



WAHA

LIVING

BY ALYAKKA

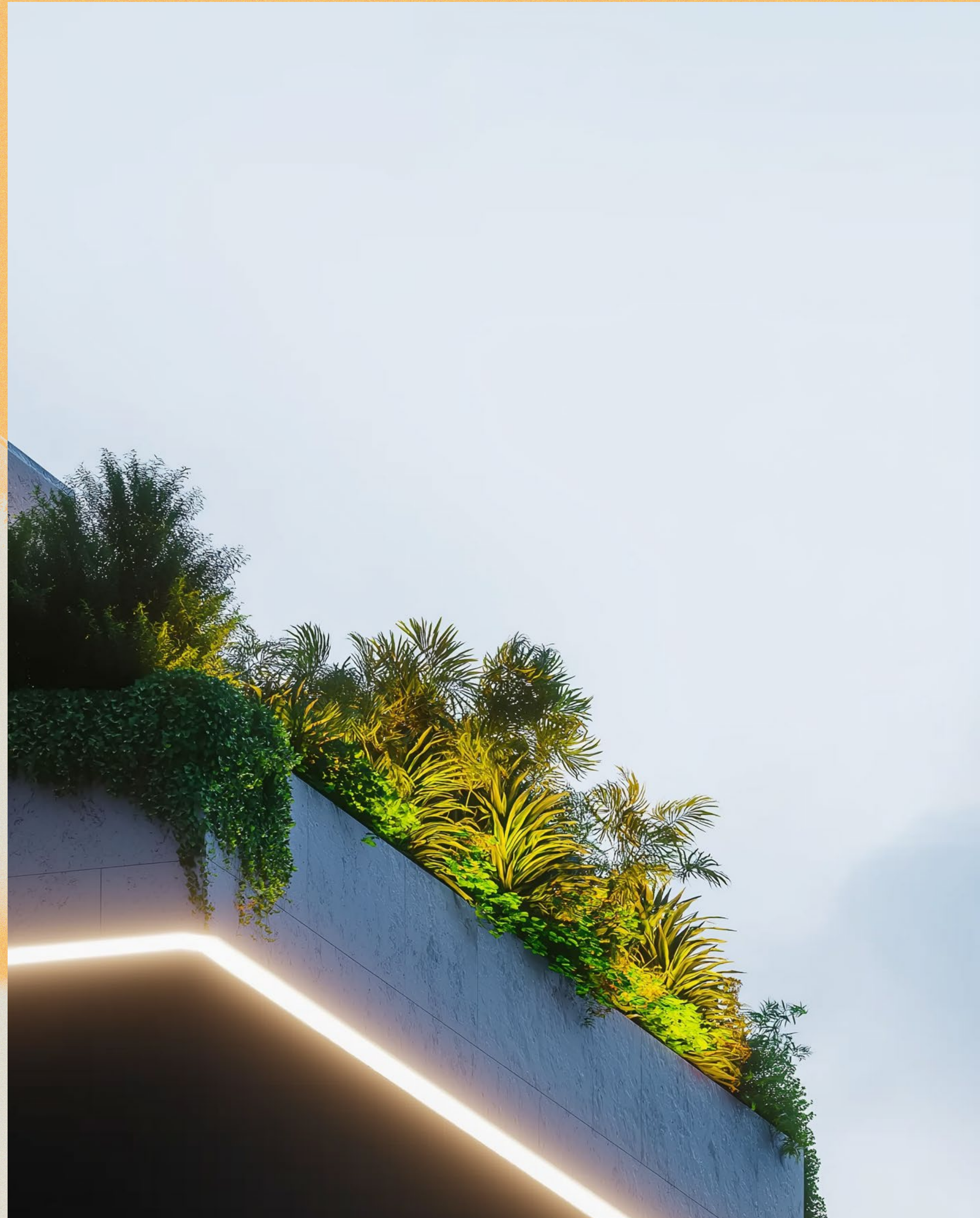
PRESENTED BY
SBK PROPERTIES

PROJECT BROCHURE

WAHA
LIVING
BY ALYAKKA

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INTRODUCTION

EMBRACE THE HARMONY BETWEEN NATURE AND URBAN VIBRANCY

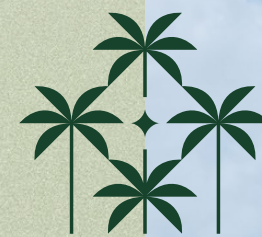
SERENITY FINDS A NEW RHYTHM IN A DISTRICT
THAT BLENDS TRADITION AND MODERN
SOPHISTICATION

Amidst flourishing greenery and serene urban landscapes, Waha Living ushers in a new era of refined living. Discover how effortlessly connected you are to the pulse of Dubai's vibrant heart and experience a residence that embodies style, elegance, and modern comfort.



WAHA LIVING

THE LOCATION



JUMEIRAH GARDEN CITY

A NEIGHBOURHOOD THAT BREATHES

CITY LIFE AND GREEN SPACES BLEND PERFECTLY



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Nestled only moments from Downtown Dubai, Jumeirah Garden City is a district in transformation—where lush green spaces intertwine with the city's vibrant pulse. Strategically located between major landmarks, it offers a rare balance of connectivity and peaceful surroundings. As one of the city's most sought-after areas, it promises a future where nature and modern living exist in perfect harmony.



WAHA
LIVING

NIKKI BEACH

LA MER BEACH

JUMEIRAH MOSQUE

MERCATO MALL

GMC CLINICS JUMEIRAH

IRANIAN HOSPITAL

AL WASL PARK

JUMEIRAH GARDEN CITY

GOLD SOUK

MEENA BAZAR

GALLERIA MALL

CITY WALK

CANADIAN UNIVERSITY

CITIZENS BRITISH SCHOOL

AL WASL GIRLS SCHOOL

PUBLIC BASKETBALL COURT

WESTFIELD NURSERY

COCA-COLA ARENA

AL SATWA PARK

CONRAD HOTEL

FAIRMONT HOTEL

DUBAI WORLD TRADE CENTER

ZABEEL PARK

Sheikh Zayed Road

EMIRATES TOWER METRO STATION

MUSEUM OF THE FUTURE

DUBAI FRAME

DIFC

DUBAI GLOW GARDEN

BURJ KHALIFA

DUBAI MALL

DUBAI

DEIRA

Dubai Creek

DUBAI INTERNATIONAL AIRPORT

RAS AL KHOR RESERVE





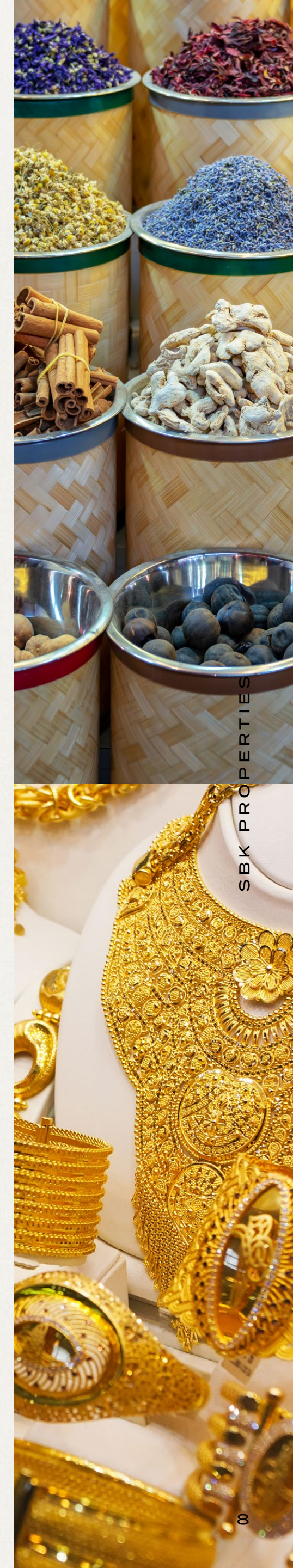
THE LOCATION

A COMMUNITY ROOTED IN CULTURE AND CONVENIENCE

EVERYDAY COMFORT IN THIS VIBRANT DESTINATION

Just minutes from attractions like the City Walk and DIFC, Jumeirah Garden City also offers local markets, parklands, and leisure destinations.

With iconic landmarks like the Dubai Frame, Museum of the Future, and Zabeel Park nearby, it's an area rich in culture and urban vibrancy.





Spend your mornings strolling through Zabeel Park, unwind at a nearby café, or explore the district's diverse culinary scene. Designed for convenience, everything you need—from supermarkets to day-to-day essentials—is just steps away, making everyday living effortless.

