

STEP
INTO
AN
ICON
DRAPED
IN
GRANDEUR



Representative Image



ELMORA

TIMELESS AURA. ICONIC ADDRESS

◆

ELEGANT. EXCLUSIVE. ETERNAL.

Welcome to a world of flamboyance and flair, Elmora.
A private world where mornings begin with light spilling
into timeless interiors, evenings unfold on balconies
framing Dubai's icons, and every day feels like a story
you've always wanted to live.

Fully Furnished Residences

Dubai's Most Coveted Address

Limited to 85 Rare Residences

Surrounded by Lush Landscaped Greens

Juliet Balconies with Iconic Dubai Views

Premier Lifestyle Experiences across 2 Floors



VISIONARIES BEHIND YOUR RESIDENCE

From the spirit of a city that reinvents itself every day, Neoterra emerges to craft spaces that embody tomorrow's way of life. With a vision to redefine urban living, it creates developments where innovation, sustainability, and modern lifestyle converge seamlessly.

The name itself reflects this mission 'Neo' for new, 'Terra' for earth. A promise to shape a new world of living for those who seek comfort, creativity, and a future-ready way of life.

CRAFTSMEN OF ENDURING MASTERPIECES

True luxury lies in mastery, and few understand this better than GRID. With a legacy of shaping some of Dubai's finest landmarks, GRID approaches every project as a craft balancing architectural precision with an uncompromising eye for design.

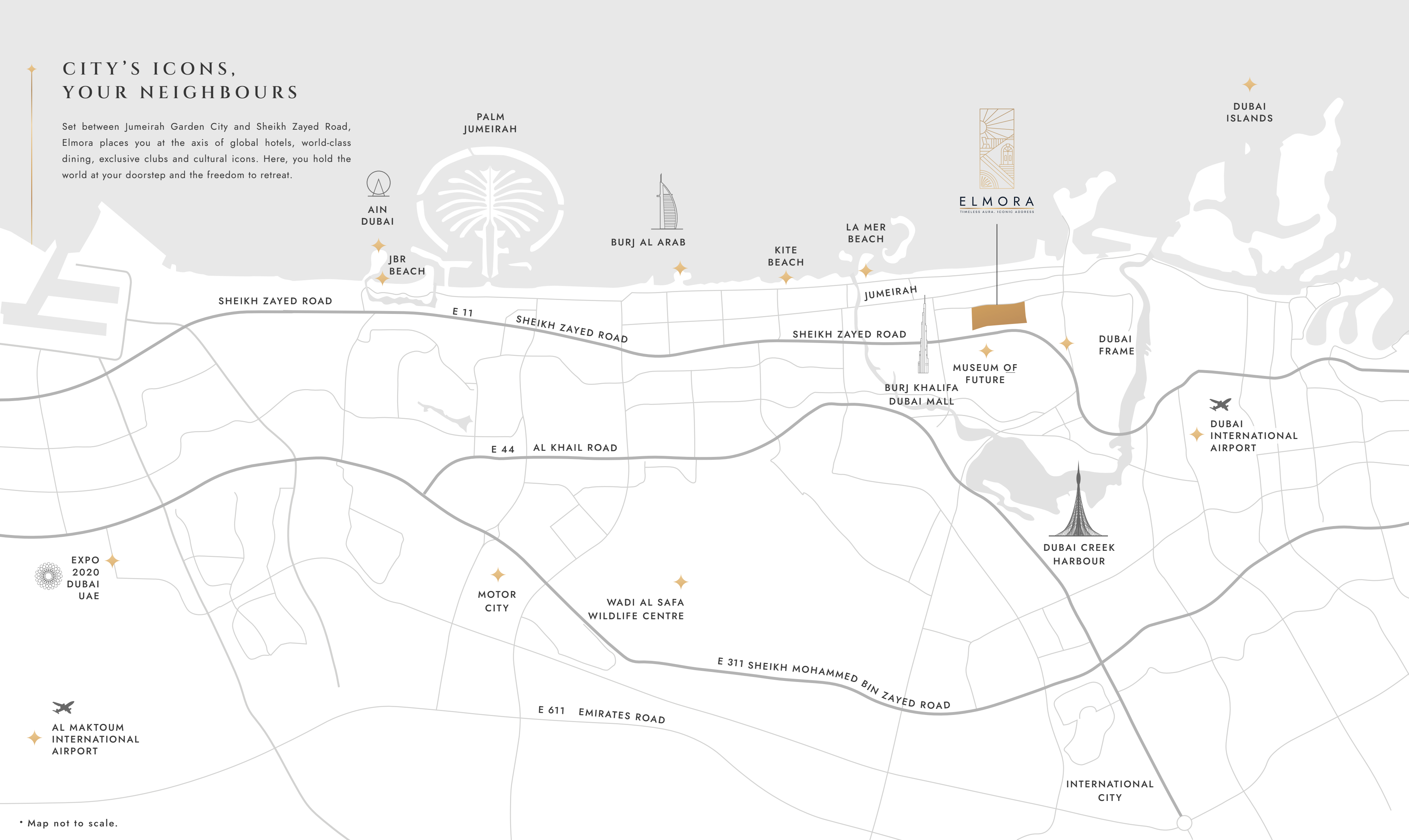
With the finest minds in the industry at the helms, GRID brings together a rare confluence of design acumen, executional excellence, and market insight.

At Elmora, GRID stands as Development Lifecycle Management Partner, ensuring that what rises here is not merely a residence but an enduring symbol of prestige on Dubai's skyline.



CITY'S ICONS, YOUR NEIGHBOURS

Set between Jumeirah Garden City and Sheikh Zayed Road, Elmora places you at the axis of global hotels, world-class dining, exclusive clubs and cultural icons. Here, you hold the world at your doorstep and the freedom to retreat.



• Map not to scale.

THE SIX PILLARS OF ELMORA



EXCLUSIVE
LIVING



LAVISH
ARRIVALS



MAJESTIC
GREENS



OPEN-AIR
INDULGENCES



RARE
EXPERIENCES



ADDRESS OF
THE ICONS



A RESIDENCE
AS RARE AS YOU



With only 85 residences, Elmore is crafted for the chosen few. Fully furnished and spacious, finished with world-class fitments and bespoke branded furniture, each home is a reflection of your stature.

YOUR
GRAND
ENTRY

GRANDÉ MAISON
BY GRID

A creation by GRID, elevates Elmore's entrance into a true work of design theatre. Styled with Bespoke furnishings, the lobby transforms every arrival into a moment of prestige.



A POCKET OF CALM BESIDE YOU

Elmora residents enjoy the unparalleled advantage of having a park next door. Life here is immersed in nature's finest work of art, bringing in peace seldom found in the city.



Representative Image

BALCONIES OF ROMANCE, VIEWS OF ICONS



Artist's Impression

Elmora's balconies are more than architectural details, they are crafted to offer an experience that opens onto the city's most remarkable views. From here, the Burj Khalifa, the Dubai Frame, and the Museum of the Future form a skyline that is both iconic and unforgettable.

