
NINE Collective
Next to Zabeel Park
wasl

Your Cosmopolitan Lifestyle

In One Address

About Wasl 1

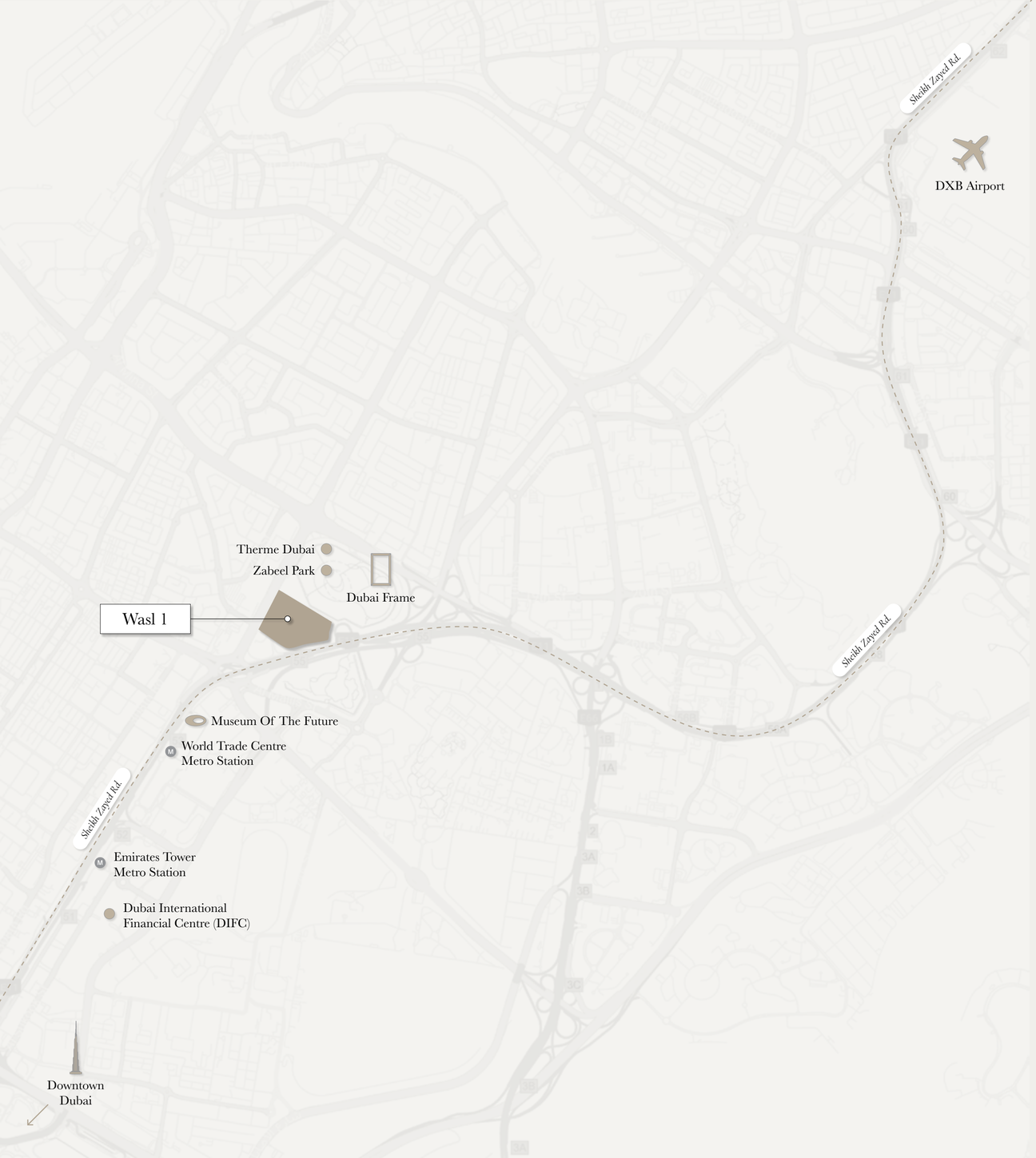
Where Dubai Comes Together

Situated in the historic Al Kifaf area, Wasl 1 is one of Dubai's most iconic freehold master communities, a place where the city's heritage meets its most forward-looking vision.

Perfectly positioned beside Zabeel Park and minutes from Dubai's most defining destinations, it offers residents a lifestyle shaped by greenery, leisure and effortless access.

With its understated elegance, urban edge and world-class amenities, Wasl 1 stands as the epitome of an ideal community in Dubai.





Strategic Location

Connected to Everything

Dubai World Trade Centre	5 minutes
Downtown Dubai	10 minutes
DIFC	10 minutes
DXB Airport	15 minutes




Avenue Park Towers
NINE Collective
Central Park
Park Gate Residences
Park View Residences
1 Residences



NINE Collective

Introducing Nine Collective

A Complete Life In One Exceptional Address

Rising at the heart of Wasl 1, Nine Collective is a cosmopolitan residential destination of 215 spacious residences within a singular luxury high-rise.

Where global sophistication meets modern elegance, this is more than a place to live it is a lifestyle thoughtfully curated for those who value culture, diversity and refined urban living.

Sculpted as a stone-inspired form of striking grandeur, the tower is defined by nine evolving geometric modules that shape each floor. As these forms subtly transform, they unveil generous volumes, expansive views and refined living spaces.

The result is an iconic monolithic expression where geometry and elevation converge, luxurious homes carved to reveal light, space and exclusivity, crafted for a globally minded way of life.





Architecture

Tactile, Timeless & Beautifully Human

Rising from a prime location, the tower offers sweeping views, a lush central plaza to the north and the vibrant Downtown Dubai skyline to the south.

The development brings the philosophy of Tactile Bloom to life, a design language defined by crafted textures, warm materials and emotional resonance. Its sculptural form blends monolithic solidity with refined geometry, balancing expansive glass vistas with private, solid volumes.



Paving patterns mirror the façade’s geometry as layered planting softens the edges, creating a seamless, intuitive journey from lobby to sky terrace.























Interior Design

Contemporary Design Crafted With Timeless Materials

Inside each residence, materiality is soft, warm and grounded. The development blends contemporary design with premium materials and luxury finishes.

Unit Types & Offering

A Collection of Spacious, Light-Filled Homes

This all-inclusive development offers a curated mix of premium residences

- 2 Bedroom Residences
- 3 Bedroom Residences & Duplexes
- 4 Bedroom Residences & Duplexes
- 5 Bedroom Duplex Penthouses

*Each Residence Includes Maid's Room















Material Board

Duplex Apartment

1	Accent Metal	7	General Paint
2	Bath Accent Wall	8	Kitchen Countertap
3	Bath Countertap	9	Mirror
4	Bath Fixtures	10	Tinted Glass
5	General Flooring	11	Wardrobe Accent Glass
6	General Joinery	12	Wardrobe Accent Laminate

Disclaimer: Interior materials shown are for illustration only and may change. Final selections may differ.













Material Board

Typical Apartment

1	Accent Metal	6	General Joinery
2	Bath Accent Wall	7	General Paint
3	Bath Fixtures	8	Mirror
4	General Countertap	9	Tinted Glass
5	General Flooring	10	Toilet Accent Wall

Disclaimer: Interior materials shown are for illustration only and may change. Final selections may differ.











Exclusive Amenities at Nine Collective

Where Lifestyle, Leisure, & Luxury Align

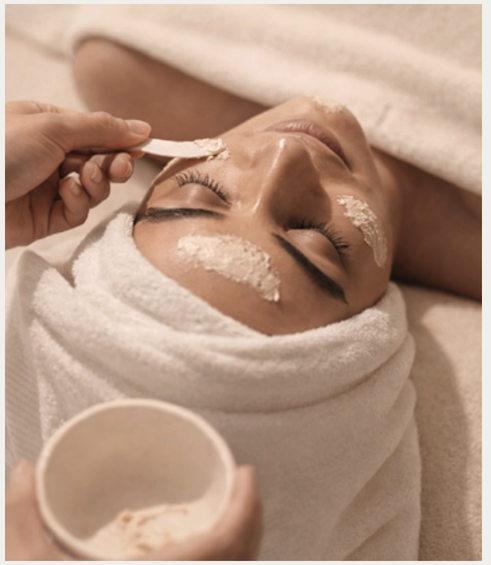
1 Gym & Outdoor Fitness Deck	8 Kids' Play Zones
2 Spa & Sauna Rooms	9 Multipurpose Event Hall
3 Family Hub	10 Indoor Padel Court
4 Rooftop Lounge	11 Outdoor Swimming Pool - 25m
5 Private Cinema Room	12 Sky Infinity Pool
6 Private Dining Spaces	13 Retail & F&B Outlets
7 Adult Lounge & Pool	14 BBQ Stations





