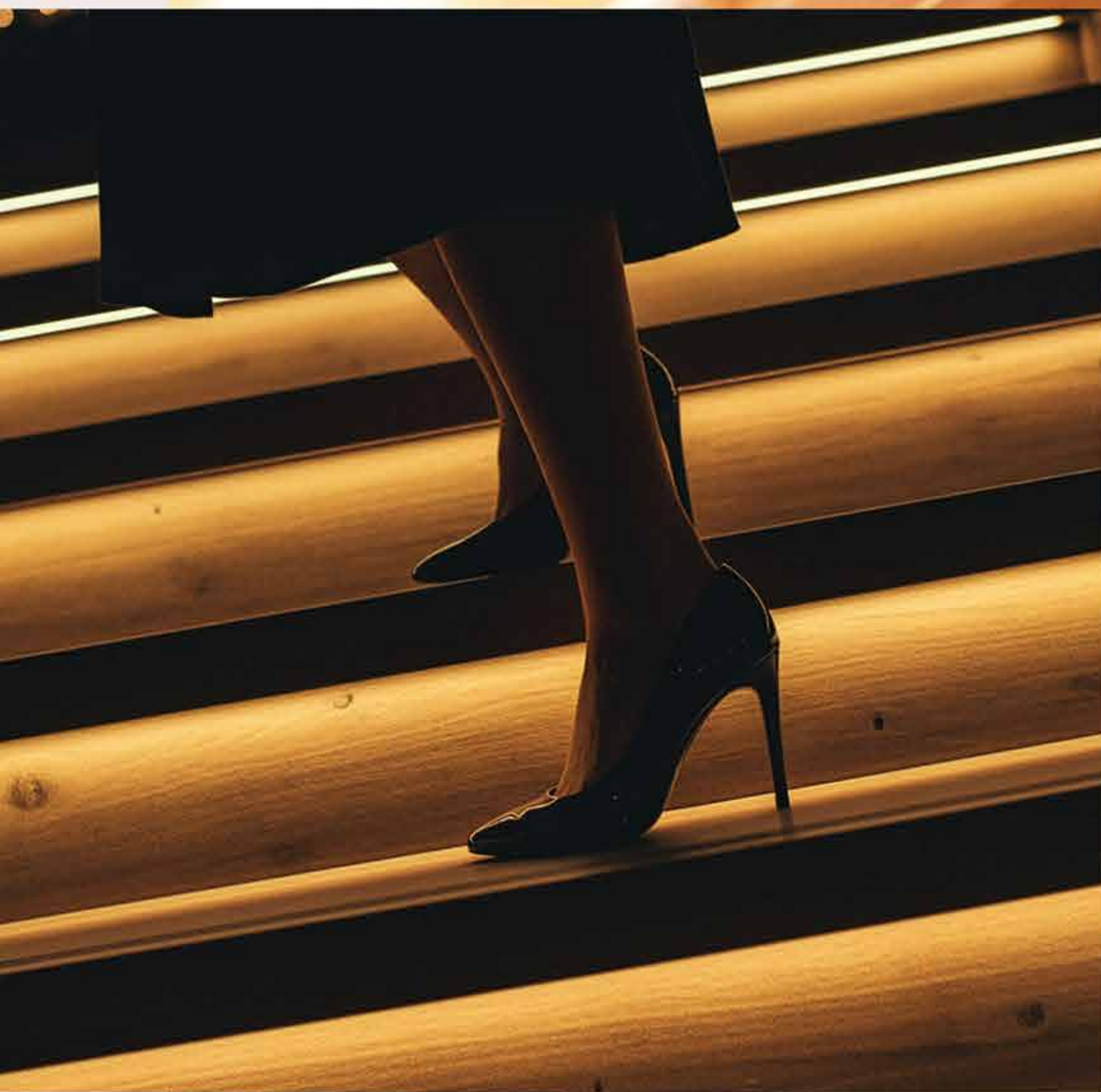




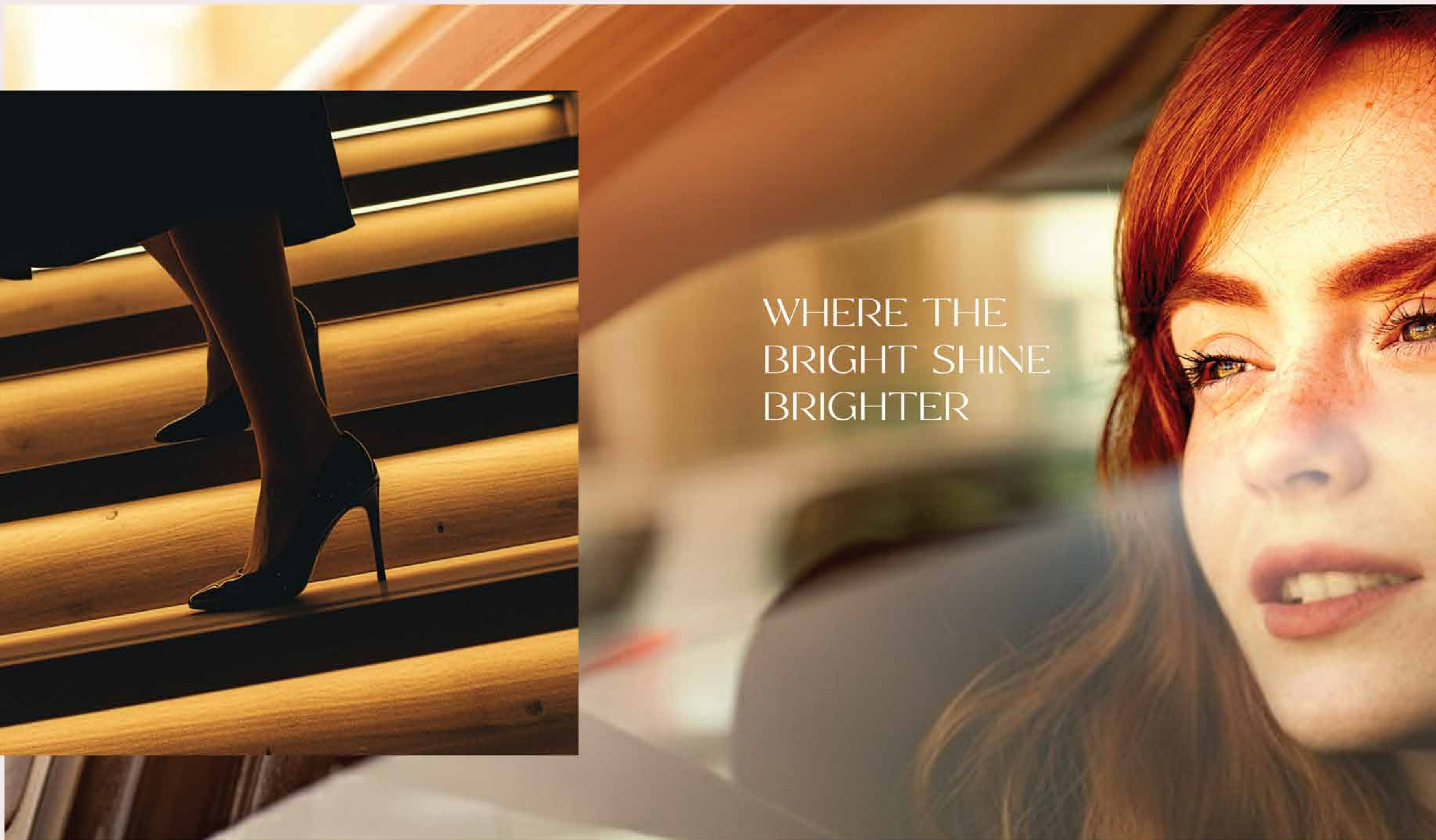
SUNVALE

RISE, REST AND BELONG





WHERE THE
BRIGHT SHINE
BRIGHTER





SUNVALE
WELL, VITAL AND BEYOND

Artist's Impression

WHERE THE SUN
FUELS YOUR RISE



SUNVALE 
RISE, REST AND BELONG

RISE, REST & BELONG



WHERE EVERY DAWN
ILLUMINATES A
NEW HORIZON.



Artist's Impression

Discover Sunvale. A curated collection of residences in Al Furjan, where ambition finds its rhythm and life unfolds in radiant harmony. Designed for those who see each day as a fresh ascent, Sunvale stands as an invitation to rise, rest and belong in Dubai's most evolving enclave.



