

ELEVATION OF THE TOWNHOUSE

Each three-storey townhouse is composed of two distinct parts,
the communal space in front, the private space behind.
A passerelle connects the two.

The roof deck has an outdoor pool, terrace, barbeque with seating
and storage area.



FAÇADE DESIGN

KETURAH RESERVE

BIO LIVING
DESIGN PROCESS



Mohammed Bin Rashid City District
25.2048° N, 55.2708° E



KETURAH RESERVE

BIO LIVING
DESIGN PROCESS



Mohammed Bin Rashid City District 7 (MBC7)
25.2048° N, 55.2708° E



FAÇADE DESIGN

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Mohammed Bin Rashid City District 7 (MBR7)
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The rooftop with outdoor seating offers a view over the clear, blue Meydan sky, a place to breathe. The double volume, ceiling height and wall thickness are designed to cool the interior spaces naturally, minimizing the need for air conditioning.

ROOF GARDEN

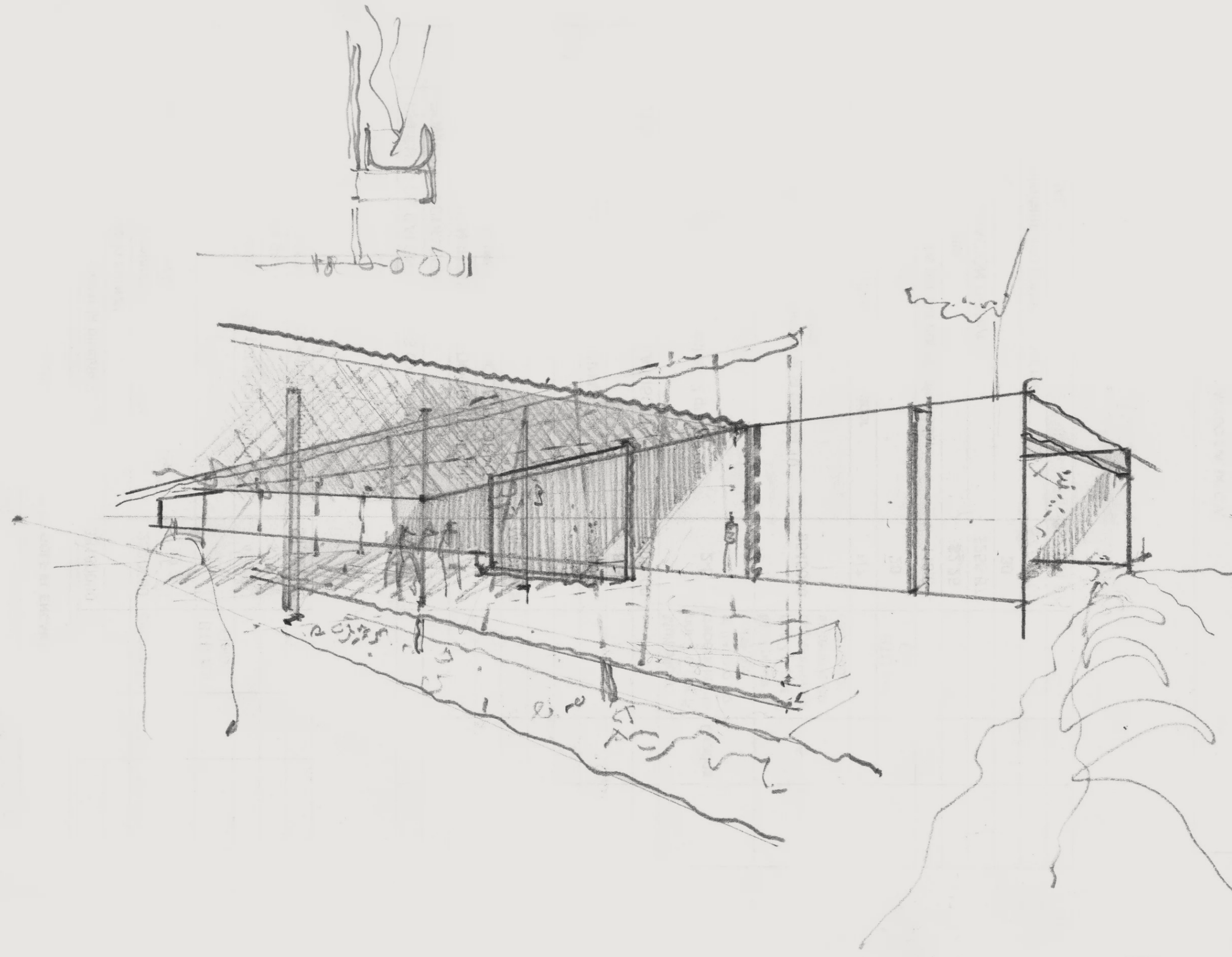
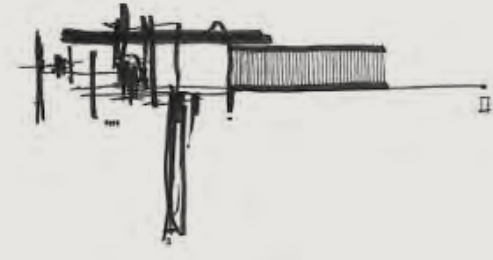




- LEGEND :
- 01 ENTERTAINMENT ROOM
 - 02 POOL
 - 03 STAIRS / LIFT
 - 04 FOYER
 - 05 CARDPORT
 - 06 MASTER BEDROOM
 - 07 BEDROOM 2
 - 08 BRIDGE
 - 09 BEDROOM 1
 - 10 BALCONY
 - 11 MEP
 - 12 OUTDOOR SEATING AREA

NATURAL SUSTAINABILITY AT KETURAH RESERVE

- Keturah Reserve is designed to be naturally self-sustaining from conception.
- All amenity areas are accessible by foot on tree shaded pathways, eliminating the need of driving from place to place.
- Floorplans are created based on established material measurements to avoid material and energy waste. Materials are specifically selected for their adaptability to the microclimate of Meydan.
- Raw wood is fired a minimum six times to increase durability and resistance to wear and tear.
- High ceilings, wall thickness and windowpane density cool the interior naturally, saving energy by reducing the need for air conditioning.
- Balconies are broader than the norm to reduce the heat and glare of direct sunlight.
- Door frames and garages are wider to facilitate the flow of passage.
- New Luxury integrates sustainability naturally without the need of further human involvement.

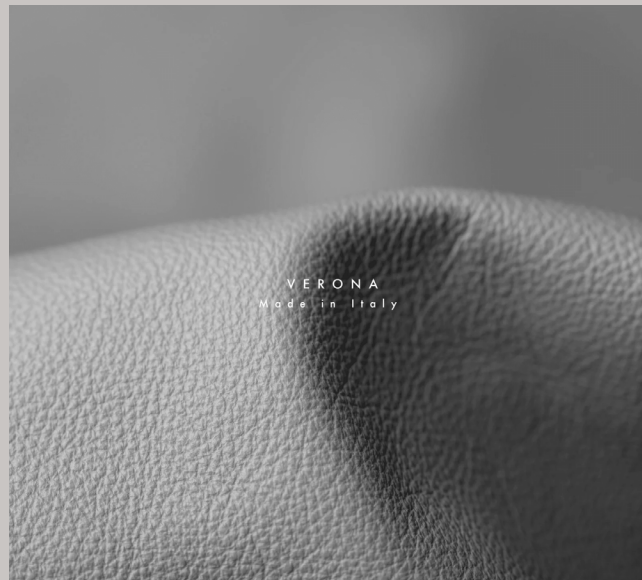


KETURAH RESERVE SUPERHOMES, DESIGNED FROM THE INSIDE OUT

Keturah Reserve is uniquely conceived and designed from the inside out using principles of the five elements, proportions, ratio and light, and natural materials. All residences are fully furnished, with furniture and fixtures custom-designed and produced for each space in natural, raw materials and in neutral colours. They blend perfectly into the interior, freeing the residents' movement and circulation, and elevating their physical and mental well-being.

Keturah Reserve's Super Home™ Concept is designed to transform residents' lives through their experience of the interior and exterior space.

THE FLOW OF AIR, LIGHT, COLOUR , SPACE, TEXTURE AND MATERIAL



THE FLOW OF AIR

Keturah Reserve homes are designed with double volume interior spaces, naturally increasing the flow of air. Keturah Reserve's super-efficient VRF (Variable Refrigerant Flow) technology reduces energy costs, improves residents' comfort, and sends cooled air to evaporators in different spaces, maintaining an even, consistent temperature by zone. The air filtration system silently eliminates pollen, cooking odors and smoke, continuously purifying and refreshing the air.



THE FLOW OF LIGHT

The architecture of Keturah Reserve is designed to optimize natural daylight without its heat or glare. When daylight fades, architectural lighting optimizes the body's circadian system, enhancing residents' mood, comfort and alertness, and improving the quality of their sleep.

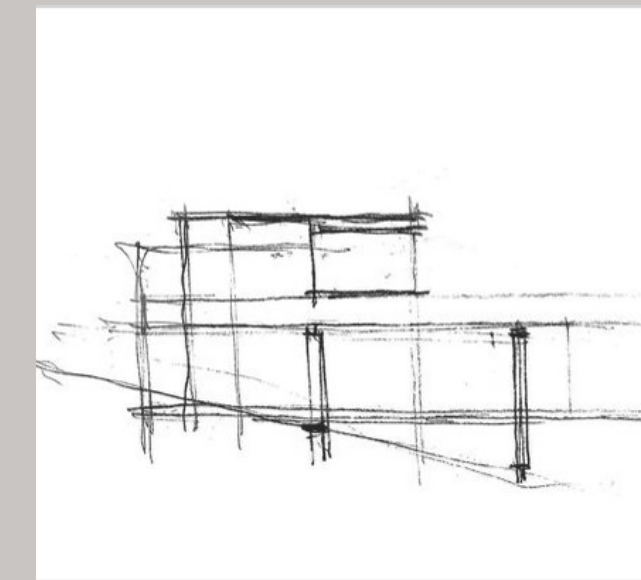
Lighting is always lateral, never directly overhead, to optimize visual comfort, enhance the space and create atmosphere by zone, for a subtle and healing ambiance



THE FLOW OF COLOUR

The architecture of Keturah Reserve homes blends into the rawness of the desert landscape, to create an ambiance of solace and serenity. The bleached bone-coloured travertine facade links the exterior to the interior, with bronze vertical slats creating a subtle interplay of light and shade.

The three cool-neutral tone-on-tone palette of cream, champagne and bronze, and three textures of wood, stone and metal, are inspired by the natural colours and textures of the surrounding desert.



