# Dubai, Zabeel 2 – Precision Wellness Residences for Sale

| Prices & Costs | |
|---|---|
| Purchase Price | Price on request |

| Details of the property | |
|---|---|
| Living space | 157,08 m² |
| Total area | 192,91 m² |
| Rooms | 5 |
| Bedrooms | 3 |
| Bathrooms | 4 |
| Size of balkony/terrace | 35,83 m² |
| Balconies | 1 |
| old/new building | New building |
| Sale status | open |

| Features | |
|---|---|
| General categorization | Luxurious |
| Bathroom | Shower |
| Kitchen | Open |
| Elevator | Persons |
| furbished | fully |

| | |
|---|---|
| Cable / Satellite TV | Yes |
| Storage | Yes |
| senior-friendly | Yes |

## Property description

Positioned at the intersection of advanced wellness and ultra-modern architecture, this luxurious residential development in Zabeel 2, Dubai, introduces the concept of Precision Wellness—a scientifically guided lifestyle experience designed to optimize physical and mental health.
Crafted by world-renowned architects and developers, each residence blends sensory-responsive materials, biophilic design, and AI-integrated smart systems. Interiors feature soundproofing, circadian lighting, vitamin-infused showers, EMF-conscious materials, and purified air and water systems. Floor-to-ceiling windows and expansive balconies offer tranquil city views, enhancing natural light and mindfulness.
Residents benefit from access to the Akala Spa and the Everwell medical wellness clinic, which provides groundbreaking treatments including stem cell therapy, peptide injections, IV infusions, ozone therapy, and hormonal balancing. Every service—from diagnostics to advanced regeneration—is delivered in a seamless, private clinical environment.
This community also features Formative, a high-performance fitness club with the UAE's most advanced gym technology, a wellness concierge, private movie theatre, organic restaurants, and customized nutrition programs based on genetic profiles. Whether unwinding in a floatation pod or participating in reiki, pilates, or sound therapy, this is a space built for intentional living.
Perfect for high-performing individuals, wellness seekers, or investors focused on next-gen luxury, this is more than a home—it's a sanctuary to live, heal, and thrive.

## Location

Located in Zabeel 2, one of Dubai’s most elite neighborhoods, these residences place you minutes from Downtown Dubai and DIFC. Nestled between the city’s business core and cultural epicenters, residents enjoy unrivaled proximity to luxury dining, shopping, and healthcare. The twin towers are surrounded by scenic views, elite hotels, and serene landscapes. Whether you seek wellness retreats, fine-dining hotspots, or fast access to business hubs, Zabeel 2 offers an ideal blend of serenity and connectivity—just a short drive from the Dubai International Airport.

## Features

This development redefines holistic living with a full-spectrum wellness ecosystem: thermal circuits, spa therapies, fitness studios, sensory deprivation rooms, infrared saunas, cryotherapy, red light therapy, and hyperbaric oxygen chambers. Residents enjoy personalized in-home wellness sessions, an elite medical clinic offering regenerative treatments, and AI-driven biometric planning. On-site restaurants serve nutrient-rich menus, while smart home tech ensures seamless comfort. Facilities also include a private cinema, rooftop pool, yoga suites, and curated social lounges. Security, valet, concierge, and in-residence services complete the all-inclusive lifestyle.

## Others

Disclaimer: plans, details and unit orientation included are indicative only and are

subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

## Vendor

TANAMI PROPERTIES
Al Marsa Street
3405 Marina Plaza

| | |
|---|---|
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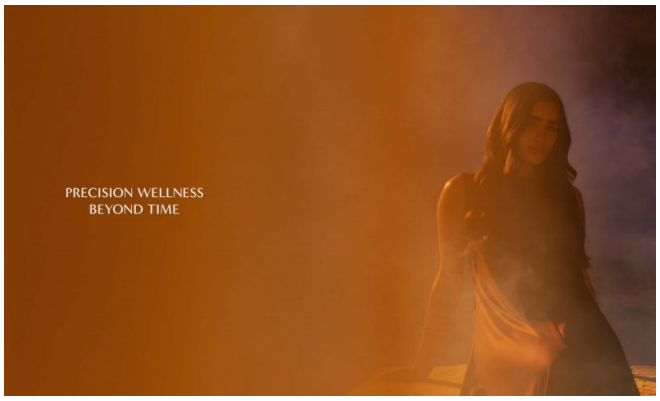
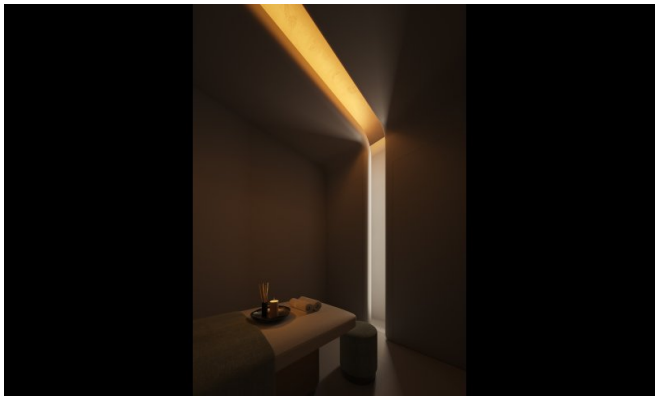
