

An architectural rendering of a modern, multi-story building with curved balconies and rooftop pools. The building is shown in a warm, golden light, suggesting a sunset or sunrise. The balconies have glass railings, and the rooftop pools are illuminated with a soft green light. The overall aesthetic is clean and contemporary.

# NINE Collective

Next to Zabeel Park

wasl

Your Cosmopolitan Lifestyle  
*In One Address*

*About Wasl 1*

# Where Dubai Comes Together

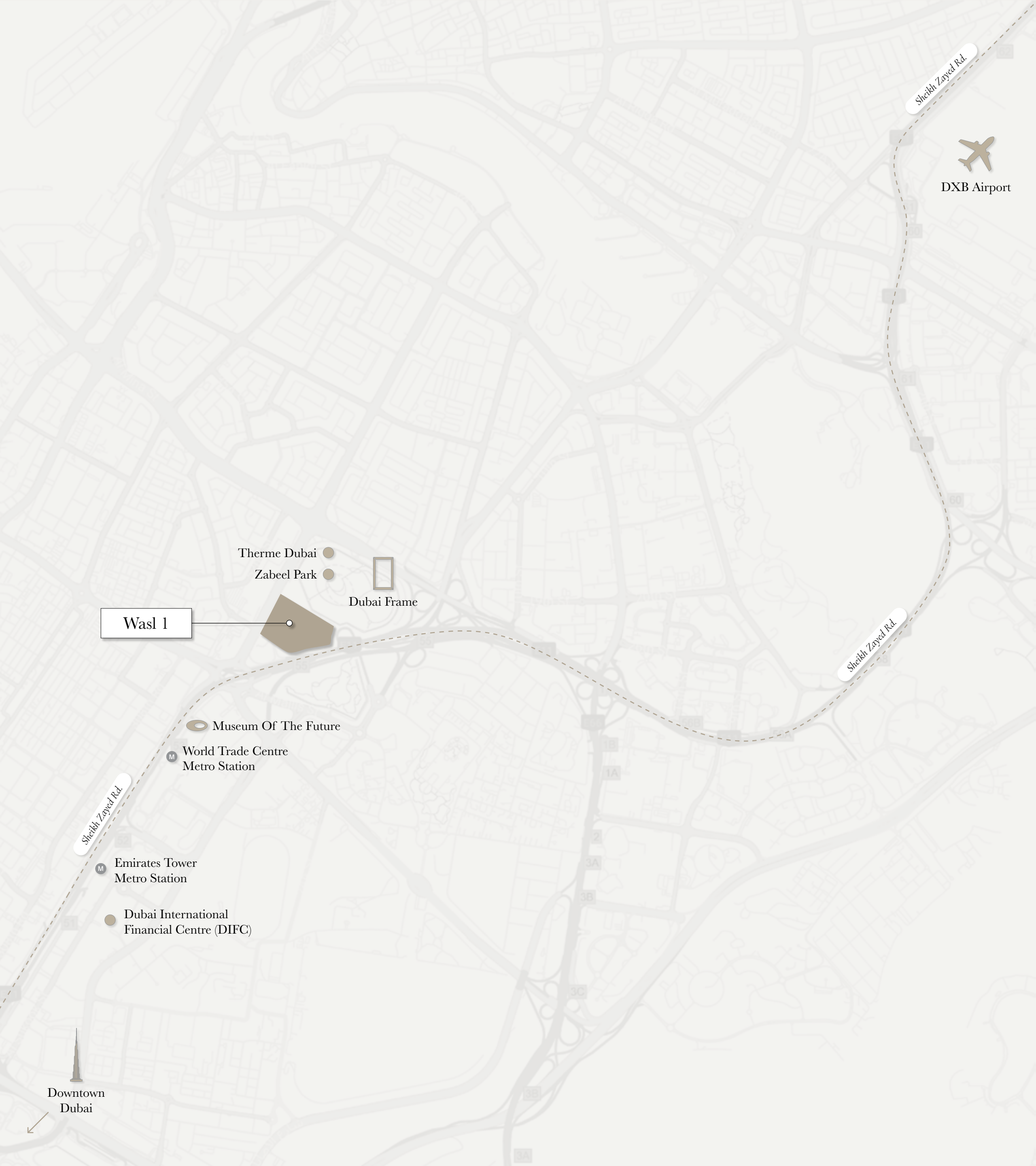


Situated in the historic Al Kifaf area, Wasl 1 is one of Dubai's most iconic freehold master communities, a place where the city's heritage meets its most forward-looking vision.

Perfectly positioned beside Zabeel Park and minutes from Dubai's most defining destinations, it offers residents a lifestyle shaped by greenery, leisure and effortless access.

With its understated elegance, urban edge and world-class amenities, Wasl 1 stands as the epitome of an ideal community in Dubai.





*Strategic Location*

# Connected to Everything



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Dubai World Trade Centre 5 minutes

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Downtown Dubai 10 minutes

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DIFC 10 minutes

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DXB Airport 15 minutes

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Avenue Park Towers

Park Gate Residences

Park View Residences

1 Residences

NINE Collective

Central Park





NINE Collective

*Introducing Nine Collective*

# A Complete Life In One Exceptional Address



Rising at the heart of Wasl 1, Nine Collective is a cosmopolitan residential destination of 215 spacious residences within a singular luxury high-rise.

Where global sophistication meets modern elegance, this is more than a place to live it is a lifestyle thoughtfully curated for those who value culture, diversity and refined urban living.

Sculpted as a stone-inspired form of striking grandeur, the tower is defined by nine evolving geometric modules that shape each floor.

As these forms subtly transform, they unveil generous volumes, expansive views and refined living spaces.

The result is an iconic monolithic expression where geometry and elevation converge, luxurious homes carved to reveal light, space and exclusivity, crafted for a globally minded way of life.





*Architecture*

# Tactile, Timeless & Beautifully Human



Rising from a prime location, the tower offers sweeping views, a lush central plaza to the north and the vibrant Downtown Dubai skyline to the south.

The development brings the philosophy of Tactile Bloom to life, a design language defined by crafted textures, warm materials and emotional resonance.

Its sculptural form blends monolithic solidity with refined geometry, balancing expansive glass vistas with private, solid volumes.



Paving patterns mirror the façade's geometry as layered planting softens the edges, creating a seamless, intuitive journey from lobby to sky terrace.











*Interior Design*

# Contemporary Design Crafted With Timeless Materials



Inside each residence, materiality is soft, warm and grounded. The development blends contemporary design with premium materials and luxury finishes.

*Unit Types & Offering*

# A Collection of Spacious, Light-Filled Homes



This all-inclusive development offers a  
curated mix of premium residences



2 Bedroom Residences



3 Bedroom Residences & Duplexes



4 Bedroom Residences & Duplexes



5 Bedroom Duplex Penthouses

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\*Each Residence Includes Maid's Room







*Material Board*

# Duplex Apartment



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1 Accent Metal

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2 Bath Accent Wall

---

3 Bath Countertop

---

4 Bath Fixtures

---

5 General Flooring

---

6 General Joinery

---

7 General Paint

---

8 Kitchen Countertop

---

9 Mirror

---

10 Tinted Glass

---

11 Wardrobe Accent Glass

---

12 Wardrobe Accent Laminate









*Material Board*

# Typical Apartment



---

1 Accent Metal

---

2 Bath Accent Wall

---

3 Bath Fixtures

---

4 General Countertop

---

5 General Flooring

---

6 General Joinery

---

7 General Paint

---

8 Mirror

---

9 Tinted Glass

---

10 Toilet Accent Wall

---









*Exclusive Amenities at Nine Collective*

# Where Lifestyle, Leisure, & Luxury Align



- |                              |                                |
|------------------------------|--------------------------------|
| 1 Gym & Outdoor Fitness Deck | 8 Kids' Play Zones             |
| 2 Spa & Sauna Rooms          | 9 Multipurpose Event Hall      |
| 3 Family Hub                 | 10 Indoor Padel Court          |
| 4 Rooftop Lounge             | 11 Outdoor Swimming Pool - 25m |
| 5 Private Cinema Room        | 12 Sky Infinity Pool           |
| 6 Private Dining Spaces      | 13 Retail & F&B Outlets        |
| 7 Adult Lounge & Pool        | 14 BBQ Stations                |





