

# GLORIOUS

CENTRAL RESIDENCES



*Leading the Way in* GLOBAL LUXURY.



DESIGNED FOR  
PERFECTION.

*Because excellence  
is in the details.*

GLORIOUS  
FUTURE REAL ESTATE



## LEADING THE GLORIOUS WAY!



Glorious Future Real Estate Development LLC redefines luxury living with an exclusive portfolio of prestigious real estate projects.

With an unwavering commitment to excellence and innovation, we craft architectural masterpieces—from elegant residences to iconic commercial spaces. Our forward-thinking approach ensures that every development embodies sophistication, functionality, and timeless design. By integrating expertise at every stage, we create unparalleled living experiences that surpass expectations and set new benchmarks in modern real estate.

# We turn everyday urban living into something more meaningful that's Glorious.

A unique community designed for those who seek space, comfort, and convenience—all under one roof. Glorious Central Residences offers a premium selection of studio, 1BHK, and 2BHK apartments in one of Dubai's fastest-growing neighborhoods.

**GLORIOUS**  
CENTRAL RESIDENCES

An aerial night photograph of the Dubai skyline, featuring the Burj Khalifa as the central focal point. The city is illuminated with warm golden lights, and the sky shows a gradient from deep blue to orange near the horizon. The text 'WHY CHOOSE GLORIOUS CENTRAL RESIDENCES?' is overlaid in white serif font across the upper portion of the image.

# WHY CHOOSE GLORIOUS CENTRAL RESIDENCES?

Glorious Central Residences is more than just a home—it's a statement of luxury, convenience, and modern living. Strategically located with everything just 10 to 20 minutes away, it offers seamless connectivity to business hubs, shopping districts, and leisure destinations. Designed with meticulous attention to detail, our residences feature premium craftsmanship, world-class amenities, and elegant architecture. Experience a lifestyle where comfort meets sophistication, and every moment is defined by excellence.

*Luxury in a*  
**PRIME  
LOCATION**

Glorious Central Residences is minutes away from key destinations—business hubs, shopping, dining, and transit—offering unmatched convenience.







GLORIOUS CENTRAL RESIDENCES









*Enjoy an active and social lifestyle with*  
**TOP-TIER FACILITIES.**



A group of people are exercising on stationary bikes in a gym. The scene is lit with red and blue lights, creating a vibrant atmosphere. A man in a black long-sleeved shirt and white shorts is in the foreground, pedaling and looking towards the camera. A woman in a red sports bra and black shorts is next to him, also pedaling. In the background, other people are visible, including a man on the left and a woman on the right. The text "POWER YOUR POTENTIAL" is overlaid in large white letters.

# POWER YOUR POTENTIAL

Elevate your fitness routine with state-of-the-art indoor facilities and an open-air gym that lets you work out amidst fresh air and scenic views. Whether you're lifting weights, running, or stretching, every session is designed to energize and inspire.



A group of people are relaxing by a pool at night. In the foreground, a man with a beard and sunglasses is laughing and gesturing with his hands. Behind him, a woman with long blonde hair is smiling. To the left, another man with a beard and sunglasses is sitting in a lounge chair. The background shows a pool and some foliage. The text "IMMERSE YOURSELF IN TRANQUILITY" is overlaid in the center.

# IMMERSE YOURSELF IN TRANQUILITY

Picture yourself under the stars, enjoying a leisurely dip or challenging yourself with invigorating laps in the crystal-clear pool. Experience the perfect balance of relaxation and fitness, where every swim becomes a refreshing escape.



A chef in an orange shirt and dark apron is grilling food on a large outdoor barbecue grill. The grill is filled with various items, including what looks like corn cobs and meat. In the background, three people (two women and one man) are standing and talking, holding drinks. The scene is set outdoors, likely on a rooftop or patio, with a city skyline visible in the distance under a clear sky.

# GATHER. SAVOR. CONNECT.

Gather with friends and family in a warm, inviting atmosphere at our beautifully designed barbecue area. Savor delicious meals, share stories under the open sky, and create lasting memories surrounded by nature's charm.



# BREATHE. STRENGTH. RENEW.

Reconnect with yourself in a peaceful yoga sanctuary.

Breathe deeply, stretch freely, and let go of stress as you practice mindfulness in a serene setting designed to calm the body and rejuvenate the mind.





