CHOICE



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The "UP" Tower
Developed by UP

Index Tower
Developed by UP

THE UAE AND DUBAI

The future today

The UAE has long attracted people from across the globe and it's no wonder. It's safe, stable, has good relationships with the rest of the world, solid economical foundations, and protection for investors. The government has proven time and time again how it can effectively overcome challenges and has even established extremely appealing visa policies, making it easy for people to live and work here. But what makes the UAE especially incredible is its real vision for the future, and its commitment to progress and dedication to creating high standards of living for all citizens and residents.

Dubai in particular is a thriving business, service, and tourism hub. This has made Dubai a booming and competitive property market with superior rental yields and high returns on investment. It's ideal for buy-to-let and buy-to-flip, and is also the perfect place to call home thanks to the wealth of work opportunities and incredible attractions that let you experience an amazing lifestyle.

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 Mirdiff, 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's PJSC 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.





THE LOCATION

ABOUT MOTOR CITY

Your road to a unique location

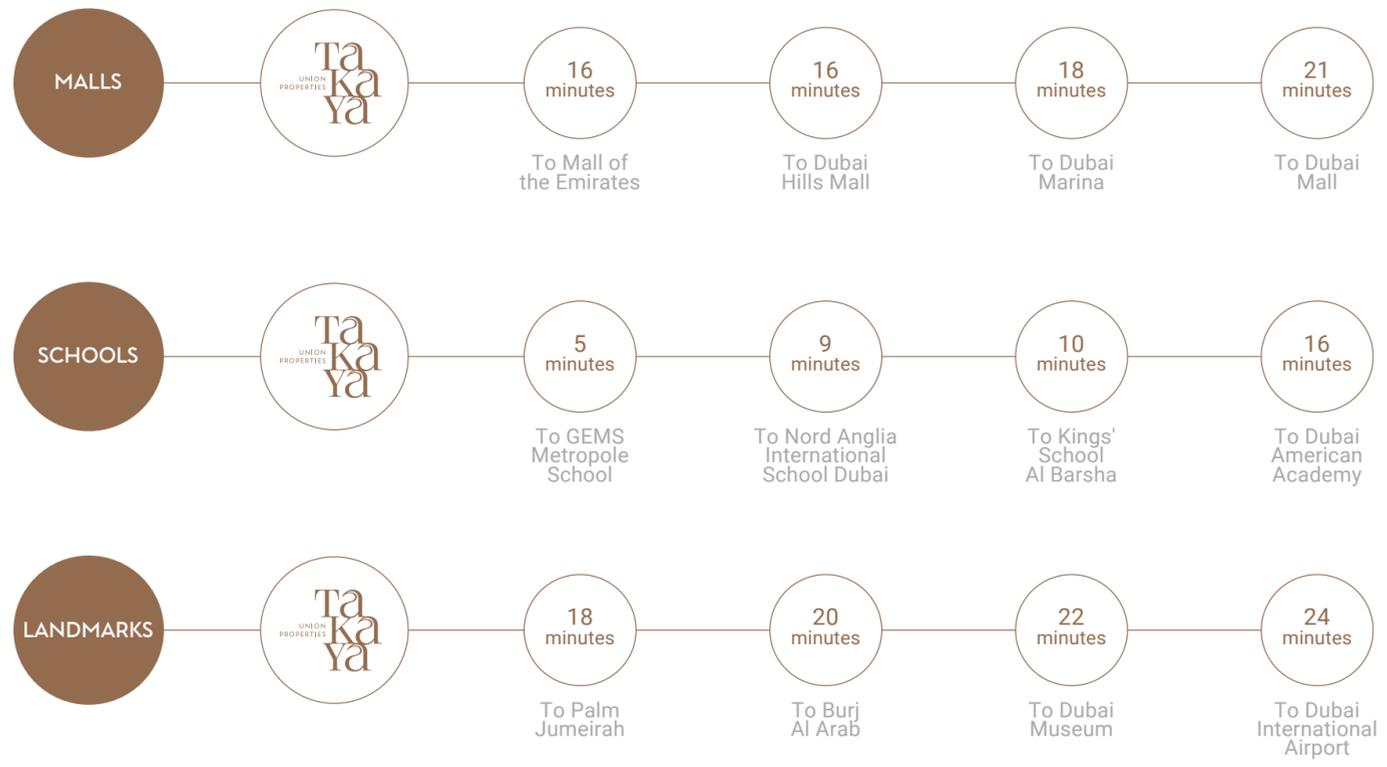
Incredibly convenient and connected to Dubai's main roads and major highlights, Union Properties Motor City is the real heart of New Dubai and is in a prime location nestled between two major highways. This allows you to benefit from all Dubai has to offer while also enjoying easy access to attractions and destinations in Abu Dhabi, Al Ain, Sharjah, and the Northern Emirates. Motor City is just a 20-minute drive to and from Dubai International Airport and Al Maktoum International Airport, while Burj Al Arab, Museum of The Future, and so much more are a quick drive away. Motor City, a green suburban concept, is a freehold master community.