WAHA LIVING

AT THE HEART OF IT ALL



EASY ACCESS TO THE BEST EXPERIENCES

At the crossroads of convenience and connectivity, Waha Living places you within reach of everything Dubai has to offer. With Sheikh Zayed Road, the metro, and key landmarks just minutes away, your daily commute is effortless. Whether for work, leisure, or relaxation, Waha Living keeps you close to what matters most, enhancing your lifestyle with unmatched accessibility and comfort. Distance to Dubai International Airport is seamless, and despite being in downtown, access to the beach has never been simpler.

WAHA LIVING

THE PROJECT

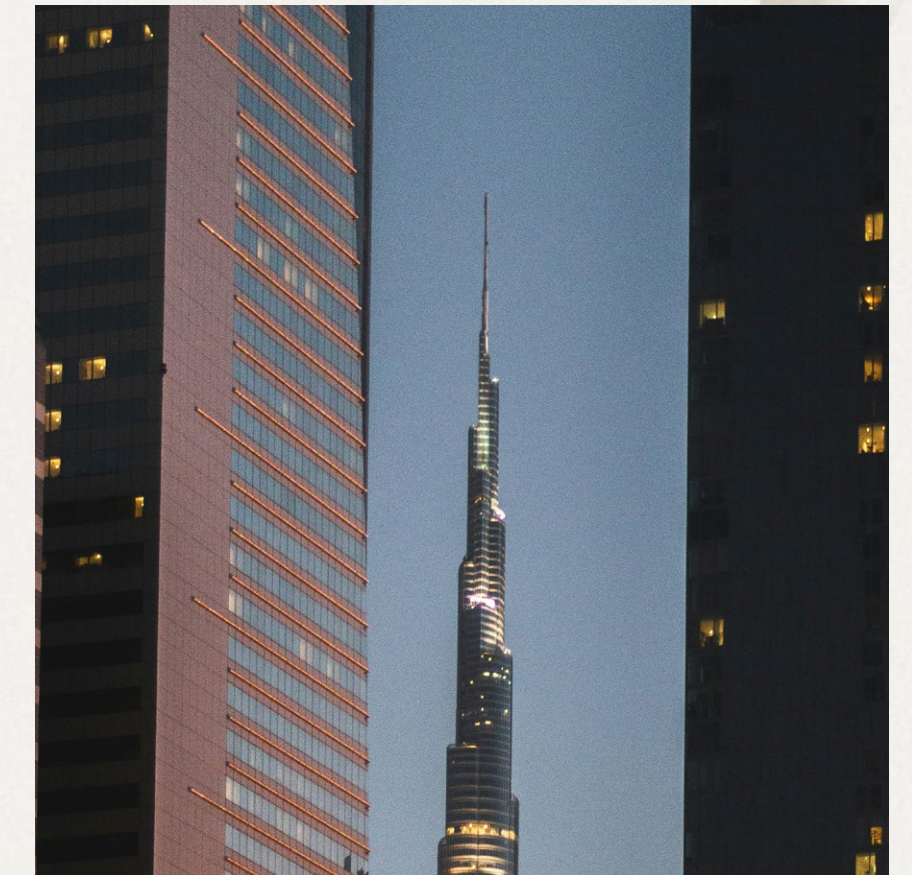


71 APARTMENTS

DESIGNED FOR EASE AND VIBRANCY

FLEXIBLE HOMES TAILORED TO YOUR LIFESTYLE

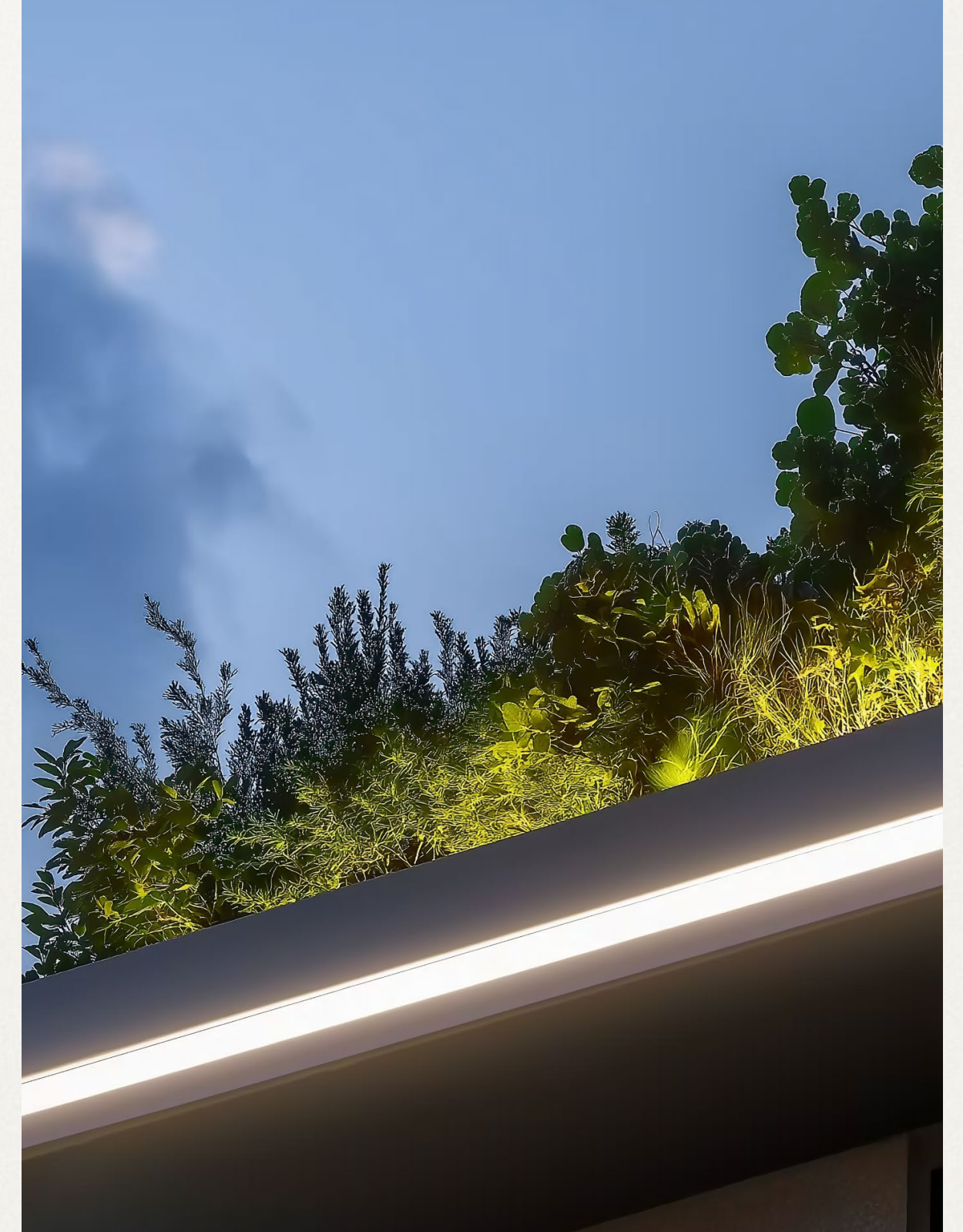
WAHA LIVING BY ALYAKKA



SBK PROPERTIES

Step inside Waha Living, where thoughtful design meets everyday comfort. From the welcoming entrance lobby to the lush podium gardens, every detail is designed to make life feel effortless.





The pool and gym offer space to recharge, while each balcony opens up to views of the neighbouring nearby park, bringing a sense of nature into your home.

As evening falls, refined architectural lighting traces the building's contours, revealing its elegant form. With ample parking and a well-planned layout, this is a place where you do not simply arrive—you truly belong.



All measurements, layouts, and visuals are indicative and subject to adjustments. The developer retains the right to amend designs, specifications, and details to align with project needs and regulatory standards.

THE RESIDENCE

SPACES THAT MOVE WITH YOU

SMART DESIGN IN EVERY CORNER

Welcome to a home that fits your lifestyle.

The residence consists of studios, 1-bedroom, and 2-bedroom apartments, each with their own private balcony to let the outdoors in. Smart layouts make the most of every inch, creating bright, open spaces that feel calm and inviting. Whether you're starting fresh or settling in, these homes are designed for the way you live—versatile, comfortable, and always connected to the city around you.



WAHA LIVING

THE INTERIORS





STUDIO

INTIMATE AND INVITING

SMART, INTIMATE LIVING WITH
EFFORTLESS COMFORT

This studio offers an agile layout with a private balcony.

Designed with natural light in mind, it combines functional design with a snug atmosphere, where compact living meets timeless quality and warmth.





1 BEDROOM

VERSATILE AND INVITING

A SEAMLESS BLEND OF STYLE
AND FUNCTION

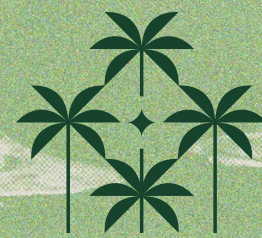


A spacious one-bedroom apartment with an open kitchen, two bathrooms, and a private bedroom, separate from the living area. The balcony invites natural light, offering a versatile space where comfort and functionality blend seamlessly.