EVERYDAY INDULGENCES, ELEVATED FOR YOU

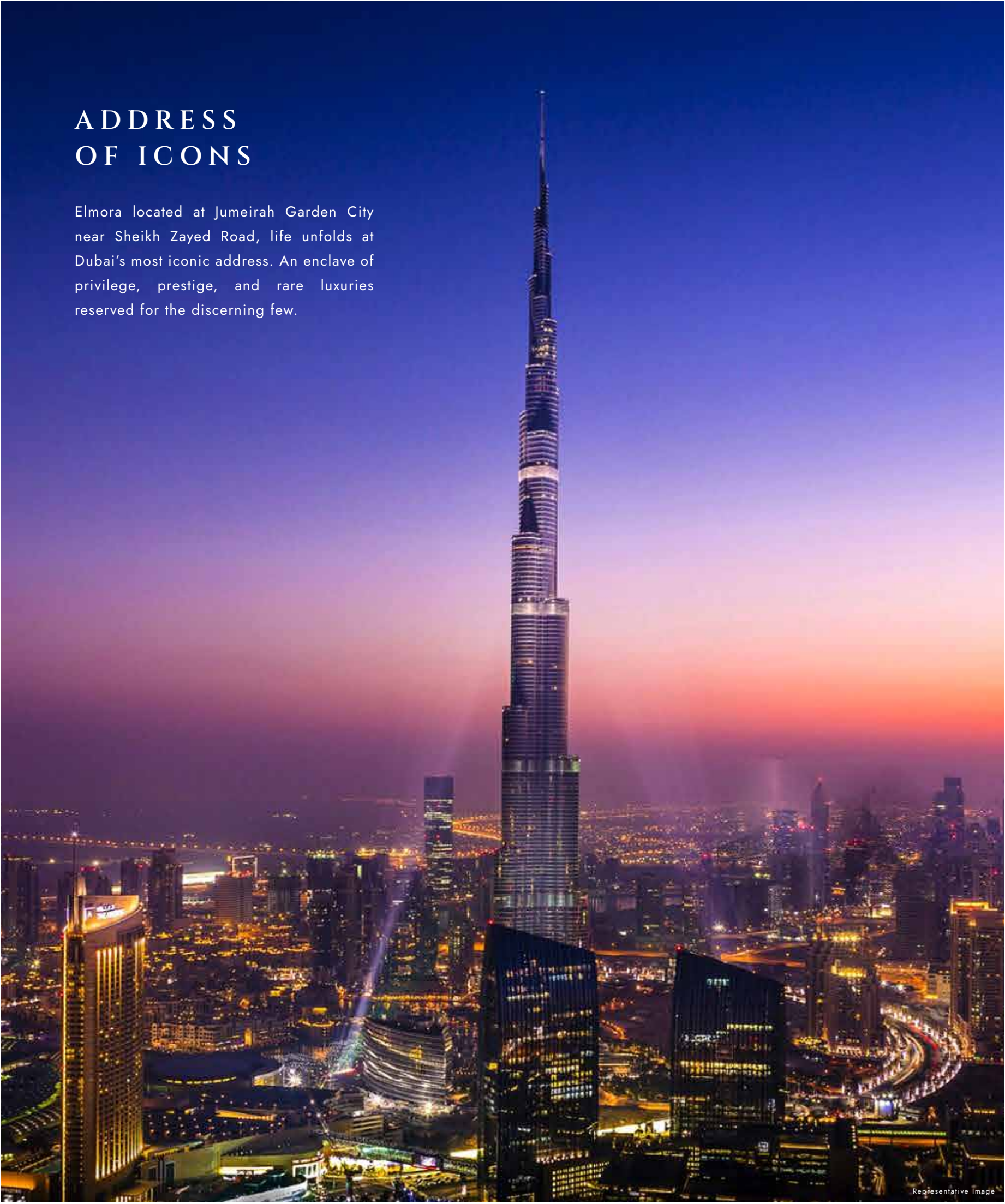
From the landscaped podium to the rooftop crown, Elmora surrounds you with privileges like an infinity pool, panoramic fitness studio, sauna rooms, and concierge service. Every amenity is designed to enrich your daily rituals and elevate the way you live.

- Exclusive Jogging Track
- State-of-the-Art Gymnasium
- Infinity Lap Pool Overlooking Scenic Vistas
- Jacuzzi with Breathtaking Views
- Luxurious Male & Female Sauna Suites
- Classy Business Lounge
- Elegantly Landscaped Podium Gardens with Serene Seating Areas
- Contemporary Shared Workspace for Inspired Productivity



CONCIERGE SERVICES

- Concierge Desk:** Reservations, deliveries, & events managed with seamless precision
- Housekeeping & Laundry:** Professional care by curated service team
- Airport Transfers:** Travel in style with the luxurious fleet
- Smart Grocery Delivery:** Secure, smart handling & storage for all deliveries
- Nutritionist on Call:** Personalized meal plans & curated prep tie-ups
- Culinary Experiences:** Private chef-on-demand for special occasions





THE RESIDENCES AT ELMORA

LUXURY AT ITS FINEST

Every residence is fully furnished, draped in the world's finest materials, and perfected with an artist's precision. From the soft radiance of the lights to the texture of every surface, grandeur breathes through every detail. This is no longer just living grand, this is waking up each day inside a masterpiece.

LUXURY THAT LOOKS
TO TOMORROW



Elmora is designed with a vision that cares for both you and the future. EV-ready parking, water-smart fixtures, solar-control glazing and efficient cooling systems ensure you live sustainably without ever compromising on comfort or luxury.



IMPECCABLY DESIGNED RESIDENCES

Interior Finishes

- Porcelain tile flooring for kitchens and bathrooms
- Bedrooms with bespoke fitted wardrobes and refined finishes
- Anti-break main door with spyhole
- Beautifully finished walls with premium paint and designer wallpaper in key areas



Kitchen

- Bespoke designed & fitted kitchens with sleek hidden handles
- Smooth, soft-close doors and drawers for effortless use
- Premium, durable cupboard finishes that last
- Concealed bins for trash and recycling
- Elegant stone countertops with matching splashbacks
- Spacious single undermount kitchen sink for easy cleaning
- Includes microwave, oven, hob, hood, and fridge

Bathroom

- 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
- Accessories – Kohler or equivalent
- Hand shower kit in all bathrooms

Master Suites

- Porcelain tiled walls and floors in the bathroom
- Undercounter basins
- Concealed feature lighting
- Frameless, glass shower screens
- Ceiling-mounted shower heads
- Wall-mounted WCs and concealed cistern
- Accessories – Kohler or equivalent
- Bath mixer with hand shower
- Separate shower area

FULLY-FURNISHED WITH ABSOLUTE FINESSE

Furnishings

- Living room/Lounge with sofa, TV, and table
- Dining space with elegant table and chairs
- Bedrooms with beds and wardrobes
- Balcony with outdoor furniture set
- Built-in washer-dryer for convenience

MASTERY IN EVERY DETAIL

Built with Exceptional Quality

- Centrally Air Conditioned
- Gypsum ceiling with a moisture-resistant finish in wet areas
- High-speed lifts – Schindler or equivalent
- Premium Caparol paint or equivalent range
- Branded switches and sockets – Legrand, ABB or equivalent
- Premium grade electrical fittings





Representative Image

A WORLD BEYOND THE ORDINARY

Common Area

- 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 plaster & wallpapers
- Co-working and meeting area
- Ambient lighting on the podium level



Amenities

- Jogging track
- Gymnasium
- Infinity lap pool
- Jacuzzi with views
- Male & female sauna suites
- Business lounge
- Landscaped podium gardens
- Serene seating areas
- Contemporary co-working space

Concierge Services

- Concierge desk
- Premium housekeeping team
- Airport transfers with luxury cars
- Smart storage & handling
- On-call nutritionist
- Private chef experience



Representative Image



Representative Image

INNOVATION IN EVERY DETAIL

Connectivity

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

Advanced Security Systems

- Controlled access to the building
- 24/7 security
- CCTV surveillance in common areas

Future-Ready Smart Living

- Smart Home automation for lights and AC in all apartments
- Audio door entry system
- Metal faced, slim line switches and sockets
- Energy efficient lighting throughout
- EV chargers in select parking spaces



UNIT PLANS



THE ALCOVE RESIDENCES (STUDIO)

Elegant studio residences, thoughtfully planned and designed to feel open, effortless, and beautifully composed.

