# ARTHOUSE RESIDENCES

MEYDAN

by

# 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.





# ABOUT THE LOCATION

- Meydan has been a global landmark –
   anchored by the iconic racecourse and the
   Dubai World Cup.
- Future key transit hub with planned Metro
   (Purple, Gold, extended Green) and Etihad Rail connectivity.
- Forecasted capital appreciation of 15–18% in 2025, driven by strategic development and demand.
- Strong rental yields averaging 6.5%–8%, with top-performing units reaching 10%, outperforming city averages.





# MEYDAN ON TRACK

Meydan stands as one of Dubai's most dynamic luxury investment destinations, ideally positioned near Downtown within the prestigious Mohammed Bin Rashid City



Future key transit hub with planned Metro (Purple, Gold, extended Green) and Etihad Rail connectivity.



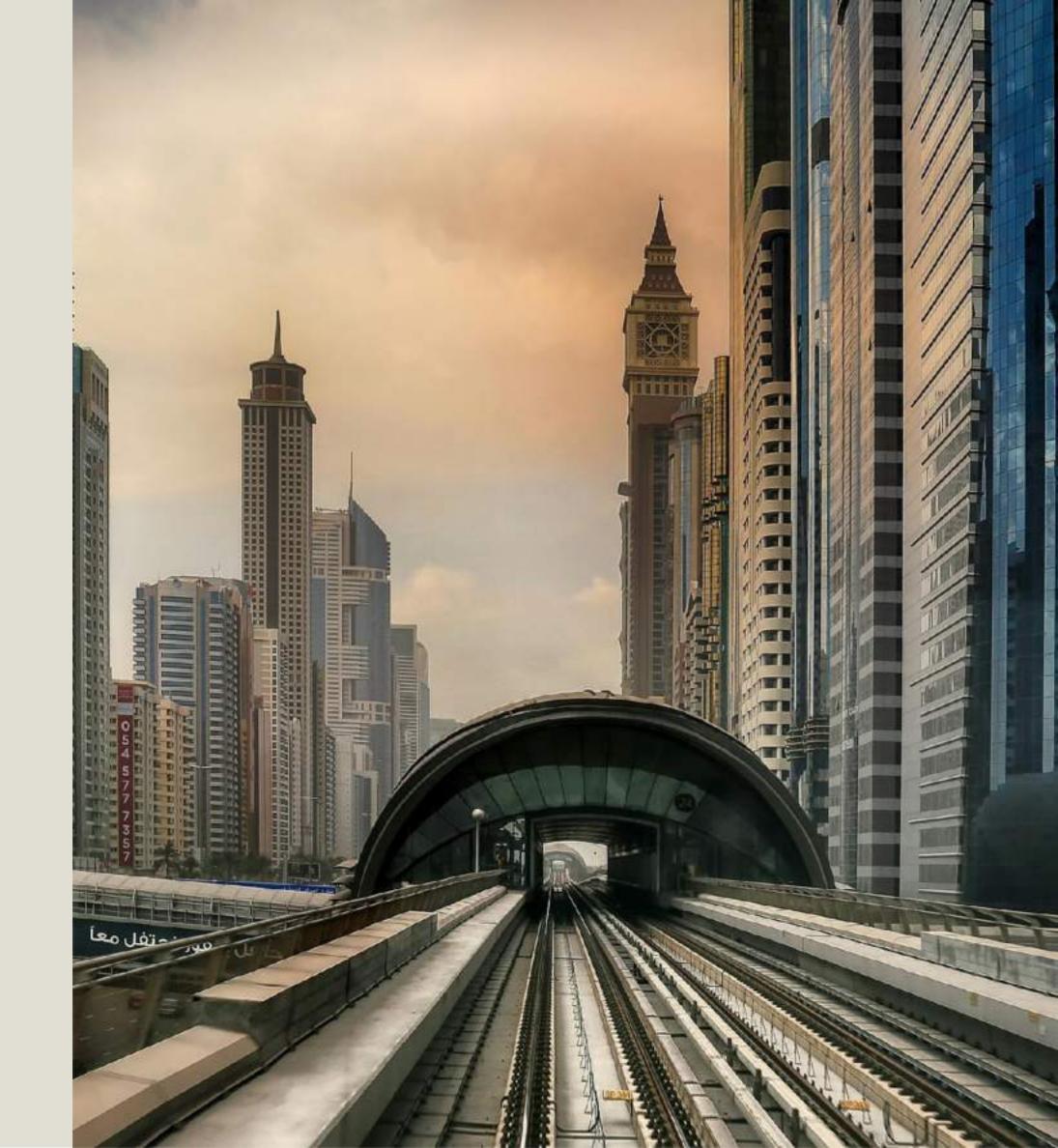
Major upcoming projects include:

- District One West Phase Two (completion Q1 2028)
- Meydan One Mall, a major retail and entertainment destination



Backed by the Dubai 2040 Urban Master Plan, positioning Meydan as a high-return, future-ready investment zone.