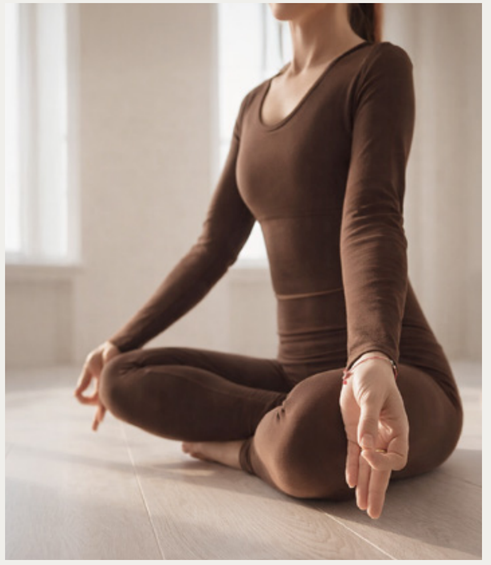







Jo Malone
London

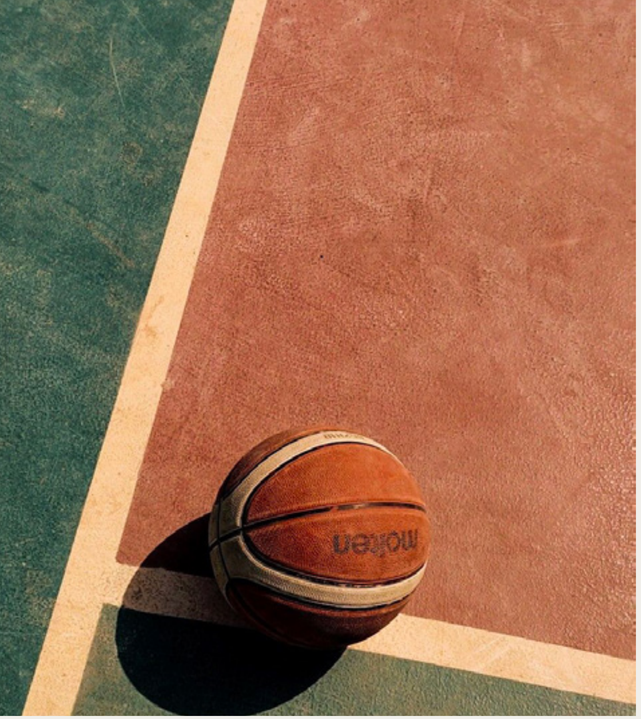






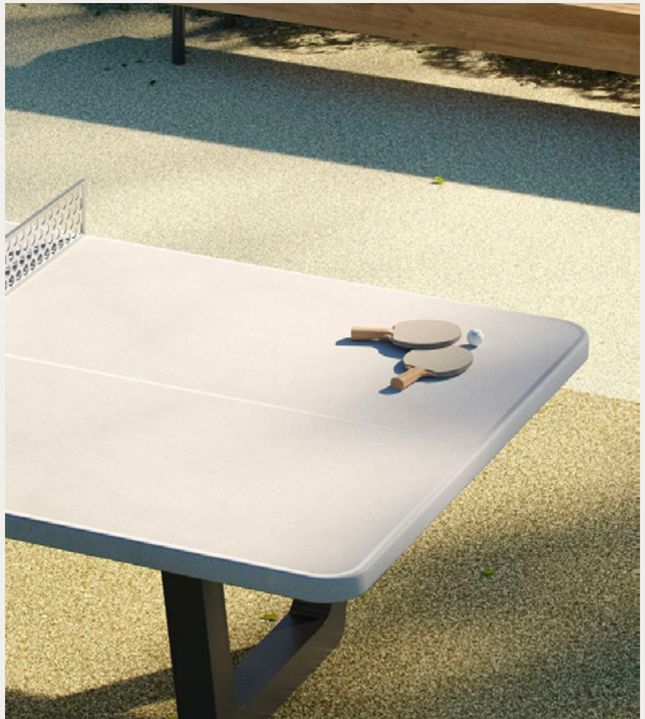

NEW YORK INTERIORS

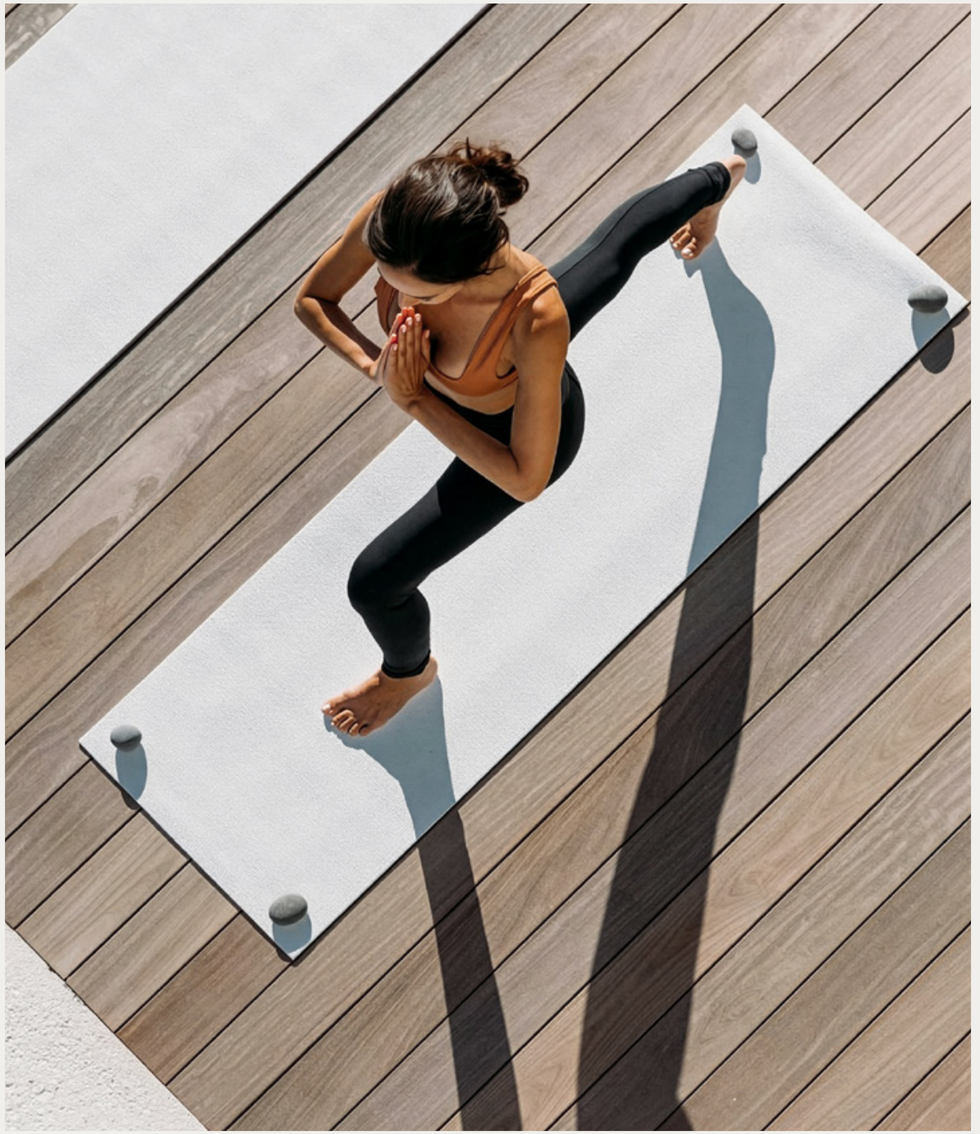



molten










COFFEE
SWEET
"80/DAY
Espresso 2.30 Macaroons
Cheesecake
Lungo 3.00 Chocolate brownie
Americano 3.20 Strawberry Rhubarb Pavlova
Cappuccino 3.50 Raspberry tarte
Latte 3.50 Chocolate fondant
Mocha 3.50 Ice creams
Chocolate


