

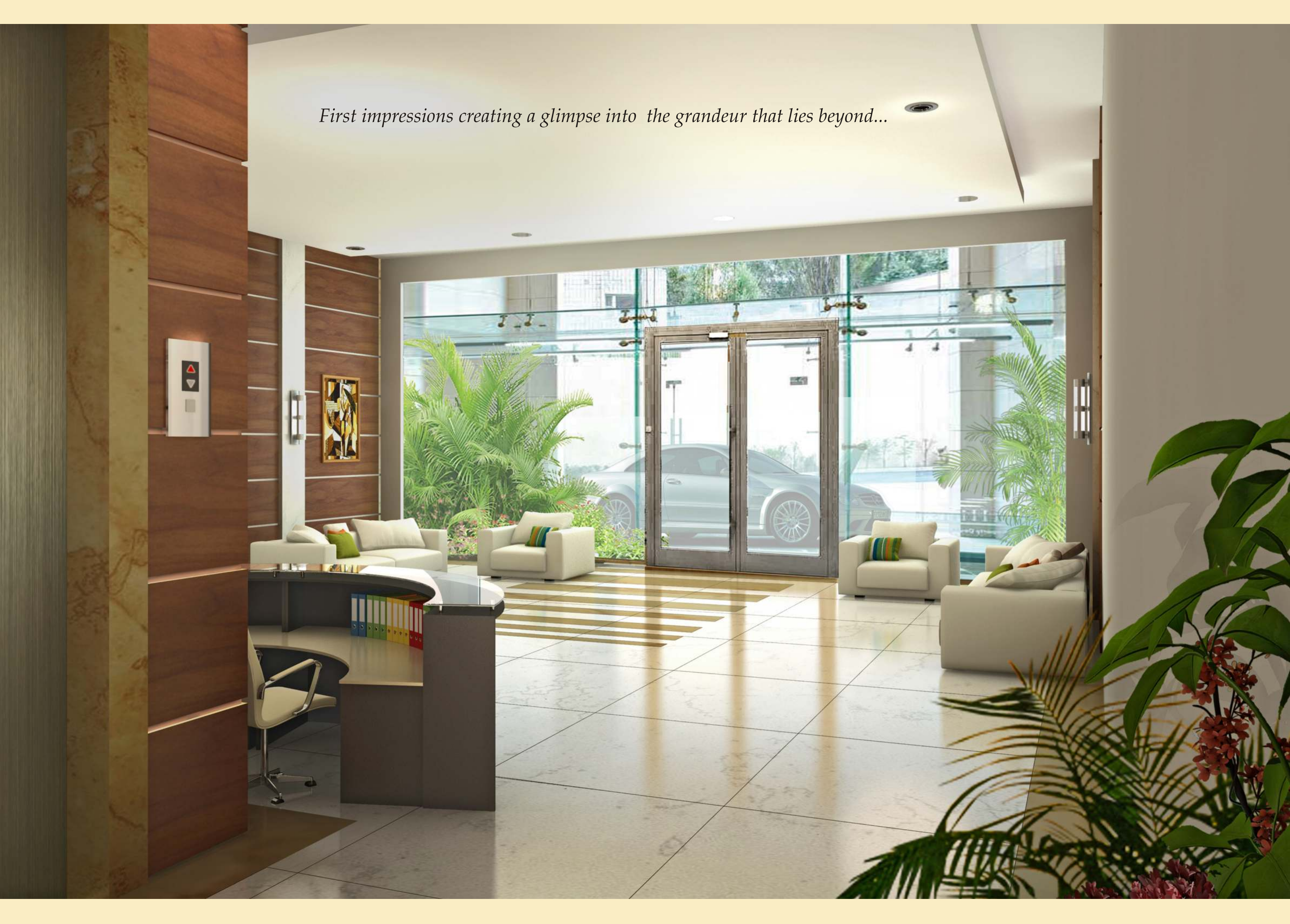
SUNSHINE

RESIDENCES

Duplex Living –
The Twofold Illumination



First impressions creating a glimpse into the grandeur that lies beyond...



