Golf Terrace Residences BY ASAK

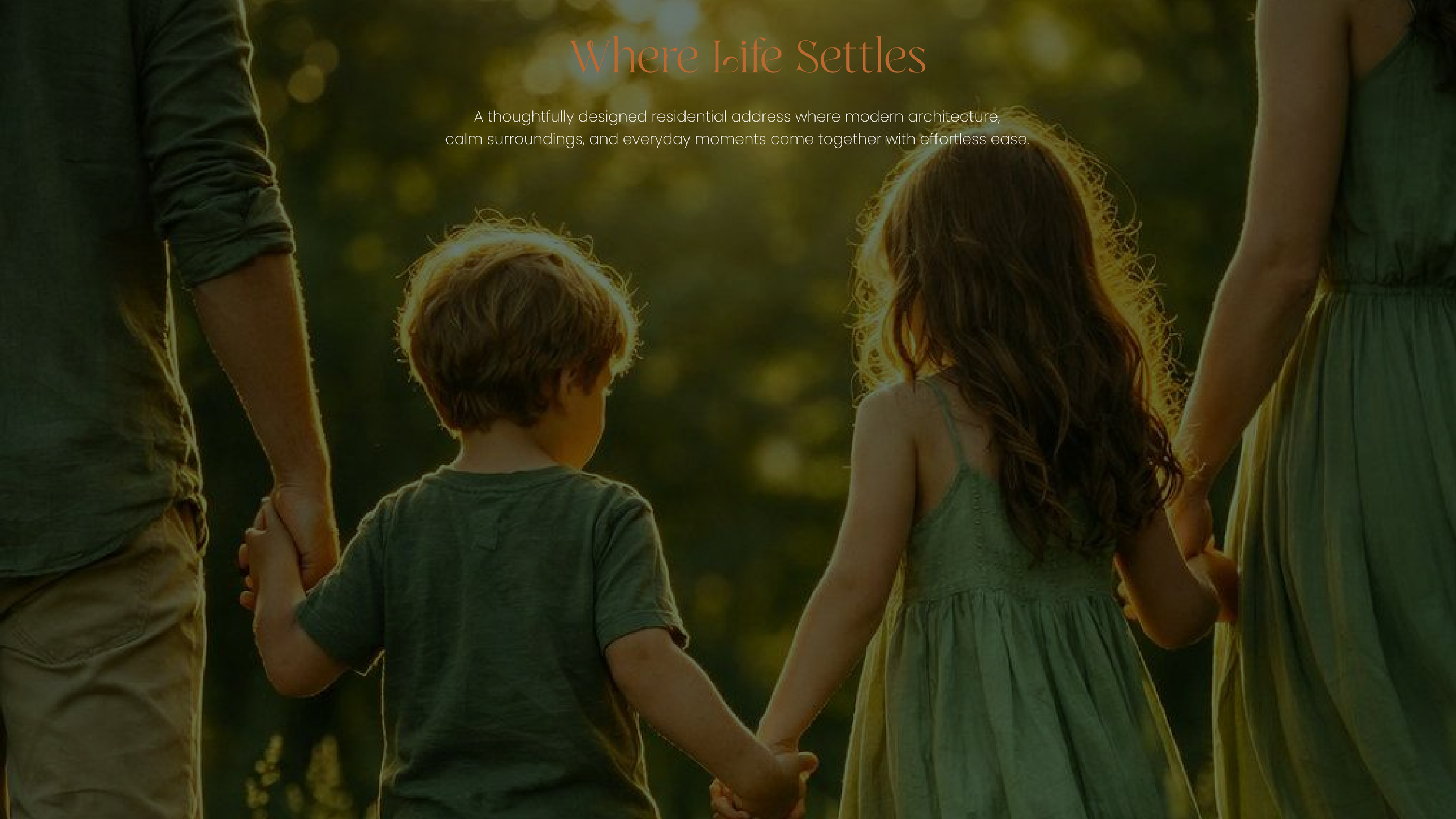
ASAK DEVELOPMENT

Developer

Founded in 2006 by Mr. Ghaleb Al Sarraj, Al Serh Al Kabeer Construction Company L.L.C. is a trusted leader in construction and property development across the UAE and Saudi Arabia. With expertise spanning residential, commercial, and specialized projects, the company is driven by a commitment to excellence and innovation, backed by a highly qualified team with global and local experience.