MOBILITY
57
MOBILITY

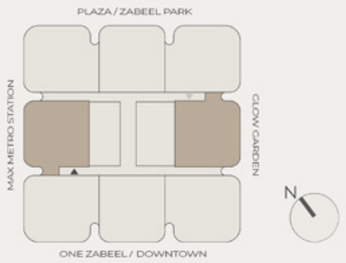


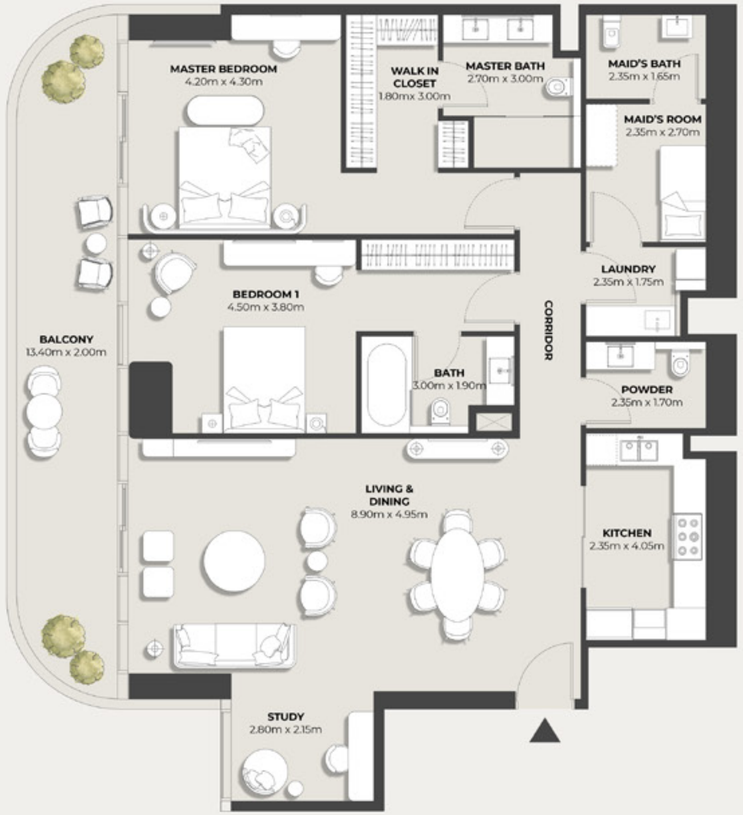
2 Bedroom Unit

Floor Plans

2 Bedroom

TYPE A1

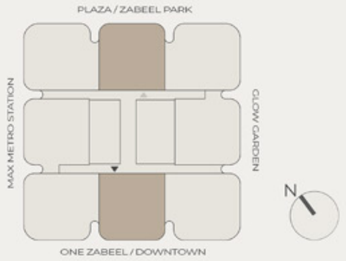




SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	204, 406, 607, 708-1008, 1906, 2005, 2205-2605, 2805-3205	159.79 / 1719.97	26.94 / 289.98	186.73 / 2009.94
	306, 506, 2704	159.68 / 1718.78	26.94 / 289.98	186.62/ 2008.76
A2	302	159.68 / 1718.79	132.19 / 1422.88	291.87 / 3141.66
	402,502, 603, 1103, 1202	159.79 / 1719.97	26.94 / 289.98	186.73 / 2009.94
	704-1004	159.68 / 1718.78	26.94 / 289.98	186.62 / 2008.76
A6	3305,3405	160.73 / 1730.08	26.94 / 289.98	187.67 / 2020.06
	3505-3805	160.62 / 1728.9	26.94 / 289.98	187.56 / 2018.88
A7	3902	159.62 / 1718.14	26.83 / 288.8	186.45 / 2006.93
	4102	159.1 / 1712.54	26.83 / 288.8	185.93 / 2001.33
A8	1106-1806	160.48 / 1727.39	26.94 / 289.98	187.42 / 2017.37
A9	1303-2003	160.48 / 1727.39	26.94 / 289.98	187.42 / 2017.37

2 Bedroom

TYPE A3

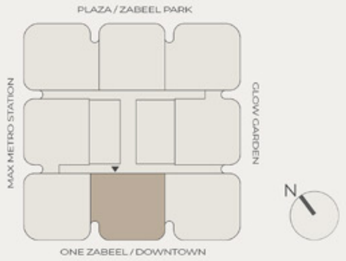




SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A3	304-504, 602	154.09 / 1658.61	26.94 / 289.98	181.03 / 1948.59
	605	154.18 / 1659.58	26.94 / 289.98	181.12 / 1949.56
	702-1002, 706-1006	154.39 / 1661.84	26.94 / 289.98	181.33 / 1951.82
A4	2101	154.13 / 1659.04	26.94 / 289.98	181.07 / 1949.02
A5	2102	154.08 / 1658.5	26.94 / 289.98	181.02 / 1948.48

2 Bedroom

TYPE B1

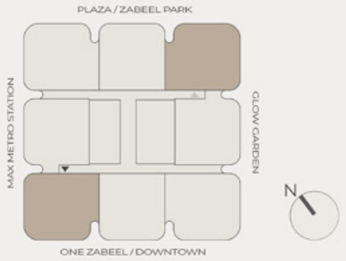




SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B1	203	173.05 / 1862.69	26.94 / 289.98	199.99 / 2152.67
B2	3404	175.9 / 1839.55	26.94 / 289.98	197.84 / 2129.53

2 Bedroom

TYPE C1

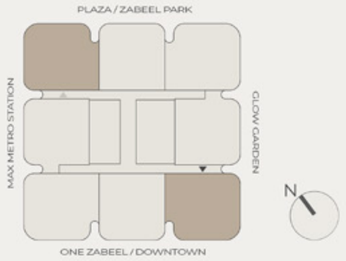




SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C1	703-1003, 707-1007, 1102	171.81 / 1849.35	26.91 / 289.66	198.72 / 2139
C4	305-505, 606	171.47 / 1845.69	26.94 / 289.98	198.41 / 2135.67
C6	1905	171.81 / 1849.35	26.91 / 289.66	198.72 / 2139

2 Bedroom

TYPE C2





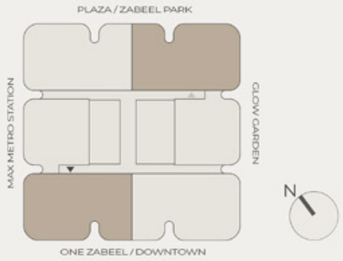
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C2	202	168.65 / 1815.33	91.41 / 983.93	260.06 / 2799.26
	303	168.65 / 1815.12	26.94 / 289.98	195.59 / 2105.31
	403-503, 604, 705-1005	173.11 / 1863	24.52 / 264	197.63 / 2127
	705-1005	168.85 / 1817.49	26.91 / 289.66	197.88 / 2130
C3	201-601	169.06 / 1819.75	26.94 / 289.98	196 / 2109.73
	701-1001	169.28 / 1822.11	26.91 / 289.66	196.19 / 2111.77
C5	2201-2601	169.4 / 1823.41	26.91 / 289.66	196.31 / 2113.06

3 Bedroom Unit

Floor Plans

3 Bedroom

TYPE B1

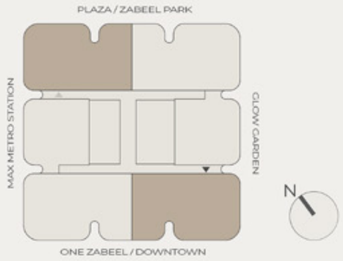




SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B1	1105, 1204, 1305-1805	248.92 / 2679.35	40.32 / 434	289.24 / 3113.35
B2	1302-1802, 2002	248.03 / 2669.77	40.31 / 433.89	288.34 / 3103.67
	1902	248.3 / 2672.68	40.31 / 433.89	288.61 / 3106.57
B3	2902-3702	249.42 / 2684.73	40.31 / 433.89	289.73 / 3118.63
B8	2802	249.42 / 2684.73	40.31 / 433.89	289.73 / 3118.63
B9	3802	249.42 / 2684.73	40.31 / 433.89	289.73 / 3118.63

3 Bedroom

TYPE B4

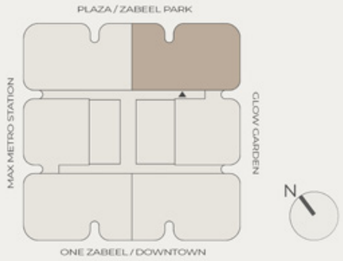




SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B4	1104, 1203, 1304 -1804	252.16 / 2714	36.89 / 397	289.05 / 3111
B5	1301-2001	251.94 / 2712	36.90 / 397	288.44 / 3105
B6	2801-3201	252.24 / 2715	36.90 / 397	289.14 / 3112
B7	3301-3801	253.04 / 2724	36.90 / 397	289.94 /3121

3 Bedroom

TYPE B8





SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B8	2802	249.42 / 2684.73	40.31 / 433.89	289.73 / 3118.63

