

MILLENNIUM  
**TALIA**  
RESIDENCES



PREMIUM  
HOSPITALITY  
AT ITS FINEST

WHY CHOOSE DUBAI?

ONE OF THE WORLD'S  
FASTEST GROWING CITIES



## ECONOMIC GROWTH & STABILITY

The 5th Best Performing  
Economy worldwide.



## SAFETY & QUALITY

Dubai ranks 7th on the Global Safe City  
index by Numbeo.

Dubai ranks 49th in the Global Quality of  
Life index by Numbeo.



## HIGH-QUALITY LIFESTYLE

An aerial view of a city skyline at dusk, featuring several prominent skyscrapers and a complex highway interchange below. The sky is a mix of deep blue and orange, with some clouds. A dark blue text box is overlaid on the right side of the image.

## GROWING REAL ESTATE MARKET

A 67% increase in the number of foreign property buyers in 2022.

Total property sale transactions growth in 2022 is 59.5% - 97,252 transactions.

For 2023, the projected market growth is 46%, property prices growth - 10-15%.

## WHY PEOPLE CHOOSE PROPERTIES IN DUBAI?

- ✦ Transparent regulated real estate market
- ✦ Competitive prices and rental yields
- ✦ Zero yearly property taxes
- ✦ World-class city infrastructure and connectivity



# MILLENNIUM TALIA RESIDENCES A WELL-DEFINED LIVING STANDARD



LOCATION AND NEIGHBOURHOOD

LUXURIOUS COMMUNITY LIVING  
AT AL FURJAN





## TAKE PRIDE IN YOUR ADDRESS

Millennium Talia Residences is strategically located at Al Furjan, a vibrant neighbourhood and one of Dubai's most popular residential developments.

Al Furjan offers its residents an active yet relaxed lifestyle and a lively community atmosphere, thanks to the Al Furjan Pavilion and the Al Furjan West Pavilion shopping centres, with a variety of shops, restaurants and sports clubs.

Located between Sheikh Zayed Road and Sheikh Mohammed Bin Zayed Road, the community offers landscaped gardens, convenient access to public transport and easy accessibility to Dubai's business districts and major tourist attractions.





## LOCATED AT AL FURJAN. SEAMLESSLY CONNECTED

Al Furjan is one of Dubai's most uprising communities. It is located off Sheikh Mohammed Bin Zayed Road in close proximity to Ibn Battuta Mall and EXPO City Dubai.

### Education:

1. The Arbor School
2. Durham School Dubai
3. The Children's Garden
4. Dove Green Private School
5. Dubai British School
6. Chubby Cheeks Nursery
7. The Winchester School

### Healthcare:

1. NMC Specialty Hospital
2. NMC Royal Hospital
3. Medcare Medical Centre

### Parks & Beaches:

1. Dubai Parks & Resorts
2. JVT Parks
3. Sufouh Beach

### Leisure & Malls:

1. Ibn Battuta Mall
2. The Walk JBR
3. EXPO City Dubai
4. The Market
5. Festival Plaza
6. City Centre Me'Aisem
7. Mall of the Emirates
8. Marina Mall
9. Outlet Mall

**15 Mins to**  
Sheikh Zayed Road

**28 Mins to**  
Sheikh Mohammed Bin  
Zayed Road

MILLENNIUM HOTELS AND RESORTS

DELIVERING TRUE HOSPITALITY  
BEYOND EXPECTATIONS

## OVERVIEW

- An opulent Hotel Apartment, operated by Millennium Hotels & Resorts.
- Situated at a comfortable location in Al Furjan, designed to foster a luxurious community experience.



- Exquisitely created with serene aesthetics, impeccable design and refined textures.
- A wide range of spacious and elegant hotel residences, offering 1 and 2 bedroom units.
- Fully furnished apartments, fitted with all white goods such as stove with oven, washing machine, dishwasher and refrigerator.
- Integrated smart home solutions for comfort and ease.

## A GLOBAL HOSPITALITY POWERHOUSE



Millennium & Copthorne Hotels (M&C) was founded in 1989, and began expansion in the Middle East in 2001, opening its first hotel in the UAE. The group proudly boasts a portfolio of 48 hotels and resorts in operation within MEA, out of 150+ hotels and resorts globally.

150+  
Hotels in  
Operation



40,000+  
Rooms in  
Operation



80+  
Locations  
Globally



11,500+  
Employees  
Worldwide



11  
Distinct  
Brands





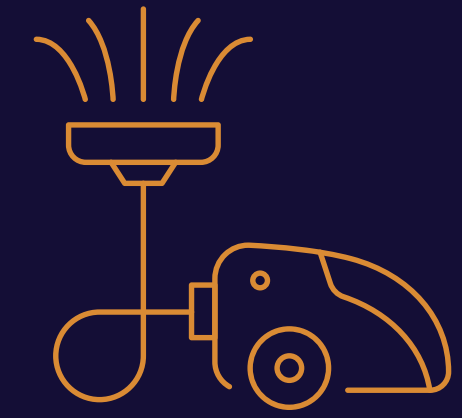
## THE MILLENNIUM EXPERIENCE

- A global hotel company with a unique range of hotels.
- Hotels are always fresh, surprising and tailored to their location.
- Rooted in heritage, with a seamless blend of Asian Hospitality with Middle Eastern Comfort.



## EXCLUSIVE SERVICES

Operated by Millennium Hotels and Resorts, Millennium Talia Residences offers fully furnished hotel apartments with quality services at a cost, making for relaxed and comfortable living.



HOUSEKEEPING  
SERVICE



CONCIERGE  
SERVICE



FOOD & BEVERAGE  
ROOM SERVICE



LAUNDRY &  
DRY-CLEANING



# PRESTIGE

UNLOCK A WORLD OF REWARDS



Room upgrades to the next category



Early check-in/  
Late check-out



Kids eat free



Welcome amenities



Exclusive invitations to Prestige events

# FINER REWARDS

MEMBER BENEFITS	MEMBER 0-9 nights/year	PRESTIGE 10 nights/year
Exclusive Member Rates & Offers	●	●
Double Points for every 10 nights you stay	●	●
Priority Check-in & Check-out	●	●
Birthday Celebration Treats - 3X Points & 20% off dining	●	●
My Millennium Mall - Shop with Points on everyday purchases on favourite brands in our online mall	●	●
Instant Rewards Redemption when you book direct	●	●
10 Points for every USD\$ 1 spent on rooms & 4 Points for every USD\$ 1 spent on incidental charges	●	
15 Points for every USD\$ 1 spent on rooms & 4 Points for every USD\$ 1 spent on incidental charges		●
Welcome Amenities		●
Room Upgrade to the next category		●
Early Check-in/Late Check-out		●
Kids Eat Free		●
Exclusive Invitations to My Millennium Events		●

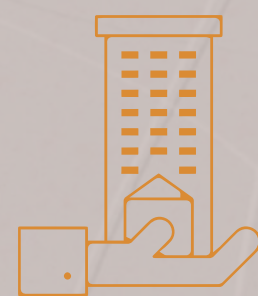


## OTHER ADDED BENEFITS

- ✦ Up to 15% on bar rate for all MEA hotels
- ✦ Access to a wide range of our global portfolio around the world

# WHY INVEST IN SERVICED HOTEL APARTMENTS?

OPERATED BY MILLENNIUM HOTELS AND RESORTS



Rental Income



Often yield more than traditional rental properties, with an average rental yield of 6.5% to 9%



Peace of mind







## LIFESTYLE AMENITIES

Millennium Talia Residences offers modern living amenities for an active and healthy lifestyle.

Owners get the chance to enjoy exclusive features, such as access to a state-of-the-art swimming pool, etc.

- Outdoor Adult Swimming Pool
- Outdoor Children Swimming Pool
- Outdoor Children Play Area
- Indoor Gymnasium
- Outdoor Training Area
- Sauna and Steam Rooms, including Changing Facilities
- Prayer Hall
- Concierge Desk
- Gift Shop
- F&B Outlet











EXQUISITE CRAFTSMANSHIP

STATE-OF-THE-ART INTERIORS



## MODERN ELEGANCE

Millennium Talia Residences is exquisitely designed to meet the needs of modern living.

The fully furnished apartments convey an air of modern elegance, with beautifully designed interiors.

The luxurious living area features a large open space with framed windows, that evoke a sense of privacy and comfort.

The units are equipped with the latest smart home technologies and a fitted kitchen.





PEYANAR HOTEL

B





*keep your heart strong*











## INTERIOR FINISHES

General Flooring

Porcelain

Counter Tops

Stone or Artificial Countertop

Bathroom Flooring

Porcelain

Bathroom Walls

Porcelain

Kitchen Cabinets & Wardrobes

Laminate

## RESIDENTIAL TYPOLOGY

UNIT TYPE	SIZE SQFT
1 Bedroom	670 - 1,275
2 Bedroom	1,130 - 1,465



# STARTING PRICE

## 1 BEDROOM

MIN. AREA  
670

MAX. AREA  
1,275

AVG AREA  
788

MINIMUM PRICE  
AED 958,000

## 2 BEDROOM

MIN. AREA  
1,130

MAX. AREA  
1,465

AVG AREA  
1,238

MINIMUM PRICE  
AED 1,443,000

LAUNCH OFFER

# PAYMENT PLAN



COMPLIMENTARY  
FIRST-YEAR  
SERVICE FEE

50% DLD FEES  
COVERED BY  
THE DEVELOPER



UNIT PLANS

THE LAYOUTS



# FIRST FLOOR PLAN

PLAN LEGEND

- 1 BEDROOM
- 2 BEDROOM



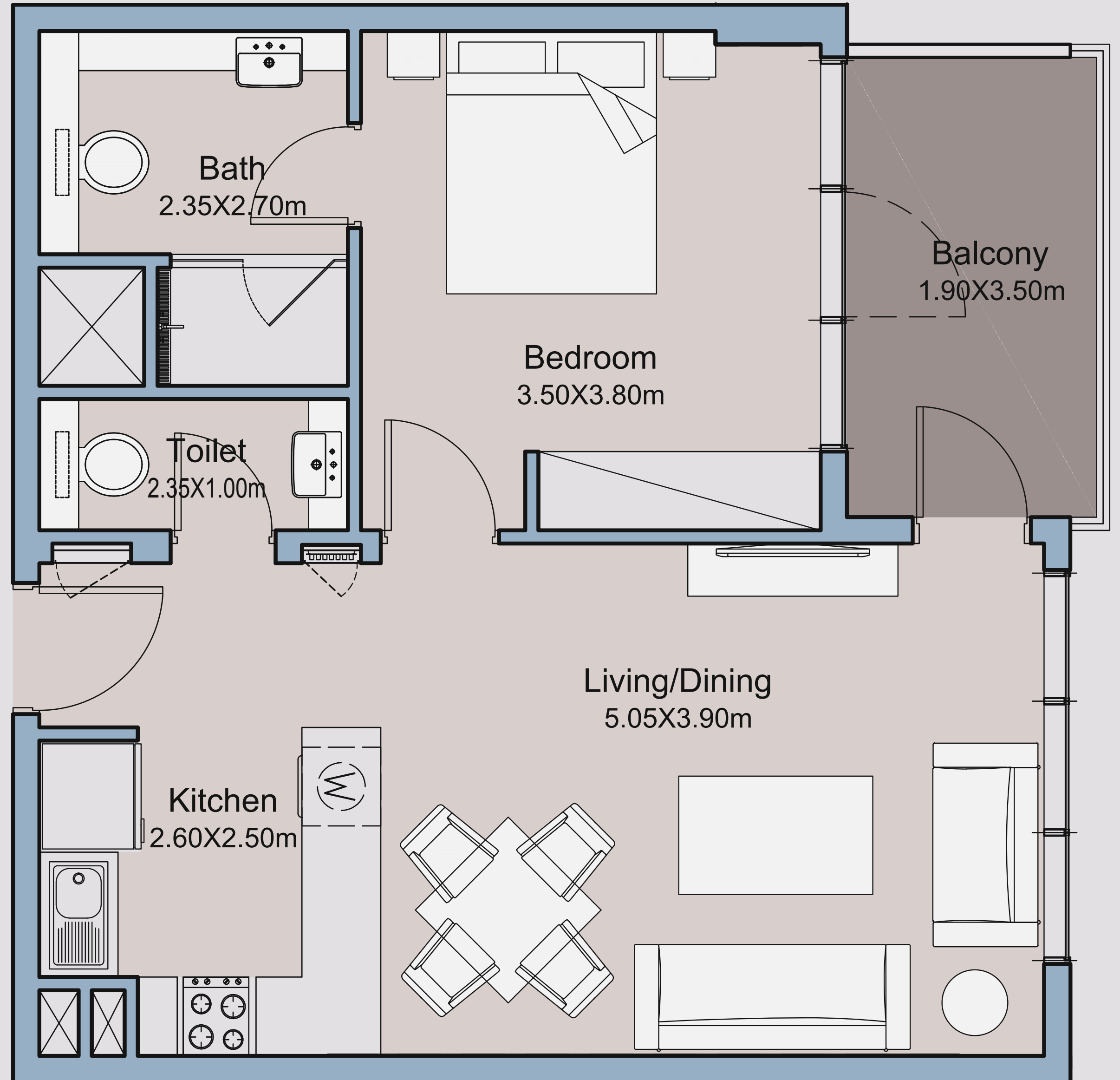
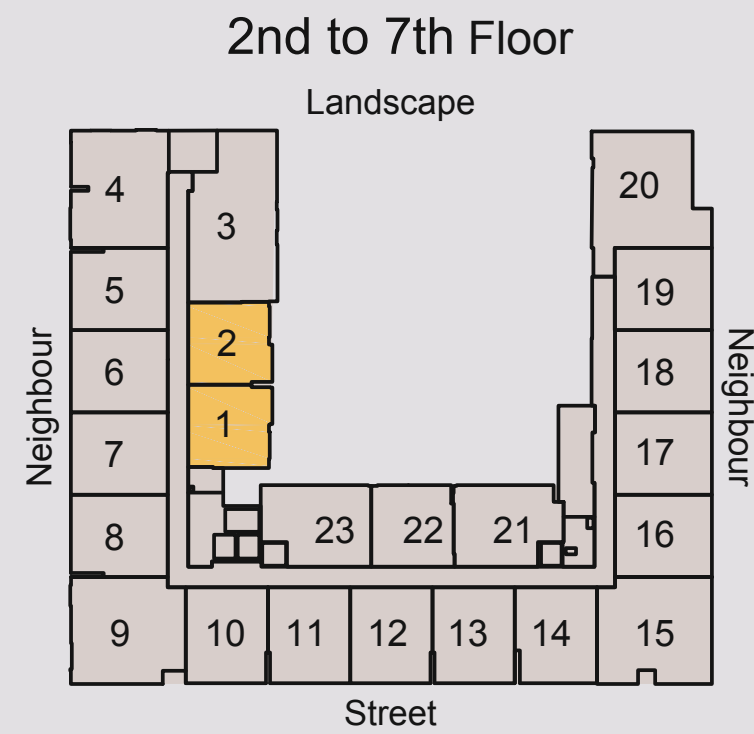
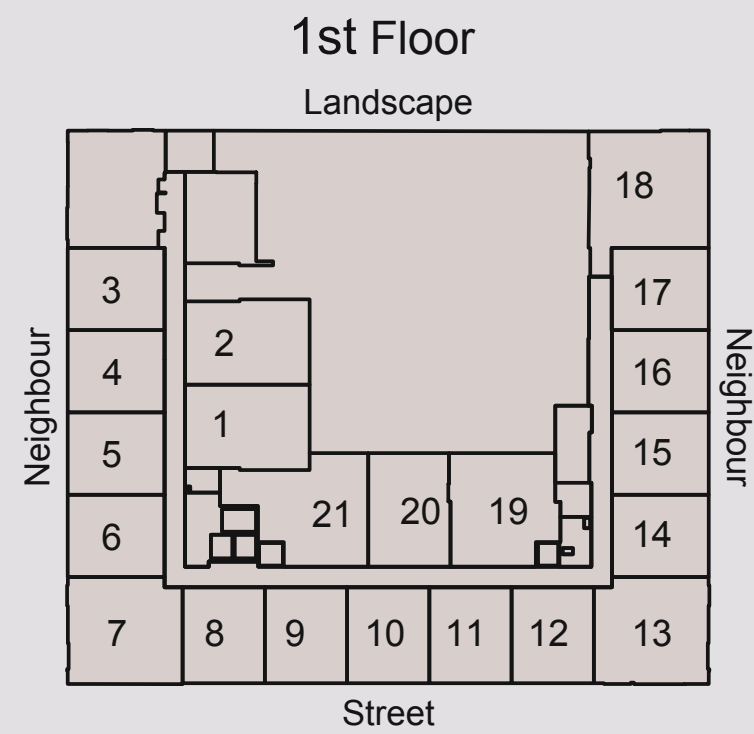
# 1 BEDROOM APARTMENT

TYPE 01\_A | TOTAL 675 SQFT

UNIT AREA / 598 sq.ft

BALCONY AREA / 77 sq.ft.

