# Dubaï, Zabeel 2 – Résidences de bien-être de précision à vendre

| Prix & Coûts | |
|---|---|
| Prix d'achat | Prix ??sur demande |

| Informations sur le bien | |
|---|---|
| Surface habitable | 157,08 m² |
| Superficie totale | 192,91 m² |
| Chambres | 5 |
| Nombre de chambres à coucher | 3 |
| Nombre de salles de bains | 4 |
| Taille du balcon / terrasse | 35,83 m² |
| Nombre de balcons | 1 |
| ancien / nouveau bâtiment | Nouvelle construction |
| En vente | Ouvert |

| Caractéristiques | |
|---|---|
| Catégorisation générale | Luxueux |
| Salle de bains | Douche |
| Cuisine | Ouvert |
| Ascenseur, ascenseur | Personnes |
| Meublé | pleinement |

| | |
|---|---|
| Câble / TV par satellite | Oui |
| Débarras | Oui |
| les personnes âgées | Oui |

## Description de la propriété

Situé à l'intersection du bien?être avancé et de l'architecture ultra?moderne, ce développement résidentiel de luxe à Zabeel 2, Dubaï, introduit le concept de Precision Wellness – une expérience de vie guidée scientifiquement pour optimiser la santé physique et mentale.
Créées par des architectes et promoteurs de renommée mondiale, chaque résidence associe matériaux à réponse sensorielle, design biophilique et systèmes intelligents intégrés à l'IA. Les intérieurs comprennent une insonorisation, un éclairage circadien, des douches enrichies en vitamines, des matériaux conscient des CEM, ainsi que des systèmes de purification de l'air et de l'eau. Les baies vitrées du sol au plafond et les larges balcons offrent des vues paisibles sur la ville, renforçant la lumière naturelle et la pleine conscience.
Les résidents bénéficient d'un accès à l'Akala Spa et à la clinique médicale bien?être Everwell, qui propose des traitements novateurs tels que la thérapie par cellules souches, les injections de peptides, les perfusions intraveineuses, l'ozonothérapie et l'équilibre hormonal. Chaque service — du diagnostic à la régénération avancée — est délivré dans un environnement clinique privé et fluide.
La communauté propose également Formative, un club de fitness haute performance avec la technologie gym la plus avancée des Émirats, un concierge bien?être, un cinéma privé, des restaurants bio et des programmes nutritionnels personnalisés selon le profil génétique. Que ce soit en se relaxant dans une capsule de flottaison ou en participant à des séances de reiki, pilates ou thérapie sonore, cet espace est conçu pour une vie intentionnelle.
Parfait pour les personnes performantes, les adeptes du bien?être ou les investisseurs qui misent sur le luxe de nouvelle génération, c'est plus qu'un chez?soi — c'est un sanctuaire pour vivre, guérir et s'épanouir.

## Situation

Situées à Zabeel 2, l'un des quartiers les plus prestigieux de Dubaï, ces résidences vous placent à quelques minutes du centre?ville de Dubaï et de la DIFC. Nichées entre le cœur économique de la ville et ses épicentres culturels, les résidents bénéficient d'une proximité inégalée avec des restaurants gastronomiques, des boutiques de luxe et des soins de santé. Les tours jumelles sont entourées de panoramas pittoresques, d'hôtels de prestige et de paysages apaisants. Que vous recherchiez des retraites bien?être, des adresses fine?dining ou un accès rapide aux pôles d'affaires, Zabeel 2 offre l'alliance idéale de sérénité et de connectivité — à seulement quelques minutes de trajet de l'aéroport international de Dubaï.

