



千岛湖·云湾

ALTIERA
HEIGHTS

项目介绍



匠心雕琢

在朱美拉群岛重构都市生活新范式，
艾灵顿地产集团以建筑诗学诠释人居艺术。

独见非凡意蕴，隐逸而不彰，于万象交融处，凝练浑然天成的静谧之境。

A dialogue of rhythm and form 形韵交响曲

在朱美拉群岛的传奇画卷中，我们以现代建筑诗学重释滨水人居美学。这片以潋滟水岸、雕琢绿意与隐贵气质著称的湾区，成为埃林顿设计哲学的全新画布。

通过洗练的线条语言、富有张力的材质对话，以及对形式与功能的精妙平衡，建筑与波光粼粼的水岸景观形成多维对话。云栖天境不止是居所，更是观照世界的视窗，呼吸自然的容器，安放心灵的归宿。

每处居所皆与场域深度共鸣：通过光影叙事、双重视界与景观编排，将每个窗景升华为哲思时刻，让观景成为启迪心智的精神漫游。



朱美拉千岛湖

雄踞谢赫扎耶德路东翼，坐拥5-6号立交枢纽门户，这片传奇湾区以全球罕见的2:1水陆配比重塑都市桃源。粼粼碧水环抱中，构建起迪拜至臻隐逸的滨水社区。

毗邻朱美拉湖塔、牧场社区及朱美拉公园，形成独特的区位平衡：既享静谧栖居，又得商业活力；既处都会核心，又葆自然本真。

战略通衢 枢纽天成

雄踞朱美拉湖塔南翼门户，瞬抵迪拜码头繁华岸线、酋长国高尔夫俱乐部绿茵胜境与伊本·巴图塔购物中心商业极核。社区以三维交通网络无缝接驳生活圈与商务带，重构迪拜黄金三角区的价值经纬，让每一次出发都直抵世界精彩。

全维生活图谱

社区肌理间编织慢跑道、臻选景观公园、专业运动场馆及谧境湖滨步道四大生命脉络，将健康哲学自然沁入日常呼吸节律。这片以澄明心境滋养的当代谧境，沉淀为从容生活的能量场域，让菁英阶层的品质追求与事业创想在此达成完美共振。

都会生活圈层

从国际教育集群到朱美拉群岛臻选商街，构建黄金生活半径，一切所需皆举步即达。毗邻的牧场商业中心与朱美拉湖塔商业长廊，更以米其林餐饮矩阵、设计师买手店及高定生活服务，于家门咫尺间重定义当代都会生活范式

