



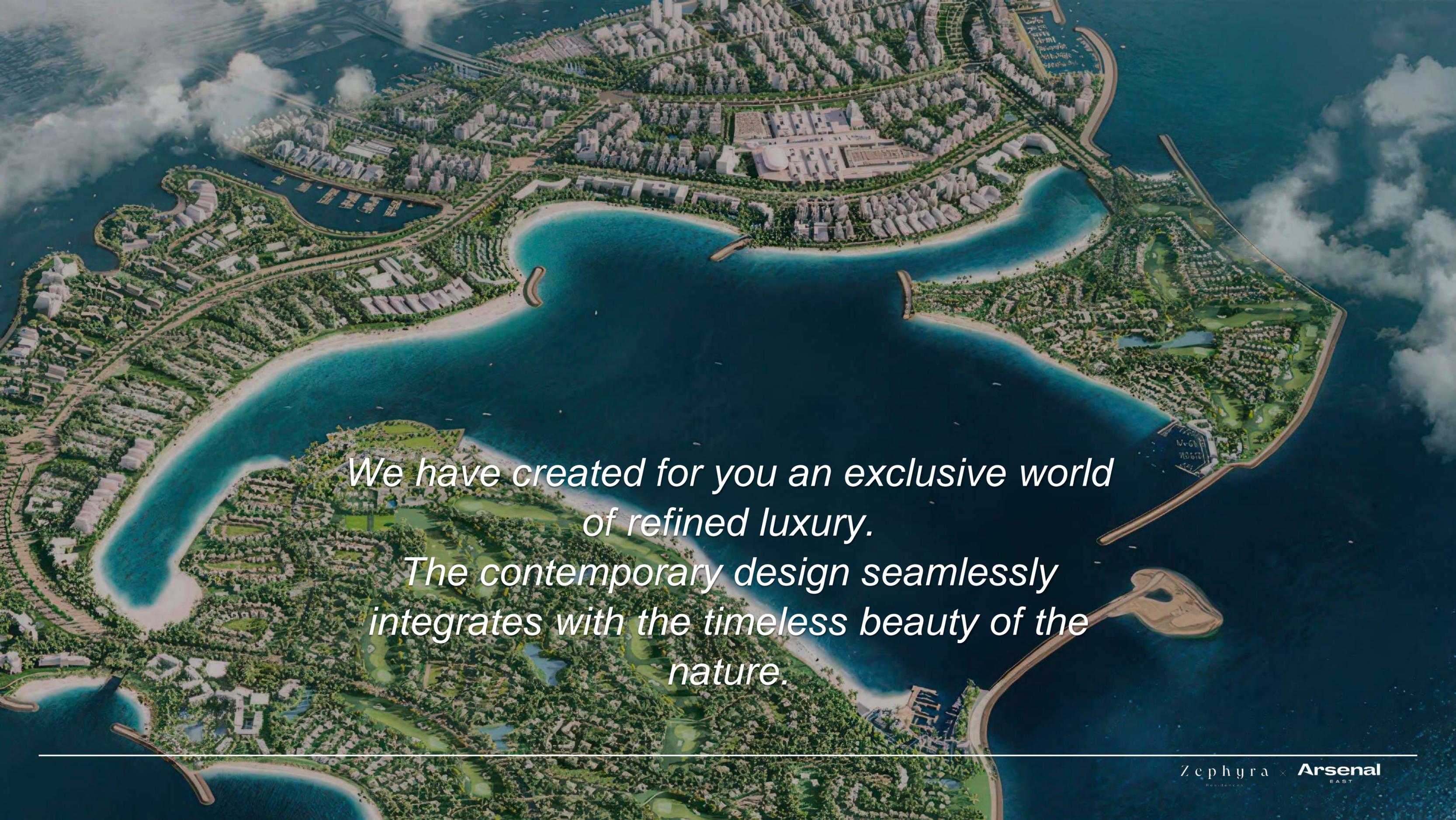
Z e p h y r a

Residences

Dubai  
Islands

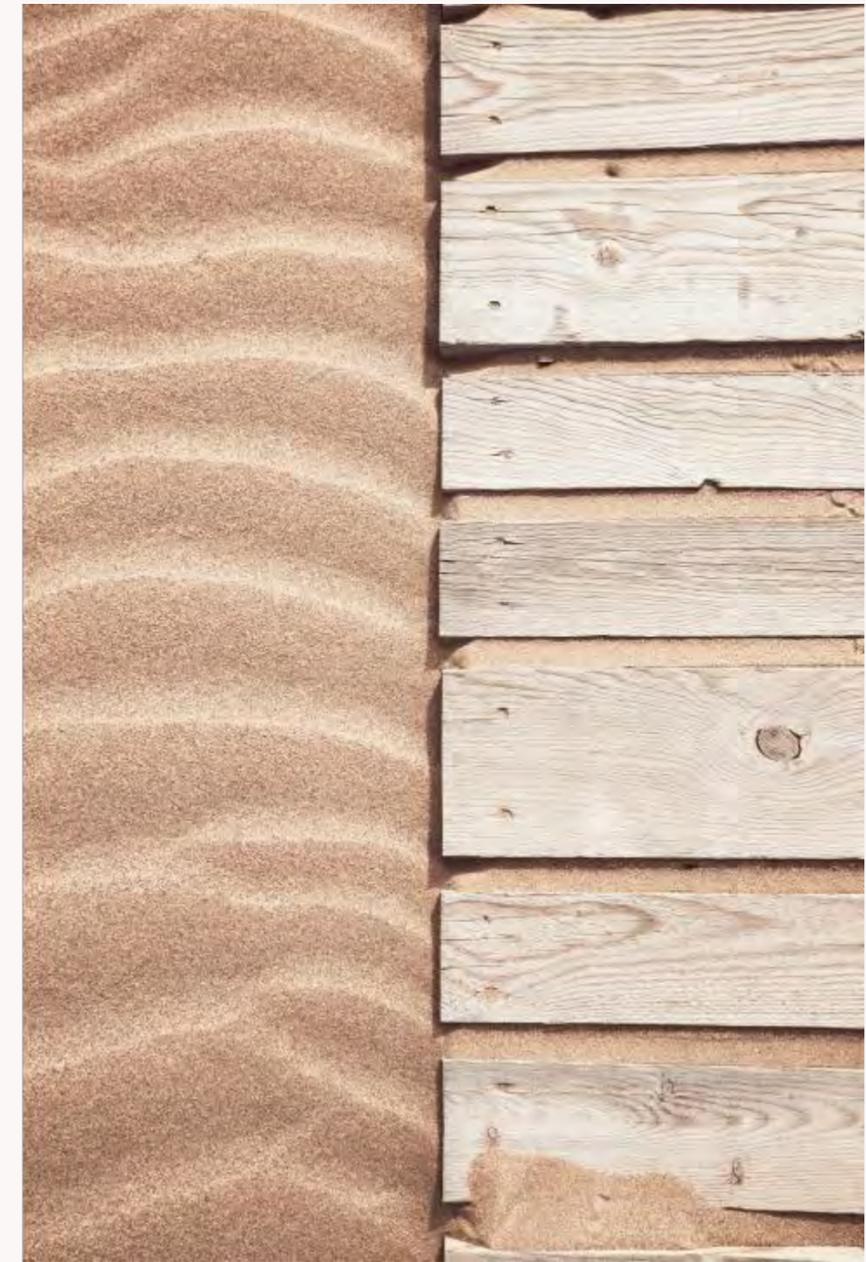
# *The refreshing breeze of excellence*

A luxurious modern quarter  
