



ARJAN * DUBAI

Enchanté
BY GRID



LIVE THE

MIRACLE





SHAPING AMBITION.
BUILDING LEGACIES.

ACROSS 30+ PROJECTS
AND 3 COUNTRIES.

At
GRID,

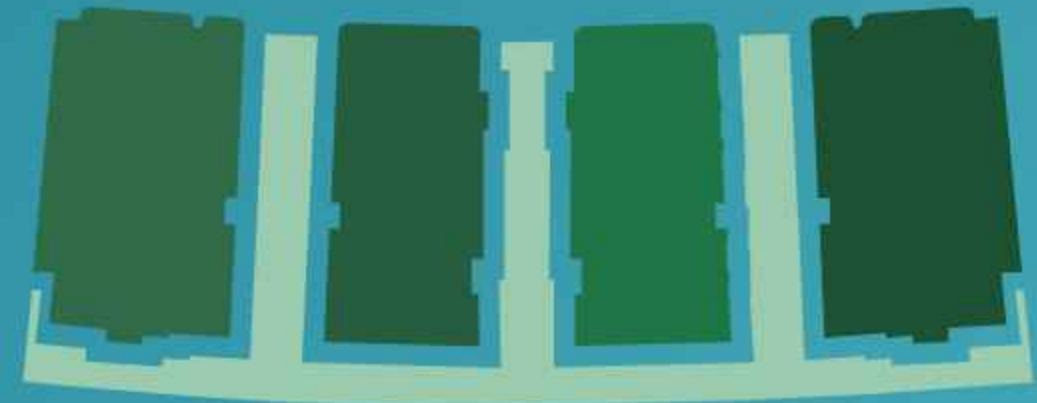
We shape places that are designed to endure. Across global cities, our work is defined by a commitment to insight, thoughtful design, and long-term value. Every development begins with vision and is delivered with precision, creating environments that feel considered, timeless, and deeply connected to how people live. With Enchanté, this approach comes to life, an address crafted to offer something rare, a life defined by balance, beauty, and enduring quality.





IN THE MIDST *of* MAGIC, AT THE EDGE OF THE EXTRAORDINARY.

Arjan has emerged as one of Dubai's most desirable addresses. Thoughtfully positioned within the city, it offers effortless access to its most celebrated destinations while retaining a sense of openness that feels increasingly prized. The neighbourhood continues to rise in stature and appeal, drawing those with an instinct for what is next. Arjan is a place defined by promise, presence, and lasting value.





CLOSE TO DUBAI'S
finest icons.

- ✦ Dubai Miracle Garden: ~2 minutes
- ✦ Dubai Butterfly Garden: ~2 minutes
- ✦ Dubai Autodrome (Motor City): ~3 minutes
- ✦ Global Village: ~10 minutes
- ✦ IMG Worlds of Adventure: ~12 minutes
- ✦ Dubai Hills Mall: ~12 minutes
- ✦ Mall of the Emirates: ~15 minutes

Representative image



Representative image



Moments FROM
WORLD-CLASS EDUCATION.

- + Nord Anglia International School: ~2 minutes
- + Australian International School: ~2 minutes
- + Safa Community School: ~7 minutes
- + Dhruv Global School: ~8 minutes





AT THE CENTRE OF
DYNAMIC BUSINESS *districts.*

- + Dubai Hills Business Park: ~10 minutes
- + Dubai Science Park: ~10 minutes
- + Barsha Heights / Internet City: ~20 minutes
- + Business Bay / Downtown: ~20 minutes



Representative image



DIRECT ACCESS TO THE
CITY'S KEY *corridors*.