THE FLOW OF SPACE

Keturah Reserve homes are conceived and designed from the inside out using contemporary architectural principles of the five elements, proportions, ratio and daylight, in raw, natural materials.

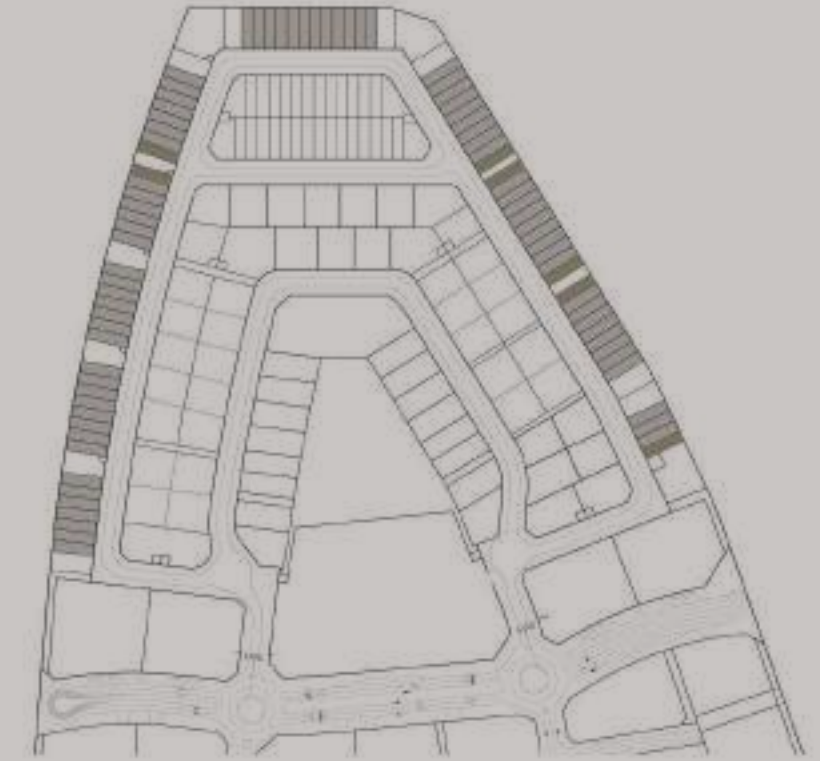
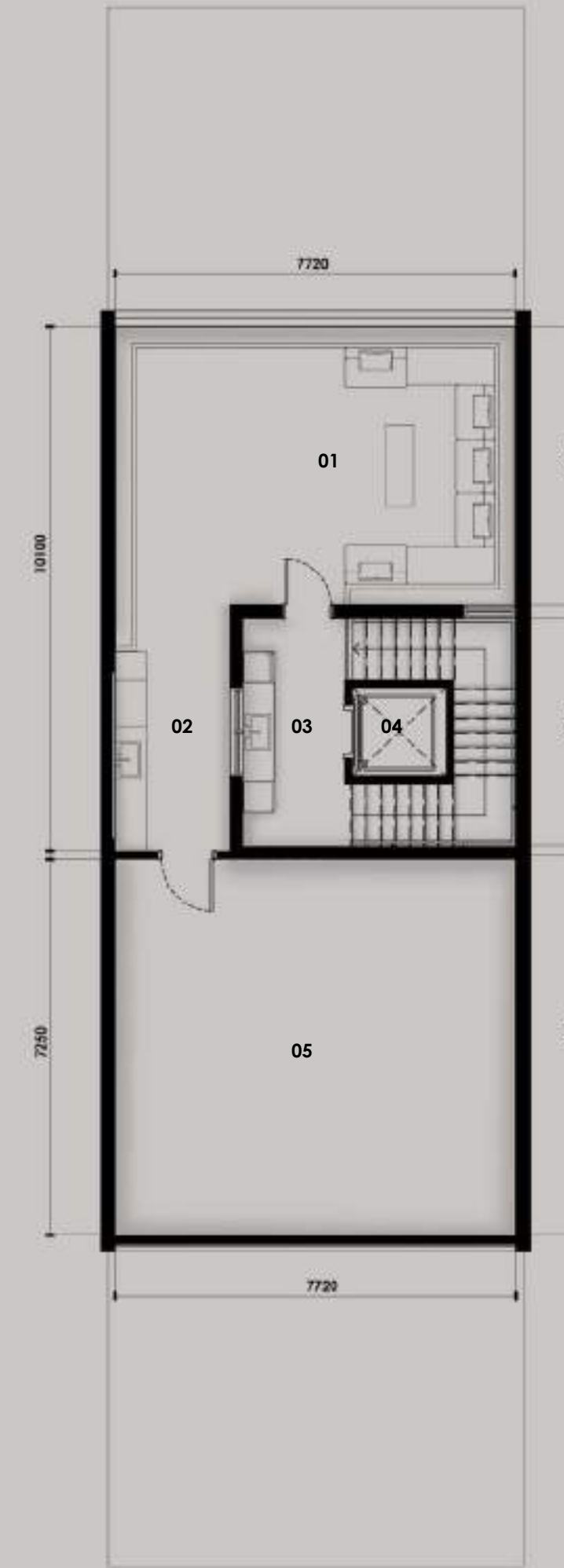
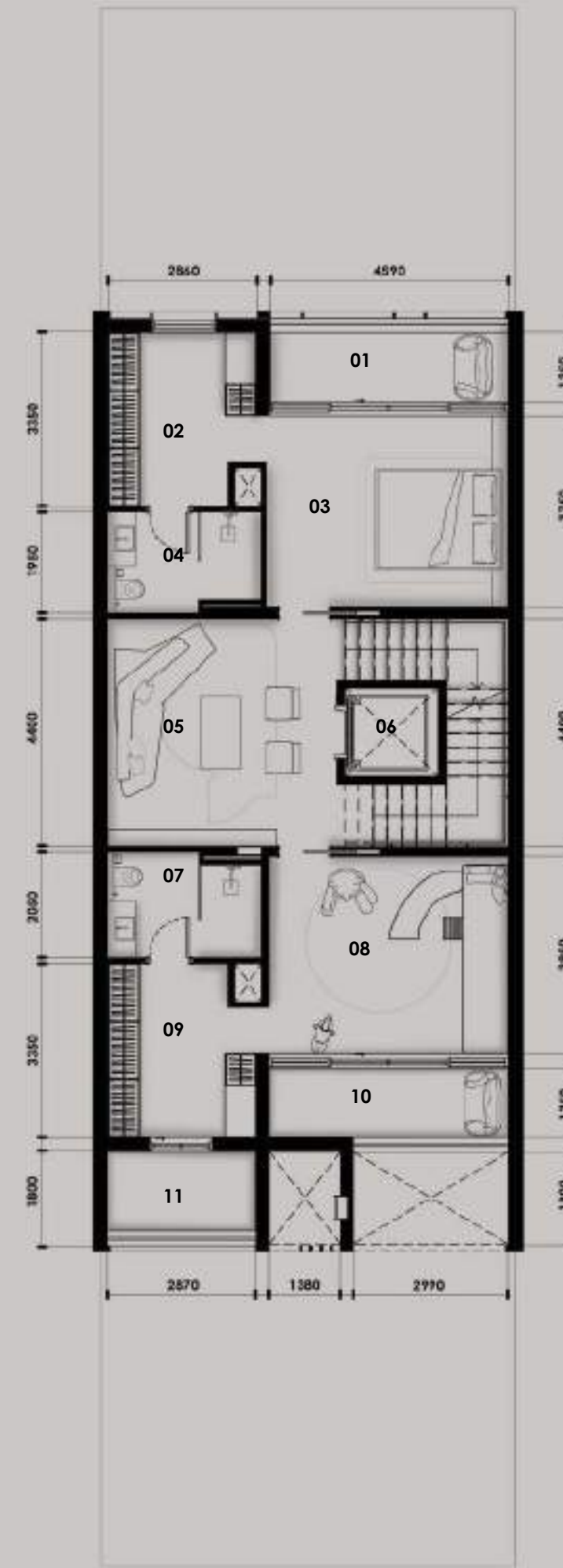
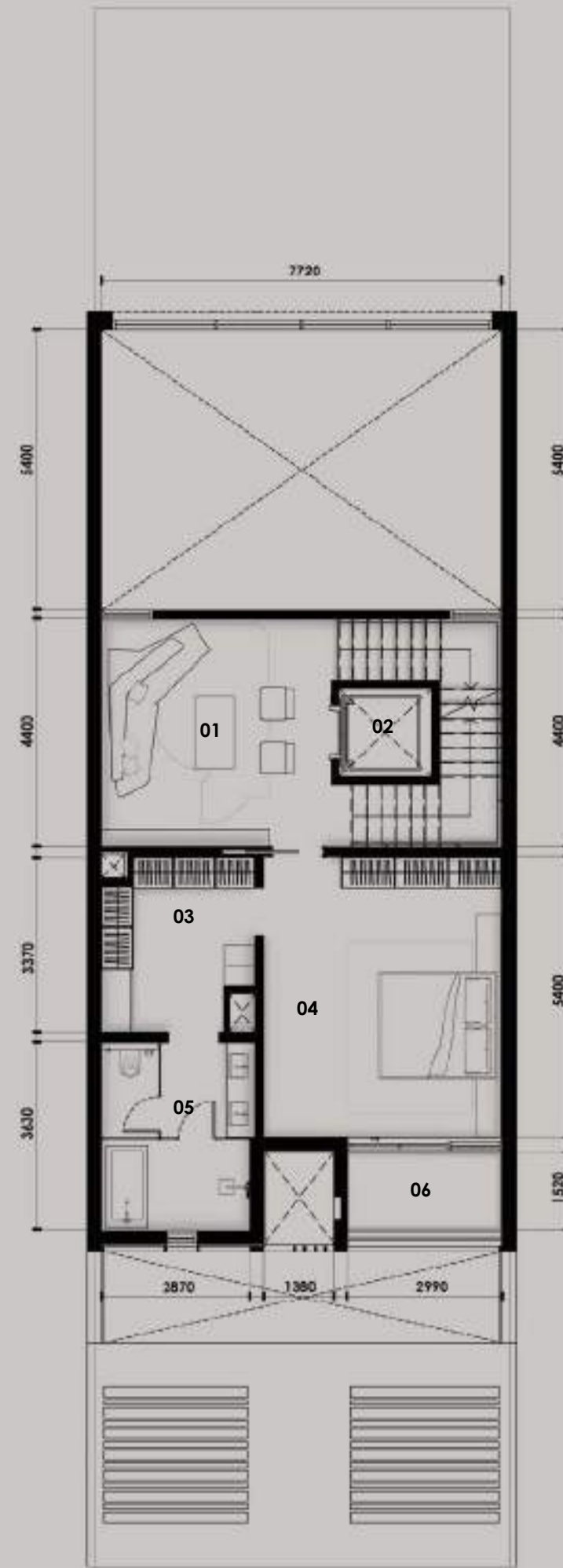
The double volume open plan spaces optimize the flow of passage, without corridors or hallways. Furniture and fixtures are custom-designed for each residence and produced for each space.