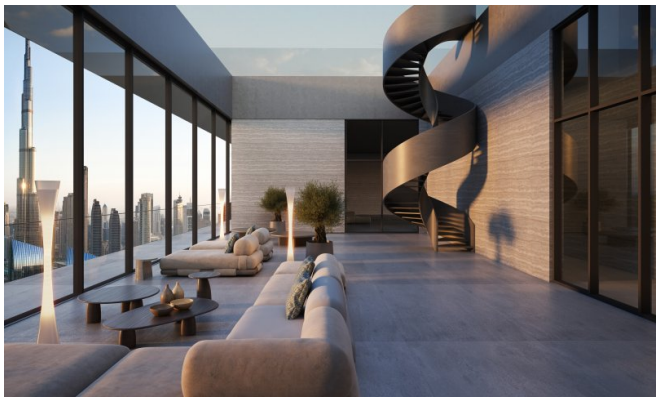
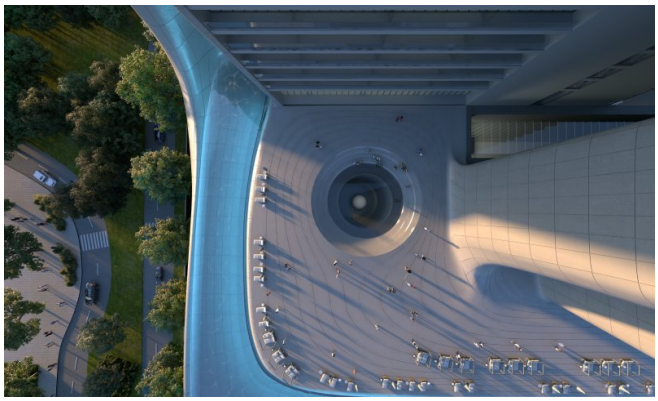
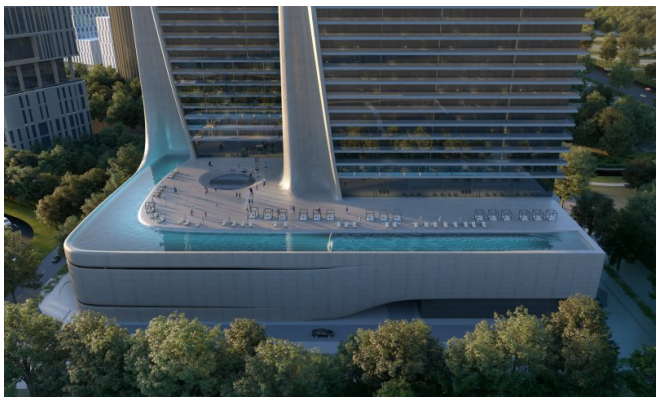
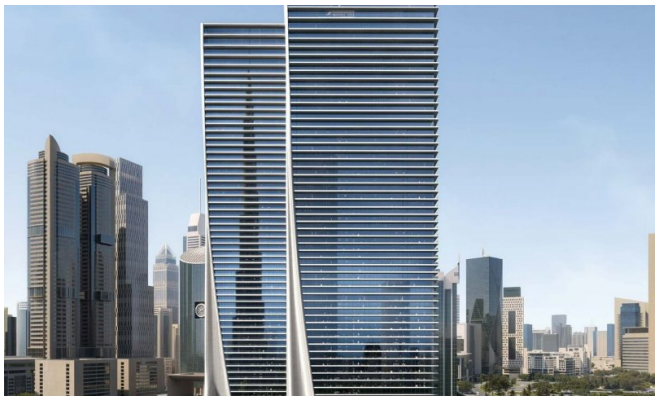
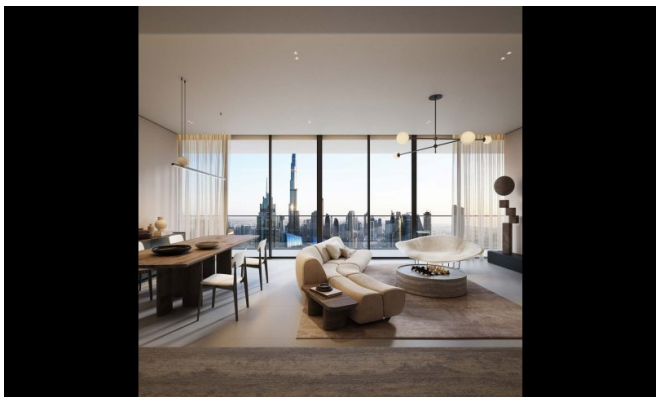
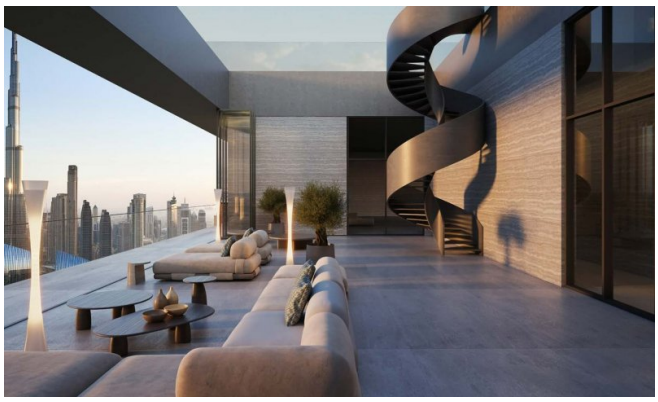
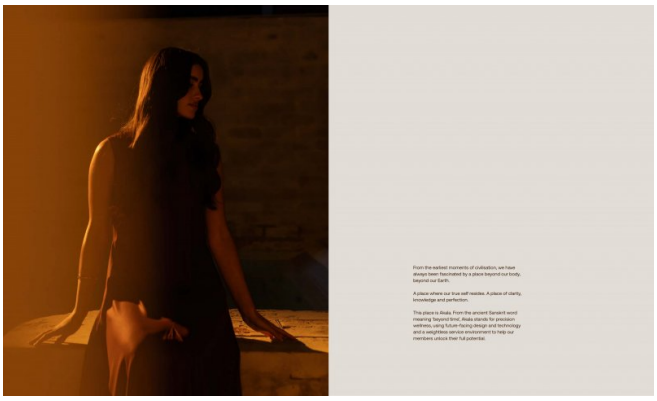