- + Umm Suqeim Road: ~10 minutes
- + Sheikh Mohammed Bin Zayed Road (E311): ~10 minutes
- + Al Khail Road (E44): ~10 minutes
- + Downtown Dubai & Business Bay: ~20 minutes
- + Dubai International Airport: ~25 minutes
- + Al Maktoum International Airport (DWC): ~35 minutes

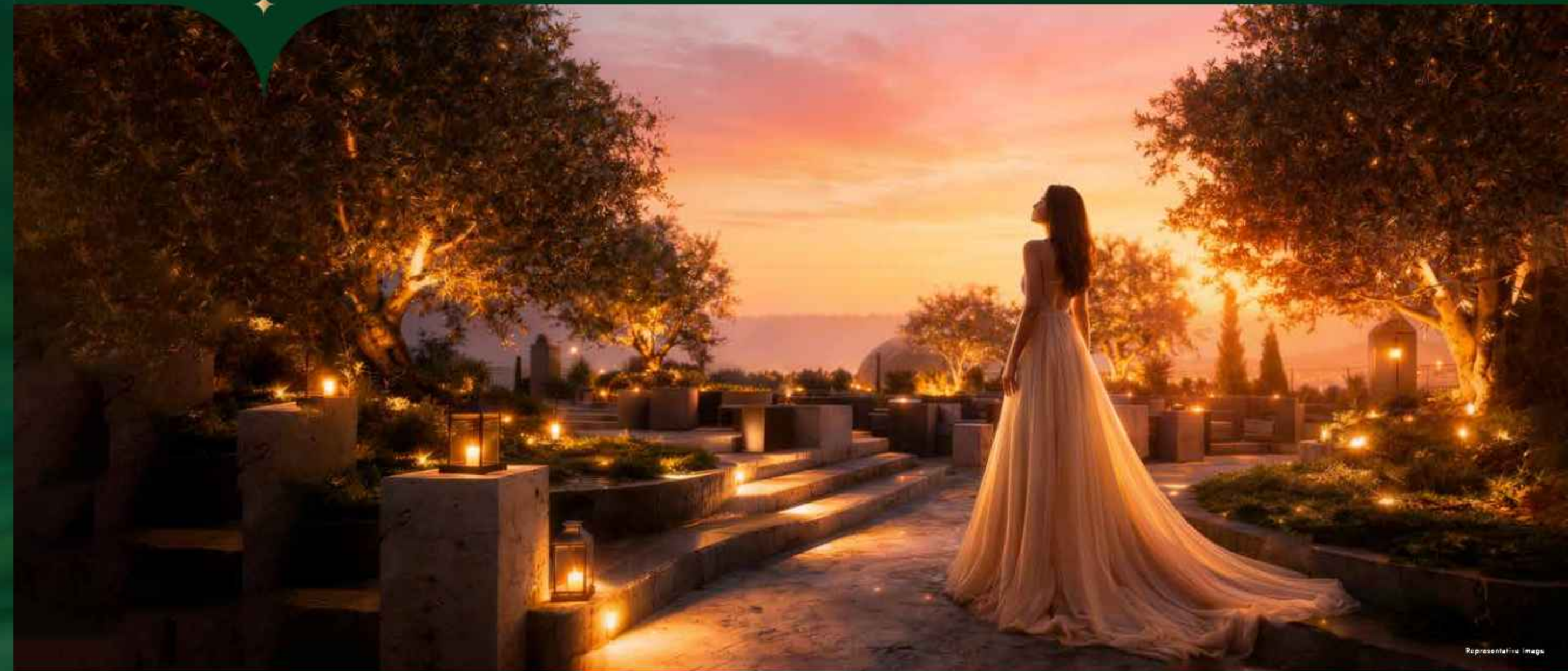
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ELEVATE INTO A *Life*
BEYOND YOUR DREAMS.

A way of living where everything feels just enchanting, balanced, and complete. Where wonder fills your space, where nature wraps around you, and where life unfolds at its own pace.

A lifestyle that understands you. One that gives your family the comfort that you always wanted, while placing you exactly where you need to be, for today, and for what lies ahead.

It is a place that feels instinctively yours, growing with you, holding both the life you have and the one you are building.



AN ADDRESS *Where* MIRACLES COME ALIVE.

