FALA

by KASCO

Technical Brochure



Waterfront, with the city built around it.

Set directly on the Al Jaddaf waterfront, FALA combines a genuine water-facing address with the advantages of an established urban location. Ras Al Khor sits on the horizon, while the Metro, Dubai Festival City, Creek Harbour and DXB remain within easy reach.

Perfectly Connected in Al Jaddaf

FALA combines a waterfront address with direct access to the places that matter. Downtown Dubai, Dubai International Airport, Dubai Creek Harbour and major lifestyle destinations are all within easy reach.

Al Jaddaf Metro Station
5 Mins

Dubai Downtown
10 Mins

Dubai Festival City
10 Mins

Dubai International Airport
10 Mins

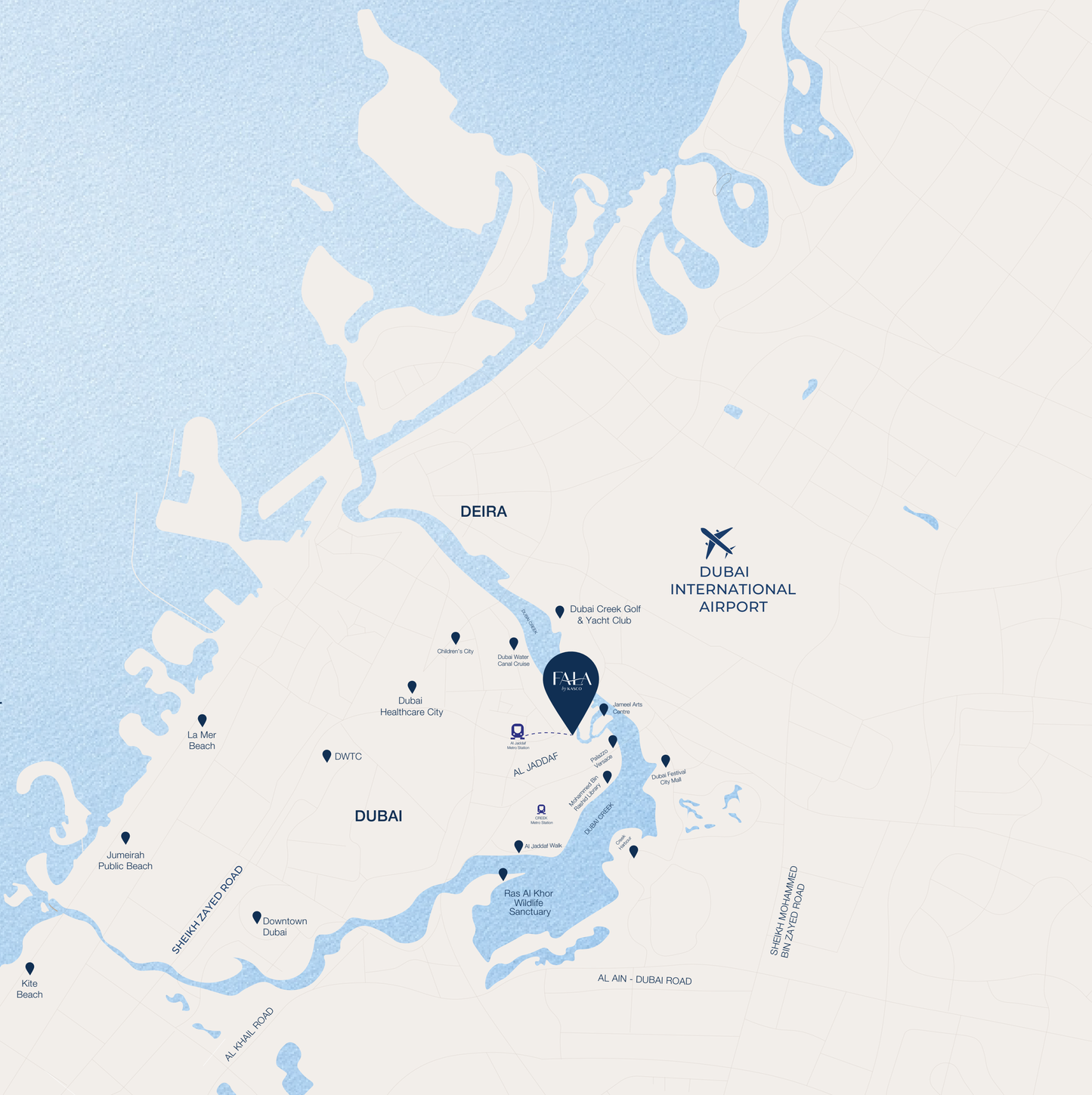
Ras Al Khor Wildlife Sanctuary
10 Mins

Dubai Creek Harbour
12 Mins

Jumeirah Beach
22 Mins

Palm Jumeirah
30 Mins

Dubai Marina
30 Mins



Building Configuration



Rooftop
Amenities

Typical Floors 2–9
Studio, 1, 2 & 3 Bedrooms

Ground Floor
Lobby, Retail, Residential

Basement Parkings
B01 - B03

Amenities

Everything you need to move, unwind, connect and work.