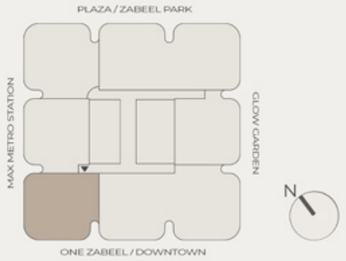
3 Bedroom Unit – Duplex

Floor Plans

3 Bedroom – Duplex

DUPLEX A

LOWER LEVEL



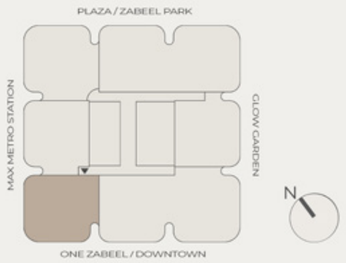


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A	3903	316.52 / 3406.99	80.63 / 867.89	397.15 / 4274.89

3 Bedroom – Duplex

DUPLEX A

UPPER LEVEL



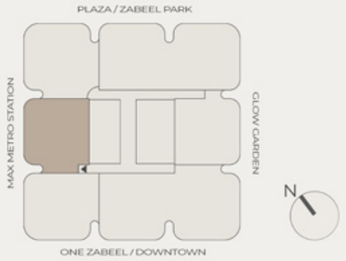


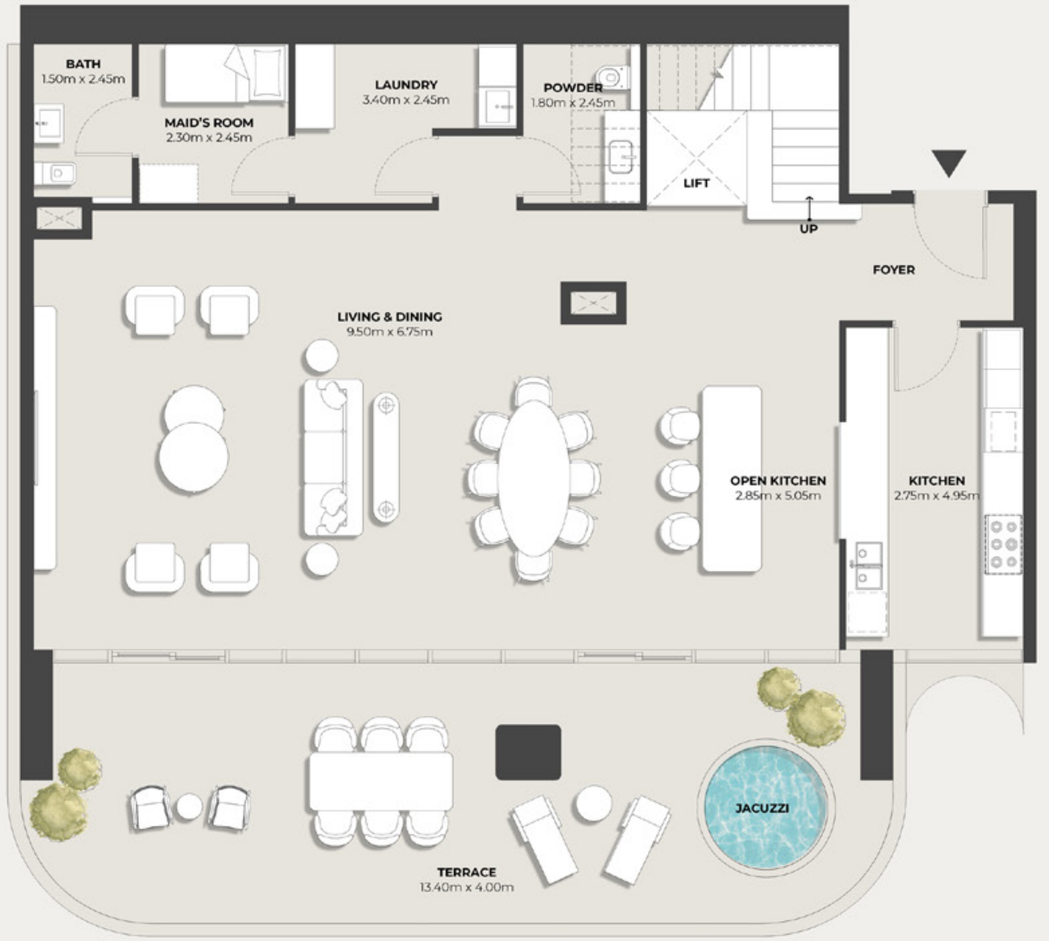
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A	3903	316.52 / 3406.99	80.63 / 867.89	397.15 / 4274.89

3 Bedroom – Duplex

DUPLEX B

LOWER LEVEL



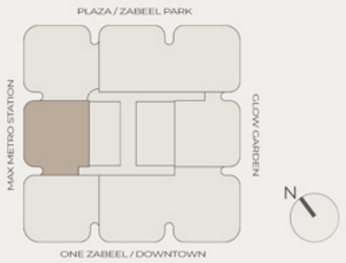


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B	3904, 4103	310.3 / 3340.04	80.05 / 861.65	390.35 / 4201.69

3 Bedroom – Duplex

DUPLEX B

UPPER LEVEL





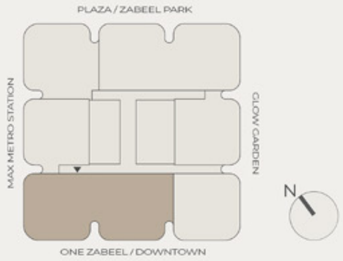
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B	3904, 4103	310.3 / 3340.04	80.05 / 861.65	390.35 / 4201.69

4 Bedroom Unit

Floor Plans

4 Bedroom

TYPE A1

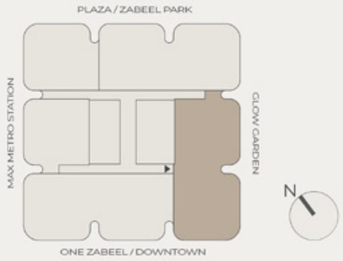


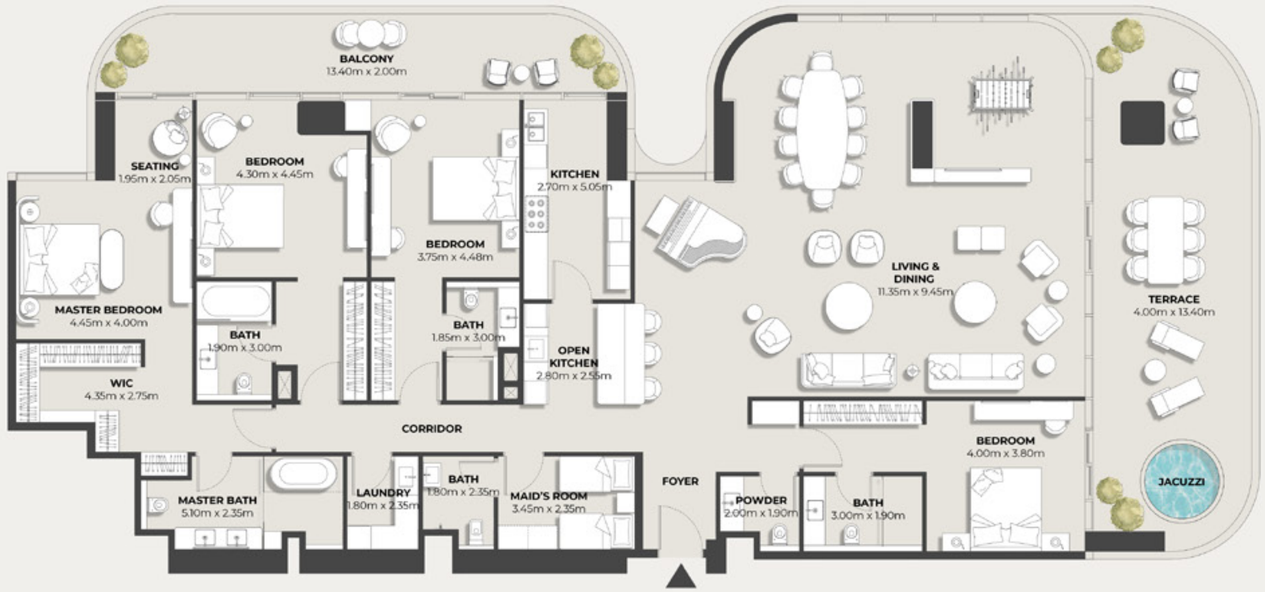


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	2204-2604, 2703, 2804-3204	315.6 / 3397.09	81.12 / 873.17	396.72 / 4270.26
A2	3504-3804	316.72 / 3409.15	80.89 / 870.69	397.61 / 4279.84

