

42 EAST

RESIDENCES

DUBAI ISLANDS



A heritage rooted in precision and scale

Since 2002, Panchshil Realty has set the standard for luxury and prime real estate in India delivering more than 35 million square feet of landmark developments. Its portfolio has shaped the skyline of cities across India, Sri Lanka and the Maldives and spans ultra-luxury residences, office parks, data centers, retail, and hospitality destinations that embody excellence in design and execution. Today, the organization has over 43 million square feet under different stages of development.

Acclaimed internationally, Panchshil is known for its design-first philosophy, meticulous execution and commitment to sustainability, recognized by LEED EBOM Gold & Platinum certifications. Its developments have created significant long-term value for its stakeholders winning their loyalty and trust along the way.

Beyond real estate, Panchshil is deeply committed to community growth and philanthropy, ensuring its legacy extends well beyond the spaces it builds.



DUBAI

The legacy continues

and a new chapter begins,
from the eastern half of Dubai Islands,
just minutes north of Downtown.

A place where you can have it all:
the action, the serenity;
the beach, the park;
the community, the seclusion.

Where, together, you can explore
the best that Dubai has to offer.

DUBAI ISLANDS

Among the last remaining, Dubai Islands redefines waterfront living through a visionary masterplan that harmoniously integrates its land uses into a uniquely fulfilling and convenient lifestyle for its residents. In addition to its planned residential communities and waterfront hospitality, the Islands will be home to marinas, cultural districts, schools, hospitals, malls, parks and more.

Located at Dubai’s final frontier of island living



5 Islands



21 km of beaches



9 marinas



2 Golf Courses



Shopping Mall



Boardwalk



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Boutique island-living, minutes from the beach

POINTS OF INTEREST

Under 10 minutes

Dubai Islands Beach
Starbucks Cafe
Infinity Bridge
Metro Station
Waterfront Market
Port Rashid

Under 15 minutes

Al Ghurair Center
Gold Souk
Deira City Center
Dubai Frame
Jumeirah Mosque

Under 20 minutes

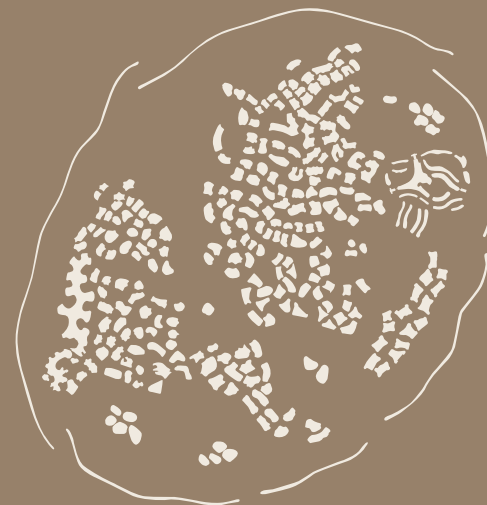
DIFC
Museum of the Future
Ras Al Khor Wildlife Sanctuary
Dubai International Airport

Under 25 minutes

Downtown Dubai
Dubai Mall
Dubai Creek Harbour
Jumeirah Public Beach
Festival City
Sharjah Aquarium
Design District

Under 30 minutes

Mall of the Emirates
Dubai Marina



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Designed minimally,
refined maximally.
From the inside out.

With contemporary minimal forms and traditional materials, 42 East invokes the serenity and warmth one yearns for from home. And in true Panchshil fashion, a liveable floorplan was prioritized above all else.

Charmed with natural stone finishes,
calmed by the soothing sound of water.

Covered drop off area



Amenities

Half in the sun, fully in serenity.



Infinity edge pool



Just steps away from your daily hour of renewal.





Greet your inner calm. *Namaste.*

Yoga/Meditation Deck



Designed for connection, crafted for comfort.



