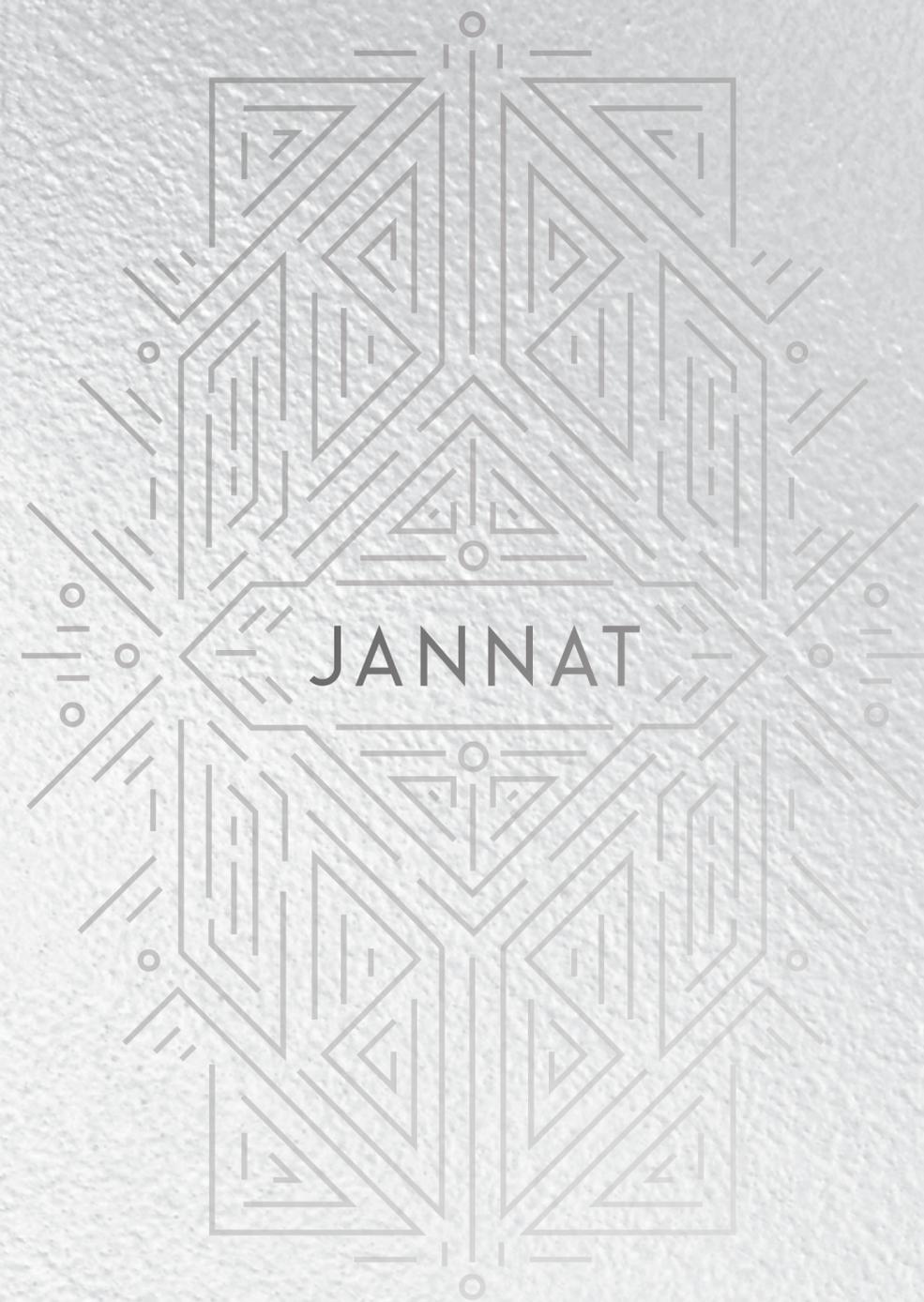


JANNAT



800-DEYAAR (339227)

[DEYAAR.COM](http://DEYAAR.COM)