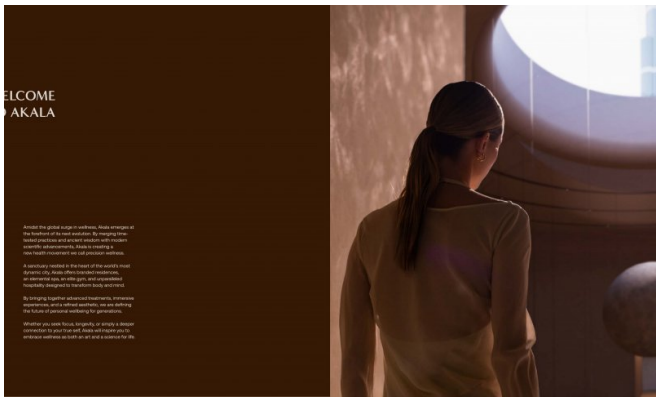





From the earliest moments of civilisation, we have always been fascinated by a place beyond our body, beyond our Earth.

A place where our true self resides. A place of clarity, knowledge and perfection.

This place is Akala. From the ancient Sanskrit word meaning 'beyond time', Akala stands for precision wellness, using future-facing design and technology and a weightless service environment to help our members unlock their full potential.



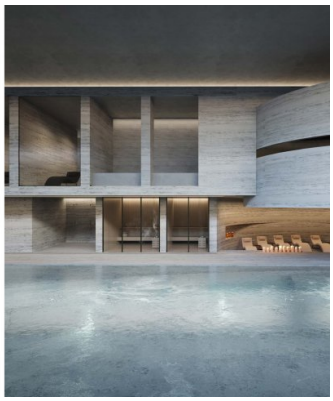
ELCOME
AKALA

Amidst the global surge in wellness, Akala emerges at the forefront of its next evolution. By merging time-tested practices and ancient wisdom with modern scientific advancements, Akala is creating a new health movement we call precision wellness.

A sanctuary nestled in the heart of the world's most dynamic city, Akala offers conduct residences, hospitality designed to transform body and mind.

By bringing together advanced treatments, immersive experiences, and a refined aesthetic, we are defining the future of personal wellbeing for generations.

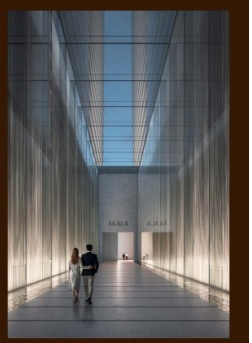
Whether you seek focus, longevity, or simply a deeper connection to your true self, Akala will inspire you to embrace wellness as both an art and a science for life.



E WORLD'S FIRST
ECISION WELLNESS
VIRONMENT

Akala's elegant twin towers are thoughtfully arranged to support every aspect of wellness, and feature distinct yet connected spaces. Both towers are home to a select community of ultra luxury residences while the ultra-luxury hotel in Tower Two provides high-quality services for all apartments.

Bridging these towers, the podium levels comprise Akala's spa and wellness facilities, including an ultra club dedicated to enhancing personal performance and wellbeing.



## THE HOME EXPERIENCE AMPLIFIED BY SCIENCE AND SOUL

Akala is the first development to introduce precision wellness to the realm of luxury homes. These expansive, light-filled homes are intelligently crafted with purpose and care, establishing a new benchmark for elevated living.

Blending raw materiality with precise detailing—natural stone's coolness against polished metal—each home embodies Akala's architectural philosophy and its immersive wellness environment.

Brought to you by Arada, these residences are considered with a deep understanding of present and future living. Leveraging our expertise in shaping luxury residences and lifestyle destinations, we've applied global insights to create expressive, functional homes of enduring quality.

## CHITECTURE AS SENSORY JOURNEY

Rising with striking clarity in the heart of Dubai, Akala heralds a new chapter in the city's architectural and lifestyle narrative. Standing alongside the next generation of landmarks by the world's leading architects, Akala doesn't echo the past but rather anticipates the future.

The twin towers orchestrate a deliberate architectural journey of compression and release, crafting spaces that transition seamlessly from defiance to light, from solitude to connection, from ambition to stillness. While wellness in architecture is a prevalent discussion, Akala's design philosophy is rooted in the undeniable truth that architecture profoundly impacts our well-being.

Incorporating biophilic elements, technological innovations, and fundamentally reimagining architecture as a therapeutic experience, Akala offers respite from Dubai's frenetic energy, a sanctuary from materialism where thoughtful lighting and careful spatial sequencing converge to recalibrate your physical and emotional state.

Akala's impeccable architectural credentials are backed by LEED Gold and WELL Silver preaccreditations, which underscore the development's commitment to sustainability, health and wellbeing.