## Caractéristiques

Ce développement redéfinit l'habitat holistique avec un écosystème complet de bien-être : circuits thermiques, soins spa, studios de fitness, chambres de privation sensorielle, saunas infrarouges, cryothérapie, luminothérapie rouge et chambres hyperbares à oxygène. Les résidents profitent de séances de bien?être personnalisées à domicile, d'une clinique médicale haut de gamme offrant des traitements régénératifs et d'une planification biométrique pilotée par l'IA. Sur place, les restaurants proposent des menus riches en nutriments, tandis que la domotique assure

un confort intégré. Les infrastructures incluent également un cinéma privatif, une piscine sur le toit, des suites de yoga et des salons conviviaux sélectionnés. Sécurité, voiturier, conciergerie et services en résidence complètent un style de vie tout?inclus.

## Autres

Clause de non-responsabilité : les plans, détails et l'orientation des unités inclus sont uniquement indicatifs et peuvent être modifiés par le développeur/vendeur à sa seule discrétion sans préavis et/ou responsabilité. Toutes les images, y compris les caractéristiques, les finitions, les meubles, la vue et l'échelle, sont uniquement à titre illustratif. Les surfaces, orientations, dimensions, agencements et matériaux finaux peuvent différer de ceux indiqués.

## Vendeurs

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3405 Marina Plaza

| | |
|---|---|
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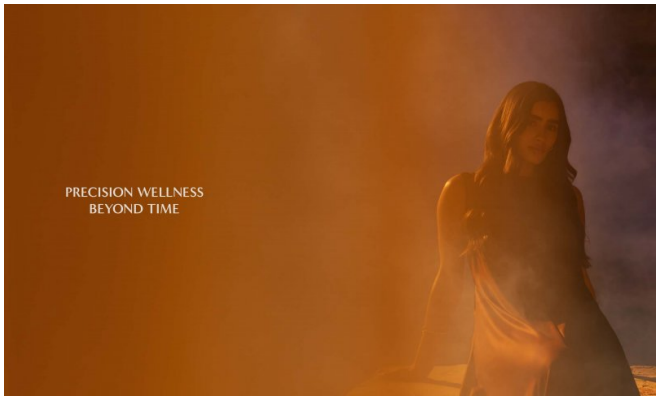
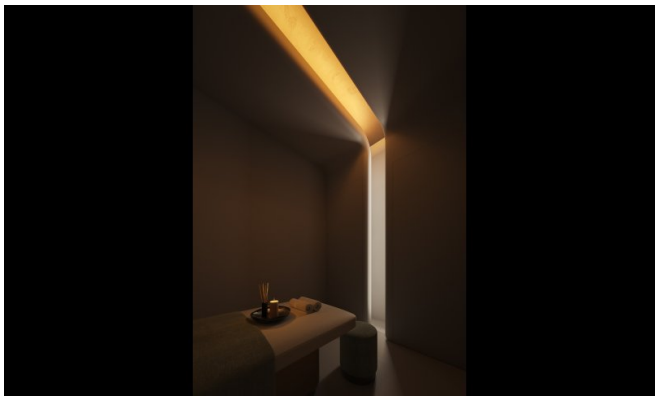
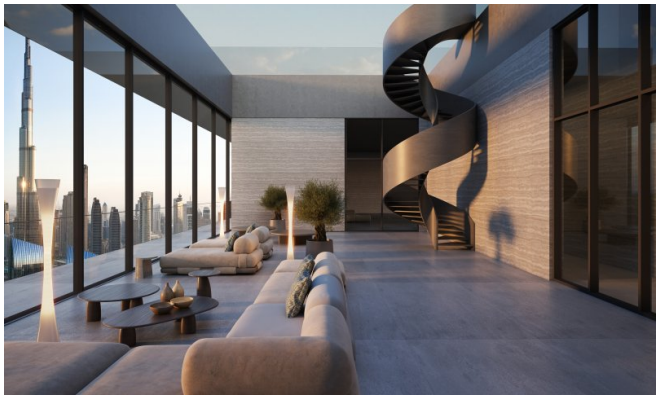
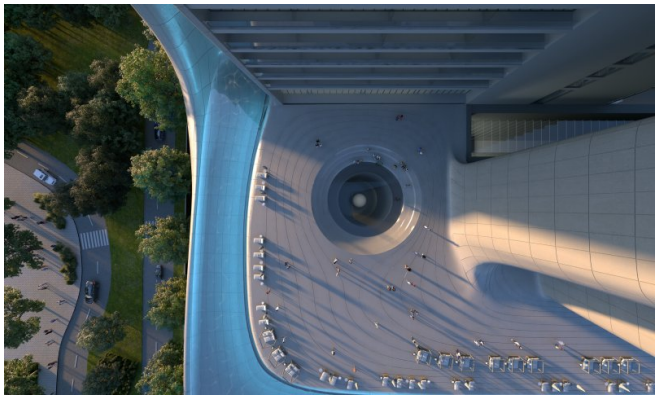
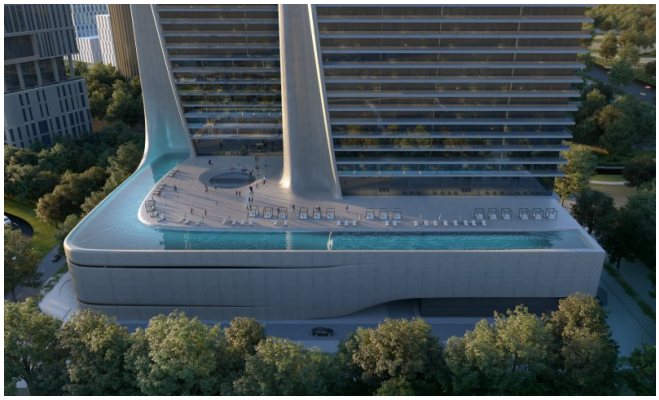
| EMail | office@ihr-makler.cc |
| Site Internet | victoriacrigan@tanamiproperties.ae |