Rise to the new dawn, illuminating every sphere of your life.



Sunshine Residences is the latest milestone by the esteemed Sun and Sand Developers. Situated in the prime location of the Dubai Silicon Oasis, this project is the realization of the group's endeavour to introduce you to a truly transformative lifestyle.

The impressive entrance unfolds into a plush lobby, this being just the first of the many unparalleled offerings of the project. The magnificent 3 bedroom duplex homes result from the careful balance between meticulous planning and grand design.

To create the ultimate living experience, the double storey homes, each with its own private terrace, offer a breathtaking panoramic view of The Silicon Oasis, while ensuring that every room receives plenty of natural light.

With a view to enhance your living experience, the layout boasts of a sprawling ground floor shopping area in addition to well laid out parking spaces. In incorporating details synonymous with modern living each home has been designed with the provision of its own separate home theatre. The overall design is characterised by the attention to detail in the thoughtful choice of materials used to create a calm and relaxing atmosphere.

After the recent success of their other projects, namely the Sunrise and Suntech towers, the Sun and Sand Group continues to build a legacy of excellence with these beautifully finished, spacious duplex apartments, offering an abundance of tranquillity in the midst of such a dynamic city centre, thereby making them unrivalled in their value.

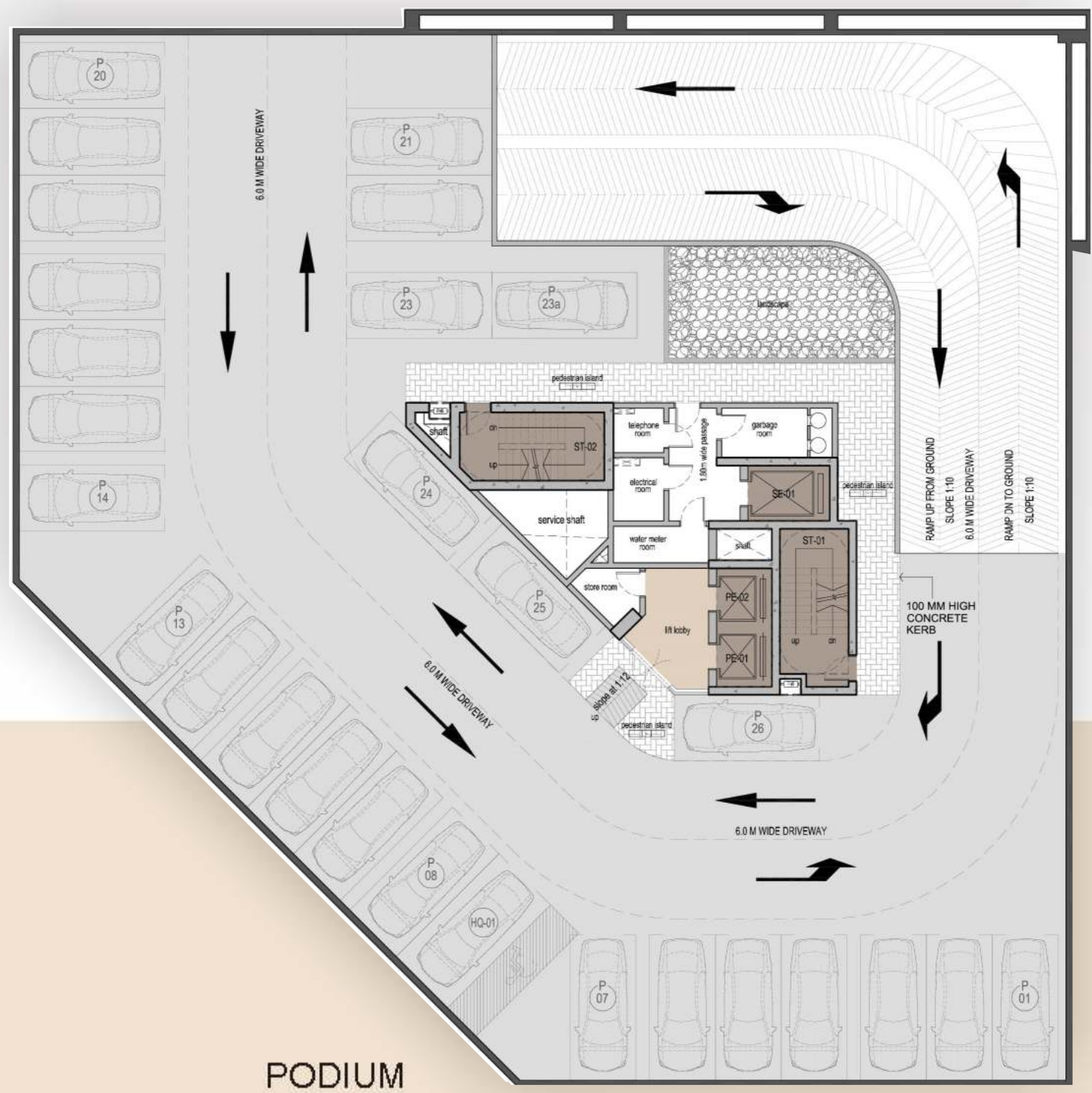
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Luxury is a state of mind that is translated into reality through insight and understanding of your deepest desires.