## CONSULTANT

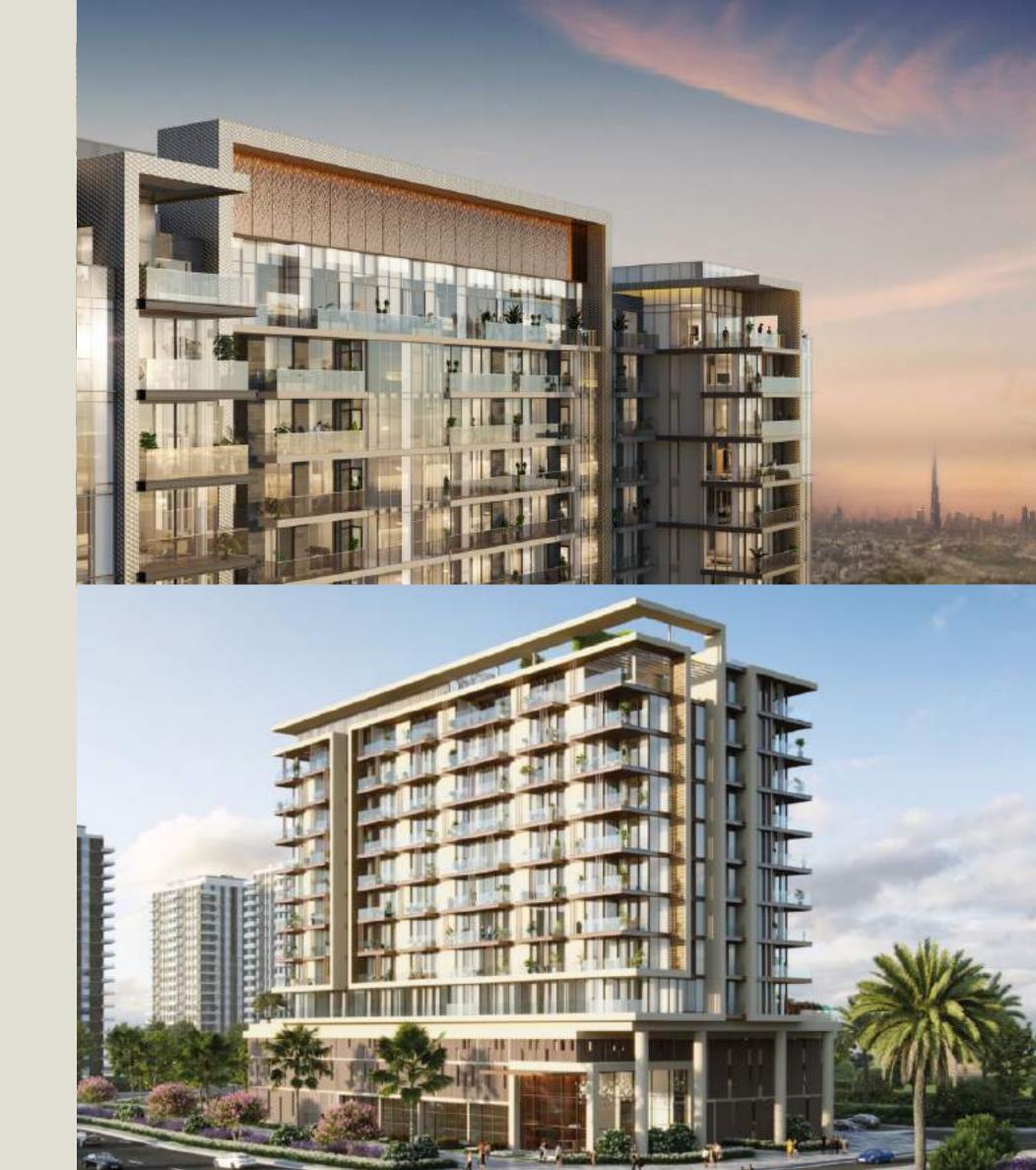


- Founded in 1972 a legacy of architectural and engineering excellence
- Delivered 720+ projects across all emirates
- Trusted name in shaping the UAE's skyline and urban landscape
- Driven by innovation, sustainability, and bold client visions









## ABOUT THE DEVELOPER

- Founded by industry veterans with 18+ years of real estate experience in Dubai. Aviaan has played a key role in the city's growth and transformation.
- Brings a deep understanding of Dubai's evolving market and development trends. Backed by over two decades of combined expertise in planning, sales, and delivery.
- Launching its first independent project as a bold step forward.
   Driven by a clear vision to create distinctive, design-led spaces.





