



ALMA

LIFE EUPHORIA



# ALMA LIFE EUPHORIA

*Where Modern Elegance Meets Inspired Living*

Welcome to **ALMA Life Euphoria**, an exclusive address that redefines premium community living in the heart of Dubai South — one of Dubai's most visionary destinations.

Step into a world where **architectural sophistication** blends seamlessly with **nature's tranquility**. With 88 exquisitely designed townhouses and a **premium residential building** featuring spacious, light-filled apartments, ALMA Life Euphoria offers an experience of refined comfort and timeless style.

Surrounded by lush **landscaped gardens**, **children's play areas**, and **vibrant community spaces**, every corner of ALMA Life Euphoria has been crafted to inspire connection, wellness, and joy.

Indulge in a selection of world-class amenities — from a state-of-the-art health club and inviting swimming pools, to boutique retail outlets and serene leisure zones — all thoughtfully curated to elevate every moment of your day.

Perfectly positioned **next to the world's largest airport**, this community offers unmatched connectivity to the heart of Dubai and beyond, while providing a peaceful sanctuary away from the city's bustle.

*At ALMA Life Euphoria, life is not just lived — it's celebrated.*



# LOCATION

*Dubai South — The Heart of Tomorrow. The Home of Opportunity.*

Strategically positioned at the crossroads of global connectivity, **Dubai South** is more than just a location — it's a vision of tomorrow brought to life. Designed as a self-sustained smart city, this dynamic district embodies Dubai's ambition, innovation, and modern lifestyle.

## Unmatched Connectivity

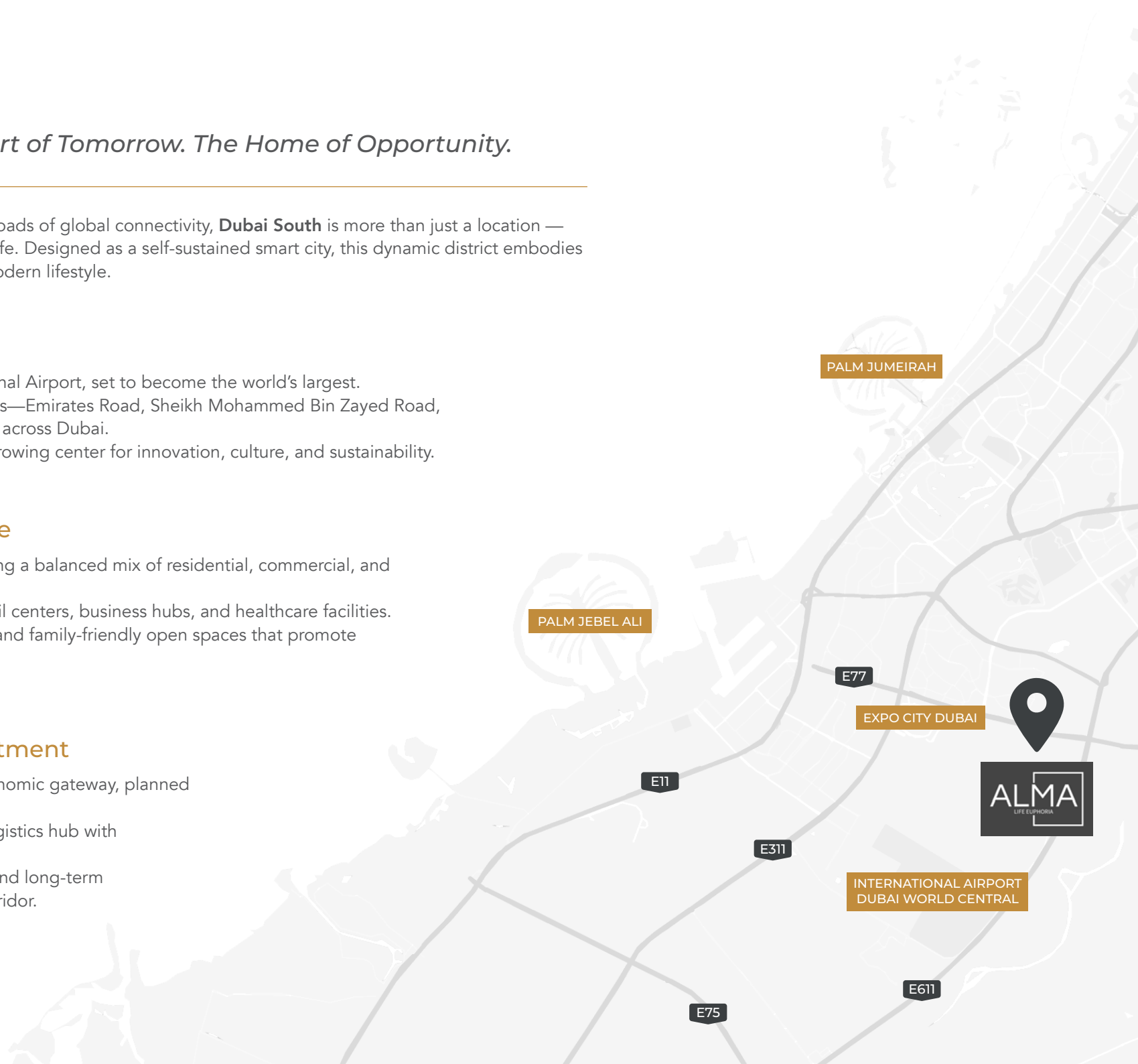
- Adjacent to Al Maktoum International Airport, set to become the world's largest.
- Easy connectivity to major highways—Emirates Road, Sheikh Mohammed Bin Zayed Road, and Expo Road—for smooth travel across Dubai.
- Minutes from Expo City Dubai, a growing center for innovation, culture, and sustainability.

