

42 EAST

RESIDENCES

DUBAI ISLANDS

EXCLUSIVE

Only 42 will call this home

Purposefully kept for a minimal number of discerning families, 42 East was designed to foster community and togetherness amongst owner-occupiers.

With only 3 & 4 bedroom configurations, a thoughtfully planned amenity floor and private neighborhood location, 42 East is poised to be one of the most exclusive family-friendly communities on 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.

SELECTED DEVELOPMENTS

Over two decades of commitment to the art and craft of luxury property development.



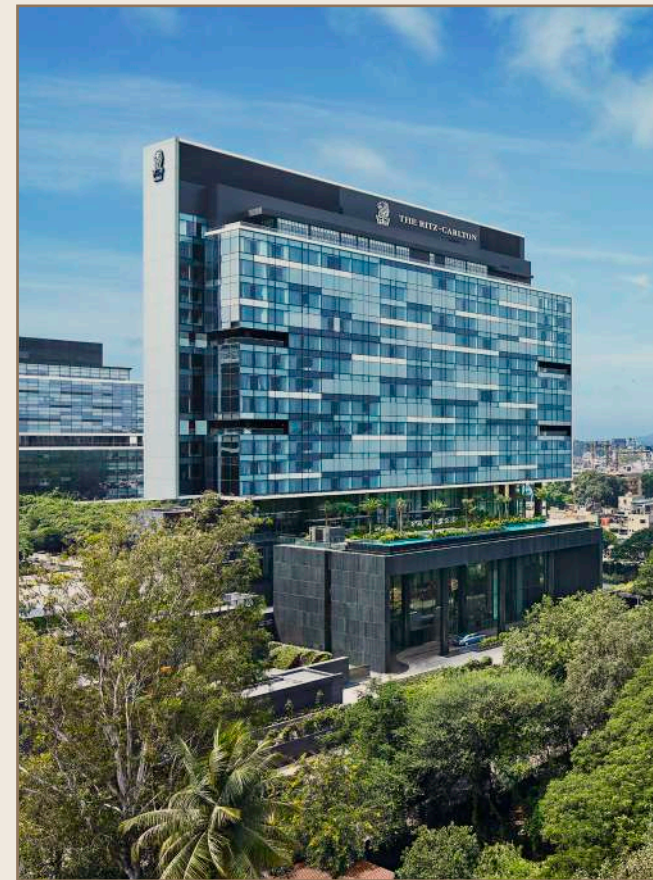
Trump Towers, Pune



yoopune, Pune



YOO Villas, Pune



The Ritz-Carlton, Pune



Raaya by Atmosphere, Maldives



JW Marriott, Pune

RESIDENTIAL

11 million square feet completed

HOSPITALITY

2,200 units completed

An icon in Prime office development, Panchshil is trusted by some of the most globally recognized names in business.



EON Free Zone I, Pune



Cummins India



Business Bay, Pune



EON Free Zone II, Pune



Tech Park One, Pune



Panchshil Business Park East, Pune



World Trade Center, Pune

PRIME OFFICE DEVELOPMENT

Over 35 million square feet completed , +40 million under development



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.



42 EAST

RESIDENCES

An exclusive collection of forty-two handcrafted
3 and 4 bedroom residences by Panchshil

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



42 EAST
RESIDENCES



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

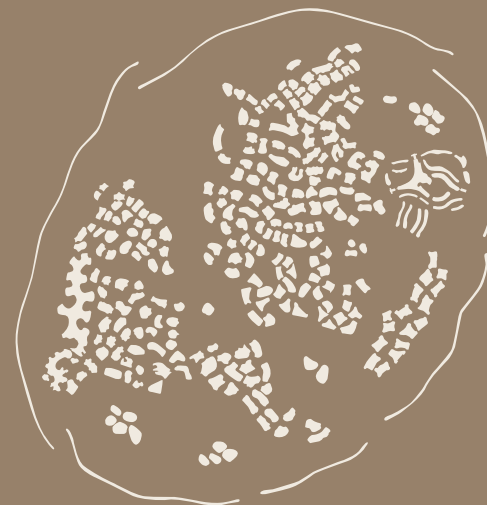
DIFC
Museum of the Future
Ras Al Khor Wildlife Sanctuary
Dubai International Airport

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



42 EAST RESIDENCES





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



Lobby



Elevator bank



Lobby



Amenities

Half in the sun, fully in serenity.