The contemporary design of the duplex units at Sunshine Residences offers warm and luxurious urban living. Coupled with state of the art internal amenities that turn the indoors into a pod of comfort, the perfect line up of external facilities on the Main Terrace floor make for a beautifully indulgent outdoor experience. Creating the ideal environment for physical health and mental wellness, the Health Club houses a well equipped Gymnasium,

enabling you to achieve your fitness goals as you enjoy the luxuries of the comfortably chic Steam Room, Sauna and Jacuzzi. The refreshing pool, surrounded by swaying palms and beautiful blooms proves to be a relaxing oasis on a sunny day. The indoor play area is a safe recreational haven for your little ones, making provisions that have been designed to keep them engaged in an array of constructive and fun filled activities.

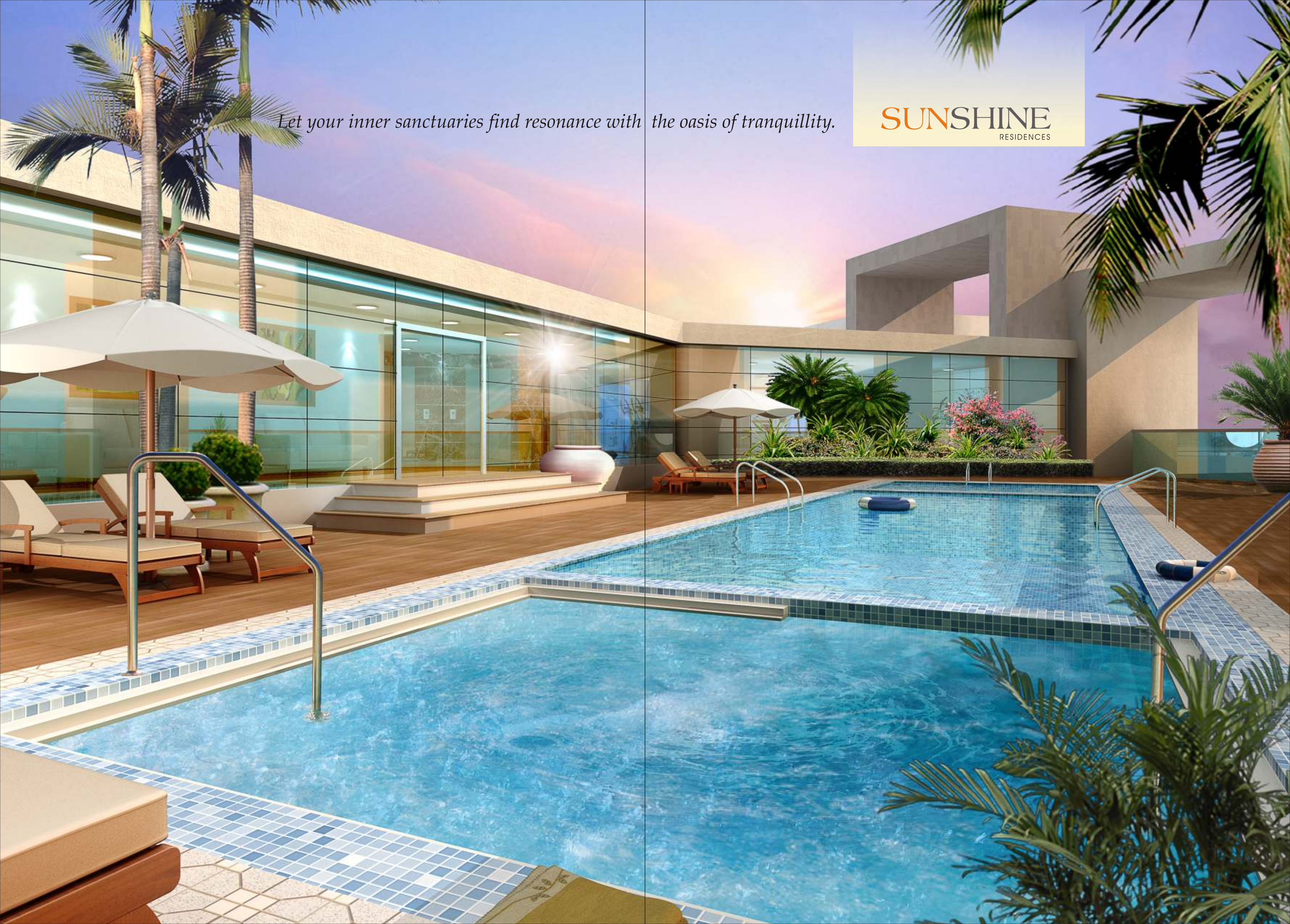


PODIUM



Let your inner sanctuaries find resonance with the oasis of tranquillity.