YOGA AREA

**WORK  
HARD  
PLAY  
HARD**

**"You miss 100%  
of the shots  
you don't take."**

TABLE TENNIS ROOM





CO-WORKING SPACE



KIDS PLAY AREA





SWIMMING POOL



INDOOR/  
OUTDOOR GYM



MULTI-PURPOSE  
COURT



YOGA ROOM



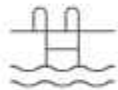
BARBECUE AREA



CO-WORKING SPACE



KIDS PLAY AREA



SWIMMING POOL



TABLE TENNIS



*much more....*





# STEP INTO A WORLD OF ELEGANCE

Bask in the warmth of natural light that pours through expansive windows, illuminating every corner of your living space. Designed to balance modern aesthetics with inviting comfort, the living room becomes a sanctuary for relaxation, lively conversations, or peaceful evenings. Whether you're hosting guests or enjoying a quiet night in, this space effortlessly caters to your every mood.

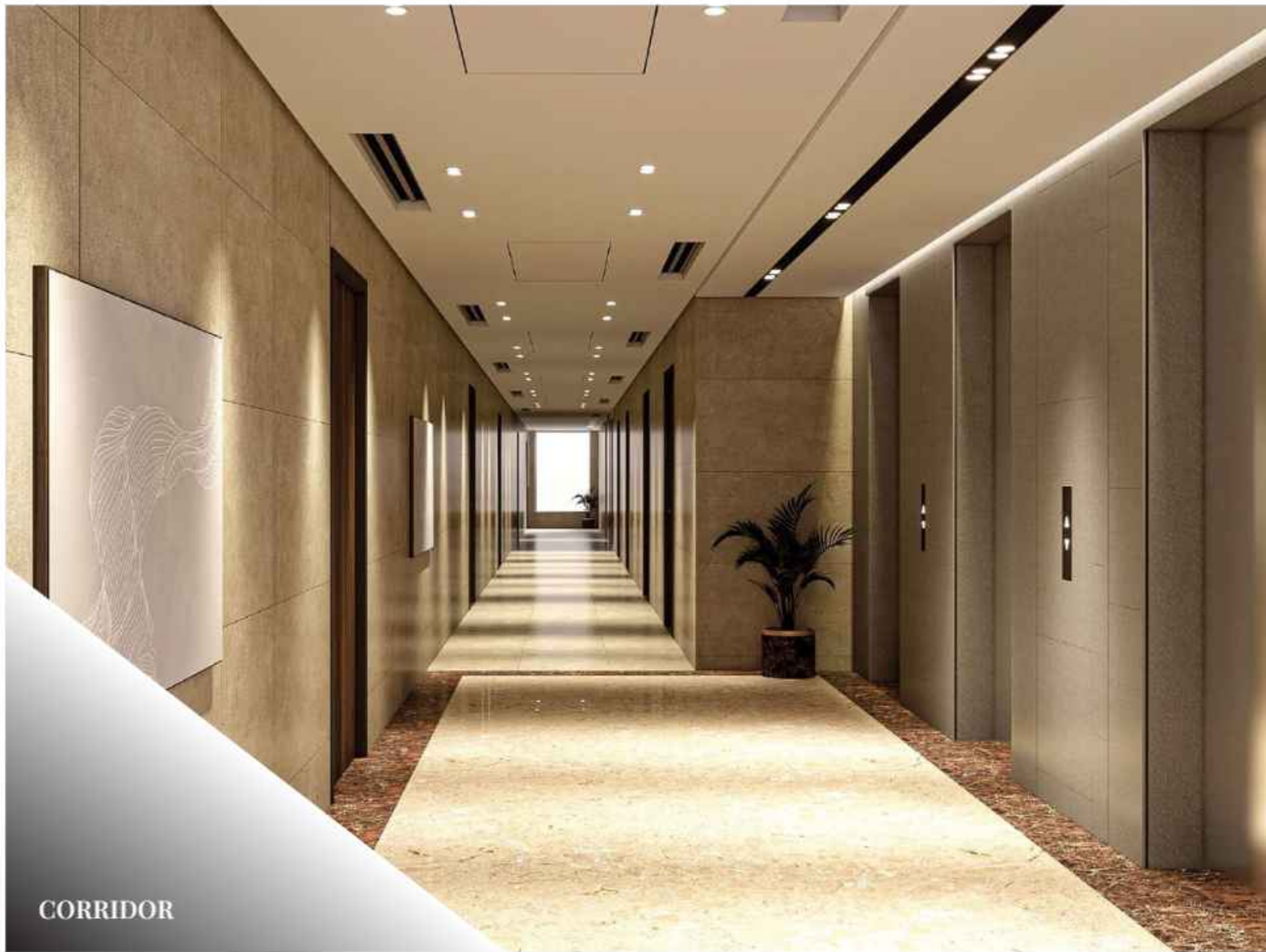


MAIN LOBBY





MAIN LOBBY



CORRIDOR





LIVING ROOM

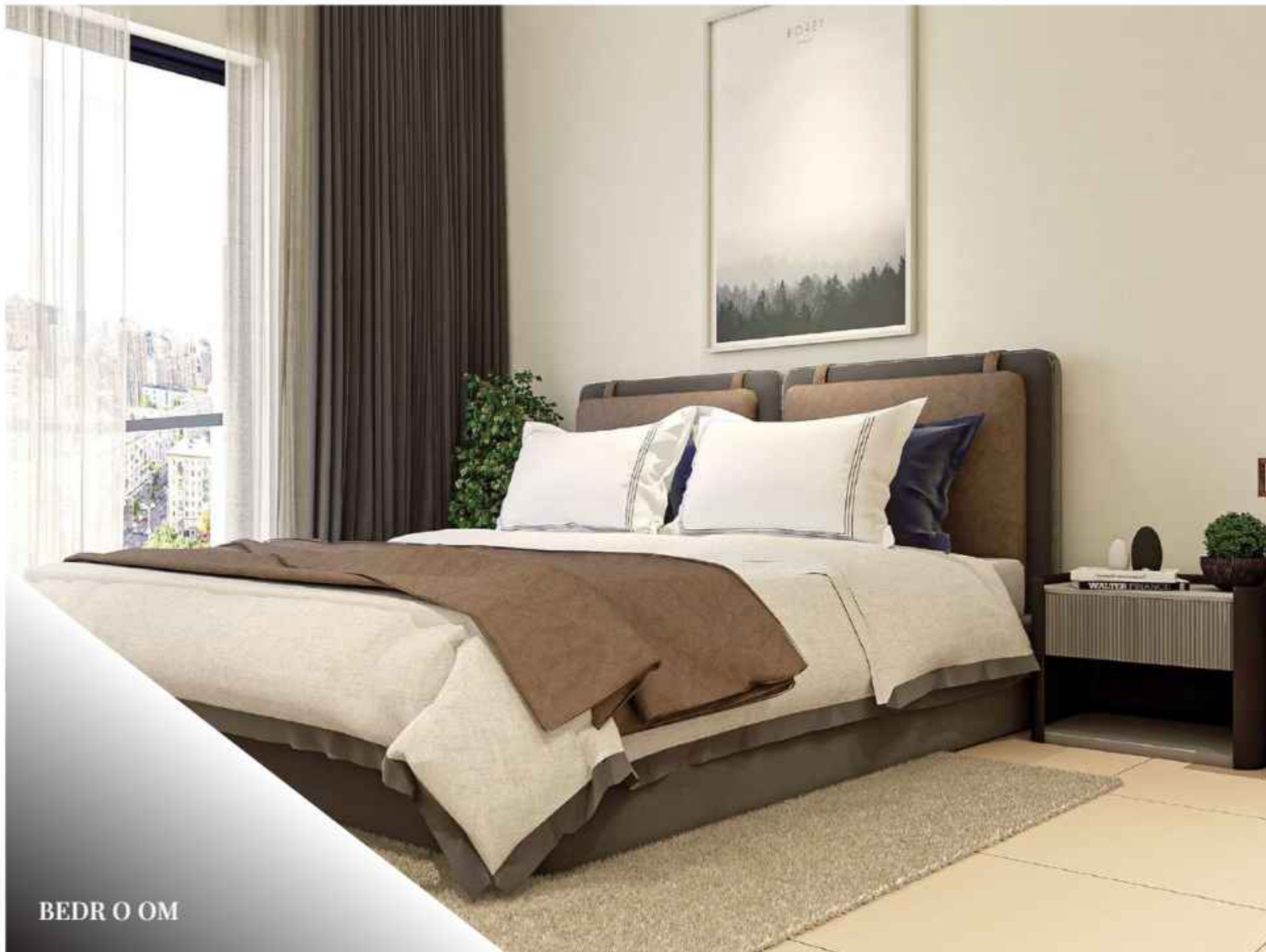


DINING AREA



KITCHEN





BEDR O OM

# Fact Sheet

Development type: Freehold  
Plot Size: 51,430.50 Sqft

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Total number of units: 151  
Studio: 60  
1 Bedroom units: 81  
2 Bedroom units: 10

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Floors: G+P+5

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Expected Building Completion Certificate: June 2025  
Proposed handover start date: 01/09/2025

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Saleable area: 103,005 Sqft.  
Common area: 11,365.43 Sqft.

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Project Contractor: City Nights Contracting LLC  
Project Consultant: Design House Engineering Consultancy  
Sales Agent: Lavinia Properties LLC

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Metro Connectivity: Blue Line expected in 2–3 years

CONTACT US FOR MORE DETAILS  
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