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	275,43 m²
Superficie totale	338,91 m²
Chambres	8
Nombre de chambres à coucher	4
Nombre de salles de bains	6
Taille du balcon / terrasse	63,48 m²
Nombre de balcons	1
ancien / nouveau bâtiment	Nouvelle construction

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.

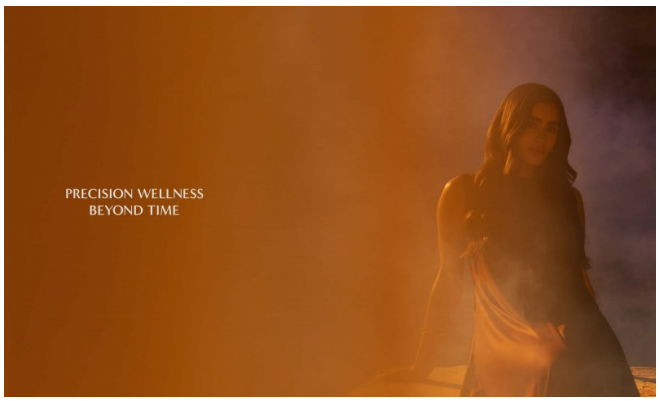
Autres

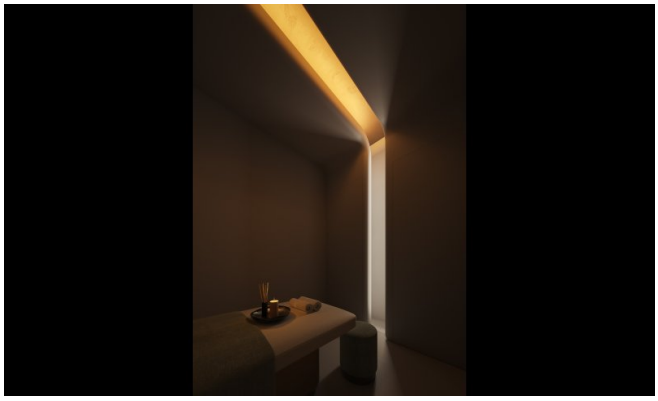
Clause de non-responsabilité : les plans, détails et l'orientation des unités inclus sont uniquement indicatifs et peuvent être modifiés par le développeur/vendeur à sa seule discrétion sans préavis et/ou responsabilité. Toutes les images, y compris les caractéristiques, les finitions, les meubles, la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

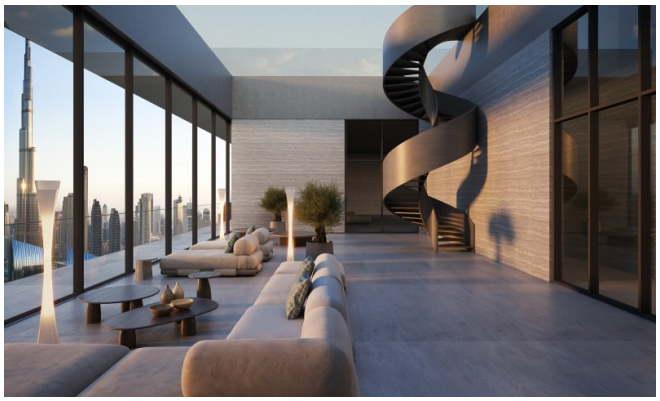
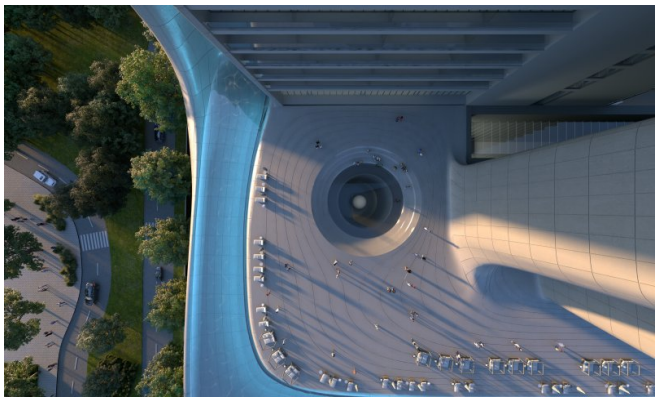
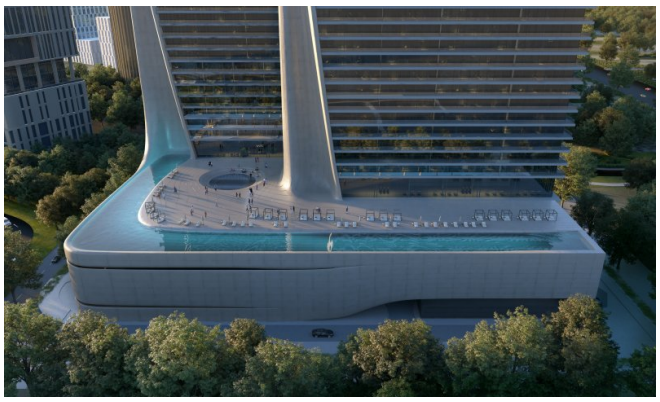
Vendeurs