GYM



CLUBHOUSE



SWIMMING POOL



SUNKEN LOUNGE



CO-WORKING



YOGA



SAUNA



BBQ ZONE



OUTDOOR SEATING



OUTDOOR CINEMA

Designed to enrich everyday life, FALA by KASCO combines quiet retreat with vibrant social spaces. From wellness essentials like the fully equipped gym and swimming pool to lifestyle spaces including an open-air cinema, private clubhouse, and family-friendly play zones, each amenity supports a modern, well-rounded way of living.



Floor Plans

Ground Floor Plan



	2 BR PLUS	2 UNITS
	3 BR PLUS	1 UNIT

1	OUTDOOR SEATING
2	OUTDOOR CINEMA

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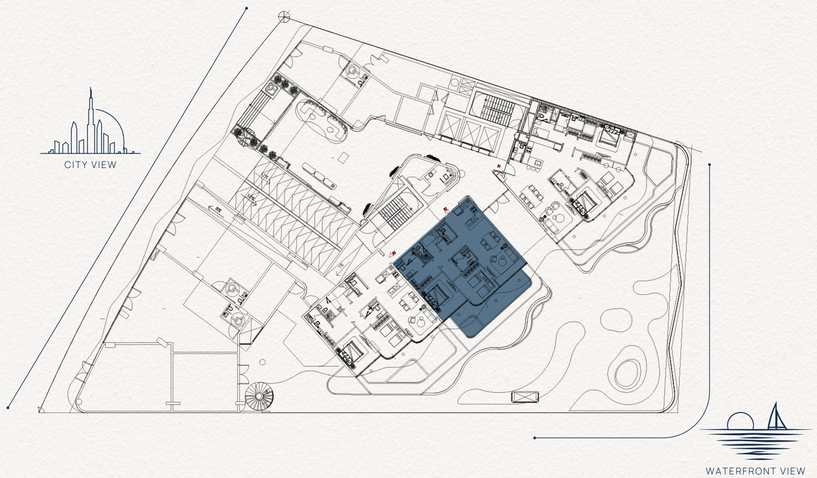
2 Bedroom Plus

Unit Series	02
Floor	Ground

Suite Area	95.58 sqm
Balcony Area	36.65 sqm
Total Area	132.23 sqm / 1423.31 sqft





1	Entrance	
2	Kitchen	2.7 M X 2 M
3	Living & Dining	6.5 M X 3.6 M
4	Laundry	0.8 M X 0.9 M
5	Bedroom-1	5.7 M X 3.4 M
6	Bathroom-1	2.2 M X 2.5 M
7	Bedroom-2	3.4 M X 5.6 M
8	Bathroom-2	2 M X 1.9 M
9	Powder Room	1.8 M X 1.2 M
10	Maid's Room	2.2 M X 3.1 M
11	Balcony	9.2 M X 3.3 M