Infinity edge pool



SPA AREA



Hot tub



Sauna



Steam



Cold plunge



Just steps away from your daily hour of renewal.





Greet your inner calm. *Namaste.*

Yoga/Meditation Deck



Designed for connection, crafted for comfort.



Clubhouse

Playdates right at home. Shaded adventures with endless smiles.





Outdoor Theater



Villa lifestyle, *elevated.*

Lounge Area



Gather, unwind, *entertain.*

Outdoor Barbecue & Bar



Interiors



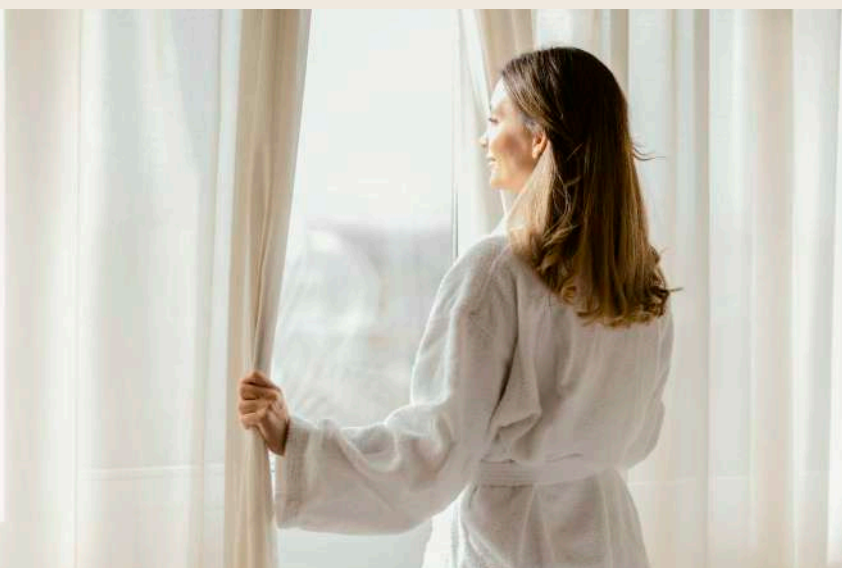
Kitchen



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



Sun-drenched living spaces overlooking the vibrancy of Dubai Islands