DISCOVER



Enchanté

BY GRID

A DISTINCTIVE
ARCHITECTURAL MARVEL

WORLD-CLASS
AMENITIES

MASTERFULLY-CRAFTED
RESIDENCES

PREMIER
LOCALE

A PERFECTLY
CONNECTED ADDRESS



A SYMPHONY OF *Opulence* DESIGNED TO BE DESIRED.

Defined by continuous façade bands, the architecture wraps seamlessly around the structure, forming a singular, uninterrupted expression.

Three distinct volumes are articulated with precision, unified through vertical elements that bring balance, and a sense of opulence to the form.

Soft white framing catches the light, shaping a silhouette that feels refined, elevated, and instantly recognisable.



LIFE *in*
EVERY CORNER.

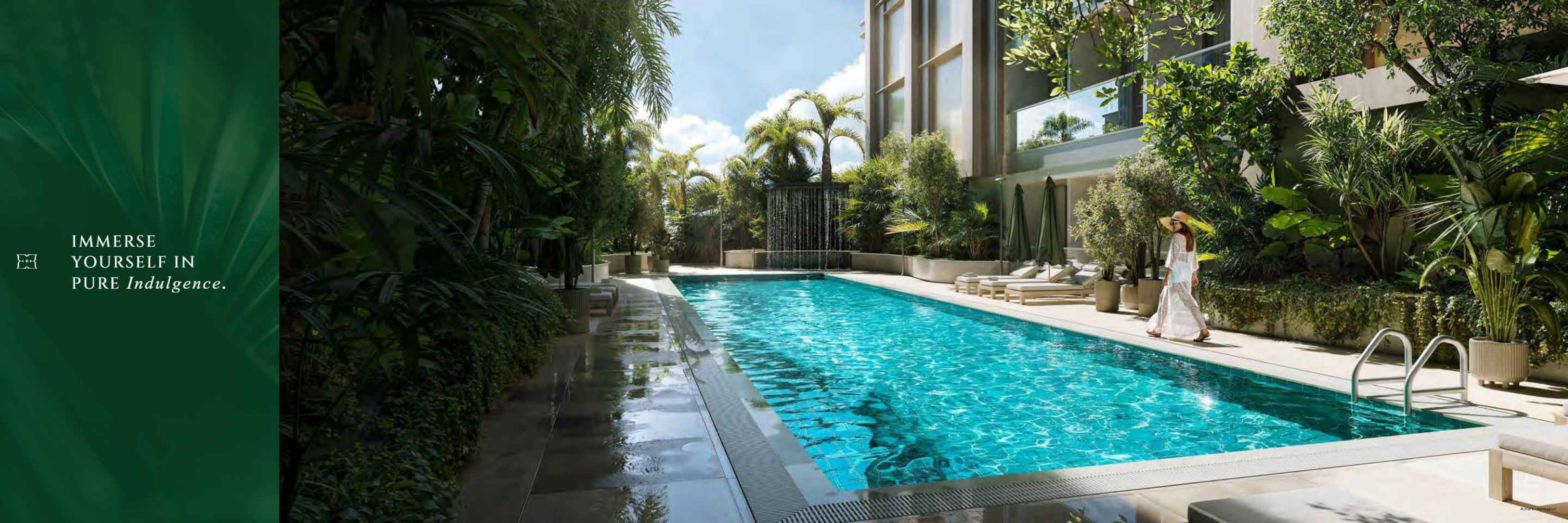


Starting with a **50**-year-old tree
in the lobby.