## Lifestyle and Convenience

- Master-planned community featuring a balanced mix of residential, commercial, and leisure spaces.
- Conveniently close to schools, retail centers, business hubs, and healthcare facilities.
- Offers green parks, cycling tracks, and family-friendly open spaces that promote wellness and community living.

## Future Growth and Investment

- Dubai South is the city's future economic gateway, planned for 500,000+ residents.
- Emerging as a key business and logistics hub with world-class infrastructure.
- A prime area for property growth and long-term investment in Dubai's southern corridor.





# MASTERPLAN



2 Bed RM.	44
3 Bed RM.	37
4 Bed RM. TH. TYPE 1	4
4 Bed RM. TH. TYPE 2	6
<b>TOTAL</b>	<b>91</b>

- Residential Building B+G+2
- Utility
- Health Club

- 1 Kids Play Area
- 2 Pool
- 3 Health club
- 4 Road 14m
- 5 Wooden Bridge
- 6 District cooling plant
- 7 Green Landscape
- 8 Neighboring plot
- 9 Utility
- 10 Road 11m
- 11 Water fountain
- 12 Gate
- 13 Road 12.5m
- 14 DAMAC building
- 15 Expansion Joint
- 16 Roundabout
- 17 Decorative wall with integrated lighting



# 2 BEDROOM TOWNHOUSE



165 Sqm = 1,776 Sqft



2 Family Living Halls



Ensuite Bedrooms



Maid Room w. Restroom



2 Car Garage



Large Balcony



Spacious Garden



Storage Room & Pantry



Usable Roof Garden



Guest Restroom



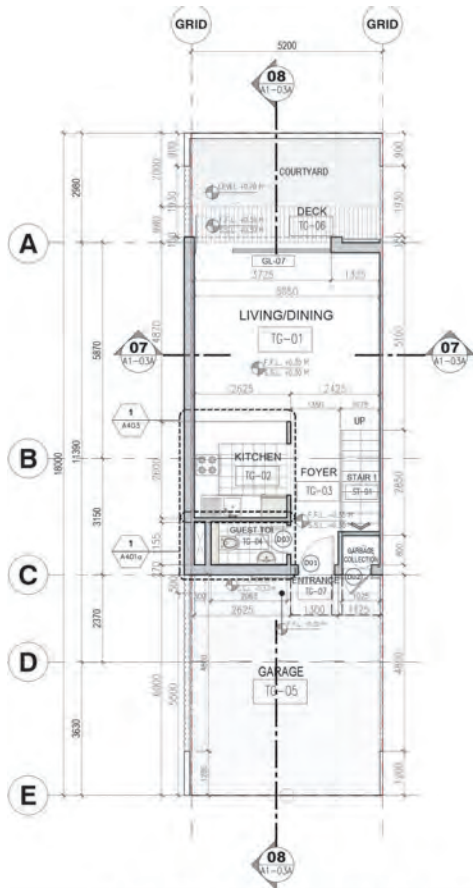




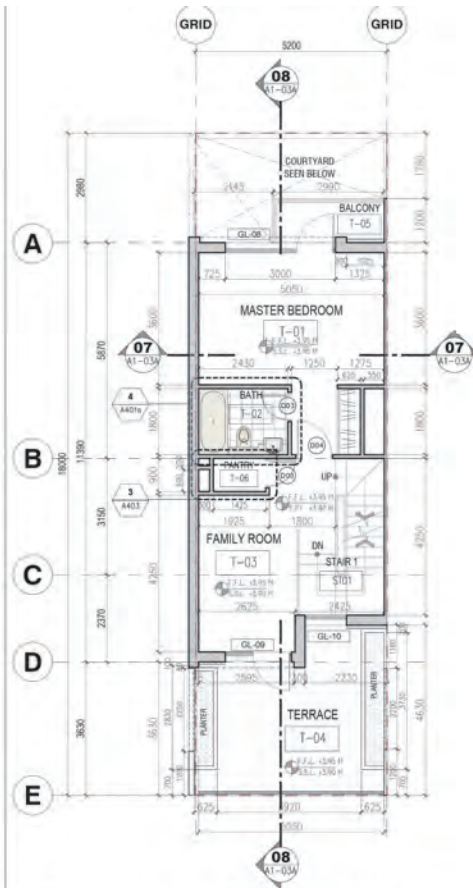


# FLOOR PLANS

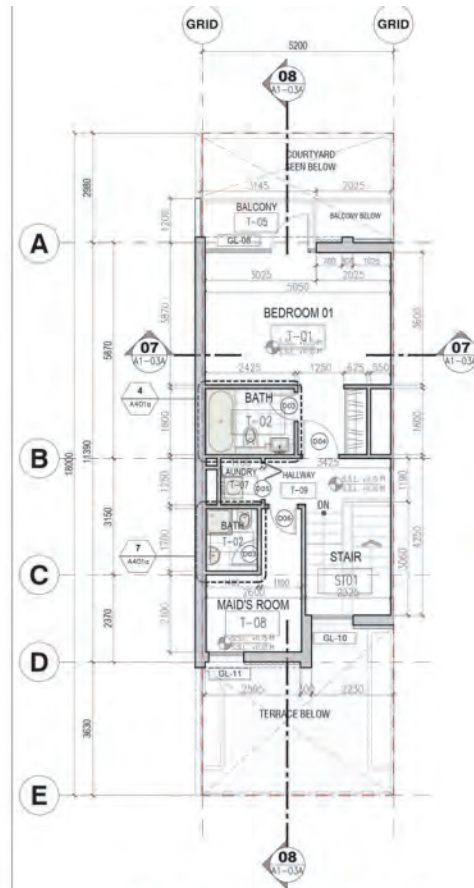
## 2 Bedroom Townhouse



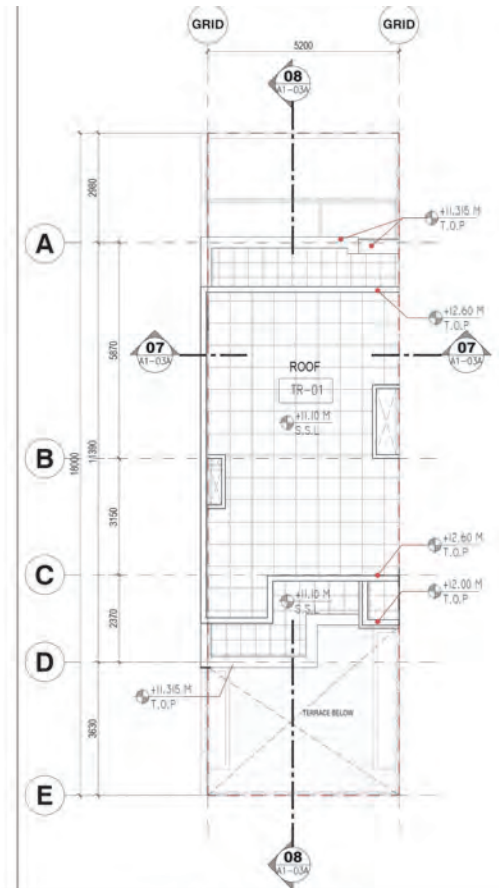
01 GROUND FLOOR PLAN  
A1-03B SCALE 1:100



