

PHASE II

TRUSSARDI
RESIDENCES





PHASE II

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MILANESE LIVING IN DUBAI:
THE NEXT CHAPTER

PHASE II
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RESIDENCES

Following the overwhelming demand for Phase I, Mira Developments, Trussardi and Luxury Living Group are thrilled to unveil the Trussardi Residences Phase II



TRUSSARDI

As one of the pioneering Italian lifestyle brands, Trussardi embraces a philosophy that seamlessly merges modernity with timeless style. The Milan-based brand offers a diverse portfolio spanning fashion, perfumes, furniture, and home linens, each reflecting its signature sophistication.

The latest Trussardi Casa Collection continues this legacy, harmoniously balancing craftsmanship and design. Every piece is thoughtfully created to complement a cultured, stylish, and cosmopolitan lifestyle.





TWO 10-STOREY TOWERS

RESIDENTIAL APARTMENTS WITH SERVICES

- Studios
- 1-bed
- 1-bed with pool
- 2-bed with pool

RESORT-STYLE AMENITIES

4 FLOORS OF GRADE A OFFICE SPACES

FULLY FURNISHED INTERIORS WITH A COMPLETE SET OF HOUSEHOLD APPLIANCES

Al Furjan, Dubai



1 minute
to Discovery Gardens
metro station



12 minutes
to JBR and Marina



8 minutes
to Ibn Battuta Mall



15 minutes
to Dubai Expo 2020



12 minutes
to Bluewaters Island



18 minutes
to Emirates Hills



13 minutes
to Palm Jumeirah



28 minutes
to DWC Airport

AL FURJAN

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DISCOVERY GARDENS
METRO STATION 2



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Gardens Blvd

Al Asayel St

Al Asayel St

Gardens Blvd

PHASE II

DISCOVERY GARDENS
METRO STATION

PHASE I



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AMENITIES

- 100-meter swimming pool
- Six-cuisine food lounge
- 350-meter jogging track
- Outdoor cinema
- Kids' play areas
- Paddle tennis courts
- Mini-golf course
- Outdoor gym
- Indoor gym
- Sauna
- BBQ zone
- Wellness center
- Government services branch

7 METERS

A GATEWAY TO THE ITALIAN LIFESTYLE
Begin your journey of Milanese sophistication
with the awe-inspiring 7-meter-high lobby.



M
R
A



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Bespoke indoor and outdoor gym spaces are
crafted by **TECHNOGYM** exclusively
for Trussardi Residences Phase II.

A PERFECT WORKOUT WHENEVER YOU NEED ONE
An 800-square-meter fitness haven offering CrossFit, pilates,
and cycling is thoughtfully divided into men's and ladies' zones.



BEACH EXPERIENCE AT YOUR DOORSTEP

Unwind in luxurious cabanas by the 100-meter-long residential pool, savoring diverse culinary options and peace of mind while your youngest safely enjoys the children's pool.



STAY ACTIVE, STAY INSPIRED

The expansive outdoor fitness area features a 350-meter jogging track, a tranquil yoga zone, and multiple sports courts, including everyone's favourites – paddle tennis and mini-golf.



MIRA

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OUTDOOR CINEMA

Enjoy the latest superhero blockbusters
or timeless movie classics under the starry
night sky.

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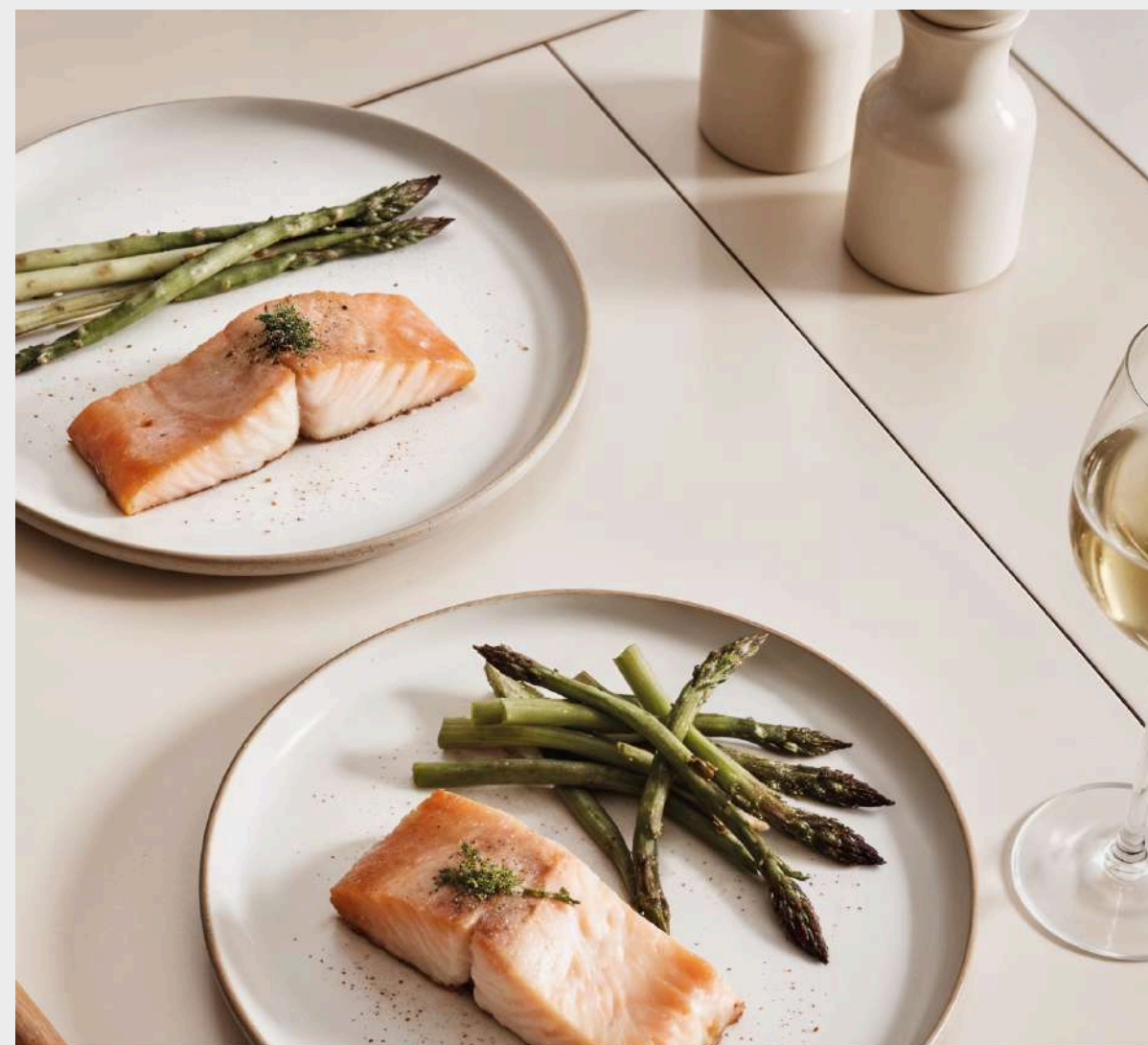
FULLY FURNISHED

Every interior piece by Trussardi Casa is handcrafted in Italy, reflecting the Milanese brand's signature craftsmanship and quality.

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EVERYTHING'S TAKEN CARE OF

Every apartment comes fully equipped with household appliances and is ready to welcome its owners. Simply bring your luggage.



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STUDIOS

In response to strong demand, meticulously crafted studios have been added to the second phase, capturing the essence of Trussardi's signature elegance.



ONE-BEDROOM APARTMENTS

Thoughtfully laid out, one-bedroom apartments embody the brand's commitment to refined living and timeless design.



TWO-BEDROOM APARTMENTS

Two-bedroom apartments with private terrace pools represent the pinnacle of the brand's signature blend of comfort and sophistication.

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MIRA



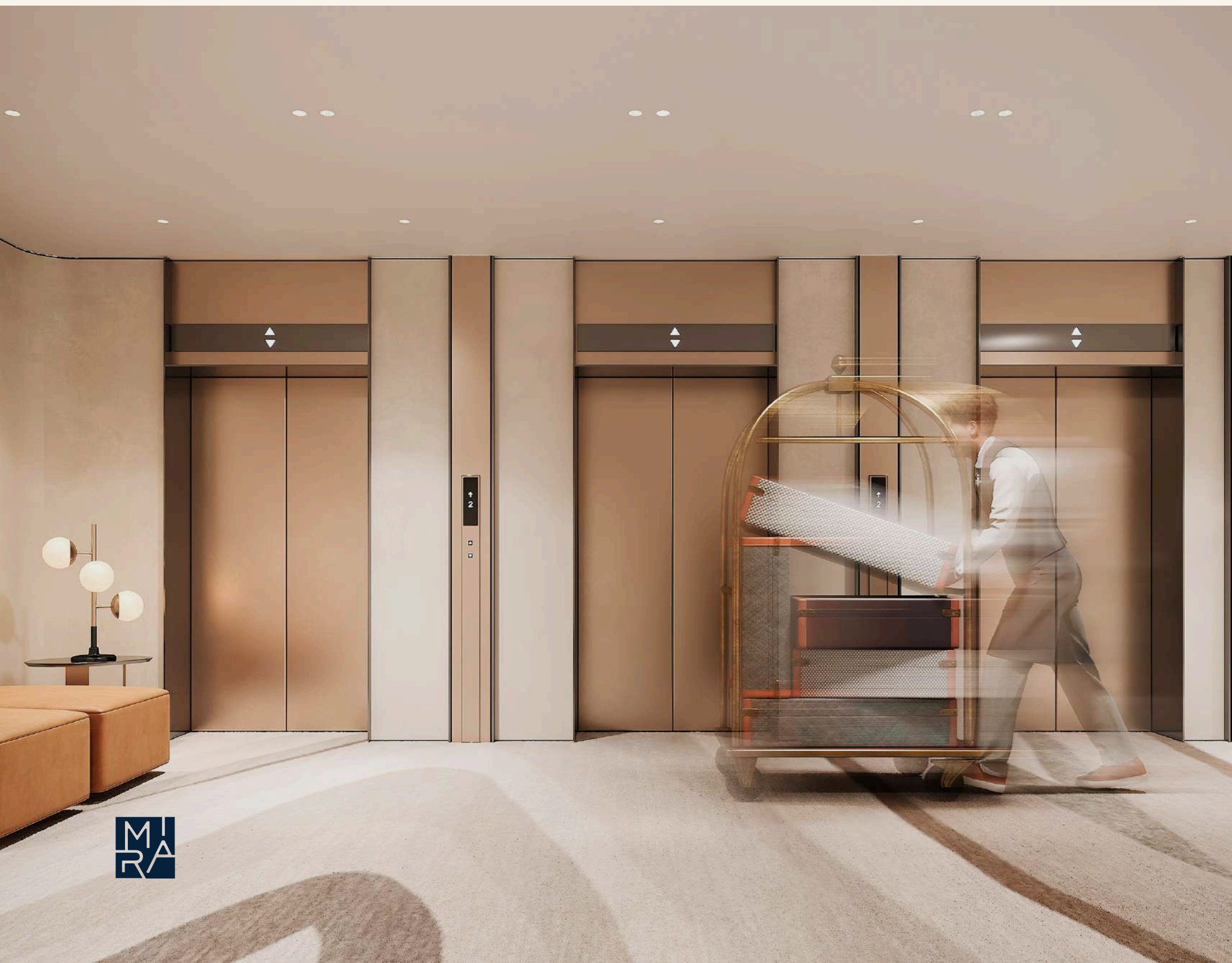
WORK MEETS LUXURY

Enjoy the convenience of a fully equipped coworking space or host your next business meeting in the relaxed environment of the Aiwa coffee shop.