They blend perfectly into the interior, freeing the flow of residents' movement, and elevating their physical and mental well-being.



THE FLOW OF TEXTURE AND MATERIAL

The project's design began with the selection of textures, glass, travertine, wood and metal. Raw materials are selected to correspond with the flow of energy. Perfect individually, they interplay and exchange energies when placed together.



TOWNHOUSE	BUA (SQ.M)	BUA (SQ.FT)
Plant Room Level	22.40 sq.m	241.11 sq.ft
Ground Floor	178.20 sq.m	1,918.13 sq.ft
First Floor	96.10 sq.m	1,034.41 sq.ft
Second Floor	130.40 sq.m	1,403.61 sq.ft
Roof deck	80.40 sq.m	865.42 sq.ft
Total	507.50 sq.m	5,462.68 sq.ft

PLOT	AREA	Plot No.	No. of Units	No. of Levels	Height
	497.40 sq.m	42, 43, 44 and 45	76 REGULAR / 7 CORNER	GROUND + 2 FLOORS + ROOF	14.60m ROOF SLAB



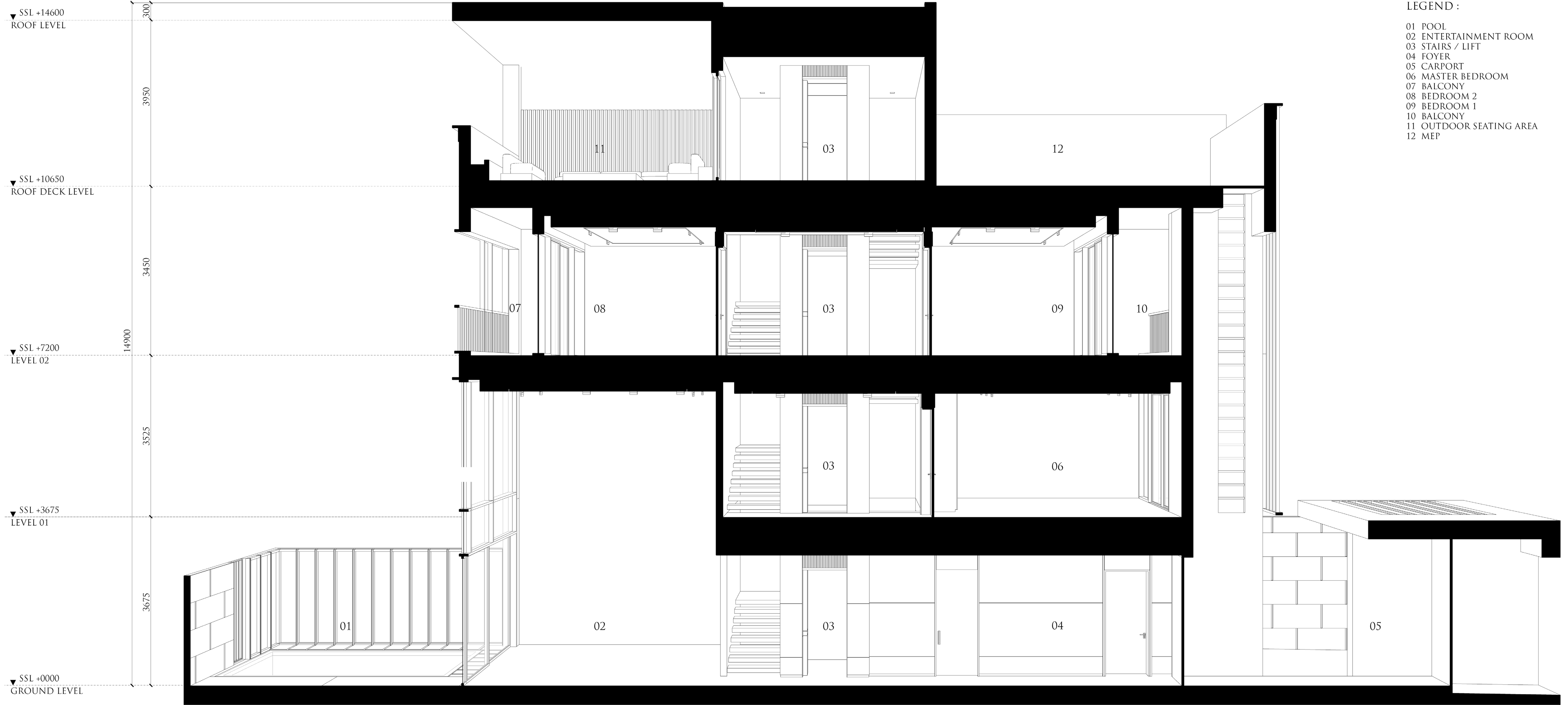
- 01 OUTDOOR YARD
- 02 POOL
- 03 ENTERTAINMENT AREA
- 04 KITCHEN | DINING AREA
- 05 LIFT
- 06 MAIN KITCHEN
- 07 HALLWAY
- 08 WASH AREA
- 09 MAID'S BATHROOM
- 10 MAID'S ROOM
- 11 GUEST BATHROOM
- 12 GUEST ROOM
- 13 CAR PORT
- 14 MAIN ENTRANCE

- 01 MASTER LIVING AREA
- 02 LIFT
- 03 WALK-IN-CLOSET
- 04 MASTER BEDROOM
- 05 MASTER BATHROOM
- 06 BALCONY

- 01 BALCONY
- 02 WALK-IN-CLOSET
- 03 BEDROOM
- 04 BATHROOM
- 05 ENTERTAINMENT AREA
- 06 LIFT
- 07 BATHROOM
- 08 BEDROOM | KID'S ROOM
- 09 WALK-IN-CLOSET
- 10 BALCONY
- 11 BALCONY

- 01 OUTDOOR SEATING AREA
- 02 OUTDOOR GRILL AREA
- 03 LAUNDRY AREA
- 04 LIFT
- 05 MEP SERVICES AREA

KETURAH RESERVE ROW HOUSE | 4 BEDROOM



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KETURAH RESERVE

BIO LIVING
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All Keturah Reserve homes include two kitchens, a functional and an entertainment kitchen.