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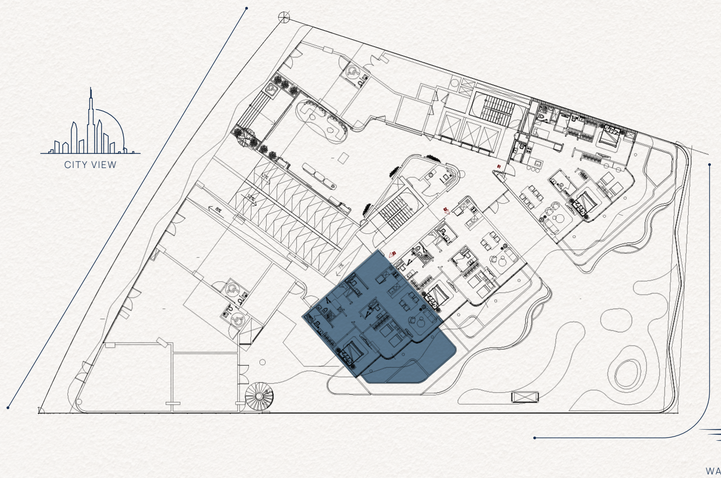
2 Bedroom Plus

Unit Series	03
Floor	Ground

Suite Area	101.11 sqm
Balcony Area	47.96 sqm
Total Area	149.07 sqm / 1,604.58 sqft





1	Entrance	
2	Kitchen	2.7 M X 2.2 M
3	Living & Dining	3.6 M X 5.4 M
4	Laundry	0.8 M X 0.9 M
5	Bedroom-1	6.1 M X 3.4 M
6	Bathroom-1	2.8 M X 1.6 M
7	Bedroom-2	5.4 M X 3.4 M
8	Bathroom-2	1.9 M X 2.1 M
9	Powder Room	1.2 M X 1.8 M
10	Maid's Room	4 M X 2.2 M
11	Balcony	9.5 M X 4 M

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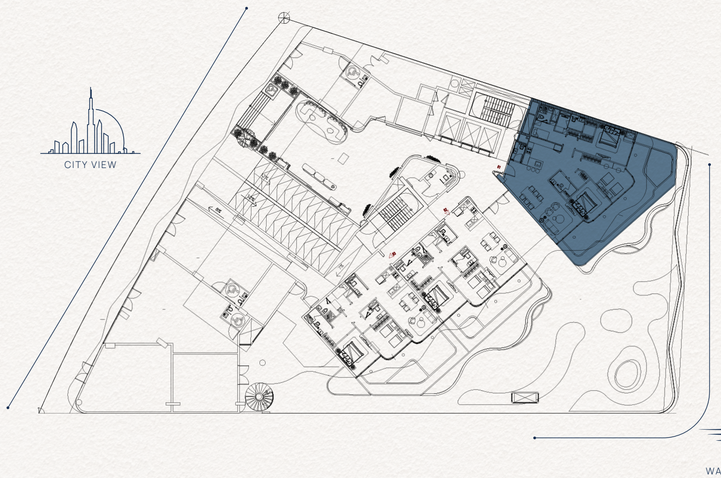
3 Bedroom Plus

Unit Series	01
Floor	Ground

Suite Area	129.85 sqm
Balcony Area	60.61 sqm
Total Area	190.46 sqm / 2050.09 sqft





1	Entrance	
2	Kitchen	3.1 M X 3.5 M
3	Living & Dining	3.6 M X 5.7 M
4	Laundry	0.8 M X 0.9 M
5	Bedroom-1	5.5 M X 3.5 M
6	Bathroom-1	2.8 M X 1.7 M
7	Bedroom-2	3.6 M X 5.5 M
8	Shared Bathroom	1.5 M X 2.7 M
9	Bedroom-3	5 M X 3.4 M
10	Maid's Room	3.5 M X 3.5 M
11	Powder Room	2 M X 1.1 M
12	Balcony	14.7 M X 5.4 M

