# SIKANTA

RESIDENCES

SIKANTA

DEVELOPMENTS

SKY VIEW

REAL ESTATE

EXCLUSIVE SALES PARTNER

01 Overview
02 Location
03 Amenities
04 Interiors
05 Floor Plans



# 01

# Overview


SIKANTA


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RESIDENCES


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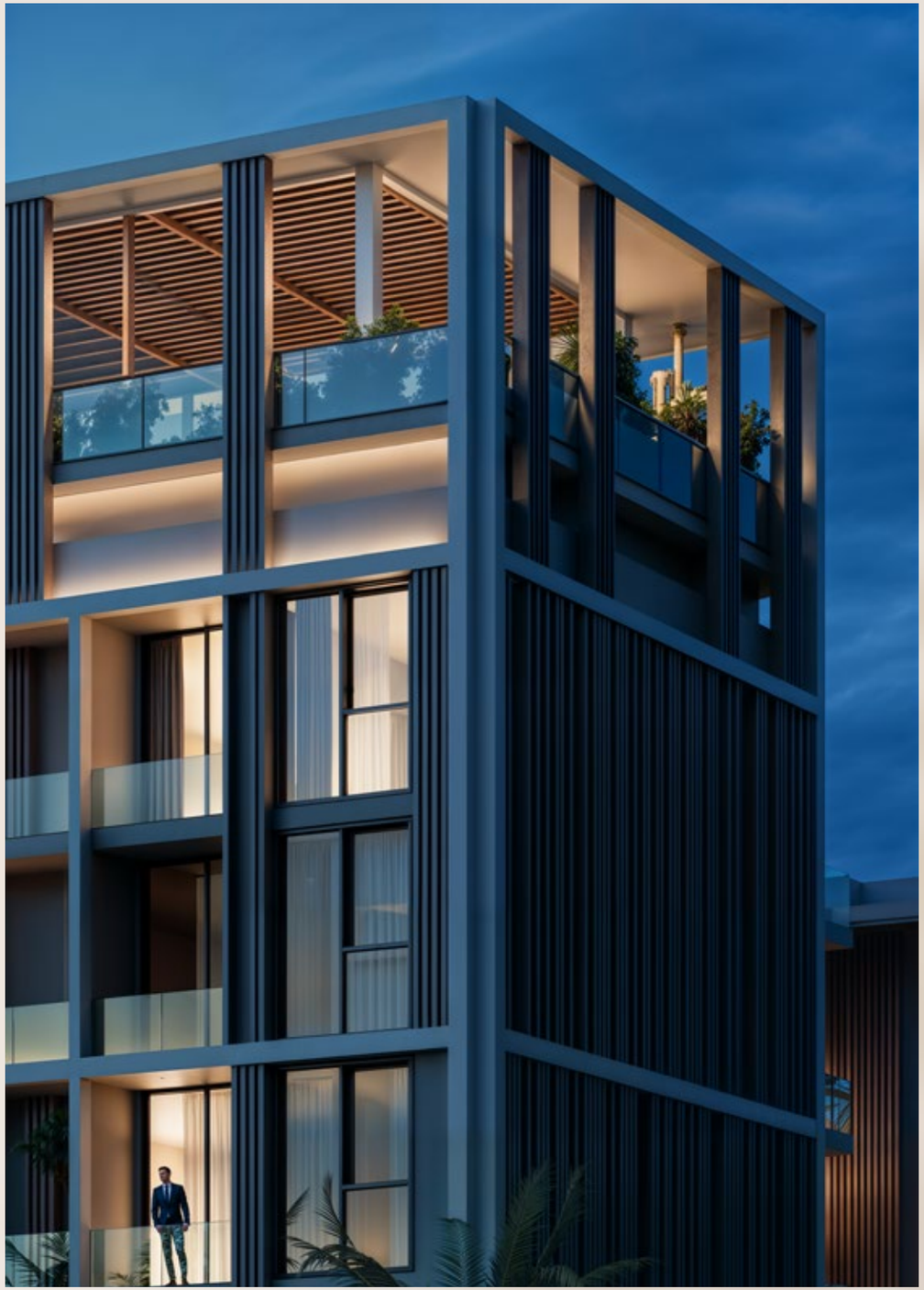
RESIDENCES







# SIKANTA RESIDENCES



Sikanta Residences is a boutique collection of 64 exclusive homes in Dubai South, consisting of premium Studios, 1 Bed and 2 Bed residences. Sikanta is designed to offer a perfect balance of elegance, comfort, and community living. Featuring tropical landscaping, interconnected pools, and thoughtfully designed spaces by renowned architects, Sikanta offers a serene escape with modern amenities. Strategically located with excellent connectivity, it's where nature and urban life come together beautifully.




LOBBY



LOBBY



# 02

# Location

# Dubai, a city of endless possibilities and exquisite living

**5.8 Mn**

Dubai's projected population by 2040, driving housing demand

**AED 761 Bn**

Total real estate transactions in 2024, proving a thriving market

**5-7%**

Among the highest rental yields globally, ensuring strong returns

**20%**

Rental prices surged in 2024, reflecting strong market growth

**0% Tax**

No property or capital gains tax, making Dubai investor-friendly

**Top 5**

Ranked among the world's fastest-growing cities for investment





# DUBAI SOUTH

Dubai South isn't just the next chapter of the city—it's the runway to the world. Home to the upcoming world's largest airport and backed by a $36 billion vision, this master-planned city is set to redefine living, working, and investing in Dubai.

**$36 Bn**

Total investment into Dubai South's infrastructure and development.

**260 Mn**

Annual passenger capacity of Al Maktoum International Airport—set to be the world's largest.

**2032**

Expected year of full airport operation—ushering a new era of global connectivity.

**145 Sqkm**

Total area of Dubai South, designed as a city within a city.

**15 Mins**

To reach Expo City, District 2020, and major logistics hubs.

**1 Mn**

Projected residents within Dubai South's fully integrated city ecosystem.

**5**

Educational institutions within a 10 km radius, including GEMS Founders School – Dubai South.

**2**

Shopping centers serving the Dubai South community.

# Dubai South: Where opportunity and lifestyle take flight

**1 min**
Central Park

**1 min**
Nearby Cafe

**3 min**
Lulu Hypermarket

**5 min**
Gems School

**5 min**
The Spinneys

**15 min**
Al Maktoum Intl. Airport (DWC)

**20 min**
Expo City Dubai

**20 min**
NMC Spec. Hospital

**20 min**
The Arbor School

**22 min**
Festival Plaza Dubai

**24 min**
Ibn Battuta Mall

**25 min**
Sheikh Zayed Rd.

**26 min**
Dubai Marina

**20 min**
Dubai Hills Mall

**30 min**
Dubai Intl. Airport (DXB)





# 03

# Amenities

True luxury lies in the details that transform
everyday living into an extraordinary experience.