2 BEDROOM

SPACIOUS AND CONNECTED



THOUGHTFULLY DESIGNED FOR TOGETHERNESS AND EASE

Discover a thoughtfully designed 2-bedroom apartment where space flows effortlessly from room to room. With a shared balcony that connects the outdoors to them and offering expansive views of the local park. The open layout balances privacy and togetherness, with a separate kitchen for cooking and versatile living and dining spaces ideal for both relaxation and entertainment.









FINISHES AND INTERIORS

A TRULY SMOOTH LIVING EXPERIENCE

OPEN-PLAN COMFORT MATCHED WITH DETAILED FINISHES

Each space boasts thoughtful finishes that stimulate well-being and exude calm. The interiors are designed for effortless flow, with porcelain-tiled flooring in the bedrooms and quality finishes

throughout. The open-plan living and dining areas are bathed in natural light from large windows. The kitchen features sleek cabinetry and granite countertops, while the bathrooms offer practical yet elegant design.





WAHA LIVING

THE AMENITIES



LOBBY & WAITING AREA

A WELCOMING FIRST STEP

BEGIN YOUR PEACEFUL STAY HERE

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SBK PROPERTIES

The entrance lobby is designed to set a positive tone for your home, offering a warm, secure environment. With a blend of timeless quality and functional design, it creates an immediate sense of arrival, welcoming residents in style.

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AMENITIES



MULTI-GYM



SWIMMING
POOL



KIDS POOL



ELEVATED
GARDEN



SUN DECK



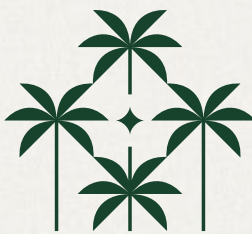
VIEWING
DECK



KIDS PLAY
AREA

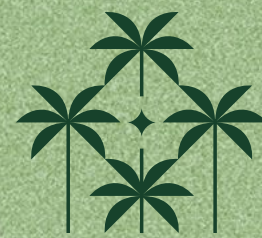


LEISURE
SEATING AREA



A REFRESHING ESCAPE

SWIMMING POOL



UNWIND, RECHARGE AND EMBRACE TRANQUILITY

Take a dip in the inviting waters of our outdoor pool, a tranquil retreat surrounded by greenery—perfect for relaxation or a morning swim.





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SBK PROPERTIES



FITNESS, JUST STEPS AWAY

MULTI-GYM

DESIGNED TO ENERGIZE AND INSPIRE

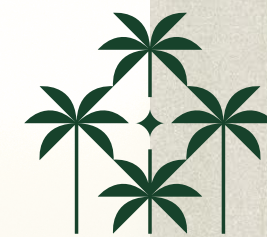
Work out on your own schedule in a fully equipped gym designed for both movement and motivation, right within your residences.





WAHA LIVING

FLOORPLANS



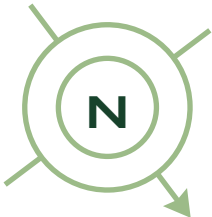
BURJ KHALIFA

SHEIKH ZAYED ROAD

PUBLIC PARK

JGC COMMUNITY

FLOOR 1ST



BY ALYAKKA

PRESENTED BY
SBK PROPERTIES

LEVEL 1ST

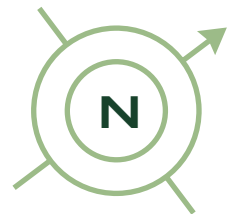
NO. OF UNITS
8 TOTAL

TOTAL UNITS AREA
625 SQM
6,725 SQFT

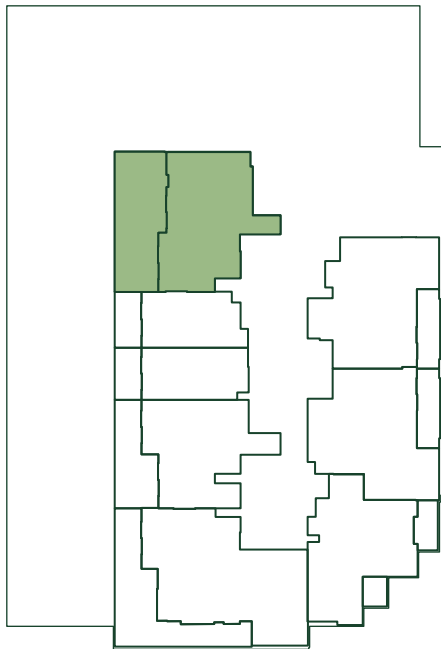
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FLOOR 1ST

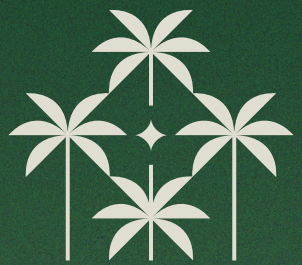


BURJ KHALIFA



PUBLIC PARK

SHEIKH ZAYED ROAD



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1 BEDROOM - 04

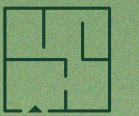
FLOOR 1ST



UNIT AREA	
65.19	SQM
701.70	SQFT

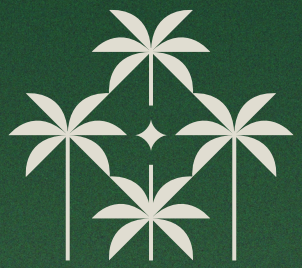
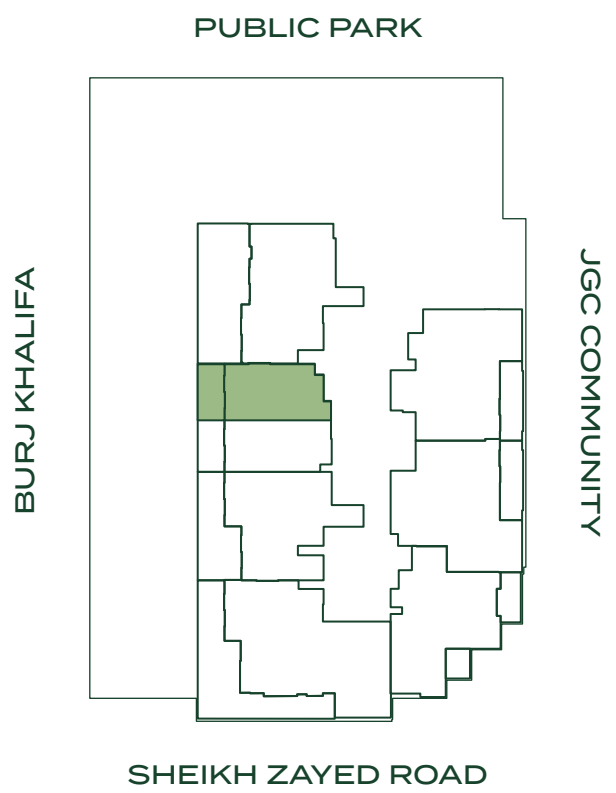
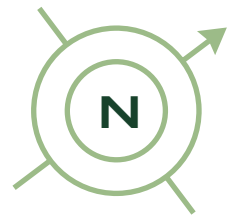


BALCONY AREA	
37.13	SQM
399.66	SQFT



TOTAL AREA	
102.32	SQM
1101.36	SQFT

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STUDIO - 05

FLOOR 1ST

	UNIT AREA	
	30.73	SQM
	330.77	SQFT

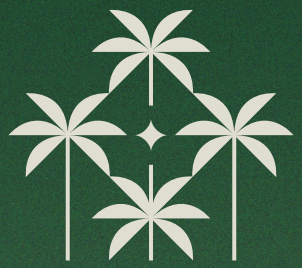
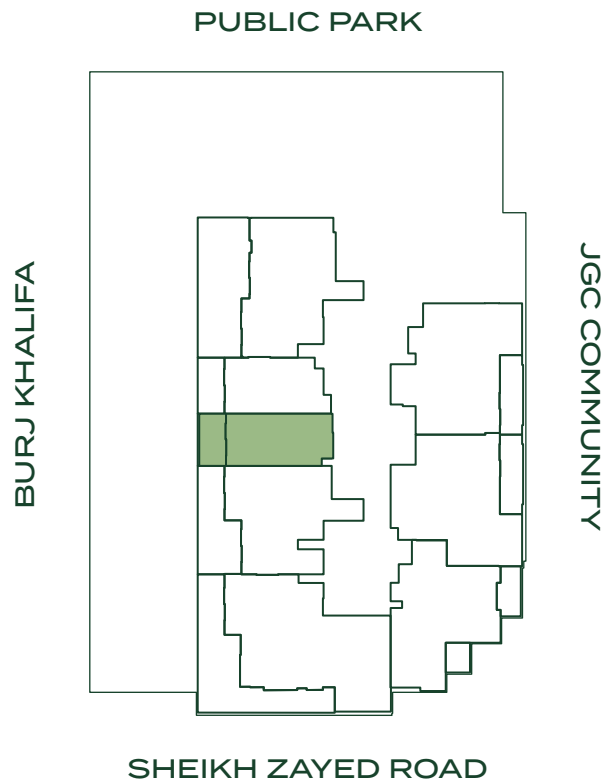
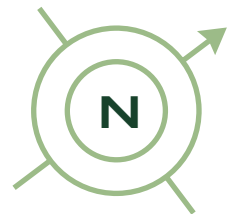
	BALCONY AREA	
	8.20	SQM
	88.26	SQFT