Spacious 1, 2, 2.5, 3
and 3.5 Bedroom residences



Panoramic
Skyline Views



Elevated
Lifestyle



Close to Discovery Gardens
and Al Furjan Metro Stations

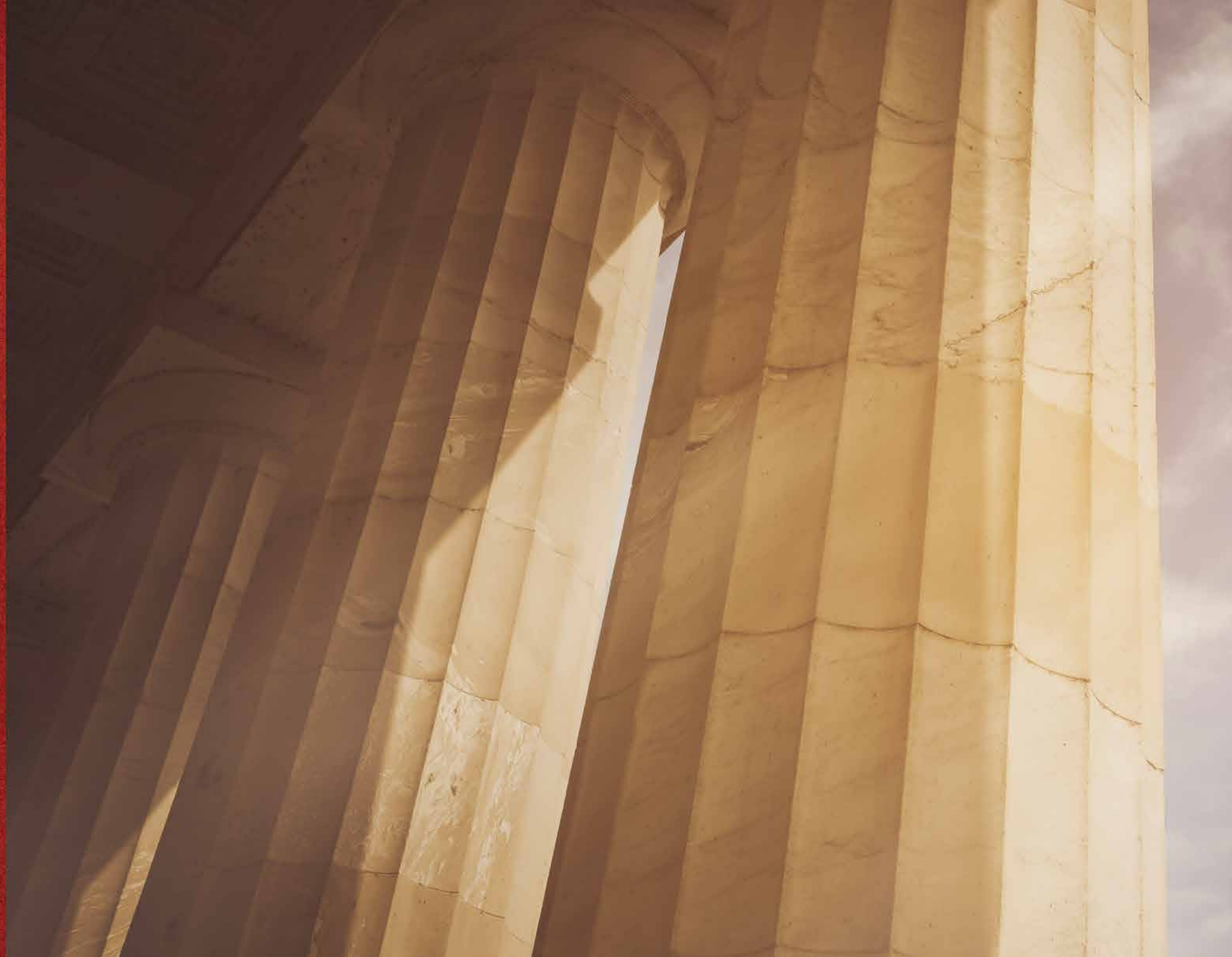


VISIONARIES BEHIND SUNVALE

Prysm Real Estate is a visionary developer redefining luxury living and modern commerce through inspired design, innovation, and unwavering quality. From iconic residences to dynamic commercial spaces, Prysm creates environments that embody sophistication, purpose, and lasting value.

Built on integrity and excellence, every project reflects a commitment to elevating both lifestyle and business. With a legacy of trust and a future driven by innovation, Prysm offers discerning buyers and forward-thinking investors not just property, but prestigious spaces that inspire and endure.