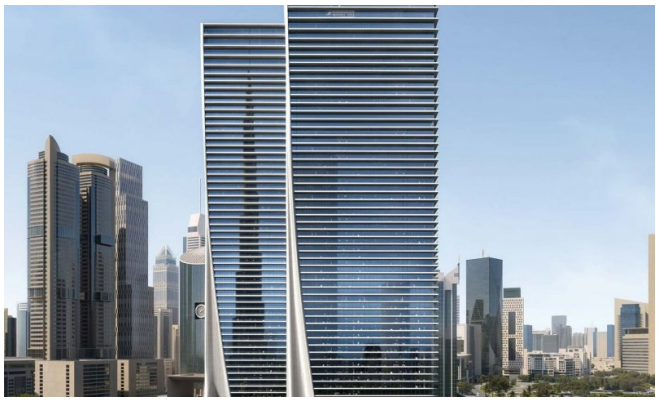


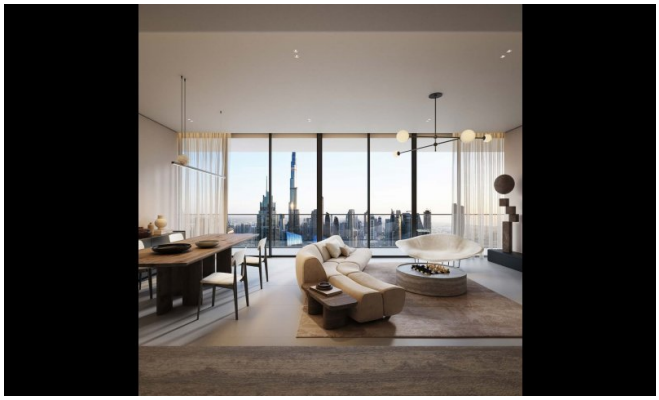


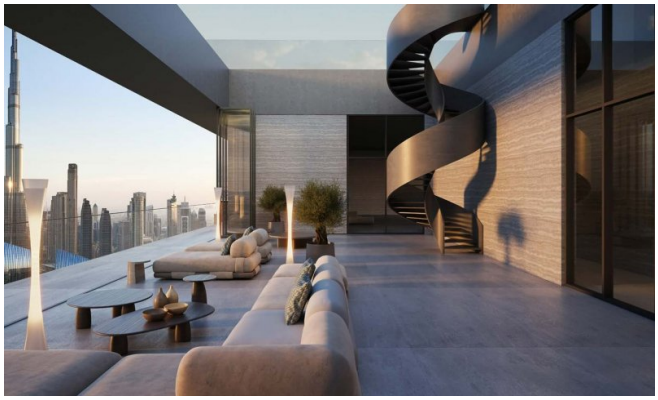


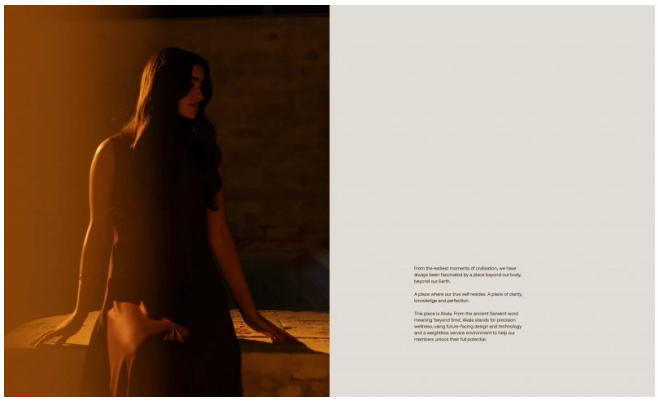


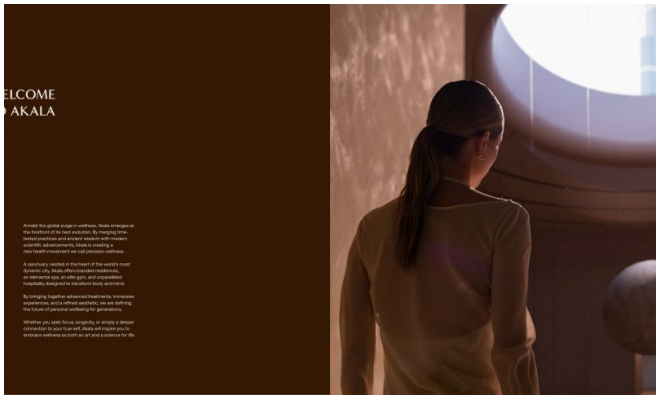


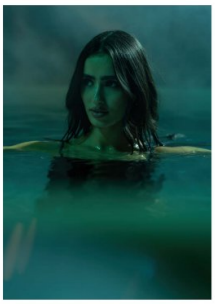


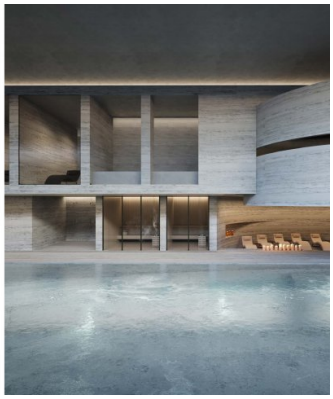


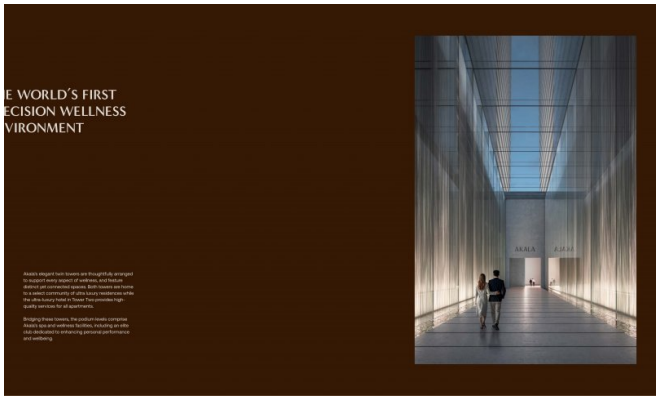



From the earliest moments of civilisation, we have always been fascinated by a place beyond our body, beyond our Earth.
A place where our true self resides. A place of clarity, knowledge and perfection.
The place is Akala. From the ancient Sanskrit word meaning 'beyond time', Akala stands for precision wellness, using future-facing design and technology and a weightless service environment to help our members unlock their full potential.


