

ARJAN PLOT

A Unique Residential & Retail plot
in Arjan, Dubai Land

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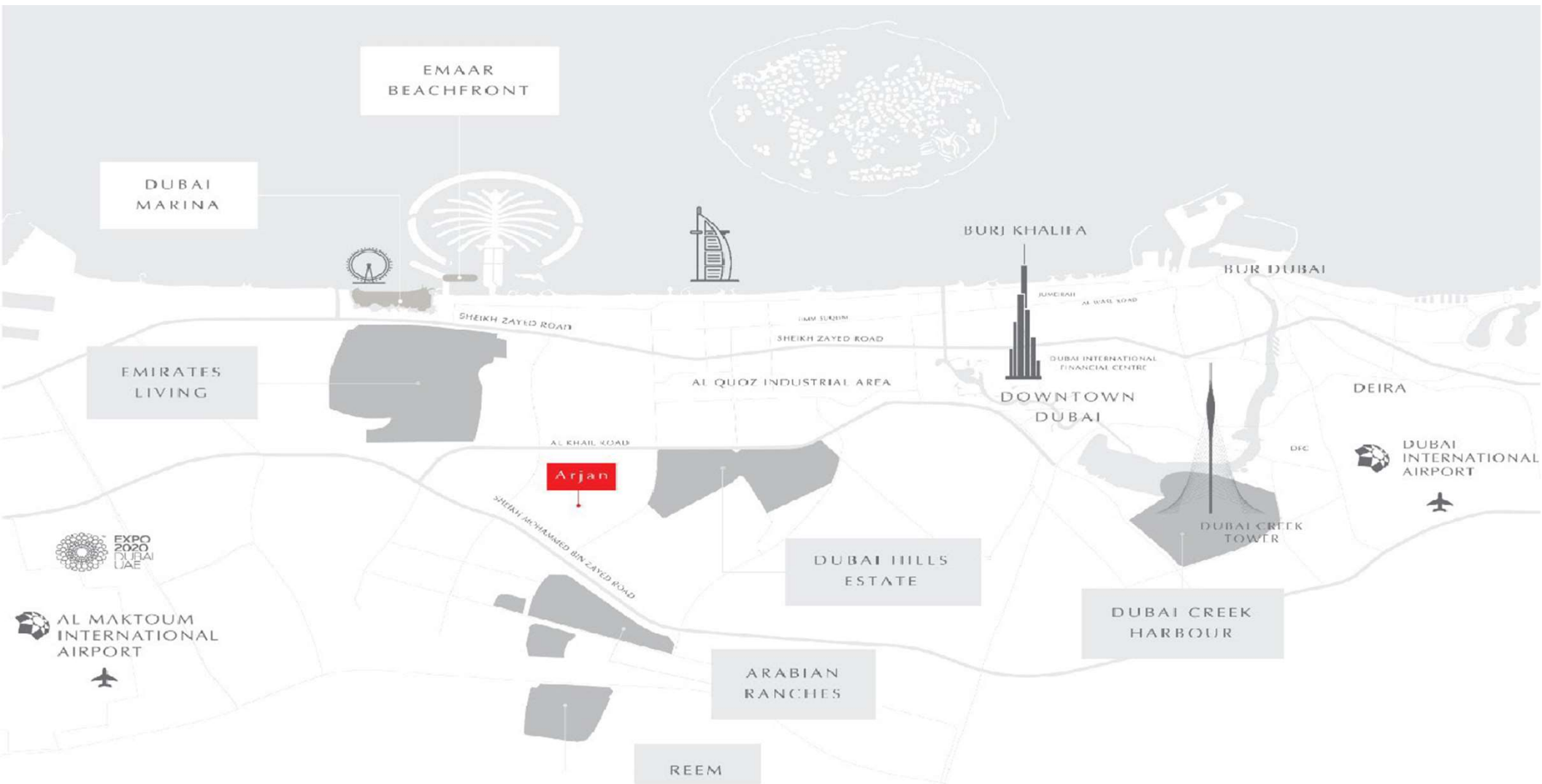
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About AQUA Developments

Established in 2010, AQUA Real Estate Development turned into a full-service development company delivering the most selective residential and commercial properties designed to cater to its clients' needs in terms of quality finishes, smart homes and prime locations. Built on a vision to be a significant part of Dubai's evolving cityscape, combined with our expertise and experience, we transform our clients' dreams into a reality. Performing with integrity, honesty and transparency, we firmly believe in adding value to all our projects. Our experienced team of professionals can manage every aspect of a real estate project from concept idea to completion and even post-handover.