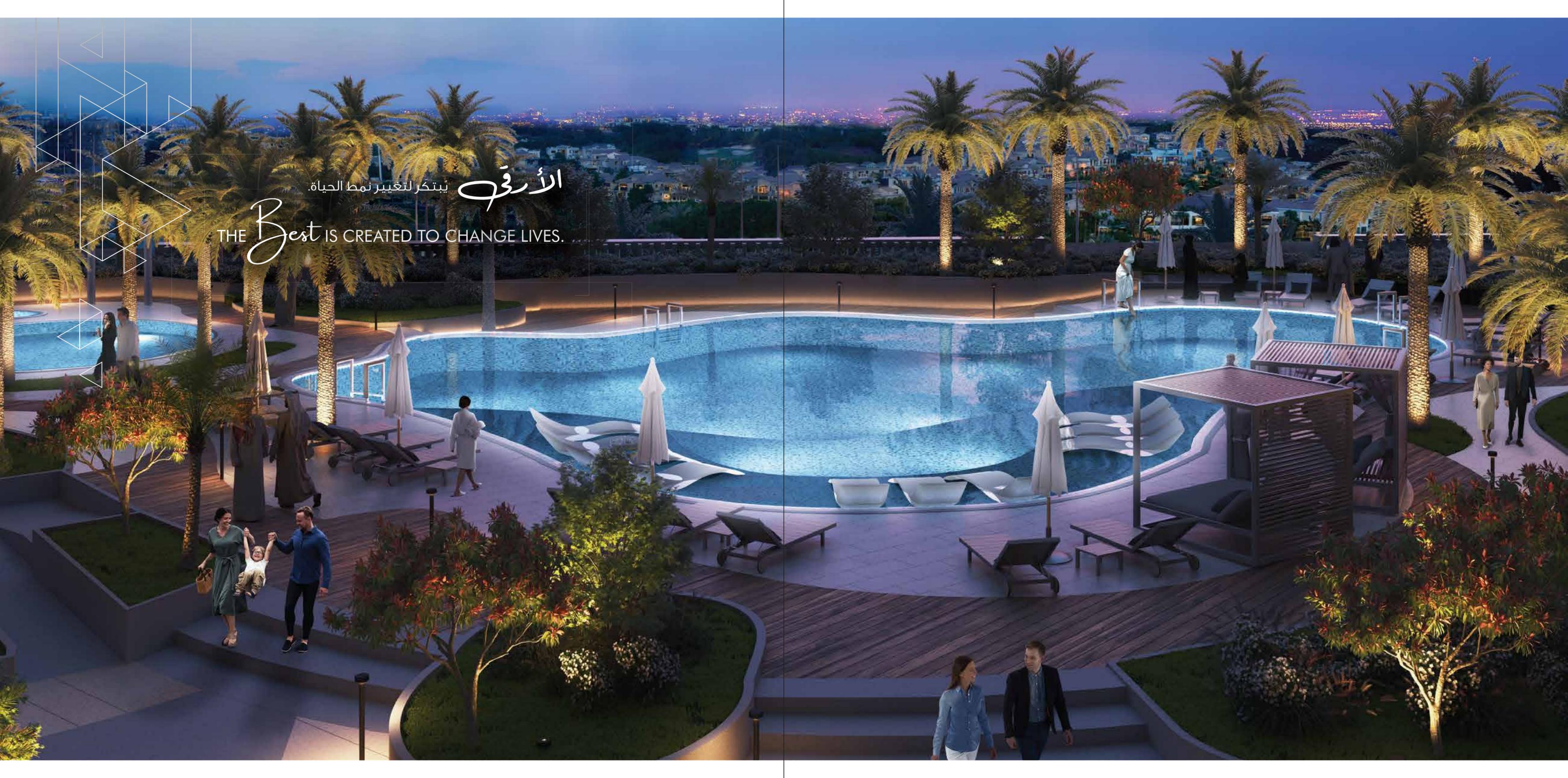


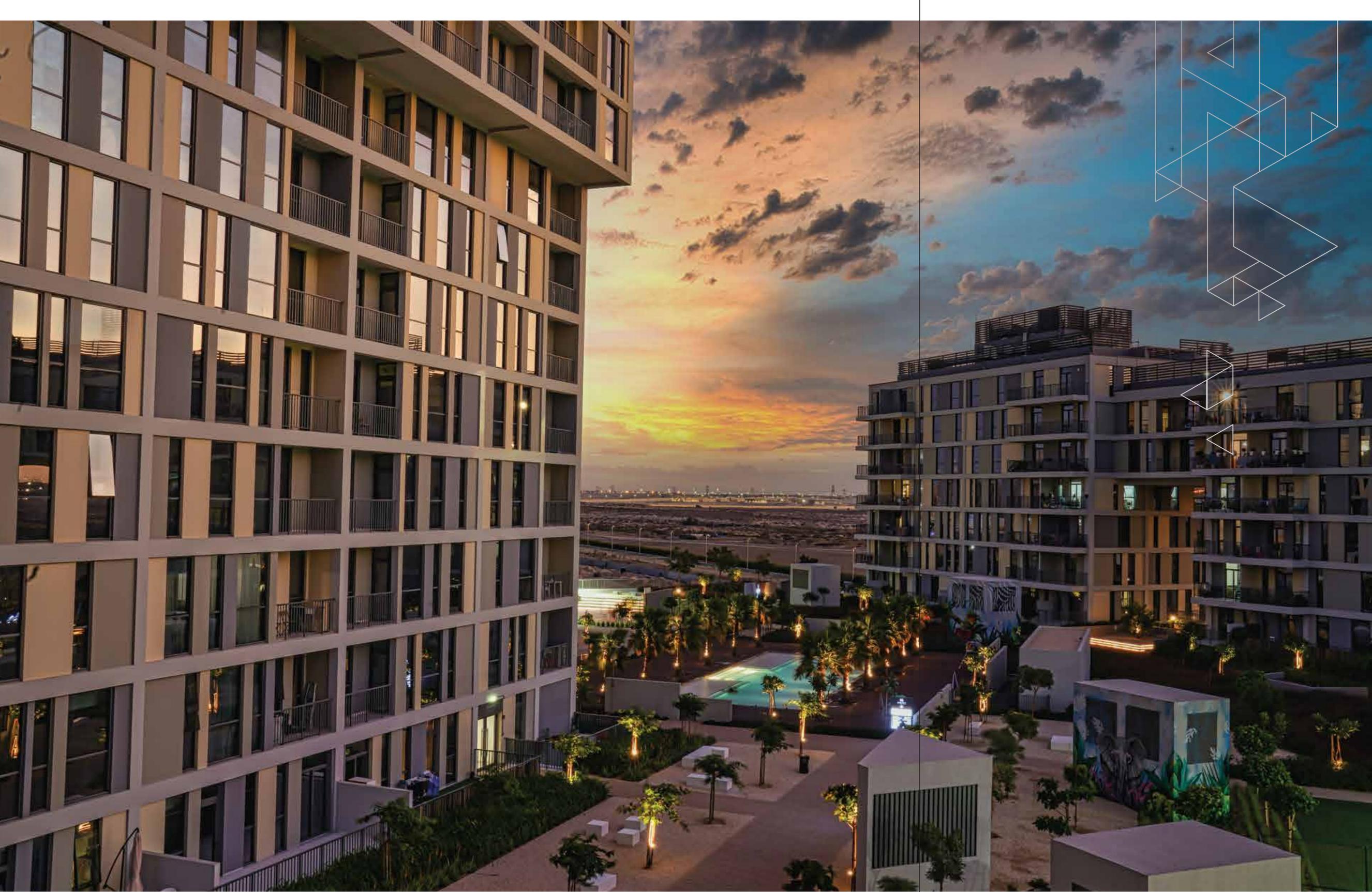
الإطلاق الأخير في المشروع **الأرق**  
THE *Best* FOR THE LAST.

نقدم **جنات**  
مساكن ميدتاون المميّزة  
من ديار

PRESENTING **JANNAT**  
THE MIDTOWN **SIGNATURE RESIDENCES**  
BY DEYAAR

الأسقف  
يبتكر لتغيير نمط الحياة.  
THE Best IS CREATED TO CHANGE LIVES.





أرقى  
التجارب العصرية  
محورها أنت.

THE *Best* OF URBAN LIVING  
BUILT AROUND YOU.

غالباً ما تسعى للحصول على الأرقى - سواء كان ذلك من خلال قناعتك  
بضرورة الاستمتاع بحياتك على الوجه الأكمل، أو رغبتك في ترك انطباع  
رائع على الآخرين، أو ارتباطك بمعايير جودة بصورة لا تقبل الجدل.

نقدم لك جنات، مساكن ميدتاون المميزة، والتقدير المناسب لمموجاتك  
التي تبحث عن الرفاهية المترفة والمعايير الحياتية المتفوقة.

مشروع جنات هو خلاصة سلسلة من الأعمال التطويرية في ميدتاون،  
ومجمع سكني متكامل من ديار، فعندما تخطو نحو جنات، فإنك ستدخل  
مكاناً مليئاً بالإمكانيات الواعدة والخبرات المعيشية الفريدة.

You often strive for the best - be it in your belief of living life  
to the fullest, a flair for making a remarkable impression on  
others, or an affinity for uncompromising quality.

Presenting Jannat, the Midtown signature residences. A fitting  
tribute to your aspirations for a life of higher standards.

Jannat is the grand finale in a series of developments in  
Midtown, a fully-integrated township by Deyaar. When you  
step into Jannat, you'll enter a place that's thriving with  
unique possibilities and living experiences.

المعطيات  
لأسلوب حياة متفوق.

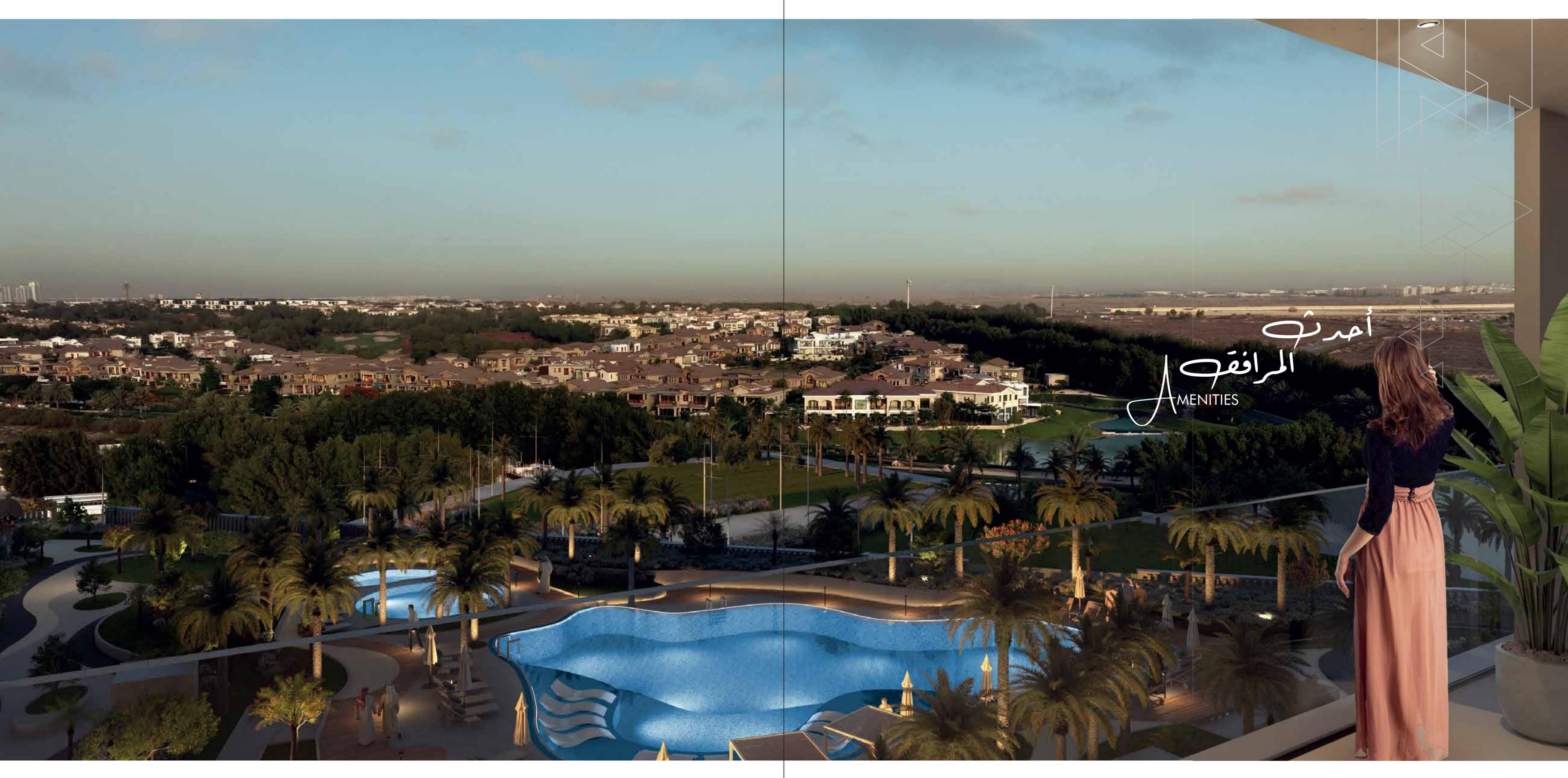
# أرقى

THE Best INGREDIENTS  
FOR A SUPERIOR LIFESTYLE.