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First Floor Plan



	STUDIO	4 UNITS
	1 BR	2 UNITS
	2 BR PLUS	3 UNITS
	3 BR PLUS	1 UNIT

1	BBQ ZONE
2	OUTDOOR DINING
3	OUTDOOR SEATING

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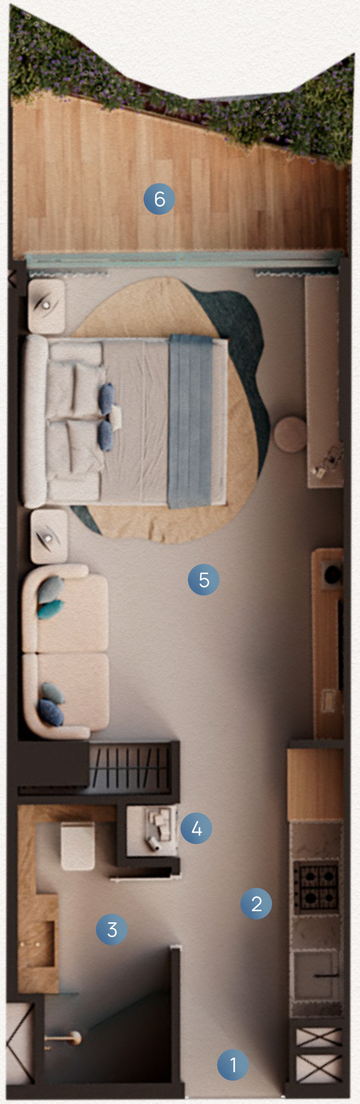
Studio

Unit Series	104
Floor	First Floor

Suite Area	34.16 sqm
Balcony Area	5.83 sqm
Total Area	39.99 sqm / 430.45 sqft





1	Entrance	
2	Kitchen	3.05 M X 1.8 M
3	Bathroom	3.1 M X 1.7 M
4	Laundry	0.7 M X 0.7 M
5	Living & Bedroom	5.3 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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Studio

Unit Series	105
Floor	First Floor

Suite Area	34.15 sqm
Balcony Area	5.85 sqm
Total Area	40 sqm / 430.56 sqft





1	Entrance	
2	Kitchen	3.05 M X 1.8 M
3	Bathroom	3.1 M X 1.7 M
4	Laundry	0.7 M X 0.7 M
5	Living & Bedroom	5.3 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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Studio

Unit Series	106
Floor	First Floor

Suite Area	34.17 sqm
Balcony Area	5.85 sqm
Total Area	40.02 sqm / 430.77 sqft





1	Entrance	
2	Kitchen	3.7 M X 1.8 M
3	Bathroom	3.1 M X 1.7 M
4	Laundry	0.7 M X 0.7 M
5	Living & Bedroom	5.3 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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Studio

Unit Series	107
Floor	First Floor

Suite Area	34.14 sqm
Balcony Area	5.82 sqm
Total Area	39.96 sqm / 430.13 sqft





1	Entrance	
2	Kitchen	3.7 M X 1.8 M
3	Bathroom	3.1 M X 1.7 M
4	Laundry	0.7 M X 0.7 M
5	Living & Bedroom	5.3 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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1 Bedroom

Unit Series	103
Floor	First Floor

Suite Area	68.97 sqm
Balcony Area	9.79 sqm
Total Area	78.76 sqm / 847.77 sqft





1	Entrance	
2	Kitchen	2.3 M X 2.8 M
3	Living & Dining	6.2 M X 3.7 M
4	Laundry	0.9 M X 0.8 M
5	Bedroom	6.1 M X 3.6 M
6	Bathroom	2.2 M X 2.8 M
7	Powder Room	1.8 M X 1.3 M
8	Balcony	7.7 M X 1.4 M

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1 Bedroom

Unit Series	109
Floor	First Floor

Suite Area	46.66 sqm
Balcony Area	9.86 sqm
Total Area	56.52 sqm / 608.38 sqft





1	Entrance	
2	Powder Room	1.8 M X 1.3 M
3	Kitchen	3.4 M X 1.4 M
4	Laundry	0.9 M X 0.8 M
5	Living & Dining	4.3 M X 3.6 M
6	Bedroom	4.6 M X 4.4 M
7	Bathroom	2.1 M X 1.8 M
8	Balcony	6 M X 2.1 M

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2 Bedroom Plus

Unit Series	102
Floor	First Floor

Suite Area	105.55 sqm
Balcony Area	20.57 sqm
Total Area	126.12 sqm / 1357.54 sqft





1	Entrance	
2	Kitchen	2.8 M X 2.3 M
3	Powder Room	1.9 M X 1.3 M
4	Living & Dining	5 M X 3.6 M
5	Bedroom-1	6.5 M X 3.4 M
6	Bathroom-1	2.8 M X 1.6 M
7	Bedroom-2	6.8 M X 3.4M
8	Bathroom-2	2.8 M X 1.6 M
9	Maid's Room	3.9 M X 2.3 M
10	Laundry	0.9 M X 0.7 M
11	Balcony	10.6 M X 2.4 M

