Elemental

22

BY ELEMENTAL



WHERE STRENGTH FINDS SERENITY

THE VISIONARY

BUILDING COMMUNITIES ROOTED IN NATURE AND WELL-BEING

Elemental launches to redefine urban living, led by Al Barari's visionary CEO, Hazza Zaal. With a deep commitment to nature, wellness, and meaningful design, he is shaping a new way of living—one that seamlessly integrates green spaces, modern convenience, and a sense of home.

Elemental was founded on the belief that a home should be more than just a place to live; it should offer warmth, balance, and a connection to nature. Designed for modern city life, these residences provide thoughtfully crafted spaces where people can thrive, recharge, and build lasting connections.



22

ELEMENTAL 22

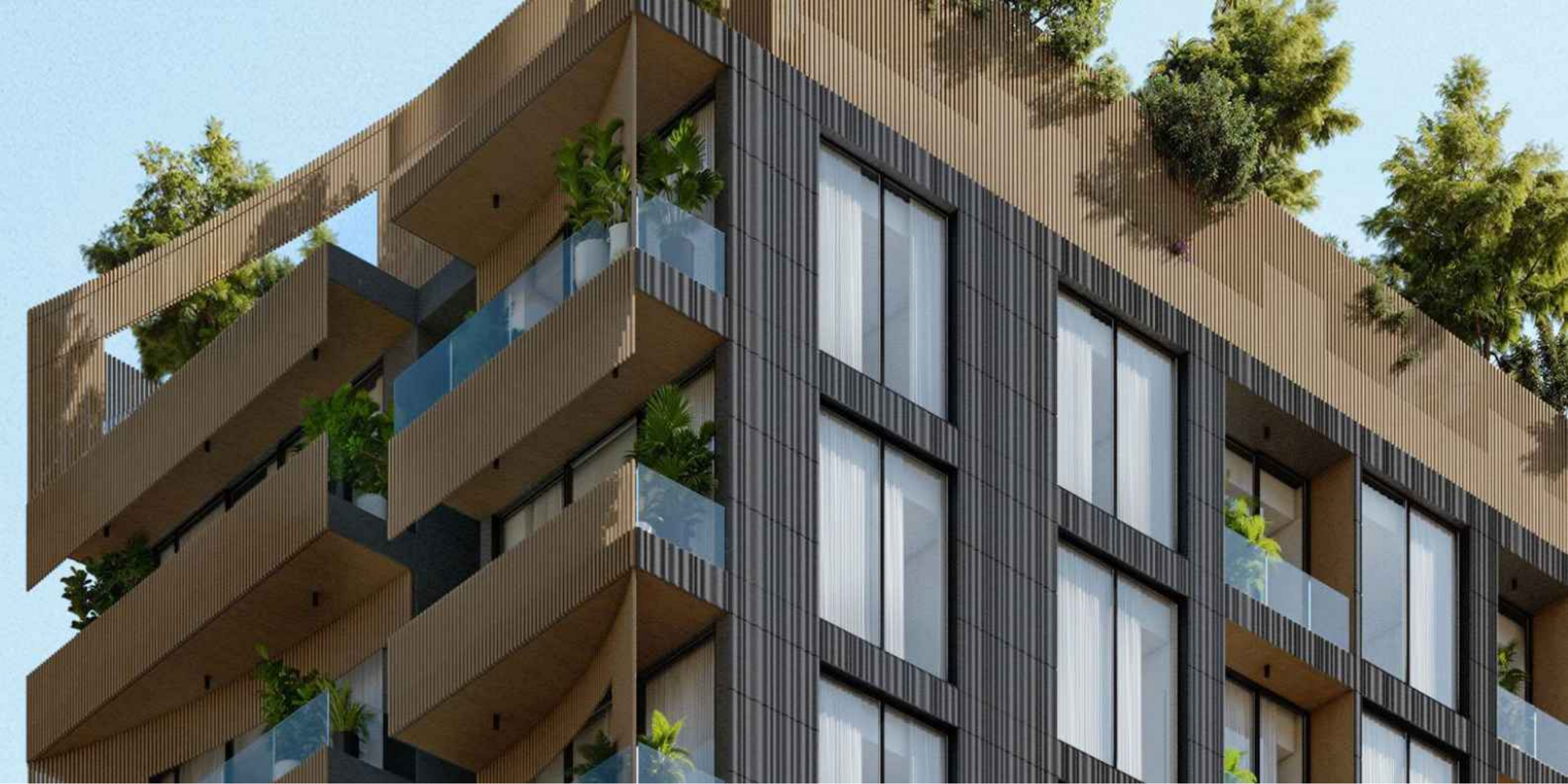
MORE THAN A HOME— A WAY OF LIFE

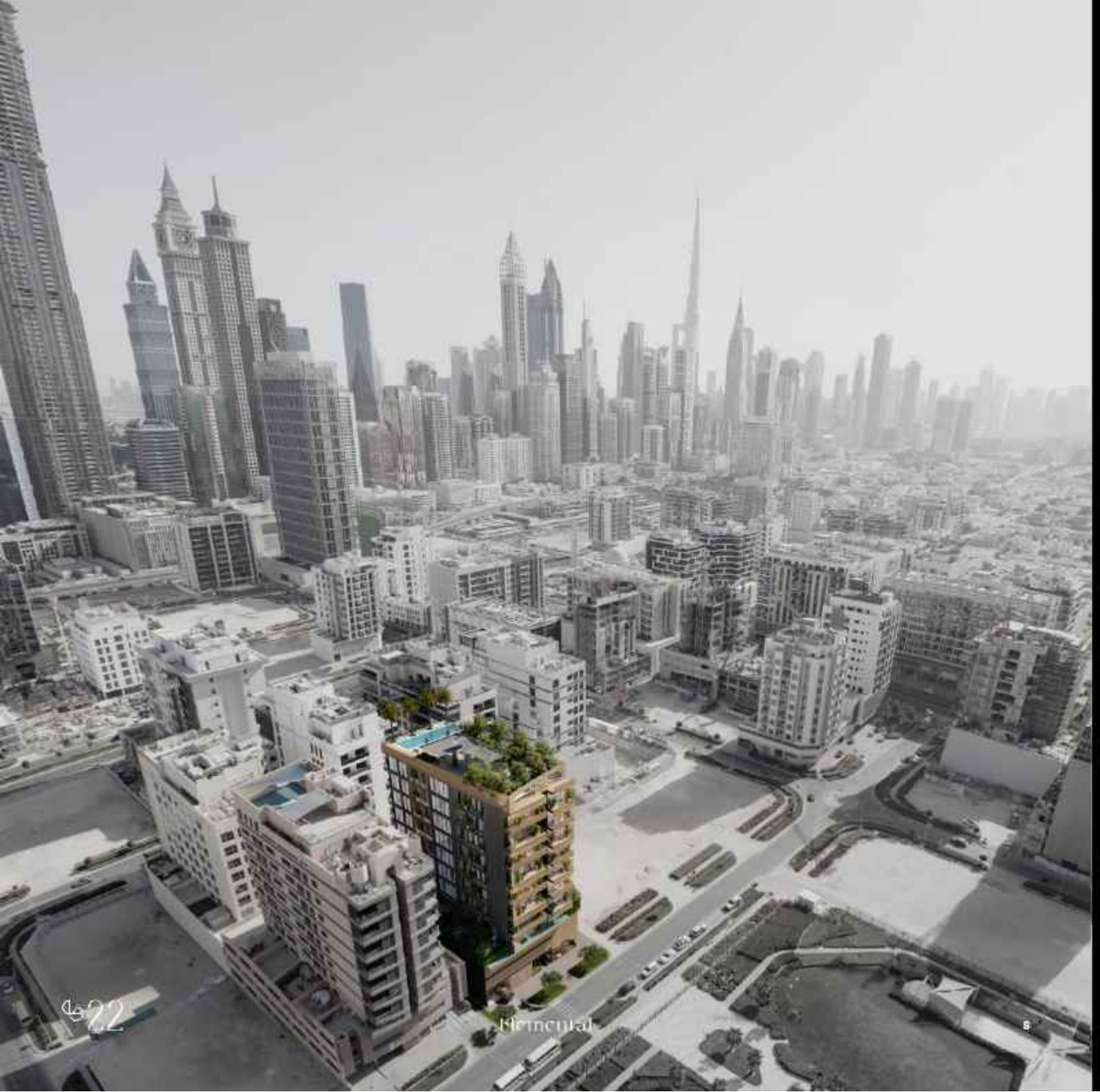
Elemental 22 is the first in a new generation of community-focused residences, offering everything residents need in one place. Located in Jumeirah Garden City, it is designed as a low-density, nature-infused retreat that seamlessly blends modern convenience with a sense of calm.

