ORION
REAL ESTATE DEVELOPMENT LLC

DEVELOPED BY

BONYAN
INTERNATIONAL INVESTMENT GROUP (HOLDING) L.L.C

PROJECT MANAGEMENT BY

الإمارات الإسلامي
EMIRATES ISLAMIC

ESCROW ACCOUNT

# ORION

## BARSHA - DUBAI

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## BARSHA – DUBAI

- Residential building with appealing looks, modern concept and functional design offering studios, 1 & 2 bedroom apartments.
- Escrow account compliance - total security for your investment.
- Great location on Shaikh Mohammad Bin Zayed Road, close to amenities(Schools, shopping areas & recreational facilities).
- Adjacent to Miracle Garden
- 10 minutes to Global Village
- 10 minutes to Mall of the Emirates
- 15 minutes to Maktoum Airport (Expo 2020)
- 20 minutes to Dubai Airport

BARSHA – DUBAI

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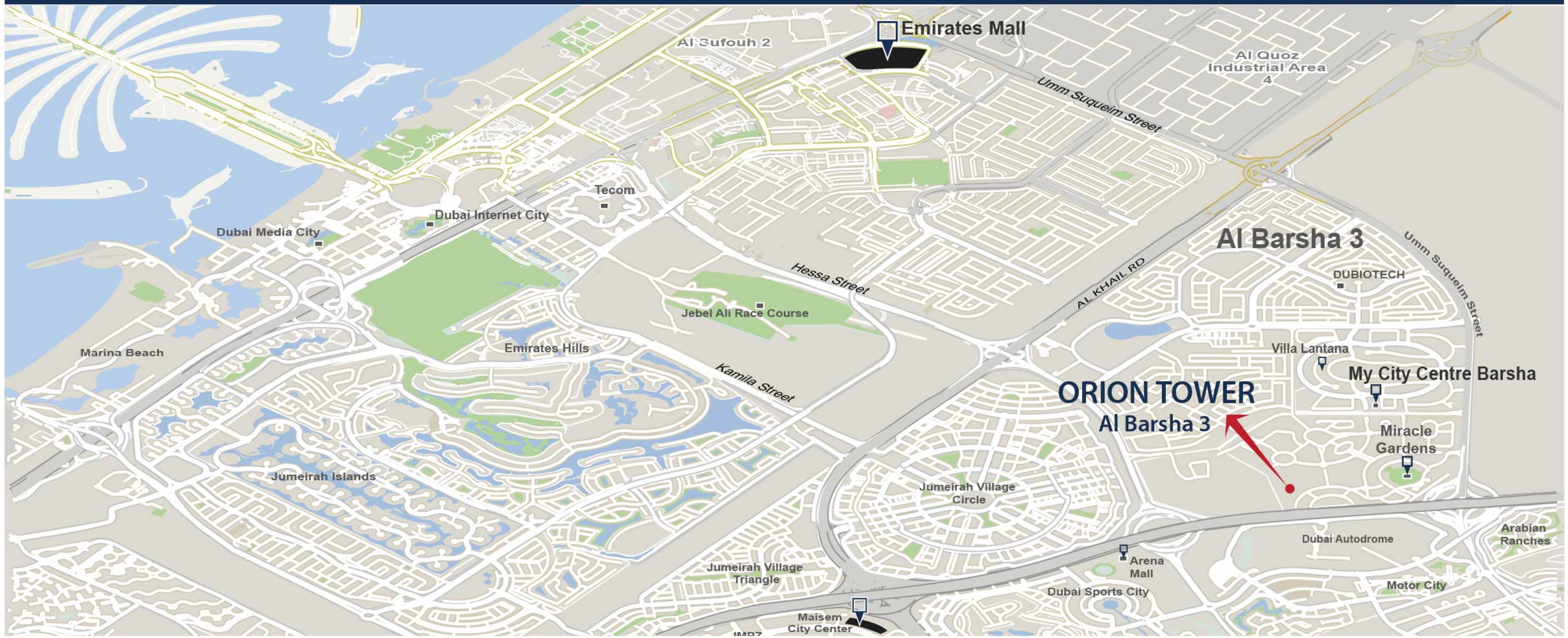
# PROJECT LOCATION