in the city's fastest-growing premium area



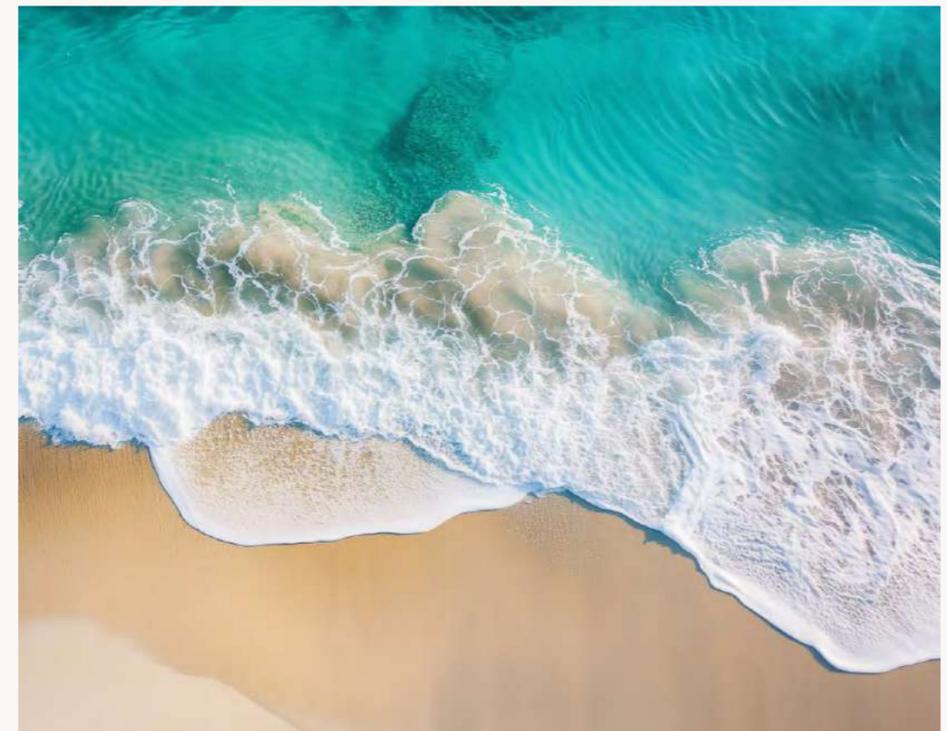
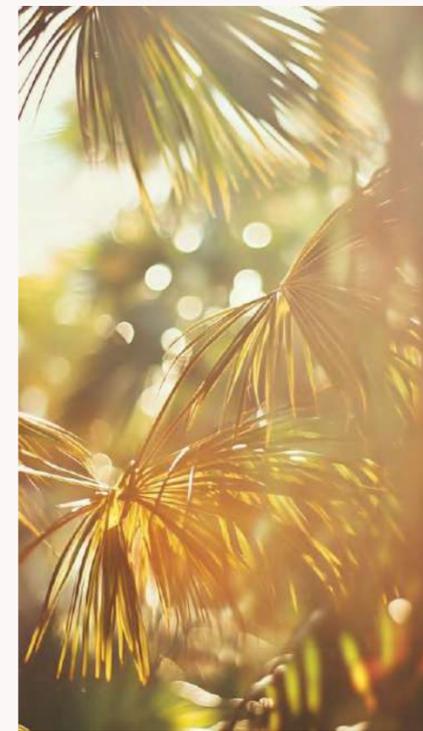
*We have created for you an exclusive world  
of refined luxury.*