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HOTEL-STYLE EFFORTLESS LIVING

Complimentary cleaning, valet parking, and concierge services provide unmatched ease and comfort.



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EGSH Emirates
Government
Services Hub

ALL ESSENTIAL PAPERWORK AT YOUR DOORSTEP
An on-site branch of the Emirates Government Services Hub provides seamless access to visas, permits, and other essential documentation – all in a VIP, queue-free format.



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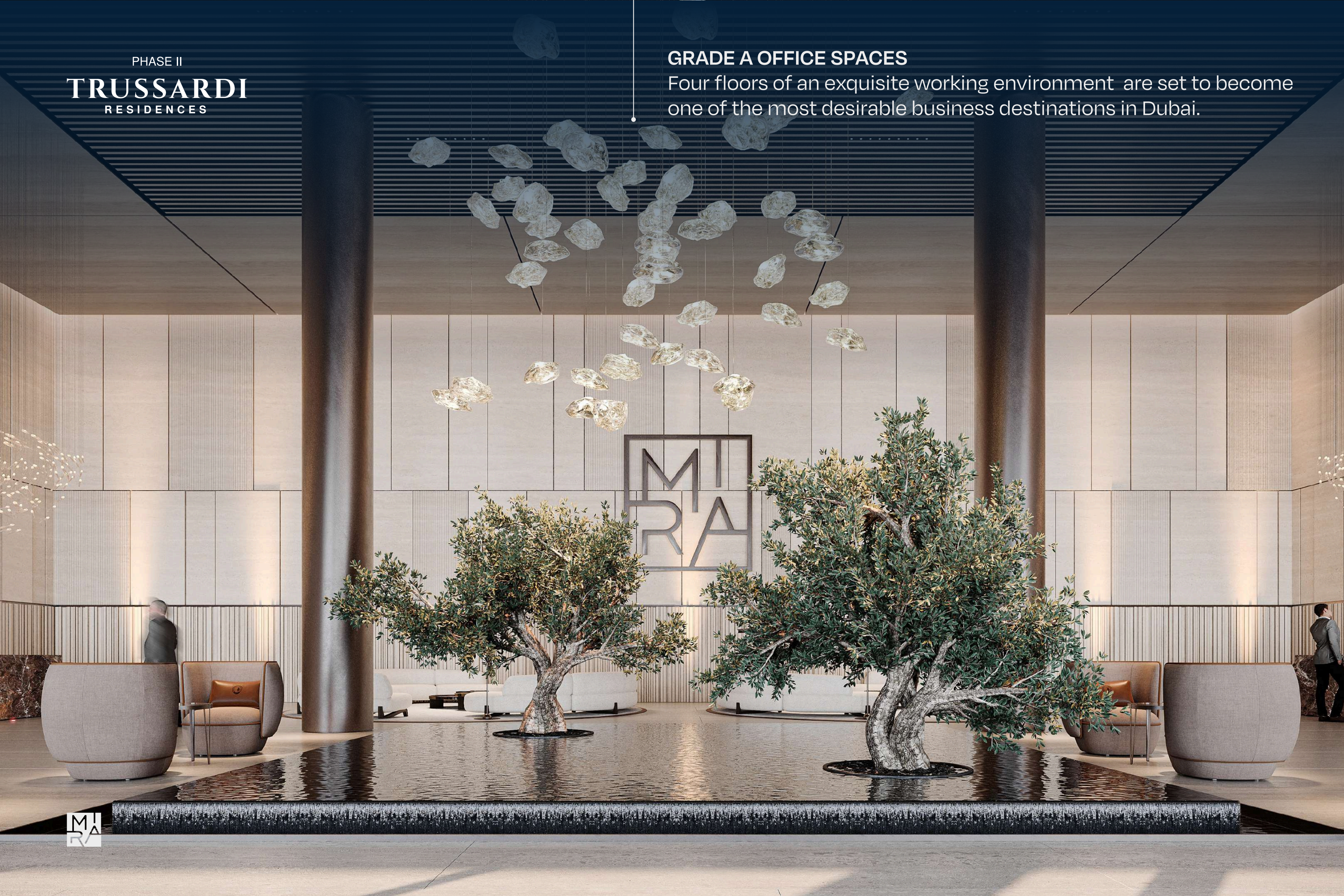
A GLOBAL RESTAURANT EXPERIENCE

Enjoy six international cuisines in an exceptional dining setting, or have them delivered straight to your door – all without stepping outside.

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GRADE A OFFICE SPACES

Four floors of an exquisite working environment are set to become one of the most desirable business destinations in Dubai.



PAYMENT PLAN

| | | | |
|------------------------|-----------------------------|-----------------------------|----------------------------|
| 10% MAY 2026 | 10% JUNE 2026 | 10% AUGUST 2026 | 10% OCTOBER 2026 |
| | 10% DECEMBER 2026 | 10% FEBRUARY 2027 | |

UPON COMPLETION

JUNE 2027

| | | | | |
|------------------------------|--|-----------------------------|--|-----------------------------|
| 40% handover | 4% handover | 36% post handover | 4% handover | 36% post handover |
| STUDIO from 1,126,660 AED | 1 BEDROOM from 1,793,141 AED 12 months | | 2 BEDROOM from 3,326,250 AED 24 months | |



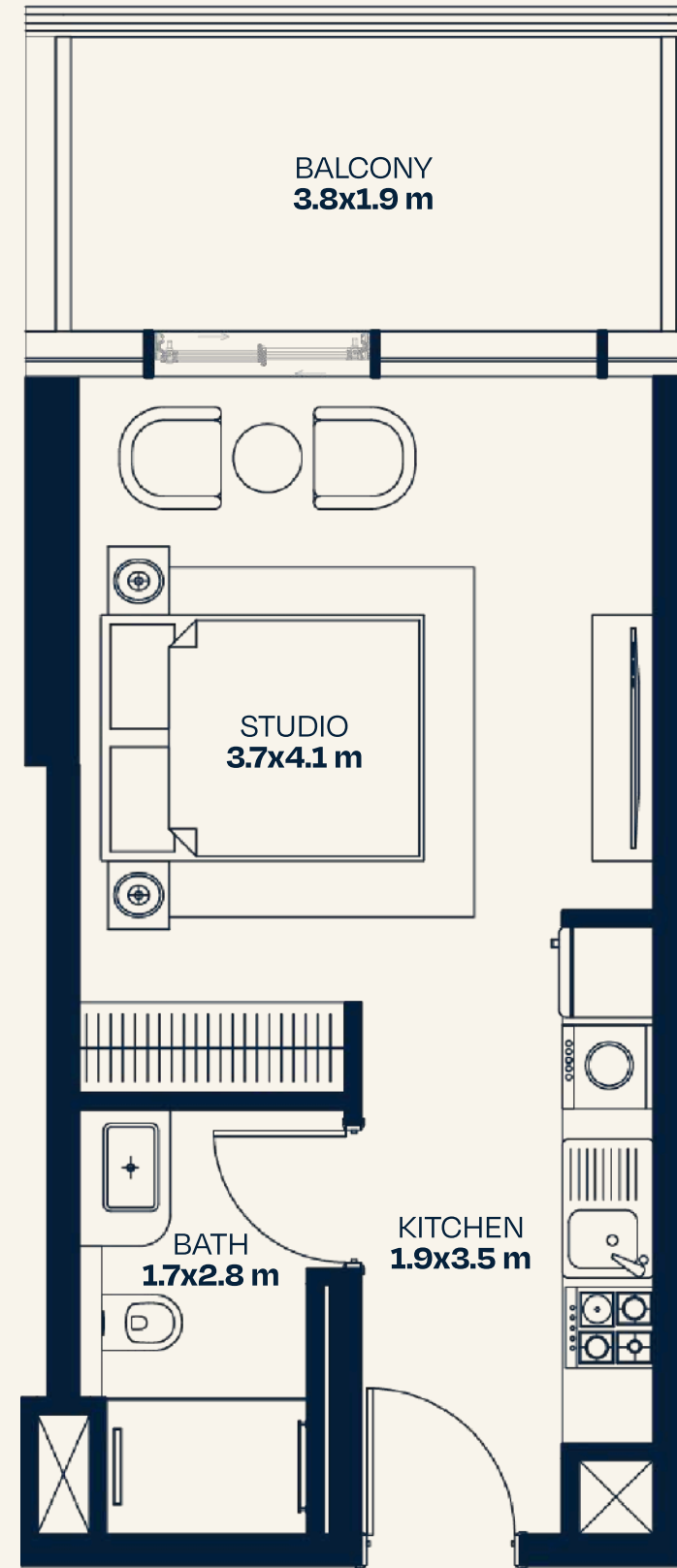
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Floor Plans



