

BOND LIVING



BY PEARLSHIRE

DLRC / DUBAILAND

THE ART OF
EVERYDAY

BOND LIVING BY
PEARLSHIRE

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CHAPTER 1

THE BOND LIVING STORY

THE ART OF EVERYDAY.



DESIGNED FOR HOW LIFE ACTUALLY WORKS.

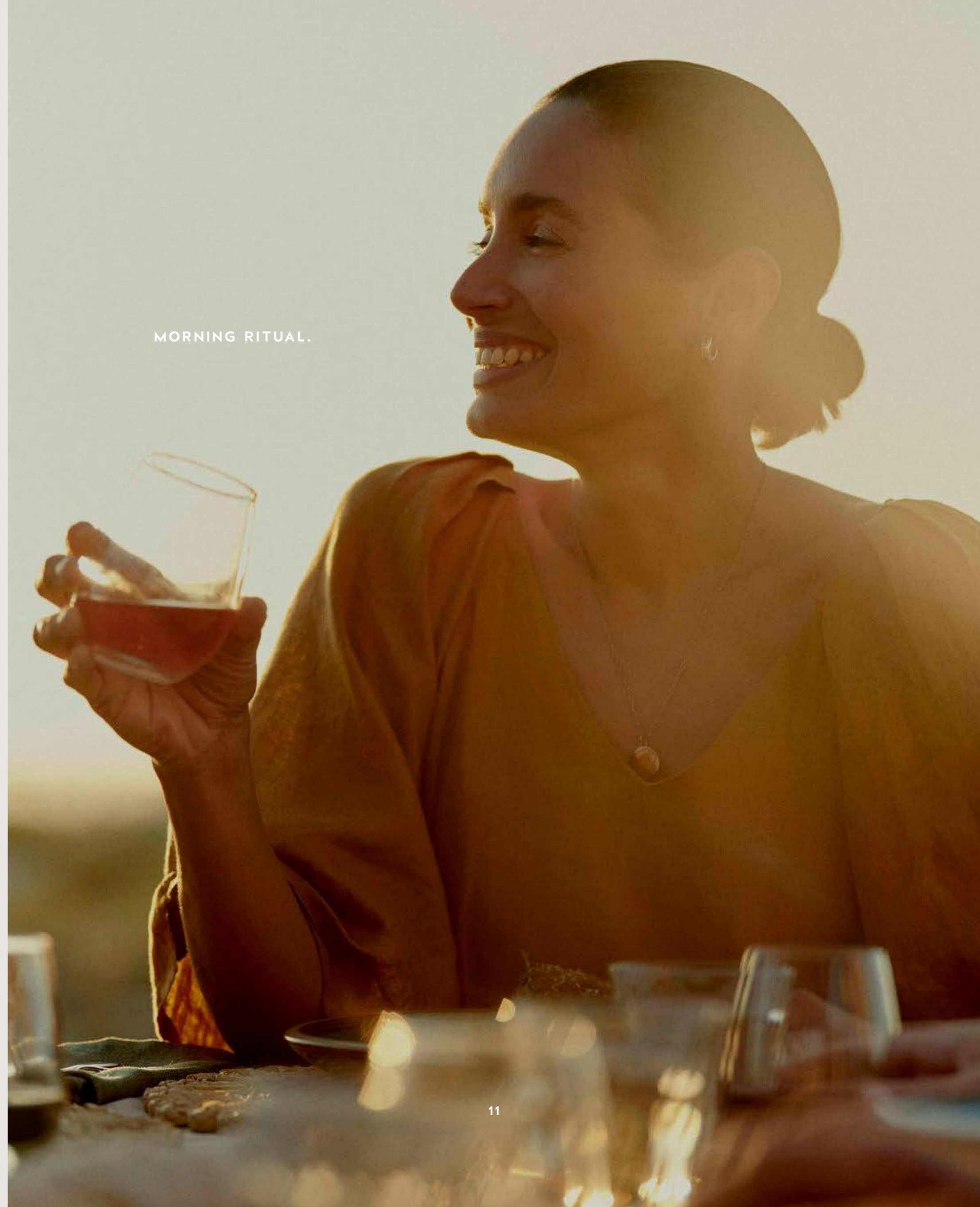
A life shaped by intention, quietly set apart yet thoughtfully connected. Bond Living by Pearlshire introduces a more considered expression of luxury in Dubailand Residence Complex, one defined not by excess, but by ease, flow, and refinement.



This boutique collection of just 94 residences is curated for those who value how a space feels as much as how it looks. Studios, one, two, and three-bedroom homes are designed with hospitality-led thinking, where proportions feel balanced, movement feels natural, and daily living unfolds effortlessly.

Architecture is composed and restrained. Interiors are warm, tactile, and quietly refined. Smart home features integrate seamlessly, supporting daily routines without drawing attention to themselves. Here, luxury is not displayed — it is experienced.

Bond Living is more than a residence. It is a place where everyday rituals feel intentional, where arrival becomes a moment, and where living well is practiced, not performed.



MORNING RITUAL.

DESIGNED AROUND THE
RHYTHM OF EVERYDAY LIFE

Bond Living is shaped by quiet architectural intention. Clean lines, balanced proportions, and a natural sense of flow create a presence that feels calm, composed, and quietly assured.

Designed around daily life, spaces move intuitively and support routine rather than interrupt it. Guided by hospitality-led thinking, comfort becomes the baseline, and the everyday is elevated through intention, not performance.





PEOPLE MAY FORGET THE
DESIGN OF A SPACE BUT NEVER
HOW IT MADE THEM FEEL.