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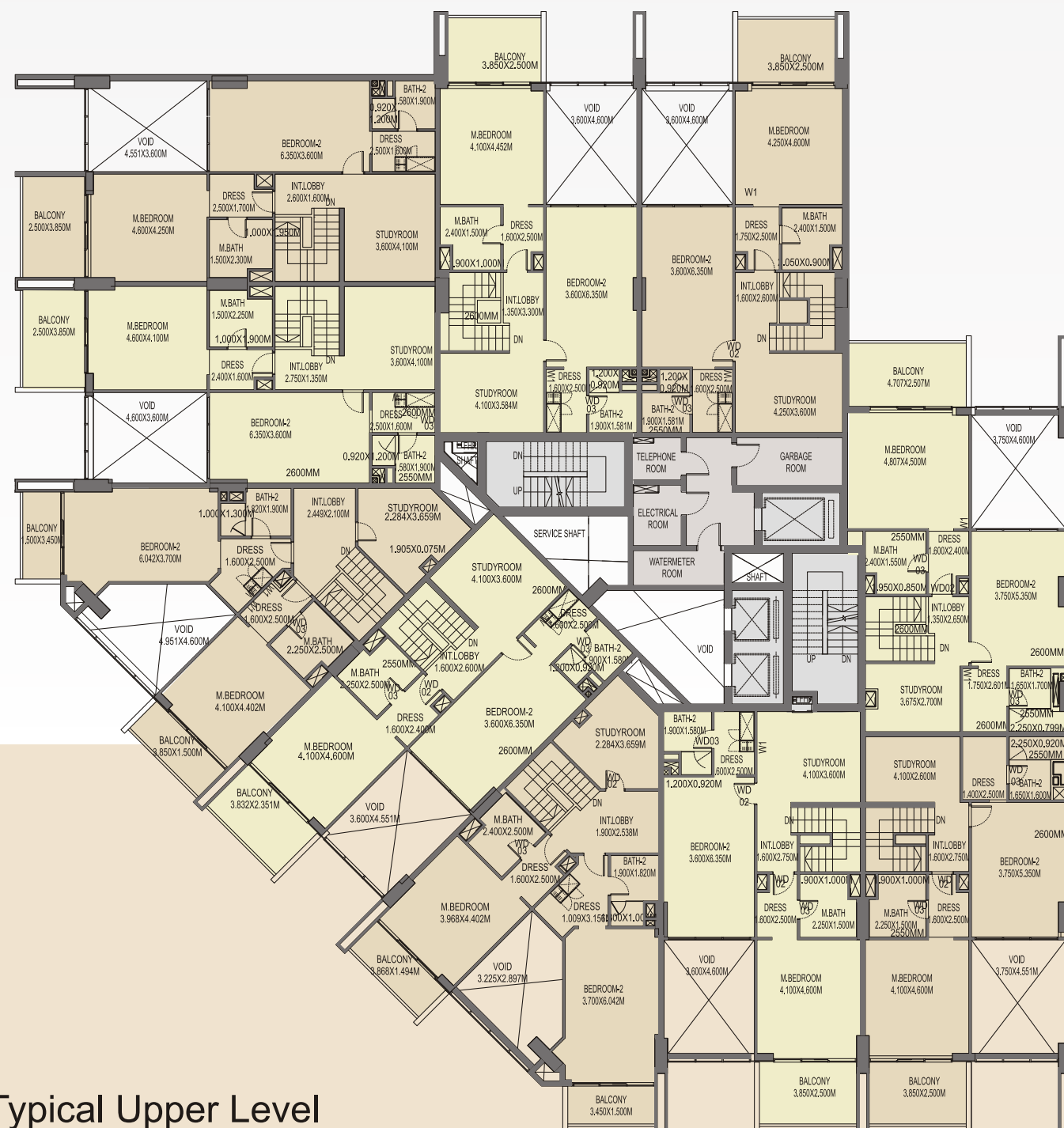