STUDIO UNIT PLAN

INTERNAL AREA - 224 SQ.FT.
TOTAL AREA - 224 SQ.FT.



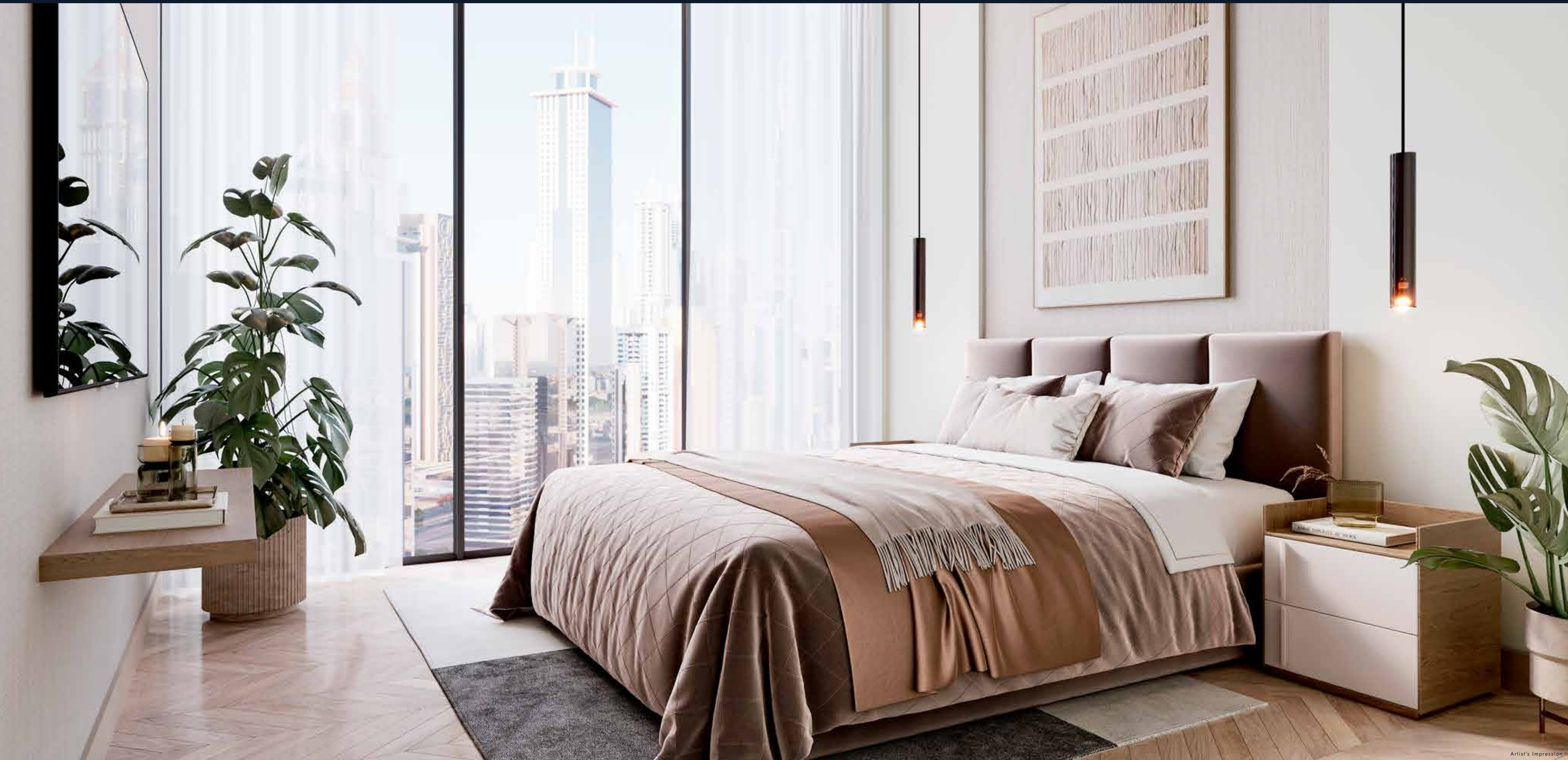
VIEWS

Community View

This Unit plan is applicable to 204, 304, 404, 504, 604, 704 & 804

Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.