ROOF TOP POOL



ROOF TOP POOL



ROOF TOP POOL




ROOF TOPDECK




ROOF TOP DECK



ROOF TOP KIDS POOL



GYM



GYM



GYM




LOCKER ROOM




# Smart Living made seamless

Digital Key Access

24/7 CCTV On Every Floor

Google Nest

Facilities Management


04
Interiors


2
BEDROOM




**LIVING ROOM - 2 BED**



LIVING ROOM - 2 BED




KITCHEN - 2 BED




KITCHEN - 2 BED



MASTER BEDROOM - 2 BED



BEDROOM - 2 BED




BEDROOM - 2 BED



MASTER BATHROOM - 2 BED


1
BEDROOM




LIVING ROOM - 1 BED



LIVING ROOM - 1 BED




LIVING ROOM - 1 BED



KITCHEN - 1 BED



KITCHEN - 1 BED



BEDROOM - 1 BED



BATHROOM - 1 BED




BEDROOM - 1 BED


STUDIO




LIVING AREA - STUDIO




KITCHEN - STUDIO




LIVING AREA - STUDIO



BATHROOM - STUDIO

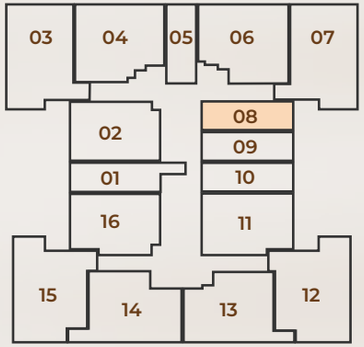


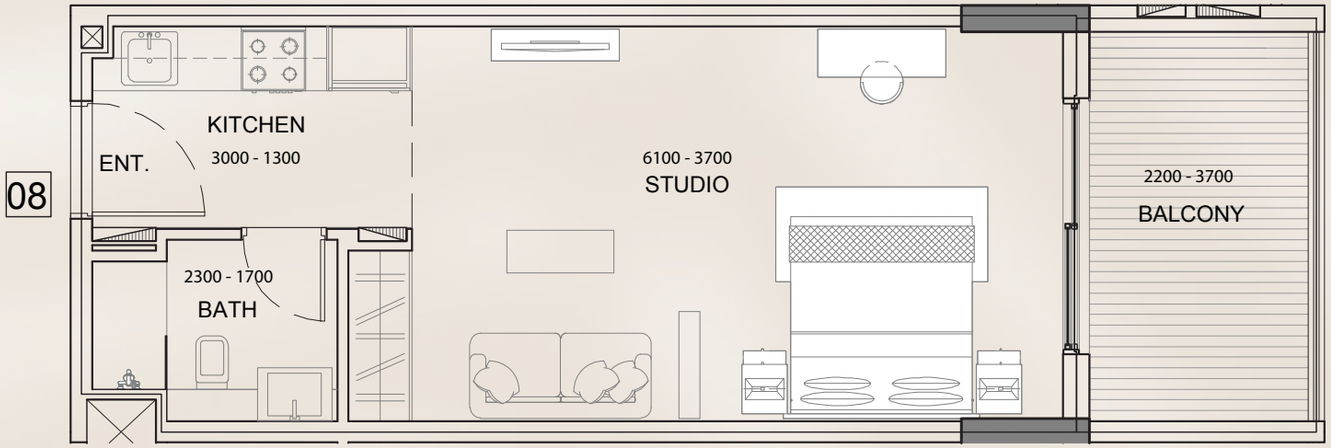
# 05

## Floor Plans

# STUDIO
## TYPE A

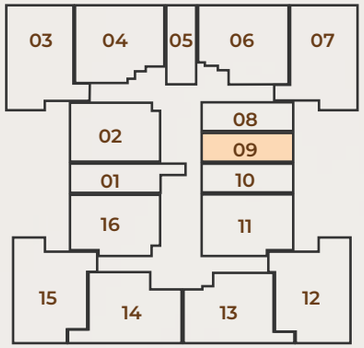
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 481.60 |
| BALCONY AREA (FT²) | : | 94.40 |
| SUITE AREA (FT²) | : | 387.20 |
| ALLOCATED PARKING | : | 1 |

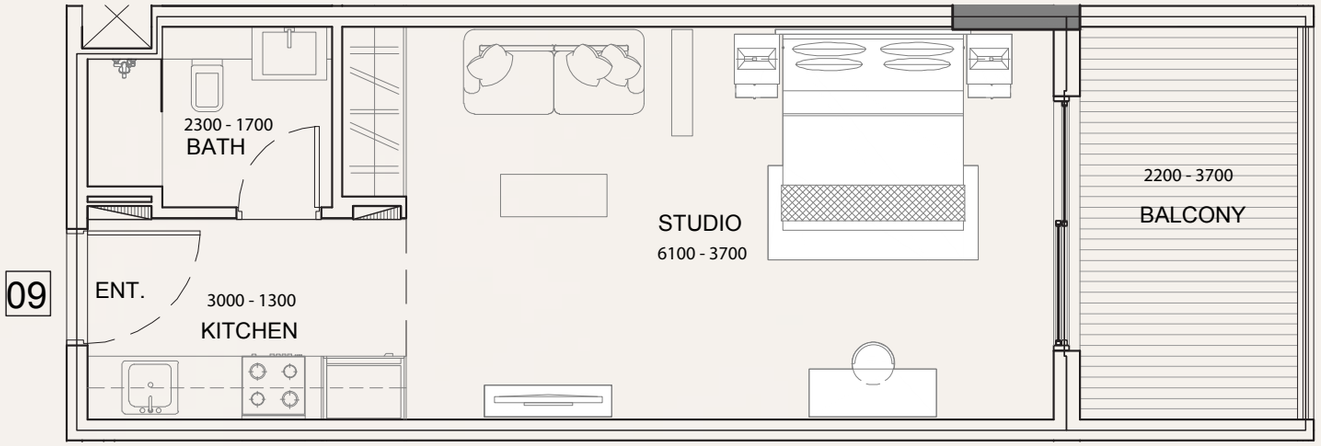


# STUDIO
## TYPE A

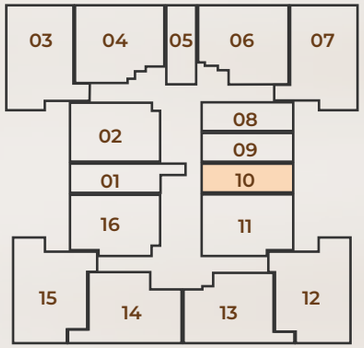
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 483.10 |
| BALCONY AREA (FT²) | : | 95.00 |
| SUITE AREA (FT²) | : | 388.10 |
| ALLOCATED PARKING | : | 1 |

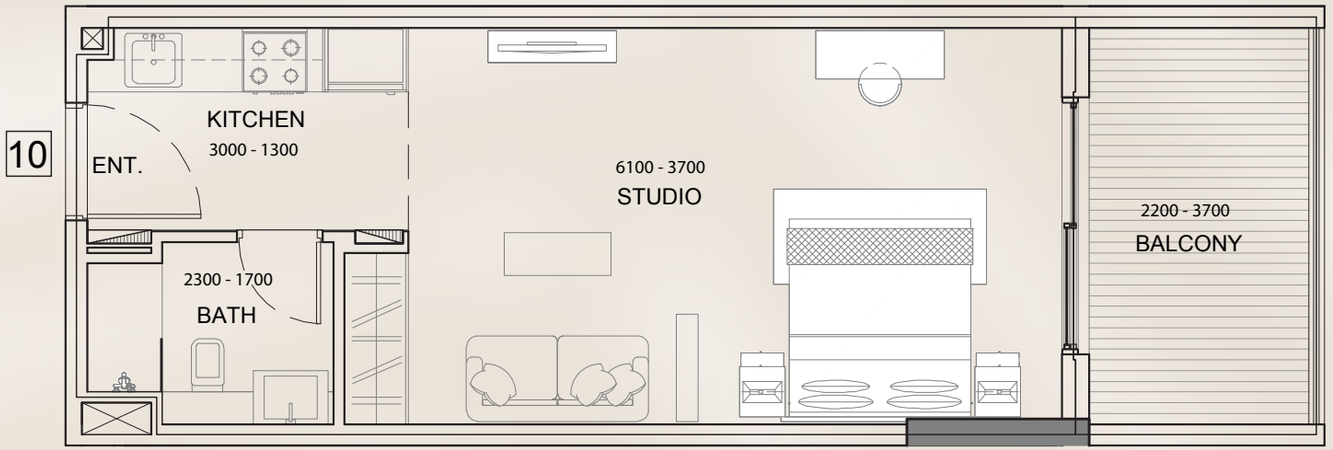


# STUDIO
## TYPE A

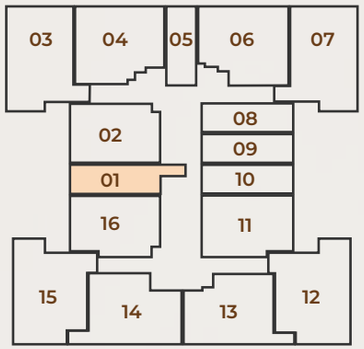
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 482.00 |
| BALCONY AREA (FT²) | : | 95.00 |
| SUITE AREA (FT²) | : | 387.00 |
| ALLOCATED PARKING | : | 1 |