NET AREA / 675 sq.ft



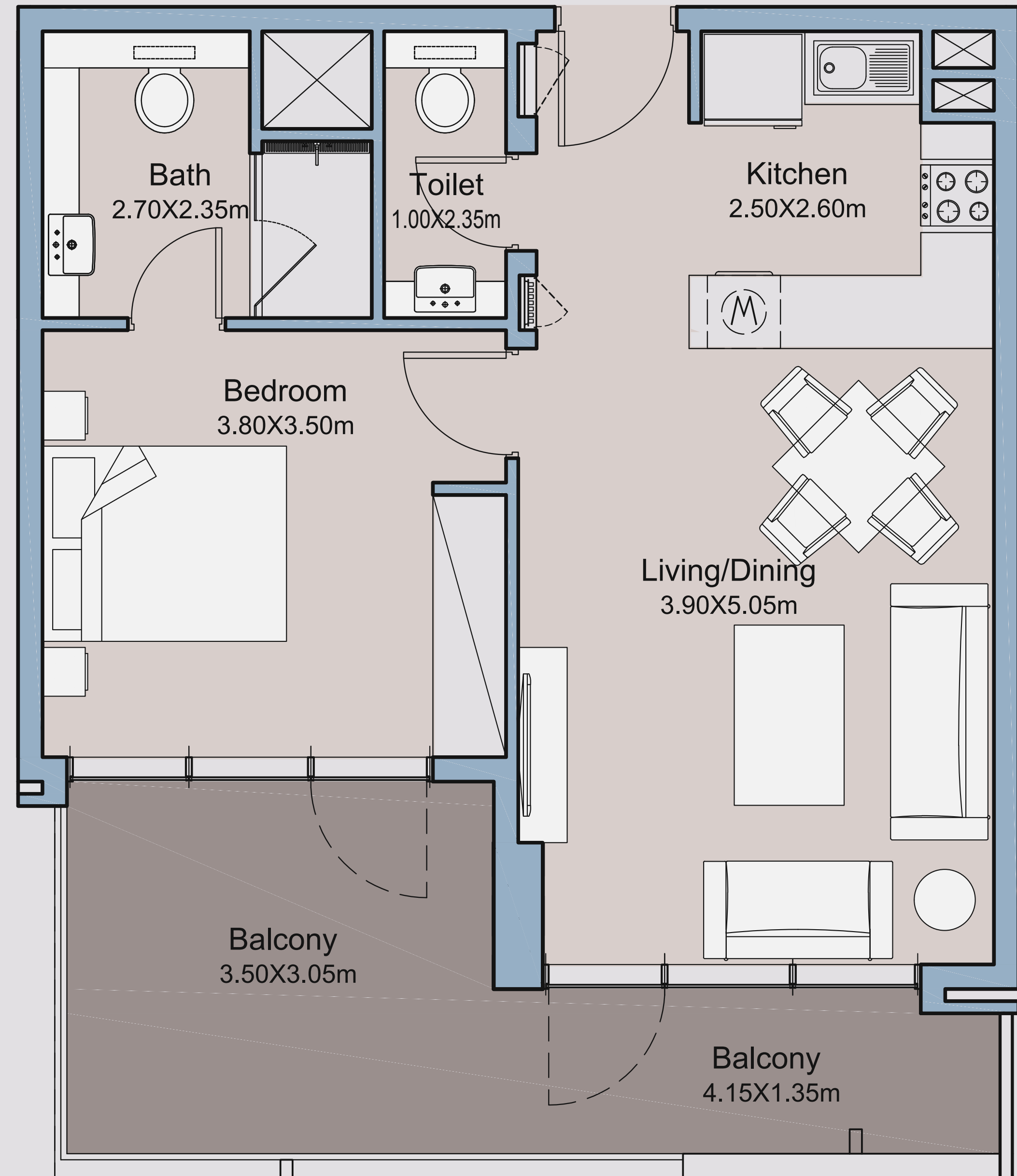
# 1 BEDROOM APARTMENT

TYPE o1\_B | TOTAL 775 SQFT

UNIT AREA / 593 sq.ft

BALCONY AREA / 182 sq.ft.

NET AREA / 775 sq.ft



1st Floor Landscape



2nd to 7th Floor Landscape



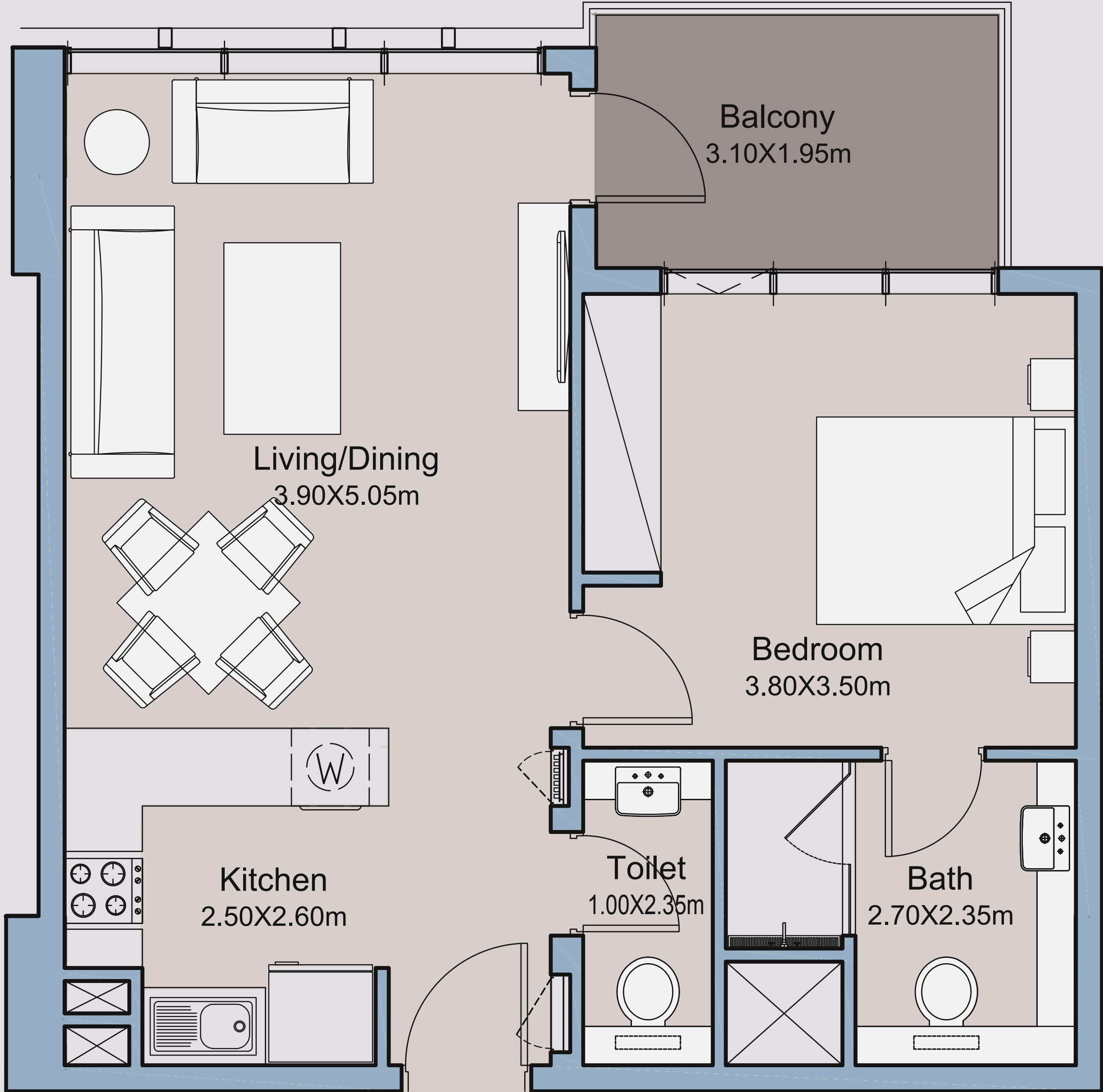
# 1 BEDROOM APARTMENT

TYPE 01\_C | TOTAL 670 SQFT

UNIT AREA / 597 sq.ft

BALCONY AREA / 73 sq.ft.

NET AREA / 670 sq.ft



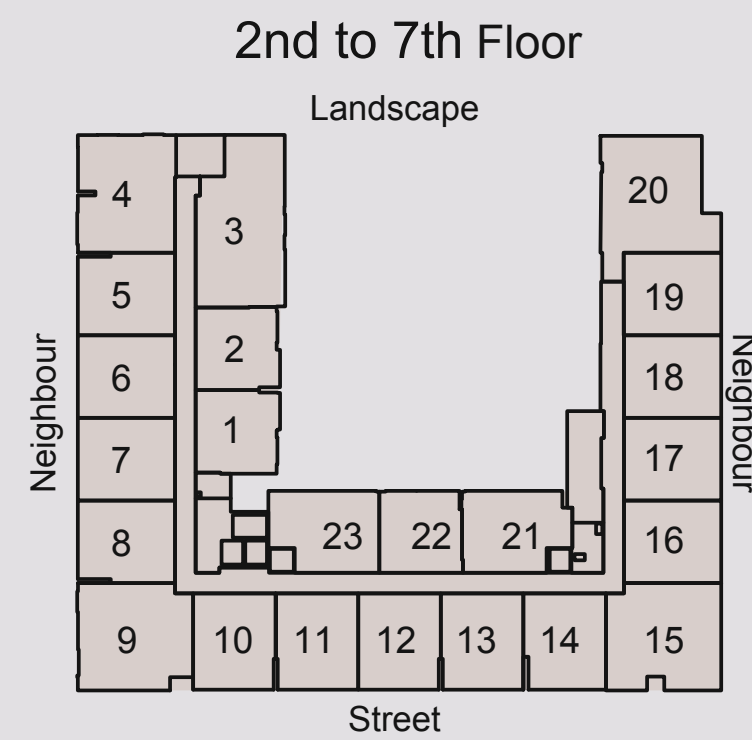
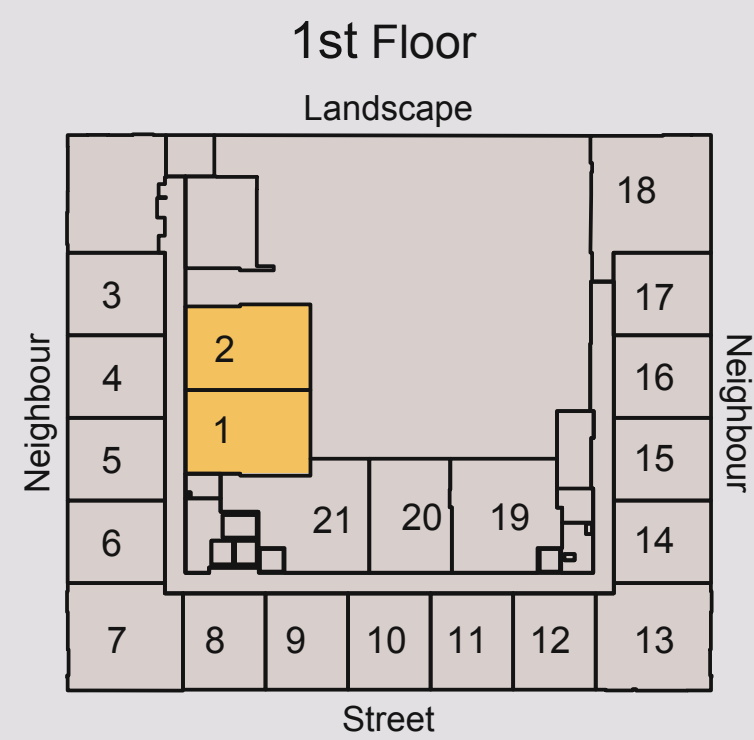
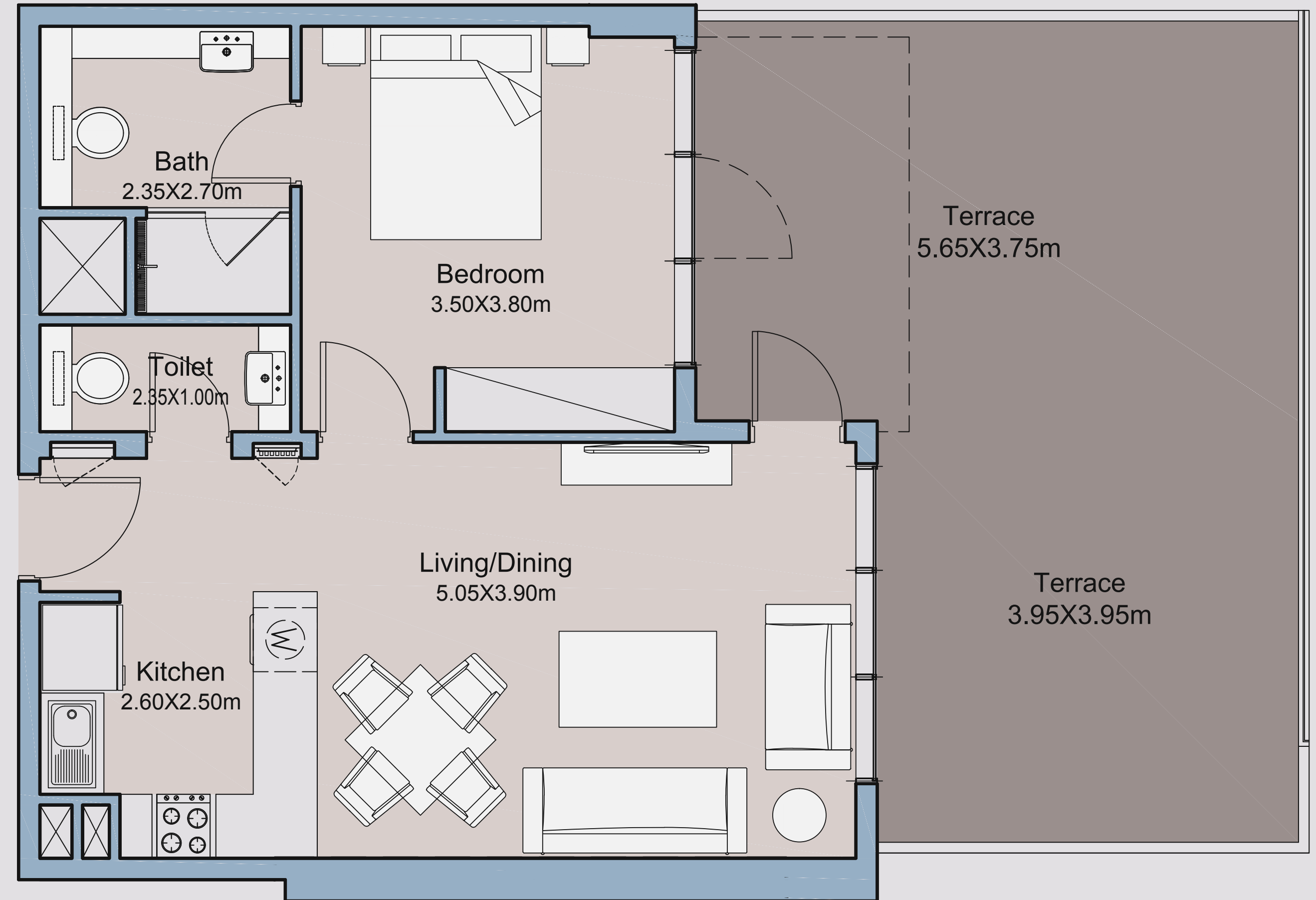
# 1 BEDROOM APARTMENT

TYPE 01\_T | TOTAL 1,020 SQFT

UNIT AREA / 598 sq.ft

TERRACE AREA / 422 sq.ft.