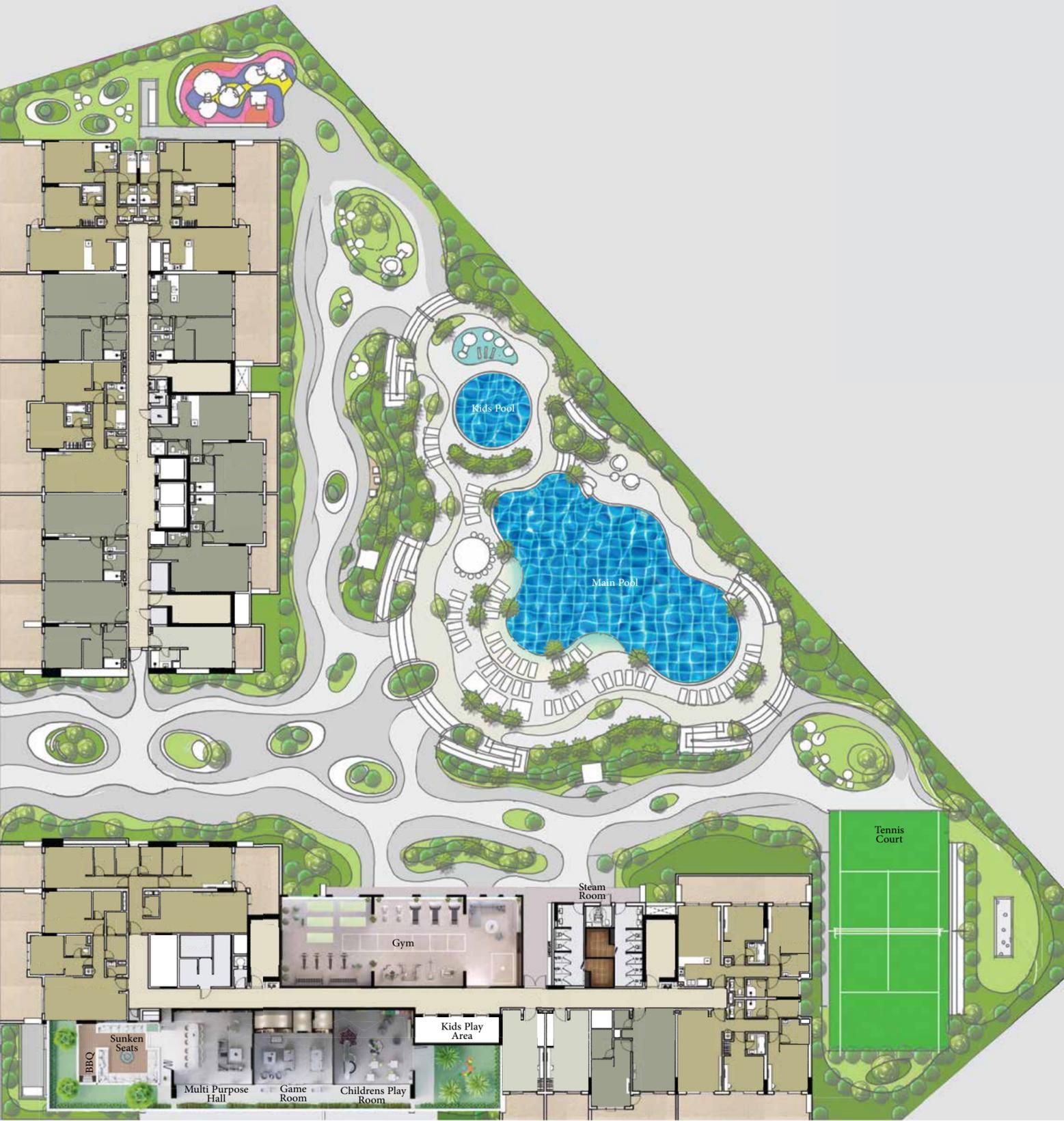
توفر مساكن جنات المميزة نمط حياة استثنائي لأولئك الذين يبحثون باستمرار عن المستوى التالي. اخطو نحو عالم تمتزج فيه معايير الطراز الحديث مع الجودة واللمسات الإبداعية من الدرجة الأولى، حيث الطبيعة الخضراء المورقة، وأشعة الشمس الدافئة، ومجموعة من المساحات الترفيهية التي تملك بالحماس المتجدد لتحقيق أحلامك وتطلعاتك. وحيث ترتقي بحياتك إلى المستوى التالي لتتعمق بأحدث مرافق الترفيه ووسائل الراحة التي تفوق التوقعات.

Jannat signature residences bring forth a lifestyle for those who are constantly seeking the next. Step into a space where modern style blends with top-notch quality and finishes. Where lush green nature, the warmth of clear sunlight, and a host of recreation spaces fill your being with renewed zeal to pursue your dreams. Where your life is raised to the next level by state-of-the-art amenities that are beyond expectations.





أحدث  
المرافق  
AMENITIES



صالة رياضية  
مجهزة بالكامل  
Fully Equipped  
Gym



غرفة ألعاب  
Game Room



غرفة متعددة الأغراض  
Multit-purpose  
Hall



منطقة للشواء  
BBQ



نادي الأطفال  
Kids Club



منطقة لعب الأطفال  
في الهواء الطلق  
Kids Outdoor Play Area



تراس مسبح إنفينيتي  
Terrace Infinity Pool



حمام سباحة  
Swimming Pool



حمام سباحة للأطفال  
Kids Swimming  
Pool



ملعب تنس  
Tennis Court



منطقة جلوس  
في الهواء الطلق  
Outdoor Seating Area



سبلاش باد  
Splash Pad



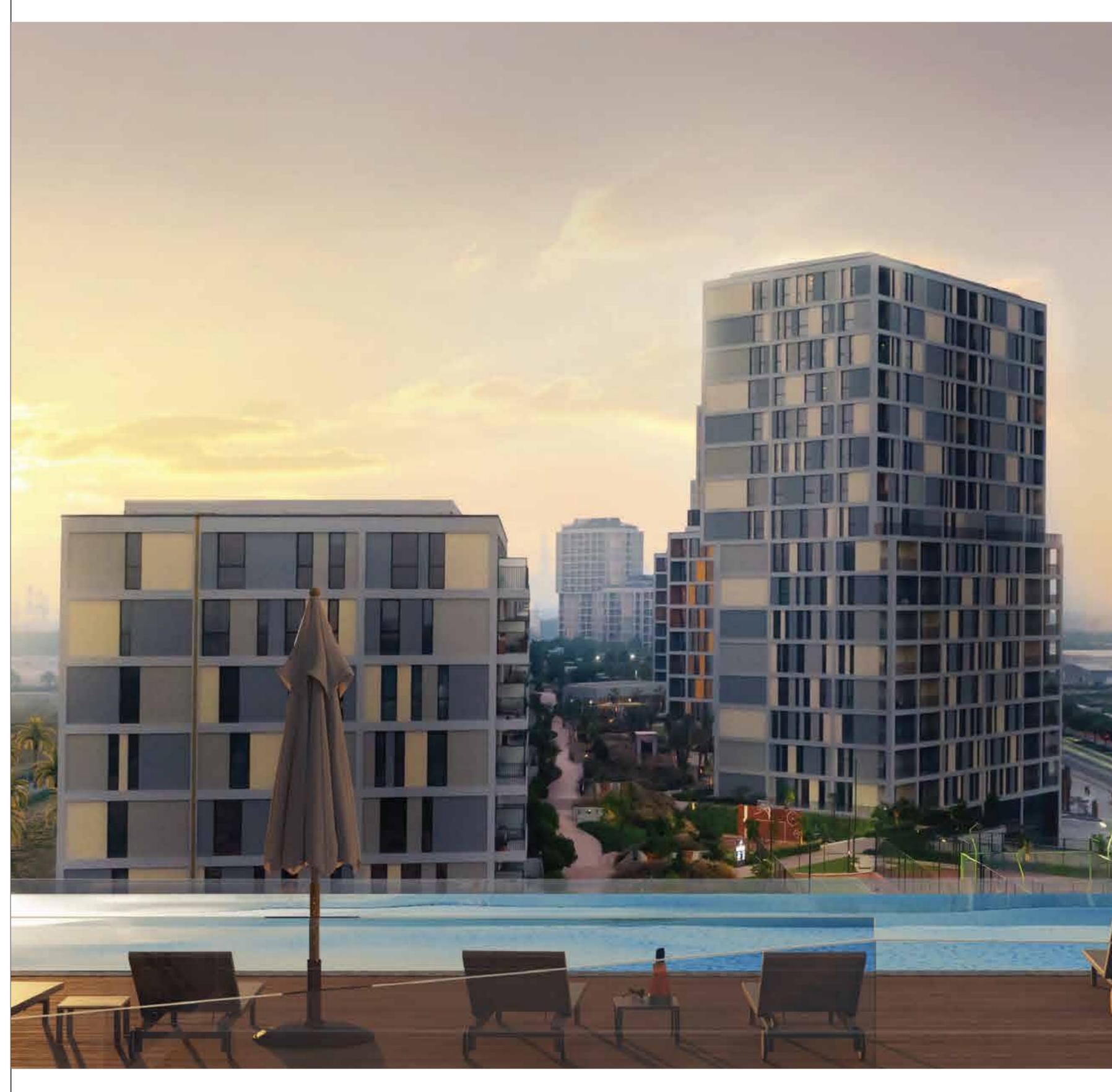
بوديوم بإطلالة بانورامية رائعة  
Landscaped Podium