4 Bedroom

TYPE B1

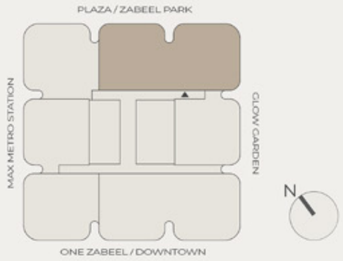




SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B1	2203-2503, 2803-3203	312.67 / 3365.55	81.08 / 872.74	393.75 / 4238.29
	2603, 2702	312.64 / 3365.23	81.08 / 872.74	393.72 / 4237.97
B2	3303, 3403	313.38 / 3373.19	81.08 / 872.74	394.46 / 4245.93
	3503-3803	313.57 / 3375.24	80.94 / 871.23	394.51 / 4246.47

4 Bedroom

TYPE C

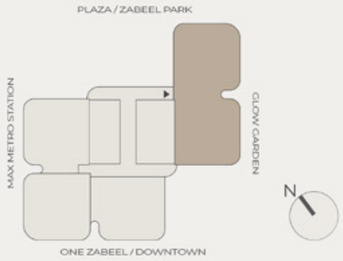


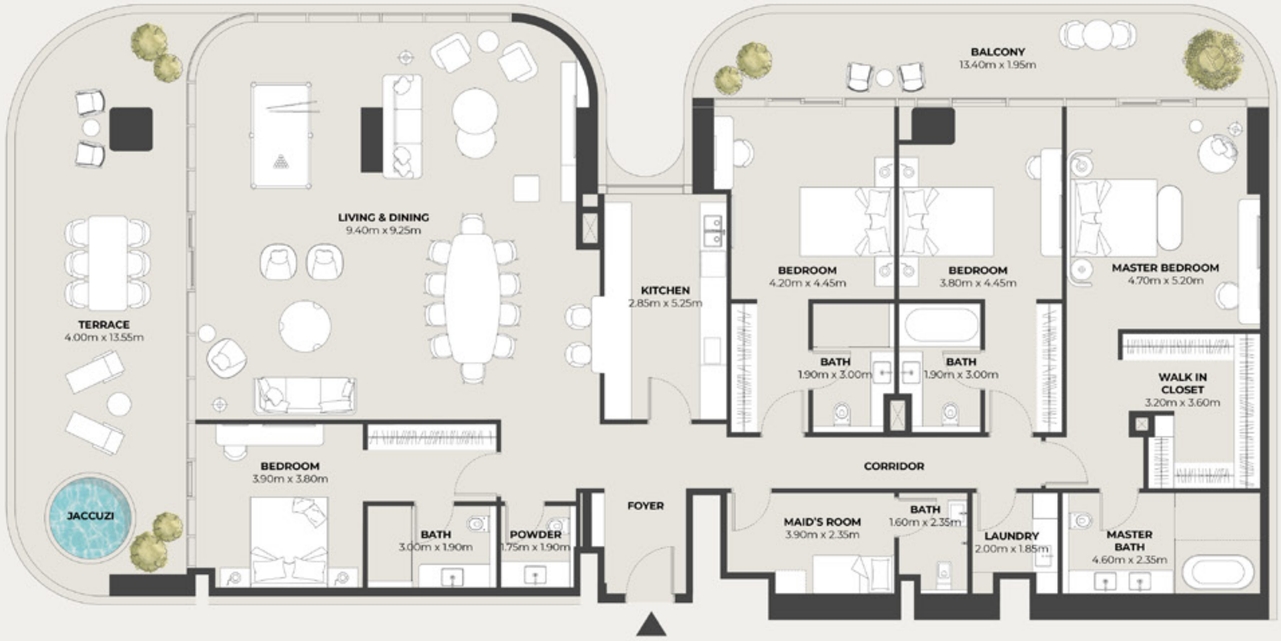


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C	3901	297.71 / 3204.52	80.89 / 870.69	378.6 / 4075.22

4 Bedroom

TYPE D

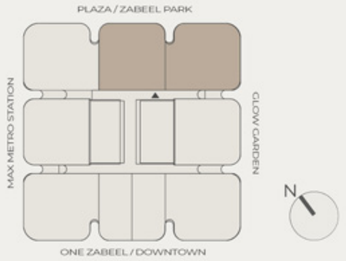


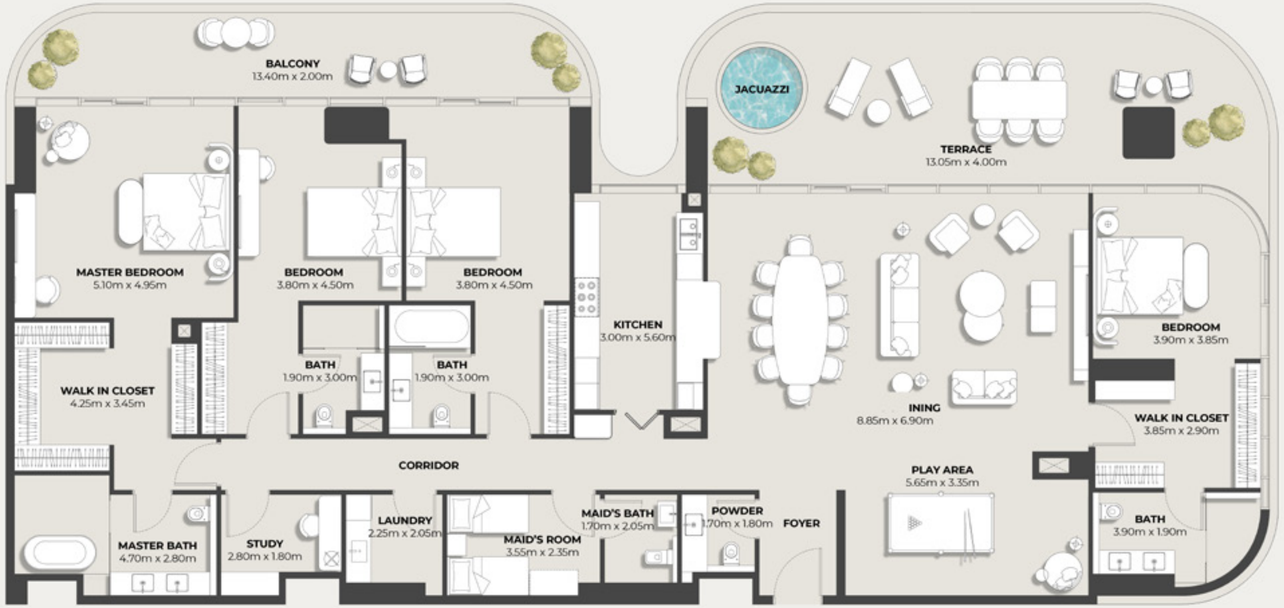


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
D	4201	297.01 / 3196.99	80.73 / 868.97	377.74 / 4065.96

4 Bedroom

TYPE E1

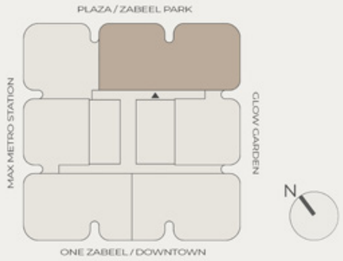


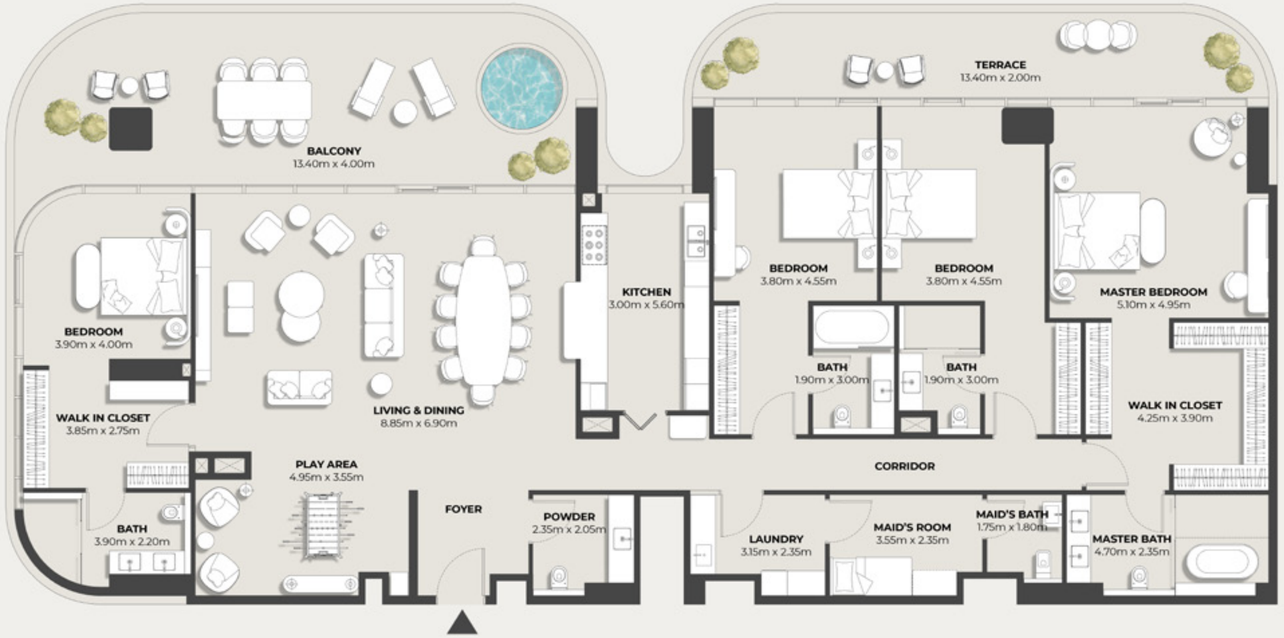


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
E1	1201	300.07 / 3229.93	80.87 / 870.48	380.94 / 4100.4
E2	2004	300.48 / 3234.34	80.6 / 867.57	381.08 / 4101.91
E3	2202-2502	299.97 / 3228.85	80.87 / 870.48	380.84 / 4099.33