项目位置



驾驶 距离



01
MINUTE

Jumeirah Islands Pavilion



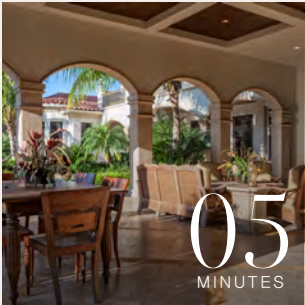
01
MINUTE

Jumeirah Lakes Towers



02
MINUTES

Uptown Dubai



05
MINUTES

Jumeirah Islands clubhouse



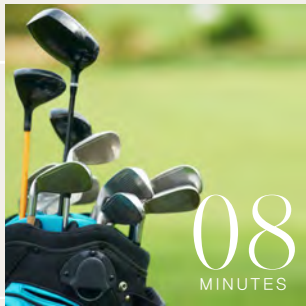
06
MINUTES

Montgomerie Golf Club



08
MINUTES

Dubai Marina Yacht Club



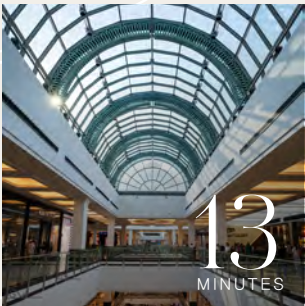
08
MINUTES

Emirates Golf Club



09
MINUTES

Ain Dubai



13
MINUTES

Mall of the Emirates



14
MINUTES

Palm Jumeirah



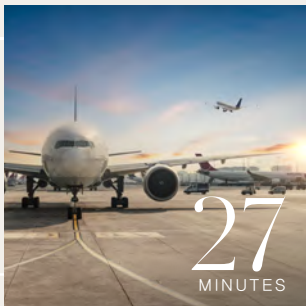
17
MINUTES

Burj Al Arab



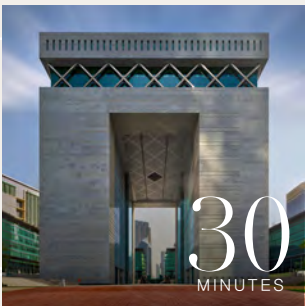
21
MINUTES

Burj Khalifa/
Dubai Mall



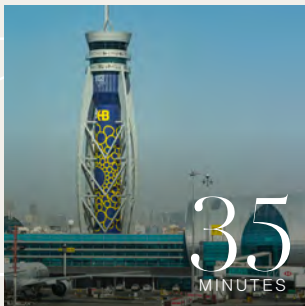
27
MINUTES

Al Maktoum International Airport



30
MINUTES

Dubai International Financial Centre



35
MINUTES

Dubai International Airport

日照及景观 分析



夏季日落

W

冬季日落

N

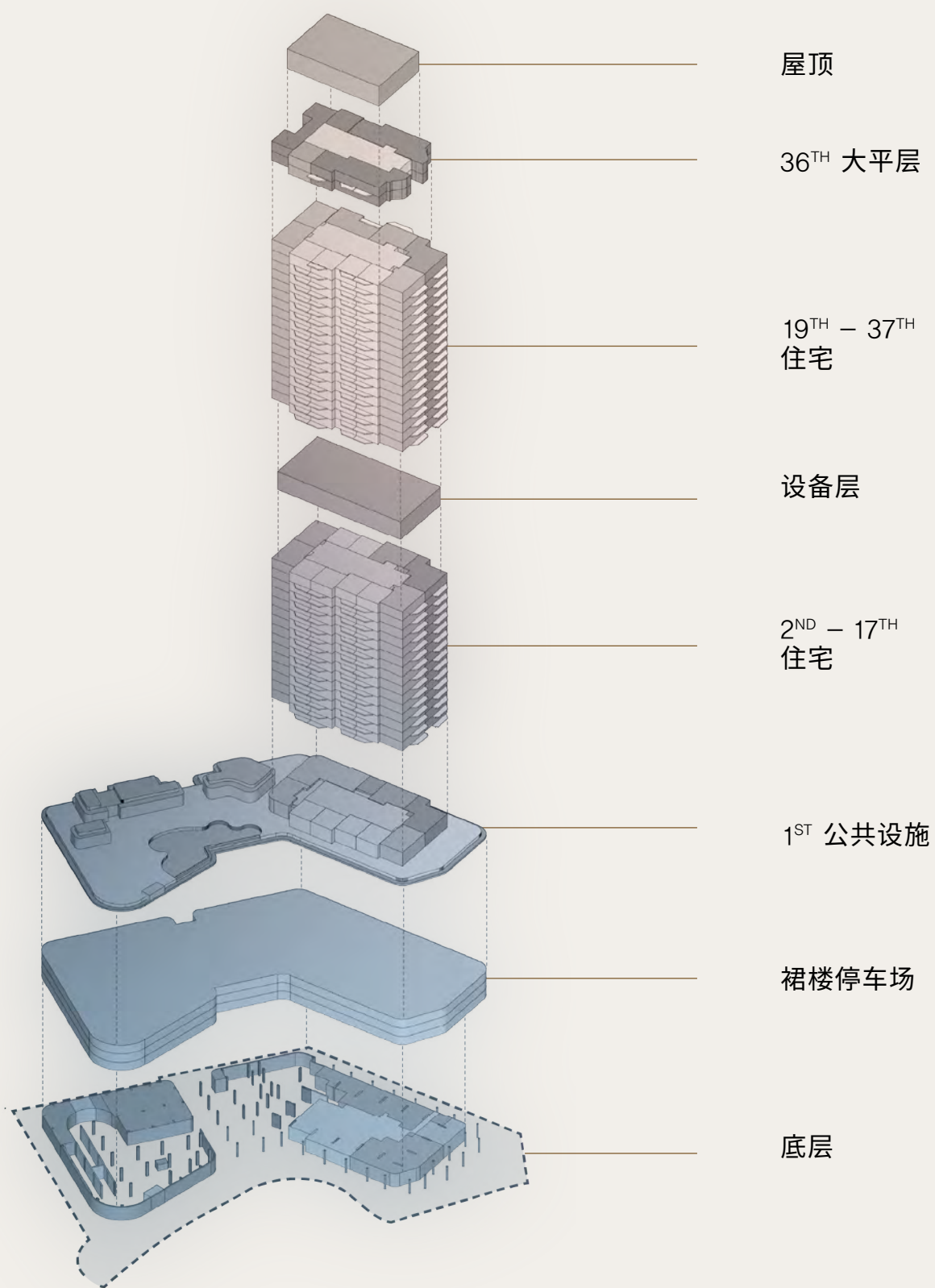
夏季日出

E

冬季日出

S

Architectural
sections
建筑构成



筑构体系



电梯配置

6 部 客梯
1 部 货梯

预计交付时间

2028 第四季度

预计物业费

AED 21 per sq.ft.

停车位赠送配置

1 房和2房 : 1 个停车位
3 房和4房 : 2 个停车位

产权性质

永久产权

立面图1



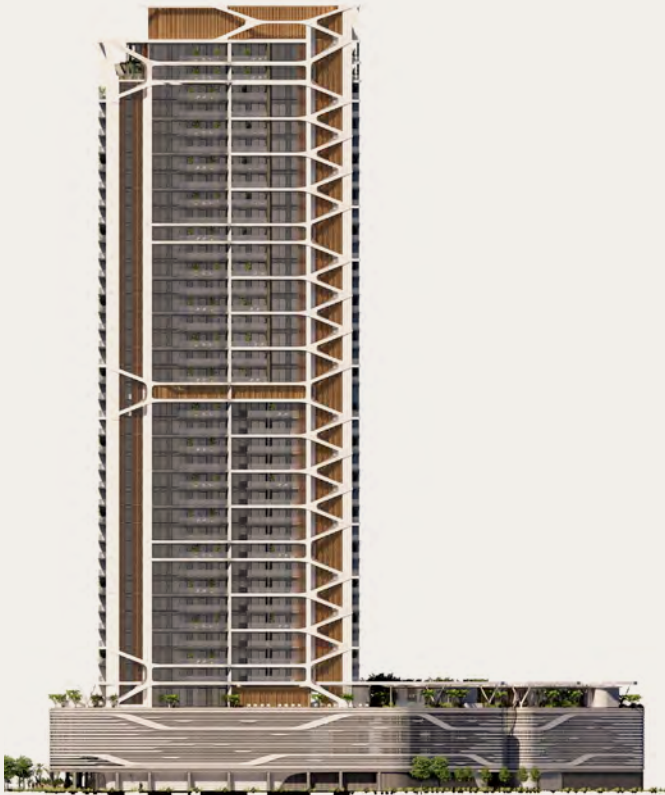
西侧

ELEVATION



南侧

ELEVATION



东侧

ELEVATION



北侧

ELEVATION





户型矩阵

1 房户型	168 套	从 820 sq.ft. 到 895 sq.ft. 76.20 平米 83.18平米
2 房户型	100 套	从 1,237 sq.ft. 到 1,393 sq.ft. 114.96平米 129.46平米
2 房+保姆间	51 套	从 1,369 sq.ft. 到 1,501 sq.ft. 127.23平米 139.5平米
3 房+保姆间	34 套	从 1,640 sq.ft. 到 1,950 sq.ft. 152.41平米 181.23平米
4 房大平层	2 套	从 5,810 sq.ft. 到 6,085 sq.ft. 539.96平米 565.52平米
总套数	355 套	







— 迎宾序曲 ·
落客广场



礼宾序章 ·
艺境大堂



雅集会客厅 ·
艺境廊厅

底层公共配套

GROUND FLOOR
AMENITIES PLAN

- | | |
|-----------|--------------|
| 01 主入口 | 11 自行车停放及修理区 |
| 02 落客广场 | 12 卸货区 |
| 03 迎宾景观 | 13 访客停车位 |
| 04 出租车待客区 | 14 业主车辆通道 |
| 05 大堂入口 | 15 新能源充电桩 |
| 06 大堂前台 | 16 自助洗车区域 |
| 07 公共办公区 | 17 高层停车场通道 |
| 08 服务台 | 18 底层停车场通道 |
| 09 电梯间 | 19 餐厅露台 |
| 10 货梯 | 20 自然社交区 |





首层公共配套设施



泳池



室外休息区



业主俱乐部



健身会所



儿童游乐场

首层公共设施配套

1st FLOOR
AMENITIES PLAN

- 01 天际泳池
- 02 浅憩艺境
- 03 泉语长席
- 04 日光浴休息区
- 05 淋浴区
- 06 泳池遮阳区
- 07 泳池入口
- 08 水上公园
- 09 室外休息区
- 10 健身会所
- 11 拳击健身区
- 12 瑜伽馆
- 13 室外瑜伽馆
- 14 女士更衣室
- 15 男士更衣室
- 16 室外健身区
- 17 儿童游乐场

- 18 室外儿童游乐区
- 19 生态艺阁
- 20 游戏室
- 21 室外游乐区
- 22 卡拉OK/电影院
- 23 录音室
- 24 公共厨房
- 25 吧台
- 26 业主会所
- 27 业主会所露台
- 28 水疗池
- 29 日式温泉
- 30 干蒸/汗蒸
- 31 更衣室
- 32 护理&美容馆
- 33 SPA露台
- 34 电梯间





云邸内景



客厅及餐厅



厨房



卧室

浴室



客用卫生间





云邸 大平层



大平层 客厅

大平层 浴室





户型分布图

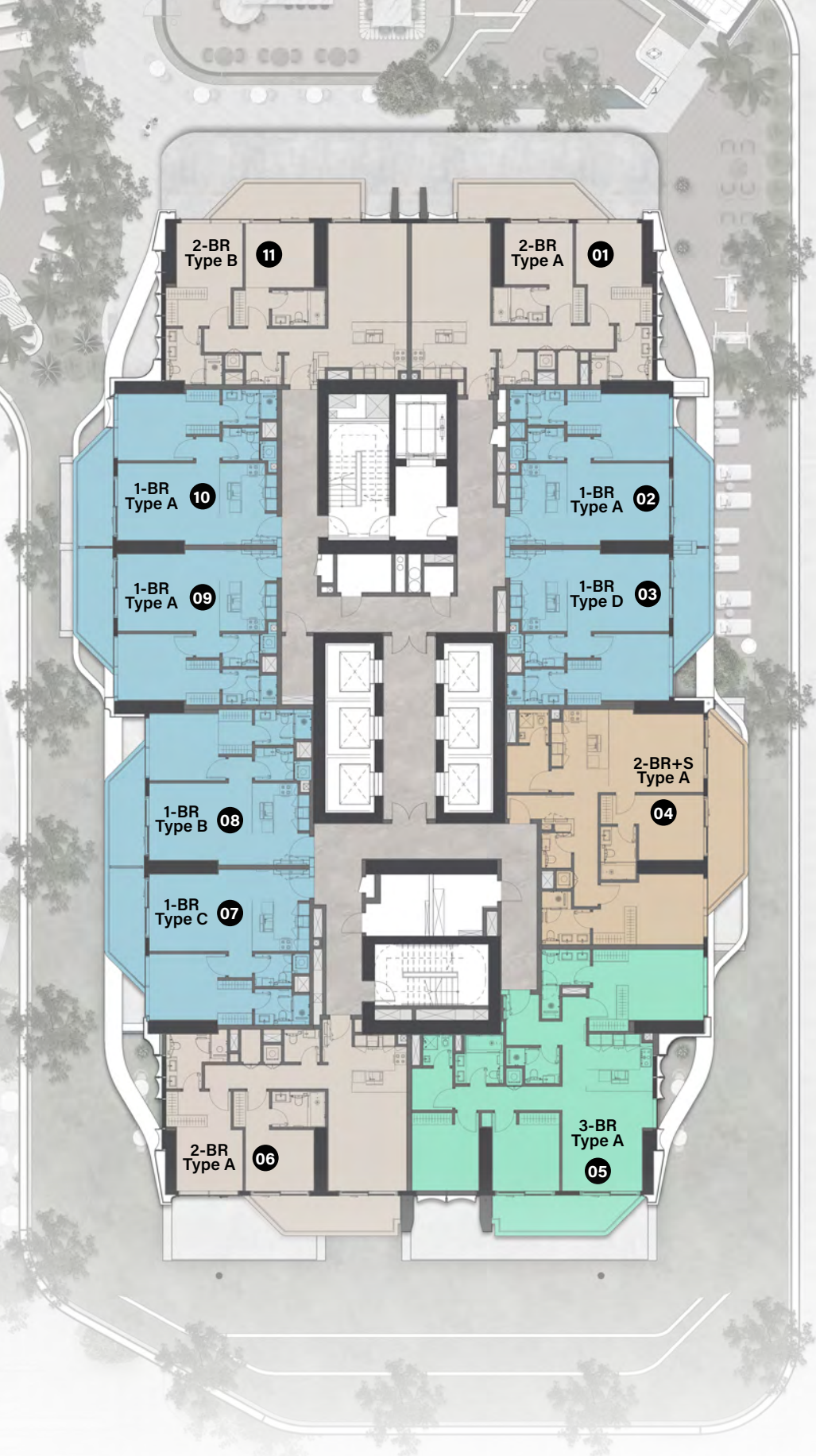
1st Floor
Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