أرقى  
عنوان لتبقى  
على تواصل مع العالم.

THE *Best* ADDRESS FOR  
A CONNECTED WORLD.

مشروع جنات هو جزء من ميدتاون، يقع في قلب مدينة دبي للإنتاج، ويتميز بقربه من أفضل المؤسسات التعليمية والتجارية ومرافق التجزئة والترفيه ووسائل الراحة والاسترخاء، مما يجعل منه الوجهة المفضلة للجميع، لاسيما أولئك الباحثين عن الحياة المدنية الحديثة ذات المعايير العالمية. علاوة على ذلك، سيتمكن سكان ميدتاون من الاستمتاع بإطلالة رائعة على مشهد عام لمدينة دبي وملعب جميرا للغولف.

Jannat is part of Midtown, located at the heart of Dubai Production City (D.P.C.). Midtown's location advantage is its proximity to top education, retail, entertainment, and leisure establishments and facilities, making Jannat a preferred destination for all. Especially those with a cosmopolitan frame of mind. What's more, the residents of Jannat will also enjoy spectacular views of the Dubai skyline and the Jumeirah Golf Estates.





أرقى الخيارات على بُعد خطوات قليلة.

THE *Best* CHOICES ARE JUST AROUND CORNER.

التجزئة  
RETAIL



سيتي سنتر معيصم ٦ دقائق	مول الإمارات ١٦ دقيقة	دبي مول ١٩ دقيقة	إكسبو ٢٠٢٠ ٢٠ دقيقة
Maesem City Center 6 min	Mall of Emirates 16 min	Dubai Mall 19 min	Expo 20 min

المطارات  
AIRPORT



مطار دبي سنترال ٢٤ دقيقة	مطار دبي الدولي ٢٨ دقيقة
DWC Airport 24 min	Dubai Intl Airport 28 min

في المحيط المجاور  
IN CLOSE VICINITY



مدينة دبي الرياضية ٨ دقائق	ممشى جي بي آر ١٥ دقيقة	تلال الإمارات ١٤ دقيقة	المرايغ العربية ١٢ دقيقة	نخلة جميرا ٢٠ دقيقة
Dubai Sports City 8 min	JBR Walk 15 min	Emirates Hills 14 min	Arabian Ranches 12 min	Palm Jumeirah 20 min

Palm Jabel Ali

Jebel Ali Harbour

Palm Jumeirah

Jumeirah

Umm Suqeim

Umm Al Sheif

Al Manara

# JANNAT

Al Barsha

Al Quoz Industrial Area

Jabel Industrial Area

GARN AL-SABKHA STREET  
OHOOH STREET

AL KHAIL ROAD

26TH STREET

FIRST AL KHAIL STREET

Jumeirah Village triangle

Jumeirah Village Circle

AL BARSHA SOUTH

HADAEQ SHEKH MOHAMMED BIN RASHID

Dubai Investment Park

Maesem City Center

MIDTOWN  
Dubai Production City

Jumeriah Golf Estates





أرقى التجارب الحياتية  
المعاصرة.

THE *Best* OF CONTEMPORARY  
EXPERIENCES.

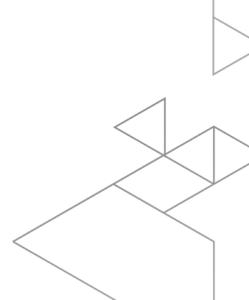
هناك العديد من العوامل التي تجعل الحياة في جنات فريدة من نوعها، لعل أحد أبرزها القدرة على الاستمتاع بأرقى تجارب الترفيه والتسلية كل يوم.

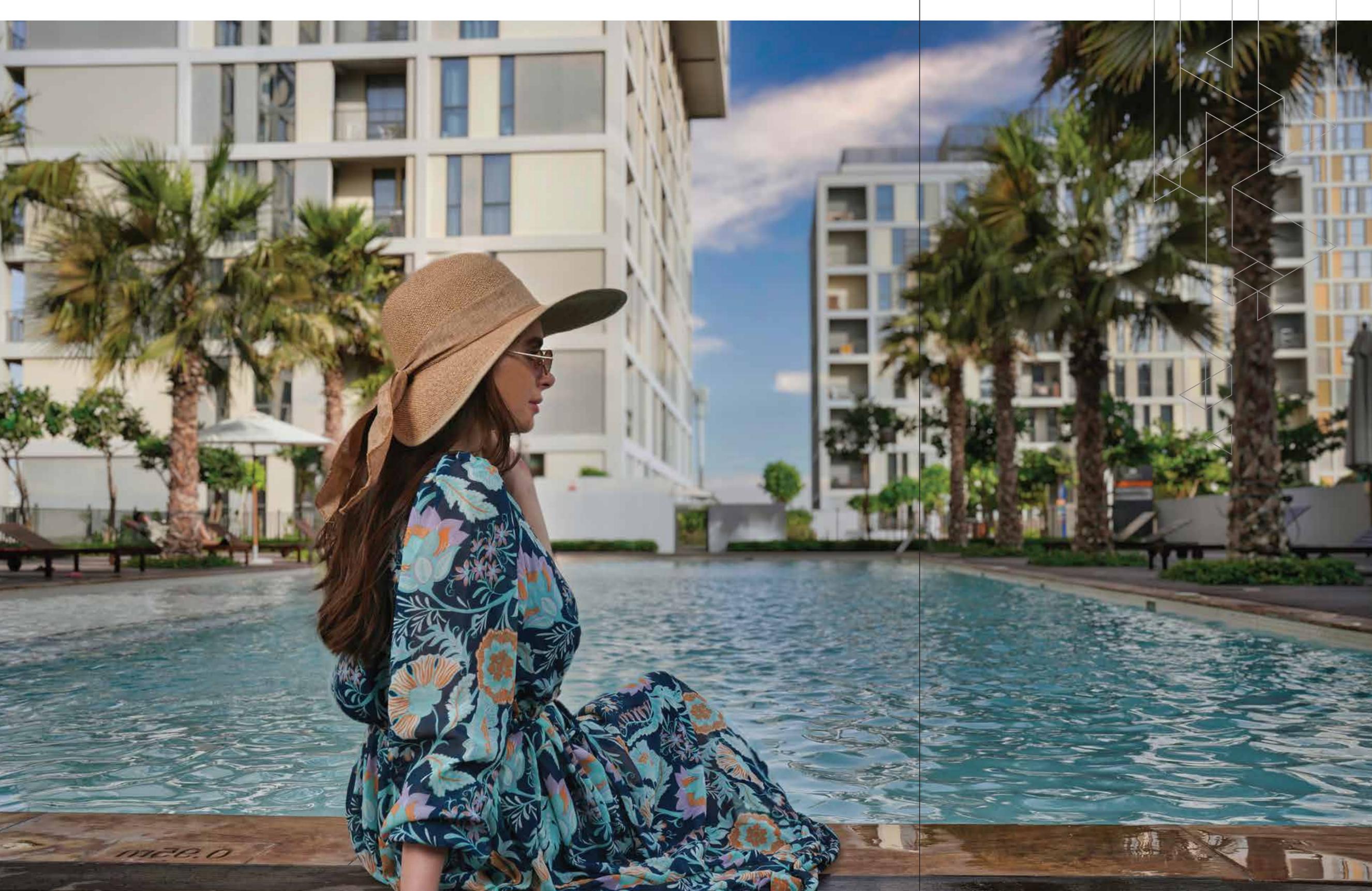
There are many factors that make life at Jannat unique. Being able to enjoy the finest leisure and entertainment experiences every day is just one of them.