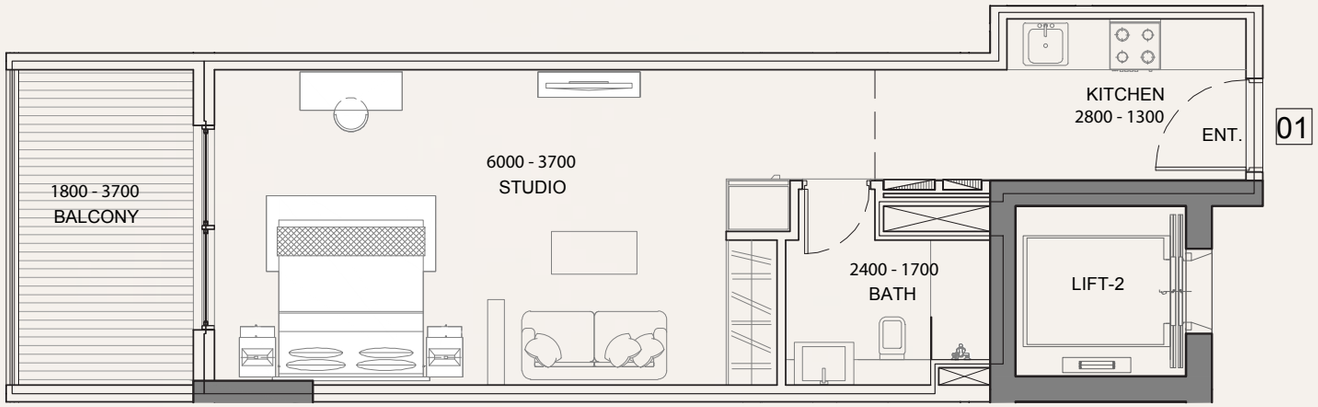


# STUDIO
## TYPE B

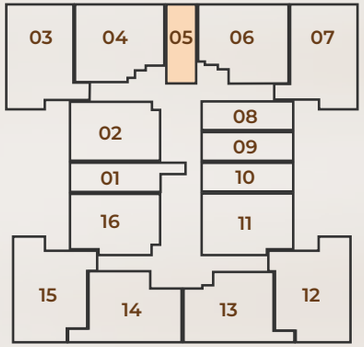
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 546.50 |
| BALCONY AREA (FT²) | : | 95.00 |
| SUITE AREA (FT²) | : | 451.50 |
| ALLOCATED PARKING | : | 1 |

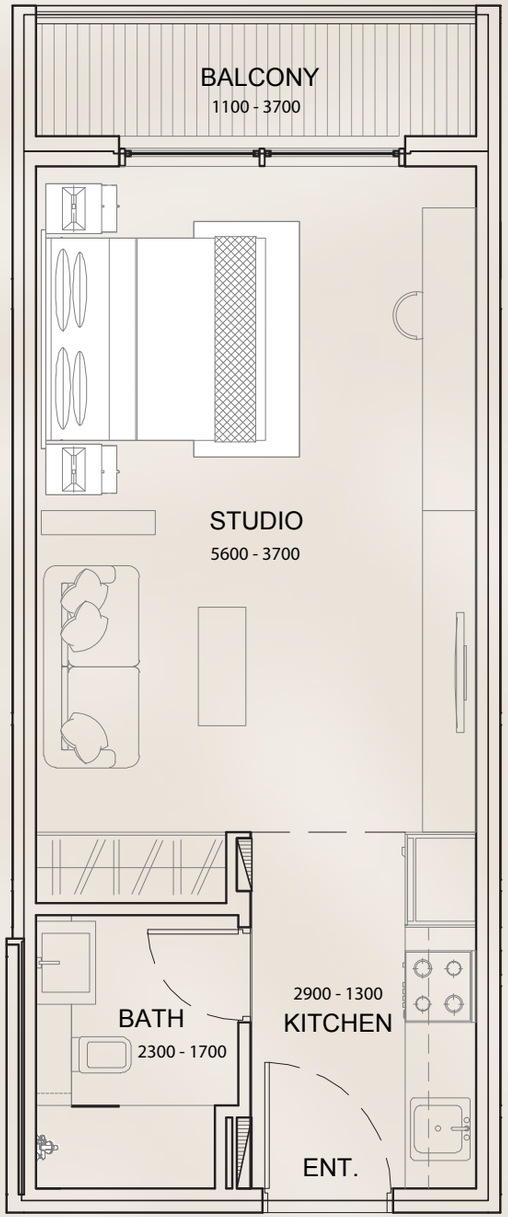


# STUDIO
## TYPE C

| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 419.30 |
| BALCONY AREA (FT²) | : | 48.80 |
| SUITE AREA (FT²) | : | 370.50 |
| ALLOCATED PARKING | : | 1 |

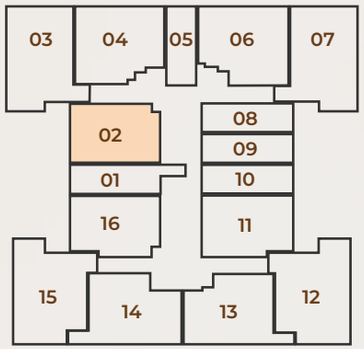


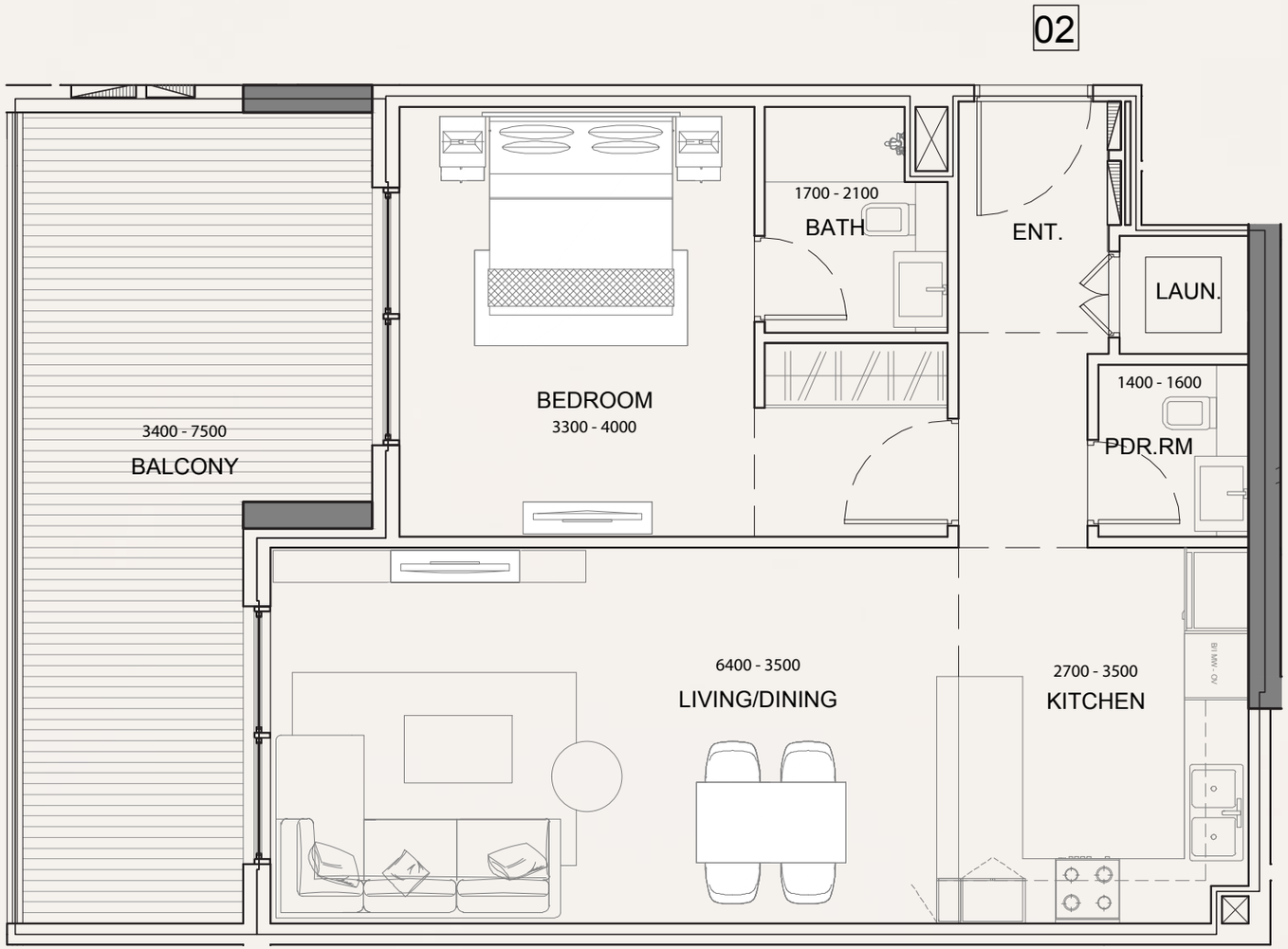




05

# 1 BED
## TYPE A

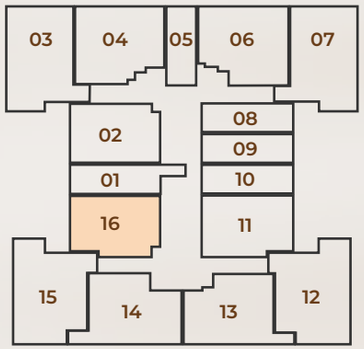
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 952.80 |
| BALCONY AREA (FT²) | : | 242.20 |
| SUITE AREA (FT²) | : | 710.60 |
| ALLOCATED PARKING | : | 1 |