FARRUKH A. BAGASRA, FOUNDER



WARM LIGHT, STILLNESS.



QUIETLY CONSIDERED.
EFFORTLESSLY LIVED.

Bond Living is shaped by Pearlshire's hospitality heritage, expressed through care, flow, and an instinctive understanding of how people move through space.

Here, hospitality is felt rather than announced. In balanced proportions. In natural transitions. In the way arrival slows the pace and everyday routines find their rhythm. Amenities exist to support life as it unfolds, never to perform.



BOND LIVING AT A GLANCE

Building Configuration
B+G+11 Floors + Rooftop

Location
Dubailand Residence Complex

Total Residences
94 Boutique Apartments

Completion
Q4 2027

Unit Types
Studios, 1, 2 & 3-Bedroom

Design
European, Hospitality-Led

Special Feature
Private Plunge Pools



AT BOND LIVING, SERVICE IS
NOT AN AMENITY. IT IS THE
QUIET PRINCIPLE GUIDING EVERY
DESIGN DECISION, PRESENT IN
THE WAY EACH DAY IS LIVED.

CHAPTER 2

A CONSIDERED LOCATION

DISCOVERED LUXURY, CALMLY CONNECTED.



A LOCATION CHOSEN FOR BALANCE.

Set within Dubailand Residence Complex, Bond Living occupies a location chosen for balance rather than noise. Surrounded by established neighborhoods, schools, and everyday essentials, the area offers a sense of ease that supports daily life.





**HERE, CONNECTIVITY SERVES LIFE
WITHOUT CONSUMING IT.**

Just five minutes from the new Metro Blue Line and twenty minutes from Downtown, with easy access to three major malls and top schools, the city remains close, always within reach, never overwhelming.



CONNECTED WITHOUT
BEING CONSUMED

EDUCATION

- 1. Dubai International Academic City
- 2. Ghurair University
- 3. German International School Dubai
- 4. American University in the Emirates

ARTS AND CULTURE

- 5. D3 (Dubai Design District)
- 6. Museum of the Future
- 7. Dubai Opera

MALLS AND LEISURE

- 8. The Dubai Mall
- 9. Dubai Outlet Mall
- 10. Mall of the Emirates
- 11. Dubai Water Canal
- 12. City Walk
- 13. Meydan Grand Stand
- 14. IMG World of Adventures
- 15. Global Village

TRANSPORTATION

- 16. Metro Blue Line
- 17. Emirates Road
- 18. DXB Airport
- 19. Sheikh Mohamed bin Zayed Road
- 20. Al Maktoum International Airport

HEALTHCARE

- 21. Fakeeh University Hospital
- 22. Health Hub Clinic
- 23. King's College Hospital London
- 24. Emirates Hospital Day Surgery & Medical Center



A SETTING THAT ALLOWS YOU TO
MOVE FREELY THROUGH THE CITY,
WHILE RETURNING EACH DAY TO CALM,
CLARITY, AND A MORE INTENTIONAL
WAY OF LIVING.





CHAPTER 3

EVERYDAY COMFORTS

WELLNESS, PRACTICED EVERY DAY.

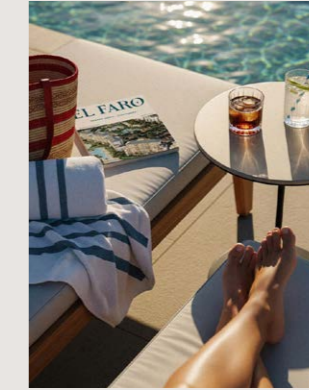


DESIGNED FOR HOW LIFE ACTUALLY WORKS.

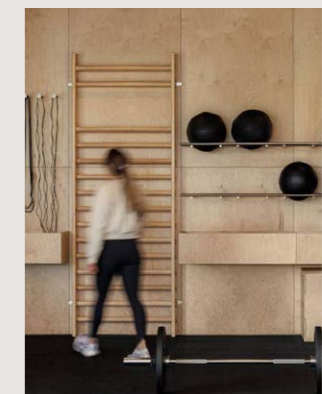
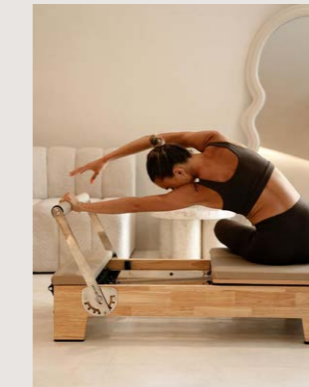
Here, wellness is not an event. It's part of the everyday rhythm, built into morning and evening routines. Thoughtfully composed spaces, from the infinity pool to the jogging track and social areas, support routines that feel natural, unforced, and deeply personal.

Bond Living isn't designed for occasional moments away. It's designed for repetition, the kind that quietly shapes how you live, everyday.

WELLNESS, EVERYDAY.



A morning jog before the day begins.
An evening swim as the city lights slowly emerge.
Yoga at sunrise, practiced without interruption.





The entrance to Bond Living is designed as a moment of arrival, calm, intentional, and quietly assured, every time you come home.

**THIS IS NOT AN ENTRANCE DESIGNED TO IMPRESS.
IT IS DESIGNED TO WELCOME EVERYDAY.**



BOND
LIVING

BY PEARLSHIRE

ARRIVAL, EVERYDAY.

A double-height lobby unfolds with balance and restraint, allowing light, space, and proportion to set the tone. Materials feel warm and grounded.

Details are sculptural, yet never excessive. Nothing competes for attention — everything works together to create ease.