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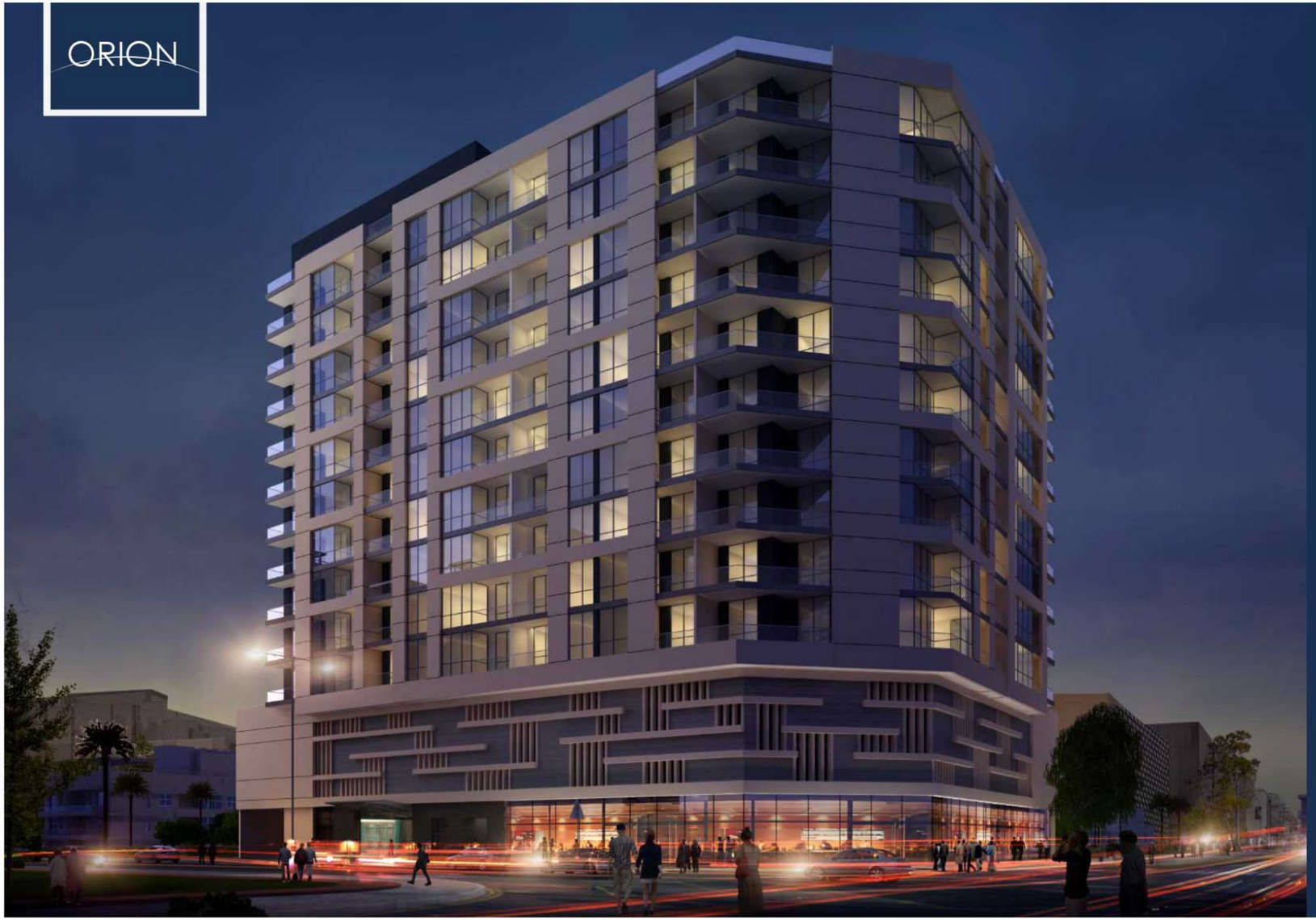

## PROJECT FEATURES

- G+10 Residential Building with premium finishes
- Luxury lobby
- Swimming pool
- Gymnasium
- Health Club
- Steam and Sauna
- 24-hours security services
- 3 Storey Covered car parking.
- Ground Retail Outlet.

Fast growing economy and real estate market in the world
Tax Free haven
Property Price Growth each year
High Return on Investment
High Standard of Living
UAE dirham pegged to the US dollar

BONYAN INTERNATIONAL INVESTMENT GROUP (HOLDING) LLC
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ROSE RAYHAAN BY ROTANA - DUBAI
OFFICE - 5th FLOOR
TEL: +971 4 350 3522
www.bonyangroup.com

BONYAN
INTERNATIONAL INVESTMENT GROUP (HOLDING) L.L.C

NEAR TO THE MIRACLE GARDEN–THE LARGEST MAKESHIFT GARDEN IN THE MIDDLE EAST.

LESS THAN 5 MINUTES FROM THE NEW CITY CENTER BARSHA MALL

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# LOBBY

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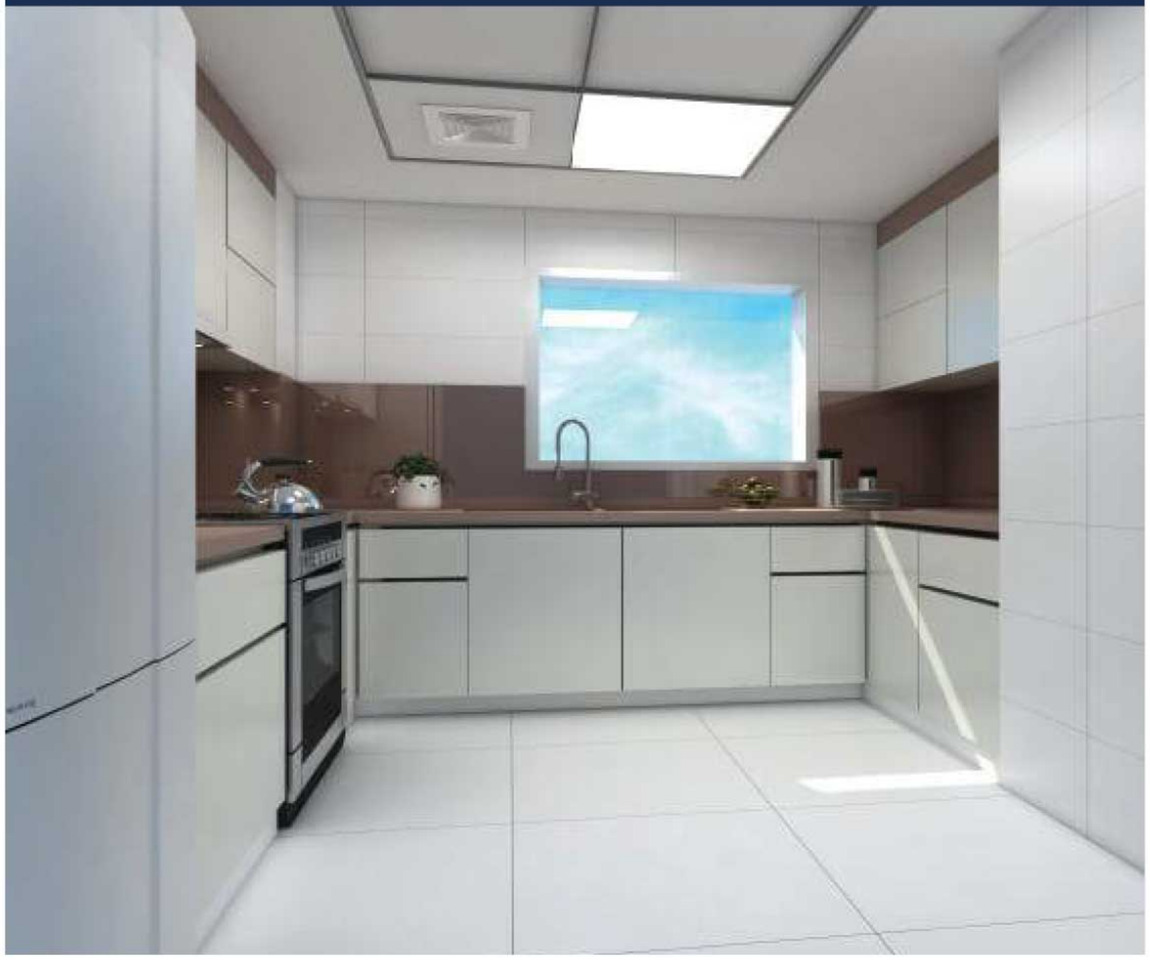
# KITCHEN