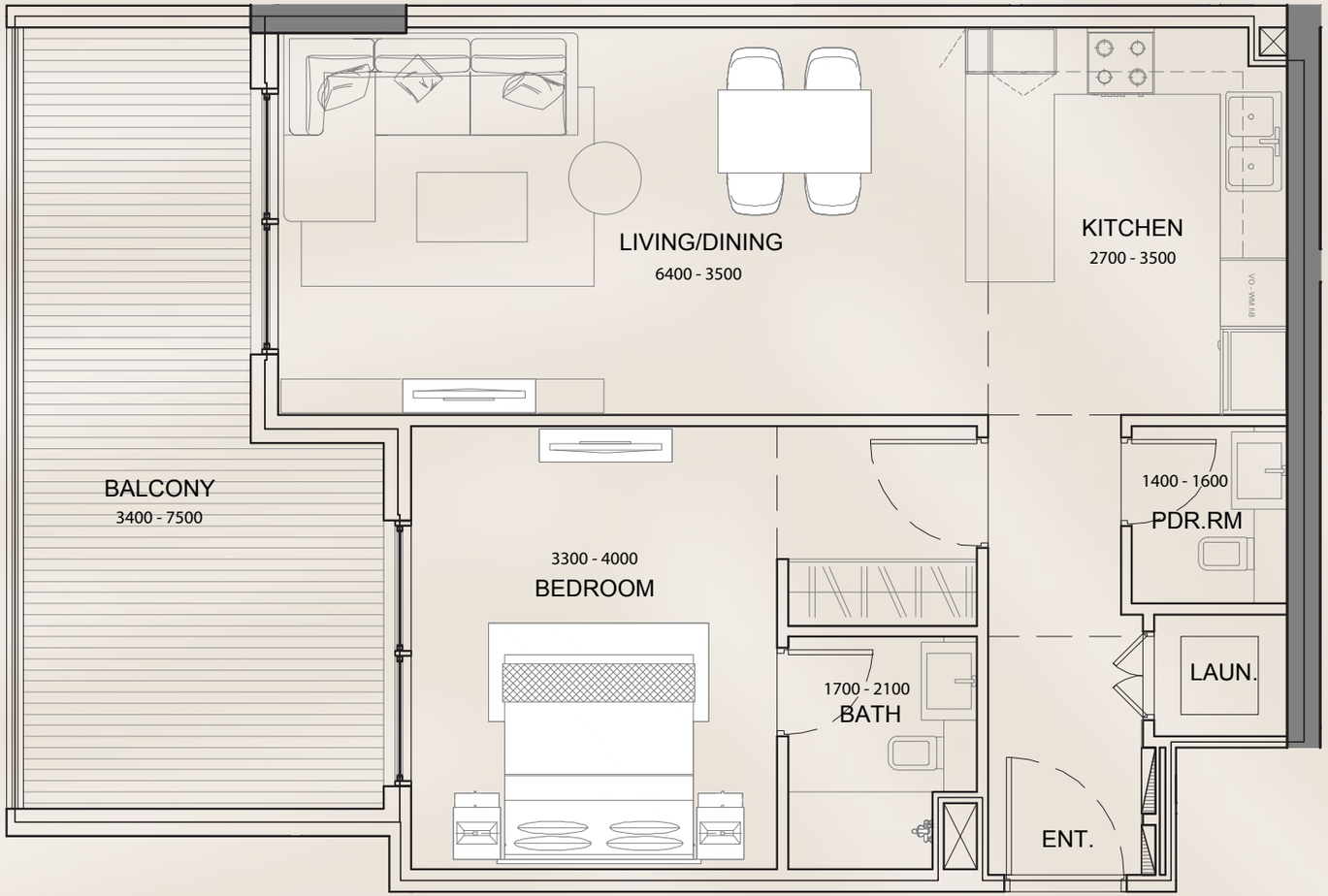


# 1 BED
## TYPE A

| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 935.10 |
| BALCONY AREA (FT²) | : | 223.20 |
| SUITE AREA (FT²) | : | 711.90 |
| ALLOCATED PARKING | : | 1 |

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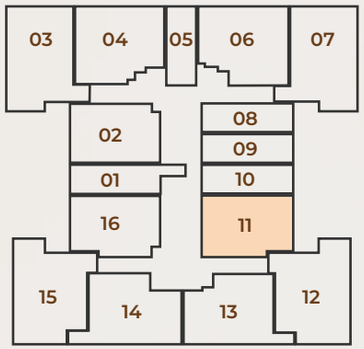
# 1 BED
## TYPE B

| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 935.90 |
| BALCONY AREA (FT²) | : | 225.20 |
| SUITE AREA (FT²) | : | 710.7 |
| ALLOCATED PARKING | : | 1 |

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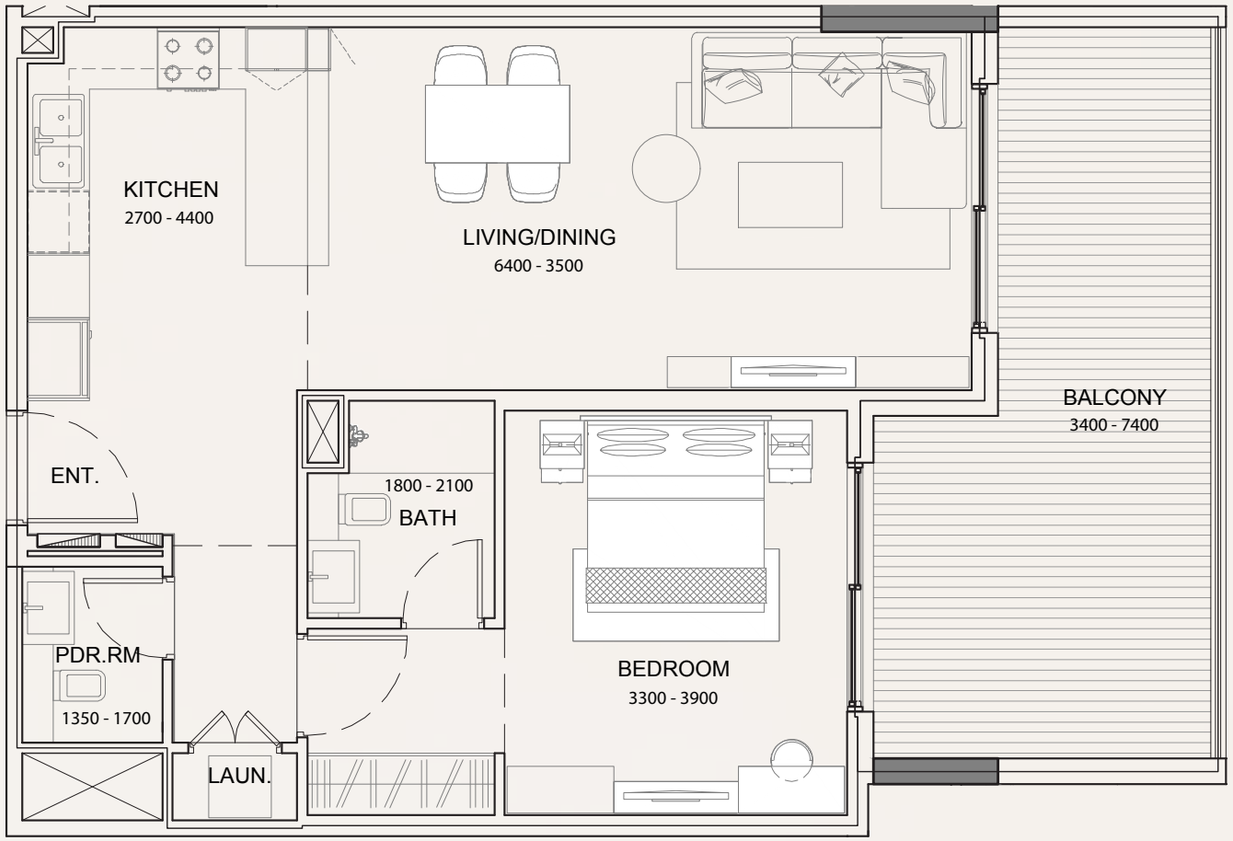
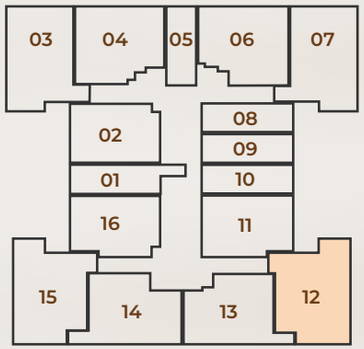