PLAN TYPE 1

Studio



| | Apartment area | | Balcony | | Total | |
|---|----------------------|------------------------|---------------------|------------------------|----------------------|------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | | | | | | |
| 108, 209, 309, 409, 509, 609, 709, 809, 909, 1009 | 27,82 m ² | 299,45 ft ² | 8,31 m ² | 89,45 ft ² | 36,13 m ² | 389 ft ² |
| 109, 210, 310, 410, 510, 610, 710, 810, 910, 1010 | 31,47 m ² | 338,74 ft ² | 8,99 m ² | 96,77 ft ² | 40,46 m ² | 436 ft ² |
| 110, 211, 311, 411, 511, 611, 711, 811, 911, 1011 | 30,61 m ² | 329,48 ft ² | 9,26 m ² | 99,67 ft ² | 39,87 m ² | 429 ft ² |
| 111, 212, 312, 412, 512, 612, 712, 812, 912, 1012 | 29,48 m ² | 317,32 ft ² | 9,09 m ² | 97,84 ft ² | 38,57 m ² | 415 ft ² |
| 112, 213, 313, 413, 513, 613, 713, 813, 913, 1013 | 29,48 m ² | 317,32 ft ² | 9,09 m ² | 97,84 ft ² | 38,57 m ² | 415 ft ² |
| 113, 214, 314, 414, 514, 614, 714, 814, 914, 1014 | 30,88 m ² | 332,39 ft ² | 9,09 m ² | 97,84 ft ² | 39,97 m ² | 430 ft ² |
| 115, 216, 316, 416, 516, 616, 716, 816, 916, 1016 | 33,1 m ² | 356,29 ft ² | 9,6 m ² | 103,33 ft ² | 42,7 m ² | 460 ft ² |
| 116, 217, 317, 417, 517, 617, 717, 817, 917, 1017 | 29,47 m ² | 317,21 ft ² | 8,48 m ² | 91,28 ft ² | 37,95 m ² | 408 ft ² |
| 117, 218, 318, 418, 518, 618, 718, 818 | 29,34 m ² | 315,81 ft ² | 8,48 m ² | 91,28 ft ² | 37,82 m ² | 407 ft ² |
| 118, 219, 319, 419, 519, 619, 719, 819 | 30,68 m ² | 330,24 ft ² | 8,87 m ² | 95,48 ft ² | 39,55 m ² | 425 ft ² |
| 119, 120 | 31,1 m ² | 334,8 ft ² | 9,9 m ² | 106,59 ft ² | 41 m ² | 441,35 ft ² |
| Tower B | | | | | | |
| 108, 609, 709, 809, 909, 1009 | 27,82 m ² | 299,45 ft ² | 8,31 m ² | 89,45 ft ² | 36,13 m ² | 389 ft ² |
| 109, 610, 710, 810, 910, 1010 | 31,47 m ² | 338,74 ft ² | 8,99 m ² | 96,77 ft ² | 40,46 m ² | 436 ft ² |
| 110, 611, 711, 811, 911, 1011 | 30,61 m ² | 329,48 ft ² | 9,26 m ² | 99,67 ft ² | 39,87 m ² | 429 ft ² |
| 111, 612, 712, 812, 912, 1012 | 29,48 m ² | 317,32 ft ² | 9,09 m ² | 97,84 ft ² | 38,57 m ² | 415 ft ² |
| 112, 613, 713, 813, 913, 1013 | 29,48 m ² | 317,32 ft ² | 9,09 m ² | 97,84 ft ² | 38,57 m ² | 415 ft ² |
| 113, 614, 714, 814, 914, 1014 | 30,88 m ² | 332,39 ft ² | 9,09 m ² | 97,84 ft ² | 39,97 m ² | 430 ft ² |
| 115, 616, 716, 816, 916, 1016 | 33,1 m ² | 356,29 ft ² | 9,6 m ² | 103,33 ft ² | 42,7 m ² | 460 ft ² |
| 116, 617, 717, 817, 917, 1017 | 29,47 m ² | 317,21 ft ² | 8,48 m ² | 91,28 ft ² | 37,95 m ² | 408 ft ² |

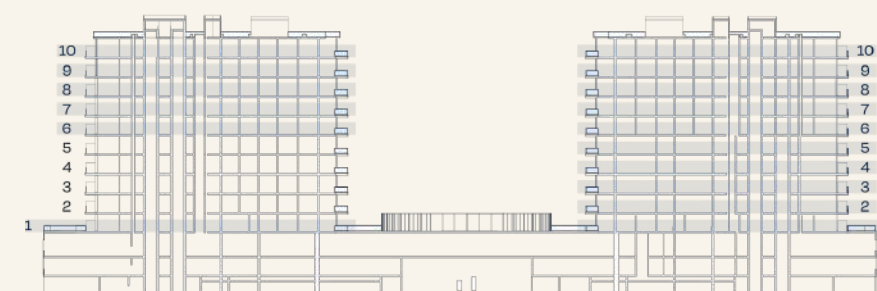
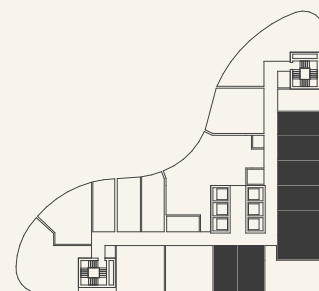
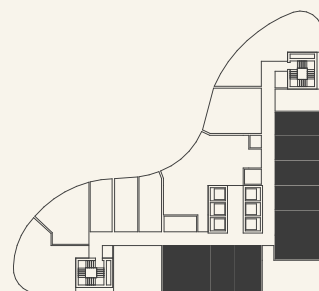
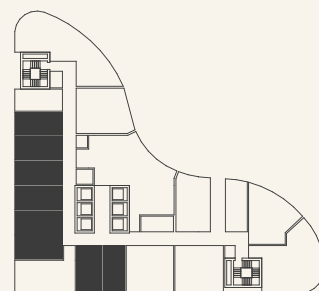
Tower B
1, 6 - 10 floor

Tower A
1 - 8 floor

Tower A
9 - 10 floor

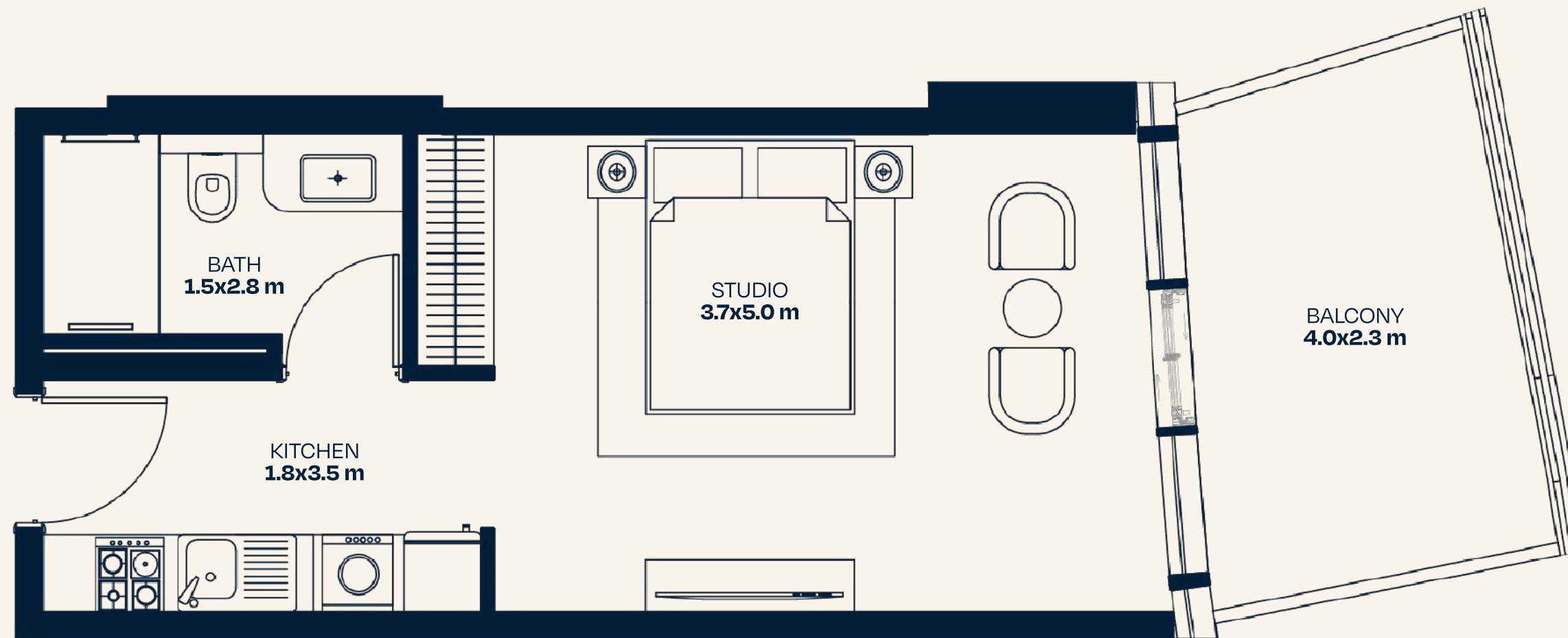
Tower B
1, 6 - 10 floor

Tower A
1 - 10 floor

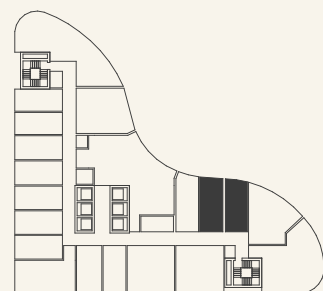


PLAN TYPE 2

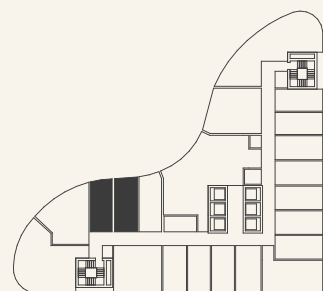
Studio



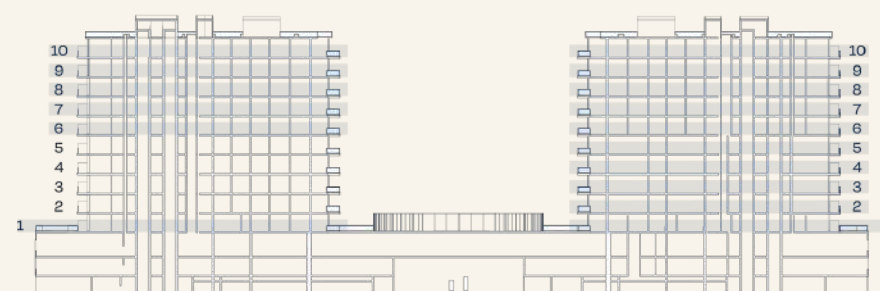
Tower B
1, 6 - 10 floor



Tower A
1 - 10 floor



Tower B
1, 6 - 10 floor



Tower A
1 - 10 floor

| | Apartment area | | Balcony | | Total | |
|--|----------------------|------------------------|----------------------|------------------------|----------------------|------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | | | | | | |
| 102 | 32.32 m ² | 348.00 ft ² | 9.97 m ² | 108.07 ft ² | 42.29 m ² | 456.07 ft ² |
| 202, 302, 402, 502, 602, 702, 802, 902, 1002 | 32.33 m ² | 348.00 ft ² | 9.10 m ² | 97.95 ft ² | 41.43 m ² | 446 ft ² |
| 203, 303, 403, 503, 603, 703, 803, 903, 1003 | 34.78 m ² | 374.37 ft ² | 11.39 m ² | 122.60 ft ² | 46.17 m ² | 497 ft ² |
| Tower B | | | | | | |
| 102 | 32.32 m ² | 348.00 ft ² | 10.04 m ² | 108.07 ft ² | 42.37 m ² | 456.07 ft ² |
| 602, 702, 802, 902, 1002 | 32.33 m ² | 348.00 ft ² | 10.04 m ² | 97.95 ft ² | 41.43 m ² | 447 ft ² |
| 603, 703, 803, 903, 1003 | 34.78 m ² | 374.37 ft ² | 11.39 m ² | 122.60 ft ² | 46.17 m ² | 496 ft ² |