أرقى  
الانطباعات التي تبقى  
في الذاكرة.  
THE *Best* OF UNFORGETTABLE  
IMPRESSIONS.





أرقو نمط عمراي ممير.  
THE Best IN ICONIC STYLE.

اجعل العمارة المميزة والأيقونية سمة تميز منزلك. دع حياتك المثالية تكشف عن نفسها واستمتع بتصميم ينبض بالروعة ويجمع بين الفخامة المترفة والأداء والفعالية المتميزة.

Make the distinct and iconic architecture the identity of your home. Let your ideal life unfold in the midst of magnificent styling that brings you unrivaled blend of luxury and functionality.



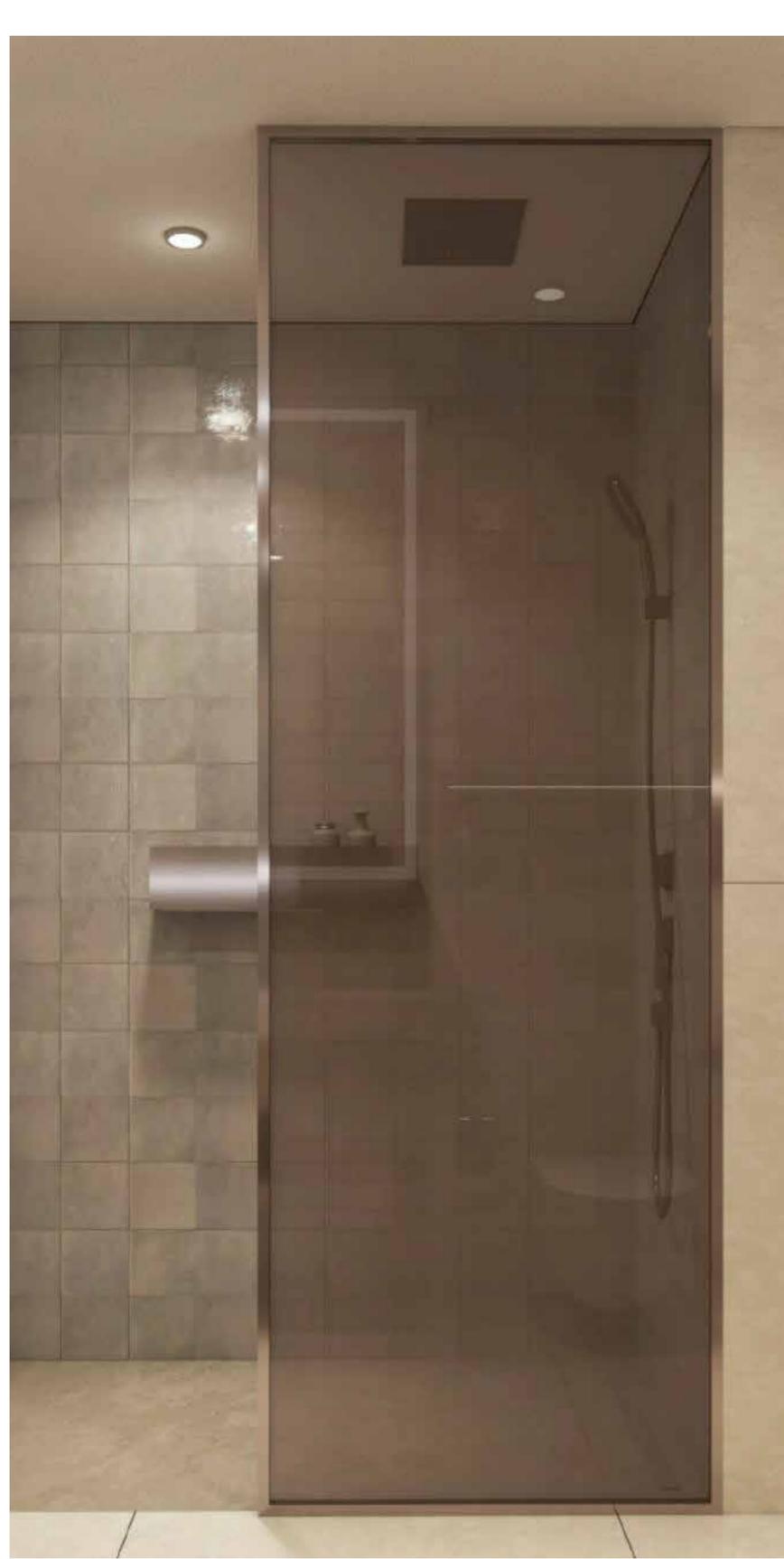
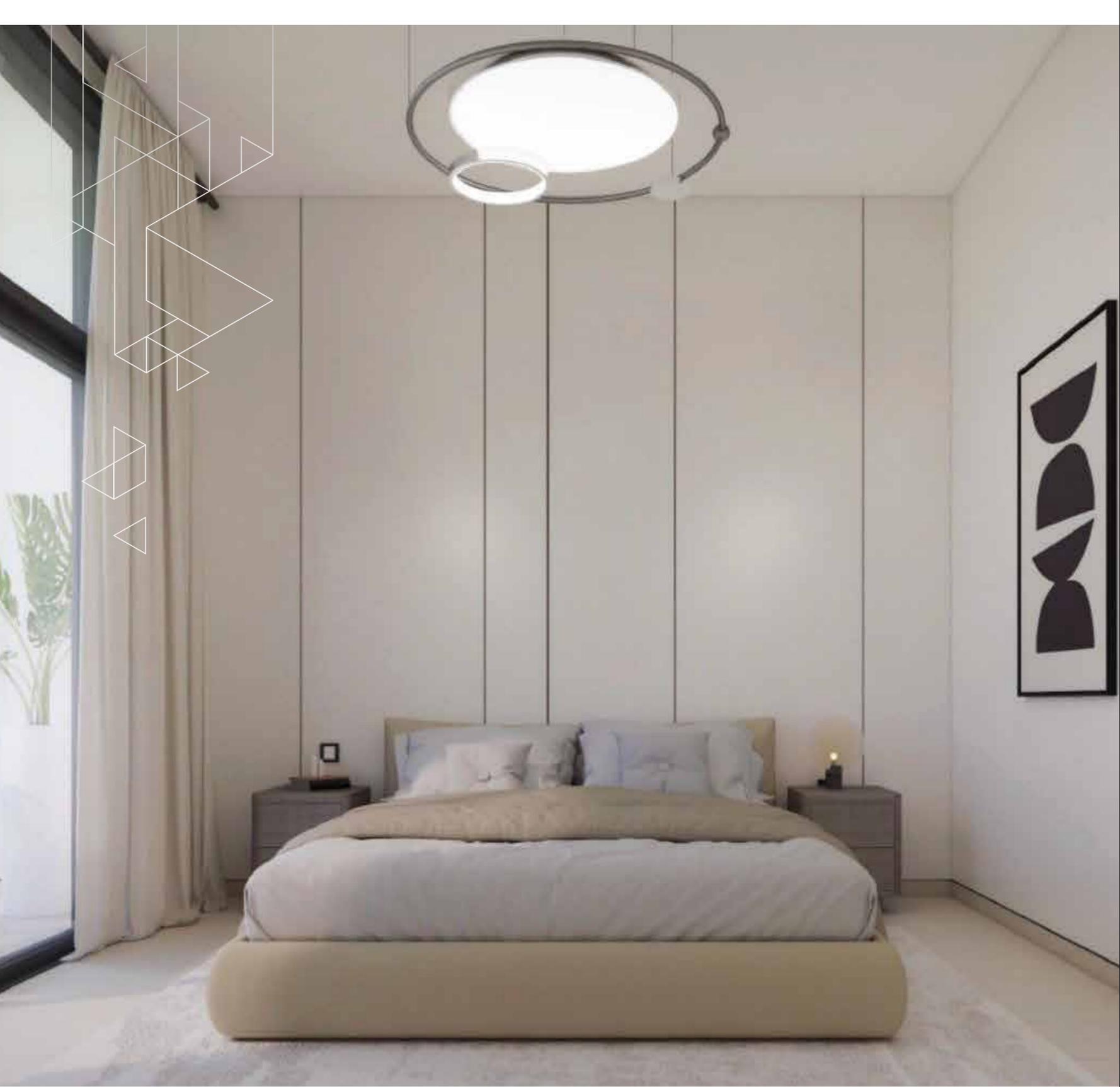
أنماط العيش الحديثة.