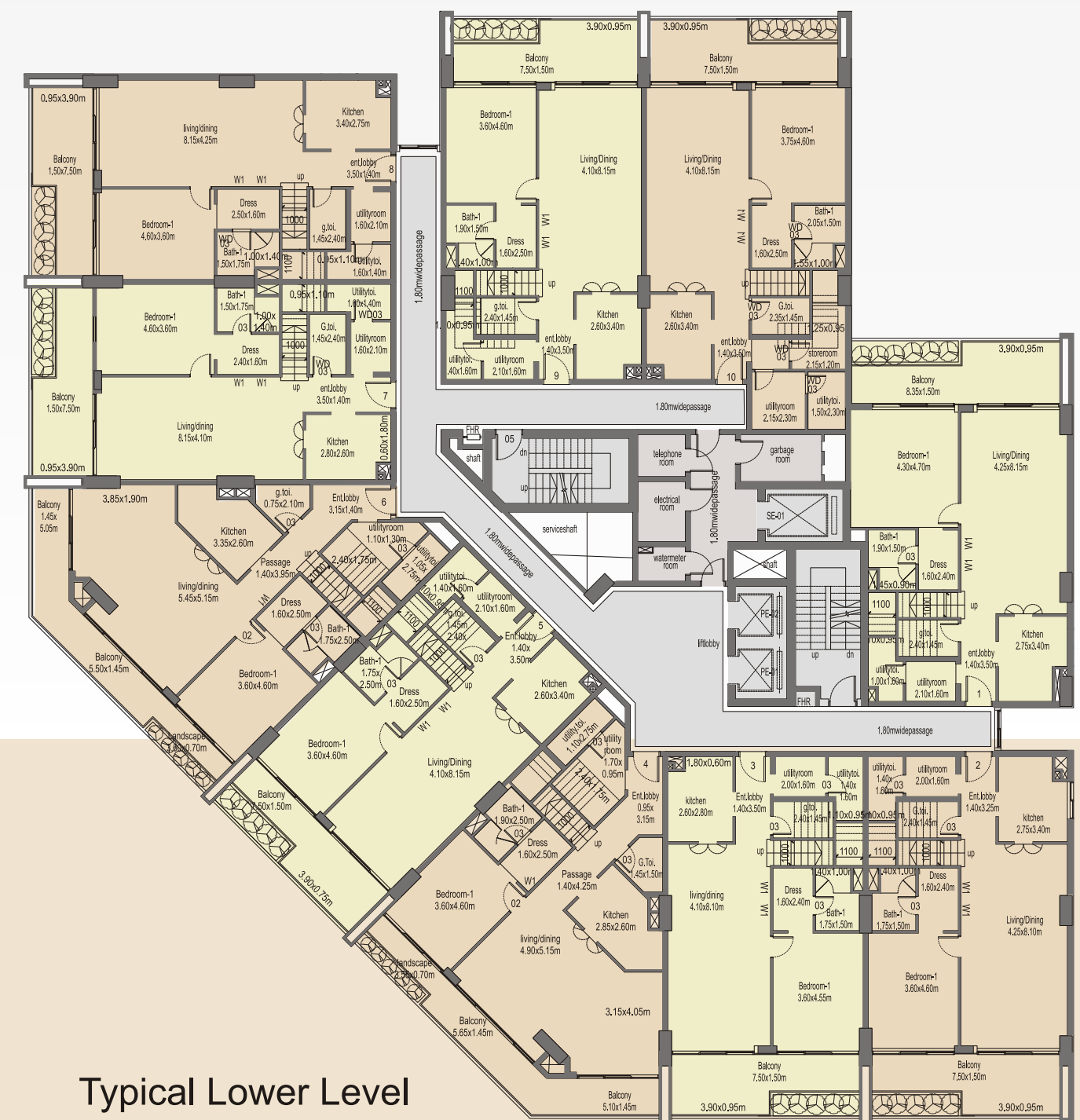
Passion and skill complement each other in the creation of a master design.

The apartments at Sunshine Residences are offerings of unprecedented magnificence. Each of the generously sized 3 bedroom duplexes features a double height living room. The sprawling balconies allow for splendid roof top gardens adding a refreshing backdrop of greenery to the apartment. The spacious living and dining areas open out onto a scenic private terrace that makes it favourable for entertaining family and friends. The homes benefit from

the impeccably planned layout, making them well ventilated spaces that allow in an ample amount of natural light. Thoughtfully designed around your needs, the