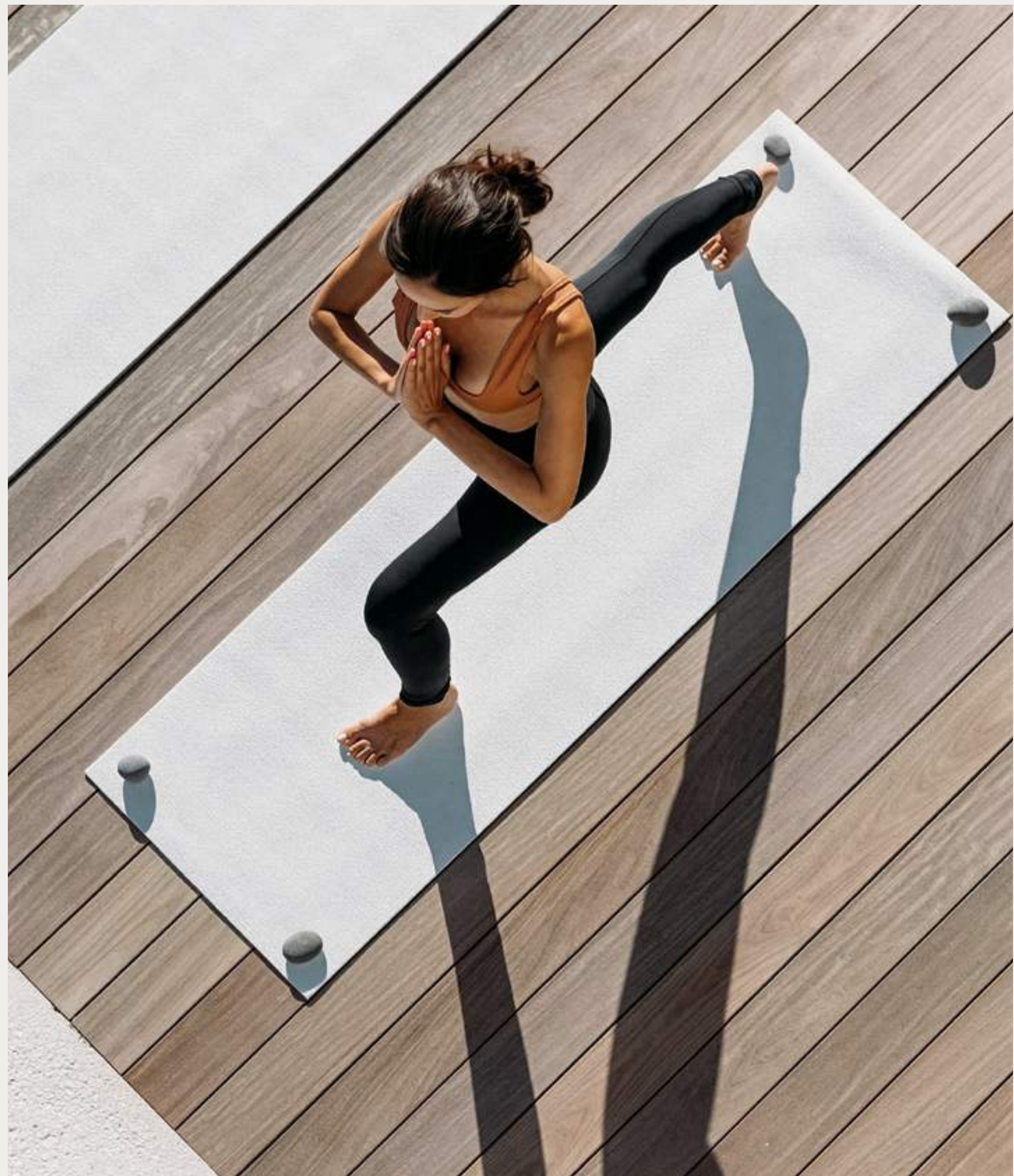














COFFEE SWEET		COFFEE SWEET		COFFEE SWEET		COFFEE SWEET		COFFEE SWEET	
Espresso	2.30	Macarons	2.30	Espresso	2.30	Macarons	2.30	Espresso	2.30
Latte	2.80	Chocolate brownie	2.50	Latte	2.80	Chocolate brownie	2.50	Latte	2.80
Cappuccino	2.50	Stawberry Rhubarb Purée	3.20	Cappuccino	2.50	Stawberry Rhubarb Purée	3.20	Cappuccino	2.50
Mocha	2.80	Raspberry latte	3.00	Mocha	2.80	Raspberry latte	3.00	Mocha	2.80
Chocolate	2.30	Chocolate fondant	3.50	Chocolate	2.30	Chocolate fondant	3.50	Chocolate	2.30
		Ice cream	3.50			Ice cream	3.50		





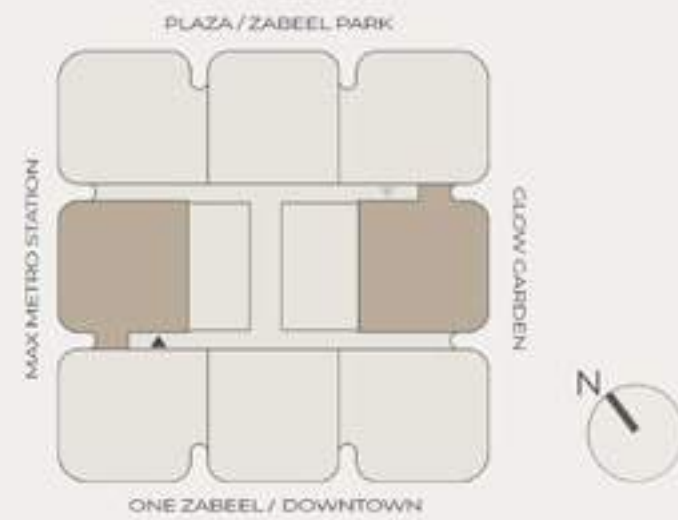


2 Bedroom Unit  
*Floor Plans*



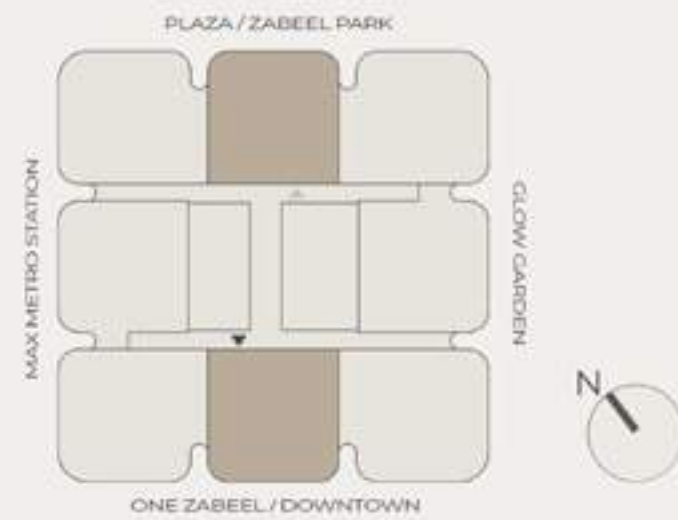
2 Bedroom

# TYPE A1



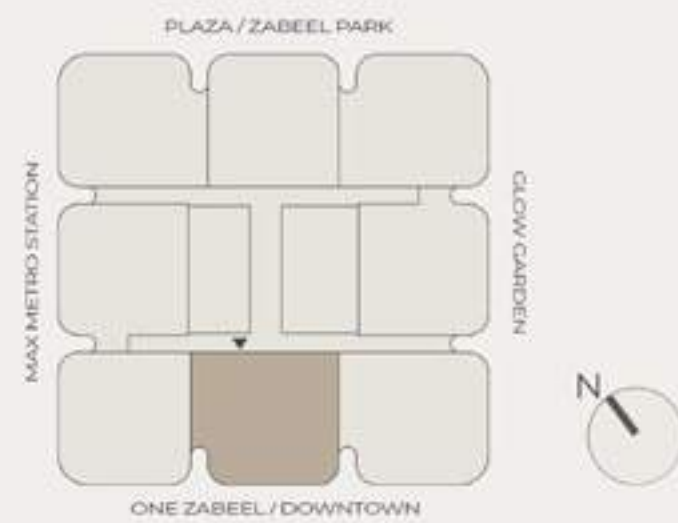
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	204, 406, 607, 708-1008, 1906, 2005, 2205-2605, 2805-3205	159.79 / 1719.97	26.94 / 289.98	186.73 / 2009.94
	306, 506, 2704	159.68 / 1718.78	26.94 / 289.98	186.62 / 2008.76
A2	302	159.68 / 1718.79	132.19 / 1422.88	291.87 / 3141.66
	402, 502, 603, 1103, 1202	159.79 / 1719.97	26.94 / 289.98	186.73 / 2009.94
A6	704-1004	159.68 / 1718.78	26.94 / 289.98	186.62 / 2008.76
	3305, 3405	160.73 / 1730.08	26.94 / 289.98	187.67 / 2020.06
A7	3505-3805	160.62 / 1728.9	26.94 / 289.98	187.56 / 2018.88
	3902	159.62 / 1718.14	26.83 / 288.8	186.45 / 2006.93
A8	4102	159.1 / 1712.54	26.83 / 288.8	185.93 / 2001.33
	1106-1806	160.48 / 1727.39	26.94 / 289.98	187.42 / 2017.37
A9	1303-2003	160.48 / 1727.39	26.94 / 289.98	187.42 / 2017.37

2 Bedroom  
**TYPE A3**



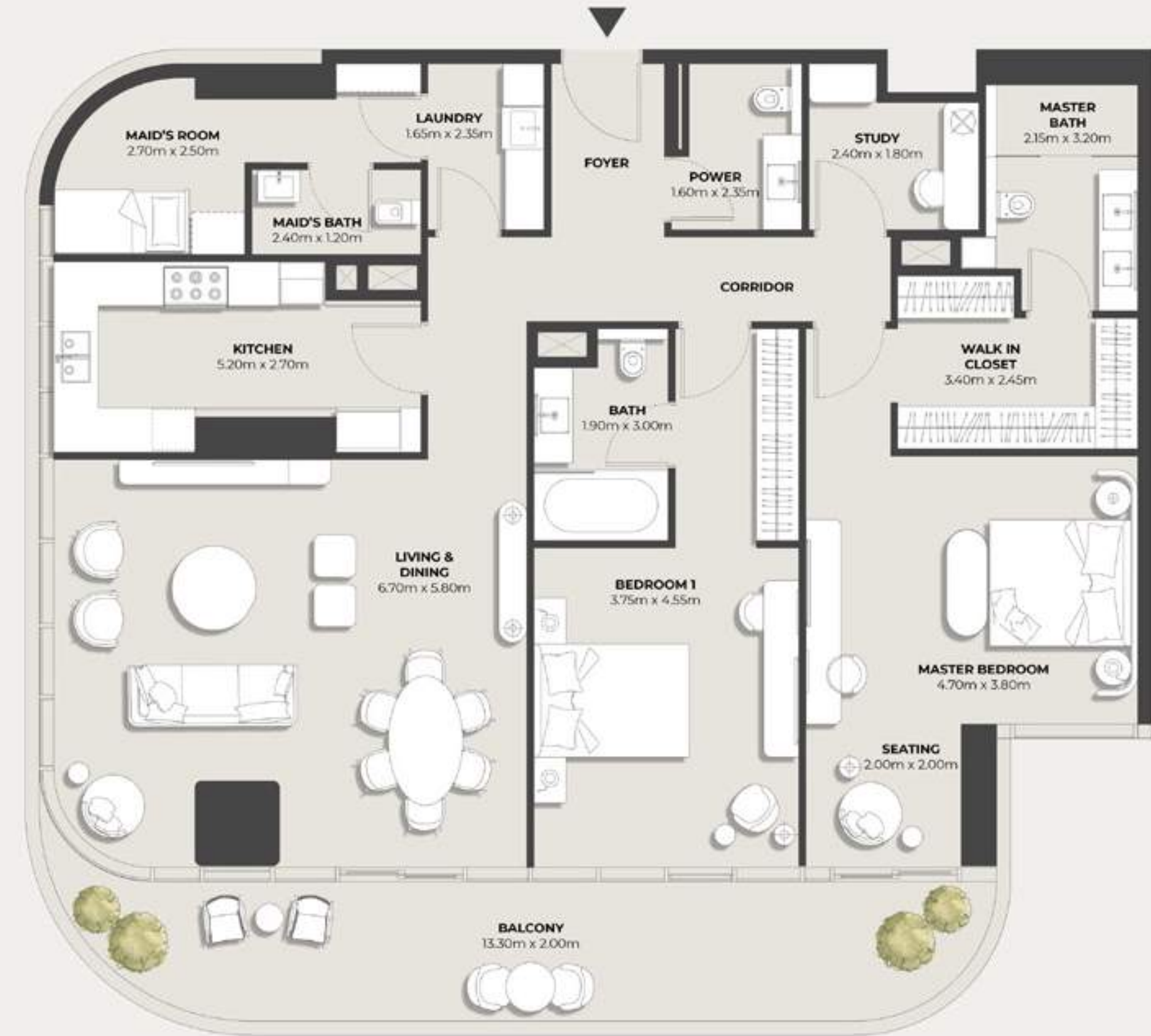
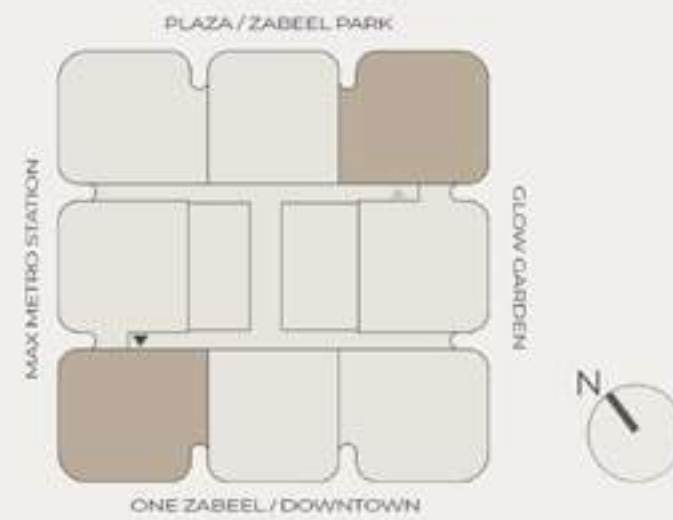
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A3	304-504, 602	154.09 / 1658.61	26.94 / 289.98	181.03 / 1948.59
	605	154.18 / 1659.58	26.94 / 289.98	181.12 / 1949.56
	702-1002, 706-1006	154.39 / 1661.84	26.94 / 289.98	181.33 / 1951.82
A4	2101	154.13 / 1659.04	26.94 / 289.98	181.07 / 1949.02
A5	2102	154.08 / 1658.5	26.94 / 289.98	181.02 / 1948.48