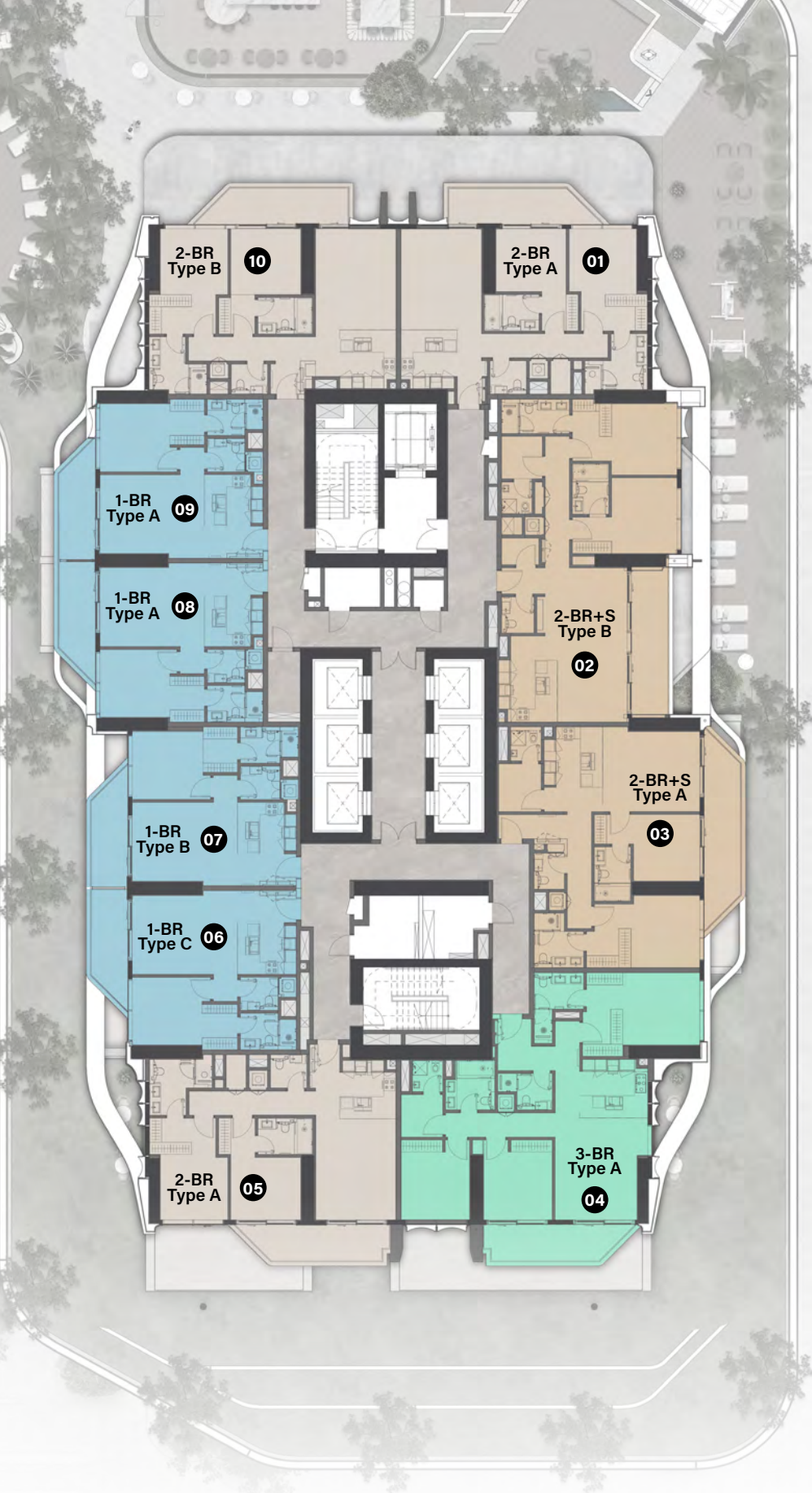
2nd - 17th Floor
Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