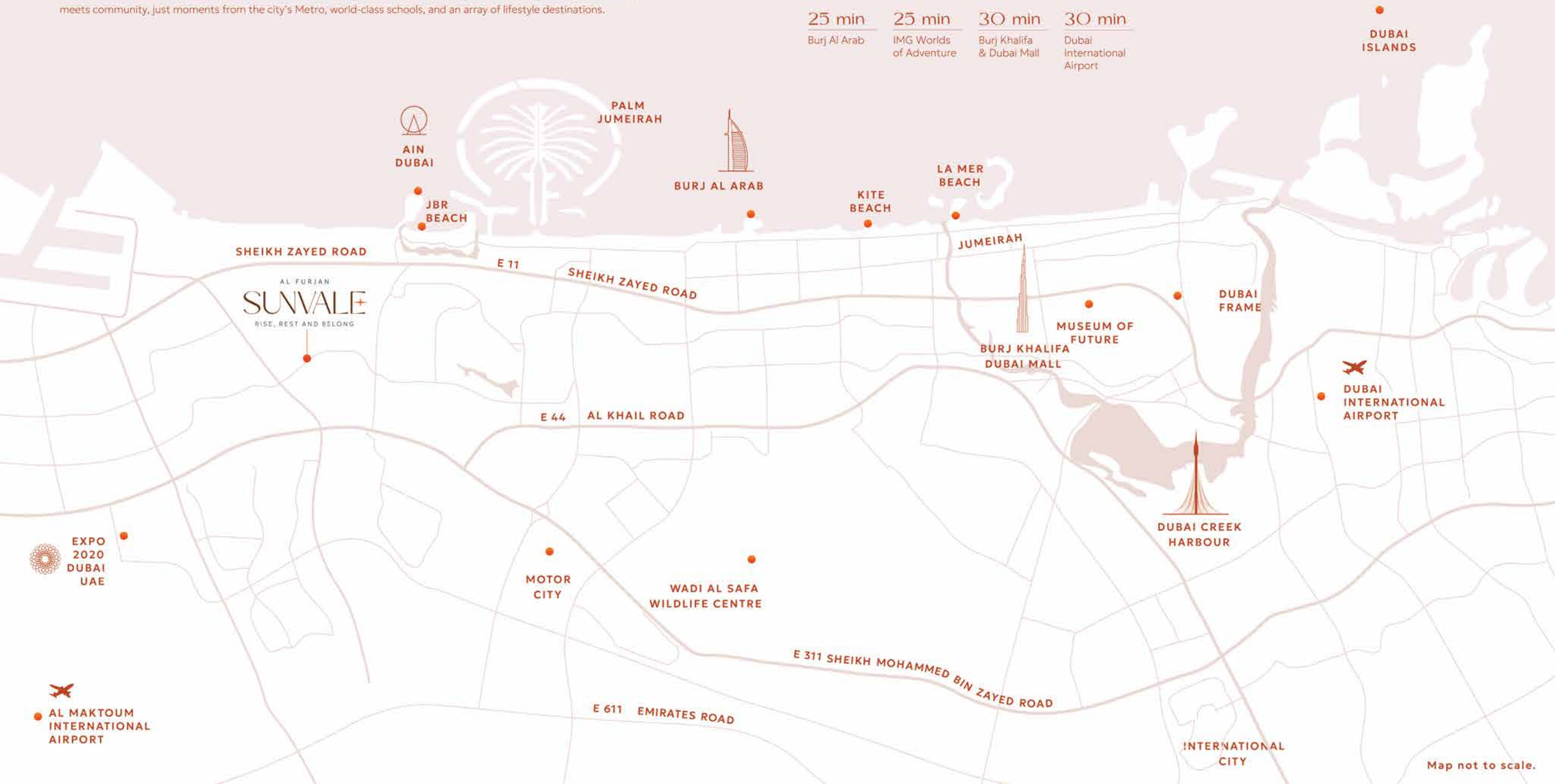
Crafting excellence in every brick.



DUBAI'S FASTEST RISING LOCATION - AL FURJAN

Sunvale flourishes within Al Furjan, a neighborhood defined by its balance of vibrancy and tranquility. Here, connectivity meets community, just moments from the city's Metro, world-class schools, and an array of lifestyle destinations.

12 min	15 min	20 min	20 min	25 min
Dubai Marina	JLT	Mall of the Emirates	Expo City	Museum of the Future
25 min	25 min	30 min	30 min	
Burj Al Arab	IMG Worlds of Adventure	Burj Khalifa & Dubai Mall	Dubai International Airport	



Map not to scale.

A SANCTUARY FOR THE VISIONARY

Discover residences that are luminous, harmonious, and
imagined for those who value substance as much as style.
Your home, a canvas for accomplishment and ease.





SUNVALE
RISE, REST AND RECHARGE

ARRIVAL, ELEVATED

Step beyond a bespoke concierge desk into a lobby where polished stone, timber panels, and ambient lighting evoke the glow of a perpetual sunrise. The experience is completed by curated artwork and refined textures, welcoming, warm, and unmistakably distinctive.



Artist's Impression





CRAFTED FOR QUIET LUXURY

Arrive within a sanctuary of refined calm, greeted by interiors defined by restraint, elegance, and timeless design.

Each residence harmonizes natural light with muted palettes and bespoke details, crafting a living experience distinguished by comfort and subtle luxury.

From kitchen to master suite, every space is thoughtfully curated to elevate daily life with enduring style and quiet sophistication.



MOVE INTO THE LIGHT

At Sunvale, vitality is part of your everyday rhythm. Embrace dynamic wellness with a temperature-controlled pool featuring an integrated cold plunge and jacuzzi, along with a fully equipped fitness center. Outdoor enthusiasts will appreciate the landscaped, pet-friendly walking tracks, while vibrant children's splash areas inspire joy, play, and movement.