2 Bedroom  
**TYPE B1**



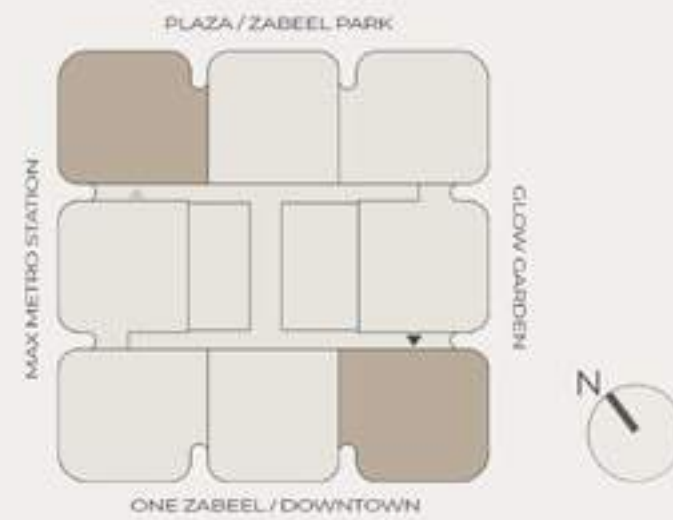
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B1	203	173.05 / 1862.69	26.94 / 289.98	199.99 / 2152.67
B2	3404	175.9 / 1839.55	26.94 / 289.98	197.84 / 2129.53

2 Bedroom  
**TYPE C1**



SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C1	703-1003, 707-1007, 1102	171.81 / 1849.35	26.91 / 289.66	198.72 / 2139
C4	305-505, 606	171.47 / 1845.69	26.94 / 289.98	198.41 / 2135.67
C6	1905	171.81 / 1849.35	26.91 / 289.66	198.72 / 2139

2 Bedroom  
**TYPE C2**

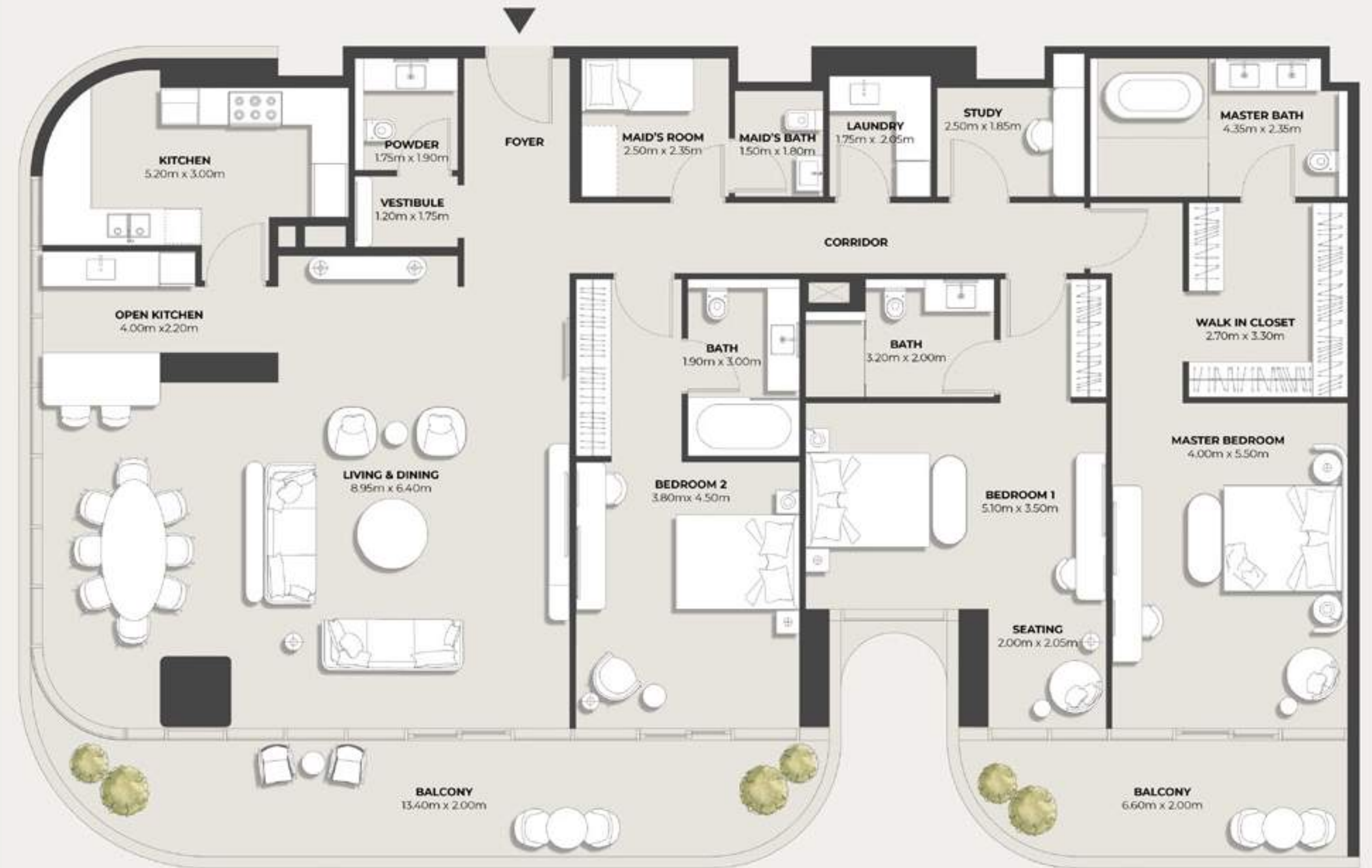
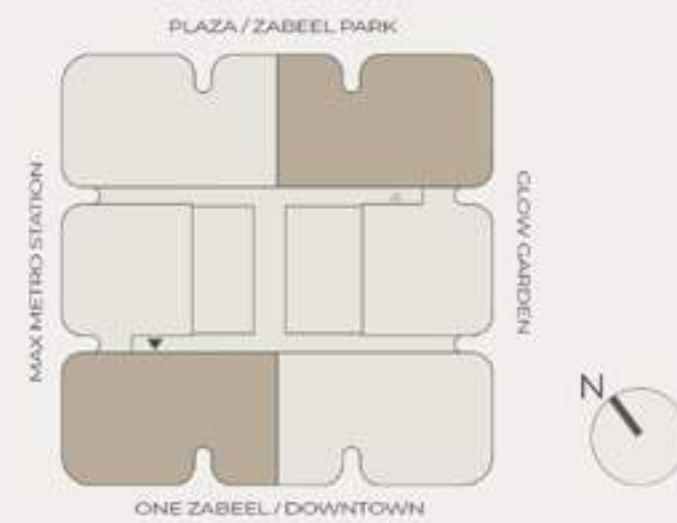


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C2	202	168.65 / 1815.33	91.41 / 983.93	260.06 / 2799.26
	303	168.65 / 1815.12	26.94 / 289.98	195.59 / 2105.31
	403-503, 604, 705-1005	173.11 / 1863	24.52 / 264	197.63 / 2127
	705-1005	168.85 / 1817.49	26.91 / 289.66	197.88 / 2130
C3	201-601	169.06 / 1819.75	26.94 / 289.98	196 / 2109.73
	701-1001	169.28 / 1822.11	26.91 / 289.66	196.19 / 2111.77
C5	2201-2601	169.4 / 1823.41	26.91 / 289.66	196.31 / 2113.06



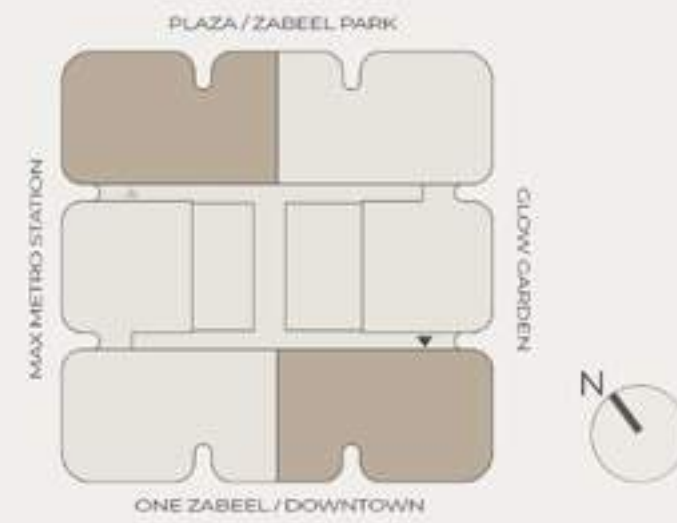
3 Bedroom Unit  
*Floor Plans*

3 Bedroom  
**TYPE B1**



SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B1	1105, 1204, 1305-1805	248.92 / 2679.35	40.32 / 434	289.24 / 3113.35
B2	1302-1802, 2002	248.03 / 2669.77	40.31 / 433.89	288.34 / 3103.67
	1902	248.3 / 2672.68	40.31 / 433.89	288.61 / 3106.57
B3	2902-3702	249.42 / 2684.73	40.31 / 433.89	289.73 / 3118.63
B8	2802	249.42 / 2684.73	40.31 / 433.89	289.73 / 3118.63
B9	3802	249.42 / 2684.73	40.31 / 433.89	289.73 / 3118.63

3 Bedroom  
**TYPE B4**



SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B4	1104, 1203, 1304 -1804	252.16 / 2714	36.89 / 397	289.05 / 3111
B5	1301-2001	251.94 / 2712	36.90 / 397	288.44 / 3105
B6	2801-3201	252.24 / 2715	36.90 / 397	289.14 / 3112
B7	3301-3801	253.04 / 2724	36.90 / 397	289.94 / 3121