# 2 BED
## TYPE A

| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 1150.20 |
| BALCONY AREA (FT²) | : | 111.10 |
| SUITE AREA (FT²) | : | 1039.10 |
| ALLOCATED PARKING | : | 2 |

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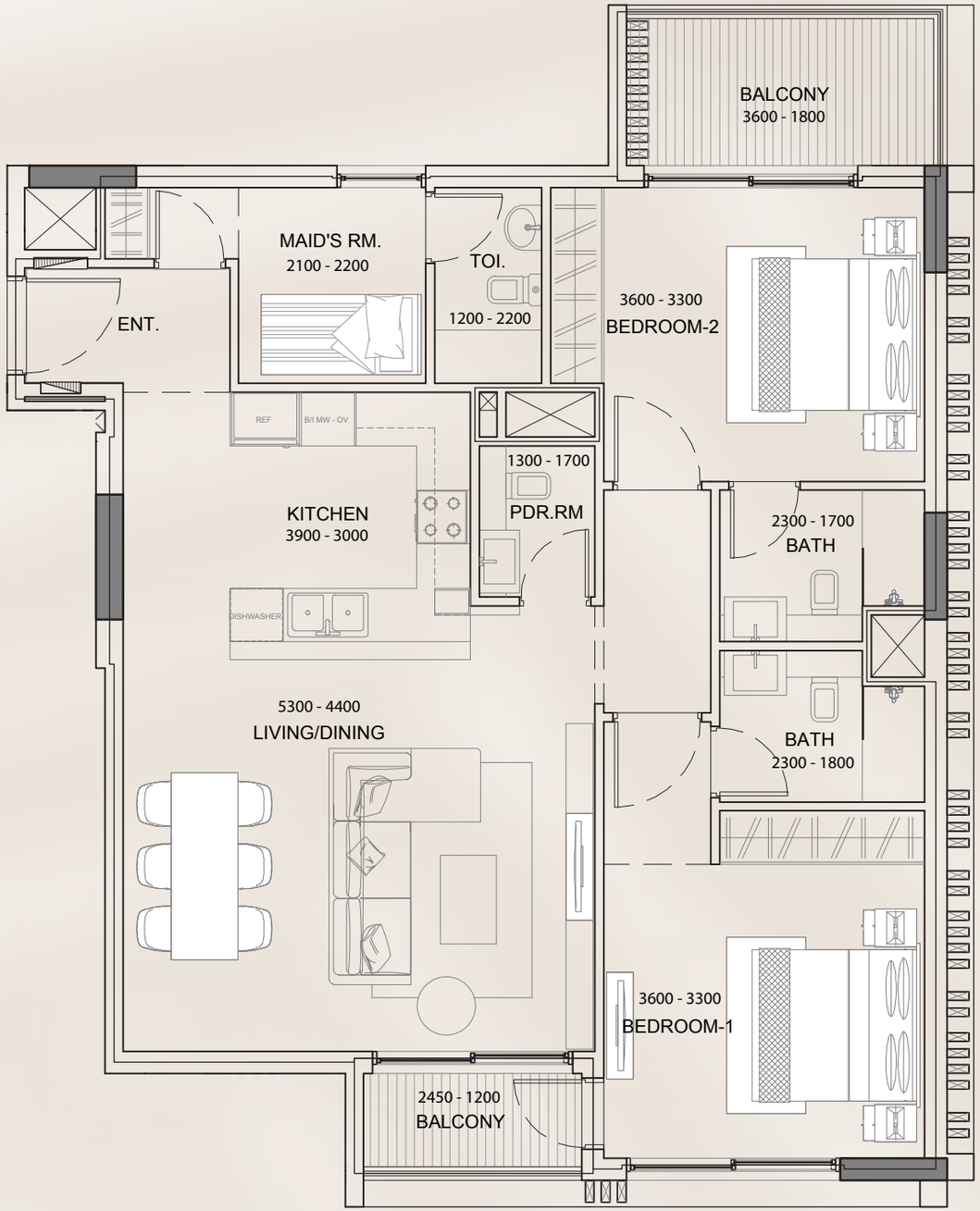
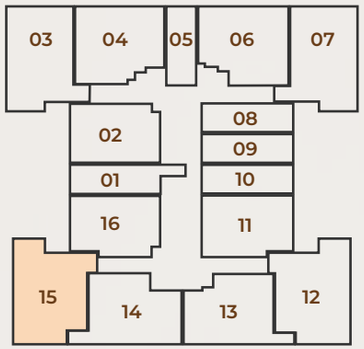
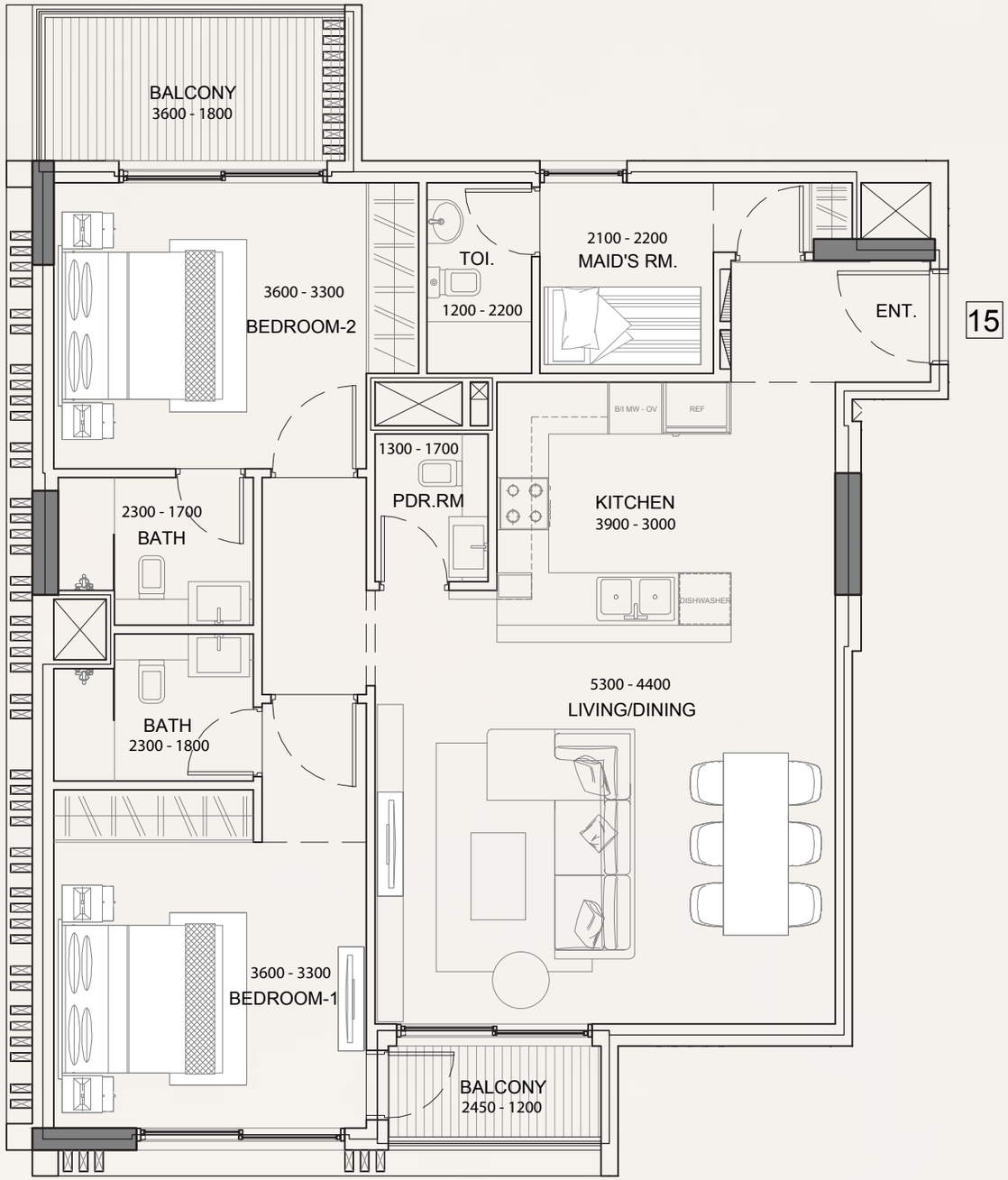