NET AREA / 1,020 sq.ft



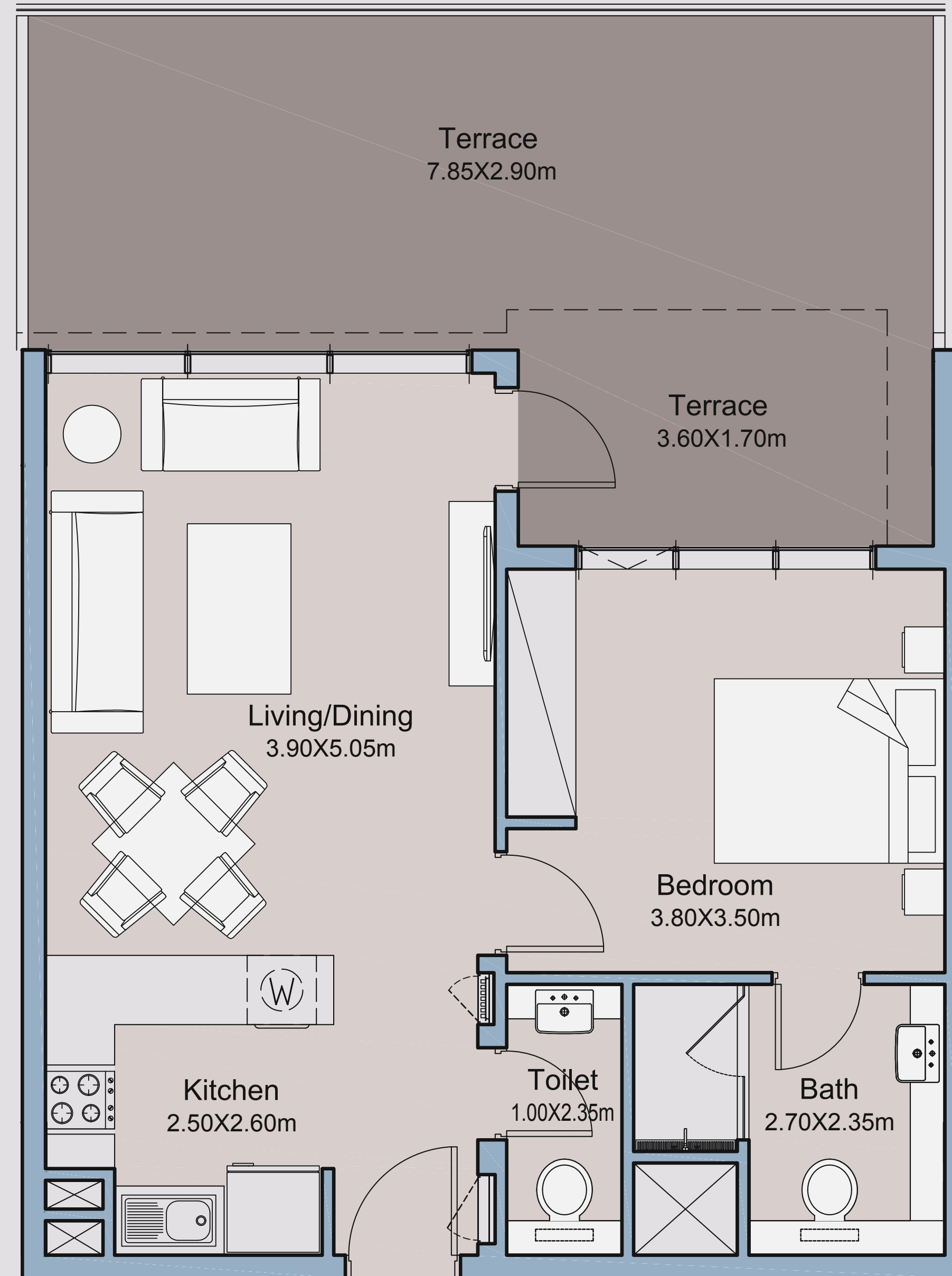
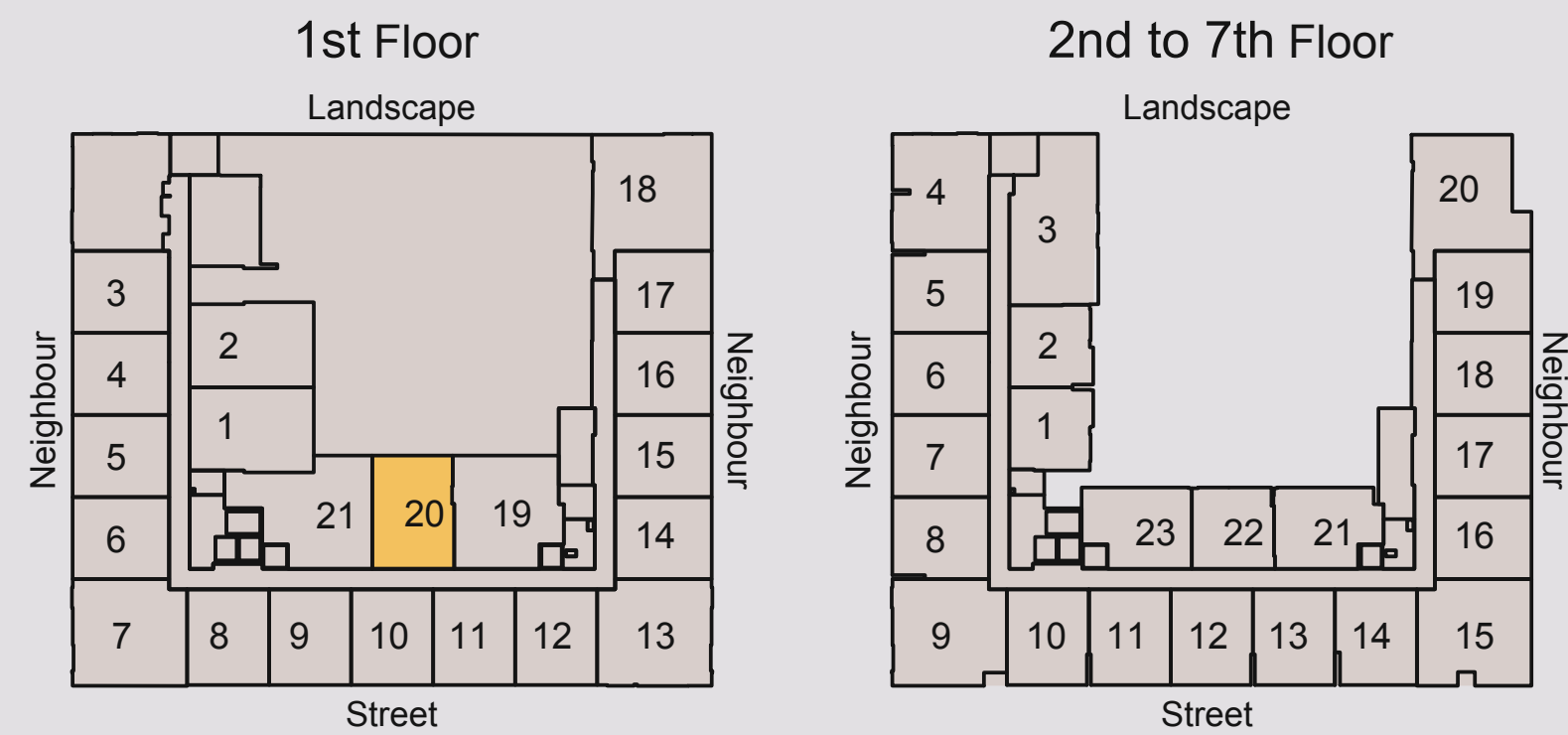
# 1 BEDROOM APARTMENT

TYPE 01\_T1 | TOTAL 925 SQFT

UNIT AREA / 597 sq.ft

BALCONY AREA / 328 sq.ft.

NET AREA / 925 sq.ft



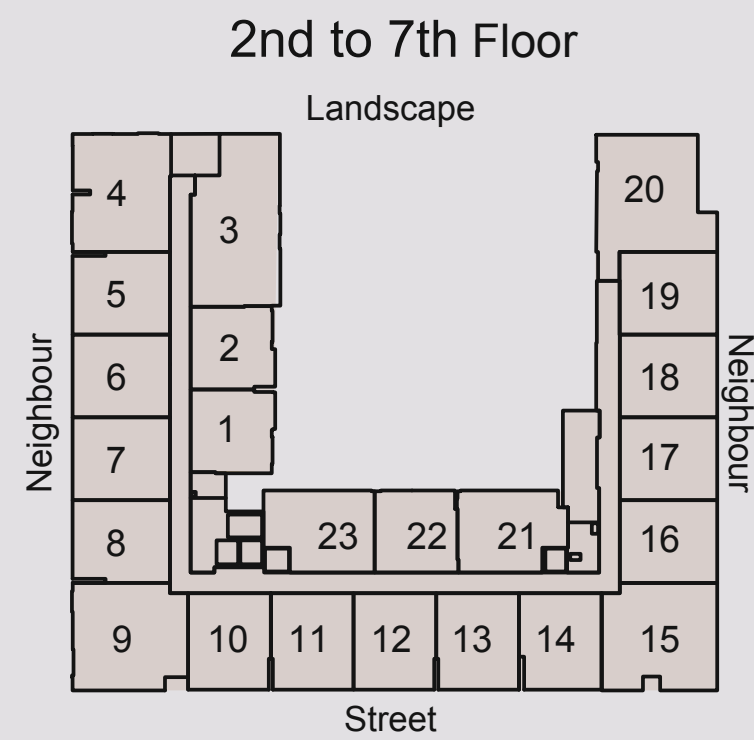
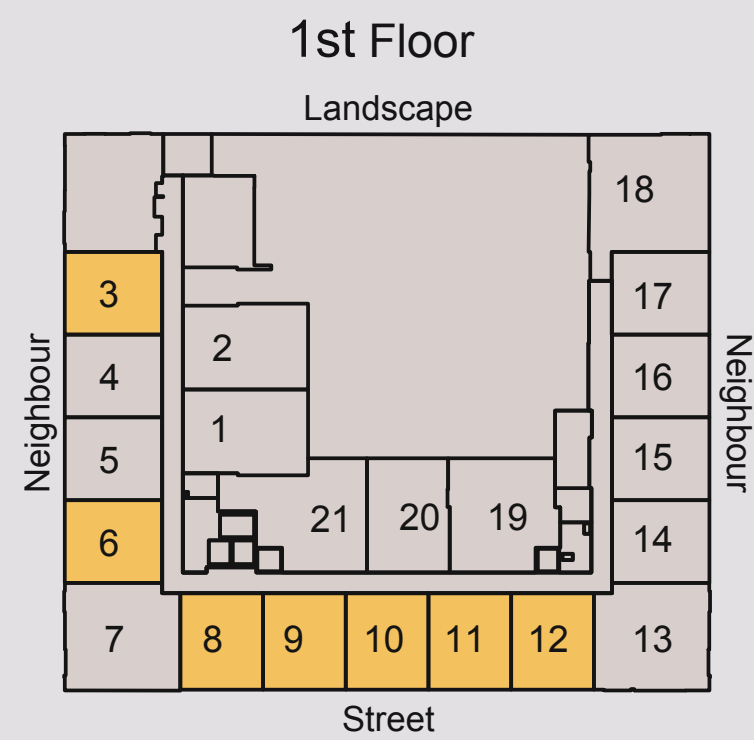
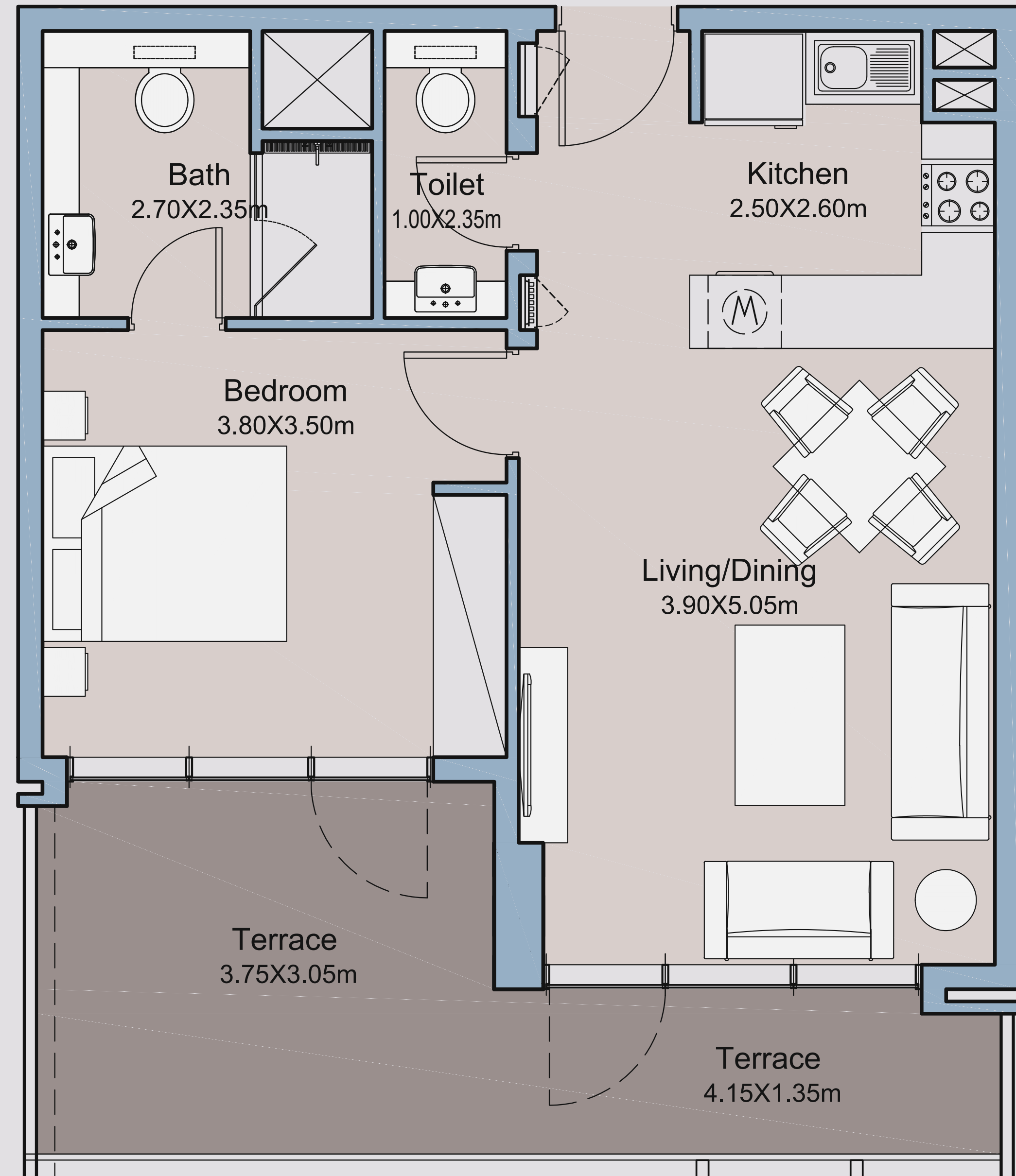
# 1 BEDROOM APARTMENT

TYPE 01\_T2 | TOTAL 790 SQFT

UNIT AREA / 593 sq.ft

BALCONY AREA / 197 sq.ft.

