# ENSO AMBER

# -LIVE LUMINOUS-

Located in Jumeirah Garden City, ENSO Amber sets the standard for luxury living with its premium, artisan-crafted residences. Each space offers a range from studio homes to spacious 3-bedroom penthouse with dedicated maid quarters, showcasing meticulous craftsmanship and elegance.

This vibrant, sophisticated and inclusive community perfectly balances leisure and lifestyle. Enjoy a morning jog by the garden, a family day in the outdoor play areas or simply relax with stunning skyline views.

“Live Artistic. Live Astute. Live Admirable.
**— Live Amber**

ENSO AMBER
ENSO AMBER

Living in the ENSO Amber Penthouse redefines luxury. This premium penthouse perched high above, offers stunning pool and park views along with modern elegance. Meticulous design details craft an exclusive ambiance, reserved for just two elegant penthouses.

Spacious, light-filled interiors and state-of-the-art amenities cater to every need, from stylish gatherings to quiet, opulent moments. The expansive terrace offers breathtaking panoramic views, ensuring every moment is extraordinary.

## UNMATCHED ELEGANCE IN **JUMEIRAH GARDEN CITY**

Enso Amber at Jumeirah Garden City redefines luxury living. Ideally situated close to landmark locations, these homes offer you the finest urban experience. With exquisite architecture and world-class amenities, you can indulge in the convenience of having Dubai's iconic landmarks just minutes away.

ENSOAMBER

# -LIVE VICINAL-

Live in the prime Dubai location, surrounded by the Burj Khalifa, Dubai Mall, City Walk, La Mer Beach, Museum of the Future, and the Dubai Frame. Enjoy stunning views, contemporary luxury, and seamless access to cultural and leisure landmarks. This prestigious address offers unmatched convenience and sophistication.

Dubai International Financial Center, Burj Khalifa, Dubai Mall, La Mer Beach, Museum of the Future, City Walk, and Coca-Cola Arena are all within a 10-minute reach.

## NEARBY ATTRACTIONS

- Burj Khalifa
- Coca Cola Arena
- Museum of the Future
- Dubai Frame
- Dubai World Trade & Convention Centre
- Dubai International Financial Center (DIFC)

## SCHOOLS

- Westfield Nursery
- Citizens British School
- Canadian University

## HOSPITALS/CLINICS

- Emirates Hospital Jumeirah
- GMC Clinics Jumeirah
- Iranian Hospital
- Aster Clinic

## SHOPPING/SUPERMARKETS

- Carrefour Market City Walk
- Union Coop Al Wasl Hypermarket
- Westzone Supermarket
- Nesto Hypermarket

## MALLS

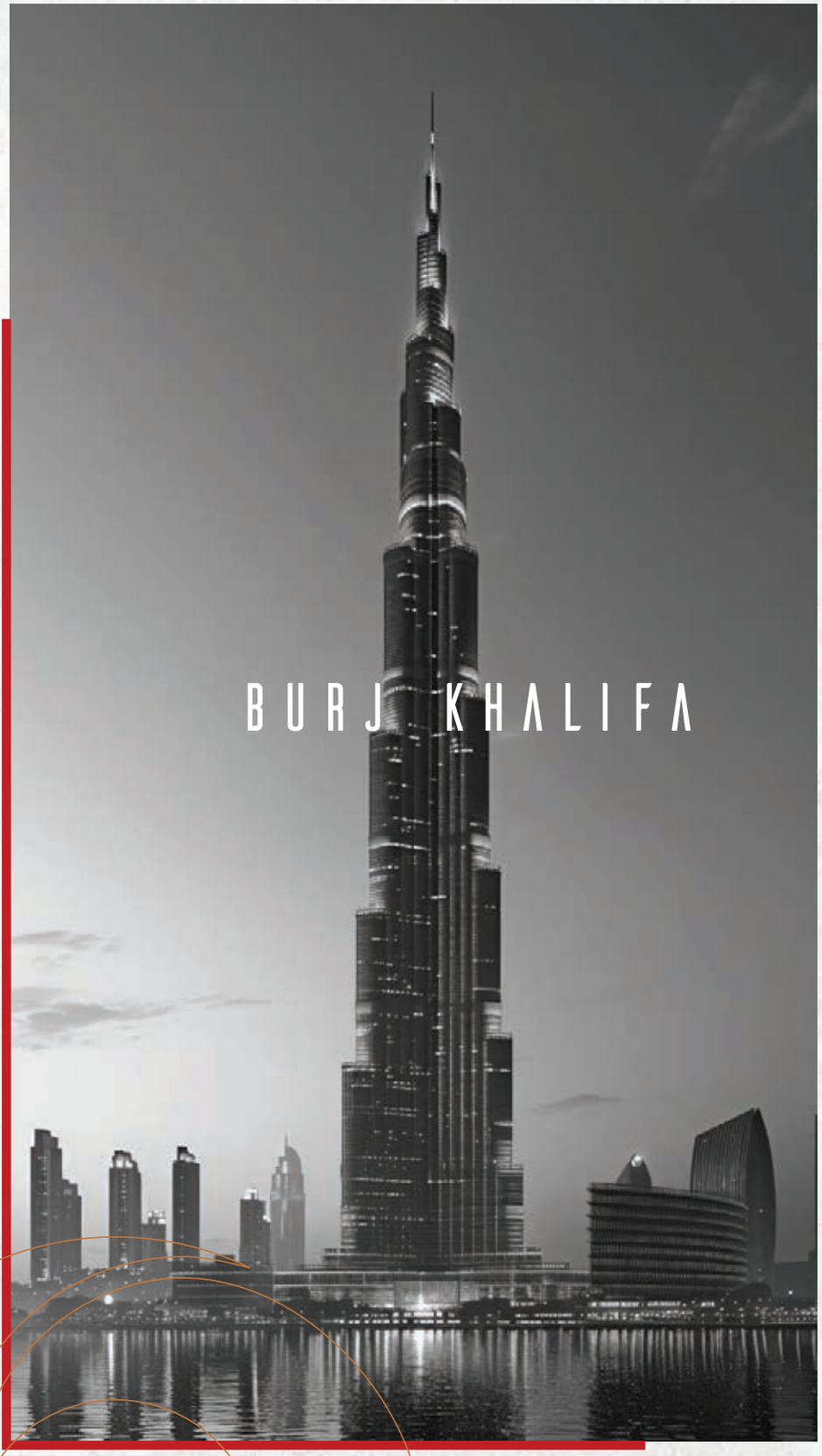
- Dubai Mall
- Mercato Mall
- Galleria Mall