You are in the middle of the action with everything just minutes away, from day care centres, pet shops, salons, spas, and grocery shops. And yet you are in a unique community which is full of thrilling experiences including sports activities, remarkable shopping, and wonderful dining. Green Community Motor City is also incredibly safe, family-friendly, pet-friendly, and features beautiful landscaping.

Motor City is accessible to all through public transportation such as buses and taxis. There are also plans for a metro system within Motor City by 2030.

Motor City is even home to a number of great educational institutions, including well-known schools, and a number of hospitals, clinics and pharmacies.

ABU DHABI > 1HR 15MIN > MOTOR CITY > 48 MIN > SHARJAH



MOTOR CITY HIGHLIGHTS

YOUR FAST TRACK TO AN OUTSTANDING LIFE

A self-contained community at the heart of Dubai, Motor City by Union Properties PJSC is a world of its own.

Here you can:

- Test your car's limits or enjoy the races at the Autodrome.
- Rollerblade with the family in a safe and secured environment.
- Go for a leisurely stroll in the lovely green community.
- Experience an adrenaline rush in a go-kart.
- Get your heart thumping at the gyms and fitness centres.
- Cycle in a community with access to great spaces for cycling.
- Stay fit with the wealth of sports activities available.

ENJOY FUN
ACTIVITIES FOR
ALL AGES



RETAIL THERAPY
TO SATISFY
YOUR SENSES
AND DESIRES

- Indulge in the unbelievable number of diverse F&B outlets and retail concepts for every taste and budget.
- Spoil yourself with the wide selection of coffee shops and restaurants.
- Satisfy your cravings with Motor City's vast retail therapy choices.





CONNECT
WITH NATURE
& YOUR PETS

- Live in one of the first Master Communities in Dubai which is truly pet friendly.
- Relax in **TAKAYA** amidst the blossoming gardens and green walkways full of flora and fauna while listening to the songs of local and migratory birds.



EXPERIENCE
PEACE OF MIND

- Be protected with round-the-clock security patrols.
- Feel safe with well-lit and guarded walkways, alleyways, pavements, and streets.

ABOUT TAKAYA

THE MEANING OF HOME

TAKAYA is a new community that is part of Motor City's well-established hub and signature Union Properties PJSC life. A solid investment with freehold and the ultimate urban lifestyle residence thanks to the incredible location, wonderful features, endless benefits, and attractive payment plans. It is the perfect place for people who value an active lifestyle and have a keen eye for contemporary design. An invitation to see the world differently and look towards the future.

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.

The apartments are in three residential towers which sit atop a parking podium. The main central tower soars 30 floors high, while the other two towers rise 20 floors high, flanking it. The townhouses and villas sit on top of the podium at a distance on the east and west sides of the towers, accentuating privacy while maintaining the friendly community vibe. All this comes together to create a unique place to call home with Nature-focused surroundings and excellent property management.



TAKAYA HIGHLIGHTS

HOME TO ADVANTAGES

TAKAYA by Union Properties PJSC simply offers more.

Design - Sun-filled, ultra-modern, trendy, spacious, efficient, and elegant: every detail about the design and layouts is appealing.

Quality - The superior workmanship, high construction standards, chic fixtures, sustainability, and excellent interiors and fittings are noticeable.

Unique Environment and Lifestyle - Here the lifestyle is extraordinary for residents and visitors, since all the amenities and facilities of Motor City are accessible in addition to **TAKAYA's** exclusive facilities and amenities. The apartments, townhouses and villas all have access to a private podium hosting many amenities and facilities that fuel your lifestyle including two swimming pools, jogging tracks, and a paddle court. Not to mention stunning views of the Autodrome and Dubai skyline.

