



Divine Elements

FACTSHEET



A striking glass façade & modern architectural lines come together with spacious balconies to create effortless elegance. The Divine Elements emblem captures this spirit of balance, beauty, and the graceful flow of the structure itself.





Connected To Everywhere That Matters

Perfectly positioned in the heart of Dubai South, Divine Elements offers seamless access to key destinations across the city. With major highways, landmark districts, and future-growth zones just minutes away, residents enjoy a life of convenience, mobility, and long-term value.



Living Spaces Designed For Modern Balance

Each home at Divine Elements is crafted to elevate everyday living, blending clean architectural lines, smart spatial planning, and refined finishes. These residences are shaped for comfort, style and effortless daily routines, whether for personal living or investment.



-  Sleek glass façade with *modern architectural* lines
-  Spacious layouts in **Studio, 1BR and 2BR** units
-  Floor-to-ceiling windows that *maximise natural light*
-  Private balconies connecting indoor and outdoor living
-  Smart storage solutions and efficient room planning
-  Premium finishes with contemporary colour palettes
-  Modern kitchens with high-quality fittings and appliances
-  Spa-inspired bathrooms with elegant fixtures
-  Secure access, controlled entry points and smart-home options
-  Thoughtfully designed to suit both homeowners and investors



Luxury Within Reach, Comfort All Around



Rooftop Amenities

An elevated lifestyle above the city where evenings bring movies under the stars, matches on the court, and moments that linger long after sunset.



Outdoor Cinema



Padel Court



Lounge Areas & Cabanas



Table Tennis



BBQ Area



Bar Area



Chess Corner



Benches & Board-Game Zones



First Floor Amenities

Wellness meets community — sunlit pools, shaded seating, and spaces for families to gather and grow.



Kids Pool



Main Pool



Jacuzzi



Seating Areas



Outdoor Showers



Kids Play Area



Fully Equipped Gym



Project Details



Project Name	Divine Elements
Project Status	Off-plan Residences
Location	Dubai South
Total Units	90
Elevation	G+4

Unit Mix

Studio Apartments

One-Bedroom Apartments

Two-Bedroom Apartments

Unit Type	No Of Units	Size Range (SQ FT)
Studio	28	334.33 - 359.73
1 Bedroom	17	691.69 - 718.28
2 Bedroom	45	929.89 - 1,069.18

HANDOVER
Q4 2027

PAYMENT PLAN
40.60

Payment Plans

Option 1 40/60

Down Payment	within 30 days	20%
1st Installment	4th month	5%
2nd Installment	8th Month	5%
3rd Installment	12th Month	5%
4th Installment	16th Month	5%
		40%
On Handover		60%
		100%

Option 2 70/30 (3 Years Post Handover Plan)

Down Payment	within 30 days	20%
1st Installment	3rd month	5%
2nd Installment	6th Month	5%
3rd Installment	9th Month	5%
4th Installment	12th Month	5%
5th Installment	15th Month	10%
6th Installment	18th Month	10%
On Completion	24th Month	10%
TILL COMPLETION		70%
POST HANDOVER		
Year 1	2.5% each quarter (12 Installments)	80%
Year 2		90%
Year 3		100%

Option 3
70/30 (2 year Post Handover Plan)

Down Payment	within 30 days	20%
1st Installment	3rd month	5%
2nd Installment	6th Month	5%
3rd Installment	9th Month	5%
4th Installment	12th Month	5%
5th Installment	15th Month	10%
6th Installment	18th Month	10%
On Completion	24th Month	10%
TILL COMPLETION		70%
POST HANDOVER - YEAR 1		
Quarter 1		3.5%
Quarter 2		3.5%
Quarter 3		3.5%
Quarter 4		4.5%
AFTER 1 YEAR POST HANDOVER		85%
POST HANDOVER - YEAR 2		
Quarter 1		3.5%
Quarter 2		3.5%
Quarter 3		3.5%
Quarter 4		4.5%
		100%

Booking Process



01 | RESERVATION / BOOKING FORM

The Reservation Form details the basic terms of the sale, payment plans, and the purchaser's personal information.

02 | PAYMENT OF RESERVATION DEPOSIT

Following the 10% down payment + 4% DLD fee the SPA will be processed.

03 | SALES & PURCHASE AGREEMENT (SPA)

Upon receiving the Sales and Purchase Agreement (SPA), the purchaser will sign and send back the SPA to the developer.

04 | ISSUANCE OF INITIAL AGREEMENT FOR SALE

Registration of the unit is completed and a certificate of ownership, known as the Initial Agreement of Sale, is issued in the purchaser's name. Land Department fees & administration costs will apply at this step.

05 | SUBSEQUENT PAYMENTS

This is to be made as per the payment plan and in compliance with the terms and conditions of the SPA along with PDCs.



Founded in 1995, Takmeel has delivered premium residential projects across Dubai and Ajman. The developer focuses on modern, design-driven communities with curated amenities in strategic locations offering strong connectivity. Guided by trust, transparency, and long-term value, Takmeel creates homes for both end-users and investors.

Proven delivery track record

1000

Villas
Completed

15

Residential
Buildings Delivered

02

Buildings
Approaching Handover



Contact Details

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