Primary bedroom of typical 3 bedroom

Floor Plans



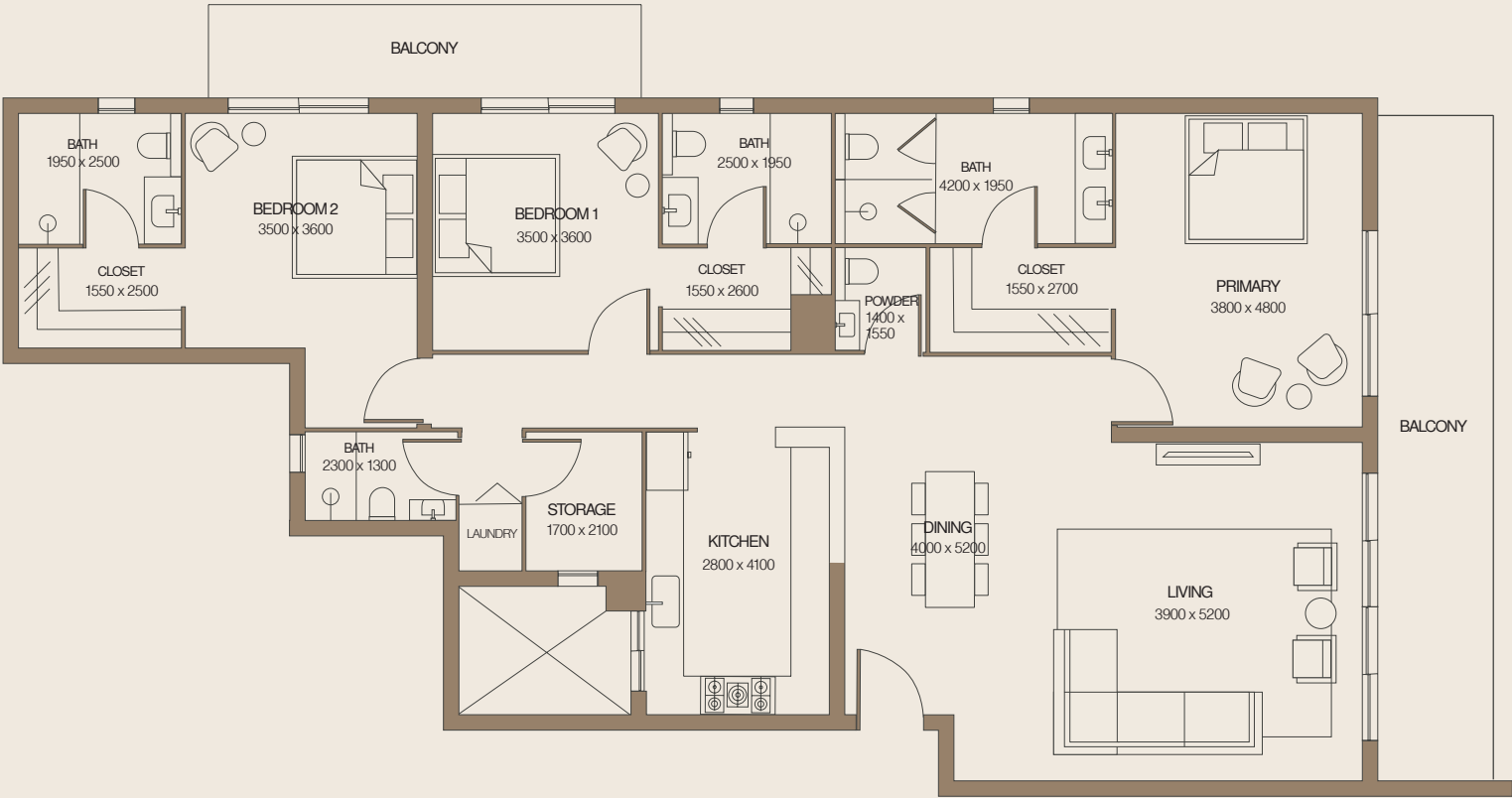
FLOORS 2, 4, 6, 8, 10

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

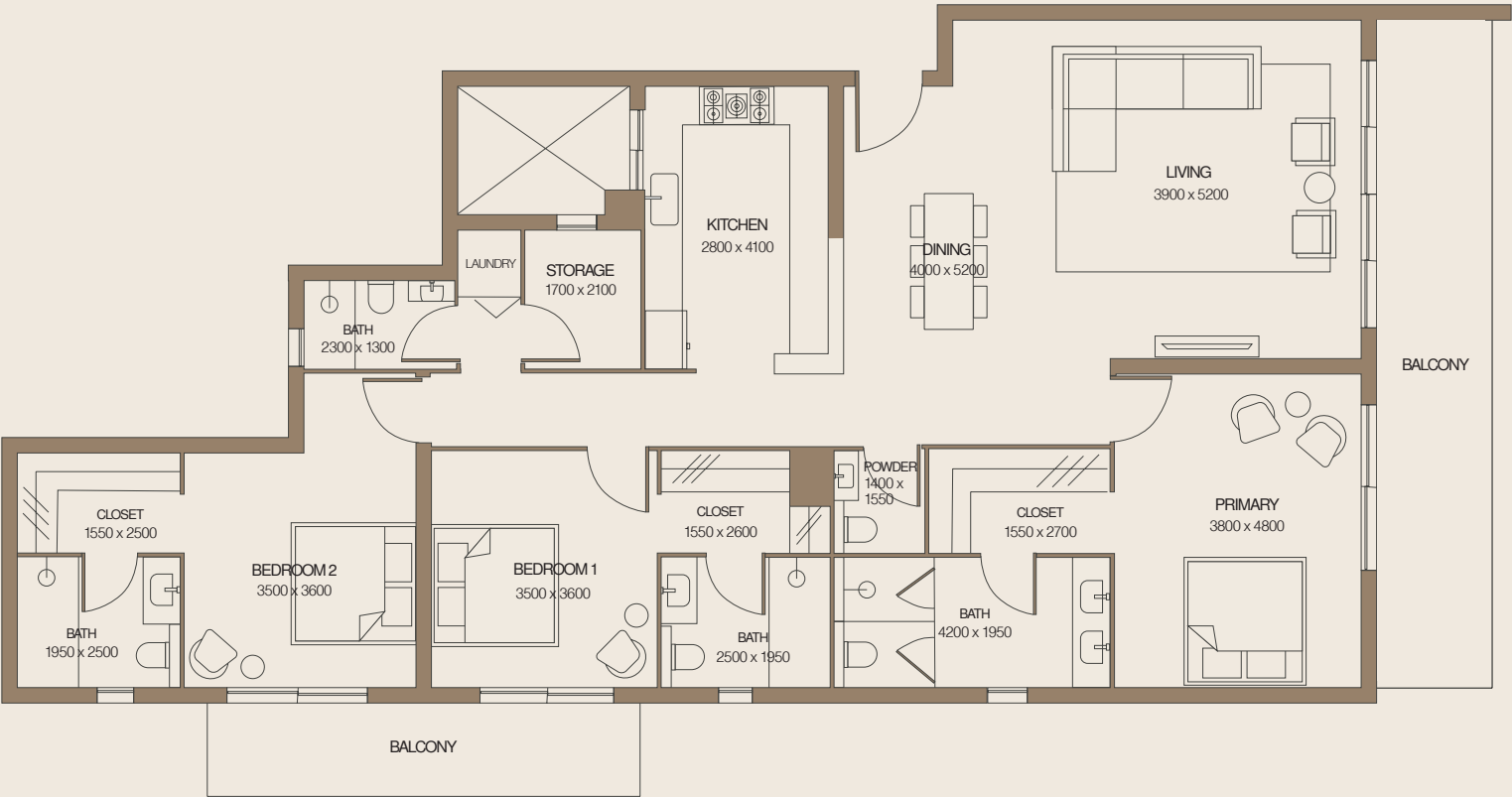
3 BEDROOM | 4.5 BATH

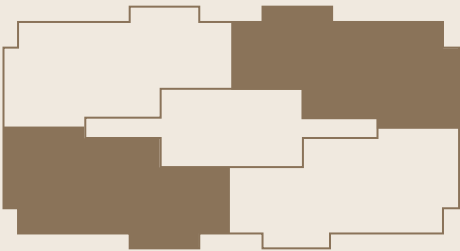
Right entry configuration - wide balcony