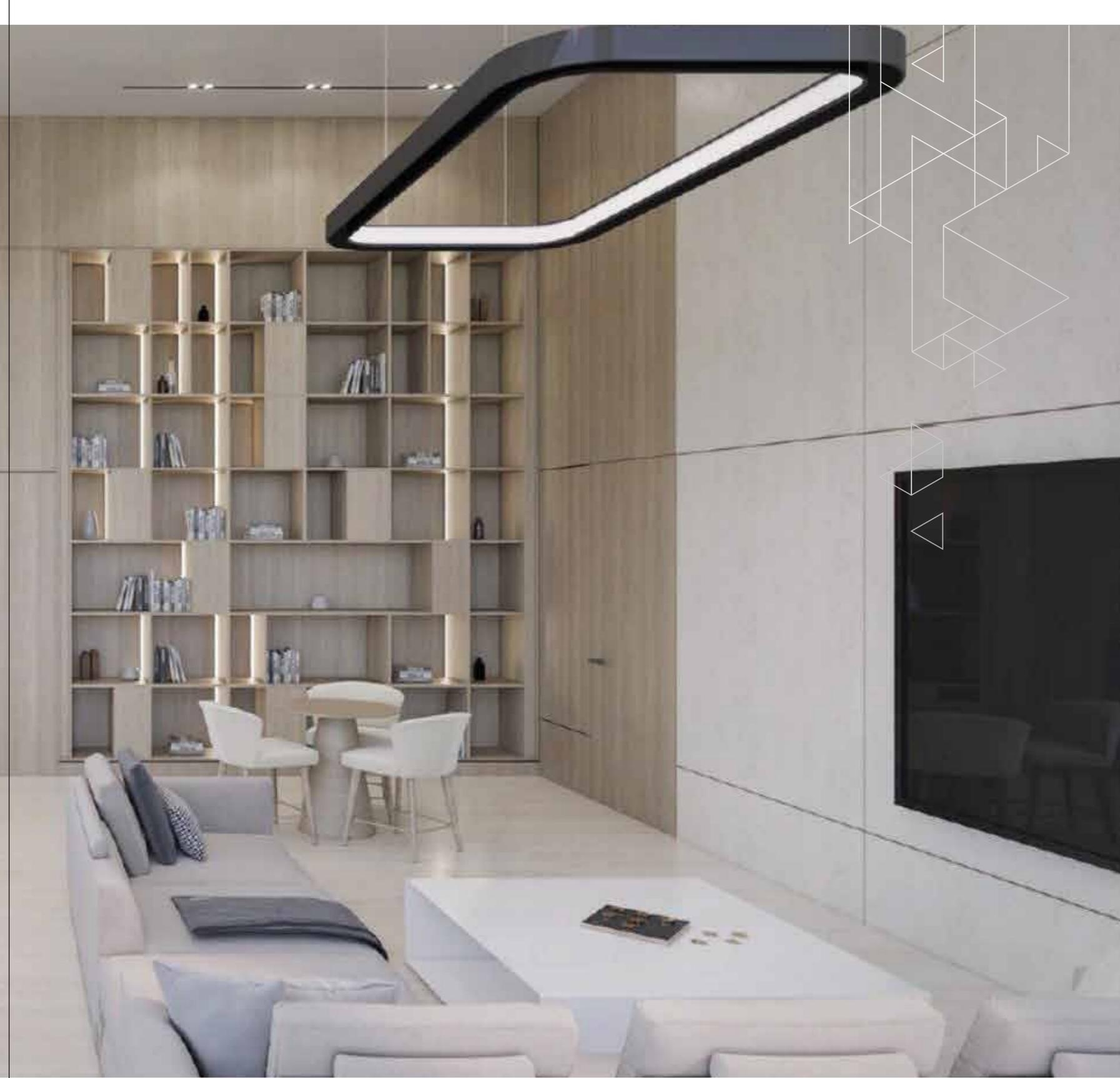
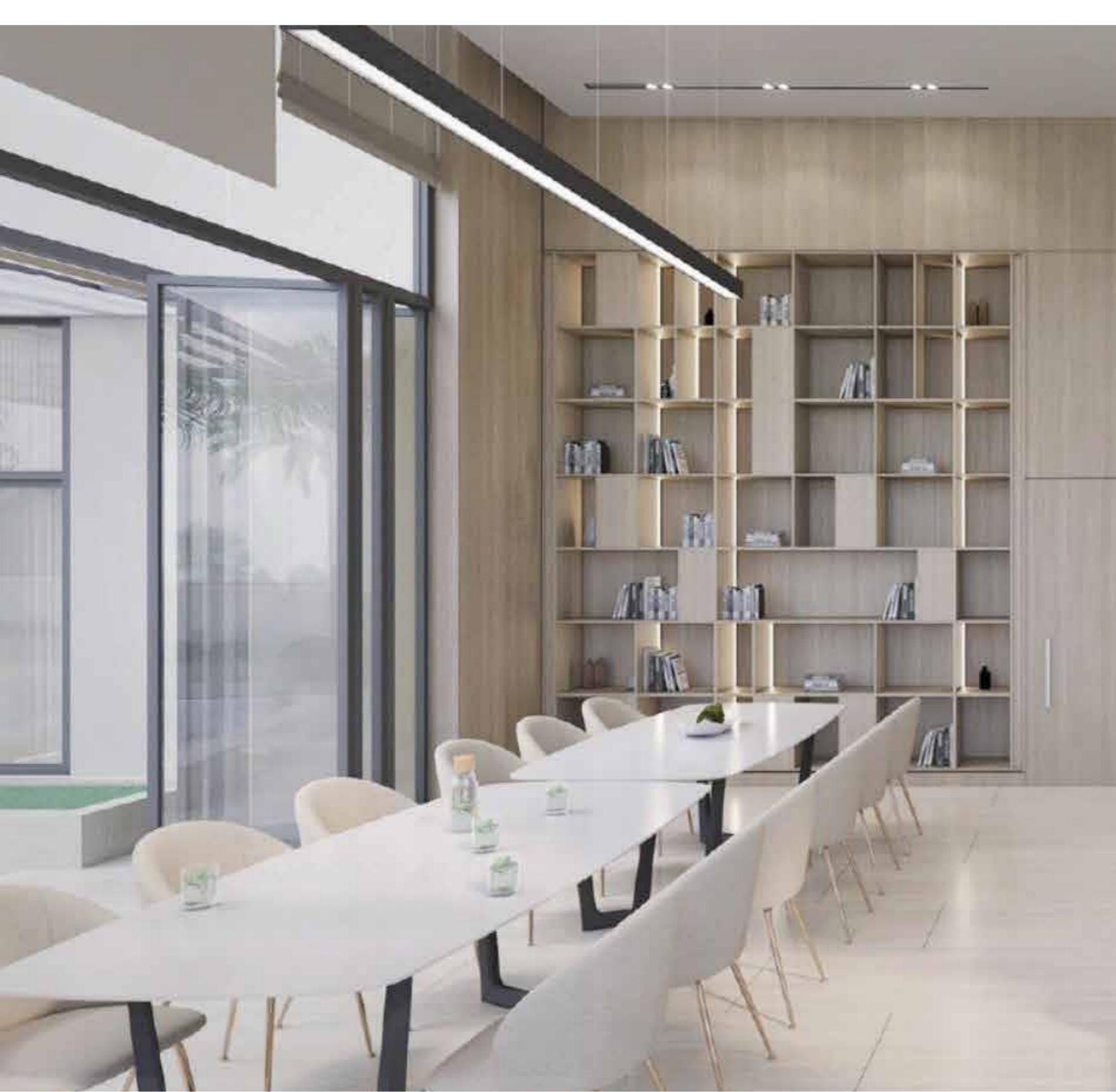
أرقى