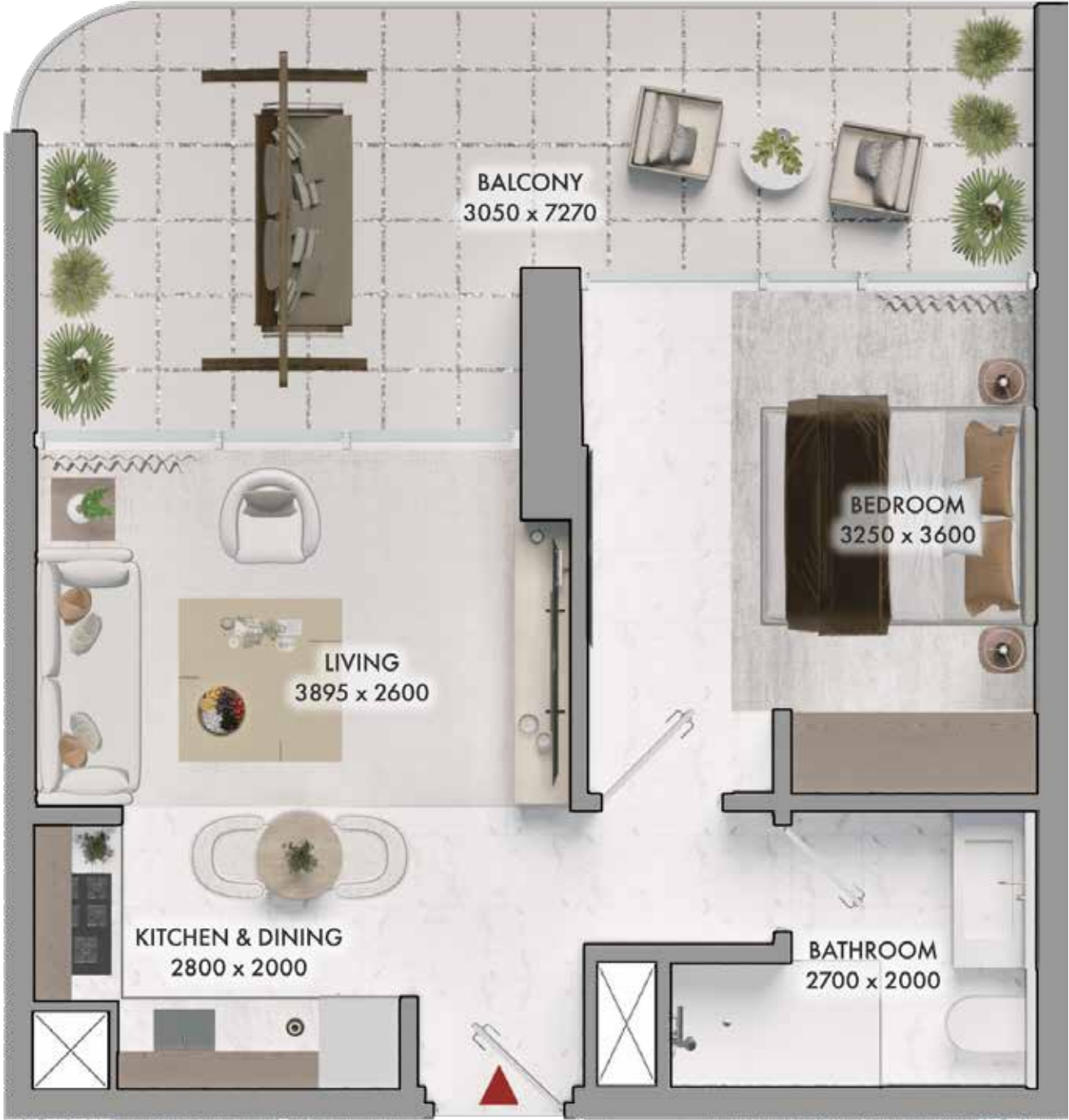
Artist's Impression

THE SOLITAIRE RESIDENCES (1 BED)

Premier one-bedroom residences, designed with exquisite detailing and created as private retreats of elegance and stature.

1 BED
TYPE 1 UNIT PLAN

INTERNAL AREA - 422 SQ.FT.
BALCONY AREA - 208 SQ.FT.
TOTAL AREA - 630 SQ.FT.



VIEWS
Community View
This Unit plan is applicable to 102

Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 2 UNIT PLAN

INTERNAL AREA - 353 SQ.FT.
BALCONY AREA - 177 SQ.FT.
TOTAL AREA - 530 SQ.FT.



VIEWS
Community View
This Unit plan is applicable to 103

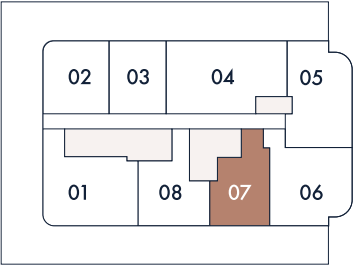
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 3 UNIT PLAN

INTERNAL AREA - 478 SQ.FT.
BALCONY AREA - 154 SQ.FT.
TOTAL AREA - 632 SQ.FT.



VIEWS
Burj Khalifa & Downtown
This Unit plan is applicable to 107



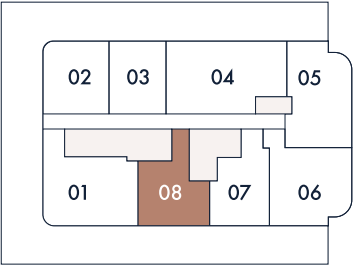
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 4 UNIT PLAN

INTERNAL AREA - 512 SQ.FT.
BALCONY AREA - 182 SQ.FT.
TOTAL AREA - 694 SQ.FT.



VIEWS
Burj Khalifa & Downtown
This Unit plan is applicable to 108



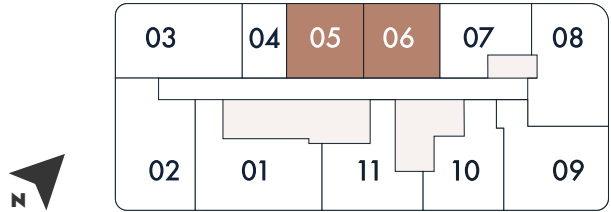
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 5 UNIT PLAN

INTERNAL AREA - 354 SQ.FT.
BALCONY AREA - 39 SQ.FT.
TOTAL AREA - 393 SQ.FT.



VIEWS
Community View
This Unit plan is applicable to 205, 206, 305, 306, 405, 406, 505, 506, 605, 606, 705, 706, 805 & 806



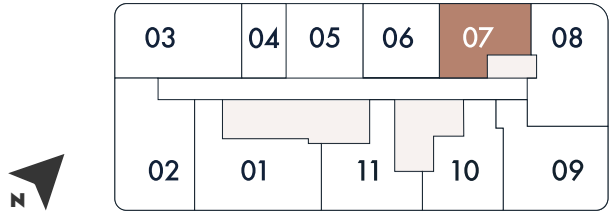
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 6 UNIT PLAN

INTERNAL AREA - 395 SQ.FT.
TOTAL AREA - 395 SQ.FT.



VIEWS
Community View
This Unit plan is applicable to 207, 307, 407, 507, 607, 707 & 807



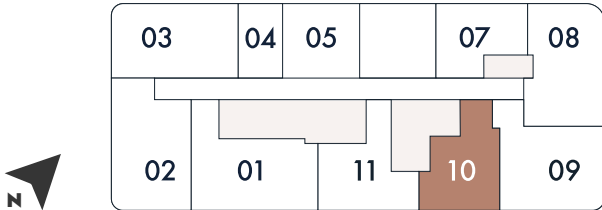
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 7 UNIT PLAN

INTERNAL AREA - 478 SQ.FT.
TOTAL AREA - 478 SQ.FT.



VIEWS
Burj Khalifa & Downtown
This Unit plan is applicable to 210, 310, 410,
510, 610, 710 & 810



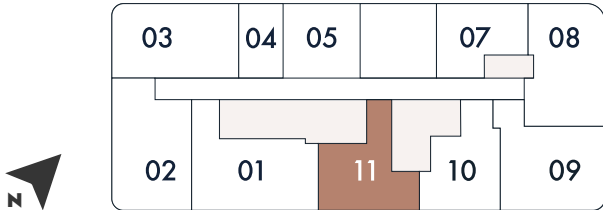
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 8 UNIT PLAN

