

KORE

BY IMTIAZ

***LIVE WELL,
LIVE KORE.***



FACTSHEET

A man and a woman are standing in the center of a city park. The woman is wearing an orange tank top, a blue vest, blue shorts, and white sneakers. The man is wearing a blue zip-up jacket, orange shorts, and white sneakers. They are both looking towards the camera. In the background, there are modern buildings, palm trees, and several people running, which are blurred to create a sense of motion. The overall scene is bright and sunny.

LIFE IN FOCUS

BY DESIGN

***A RESIDENCE DESIGNED AROUND
HUMAN PERFORMANCE AND LONGEVITY***





KORE

Draws its name from the word core.

The body's centre of strength and stability and the foundation of movement and well-being. It is not simply a residence with a gym. It is a residence designed entirely around human performance and healthy living. Through personalised training, intelligent fitness technology, nutrition-focused living and advanced recovery experiences, KORE helps residents train better, recover better and live with greater energy, balance and focus.

KORE Pillars.

#1. TRAIN.

Powered by Raw Theory. (RAW THEORY)

Train with tech. (TECHNOGYM)

One step, one calorie. (THE HIKE)

Own the court. (PADEL)

Find your flow. (POOL)

Practice, perfected.

#2. NOURISH.

Shared rituals. (EDIBLE GARDEN)

Fueled by the sun. (SUNLIGHT)

Habit, built in.

#3. RECOVER.

Regenerate daily. (RED LIGHT THERAPY)

Sweat, reset. (SAUNA)

Sleep, engineered. (SLEEP)

Focus, protected.



A HOLISTIC WELLNESS RESIDENCE



Powered by Raw Theory.

RAW
THEORY



KORE is fully equipped with Technogym's intelligent ecosystem, connected cardio, strength, and functional training integrated through digital services. Personalized programmes track progress and performance across individual fitness goals.



KORE reclaims vertical movement as a lifestyle signature. One step equals one calorie. Daily transit becomes continuous momentum, making the climb the default choice over the elevator.



Through One Hype Wellness, KORE delivers brain mapping, hyperbaric oxygen, and red light therapy coordinated via One AI. Intelligent protocols measure, personalize, and track recovery, performance, and long-term well-being.



In partnership with Heveya, KORE provides a complete sleep system: three layers of natural organic latex topped with premium goose down. Designed for an ultra-soft, cloud-like rest experience.

At the KORE of fitness.

50 machines curated for performance.

CARDIO.

Treadmill

Bike

Rowing Machine

CHEST.

Chest Press

Incline Chest Press

Pec Fly Machine

Rear Delt Machine

Cable Crossover

BACK.

Lat Pulldown

Seated Row

High Row

Assisted Pull-Up/Dip Machine

Back Extension Machine

SHOULDERS.

Shoulder Press

Lateral Raise Machine

ARMS.

Biceps Curl Machine

Triceps Extension Machine

Preacher Curl Bench

Dip Station

LEGS.

Leg Press

Hack Squat

Leg Extension

Seated Leg Curl

Glute Machine

Hip Thrust Machine

Standing / Seated Calf Raise

FREE WEIGHTS.

Dumbbells

Dumbbell Racks

Olympic Barbells

Weight Plates

Flat Benches

Adjustable Benches

Incline Bench Press

Power Racks

FUNCTIONAL TRAINING.

Functional Trainer

Cable Station

Kettlebells

Medicine Balls

Slam Balls

Resistance Bands

CORE.

Abdominal Crunch Machine

Rotary Torso Machine

STRETCHING & MOBILITY.

Stretching Mats

Foam Rollers

Exercise Balls

Balance Trainers

Stretching Station

Experiences.

Outdoor amenities.

Roof	ADULTS' LEISURE POOL SUNSET DECK WELLNESS POOL ROOFTOP KIDS' POOL OUTDOOR SHOWER AREA
Level 1	SHALLOW WATER FEATURE GARDEN CO-WORKING PODS INTERACTIVE SENSORY GARDEN CONVERSATION PIT FAMILY LOUNGE & LAWN HARVEST TABLE WITH PAVILION EDIBLE GARDEN CLIMATE COMFORT GARDEN OUTDOOR GYM PLAYGROUND SOCIAL PADEL COURT SPORTS LOUNGE

Indoor amenities.