APARTMENTS

Interior Finishes

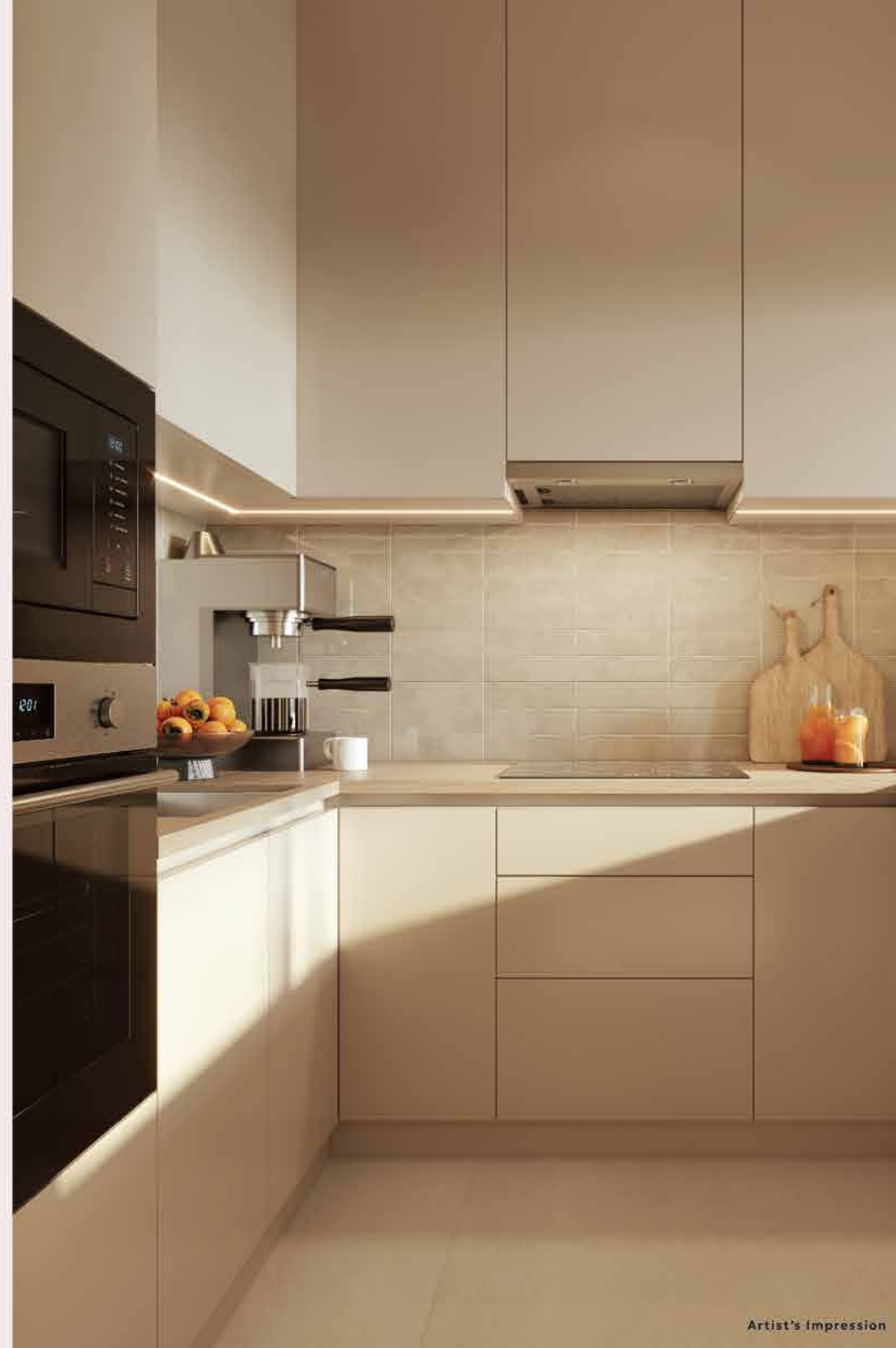
- Wallpaper and paint for main areas & porcelain tiles for kitchen and bathrooms
- Bespoke designed and fitted wardrobes in all bedrooms, (fitted internally with rails, shelves and drawers)
- Anti break Front door with spyhole for the main door

Show Kitchen

- Bespoke designed & fitted kitchens incorporating concealed handle, soft-closing doors and drawers throughout
- High quality cupboard doors with quality durable finishes
- Concealed refuse and recycling storage
- Stone worktops with splash backs
- Deep Single undermount kitchen sink.

Other Specs

- Centrally Air Conditioned
- Ceiling – Gypsum ceiling, Moisture resistant Gypsum in wet areas
- Lift – Schindler or equivalent
- Paint – Premium range of Caparol or equivalent
- Switches & Sockets – Legrand, ABB or equivalent
- Home Automation – Legrand, ABB or equivalent
- Porcelain – Premium Grade



Appliances - Siemens, BOSCH or equivalent

- Combi Microwave & Oven
- Flush Fitting Hob – 60 cm (1 & 2 bed) & 90 cm (3bed)
- Cooker Hood
- Integrated Fridge Freezer
- Combi Washer Dryer for laundry

Master suites

- Porcelain tiled walls and floors in bathroom
- Undercounter basins
- Concealed feature lighting
- Frameless, glass shower screens
- Ceiling mounted shower heads
- Wall-mounted WCs and concealed cistern (KOHLER or equivalent WCs)
- Accessories – Kohler or equivalent
- Bath mixer with hand shower – Kohler or equivalent
- Separate Shower area
- Free standing bathtubs with shower area for 3 bed apartments as per layout

