

ARTHOUSE
HILLS ARJAN



ARTHOUSE HOTEL, NEW YORK CITY

The Arthouse brand is synonymous with the intersection of art, luxury, and self-expression.

Originating from Manhattan, Arthouse Residences is a living canvas that reflects a philosophy where life is curated, designed, and experienced without boundaries.

MANHATTAN'S HERITAGE



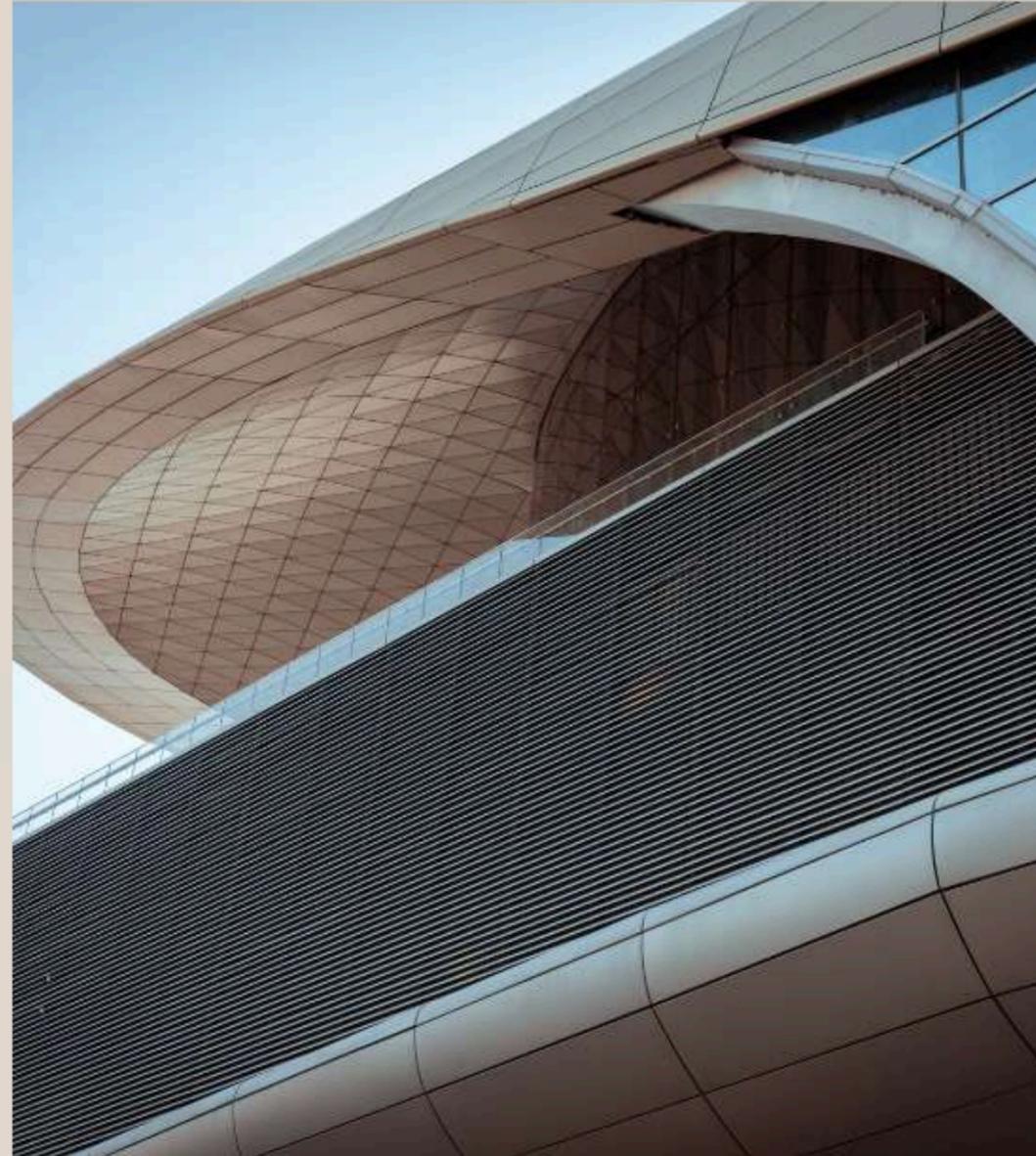
MEETS DUBAI'S HORIZON

ARJAN, THE NEW CENTRE OF DUBAI

Arjan continues to record rental growth of up to 9% annually, driven by rising demand and sustained occupancy.