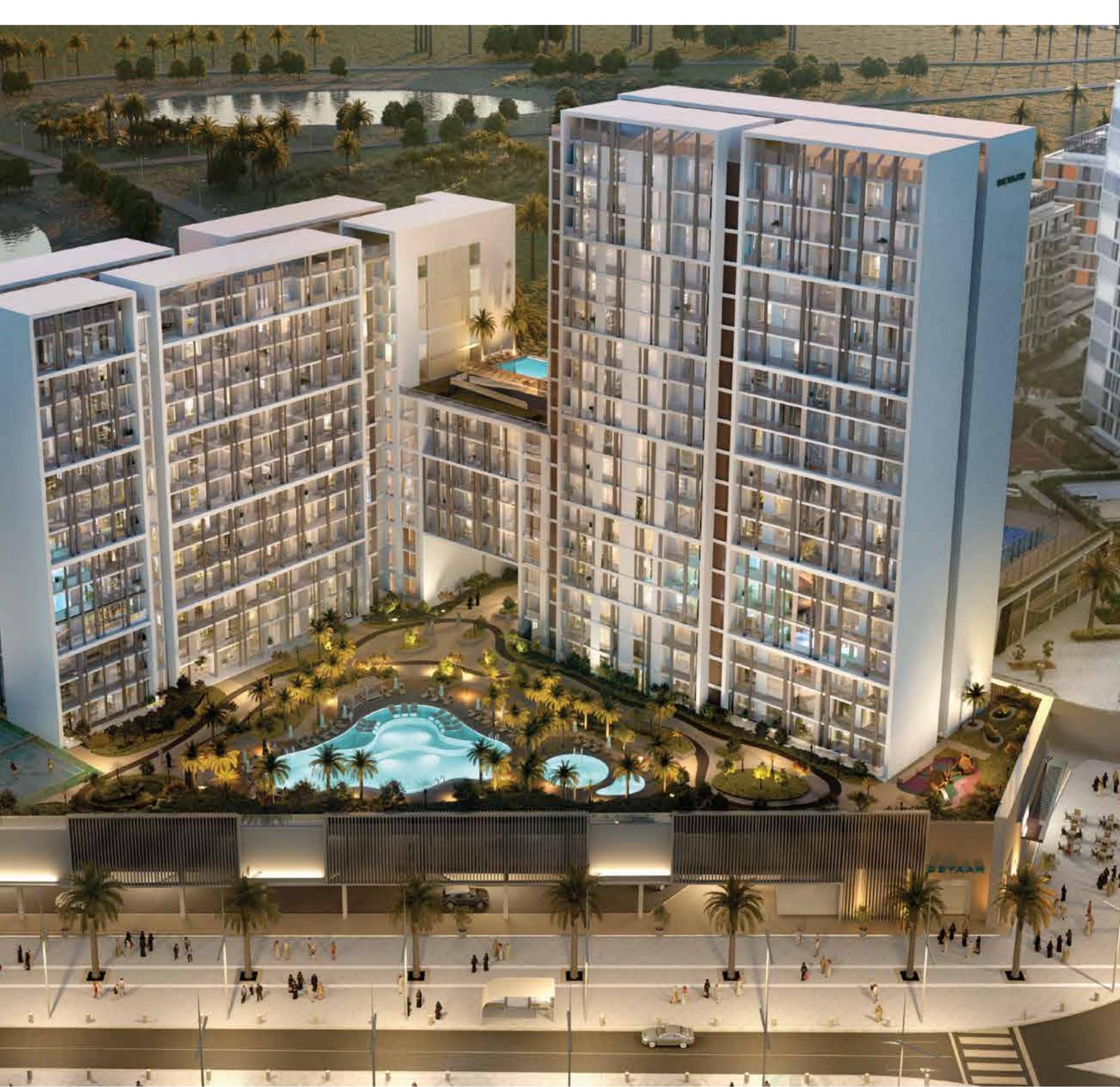
THE Best IN MODERN LIVING.











أرق  
بيئة لحياة  
مفعمة بالحياة.

THE *Best* ENVIRONMENT  
FOR A LIFE OF VITALITY.

تمنحك الحياة في ميدتاون متعة العيش في مجمع سكني ينبض بالحياة. وبصفتك أحد سكان جنات سيكون لديك الكثير لتقوم به، من اللعب مع أطفالك والمشي بين المساحات الخضراء إلى قضاء أمتع الأوقات مع العائلة.

**الملتقى الأخضر**

تحلو الحياة في جنات لأنك ستكون محاطاً بالطبيعة من كل جانب، حيث تم تخصيص منطقة خضراء واسعة بطول كيلومتر على البواديوم لتربط جميع أبنية مشروع ميدتاون مثل مسك، نور، وأفنان، وجنات، ولتضيضي على المشروع جواً عائلياً لا مثيل له. وتتميز هذه المنطقة الخضراء بوجود العديد من الحدائق والأشجار الوارفة الظلال والمروج لأجمل اللقاءات العائلية.

The Midtown life is a vibrant and thriving community you call home. As a resident of Jannat, you'll not have a space that's both personal and secure, you'll also have a whole lot to discover.

**Green Concourse**

Built on a podium linking all the residential buildings of earlier Mesk, Noor, Dania, Afnan, and the newly launched Jannat together, a landscaped piazza stretches a kilometer in length. This refreshing green space features community parks, open lawns for family and community gatherings.



أرقى  
المرافق لتلبية  
جميع احتياجاتك.

THE *Best* TO TAKE CARE  
OF ALL YOUR NEEDS.

يضم "الشارع التجاري" في منطقة ميدتاون متاجر صغيرة ومرافق لغسل الملابس وصيدليات ومحلات سوبر ماركت ومطاعم متنوعة ومقاهي، بالإضافة إلى متجر لرعاية الحيوانات الأليفة متكامل الخدمات.

The Retail Boulevard at Midtown includes convenience stores, laundry facilities, pharmacies, supermarkets, multi-cuisine restaurants and cafes, and a full-service pet care shop







## المواصفات SPECIFICATIONS

### STUDIOS 380-470 feet<sup>2</sup> شقق الاستديو

Finished open kitchen design equipped with cooker top, oven, sink, hood, fridge and washing machine.		تصميم مطبخ مفتوح، مجهز بموقد علوي وفرن، حوض غسل الأواني وشفاط وثلاجة، مغسلة، وغسالة ملابس.
Open floorplan concept with direct access to private balcony or terrace.		مخطط مفتوح ملحق مباشرة بالشرقة الخاصة أو التراس.
Three-fixture bathroom having a washbasin, toilet and shower.		حمام ثلاثي التجهيزات، مغسلة ومرحاض ودش.
Built in wardrobes.		خزائن حائط مدمجة.
Provision for TV living area.		منطقة مخصصة للتلفزيون.