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# LIVING ROOM

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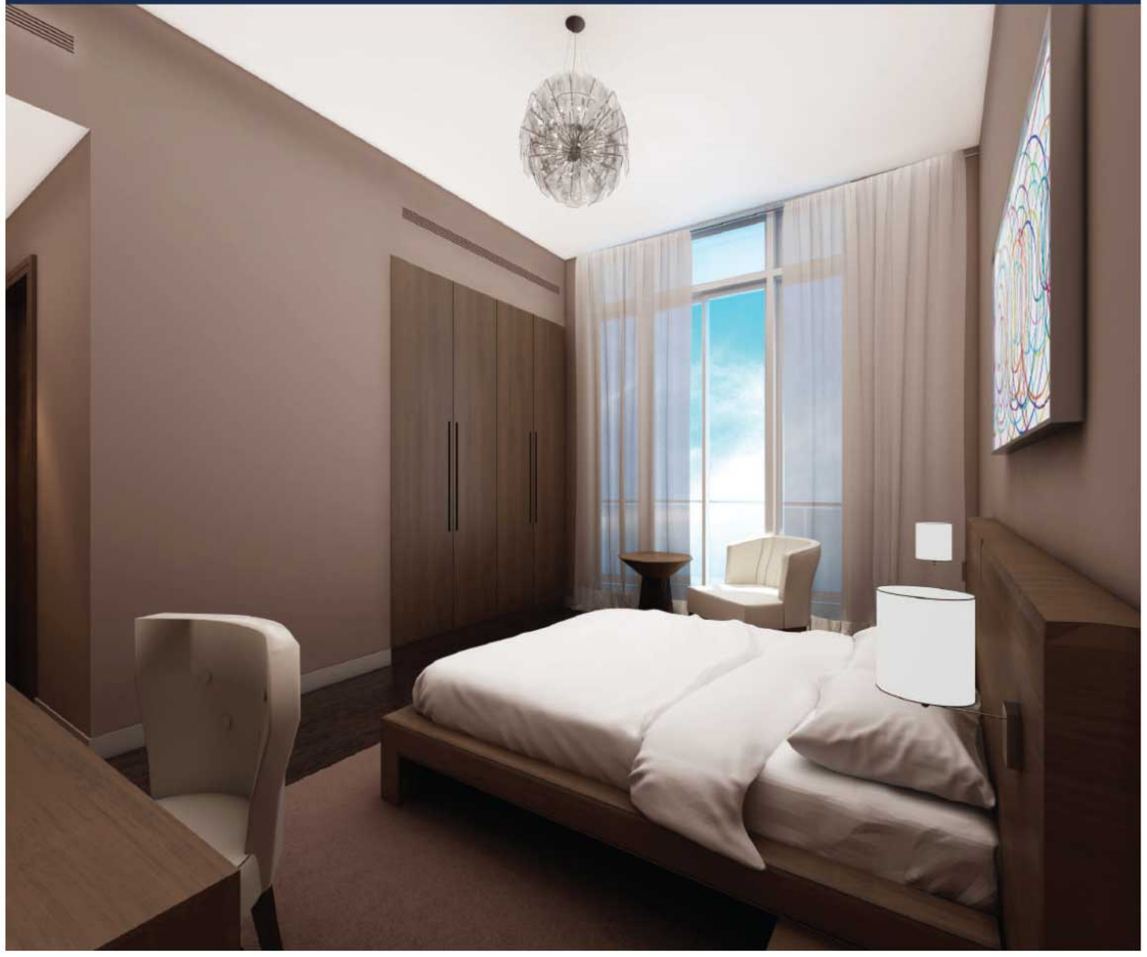
# MASTER BEDROOM