A City within a City - **TAKAYA** spans approximately 2 million sqft, bringing together a wealth of residential, business, sports, and leisure opportunities.



UNIQUE ENVIRONMENT AND LIFESTYLE

LIFESTYLE

A SIGNATURE LIFESTYLE ACCELERATED BY CHOICE

This is your life at **TAKAYA**. This is the experience.

Go high octane. Take a splash in the temperature-controlled pool. Set a new personal best at the lap pool. Shoot some hoops at the adaptable basketball court. Win a game of squash. Pump iron and get your cardio in at the gym. Get your pulse racing at 600 meters long walking and jogging track.

Pause and reflect. Chill in the relaxation spaces. Connect with nature while enjoying the experience, designer landscaped gardens, water bodies, and shaded areas. Soak up the sun on a lounge chair on the deck. Unwind in the water stream.





Feel the friendly community spirit. Spend quality time with friends and family over an outdoor BBQ. Let the kids run free in the safe indoor and outdoor play areas. Get competitive at the games room for adults. Throw an event at the multi-purpose hall. Shop at the retail spaces and then dine at the cafes and restaurants which are linked by a covered arcade.

Experience convenience. Get work done at the co-working spaces. Benefit from the cool practicality of having underground parking. Know you're in good hands with round-the-clock security. Be pampered with the useful concierge service. Make a grand entrance at the welcoming entry plazas.

EXPERIENCE YOUR DREAM LIFESTYLE MADE REAL

DESIGN

DESIGN PHILOSOPHY

Inspired by nature and trendy contemporary urban chic

TAKAYA is an expression of contemporary style and the embodiment of trendy design that responds to the local environment. The creation of a world-class realm through the seamless integration of the landscape and built environment. Envisaged as an inviting, intriguing, and comfortable urban environment, **TAKAYA** features well-designed access and circulation. Here, the attention to detail is evident and even the orientation maximizes the phenomenal views.

The architectural language is strikingly balanced. The curved balconies mirror the curvilinear lines of motor sports, adding visually captivating complexity without compromising the internal layouts. The overall contemporary and trendy design responds to the climatic challenges of being in the desert through carefully selected materials and features. From the facades and exteriors to the layouts and interiors, everything is a dynamic dialogue between visual appeal and purpose.

Green design elements

At one with nature, **TAKAYA** features elements of green design. Solar panels are used in the landscape design and on the towers' roofs. Everything is energy efficient. The high-quality special glass reduces harmful rays from the sun while keeping the interiors bright. The sound insulation creates an ambiance of peace and quiet. The landscaping is a budding tribute to the beauty of local plants which need less water. And electric cars charging stations abound. **TAKAYA** is home to sustainability.







APARTMENTS & PENTHOUSES

YOUR ROOM WITH A VIEW

At **TAKAYA**, each of the 744 apartments in the three towers is a statement about urban lifestyle and luxurious family life. Begin your day with an exhilarating view of Dubai Autodrome and skyline, taking in this unique vista while relaxing and socializing in the open-plan living areas thanks to the spatial configuration, dynamic terraces, and orientation of the residences in the towers. Live large even in the small apartments (studio, 1, and 2 bedroom apartments) since there's no wasted space. Enjoy additional room in one of the larger-sized special units on the top floors which boast vast terraces. Reach new heights in the duplexes with stunning double-height living spaces.

TOWNHOUSES & VILLAS

YOUR PICTURE-PERFECT ADDRESS

The 39 townhouses and 5 villas at **TAKAYA** are expressions of a distinctive city life and upscale family living. The 4 bedroom townhouses and 5 bedroom villas have incredible layouts with multi-purpose areas, a housekeeper's quarters, a living and dining area, storage space, a podium garden, and a roof terrace. They also have 4 parking spots, an infinity pool, and semi-private green pedestrian walkways. The townhouses boast sweeping open views of the Autodrome and Dubai skyline thanks to their elevation. Witness this breathtaking panorama and experience the spectacular environment around you while taking a dip in the pool or strolling in the private garden.





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The images, masterplan and artists impressions are subject to change.

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