NET AREA / 790 sq.ft





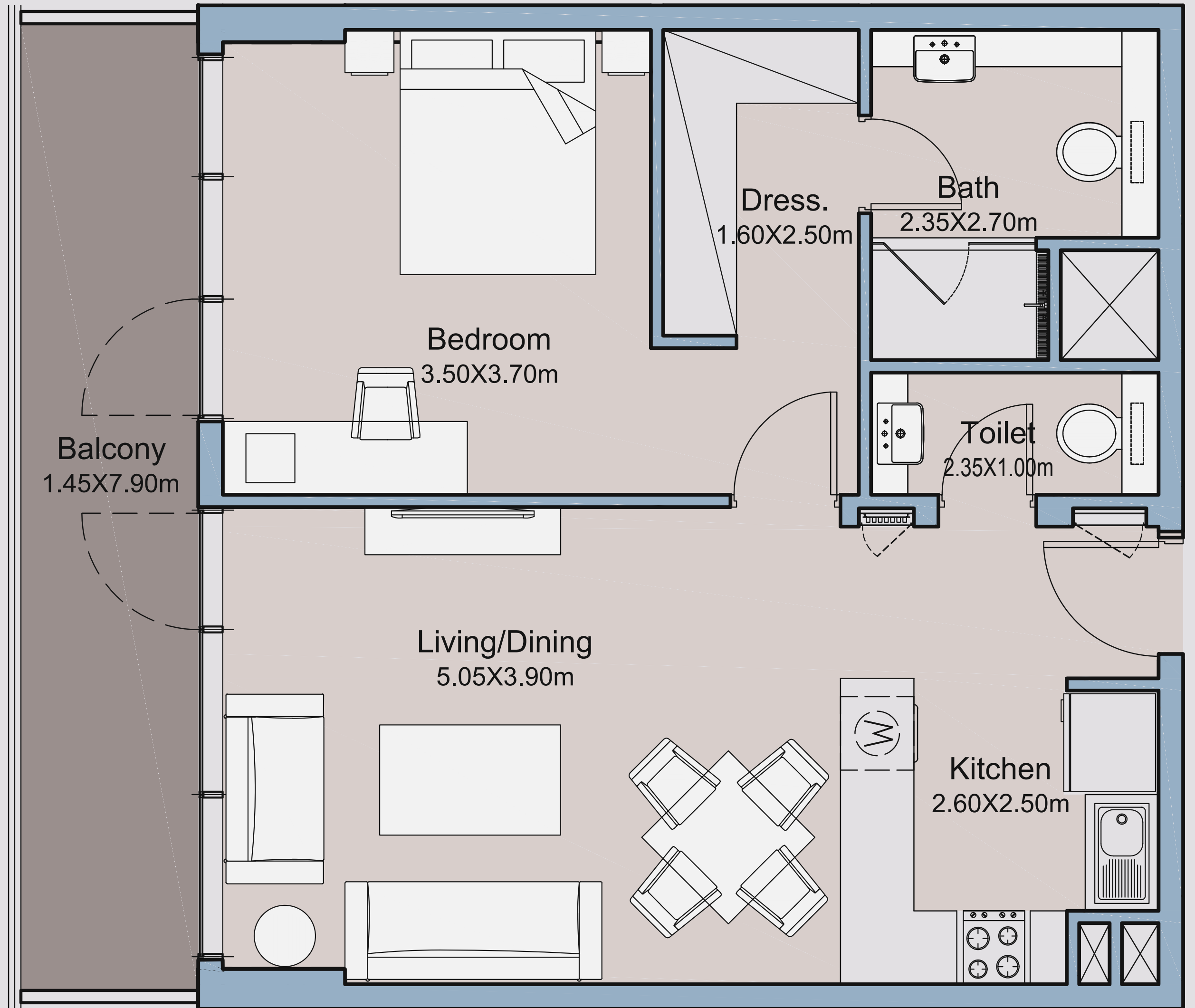
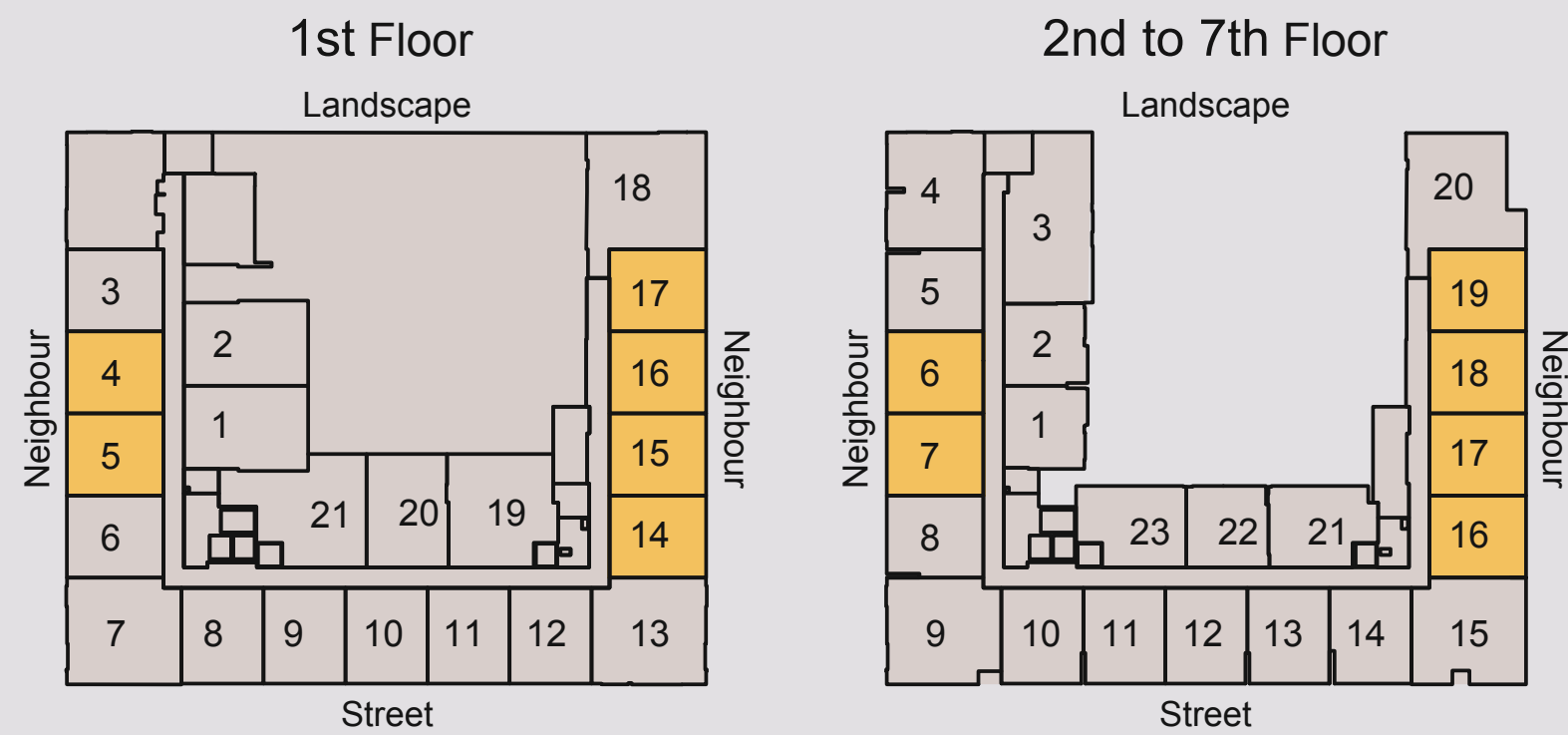
# 1 BEDROOM APARTMENT

TYPE o2 | TOTAL 800 SQFT

UNIT AREA / 666 sq.ft

BALCONY AREA / 134 sq.ft.

NET AREA / 800 sq.ft



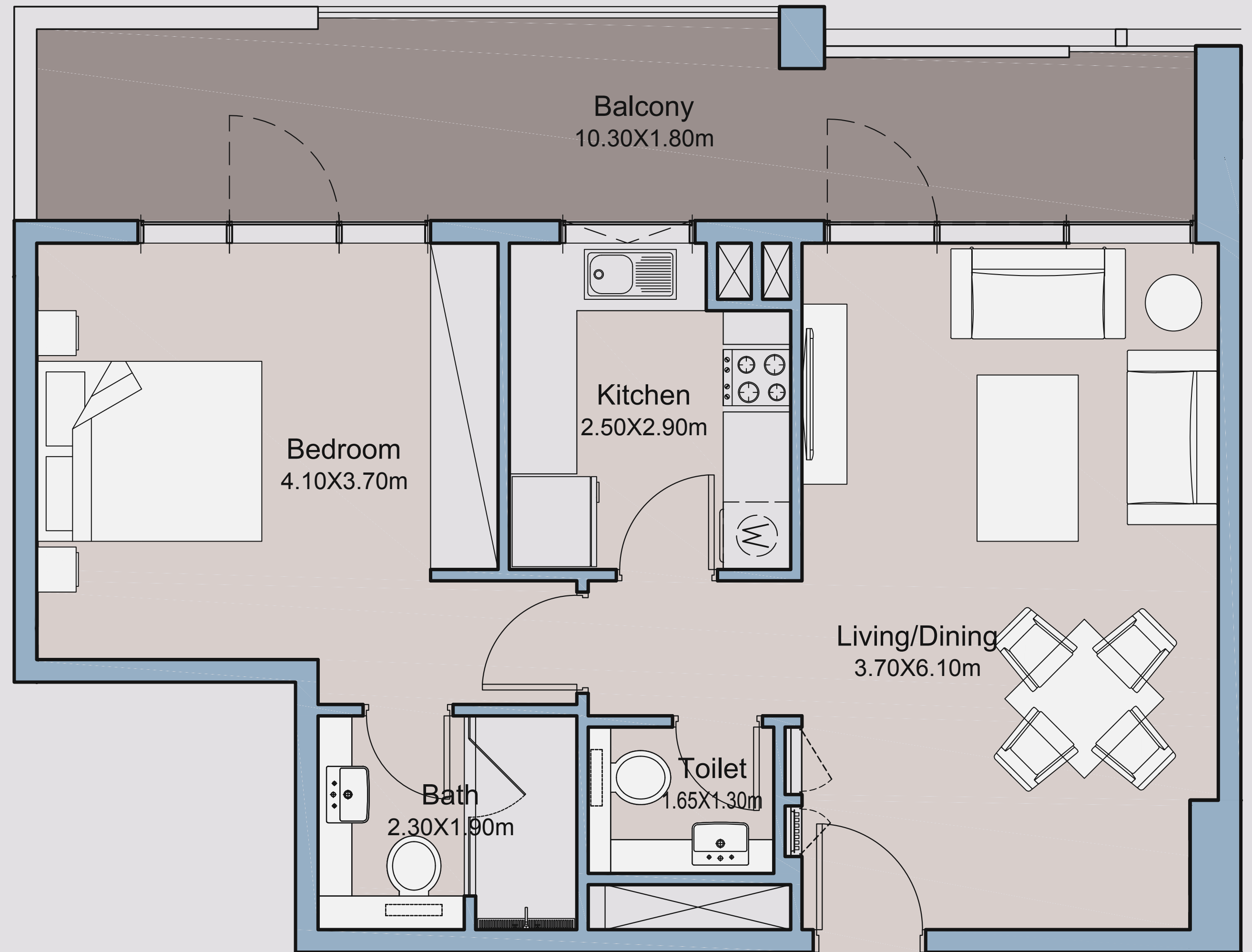
# 1 BEDROOM APARTMENT

TYPE 03 | TOTAL 850 SQFT

UNIT AREA / 651 sq.ft

BALCONY AREA / 199 sq.ft.