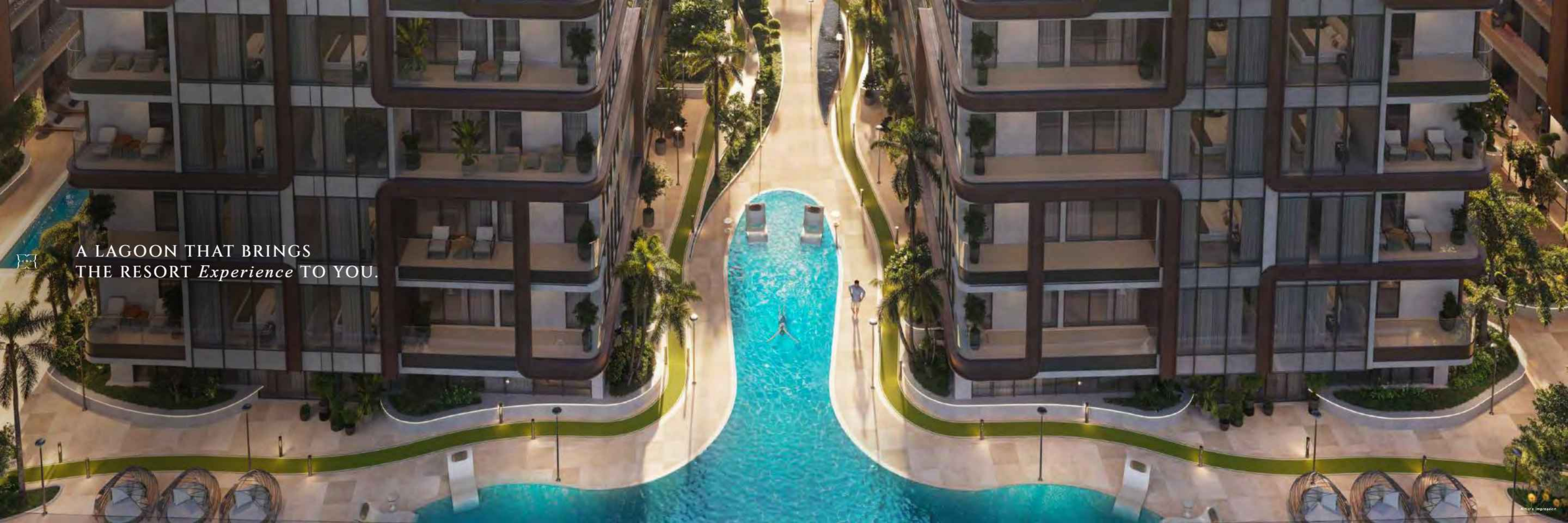


A modern, minimalist podcast studio. Two black leather armchairs are positioned on either side of a low, dark metal table. On the table are two professional microphones and a small potted plant. The room features a concrete wall, a large window on the left, and several potted plants. Two circular pendant lights hang from the ceiling, casting a warm glow. The overall aesthetic is clean and professional.

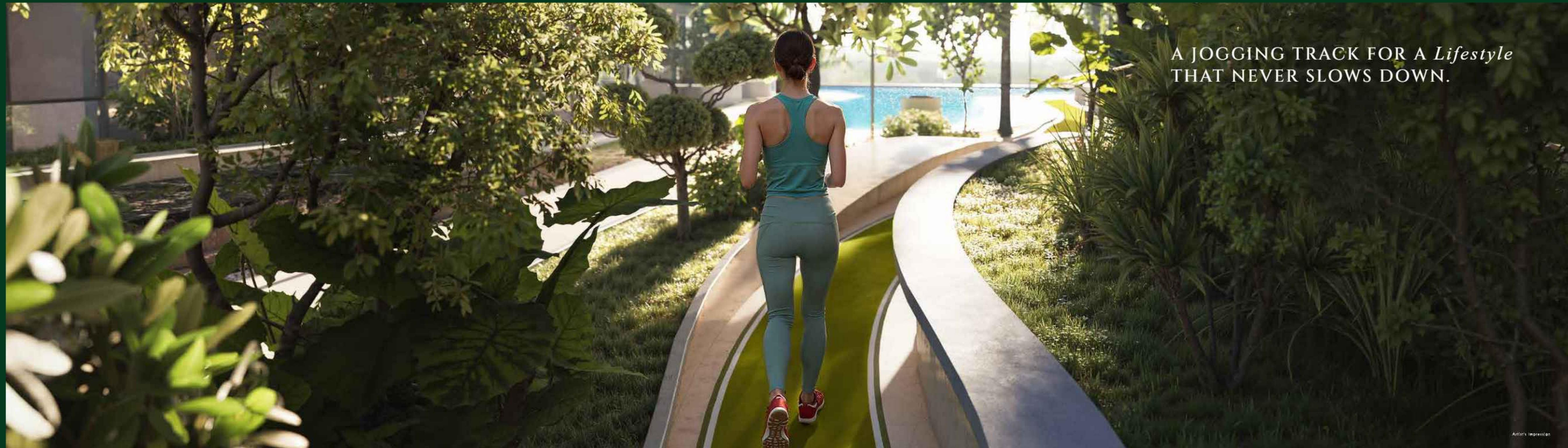
A PRIVATE *Podcast* HUB,
RIGHT AT HOME.