4 Bedroom

TYPE E4





SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
E4	2701	297.36 / 3200.76	80.69 / 868.54	378.05 / 4069.3

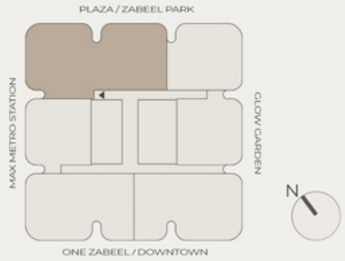
4 Bedroom Unit – Duplex

Floor Plans

4 Bedroom – Duplex

DUPLEX A1

LOWER LEVEL



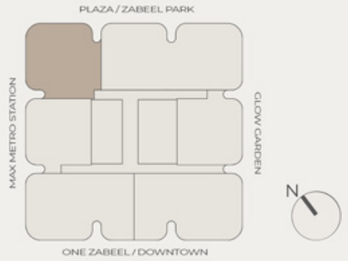


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A2	1904 - Lower	XXX / XXX	XXX / XXX	XXX / XXX
	1904 - Upper	XXX / XXX		XXX / XXX
	1904	418.76 / 4507.5	113.04 / 1216.75	531.8 / 5724.25

4 Bedroom – Duplex

DUPLEX A1

UPPER LEVEL



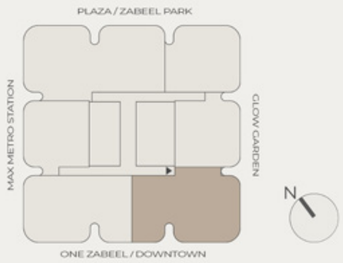


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	1101 - Lower	XXX / XXX	XXX / XXX	XXX / XXX
	1101 - Upper	XXX / XXX		XXX / XXX
	1101	418.72 / 4507.06	113.04 / 1216.75	531.76 / 5723.82

4 Bedroom – Duplex

DUPLEX A2

LOWER LEVEL



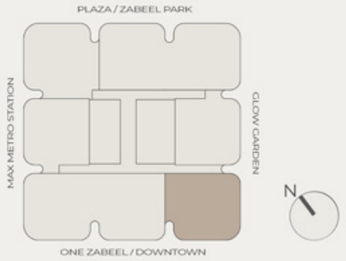


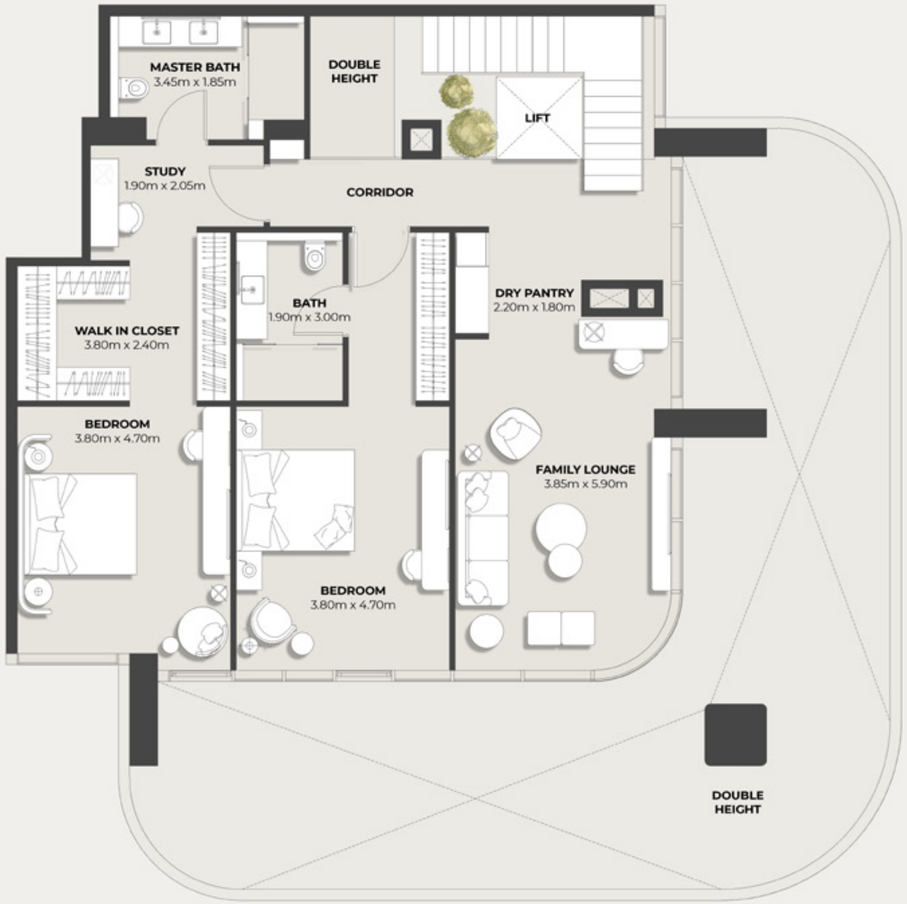
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A2	1904 - Lower	XXX / XXX	XXX / XXX	XXX / XXX
	1904 - Upper	XXX / XXX		XXX / XXX
	1904	418.76 / 4507.5	113.04 / 1216.75	531.8 / 5724.25

4 Bedroom – Duplex

DUPLEX A2

UPPER LEVEL



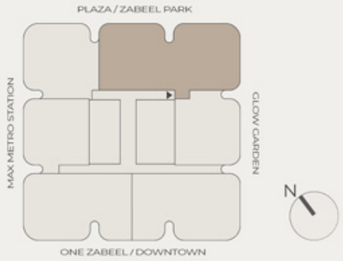


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	1101 - Lower	XXX / XXX	XXX / XXX	XXX / XXX
	1101 - Upper	XXX / XXX		XXX / XXX
	1101	418.72 / 4507.06	113.04 / 1216.75	531.76 / 5723.82

4 Bedroom – Duplex

DUPLEX A3

LOWER LEVEL



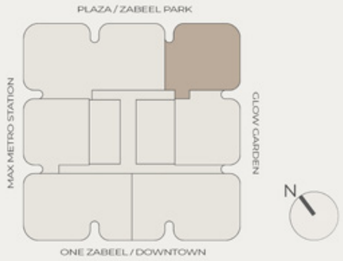


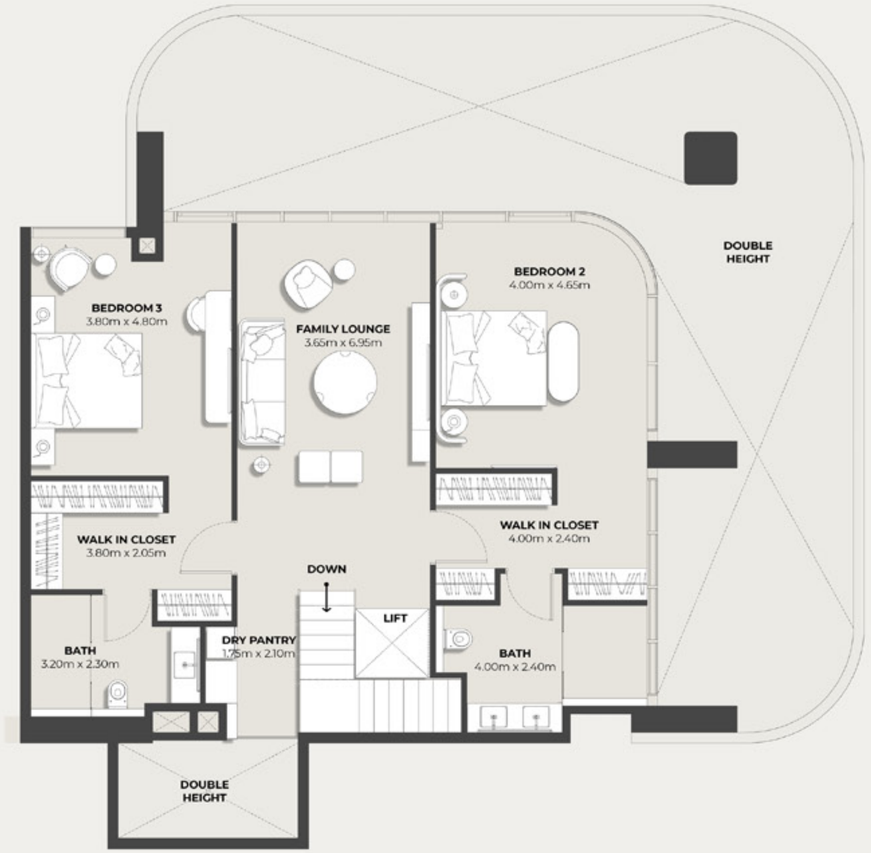
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A3	2602	392.1 / 4220.53	113.09 / 1217.29	505.19 / 5437.82