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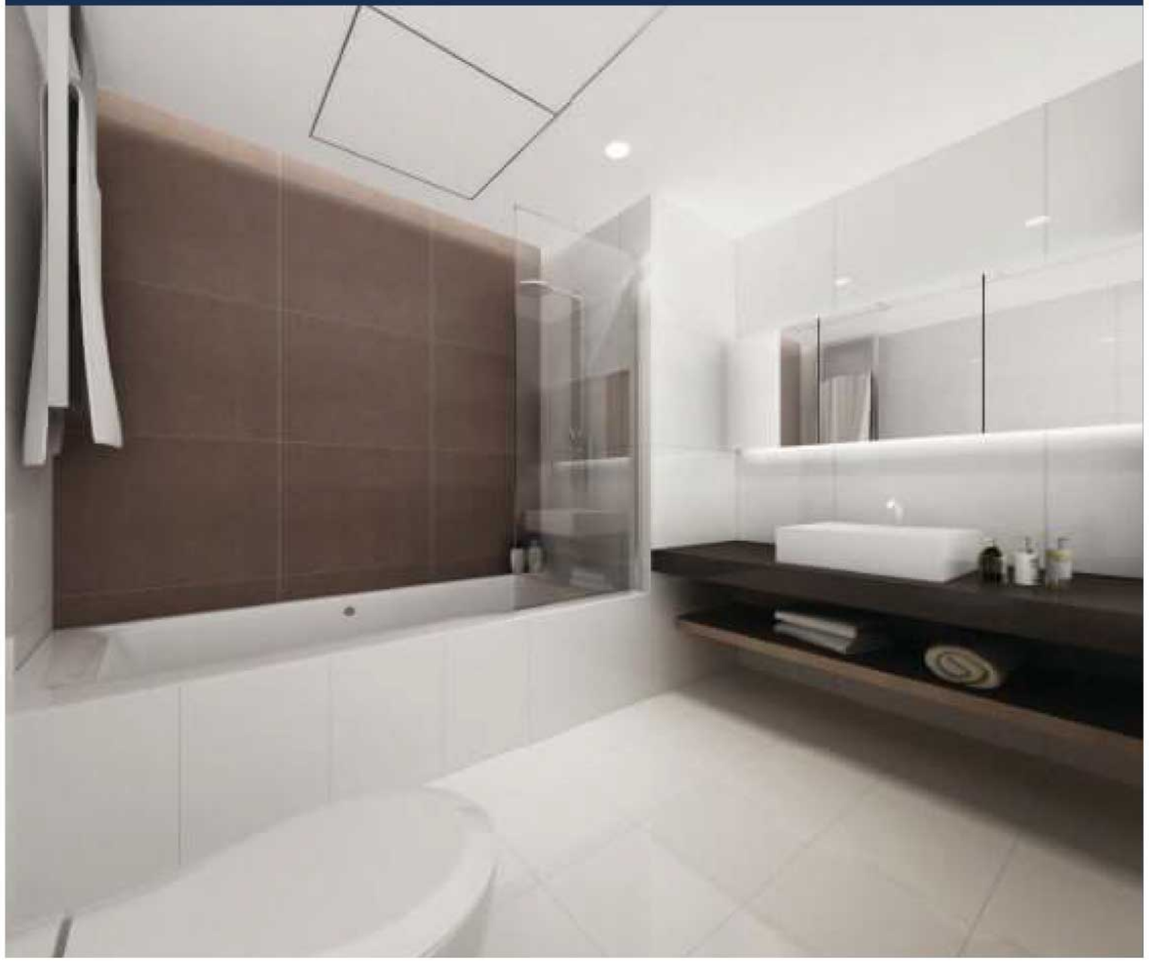
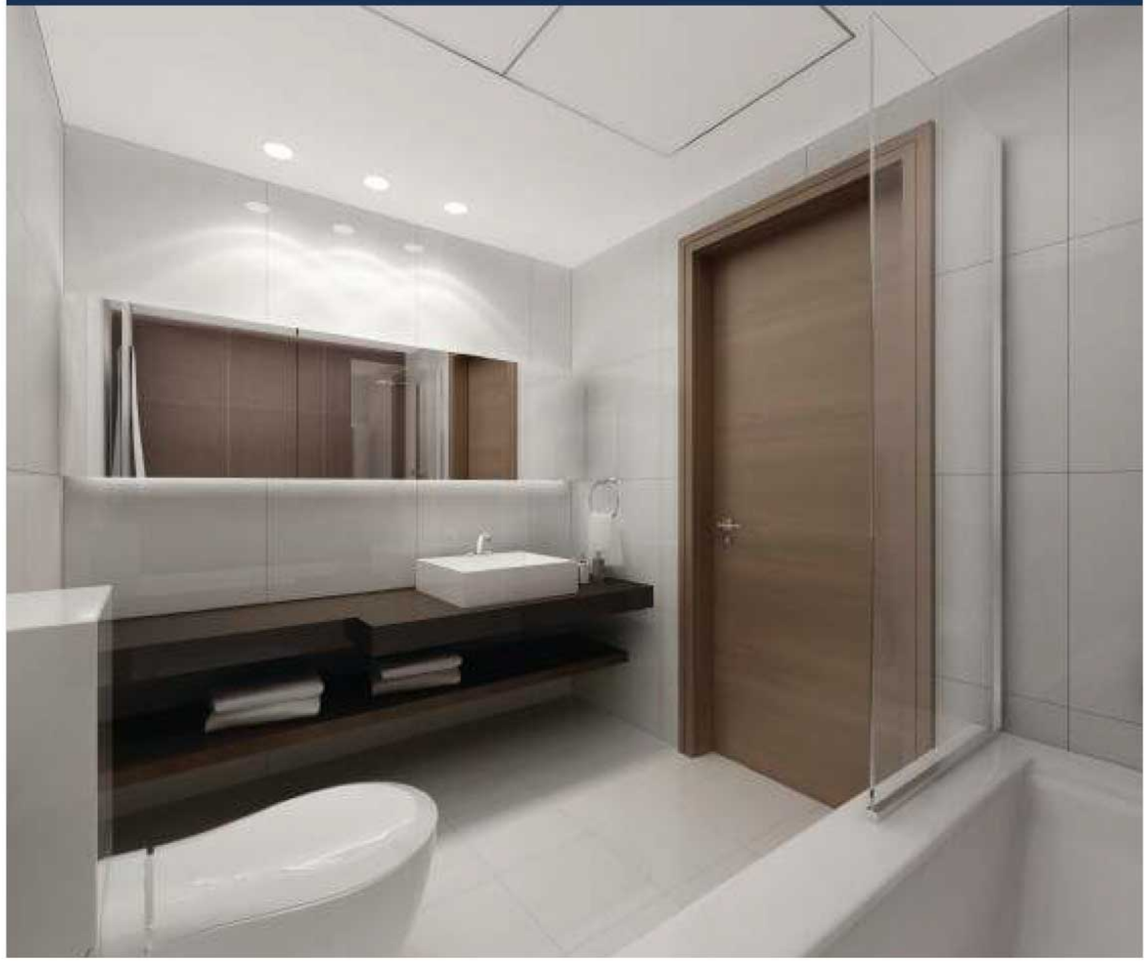
# MASTER BATHROOM