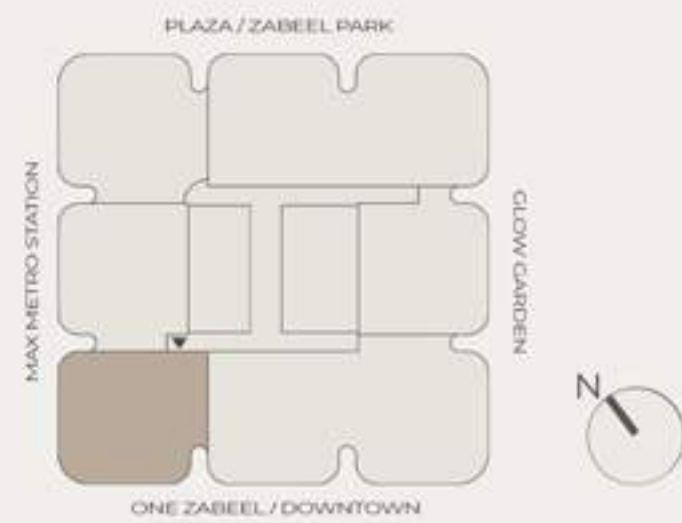


3 Bedroom Unit – Duplex  
*Floor Plans*

3 Bedroom – Duplex

# DUPLEX A

LOWER LEVEL

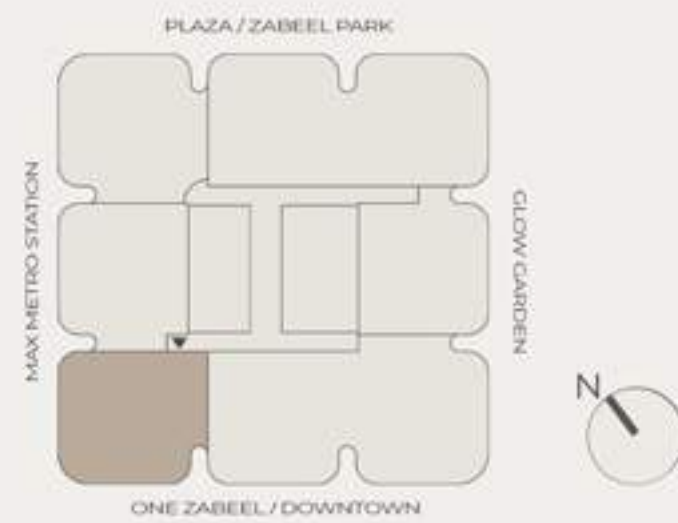


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A	3903	316.52 / 3406.99	80.63 / 867.89	397.15 / 4274.89

3 Bedroom – Duplex

# DUPLEX A

## UPPER LEVEL

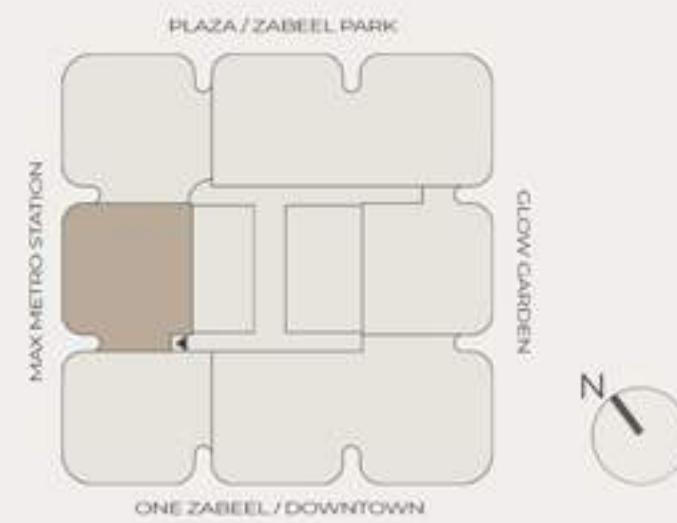


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT)	BALCONY (SQM/SQFT)	TOTAL UNIT AREA (SQM/SQFT)
A	3903	316.52 / 3406.99	80.63 / 867.89	397.15 / 4274.89

3 Bedroom – Duplex

# DUPLEX B

LOWER LEVEL



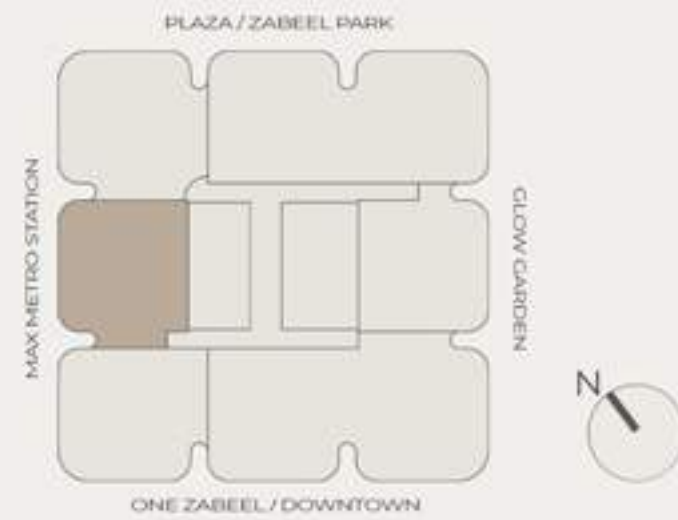
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B	3904, 4103	310.3 / 3340.04	80.05 / 861.65	390.35 / 4201.69



3 Bedroom – Duplex

# DUPLEX B

## UPPER LEVEL

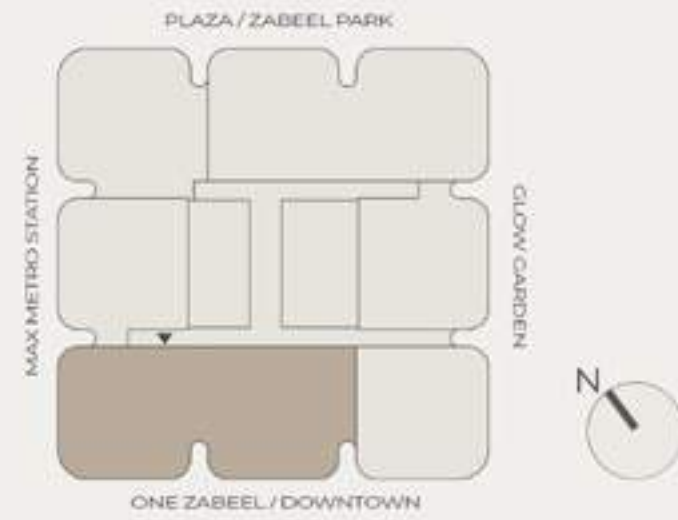


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT)	BALCONY (SQM/SQFT)	TOTAL UNIT AREA (SQM/SQFT)
B	3904, 4103	310.3 / 3340.04	80.05 / 861.65	390.35 / 4201.69



4 Bedroom Unit  
*Floor Plans*

4 Bedroom  
**TYPE A1**

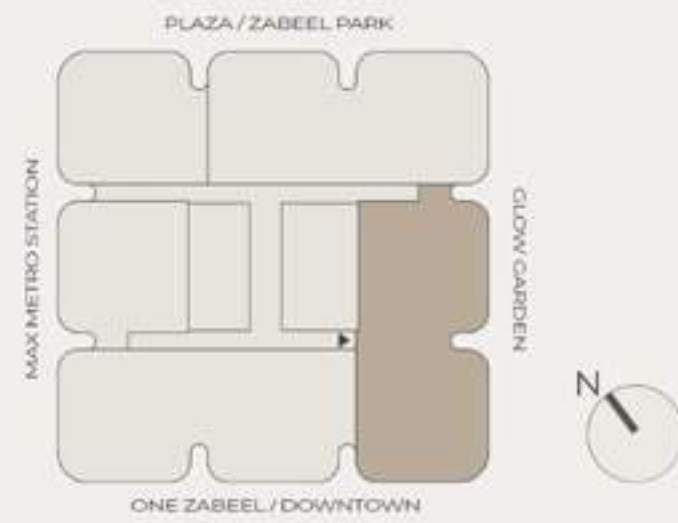


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	2204-2604, 2703, 2804-3204	315.6 / 3397.09	81.12 / 873.17	396.72 / 4270.26
A2	3504-3804	316.72 / 3409.15	80.89 / 870.69	397.61 / 4279.84



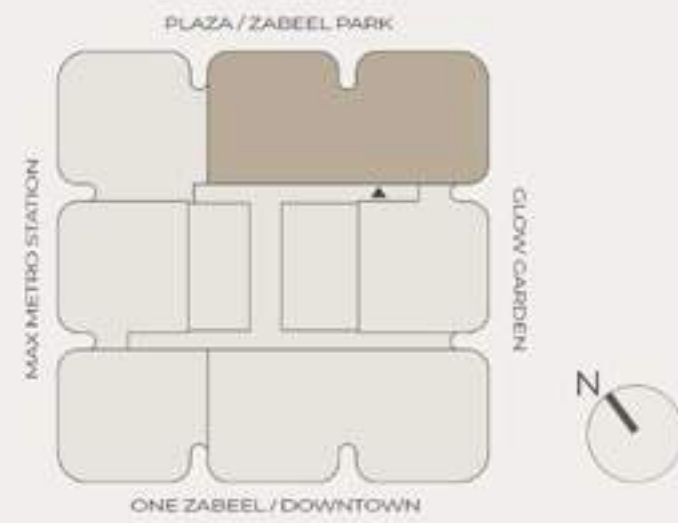
4 Bedroom

# TYPE B1



SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B1	2203-2503, 2803-3203	312.67 / 3365.55	81.08 / 872.74	393.75 / 4238.29
	2603, 2702	312.64 / 3365.23	81.08 / 872.74	393.72 / 4237.97
B2	3303, 3403	313.38 / 3373.19	81.08 / 872.74	394.46 / 4245.93
	3503-3803	313.57 / 3375.24	80.94 / 871.23	394.51 / 4246.47

4 Bedroom  
**TYPE C**

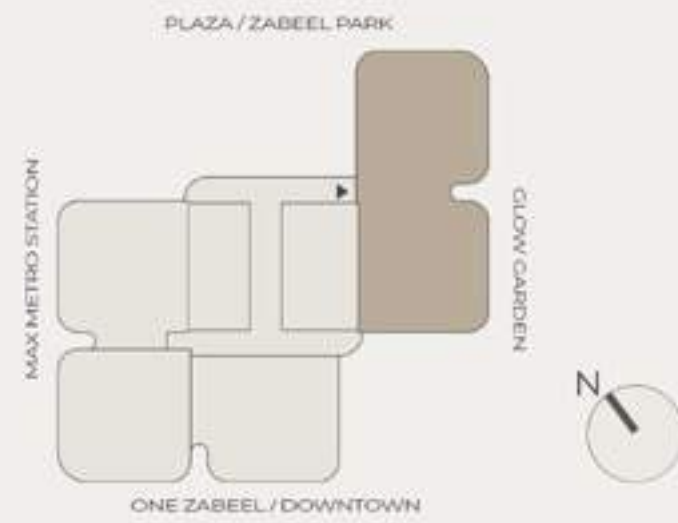


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C	3901	297.71 / 3204.52	80.89 / 870.69	378.6 / 4075.22



