



# CURVE

BY SENTRO

A Home to Cherish

[www.sentrorealty.com](http://www.sentrorealty.com)



# Sentro Realty

The Curve is Sentro Realty's first residential project in Dubai and is ready for possession. It is backed by the Sentro Group, an international group with interests across banking, aviation, real estate, and logistics.

It's focused on bringing high-quality real estate to home buyers while ensuring steady returns for the average investor looking for long-term growth. Presently, Sentro Realty manages over 400 million AED worth of assets with an average gross yield of over 9%.

Its founder, Dr. Naveen Rao, has personally overlooked each aspect of this offering as if he were making his own home.

We welcome you to The Curve, a home you will cherish.

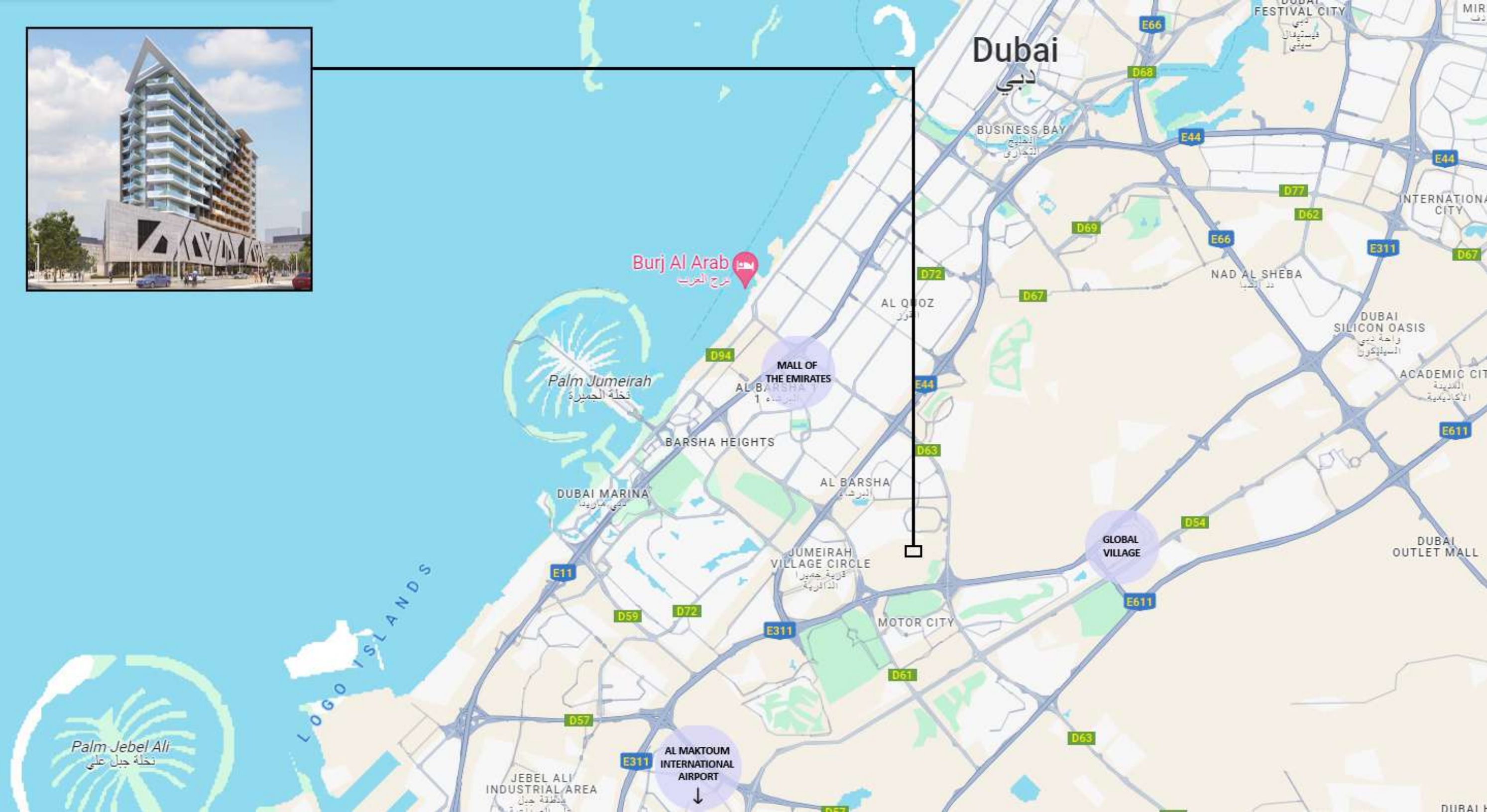
WELCOME TO  
CURVE  
BY SENTRO



# ARJAN-DUBAILAND

## EASY ACCESS

- 06 minutes to Miracle Garden
- 18 minutes to Mall of the Emirates
- 18 minutes to Global Village
- 18 minutes to Palm Jumeirah
- 25 minutes to Al Maktoum International Airport





## AMENITIES AT THE CURVE

- Rooftop Infinity Swimming Pool
- Natural Stone Façade
- Leisure Kids Play Area
- 24 Hours Concierge
- Waste Chutes on Each Floor
- Double-gazed Windows
- Moderns Gymnasium
- Sauna & Steam
- Ample Parking for Retail Units
- Landscaping with Water Features
- BBQ Area
- Centrally Air-Conditioned
- Yoga and Meditation Area
- Gym



## A HOME TO CHERISH

The Curve is the epitome of sophisticated living, exuding positivity and comfort. The modern interiors with glimmers of gold, unmatched ceiling heights, natural stones, and state-of-the-art facilities are the perfect home for your family. The 130 ready-to-move-in, fully equipped 1 and 2-bedroom apartments are Sentro Group's flagship project in Dubai.





## BRINGING DREAMS TO REALITY

Each unit is designed to optimise space and comes fully equipped. The plush finishes with glimpses of gold, creating a rich environment worthy of world-class living. The use of all natural materials creates an unparalleled sensory experience to create your home.



## MODERN BATHROOMS FOR

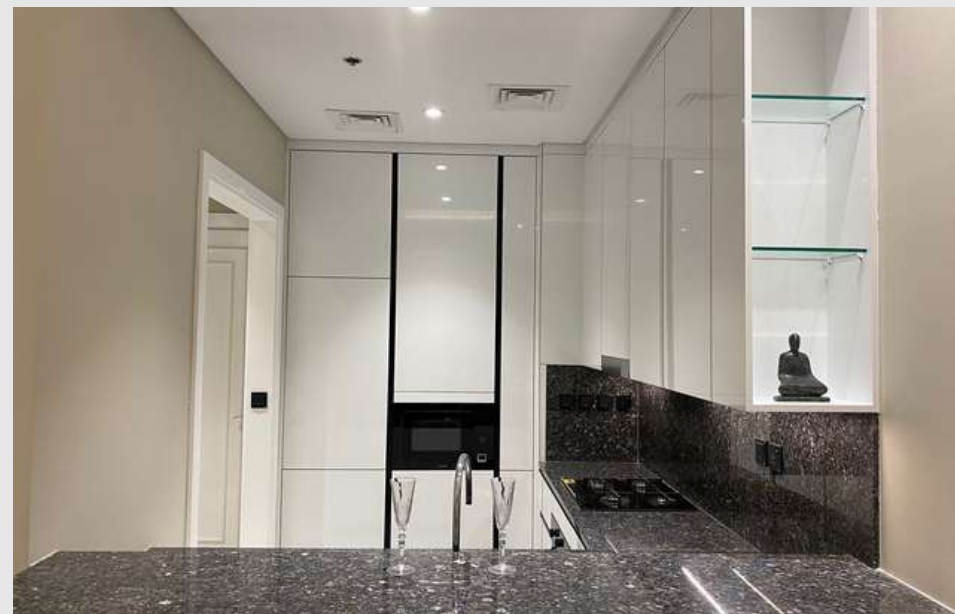
Built with hand-picked materials, these ultra-modern bathrooms, with our Golden PVD Finish Fittings, exude elegance. The sophisticated built-in Italian wardrobes, equipped with sensor lighting, seamlessly merge style and convenience. The flush-mounted sinks and washing machine add a touch of elegance to this seamless blend of style and functionality.