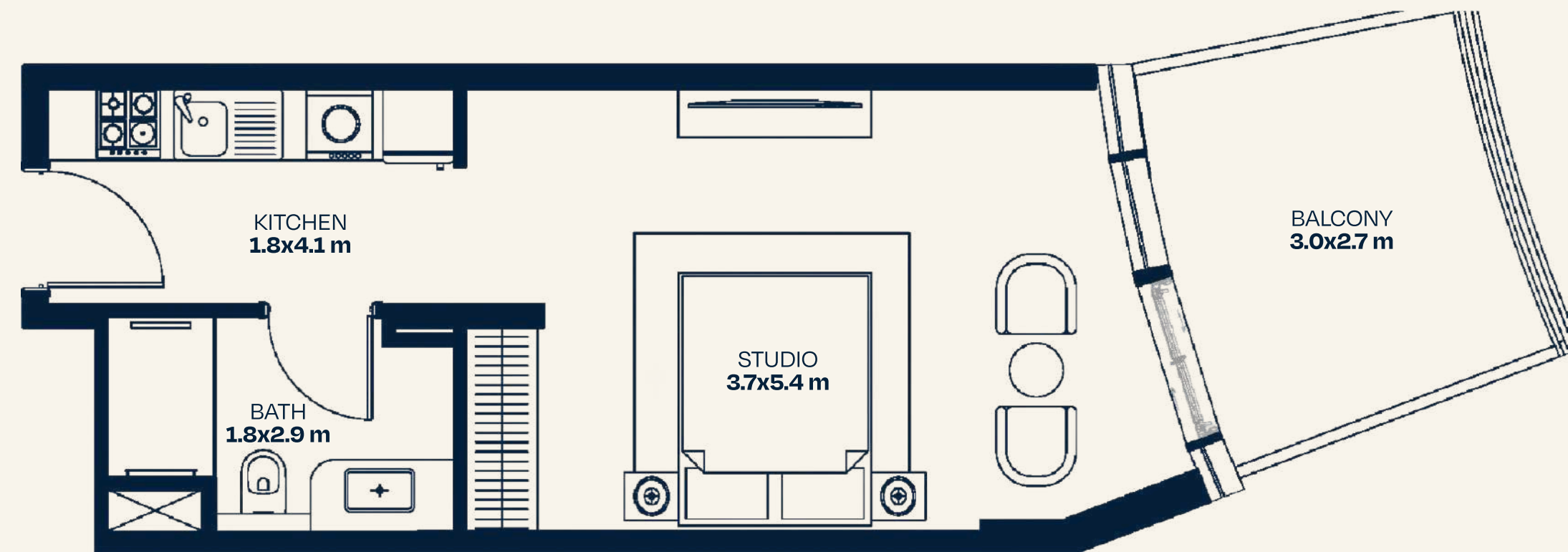
PLAN TYPE 3

Studio

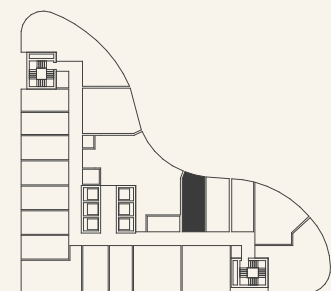
PHASE II

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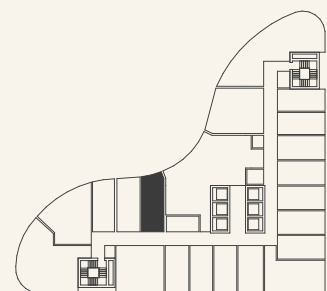
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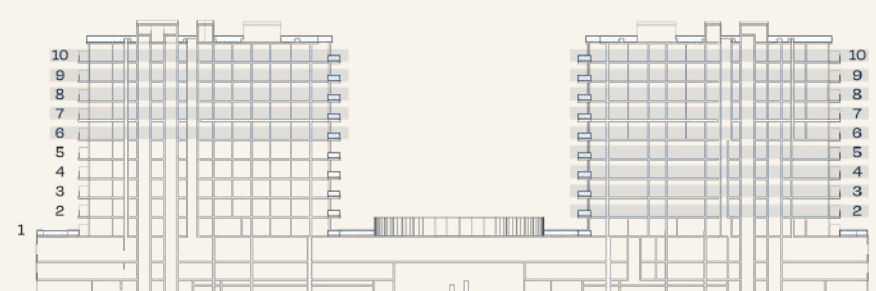
Tower B
6 - 10 floor



Tower A
2 - 10 floor



Tower B
6 - 10 floor



Tower A
2 - 10 floor

| | Apartment area | | Balcony | | Total | |
|--|----------------------|------------------------|---------------------|------------------------|----------------------|---------------------|
| Tower A | | | | | | |
| 204, 304, 404, 504, 604, 704, 804, 904, 1004 | 35.01 m ² | 376.84 ft ² | 10.1 m ² | 108.72 ft ² | 45.11 m ² | 486 ft ² |
| Tower B | | | | | | |
| 604, 704, 804, 904, 1004 | | | | | | |

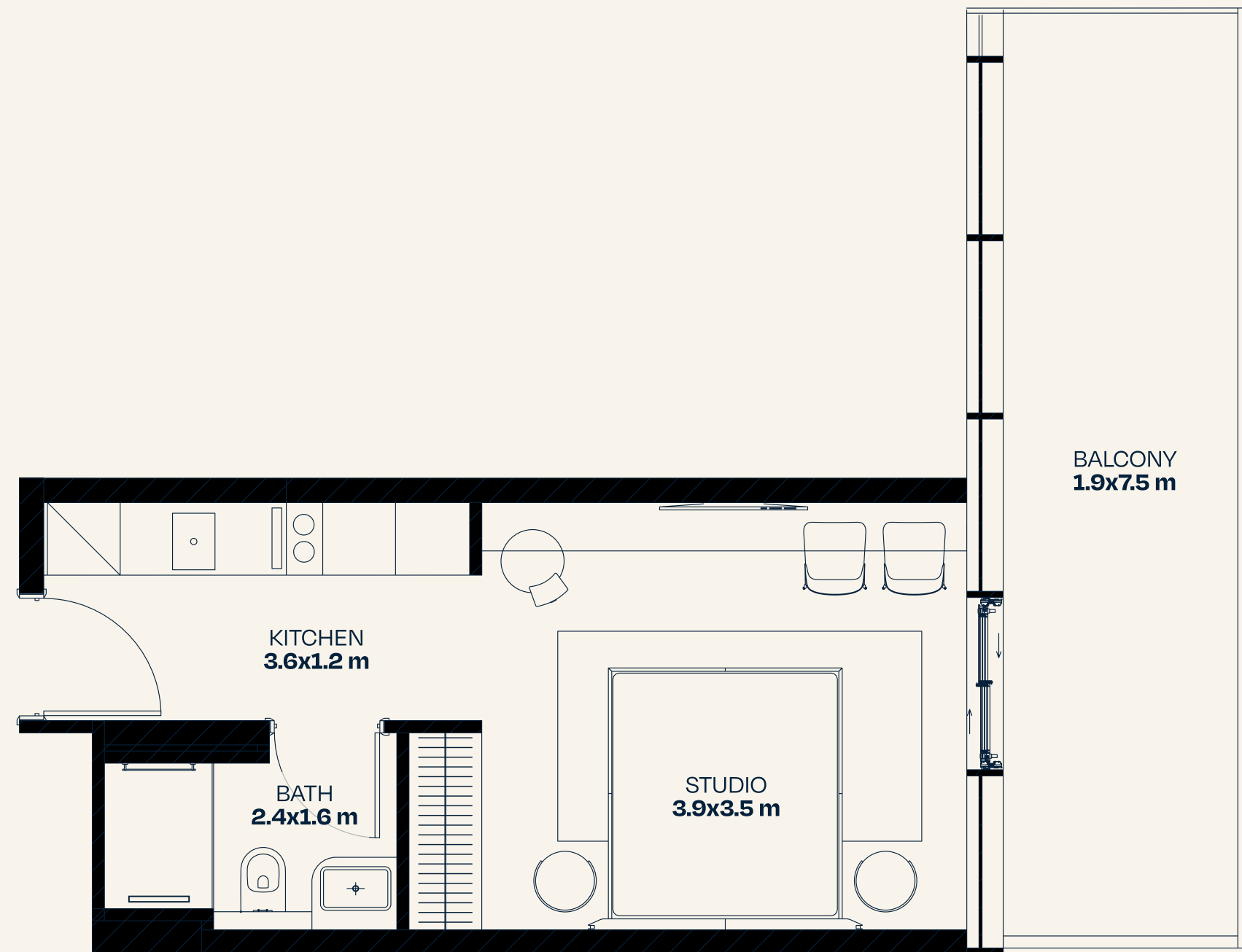
PLAN TYPE 4

Studio

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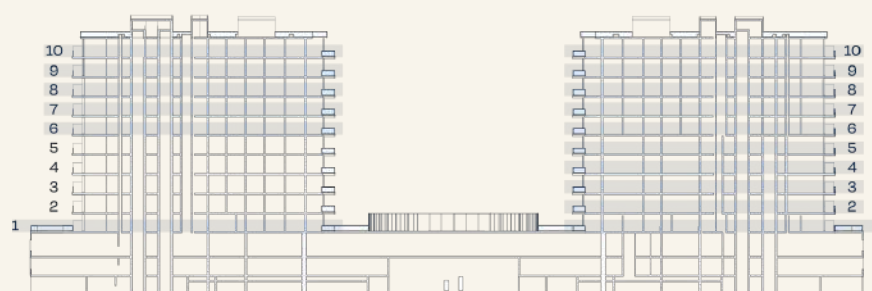
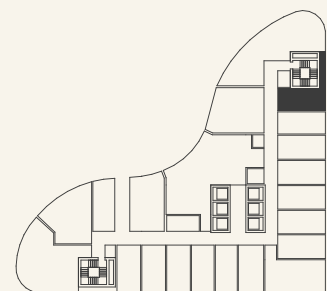
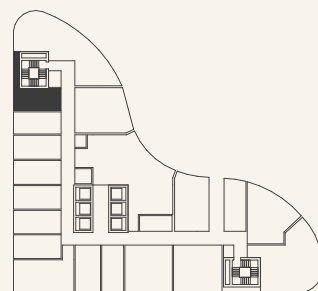


Tower B
1, 6 - 10 floor

Tower A
1 - 10 floor

Tower B
1, 6 - 10 floor

Tower A
1 - 10 floor



| | Apartment area | | Balcony | | Total | |
|--|----------------------|------------------------|----------------------|------------------------|----------------------|------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | 28.42 m ² | 305.91 ft ² | 23.42 m ² | 252.09 ft ² | 51.84 m ² | 558.00 ft ² |
| 107 | | | | | | |
| Tower B | 28.42 m ² | 305.91 ft ² | 23.29 m ² | 250.69 ft ² | 51.71 m ² | 556.60 ft ² |
| 107 | | | | | | |
| Tower A | 28.42 m ² | 305.91 ft ² | 21.09 m ² | 227.01 ft ² | 49.51 m ² | 533 ft ² |
| 208, 308, 408, 508, 608, 708, 808, 908, 1008 | | | | | | |
| Tower B | 28.42 m ² | 305.91 ft ² | 21.09 m ² | 227.01 ft ² | 49.51 m ² | 533 ft ² |
| 608, 708, 808, 908, 1008 | | | | | | |

