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الاتحاد العقارية
Union Properties
Since 1987

TAKAYA TOWER

Ta
Ka
Ya
UNION
PROPERTIES

EXCITEMENT
AT EVERY TURN

DUBAI WHERE VISION MEETS OPPORTUNITY

The UAE stands out for its security, stability, and global outlook—making it a top choice for those seeking opportunity and a higher quality of life. Its investor-friendly policies, strong economy, and forward-thinking leadership attract both professionals and investors. Dubai, in particular, is a global hub for commerce, hospitality, and lifestyle. With high rental yields and strong investment potential, it offers unmatched opportunities—whether you're looking for returns, growth, or a vibrant place to live.



0% Income &
Capital Gains Tax



10-Year
Golden Visa Eligibility



Ranked #1
Safest City in the Region



7-8% Rental Yields
in Prime Zones



Top 5 Global Tourism &
Business Hub



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THE LOCATION

MOTOR CITY BY UNION PROPERTIES

Where Lifestyle Drives Living

A master-planned suburban oasis built around open spaces, greenery, and convenience Motor City is one of Dubai's most established and family-friendly neighborhoods, perfectly positioned at the crossroads of New Dubai.



Lush green parks
& Jogging tracks



Vibrant F&B, retail
and community hubs

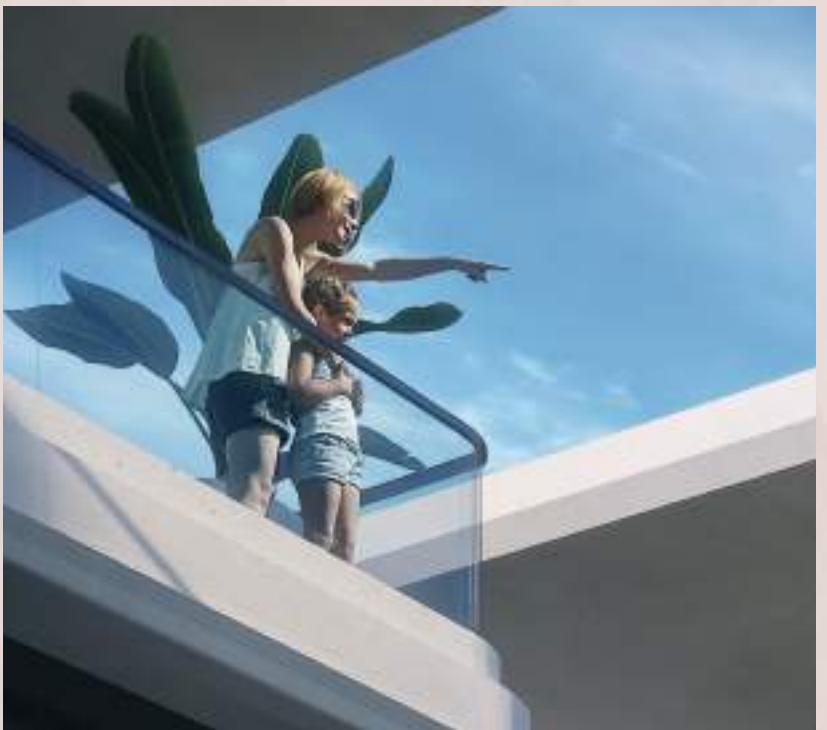


Schools, nurseries and
clinics within walking distance



Home to Dubai Autodrome
and thriving expat communities

Takaya is the newest icon in a district known for quality living.



MASTER DEVELOPER

UNION PROPERTIES

Crafting Communities Since 1987

What started as a bold vision has evolved into a legacy of innovation and trust in the UAE's property development landscape. From day one, Union Properties set its sights on redefining what's possible, establishing itself as a trailblazer in both residential and commercial real estate.



Each of our developments reflects a deep commitment to shaping the future of urban living. At Union Properties, we don't just build structures, we create destinations designed to inspire, connect, and endure. Our journey is marked by resilience, creativity, and a passion for building communities that last generations.

With more than three decades of experience, we continue to push boundaries, aligned with Dubai's 2030 vision of a smarter, more sustainable city. Through our subsidiaries, ServeU, Dubai Autodrome, The Fitout, EDACOM, and GMAMCO, we deliver excellence at every level.

Takaya is the newest icon in a district known for quality living.

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MILESTONES

DISTINGUISHED HISTORY WITH IMPORTANT MILESTONES



THE RITZ-CARLTON



UPTOWN MIRDIF

What started as a bold vision has evolved into a legacy of innovation and trust in the UAE's property development landscape. From day one, Union Properties set its sights on redefining what's possible, establishing itself as a trailblazer in both residential and commercial real estate.

Over the years, our journey has been marked by landmark achievements—each project a reflection of our commitment to excellence and forward-thinking design. With a portfolio that includes some of Dubai's most iconic developments, Union Properties has consistently pushed boundaries, shaping communities and setting new standards in real estate.





TAKAYA TOWER



TAKAYA IS A LIFE FILLED WITH

EXCITEMENT AT EVERY TURN

Every moment is infused with energy, discovery, and intentional design.

Whether you're strolling through the elevated Sky Garden, enjoying a spontaneous meet-up at a vibrant café, or stepping into a meticulously crafted home, there's always something new to uncover.



Overlooking to Dubai
Autodrome / community



Family oriented &
Pet-friendly community



Highly accessible, luxurious,
affordable & Spacious urban living



Above – Standard façade, for noise
reduction & thermal insulation



200,000 sqft
Sky Garden



24 Class
Amenities

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TAKAYA COMMUNITY

A VISION, FULFILLED

Discover a serene community offering modern living, surrounded by lush landscapes and vibrant social hubs.

This exceptional freehold development blends urban sophistication with suburban tranquility, making it a smart investment and a remarkable place to call home.



744 Refined
Apartments



39
Townhouse



5 Signature
Villas



Lively Retail
Boulevard

Enjoy luxurious amenities, flexible payment plans, and an environment built for well-being, connection, and future-forward living.