## THE JOY OF COOKING

A new level of refined living is equipped with ELBA's Italian-made high-performance cooking appliances. Enjoy the convenience of a built-in Combi 2-door refrigerator, a full-touch control microwave, a recycling cooker hood, a tempered glass hob, a static gas oven, and a fully integrated dishwasher in your kitchen.



## RETAIL OPPORTUNITY

- 10,000 square feet of premium retail space
- Large facade and signage for branding opportunities
- 14 units with varying sizes
- 70 dedicated parking lots for retail
- Captive, premium footfall of residents and neighbourhoods
- Ideal for high-end coffee shops, salons, clinics, pharmacies, or supermarkets



READY FOR FITOUTS  
SALE & LEASING OPTIONS AVAILABLE

# AN IDEAL INVESTMENT

With high tax-free rentals, investing in The Curve is ideal for those seeking regular returns and long-term appreciation.

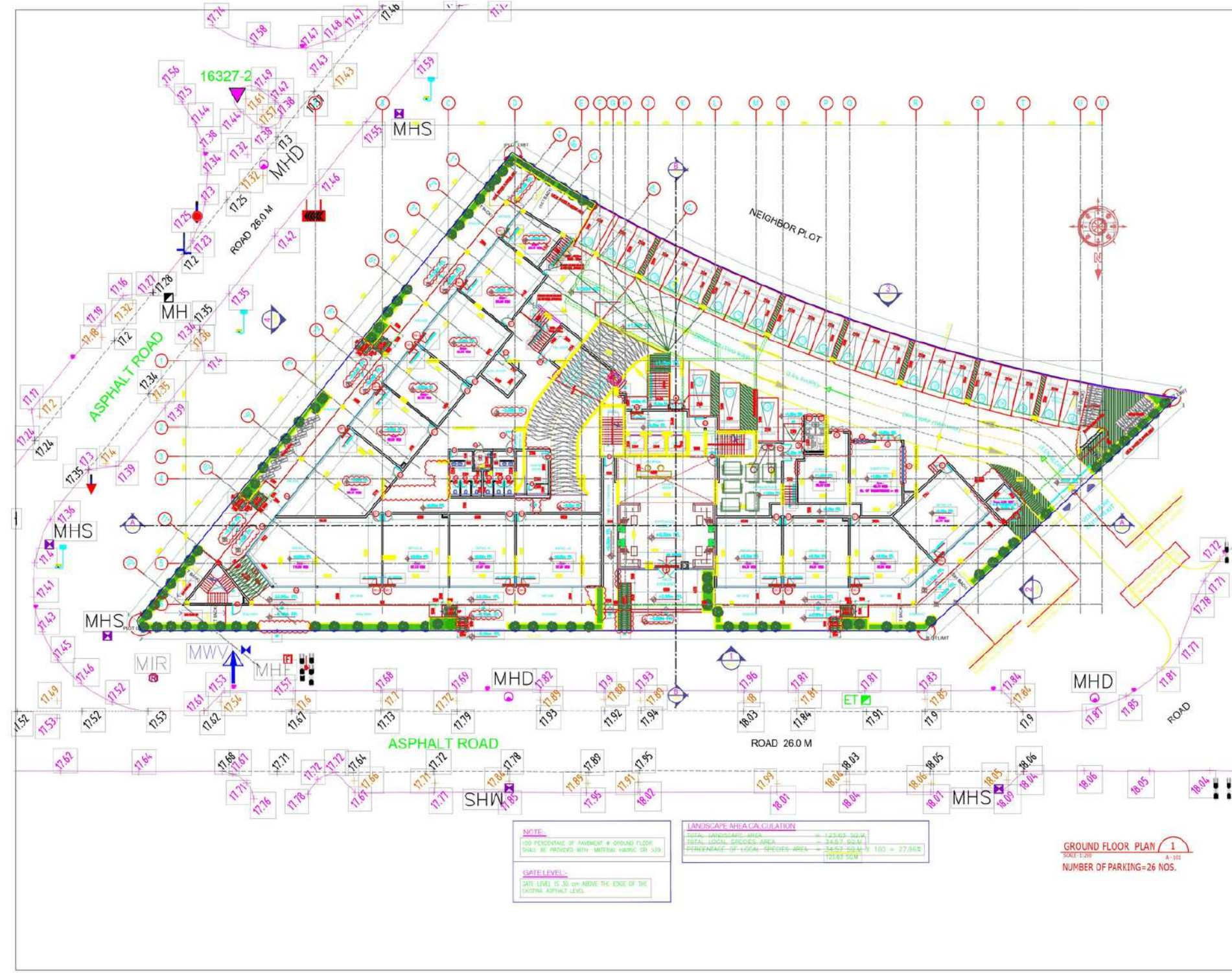


# G+2P+10+LOWER ROOF + UPPER ROOF AND GYM, RESIDENTIAL BUILDING

## APARTMENT DETAILS

Floors	1 BHK	2 BHK	Total
First Floor	11	2	13
Second to Tenth Floor	81	36	117
Total	92	38	130
Commercial Unit	Ground Floor		14

# GROUND FLOOR



**AS REVISED**

**NOTE:**  
 100 PERCENTAGE OF PAVEMENT & GROUND FLOOR SHALL BE PROVIDED WITH WATER MARKING OR S/S

**GATE LEVEL:**  
 GATE LEVEL IS 30 cm ABOVE THE EDGE OF THE EXISTING ASPHALT LEVEL

**LANDSCAPE AREA CALCULATION**

TOTAL LANDSCAPE AREA	= 12360.00 SQ.M
TOTAL LOCAL SPECIES AREA	= 2462.00 SQ.M
PERCENTAGE OF LOCAL SPECIES AREA	= 2462.00 SQ.M X 100 = 27.88%
	12360.00 SQ.M

**GROUND FLOOR PLAN 1**  
 A-101  
 NUMBER OF PARKING=26 NOS.

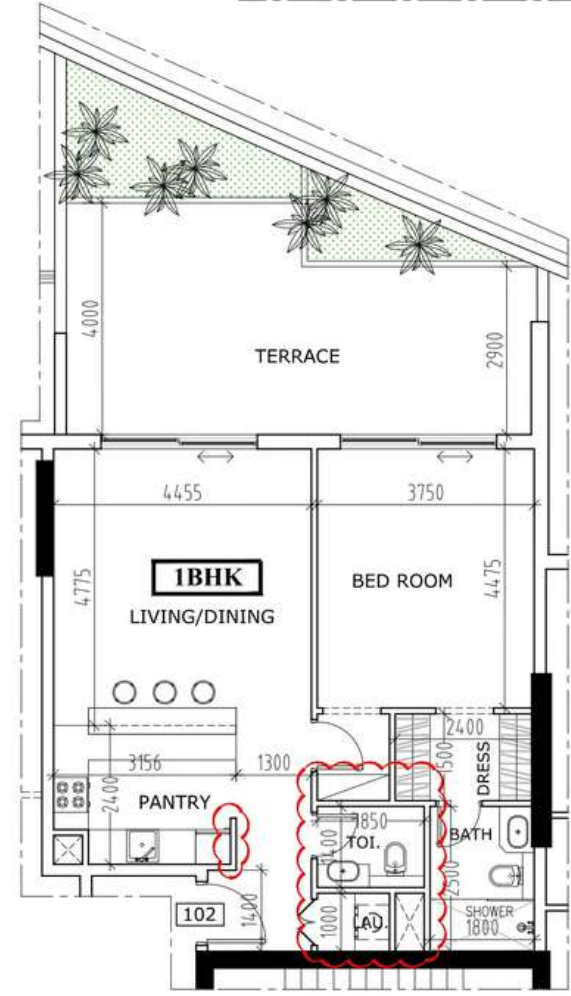
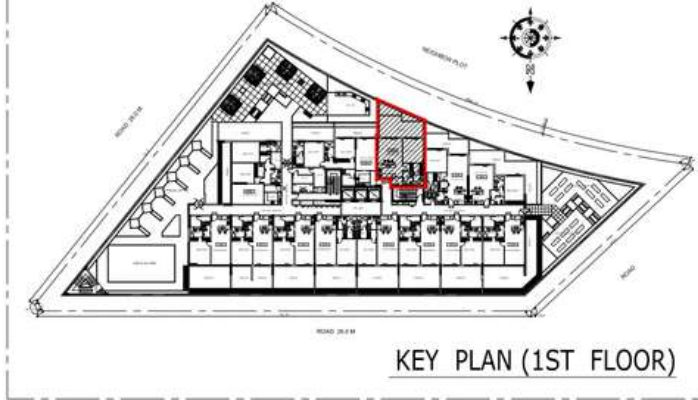
GROUND FLOOR PLAN