FITNESS STUDIO

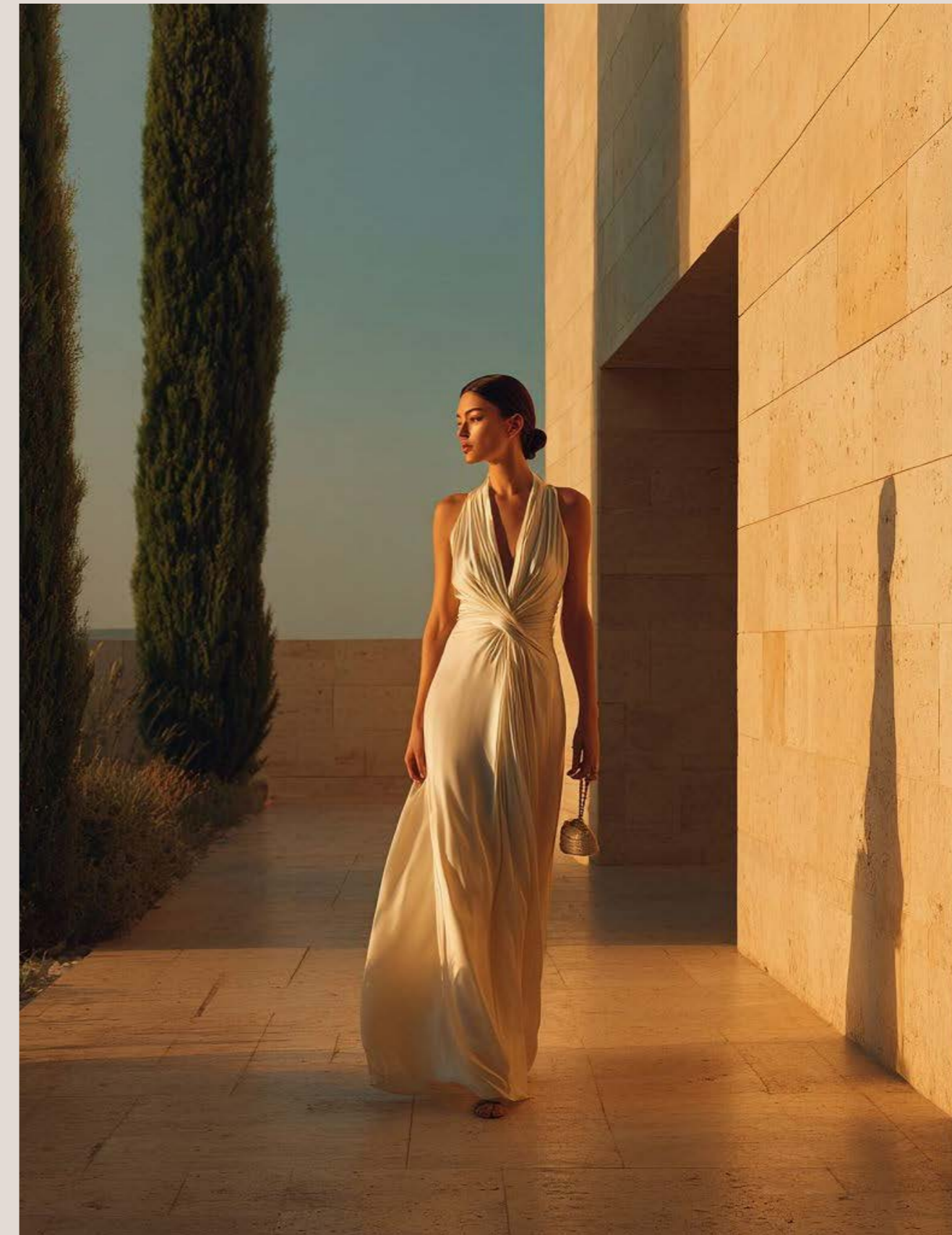
A space designed to move with you. Fully equipped and open from early to late, the fitness studio supports training on your own terms. Fitness fits naturally into daily life, day after day, without intensity, commute, or pressure.



A ROOFTOP THAT IS SHAPED
BY HOSPITALITY THINKING.



Where balance, movement, and pause coexist,
and wellbeing becomes something you return
to, day after day.





YOGA AND MEDITATION DECK

A quiet space dedicated to daily practice, morning after morning.

Designed for early mornings and moments of pause, the yoga and meditation deck offers a shaded, peaceful setting where movement slows and presence takes the lead. Surrounded by greenery and calm, it's a place to reset, breathe, and begin the day with intention.

BBQ GARDEN

Gatherings, kept effortless.

The BBQ garden is designed for relaxed evenings and unplanned moments under open sky. An outdoor kitchen that brings people together naturally, where conversations linger, meals are shared, and connection feels easy, warm, and unforced.