layout also incorporates maid's quarters, attributing to the self sufficiency of the independent units. The exquisite interiors have been finished with carefully selected fittings and fixtures, rendering the apartments a contemporary luxury.



Typical Upper Level



Typical Lower Level

DUPLEX

LEX

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The concept of Duplex living presents a completely unique experience of life. Spectacularly designed independent units allow for enjoyment of individual privacy while promoting a sense of belonging and community living.



UPPER LEVEL



UPPER LEVEL



UPPER LEVEL



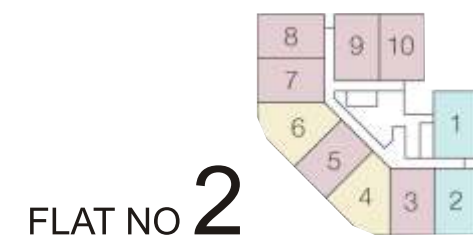
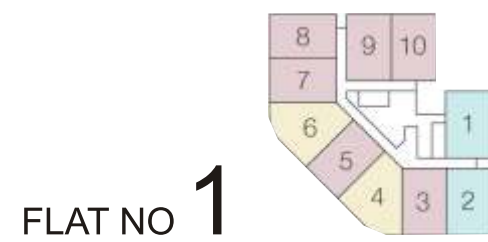
LOWER LEVEL