# DEVELOPMENT MANAGEMENT PARTNER

# **CLÉDOR**



2.5 billion in the pipeline

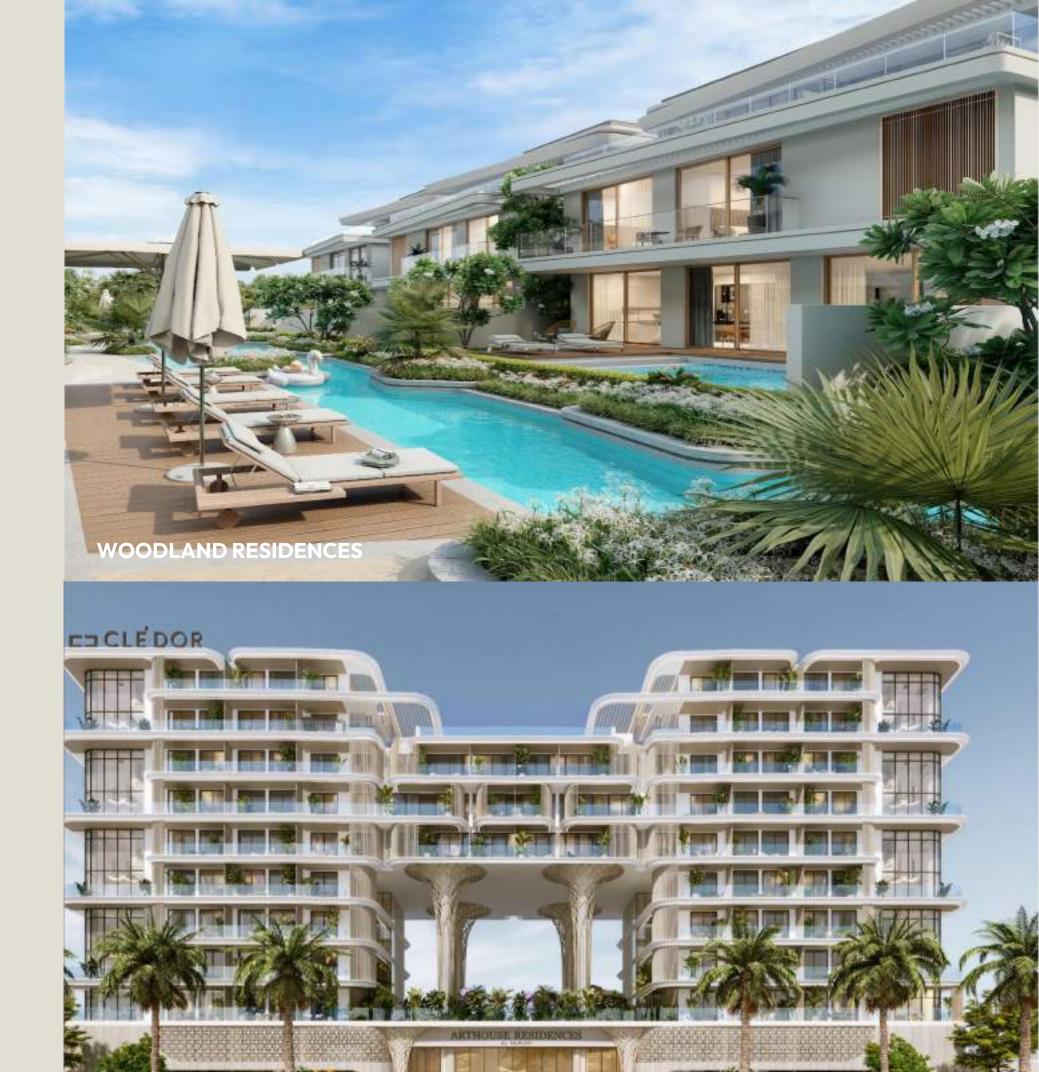


2 million sq.ft under construction



5 developments launched





**ARTHOUSE RESIDENCES** 

**AL MARJAN ISLAND** 

# THE PROJECT

### ARTHOUSE RESIDENCES

MEYDAN

Arthouse Residences Meydan, the first hotel-branded residences in the area, pulses with the bold rhythm of city living.

Born from the iconic Arthouse NYC, this is where vibrant urban energy meets curated comfort—crafted for your style, your story, your moments.









# HOTEL-BRANDED SERVICES AT YOUR DOORSTEP







# AMENITIES

Experience signature Arthouse hospitality every day, with a curated menu of services designed for effortless living.