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# GYMNASIUM

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HOME IS WHERE YOU SIT BACK
AND DISCOVER
YOURSELF ALL OVER AGAIN

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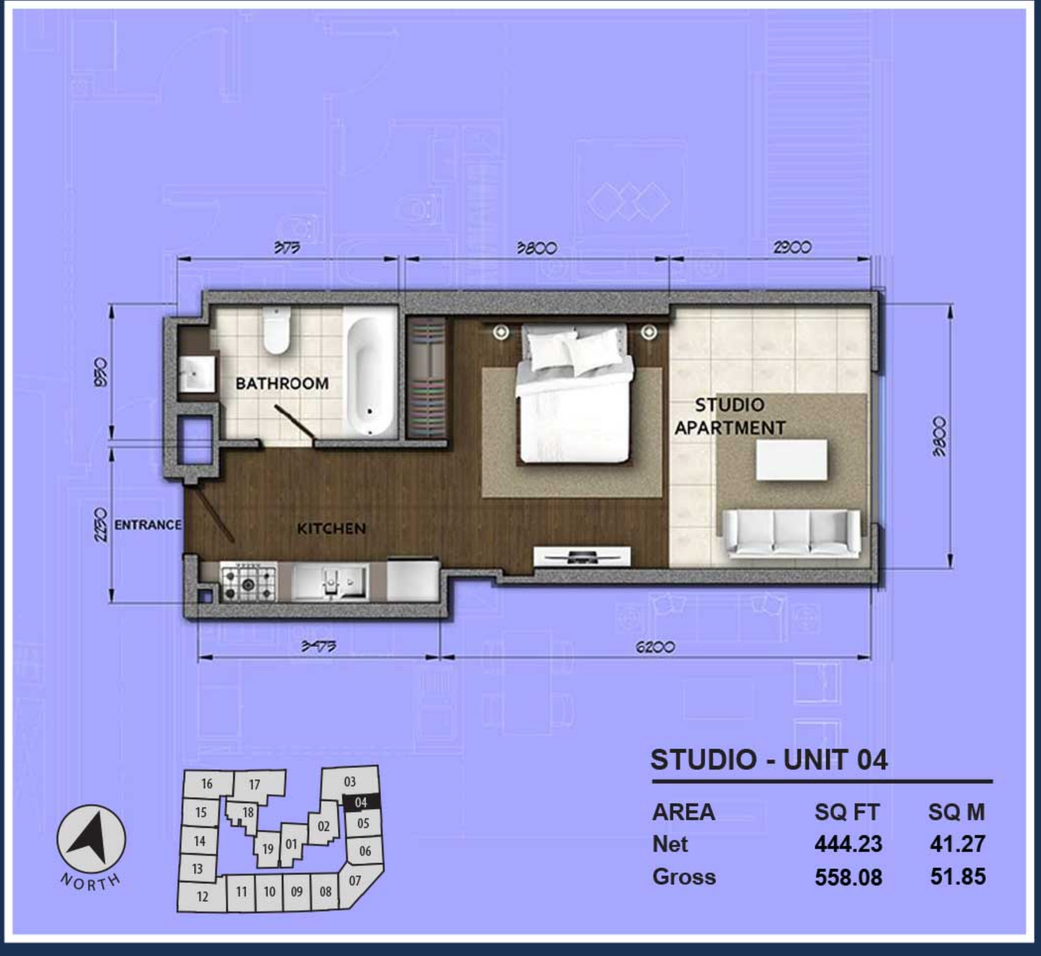
Presents 190 Beautifully Designed Residences Offering
Studio, 1 & 2 Bedroom Apartments

# STUDIO




**STUDIO - UNIT 04**

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 444.23 | 41.27 |
| Gross | 558.08 | 51.85 |

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# 1 BEDROOM

## 1 BEDROOM - UNIT 01

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 822.05 | 76.37 |
| Gross | 1032.73 | 95.94 |

# 1 BEDROOM

## 1 BEDROOM - UNIT 02

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 925.17 | 85.95 |
| Gross | 1162.27 | 107.98 |

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# 1 Bedroom

## 1 BEDROOM - UNIT 05

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 799.33 | 74.26 |
| Gross | 1004.19 | 93.29 |

# 1 Bedroom

## 1 BEDROOM - UNIT 06

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 815.59 | 75.77 |
| Gross | 1024.61 | 95.19 |

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# 1 Bedroom

## 1 BEDROOM - UNIT 08

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 845.73 | 78.57 |
| Gross | 1062.47 | 98.71 |

# 1 Bedroom

## 1 BEDROOM - UNIT 09

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 857.14 | 79.63 |
| Gross | 1076.81 | 100.04 |

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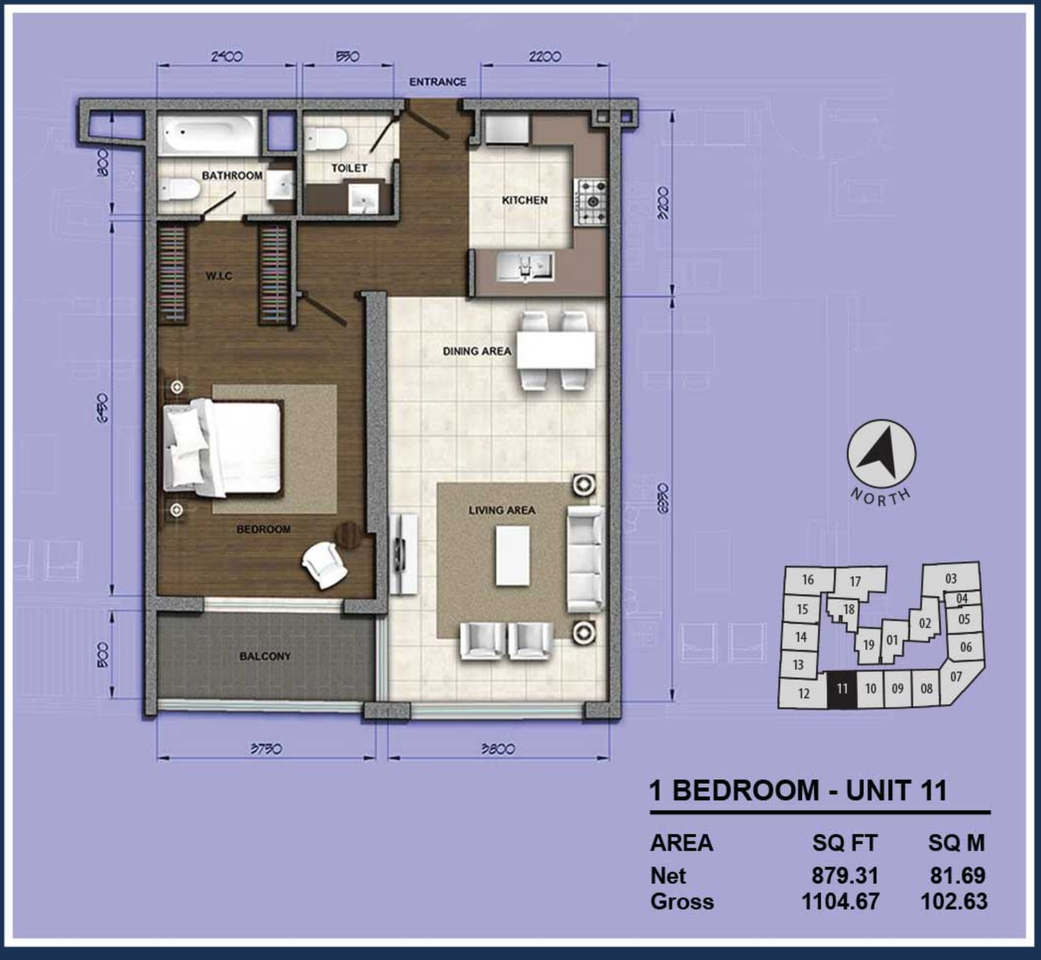
# 1 Bedroom