Clubhouse



Outdoor Theater



Villa lifestyle, *elevated.*

Lounge Area



Gather, unwind, *entertain.*

Outdoor Barbecue & Bar



Interiors



Kitchen



Open plan of living and dining area of a typical 3 bedroom



Sun-drenched living spaces overlooking the vibrancy of Dubai Islands

Floor Plans



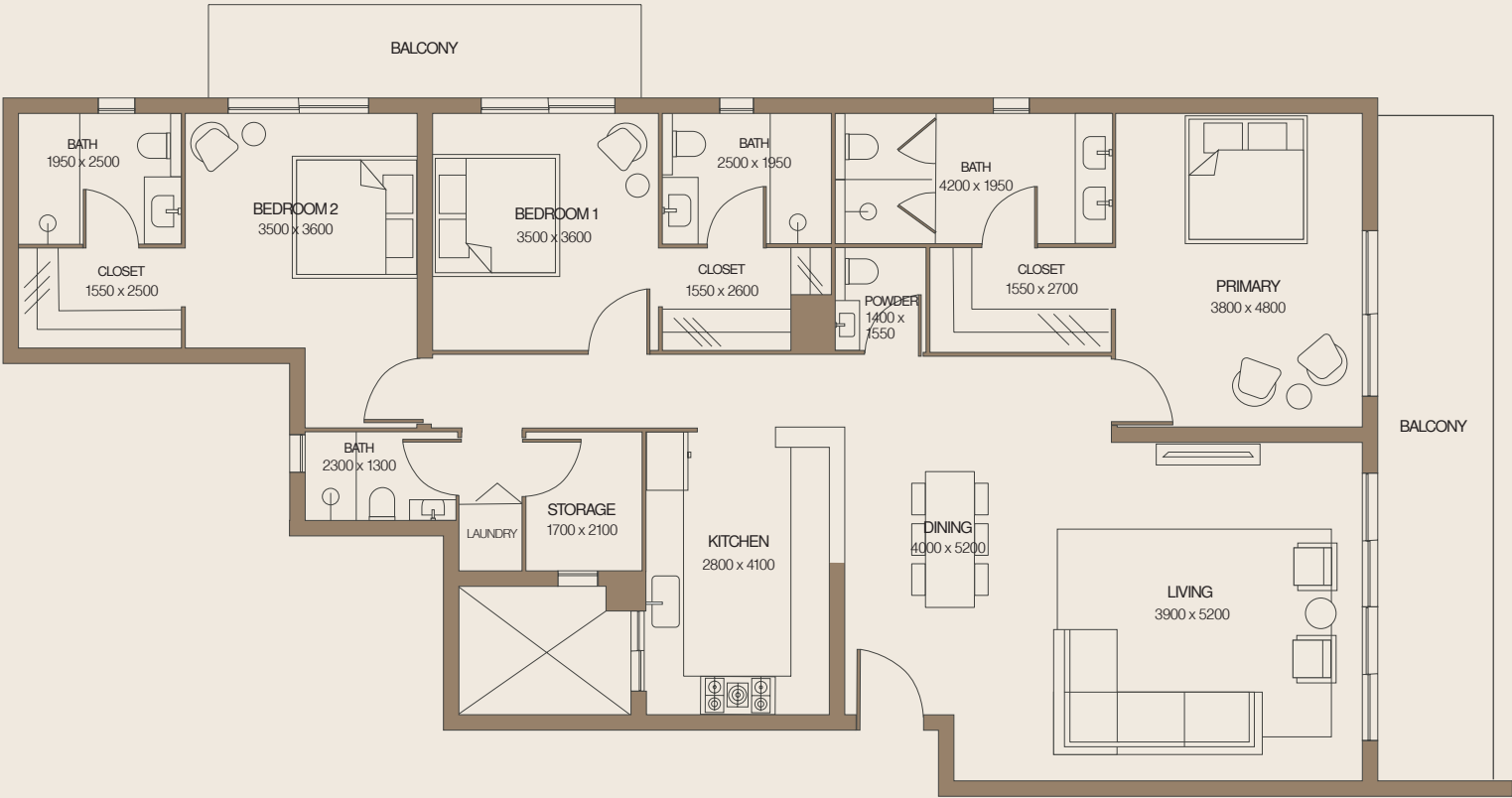
FLOORS 2, 4, 6, 8, 10

TYPE A

3 BEDROOM | 4.5 BATH

Left entry configuration - wide balcony