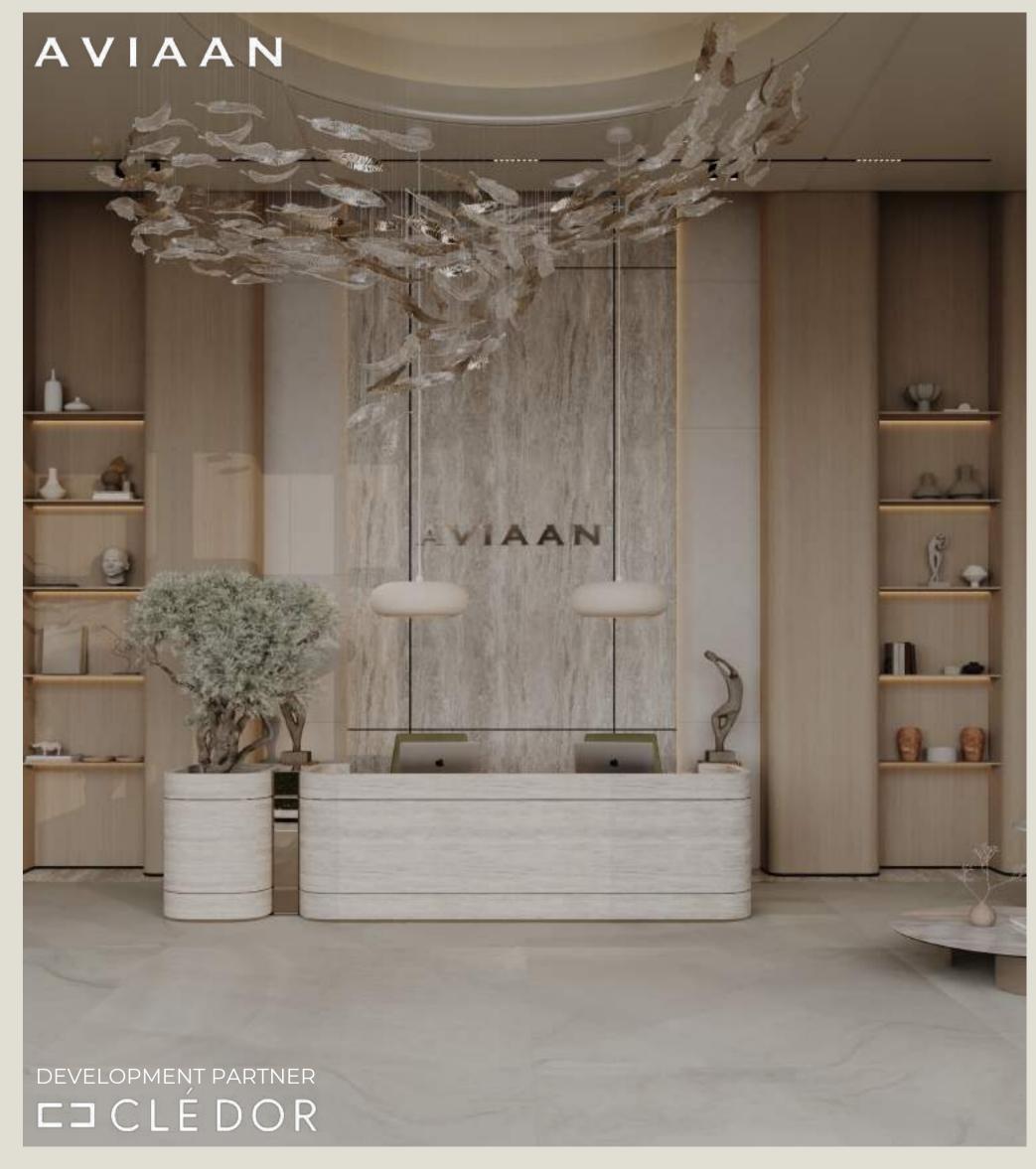






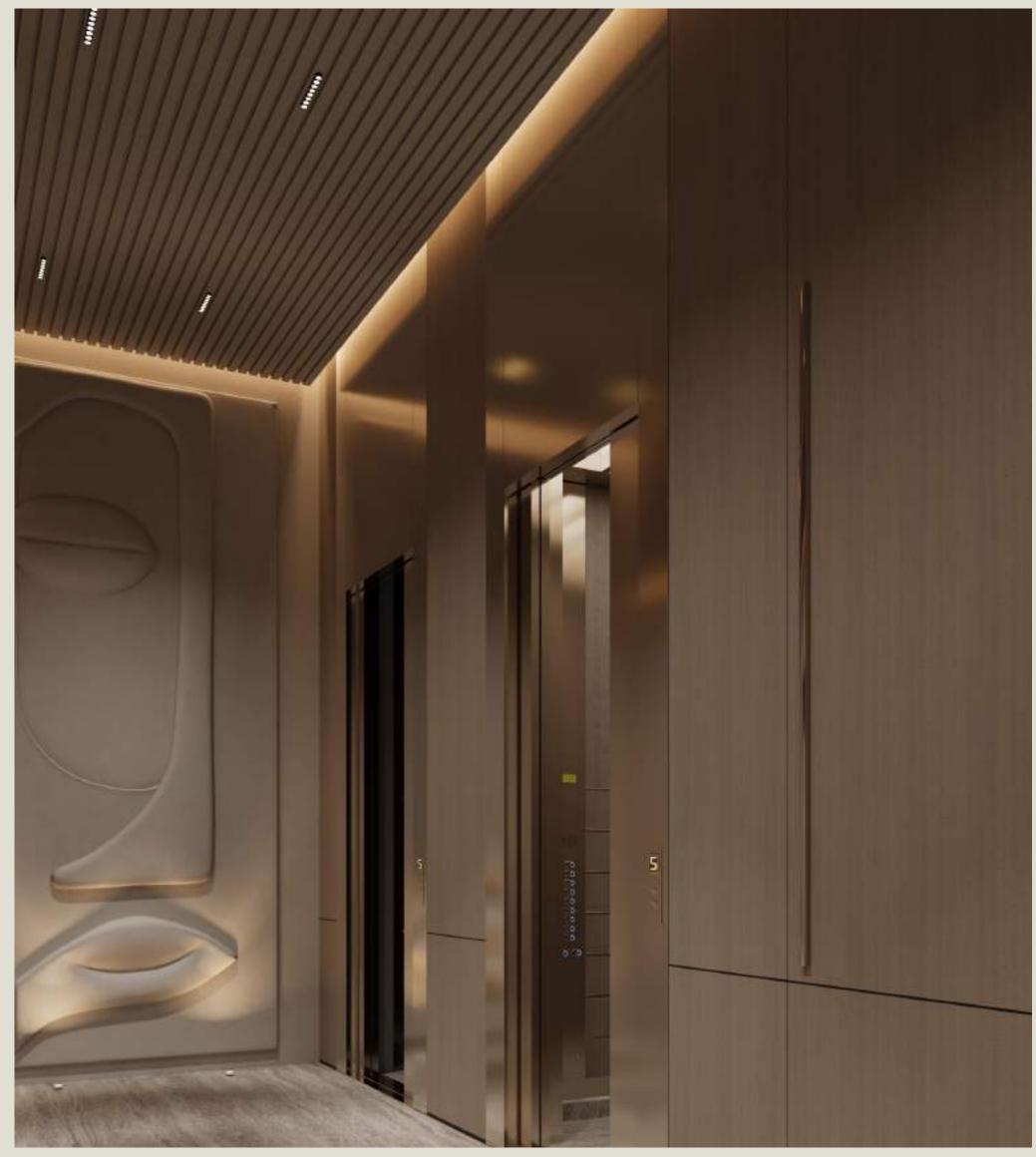
# INTERIORS













# THE RESIDENCES

Refined, restful, and effortlessly put together.





# 1 BEDROOM RESIDENCES

All you need, exactly where you want it.



























# 2 BEDROOM RESIDENCES

Room to relax, entertain, and make it yours.