ELCOME
AKALA







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 Aeaba, 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.

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 sole commercial hubs to become the city's most coveted 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. Akala's world-class wellness resort brings the tranquility of remote retreats to accessible 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 Aeaba's deep operational expertise as the UAE's largest large-scale gym operator, with a portfolio that includes FitnTown (ladies-only), FITCODE (premium mixed), Wellfit (family wellness clubs), and Platform Studios (boutique fitness).

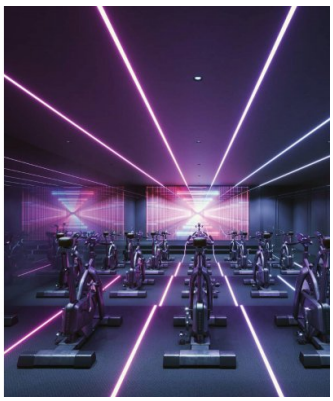
Formative is the culmination of that knowledge, bringing together best-in-class design, world-leading equipment, and luxury service.

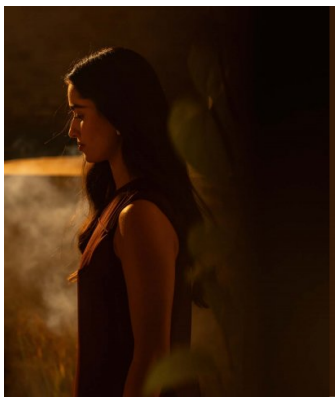
The facility features advanced pin- and plate-loaded strength machines, the latest in cardio innovation, and expansive zones for functional training, stretching, and mobility.

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 including spin, bootcamp, HIIT, cardio boxing, TRX, dance 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 prenatal, flying, and restorative yoga, as well as mobility-focused fitness, and barre and mat Pilates.

**Mindfulness & Holistic Healing:**
A tranquil Meditation Room sets the tone for mindfulness practices and integrative sensory therapies such as sound healing, reiki, guided breathwork, sleep therapy, and vibrational energy healing. The space also features a dedicated tea and detox bar ceremonial, 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 boutique-style reformer beds, ensuring intimate – 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 high-salinity water. Free from external stimuli, the body enters a theta brainwave state, promoting profound nervous system recalibration, enhanced creativity, reduced anxiety, and a deepened sense of inner clarity.

**Total Immersion Therapy:**
A revolutionary wellness technology that uses ultrasonic therapy to promote total tissue [illegible] mind balance. Total immersion therapy combines sound frequency, vibration, and meditative [illegible] Guests are enveloped in a carefully curated [illegible] of sound, waves, and physical resonance that [illegible] them into a deeply relaxed, almost meditative [illegible]

**Recovery Zone:**
Welcome to the pinnacle of personalized [illegible] wellness technology, where [illegible] come together to create the ultimate environment for restoration, renewal, and total body [illegible] Every detail of this space has been curated [illegible] support your physical recovery, mental clarity, and emotional balance.

- Infrared Sauna & Red Deep Penetrating [illegible] Infrared light delivers heat deep into the body, [illegible] tissue circulation.
- Cryotherapy Chamber: A quick blast of [illegible] triggers anti-inflammatory responses, [illegible] up muscle recovery, and sharpens mental [illegible]
- Red Light Therapy Wall: Stimulates cellular [illegible] regeneration, collagen production, and [illegible]
- Hyperice: [illegible]
- Hyperbaric Oxygen Chamber: Enhances [illegible] oxygen delivery to cells for faster healing, [illegible] cognition, and improved endurance.
- PEMF Mat: Pulsed Electromagnetic Field [illegible] Rebalances cellular energy, reduces inflammation, and supports natural recovery processes.