## 1 BEDROOM - UNIT 10

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 861.34 | 80.02 |
| Gross | 1082.08 | 100.53 |

# 1 Bedroom




## 1 BEDROOM - UNIT 11

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 879.31 | 81.69 |
| Gross | 1104.67 | 102.63 |

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# 1 Bedroom

## 1 BEDROOM - UNIT 13

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 841.85 | 78.21 |
| Gross | 1057.61 | 98.25 |

# 1 Bedroom

## 1 BEDROOM - UNIT 14

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 838.62 | 77.91 |
| Gross | 1053.55 | 97.88 |

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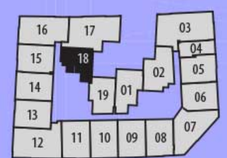
# 1 Bedroom

## 1 BEDROOM - UNIT 15

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 841.21 | 78.15 |
| Gross | 1056.80 | 98.18 |

# 1 Bedroom




## 1 BEDROOM - UNIT 18

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 668.77 | 62.13 |
| Gross | 840.16 | 78.05 |

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# 1 Bedroom

## 1 BEDROOM - UNIT 19

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 727.22 | 67.56 |
| Gross | 913.59 | 84.87 |

# 2 Bedroom

## 2 BEDROOM - UNIT 03

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 1430.75 | 132.92 |
| Gross | 1797.43 | 166.99 |

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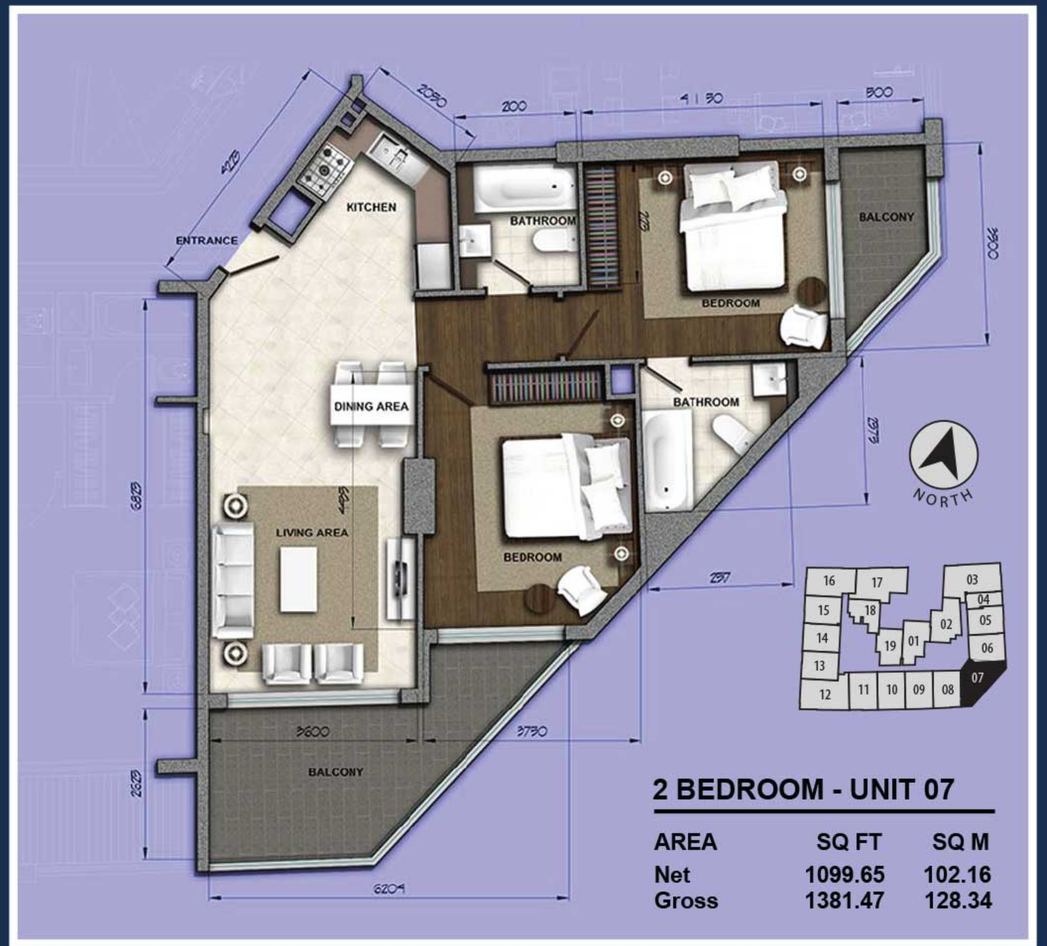
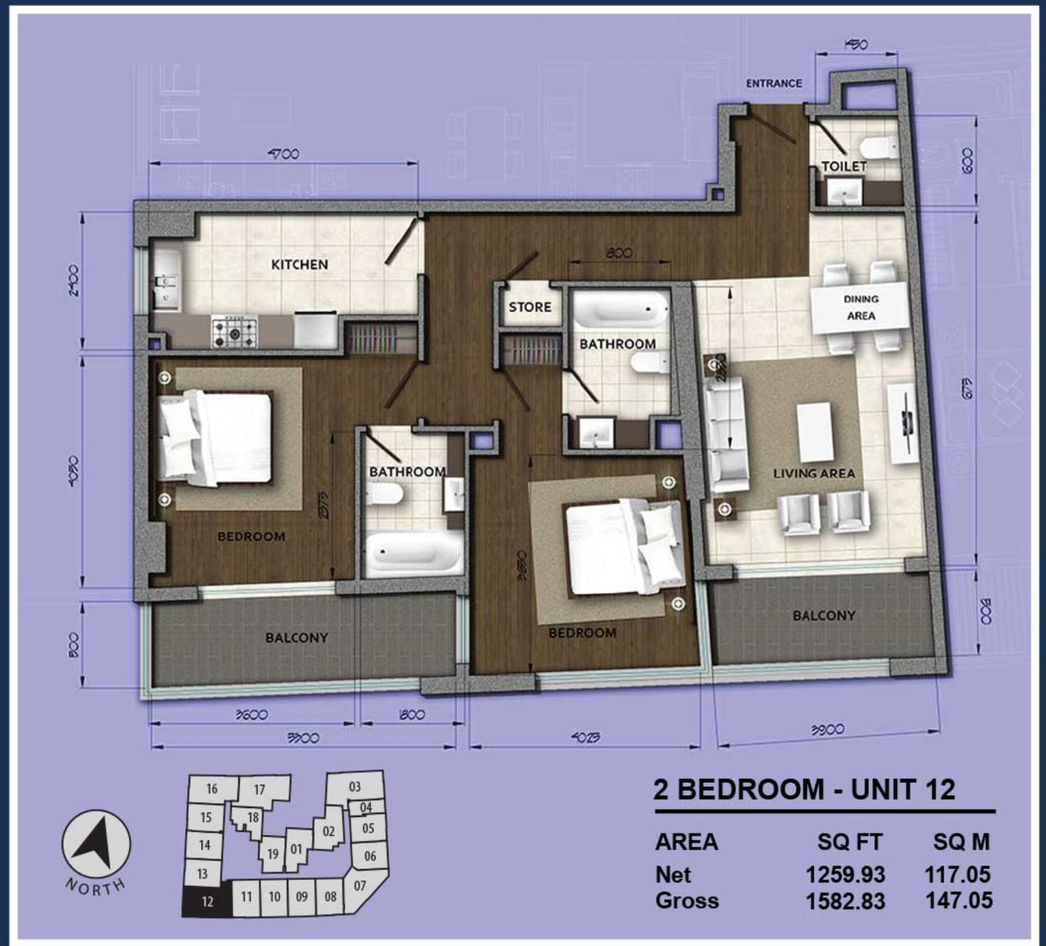
# 2 Bedroom