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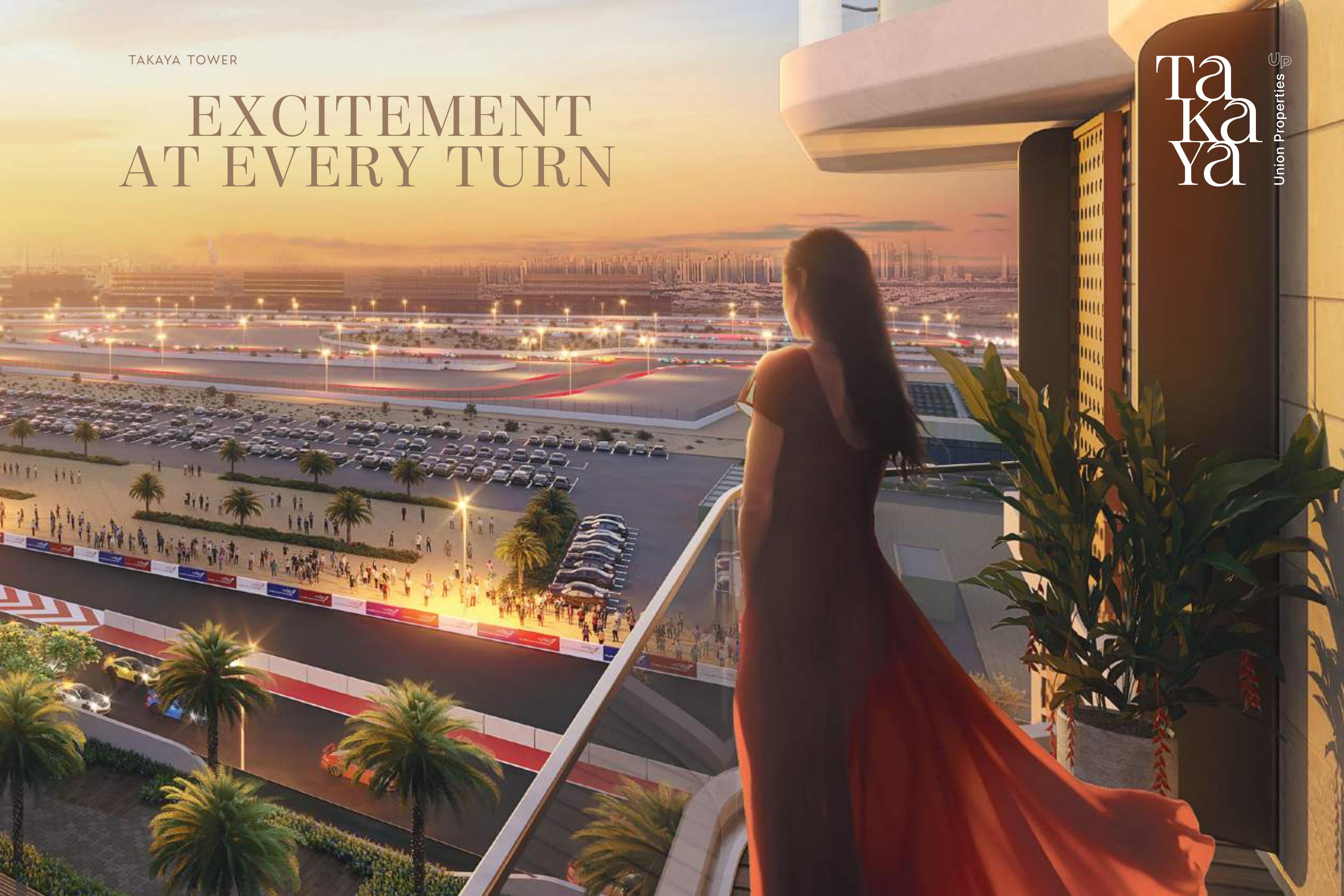


TAKAYA TOWER

EXCITEMENT
AT EVERY TURN

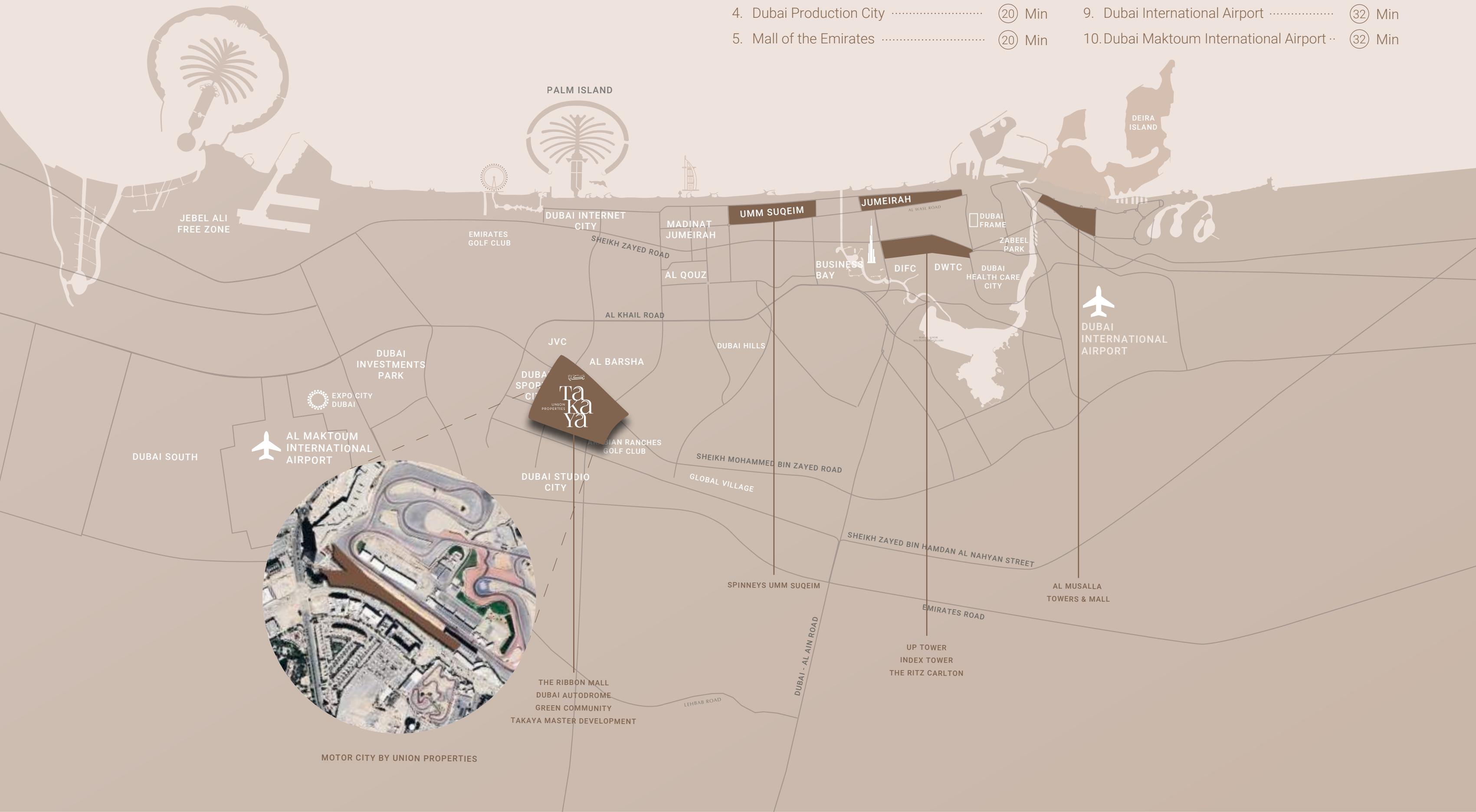
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Location