# 2 BED
## TYPE A

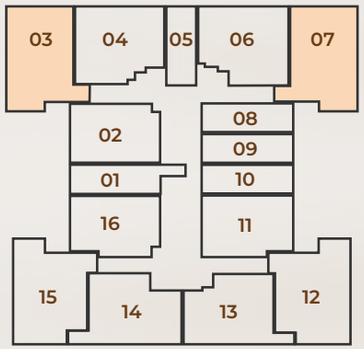
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 1150.30 |
| BALCONY AREA (FT²) | : | 111.00 |
| SUITE AREA (FT²) | : | 1039.30 |
| ALLOCATED PARKING | : | 2 |

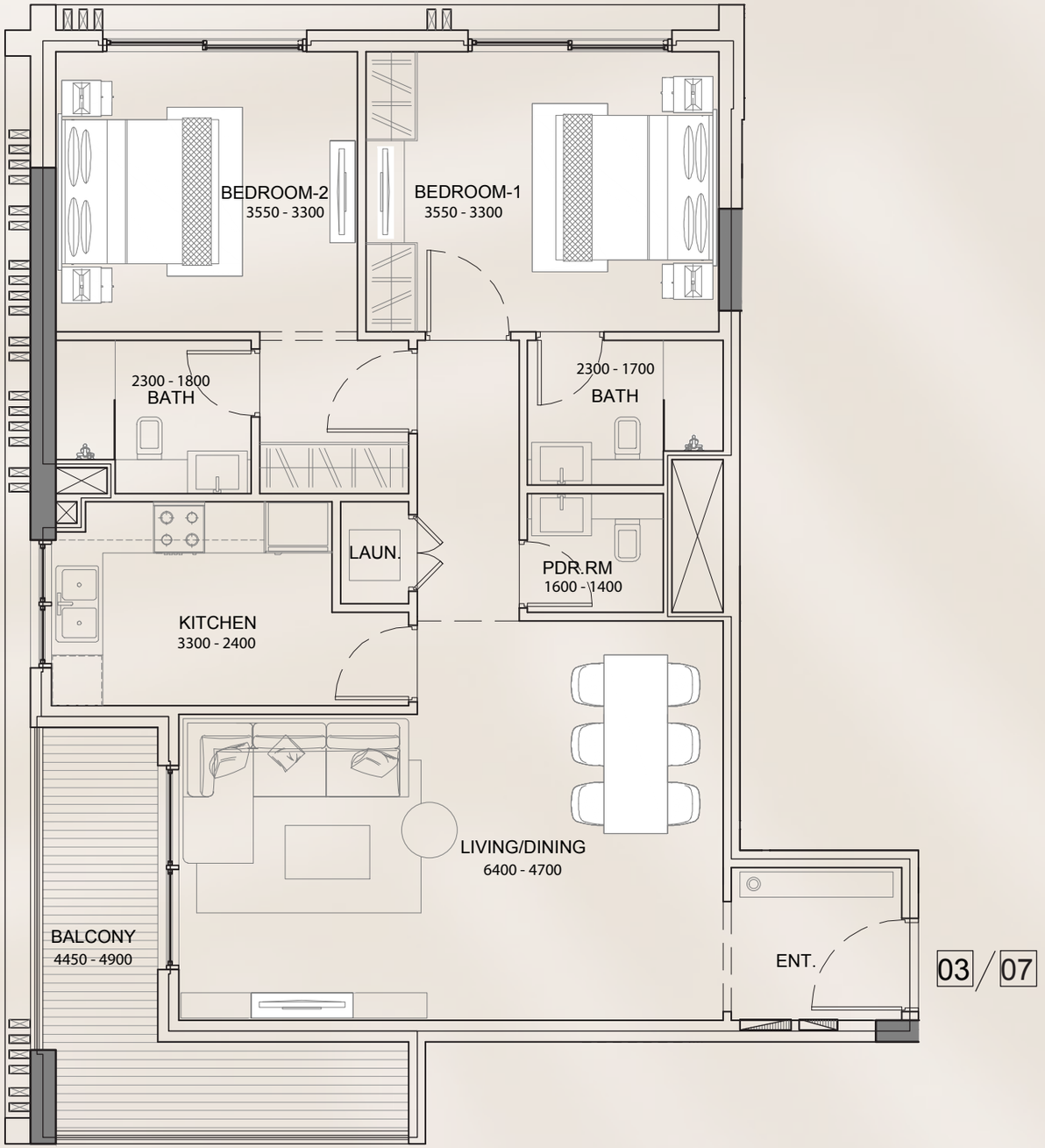


# 2 BED
## TYPE B

| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 1101.20 |
| BALCONY AREA (FT²) | : | 121.70 |
| SUITE AREA (FT²) | : | 979.50 |
| ALLOCATED PARKING | : | 1 |