*The contemporary design seamlessly  
integrates with the timeless beauty of the  
nature.*



We have created for you a special world where modern luxury is intertwined with the pristine beauty of nature. Located on the Dubai Islands, our residential complex offers you endless opportunities for recreation and entertainment.





# A residential development on Dubai Islands

Prime location in Dubai Islands



## RELAX+ ENTERTAINMENT:

Dubai Island beach

Deira Corniche (promenade)

Souk AL Marfa Market: 2 min / 2 kms

Gold Souk Market: 10 min / 6 kms

Spice Souk Market: 11 min / 7 kms

Deira Waterfront Market: 5 min / 4.5 kms

## MALLS

Deira mall: 2min / 1kms

Burjuman: 18min / 11kms

Dubai Mall: 25min / 18kms

## SCHOOLS

Victoria International School: 19min / 12kms

Pristine Private School Main Campus: 14min / 10kms

The Elite English School: 6min / 6kms

The Apple International School Primary Campus: 16min / 11kms

Swiss International Scientific School in Dubai: 30min / 24kms

Safa British School: 26min / 20kms

Collegiate International School: 34min / 30kms

## HOSPITALS

Dubai Hospital: 8min / 6kms

Canadian Specialist Hospital: 10min / 7kms

International Modern Hospital: 14min / 10kms

Clemenceau Medical Center Hospital: 22min / 17kms

## POINTS OF INTEREST

Infinity Bridge: 5min / 5kms

Cruise Terminal: 19min / 12kms

Dubai International Airport: 18min / 13kms

Downtown Dubai: 26min / 19kms

An aerial photograph of a beach. The top half of the image shows clear, turquoise water with gentle ripples. A wave is breaking, creating a thick layer of white foam that stretches across the middle of the frame. Below the foam, the golden-brown sand of the beach is visible, showing some texture and shadows. The overall scene is bright and serene.

*Elevated Living*

*by the Beach*

Prime location in Dubai Island



A luxury residential location at the Dubai Islands area

**A** CENTARA MIRAGE BEACH RESORT

Sandy beach within walking distance, smooth access to the sea, bars, toilets, free sun beds, umbrellas and beach towels: 1000 meters

**B** MALL

A luxury shopping mall with over 100 brands and premium stores. 100 meters from Zephyra, you can do the best shopping in Dubai.

**C** SOUK AL MARFA

Your Souk of More at Dubai Islands Visit the largest market in Dubai, with over 950 shops along a waterfront view: 700 meters

**D** Dubai Islands Beach & Marina

The promenade is located a few minutes' walk from the Zephyra. Convenient access to relaxation by the sea, as well as to bright marine entertainment, or yachts.

# Architecture Details

Elegant Echelons captures Dubai's desert charm, blending beautifully with nearby buildings. Inspired by oases and dunes, it combines beauty with care for nature.

Elegant Echelons embodies Dubai's desert allure. Its cascading balconies imitate undulating dunes, fostering a deep connection with nature.

Drawing inspiration from oasis niches, the design fuses aesthetic elegance with environmental mindfulness





2 buildings only



10 261 m<sup>2</sup> plot



3 floors of parking



10 residential floors



We offer a unique experience of refined luxury that is full of elegance. The modern design effortlessly blends with the timeless beauty of nature.