LOWER LEVEL



LOWER LEVEL



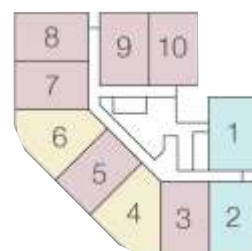


UPPER LEVEL



LOWER LEVEL

FLAT NO 4



UPPER LEVEL



LOWER LEVEL

Discover a haven that is in perfect alignment with your dreams.

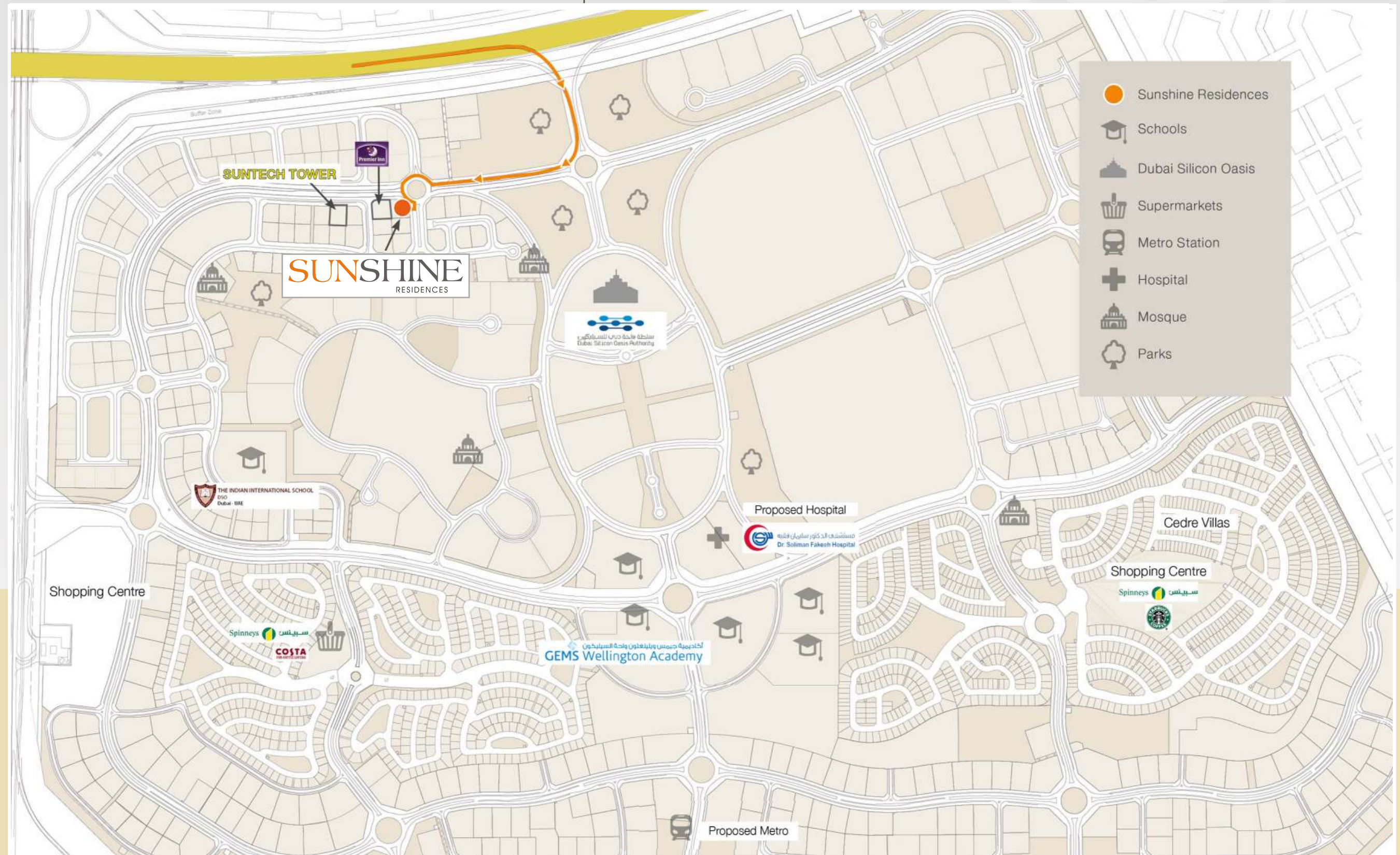
Located in the Dubai Silicon Oasis, Sunshine Residences finds itself at the heart of one of the most sought after destinations in Dubai. This wholly owned free trade zone of the Dubai Government boasts of a living and working integrated community. Strategically located at the intersection between Mohammed Bin Zayed Road