1:200

A-101

# 1st Floor

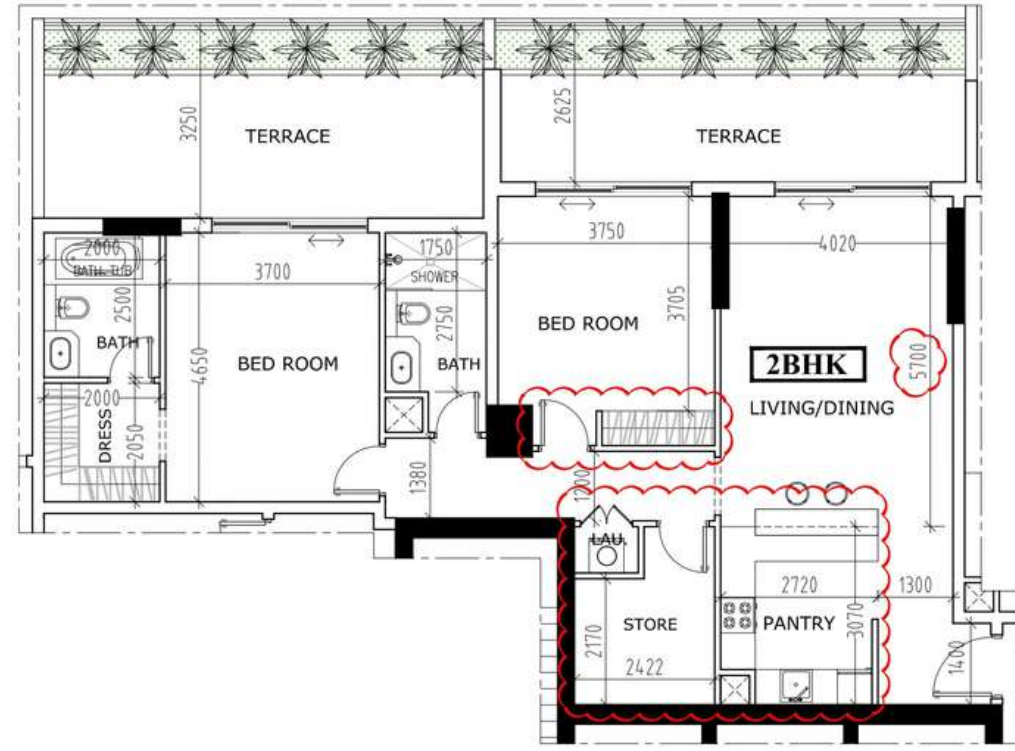
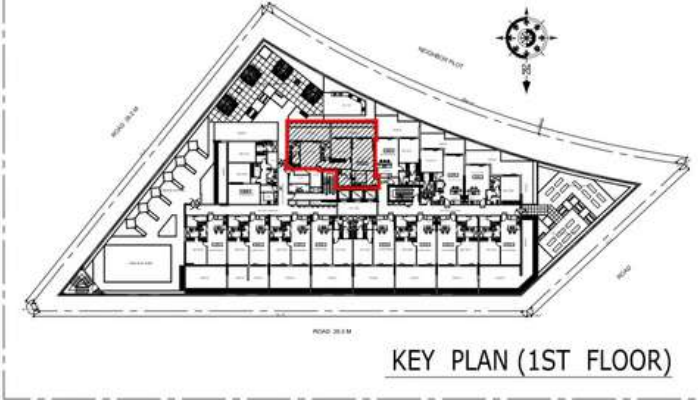
**Type-1  
1BHK**



1BHK APARTMENT (TYPE-1)

APARTMENT AREA = 70.91 SQ.M(763 SQ.FT)	APARTMENT NUMBER = 102
TERRACE AREA = 40.74 SQ.M(439 SQ.FT)	
TOTAL AREA = 112.01 SQ.M(1206 SQ.FT)	TOTAL NO. OF UNITS = 01

**Type-1  
2BHK**

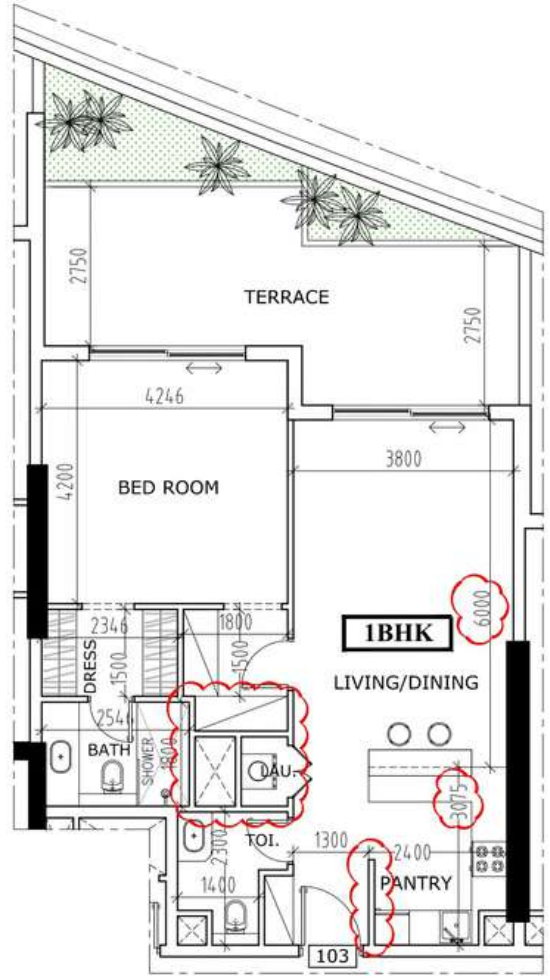
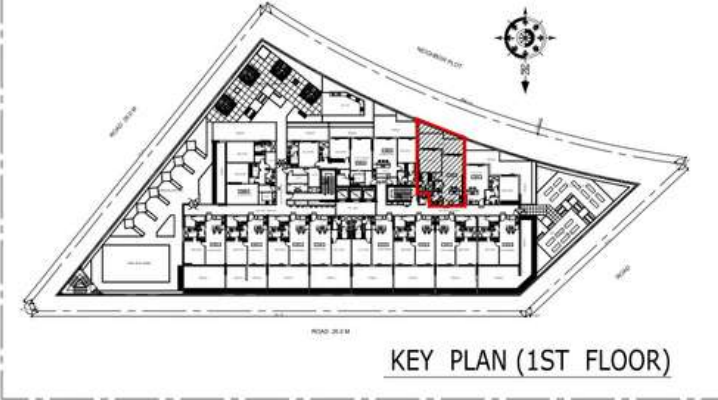


2BHK APARTMENT (TYPE-1)

APARTMENT AREA = 108.64 SQ.M(1169 SQ.FT)	APARTMENT NUMBER = 101
TERRACE AREA = 50.88 SQ.M(548 SQ.FT)	
TOTAL AREA = 159.52 SQ.M(1717 SQ.FT)	TOTAL NO. OF UNITS = 01