NET AREA / 850 sq.ft



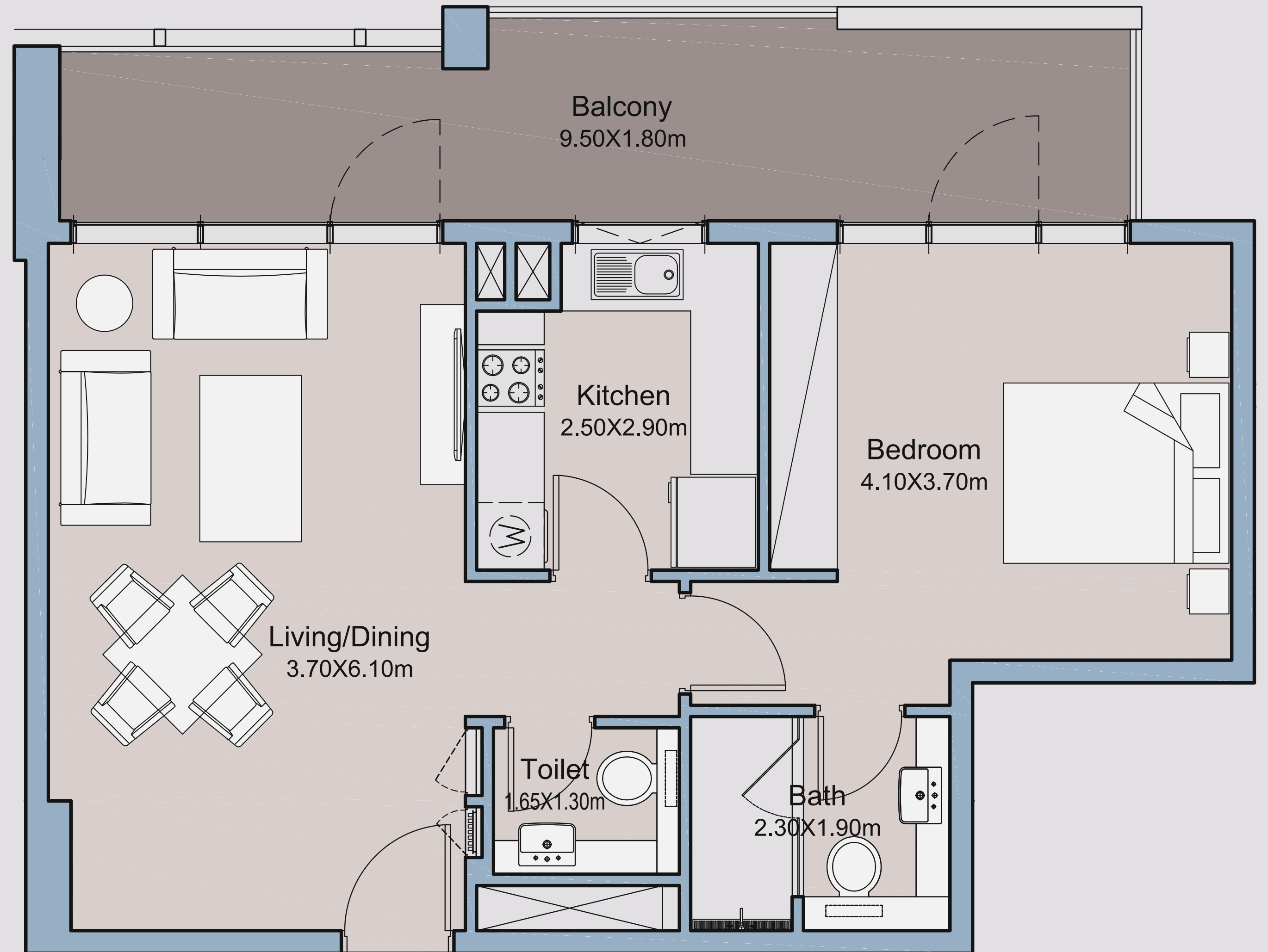
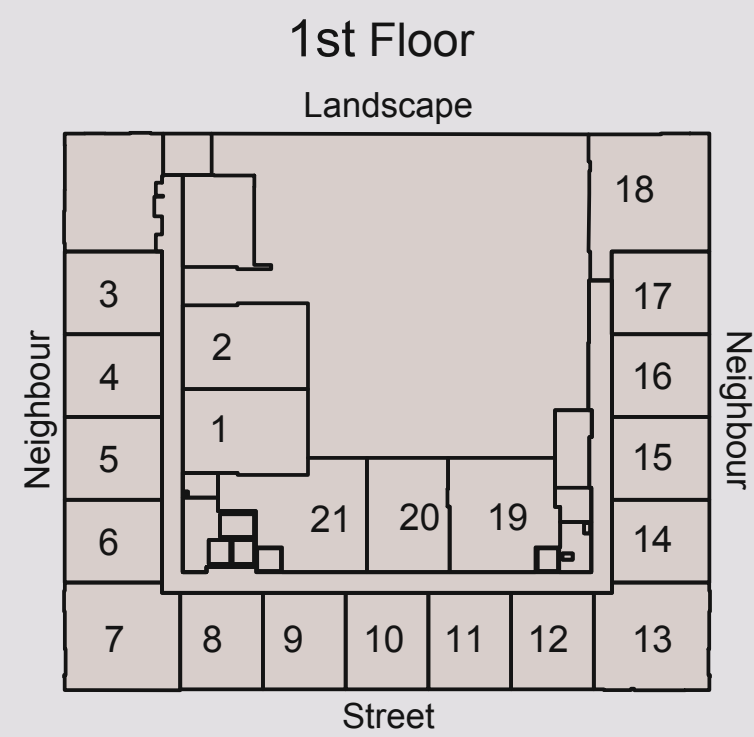
# 1 BEDROOM APARTMENT

TYPE 03\_A | TOTAL 835 SQFT

UNIT AREA / 650 sq.ft

BALCONY AREA / 185 sq.ft.

NET AREA / 835 sq.ft



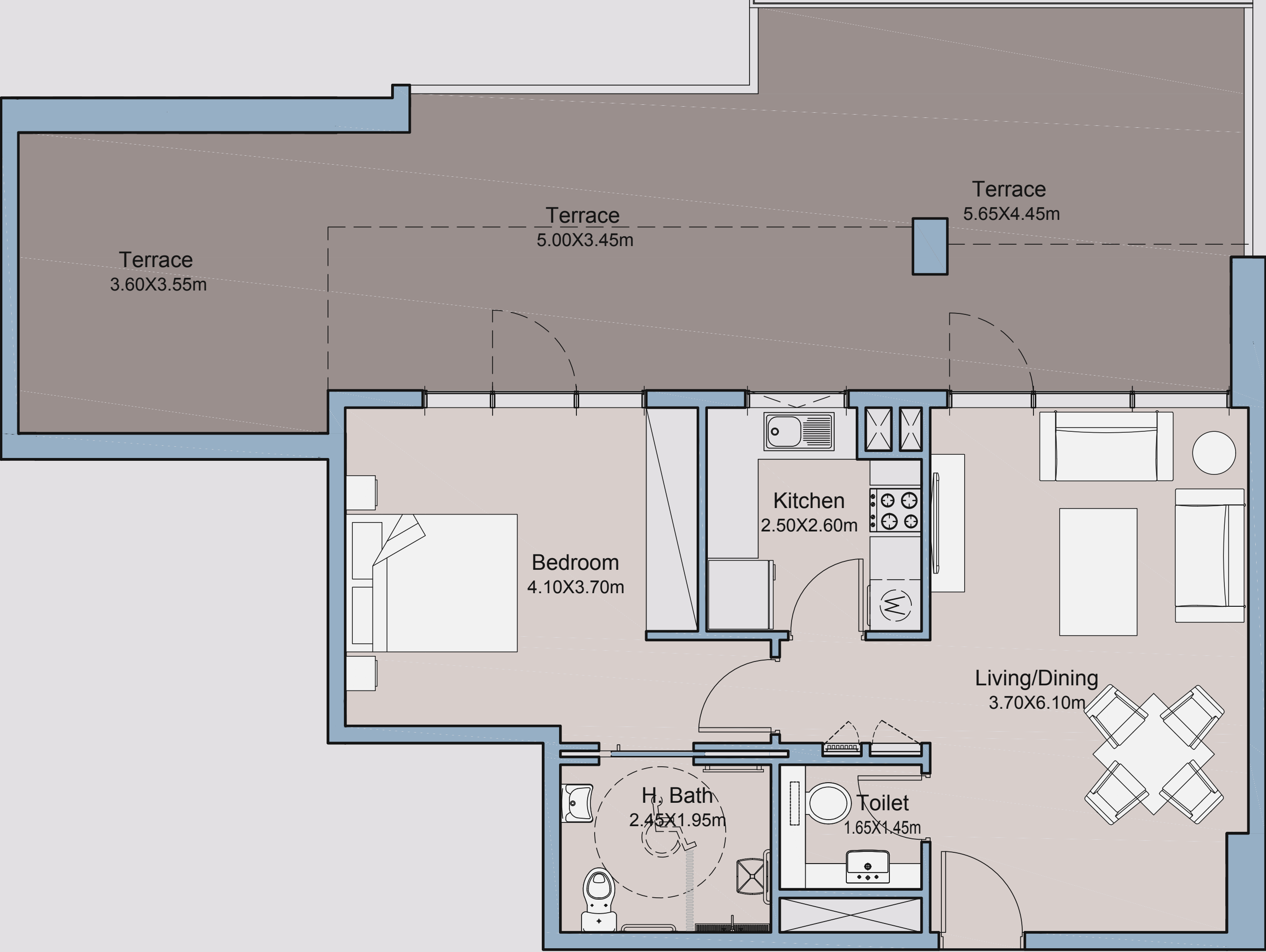
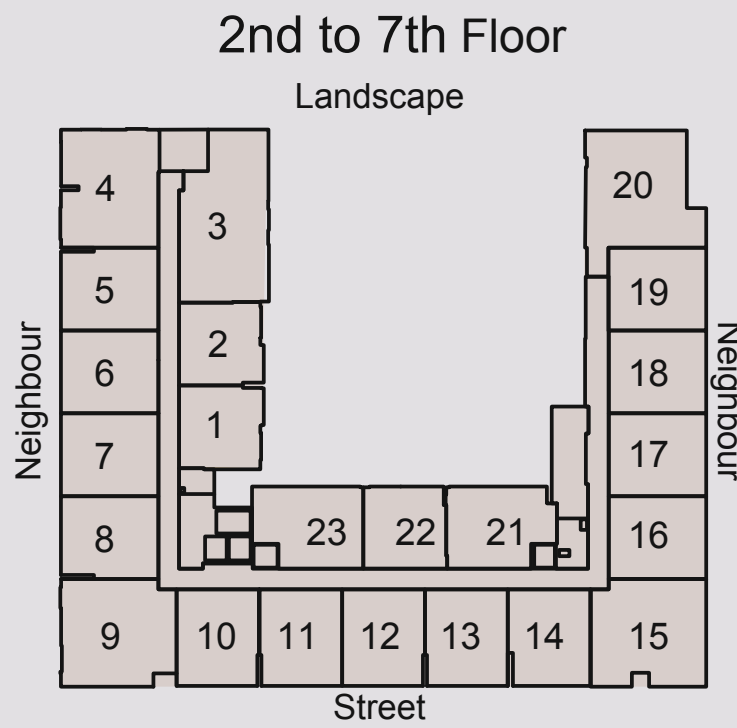
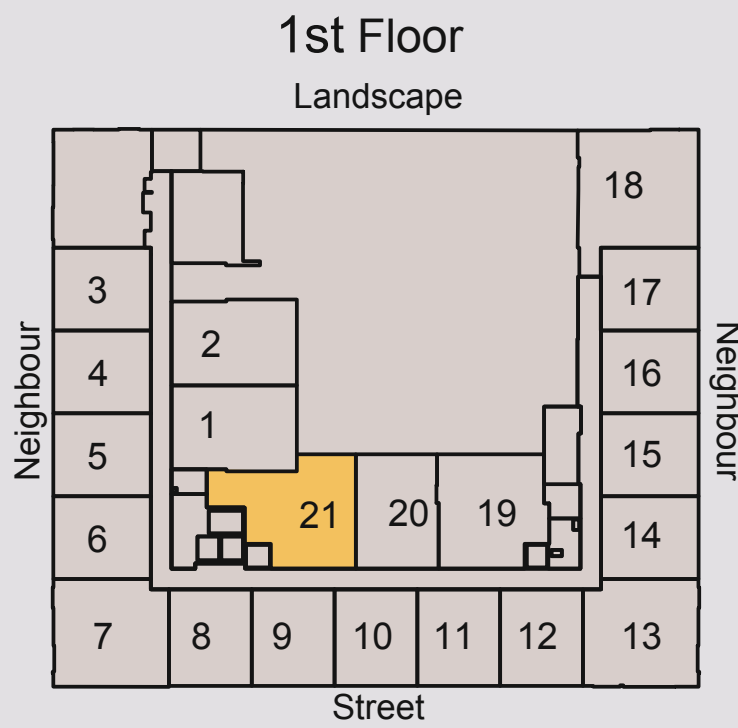
# 1 BEDROOM APARTMENT

TYPE o3\_T | TOTAL 1,275 SQFT

UNIT AREA / 651 sq.ft

TERRACE AREA / 624 sq.ft.

NET AREA / 1,275 sq.ft



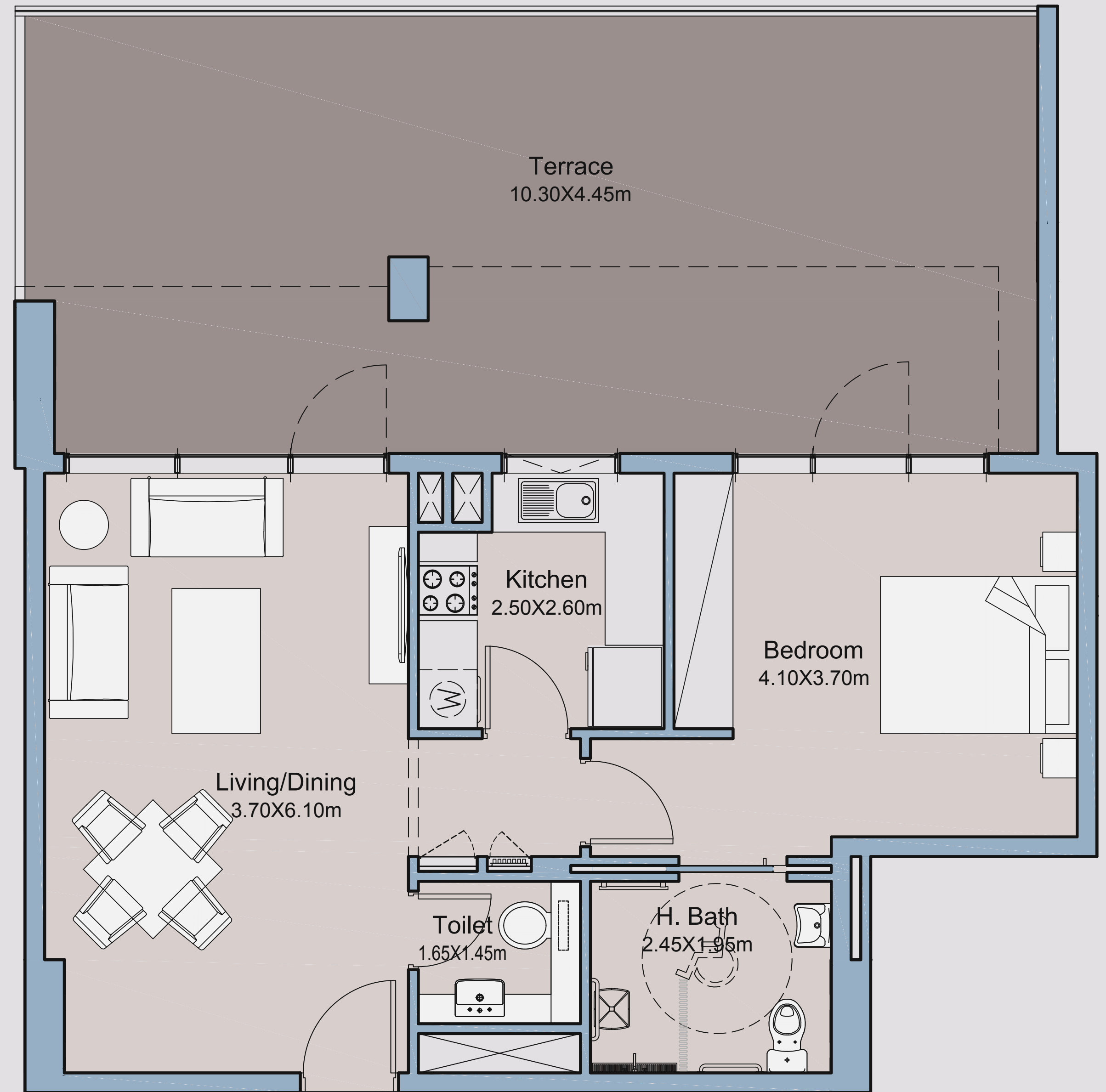
# 1 BEDROOM APARTMENT

TYPE o3\_T1 | TOTAL 1,160 SQFT

UNIT AREA / 651 sq.ft

TERRACE AREA / 509 sq.ft.

