PRYSM
REAL ESTATE

GRID
DLM Partner

SUNVALE

RISE, REST AND BELONG

# RISE, REST AND BELONG

WHERE THE
BRIGHT SHINE
BRIGHTER

Artist's Impression

WHERE THE SUN
FUELS YOUR RISE
Artist's Impression

# SUNVALE

RISE, REST AND BELONG

# WHERE EVERY DAWN ILLUMINATES A NEW HORIZON.

CLUB RISE

Artist's Impression

Discover Sunvale. A curated collection of residences in Al Furjan, where ambition finds its rhythm and life unfolds in radiant harmony. Designed for those who see each day as a fresh ascent, Sunvale stands as an invitation to rise, rest and belong in Dubai's most evolving enclave.

Spacious 1, 2, 2.5, 3 and 3.5 Bedroom residences

Panoramic Skyline Views

Elevated Lifestyle

Close to Discovery Gardens and Al Furjan Metro Stations

PRYSM
REAL ESTATE

# VISIONARIES BEHIND SUNVALE

Prysm Real Estate is a visionary developer redefining luxury living and modern commerce through inspired design, innovation, and unwavering quality. From iconic residences to dynamic commercial spaces, Prysm creates environments that embody sophistication, purpose, and lasting value.

Built on integrity and excellence, every project reflects a commitment to elevating both lifestyle and business. With a legacy of trust and a future driven by innovation, Prysm offers discerning buyers and forward-thinking investors not just property, but prestigious spaces that inspire and endure.

Crafting excellence in every brick.

# DUBAI'S FASTEST RISING LOCATION - AL FURJAN

Sunvale flourishes within Al Furjan, a neighborhood defined by its balance of vibrancy and tranquility. Here, connectivity meets community, just moments from the city's Metro, world-class schools, and an array of lifestyle destinations.

| | | | | |
|---|---|---|---|---|
| 12 min | 15 min | 20 min | 20 min | 25 min |
| Dubai Marina | JLT | Mall of the Emirates | Expo City | Museum of the Future |
| 25 min | 25 min | 30 min | 30 min | |
| Burj Al Arab | IMG Worlds of Adventure | Burj Khalifa & Dubai Mall | Dubai International Airport | |

# A SANCTUARY FOR THE VISIONARY

Discover residences that are luminous, harmonious, and imagined for those who value substance as much as style. Your home, a canvas for accomplishment and ease.

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## ARRIVAL, ELEVATED

Step beyond a bespoke concierge desk into a lobby where polished stone, timber panels, and ambient lighting evoke the glow of a perpetual sunrise. The experience is completed by curated artwork and refined textures, welcoming, warm, and unmistakably distinctive.

# CRAFTED FOR QUIET LUXURY

Arrive within a sanctuary of refined calm, greeted by interiors defined by restraint, elegance, and timeless design.
Each residence harmonizes natural light with muted palettes and bespoke details, crafting a living experience distinguished by comfort and subtle luxury.
From kitchen to master suite, every space is thoughtfully curated to elevate daily life with enduring style and quiet sophistication.

# MOVE INTO THE LIGHT

At Sunvale, vitality is part of your everyday rhythm. Embrace dynamic wellness with a temperature-controlled pool featuring an integrated cold plunge and jacuzzi; along with a fully equipped fitness center. Outdoor enthusiasts will appreciate the landscaped, pet-friendly walking tracks, while vibrant children's splash areas inspire joy, play, and movement.

Artist's Impression

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# APARTMENTS

## Interior Finishes

- Wallpaper and paint for main areas & porcelain tiles for kitchen and bathrooms
- Bespoke designed and fitted wardrobes in all bedrooms, (fitted internally with rails, shelves and drawers)
- Anti break Front door with spyhole for the main door

## Show Kitchen

- Bespoke designed & fitted kitchens incorporating concealed handle, soft-closing doors and drawers throughout
- High quality cupboard doors with quality durable finishes
- Concealed refuse and recycling storage
- Stone worktops with splash backs
- Deep Single undermount kitchen sink.

## Other Specs

- Centrally Air Conditioned
- Ceiling – Gypsum ceiling, Moisture resistant Gypsum in wet areas
- Lift – Schindler or equivalent
- Paint – Premium range of Caparol or equivalent
- Switches & Sockets – Legrand, ABB or equivalent
- Home Automation – Legrand, ABB or equivalent
- Porcelain – Premium Grade

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## Appliances - Siemens, BOSCH or equivalent

- Combi Microwave & Oven
- Flush Fitting Hob – 60 cm (1 & 2 bed) & 90 cm (3bed)
- Cooker Hood
- Integrated Fridge Freezer
- Combi Washer Dryer for laundry

## Master suites

- Porcelain tiled walls and floors in bathroom
- Undercounter basins
- Concealed feature lighting
- Frameless, glass shower screens
- Ceiling mounted shower heads
- Wall-mounted WCs and concealed cistern (KOHLER or equivalent WCs)
- Accessories – Kohler or equivalent
- Bath mixer with hand shower – Kohler or equivalent
- Separate Shower area
- Free standing bathtubs with shower area for 3 bed apartments as per layout

## Bathrooms

- Porcelain tiles on walls and floor in all bathrooms
- Undercounter basins
- Frameless, glass shower screens
- Wall-mounted WCs and concealed cistern with soft-close seat covers (Kohler or equivalent WCs)
- Accessories – Kohler or equivalent
- Hand shower kit in all bathrooms

# COMMON AREA & APARTMENTS

## Bathrooms

- Porcelain tiles on walls and floor in all bathrooms
- Undercounter basins
- Frameless, glass shower screens
- Wall-mounted WCs and concealed cistern with soft-close seat covers (Kohler or equivalent WCs)
- Accessories – Kohler or equivalent
- Hand shower kit in all bathrooms

## Electrical

- Audio door entry system
- Metal faced, slim line switches and sockets
- Energy efficient lighting throughout
- Home automation (Lights & AC) for all apartments
- EV chargers for selective parking

## Telecommunications

- Containment/Wiring for TV, and data connection in all areas

## Privacy and Security

- Controlled access to the building
- 24 hours security.
- CCTV surveillance in common areas

## Entrance & Corridor

- Feature entrance lobby with bespoke concierge desk
- Polished stone floor tiling
- Timber feature panels with stone skirting
- Stone flooring in common corridors & lift lobbies
- Walls finished with polished plasters & wallpapers
- Coworking and meet area
- Ambient lighting on the podium level

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# COMMON AREA

## Amenities

- Outdoor temperature-controlled family pool
- Jacuzzi
- Fitness center with a fully equipped Gymnasium
- Yoga studio & Pilates Lounge
- Wellness center equipped with massage, Spa, Steam & sauna rooms
- Multipurpose rooms
- Kids outdoor playing area
- Gaming Area
- BBQ Lounge
- Outdoor seating area and residents gathering
- Residents-focused designed landscape area on the podium
- Cold Plunge
- Kids Splash Area
- Walking track
- Pet park
- Sunken Seating
- Cabana near the pool
- Lavish lobby
- Coworking and meet area
- Retail

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# CRAFTSMEN OF TIMELESS LUXURY

True luxury lies in mastery, and GRID exemplifies it. With a legacy of shaping Dubai's most iconic landmarks, GRID blends architectural precision with impeccable design. Powered by the industry's finest minds, it unites vision, execution, and market insight. At Sunvale, GRID leads Development Lifecycle Management, crafting not just residences but enduring symbols of prestige on Dubai's skyline.