4 Bedroom – Duplex

DUPLEX A3

UPPER LEVEL





SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A3	2602	392.1 / 4220.53	113.09 / 1217.29	505.19 / 5437.82

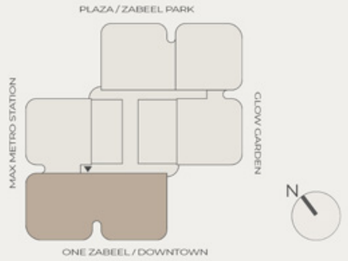
5 Bedroom Duplex Penthouse

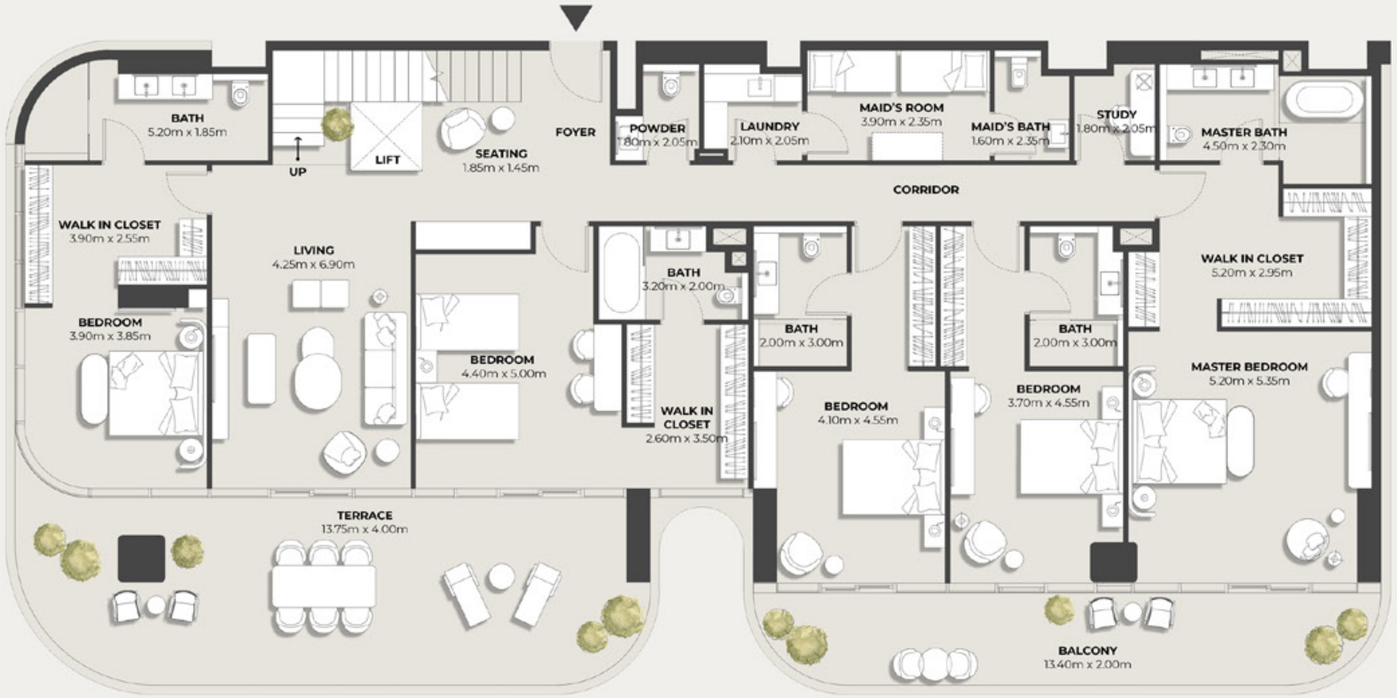
Floor Plans

5 Bedroom Duplex Penthouse

DUPLEX A2

LOWER LEVEL



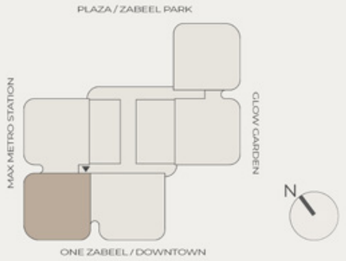


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	4101	450.86 / 4853.02	310.98 / 3347.36	761.84 / 8200.38
A2	4202	449.16 / 4834.72	311.06 / 3348.22	760.22 / 8182.94

5 Bedroom Duplex Penthouse

DUPLEX A2

UPPER LEVEL



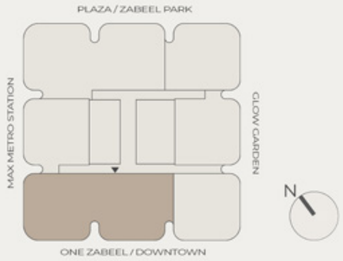


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
A1	4101	450.86 / 4853.02	310.98 / 3347.36	761.84 / 8200.38
A2	4202	449.16 / 4834.72	311.06 / 3348.22	760.22 / 8182.94

5 Bedroom Duplex Penthouse

DUPLEX B

LOWER LEVEL



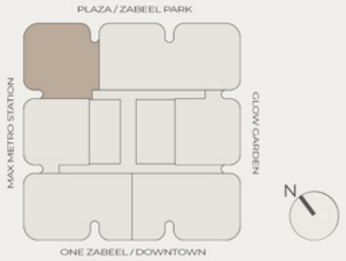


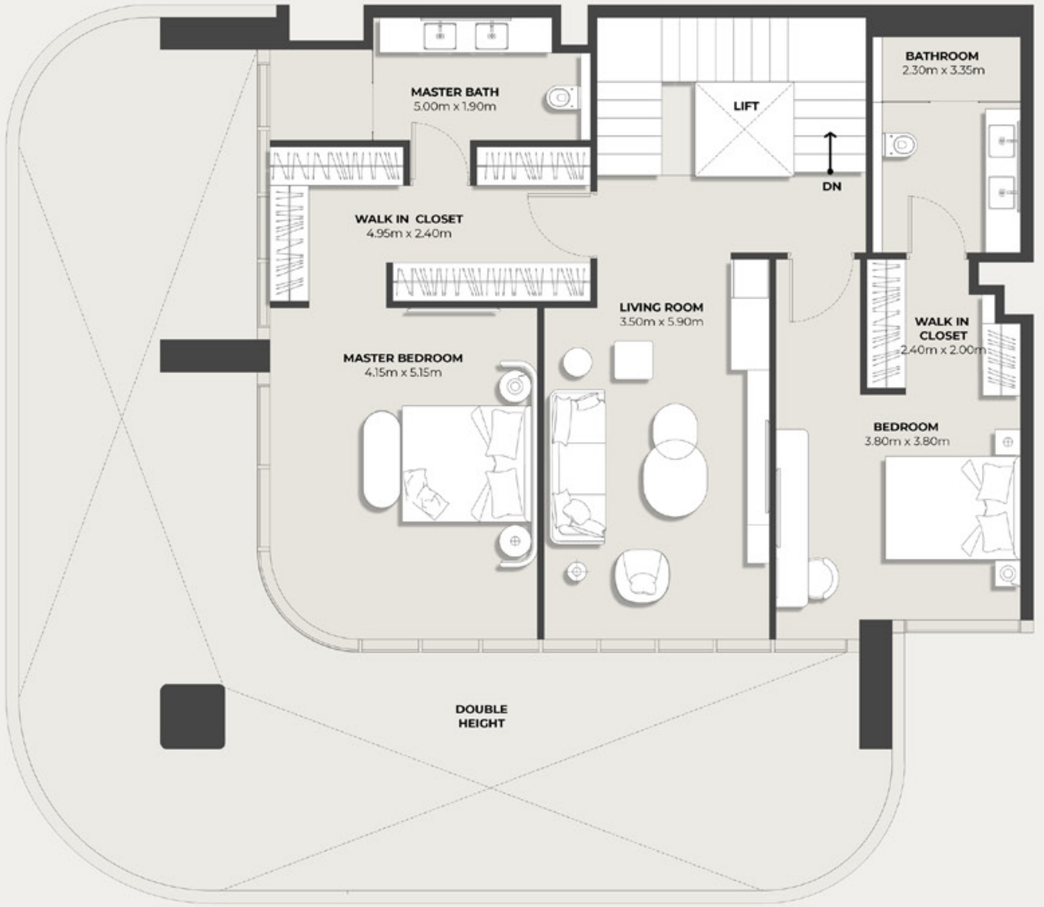
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B	3304	400.95 / 4315.79	113.09 / 1217.29	514.04 / 5533.08