NET AREA / 1,160 sq.ft



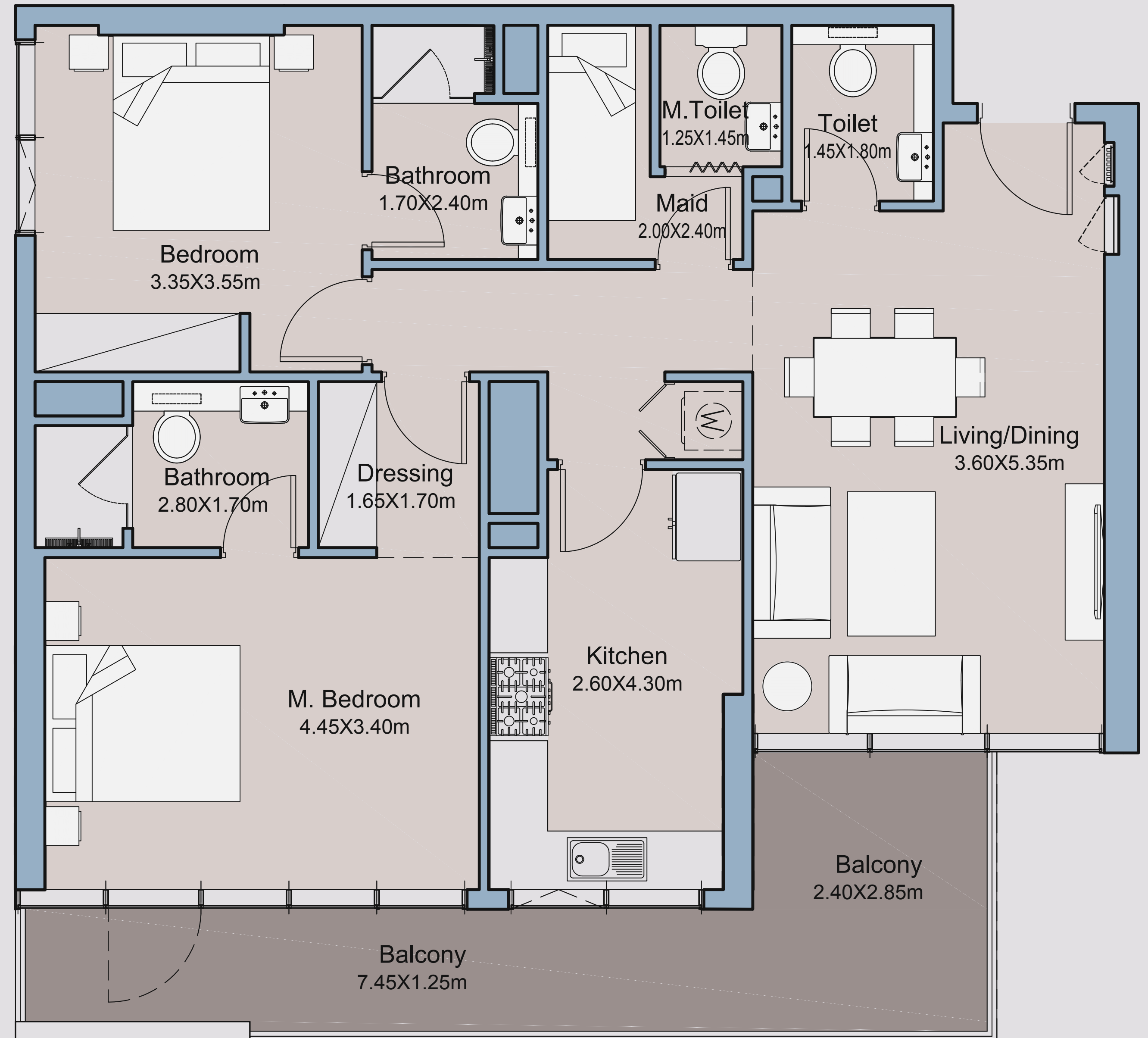
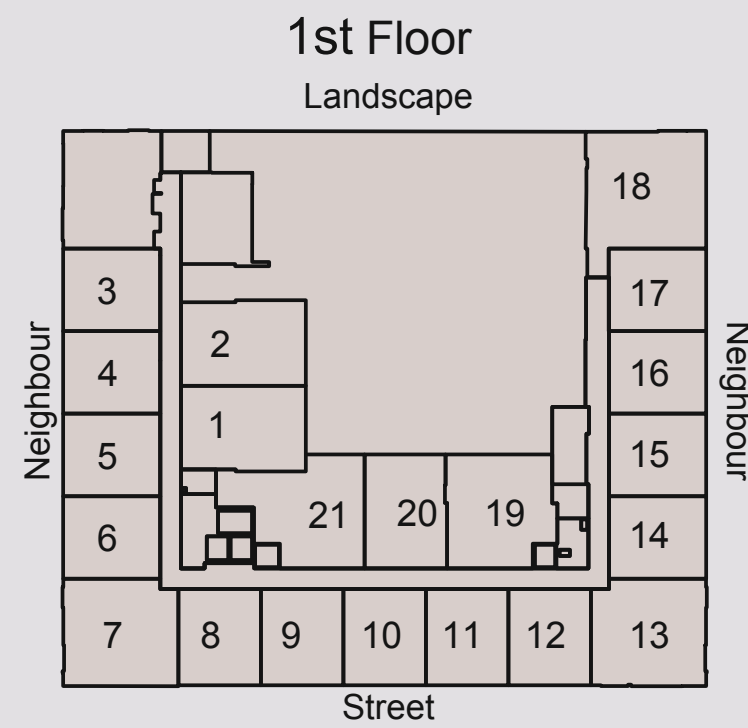
# 2 BEDROOM APARTMENT

TYPE 01 | TOTAL 1,170 SQFT

UNIT AREA / 985 sq.ft

BALCONY AREA / 185 sq.ft.

NET AREA / 1,170 sq.ft



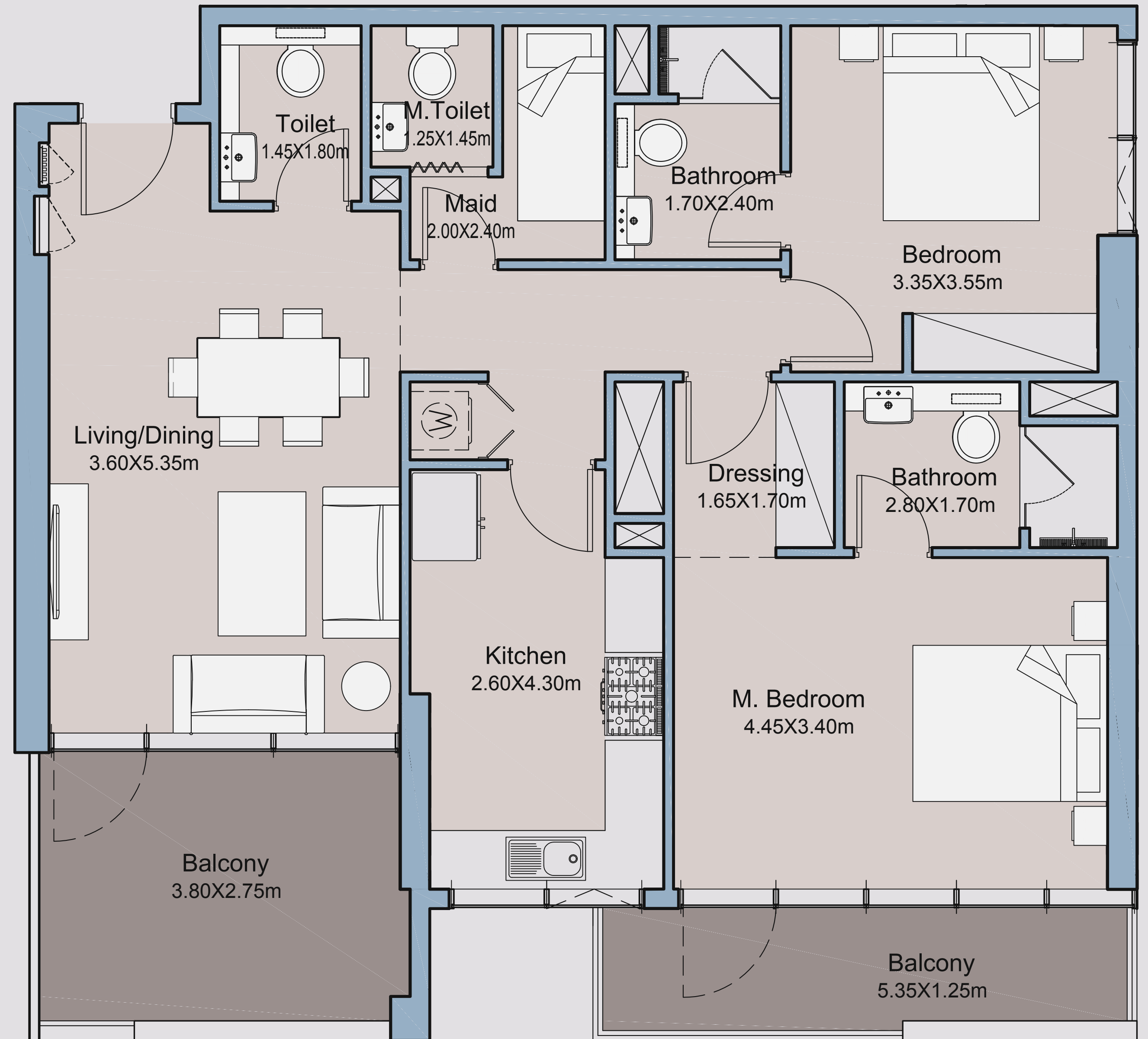
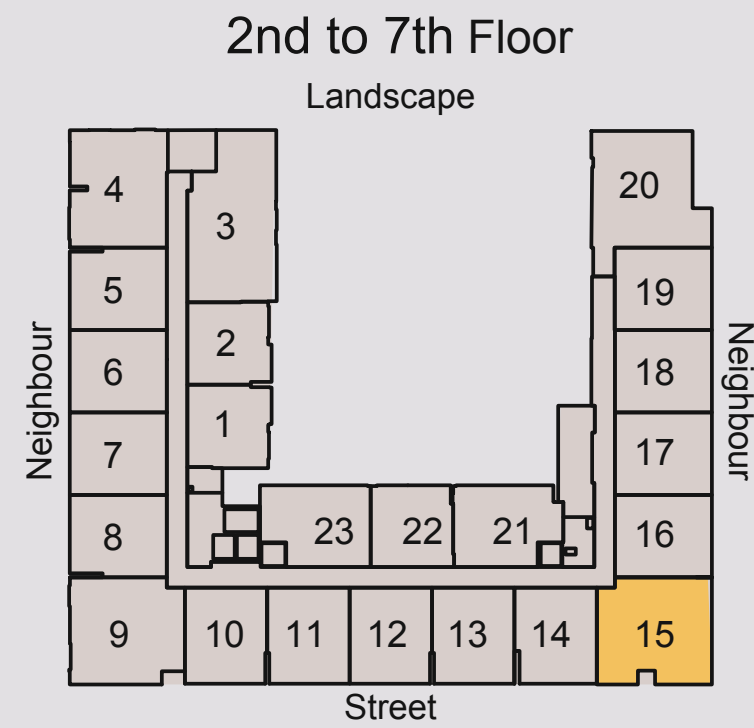
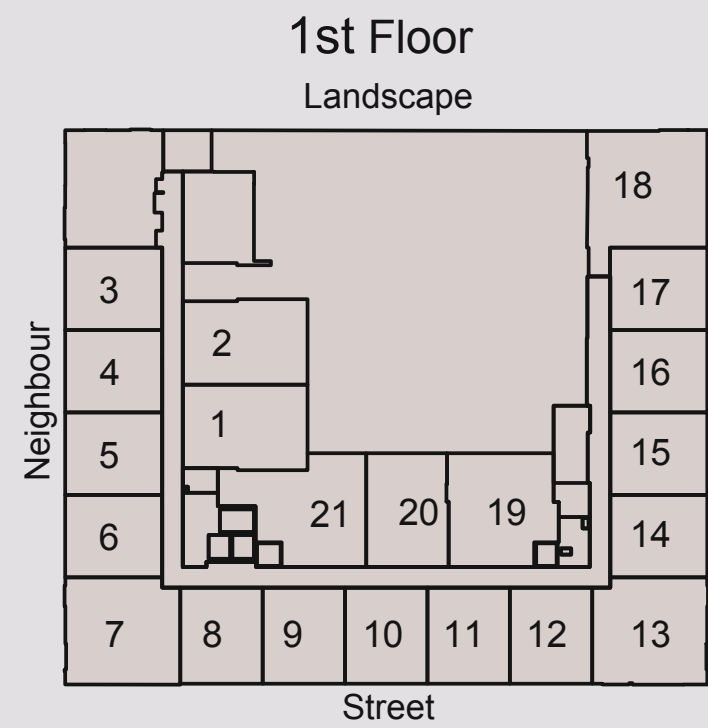
# 2 BEDROOM APARTMENT

TYPE 01\_A | TOTAL 1,180 SQFT

UNIT AREA / 987 sq.ft

BALCONY AREA / 193 sq.ft.