Every home is built with light-filled spaces, open terraces, and natural surroundings to bring the outdoors in. A wide range of amenities—from a fully equipped gym and recovery rooms to co-working spaces, a kids' club, and a rooftop pool—ensures that life at Elemental 22 is about comfort, well-being, and effortless living.

And this is just the beginning. Elemental 78 is already in development, continuing the mission to create sustainable, wellness-driven communities that put nature and people at the heart of urban living.

With Elemental, Hazza Zaal is shaping more than homes—he is creating places where people can truly feel at home.





SEAMLESS CONNECTIVITY

Perfectly positioned in the heart of Jumeirah Garden City, Elemental 22 offers unparalleled access to Dubai's most iconic destinations.

Whether you're indulging in luxury shopping, exploring world-class attractions, or catching a flight for your next adventure, every experience is within effortless reach.

Designed for a life of convenience, connection, and well-being, Elemental 22 is a low-density development that prioritizes space, tranquility, and a deeper connection to nature.

Overlooking the largest park in Jumeirah Garden City, it offers residents an oasis of greenery in the heart of the city, redefining modern urban living.

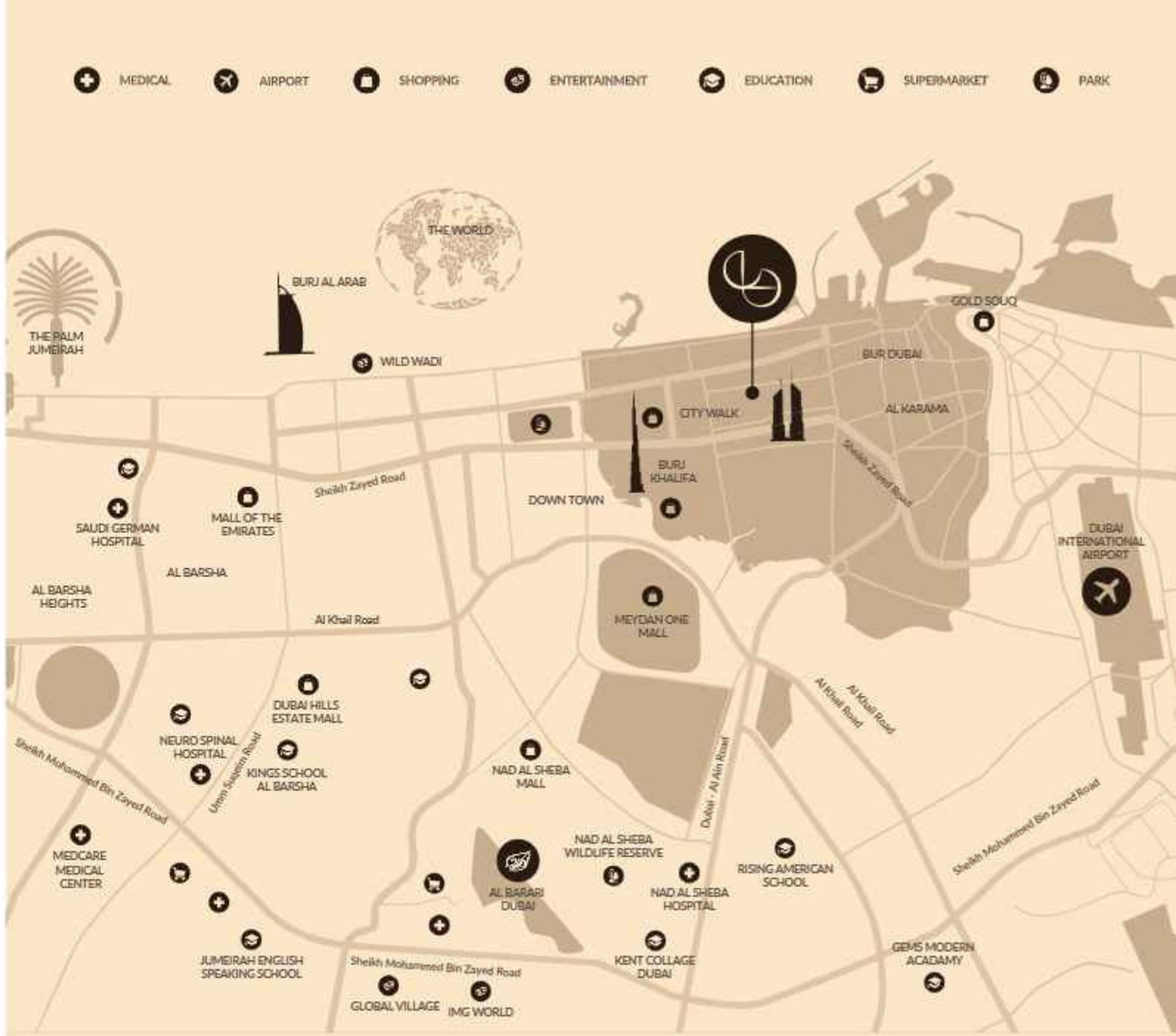
LOCATION MAP

DUBAI MALL
Just 10 minutes away, placing you at the heart of the city's premier shopping and entertainment destination.

BURJ AL ARAB
Approximately 15 minutes by car.