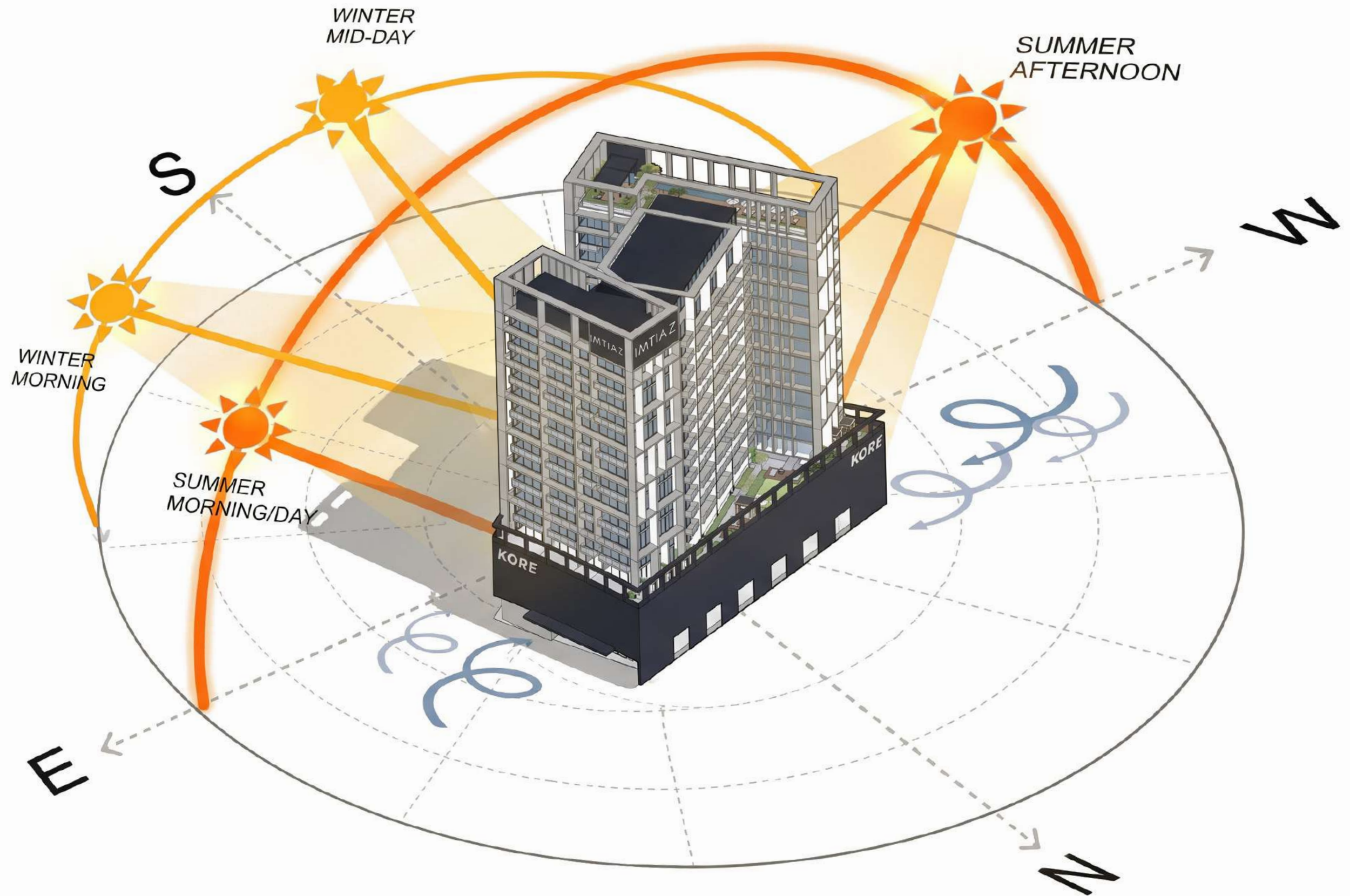
Ground level	RAW THEORY THE HIKE	RAW THEORY	THE HIKE
Roof	RAW THEORY CLUBHOUSE		



Vitamin-daylight.



Optimized sunlight exposure.



***DESIGNED FOR
THE SENSES.***





Studio

From: 406 sq.ft.

Starting: 679K

1-Bedroom

From: 669 sq.ft.