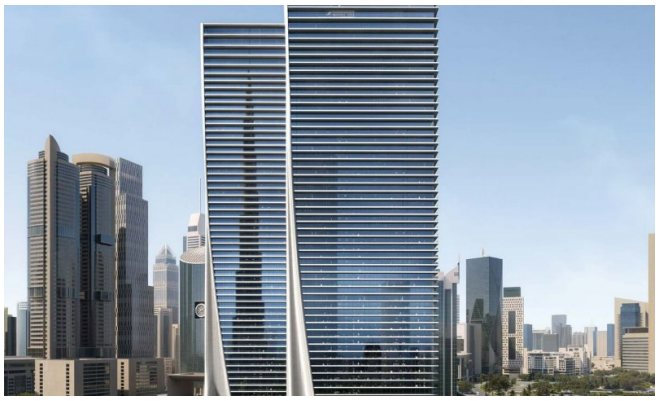
TANAMI PROPERTIES
Al Marsa Street
3405 Marina Plaza

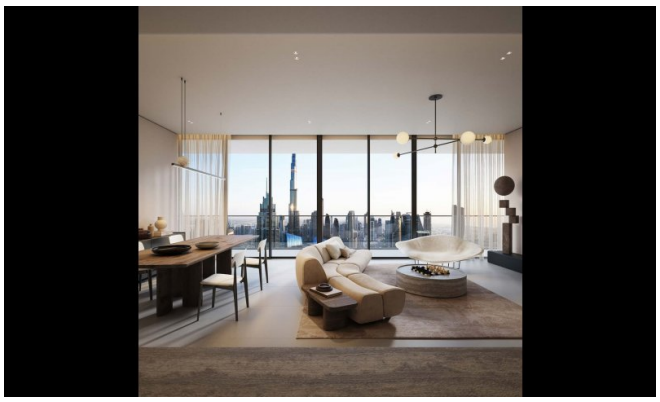
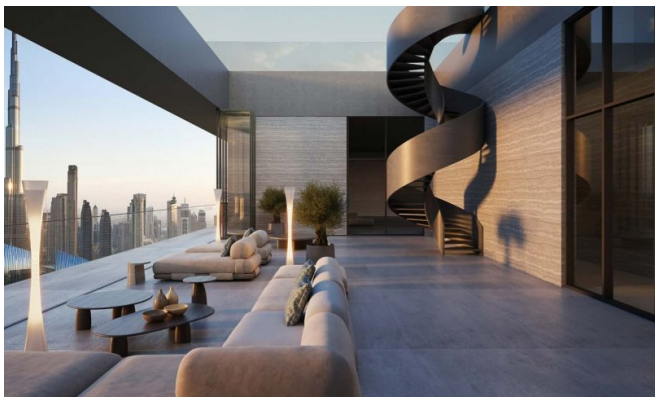
Standard	+971 4 248 3400
EMail	office@ihr-makler.cc
Site Internet	victoriacrigan@tanamiproperties.ae

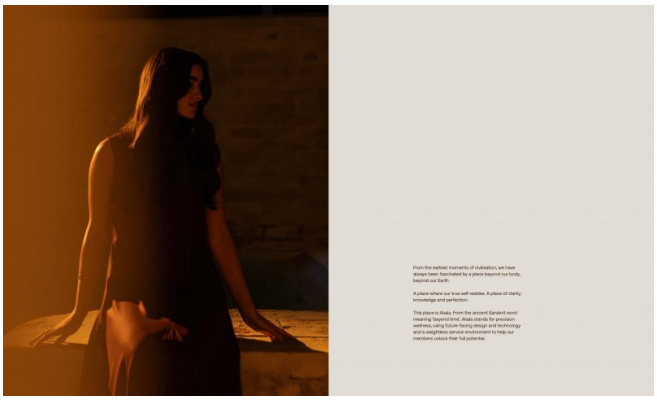






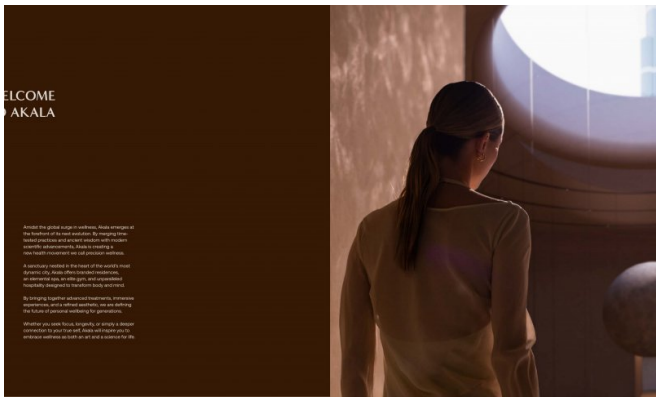





From the earliest moments of civilisation, we have always been fascinated by a place beyond our body, beyond our Earth.

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

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.