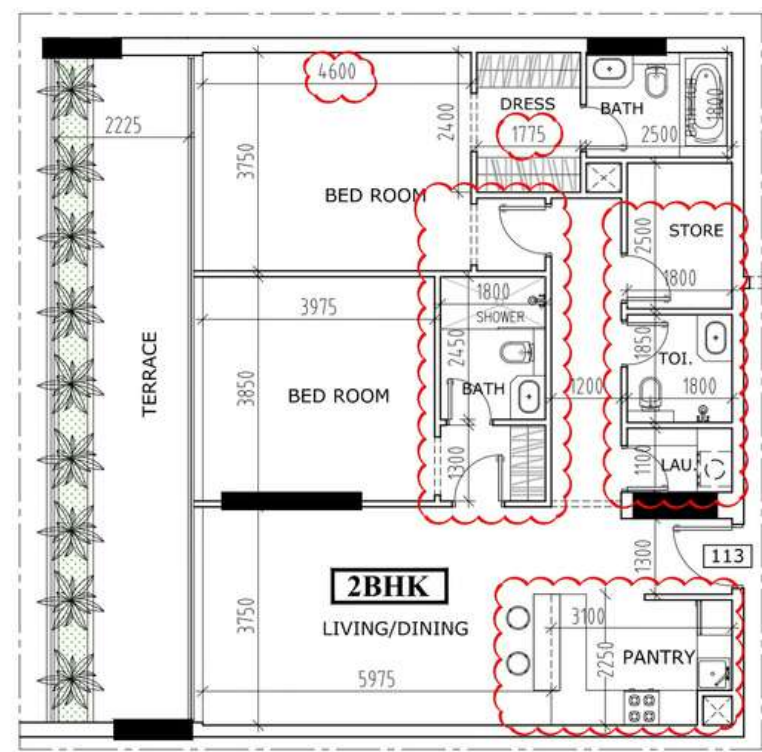
# 1st Floor

**Type-2  
1BHK**



APARTMENT AREA = 75.02 SQ.M(808 SQ.FT)	APARTMENT NUMBER = 103
TERRACE AREA = 33.71 SQ.M(363 SQ.FT)	
TOTAL AREA = 108.73 SQ.M(1171 SQ.FT)	TOTAL NO. OF UNITS = 01

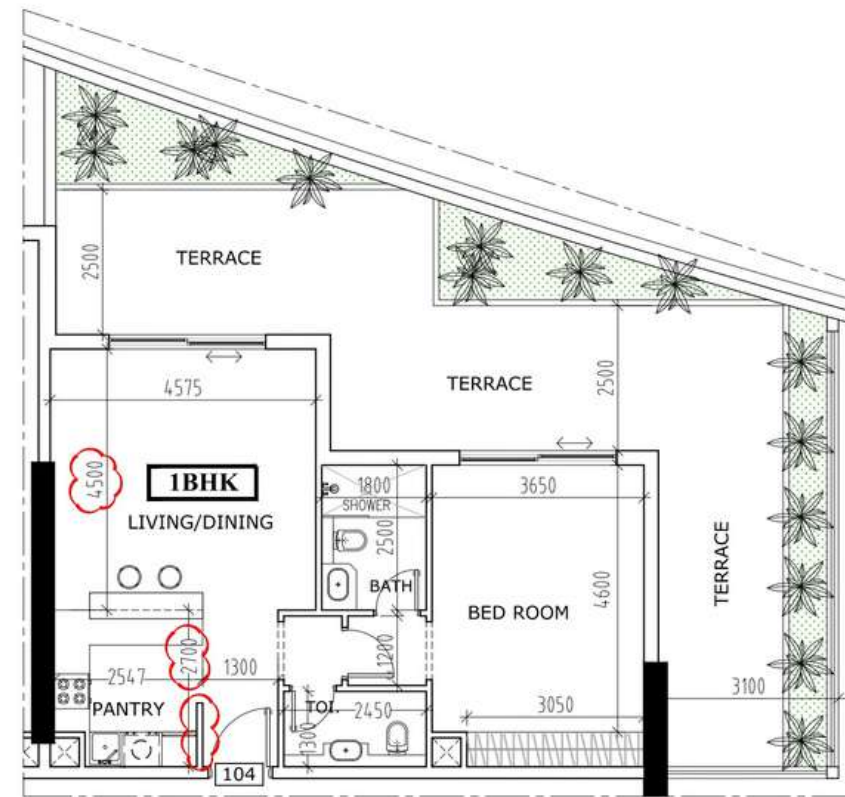
**Type-2  
2BHK**



APARTMENT AREA = 109.55 SQ.M(1179 SQ.FT)	APARTMENT NUMBER = 113
TERRACE AREA = 27.85 SQ.M(300 SQ.FT)	
TOTAL AREA = 137.40 SQ.M(1479 SQ.FT)	TOTAL NO. OF UNITS = 01

# 1st Floor

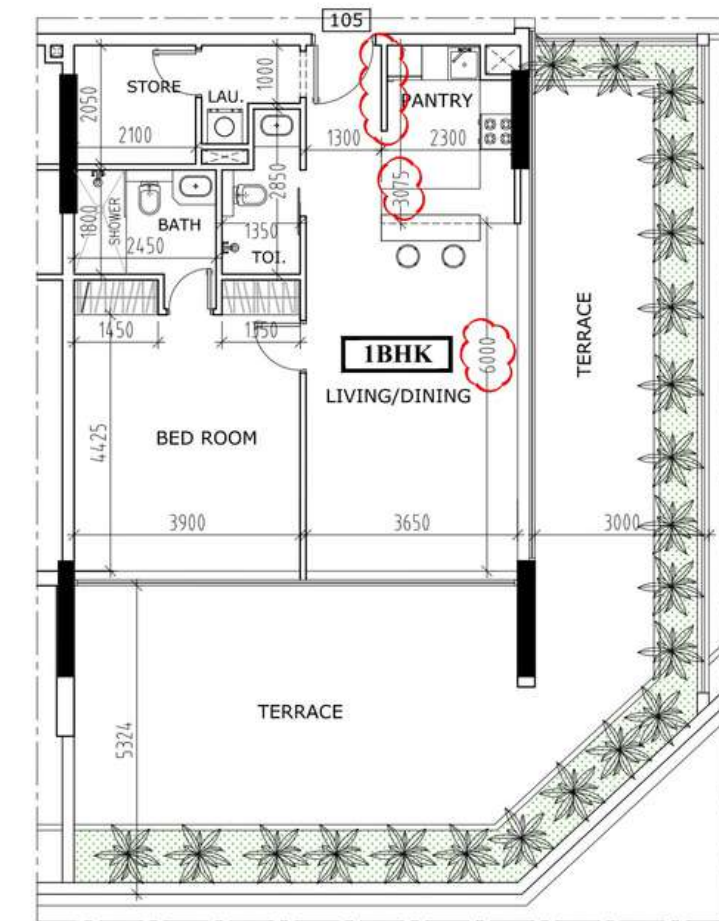
**Type-3  
1BHK**



1BHK APARTMENT (TYPE-3)

APARTMENT AREA = 65.47 SQ.M(705 SQ.FT)	APARTMENT NUMBER = 104
TERRACE AREA = 69.36 SQ.M(746 SQ.FT)	
TOTAL AREA = 134.83 SQ.M(1451 SQ.FT)	TOTAL NO. OF UNITS = 01

