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OFF PLAN

Serenova

Location: Dubai Silicon Oasis, Dubai

Starting From: AED 600,000

Permit No: 2

Serenova

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
POB1 Properties	**Apartments & Penthouses**	**Q1 2028**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Serenova is a contemporary residential development in **Dubai Silicon Oasis**, bringing a refined collection of studios, one-, two- and three-bedroom apartments together with spacious four-bedroom penthouses. Developed by **POB1 Properties**, part of the wider Saif Al Ghurair real estate platform, the project combines modern architecture, generous residences and lifestyle-focused amenities in one of Dubai's established technology and residential districts.

Designed around a courtyard-led concept, **Serenova by POB1 Properties** places emphasis on light, space and indoor-outdoor living. The development's contemporary façade is complemented by floor-to-ceiling glazing, while residences are designed with balconies or terraces that extend the living environment and create opportunities for open community and city views. Larger layouts provide additional space for families, while the studio and one-bedroom residences offer practical options for professionals and investors seeking an off-plan property in Dubai Silicon Oasis.

The arrival experience has been conceived with a premium residential character, including a double-height lobby and carefully designed communal spaces. Inside the residences, contemporary layouts prioritize natural light, comfortable proportions and functionality, creating homes suited to both everyday living and long-term ownership.

A strong lifestyle offering is central to Serenova. Residents are planned to have access to a courtyard swimming pool, children's pool, family-oriented leisure areas, landscaped outdoor spaces and children's

play facilities. Fitness amenities include indoor and rooftop gym spaces, while elevated leisure facilities include an adults' infinity pool designed to provide impressive views across the surrounding Dubai skyline. Clubhouse and social spaces add another dimension to the community, creating areas where residents can relax, exercise and spend time with family and friends.

Dubai Silicon Oasis gives Serenova a particularly practical location for buyers who want connectivity without sacrificing the advantages of an established residential community. The development has convenient access to **Sheikh Zayed bin Hamdan Al Nahyan Street (D54)**, helping residents connect with other parts of Dubai. Dubai International Airport and Downtown Dubai are also within convenient driving distance, while everyday retail, schools, nurseries, healthcare facilities and leisure destinations are available across Dubai Silicon Oasis and surrounding districts.

The location is especially attractive to professionals working within Dubai's technology and business ecosystem, as well as families looking for apartments for sale in Dubai Silicon Oasis. The area's established infrastructure and mixture of residential, commercial, educational and retail facilities support year-round demand rather than relying exclusively on tourism-driven activity.

From an investment perspective, Serenova combines a freehold Dubai location with a diverse unit mix ranging from compact studios to substantial family residences and penthouses. This gives investors the ability to target different tenant and buyer profiles, while end-users can select layouts according to their household requirements, preferred views and available outdoor space. Its positioning within an established community also distinguishes Serenova from projects in districts where infrastructure and surrounding amenities are still being developed.

For buyers seeking a modern residence or **off-plan property in Dubai**, Serenova offers a balanced proposition: contemporary homes, extensive lifestyle amenities, convenient connectivity and the everyday advantages of Dubai Silicon Oasis.

Why Buy Serenova Through A1 Properties?
Choosing the right property in Serenova involves more than selecting a bedroom count. A1 Properties can help buyers compare available and resale units according to layout, internal size, floor, orientation, views, price per square foot and the remaining payment structure, helping identify options that best suit individual objectives.

With {YEARS_IN_MARKET} years in the market, A1 Properties combines extensive Dubai real estate experience with detailed knowledge of the city's residential and investment market. For investors, our advisors can assess available Serenova properties in the context of acquisition price, unit characteristics, rental potential and future resale positioning. For end-users, the focus can shift toward practical considerations such as layout efficiency, outdoor space, privacy, floor level and long-term suitability.

A1 Properties can provide end-to-end support throughout the transaction, from property selection and negotiation to documentation, financing assistance and ownership transfer. Our team can also support owners beyond the purchase through leasing, property management considerations and future resale strategies, creating a single point of contact throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	50%	40%
Down Payment	During Construction	On Handover

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