DUBAI INTERNATIONAL AIRPORT (DXB)
A convenient 20-minute drive, ensuring seamless travel connections.

MALL OF THE EMIRATES
Within 15 minutes, offering world-class shopping, dining, and leisure options.





22 Elemental



THE POETRY OF TITANIUM

A symbol of resilience and refinement, titanium is the inspiration behind Elemental 22—a development where strength and elegance define every architectural detail.

Designed with a seamless flow between indoor and outdoor spaces, Elemental 22 embraces open terraces, green pathways, and airy interiors that invite natural light and fresh air into every home. Each residence is crafted for balance and connection, with expansive windows framing lush surroundings and thoughtfully designed spaces that bring people together.

Here, architecture is more than structure—it is an extension of nature, where form meets function in perfect harmony.

NATURE, THE SOUL OF ELEMENTAL 22

At Elemental 22, nature is no longer a backdrop but the heart of your home. Sunlit terraces invite you to greet the morning sky, while lush gardens cradle the day's softest moments. The Greenhouse Wellness Sanctuary, drenched in light and teeming with vibrant greenery, offers a haven of calm—a retreat where time slows and peace takes root.

This is a life lived in symphony with the earth, where the pulse of the city fades and the quiet song of nature rises. Whether you're sipping coffee surrounded by the scent of blooming jasmine or walking beneath canopies of green, each moment at Elemental 22 is imbued with grace and tranquility.