1. Dubai Hills Mall 15 Min
2. Arabian Ranches 18 Min
3. Dubai Science Park 19 Min
4. Dubai Production City 20 Min
5. Mall of the Emirates 20 Min
6. Jumeirah Golf Estates 22 Min
7. Jebel Ali Racecourse 25 Min
8. Palm Jumeirah 27 Min
9. Dubai International Airport 32 Min
10. Dubai Maktoum International Airport 32 Min



COMMUNITY

AT THE CENTRE OF IT ALL



1 min

To Dubai Autodrome



5 min

To GEMS Metropole School



5 min

To Fitness First Gym



5 min

To Gymnation Gym



5 min

To UFC Gym



5 min

To First Avenue Mall



5 min

To The Ribbon Mall



5 min

To Motor City Business Park



6 min

To Prime Medical Centre



6 min

To Emirates Hospital Medical Centre



6 min

To Spinneys Market

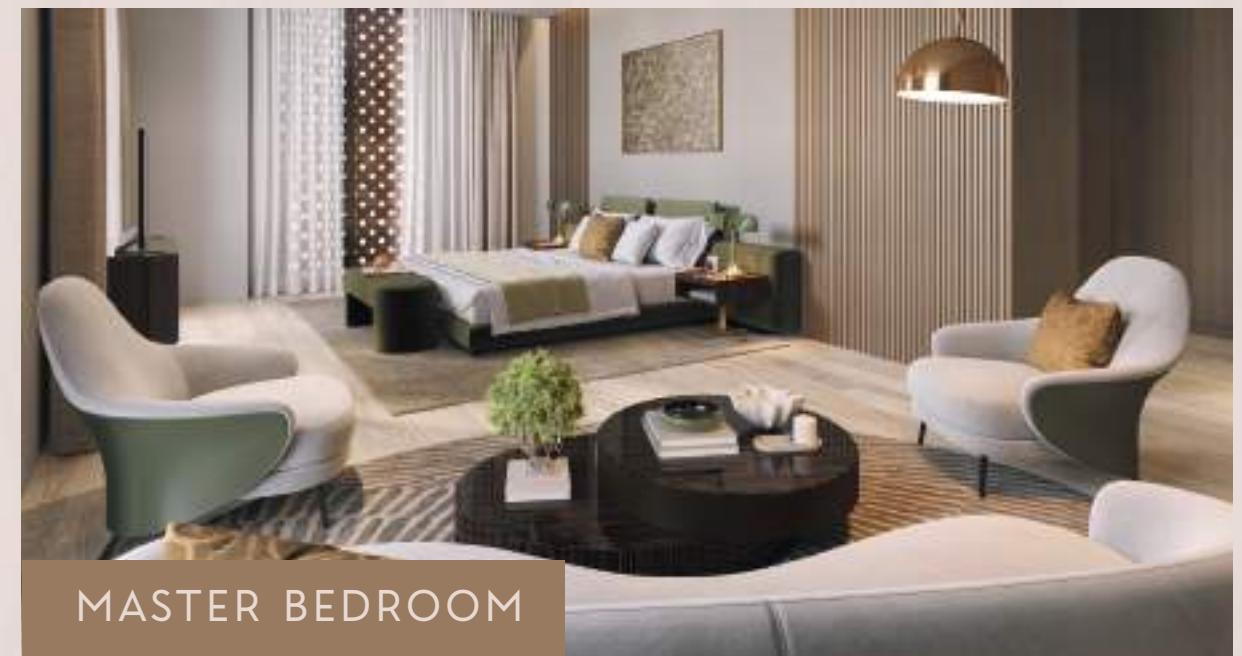


7 min

To Green Community

INTERIOR RENDERS

WHERE CRAFT MEETS COMFORT



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INTERIOR RENDERS

REFINED INTERIORS WITH PREMIUM FINISHES



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INTERIOR RENDERS

OPEN-PLAN KITCHENS WITH SMART APPLIANCES



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INTERIOR RENDERS

TRANQUIL BEDROOMS DESIGNED FOR COMFORT



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TWENTY FOUR +

WORLD CLASS AMENITIES



3 Gyms



2 BBQ Areas



2 Squash Courts



200,000 sqft Sky Garden



Kids Play Area



Jogging Track



Retail Outlets



Golf Simulator



Basket ball Half Court



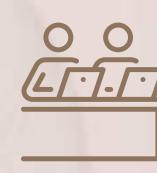
Swimming Pool



Performance/Party Hall



3 Multipurpose Rooms



Co-Working Spaces



Cinema / AV Room





AMENITIES

RESORT LIVING EVERYDAY



KIDS PLAY AREA



CO-WORKING SPACES

AMENITIES

INFINITY POOL WITH DOWNTOWN VIEWS



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AMENITIES

SERENE, LIGHT FILLED OPEN SPACES



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Surf & Turf

Cafe

Italianni's



AMENITIES

CONVENIENCE
AT YOUR
DOORSTEP



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COMMUNITY

A VIBRANT COMMUNITY WHERE NEIGHBORS BECOME FRIENDS



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COMMUNITY

UNMATCHED DOWNTOWN VISTAS



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COMMUNITY

CONNECT WITH NATURE

Relax in TAKAYA amidst the blossoming gardens and green walkways full of flora and fauna while listening to the songs of local and migratory birds.









DESIGNED FOR LIVING

30 STOREY BUILDING

Explore thoughtfully crafted layouts that reflect how people truly live. Smart storage, generous rooms, and private outdoor spaces come standard.



1-4 Bedroom
Apartments



Penthouse
Duplexes

DURING CONSTRUCTION

60%

POST-HANOVER

40%

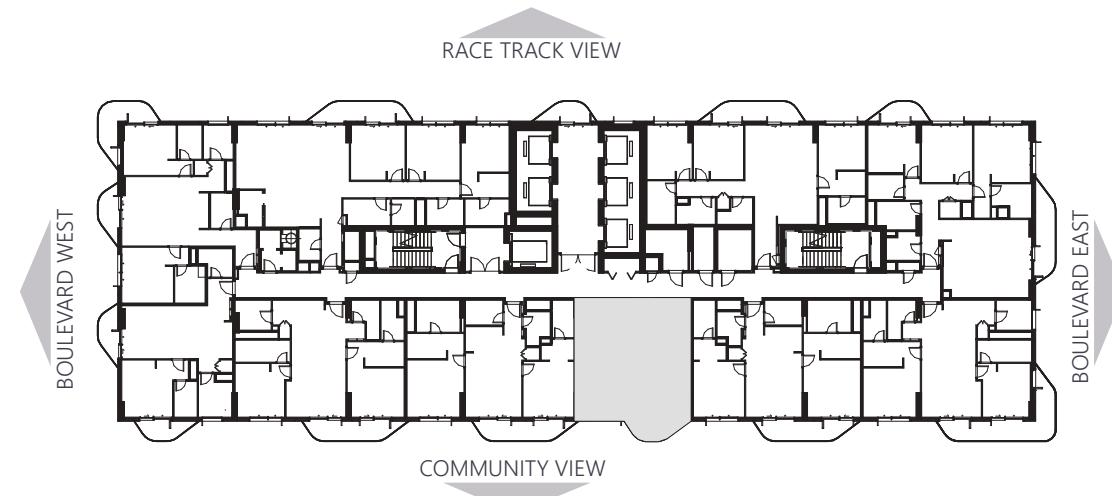
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TAKAYA | 1 BEDROOM APARTMENT