02 FIRST FLOOR PLAN  
A1-03B SCALE 1:100



03 SECOND FLOOR PLAN  
A1-03B SCALE 1:100



04 ROOF PLAN  
A1-03B SCALE 1:100





**Plot Area**  
1,007.51 Sqft



**Plot Dimensions**  
18 m X 5.2 m

## GROUND FLOOR

2-CAR GARAGE	6 m X 5.2 m
MAIN ENTRANCE WIDTH	1.1 m
GARBAGE COLLECTION ROOM	1.025 m X 0.8 m
GUEST RESTROOM	2.065 m X 1.55 m
FOYER	3.650 m X 1.350 m
KITCHEN	2.6 m X 2.625 m
MAIN LIVING HALL	5.050 m X 4.870 m
STAIRCASE WIDTH	1.075 m
BACKYARD	2.980 m X 5.2 m

## FIRST FLOOR

2ND LIVING HALL	2.625 m X 4.25 m
TERRACE	5.050 m X 3.630 m
WET PANTRY	0.9 m X 1.425 m
MASTER BEDROOM	5.050 m X 3.6 m (net room area)
MASTER BEDROOM RESTROOM	2.430 m X 1.8 m
MASTER BEDROOM BUILT-IN CUPBOARD	1.8 m x 0.6 m
MASTER BEDROOM BALCONY	2.99 m X 1.2 m

## SECOND FLOOR

BEDROOM 1	5.050 m X 3.6 m (net room area)
MASTER BEDROOM RESTROOM	2.425 m X 1.8 m
MASTER BEDROOM BUILT-IN CUPBOARD	1.8 m x 0.625 m
MASTER BEDROOM BALCONY	3.145 m X 1.2 m
LAUNDRY ROOM	1.250 m X 1.190 m
MAID ROOM	2.60 m X 3.8 m (total room area)