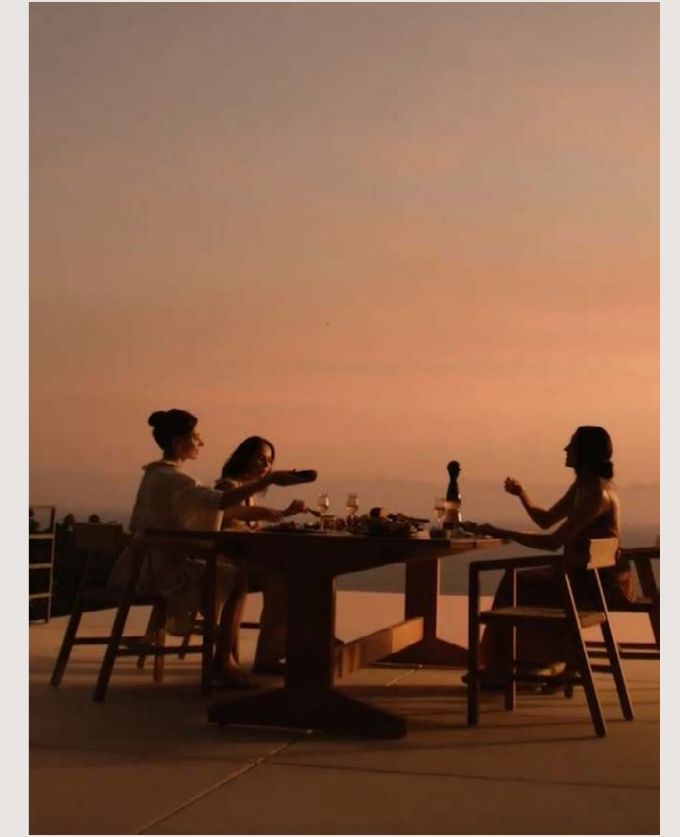
OUTDOOR CINEMAT

Evenings designed to unwind.

The outdoor cinema creates an easy setting for movie nights under open sky. Comfortable seating, shared moments, and unhurried endings, familiar, relaxed, and quietly enjoyable.



RITUALS, EVERYDAY.



VIEWING DECK

A space designed for pause and perspective, returned to at the close of the day.

The community viewing deck offers an elevated setting where the skyline unfolds gently and the day slows as light begins to change. Whether shared or enjoyed alone, it's a place to step back, breathe, and simply observe.

JOGGING TRACK

Movement, built into the rhythm of the day. The rooftop jogging track supports everyday motion — morning runs, light movement, or steady pacing as the city wakes below. A simple path designed for consistency, not performance.

UNINTERRUPTED, EVERYDAY.

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CHAPTER 4

THOUGHTFUL INTERIORS

WHERE COMFORT IS THE BASELINE.



A LOCATION CHOSEN FOR BALANCE.

Set within Dubailand Residence Complex, Bond Living occupies a location chosen for balance rather than noise. Surrounded by established neighborhoods, schools, and everyday essentials, the area offers a sense of ease that supports daily life.

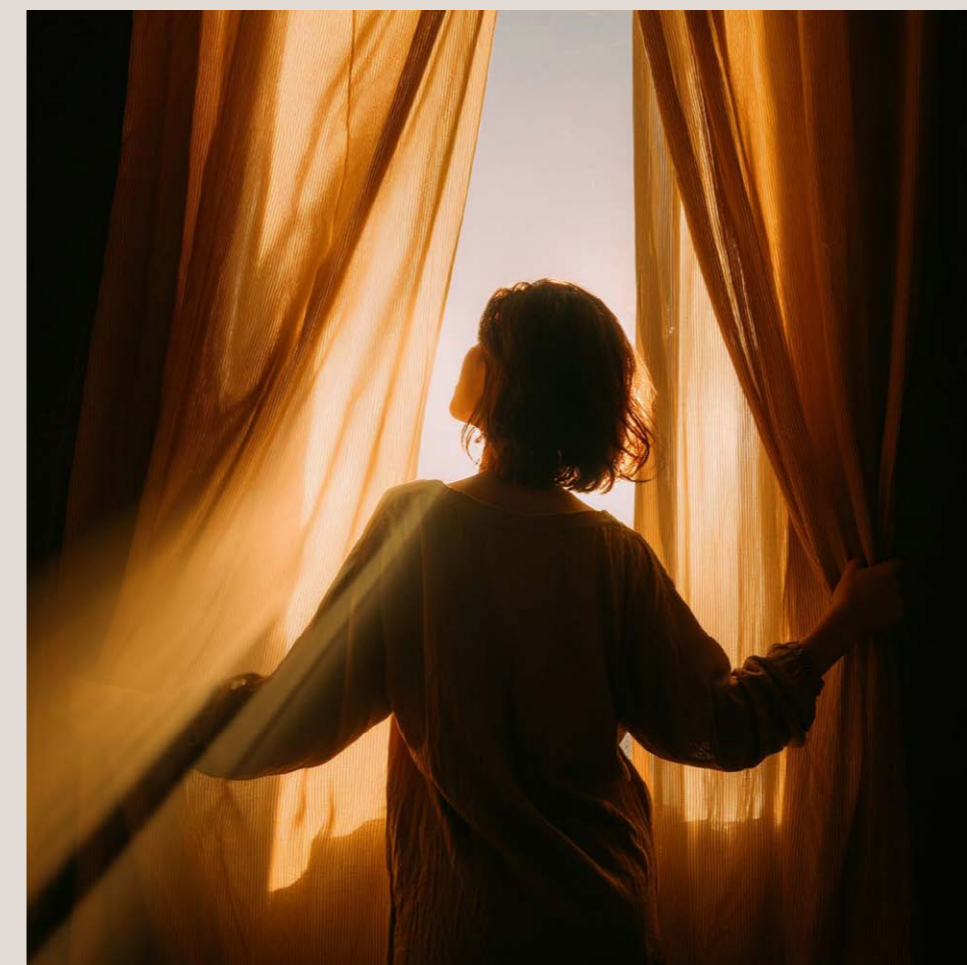


RESTORATION, EVERYDAY.

DESIGNED TO SUPPORT
YOU, EVERY DAY.

Interiors at Bond Living aren't designed to impress occasionally. They're designed to support daily life — quietly, consistently, and with intention, everyday.

European flooring that feels warm underfoot. Materials and textures chosen for how they feel, not just how they look. Natural light that shifts through the day, softening spaces and setting a calm rhythm from morning to evening, everyday.