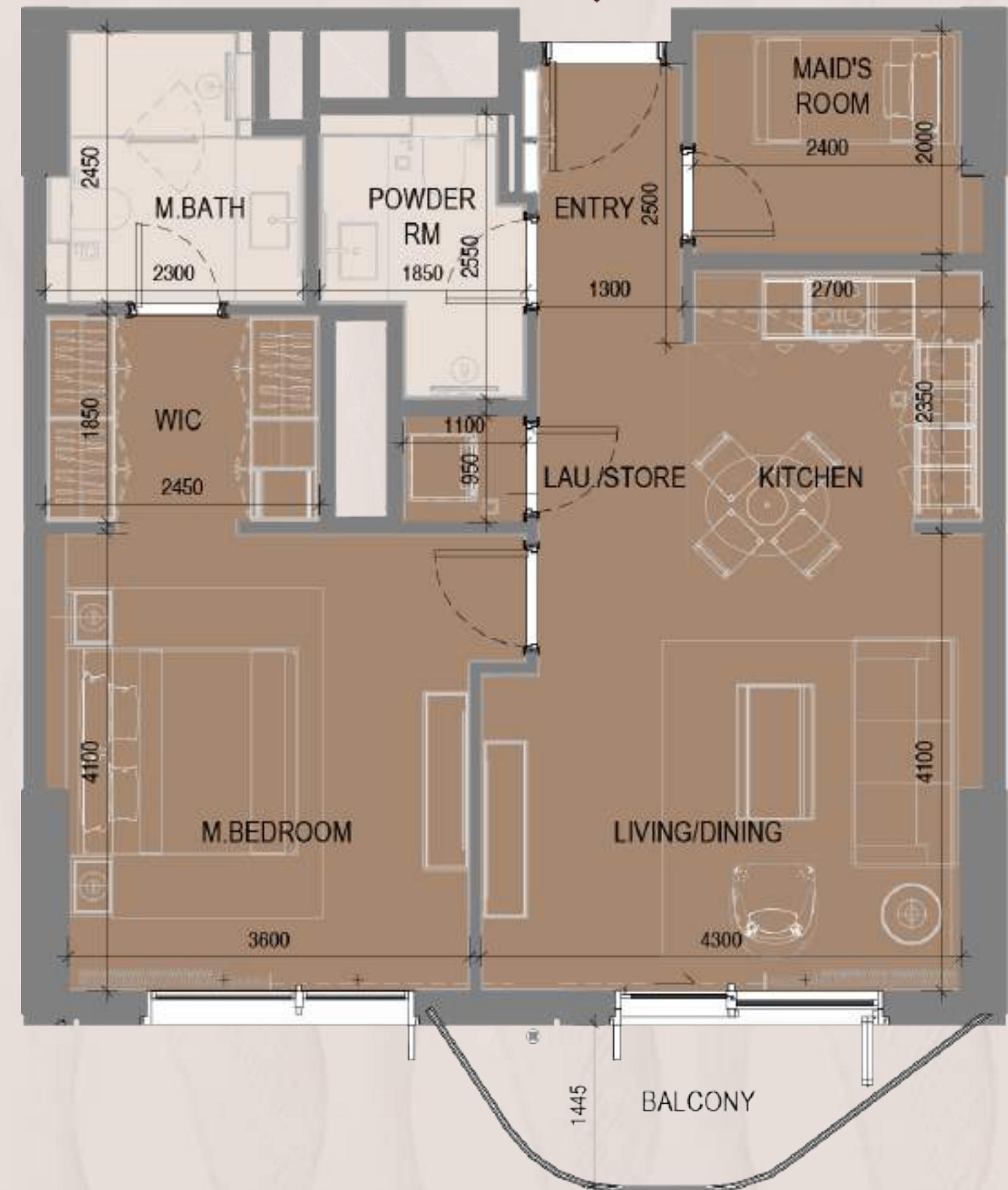
TYPE 1.1

TOTAL AREA

Suite Area	768.70 sq.ft
Balcony Area	62.54 sq.ft
Total Area	831.24 sq.ft



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



Disclaimer:

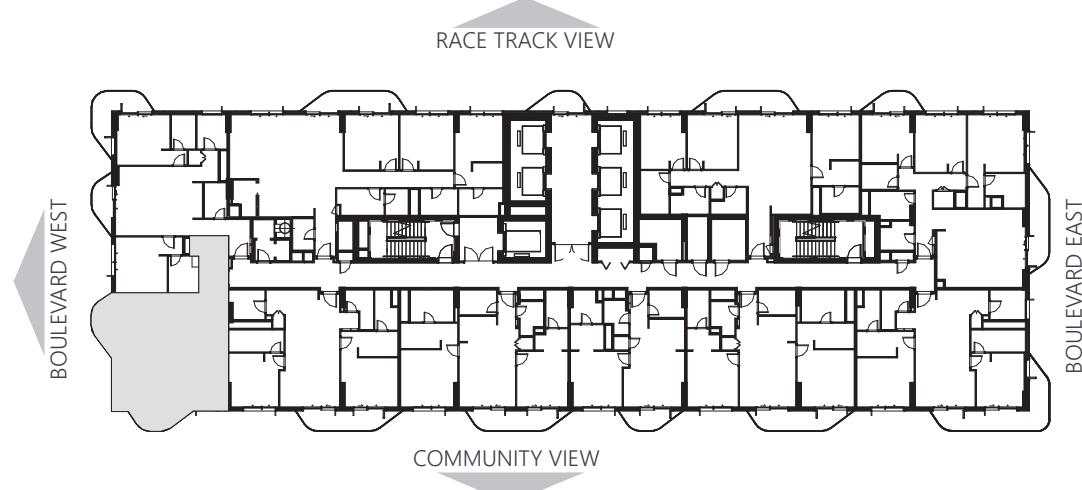
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TAKAYA | 1 BEDROOM APARTMENT

TYPE 5.1

TOTAL AREA

Suite Area	843.35 sq.ft
Balcony Area	125.94 sq.ft
Total Area	969.29 sq.ft



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)