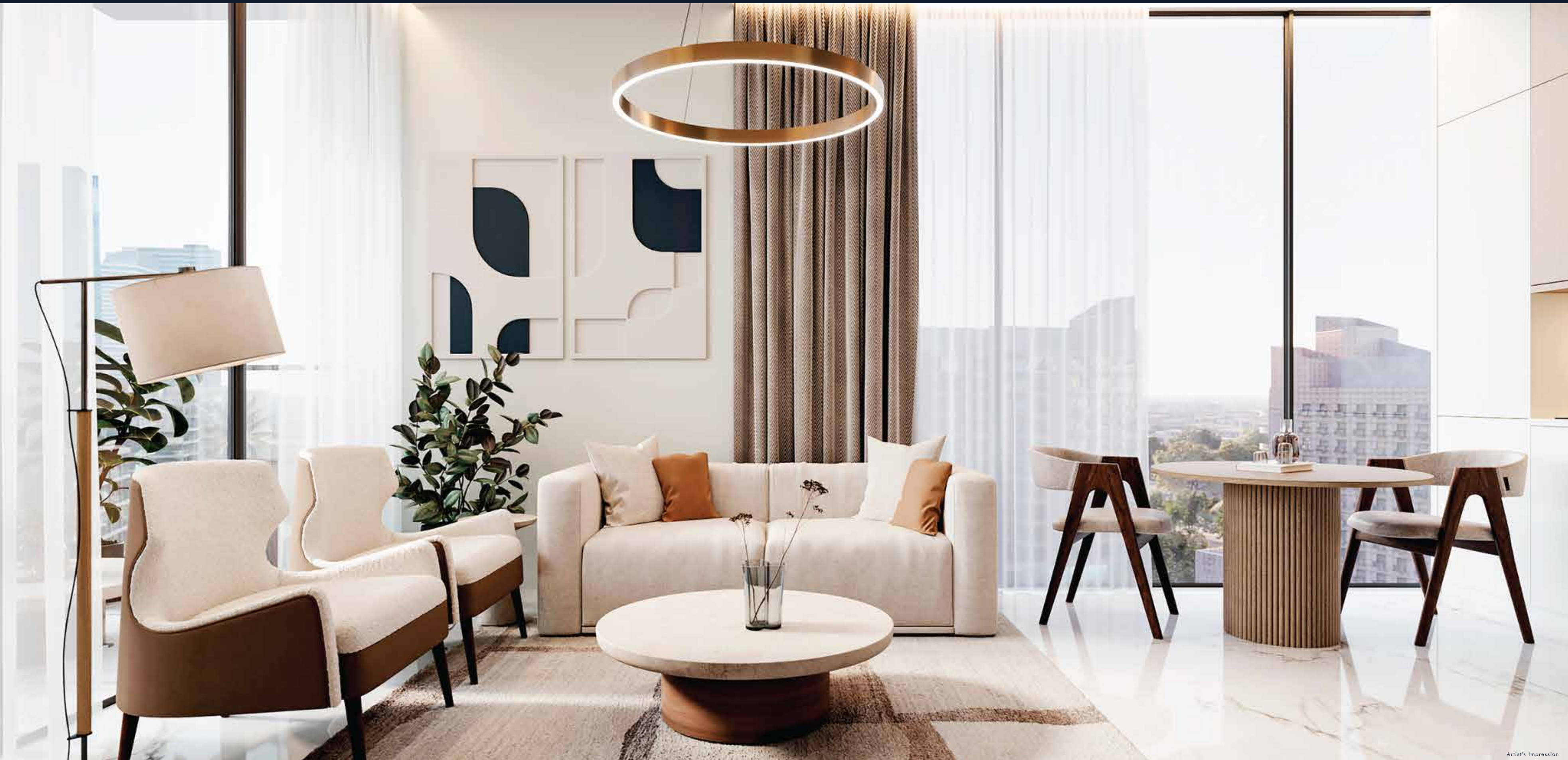
INTERNAL AREA - 502 SQ.FT.
TOTAL AREA - 502 SQ.FT.



VIEWS
Burj Khalifa & Downtown
This Unit plan is applicable to 211, 311,
411, 511, 611, 711 & 811

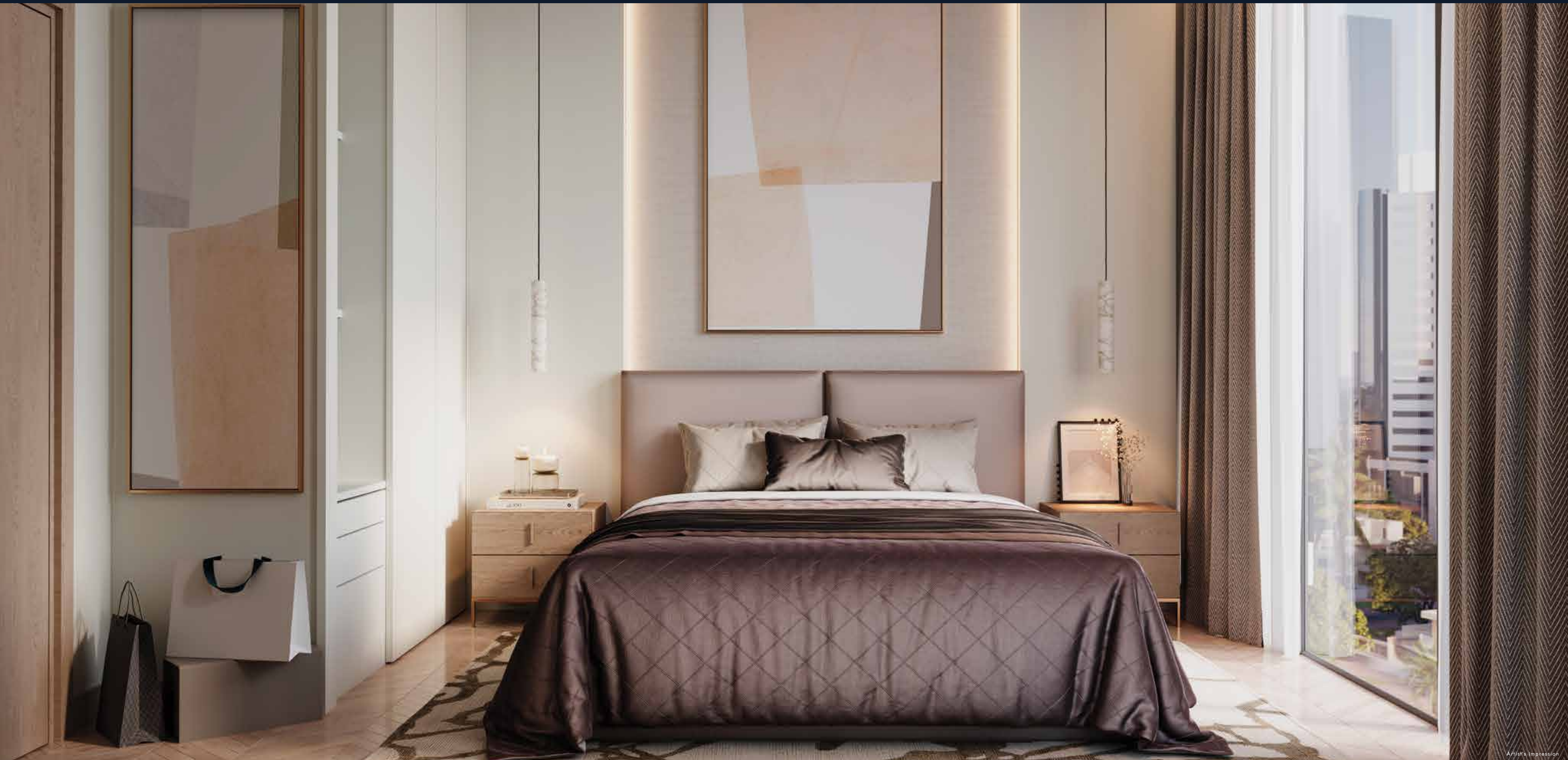


Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.



Artist's Impression

THE REGAL
RESIDENCES
(2 BED)



Artist's Impression

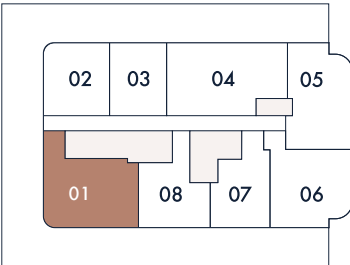
◆ Expansive two-bedroom residences, conceived on a grand scale to embody the true measure of prestige and indulgence.