## BEACHES

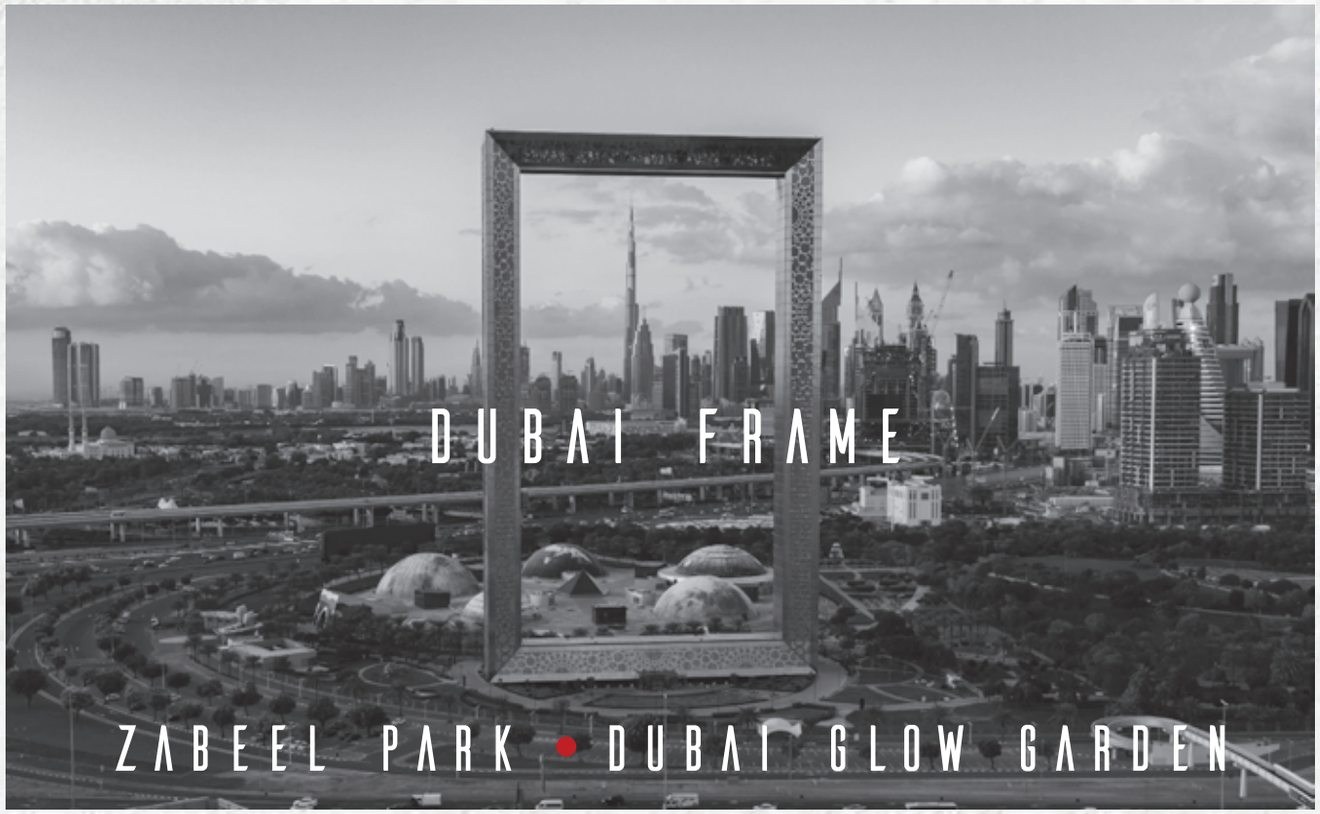
- La Mer
- Kite Beach
- Nikki Beach
- Jumeirah Beach
- Four Season Resort