FULLY INTEGRATED
KITCHENS

High-spec appliances within layouts that simply work. Kitchens designed by people who understand that cooking isn't a statement, it's a daily practice, returned to morning after morning, meant to feel intuitive and effortless.



A MADE FOR EVERYDAY
USE LIVING SPACES

From quiet mornings to unhurried evenings, living rooms at Bond Living are proportionally designed to feel open without excess, allowing movement to flow easily and furniture to settle naturally in place.

A MADE FOR EVERYDAY
USE LIVING SPACES

From quiet mornings to unhurried evenings, living rooms at Bond Living are proportionally designed to feel open without excess, allowing movement to flow easily and furniture to settle naturally into place. Natural light shapes the space throughout the day, creating a calm backdrop for work, rest, conversation, and pause.

This is beauty meant to be lived with. Spaces that grow familiar, day by day, feel intuitive, and support the way you move through each day, comfortably, naturally, and without effort.



RETURNED TO
EVERY NIGHT.

Bedrooms at Bond Living are designed as sanctuaries. Spaces where proportions feel restful, not crowded, and where quiet takes priority over display.

Natural light is generous, yet always within your control. Floor-to-ceiling windows frame the day as it changes, while direct access to spa-inspired bathrooms allows mornings and evenings to unfold, day after day, without interruption.





PRIVATE MOMENTS,
EVERYDAY RITUAL

A place to return to each morning.
Integrated seamlessly into select residences,
these private outdoor spaces turn the balcony
into something more intimate, a setting for
pause, reflection, and daily renewal.

Available in Studios, One-Bedroom Type B,
and all Two- and Three-Bedroom residences.

BALCONIES WITH PRIVATE PLUNGE POOL





DETAILS THAT MATTER



SMART HOME
AUTOMATION

Integrated lighting and security controls. Technology that disappears into the background, giving you more presence in your own space.



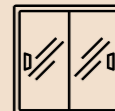
FULLY INTEGRATED
KITCHENS

High-spec appliances in layouts that work. Kitchens designed by people who understand that cooking is a daily practice.



EUROPEAN
FLOORING

Warm-toned textures that feel as good as they look. Flooring chosen for daily barefoot comfort, not just visual appeal.



SEAMLESS GLASS
SLIDING DOORS

Floor-to-ceiling glass that connects inside to outside. Your balcony becomes an extension of your living space.



SPA-INSPIRED
BATHROOMS

Modern vanities, quality fixtures, proportions that feel generous. Bathrooms designed as spaces for restoration.



FULLY FITTED,
NOT FURNISHED

Complete with all fixtures and appliances. Ready for your personal touch and furniture choices.



CHAPTER 5

THE ARTISANS

THE PEOPLE BEHIND BOND LIVING.



THE ART OF HOSPITALITY,
BROUGHT HOME.

Pearlshire

INTENTION, EVERYDAY.

Pearlshire began in hospitality, shaping environments where care, consistency, and experience come first, day after day. Founded in Chicago in 2013, the brand built its foundation managing and developing hospitality spaces defined by service, flow, and thoughtful detail.

Over the years, that mindset expanded across a portfolio spanning thousands of hotel rooms and multiple destinations, always guided by the same principle: how a space feels, day to day, matters as much as how it functions.

In 2021, Pearlshire brought this hospitality-led philosophy to Dubai real estate — translating hotel-level thinking into residential living. The result is homes designed with the same attention to arrival, comfort, and daily experience that defines great hospitality.



Bond Living is the latest expression of this approach. A place shaped not by trends or spectacle, but by people who understand that living well is built through intention, repeated every day.

Building on the legacy of Bond Enclave, Bond Living reflects a continued commitment to hospitality-led residential design.



CHAPTER 6

EVERYDAY LIVING

RESIDENTIAL MIX, PAYMENT PLAN, AND FLOORPLANS



A CONSIDERED RANGE, DESIGNED FOR
DIFFERENT RHYTHMS OF LIVING.



UNIT TYPE	SIZE	STARTING FROM
STUDIO	542 - 551 SQFT	SOLD OUT
1 BEDROOM	695 - 839 SQFT	AED 949,777
2 BEDROOM	1,063 - 1,168 SQFT	AED 1,349,777
3 BEDROOM	1,251 - 2,271 SQFT	AED 1,549,777

PRIVATE PLUNGE POOLS INCLUDED IN MOST CONFIGURATIONS.