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

PARKING SPACES/UNIT

2





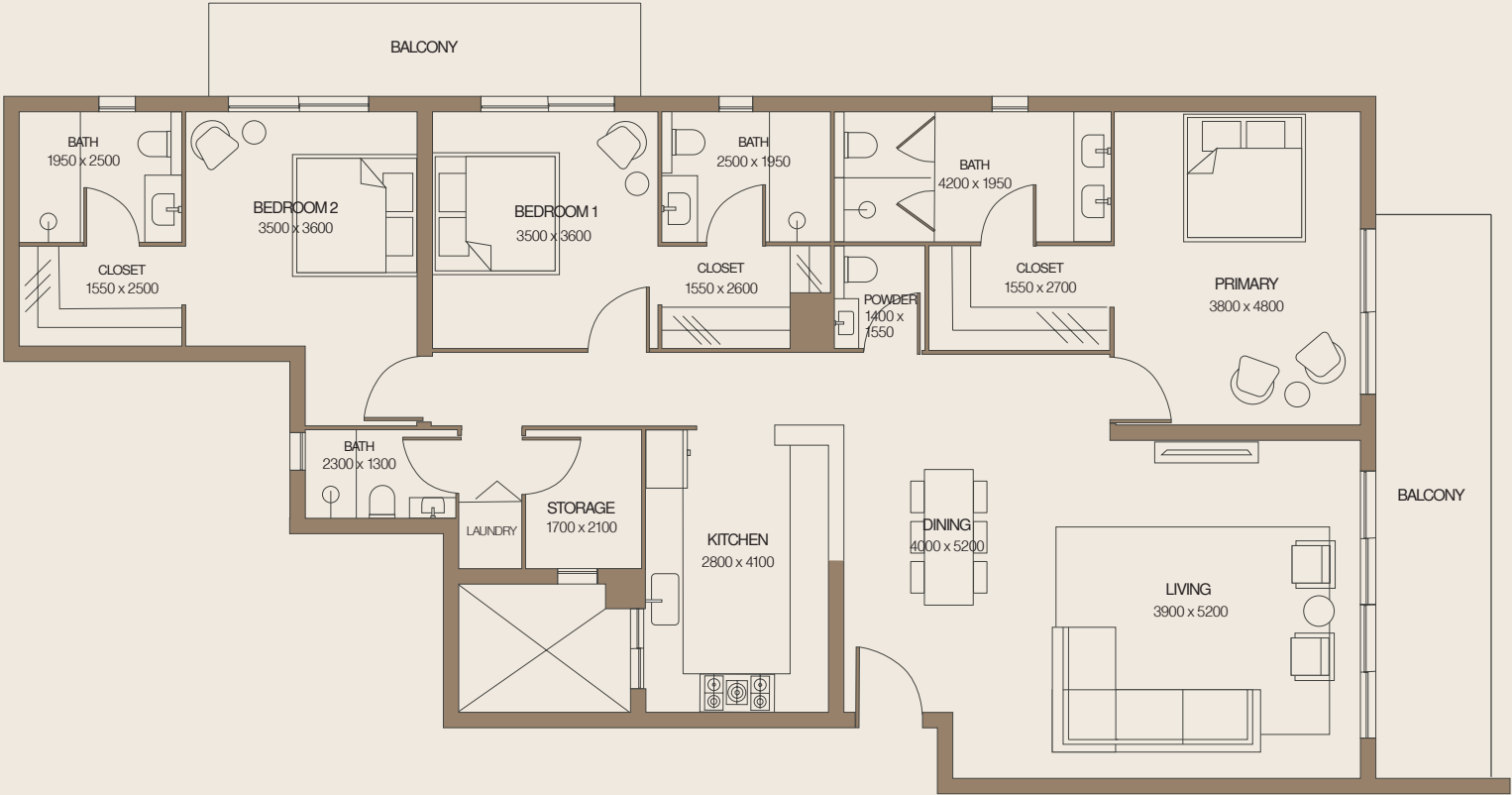
FLOORS 3, 5, 7, 9, 11

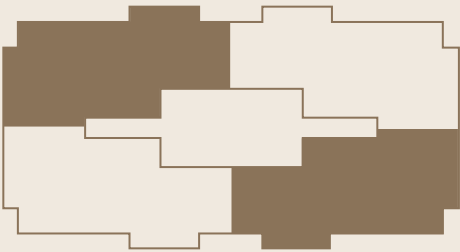
TYPE B