2 BED
TYPE 1 UNIT PLAN

INTERNAL AREA - 687 SQ.FT.
BALCONY AREA - 270 SQ.FT.
TOTAL AREA - 957 SQ.FT.



VIEWS
Burj Khalifa & Downtown
This Unit plan is applicable to 101



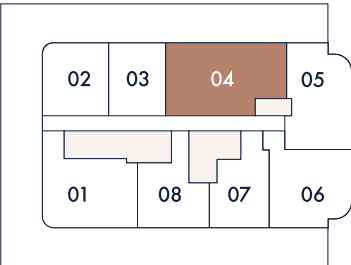
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 2 UNIT PLAN

INTERNAL AREA - 764 SQ.FT.
BALCONY AREA - 341 SQ.FT.
TOTAL AREA - 1,106 SQ.FT.



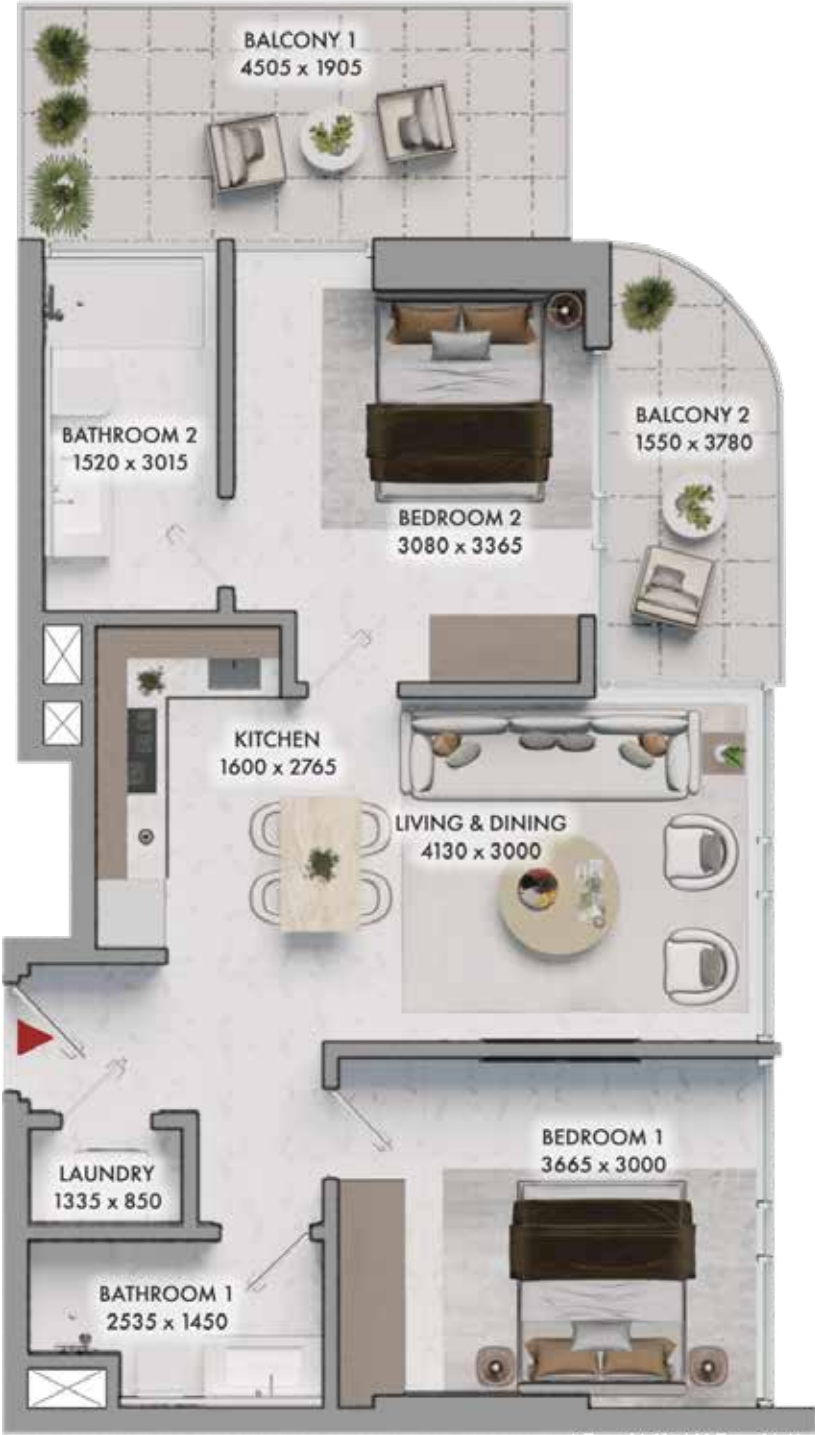
VIEWS
Community View
This Unit plan is applicable to 104



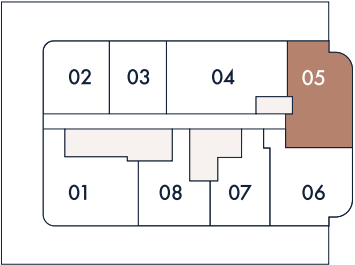
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 3 UNIT PLAN

INTERNAL AREA - 602 SQ.FT.
BALCONY AREA - 162 SQ.FT.
TOTAL AREA - 764 SQ.FT.



VIEWS
Dubai Frame
This Unit plan is applicable to 105



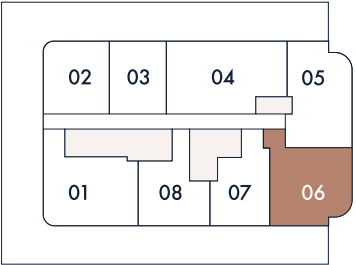
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 4 UNIT PLAN

INTERNAL AREA - 588 SQ.FT.
BALCONY AREA - 230 SQ.FT.
TOTAL AREA - 818 SQ.FT.