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TOWER

DUBAI HILLS
ESTATE

DUBAI CREEK
HARBOUR

ARABIAN
RANCHES

REEM

SHEIKH ZAYED ROAD

DAM SUKAIM

SHEIKH ZAYED ROAD

AL QUOZ INDUSTRIAL AREA

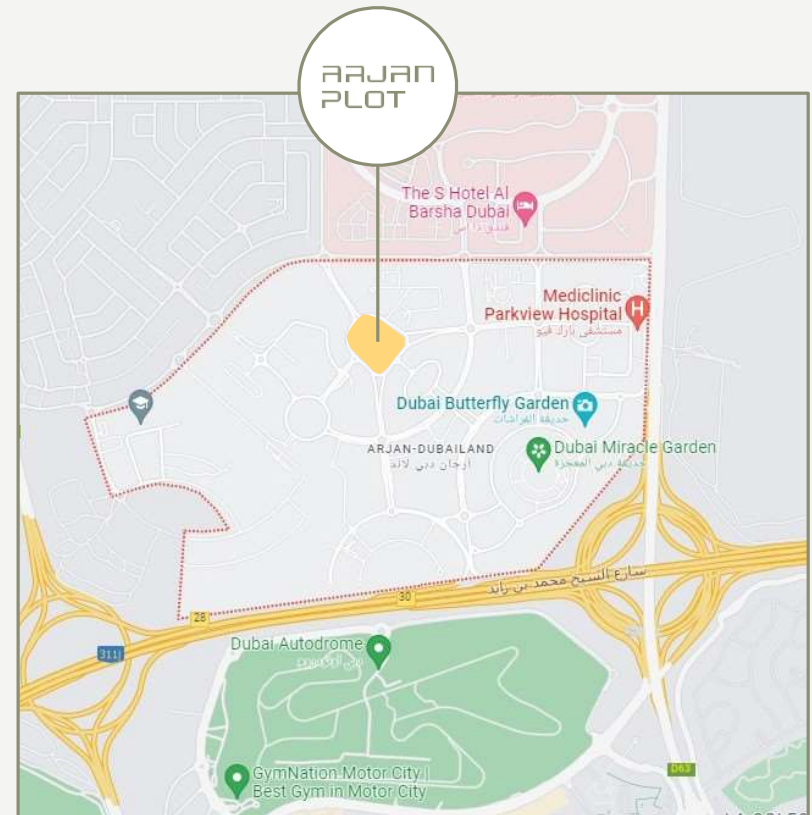
AL KHALIL ROAD

SHEIKH MOHAMMED BIN ZAYED ROAD

Overview

Arjan is a mixed-use development within Dubai Land District located on the intersection of Main Shaikh Mohammed Bin Zayed Road & Umm Suqeim Street. The community is bordered by Al Barsha-SOUTH towards the north and Sheikh Mohammed Bin Zayed Road towards the south. The community is surrounded with other major projects such as Dubai Motor City – home to Dubai Autodrome, Dubai Sports City, Jumeirah Village Circle & DubioTech.

The Community's infrastructure is fully developed with over 50% of overall development already complete. Arjan is most famous for hosting 2 major attractions : Miracle Garden & Butterfly Garden. It is an ideal location for investors as well end users looking to find accommodation close to major commercial hubs in Dubai such as Dubai Internet city, Media City, Sheikh Zayed Road and Jebel Ali.