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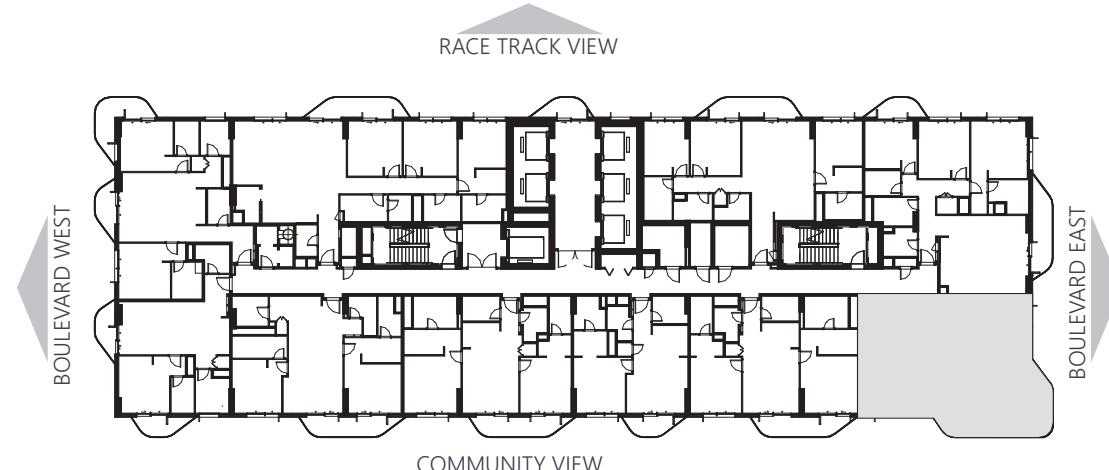
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TAKAYA | 2 BEDROOM APARTMENT

TYPE 1A.1

TOTAL AREA

Suite Area	1,152.92 sq.ft
Balcony Area	208.93 sq.ft
Total Area	1,361.85 sq.ft



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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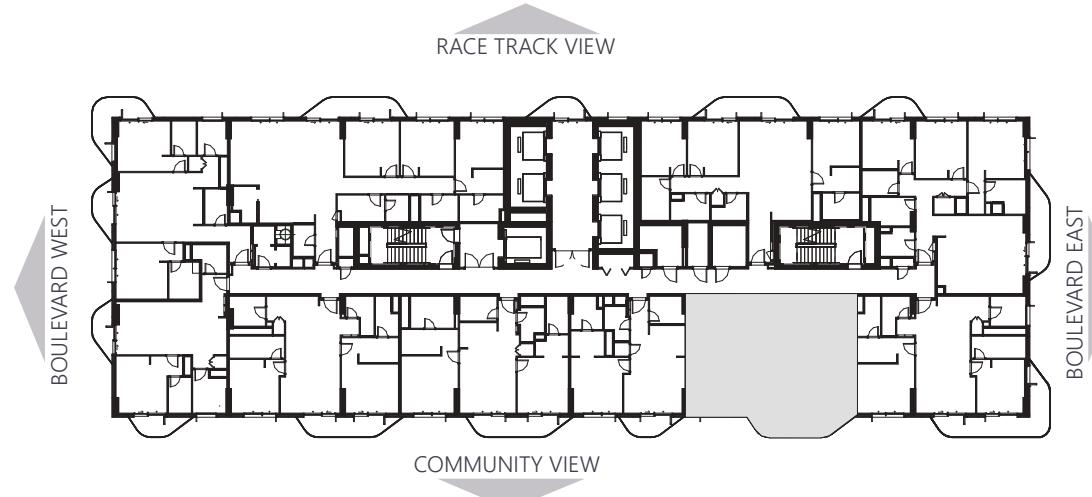
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TAKAYA | 2 BEDROOM APARTMENT

TYPE 1B.1

TOTAL AREA

Suite Area	1,138.75 sq.ft
Balcony Area	118.83 sq.ft
Total Area	1,256.58 sq.ft



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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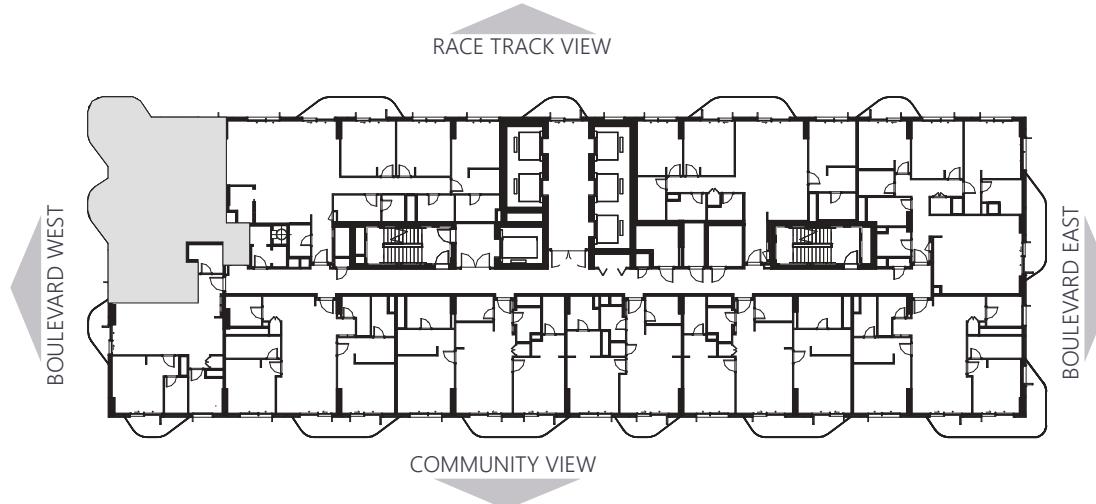
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TAKAYA | 2 BEDROOM APARTMENT