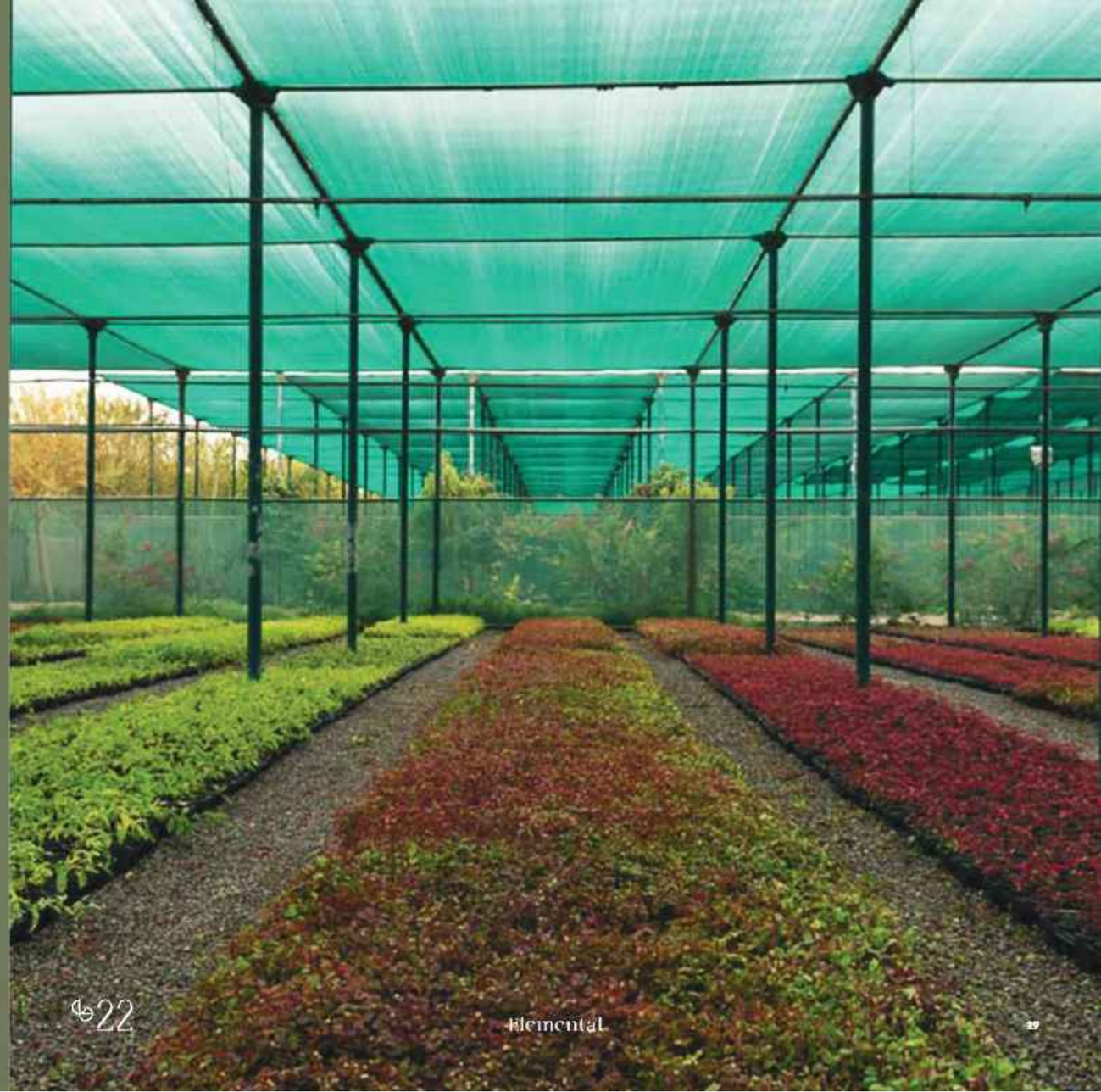


THE ART OF LANDSCAPE BY GREENWORKS

At Elemental 22, nature isn't just an afterthought—it's the foundation of our design. To bring this vision to life, we've partnered with Greenworks, the leading landscape specialists behind some of the region's most breathtaking environments.

With an impressive portfolio that includes Al Barari—Dubai's Green Heart and the exclusive Nurai Island, Greenworks is renowned for crafting immersive landscapes that seamlessly integrate greenery with architectural excellence. Their expertise ensures that Elemental 22 isn't just surrounded by nature, but deeply connected to it.

From lush gardens to tranquil green pathways, every detail has been thoughtfully curated to create a serene and refreshing retreat in the heart of the city. Here, nature thrives—not just as a backdrop, but as an essential part of your everyday life.









WHERE WELL-BEING MEETS PURPOSE

♑22 Elemental 23

At Elemental 22, every space is designed with intention—bringing together wellness, productivity, and community in perfect harmony. Whether you're starting your day with a sunrise workout, finding focus in a serene co-working space, or unwinding by the rooftop pool as the city lights come to life, every amenity is an invitation to live fully.

From state-of-the-art fitness and recovery facilities to thoughtfully designed social and workspaces, Elemental 22 redefines what it means to feel at home.

GYM







At Elemental 22, the gym is designed for movement, balance, and well-being. Featuring both indoor and outdoor workout areas, residents can train in a space that embraces fresh air, natural light, and a connection to the outdoors.

Equipped with state-of-the-art fitness equipment, the gym offers everything needed for strength, endurance, and flexibility. Whether it's a high-intensity workout, a mindful stretch, or an outdoor training session, this space supports an active and healthy lifestyle in a setting that feels open and refreshing.

PILATES STUDIO



Light-filled and beautiful, the Pilates studio at Elemental 22 is the perfect environment for anyone seeking balance and flexibility. With state-of-the-art equipment, it's designed to inspire focus and mindfulness, offering the perfect space for personal transformation. Whether you're a seasoned practitioner or a beginner, every class provides a rejuvenating experience.