ASAK DEVELOPMENT





Where Life Settles

A thoughtfully designed residential address where modern architecture,
calm surroundings, and everyday moments come together with effortless ease.



About Golf Terrace Residences

Golf Terrace Residences is strategically located in Dubai Production City, this thoughtfully designed residential development rises G+2P+7+R, offering a refined balance between urban connectivity and open green surroundings.

Positioned within a well-established master community, the project enjoys seamless access to major road networks, business hubs, schools, and lifestyle destinations, making it an ideal address for both end-users and investors.

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Location

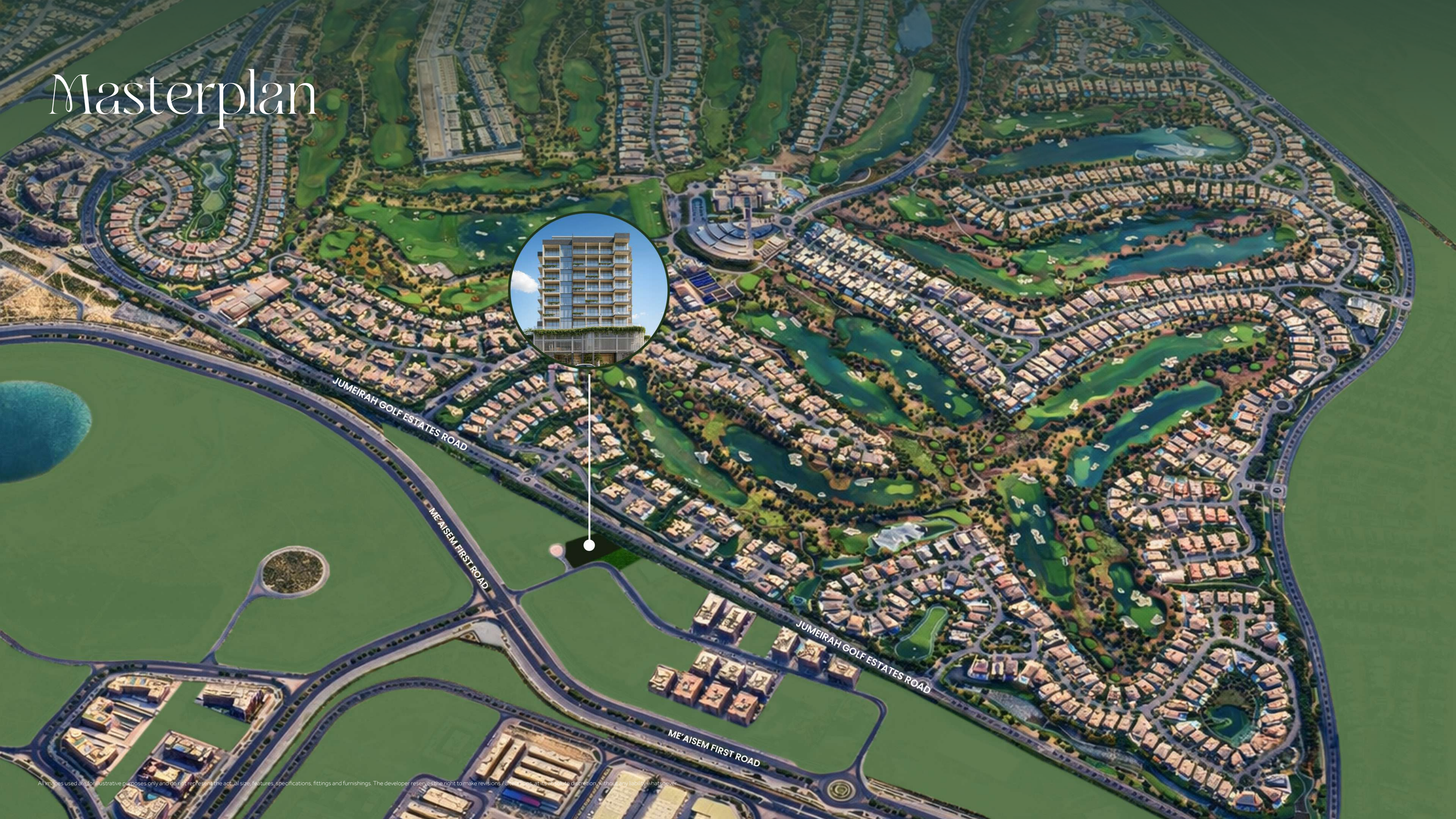
Dubai Production City continues to evolve as a self-sustained destination, combining residential, commercial, and leisure offerings. This development stands as a modern residential landmark within the area, where accessibility meets nature, and elevated living is shaped by sweeping golf views and a well-connected location.