## LIVE IN THE CENTER, STAY CENTERED

The twin districts of Dubai International Financial Centre (DIFC) and Downtown Dubai, the city's vibrant economic core, have evolved beyond iconic skyscrapers and bustling trade into a sophisticated lifestyle hub, boasting an impressive collection of Dubai's most exclusive hotels, Michelin-starred restaurants, and luxury boutiques.

Traditionally, elite wellness retreats have been synonymous with remote, nature-infused locales—coastal sanctuaries, desert escapes, or mountain hideaways.

The introduction of a wellness-focused hotel and spa in this space disrupts this model, offering something new. Arada's world-class wellness resort allows high-performing professionals to incorporate longevity treatments, biohacking therapies, and recovery programs into their daily routine – without disconnecting from their business commitments.

## FORMAT/VE

Formative is a state-of-the-art fitness destination, crafted for both high-performance training and everyday vitality, all set against sweeping views of Dubai's skyline.

This elite space draws on Arada's deep operational expertise as the UAE's largest large-scale gym operator, with a portfolio that includes Fit1Dam (ladies-only), FITCODE (premium mixed), Wolffit (family wellness clubs), and Platform (Studio Boutique fitness).

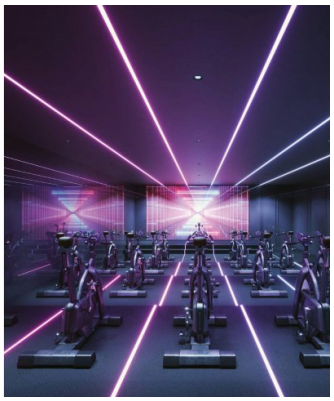
Formative is the culmination of that knowledge, bringing together best-in-class design, world-leading equipment, and luxury service.

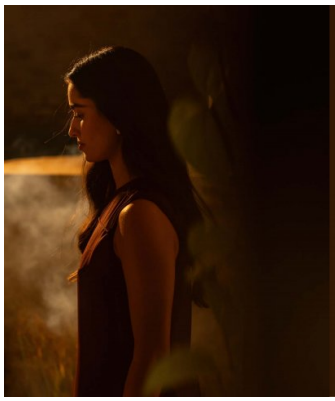
The facility features advanced pin- and plate-loaded strength machines, the latest in cardio innovation, and expansive zones for functional training, stretching, and mobility.

Members can take advantage of private pods for one-on-one personal coaching, a dedicated Recovery Tech zone with Hyperice and Theragun stations, and an indoor lap pool for low-impact performance.

Luxurious male-and-female changing rooms are elevated with steam rooms, saunas, and cold plunge stations, while purpose-built cycling and multi-use group exercise studios host a variety of classes powered by Les Mills, Sweat, Barry's, Hyrox, TRX, Xterra Fitness, VR-assisted training and curated proprietary programming from The Platform Studios.

Formative is more than a gym – it's a precision-built environment for peak performance.





## MIND AND BODY WELLNESS STUDIOS

Akala's Wellness Studios are a serene sanctuary for intentional movement, inner restoration, and holistic transformation.

**Movement & Flow:**
Adaptable studios, designed to support both ambient and heated sessions, offer a diverse range of classes that promote strength, flexibility, and mindful connection. The schedule includes various styles of yoga, including Vinyasa, Yin, and Restorative yoga, as well as mobility-focused flows, and barre and mat Pilates.

**Mindfulness & Holistic Healing:**
A tranquil Meditation Room sets the tone for rejuvenation, providing a space for guided meditation therapies such as sound healing, reiki, guided breathwork, sleep therapy, and vibrational energy healing. Guests may also participate in herbal and detox tea ceremonies, designed to enhance meditative depth and emotional release.

**The Reformer Studio:**
Designed to transform strength, control, and flexibility, the Reformer Studio at Akala features over 10 beds, including state-of-the-art Align Reformers – for a range of dynamic sessions. Guests can experience Lagree, classical and contemporary Pilates, along with barre, mat, and hot formats, all guided by expert instructors in a serene, light-filled space engineered for intentional movement.