The community features mature infrastructure and direct access to Sheikh Mohammed Bin Zayed Road and Umm Suqeim Road, placing it minutes from JVC, Motor City, and Dubai Hills.



Key institutions such as Mediclinic Parkview Hospital and Kings School Al Barsha and Repton School, Dubai enhance quality of life, offering trusted healthcare and education within easy reach.



With the upcoming Dubai Metro expansion improving connectivity, Arjan stands as a well-established and high-performing address in Dubai's mid-market residential segment.

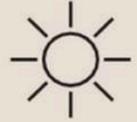
A CENTERED ADDRESS





- 2 minutes driving distance to Dubai Miracle Garden.
- 2 minutes walking distance to Mediclinic Parkview Hospital.
- 5 minutes driving distance to 4 schools.
- 7 minutes to Dubai Hills Mall and right opposite Arjan Park.
- 15 minutes to Downtown Dubai.

DAILY LIFESTYLE EXPERIENCE



MORNING

Jog through Arjan's peaceful green trails-your wellness ritual before the world awakens.



SCHOOL TIME

Walk your child to trusted schools Safa, Nord Anglia, Highgate, Dhruv without traffic stress.



MIDDAY & WORK

Drop into nearby offices or return home; convenience that keeps pace with ambition.



EVENING

Indulge in a sumptuous dinner, a movie, or upscale shopping trip at Dubai Hills Mall.



WEEKEND

Explore gardens, relax in nature, enjoy leisurely community moments just steps away.

WHY ARTHOUSE HILLS STANDS APART



Exclusive branded living in an evolving, vibrant Arjan community



All essentials within 2-5 minutes education, healthcare, business, shopping



Curated for families and professionals balancing wellness, growth, and lifestyle



Branded luxury without premium price exceptional value proposition growth, and lifestyle



THE FIRST BRANDED
RESIDENCES IN ARJAN

A complete expression of design and
living, setting a new benchmark for
contemporary distinction.

TIMELESS DESIGN







LUXURY REDEFINED

- 4-star branded full-glazed glass development
- Furnished residences
- 3.6m high ceilings compared to 3.2m from prominent developers





BALANCE AS EXPERIENCE

Wellness, leisure, and
community composed
with intent.

WELLNESS AMENITIES



State-of-the-art
fitness studio



Yoga deck



Sauna, hot
& cold plunge



Rooftop
Japanese garden



Sound healing



Meditation
& Zen garden



Movement &
mobility studio



Wellness
bar area



SOUND HEALING AREA



PODIUM



FOREST TRAIL



LEISURE & COMMUNITY AMENITIES



Rooftop infinity pool



Family pool and kids pool



Outdoor & indoor kids play area



Forest area



Games room



Exclusive cigar lounge



Resident's library



Water park



PODIUM POOL AND WATER PART



INDOOR KIDS PLAY AREA



ROOFTOP INFINITY POOL



CIGAR LOUNGE



LIBRARY

CRAFTED INTERIORS







LUXURY IN THE DETAILS

- Special TOTO-branded automatic Japanese WCs for utmost comfort.
- Every bath equipped with premium bathtubs.
- All en-suite bedrooms.