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DESIGN PROCESS



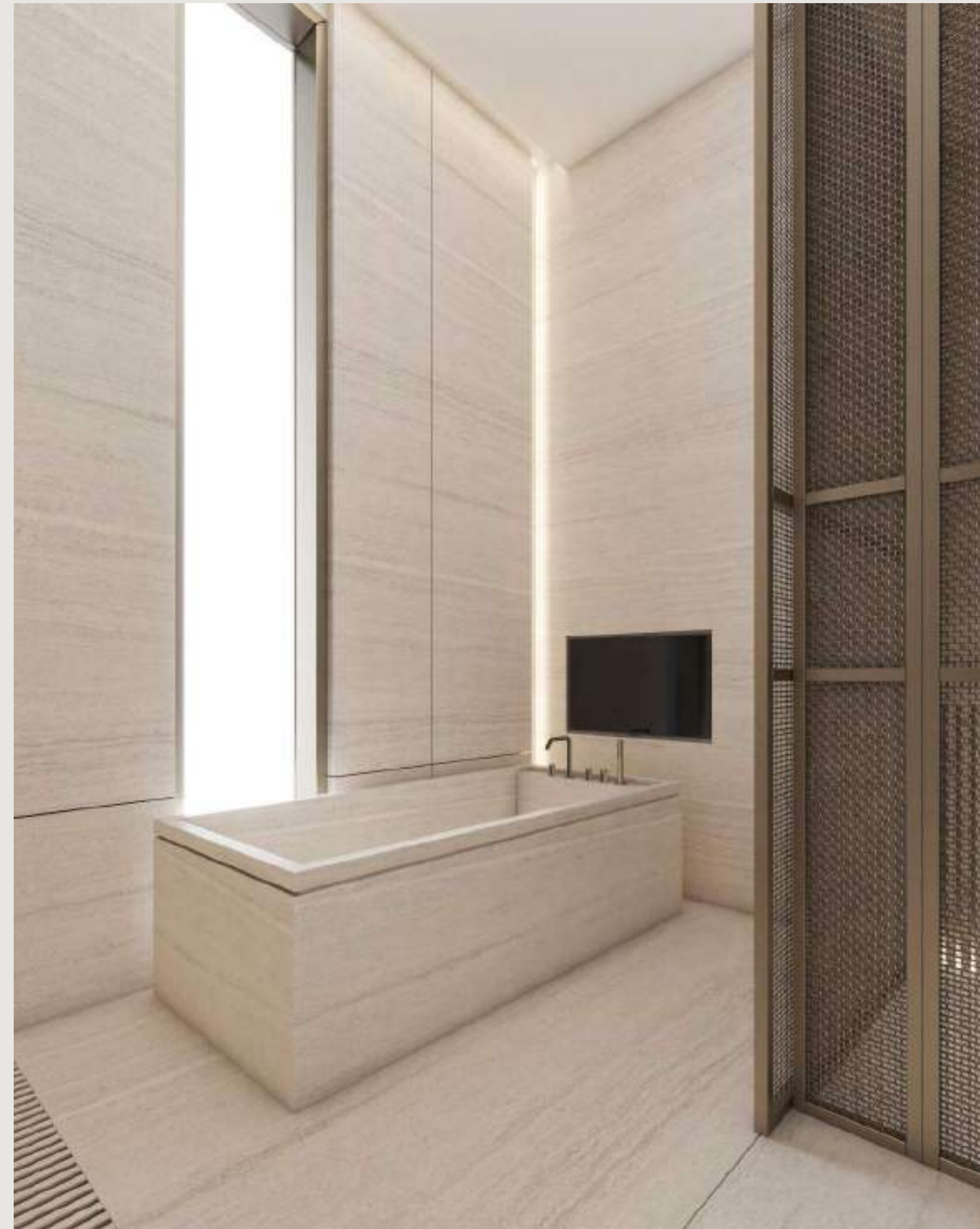


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BIO LIVING
DESIGN PROCESS

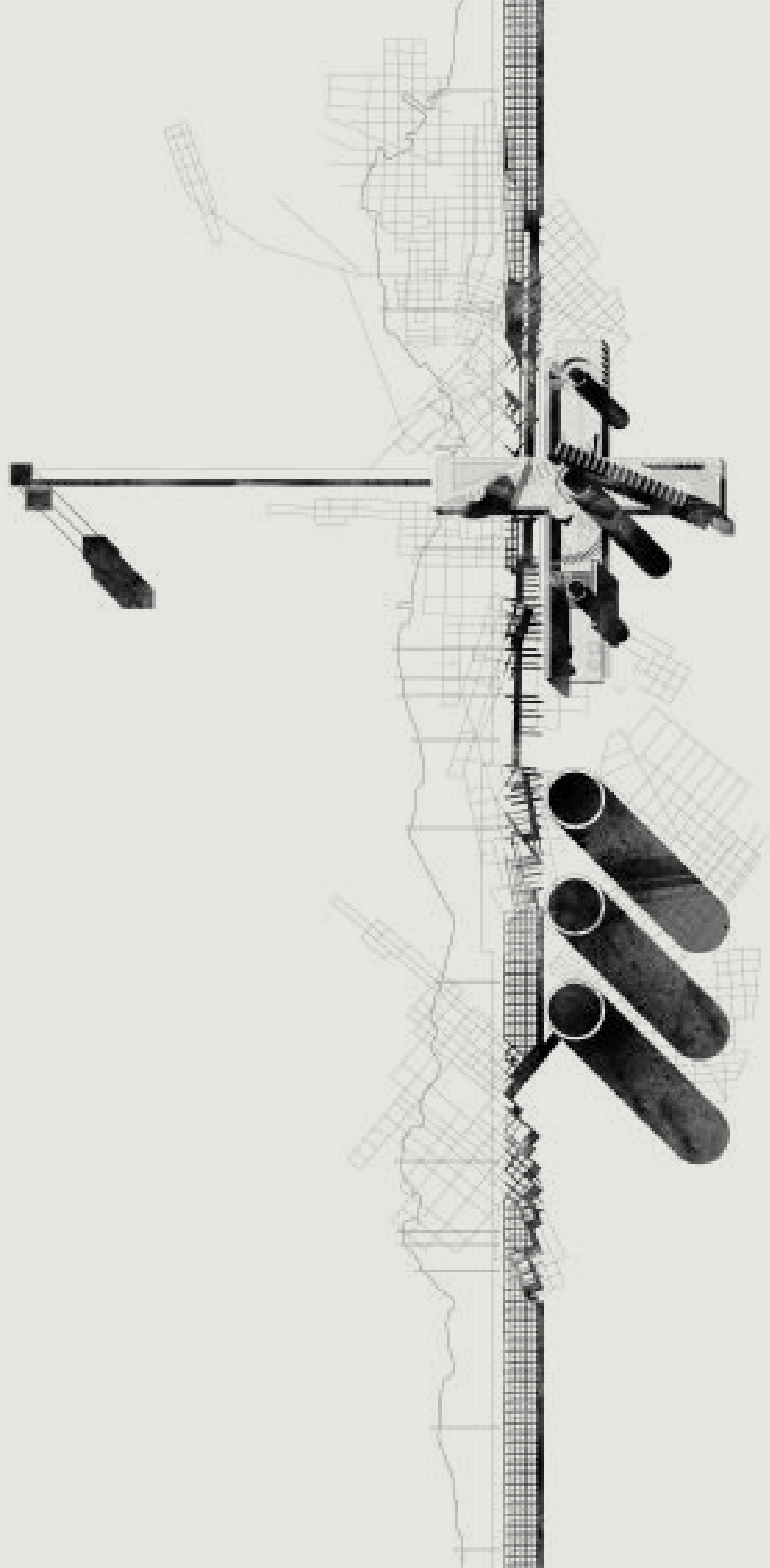


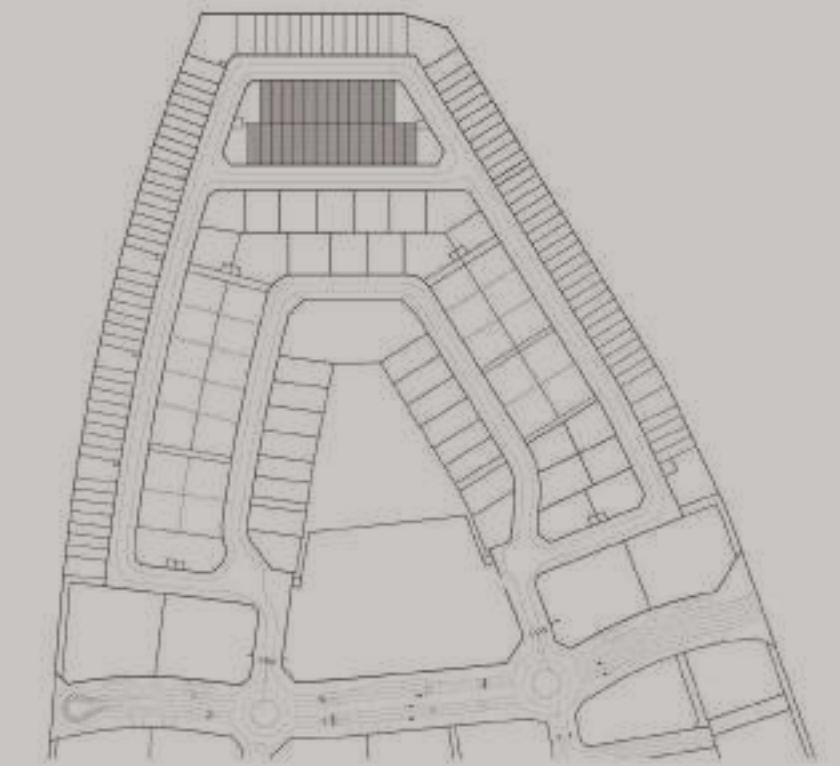
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KETURAH RESERVE

BIO LIVING
DESIGN PROCESS







TOWNHOUSE	BUA (SQ.M)	BUA (SQ.FT)
Plant Room Level	28.80 sq.m	310.00 sq.ft
Ground Floor	185.80 sq.m	1,999.94 sq.ft
First Floor	97.30 sq.m	1,047.33 sq.ft
Second Floor	139.40 sq.m	1,500.48 sq.ft
Roof deck	95.30 sq.m	1,025.80 sq.ft
Total	546.60 sq.m	5,883.55 sq.ft

PLOT	AREA	AREA
AREA	520.46 sq.m	5,602.18 sq.ft
Plot No.	46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56 & 57	
No. of Units	27 REGULAR	4 CORNER
No. of Levels	GROUND + 2 FLOORS + ROOF	
Height	14.60M ROOF SLAB	



- 01 ENTERTAINMENT AREA
- 02 OUTDOOR YARD
- 03 POOL
- 04 KITCHEN | DINING AREA
- 05 LIFT
- 06 MAIN KITCHEN
- 07 HALLWAY

- 08 WASH AREA
- 09 MAID'S BATHROOM
- 10 MAID'S ROOM
- 11 GUEST BATHROOM
- 12 GUEST ROOM
- 13 CAR PORT
- 14 MAIN ENTRANCE

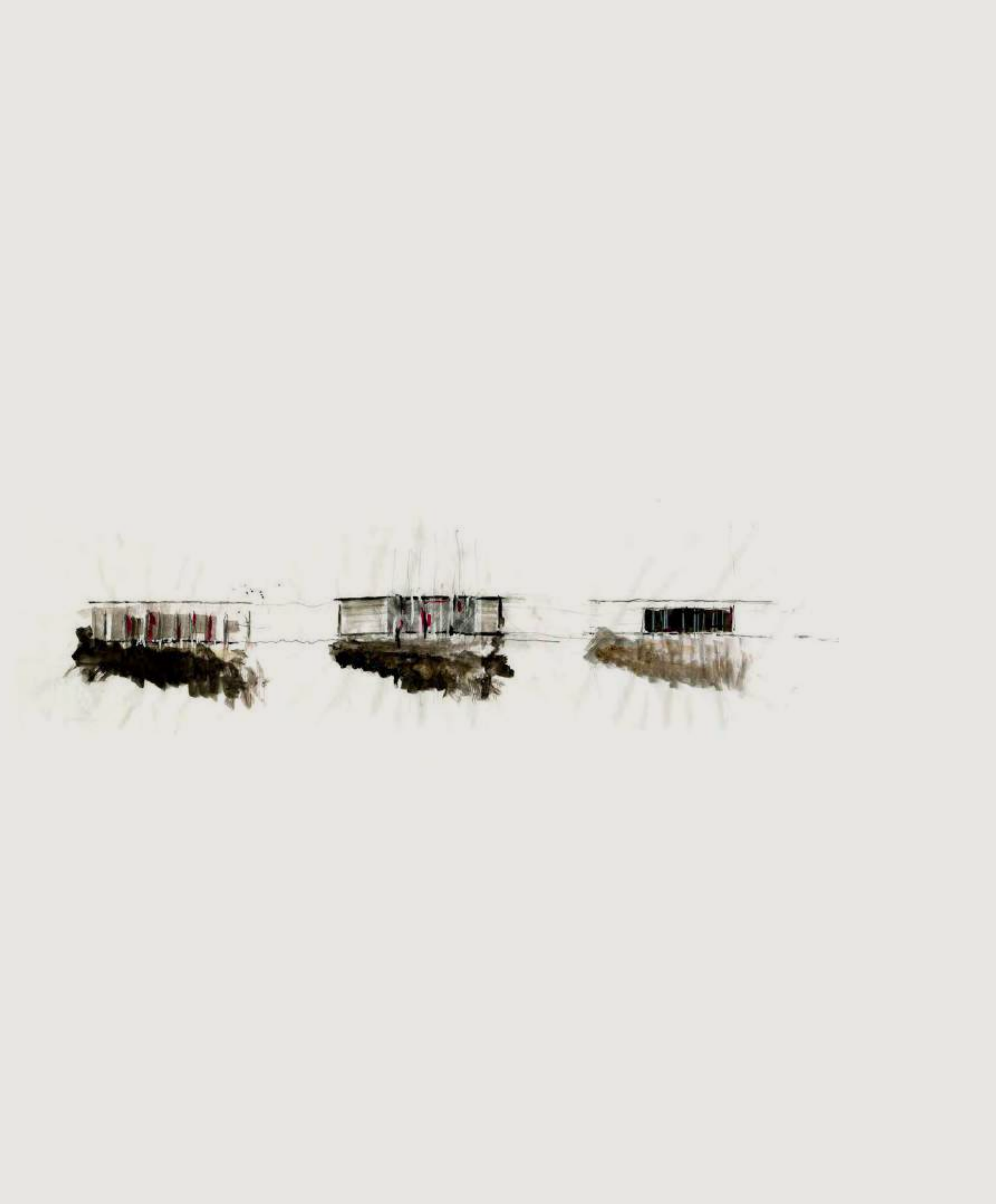
- 01 MASTER LIVING AREA
- 02 LIFT
- 03 WALK-IN-CLOSET
- 04 MASTER BEDROOM
- 05 MASTER BATHROOM
- 06 BALCONY