THE RECOVERY LOUNGE

The Recovery Lounge at Elemental 22 is your sanctuary for relaxation and rejuvenation. Equipped with a sauna and steam room, these spaces are designed to help you unwind, detoxify, and restore your body and mind. Whether you're seeking a quiet moment of reflection or focusing on your physical recovery, these rooms offer the perfect escape.



THE GREENHOUSE







Elemental 22's co-working space is designed to blend productivity with tranquility. Relaxed and flexible, this inspiring space is filled with greenery and bathed in natural light, offering a unique balance between work and nature. The Greenhouse offers a serene setting for innovation and collaboration, designed for those who thrive in an environment that connects work with well-being.







SUNSET POOL

Perched on the rooftop, the Sunset Pool at Elemental 22 offers unparalleled views of the Dubai skyline, perfect for soaking in the city lights as the sun sets. The sunset pool provides a tranquil escape, with a modern design that reflects the sophisticated simplicity of the development. It's an exclusive space for residents to unwind while taking in the panoramic beauty of the city.

KIDS' CLUB





Designed for creativity and engagement, the Kids' Club at Elemental 22 is a world of fun and learning. With both indoor and outdoor spaces, it offers a range of educational and play-based activities designed to stimulate young minds and encourage social connection. Whether it's crafting, exploring nature, or making new friends, this interactive space offers endless possibilities for children to explore and grow.

CINEMA LOUNGE



Exclusive for residents, Elemental 22's Cinema offers a cozy, intimate space to enjoy the latest films. With comfortable seating and an ambiance that feels like home, it's the perfect place to unwind with family and friends. Whether you're enjoying a blockbuster or an indie film, the experience here is always unique and tailored just for you.





THE MILL CAFÉ

The Mill Café at Elemental 22 is a haven for those who appreciate good food in a relaxed, casual setting. With a menu featuring healthy, farm-to-table options, and an in-house bakery, it's the perfect spot for a leisurely breakfast, lunch, or coffee break. Whether you're savoring a wholesome meal or indulging in fresh baked goods, the atmosphere is warm and welcoming—ideal for both socializing and unwinding.



A NEW WAY TO LIVE

At Elemental 22, home is about balance, comfort, and connection. With only 42 residences, offering a choice of 1- and 2-bedroom apartments, each space is designed to seamlessly integrate living, wellness, and community—ensuring everything you need is within reach.From modern, light-filled interiors to carefully selected materials that enhance everyday comfort, every detail is crafted to create a home that feels warm, inviting, and effortlessly functional.

More than just a place to live, Elemental 22 offers a complete living experience, where well-being, convenience, and a sense of belonging come together in one thoughtfully designed space.


1-BEDROOM
TYPE-A





1-BEDROOM
TYPE-B





1-BEDROOM
TYPE-B

2-BEDROOM
TYPE-A





2-BEDROOM
TYPE-B





2-BEDROOM
TYPE-B

2-BEDROOM
TYPE-C





2-BEDROOM
TYPE-D





2-BEDROOM
TYPE-D


WASHROOM


WADROBE

MATERIALS

APARTMENT INTERIOR MATERIALS

MATERIALS HIGHLIGHTS

1. Bathroom Feature Wall
2. Bathroom Floors and Walls
3. Floors - Kitchen, Living, Dining Room
4. Floors - Bedroom, Walk-in Closet, Balcony
5. Kitchen Countertops
6. Vanity Top
7. Wardrobe Carcass
8. Ironmongery