**Type-4  
1BHK**

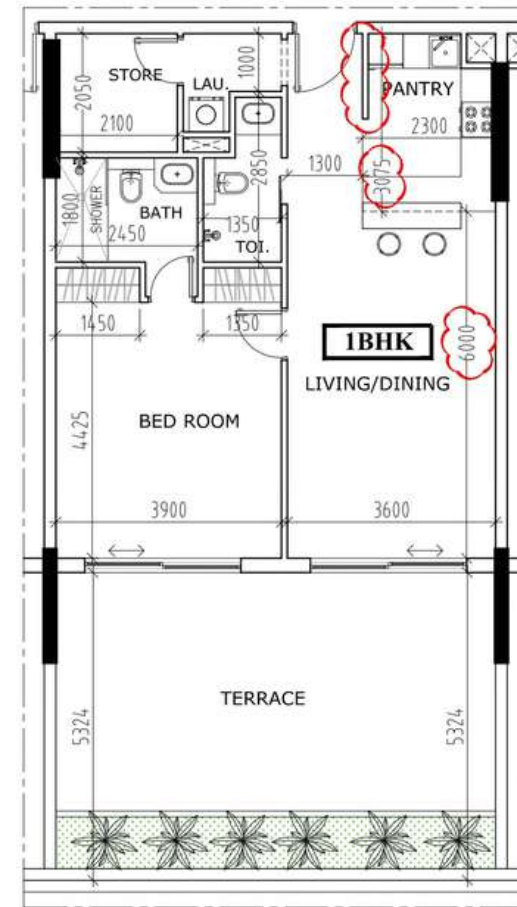
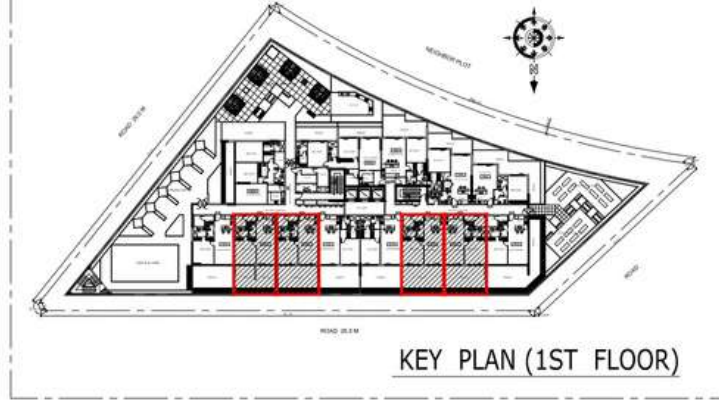


1BHK APARTMENT (TYPE-4)

APARTMENT AREA = 73.78 SQ.M(794 SQ.FT)	APARTMENT NUMBER = 105
TERRACE AREA = 81.24 SQ.M(874 SQ.FT)	
TOTAL AREA = 155.02 SQ.M(1668 SQ.FT)	TOTAL NO. OF UNITS = 01

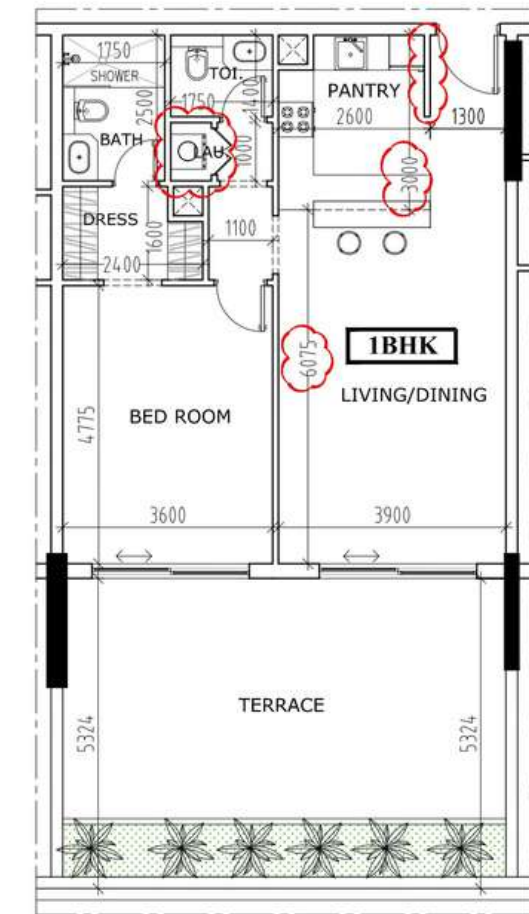
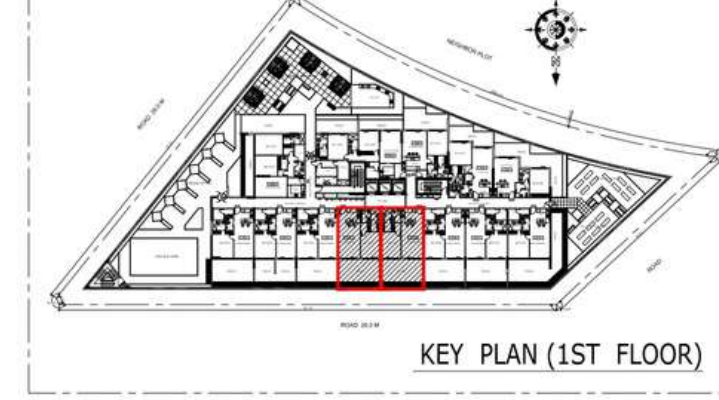
# 1st Floor

**Type-5  
1BHK**



APARTMENT AREA = 71.80 SQ.M(773 SQ.FT)	APARTMENT NUMBER = 106,107,110,111
TERRACE AREA = 41.72 SQ.M(449 SQ.FT)	
TOTAL AREA = 113.52 SQ.M(1222 SQ.FT)	TOTAL NO. OF UNITS = 04

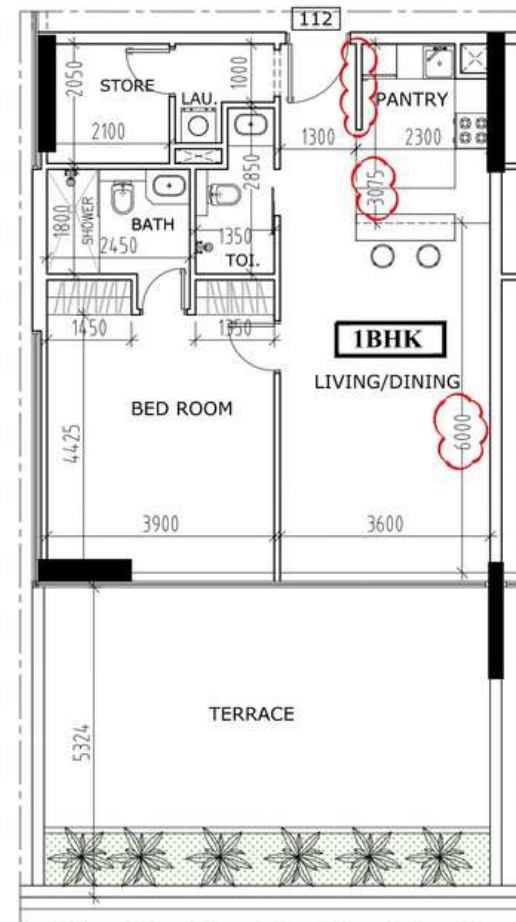
**Type-6  
1BHK**



APARTMENT AREA = 71.80 SQ.M(773 SQ.FT)	APARTMENT NUMBER = 108,109
TERRACE AREA = 41.72 SQ.M(449 SQ.FT)	
TOTAL AREA = 113.52 SQ.M(1222 SQ.FT)	TOTAL NO. OF UNITS = 02