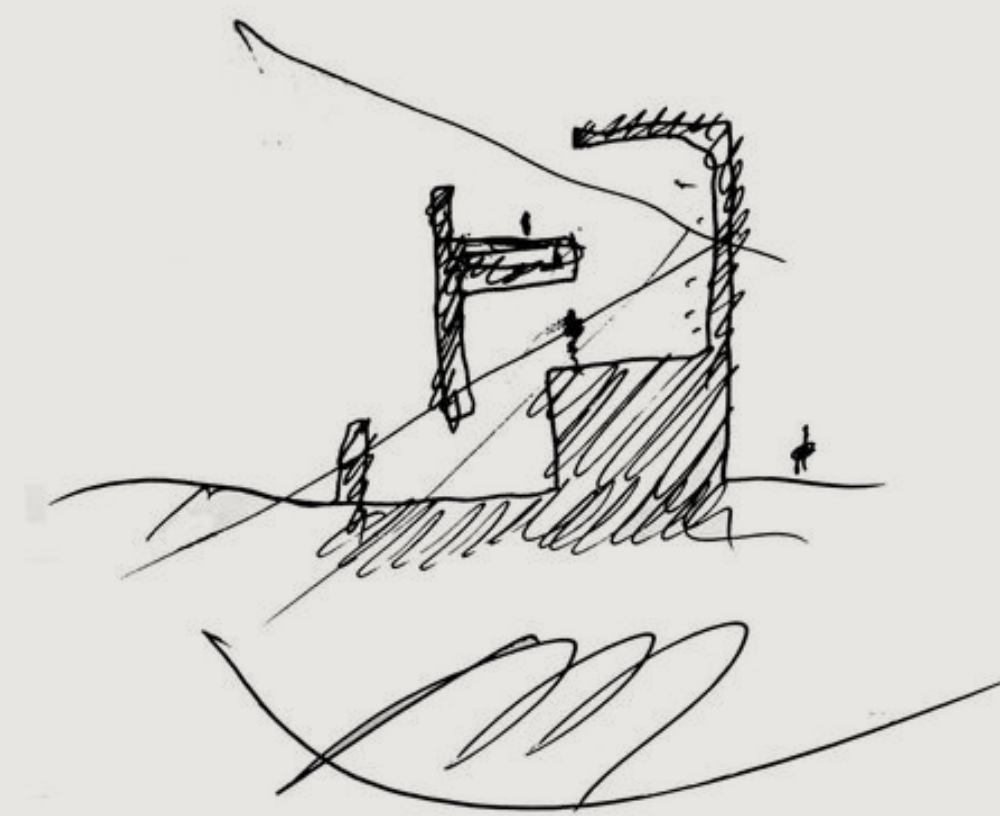
- 01 BATHROOM
- 02 BEDROOM
- 03 WALK-IN-CLOSET
- 04 BALCONY
- 05 ENTERTAINMENT AREA
- 06 LIFT
- 07 BATHROOM
- 08 BEDROOM | KID'S ROOM
- 09 WALK-IN-CLOSET
- 10 BALCONY
- 11 BALCONY

- 01 MEP SERVICES AREA
- 02 OUTDOOR GRILL AREA
- 03 LAUNDRY AREA
- 04 LIFT
- 05 OUTDOOR SEATING AREA

**KETURAH RESERVE
BACK-TO-BACK | 4 BEDROOM**





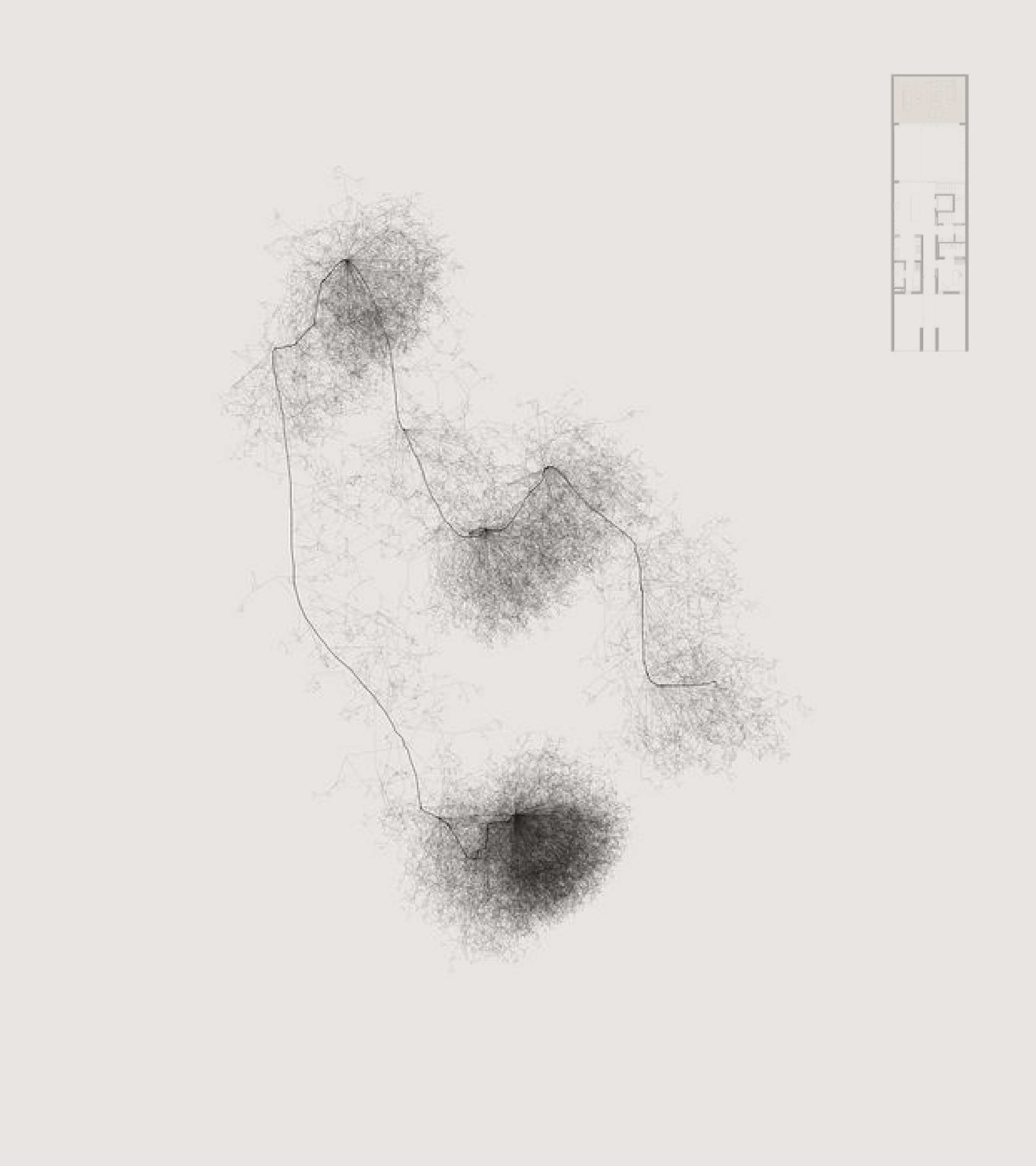


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KETURAH RESERVE

BIO LIVING
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BIO LIVING
DESIGN PROCESS



Keturah Reserve is uniquely designed from the inside out,
from the central beating heart to the exterior,
the architectural skin.

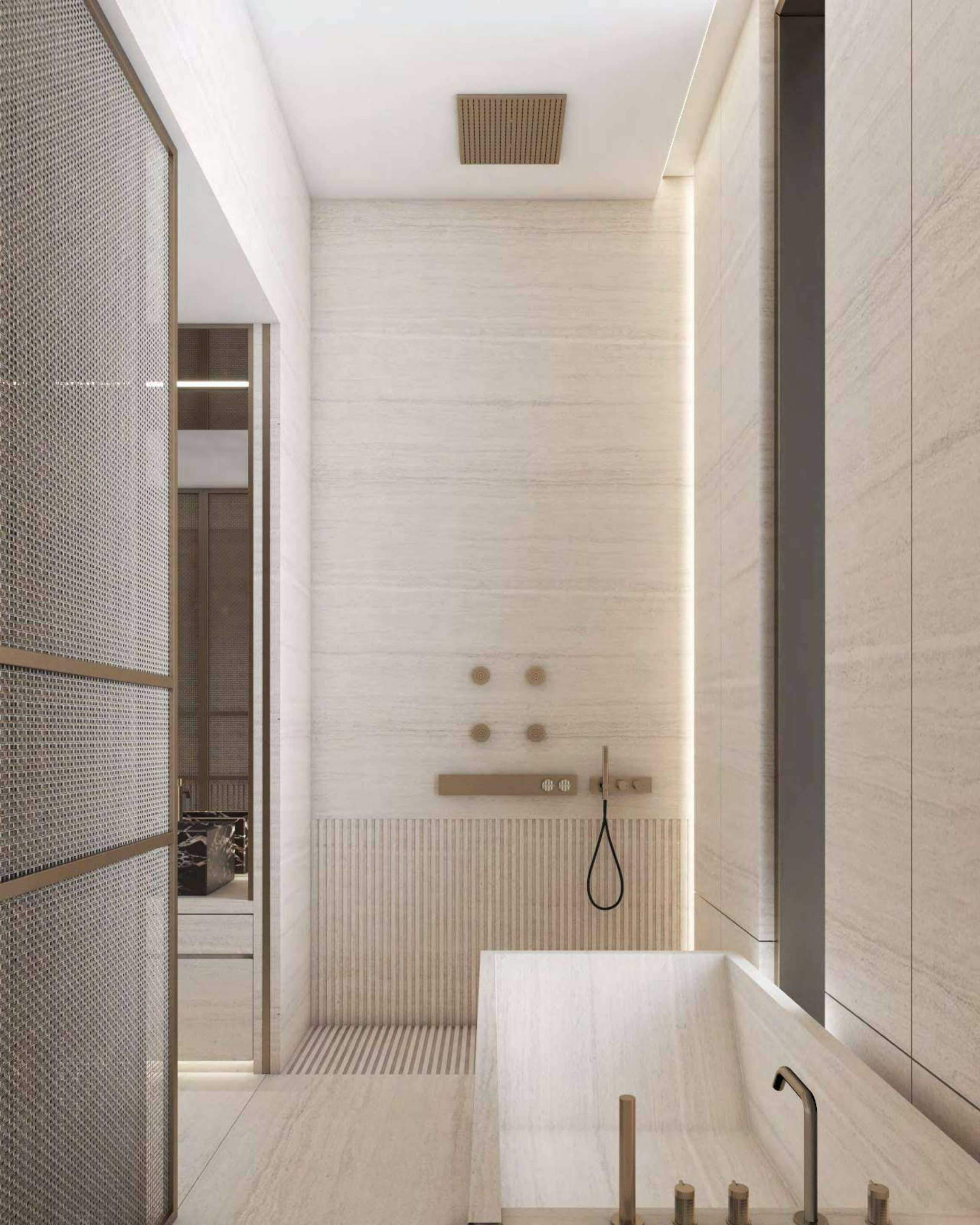
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KETURAH RESERVE

