

Artist's impression.

BOHO Residences

Find your flow.

AN EOS DEVELOPMENT · DUBAI SOUTH

FROM DAWN TO DUSK

Every good day begins at dawn.

Before the city wakes, there's a moment when the light is soft, the air is still, and anything feels possible.

That's the feeling we built for. A home that holds the calm of early morning and the ease of a long evening, and fills everything in between with life.

This is the story of that home, told from dawn to dusk.

I. Dawn — The House Behind It

II. Morning — The City Rising

III. Midday — The Home

IV. Golden Hour — The Life

V. Dusk — The Way Home



Artist's impression.

CHAPTER I

Dawn

The House Behind It

Some partnerships add up. The best ones open something new.

Empire One Group and Sanas Group bring a combined heritage of shaping skylines, nurturing communities and delivering benchmark projects across regions. Sanas is a name Pune already knows and trusts. Now that trust is building in Dubai.

Together, they are EOS.

EOS

EOS — EMPIRE ONE × SANAS

I · DAWN — THE HOUSE BEHIND IT

Begin Well

Every home starts with a first morning: the keys, the light through a new window, the day ahead.

EOS exists to make that morning a good one. Every EOS home is planned with care, built with integrity and made to hold its value.

Boho Residences carries that promise.

EOS

EOS — EMPIRE ONE × SANAS

EOS — say it “EE-ohs”.

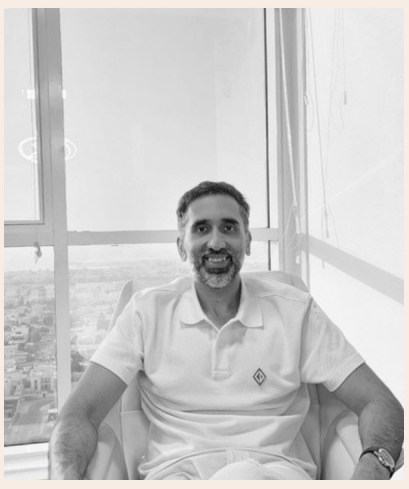
The People Behind EOS



Siddhanth Sanas

VISIONARY LEADER

A second-generation entrepreneur who honours legacy while innovating fearlessly for tomorrow.



Vishal Deshpande

PRINCIPAL ARCHITECT

Four decades of master planning, townships and public buildings, and the long view that comes with them.



Varun Dudani

DESIGN & DELIVERY

Interior solutions that pair innovation with craftsmanship, across landmark projects in the Gulf and India.



Harsha Hingorani

FINANCE STRATEGIST

Sharp financial acumen with a firm commitment to transparency and sustainable growth.



Pankaj Chaurasia

REAL ESTATE ADVISORY

More than 20 years of sales, leasing and investment advisory, trusted by investors and developers alike.



Artist's impression.

CHAPTER II

Morning

The City Rising

Dubai has always been a city that builds tomorrow before it arrives.

An iconic skyline, best-in-class infrastructure, zero personal income tax and exceptional safety have made it home to forward-thinking investors and modern global citizens. And its next chapter is being written in Dubai South.

II · MORNING — THE CITY RISING

Where Dubai's Future Is Taking Off

At the heart of Dubai South, Al Maktoum International Airport is being expanded to become the world's largest: up to 260 million passengers a year, 400 aircraft gates, five times the size of Dubai International. Its new terminal's first phase is due in 2032.

Around it, a master-planned city is taking shape, built as a global hub for aviation, logistics, business and modern living.

260 million

passengers a year, at full capacity

400

aircraft gates

5×

the size of Dubai International

II · MORNING — THE CITY RISING

Dubai South

Connected

E311 and E611 on your doorstep. Expo City Dubai and the Abu Dhabi border minutes away. Etihad Rail and Dubai Metro extensions planned.

Beach Life, Within Reach

Palm Jebel Ali, twice the size of Palm Jumeirah, planned with seven islands and more than 80 hotels and resorts.

Where Business Is Moving

JAFZA and Jebel Ali Port are drawing aviation, logistics, tech and hospitality companies to the area.

Made for Families

GEMS Founders School – Dubai South is right next door, a short walk from home, with parks, a polyclinic and daily shopping all close by.

II · MORNING — THE CITY RISING

Why Dubai South, Why Now

Momentum

Attractive rental yields and sustained demand, with growth corridors like Dubai South drawing investors for their planning, affordability and community living.

Residency

Property investments valued at AED 2 million or more can qualify for the UAE's 10-year Golden Visa.

Stability

The dirham is pegged to the US dollar, so Indian investors hold a dollar-linked home abroad.

Lifestyle

World-class healthcare and education, a vibrant multicultural community, and exceptional safety.

II · MORNING — THE CITY RISING

Dubai South, Around You



Indicative map, not to scale. Map data © OpenStreetMap contributors.

EDUCATION

GEMS Founders School – Dubai South

Cherry Tree Nursery – Dubai South

HEALTHCARE

Al Noor South Polyclinic, The Pulse

NMC Royal Hospital, DIP · approx. 22 min

TRAVEL

Al Maktoum International Airport

E311 and E611

Expo Metro Station (Route 2020) · approx. 21 min

LEISURE

Expo City Dubai

Lulu Hypermarket and daily shopping

Central Park and Pulse Pond Park



Artist's impression.

CHAPTER III

Midday

The Home

Boho Residences isn't another glass tower.

It's an address with breezy sophistication and a boutique-hotel soul, designed for people who want more feeling from their home. Less about opulence. More about personality.

III · MIDDAY — THE HOME

A Community, Not Just an Address

Boho Residences is built around the life you share with the people around you, not just the four walls of your home.