4 Bedroom

# TYPE D

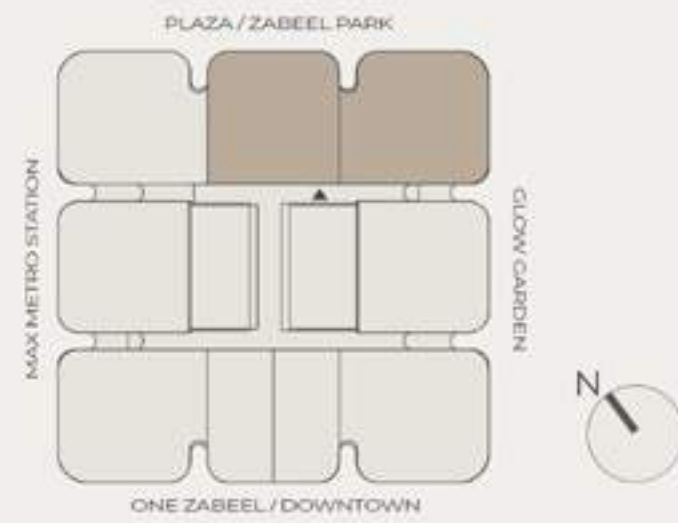


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
D	4201	297.01 / 3196.99	80.73 / 868.97	377.74 / 4065.96



4 Bedroom

# TYPE E1

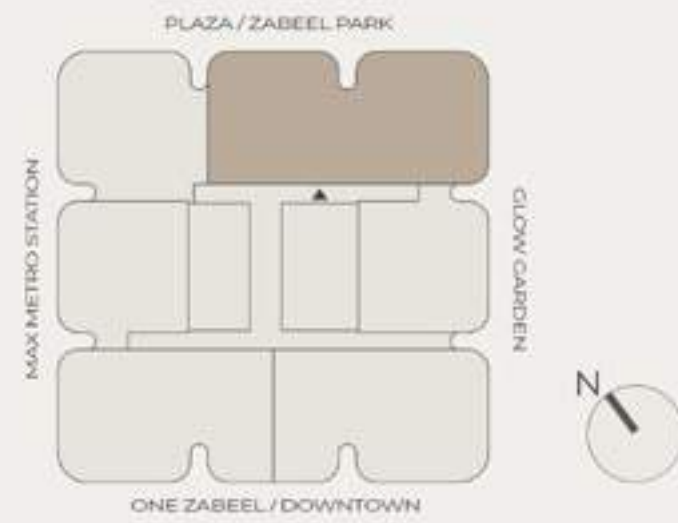


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
E1	1201	300.07 / 3229.93	80.87 / 870.48	380.94 / 4100.4
E2	2004	300.48 / 3234.34	80.6 / 867.57	381.08 / 4101.91
E3	2202-2502	299.97 / 3228.85	80.87 / 870.48	380.84 / 4099.33



4 Bedroom

# TYPE E4



SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
E4	2701	297.36 / 3200.76	80.69 / 868.54	378.05 / 4069.3

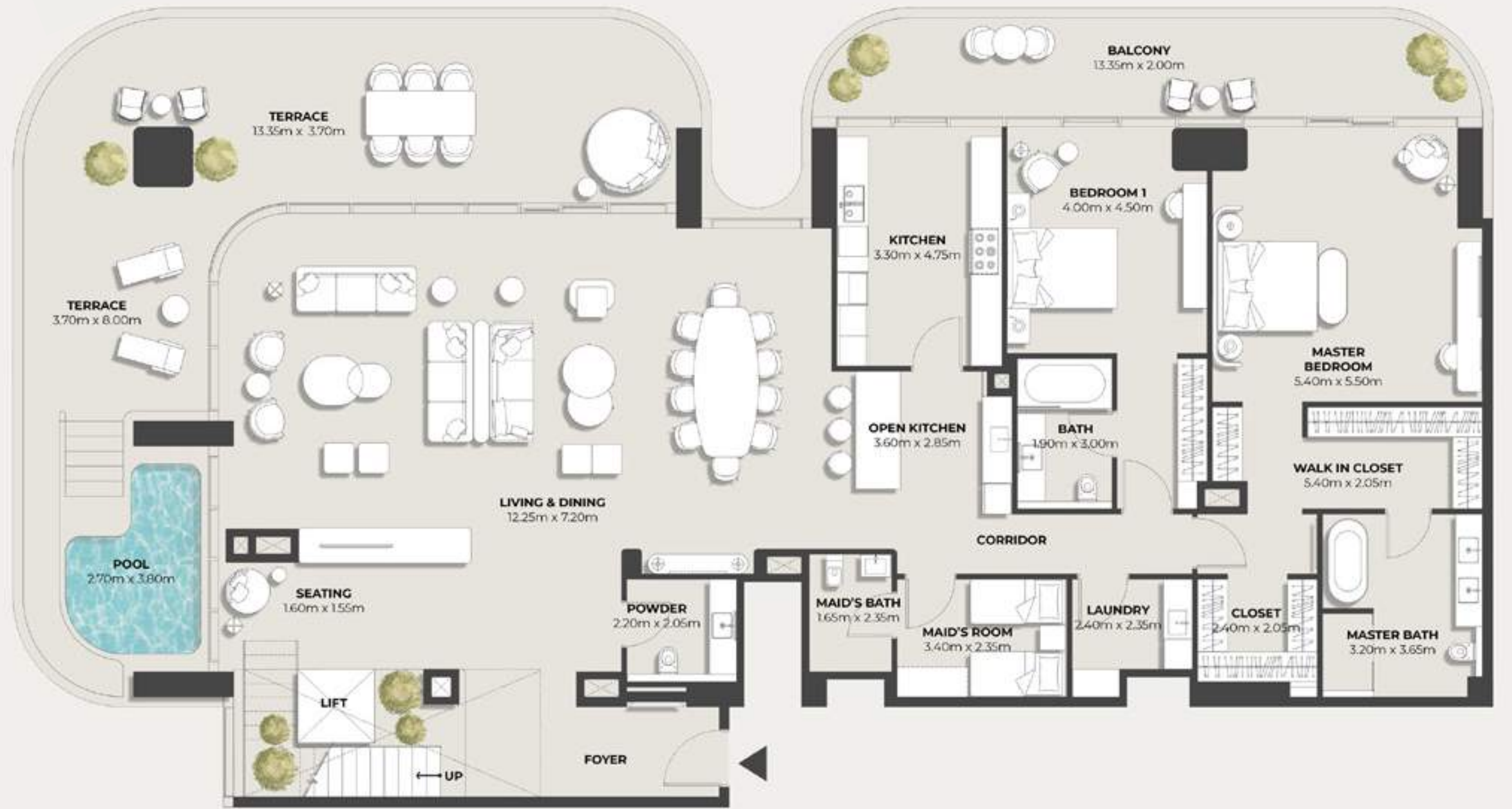
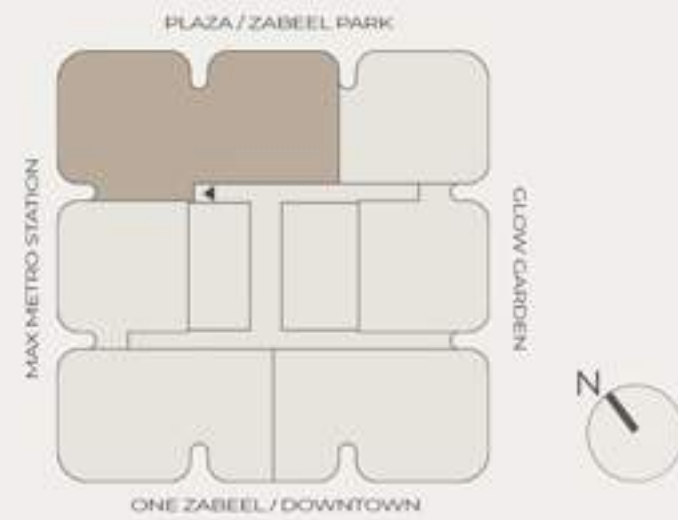