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ĶĒTURAH RESERVE

BIO LIVING
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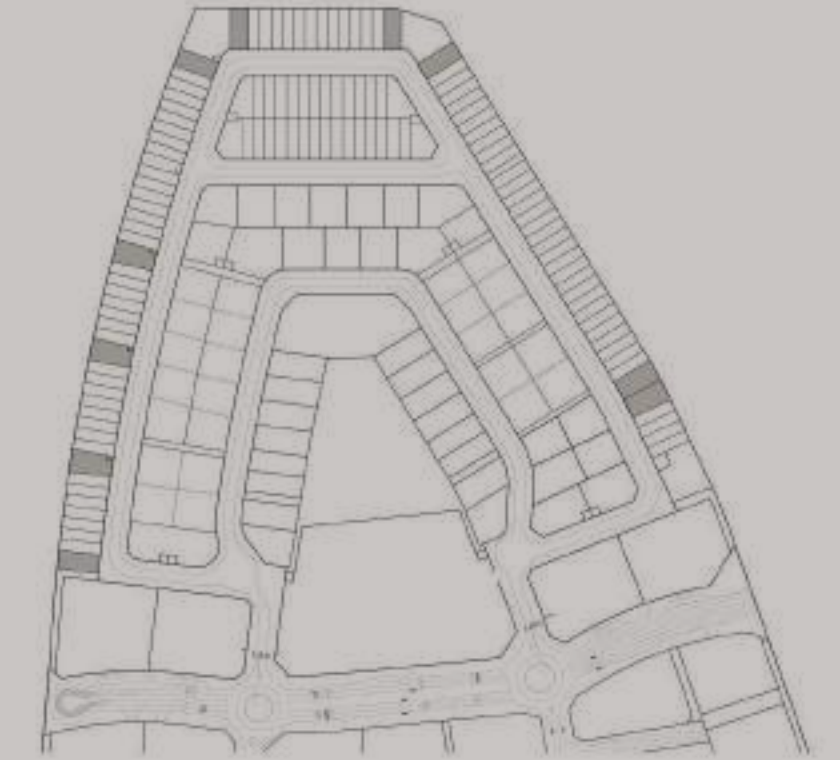
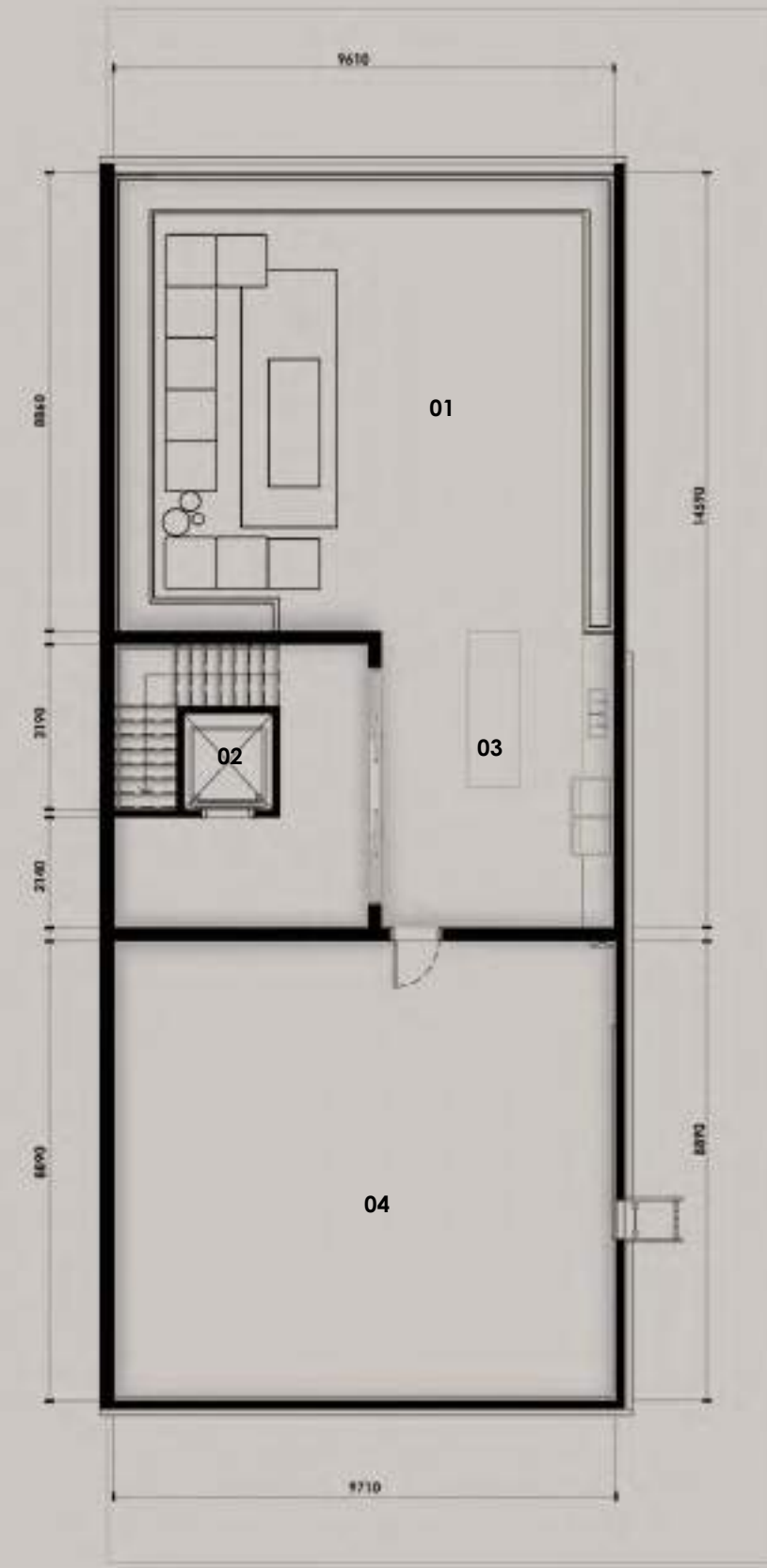
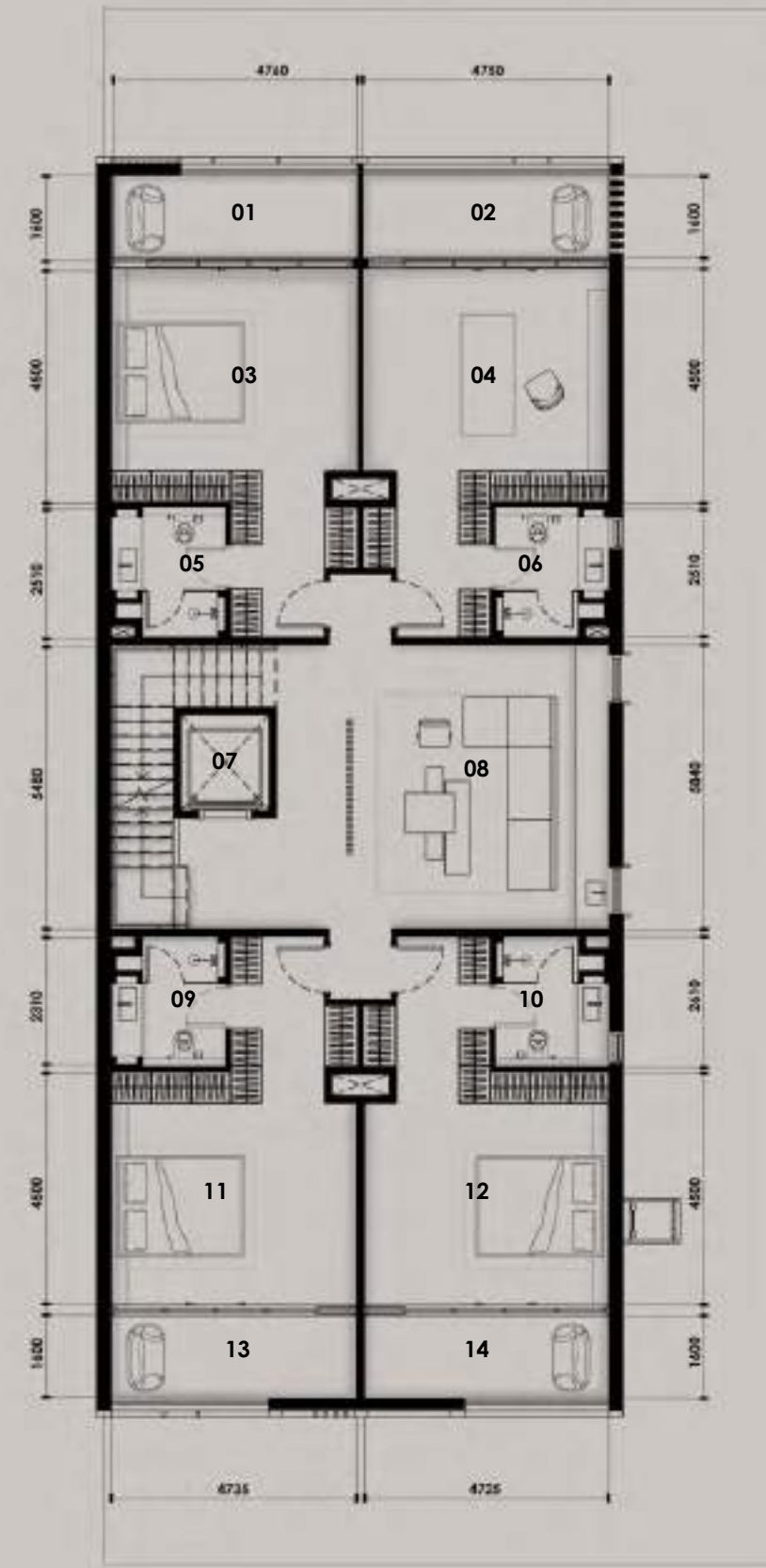
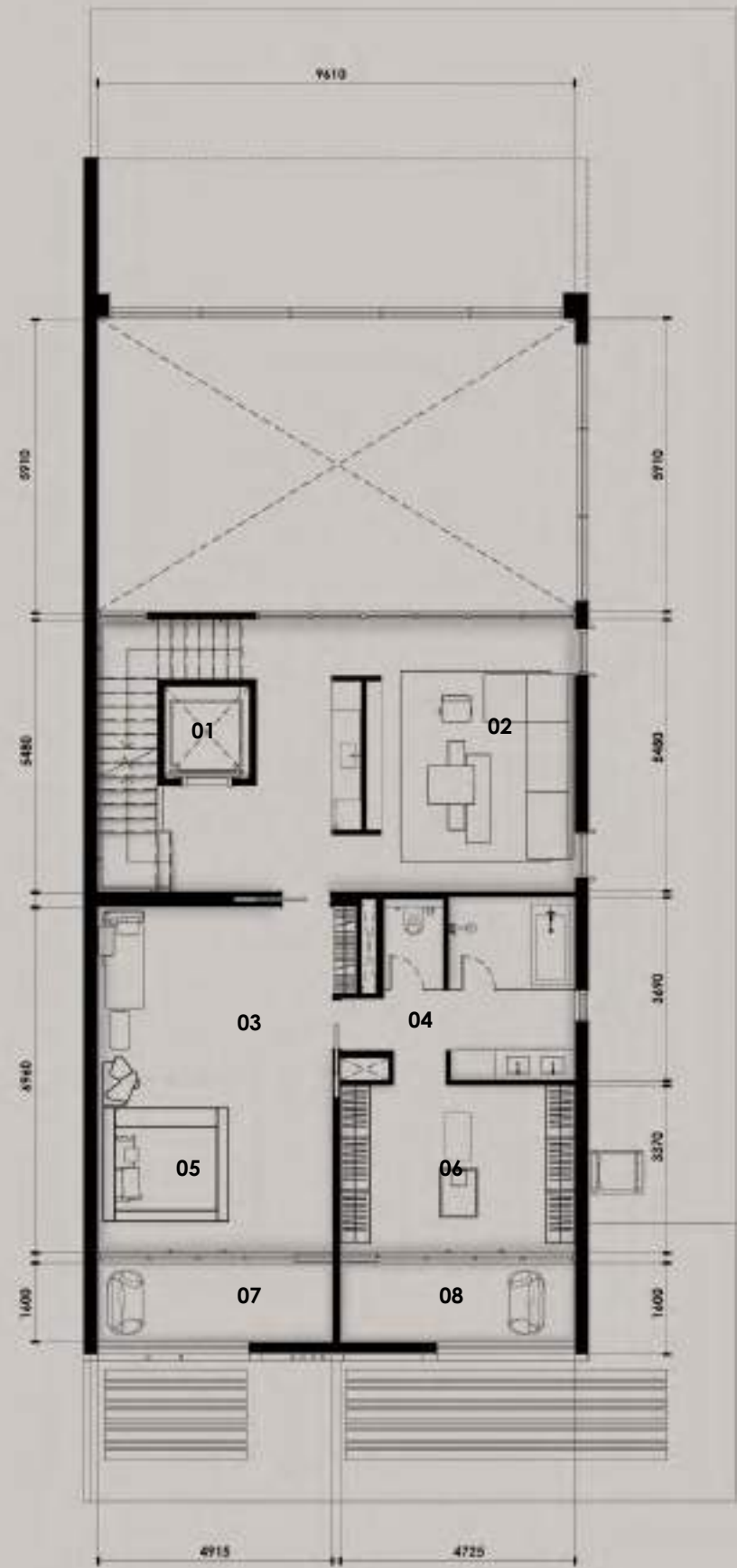
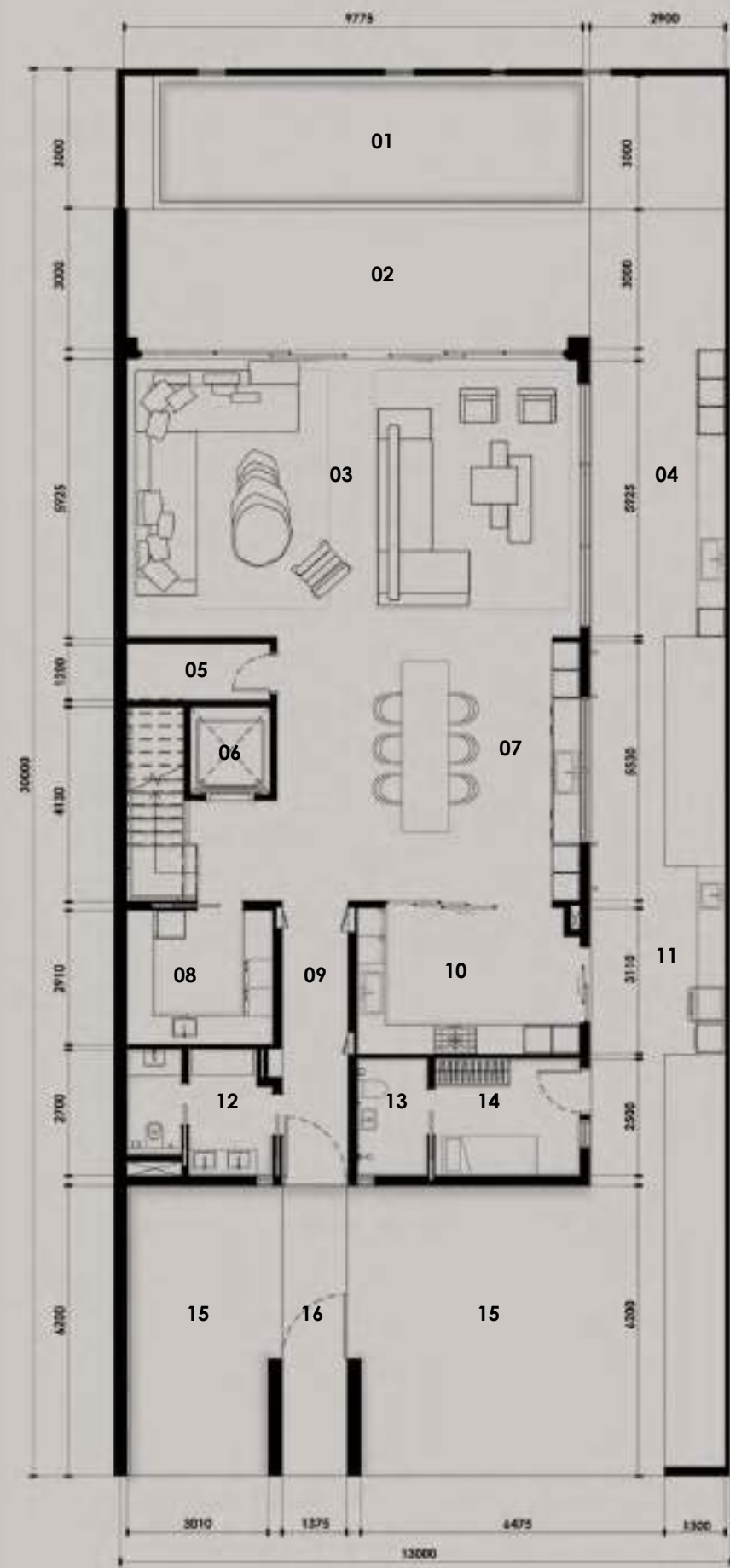
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KETURAH RESERVE