## PARKS/GARDENS

- Al Wasl Park
- Al Satwa Park
- Zabeel Park
- Al Badaa Park 1
- Dubai Glow Garden


BURJ KHALIFA

CITY WALK
Coca-Cola arena


DUBAI FRAME
ZABEEL PARK • DUBAI GLOW GARDEN

MUSEUM OF THE FUTURE
EMIRATES TOWERS METRO STATION
DUBAI INTERNATIONAL FINANCIAL CENTER

# -LIVE LUXURIOUS-

Live beyond the ordinary with our exceptional amenities, crafted to refine every aspect of your life. Whether you prefer a workout in our state-of-the-art indoor or outdoor gym, or a peaceful moment in the Zen garden, we provide everything you need for a balanced lifestyle. Here, luxury living reaches unparalleled heights, unmatched by anything nearby.

ENSO
AMBER

ENSO AMBER

UNSO AMBER

WILL IT.
WIN IT.
TECHNOGYM

TECHNOGYM

Dior

ENSO AMBER

# HIGHLIGHTS

- Minimal to zero wastage in floor space utilization.
- Wall flushed toiletry space provided in bathroom.
- Shower bench in ensuite bathroom.
- Cleaning closet for efficient storage.
- Bedrooms with walk-in closet with ensuite bathroom.
- Ample circulation areas in all apartments with privacy between living and bedroom areas.
- Full height glazed curtain wall windows for maximum natural light.
- Apartment floor to ceiling clear height is 3.3M.
- Grand Studio Homes that effortlessly accommodate all your luxuries.
- 1 Bedroom homes comes with 1 full bathroom & 1 powder room.
- 1 Bedroom + Study homes are with 2 full bathrooms.
- 2 Bedroom + Maid room Penthouse is with 3 full bathrooms, pool & park view.
- 3 Bedroom + Maid room Penthouse is with 4 full bathrooms, pool & park view.
- Dedicated sun bath areas by the swimming pool.
- Centralized security system with access control & physical monitoring for enhanced security of residents.
- Complete privacy to residents of 1st floor from common area amenities (pool, BBQ area, outdoor GYM).

# PROJECT AND UNIT

## SPECIFICATIONS and FACILITIES

### KITCHEN

| | |
|---|---|
| Cabinets and Storage | Premium Matte finished Melamine |
| Hardware | Häfele (or Equivalent) |
| Countertop | Italian Premium Artificial Marble |
| Sink & Faucet | GROHE (or Equivalent) |

### BATH & POWDER ROOM

| | |
|---|---|
| Cabinets | Premium Matte finished Melamine high pressure laminate |
| Mirror | Premium UAE Manufacturer |
| WC | DURAVIT (or Equivalent) |
| Wash Basin | DURAVIT (or Equivalent) |
| Sanitary Fittings | GROHE (or Equivalent) |

### WHITEGOODS

| | |
|---|---|
| Refridgerator | |
| Cooking Range with Oven | |
| Exhaust Hood | SIEMENS (or equivalent) |
| Washing Machine with Dryer | |
| Dishwasher | |

### FLOORING

| | |
|---|---|
| Living | |
| Bedroom | Italian Premium Porcelain Tiles |
| Kitchen | |
| Bathroom | |

### ELECTRICAL

| | |
|---|---|
| Lighting | Energy Efficient LED |
| Switches & Sockets | MK (by Honeywell) , Legrand (or Equivalent) |
| Air Conditioning | CARRIER (or Equivalent) |
| Intercom System | MK (by Honeywell) , Legrand (or Equivalent) |
| Home Automation | Provisioned |

### WOOD WORK & HARDWARE FITTINGS

| | |
|---|---|
| Door Frame | Premium wooden finish melamine high pressure laminate |
| Door Shutter | Premium wooden finish melamine high pressure laminate |
| Ironmongery | Häfele (or Equivalent) |
| Glass | Premium UAE Glass |
| Wardrobes | Premium textured finish melamine high pressure laminate |
| Window/Facade System | Premium UAE Manufacturer |

# Live **ENSO**

Inspired by Zen wisdom, our creations emerge as serene havens amidst the city's buzz. Here, global nomads find both success and inner peace, guided by our integrity and conscientious progress.

At ENSO, our name embodies the Zen concept, symbolizing completeness, strength, and beauty. We build more than luxury homes; we craft sanctuaries for dreamers who reach for the stars. From designing luxurious residences to iconic landmarks. We transform cityscapes across Central Asia, Europe, and the Middle East.

Our construction philosophy is rooted in **craftsmanship, quality,** and **meticulous attention to detail.** Each project reflects our dedication, blending traditional techniques with modern innovations. From blueprint to final finish, we ensure enduring quality, creating homes that are both aesthetically stunning and built to last for generations.