4 Bedroom Unit – Duplex  
*Floor Plans*

4 Bedroom – Duplex

# DUPLEX A1

LOWER LEVEL



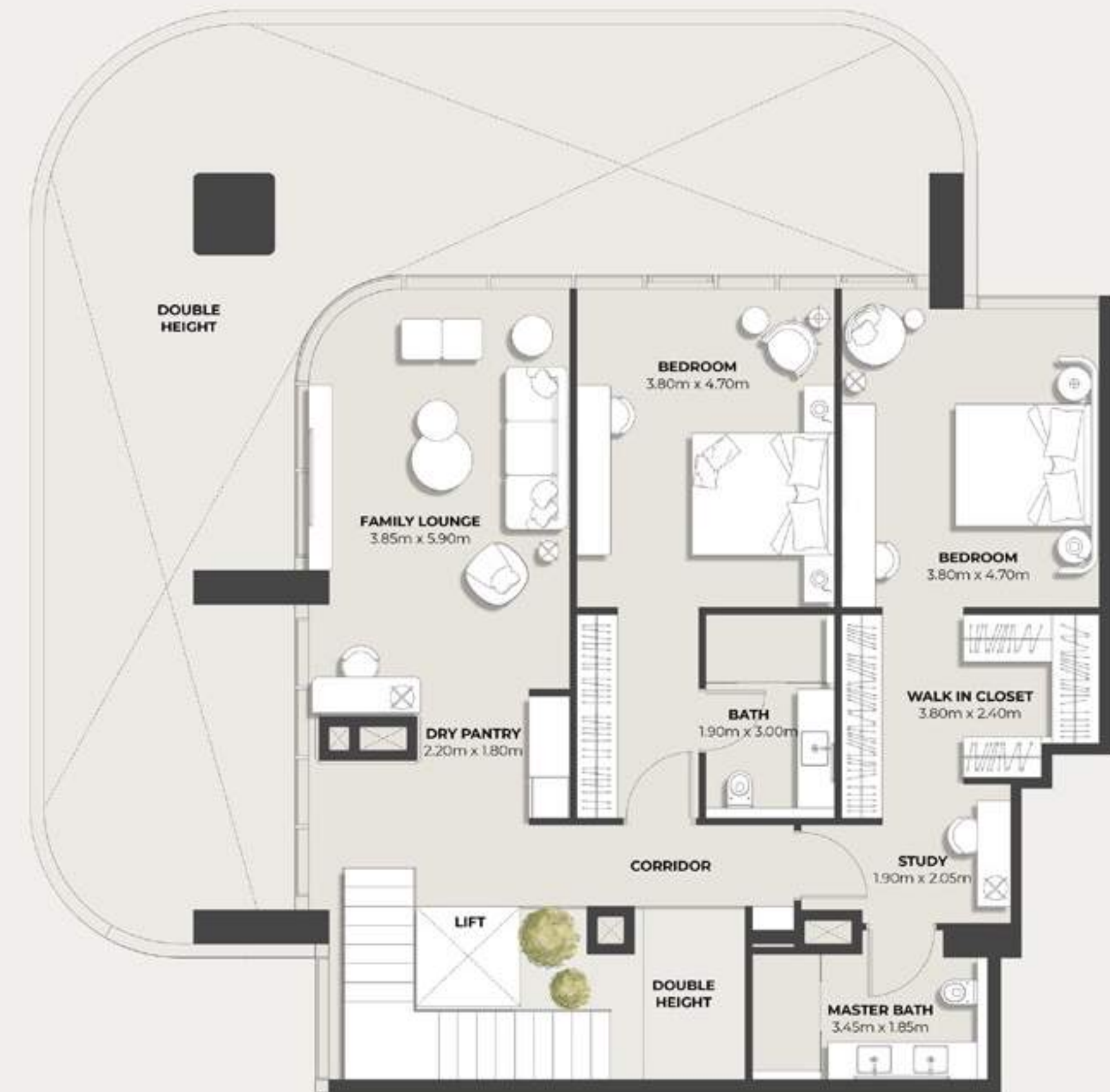
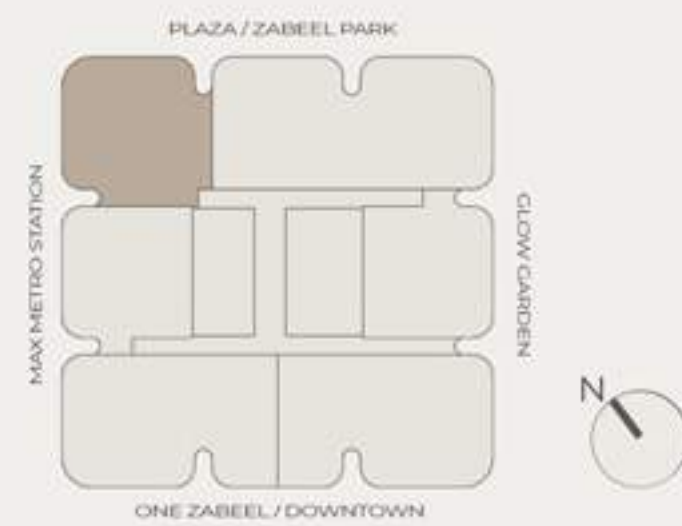
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	1101	418.72 / 4507.06	113.04 / 1216.75	531.76 / 5723.82
A2	1904	418.76 / 4507.5	113.04 / 1216.75	531.8 / 5724.25



4 Bedroom – Duplex

# DUPLEX A1

UPPER LEVEL

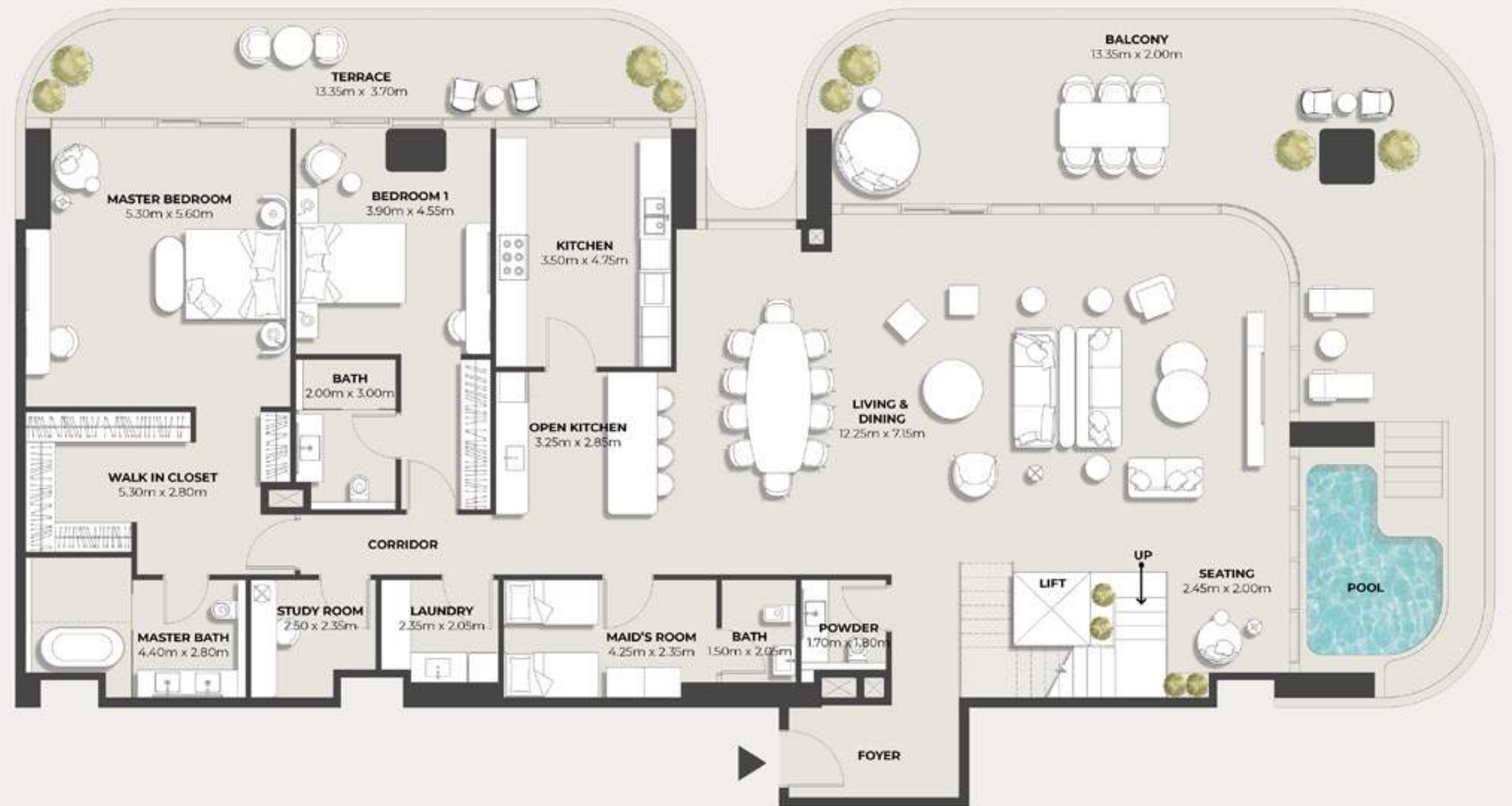
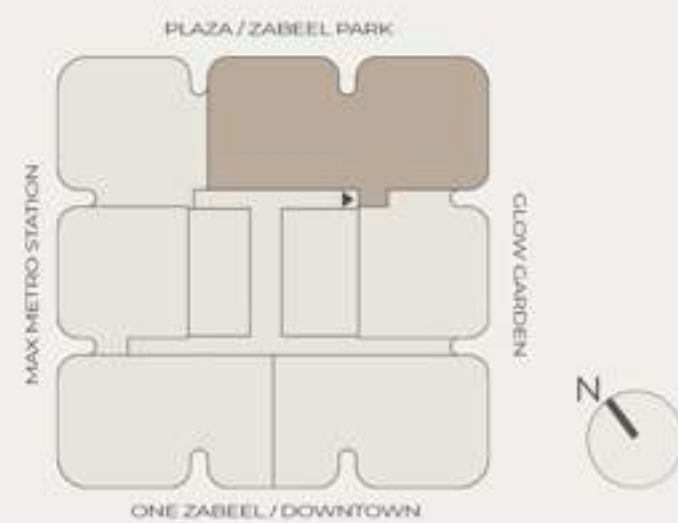


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	1101	418.72 / 4507.06	113.04 / 1216.75	531.76 / 5723.82
A2	1904	418.76 / 4507.5	113.04 / 1216.75	531.8 / 5724.25

4 Bedroom – Duplex

# DUPLEX A3

LOWER LEVEL



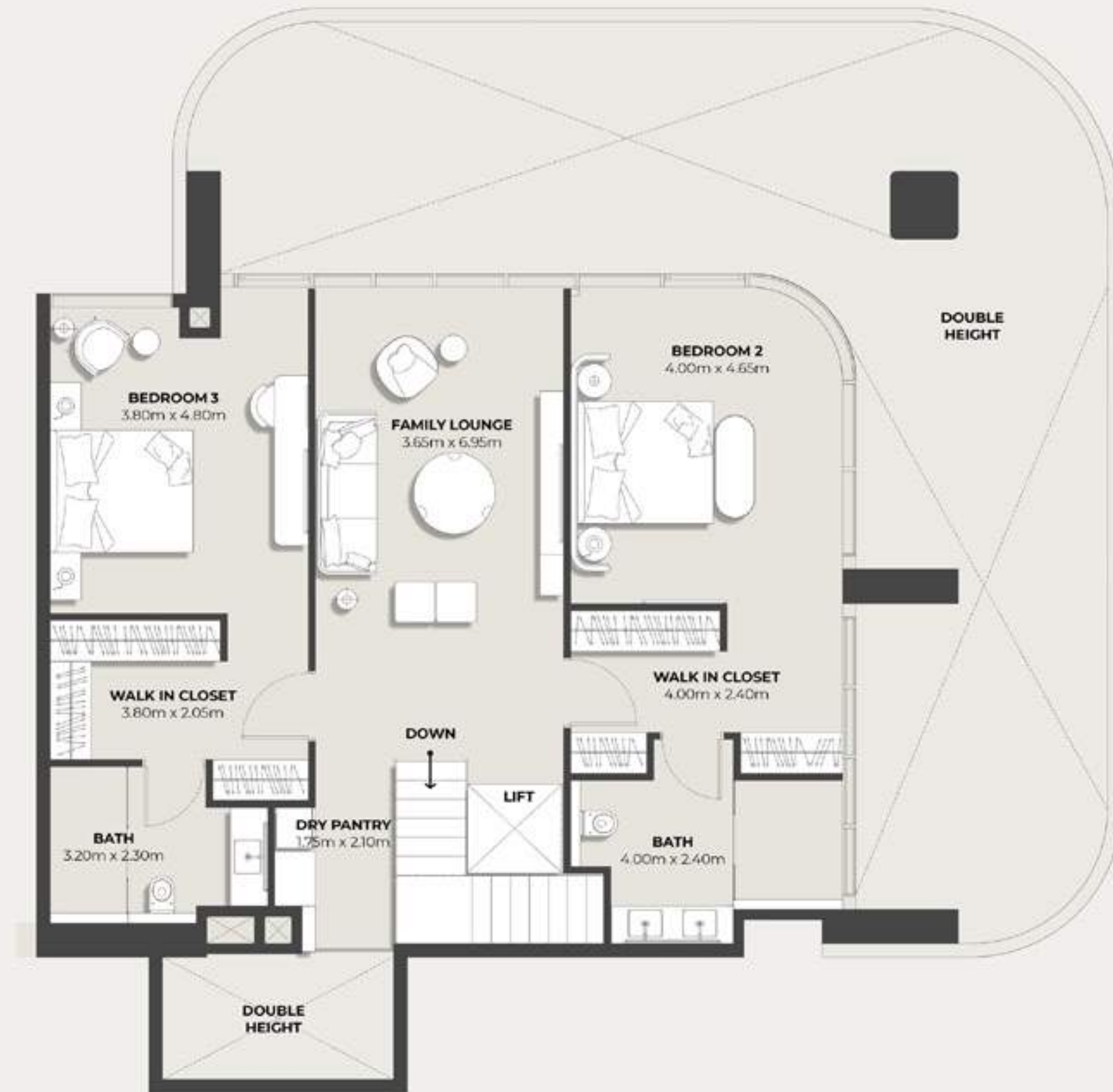
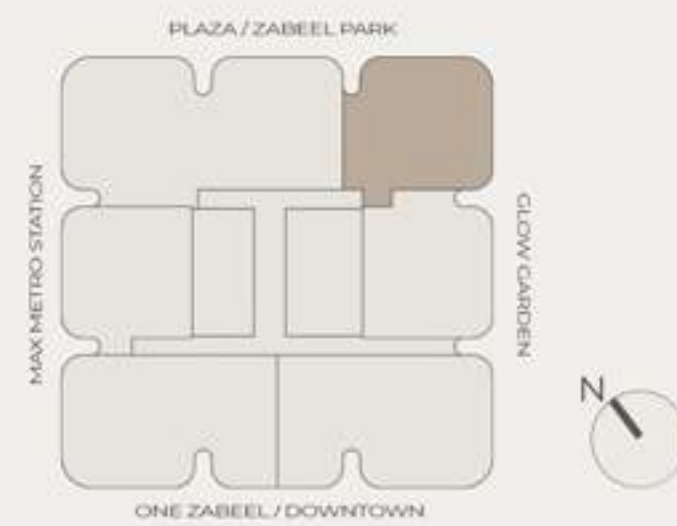
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A3	2602	392.1 / 4220.53	113.09 / 1217.29	505.19 / 5437.82