DEVELOPMENT PARTNER

C L É D O R





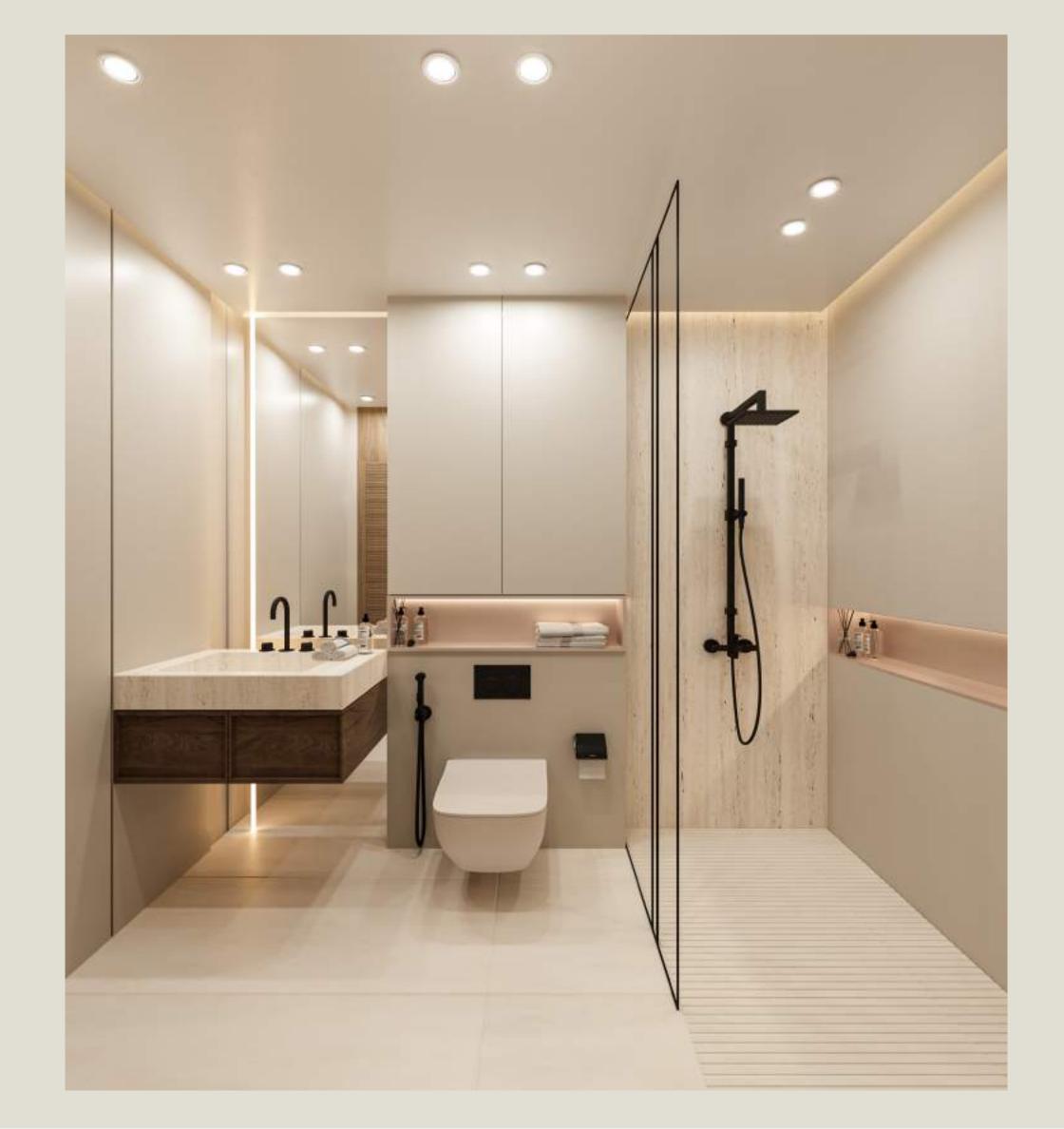




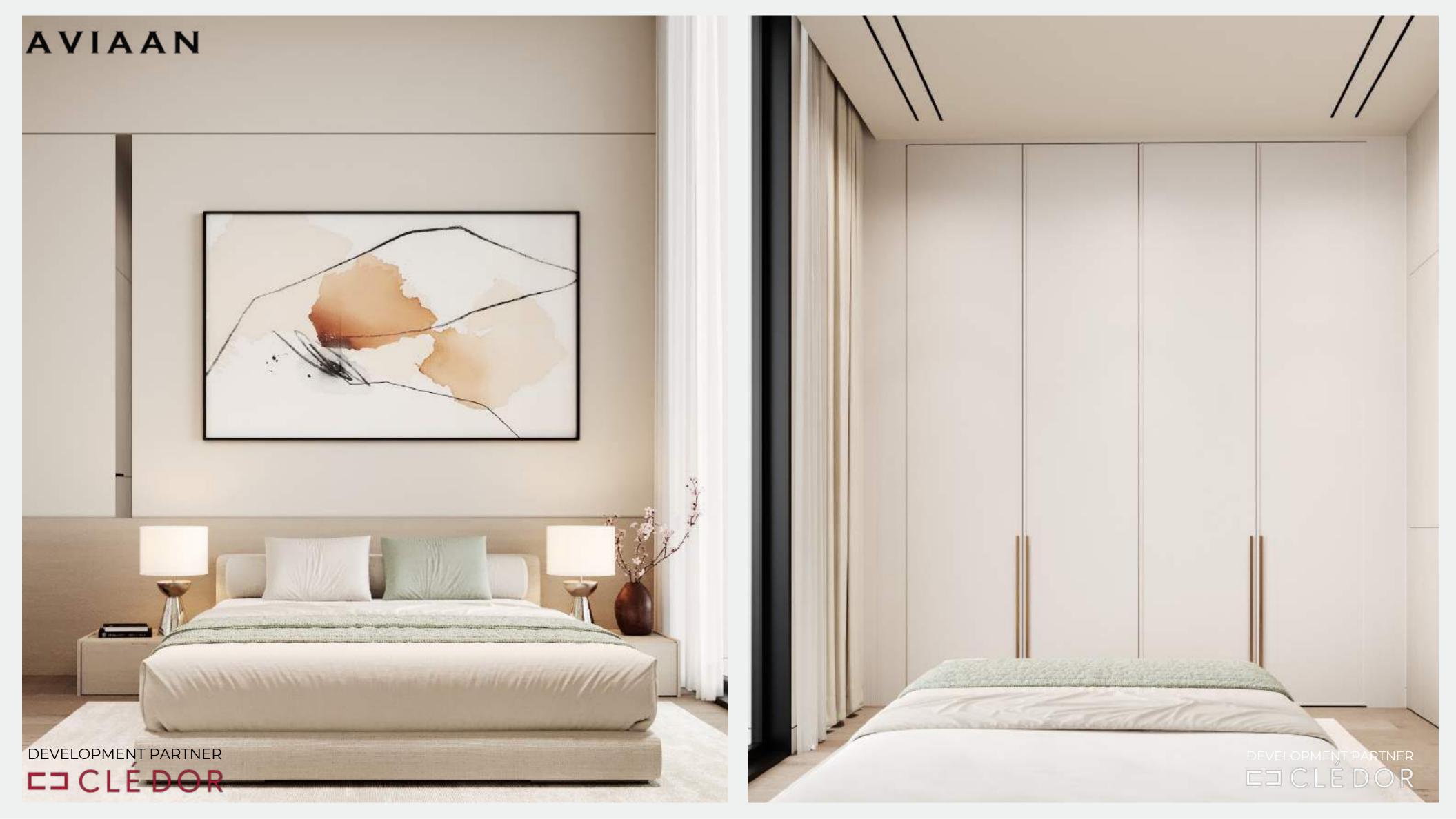