	TOTAL AREA	
	38.92	SQM
	418.93	SQFT

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FLOOR 1ST



WAHA
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SBK PROPERTIES

STUDIO - 06

FLOOR 1ST

	UNIT AREA	
	29.97	SQM
		322.59 SQFT

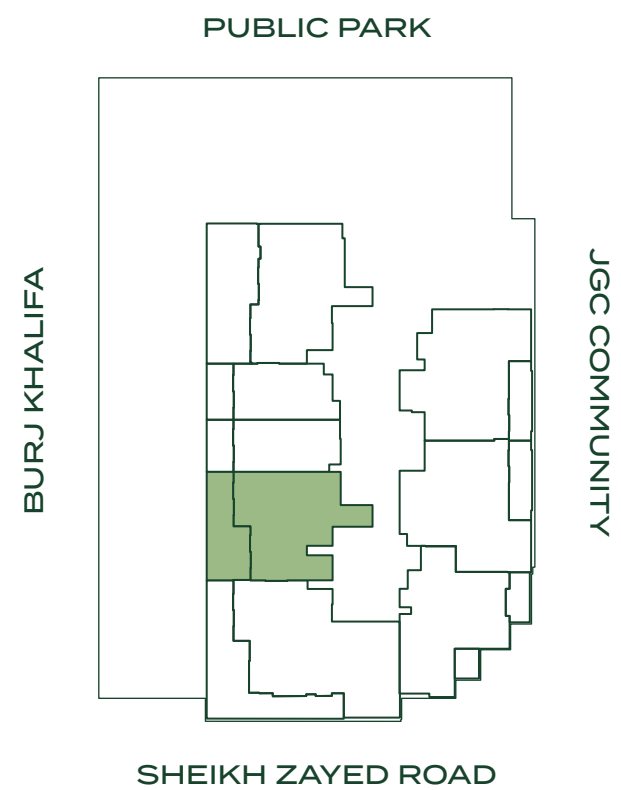
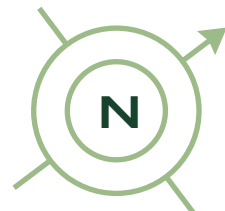
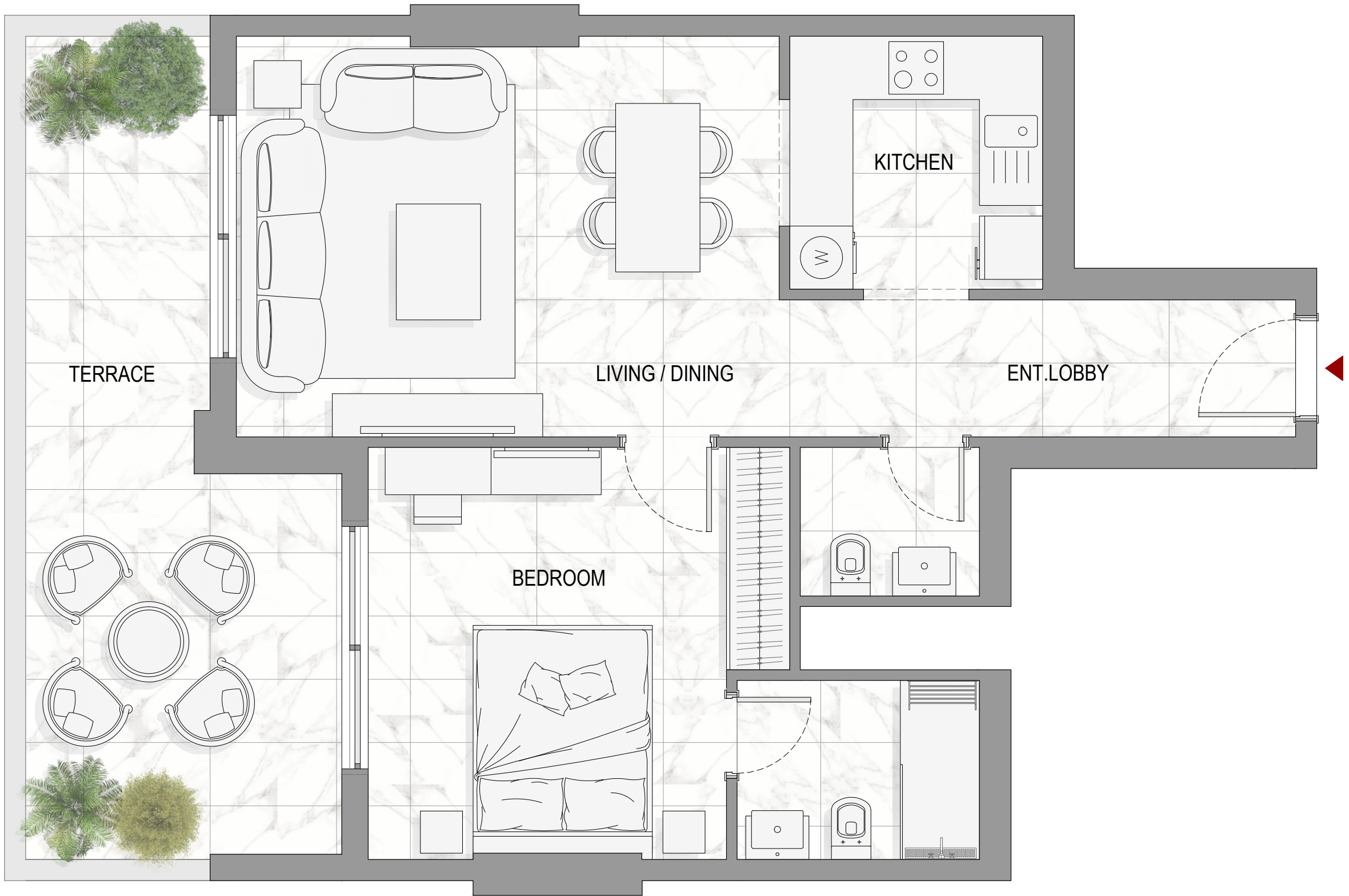
	BALCONY AREA	
	7.60	SQM
		81.81 SQFT

	TOTAL AREA	
	37.58	SQM
		404.51 SQFT

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FLOOR 1ST



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1 BEDROOM - 07

FLOOR 1ST



UNIT AREA	
58.62	SQM
630.98	SQFT

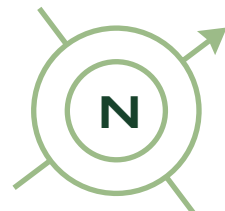


BALCONY AREA	
20.77	SQM
223.57	SQFT

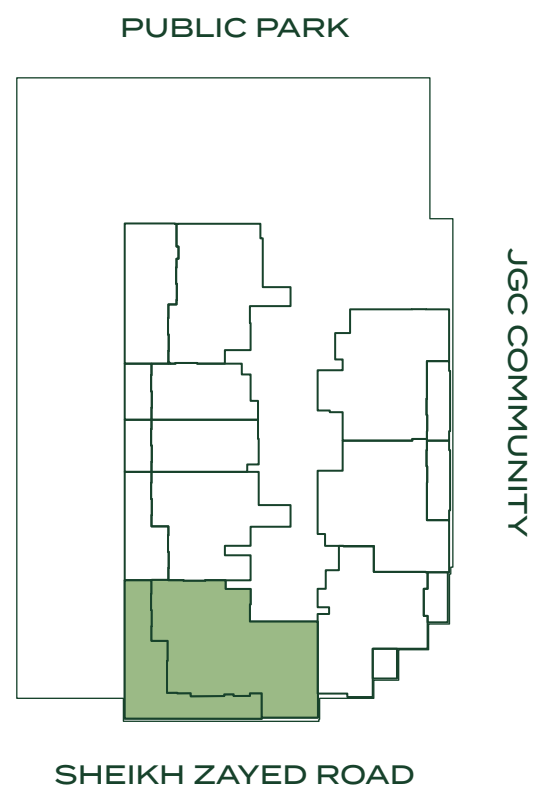


TOTAL AREA	
79.38	SQM
854.44	SQFT

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BURJ KHALIFA



BY ALYAKKA

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SBK PROPERTIES

2 BEDROOM - 08

FLOOR 1ST

	UNIT AREA	
	89.42	SQM
	962.51	SQFT

	BALCONY AREA	
	39.25	SQM
	422.48	SQFT

	TOTAL AREA	
	128.67	SQM
	1384.99	SQFT

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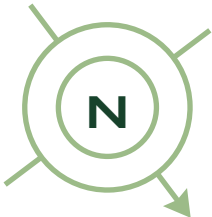
BURJ KHALIFA