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2 Bedroom Plus

Unit Series	108
Floor	First Floor

Suite Area	94.23 sqm
Balcony Area	12.02 sqm
Total Area	106.25 sqm / 1143.67 sqft





1	Entrance	
2	Kitchen	2.9 M X 2.3 M
3	Powder Room	1.9 M X 1.3 M
4	Living & Dining	6.2 M X 3.6 M
5	Bedroom-1	5.6 M X 3.4 M
6	Bathroom-1	2.8 M X 1.6 M
7	Bedroom-2	4.7 M X 3.4 M
8	Bathroom-2	2.2 M X 1.8 M
9	Maid's Room	3.8 M X 2.3 M
10	Laundry	0.9 M X 0.8 M
11	Balcony 1	6.9 M X 1.4 M
12	Balcony 2	3.7 M X 1.5 M

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2 Bedroom Plus

Unit Series	110
Floor	First Floor

Suite Area	104.89 sqm
Balcony Area	22.74 sqm
Total Area	127.63 sqm / 1373.8 sqft





1	Entrance	
2	Powder Room	1.8 M X 1.3 M
3	Kitchen	3 M X 2 M
4	Laundry	1 M X 0.9 M
5	Maid's Room	4 M X 2 M
6	Living & Dining	6.6 M X 3.6 M
7	Bedroom-1	6.5 M X 3.4 M
8	Bathroom-1	2.8 M X 1.6 M
9	Bedroom-2	5.4 M X 3.4 M
10	Bathroom-2	2.2 M X 1.8 M
11	Balcony	11.5 M X 2.5 M

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3 Bedroom Plus

Unit Series	101
Floor	First Floor

Suite Area	129.7 sqm
Balcony Area	29.37 sqm
Total Area	159.07 sqm / 1712.22 sqft





1	Entrance	
2	Powder Room	1.95 M X 1.2 M
3	Kitchen	2.95 M X 3.55 M
4	Living & Dining	3.6 M X 5.7 M
5	Laundry	0.8 M X 1.6 M
6	Bedroom-1	5.3 M X 3.5 M
7	Bathroom-1	3 M X 1.6 M
8	Bedroom-2	5.1 M X 3.4 M
9	Bedroom-3	3.6 M X 5.1 M
10	Shared Bathroom	2.8 M X 1.6 M
11	Maid's Room	3.5 M X 3.5 M
12	Balcony	14.7 M X 2.6 M

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Typical Floors



	STUDIO	5 UNITS
	1 BR	4 UNITS
	2 BR PLUS	2 UNITS
	3 BR PLUS	1 UNIT

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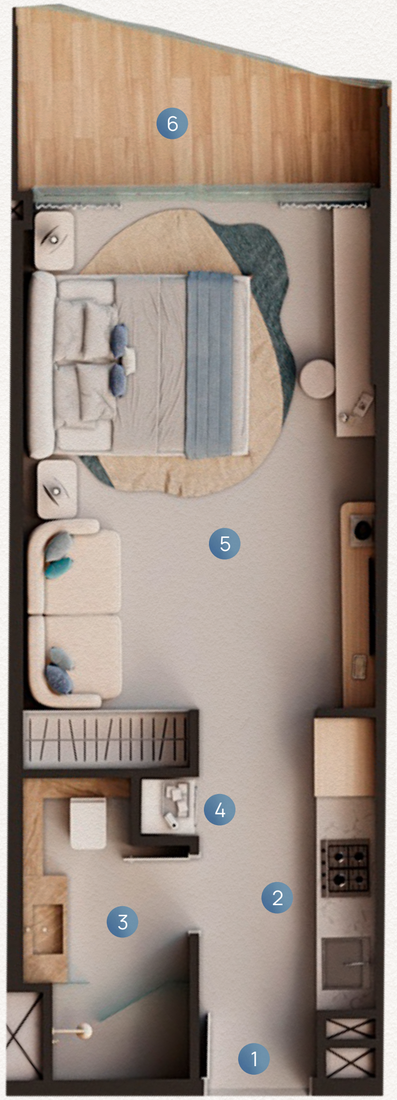
Studio

Unit Series	T04
Floor	Typical Floors (2ND - 9TH)

