

THE  
AUTOGRAPH

X

BY GREEN GROUP



“What people understand as luxury varies from person to person. It’s about exquisite materials, quality, the best workmanship, traditional craftsmanship, the latest technologies and future-oriented design.

We permanently redefine ourselves to achieve the Extraordinary – we call it X-Factor. This is the only way we can preserve our unique style, using every chance to surprise, to go wild, shape trends and spark desire”

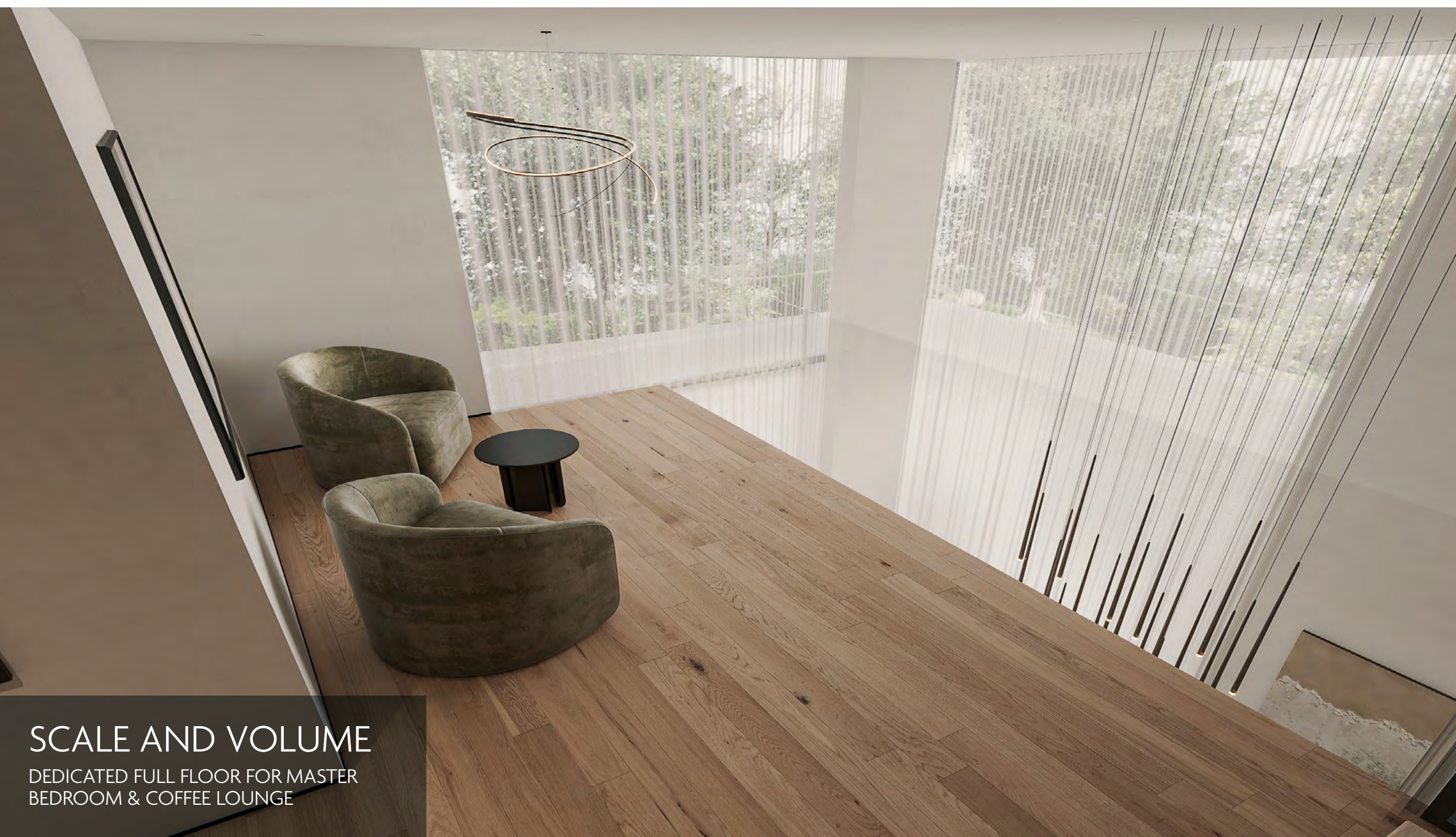
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# SPOTLIGHT ON INNOVATION