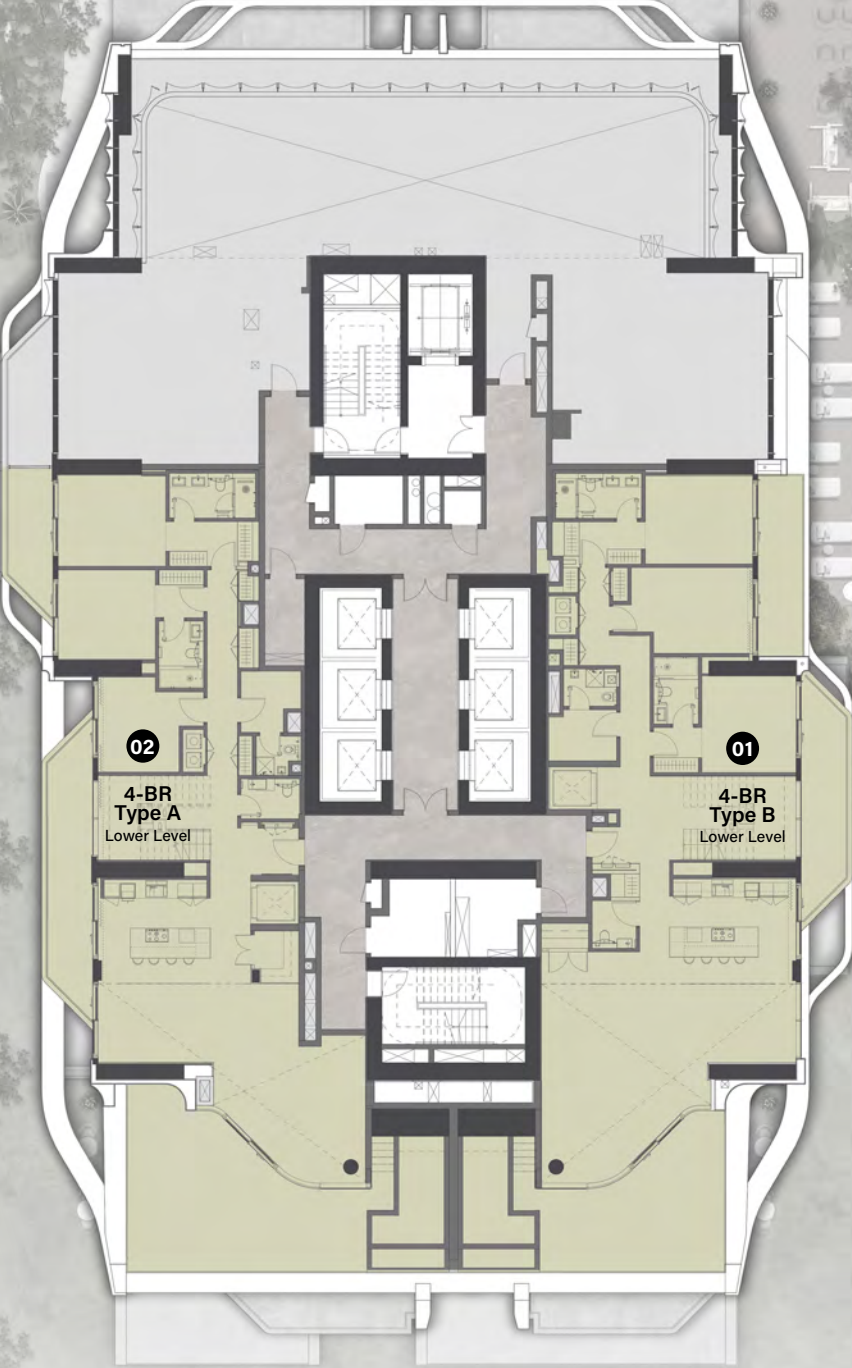
19th - 35th Floor
Typical Plan

- 1 Bedroom
- 2 Bedroom + Study
- 2 Bedroom
- 3 Bedroom



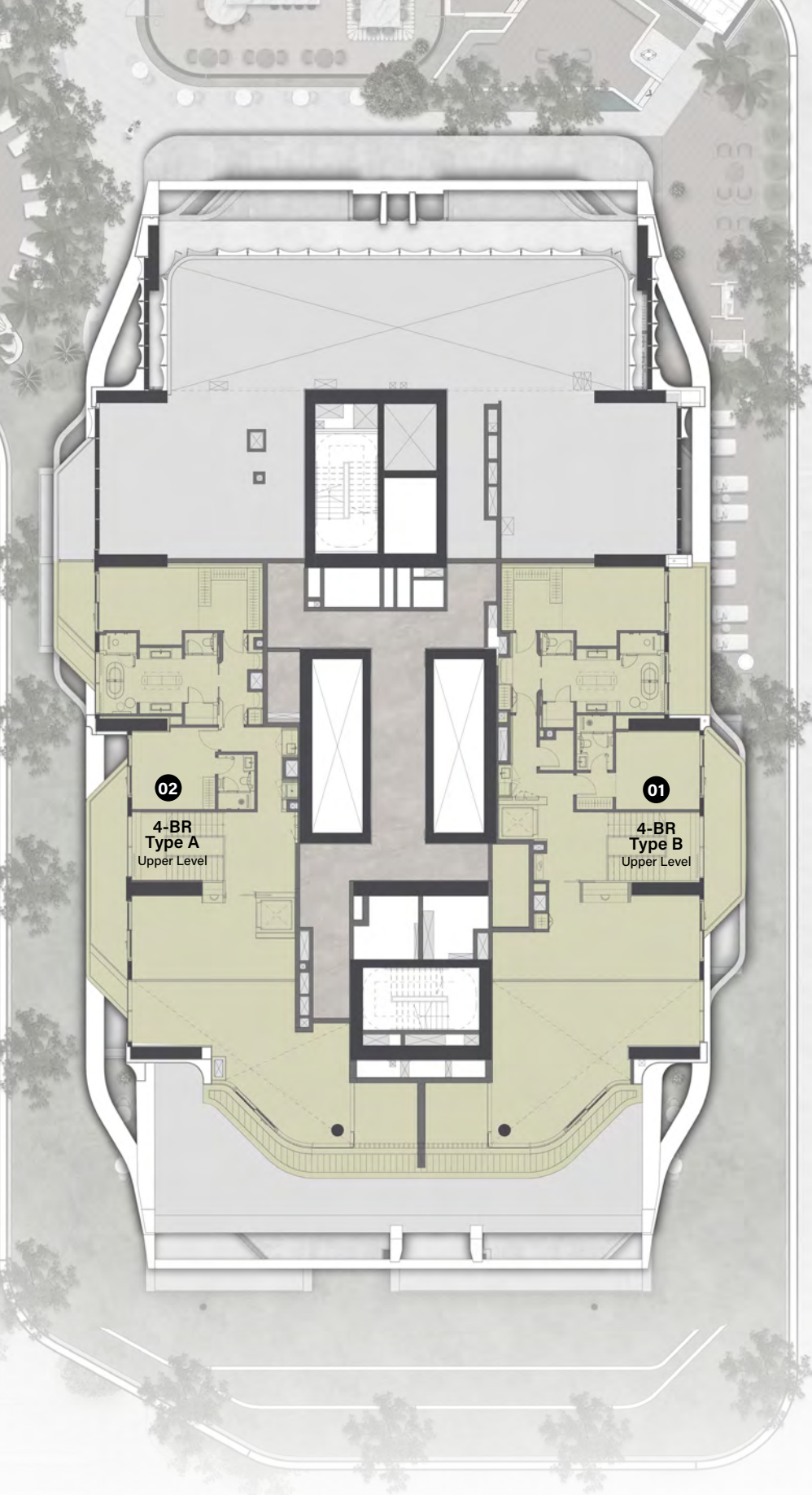
36th Floor
Typical Plan

■ 4 Bedroom Penthouse
Lower Level



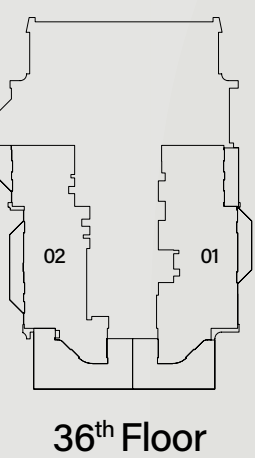
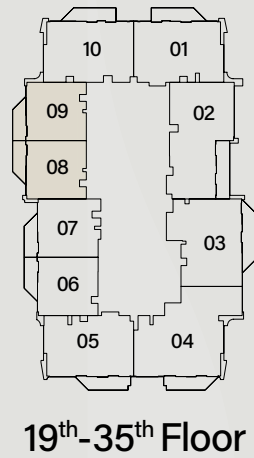
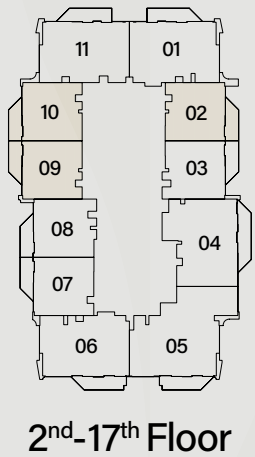
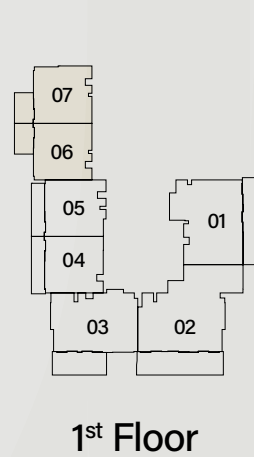
37th Floor
Typical Plan

■ 4 Bedroom Penthouse
Upper Level



1 - BEDROOM

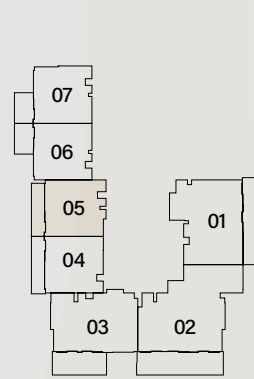
TYPE A



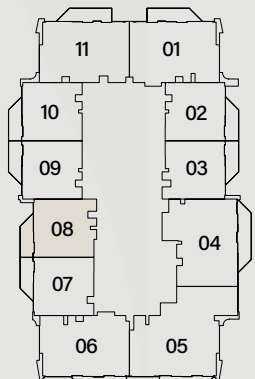
Internal Living Area : **713.86 sq. ft.** Outdoor Living Area : **106.02 sq. ft.** Total Living Area : **819.89 sq. ft.**