## 2 BEDROOM - UNIT 07

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 1099.65 | 102.16 |
| Gross | 1381.47 | 128.34 |

# 2 Bedroom




## 2 BEDROOM - UNIT 12

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 1259.93 | 117.05 |
| Gross | 1582.83 | 147.05 |

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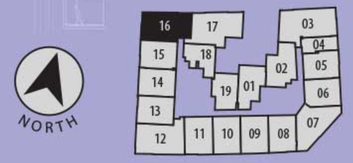
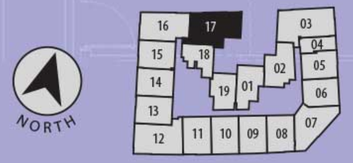
# 2 Bedroom




## 2 BEDROOM - UNIT 16

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 1115.04 | 103.59 |
| Gross | 1400.81 | 130.14 |

# 2 Bedroom




## 2 BEDROOM - UNIT 17

| AREA | SQ FT | SQ M |
|---|---|---|
| Net | 1283.07 | 119.20 |
| Gross | 1611.90 | 149.75 |

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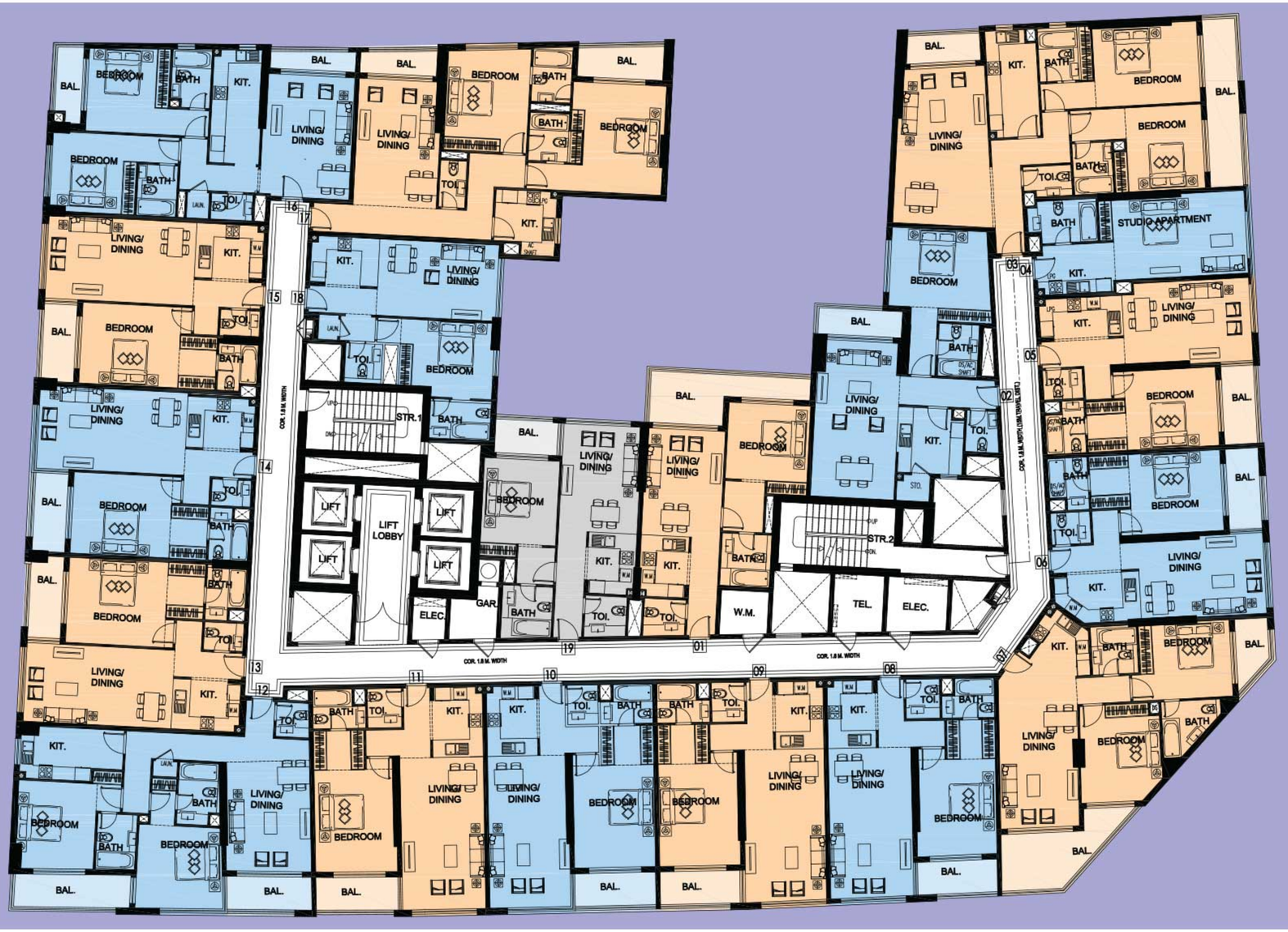
# TYPICAL FLOOR




NORTH

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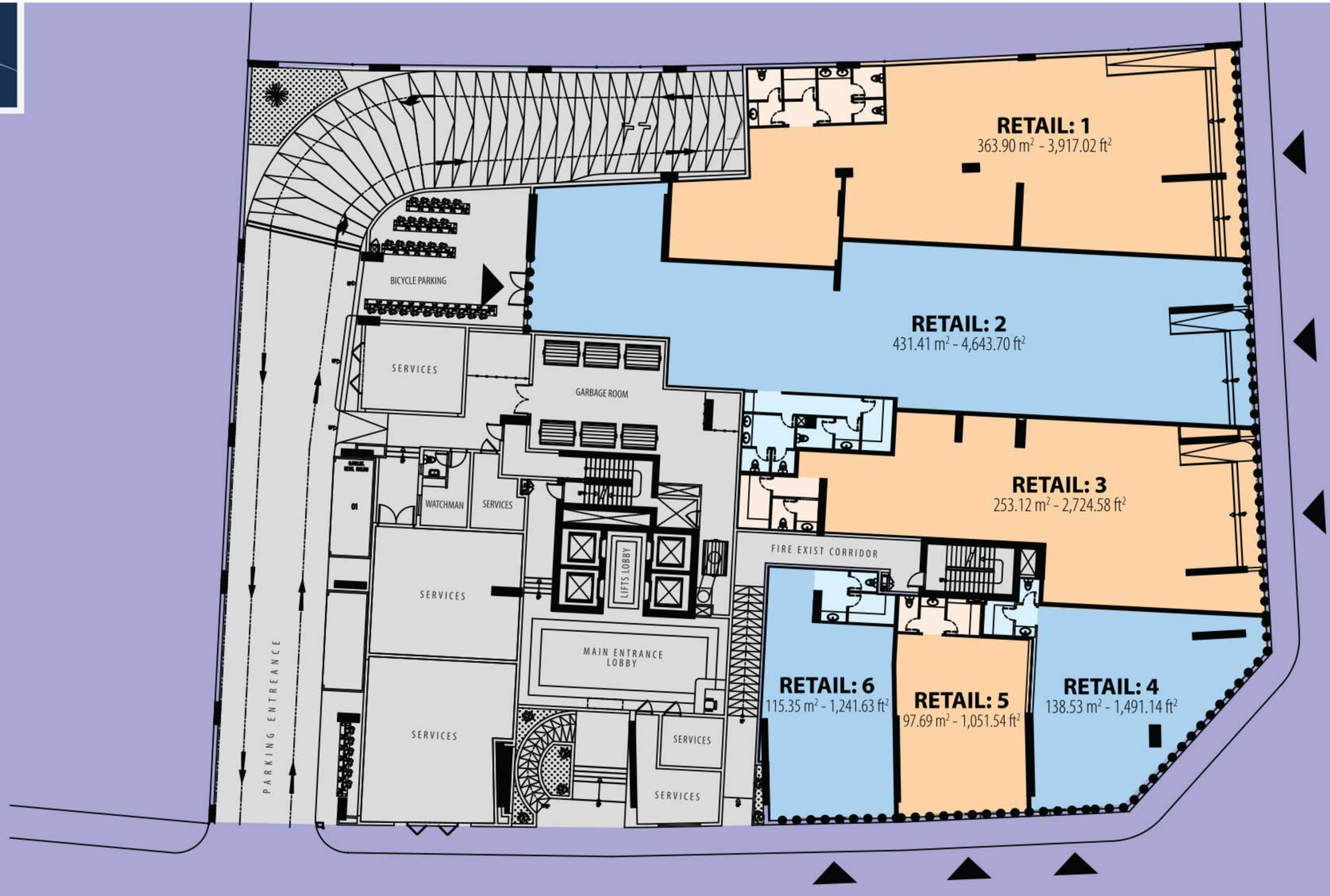
# GROUND FLOOR

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