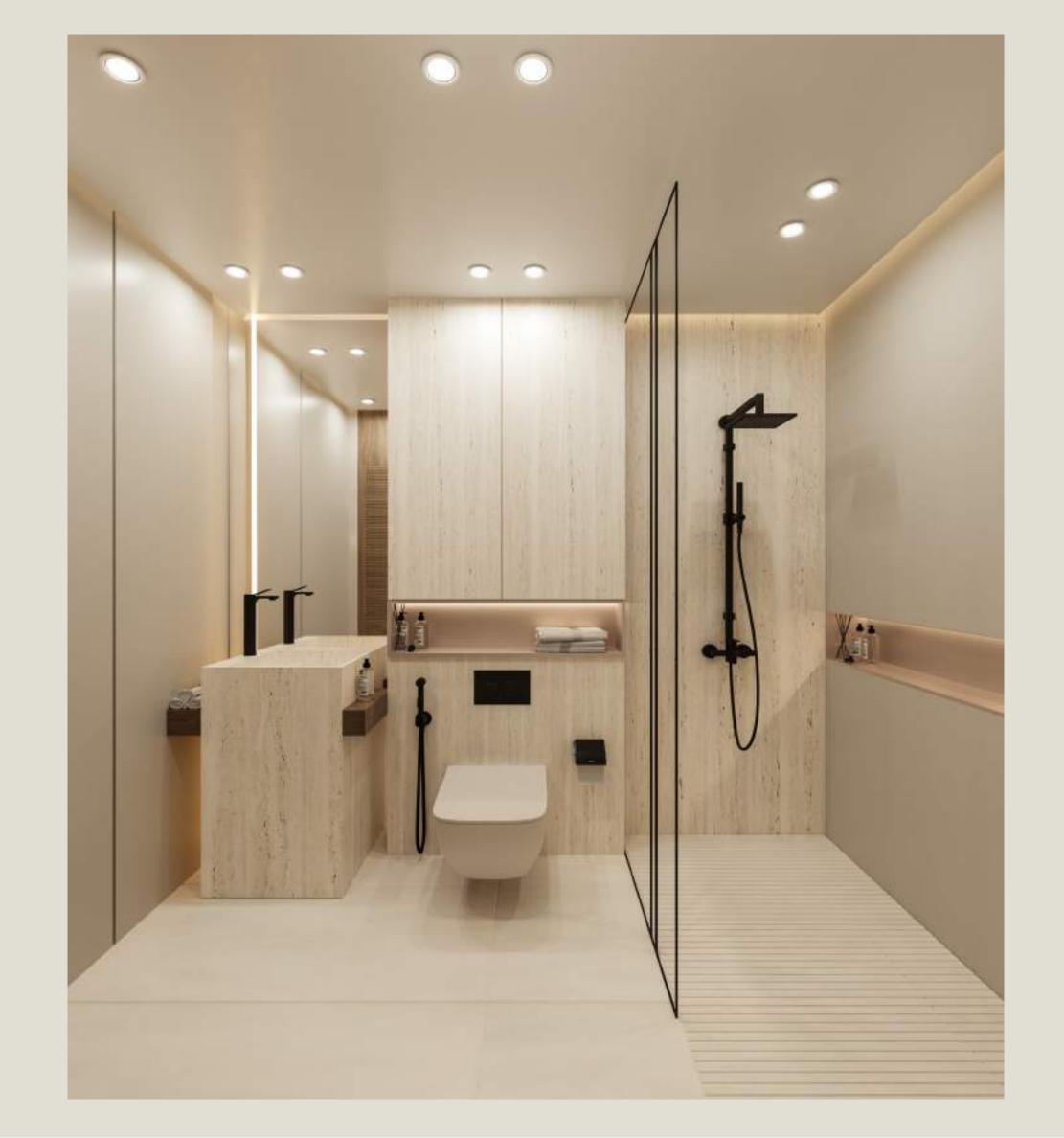
















## 2 BEDROOM PENTHOUSE