1 - BEDROOM

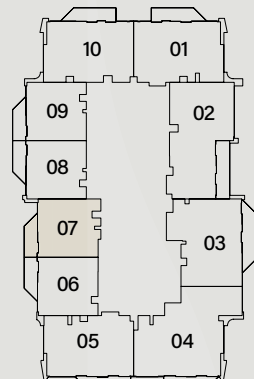
TYPE B



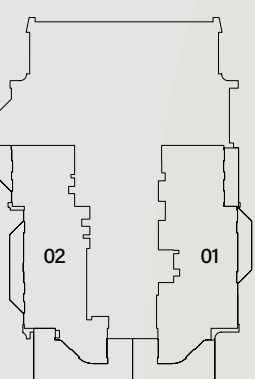
1st Floor



2nd-17th Floor



19th-35th Floor

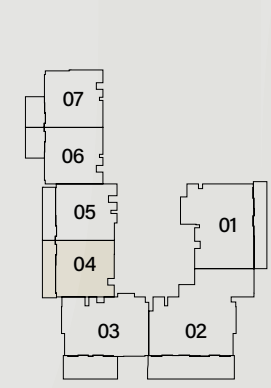
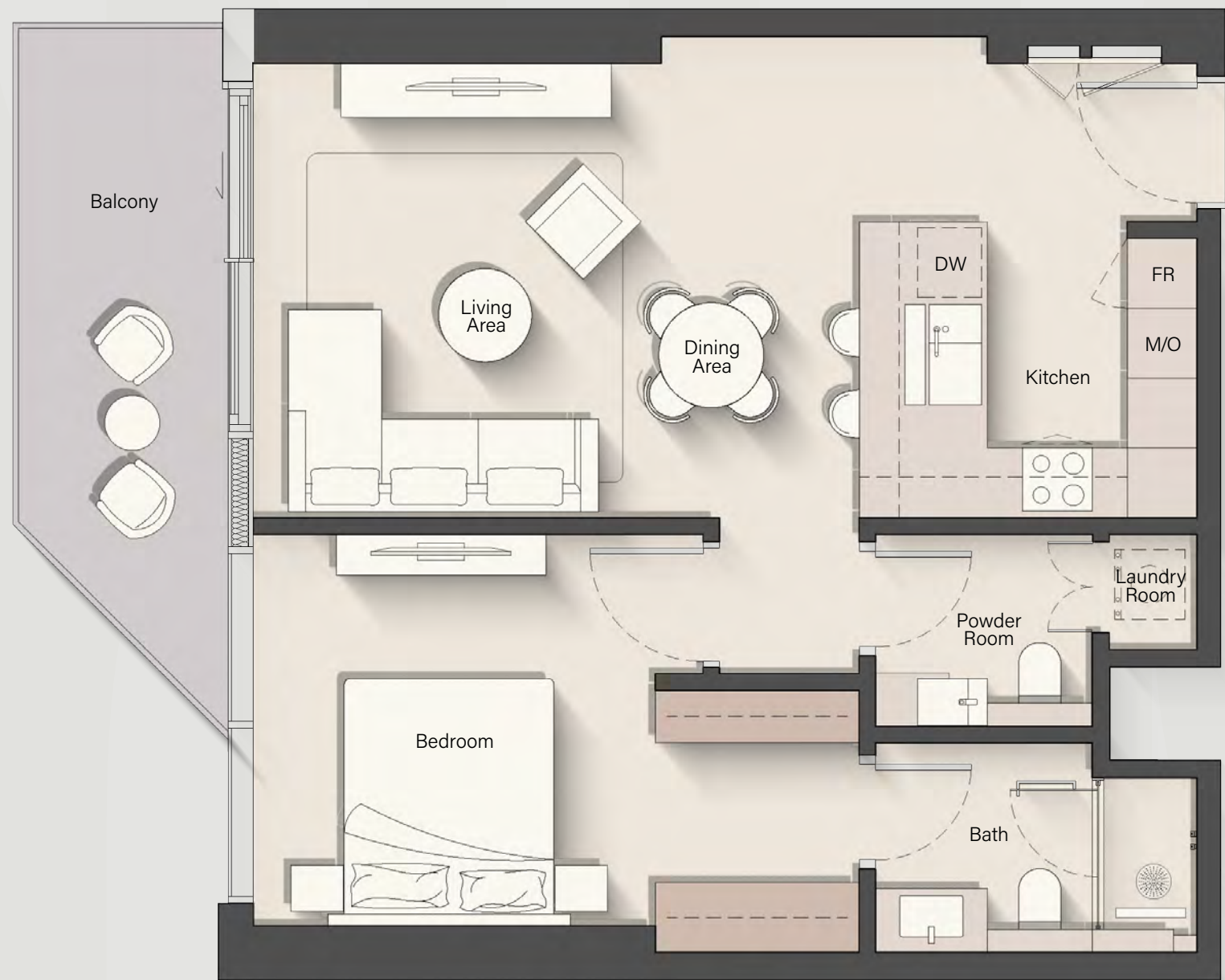


36th Floor

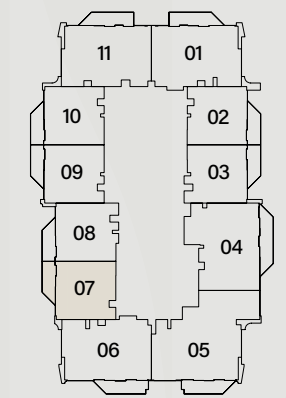
Internal Living Area : **737.76 sq. ft.** Outdoor Living Area : **106.02 sq. ft.** Total Living Area : **843.78 sq. ft.**

1 - BEDROOM

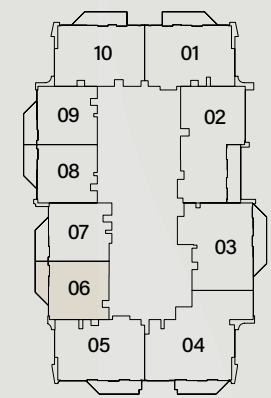
TYPE C



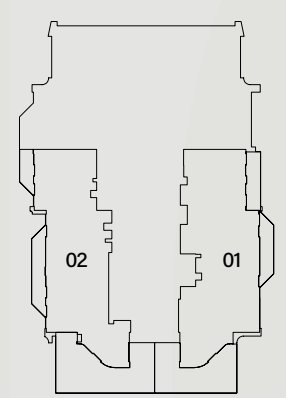
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

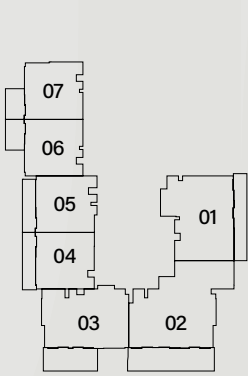
Internal Living Area : **720.64 sq. ft.** Outdoor Living Area : **105.49 sq. ft.** Total Living Area : **826.13 sq. ft.**

1 - BEDROOM

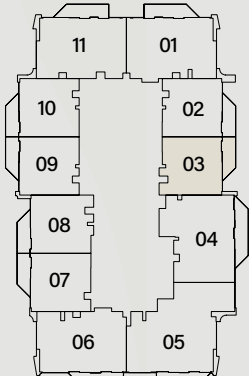
TYPE D



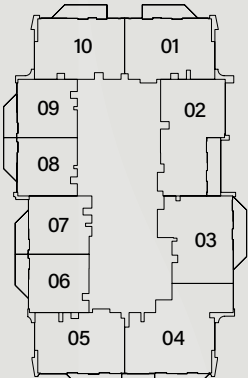
Internal Living Area : **729.15 sq. ft.** Outdoor Living Area : **106.02 sq. ft.** Total Living Area : **835.17 sq. ft.**