50 / 50 PAYMENT PLAN

During Construction

50%

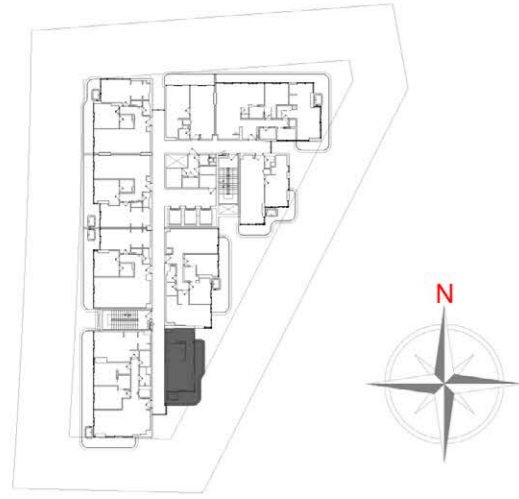
On Handover

50%

Post-Handover Option

1% PER MONTH

STUDIO

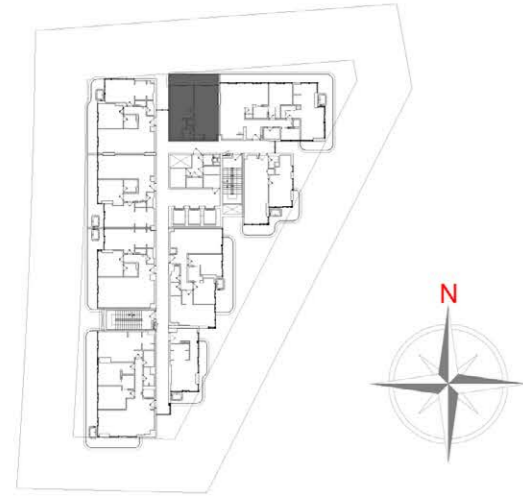


AREA	SQ.M	SQ.FT
APARTMENT AREA	36.19	389.55
BALCONY AREA	14.25~15.04	153.39~161.89
TOTAL AREA	50.44~51.23	542.94~551.44

1. FOYER/KITCHENETTE	3.80 x 1.85	40.90 x 19.91
2. BEDROOM	3.71 x 4.32	39.93 x 46.50
3. BATHROOM	2.70 x 2.30	29.06 x 24.75



1 Bedroom Type A

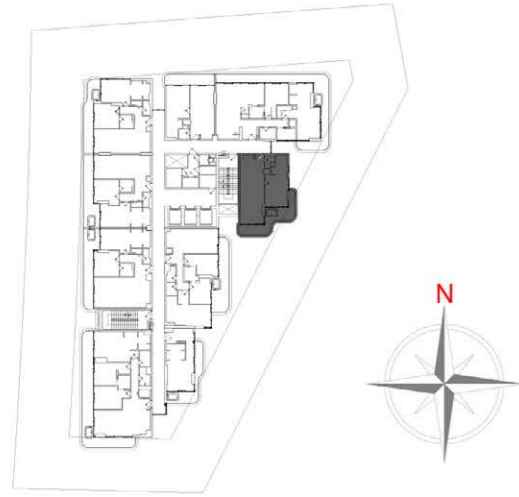


AREA	SQ.M	SQ.FT
APARTMENT AREA	53.93	580.50
BALCONY AREA	10.70	115.17
TOTAL AREA	64.63	695.68

1. LIVING	3.40 x 4.61	36.59 x 49.62
2. KITCHEN/DINING	3.40 x 3.05	36.59 x 32.83
3. POWDER ROOM	1.50 x 1.40	16.14 x 15.06
4. BATHROOM	2.30 x 3.20	24.75 x 34.44
5. BEDROOM	3.30 x 4.66	35.52 x 50.16
6. BALCONY	6.80 x 1.48	73.19 x 15.93



1 Bedroom Type B

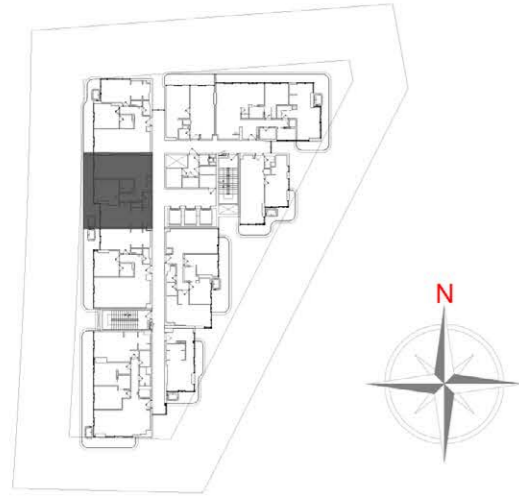


AREA	SQ.M	SQ.FT
APARTMENT AREA	60.29	648.96
BALCONY AREA	15.39~17.74	165.66~190.95
TOTAL AREA	75.68~78.03	814.62~839.91

1. LIVING/ DINING	3.36 x 7.06	36.16 x 75.99
2. KITCHEN	2.05 x 2.85	22.06 x 30.67
3. POWDER ROOM	1.40 x 1.70	15.06 x 18.29
4. BATH	2.30 x 3.36	24.75 x 36.16
5. BEDROOM	3.20 x 4.43	34.44 x 47.68



2 Bedroom Type A

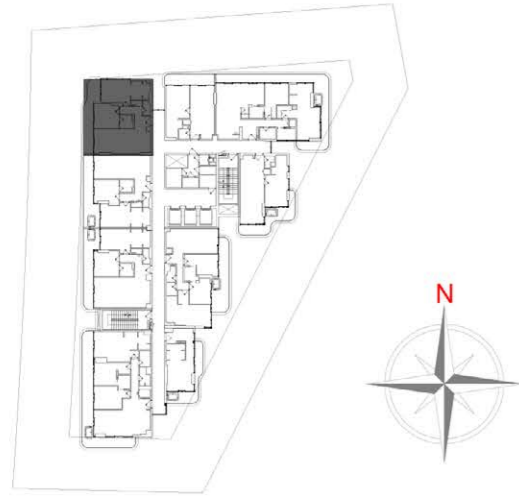


AREA	SQ.M	SQ.FT
APARTMENT AREA	81.80	880.50
BALCONY AREA	18.12	195.04
TOTAL AREA	99.92	1075.54

1. LIVING	3.40 x 4.60	36.59 x 49.51
2. KITCHEN/DINING	3.40 x 3.40	36.59 x 36.59
3. FOYER	2.10 x 2.30	22.60 x 24.75
4. LOBBY	1.15 x 3.15	12.37 x 33.90
5. POWDER ROOM	2.65 x 1.10	28.52 x 11.84
6. LAUNDRY	0.75 x 1.60	8.07 x 17.22
7. PRIMARY BEDROOM	3.35 x 4.36	36.05 x 46.93
8. PRIMARY BATHROOM	2.70 x 2.80	29.06 x 30.13
9. BEDROOM	3.05 x 3.54	32.82 x 38.10
10. BATHROOM	1.90 x 1.95	20.45 x 20.98
11. BALCONY	10.30 x 1.40	110.86 x 15.06