	M ²	FT ²
SUITE AREA	163	1,755
BALCONY AREA	29.7	320
TOTAL AREA	~192.7	~2,075
PARKING SPACES/UNIT	2	





FLOORS 2, 4, 6, 8, 10

TYPE A1

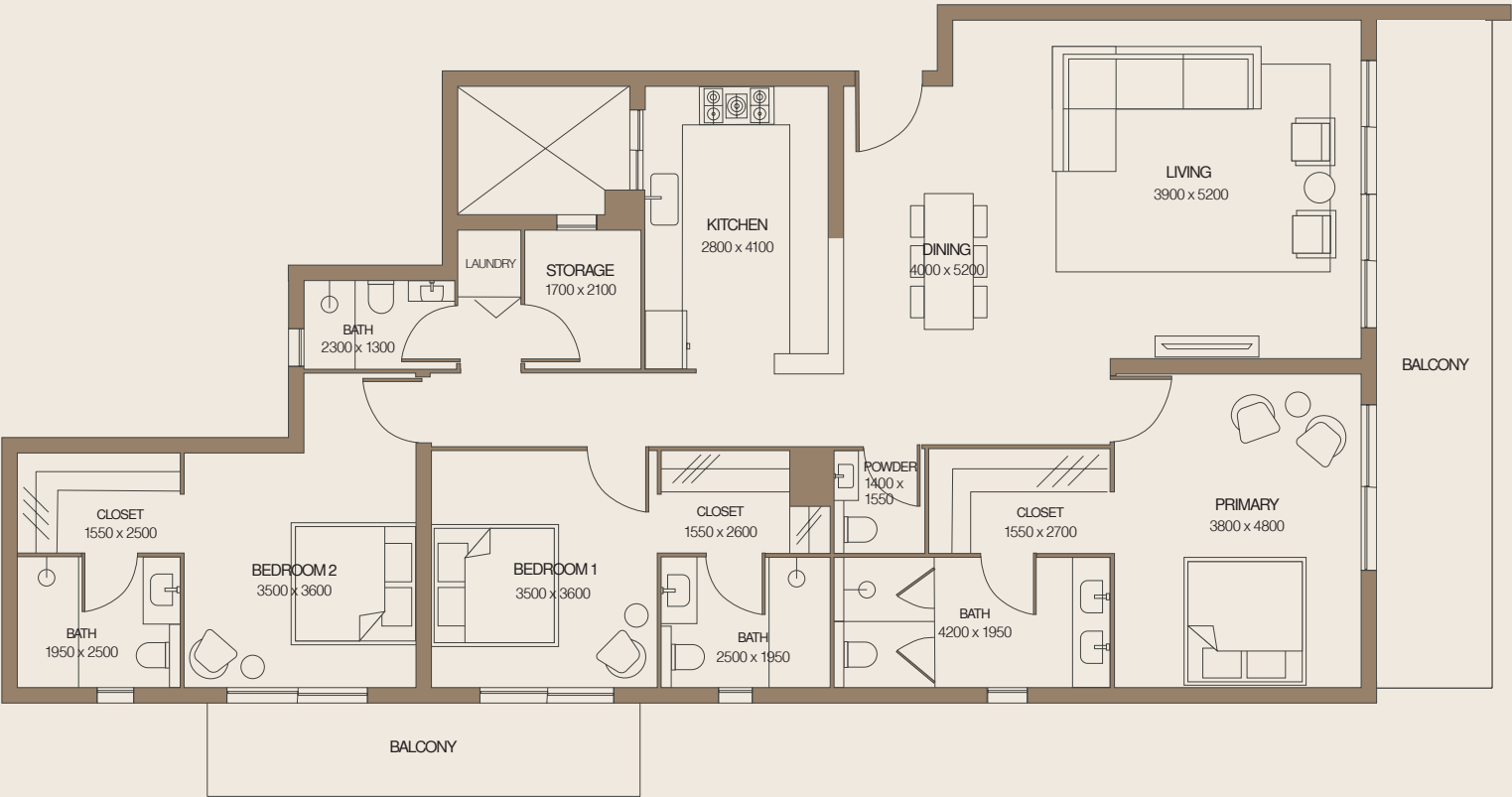
3 BEDROOM | 4.5 BATH

Right entry configuration - wide balcony

	M ²	FT ²
SUITE AREA	163	1,755
BALCONY AREA	29.7	320
TOTAL AREA	~192.7	~2,075

PARKING SPACES/UNIT

2





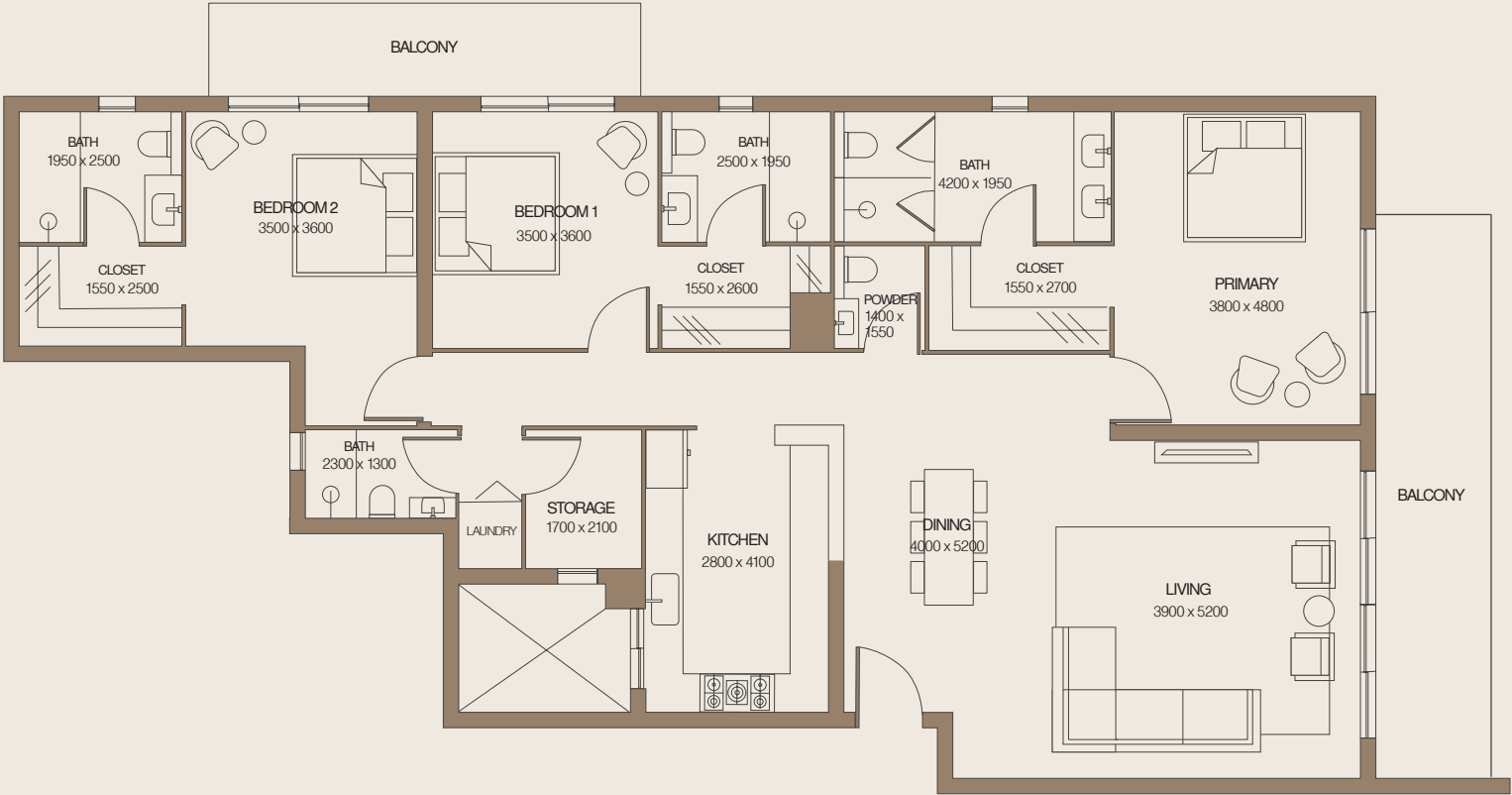
FLOORS 3, 5, 7, 9, 11