With Private Pool

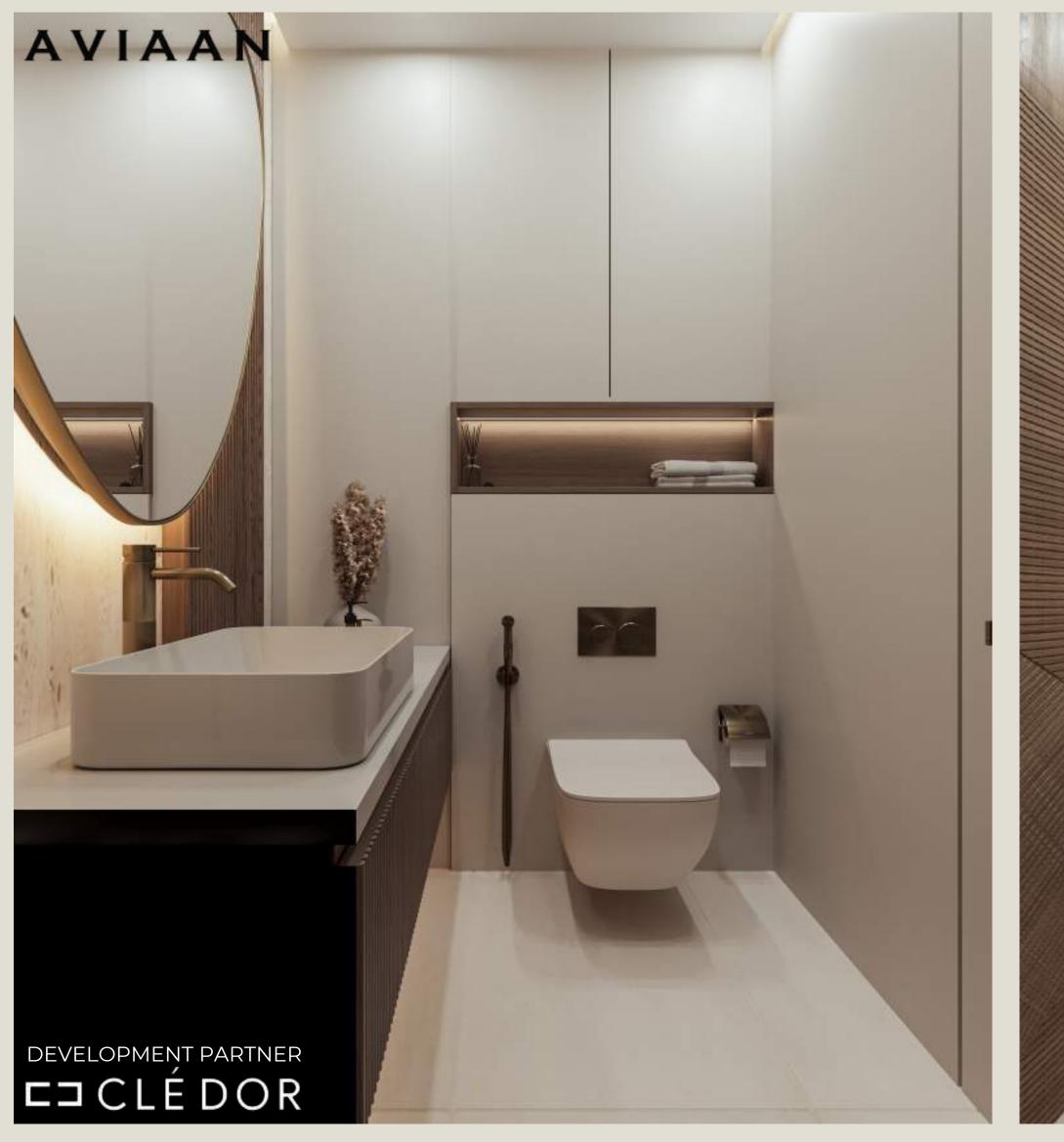
Private, spacious, and for the select few.