SHEIKH ZAYED ROAD

PUBLIC PARK

JGC COMMUNITY

FLOOR 2ND-8TH



BY ALYAKKA

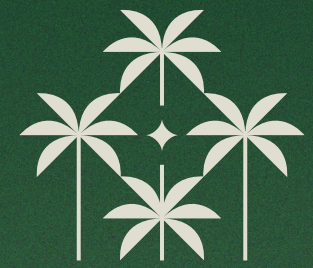
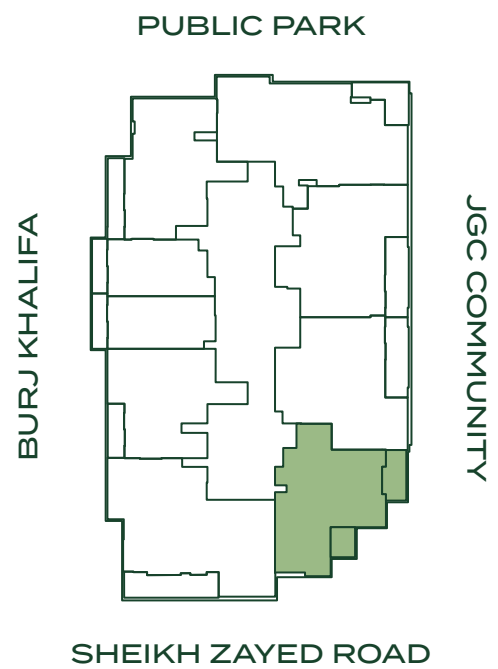
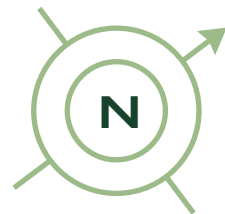
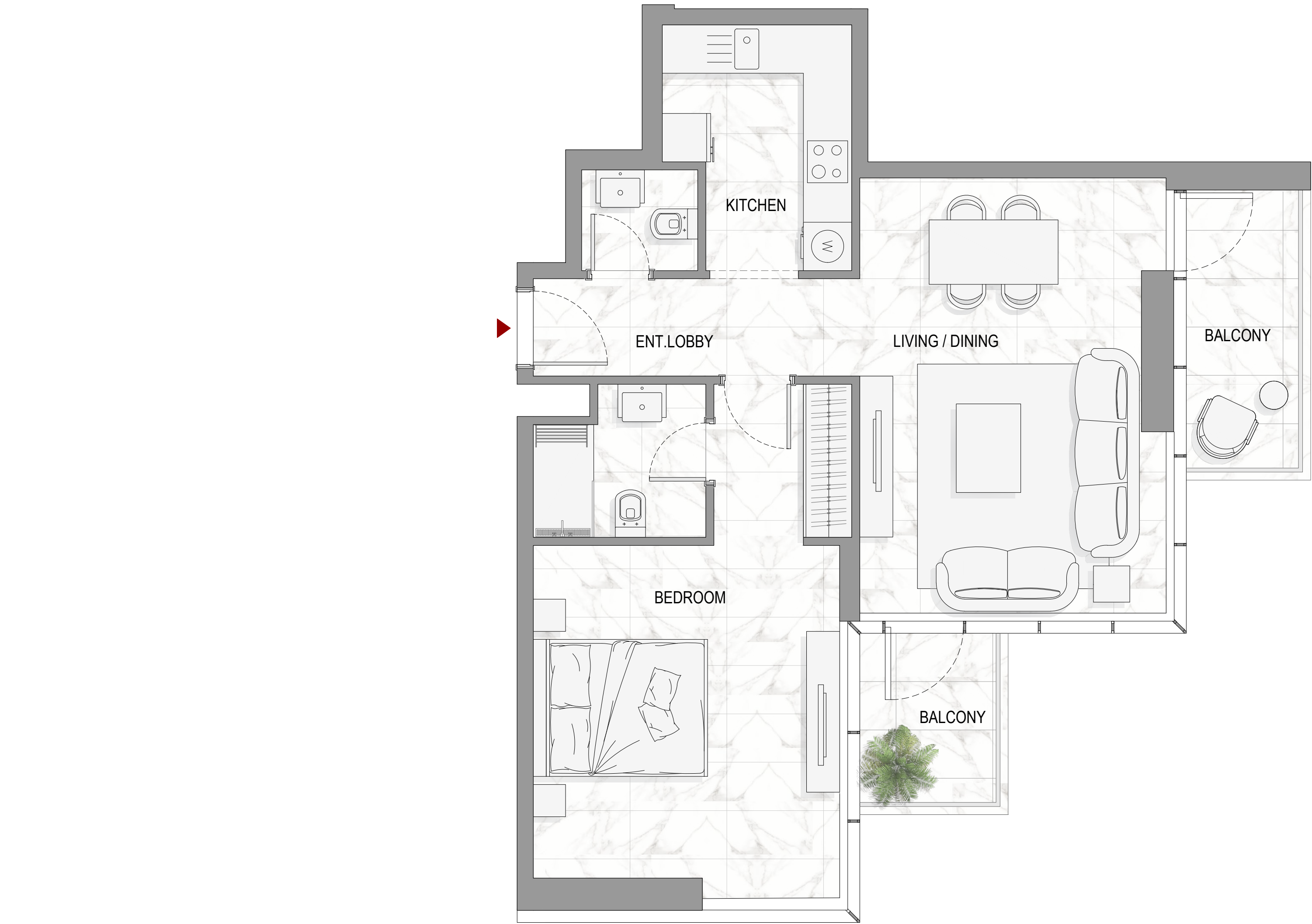
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SBK PROPERTIES