STREET LEVEL PERSPECTIVE



Zephyra Arsenal



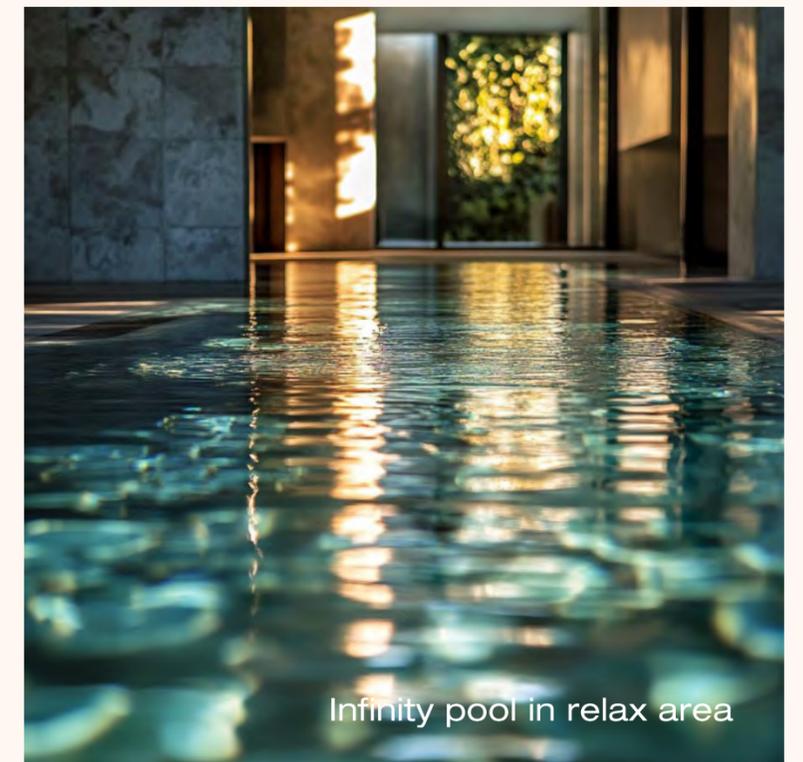
Exclusive Living  
Experience



Modern Gym



Grand Lobby



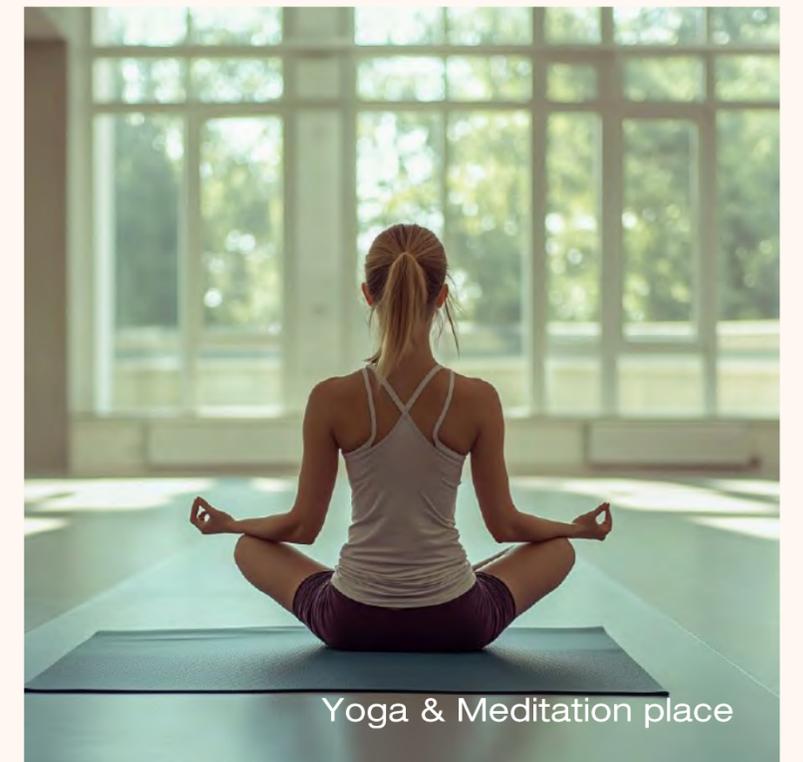
Infinity pool in relax area



Green Surrounding



Contemporary and luxury apartments



Yoga & Meditation place