# 1st Floor

Type-7  
1BHK

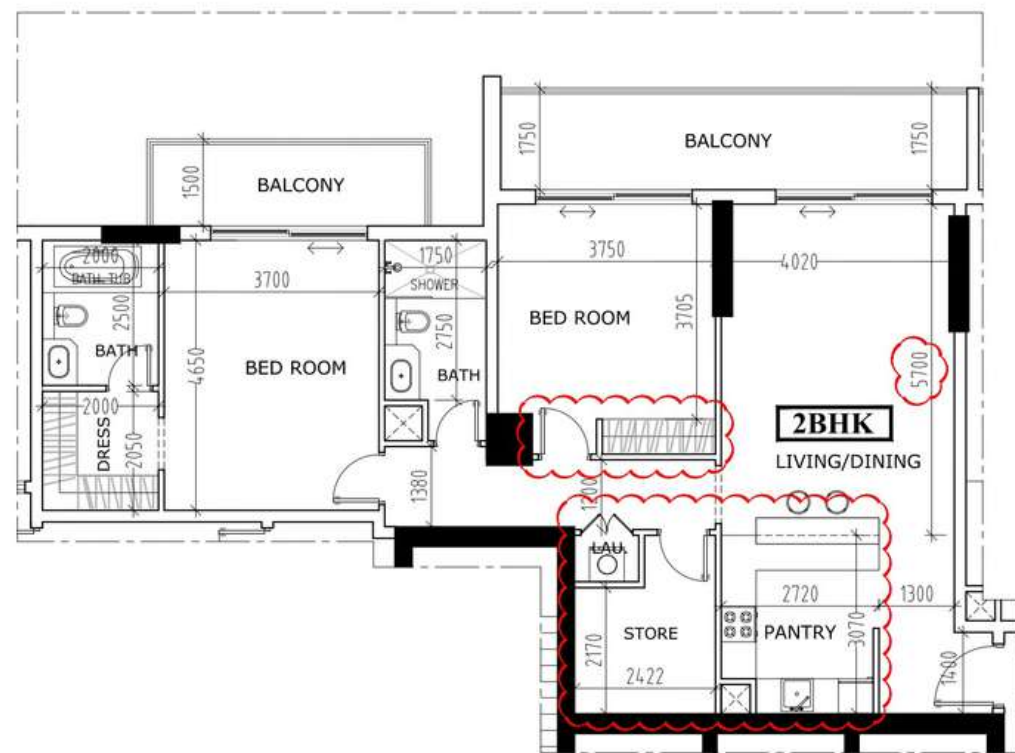


1BHK APARTMENT (TYPE-7)

APARTMENT AREA = 72.04 SQ.M(775 SQ.FT)	APARTMENT NUMBER = 112
TERRACE AREA = 42.0 SQ.M(452 SQ.FT)	
TOTAL AREA = 114.04 SQ.M(1227 SQ.FT)	TOTAL NO. OF UNITS = 01

# 2nd to 10th Floor

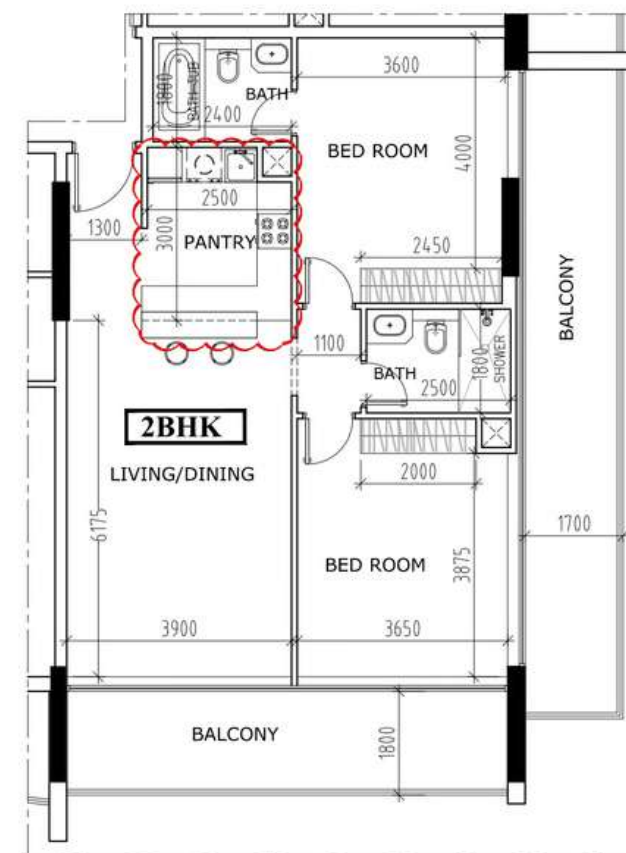
**Type-3  
2BHK**



**2BHK APARTMENT (TYPE-3)**

APARTMENT AREA = 108.64 SQ.M(1169 SQ.FT)	APARTMENT NUMBER = 201,301,401,501,601,701,801,
BALCONY AREA = 22.28 SQ.M(240 SQ.FT)	901,1001
TOTAL AREA = 130.92 SQ.M(1409 SQ.FT)	TOTAL NO. OF UNITS = 09

**Type-4  
2BHK**

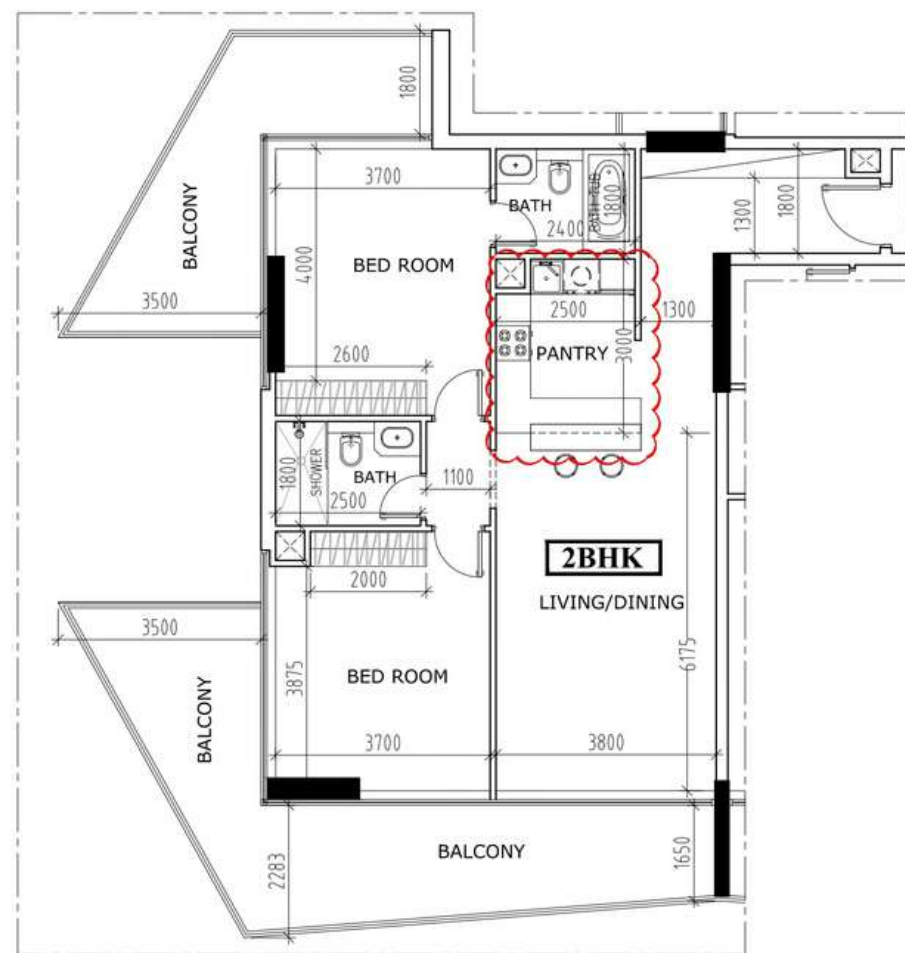
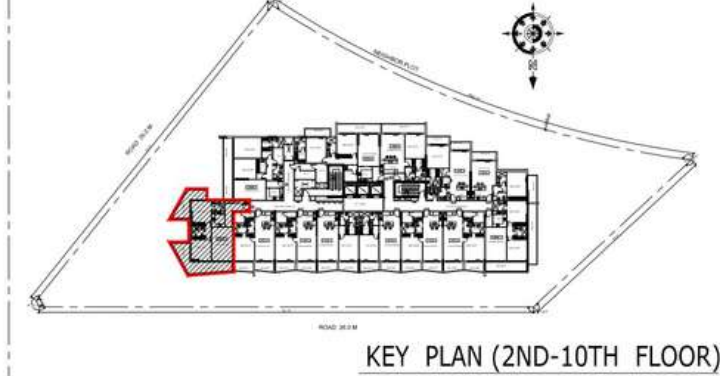