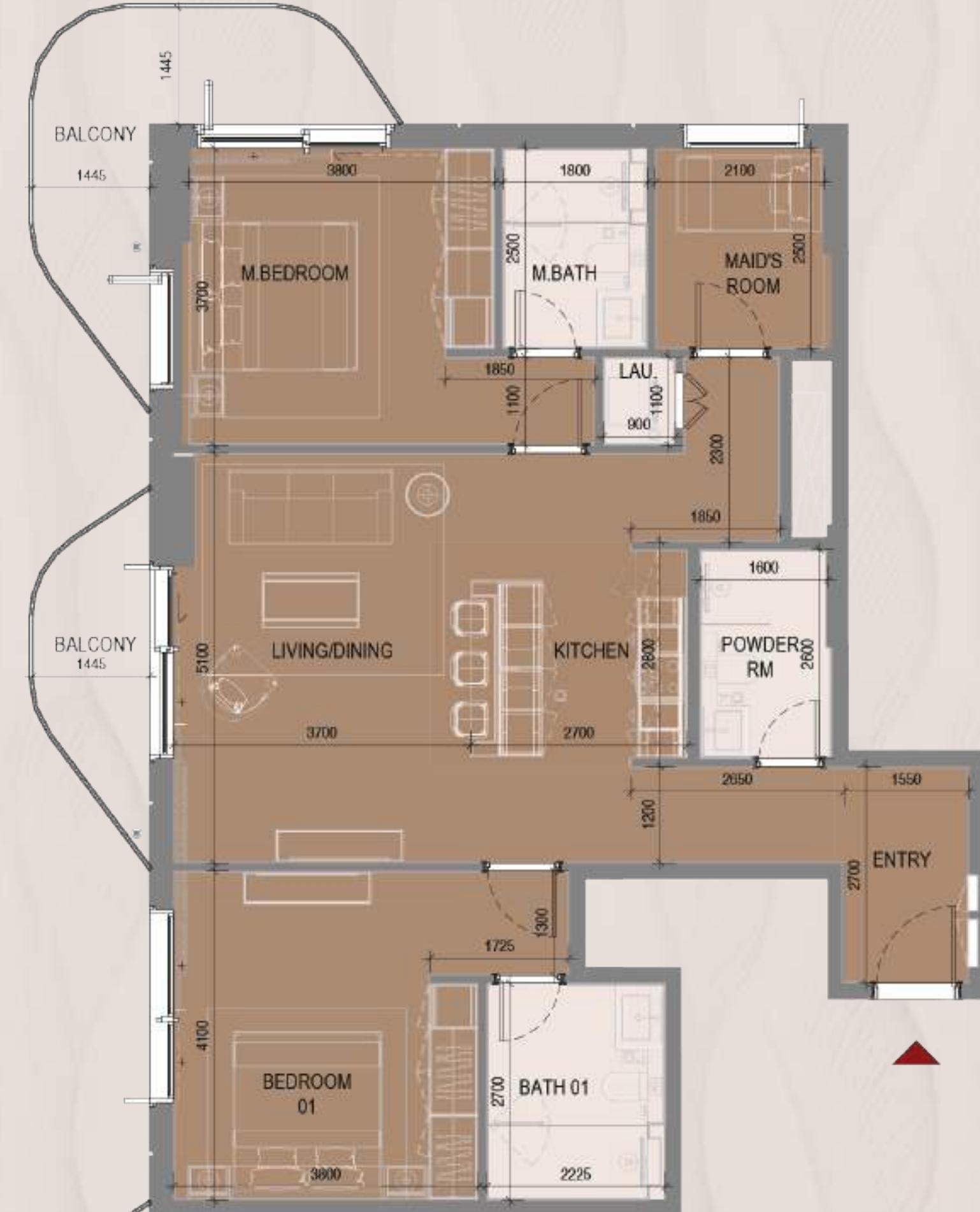
TYPE 3.1

TOTAL AREA

Suite Area	1,125.04 sq.ft
Balcony Area	182.56 sq.ft
Total Area	1,307.60 sq.ft



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



Disclaimer

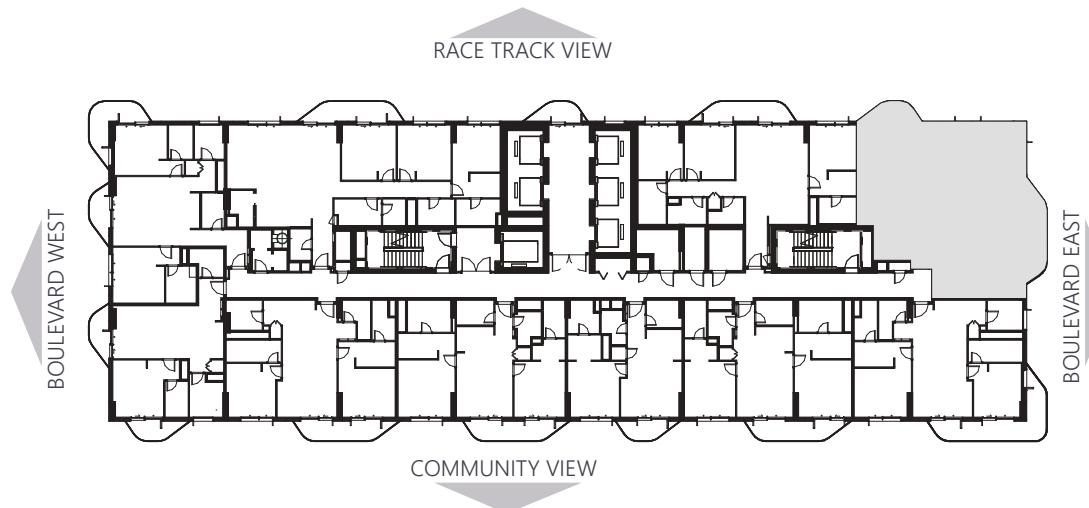
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TAKAYA | 3 BEDROOM APARTMENT

TYPE 1.1

TOTAL AREA

Suite Area	1,457.86 sq.ft
Balcony Area	182.02 sq.ft
Total Area	1,639.88 sq.ft



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)



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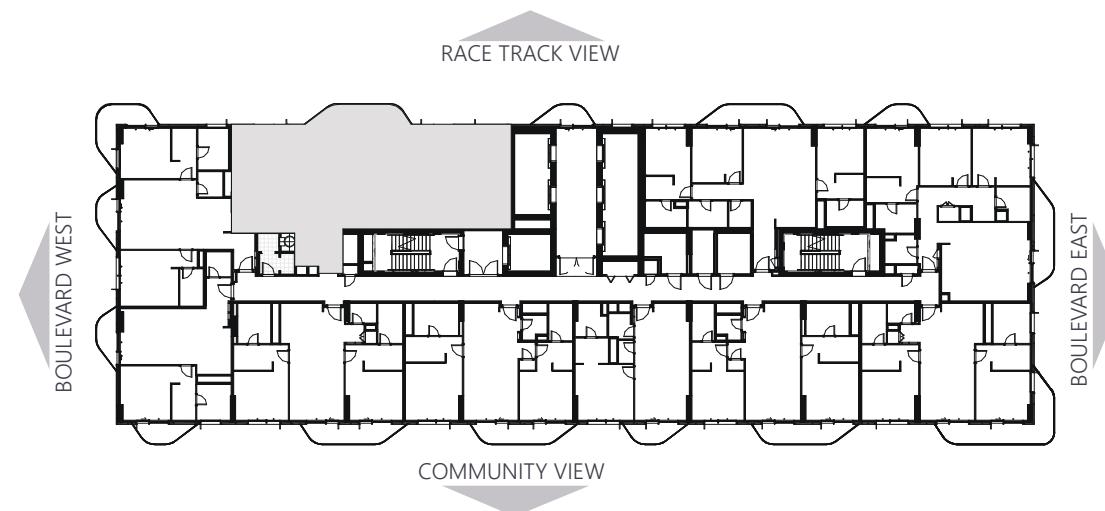


