

Sanctuary Falls proves a hit

■ Nearly half of the project sold in just two days

Pent up demand for villas in Dubai has rubbed off well on sales of the recently launched Sanctuary Falls. The first two days saw 50 per cent of the inventory being acquired by investors.

"The success in sales demonstrates the confidence that buyers have shown in our resort home concept," says Shamrez Shaikh, Chief Operations Officer at Shaikh Holdings, the developer. "We have been investing in Dubai real estate since 2002 and our research has shown that there is strong end-user demand for quality villa communities. This has led us to conceptualise a niche community experience and develop the concept of resort-style living."

A relatively low density community, Sanctuary Falls has 96 villas in traditional, modern and contemporary architecture. Ten floor plan options are available, each with customised landscaping.

The villas range from 5,600 to 10,600

ILLUSTRIOUS DESIGN

■ **DSA Architects**, the architects of Sanctuary Falls, have designed the One & Only Royal Mirage, Madinat Jumeirah and the Park Hyatt in Dubai. 40North are the resort landscape architects, while Hirsch Bedner Associates provide the home interiors.



■ A villa in Sanctuary Falls

square feet with prices from Dh7.3 million to Dh19.7 million. Each interior design theme allows two customised kitchen design options as well.

"The feedback we received was that Sanctuary Falls is a community that they would not only invest in but would also like to call home. This is quite gratifying as we have designed each home with the

end-user in mind, not just as a good investment," adds Shaikh.

Each home has been designed with an arrival water fountain, resort style swimming pool, children's pool area and gardens. The large swimming pools are detailed with custom water fountains, bench seating, timber bridges and stepping stones over water for a resort atmosphere.

Emaar unveils \$2.1b mixed use development in Cairo



■ Uptown Cairo's golf course

Emaar's Egyptian portfolio has got bigger with the Uptown Cairo, a \$2.1 billion mixed-use development which will have a business park and multiple residential 'villages'.

Set on four million square metres, Uptown Cairo is on the Mokattam Hills, 200 metres above sea level. It will serve as a city-within-a-city offering investment options in prime residential, commercial, retail and hospitality space. The Uptown Golf Club anchors the residential quarters, while the retail component of the project will be centred on the Uptown Mall and Uptown Town Centre. Recreational facilities also include a spa and country club, as well as community centres in each of the residential villages.

"We are replicating the successful Dubai model of achieving impressive scales in property development and delivering a world-class living and work environment," says **Mohammad Ali Al Abbar, Chairman, Emaar Properties.** "The Egyptian economy is on overdrive. There is a steady demand for modern living quarters from the burgeoning population of professionals and entrepreneurs as well as from discerning tourists - Uptown Cairo meets their needs."