LEVEL 2ND-8TH

NO. OF UNITS
63 TOTAL

TOTAL UNITS AREA
4,517 SQM
48,619 SQFT

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1 BEDROOM - 01

FLOOR 2ND-8TH

	UNIT AREA	
	63.41	SQM
	682.54	SQFT

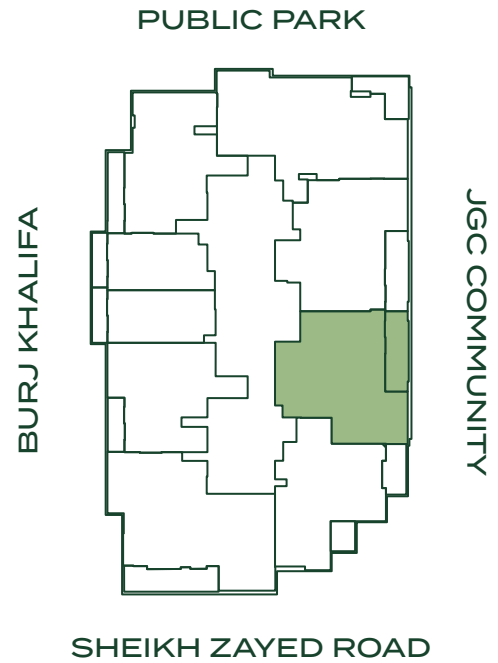
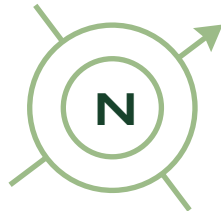
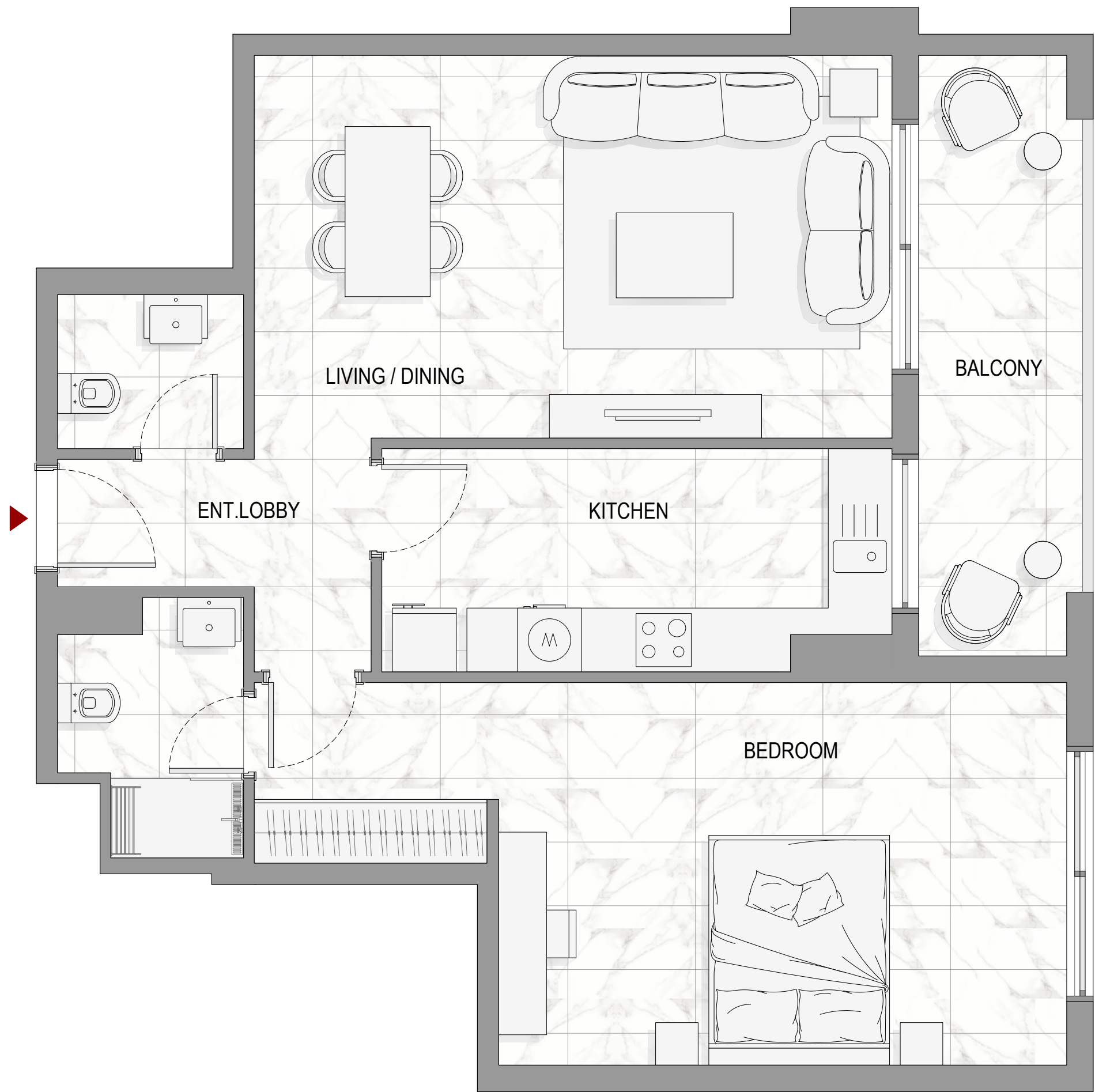
	BALCONY AREA	
	10.02	SQM
	107.85	SQFT

	TOTAL AREA	
	73.43	SQM
	790.39	SQFT

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FLOOR 2ND-8TH



BY ALYAKKA

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1 BEDROOM - 02

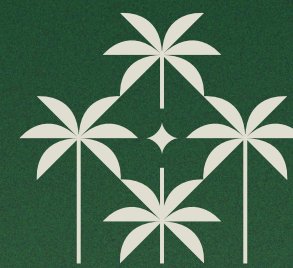
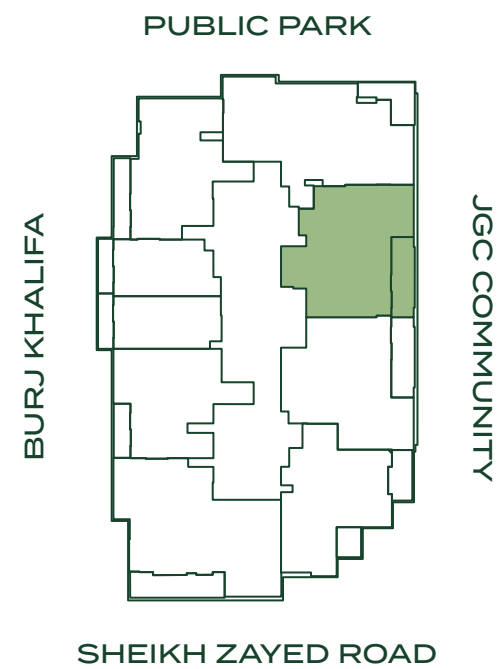
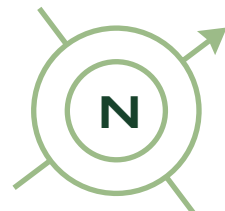
FLOOR 2ND-8TH

UNIT AREA		
	72.25	SQM
	777.69	SQFT

BALCONY AREA		
	9.98	SQM
	107.42	SQFT

TOTAL AREA		
	82.24	SQM
	885.22	SQFT

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WAHA
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1 BEDROOM - 03

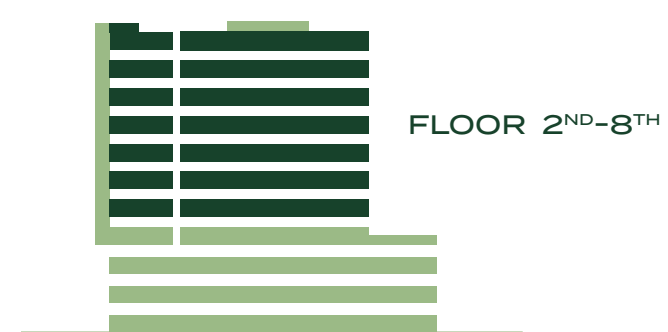
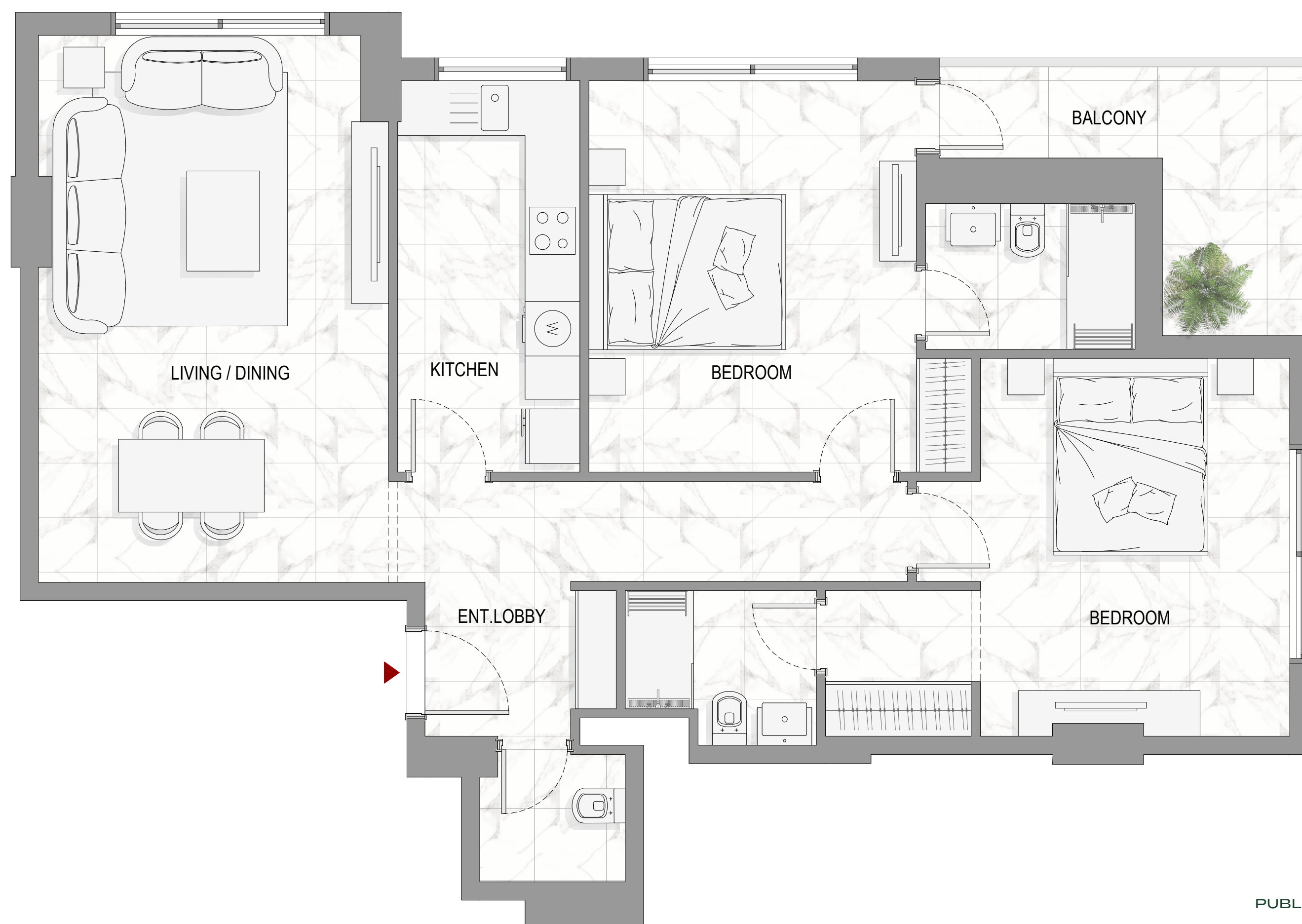
FLOOR 2ND-8TH