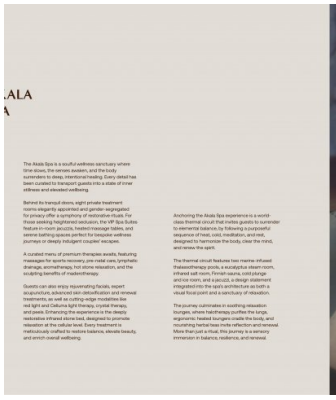
**Sensory Deprivation Room:**
This deeply immersive environment invites guests into a state of complete silence, darkness, and weightlessness through a floatation experience in warm Epsom salt water, promoting profound body relaxation, theta brain wave state, parasympathetic nervous system recalibration, enhanced creativity, reduced anxiety, and a deepened sense of inner clarity.

**Total Immersion Therapy:**
A revolutionary wellness technology that uses chromotherapy, therapy through the use of light, and sound therapy, combining them into a single session. Guests come together to create the ultimate environment for relaxation, renewal, and total body rejuvenation. Every detail of this space has been curated to stimulate the body's natural healing systems, supporting physical recovery, mental clarity, and emotional balance.

**Recovery Zone:**
Welcome to the pinnacle of personalised healing, a sanctuary where science, technology, and nature come together to create the ultimate environment for relaxation, renewal, and total body rejuvenation. Every detail of this space has been curated to stimulate the body's natural healing systems, supporting physical recovery, mental clarity, and emotional balance.

- Infrared Sauna Pod: Deep-penetrating heat relaxes muscles, detoxifies the body, and boosts circulation.
- Cryotherapy Chamber: A quick blast of cold triggers anti-inflammatory responses, reduces muscle soreness, and enhances recovery.
- Red Light Therapy Bed: Stimulates cellular regeneration, collagen production, and tissue repair.
- Hyperbaric Oxygen Chamber: Enhances oxygen delivery to cells for faster healing, cognition, and improved endurance.
- Pulsed Electromagnetic Field (PEMF) Resonance: Utilises energy waves to reduce inflammation, and supports natural recovery processes.

A digital wellness concierge screens your body and goals upon entry, customising your session for maximum benefit. Whether you're looking to optimise sleep, manage stress, boost immunity, or simply seeking deep rest.



## ALA

The Akala Spa is a soulful wellness sanctuary where time slows, the senses awaken, and the body surrenders to deep, intentional healing. Every detail has been curated to transport guests into a state of inner stillness and elevated wellbeing.

Behind its tranquil doors, eight private treatment rooms elegantly appointed and gender-segregated for privacy offer a symphony of restorative rituals. For those seeking heightened seclusion, the VIP Spa Suites feature in-room jacuzzis, heated massage tables, and serene bathing spaces perfect for bespoke wellness journeys or deeply indulgent couples' escapes.

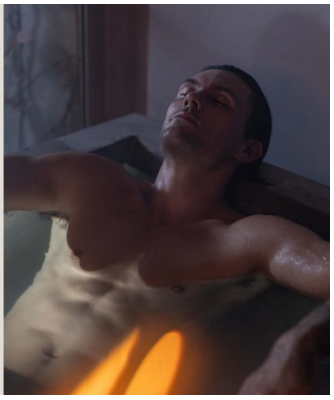
A curated menu of premium therapies awaits, featuring results-driven facials, results-driven nail care, lymphatic drainage, aromatherapy, hot stone relaxation, and the sculpting benefits of masterotherapy.

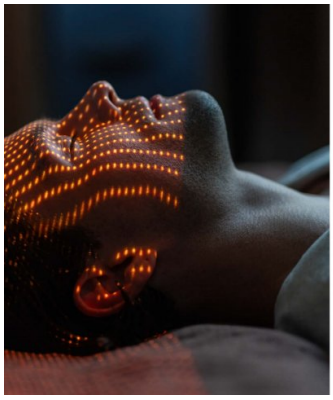
Guests can also enjoy rejuvenating facials, expert acupuncture, advanced skin detoxification and renewal treatments, as well as cutting-edge modalities like red light and Cellulma light therapy, crystal therapy, and peels. Enhancing the experience is the deeply restorative infrared sauna bed, designed to promote relaxation at the cellular level. Every treatment is meticulously crafted to restore balance, elevate beauty, and enrich overall wellbeing.