TYPE B

3 BEDROOM | 4.5 BATH

Left entry configuration

	M ²	FT ²
SUITE AREA	163	1,755
BALCONY AREA	26.5	286
TOTAL AREA	~189.5	~2,041
PARKING SPACES/UNIT	2	





FLOORS 3, 5, 7, 9, 11

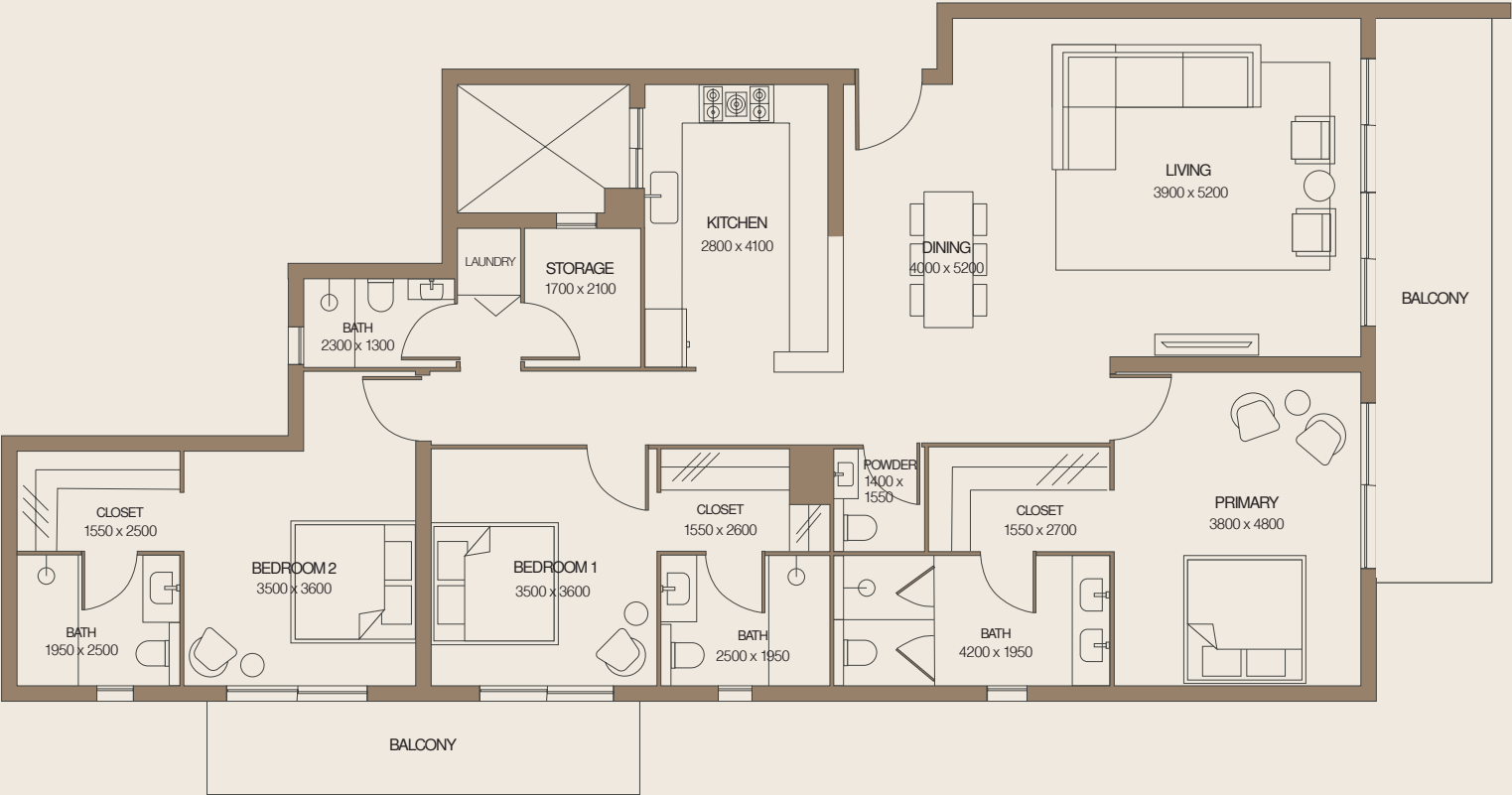
TYPE B1

3 BEDROOM | 4.5 BATH

Right entry configuration

	M ²	FT ²
SUITE AREA	163	1,755
BALCONY AREA	26.5	286
TOTAL AREA	~189.5	~2,041

PARKING SPACES/UNIT 2





FLOOR 12

TYPE PH

4 BEDROOM | 5.5 BATH

	M ²	FT ²
SUITE AREA	249.3	2,684
BALCONY AREA	166	1,786
TOTAL AREA	~415.3	~4,470

PARKING SPACES/UNIT	3
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Disclaimer: All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer’s absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at it’s absolute discretion, without any liability whatsoever.

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