Suite Area	34.15 sqm
Balcony Area	5.83 sqm
Total Area	39.98 sqm / 430.34 sqft





1	Entrance	
2	Kitchen	3.7 M X 1.8 M
3	Bathroom	1.7 M X 3.1 M
4	Laundry	0.6 M X 0.6 M
5	Living & Bedroom	5.8 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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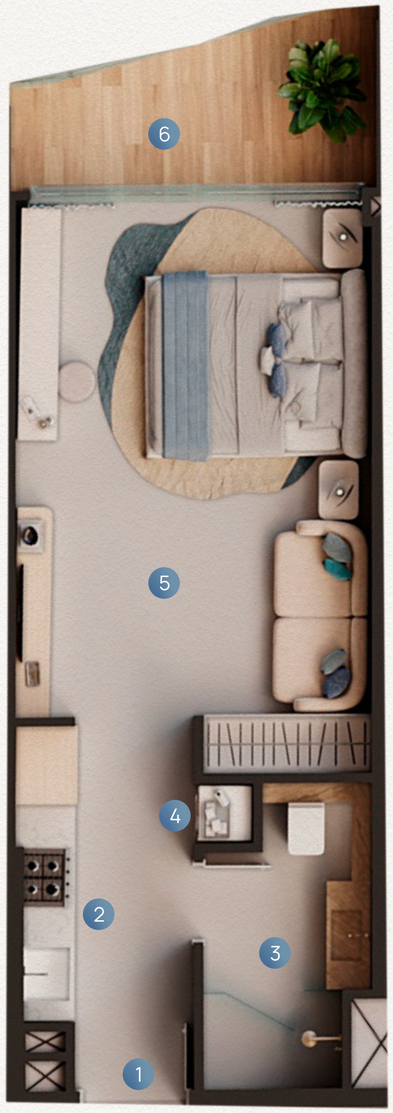
Studio

Unit Series	T05
Floor	Typical Floors (2ND - 9TH)

Suite Area	34.15 sqm
Balcony Area	5.84 sqm
Total Area	39.99 sqm / 430.45 sqft





1	Entrance	
2	Kitchen	3.7 M X 1.8 M
3	Bathroom	1.7 M X 3.1 M
4	Laundry	0.6 M X 0.6 M
5	Living & Bedroom	5.8 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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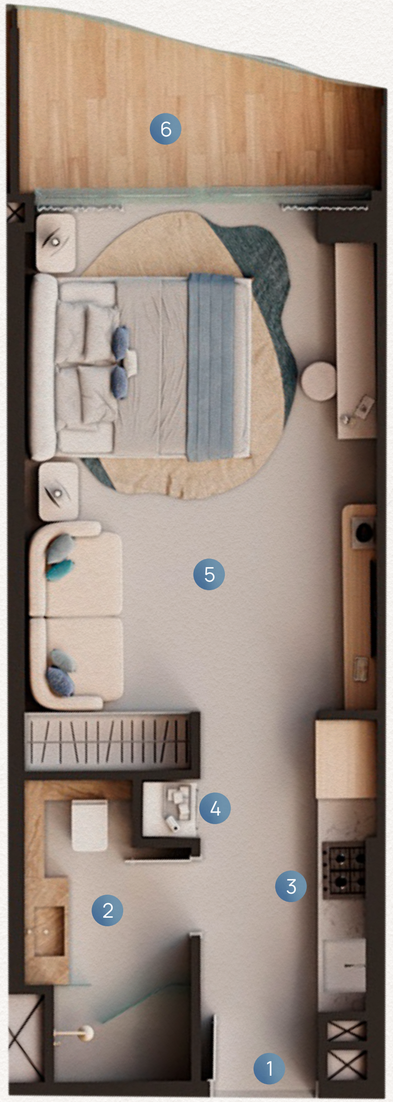
Studio

Unit Series	T06
Floor	Typical Floors (2ND - 9TH)

Suite Area	34.15 sqm
Balcony Area	5.84 sqm
Total Area	39.99 sqm / 430.45 sqft





1	Entrance	
2	Bathroom	3.1 M X 1.7 M
3	Kitchen	3.7 M X 1.8 M
4	Laundry	0.6 M X 0.6 M
5	Living & Bedroom	5.8 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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Studio