A digital wellness concierge screens your [illegible] and goals upon entry, customizing your experience [illegible] AI-driven precision — whether you're recovering from intense training, managing stress, boosting immunity, or simply seeking deep rest.

ALA
A

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.

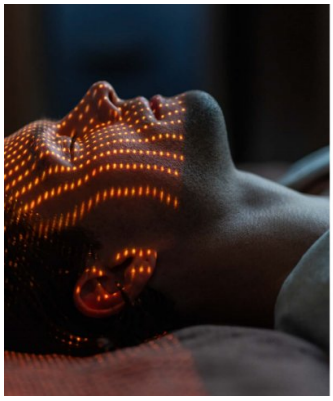
A curated menu of premium therapies awaits, featuring massages for sports recovery, pre-natal care, lymphatic drainage, aromatherapy, hot stone relaxation, and the sculpting benefits of maderotherapy.

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 alcove 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 hatchmarg 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 powered by everwell, a pioneer in precision, science-based health optimization and longevity treatments in an 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 oxygen therapy, red light therapy, cryotherapy, lymphatic baths, hormone optimization, spine therapy, and AI-personalised supplement, meal, and training plans – all overseen by a global network of medical specialists.

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

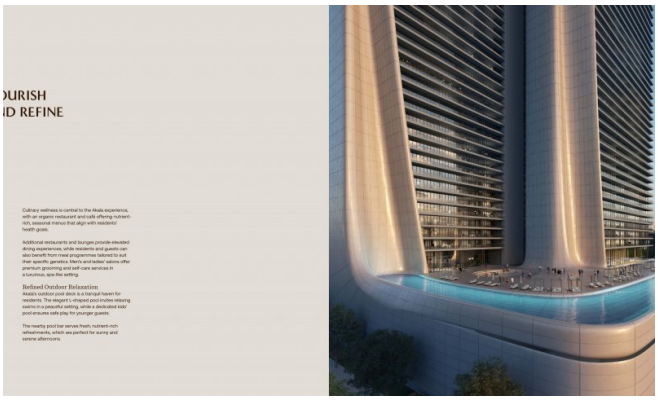
Signature therapies also include **PRP (Platelet Plasma)**, a minimally invasive procedure that the healing potential of your own blood to re skin, promote hair growth, and accelerate re **Blood filtration and chelation therapy** help heavy metals and systemic toxins that build over time, improving clarity, vitality, and inflammatory response.

**Gut biome and food intolerance testing** en guests to decode how their body responds t food at a cellular level, enabling targeted nut correction to support digestion, energy, and Meanwhile, **micro-dermatology rolling** treat enhanced with stem cells, exosomes and pe offer an advanced anti-aging reset, rebuildin collagen and improving skin texture from wit

With seamless integration of technology incl an in-house app that integrates with WHOOI and Oura, Everwell empowers proactive, dee personalised health journeys, from preventiv diagnostics to advanced regenerative therap

Everwell's services complement Akala's visio weightlessness, bringing together the sienna and delivering a space that elevates your ser by offering a full circle service, from consulta diagnosis, supplements, medical interventior therapies. All these are managed and to stand house by our global panel of experts to bring the region's first unfragmented wellness offe a space like no other.

- Osteopathy
- Chiropractic
- Physiotherapy
- Acupuncture
- Cupping
- Sound healing
- Peptide treatments
- Non-ablative skin rejuvenation
- Collagen induction therapy (CIT) and der
- Reload therapy
- Dezawa Golden Bag Treatments



URISH
D REFINE

Culinary wellness is central to the Akala experience, with an organic restaurant and café offering nutrient-rich, seasonal menus that align with residents' health goals.