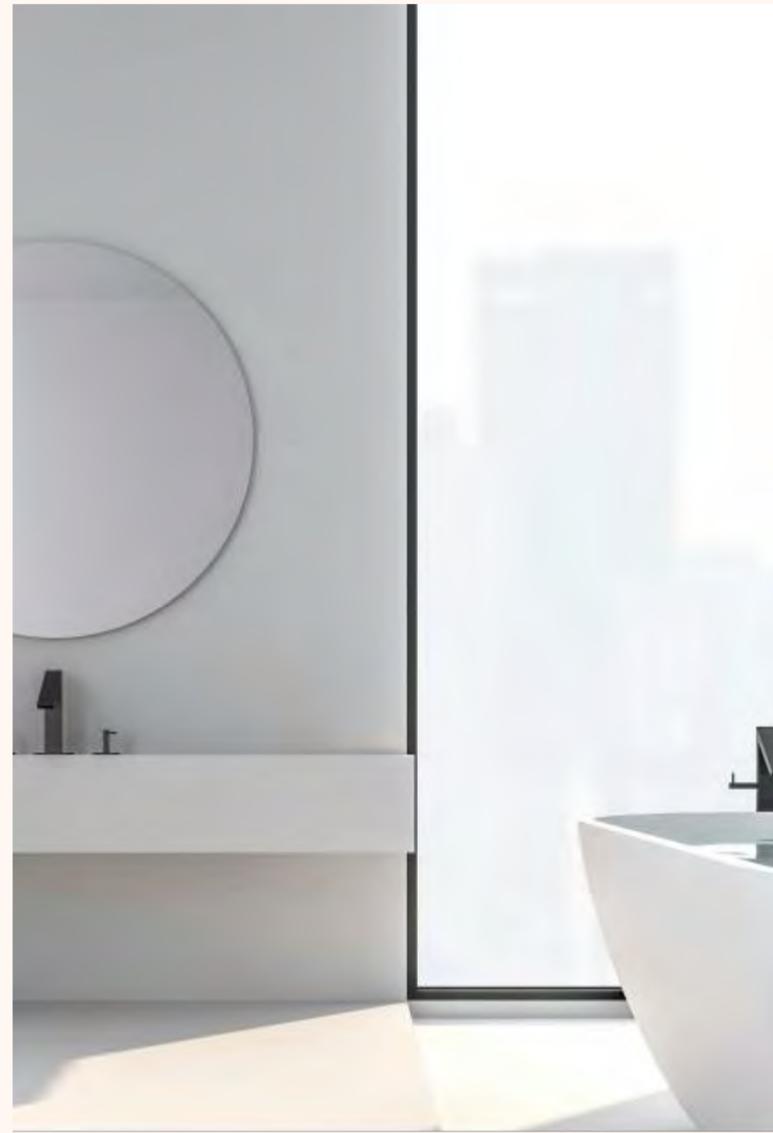




Panoramic Glazing



Terraces with swimming pool



Bathroom with window



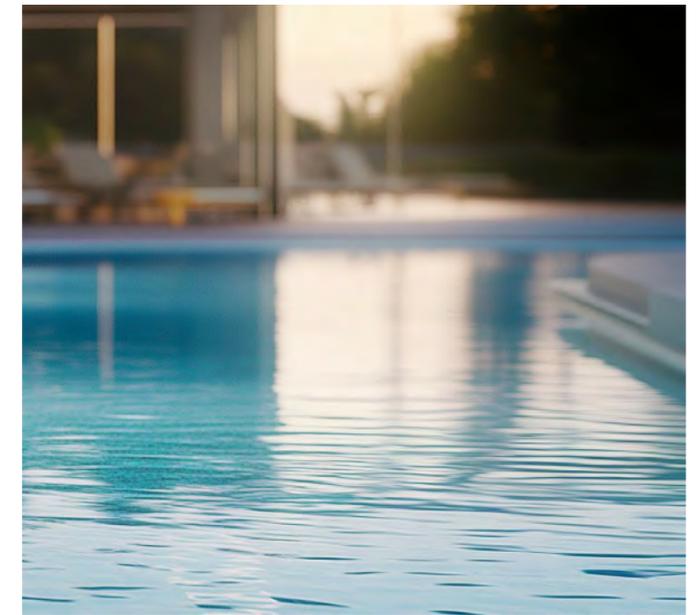
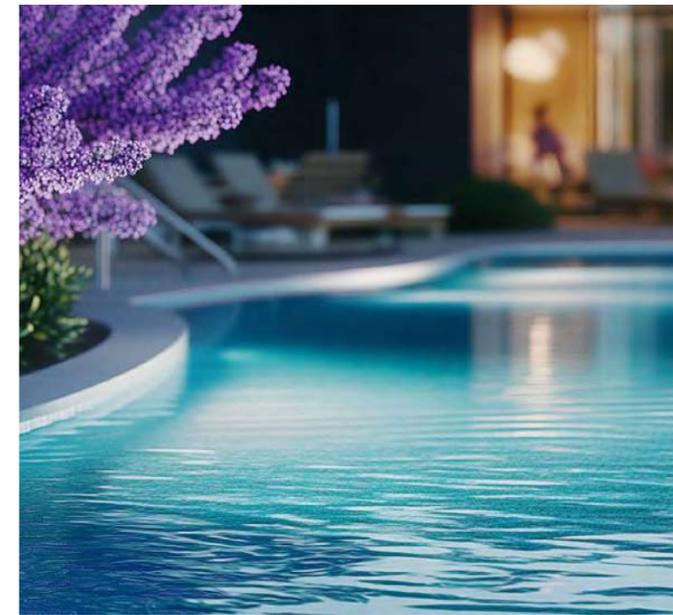
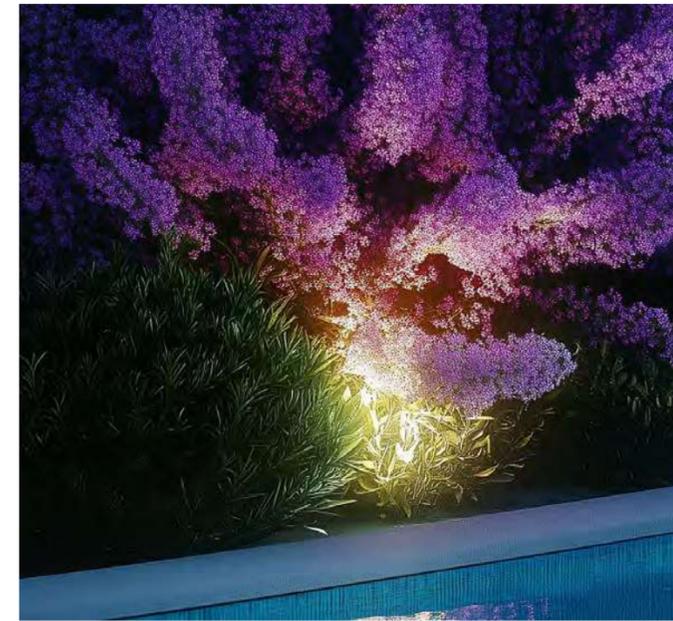
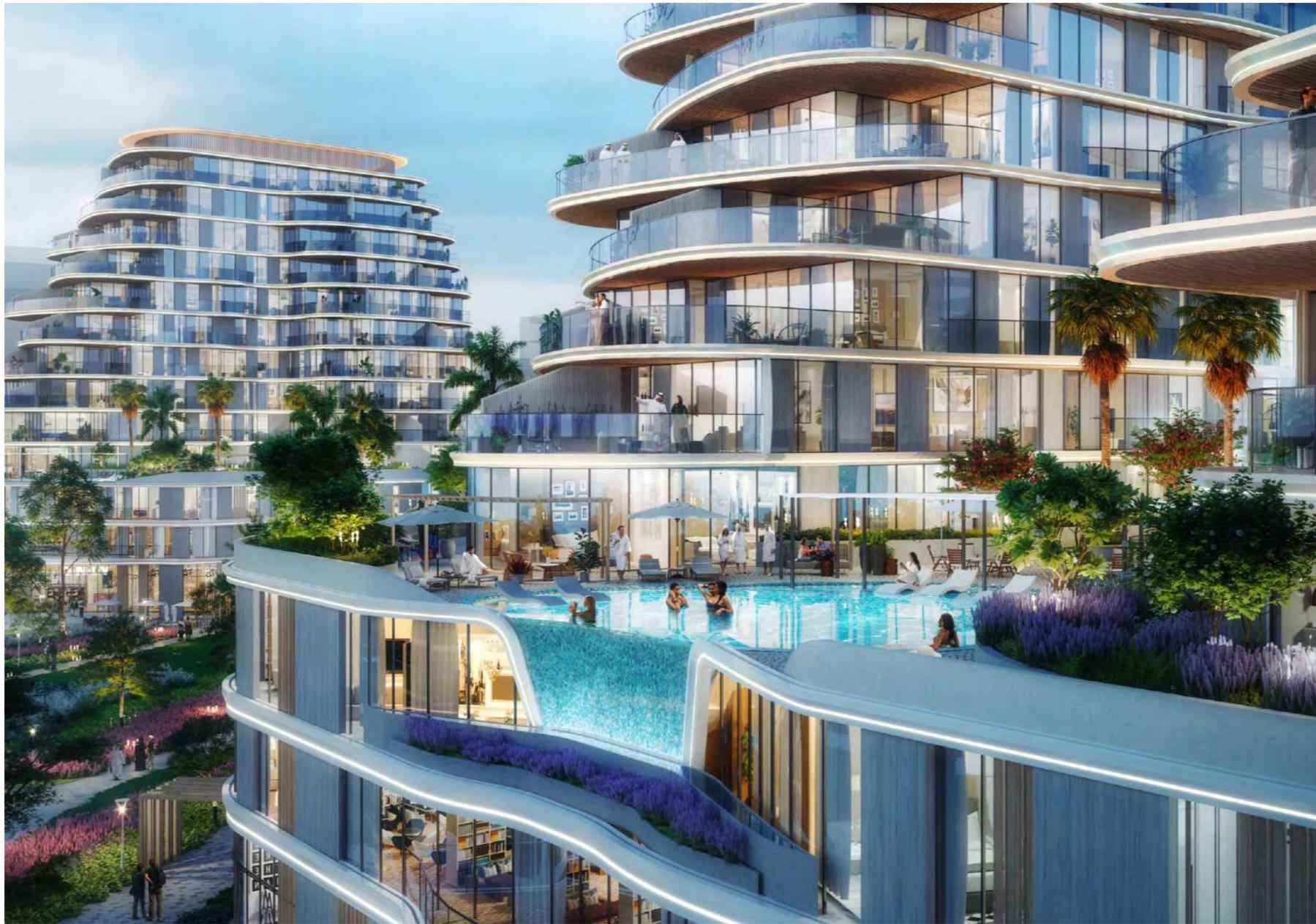
Beautiful view of the city

Unique houses exceeding expectations



Zephyra x Arsenal

PHASE 2



Variety and beauty. Amazing architectural structures, well-groomed parks, where the subtle aroma of lavender fascinates visitors. Pleasant freshness, blooming flower beds and shady alleys offer privacy and respite from the hot desert climate.