IMMERSE
YOURSELF IN
PURE *Indulgence.*



A LAGOON THAT BRINGS
THE RESORT *Experience* TO YOU.



A JOGGING TRACK FOR A *Lifestyle*
THAT NEVER SLOWS DOWN.

Artist's Impression



WELCOME TO A *realm*
THAT LEAVES YOU
WONDERSTRUCK.



A PARK YOUR *Companions*
WILL LOVE AS MUCH AS
YOU DO.





A Wonderland WHERE
FAIRY TALES COME ALIVE.



TRAIN *Better.*
LIVE *Better.*



A Natural STATE OF BALANCE.
YOURS, EVERY DAY.

A thriving RETAIL ARCADE,
RIGHT DOWNSTAIRS.





RESIDENCES AT ENCHANTÉ,
CRAFTED FOR AN
Extraordinary Life.

The residences at Enchanté reflect a life of timeless beauty.
Generous spaces, natural light, and masterfully designed layouts create
an atmosphere that feels open, balanced, and beautifully composed.

IMPECCABLY DESIGNED
STUDIO, 1 & 2 BEDS

STUDIO BEDROOM



BEAUTIFULLY *crafted* HOMES FOR EVERY CHAPTER OF LIFE.

STUDIO

An open, light-filled residence designed to feel both refined and expansive. A defined entrance, integrated storage, and seamless flow create a sense of ease and luxury. Ideal for individuals who value a sophisticated lifestyle with space that feels calm and complete.

1 BEDROOM

A warm and elegant retreat with a natural balance of openness and privacy. Thoughtfully designed living spaces extend onto a generous balcony, creating a seamless indoor-outdoor experience. Ideal for individuals and couples seeking comfort, versatility, and a home that feels effortlessly refined.

2 BEDROOM

A spacious, beautifully composed home with distinct living and private areas. Expansive layouts, a corner balcony, and abundant light create a sense of openness perfect for both living and hosting. Ideal for growing families and those who value flexibility, comfort, and a well-balanced lifestyle.



STUDIO



THE ESSENCE OF ENCHANTÉ

A refined palette shaped by warmth and texture, chosen to bring balance, depth, and a sense of lasting calm to your life.

01. Laminate Finish - Door

02. Wall & Floor Tile - Washroom

03. Wall Tile - Washroom

04. Backsplash Tile - Kitchen

05. Quartz - Kitchen Countertop

06. Laminate Finish - Kitchen Shutter

07. Floor Tile - Apartment, Kitchen & Balcony

08. Laminate Finish - Wardrobe

09. Vanity Counter Tile - Washroom



DISCLAIMER:

The above plans are indicative and provided strictly for reference. All plans, details, specifications, and unit orientations are subject to revision or change at the exclusive discretion of the developer or seller, without prior notice, obligation, or liability. Images, features, finishes, furnishings, views, and scales are illustrative and may not accurately reflect the final product. Actual areas, orientations, dimensions, layouts, materials, and fittings may differ from those depicted. The indicated north direction is approximate and may vary depending on the unit's placement within the master plan.