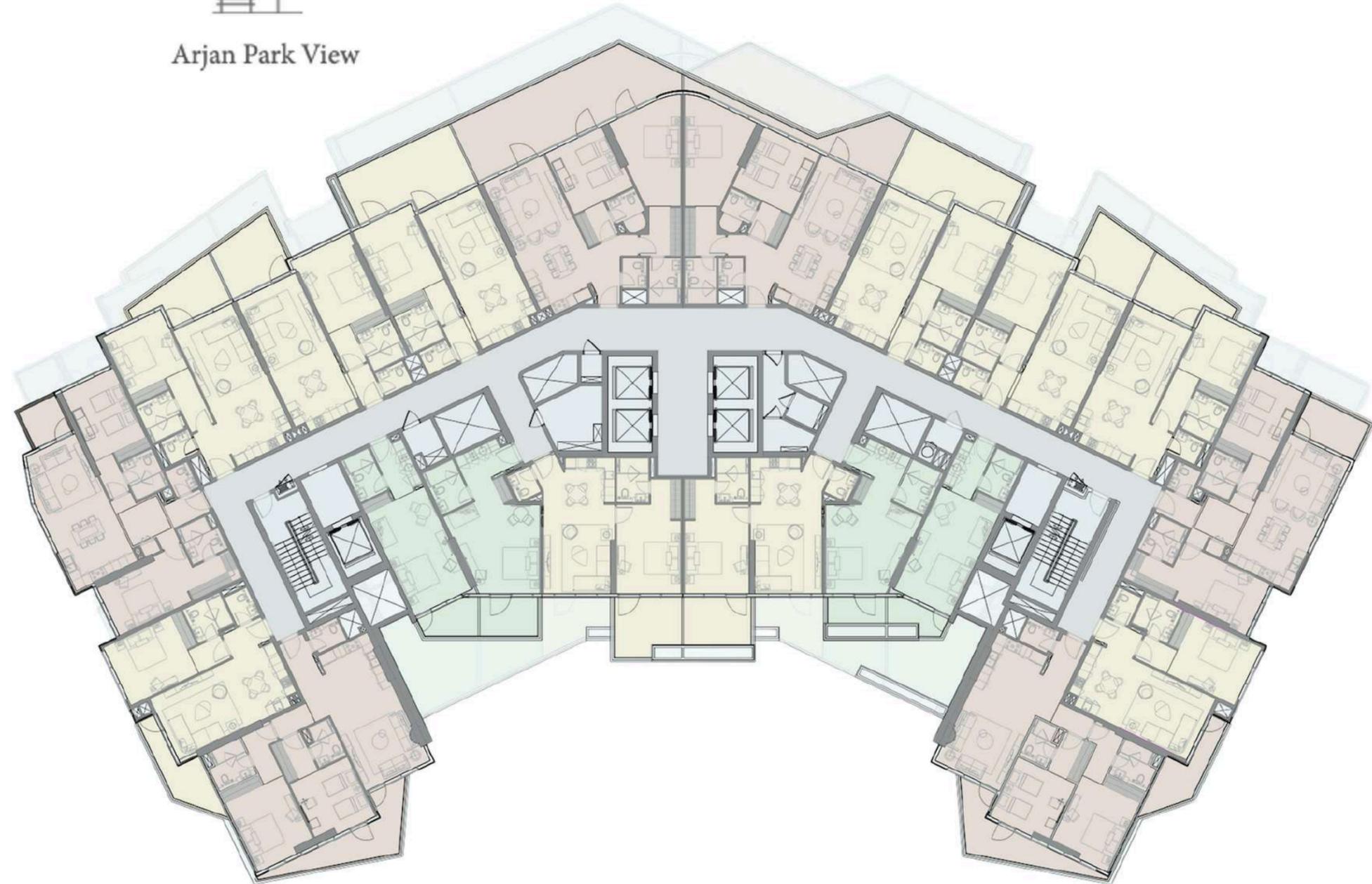
VIEWS FROM ALL
DIRECTIONS



Arjan Park View



Downtown Skyline View



Pool & Forest View

LOCATION REDEFINED: 5 MINUTES FROM DUBAI HILLS

PRIME LOCATION, EXCEPTIONAL VALUE



40-50%

LOWER PRICE

Same Luxury lifestyle as contemporary adjacent masterplans without the premium price