	UNIT AREA	
	72.07	SQM
	775.76	SQFT

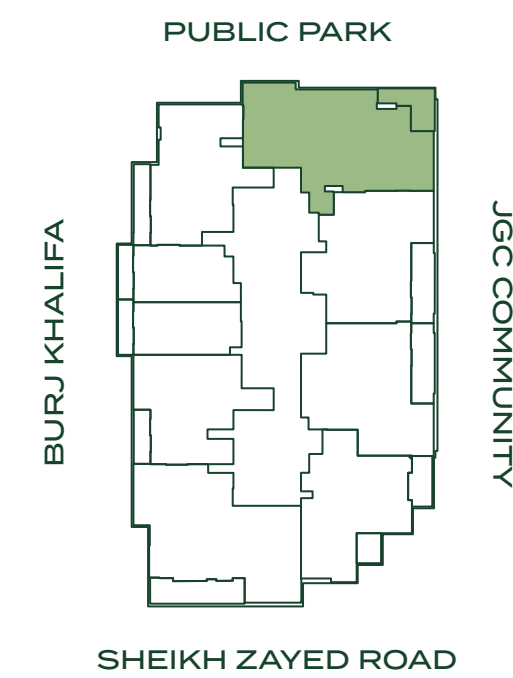
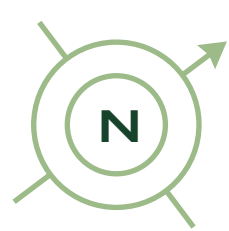
	BALCONY AREA	
	10.00	SQM
	107.64	SQFT


	TOTAL AREA	
	82.07	SQM
	883.39	SQFT

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FLOOR 2ND-8TH








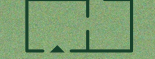


BY ALYAKKA

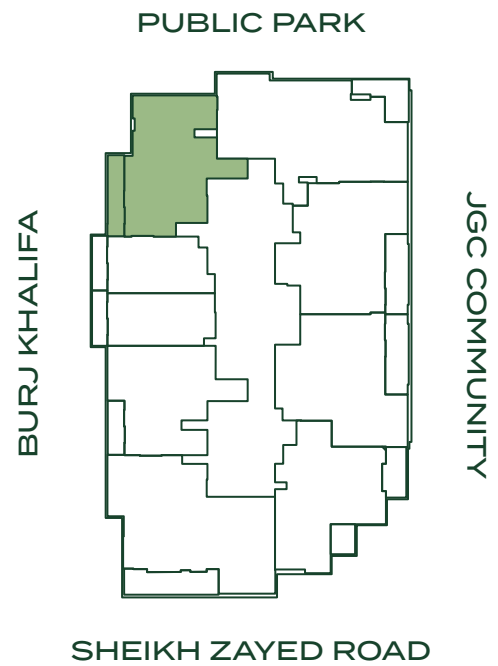
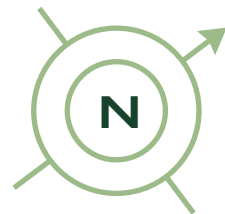
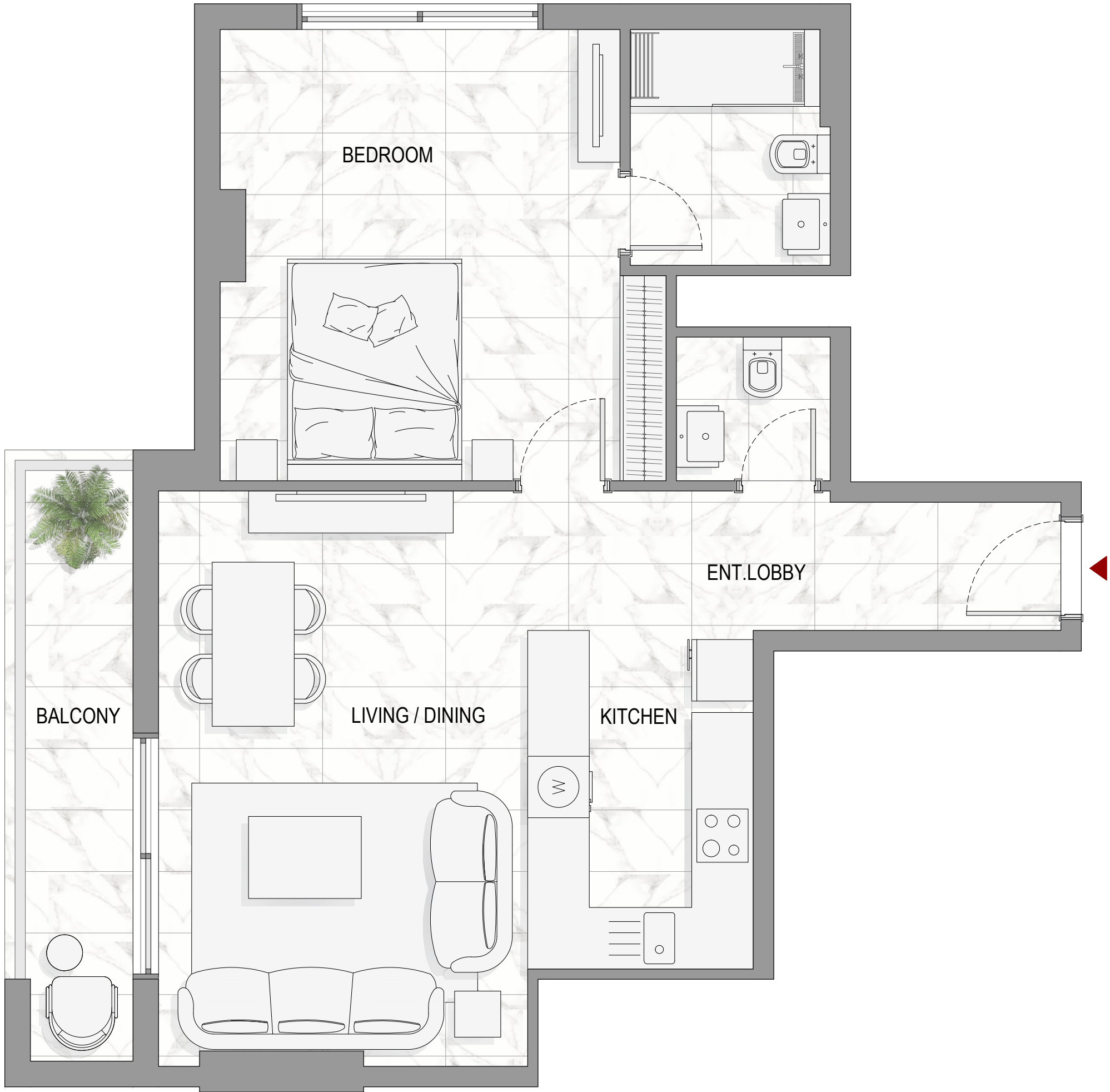
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2 BEDROOM - 04