# Sophisticated Finishes

Sophisticated Finishes offer refined and elegant detailing that enhances the aesthetic appeal of any space.



The 1-2 bedroom apartment is an elegant space decorated in a stylish and modern way. The laconic design creates an exquisite atmosphere conducive to a sophisticated lifestyle.

Such apartments are delivered with ready-made designer finishes and professionally selected furniture to immediately create the perfect living space.



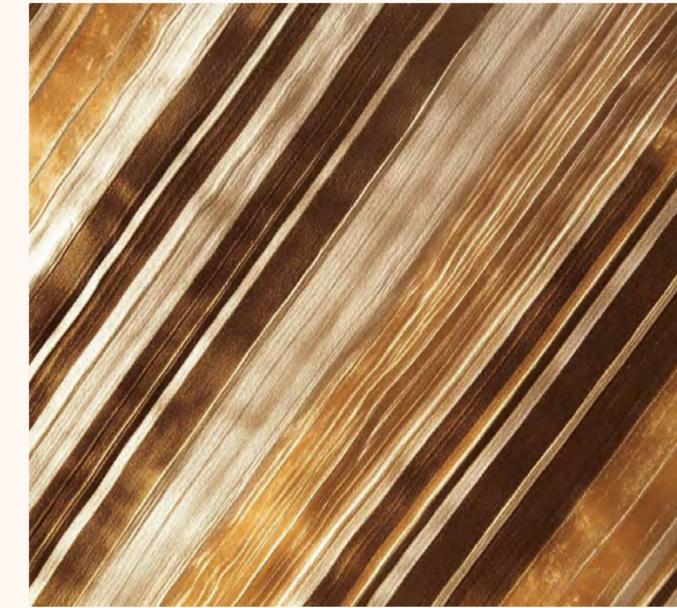
Duplex Living room



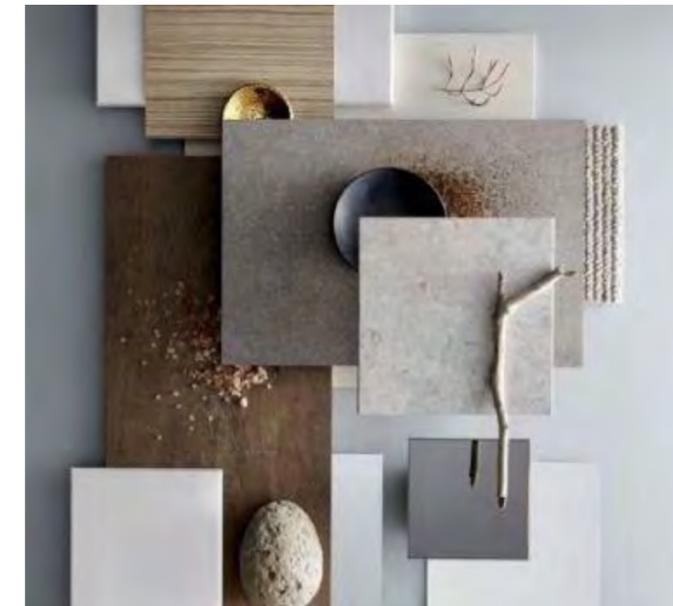
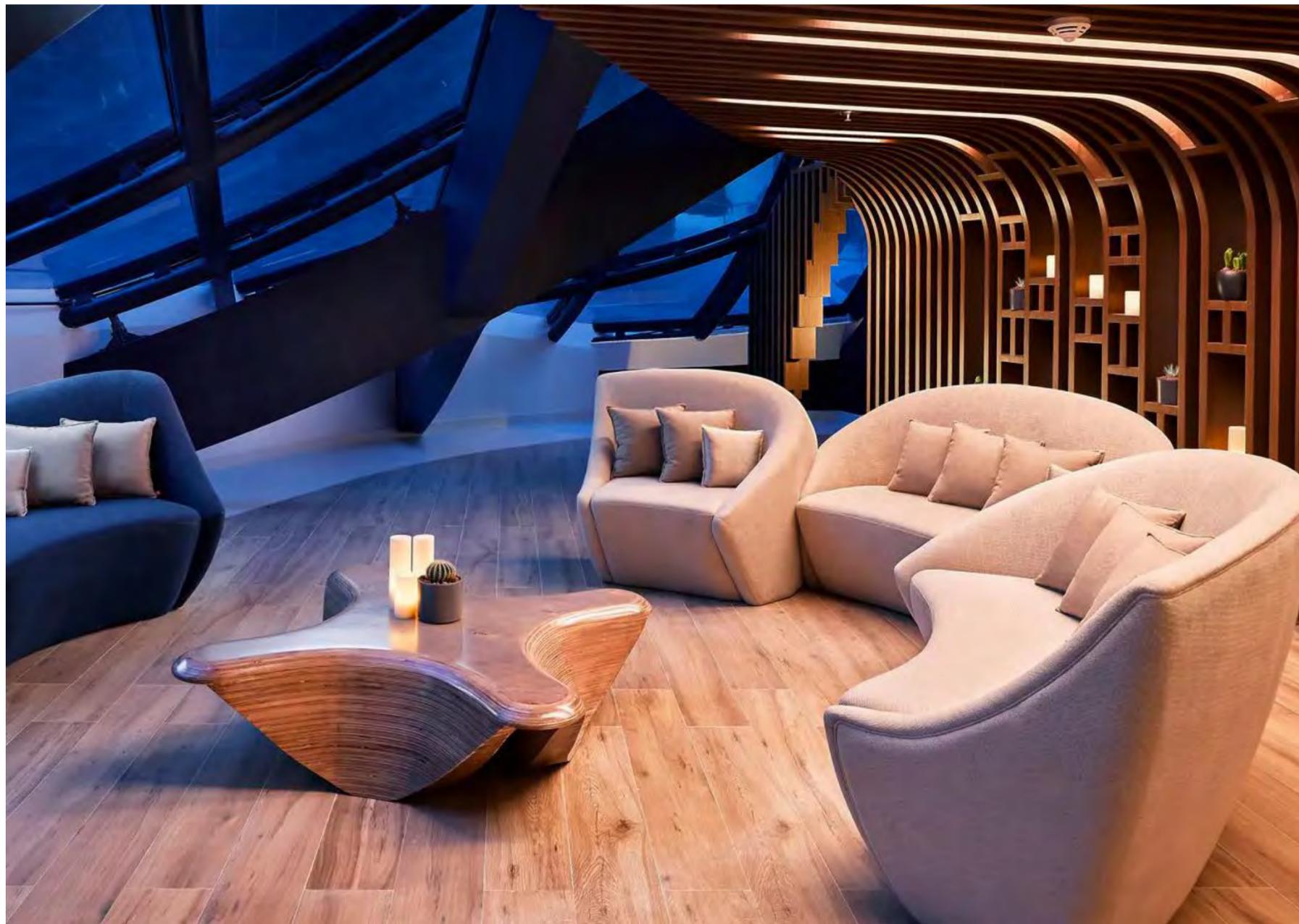
Finishing and selection of furniture in townhouses are carried out on an individual request. This option can be selected on exclusive terms to ensure exceptional quality and individual approach.