EASY ACCESS TO KEY DESTINATIONS

 **15 min to Downtown Dubai**

 **5 min to Dubai Hills Mall**

 **12 min to Business Bay**

 **25 min to Dubai Airport**

WORLD-CLASS AMENITIES NEARBY

 **Premier Schools within 3-4 Minutes walking**

 **Healthcare facilities just 2 min away**

 **Dining and Entertainment Options**

 **Miracle Garden and Parks for Leisure**

MEETS THE DESIRES OF THE HEART, AND THE MIND

PROJECTED ANNUAL ROI

Gross rental yield significantly higher than established neighbourhoods



MARKET GROWTH INDICATORS

10% YoY Price Growth

2025 Capital Growth Hotspot

5 min
To Dubai Hills

THE MARKET SHIFT

- Highest Absorption rate for apartments under AED 2 Mn
- Clear shift of demand to Affordable luxury
- 200,000 jobs to be created by the new Al Maktoum airport

60,000+ homes

Needed under AED 2 Mn in next 5 years

COMPETITION ANALYSIS

Project features

Premium Features	Our Project	Binghatti Hills	Vincitore Aqua Dimore	Skyhills Astra
	★★★★★ BRANDED	★★★★☆ NOT BRANDED	★★★★☆ NOT BRANDED	★★★★★ NOT BRANDED
Branded Residences	✓	✗	✗	✗
Fully Furnished	✓	✗	✓	✓
Japanese Automated WCs	✓	✗	✗	✗
Smart Home Technology	✓	✓	Ⓧ	✓
Infinity Pool	✓	✓	✓	✓
3.8m Ceiling Height	✓	Ⓧ	✗	Ⓧ
Fully Glazed Building	✓	✓	Ⓧ	✓
Zen Garden	✓	✗	✓	✓
Dedicated Library & Cigar Lounge	✓	✗	✗	Ⓧ
2-Min Walk to Mediclinic	✓	✗	✗	Ⓧ

PAYMENT PLAN

ArtHouse Hills Payment Plan												
Description	Date	Percentage										
Downpayment	Q4-2025	10.0%										
Land Department + Admin Fees	Q4-2025	4% + AED 5250										
1 month from Booking Date	Q1-2026	10%										
6 Months from Booking Date	Q2-2026	5%										
12 Months from Booking Date	Q4-2026	5%										
20% Construction completion	Q1-2027	7.5%										
40% Construction Completion	Q3-2027	7.5%										
60% Construction Completion	Q1-2028	7.5%										
80% Construction Completion	Q2-2028	7.5%										
On Handover	Q4-2028	40.0%										
<table border="1"> <thead> <tr> <th>Year</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>10%</td> </tr> <tr> <td>2026</td> <td>20%</td> </tr> <tr> <td>2027</td> <td>15%</td> </tr> <tr> <td>2028</td> <td>55%</td> </tr> </tbody> </table>			Year	%	2025	10%	2026	20%	2027	15%	2028	55%
Year	%											
2025	10%											
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2027	15%											
2028	55%											

EOI Period	28-Nov till 15-Jan	
Individual Units	2% Discount	60/40 PP
Above 10 Mn single Buyer	3% Discount	55/45 PP
Above 15 Mn Single Buyer	4% Discount	55/45 PP

CONSTRUCTION PARTNER



New System Engineering LLC (NSE) is a fast-growing construction company committed to delivering quality, value, elegance, and safety. With 25 years of experience, NSE has completed over 120 projects for clients such as Emaar, Deyaar, and RAK Properties.

The company is currently managing more than 130 projects, including high-rise commercial and residential buildings, schools, warehouses, hotels, and villas. NSE has established a strong track record and expertise in general construction, construction management, supervision, and detailed civil works.



MOHAMMED BIN RASHID
AL MAKTOUM VILLAS



MANTA BAY,
MARJAN ISLAND



VILLA COMMUNITY
ARISTA VILLAS



STAYBRIDGE SUITES,
RAS AL KHAIMAH



SOHO
DUBAI HILLS

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REAL ESTATE

ARTHOUSE
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