4 Bedroom – Duplex

# DUPLEX A3

UPPER LEVEL



SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A3	2602	392.1 / 4220.53	113.09 / 1217.29	505.19 / 5437.82

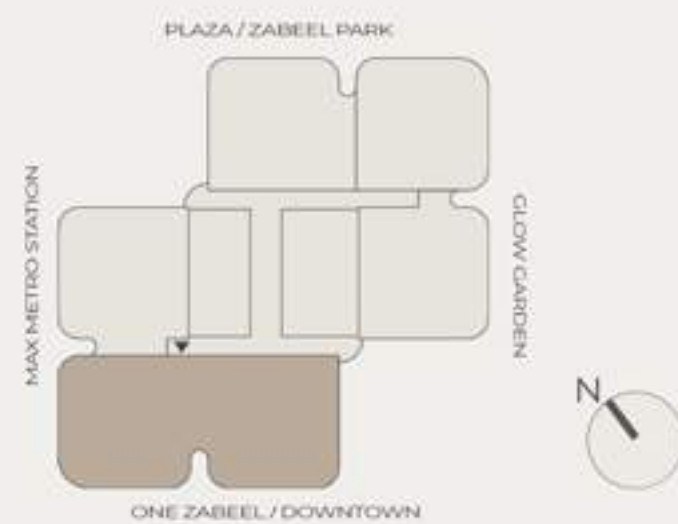


5 Bedroom Duplex Penthouse  
*Floor Plans*

5 Bedroom Duplex Penthouse

# DUPLEX A2

LOWER LEVEL

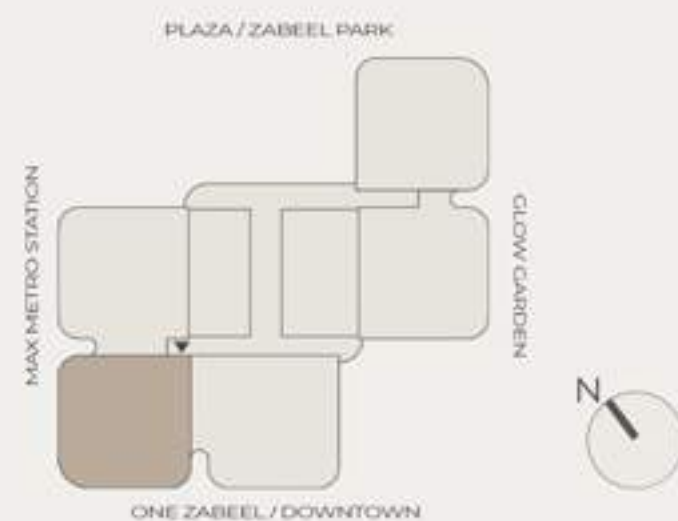


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT)	BALCONY (SQM/SQFT)	TOTAL UNIT AREA (SQM/SQFT)
A1	4101	450.86 / 4853.02	310.98 / 3347.36	761.84 / 8200.38
A2	4202	449.16 / 4834.72	311.06 / 3348.22	760.22 / 8182.94

5 Bedroom Duplex Penthouse

# DUPLEX A2

UPPER LEVEL



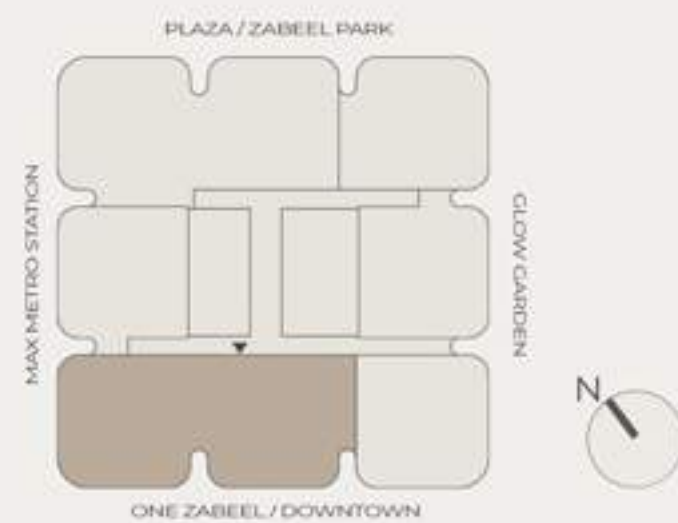
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	4101	450.86 / 4853.02	310.98 / 3347.36	761.84 / 8200.38
A2	4202	449.16 / 4834.72	311.06 / 3348.22	760.22 / 8182.94



5 Bedroom Duplex Penthouse

# DUPLEX B

LOWER LEVEL



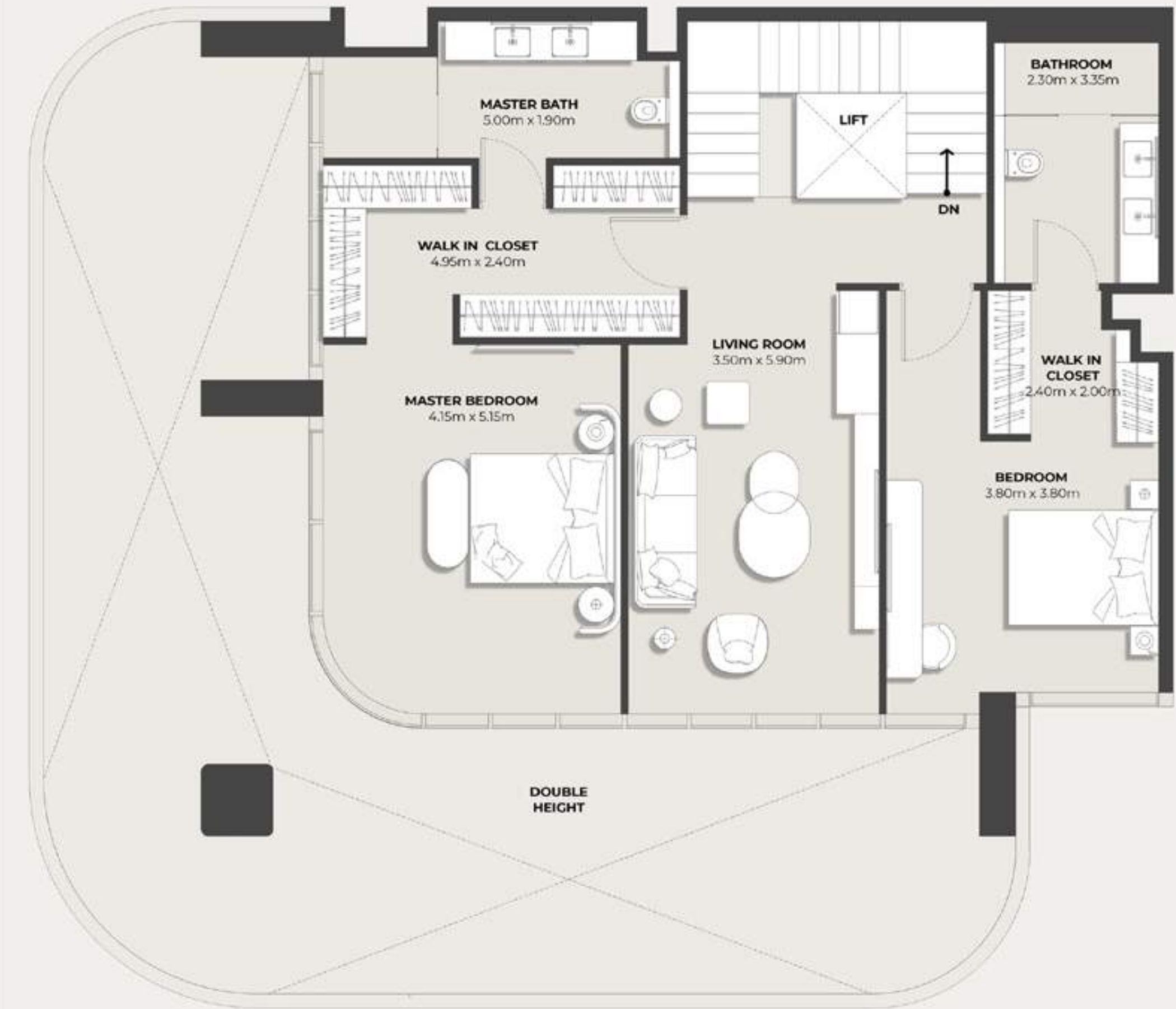
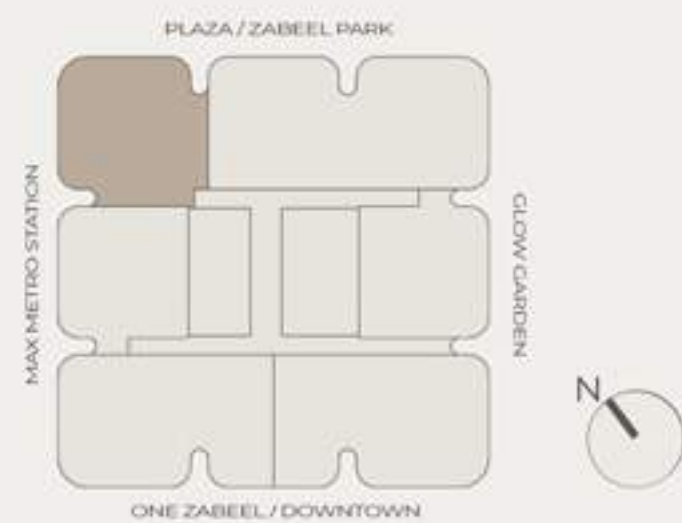
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B	3304	400.95 / 4315.79	113.09 / 1217.29	514.04 / 5533.08