City Centre Me'aisem - **5 mins**
GEMS Metropole School – **6 mins**
Mediclinic Parkview Hospital - **8 mins**
Dubai Miracle Garden – **8 mins**
Global Village - **12 mins**
Dubai Hills Mall – **12 mins**
JGE Golf Course – **15 mins**
Mall of the Emirates – **15 mins**
Downtown Dubai - **20 mins**
Business Bay - **20 mins**
Al Maktoum International (DWC) – **20 mins**
Dubai International (DXB) – **25 mins**



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Masterplan



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Plot Location



ME'AISEM FIRST ROAD

ME'AISEM FIRST ROAD

JUMEIRAH GOLF ESTATES ROAD

PARK

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Building Structure



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Facade



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Lobby



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Floor Plans

1st Floor

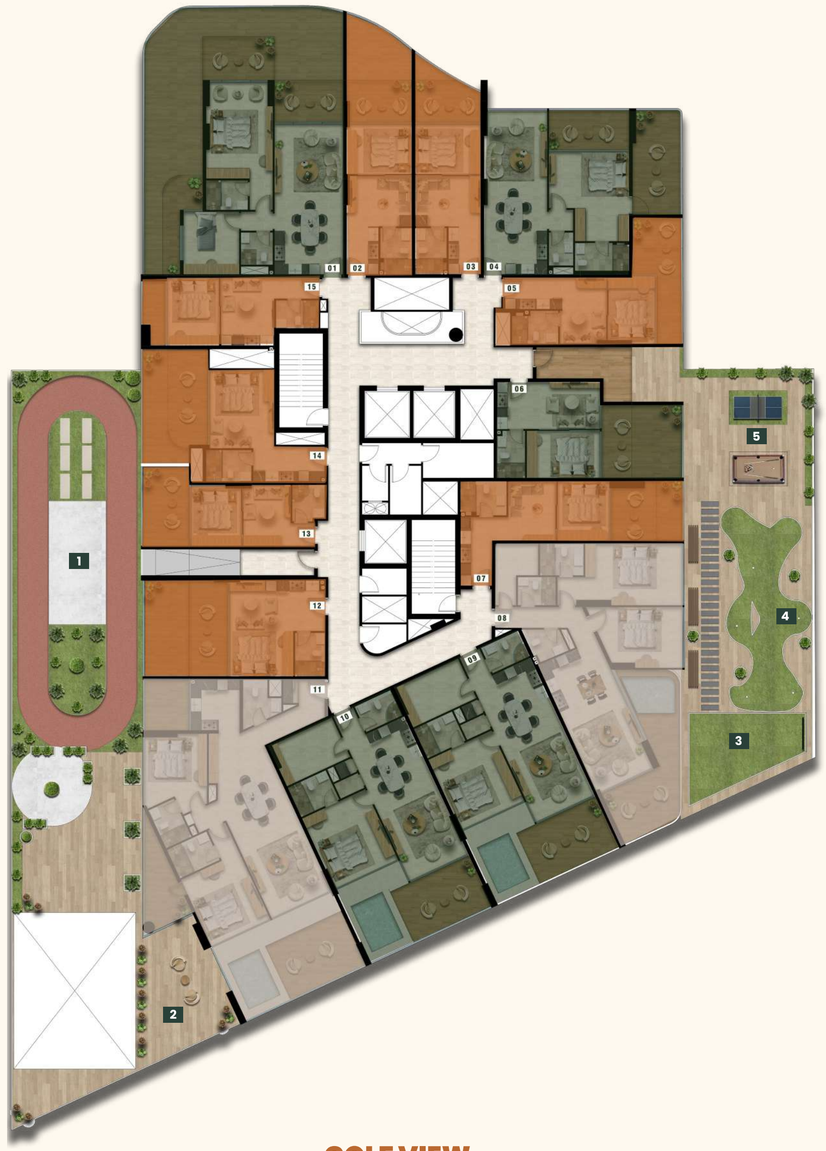
Studio	**8 Units**
1 BR	**5 Units**
2 BR	**2 Unit**