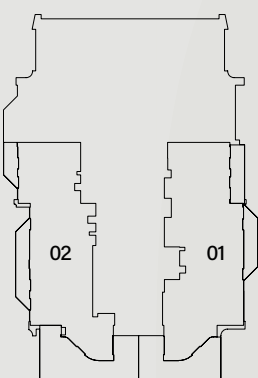
1st Floor



2nd-17th Floor



19th-35th Floor



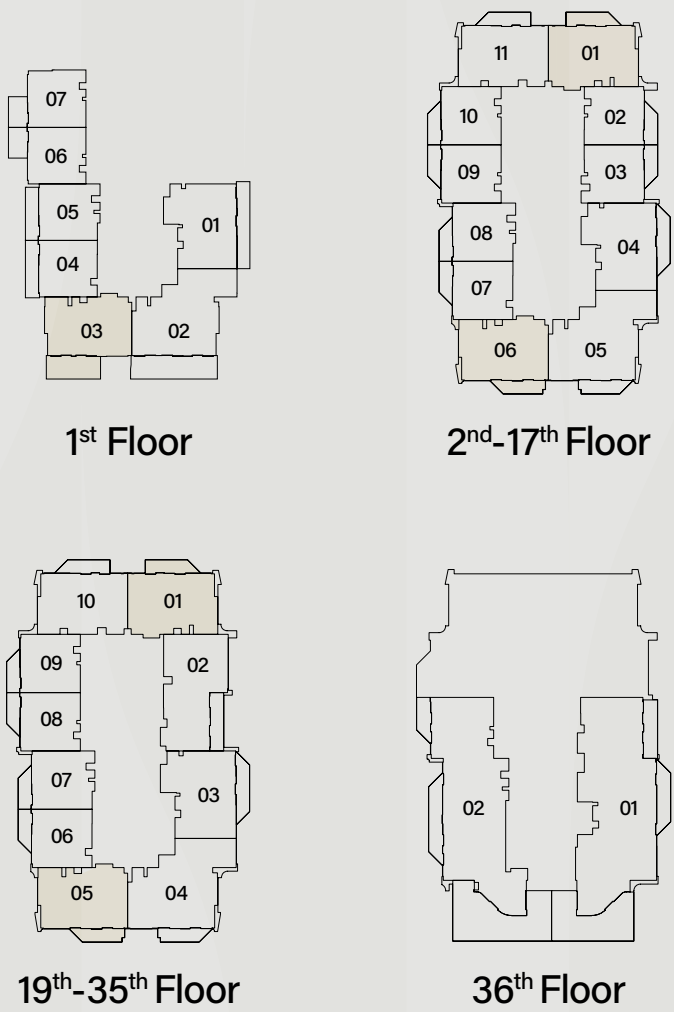
36th Floor

2 - BEDROOM

TYPE A



Internal Living Area : 1115.79 sq. ft. Outdoor Living Area : 138.32 sq. ft. Total Living Area : 1254.10 sq. ft.

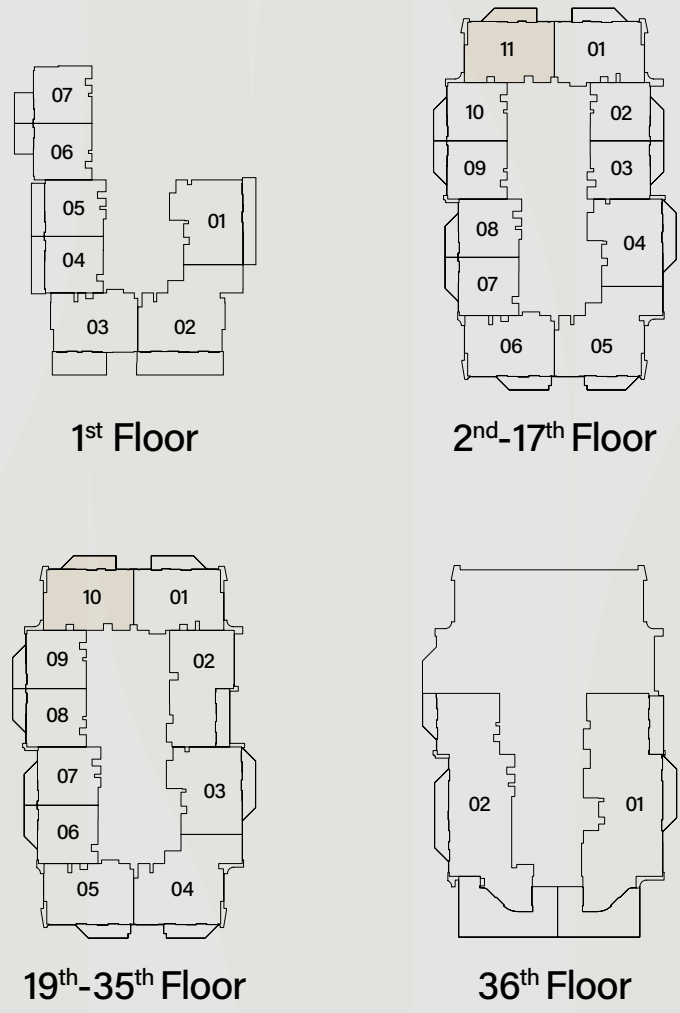


2 - BEDROOM

TYPE B

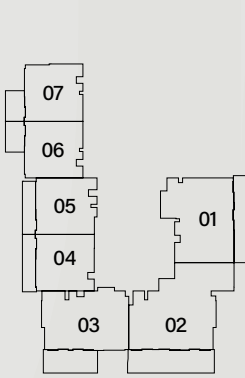


Internal Living Area : **1098.67 sq. ft.** Outdoor Living Area : **138.32 sq. ft.** Total Living Area : **1236.99 sq. ft.**

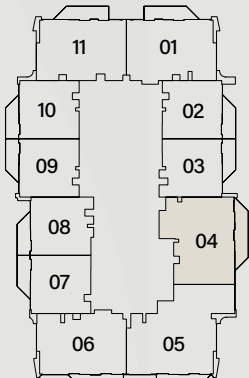


2 - BEDROOM + S

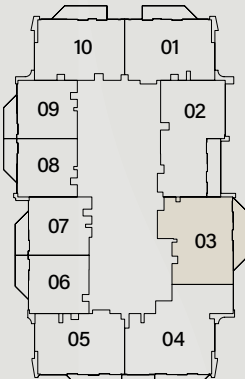
TYPE A



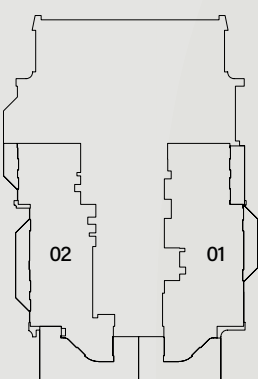
1st Floor



2nd-17th Floor



19th-35th Floor

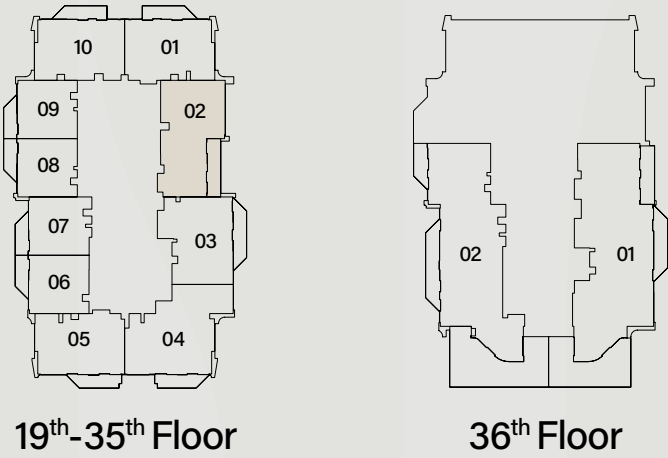
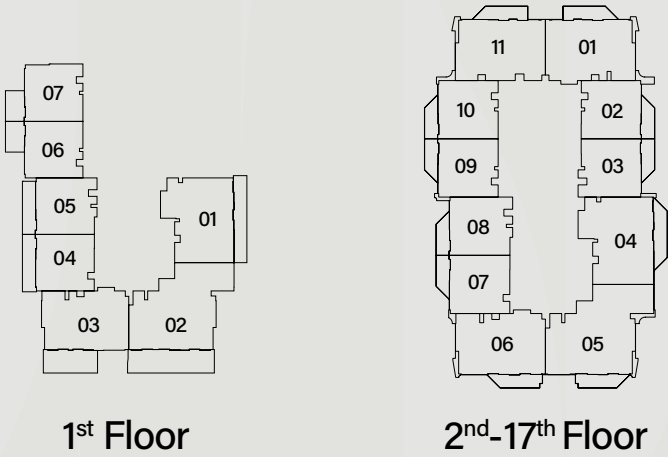


36th Floor

Internal Living Area : 1198.88 sq. ft. Outdoor Living Area : 170.29 sq. ft. Total Living Area : 1369.17 sq. ft.