CLASS IS IMMORTAL



SCALE AND VOLUME  
DEDICATED FULL FLOOR FOR MASTER  
BEDROOM & COFFEE LOUNGE



ROOMS WITH FREE STANDING WALL FOR LCD





X

“THE AUTOGRAPH X HAS AN ARCHITECTURAL DESIGN AND ETHOS THAT CREATES A MOOD AND PERSONALITY THAT WILL ATTRACT FREE THINKING PEOPLE.”

















A SPACE  
FOR PEOPLE  
MAKING A  
CONSCIOUS  
CHOICE  
TO LIVE  
SOMEWHERE  
AUTHENTIC







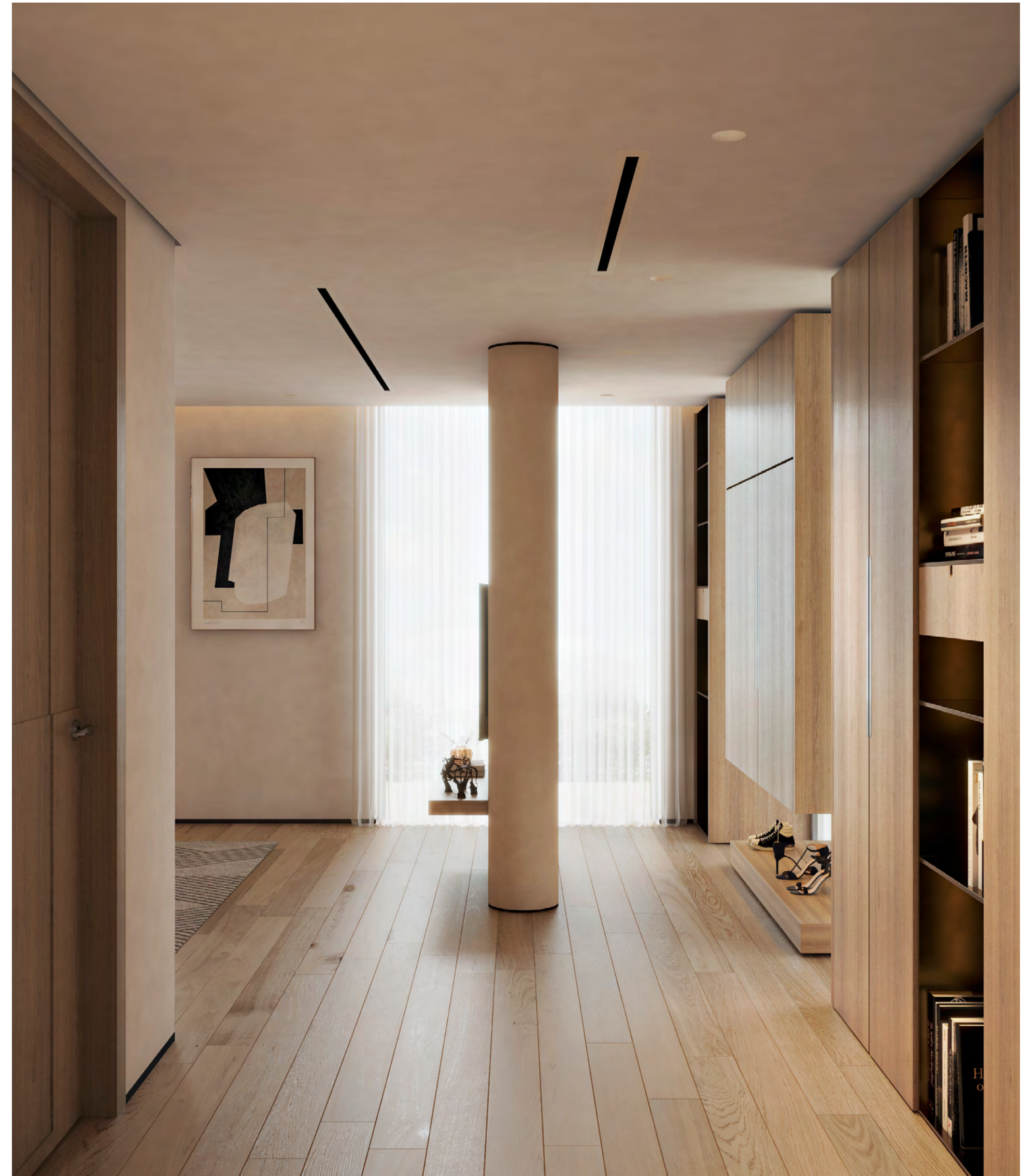


















# PROJECT FEATURES & SPECIFICATIONS

## KITCHEN APPLIANCES ITALIAN TECHNO COOKING

**Built-in Fridge**  
Yes

**Built-in Oven**  
Yes

**Gas Hob**  
Yes

**Hood**  
Yes

**Built in Dishwasher**  
Yes

**Microwave**  
Yes

## LIVING AREA

**Living Area Entrance Style**  
Double Height Ceiling 7.4m

**Main Door Lock**  
Smart Digital Lock

**Flooring**  
Stone Finish Tiles

**Entrance**  
Double | Front Door and Backyard Entrance

## GOURMET KITCHEN

**Kitchen Island & Counter Top**  
Granite - Anti Bacterial - Matt Black Finish

**Under mounted kitchen sink**  
Matt Black Finish

**Faucet and soap dispenser**  
Matt Black Finish

**Trash Can**  
Pull Out Trash Can Under Cabinet

**Flooring**  
Stone Finish Tiles

**Drainage System**  
Anti odor and pest restrained

**Ventilation System**  
Centralized Ecology System with Odor and Intoxicants Control

**Cabinetry**  
Custom Designed

**USB Sockets**  
Yes

**Lighting**  
Energy Efficient LED

## BESPOKE BATHROOMS AND POWDER ROOM

**Flooring**  
Stone finish tiles

**Sanitary Fitting**  
Brass Base finished in chrome

**Mirror**  
Integrated energy efficient LED Light