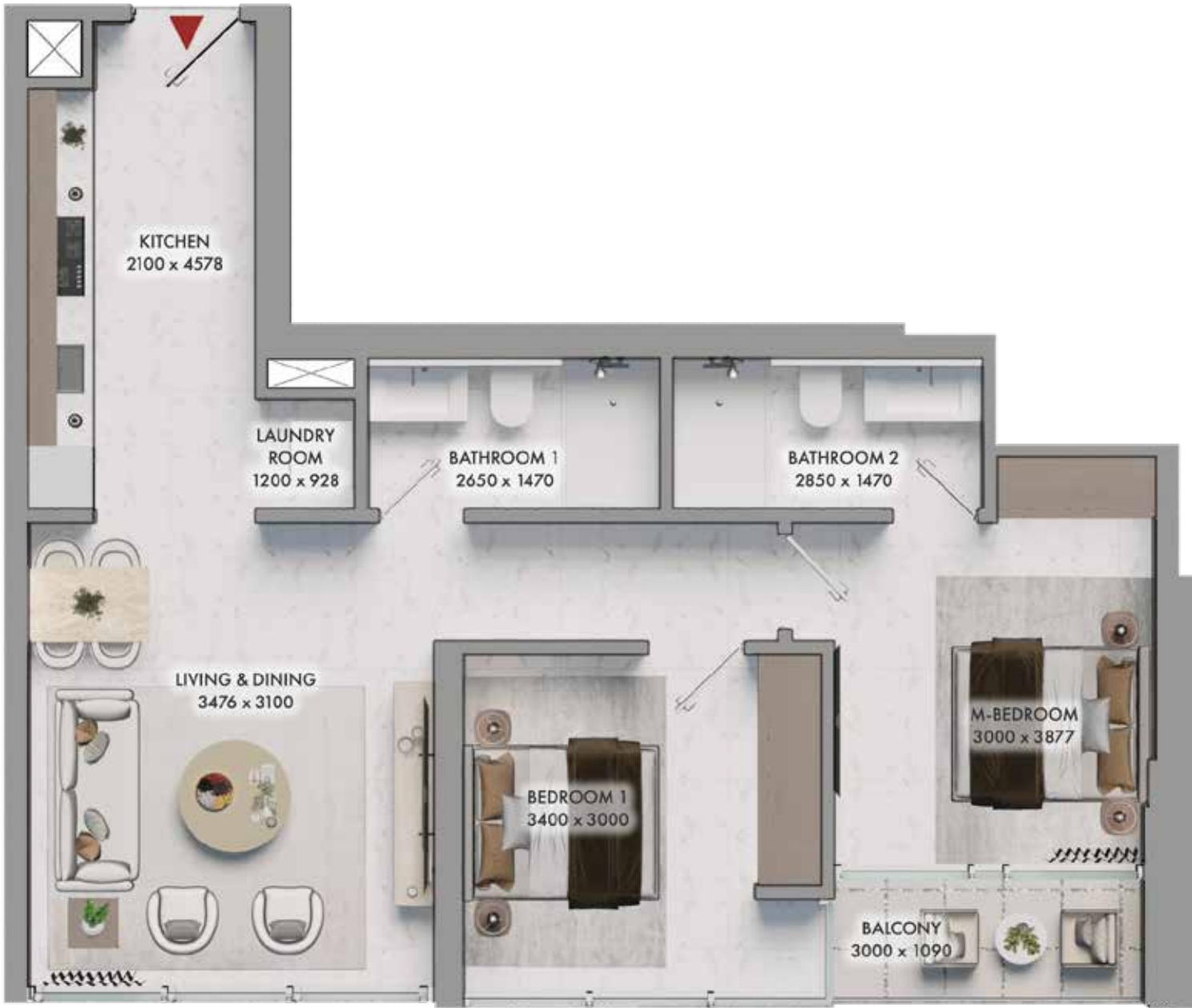
VIEWS
Dubai Frame + Skyline
This Unit plan is applicable to 106



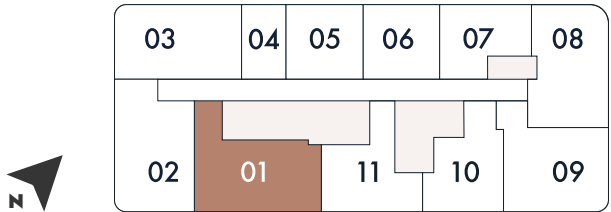
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 5 UNIT PLAN

INTERNAL AREA - 687 SQ.FT.
BALCONY AREA - 39 SQ.FT.
TOTAL AREA - 726 SQ.FT.



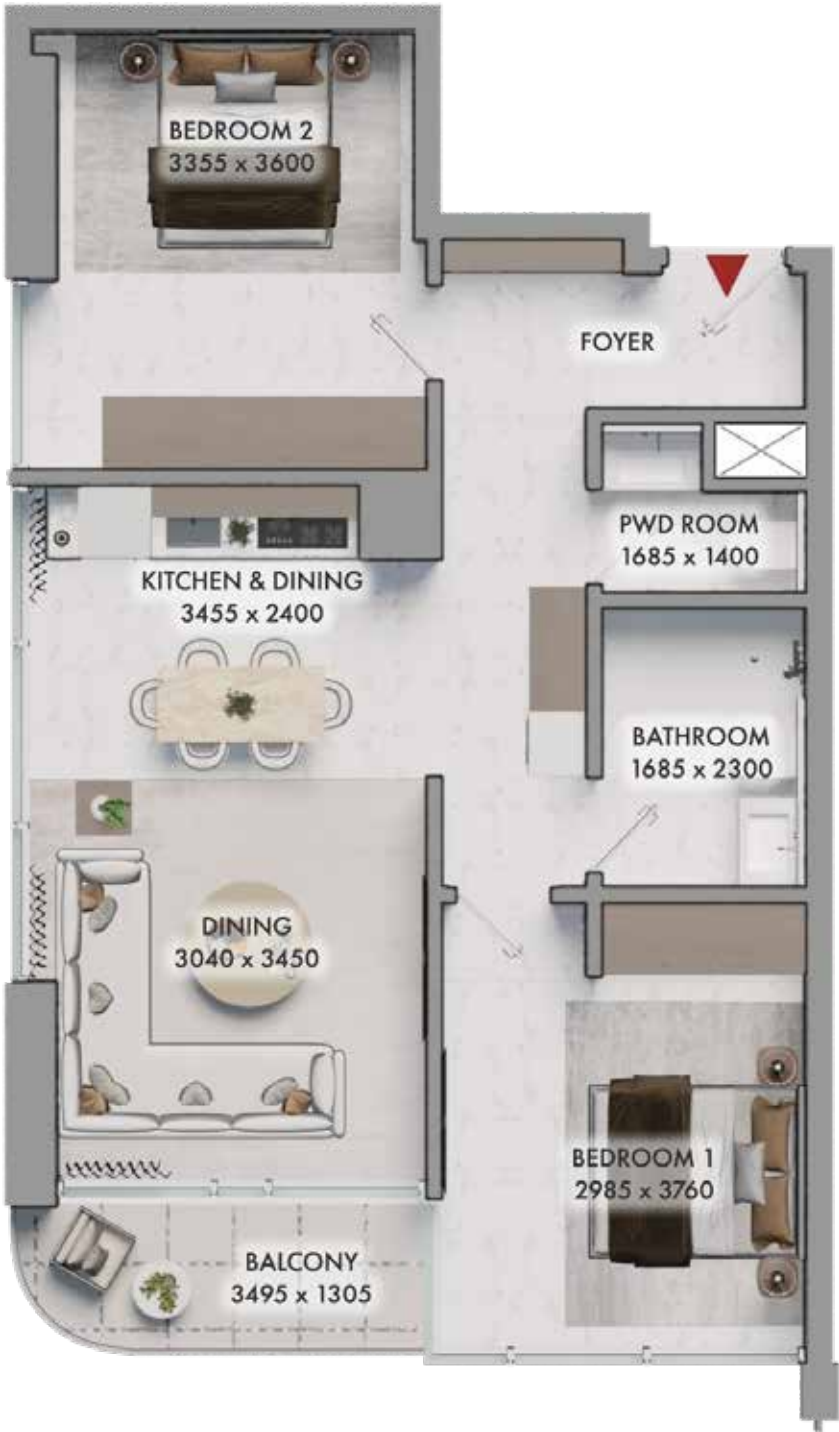
VIEWS
Burj Khalifa & Downtown
This Unit plan is applicable to 201, 301, 401, 501, 601, 701 & 801



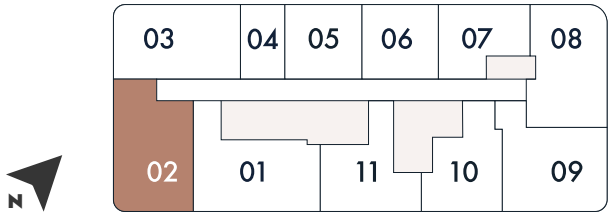
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 6 UNIT PLAN

INTERNAL AREA - 643 SQ.FT.
BALCONY AREA - 48 SQ.FT.
TOTAL AREA - 691 SQ.FT.