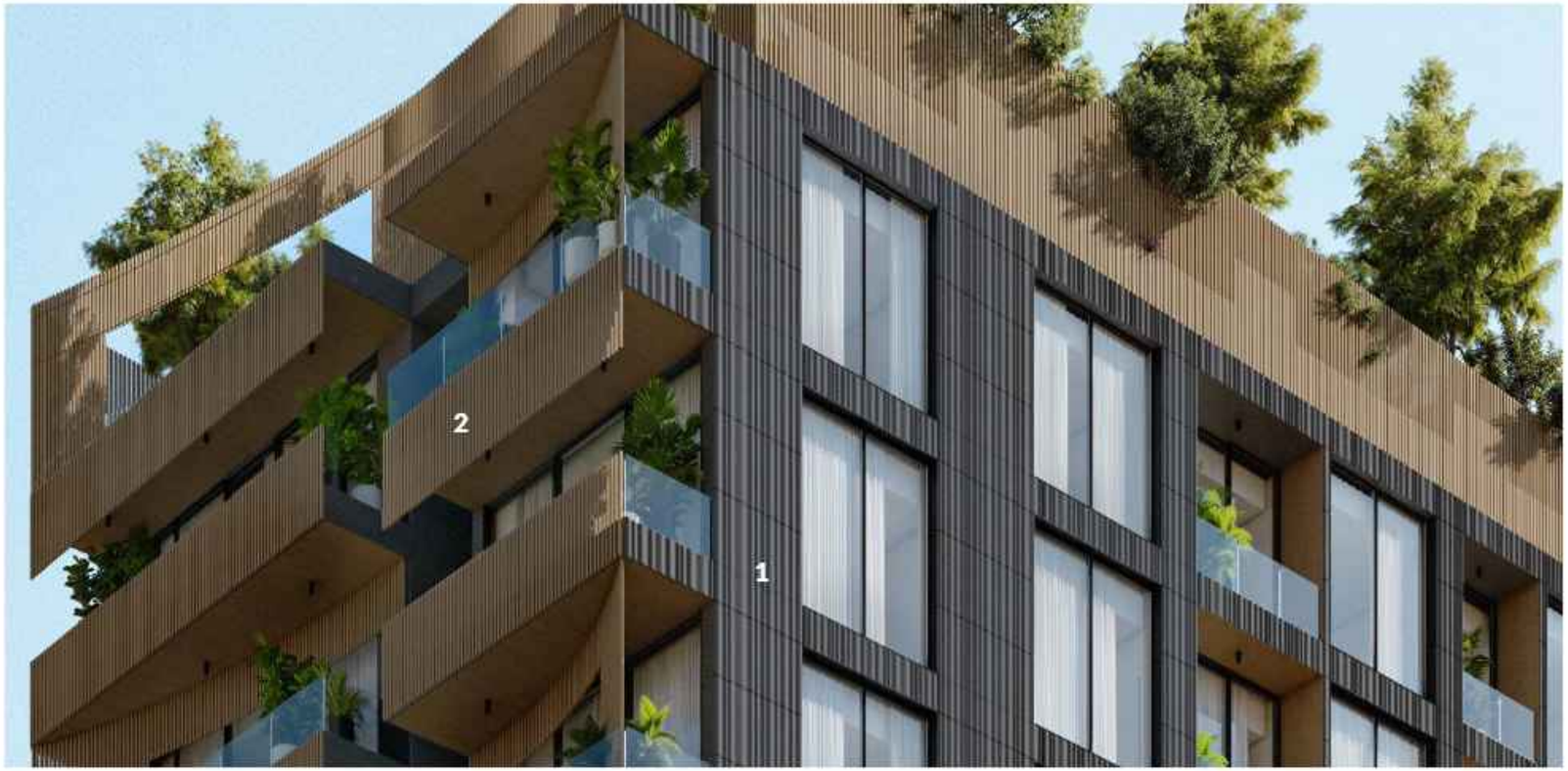
LANDSCAPING MATERIALS

MATERIALS HIGHLIGHTS

1. Roof deck - Main floor tiles and Cladding
2. Roof deck - Secondary floor tiles
3. Landscape infill - Crushed Gravel
4. Swimming pool - Floor tiles and Cladding
5. Roof deck - Aluminum feature battens
6. Planter - Wall cladding
7. Safety and Security - Glass balustrade



FACADE MATERIALS



MATERIALS HIGHLIGHTS

1. Aluminum Facade Cladding with Titanium Finish
2. Wooden Finish Aluminium Battens



Elemental 22 blends forward-thinking design with a deep commitment to sustainability, well-being, and connection to nature. Located in the heart of Jumeirah Garden City, this urban sanctuary offers the perfect balance—modern city living just moments from Dubai's most iconic destinations, yet surrounded by the calming presence of nature.

Designed with energy-efficient systems, open green spaces, and carefully curated amenities, Elemental 22 creates a complete living experience where residents can thrive in an environment that prioritizes comfort, wellness, and convenience—all in one place.

Your Home, Your Sanctuary

This is more than a residence—it's a new way to live. A place where every detail is designed to support a balanced lifestyle, with everything you need at your doorstep.