FLOOR 2ND-8TH

	UNIT AREA	
	92.95	SQM
	1000.51	SQFT
	BALCONY AREA	
	8.32	SQM
	89.56	SQFT
	TOTAL AREA	
	101.27	SQM
	1090.06	SQFT

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BY ALYAKKA

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1 BEDROOM - 05

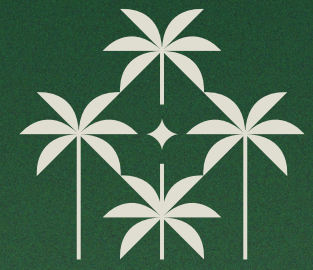
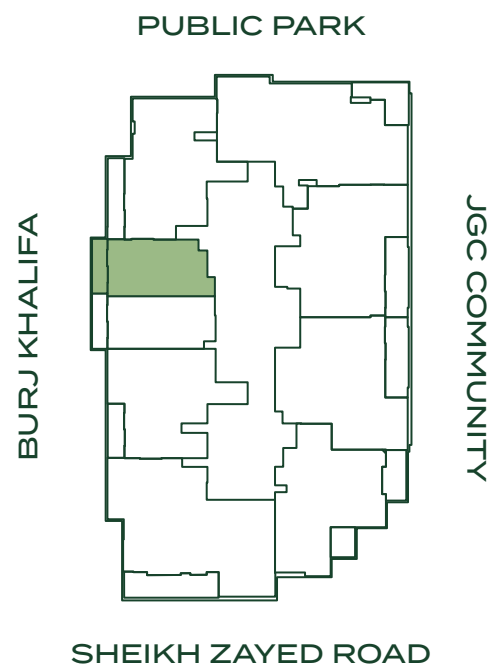
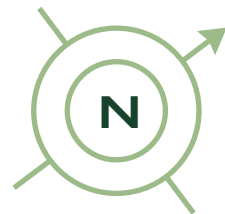
FLOOR 2ND-8TH

	UNIT AREA	
	64.11	SQM
	690.07	SQFT

	BALCONY AREA	
	7.29	SQM
	78.47	SQFT

	TOTAL AREA	
	71.40	SQM
	768.54	SQFT

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WAHA
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STUDIO - 06

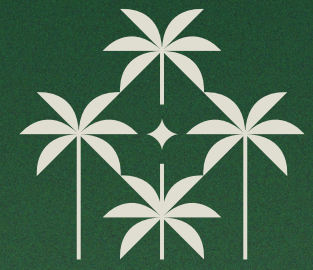
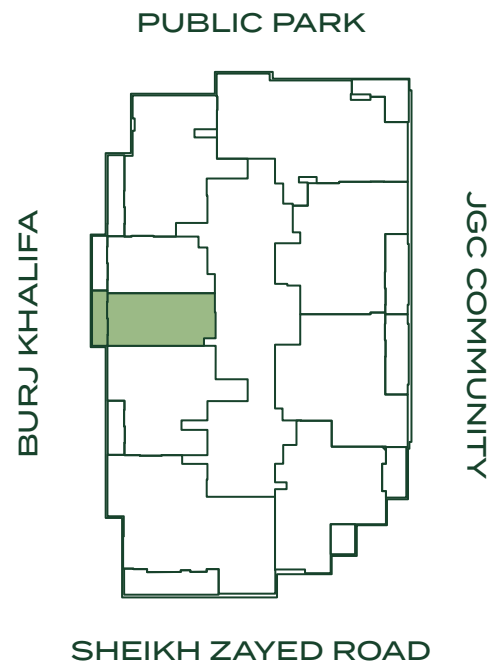
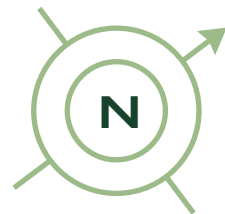
FLOOR 2ND-8TH

	UNIT AREA	
	30.76	SQM
	331.10	SQFT

	BALCONY AREA	
	4.50	SQM
	48.44	SQFT

	TOTAL AREA	
	35.26	SQM
	379.54	SQFT

All measurements, layouts, and visuals are indicative and subject to adjustments. The developer retains the right to amend designs, specifications, and details to align with project needs and regulatory standards.



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STUDIO - 07

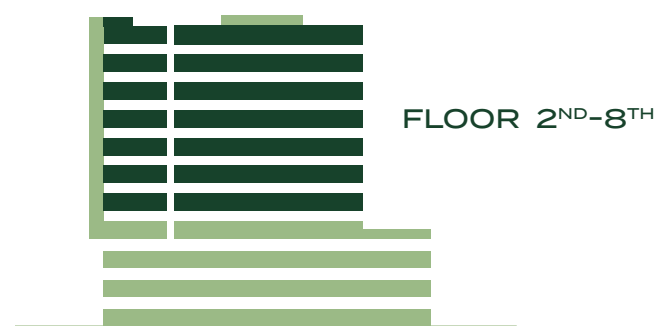
FLOOR 2ND-8TH

	UNIT AREA	
	29.97	SQM
	322.59	SQFT

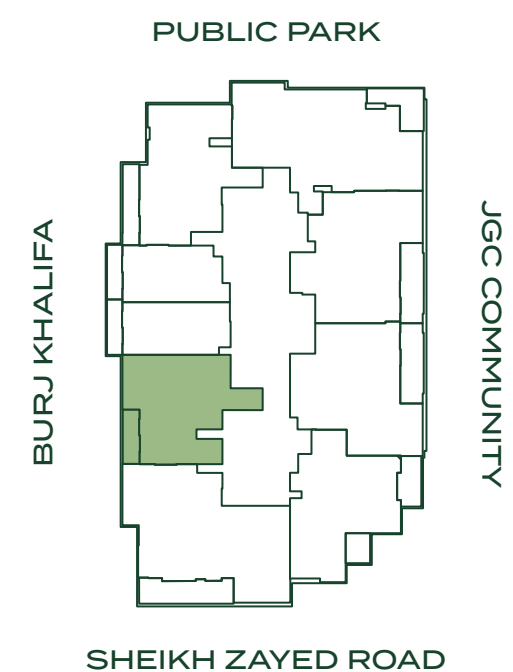
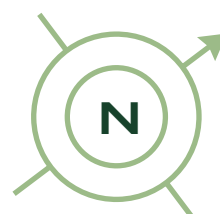
	BALCONY AREA	
	4.56	SQM
	49.08	SQFT

	TOTAL AREA	
	34.53	SQM
	371.68	SQFT

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FLOOR 2ND-8TH



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1 BEDROOM - 08

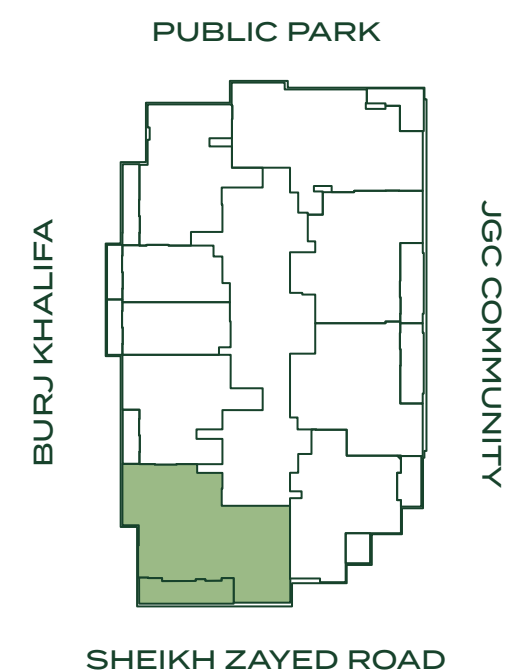
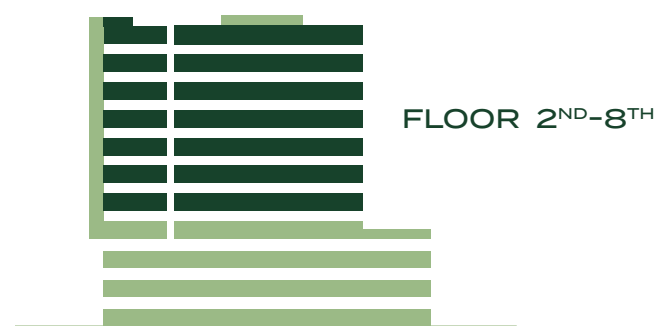
FLOOR 2ND-8TH

UNIT AREA		
	58.63	SQM
	631.09	SQFT

BALCONY AREA		
	4.85	SQM
	52.20	SQFT

TOTAL AREA		
	63.48	SQM
	683.29	SQFT

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2 BEDROOM - 09

FLOOR 2ND-8TH

	UNIT AREA	
	89.41	SQM
	962.40	SQFT

	BALCONY AREA	
	12.18	SQM
	131.10	SQFT

	TOTAL AREA	
	101.59	SQM
	1093.51	SQFT

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WAHA LIVING

THE TEAM



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DEVELOPERS

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Q5 Arch Engineering Consultancies is a prominent firm based in Dubai, specializing in architecture, civil and structural engineering, MEP, interior design, urban planning, and project management. With a commitment to delivering exceptional quality,

they provide comprehensive, cost-effective solutions across all phases of a project, from initial planning through design and construction, ensuring lasting relationships with their clients and stakeholders.





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COUNTLESS HOMES, ONE GOLD STANDARD

SBK has built a strong legacy over 25 years in the real estate market, staying ahead of industry trends and understanding the unique needs of both clients and tenants.

Our focus is on providing well-designed, quality homes that are a perfect blend of comfort, style, and character. SBK Properties takes pride on offering exceptional service and providing thoughtful living spaces that elevate the experience of every resident.





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