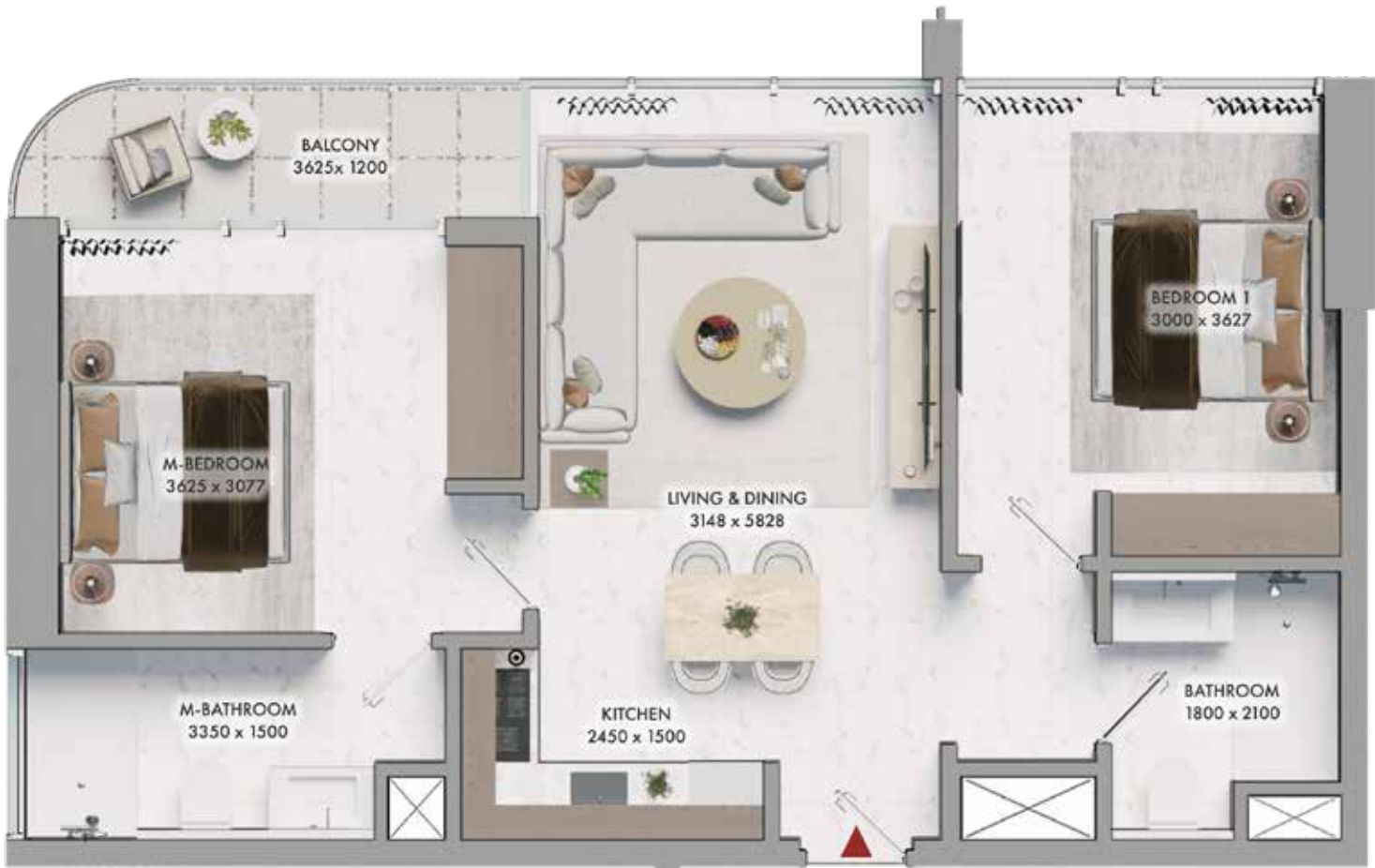
VIEWS
Burj Khalifa & Downtown
This Unit plan is applicable to 202, 302, 402, 502, 602, 702 & 802



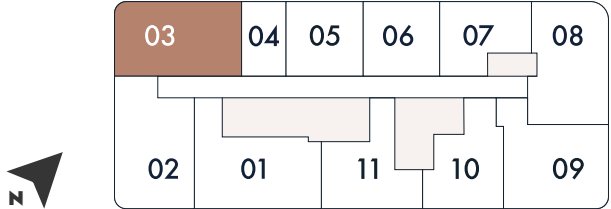
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 7 UNIT PLAN

INTERNAL AREA - 604 SQ.FT.
BALCONY AREA - 47 SQ.FT.
TOTAL AREA - 651 SQ.FT.



VIEWS
Community View
This Unit plan is applicable to 203, 303, 403, 503, 603, 703 & 803



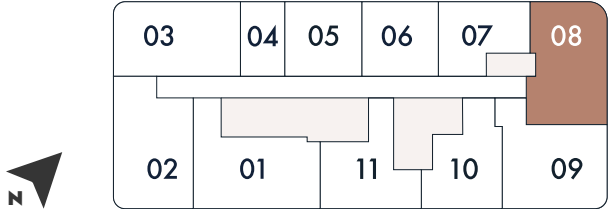
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 8 UNIT PLAN

INTERNAL AREA - 603 SQ.FT.
BALCONY AREA - 58 SQ.FT.
TOTAL AREA - 660 SQ.FT.



VIEWS
Dubai Frame
This Unit plan is applicable to 208, 308, 408, 508, 608, 708 & 808



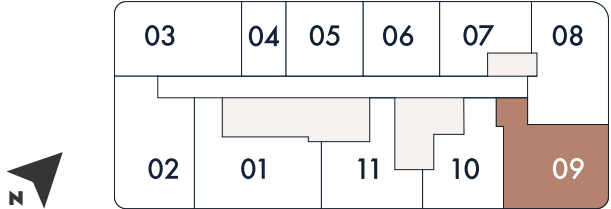
Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 9 UNIT PLAN

INTERNAL AREA - 586 SQ.FT.
BALCONY AREA - 81 SQ.FT.
TOTAL AREA - 667 SQ.FT.



VIEWS
Dubai Frame + Skyline
This Unit plan is applicable to 209, 309, 409,
509, 609, 709 & 809



Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.



LED BY THE MASTERS OF TIMELESS CRAFT

With over two decades of distinguished leadership across Dubai and the UAE, our journey is defined by vision, scale, and unwavering ambition. Anchored by a legacy of over AED 500 million in business excellence, we stand at the intersection of mastery and intent. Our pursuit is not simply to build, but to author landmarks, craft experiences, and shape a legacy that will endure for generations.

With Elmora etched as a defining landmark at Jumeirah Garden City, our next masterpiece at Production City elevates this vision to new heights.



**MR. NARESH
PERWANI**

Chairman and Founder,
Neoterra Developments



**MR. OMESH
GURNANI**

CEO and Founder,
Neoterra Developments



**MR. DILEEP
GURNANI**

Founder,
Neoterra Developments



**MR. SANJAY
KUKREJA**

Director & Partner,
Elmora