Unit Series	T07
Floor	Typical Floors (2ND - 9TH)

Suite Area	34.15 sqm
Balcony Area	5.82 sqm
Total Area	39.97 sqm / 430.23 sqft





1	Entrance	
2	Bathroom	3.1 M X 1.7 M
3	Kitchen	3.7 M X 1.8 M
4	Laundry	0.6 M X 0.6 M
5	Living & Bedroom	5.8 M X 3.6 M
6	Balcony	3.7 M X 1.9 M

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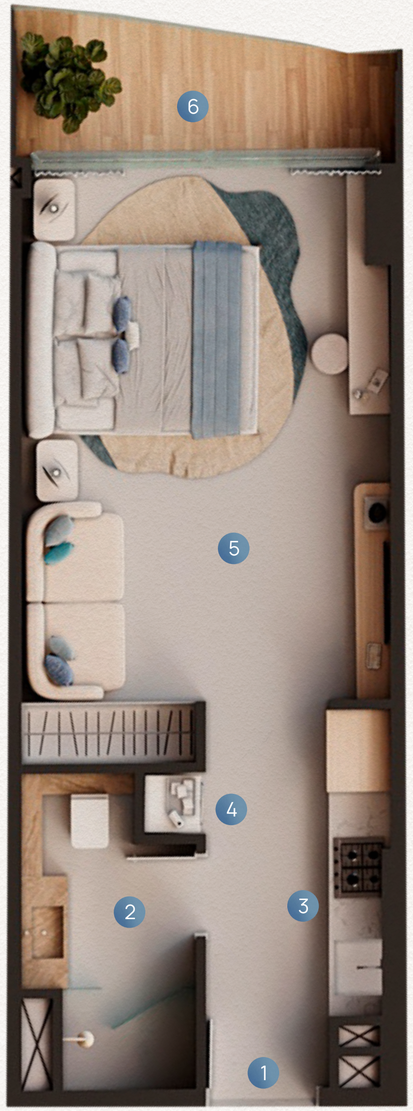
Studio

Unit Series	T08
Floor	Typical Floors (2ND - 9TH)

Suite Area	34.04 sqm
Balcony Area	4.83 sqm
Total Area	38.87 sqm / 418.39 sqft





1	Entrance	
2	Bathroom	3.1 M X 1.7 M
3	Kitchen	3.7 M X 1.8 M
4	Laundry	0.6 M X 0.6 M
5	Living & Bedroom	5.8 M X 3.6 M
6	Balcony	3.7 M X 1.5 M

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1 Bedroom

Unit Series	T03
Floor	Typical Floors (2ND - 9TH)

Suite Area	68.95 sqm
Balcony Area	9.79 sqm
Total Area	78.74 sqm / 847.55 sqft





1	Entrance	
2	Powder Room	1.8 M X 1.3 M
3	Kitchen	2.8 M X 2.3 M
4	Laundry	1.3 M X 0.8 M
5	Living & Dining	6.2 M X 3.7 M
6	Bedroom	6.3 M X 3.6 M
7	Bathroom	2.6 M X 2.2 M
8	Balcony	1.5 M X 7.7 M

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1 Bedroom

Unit Series	T09
Floor	Typical Floors (2ND - 9TH)

Suite Area	60.66 sqm
Balcony Area	12.36 sqm
Total Area	73.02 sqm / 785.98 sqft





1	Entrance	
2	Kitchen	3.2 M X 2.3 M
3	Living	4.8 M X 3.6 M
4	Powder Room	1.5 M X 1.3 M
5	Bedroom	6.6 M X 3.4 M
6	Bathroom	2.8 M X 1.5 M
7	Balcony 1	7.4 M X 1.3 M
8	Balcony 2	3.9 M X 1.5 M

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1 Bedroom

Unit Series	T10
Floor	Typical Floors (2ND - 9TH)

Suite Area	49.08 sqm
Balcony Area	9.78 sqm
Total Area	58.86 sqm / 633.56 sqft





1	Entrance	
2	Kitchen	2.3 M X 2 M
3	Bathroom	2.3 M X 2.1 M
4	Living Room	4.7 M X 3.7 M
5	Bedroom	6.6 M X 3.4 M
6	Balcony	7.8 M X 1.8 M