BIO LIVING
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TOWNHOUSE	BUA (SQ.M)	BUA (SQ.FT)
Plant Room Level	31.30 sq.m	336.91 sq.ft
Ground Floor	287.70 sq.m	3,096.77 sq.ft
First Floor	180.60 sq.m	1,943.96 sq.ft
Second Floor	236.50 sq.m	2,545.67 sq.ft
Roof deck	147.40 sq.m	1,586.60 sq.ft
Total	883.50 sq.m	9,509.91 sq.ft

PLOT	AREA	HEIGHT
AREA	803.60 sq.m	8,649.87 sq.ft
Plot No.		42, 43, 44 and 45
No. of Units		10 REGULAR
No. of Levels		GROUND + 2 FLOORS + ROOF
Height		14.60m ROOF SLAB



- 01 POOL
- 02 OUTDOOR TERRACE
- 03 ENTERTAINMENT AREA
- 04 OUTDOOR BAR
- 05 STORAGE
- 06 LIFT
- 07 KITCHEN | DINING AREA
- 08 LAUNDRY ROOM
- 09 HALLWAY
- 10 SERVICE KITCHEN
- 11 OUTDOOR GRILL AREA
- 12 WASH AREA
- 13 MAID'S BATHROOM
- 14 MAID'S ROOM
- 15 CARPORT
- 16 MAIN ENTRANCE

- 01 LIFT
- 02 MASTER LIVING AREA
- 03 MASTER SEATING AREA
- 04 MASTER BATHROOM
- 05 MASTER BEDROOM
- 06 WALK-IN-CLOSET
- 07 BALCONY
- 08 BALCONY

- 01 BALCONY 1
- 02 BALCONY 2
- 03 BEDROOM 1
- 04 BEDROOM 2
- 05 BATHROOM 1
- 06 BATHROOM 2
- 07 LIFT
- 08 ENTERTAINMENT AREA
- 09 BATHROOM 3
- 10 BATHROOM 4
- 11 BEDROOM 3
- 12 BEDROOM 4
- 13 BALCONY 3
- 14 BALCONY 4

- 01 OUTDOOR SEATING AREA
- 02 LIFT
- 03 OUTDOOR GRILL AREA
- 04 MEP SERVICES AREA

**KETURAH RESERVE
ROW HOUSE | 5 BEDROOM**



LEGEND :

- 01 CARPORT
- 02 FOYER
- 03 STAIRS / LIFT
- 04 ENTERTAINMENT ROOM
- 05 POOL
- 06 BALCONY
- 07 MASTER BEDROOM
- 08 BALCONY
- 09 BEDROOM 2
- 10 BEDROOM 1
- 11 BALCONY
- 12 MEP
- 13 OUTDOOR SEATING AREA