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

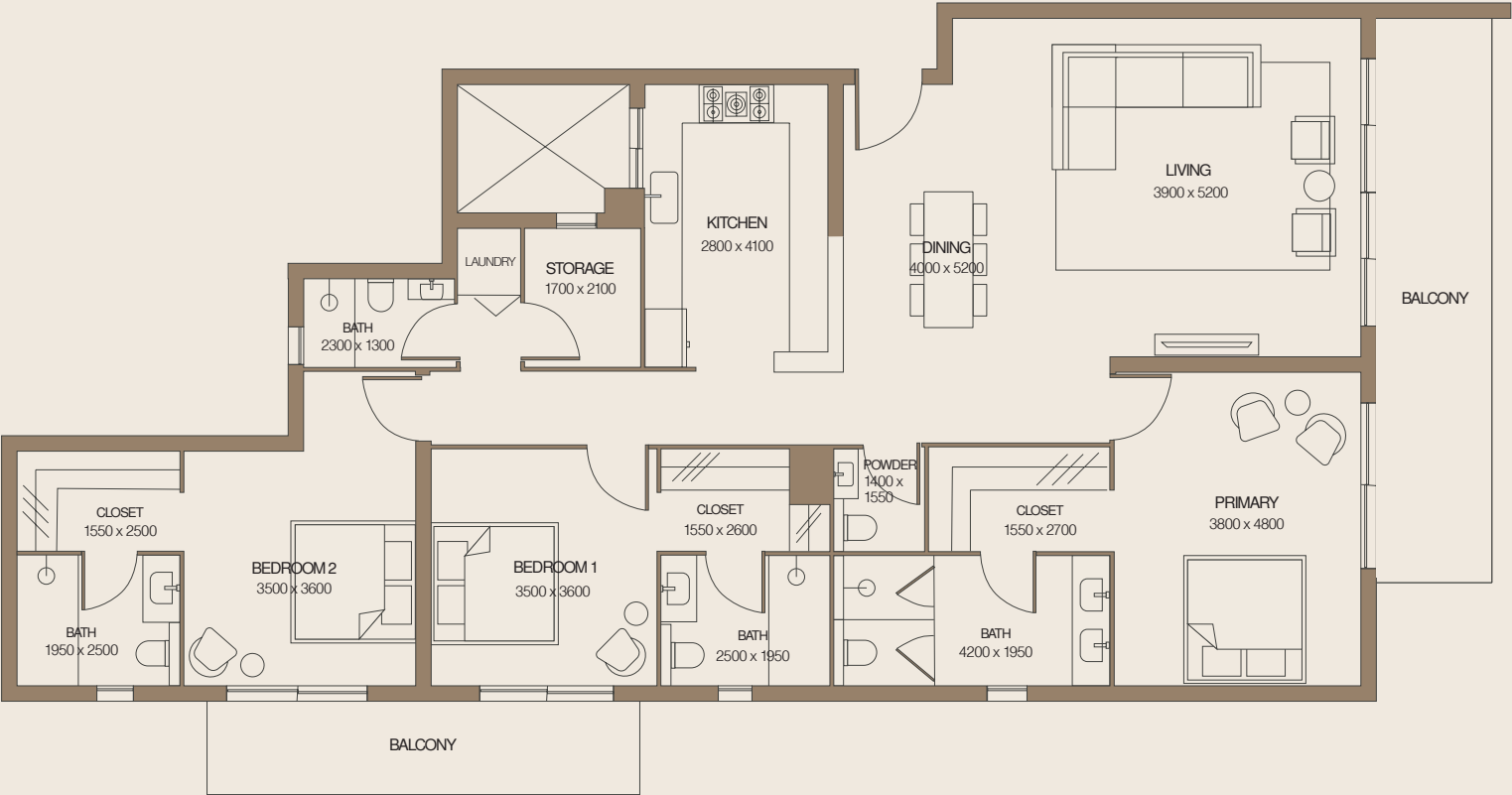
TYPE B1

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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