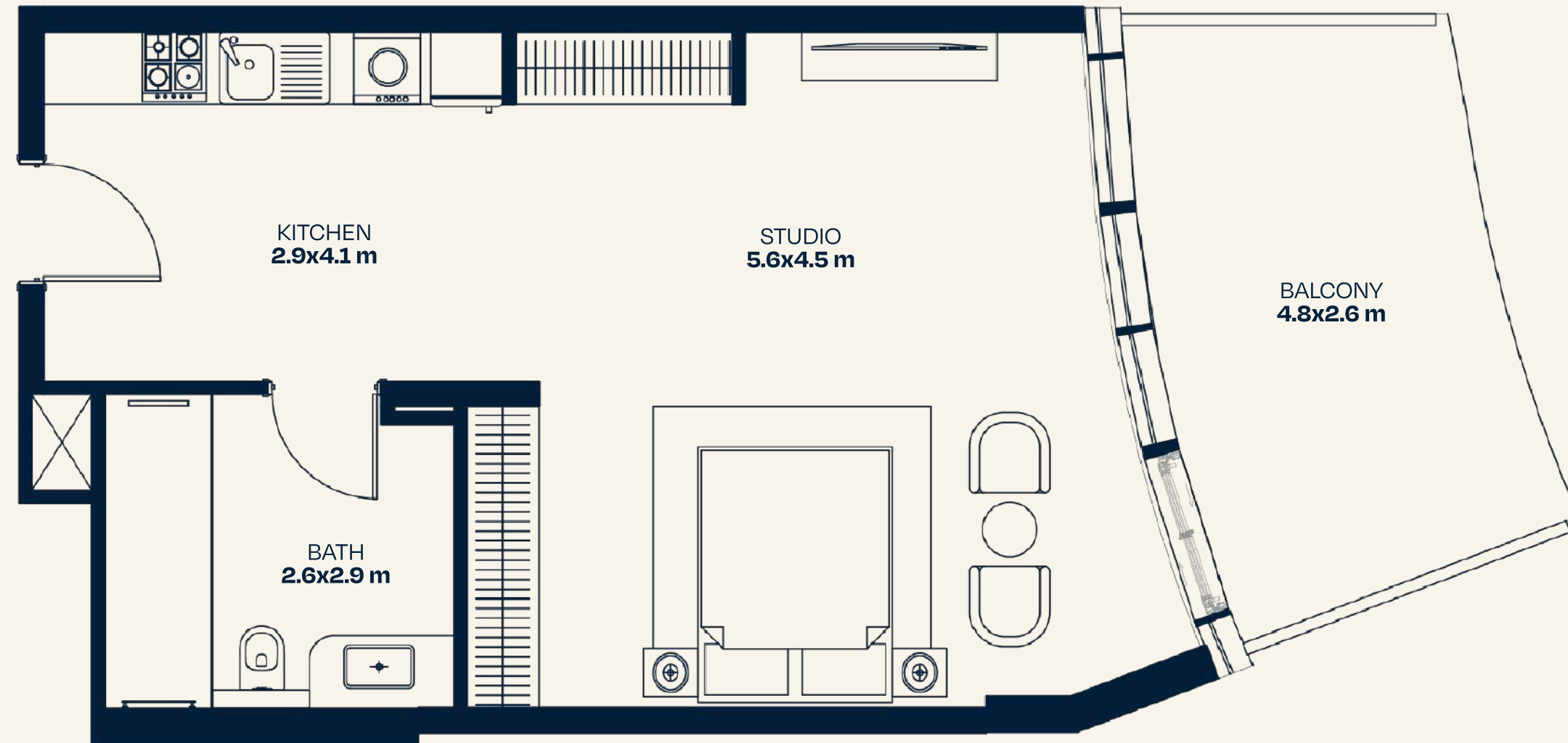
PLAN TYPE 5

Studio

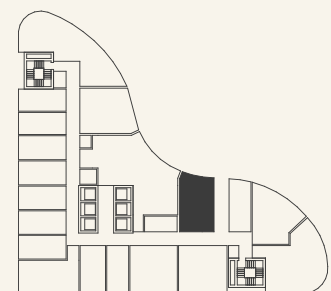
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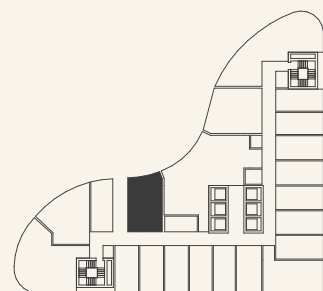
RESIDENCES



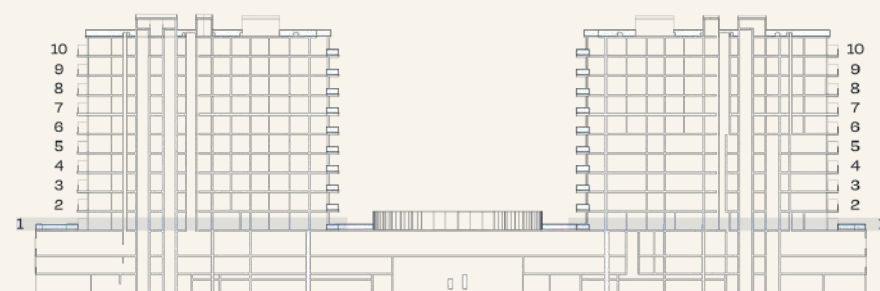
Tower B
1st floor



Tower A
1st floor



Tower B
1st floor



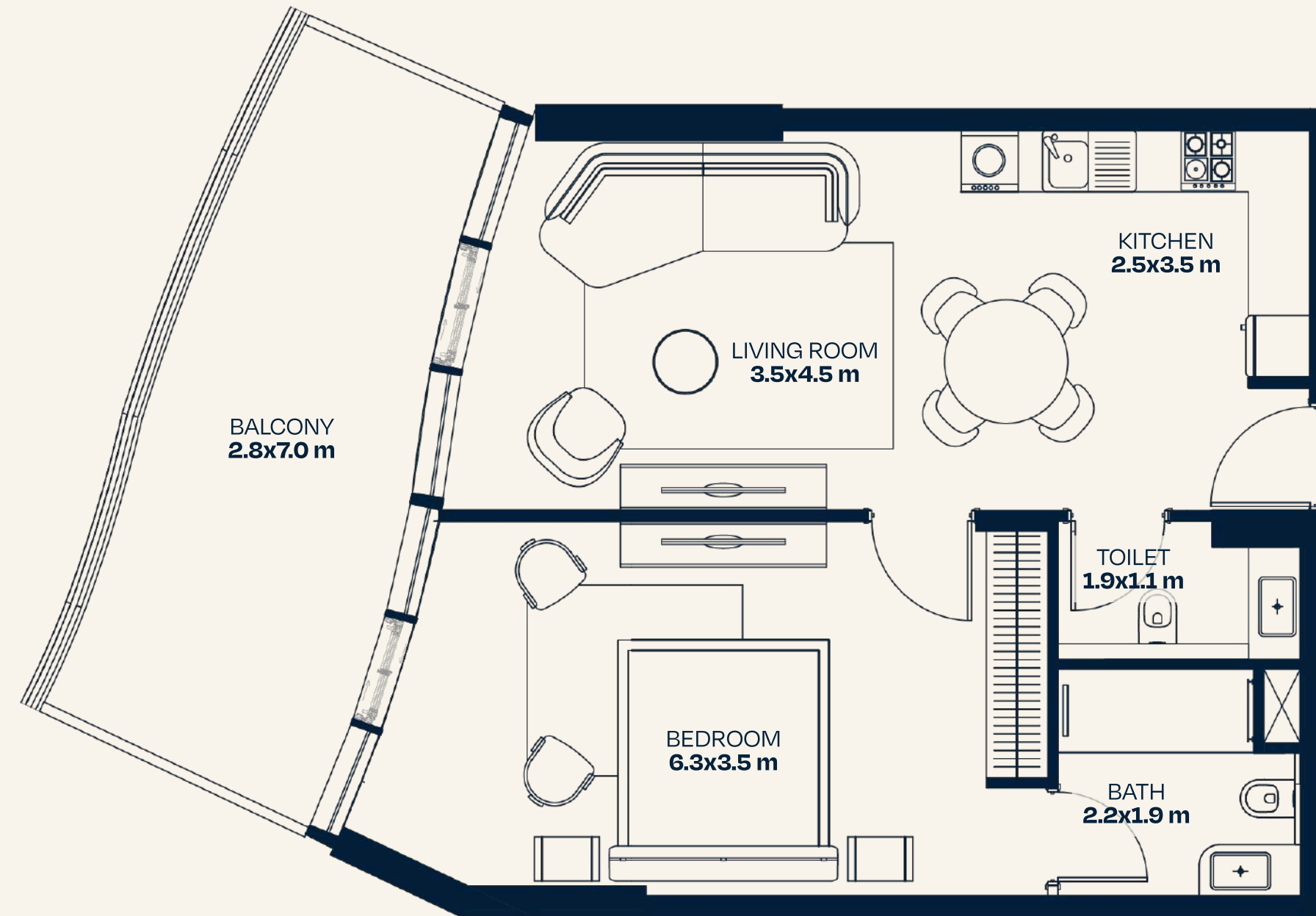
Tower A
1st floor

| | Apartment area | | Balcony | | Total | |
|----------------------|----------------------|------------------------|----------------------|------------------------|---------------------|---------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A&B | 51.95 m ² | 559.19 ft ² | 15.75 m ² | 169.53 ft ² | 67.7 m ² | 729 ft ² |
| 103 | | | | | | |

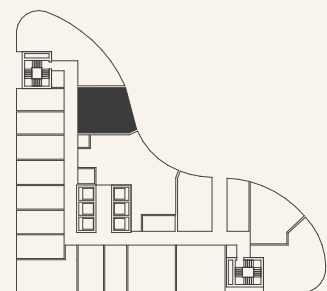
PLAN TYPE 6

1 Bedroom

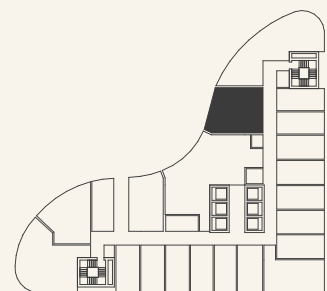
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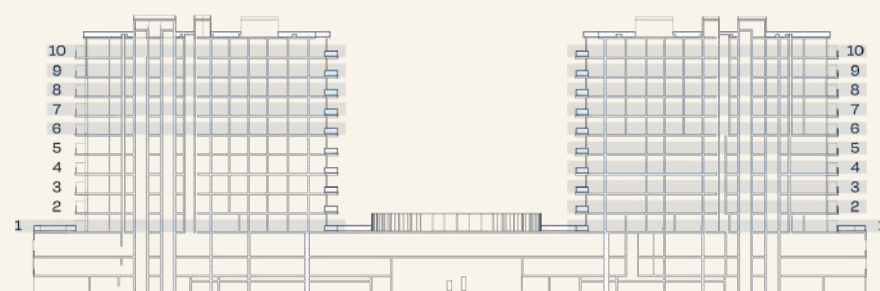
Tower B
1, 6 - 10 floor