TAKAYA | 3 BEDROOM APARTMENT

TYPE 2.1

TOTAL AREA

Suite Area	1,755.92 sq.ft
Balcony Area	118.73 sq.ft
Total Area	1,874.64 sq.ft



KEYPLAN - LEVEL 03 (TYP. ODD LEVELS UPTO L17)

Disclaimer:

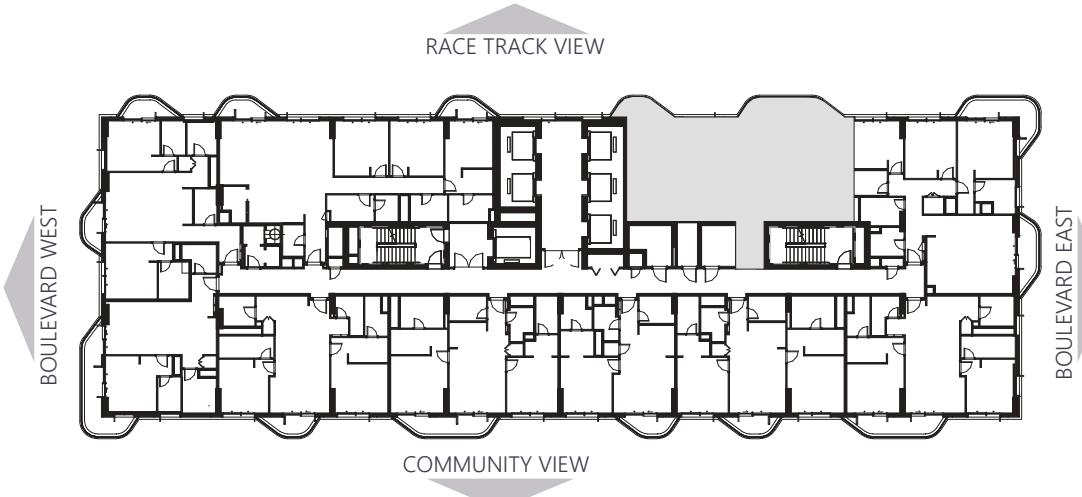
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TAKAYA | 3 BEDROOM APARTMENT

TYPE 5.2

TOTAL AREA

Suite Area	1,392.96 sq.ft
Balcony Area	180.73 sq.ft
Total Area	1,573.68 sq.ft



KEYPLAN - LEVEL 04 (TYP. ODD LEVELS UPTO L16)



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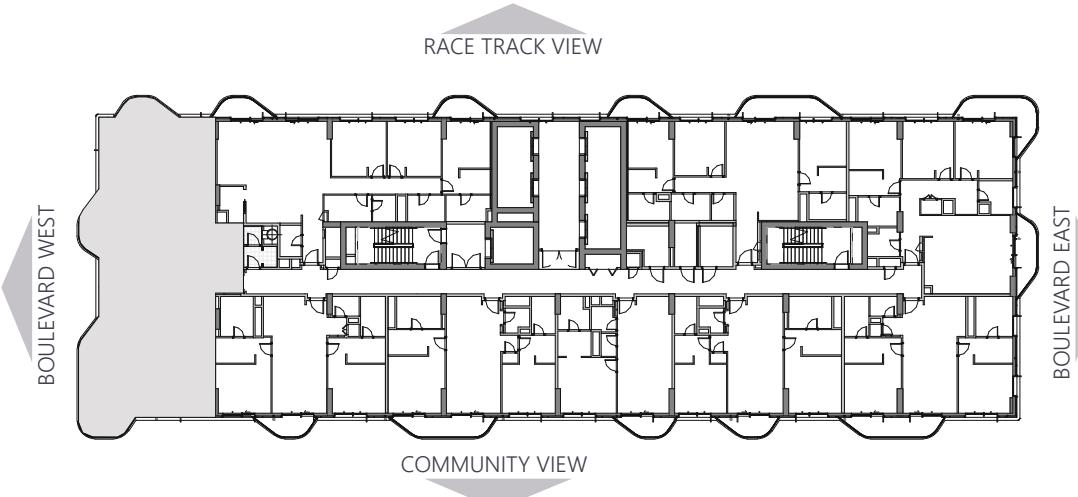


TAKAYA | 4 BEDROOM APARTMENT

TYPE 1

TOTAL AREA

Suite Area	2,017.91 sq.ft
Balcony Area	321.20 sq.ft
Total Area	2,339.11 sq.ft



KEYPLAN - LEVEL 18 (TYP. EVEN LEVELS UPTO L28)



Disclaimer:

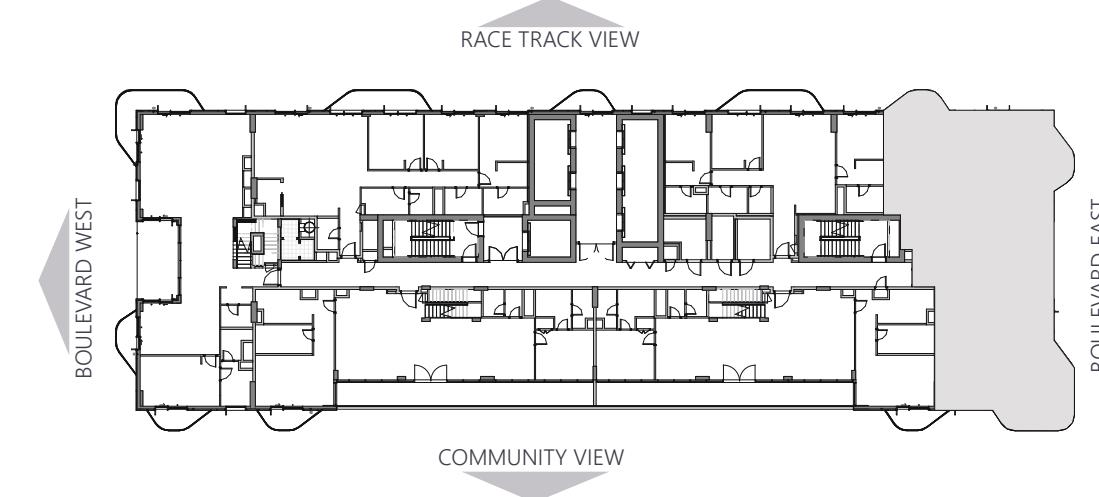
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TAKAYA | PENTHOUSE DUPLEX