Starting: 1.1 M

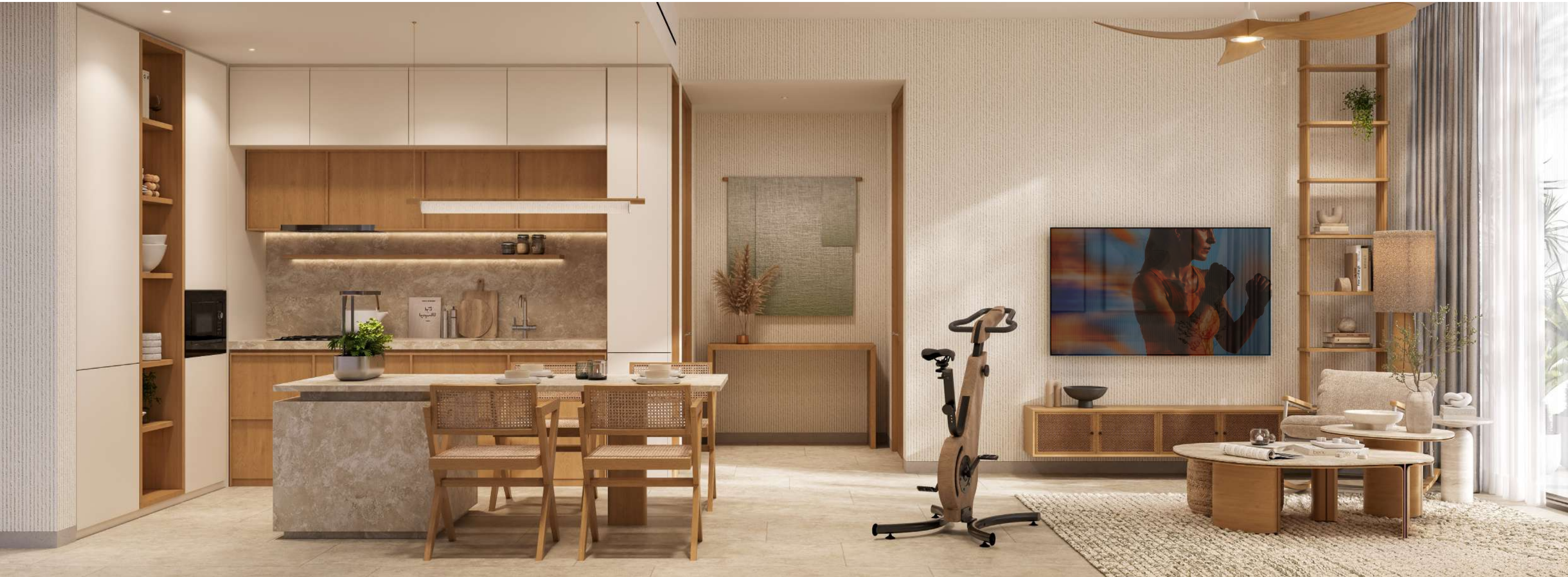
2-Bedroom

From: 1,406 sq.ft.

Starting: 1.55 M

Natural bamboo & oak warm the space, softened by woven textures in calming tones. Sculptural fibre artwork meets stone depth and fluted panelling to create rhythm. Every detail slows things down, a room designed to clear the mind and give you space to reset.





50/50 Payment Plan

Installment	Payment	Date
1st	20%	On Booking
2nd	5%	15/02/2027*
3rd	5%	15/06/2027*
4th	5%	15/10/2027*
5th	5%	15/02/2028*
6th	5%	15/04/2028*
7th	5%	15/09/2028*
On Completion	50%	Q4, 2028*

60/40 Post Handover Payment Plan

Installment	Payment	Date
1st	20%	On Booking
2nd	5%	15/02/2027*
3rd	10%	15/06/2027*
4th	5%	15/10/2027*
5th	10%	15/02/2028*
6th	5%	15/04/2028*
On Completion	5%	Q4, 2028
Post Handover	40% (3.33% Quarterly)	In 3 Years



LOCATION

15-minute loop.

MOVE. GO FURTHER.

- 10 mins — Al Habtoor Polo Resort
- 15 mins — Meydan Cycling Track
- 15 mins — Wellfit Meydan
- 15 mins — Meydan Golf
- 15 mins — Meydan Racecourse
- 15 mins — Hamdan Sports Complex
- 20 mins — Nad Al Sheba Cycling Park

RESTORE. TAKE YOUR TIME.

- 15 mins — Ras Al Khor Wildlife Sanctuary
- 15 mins — Meydan Canal & Boardwalk
- 15 mins — Meydan Central Park
- 20 mins — Dubai Creek Harbour

CONNECT. STAY CLOSE.

- 20 mins — Downtown Dubai
- 20 mins — Dubai Design District
- 20 mins — Business Bay
- 20 mins — DXB Airport