**Smart Mirror - Inclusive in All Bathrooms**  
Mobile Integrated via BlueTooth

**Exhaust System**  
Anti Fogger

**Water Flush Tank**  
By Geberit | SWISS

**Ensuite Bathroom**  
All Rooms

**Shower Head**  
Rain Shower

## MASTER BEDROOM AND SECONDARY BEDROOMS

**Flooring**  
Swiss Wood Flooring

**Thermostat - Installed in all rooms**  
ECO Friendly Mobile Integrated NEST Thermostat

**Windows & Curtain Walls**  
Highly performance - Protection from UV & IR - Sound & Temperature Controlled

**Indoor Air Quality**  
Fresh & Purified Air

**Door Stopper**  
Yes

**USB Sockets**  
Yes

**Wardrobe**  
Custom Designed

**Balcony**  
Yes

## SMART & SUSTAINABLE FEATURES

- Artificial Intelligence Enabled Nest Thermostat
- Smart Mirror with LED Light | BlueTooth | Radio
- Tech Enabled Security System
- USB Sockets
- Energy Efficient LED Lighting
- Water Efficient Flush Tanks by Geberit
- Smart Door Bell / Video Intercom
- Smart Door Lock

**Utility Connection**  
DEWA Only

**PET FRIENDLY**  
Yes

**Architecture and Design**  
Contemporary | Green & Sustainable Energy Conserving

**Service Charges**  
Estimated AED 1.5 To be determined by RERA

**Maid Room**  
Inclusive

**Covered Parking**  
Inclusive for 2 Cars

**Outdoor Landscaping Area**  
Inclusive

**Townhouse Category**  
Single Row



# PAYMENT PLAN

35/65

**Down payment 35%**

4% Dubai Land Department Registration Charges

5000 Dubai Land Department Approved Administration Charges

65%

ON 100% PROJECT ON COMPLETION

EXPECTED COMPLETION Q1-2024

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# VIRTUAL TOUR

CLICK HERE

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