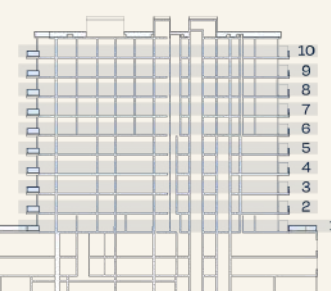
Tower A
1 - 10 floor



Tower B
1, 6 - 10 floor



Tower A
1 - 10 floor

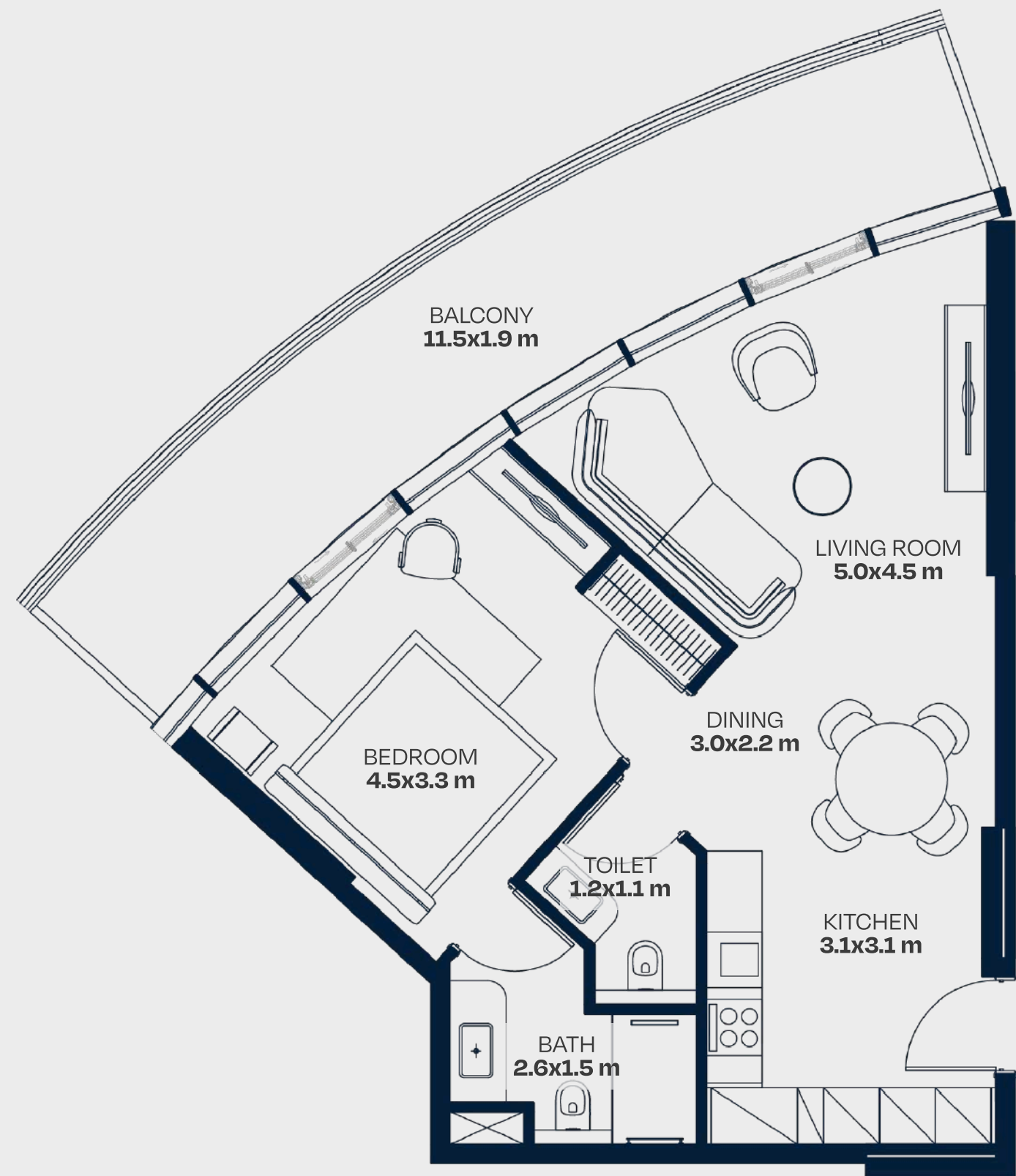


| | Apartment area | | Balcony | | Total | |
|--|----------------------|------------------------|----------------------|------------------------|----------------------|------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | | | | | | |
| 105 | 66.01 m ² | 710.53 ft ² | 22.22 m ² | 239.17 ft ² | 88.23 m ² | 949.70 ft ² |
| Tower B | | | | | | |
| 105 | 66.03 m ² | 710.74 ft ² | 22.35 m ² | 240.57 ft ² | 88.38 m ² | 951.31 ft ² |
| Tower A | | | | | | |
| 206, 306, 406, 506, 606, 706, 806, 906, 1006 | 66.01 m ² | 710.53 ft ² | 20.69 m ² | 222.71 ft ² | 86.7 m ² | 933 ft ² |
| Tower B | | | | | | |
| 606, 706, 806, 906, 1006 | | | | | | |

PLAN TYPE 7

1 Bedroom

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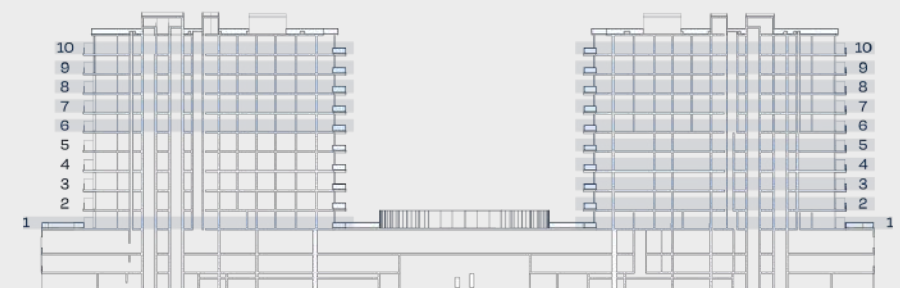
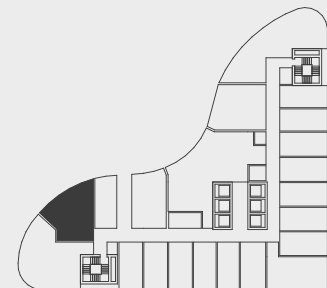
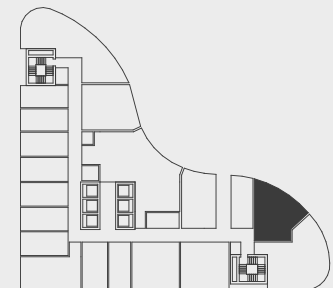


Tower B
1, 6 - 10
floor

Tower A
1 - 10 floor

Tower B
1, 6 - 10 floor

Tower A
1 - 10 floor



| | Apartment area | | Balcony | | Total | |
|--|----------------------|------------------------|----------------------|------------------------|----------------------|------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | 61.58 m ² | 662.84 ft ² | 26.14 m ² | 281.37 ft ² | 87.72 m ² | 944.21 ft ² |
| 101 | | | | | | |
| Tower B | 61.58 m ² | 662.84 ft ² | 26.34 m ² | 283.52 ft ² | 87.92 m ² | 946.36 ft ² |
| 101 | | | | | | |
| Tower A | 61.57 m ² | 662.73 ft ² | 23.57 m ² | 253.71 ft ² | 85.14 m ² | 916 ft ² |
| 201, 301, 401, 501, 601, 701, 801, 901, 1001 | | | | | | |
| Tower B | 61.57 m ² | 662.73 ft ² | 23.57 m ² | 253.71 ft ² | 85.14 m ² | 916 ft ² |
| 601, 701, 801, 901, 1001 | | | | | | |