2 Bedroom Type B

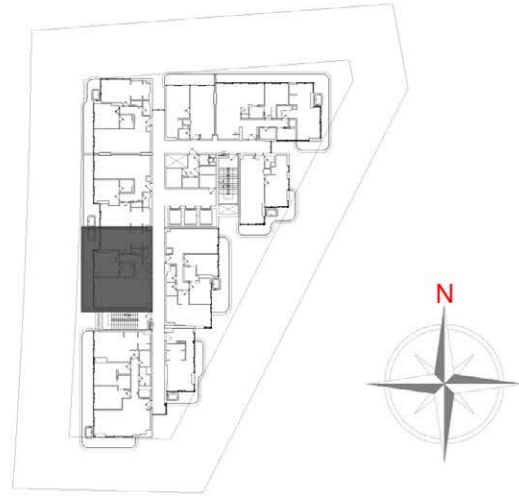


AREA	SQ.M	SQ.FT
APARTMENT AREA	82.43	887.28
BALCONY AREA	16.35	175.99
TOTAL AREA	98.78	1063.27

1. LIVING	3.40 x 4.59	36.59 x 49.40
2. KITCHEN/DINING	3.40 x 3.40	36.59 x 36.59
3. FOYER	1.70 x 2.30	18.29 x 24.75
4. LOBBY	1.15 x 3.15	12.37 x 33.90
5. POWDER ROOM	2.15 x 1.10	23.14 x 11.84
6. LAUNDRY	0.75 x 1.60	8.07 x 17.22
7. PRIMARY BEDROOM	3.35 x 4.06	36.05 x 43.70
8. PRIMARY BATHROOM	2.70 x 2.80	29.06 x 30.13
9. BEDROOM	3.57 x 3.54	38.42 x 38.10
10. BATHROOM	1.90 x 1.95	20.45 x 20.99
11. BALCONY	10.50 x 1.40	113.02 x 15.06



2 Bedroom Type C

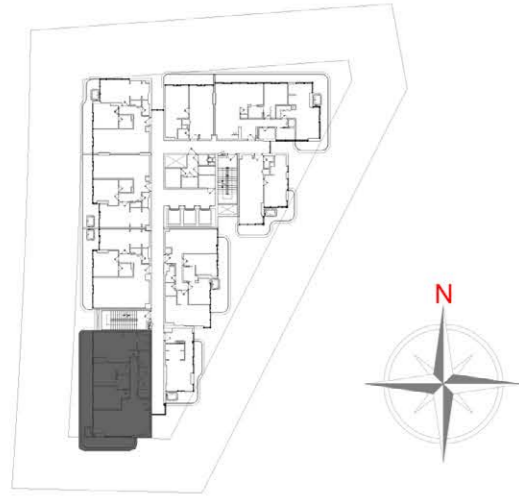


AREA	SQ.M	SQ.FT
APARTMENT AREA	89.44	962.73
BALCONY AREA	19.15	206.13
TOTAL AREA	108.59	1168.86

1. LIVING	4.35 x 5.50	46.82 x 59.20
2. KITCHEN/DINING	4.35 x 2.50	46.82 x 26.90
3. FOYER	1.85 x 2.30	19.91 x 24.75
4. LOBBY	1.30 x 3.15	13.99 x 33.90
5. POWDER ROOM	2.15 x 1.10	23.14 x 11.84
6. LAUNDRY	0.75 x 1.60	8.07 x 17.22
7. PRIMARY BEDROOM	3.55 x 4.16	38.21 x 44.77
8. PRIMARY BATHROOM	2.70 x 2.80	29.06 x 30.13
9. BEDROOM	3.35 x 3.54	36.05 x 38.10
10. BATHROOM	1.90 x 1.95	20.45 x 20.99
11. BALCONY	11.25 x 1.40	121.09 x 15.06



3 Bedroom Type A

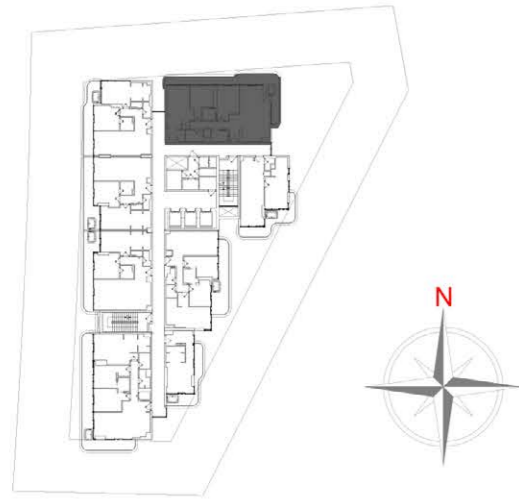


AREA	SQ.M	SQ.FT
APARTMENT AREA	119.57	1287.05
BALCONY AREA	35.29~36.14	379.86~389.01
TOTAL AREA	154.86~155.71	1666.91~1676.06