# Penthouses

Luxury penthouses feature luxurious interiors with 1-3 bedrooms, for an unsurpassed standard of living, embodying comfort and sophistication



In penthouses, finishing and furniture selection are carried out on an individual request. This offer is available on exclusive terms, which guarantees exceptional quality, unique style and magnificent view characteristics.



We are proud to cooperate with the company Porcelanosa, which shares our principles and offers premium quality products. Porcelanosa is the leader of the European market and attracts world architecture stars such as Zaha Hadid and Norman Foster to create unique collections. Thanks to this cooperation, we can offer our customers exclusive interior solutions that reflect the latest design trends and emphasize the premium quality of the Zephyra complex.



Smeg built in gas oven sf6341ggxk

Smeg freestanding washing machine lb2t92ga

Smeg built in combi fridge ukc87721e

Smeg built in dishwasher st512lar1

Smeg Built in gas hob s60ghs

Smeg integrated hood kset62e



Smeg has designed innovative and premium household appliances. Thanks to the cooperation with SMEG, our customers receive household appliances with important qualities such as durability, safety, elegance, energy efficiency and ease of use.

Constant monitoring of the production process indicates the brand's desire to guarantee absolute reliability.

Equipment



GROHE is the world's leading brand offering complete solutions for bathroom and kitchen fittings.

All products created by pure water pleasure are based on the values of quality, technology, design and sustainability.



## Mattresses



Hanse is a brand to serve the worldwide luxury hotel market with 5 Star beds.

Sustainable production of natural products through the use of renewable and biodegradable raw materials.

Luxury mattresses ergonomically optimized & infinitely comfortable.





## *Zephyra Holiday Service*

Holiday Home Service, you don't just rent out your apartment with an attractive annual yield of up to 8%, but also receive a comprehensive range of services designed to make your stay as comfortable as possible.

We offer everything from airport meet-and-greets to support in any situation, whether it involves renting a car or need for dry cleaning, whatever is required to ensure your peace of mind and comfort at every turn of your vacation.

# Arsenal

EAST

Arsenal East - Developer of non-standard solutions



With each new project, we raise our own level and the level for the entire market,  
exceeding expectations.

# About Arsenal East

Achievements & Trusted Brand

27+

27 Years  
in the real estate

30

More than 30  
awards for the  
Company projects

100

More than 100  
professional awards

42K

More than 42,000  
residents live in our  
buildings

1M+

More than  
1,000,000 m<sup>2</sup>  
built

# Z e p h y r a × **Arsenal** E A S T

Arsenal East - Developer of non-standard solutions