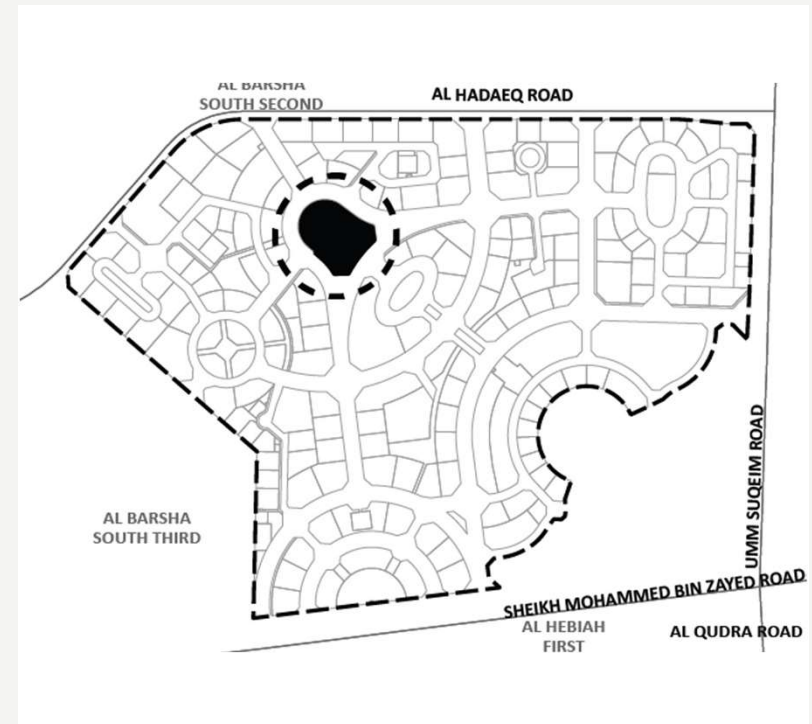


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Plot Site

The plot is centrally located in the vibrant Arjan Development. The plot measuring almost 7 acres, is one of the largest and most prominent plots in Arjan and shall have maximum visibility and greater accessibility within the community as well as to major highways connecting the community.

With a high walk score to services within Arjan, close proximity to other communities in the Emirate and wide array of amenities within the project, The plot location shall become the primary choice for end-users and tenants looking for a place to call home. With the large plot size, a lot of amenities and services will be at the door step of the tenants and it will also become a hub for the community residents.



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Project Development @ Arjan

The project on this plot shall garner more premium in sales and rental prices than other comparable localities due to the following key reasons:

1. Hosting 2 of the largest parks and tourist attractions : Miracle Garden & Butterfly Garden
2. Lot of premium retail offerings located in close vicinity such as Spinneys, Ace Hardware, BMW showroom, premium hospital such as Park View Mediclinic at walking distance and medical centres such as Medcare and Prime Medical Centre, Radisson Hotel, and Fitness First within 3-5 km range.
3. Better connectivity with the new neighbouring communities' Motor City, Arabian Ranches, Studio City as well as direct access towards Sheikh Zayed Road & developed communities situated there such as Al Barsha, Dubai Marina, The Greens etc.
4. Ideal location for mid-income families looking for owning their houses in family friendly neighbourhood with close access to most commercial areas, school, medical facilities and other services.
5. A lot of facilities and amenities can be provided within the project so end-users don't need to commute to nearby locations to find them.



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Development Summary

Plot type	Mixed-use residential & retail
Plot size	300,901 SQFT
No. of floors	Ground + 2P + 28 + 19 + 25 + 24 Floors

Based on a preliminary high-level design, we have received below projections for sellable areas. This shall be subject to further detailed review and authority approvals.

Sellable area	1,196,300 SQFT
- Residential	1,041,944 SQFT
- Retail	150,460 SQFT



ROOF PODIUM

Amenities

Outdoor

1. Family Sitting
2. BBQ Area
3. Skate Park
4. Open Air Gymnasium
5. Kids Play Zone
6. Shallow Pool
7. Jacuzzi
8. Kids Pool
9. Mini Golf
10. Padel Tennis
11. Table Tennis
12. Basketball Court
13. Open Air Gymnasium
14. Open Air Yoga Platform
15. Jogging Track

Indoor

16. Changing Rooms
17. Beauty Parlor
18. Health Club
19. Spa Therapy Centre
20. Prayer Room
21. Business Centre
22. Day Care
23. Multipurpose Hall