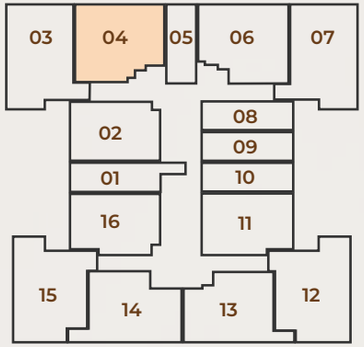


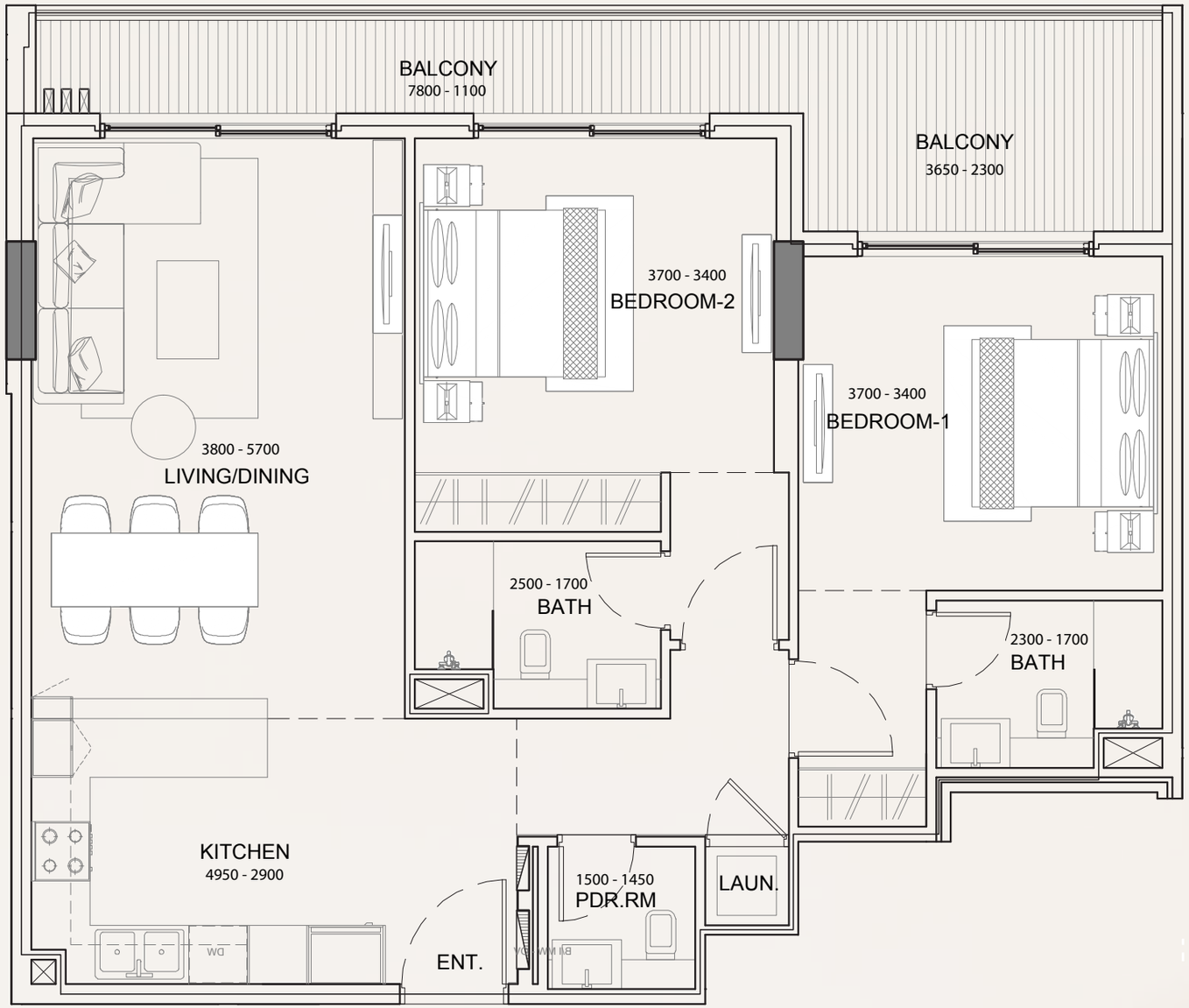




03 / 07

# 2 BED
## TYPE C

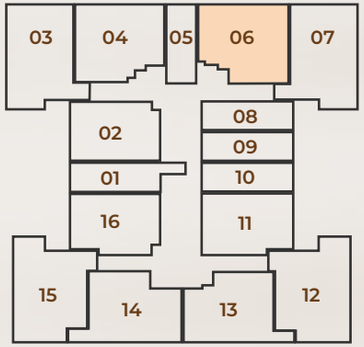
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 1158.60 |
| BALCONY AREA (FT²) | : | 198.30 |
| SUITE AREA (FT²) | : | 960.30 |
| ALLOCATED PARKING | : | 1 |

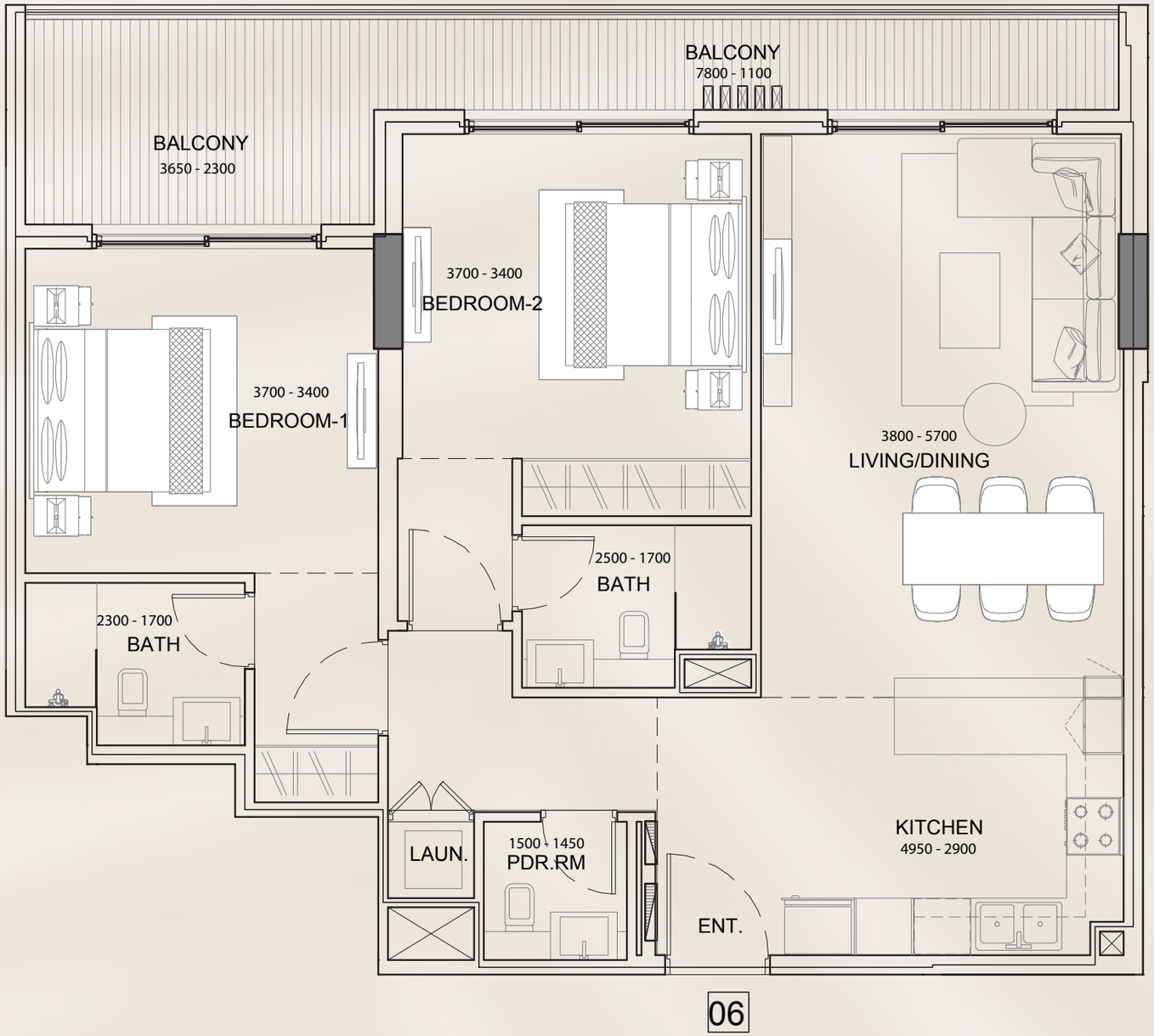


# 2 BED
## TYPE C

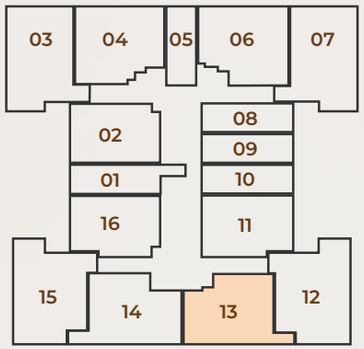
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 1158.70 |
| BALCONY AREA (FT²) | : | 198.40 |
| SUITE AREA (FT²) | : | 960.30 |
| ALLOCATED PARKING | : | 1 |