## ROOF

11.39 m X 5.2 m | Dropdown Hatch Internal Access





# 3 BEDROOM TOWNHOUSE



195 Sqm = 2,099 Sqft



2 Family Living Halls



Ensuite Bedrooms



Maid Room w. Restroom



2 Car Garage



Large Balcony



Spacious Garden



Storage Room & Pantry



Usable Roof Garden



Guest Restroom

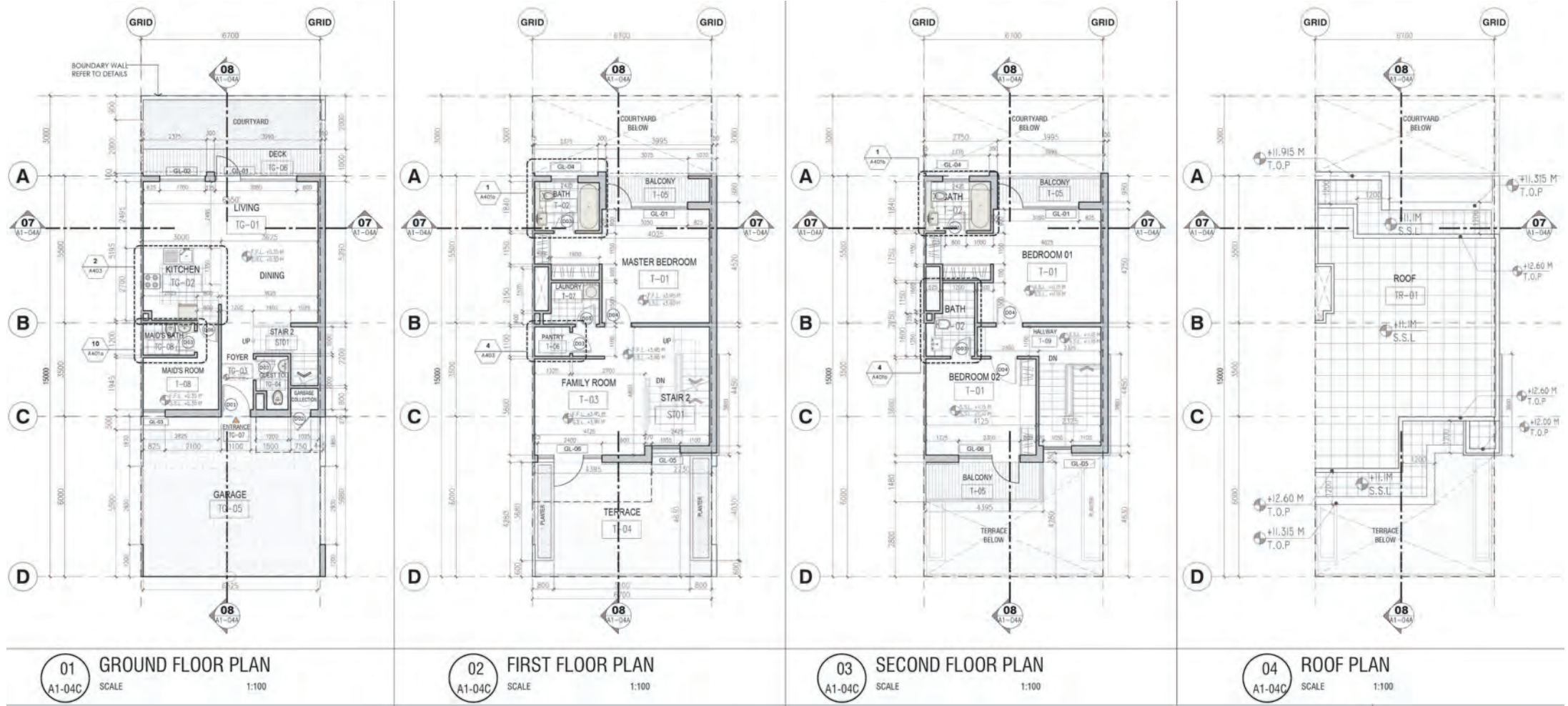






# FLOOR PLANS

## 3 Bedroom Townhouse







**Plot Area**  
1,298.14 Sqft



**Plot Dimensions**  
18 m X 6.7 m

## GROUND FLOOR

2-CAR GARAGE	6.625 m X 5.5 m
MAIN ENTRANCE WIDTH	1.1 m
GARBAGE COLLECTION ROOM	1.025 m X 0.8 m
GUEST RESTROOM	1.2 m X 2.0 m
FOYER	3.0 m X 1.1 m
MAID ROOM	2.825 m X 3.5 m
KITCHEN	2.7 m X 3.0 m
MAIN LIVING HALL	6.550 m X 5.290 m
STAIRCASE WIDTH	1 m
BACKYARD	3.0 m X 6.7 m

## FIRST FLOOR

2ND LIVING HALL	4.395 m X 3.6 m
TERRACE	6.7 m X 4.28 m
WET PANTRY	1.1 m X 1.325 m
LAUNDRY ROOM	1.5 m X 1.8 m
MASTER BEDROOM	6.550 m X 4.520 m (total room area)
MASTER BEDROOM RESTROOM	1.840 m X 2.375 m
MASTER BEDROOM CLOSET WALKTHROUGH	1.8 m x 1.150 m
MASTER BEDROOM BUILT-IN CUPBOARD 1	1.150 m x 0.6 m
MASTER BEDROOM BUILT-IN CUPBOARD 2	1.8 m x 0.6 m
MASTER BEDROOM BALCONY	3.995 m X 0.98 m

## SECOND FLOOR

BEDROOM 1	6.550 m X 4.250 m (total room area)
BEDROOM 1 RESTROOM	1.840 m X 2.375 m
BEDROOM 1 CLOSET WALKTHROUGH	1.8 m x 1.150 m
BEDROOM 1 BUILT-IN CUPBOARD 1	1.150 m x 0.6 m
BEDROOM 1 BUILT-IN CUPBOARD 2	1.8 m x 0.6 m
BEDROOM 1 BALCONY	3.995 m X 0.98 m
BEDROOM 2	4.125 m X 3.6 m
BEDROOM 2 RESTROOM	2.750 m X 1.725 m
BEDROOM 2 BUILT-IN CUPBOARD 1	1.150 m x 0.6 m
BEDROOM 2 BUILT-IN CUPBOARD 2	1.0 m x 0.6 m
BEDROOM 2 BALCONY	4.395 m X 1.480 m

## ROOF

12.2 m X 6.7 m | Dropdown Hatch Internal Access





# PAYMENT PLAN

INSTALLMENT NO.	MILSTONE / DATE	PERCENTAGE
1	AT BOOKING	20.00%
2	3 MONTHS	10.00%
3	6 MONTHS	10.00%
4	9 MONTHS	10.00%
5	12 MONTHS	10.00%
	AT HANDOVER Q1 2028	40.00%





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