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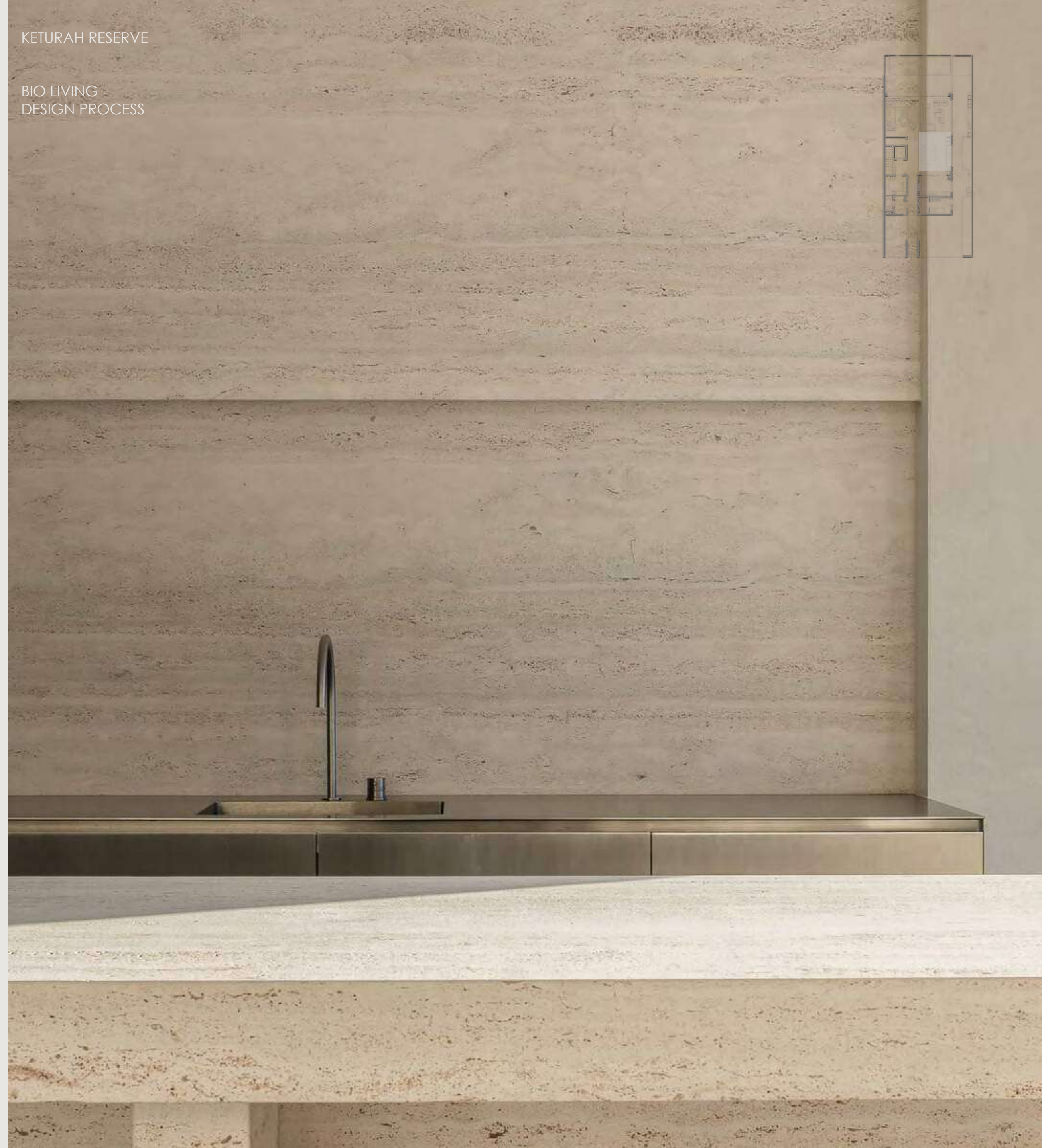


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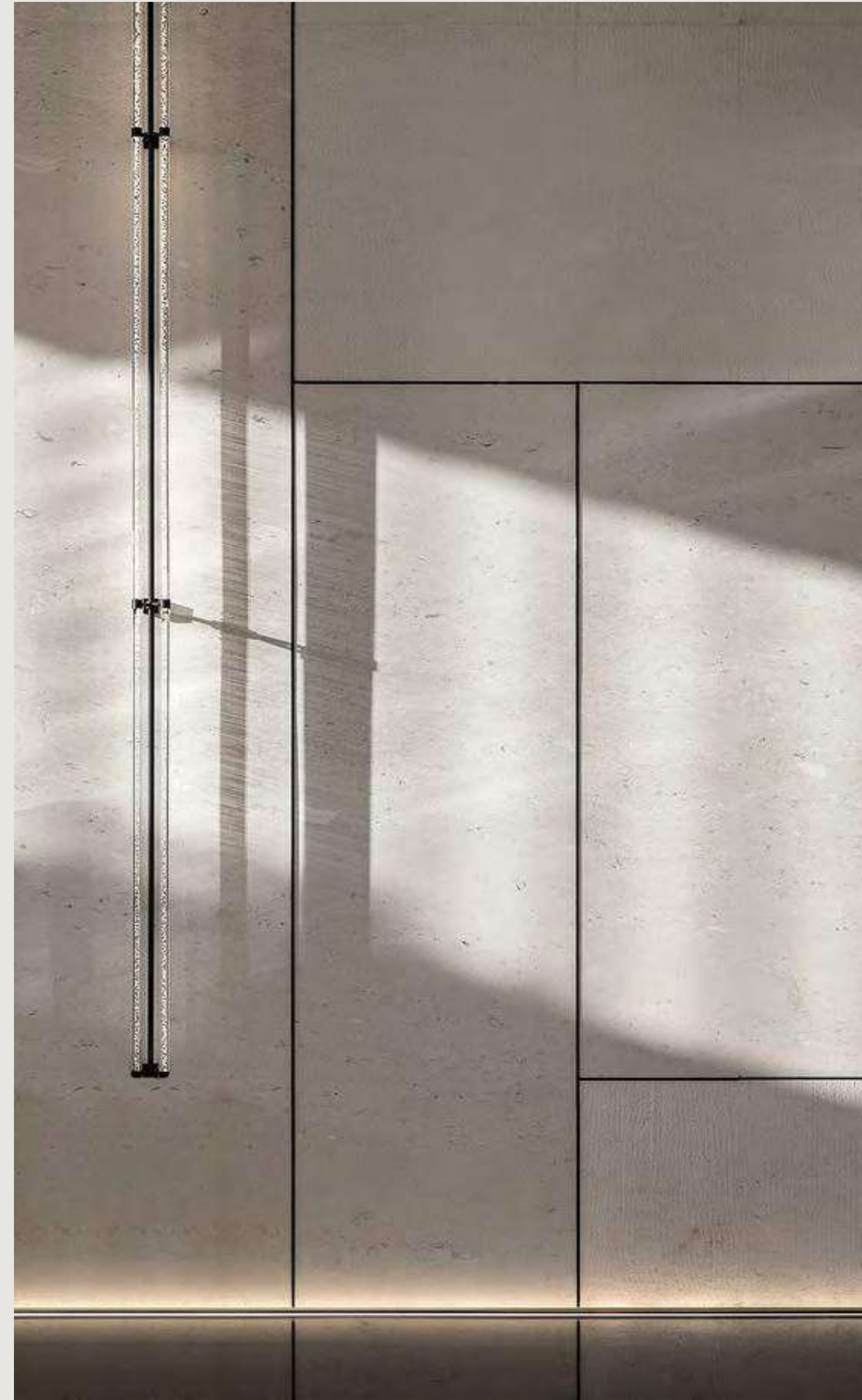


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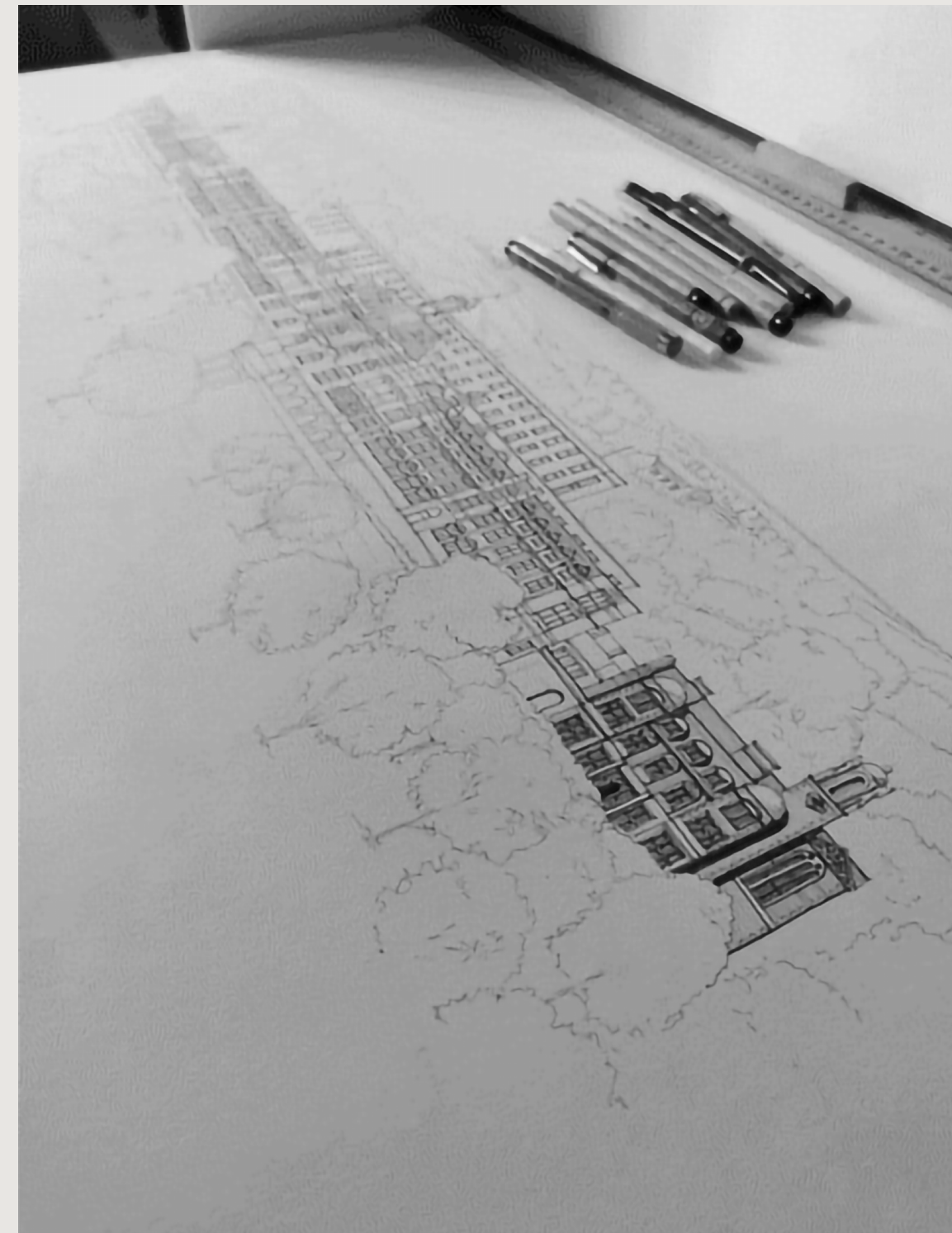


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Each Keturah Reserve home features a home office,
which may also be converted into a bedroom.