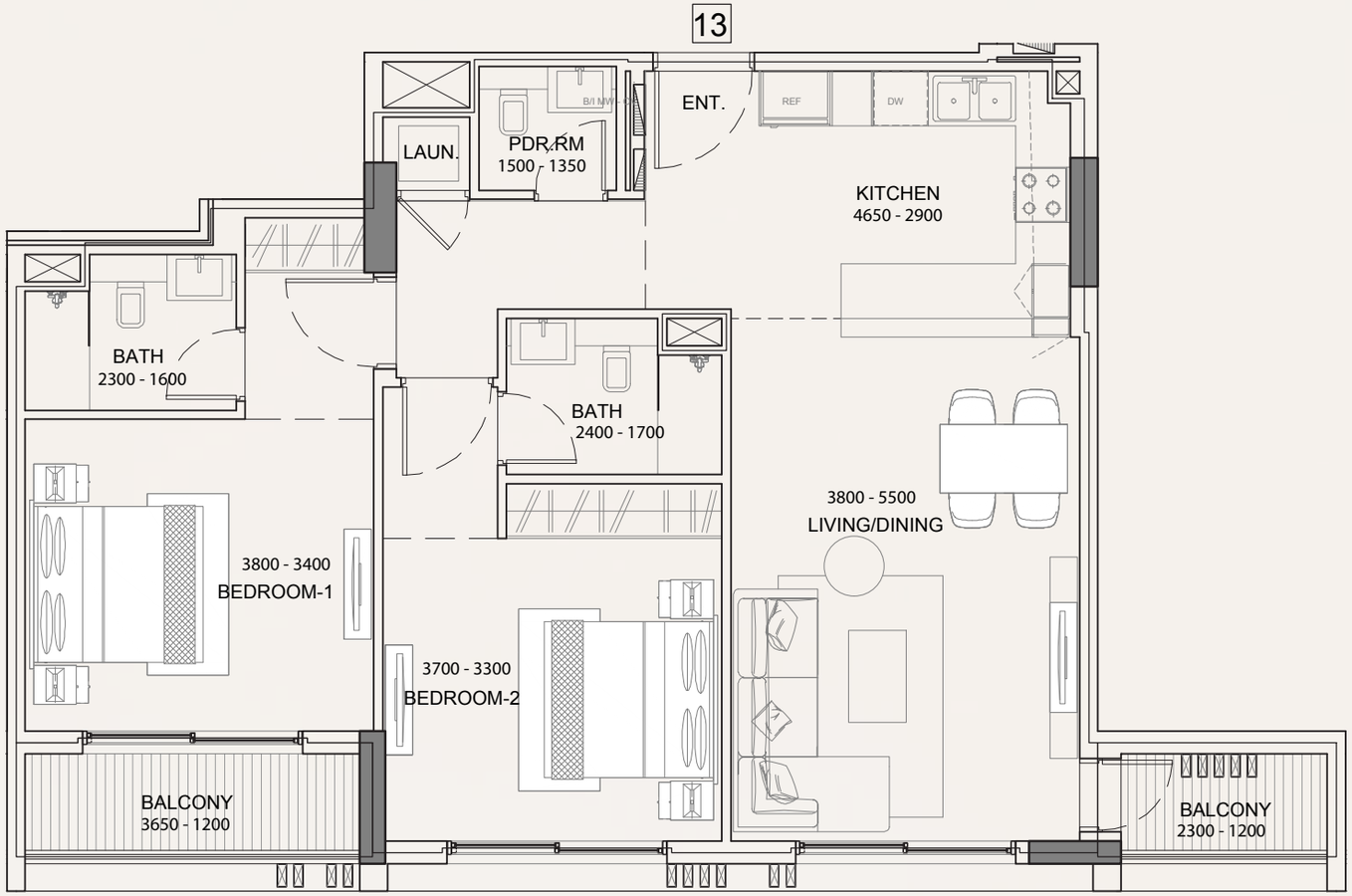


# 2 BED
## TYPE D

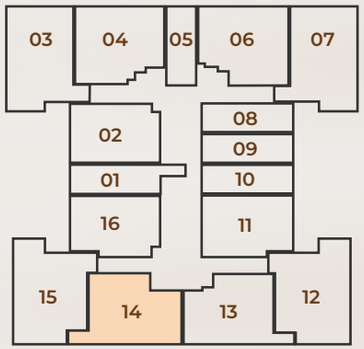
| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 1030.30 |
| BALCONY AREA (FT²) | : | 88.50 |
| SUITE AREA (FT²) | : | 941.80 |
| ALLOCATED PARKING | : | 1 |

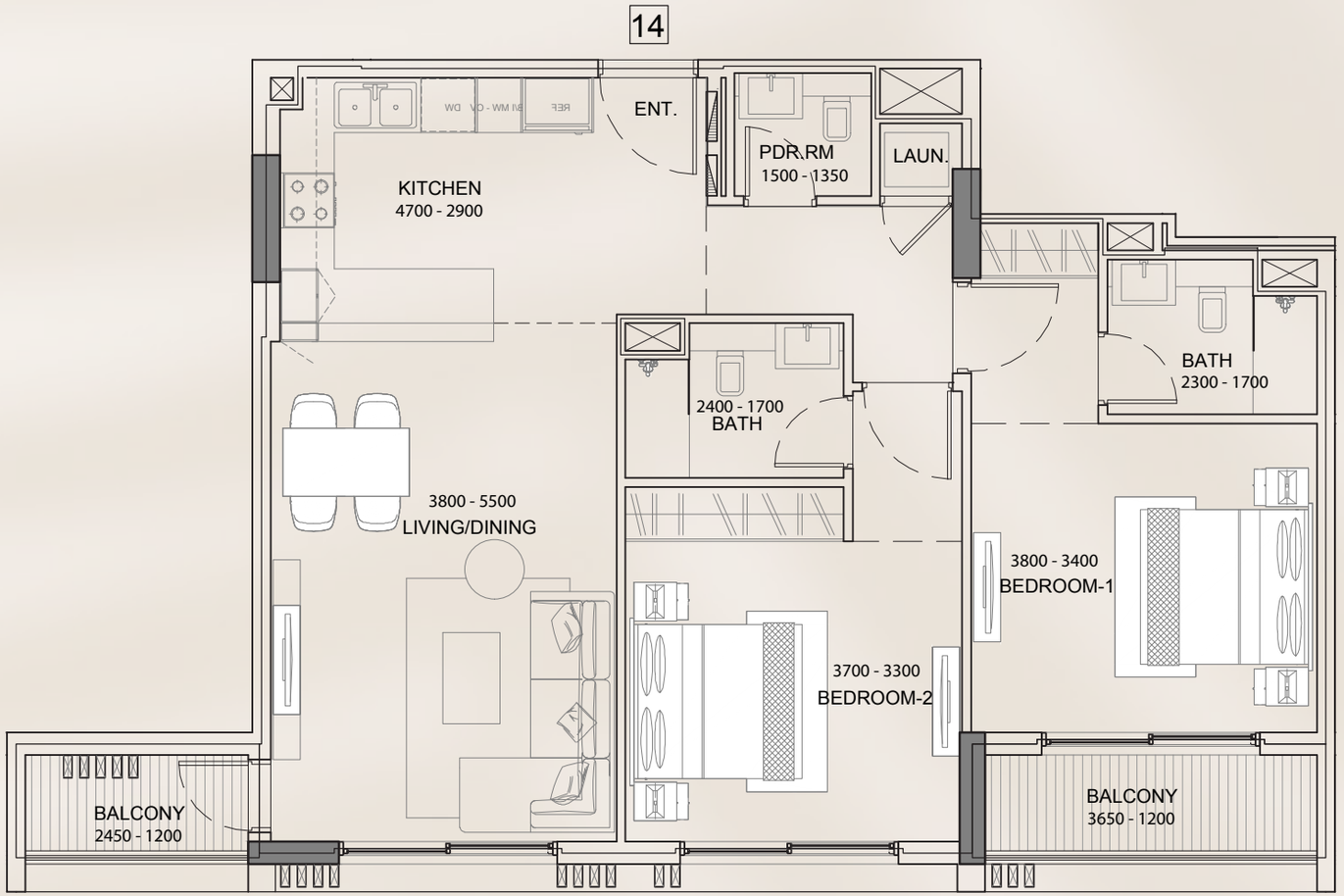


# 2 BED
## TYPE D

| | | |
|---|---|---|
| TOTAL AREA (FT²) | : | 1028.00 |
| BALCONY AREA (FT²) | : | 89.40 |
| SUITE AREA (FT²) | : | 938.6 |
| ALLOCATED PARKING | : | 1 |



# SIKANTA EXECUTIVE LEADERSHIP TEAM



## BALAJI SINGH TEEKA

CHAIRMAN
SIKANTA DEVELOPMENTS

MR. BALAJI SINGH TEEKA IS THE FOUNDER & GROUP CEO OF EXECUTIVE GROUP OF COMPANIES (ESM), SINGAPORE. SINCE 1998, HE HAS LED ESM'S GROWTH ACROSS MARITIME, SHIPPING, HOSPITALITY, AND REAL ESTATE SECTORS. A DMET ALUMNUS AND MECHANICAL ENGINEERING GRADUATE, HE BRINGS OVER A DECADE OF SAILING EXPERIENCE AND EXPERTISE AS A MARINE ENGINEER.



## MOHAN SAINI

MANAGING DIRECTOR
SIKANTA DEVELOPMENTS

MOHAN SAINI IS THE MANAGING DIRECTOR OF SIKANTA DEVELOPMENTS, DUBAI, BRINGING NEARLY 50 YEARS OF EXPERIENCE IN URBAN INFRASTRUCTURE AND INDUSTRIAL CONSTRUCTION. FORMERLY MANAGING DIRECTOR & CEO OF SHAPOORJI PALLONJI AND A BOARD MEMBER, HE IS A CIVIL ENGINEERING GRADUATE FROM THAPAR INSTITUTE OF ENGINEERING AND TECHNOLOGY. HE LEADS SIKANTA'S STRATEGIC GROWTH AND PREMIUM REAL ESTATE DEVELOPMENTS IN DUBAI.



## DEEPANK SAINI

DEVELOPMENT DIRECTOR
SIKANTA DEVELOPMENTS

MR. DEEPANK SAINI HAS OVER 25 YEARS OF EXPERIENCE IN REAL ESTATE DEVELOPMENT, ASSET MANAGEMENT, CAPITAL MARKETS, AND STRATEGIC GROWTH. HE IS THE MANAGING PARTNER AT SUNFIELD COMMUNITIES, TORONTO, LEADING INVESTMENT STRATEGY AND PORTFOLIO EXPANSION, WITH A FOCUS ON RESIDENTIAL AND MIXED-USE DEVELOPMENTS THAT CREATE SUSTAINABLE, HIGH VALUE COMMUNITIES.

SIKANTA
DEVELOPMENTS

SKY VIEW

REAL ESTATE

**EXCLUSIVE SALES PARTNER**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