and Al Ain Road, the project is well connected to the important landmarks within the city. It benefits from easy transport links and is situated within 15 minutes of the Dubai World Trade Centre, the Dubai Airport and Downtown Dubai. In a modern integrated community such as this, residents are at an advantage, having

easy access to an array of facilities ranging from shopping centres, banks, cafes and restaurants to medical and postal facilities.

The Silicon Oasis is also home to a number of prestigious schools, namely, The GEMS Wellington Academy School, The International Indian High School, The Rochester Institute of

technology University and Kensington Nursery. The Academic City lies within a kilometre of this vicinity, and is home to 30 reputed universities. The dynamism and vibrancy within this oasis makes it an enviable residential location offering the most favourable of family settings.



LOCATION MAP

Pioneers that bring new worlds into existence.

Since its inception in 2005, The Sun and Sand Developers has established an enviable track record for creating quality projects in the Real Estate Industry. Under the prominent leadership of its founder, Mr. Rajan Israni, the group has grown to become a trusted name that is synonymous with excellence. Creative

visionaries coupled with a highly skilled workforce form the backbone of the group and are at the core of every successful endeavour.

With experience that spans over 30 years in the field of construction, the group has gained valuable insights into the workings of the industry,

enabling them to make perfectly planned and well informed decisions that always result in glorious success.

The group functions around a truly revolutionary business model that looks into every aspect involved in the process of real estate development, right from the creation of the

land bank to the in-house contracting, marketing and facility management.

Working to ensure the smooth functioning and maintenance of all common facilities, the in-house facility management team also makes provision for the absolute security of all the residents. The expertise of the in-house contracting team is unrivalled, their systems and processes effortlessly sustaining high levels of quality control in areas of cost efficiency and timely completion of projects. The many facets of this team work harmoniously, bringing dreams to fruition.

The zeal and commitment to understanding the needs of its customers and providing them with quality solutions keeps the group at the forefront of achievement. The Sun and Sand Developers is the only group to have made it to the list of the Dubai SME100. They continue in their pursuit of higher levels of excellence, determined and confident in their ability to reach the pinnacle of success.



SUNRISE

Located on the third interchange of Sheik Zayed Road. It is a Basement, Ground and Two-Storey Building. Entire second floor and half of first floor is occupied by Swiss-Watch Group. Ground Floor is occupied by both Ok Furniture and Advance Business Concept.



SUNTECH

Located in Nadd Hessa, Dubai Silicon Oasis. The Suntech tower has 9 typical floors with a total of 81 Commercial offices which are now fully occupied. In 2011, Suntech Tower has been awarded by Dubai Silicon Oasis Authority as "Best Completed Building" and in 2012 as "Best Maintained Building".

AWARDS



The only real estate developer that made it to the list of the Dubai SME100



Acknowledgment Certificate from Dubai Silicon Oasis Authority



One of the Fastest 500 Growing Company



National Association of Realtors USA



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