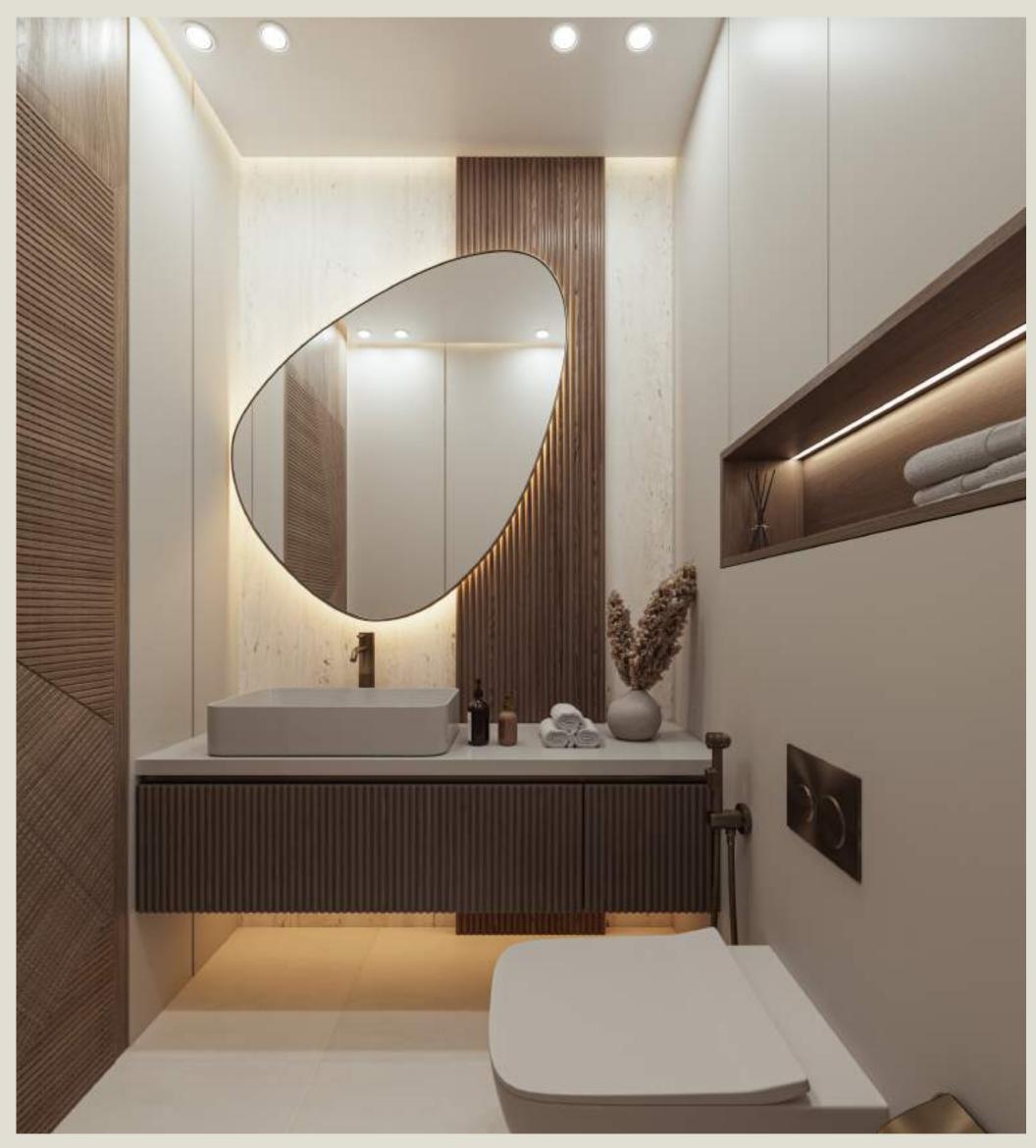


































## UNITS



## UNITS TYPES AND SIZES

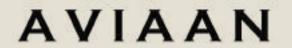
Units Type	No. of Units	Starting Price (AED)	Average Size (Sq.ft.)
1 Bedroom Residences	56	1.3 Million	650
1 Bedroom Residences Plus Study	16	1.7 Million	760
2 Bedroom Residences	16	2 Million	1,087
2 Bedroom Residences - Penthouse	4	3.6 Million	1,782





## PAYMENT PLAN





## PAYMENT PLAN

Payment Stage	%	Due Date
Down Payment/Booking	10%*	Immediate
1 <sup>st</sup> Installment	10%	In 30 Days
2 <sup>nd</sup> Installment	7.5%	December 2025
3 <sup>rd</sup> Installment	7.5%	June 2026
4 <sup>th</sup> Installment	7.5%	December 2026
5 <sup>th</sup> Installment	7.5%	June 2027
Upon Completion	50%	Q4 2027



## MARKET TRENDS



## 1 BHK - Overview

#### 6 Months

MEDIAN PRICE	MEDIAN PRICE PER SQFT	TRANSACTIONS
1,478,000AED	2,340 AED	79
+26%	+ 8%	+ 103%

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MEDIAN PRICE

1,360,000 AED

## 2 BHK - Overview

#### 6 Months

MEDIAN PRICE	MEDIAN PRICE PER SQFT	TRANSACTIONS
2,595,000 AED	2200 AED	32
+32%	+ 9%	+ 25%

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MEDIAN PRICE

2,000,000 AED





# COMMISSION STRUCTURE





## BROKER COMMISSION RATE

PROJECT	COMMISSON
Arthouse Residences Meydan	5.0%





## EOI AMOUNT & PROCESS



# EOI AMOUNT & PROCESS

**EOI** Amount

AED 30,000 per unit

#### **Process**

Filled EOI Form

EID, Passport & Visa Copy
Transfer Receipt or Payment Receipt
(cash or cheque)





## SALES PITCH

- 1BHK at 1.3 Million
- 1BHK + Study with 2 full bathrooms, the study can fit single bed
- 2 BHK at 2 Million
- Hotel branded residences with 5 star services
- Expected ROI of 8-9%

- Expected Capital Appreciation of 10-15%
- Metro and Etihad Rail coming
- Established neighborhood close to Downtown and Burj Khalifa
- High end specifications
- With views of downtown and Burj Khalifa



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