Amenities

1. Running Track	1716.8437 sqft.
2. Seating Area	742.71 sqft.
3. Golf Simulation Area	263.7158 sqft.
4. Mini Golf	952.6061 sqft.
5. Outdoors Activities (Ping Pong, Foosball, Bench Football, ... etc)	592.015 sqft.

COMMUNITY & MARINA SKYLINE VIEW

COMMUNITY & PARK VIEW



PARTIAL GOLF & AMENITIES VIEW

GOLF VIEW

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Outdoors Activities



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Running Track



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Mini Golf



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Golf Simulation Area



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2nd Floor

Studio	8 Units
1 BR	6 Units
2 BR	1 Unit

COMMUNITY & MARINA SKYLINE VIEW

COMMUNITY & PARK VIEW



PARTIAL GOLF & AMENITIES VIEW

GOLF VIEW

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3rd to 7th Floor

Studio	**8 Units**
1 BR	**6 Units**
2 BR	**1 Unit**

COMMUNITY & MARINA SKYLINE VIEW

COMMUNITY & PARK VIEW



PARTIAL GOLF & AMENITIES VIEW

GOLF VIEW

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Studio



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Studio - Kitchen



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Studio – Bathroom



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1BR - Living Room



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1BR - Kitchen



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1BR- Bedroom



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Roof

Indoor

1. Gym (M/F)	489.7579 / 1189.4121 sqft.
2. Spa (Sauna, Steam) (M/F)	64.5835 / 64.5835 sqft.

Outdoor

3. Yoga Area (M/F)	215.278 / 355.209 sqft.
4. Seating Area	2561.81 sqft.
5. BBQ Area	182.986 sqft.
6. Kids Play Area	387.501 sqft.
7. Swimming Pool	1786.81 sqft.
8. Kid's Pool	136.7017 sqft.
9. Outdoor Cinema	914.932 sqft.

COMMUNITY & MARINA SKYLINE VIEW

COMMUNITY & PARK VIEW



PARTIAL GOLF & AMENITIES VIEW

GOLF VIEW

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Pool



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Project Details

Project Name	Golf Terrace Residences
Developer	ASAK Real Estate Development L.L.C
Plot number	6850754
Plot Area	25,310.15 sqft
Location	Production City
Total number of Units	105
Furnished	Yes
List of White Goods	Provided
Anticipated Completion Date	October 2027
Anticipated Service Charge	15 AED per sqft
Building Height	G+2P+7+R
Ceiling Height	Living Room Clear Ceiling 320 cm Bathroom Ceiling 260 cm
Parking Per Unit	1

Indicative Unit Size & Price

Type	Indicative Size	Indicative Price
Studio	**476** sq ft.	AED **688,000**
1 BR Small	**640** sq ft.	AED **1,000,000**
1 BR	**870** sq ft.	AED **1,120,000**
1 BR Large	**1,160** sq ft.	AED **1,380,000**
2 BR	**1,710** sq ft.	AED **1,780,000**

Payment Plan

During Construction **30% / 70%** On Completion

Fully Furnished

Estimated Completion Date
October 2027

Golf Terrace Residences BY ASAK

ASAK DEVELOPMENT

EXCLUSIVELY PRESENTED BY

OCTA PROPERTIES