Work

A rooftop café that doubles as a co-working floor, so the commute can be a lift ride.

Wellness

A gym, steam and sauna, a pool with deck and a padel court, all downstairs.

Families

A children's play area in the building, with GEMS Founders School – Dubai South and parks close by.

Together

A boho-style reception, a BBQ zone and shared spaces where neighbours become friends.

For families, for a second home and for investors: one community, made for the way you live.

III · MIDDAY — THE HOME

The Homes

HOME TYPES

One, two and three bedrooms

1 ONE BEDROOM

2 TWO BEDROOMS

3 THREE BEDROOMS

Floor plans are available on request.

III · MIDDAY — THE HOME

Elevations



FRONT ELEVATION · DUSK

Artist's impression.



FRONT ELEVATION · DAY

Artist's impression.



Artist's impression.

CHAPTER IV

Golden Hour

The Life

Morning starts slow: a swim, a coffee on the pool deck, the day still quiet.

By ten, the rooftop café has become your office, with views for company.

After school, the play area fills with small explorers. Before sunset, there's a padel match to win.

Then the gym, the steam room, the sauna — and friends around the BBQ as the evening cools.

Amenities

Boho-Style Reception
A warm, artful welcome that feels like a boutique hotel.

Swimming Pool with Deck
Lounge, swim, repeat.

Rooftop Café & Co-Working
Where work meets views, and coffee meets calm.

Padel Court
Stay active, in style.

Gym
Move, lift, stretch.

Steam & Sauna
Wellness rituals, reimagined for every day.

Children's Play Area
A safe, fun zone for little explorers.

BBQ Zone
Laid-back evenings under the stars.



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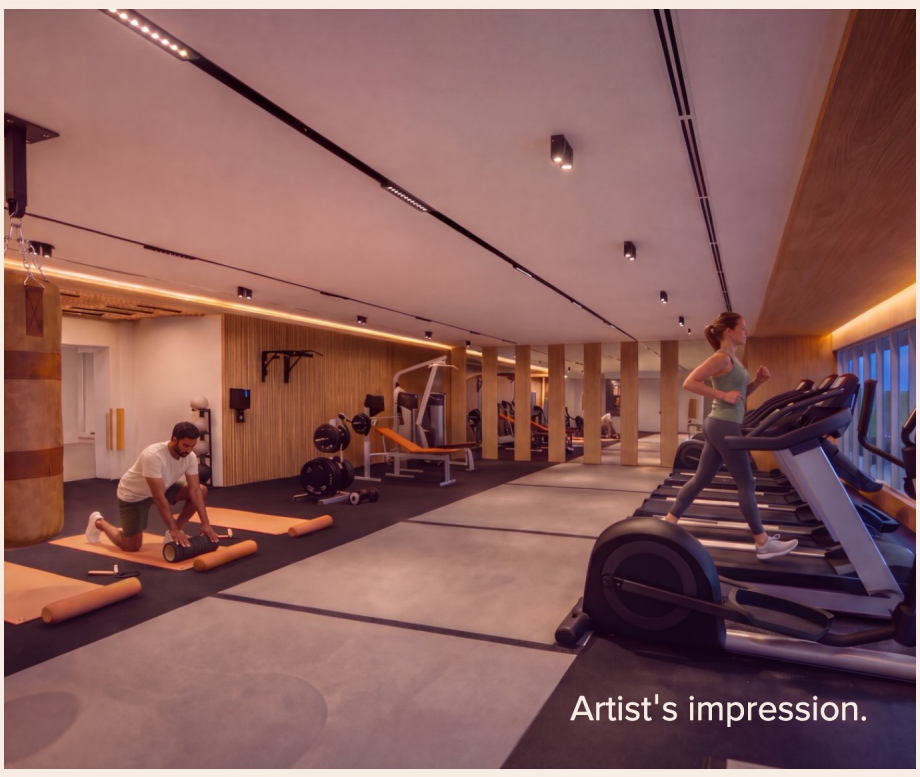
ROOFTOP CAFÉ & CO-WORKING



PODIUM TERRACE



GYM



SWIMMING POOL WITH DECK

The Way Home

Dubai Parks and Resorts	**15** MINS
Dubai Marina / JBR	**25** MINS
Palm Jumeirah	**30** MINS
Downtown Dubai / Burj Khalifa	**35** MINS
Dubai International Airport (DXB)	**40** MINS
Zayed International Airport, Abu Dhabi	**45** MINS

Along Sheikh Mohammed Bin Zayed Road (E311) and Emirates Road (E611). Drive times are approximate and vary with traffic.



Indicative map, not to scale. Map data © Natural Earth and OpenStreetMap contributors.

V · DUSK — THE WAY HOME

Boho Residences, in Brief

01	An EOS development, by Empire One Group and Sanas Group
02	Dubai South, on E311 and E611, minutes from Al Maktoum International Airport
03	One-, two- and three-bedroom homes
04	Pool with deck, padel court, rooftop café & co-working, gym, steam & sauna, BBQ zone, children's play area, boho-style reception
05	Golden Visa eligibility for property investments of AED 2 million and above



Artist's impression.

Tomorrow starts at dawn. Make it yours.

From Pune to Dubai South: a name you trust, a home you'll love.

FOR MORE DETAILS, CALL US AT

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www.eosdevelopers.ae

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Boho Residences — an EOS development.

EOS

EOS — EMPIRE ONE × SANAS

Disclaimer: This brochure is for presentation purposes only. Images are artist's impressions. Specifications, areas, amenities and drive times are indicative and subject to change without notice.