APARTMENTS

INTERIOR FINISHES

- + Paint for main areas & porcelain tiles for kitchen & bathrooms
- + Bespoke designed & fitted wardrobes in all bedrooms, (fitted internally with rails, shelves and drawers)
- + Anti-break front door with spyhole for the main door

KITCHEN

- + Bespoke designed & fitted kitchens incorporating concealed handle, soft-closing doors & drawers throughout
- + High quality cupboard doors with quality durable finishes
- + Stone worktops with splashbacks
- + Deep Single undermount kitchen sink

APPLIANCES (ELECTROLUX OR EQUIVALENT)

- + Microwave-oven combo
- + 30cm cook hob for studios & 60cm for 1 & 2 bed
- + Recirculating hood
- + Integrated fridge freezer
- + Combo washer dryer for laundry

MASTER SUITES

- + Porcelain tiled walls and floors in bathroom
- + Undercounter basins
- + Frameless, glass shower screens
- + Ceiling mounted shower heads
- + WCs and concealed cistern (Geberit or equivalent WCs)
- + Accessories – Grohe or equivalent
- + Bath mixer with hand shower – Grohe or equivalent
- + Separate Shower area

BATHROOMS

- + Porcelain tiles on walls and floor in all bathrooms
- + Undercounter basins
- + Frameless, glass shower screens
- + WCs and concealed cistern with soft-close seat covers (Geberit or equivalent WCs)
- + Accessories – Grohe or equivalent
- + Hand shower kit in all bathrooms





COMMON AREA

ENTRANCE & CORRIDORS

- ✦ Signature entrance lobby with bespoke concierge desk
- ✦ Polished stone floor tiling
- ✦ Timber feature panels with stone skirting
- ✦ Tile flooring in corridors & lift lobbies
- ✦ Walls finished with polished plaster & premium wallpapers

AMENITIES

- ✦ Temperature-controlled outdoor pools (family, lap, kids' splash)
- ✦ Fully equipped fitness centre: Gym, yoga, meditation
- ✦ Wellness facilities: Spa, steam, sauna, massage rooms
- ✦ Multipurpose and co-working spaces
- ✦ Outdoor kids' play area
- ✦ Recording studio
- ✦ Landscaped zones with BBQ, rain shower, jogging track, pet park
- ✦ Outdoor seating & residents gathering areas
- ✦ Resident-focused landscape area on the podium



BUILDING SPECIFICATIONS

DETAIL SPECIFICATIONS

- ✦ Air Conditioning – VRF DAIKIN/LG or equivalent
- ✦ Ceiling – Gypsum ceiling, MR Gypsum in wet areas
- ✦ Lift – Kone, Schindler, Mitsubishi or equivalent
- ✦ Paint – Premium range of Caparol or equivalent
- ✦ Switches & Sockets – Legrand, ABB or equivalent
- ✦ Porcelain – Premium Grade
- ✦ Façade System - Alumil or equivalent with sliding balcony doors and double glazed panels

ELECTRICAL

- ✦ Audio door entry system
- ✦ Quality slim line switches and sockets
- ✦ Energy efficient lighting throughout
- ✦ EV chargers for selective parking

TELECOMMUNICATIONS

- ✦ Containment/wiring for TV, and data connection in all areas

PRIVACY AND SECURITY

- ✦ Controlled access to the building
- ✦ 24 hours security
- ✦ CCTV surveillance in common areas





1 BED - LIVING & KITCHEN



2 BED - BATHROOM



2 BED - LIVING & KITCHEN



2 BED - BEDROOM



2 BED - LIVING & KITCHEN



2 BED - LIVING & KITCHEN

TO SHAPE *beauty* IS TO
RESPECT ITS TRACE.

Enabled by Olive Gaea's Zero Platform,
sustainability has become the standard.





 GRID