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1 Bedroom

Unit Series	T11
Floor	Typical Floors (2ND - 9TH)

Suite Area	46.62 sqm
Balcony Area	9.9 sqm
Total Area	56.52 sqm / 608.38 sqft





1	Entrance	
2	Powder Room	1.8 M X 1.2 M
3	Laundry	0.9 M X 0.8 M
4	Kitchen	3.1 M X 1.3 M
5	Living & Dining	4.1 M X 3.6 M
6	Bedroom	4.6 M X 4.4 M
7	Bathroom	2.1 M X 1.8 M
8	Balcony	6 M X 2.3 M

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2 Bedroom Plus

Unit Series	T02
Floor	Typical Floors (2ND - 9TH)

Suite Area	106.33 sqm
Balcony Area	20.64 sqm
Total Area	126.97 sqm / 1366.69 sqft





1	Entrance	
2	Powder Room	2.3 M X 1.3 M
3	Kitchen	2.7 M X 2.3 M
4	Living & Dining	5.2 M X 3.6 M
5	Bedroom-1	7.5 M X 3.4 M
6	Bathroom-1	2.8 M X 1.6 M
7	Bedroom-2	6.8 M X 3.4 M
8	Bathroom-2	1.6 M X 2.8 M
9	Maid's Room	3.9 M X 1.9 M
10	Laundry	0.9 M X 0.8 M
11	Balcony	10.6 M X 2.4 M

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2 Bedroom Plus

Unit Series	T12
Floor	Typical Floors (2ND - 9TH)

Suite Area	105 sqm
Balcony Area	23.06 sqm
Total Area	128.06 sqm / 1378.43 sqft





1	Entrance	
2	Powder Room	1.8 M X 1.2 M
3	Kitchen	2.8 M X 2.2 M
4	Laundry	0.9 M X 0.9 M
5	Living & Dining	6.6 M X 3.6 M
6	Bedroom-1	6.5 M X 3.4 M
7	Bathroom-1	2.8 M X 1.6 M
8	Bedroom-2	3.4 M X 5.4 M
9	Bathroom-2	2.2 M X 1.8 M
10	Maid's Room	4 M X 2.1 M
11	Balcony	11.3 M X 2.5 M

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3 Bedroom Plus

Unit Series	T01
Floor	Typical Floors (2ND - 9TH)

Suite Area	129.85 sqm
Balcony Area	29.36 sqm
Total Area	159.21 sqm / 1713.72 sqft





1	Entrance	
2	Powder Room	2 M X 1.2 M
3	Kitchen	3.5 M X 3.1 M
4	Living & Dining	5.7 M X 3.4 M
5	Bedroom-1	5.7 M X 3.5 M
6	Bathroom-1	2.8 M X 1.7 M
7	Bedroom-2	5 M X 3.4 M
8	Bedroom-3	5.5 M X 3.6 M
9	Shared Bathroom	2.8 M X 1.6 M
10	Maid's Room	3.5 M X 3.5 M
11	Laundry	0.9 M X 0.8 M
12	Balcony	14.7 M X 2.6 M

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Rooftop



1 GYM
2 YOGA
3 CLUBHOUSE
4 OUTDOOR SEATING
5 SWIMMING POOL
6 WALKWAY
7 SAUNA

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KASCO

Material Board



1. General Painted Wall
2. Bedroom Floor Tile
3. General Laminate
4. Kitchen Cabinet Laminate (Bottom)
5. Kitchen Backsplash Tile
6. Kitchen Cabinet Laminate (Top)
7. Kitchen Countertops Tile
8. General Metal
9. Bathroom Countertop Tile
10. Bathroom Accent Marble Looking Tile
11. General Floor Tile

KASCO DEVELOPMENTS

KASCO Developments stands as a distinguished real estate developer in Dubai, renowned for its commitment to crafting aspirational vertical projects that redefine urban living. With an impressive portfolio spanning several prime locations across Dubai, KASCO Developments has consistently delivered architectural marvels that harmoniously blend sophistication, innovation, and unparalleled wellbeing.

Committed to consistent excellence, KASCO Developments curates lifestyles, offering residents an elevated experience of comfort and convenience in the heart of this cosmopolitan city.

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