NET AREA / 1,180 sq.ft



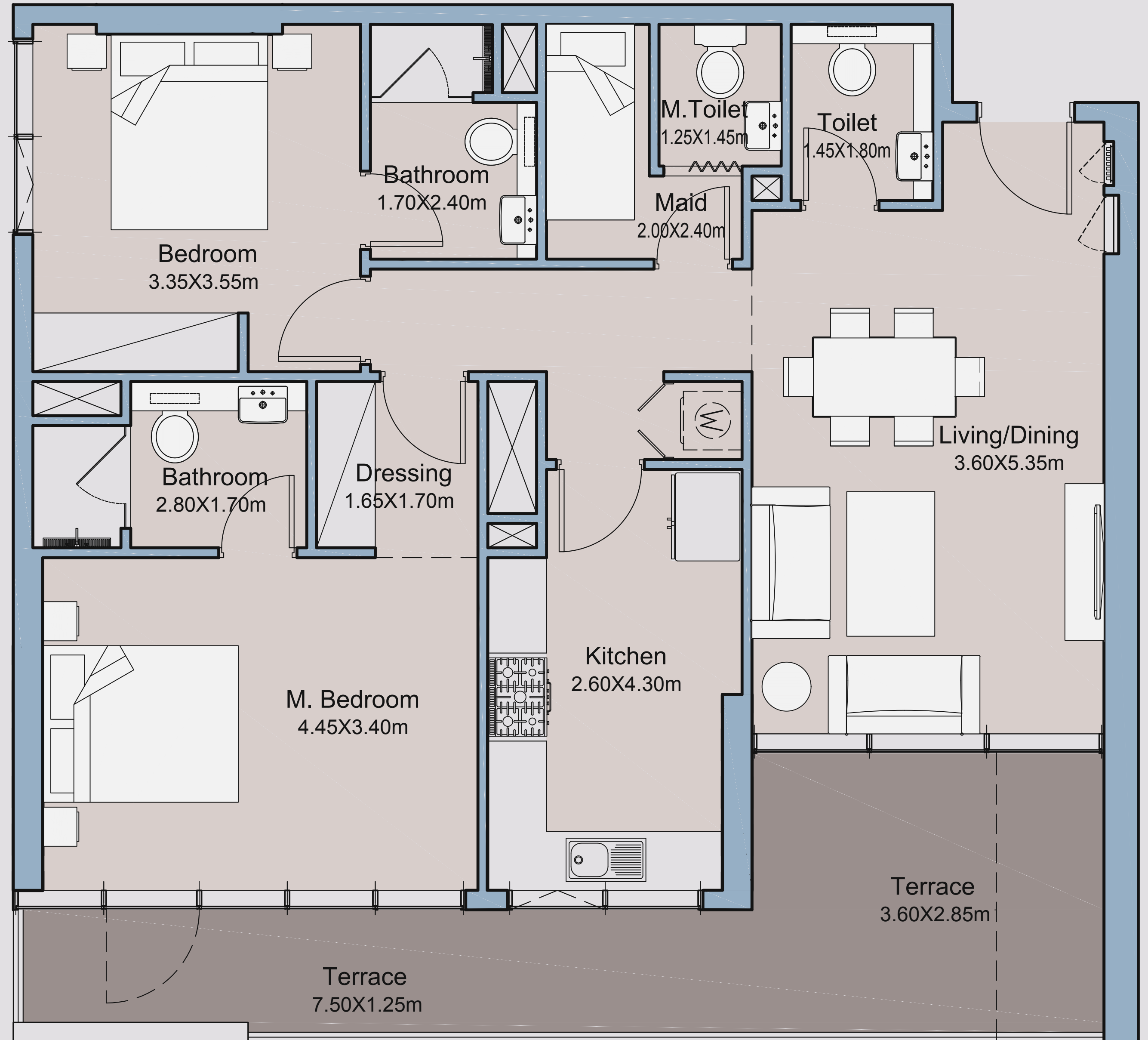
# 2 BEDROOM APARTMENT

TYPE 01\_T | TOTAL 1,205 SQFT

UNIT AREA / 985 sq.ft

BALCONY AREA / 220 sq.ft.

NET AREA / 1,205 sq.ft





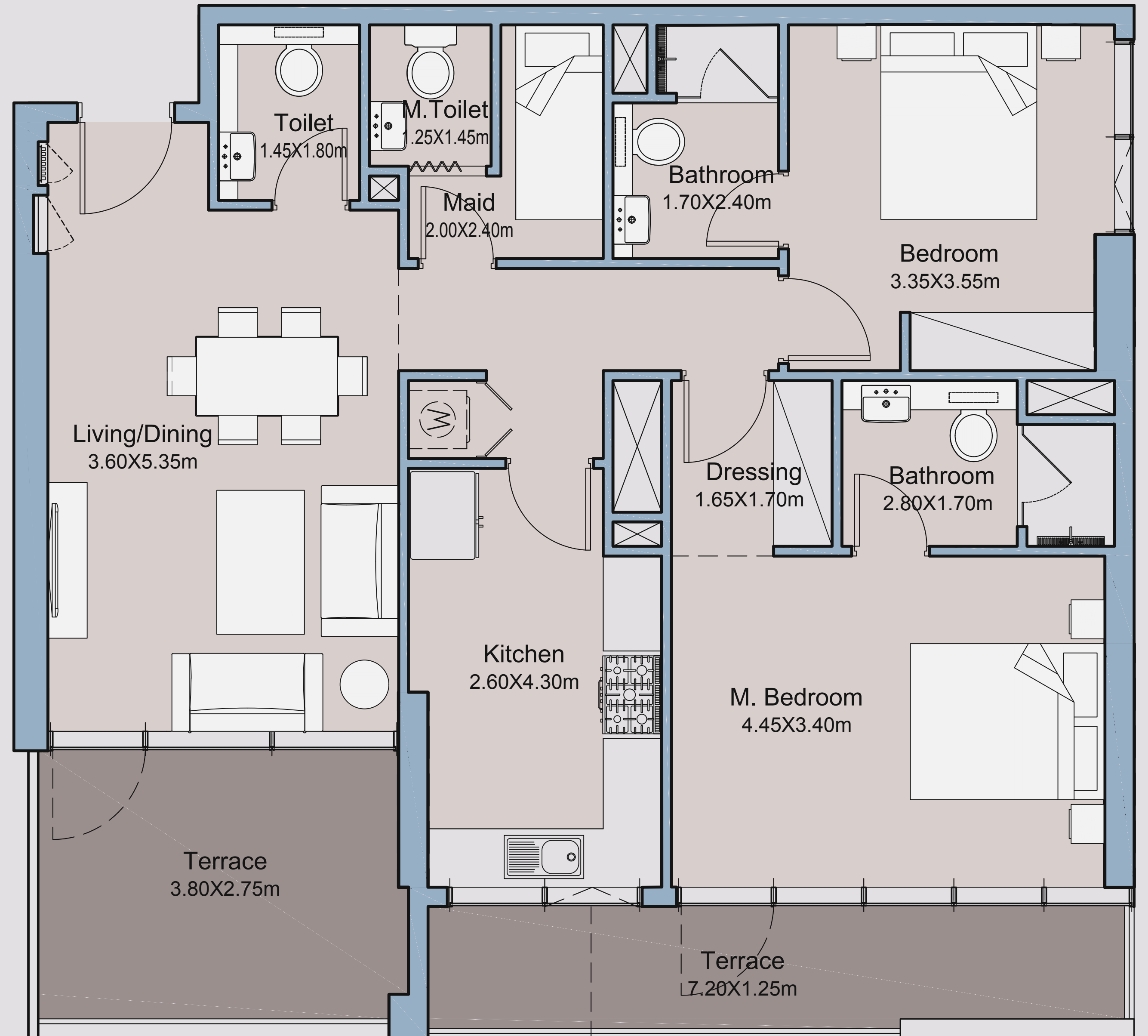
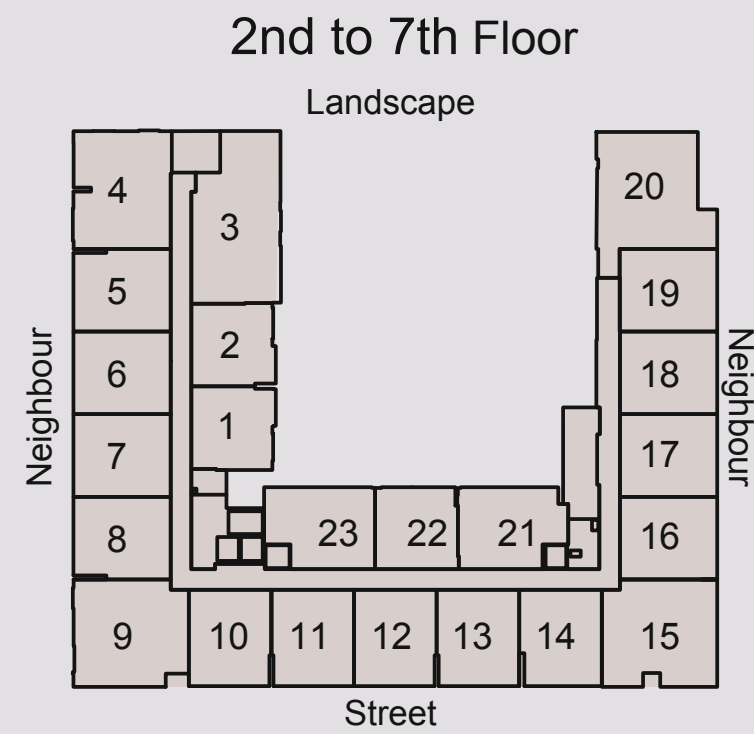
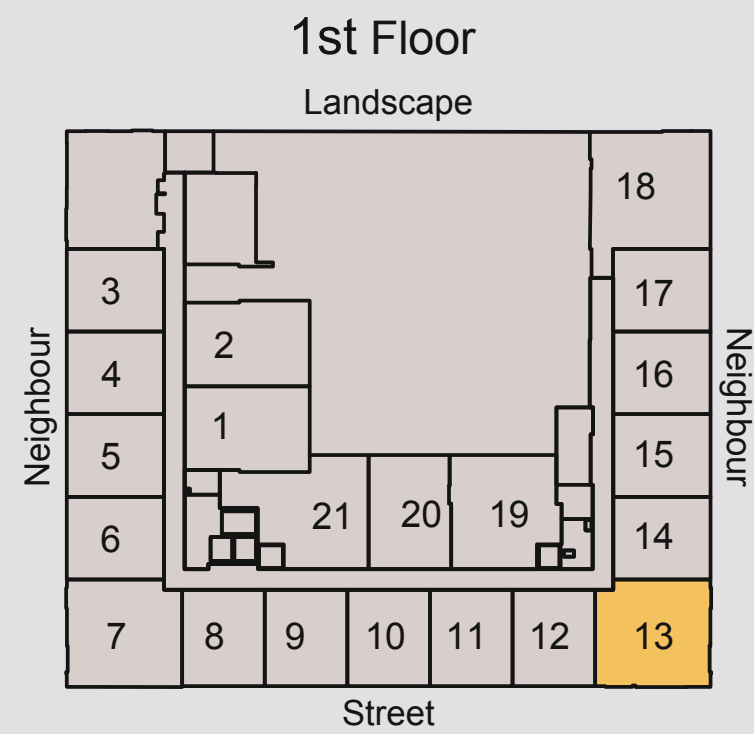
# 2 BEDROOM APARTMENT

TYPE 01\_T1 | TOTAL 1,205 SQFT

UNIT AREA / 987 sq.ft

BALCONY AREA / 218 sq.ft.

NET AREA / 1,205 sq.ft



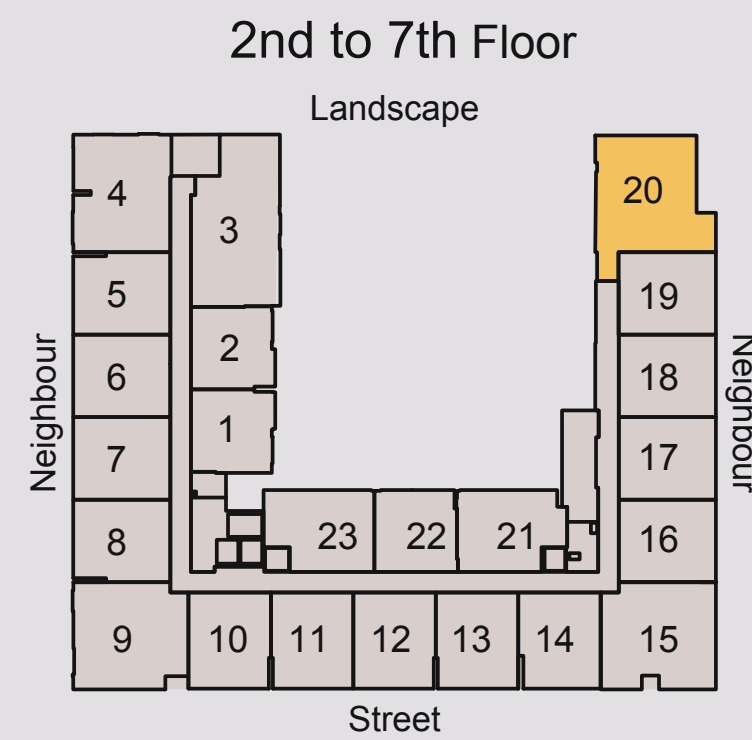
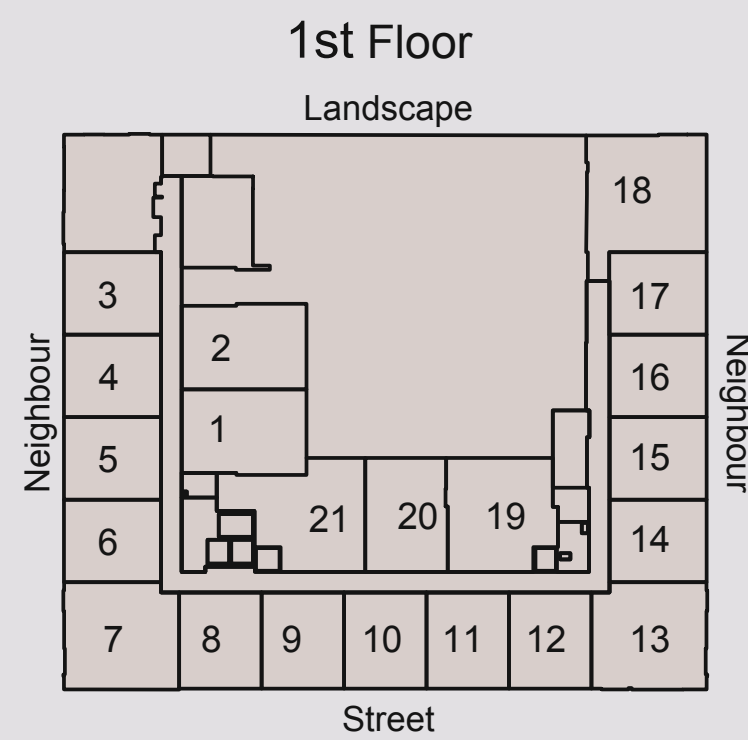
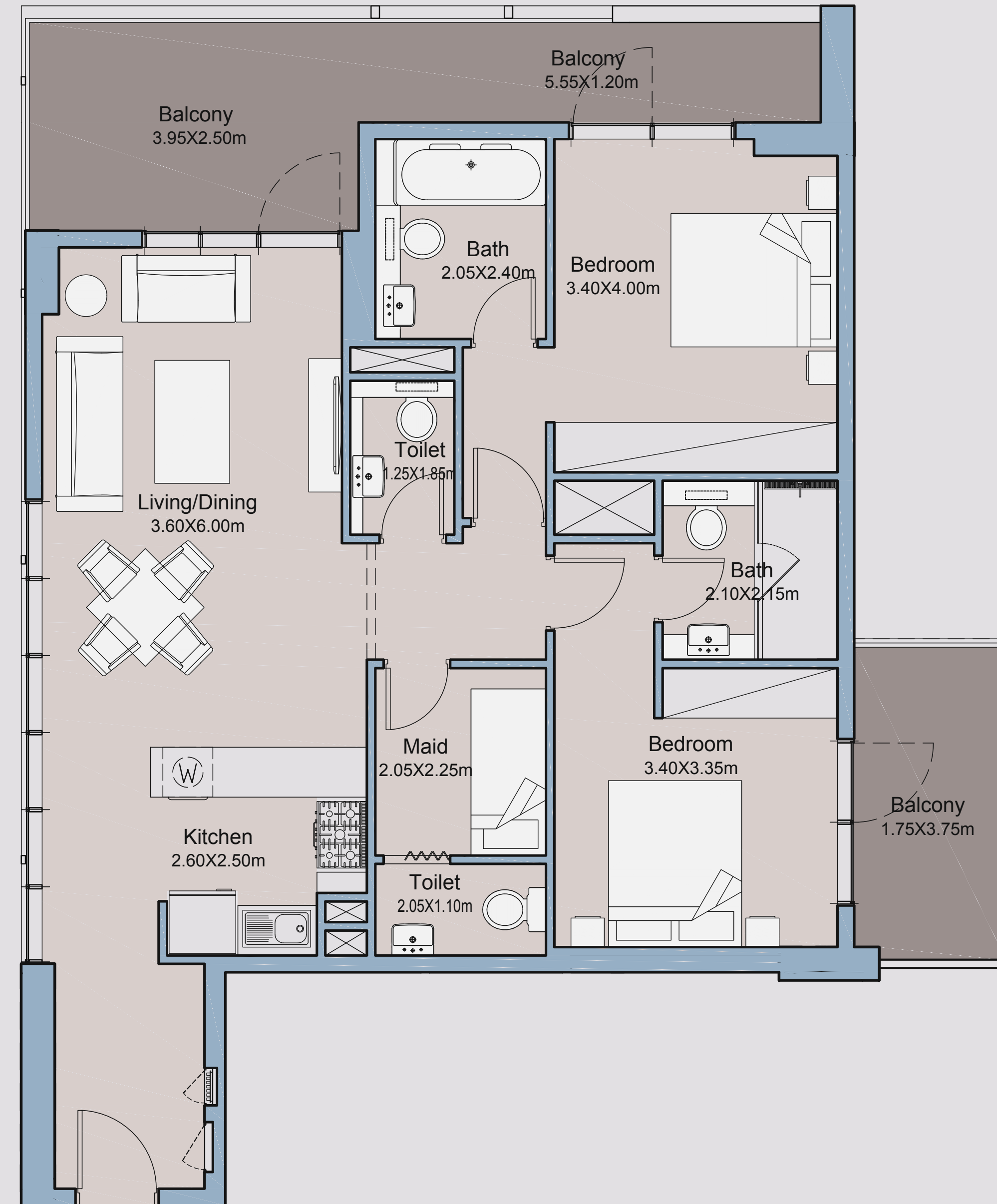
# 2 BEDROOM APARTMENT

TYPE o2 | TOTAL 1,310 SQFT

UNIT AREA / 1,042 sq.ft

BALCONY AREA / 268 sq.ft.