Anchoring the Akala Spa experience is a world-class thermal circuit that invites guests to surrender to elemental balance, by following a purposeful sequence of heat, cold, meditation, and rest, designed to harmonize the body, clear the mind, and renew the spirit.

The thermal circuit features two marine-infused thalassotherapy pools, a eucalyptus steam room, infrared salt room, Finnish sauna, cold plunge and ice room, and a jacuzzi, a design statement integrated into the spa's architecture as both a visual focal point and a sanctuary of relaxation.

The journey culminates in soothing relaxation lounges, where hatchmarpy purifies the lungs, ergonomic heated loungers cradle the body, and nourishing herbal teas invite reflection and renewal. More than just a ritual, this journey is a sensory immersion in balance, resilience, and renewal.





## everwell

Akala's state-of-the-art medical wellness clinic is operated by Everwell, offering precision, science-based care in a discreet, luxury setting. Nestled within the ultra-private, spa-like environment, Designed across an entire clinical floor, Everwell features fully-equipped operating theatres for Level A–C procedures, advanced treatment and procedure rooms, a physiotherapy suite, custom IV therapy stations, consultation lounges, and a VIP recovery and longevity area.

Residents and guests have access to cutting-edge services including proprietary **MuseCell stem cell therapies** – for which Everwell is the region's only licensed operator – exosome therapies, hyperbaric chamber, red light and cold plunge therapies, intravenous drip therapies, immune optimisation, ozone therapy, and IM personalised supplement, meal, and training plans - all overseen by a global network of medical specialists.

Everwell's **Dewaxx Golden Bag Treatments** represent the pinnacle of cellular regeneration, delivering powerful anti-aging and cognitive benefits through a curated infusion of stem cells, exosomes, peptides, and growth factors.

**Services**

- Cord blood plasma therapy
- PRF – platelet rich plasma treatment (i.e. vampire treatments and joint rejuvenation)
- Micro-dermatology rolling treatments for face with exosomes/stem cell/peptides
- Hair rejuvenation
- Skin rejuvenation
- Blood filtration and chelation therapy for detox
- Gut biome testing and correcting
- Food intolerance testing and correcting

Signature therapies also include **PRP (Platelet Plasma)**, a minimally invasive procedure that ...

**Blood filtration and chelation therapy** ...

**Gut biome and food intolerance testing** ...

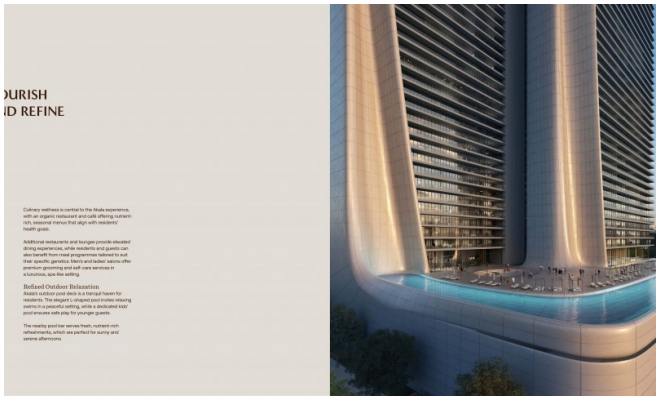
**MuseCell stem cell therapies** ...

Meanwhile, **micro-dermatology rolling** ...

With seamless integration of technology ...

Everwell's services complement Akala's ...

- Osteopathy
- Chiropractic
- Physiotherapy
- Acupuncture
- Cupping
- Sound healing
- Peptide treatments
- Non-ablative skin rejuvenation
- Collagen induction therapy (CIT) and ...
- Retinoid therapy
- Dewaxx Golden Bag Treatments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Refined Outdoor Relaxation

RVICES
Akala Hotel Services
Personalised Lifestyle & Wellness Concierge Services
Smart Living, Seamlessly Integrated
Family & Specialised Support
Akala Wellness Services
Holistic Wellness & Spa Integration
In-Residence Treatments
Sensory & Emotional Wellbeing

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