5 Bedroom Duplex Penthouse

DUPLEX B

UPPER LEVEL



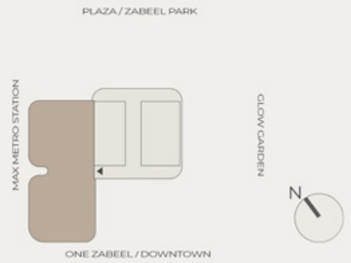


SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
B	3304	400.95 / 4315.79	113.09 / 1217.29	514.04 / 5533.08

5 Bedroom Duplex Penthouse

DUPLEX C

LOWER LEVEL



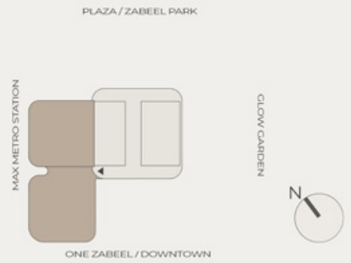


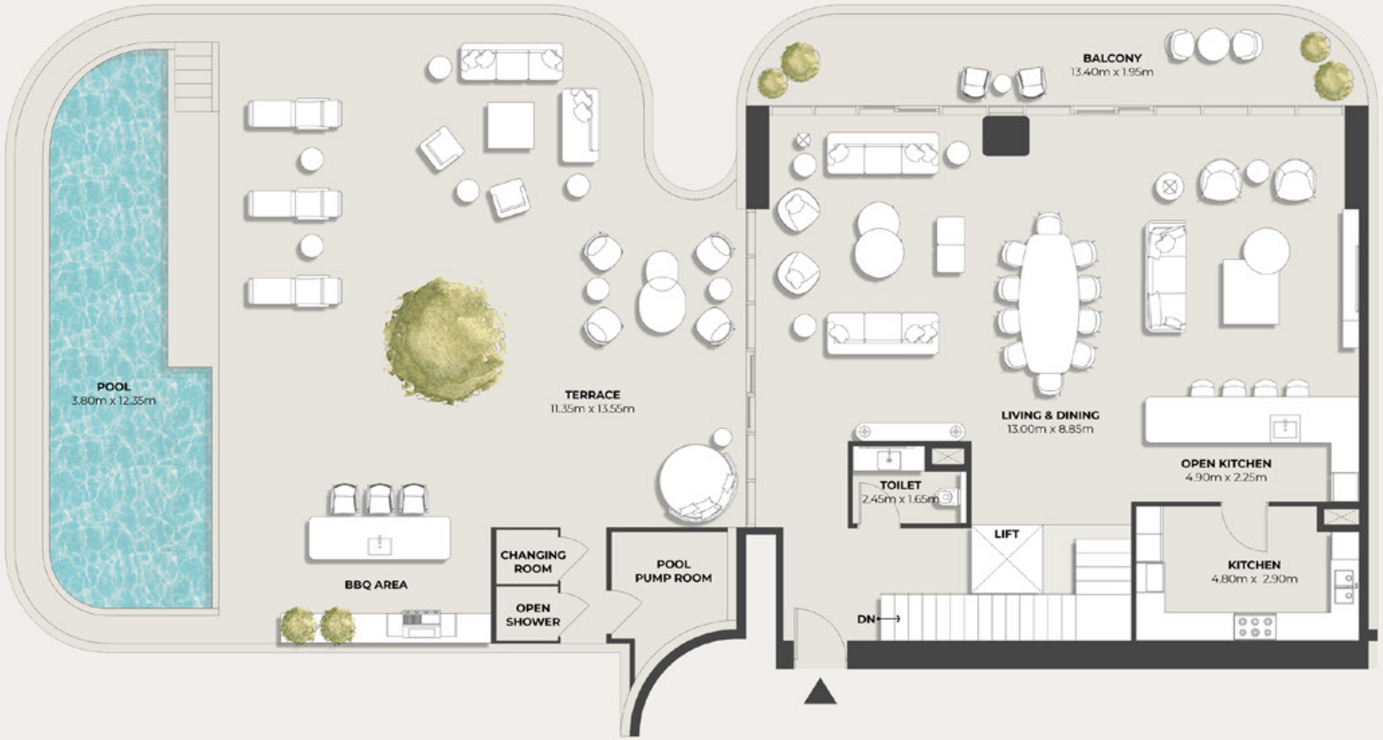
SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C	4401	451.32 / 4857.97	314.06 / 3380.51	765.38 / 8238.48

5 Bedroom Duplex Penthouse

DUPLEX C

UPPER LEVEL





SUB TYPE	APARTMENT NO.	SUITE AREA (SQM/SQFT.)	BALCONY (SQM/SQFT.)	TOTAL UNIT AREA (SQM/SQFT.)
C	4401	451.32 / 4857.97	314.06 / 3380.51	765.38 / 8238.48

Nine Collective

Fact Sheet

SIZE RANGE PER UNIT	
Type: **Typical**	Type: **Duplex**
2 Bedroom + Maid's Room From 1,946 sqft. to 2,163 sqft.	3 Bedroom + Maid's Room From 4,212 sqft. to 4,288 sqft.
3 Bedroom + Maid's Room From 3,086 sqft. to 3,121 sqft.	4 Bedroom + Maid's Room From 5,507 sqft. to 5,718 sqft.
4 Bedroom + Maid's room From 4,071 sqft. to 4,287 sqft.	5 Bedroom Duplex Penthouse + Maid's Room From 8,115 sqft. to 8,253 sqft.

UNIT TYPES	UNIT COUNT
2 Bedroom - Typical	110
3 Bedroom - Typical	54
4 Bedroom - Typical	41
3 Bedroom - Duplexes	3
4 Bedroom - Duplexes	3
5 Bedroom - Duplex Penthouses	4
TOTAL	**215**



BUILDING CONFIGURATION
Ultra Luxury tower with 44 floor height
with sizable units

BUILDING HEIGHTS
3B+G+44 floors. First 4 floors including the amenities
Basement is allocated for residential parking

TECHNICAL SPECIFICATION
Glass and aluminum façade; with metal handrails
& stone like finishes

COOLING
District Cooling system

METERING
Electrical meter, Water meter, BTU meter, Gas meter

IT SPECIFICATIONS
IP based Video intercom system, FTTH/home consolidation cabinet for each unit, Telephones/Data points for each unit, Access control, CCTV system, Gate barrier

INTERIOR (SUMMARY)
- Walls & ceilings finished in a premium, single-tone colour palette
- Wet area ceilings in moisture-resistant gypsum board, painted in a matching premium tone
- Wood-core doors with laminate finish
- Modular fitted kitchens with integrated appliances, including cooker, dishwasher, fridge & washing/drying machine

AMENITIES
- Family swimming pool with a dedicated kids' pool
- Indoor gym complemented by an outdoor fitness area
- Kids' play zones designed for toddlers and young adults
- BBQ stations with family seating areas on the podium level
- Multipurpose family room with a private cinema
- Multipurpose event hall
- Indoor padel court
- Residents' Library Lounge
- Adult lounge and dedicated adult pool
- Curated retail spaces and treatment rooms
- EV charging stations and dedicated bicycle storage
- Driver's lodge for select premium residences
- 24/7 Concierge Services

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With an extensive portfolio of residential communities, commercial properties, industrial land, and world-class leisure destinations, Wasl has become a name synonymous with quality, credibility, and long-term value.

12+ Master Developments	8 Community Malls	35+ Hotels & Hotel Apartments
60,000+ Residential & Commercial Units	9,000+ Hotel Rooms	5,500+ Land Plots of Various Uses
8+ Golf Clubs	150+ Restaurants	1,000+ Buildings

NINE Collective

Next to Zabeel Park

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