2 - BEDROOM + S

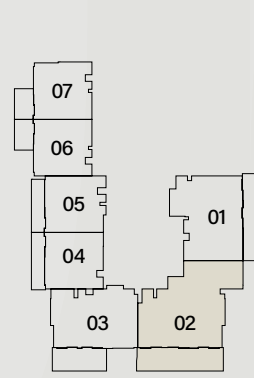
TYPE B



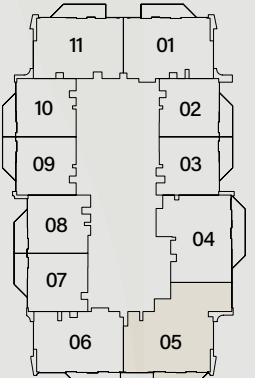
Internal Living Area : **1334.40 sq. ft.** Outdoor Living Area : **166.73 sq. ft.** Total Living Area : **1501.13 sq. ft.**

3 - BEDROOM

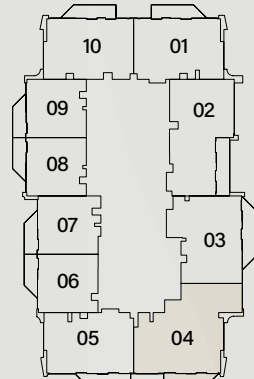
TYPE A



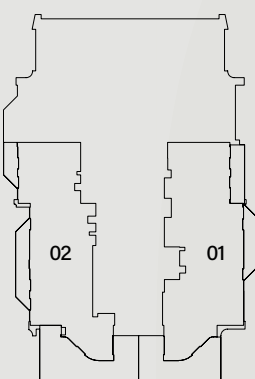
1st Floor



2nd-17th Floor



19th-35th Floor

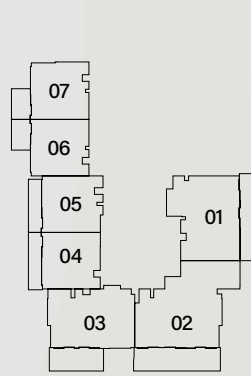


36th Floor

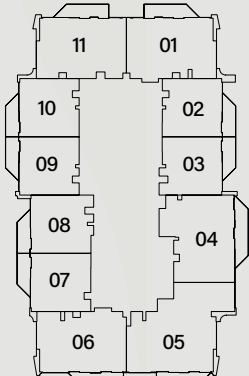
Internal Living Area : **1505.76 sq. ft.** Outdoor Living Area : **134.66 sq. ft.** Total Living Area : **1640.42 sq. ft.**

4 - BEDROOM PENTHOUSE

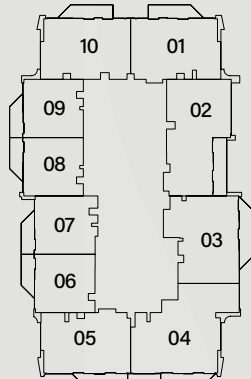
TYPE A



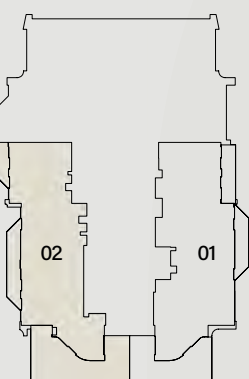
1st Floor



2nd-17th Floor



19th-35th Floor



36th Floor

Internal Living Area : 4412.23 sq. ft. Outdoor Living Area : 1397.91 sq. ft. Total Living Area : 5810.14 sq. ft.

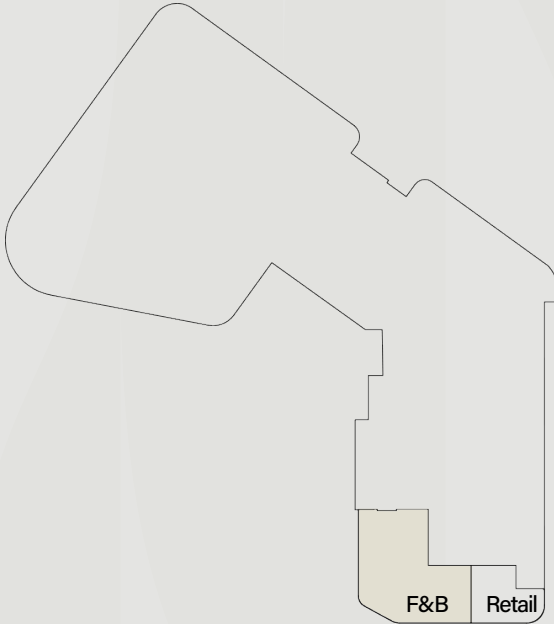
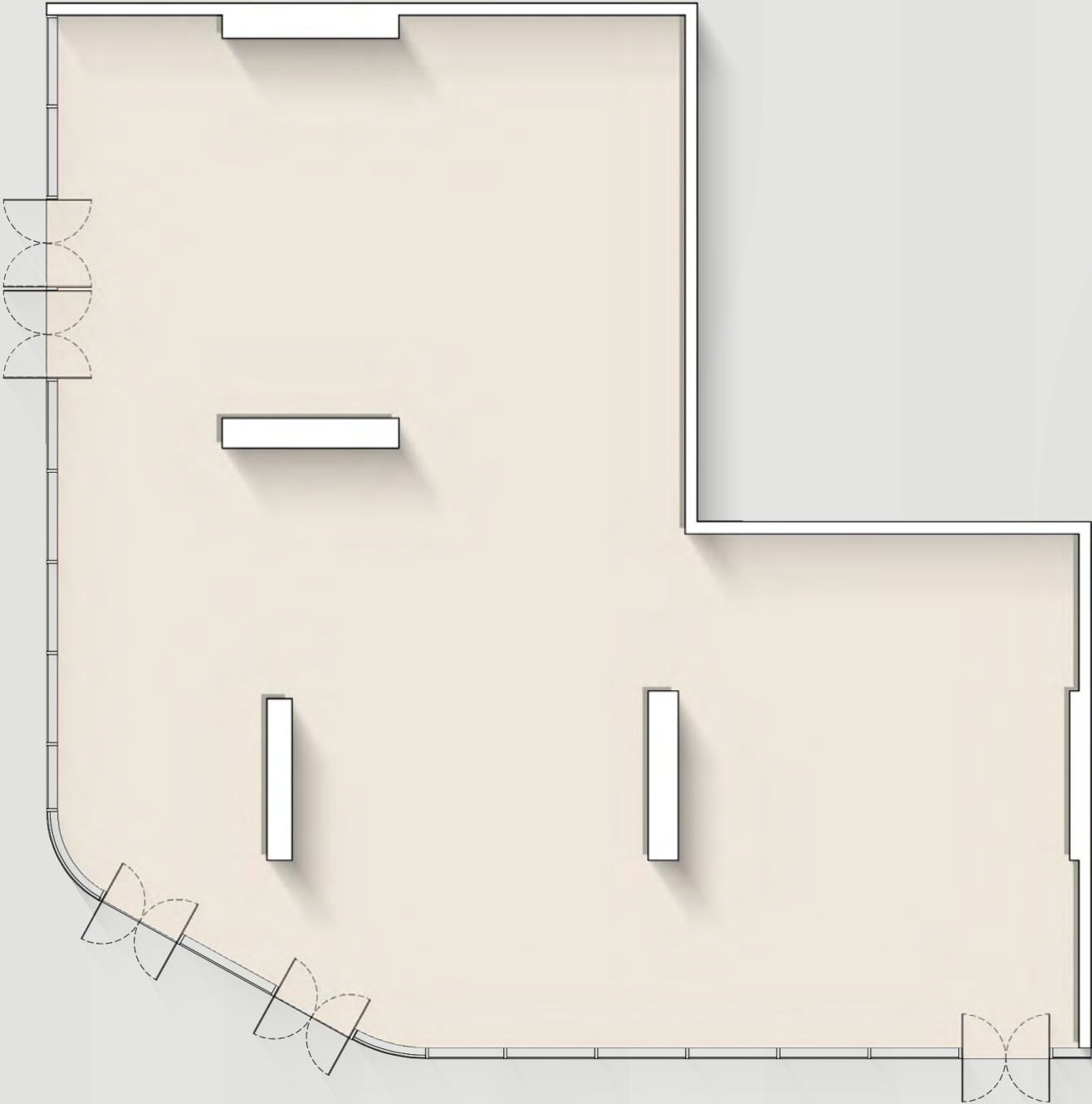
4 - BEDROOM PENTHOUSE