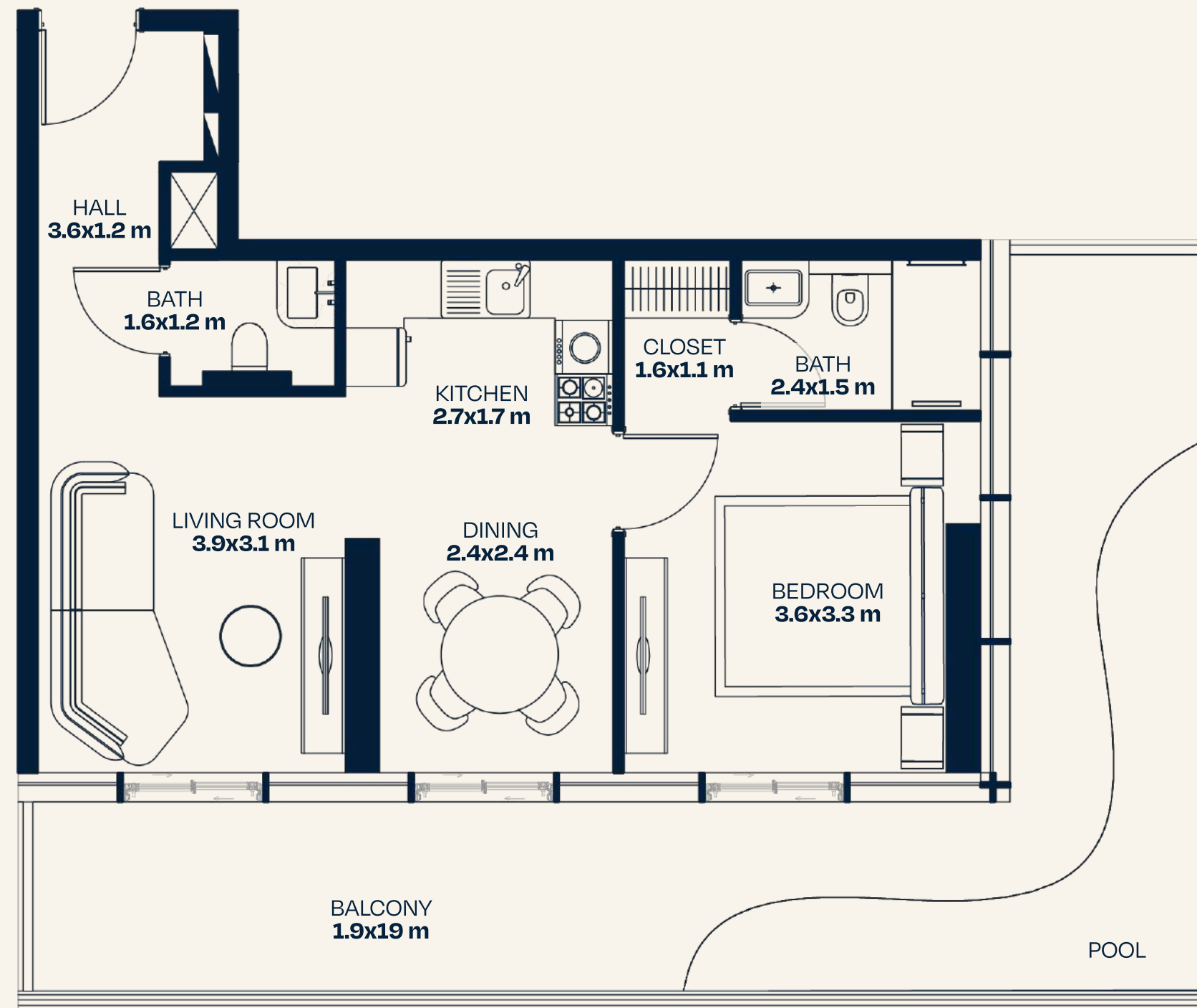
PLAN TYPE 9

1 Bedroom + Pool

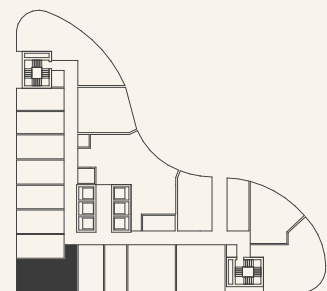
PHASE II

TRUSSARDI

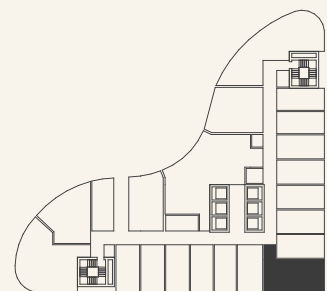
RESIDENCES



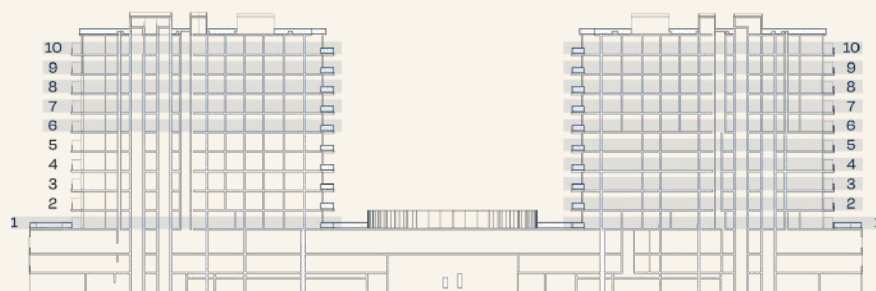
Tower B
1, 6 - 10 floor



Tower A
1 - 10 floor



Tower B
1, 6 - 10 floor



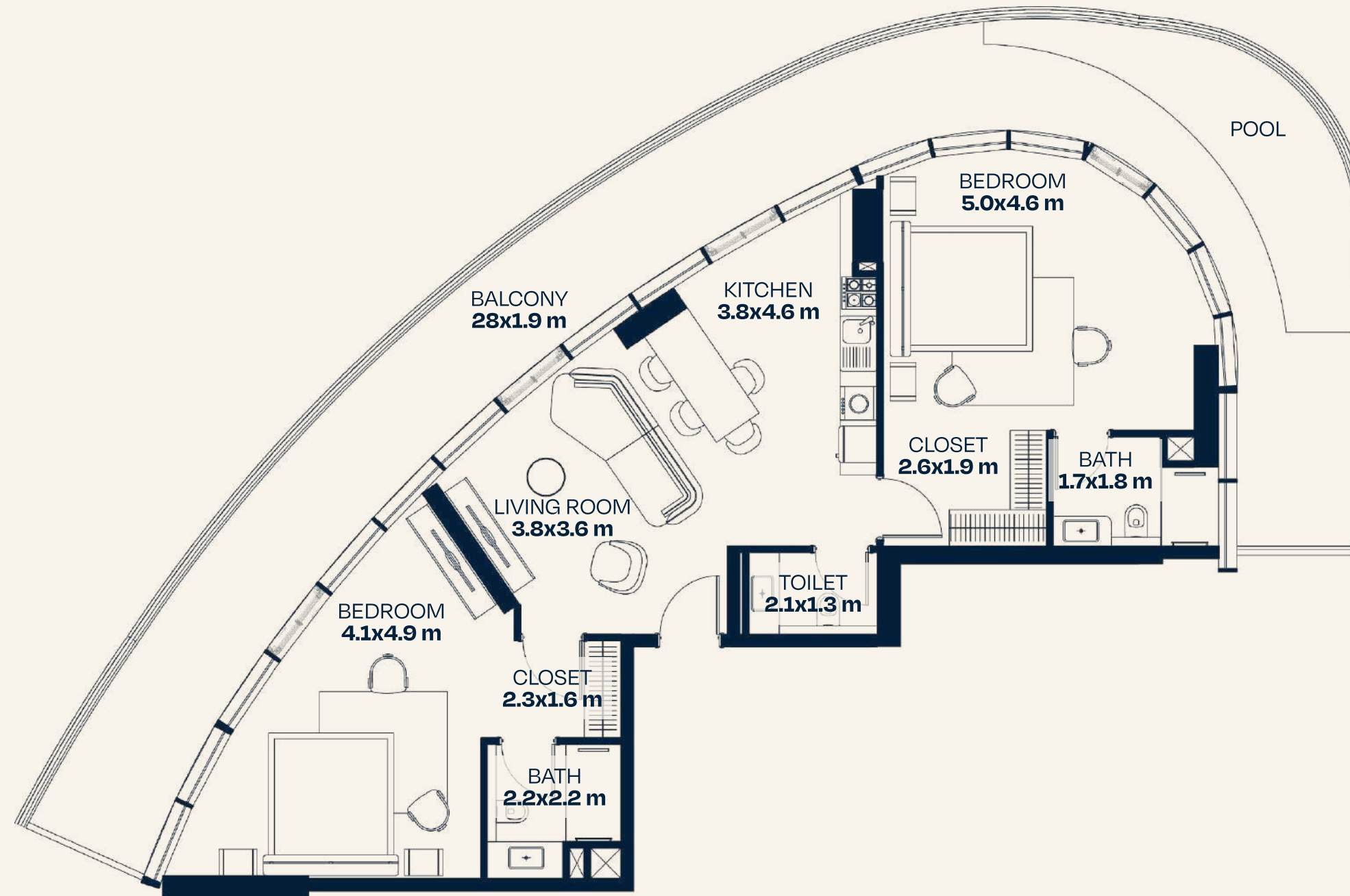
Tower A
1 - 10 floor

| | Apartment area | | Balcony | | Total | |
|--|----------------------|------------------------|----------------------|------------------------|-----------------------|-------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | 57.34 m ² | 617.20 ft ² | 45.12 m ² | 485.67 ft ² | 102.46 m ² | 1102.87 ft ² |
| 114 | | | | | | |
| Tower B | 57.34 m ² | 617.20 ft ² | 44.75 m ² | 481.68 ft ² | 102.09 m ² | 1098.89 ft ² |
| 114 | | | | | | |
| Tower A | 57.34 m ² | 617.20 ft ² | 40.07 m ² | 431.31 ft ² | 97.41 m ² | 1049 ft ² |
| 215, 315, 415, 515, 615, 715, 815, 915, 1015 | | | | | | |
| Tower B | 57.34 m ² | 617.20 ft ² | 40.07 m ² | 431.31 ft ² | 97.41 m ² | 1049 ft ² |
| 615, 715, 815, 915, 1015 | | | | | | |

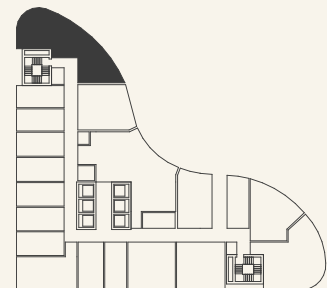
PLAN TYPE 10

2 Bedroom + Pool

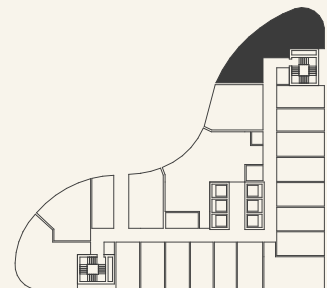
PHASE II
TRUSSARDI
 RESIDENCES



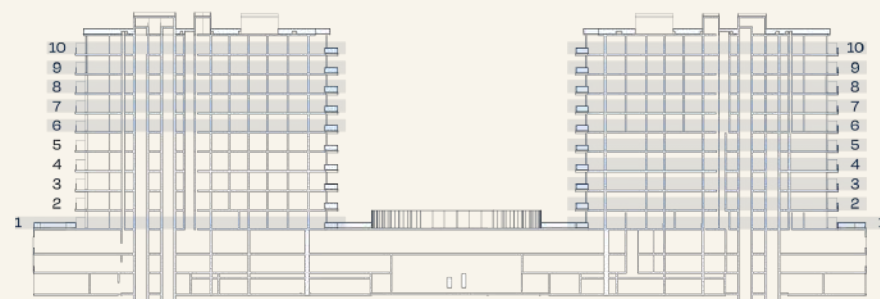
Tower B
1, 6 - 10 floor



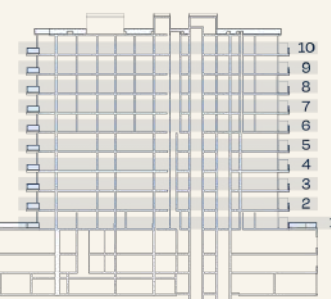
Tower A
1 - 10 floor



Tower B
1, 6 - 10 floor



Tower A
1 - 10 floor



| | Apartment area | | Balcony | | Total | |
|--|-----------------------|-------------------------|----------------------|------------------------|-----------------------|-------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | | | | | | |
| 106 | 105.23 m ² | 1132.69 ft ² | 79.04 m ² | 850.78 ft ² | 184.27 m ² | 1983.47 ft ² |
| Tower B | | | | | | |
| 106 | 105.25 m ² | 1132.90 ft ² | 79.74 m ² | 858.31 ft ² | 184.99 m ² | 1991.22 ft ² |
| Tower A | | | | | | |
| 207, 307, 407, 507, 607, 707, 807, 907, 1007 | 105.27 m ² | 1133.12 ft ² | 71.5 m ² | 769.62 ft ² | 176.77 m ² | 1903 ft ² |
| Tower B | | | | | | |
| 607, 707, 807, 907, 1007 | | | | | | |