NET AREA / 1,310 sq.ft



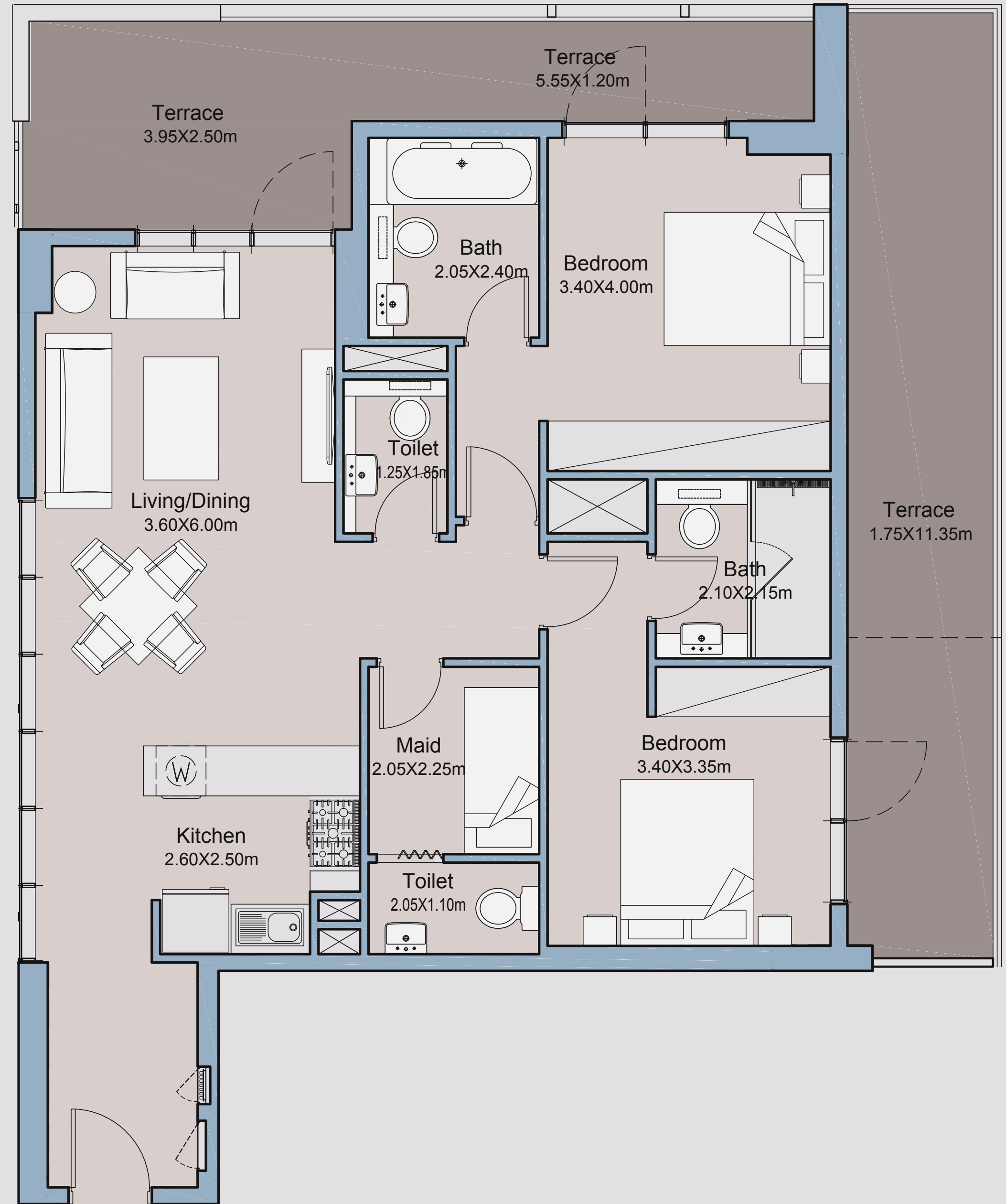
# 2 BEDROOM APARTMENT

TYPE o2\_T | TOTAL 1,465 SQFT

UNIT AREA / 1,042 sq.ft

TERRACE AREA / 423 sq.ft.

NET AREA / 1,465 sq.ft



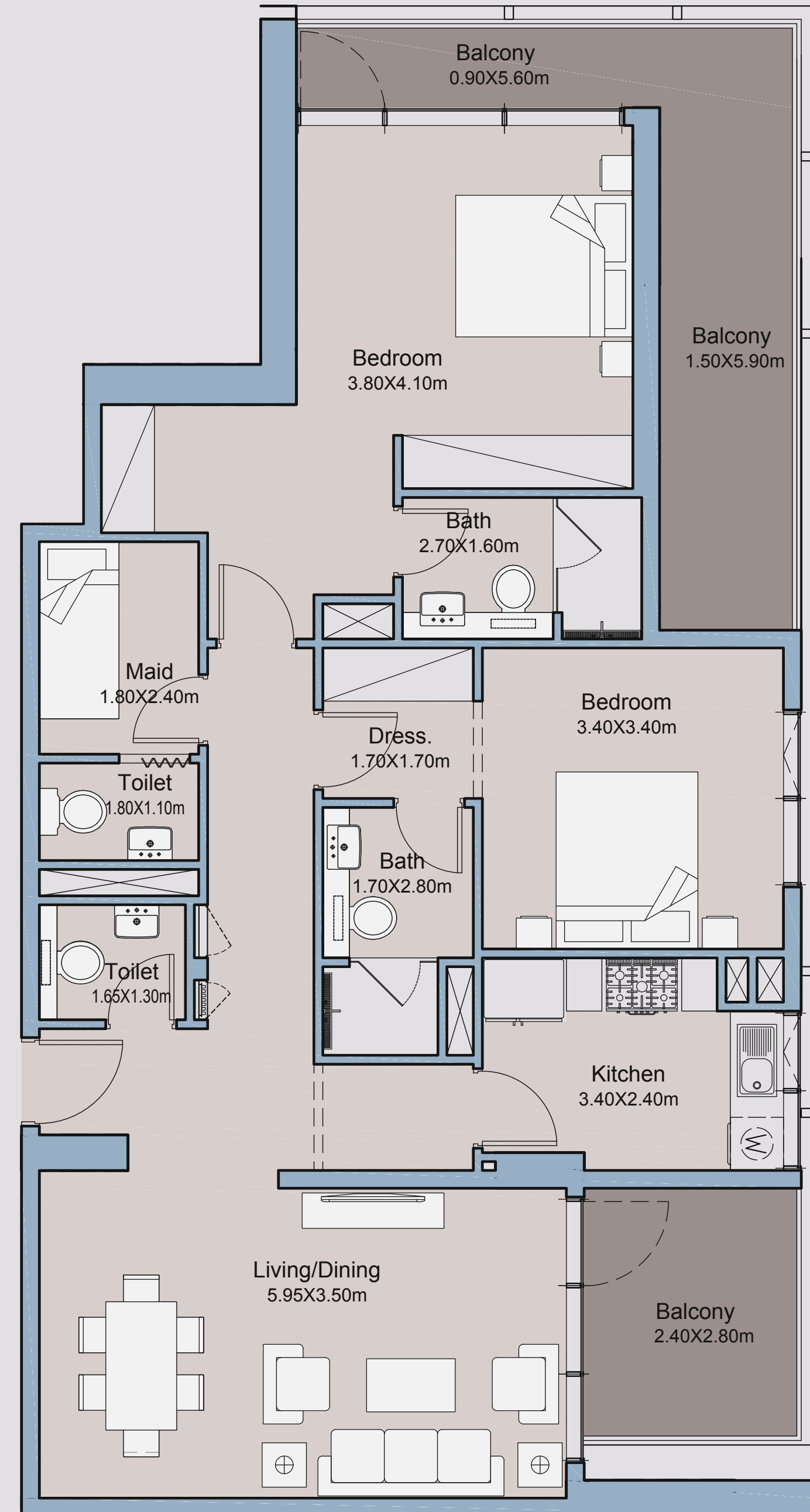
# 2 BEDROOM APARTMENT

TYPE 03 | TOTAL 1,375 SQFT

UNIT AREA / 1,134 sq.ft

BALCONY AREA / 241 sq.ft.

NET AREA / 1,375 sq.ft



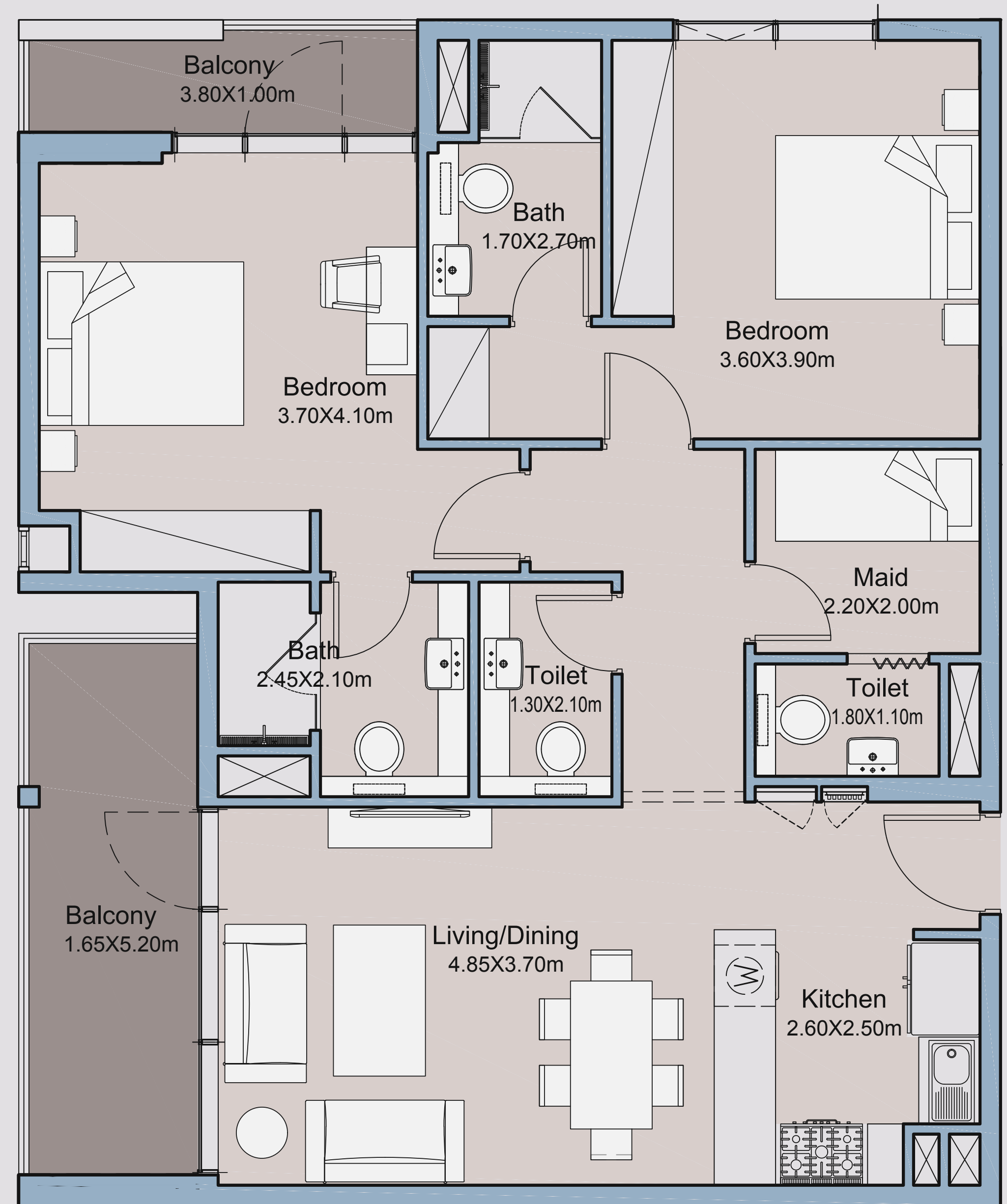
# 2 BEDROOM APARTMENT

TYPE 04 | TOTAL 1,130 SQFT

UNIT AREA / 980 sq.ft

BALCONY AREA / 150 sq.ft.

NET AREA / 1,130 sq.ft



THE DEVELOPER

SHAPING THE URBAN REAL ESTATE  
LANDSCAPE OF DUBAI



# ABOUT US



Founded  
2002

350+ Associations  
with Global Experts

AED 803.4 mn  
Revenue 2022

AED 144.2 mn  
Net Profit 2022

Dubai-focused  
Strategy

25.5 mn sq.ft.  
Development Portfolio

#1 Developer  
by Residential Sales

24 Residential, 7 Commercial,  
4 Hospitality, 1 Mixed-used Project

# VALUES THAT SET US APART



ENTERPRISING  
AND AGILE



ETHICAL AND  
TRANSPARENT



TRUSTWORTHY  
AND RELIABLE



QUALITY AND  
VALUE CONSCIOUS



COMMITTED TO THE  
TRANSFORMATION OF THE UAE



# OUR ACHIEVEMENTS

AED 4.38

Billion In  
Capital

25.5M

Sq. Ft. Of  
Development

4

Hospitality  
Projects

2007

Publicly Listed In  
Dubai Financial Market



# MAJOR DEVELOPMENTS BY DEYAAR



MIDTOWN



THE ATRIA



CENTRAL PARK



BELLA ROSE



REGALIA



TRIA



MAR CASA

800-DEYAAR  
WWW.DEYAAR.COM