TYPE B



Internal Living Area : **4806.30 sq. ft.** Outdoor Living Area : **1279.08 sq. ft.** Total Living Area : **6085.38 sq. ft.**

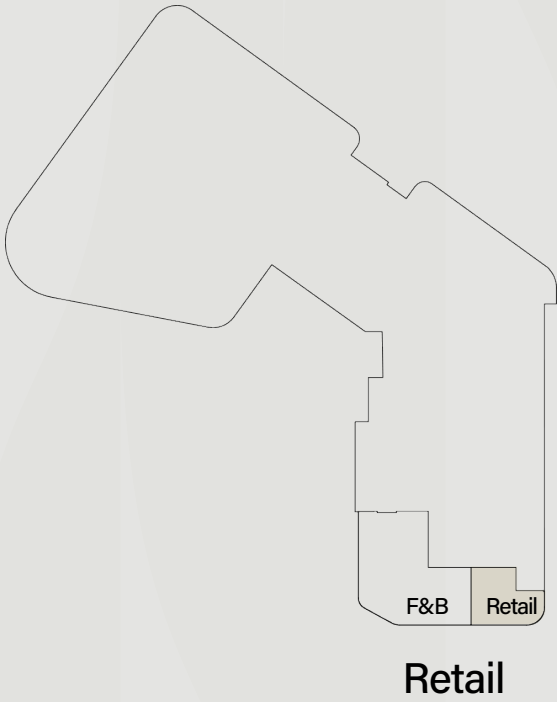
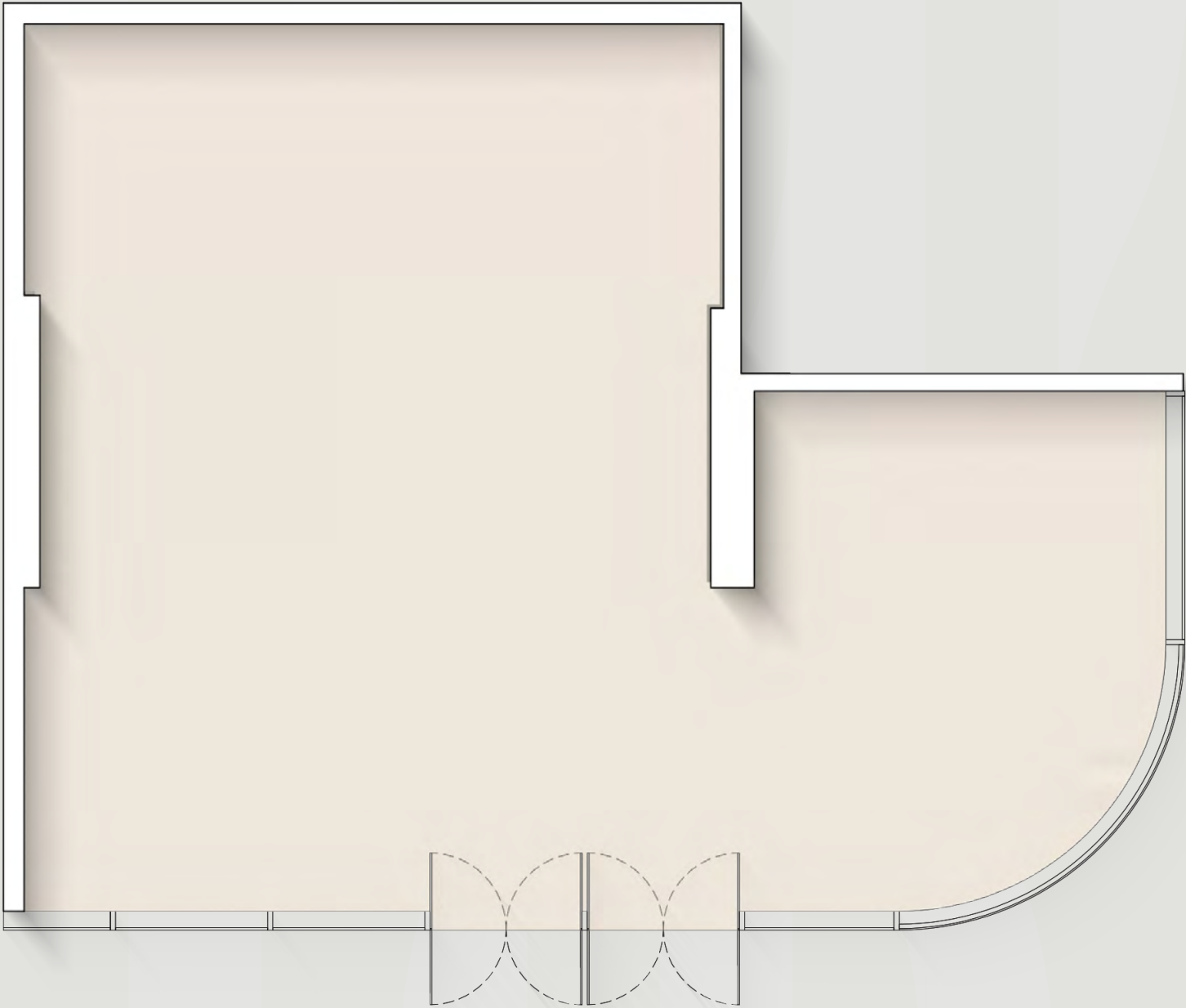
F & B



Type F&B

Internal Retail Area : **3571.68 sq. ft.**

RETAIL



Internal Retail Area : **1251.63 sq. ft.**

免息付款计划

20%

订房时需付

10%

订房60天后需付

5%

订房120天后需付

5%

订房180天后需付

5%

订房240天后需付

5%

订房360天后需付

5%

工程进度达20%时
需付

5%

工程进度达30%时
需付

5%

工程进度达40%时
需付

5%

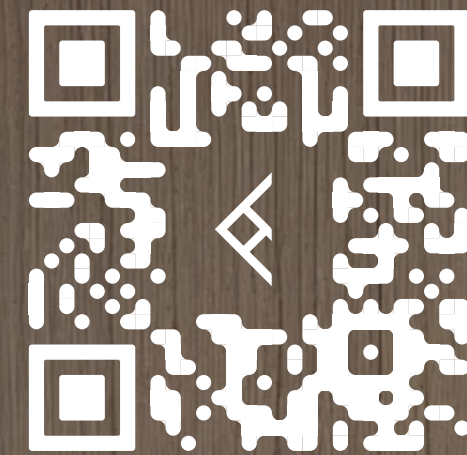
工程进度达50%时
需付

30%

项目交付时需付

Project interactive app

To navigate the project interactive
web page of Altiera Heights,
click [HERE](#) or scan the QR code:



SCAN THE QR CODE