Additional restaurants and lounges provide elevated dining experiences, while residents and guests can also benefit from meal programmes tailored to suit their specific genetics. Men's and ladies' salons offer premium grooming and self-care services in a luxurious, spa-like setting.

Refined Outdoor Relaxation
Akala's outdoor pool deck is a tranquil haven for residents. The elegant L-shaped pool invites relaxing swims in a peaceful setting, while a dedicated kids' pool ensures safe play for younger guests.

The nearby pool bar serves fresh, nutrient-rich refreshments, which are perfect for sunny and serene afternoons.

RVICES

Akala Hotel Services
Where intuitive care meets elevated living.
At Akala, service isn't transactional it's transformational. Every gesture is grounded in empathy and thoughtful precision, creating an atmosphere of seamless ease, personalized comfort, and holistic wellbeing. From arrival to every moment after, curated support unfolds intuitively often before a word is spoken.

Personalized Lifestyle & Wellness Concierge Services
A dedicated wellness concierge orchestrates every element of your stay, from travel and dining to bespoke shopping, cultural experiences, and deliveries. Enjoy pre-arrival pantry stocking with your favourite organic produce, teas, and supplements. Hotel-grade services including daily housekeeping, linen refresh, turndown, 24/7 security, valet, porter, and doorman services offer total peace of mind.

Smart Living, Seamlessly Integrated
The Akala App connects you to your space lighting, climate, sound, and mood settings adjust with a tap, tailoring your environment with your rhythm and intention.

Family & Specialized Support
From in-home tutors to companion care for elderly or special needs guests, Akala offers personalized support with warmth and dignity. Event and retreat planning from local wellness immersions to private celebrations brings depth and connection to your calendar.

Akala Wellness Services
Holistic Wellness & Spa Integration
Your personalized wellness calendar is synced with the Akala App, offering daily treatments, therapies, and classes tailored to your needs. In-home sessions with certified yoga, Pilates, breathwork, or meditation instructors are always available, alongside advanced diagnostics like biological age testing, IV therapy, hormone balancing, and somatic bodywork.
Jet lag recovery is supported with circadian lighting, oxygen therapy, and targeted nutraceuticals. Evenings close with pre-sleep rituals: calming teas, eye masks, aromatherapy, and soothing soundscapes all designed for deep, restorative sleep.

In-Residence Treatments
Residents have access to curated wellness treatments within the comfort of their home. From rejuvenating massages and recovery sessions to advanced therapies, services are seamlessly arranged through Akala's wellness concierge

Sensory & Emotional Wellbeing
Ambient soundscapes, light wellness programming, and aromatherapeutic scent design are tailored to enhance focus, relaxation, and emotional balance. Evening afternoons, or mindful transitions. Guided mindfulness, gratitude practices, and breathwork are gently woven into your day, promoting clarity, balance, and renewal. At Akala, service is a quiet, constant presence, a feeling of being deeply understood without saying a word.

EXCLUSIVELY
YOURS

A private sanctuary within Akala, the residents-only spaces are designed to foster both personal wellbeing and a sense of community.

The Wellness Lounge offers a state-of-the-art gym, thoughtfully zoned for privacy with dedicated male and female wellness suites. Each suite is outfitted with premium saunas, steam rooms, and cold plunge, integrating cold plunges ideal for daily restoration, post-workout recovery, or contemplative wind-down rituals. The gym itself merges functionality with serenity, with natural light, calming interiors, and intelligent equipment to support strength, mobility, and holistic fitness practices.

Outside, an elevated pool deck awaits where the temperature controlled swimming pool and jacuzzi provide tranquil spaces to float, soak, or simply surrender to stillness beneath the open sky.
The Residents Club brings people together in refined ways: a cigar lounge for relaxed conversation, a private cinema for immersive escapes, and an open-air amphitheatre for shared cultural experiences — all curated to elevate the rhythms of everyday life.