TYPE 3B

TOTAL AREA

Suite Area	4,298.68 sq.ft
Balcony Area	824.08 sq.ft
Total Area	5,122.76 sq.ft



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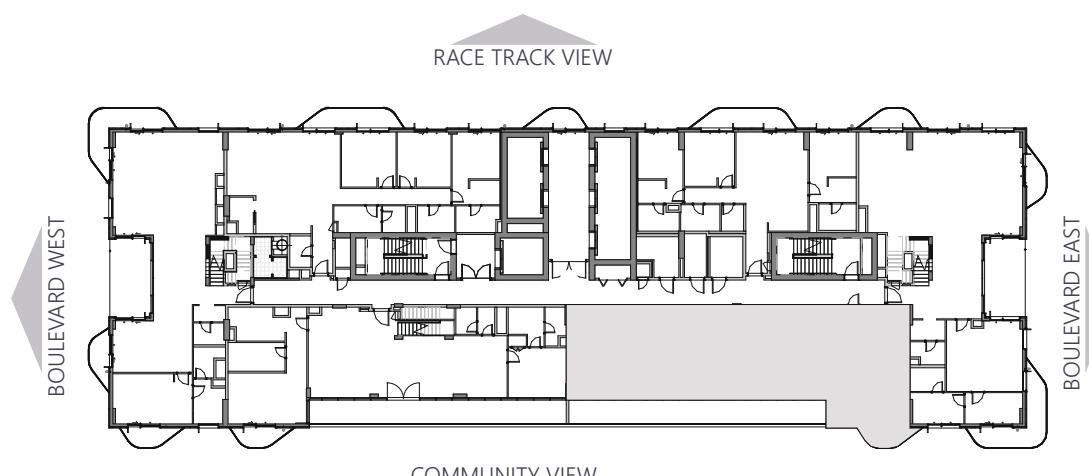


TAKAYA | PENTHOUSE DUPLEX

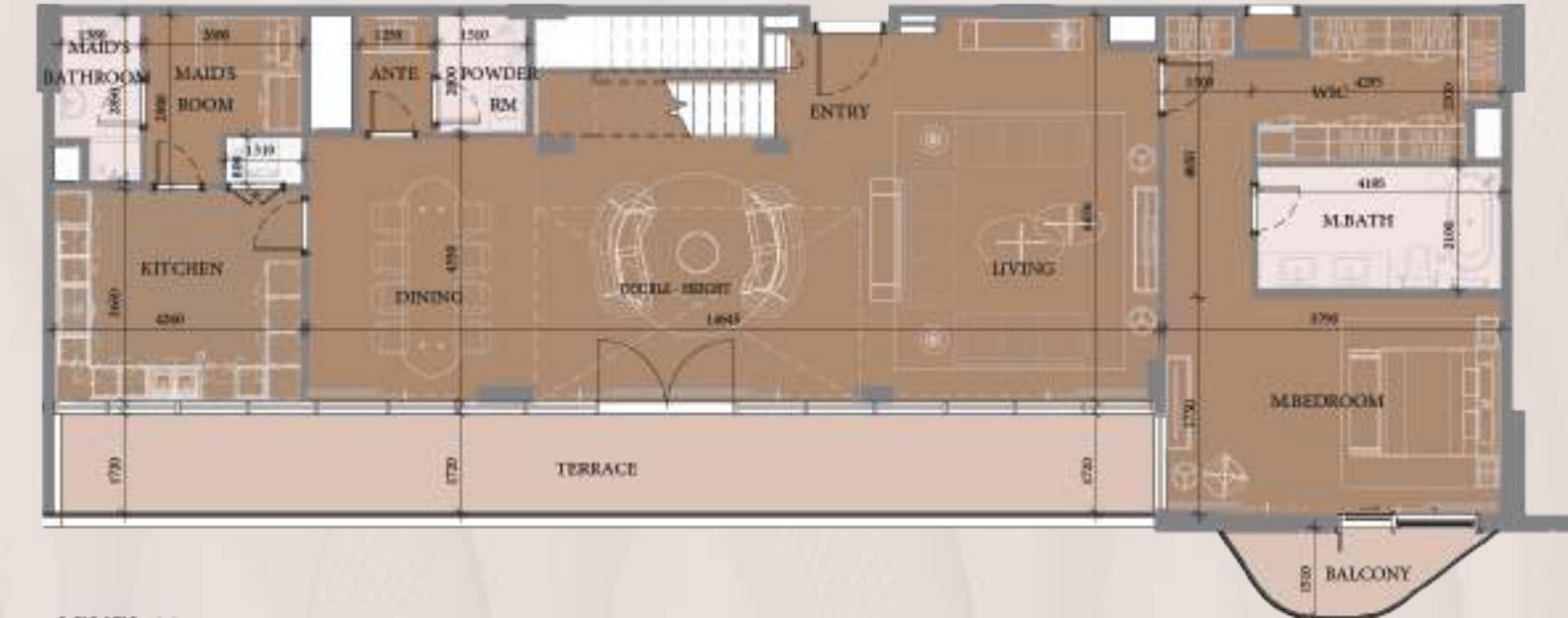
TYPE 5.1

TOTAL AREA

Suite Area	3,489.34 sq.ft
Balcony Area	442.72 sq.ft
Total Area	3,932.06 sq.ft



KEYPLAN - LEVEL 29



LEVEL 29



LEVEL 30

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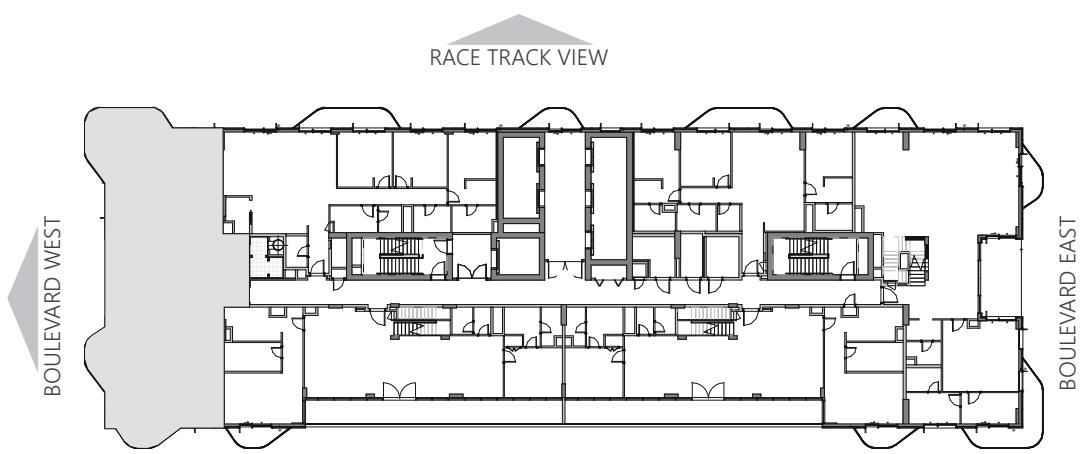


TAKAYA | PENTHOUSE DUPLEX

TYPE 3C

TOTAL AREA

Suite Area	3,652.19 sq.ft
Balcony Area	774.03 sq.ft
Total Area	4,426.23 sq.ft



KEYPLAN - LEVEL 29



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