Bathrooms

- Porcelain tiles on walls and floor in all bathrooms
- Undercounter basins
- Frameless, glass shower screens
- Wall-mounted WCs and concealed cistern with soft-close seat covers (Kohler or equivalent WCs)
- Accessories – Kohler or equivalent
- Hand shower kit in all bathrooms

COMMON AREA & APARTMENTS

Bathrooms

- Porcelain tiles on walls and floor in all bathrooms
- Undercounter basins
- Frameless, glass shower screens
- Wall-mounted WCs and concealed cistern with soft-close seat covers (Kohler or equivalent WCs)
- Accessories – Kohler or equivalent
- Hand shower kit in all bathrooms

Electrical

- Audio door entry system
- Metal faced, slim line switches and sockets
- Energy efficient lighting throughout
- Home automation (Lights & AC) for all apartments
- EV chargers for selective parking

Telecommunications

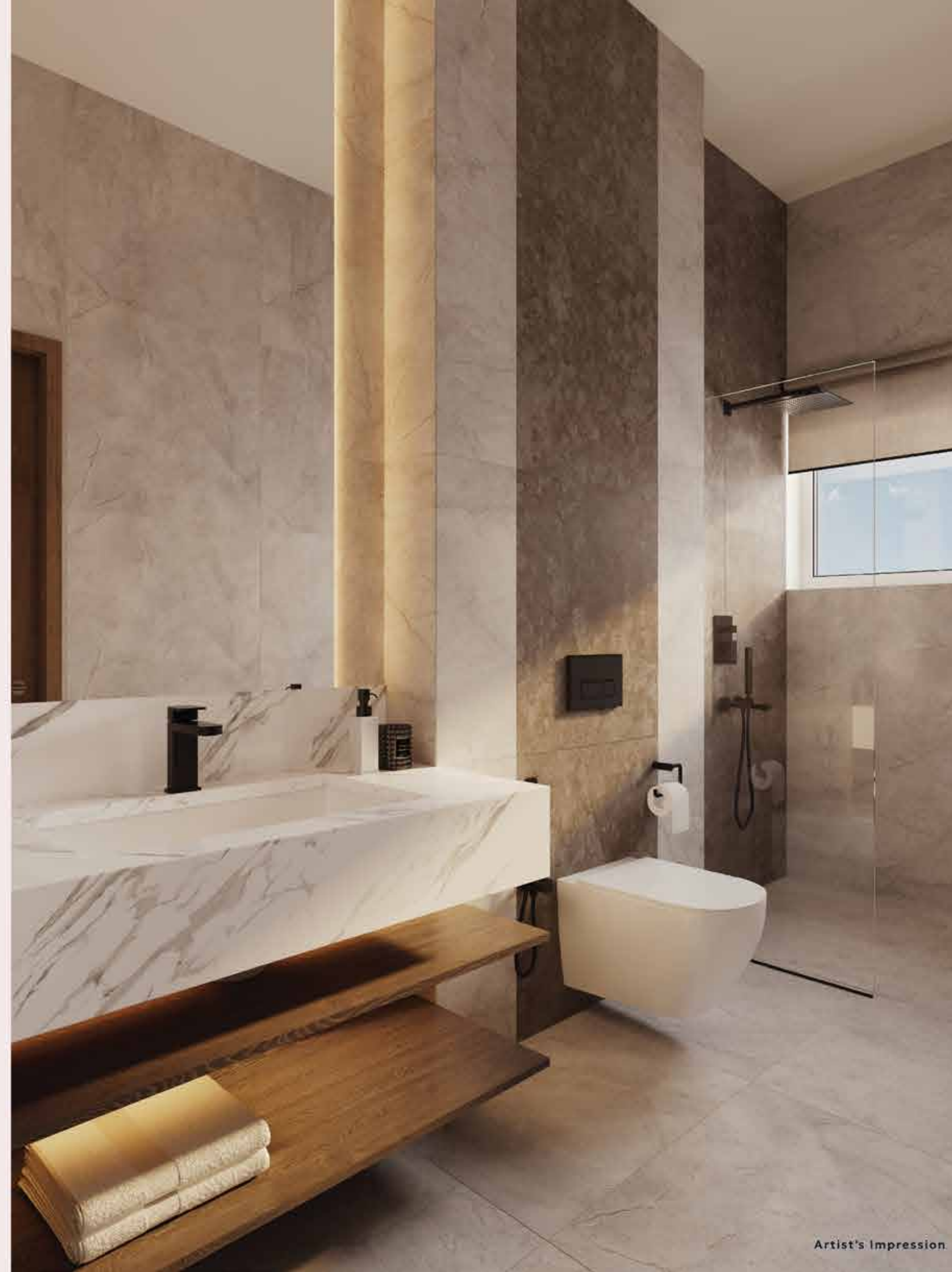
- Containment/Wiring for TV, and data connection in all areas