**2BHK APARTMENT (TYPE-4)**

APARTMENT AREA = 86.36 SQ.M(930 SQ.FT)	APARTMENT NUMBER = 205,305,405,505,605,705,805,
BALCONY AREA = 33.80 SQ.M(364 SQ.FT)	905,1005
TOTAL AREA = 120.16 SQ.M(1294 SQ.FT)	TOTAL NO. OF UNITS = 09

# 2nd to 10th Floor

Type-5  
2BHK

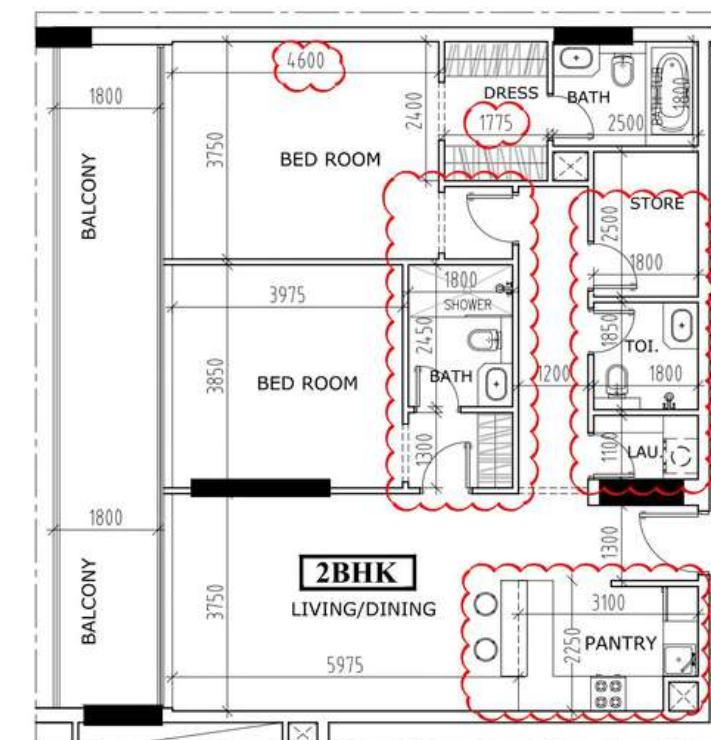
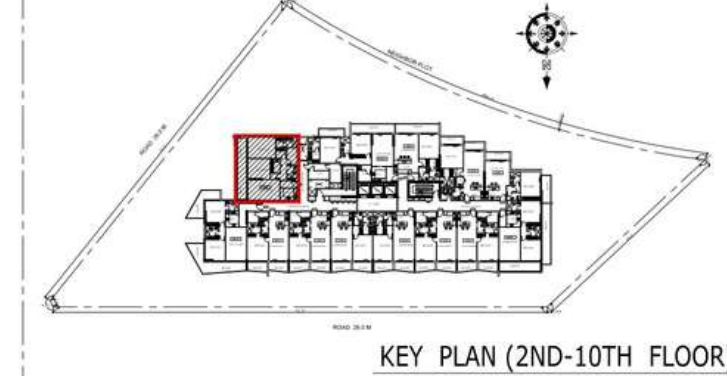


NOTE:  
SHAPE & AREA OF BALCONY MAY  
VARY BASED ON 3D VIEWS

2BHK APARTMENT (TYPE-5)

APARTMENT AREA = 94.41 SQ.M(1016 SQ.FT)	APARTMENT NUMBER = 212,312,412,512,612,712,812,
BALCONY AREA = 41.42 SQ.M(446 SQ.FT)	912,1012
TOTAL AREA = 135.83 SQ.M(1462 SQ.FT)	TOTAL NO. OF UNITS = 09

Type-6  
2BHK

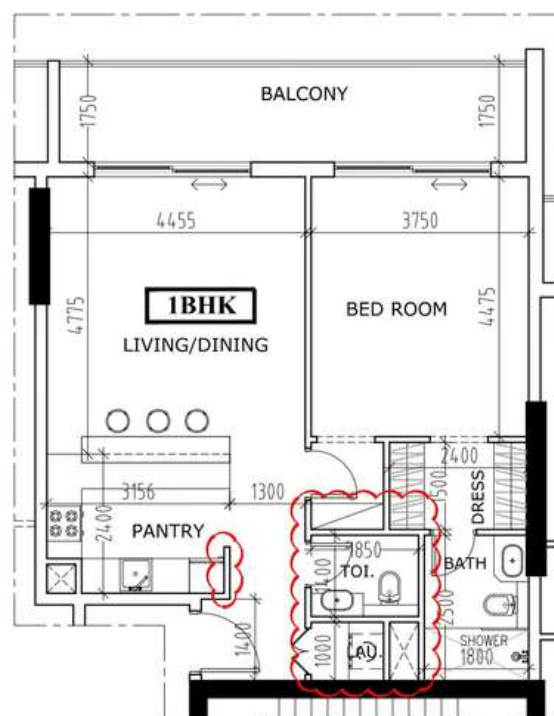
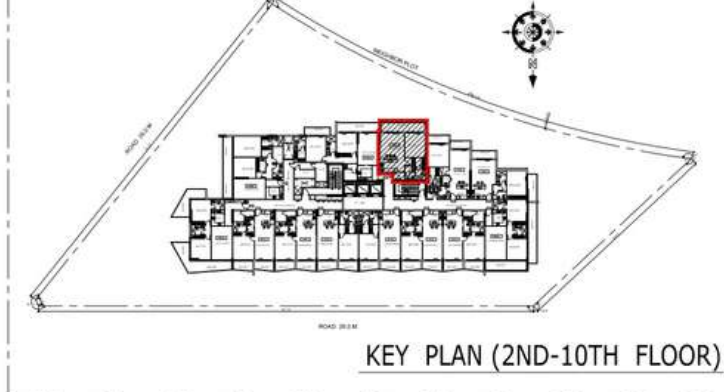


2BHK APARTMENT (TYPE-6)

APARTMENT AREA = 109.55 SQ.M(1179 SQ.FT)	APARTMENT NUMBER = 213,313,413,513,613,713,813,
BALCONY AREA = 20.81 SQ.M(224 SQ.FT)	913,1013
TOTAL AREA = 130.36 SQ.M(1403 SQ.FT)	TOTAL NO. OF UNITS = 09

# 2nd to 10th Floor

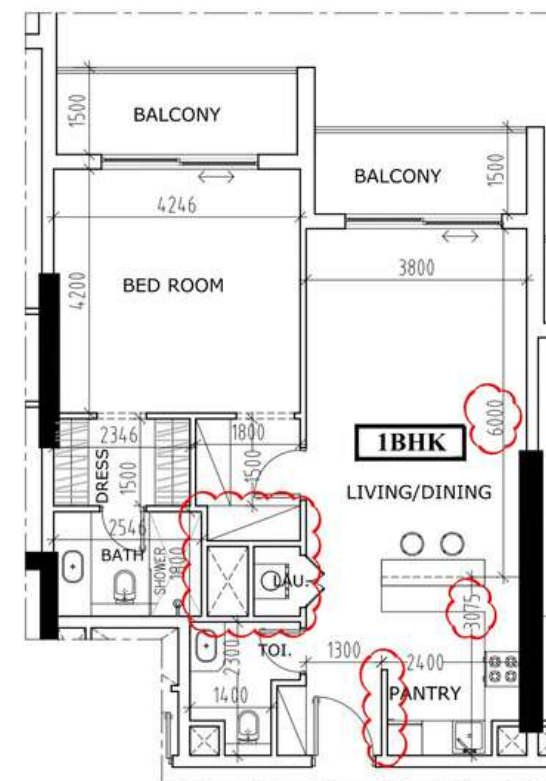
Type-8  
1BHK



1BHK APARTMENT (TYPE-8)

APARTMENT AREA = 70.91 SQ.M(763 SQ.FT)	APARTMENT NUMBER = 202,302,402,502,602,702,802,
BALCONY AREA = 14.92 SQ.M(161 SQ.FT)	902,1002
TOTAL AREA = 86.19 SQ.M(928 SQ.FT)	TOTAL NO. OF UNITS = 09