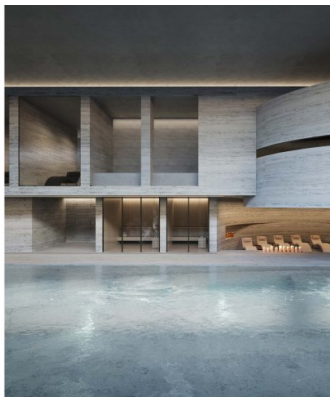
ELCOME
AKALA

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.

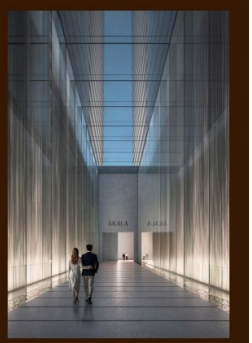
Whether you seek focus, longevity, or simply a deeper connection to your true self, Akala will inspire you to embrace wellness as both an art and a science for life.



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).

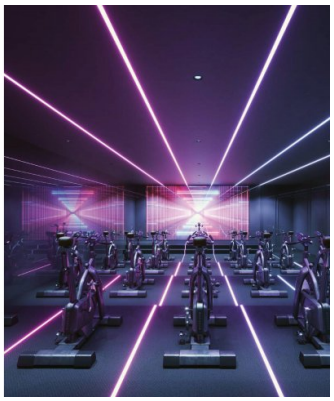
Formative is the culmination of that knowledge, bringing together best-in-class design, world-leading equipment, and luxury service.

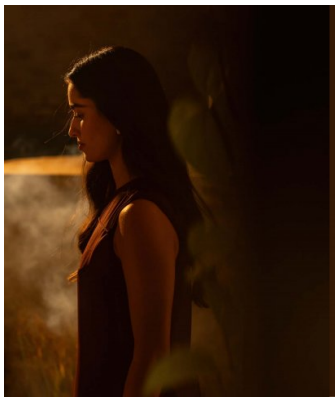
The facility features advanced pin- and plate-loaded strength machines, the latest in cardio innovation, and expansive zones for functional training, stretching, and mobility.

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.

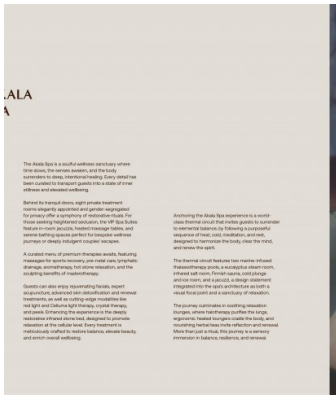
Sensory Deprivation Room:
This deeply immersive environment invites guests into a state of complete silence, darkness, and weightlessness through a floatation experience in warm Epsom salt water, promoting profound body relaxation, theta brain wave state, parasympathetic nervous system recalibration,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

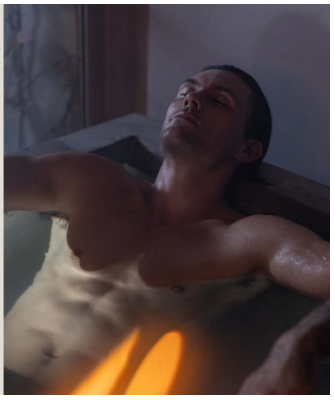
A curated menu of premium therapies awaits, featuring results-driven facials, results-driven nail care, lymphatic drainage, aromatherapy, hot stone relaxation, and the sculpting benefits of masterotherapy.

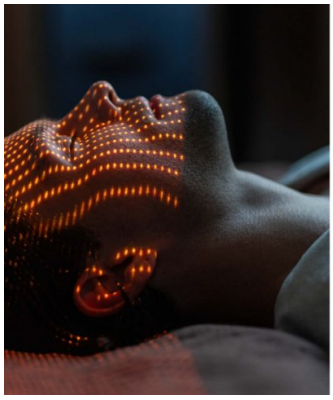
Guests can also enjoy rejuvenating facials, expert acupuncture, advanced skin detoxification and renewal treatments, as well as cutting-edge modalities like red light and Cellulma light therapy, crystal therapy, and peels. Enhancing the experience is the deeply restorative infrared sauna bed, designed 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 ...

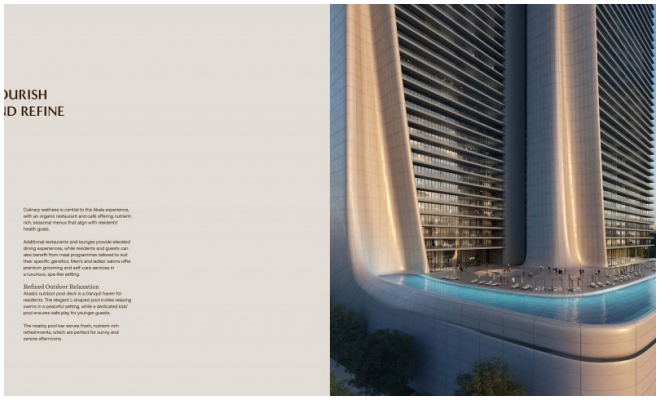
MuseCell stem cell therapies ...

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


URISH
D REFINE
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

EXCLUSIVELY
YOURS