Privacy and Security

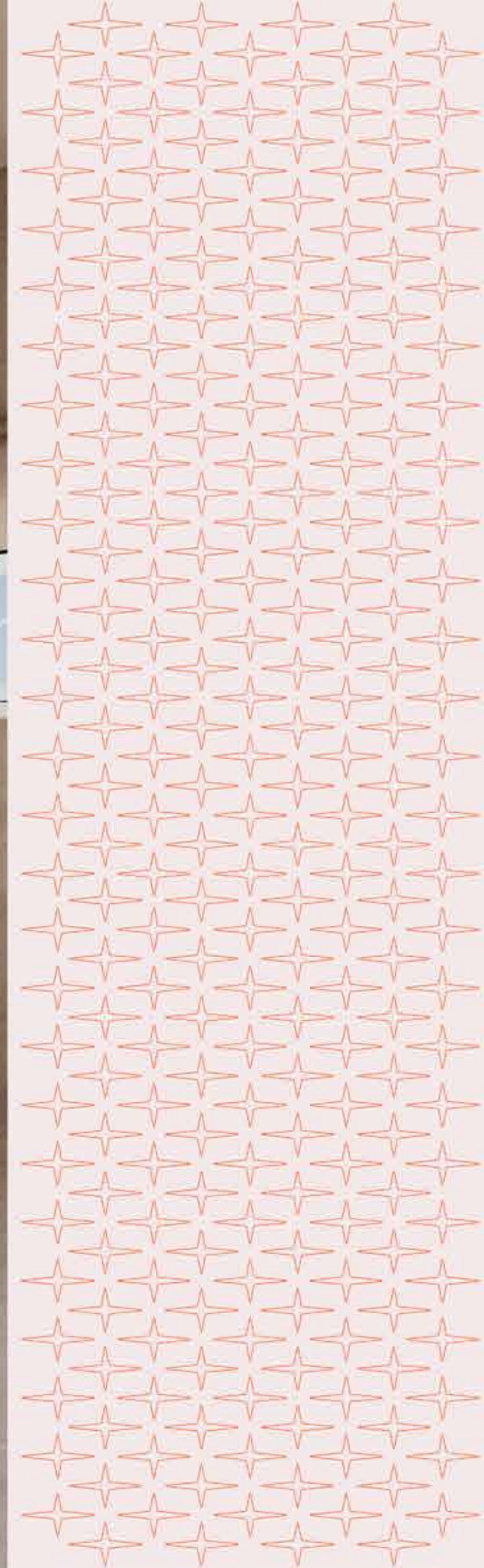
- Controlled access to the building
- 24 hours security.
- CCTV surveillance in common areas

Entrance & Corridor

- Feature entrance lobby with bespoke concierge desk
- Polished stone floor tiling
- Timber feature panels with stone skirting
- Stone flooring in common corridors & lift lobbies
- Walls finished with polished plasters & wallpapers
- Coworking and meet area
- Ambient lighting on the podium level



Artist's Impression





Artist's Impression

COMMON AREA

Amenities

- Outdoor temperature-controlled family pool
- Jacuzzi
- Fitness center with a fully equipped Gymnasium
- Yoga studio & Pilates Lounge
- Wellness center equipped with massage, Spa, Steam & sauna rooms
- Multipurpose rooms
- Kids outdoor playing area
- Gaming Area
- BBQ Lounge
- Outdoor seating area and residents gathering
- Residents-focused designed landscape area on the podium
- Cold Plunge
- Kids Splash Area
- Walking track
- Pet park
- Sunken Seating
- Cabana near the pool
- Lavish lobby
- Coworking and meet area
- Retail







1 BED TYPE 1 UNIT PLAN

INTERNAL AREA - 589 SQ.FT.
BALCONY AREA - 94 SQ.FT.
TOTAL AREA - 683 SQ.FT.



VIEWS

Community

This Unit plan is applicable to :

205, 305, 405, 505, 605, 705, 805, 905, 206, 306, 406, 506, 606, 706, 806, 906
207, 307, 407, 507, 607, 707, 807 & 907



Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 2 UNIT PLAN

INTERNAL AREA - 497 SQ.FT.
BALCONY AREA - 64 SQ.FT.
TOTAL AREA - 561 SQ.FT.



VIEWS
Community

This Unit plan is applicable to :
208, 308, 408, 508, 608, 708, 808 & 908

Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

1 BED
TYPE 3 UNIT PLAN

INTERNAL AREA - 611 SQ.FT.
BALCONY AREA - 122 SQ.FT.
TOTAL AREA - 733 SQ.FT.



VIEWS
Community

This Unit plan is applicable to :
209, 309, 409, 509, 609, 709, 809 & 909

Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.





2 BED
TYPE 1 UNIT PLAN

INTERNAL AREA - 879 SQ.FT.
BALCONY AREA - 103 SQ.FT.
TOTAL AREA - 982 SQ.FT.