Type-9  
1BHK

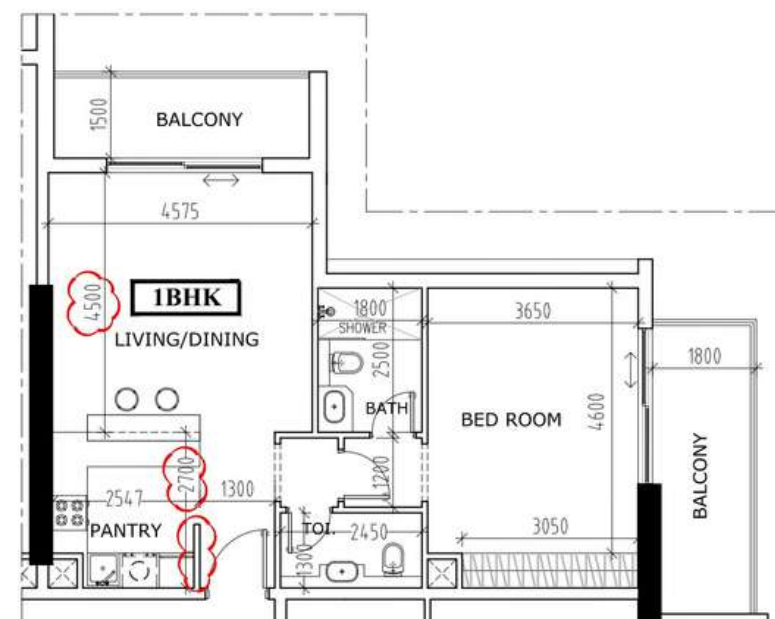
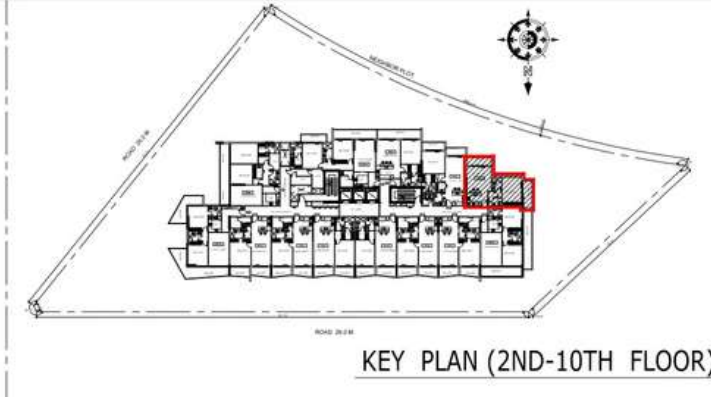


1BHK APARTMENT (TYPE-9)

APARTMENT AREA = 75.02 SQ.M(808 SQ.FT)	APARTMENT NUMBER = 203,303,403,503,603,703,803,
BALCONY AREA = 12.96 SQ.M(140 SQ.FT)	903,1003
TOTAL AREA = 87.98 SQ.M(948 SQ.FT)	TOTAL NO. OF UNITS = 09

# 2nd to 10th Floor

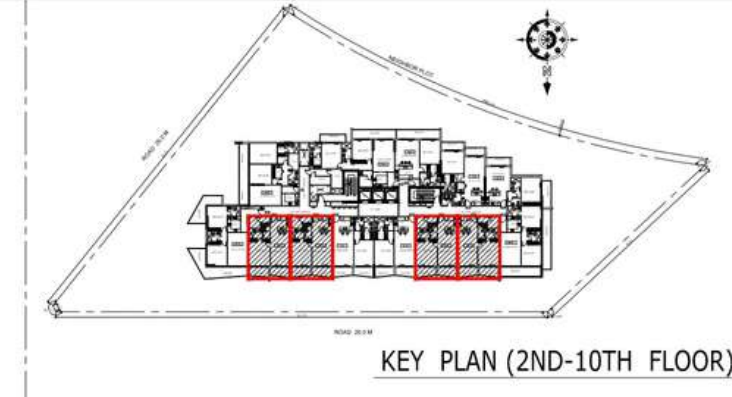
**Type-10  
1BHK**



**1BHK APARTMENT (TYPE-10)**

APARTMENT AREA = 65.47 SQ.M(705 SQ.FT)	APARTMENT NUMBER = 204,304,404,504,604,704,804,
BALCONY AREA = 16.94 SQ.M(182 SQ.FT)	904,1004
TOTAL AREA = 82.41 SQ.M(887 SQ.FT)	TOTAL NO. OF UNITS = 09

**Type-11  
1BHK**



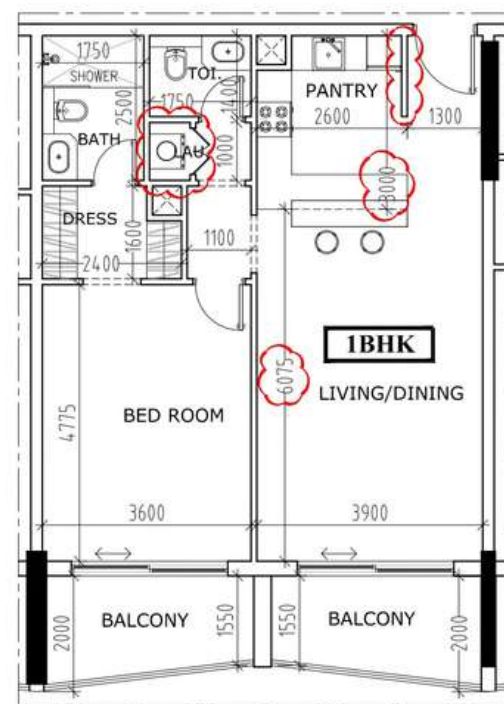
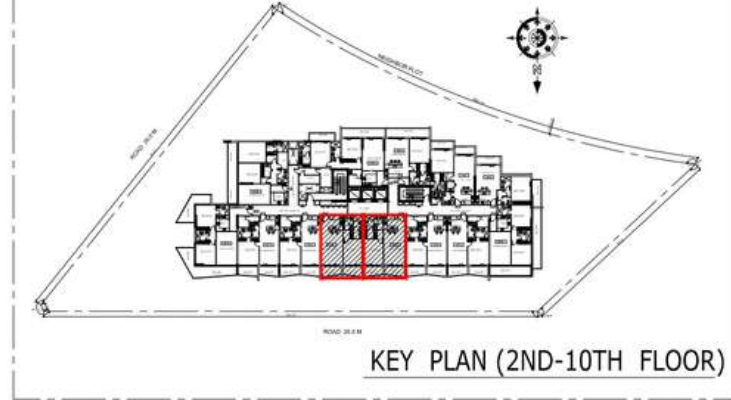
**1BHK APARTMENT (TYPE-11)**

NOTE:  
SHAPE & AREA OF BALCONY MAY VARY BASED ON 3D VIEWS

APARTMENT AREA = 71.80 SQ.M(773 SQ.FT)	APARTMENT NUMBER = 206,207,210,211,306,307,310,311,
BALCONY AREA = 14.16 SQ.M(152 SQ.FT)	406,407,410,411,506,507,510,511,606,607,610,611,706,707,710,711,
TOTAL AREA = 85.96 SQ.M(925 SQ.FT)	806,808,810,811,906,907,910,911,1006,1007,1010,1011
	TOTAL NO. OF UNITS = 36

# 2nd to 10th Floor

**Type-12  
1BHK**



NOTE:  
SHAPE & AREA OF BALCONY MAY  
VARY BASED ON 3D VIEWS

1BHK APARTMENT (TYPE-12)

APARTMENT AREA = 71.80 SQ.M(773 SQ.FT)	APARTMENT NUMBER = 208,209,308,309,408,409,508,509,
BALCONY AREA = 14.16 SQ.M(152 SQ.FT)	608,609,708,709,808,809,908,909,1008,1009
TOTAL AREA = 85.96 SQ.M(925 SQ.FT)	TOTAL NO. OF UNITS = 18