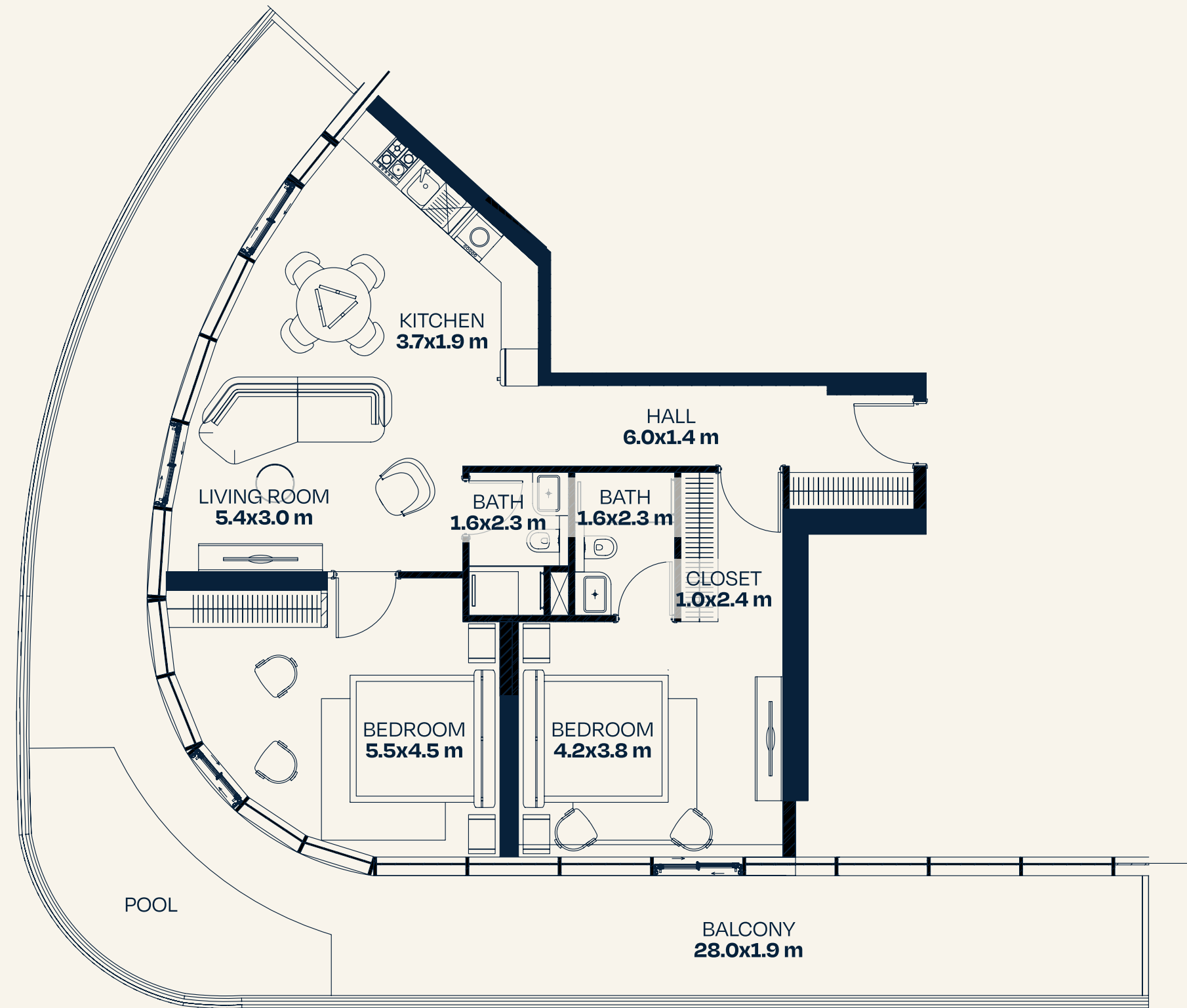
PLAN TYPE 11

2 Bedroom + Pool

PHASE II

TRUSSARDI

RESIDENCES

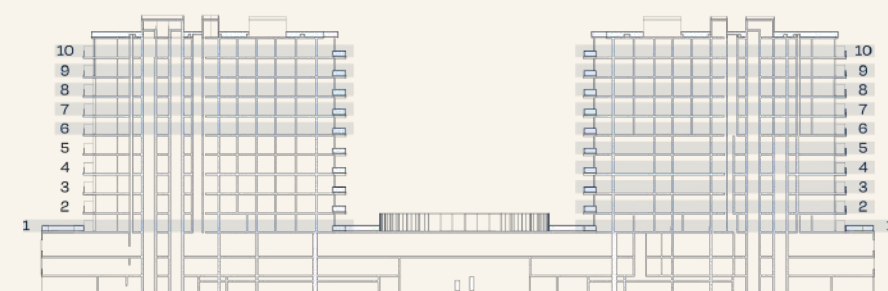
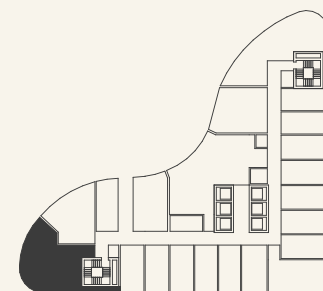
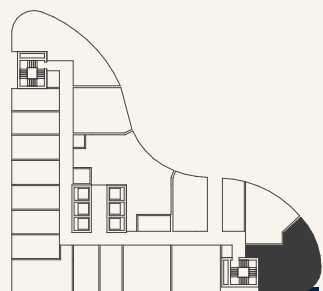


Tower B
1, 6 - 10 floor

Tower A
1 - 10 floor

Tower B
1, 6 - 10 floor

Tower A
1 - 10 floor

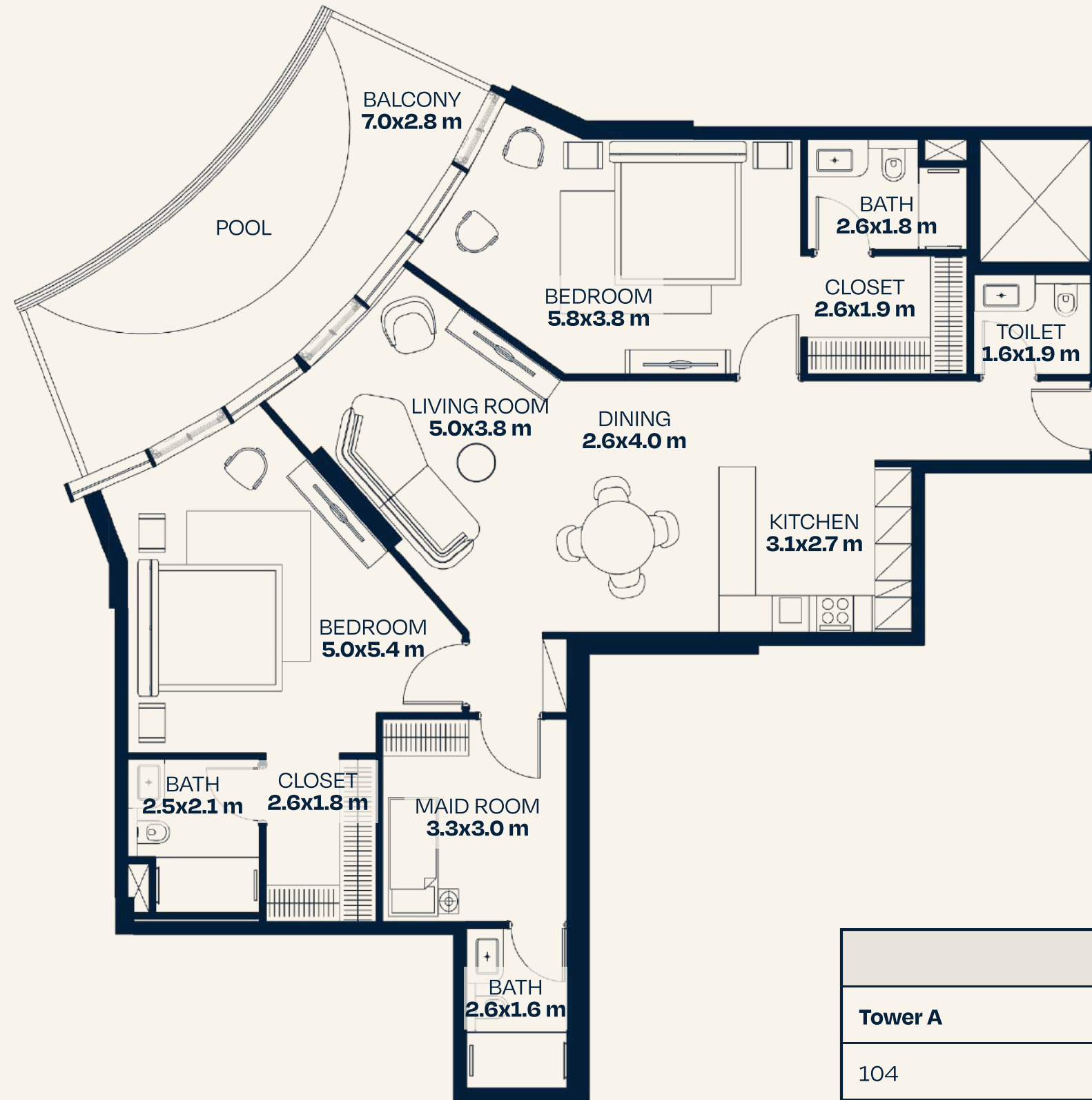


| | Apartment area | | Balcony | | Total | |
|---|----------------------|-------------------------|----------------------|------------------------|-----------------------|-------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower B | | | | | | |
| 119 | 96.55 m ² | 1039.26 ft ² | 79.63 m ² | 857.1 ft ² | 176.18 m ² | 1896.36 ft ² |
| Tower A | | | | | | |
| 121, 221, 321, 421, 521, 621, 721, 821, 920, 1020 | 96.53 m ² | 1039 ft ² | 71.90 m ² | 773.93 ft ² | 168.43 m ² | 1813 ft ² |
| Tower B | | | | | | |
| 620, 720, 820, 920, 1020 | 96.53 m ² | 1039 ft ² | 58.97 m ² | 634.75 ft ² | 155.52 m ² | 1674 ft ² |

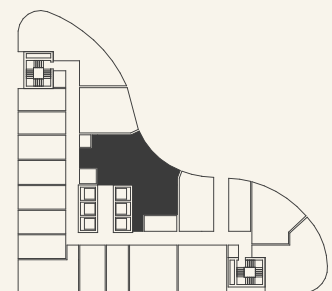
PLAN TYPE 12

2 Bedroom + Maid's Room + Pool

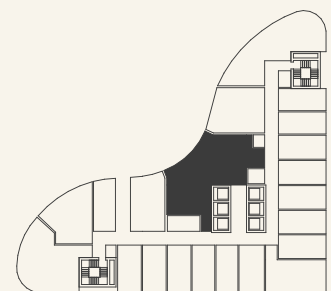
PHASE II
TRUSSARDI
 RESIDENCES



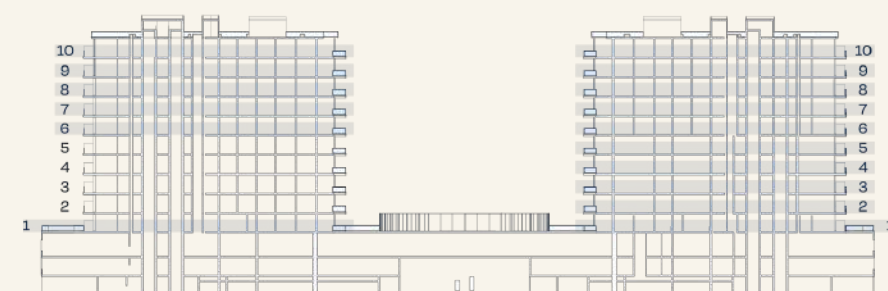
Tower B
1, 6 - 10 floor



Tower A
1 - 10 floor



Tower B
1, 6 - 10 floor



Tower A
1 - 10 floor

| | Apartment area | | Balcony | | Total | |
|--|-----------------------|-------------------------|----------------------|------------------------|-----------------------|-------------------------|
| | m ² | ft ² | m ² | ft ² | m ² | ft ² |
| Tower A | | | | | | |
| 104 | 138.16 m ² | 1487.14 ft ² | 28.08 m ² | 302.25 ft ² | 166.24 m ² | 1789.39 ft ² |
| Tower B | | | | | | |
| 104 | | | | | | |
| Tower A | | | | | | |
| 205, 305, 405, 505, 605, 705, 805, 905, 1005 | 138.16 m ² | 1487.14 ft ² | 26.63 m ² | 286.64 ft ² | 164.79 m ² | 1774 ft ² |
| Tower B | | | | | | |
| 605, 705, 805, 905, 1005 | | | | | | |