1. LIVING	3.70 x 5.50	39.82 x 59.20
2. KITCHEN/DINING	3.65 x 2.50	39.28 x 26.90
3. FOYER	1.52 x 3.75	16.36 x 40.36
4. LAUNDRY	1.08 x 1.60	11.62 x 17.22
5. STORE	2.25 x 1.60	24.21 x 17.22
6. PRIMARY BEDROOM	3.66 x 4.15	39.39 x 44.67
7. PRIMARY BATHROOM	2.56 x 3.85	27.55 x 41.44
8. BEDROOM 01	3.25 x 3.90	34.98 x 41.97
9. BATHROOM 01	1.96 x 1.70	21.09 x 18.29
10. BEDROOM 02	3.24 x 3.15	34.87 x 33.90
11. BATHROOM 02	2.64 x 1.60	28.41 x 17.22



3 Bedroom Type B

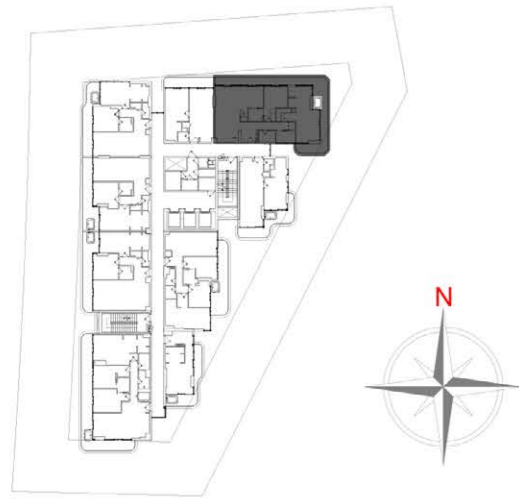


AREA	SQ.M	SQ.FT
APARTMENT AREA	116.39	1252.82
BALCONY AREA	29.86~94.60	321.41~1018.27
TOTAL AREA	146.25~210.99	1574.23~2271.10

1. LIVING	4.20 x 5.40	45.20 x 58.12
2. KITCHEN/DINING	3.88 x 2.45	41.76 x 26.37
3. FOYER	1.43 x 3.75	15.39 x 40.36
4. LAUNDRY	0.90 x 1.10	9.68 x 11.84
5. STORE	2.23 x 1.50	24.00 x 16.14
6. PRIMARY BEDROOM	3.83 x 4.03	41.22 x 43.37
7. PRIMARY BATHROOM	2.13 x 3.53	22.92 x 37.99
8. BEDROOM 01	3.15 x 4.00	33.90 x 43.05
9. BATHROOM 01	1.91 x 1.70	20.55 x 18.29
10. BEDROOM 02	3.36 x 3.01	36.16 x 32.39
11. BATHROOM 02	2.64 x 1.60	28.41 x 17.22



3 Bedroom Type C

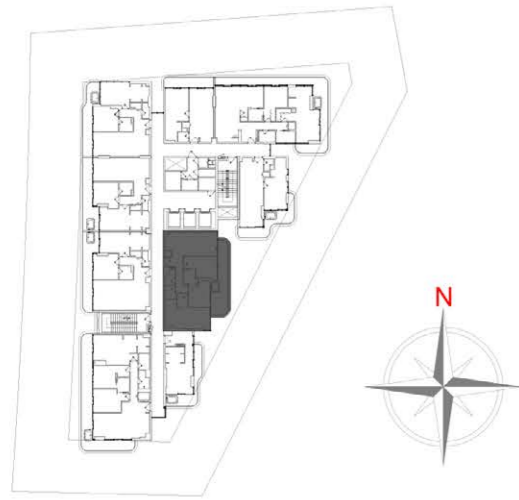


AREA	SQ.M	SQ.FT
APARTMENT AREA	117.54	1265.20
BALCONY AREA	38.65~38.53	414.74~416.03
TOTAL AREA	156.19~156.07	1679.94~1681.23

1. LIVING	3.55 x 4.58	38.21 x 49.29
2. KITCHEN/DINING	3.35 x 3.30	36.05 x 35.52
3. FOYER	2.08 x 2.80	22.38 x 30.13
4. LAUNDRY	0.90 x 1.10	9.68 x 11.84
5. STORE	2.12 x 1.50	22.81 x 16.14
6. PRIMARY BEDROOM	3.30 x 4.35	35.52 x 46.82
7. PRIMARY BATHROOM	3.10 x 3.39	33.36 x 36.49
8. BEDROOM 01	3.25 x 3.02	34.98 x 32.50
9. BATHROOM 01	1.96 x 1.65	21.09 x 17.76
10. BEDROOM 02	3.10 x 3.02	33.36 x 32.5
11. BATHROOM 02	2.32 x 1.60	24.97 x 17.22



3 Bedroom Type D



AREA	SQ.M	SQ.FT
APARTMENT AREA	96.65	1040.34
BALCONY AREA	19.62~20.74	211.19~223.25
TOTAL AREA	116.27~117.39	1251.53~1263.59

1. LIVING/DINING/KITCHEN	3.50 x 7.30	37.67 x 78.57
2. FOYER	1.35 x 2.45	14.53 x 26.37
3. LAUNDRY	0.8 x 0.85	8.61 x 9.14
4. STORE	1.85 x 1.35	19.91 x 14.53
5. PRIMARY BEDROOM	3.05 x 4.10	32.82 x 44.13
6. PRIMARY BATHROOM	4.10 x 2.23	44.13 x 24.00
7. BEDROOM 01	3.30 x 3.00	35.52 x 32.29
8. BATHROOM 01	1.95 x 1.65	20.98 x 17.76
9. WALK IN CLOSET	1.60 x 1.75	17.22 x 18.83
10. BEDROOM 02	3.70 x 3.00	39.82 x 32.29
11. BATHROOM 02	2.25 x 1.35	24.21 x 14.53





BY PEARLSHIRE