5 Bedroom Duplex Penthouse

# DUPLEX B

UPPER LEVEL



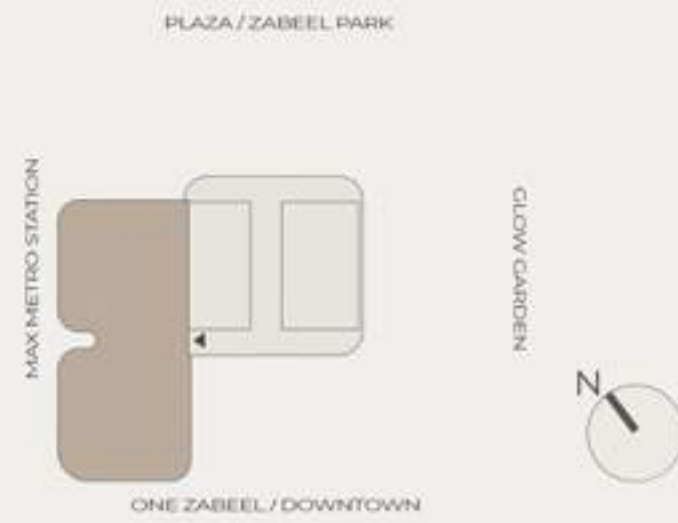
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B	3304	400.95 / 4315.79	113.09 / 1217.29	514.04 / 5533.08



5 Bedroom Duplex Penthouse

# DUPLEX C

LOWER LEVEL



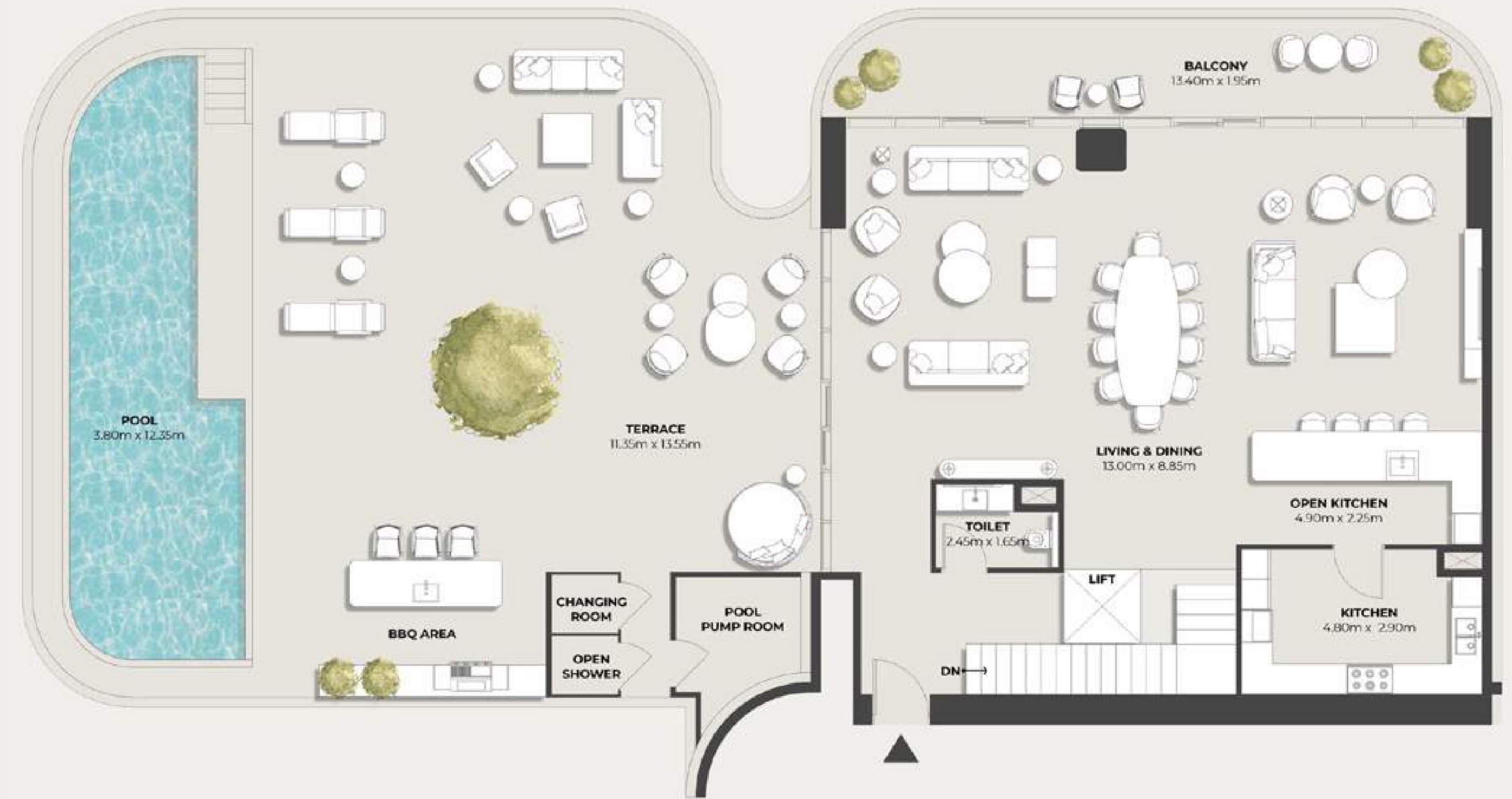
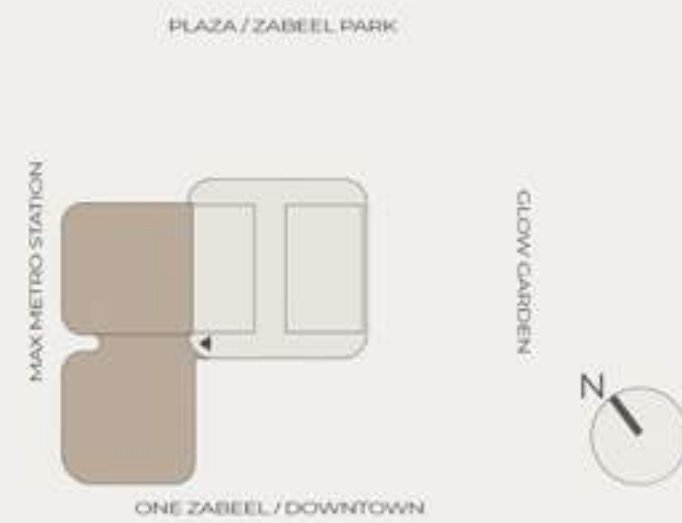
SUB-TYPE	APARTMENT-NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C	4401	451.32 / 4857.97	314.06 / 3380.51	765.38 / 8238.48



5 Bedroom Duplex Penthouse

# DUPLEX C

## UPPER LEVEL



SUB-TYPE	APARTMENT-NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C	4401	451.32 / 4857.97	314.06 / 3380.51	765.38 / 8238.48



Nine Collective

# Fact Sheet

## SIZE RANGE PER UNIT

### Type: **Typical**

2 Bedroom + Maid's Room  
From 1,946 sqft. to 2,163 sqft.

3 Bedroom + Maid's Room  
From 3,086 sqft. to 3,121 sqft.

4 Bedroom + Maid's room  
From 4,071 sqft. to 4,287 sqft.

### Type: **Duplex**

3 Bedroom + Maid's Room  
From 4,212 sqft. to 4,288 sqft.

4 Bedroom + Maid's Room  
From 5,507 sqft. to 5,718 sqft.

5 Bedroom Duplex Penthouse + Maid's Room  
From 8,115 sqft. to 8,253 sqft.

## UNIT TYPES

## UNIT COUNT

2 Bedroom - Typical	110
3 Bedroom - Typical	54
4 Bedroom - Typical	41
3 Bedroom - Duplexes	3
4 Bedroom - Duplexes	3
5 Bedroom - Duplex Penthouses	4

## TOTAL

215



### BUILDING CONFIGURATION

Ultra Luxury tower with 44 floor height with sizable units

### BUILDING HEIGHTS

3B+G+44 floors. First 4 floors including the amenities  
Basement is allocated for residential parking

### TECHNICAL SPECIFICATION

Glass and aluminum façade; with metal handrails & stone like finishes

### COOLING

District Cooling system

### METERING

Electrical meter, Water meter, BTU meter, Gas meter

### IT SPECIFICATIONS

IP based Video intercom system, FTTH/home consolidation cabinet for each unit, Telephones/Data points for each unit, Access control, CCTV system, Gate barrier

### INTERIOR (SUMMARY)

- Walls & ceilings finished in a premium, single-tone colour palette
- Wet area ceilings in moisture-resistant gypsum board, painted in a matching premium tone
- Wood-core doors with laminate finish
- Modular fitted kitchens with integrated appliances, including cooker, dishwasher, fridge & washing/drying machine

### AMENITIES

- Family swimming pool with a dedicated kids' pool
- Indoor gym complemented by an outdoor fitness area
- Kids' play zones designed for toddlers and young adults
- BBQ stations with family seating areas on the podium level
- Multipurpose family room with a private cinema
- Multipurpose event hall
- Indoor padel court
- Residents' Library Lounge
- Adult lounge and dedicated adult pool
- Curated retail spaces and treatment rooms
- EV charging stations and dedicated bicycle storage
- Driver's lodge for select premium residences
- 24/7 Concierge Services

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With an extensive portfolio of residential communities, commercial properties, industrial land, and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility, and long-term value.

12<sup>+</sup>

Master  
Developments

8

Community  
Malls

35<sup>+</sup>

Hotels &  
Hotel Apartments

60,000<sup>+</sup>

Residential &  
Commercial Units

9,000<sup>+</sup>

Hotel  
Rooms

5,500<sup>+</sup>

Land Plots of  
Various Uses

8<sup>+</sup>

Golf Clubs

150<sup>+</sup>

Restaurants

1,000<sup>+</sup>

Buildings