VIEWS
Villas

This Unit plan is applicable to :
203, 303, 403, 503, 603, 703, 803, 903, 204, 304, 404, 504, 604, 704, 804 & 904



Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual area, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

2 BED
TYPE 2 UNIT PLAN

INTERNAL AREA - 877 SQ.FT.
BALCONY AREA - 154 SQ.FT.
TOTAL AREA - 1,031 SQ.FT.



VIEWS
Pool/Podium

This Unit plan is applicable to :
201, 301, 401, 501, 601, 701, 801 & 901



Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual area, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.





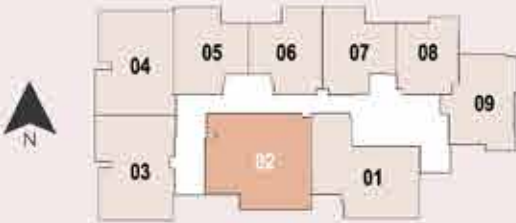
2.5 BED
TYPE 1 UNIT PLAN

INTERNAL AREA - 963 SQ.FT.
BALCONY AREA - 210 SQ.FT.
TOTAL AREA - 1,173 SQ.FT.



VIEWS
Pool/Podium

This Unit plan is applicable to :
202, 302, 402, 502, 602, 702, 802 & 902



Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

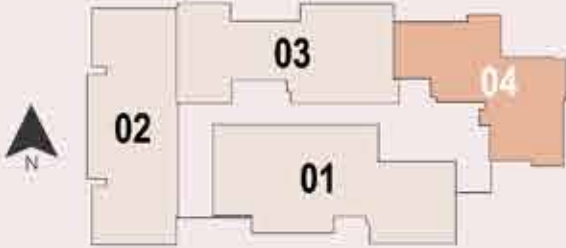
2.5 BED
TYPE 2 UNIT PLAN

INTERNAL AREA - 1,301 SQ.FT.
BALCONY AREA - 187 SQ.FT.
TOTAL AREA - 1,488 SQ.FT.



VIEWS
Community

This Unit plan is applicable to :
1004, 1104, 1204, 1304 & 1404



Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.





3.5 BED
TYPE 1 UNIT PLAN

INTERNAL AREA - 1,746 SQ.FT.
BALCONY AREA - 206 SQ.FT.
TOTAL AREA - 1,952 SQ.FT.



VIEWS
Villas/Ain Dubai

This Unit plan is applicable to :
1002, 1102, 1202, 1302 & 1402

Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

3.5 BED
TYPE 2 UNIT PLAN

INTERNAL AREA - 1,561 SQ.FT.
BALCONY AREA - 259 SQ.FT.
TOTAL AREA - 1,820 SQ.FT.

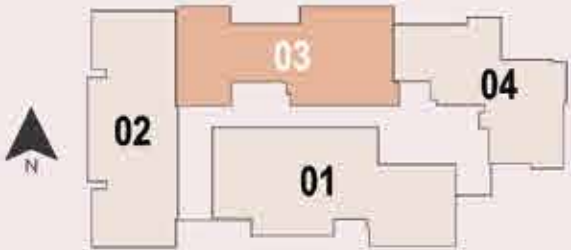
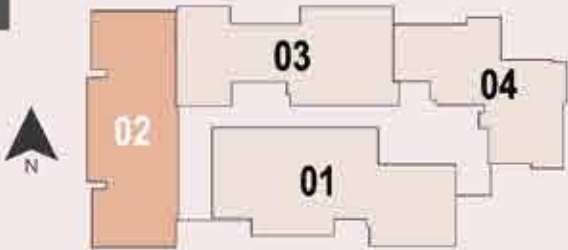


VIEWS
Community

This Unit plan is applicable to :
1003, 1103, 1203, 1303 & 1403

Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.

Artist's Impression



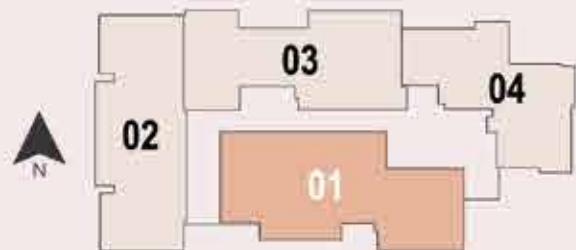
3.5 BED
TYPE 3 UNIT PLAN

INTERNAL AREA - 1,847 SQ.FT.
BALCONY AREA - 349 SQ.FT.
TOTAL AREA - 2,196 SQ.FT.



VIEWS
Pool/Podium

This Unit plan is applicable to :
1001, 1101, 1201, 1301 & 1401



Disclaimer: The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision and change at the exclusive discretion of the developer or seller without prior notice, obligation or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.



Artist's Impression

CRAFTSMEN OF TIMELESS LUXURY

True luxury lies in mastery, and GRID exemplifies it. With a legacy of shaping Dubai's most iconic landmarks, GRID blends architectural precision with impeccable design. Powered by the industry's finest minds, it unites vision, execution, and market insight. At Sunvile, GRID leads Development Lifecycle Management, crafting not just residences but enduring symbols of prestige on Dubai's skyline.