### 1 BEDROOM APARTMENTS 705-1020 feet<sup>2</sup> شقق بغرفة نوم واحدة

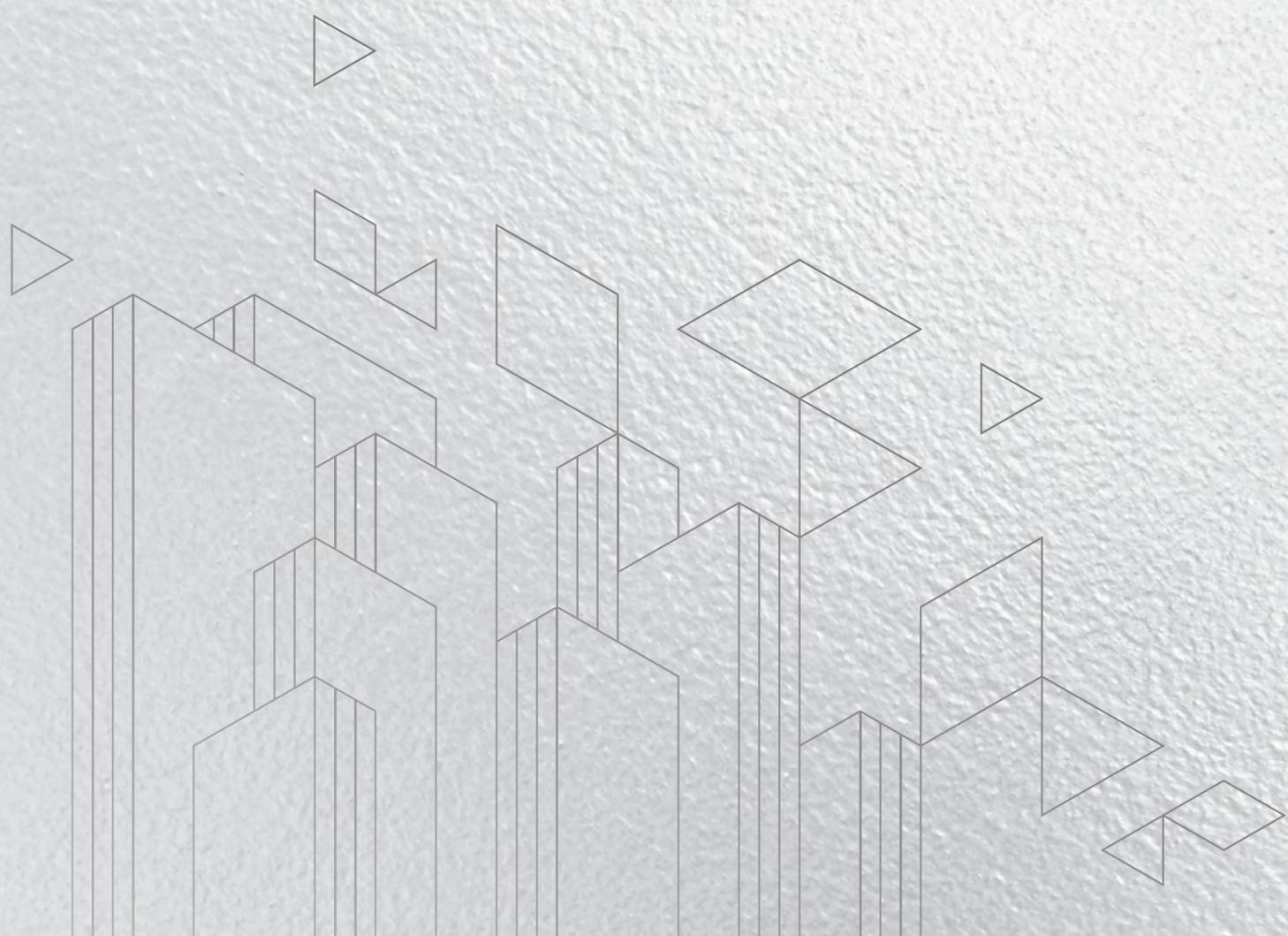
Finished open kitchen design equipped with cooker top, oven, sink, hood, fridge, dishwasher and washing machine.		مطبخ بتصميم مفتوح ومجهز بموقد علوي، فرن، حوض غسل الأواني، شفاط، ثلاجة، مغسلة، غسالة أطباق وغسالة ملابس.
Open floorplan living and dining area with direct access to private balcony or terrace.		مخطط مفتوح للمعيشة وتناول الطعام ملحق مباشرة بالشرقة الخاصة أو التراس.
Powder room with washbasin and toilet.		حمام خارجي مزود بمغسلة ومرحاض.
Bedroom with en-suite three-fixture bathroom.		غرفة نوم بحمام داخلي ثلاثي التجهيزات.
Built in wardrobes.		وخزائن مدمجة.

### 2 BEDROOM APARTMENTS 1130-1685 feet<sup>2</sup> شقق بغرفتي نوم

Finished open kitchen design equipped with cooker top, oven, hood, sink, fridge and dishwasher.		مطبخ بتصميم مفتوح، مجهز بموقد علوي وفرن وشفاط وحوض غسل الأواني وثلاجة وغسالة أطباق.
Open floorplan living and dining area with direct access to private balcony or terrace.		مخطط مفتوح للمعيشة وتناول الطعام ملحق مباشرة بالشرقة الخاصة أو التراس.
Dedicated Laundry room equipped with washing machine.		غرفة غسيل مجهزة بغسالة ملابس.
Master bedroom with built in wardrobes and en-suite three fixture bathroom.		غرفة نوم رئيسية مع خزائن مدمجة وحمام داخلي ثلاثي التجهيزات.
Master bedroom is complemented with direct access to private balcony/terrace.		غرفة النوم الرئيسية ملحقمة مباشرة بالشرقة الخاصة أو التراس.
Secondary bedroom with built in wardrobes and en-suite three-fixture bathroom.		غرفة نوم ثانوية مع خزائن مدمجة وحمام داخلي ثلاثي التجهيزات.
Powder room with washbasin and toilet.		حمام خارجي مزود بمغسلة ومرحاض.
Maid room with en-suite three-fixture bathroom.		غرفة خادمة مع حمام داخلي بثلاث تجهيزات.

### 3 BEDROOM APARTMENTS 1515-1760 feet<sup>2</sup> شقق بثلاث غرف نوم

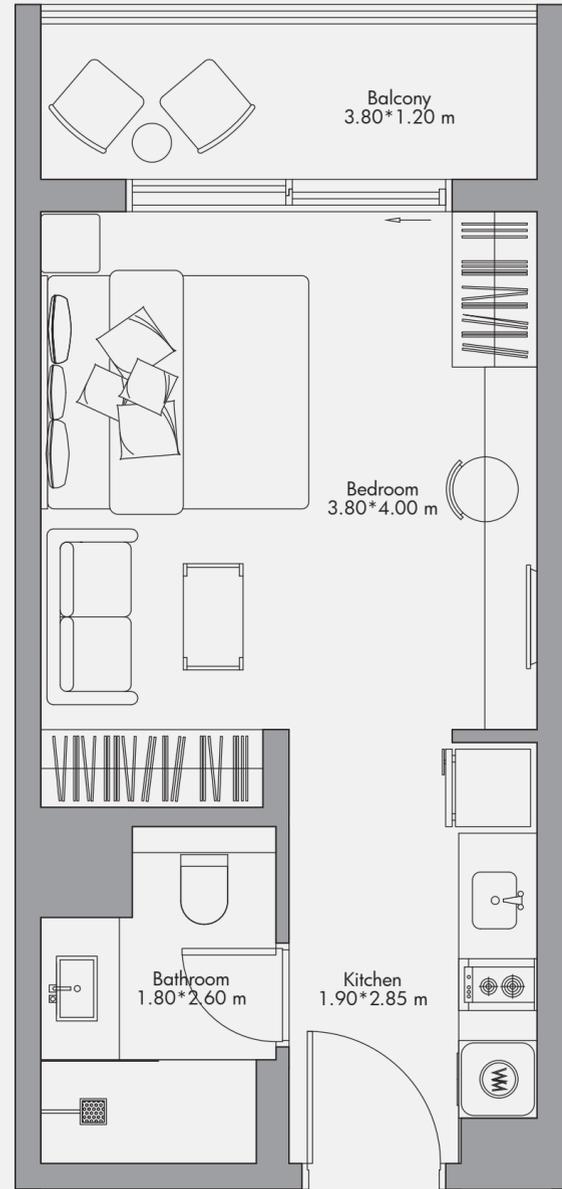
Finished open kitchen design equipped with cooker top, oven, hood, sink, fridge dishwasher and washing machine.		مطبخ بتصميم مفتوح، مجهز بموقد علوي وفرن وغطاء وحوض غسل الأواني وثلاجة وغسالة أطباق وغسالة ملابس.
Open floorplan living and dining area with direct access to private balcony.		مخطط مفتوح للمعيشة وتناول الطعام يتيح الوصول المباشر إلى الشرفة الخاصة.
Master bedroom with built in walk-in closet.		غرفة نوم رئيسية مع خزانة ملابس كبيرة.
Master bedroom is complemented with en-suite three fixture bathroom and direct access to private balcony.		غرفة النوم الرئيسية مزودة بحمام داخلي بثلاثة تجهيزات، ملحقمة مباشرة بالشرقة الخاصة.
Secondary bedroom with built-in wardrobes and en-suite three-fixture bathroom.		غرفة نوم ثانوية مع خزائن مدمجة وحمام داخلي بثلاث تجهيزات.
Guest bedroom with built-in wardrobes and en-suite three-fixture bathroom.		غرفة نوم للضيوف مع خزائن مدمجة وحمام داخلي ثلاثي التجهيزات.
Powder room with washbasin and toilet.		حمام خارجي مزود بمغسلة ومرحاض.
Maid room with en-suite three-fixture bathroom.		غرفة خادمة مع حمام داخلي ثلاثي التجهيزات.



المخططات  
THE FLOORPLANS



Studio Apartment Type 01 / 380 sq feet<sup>2</sup> - Type 01a / 390 sq feet<sup>2</sup>



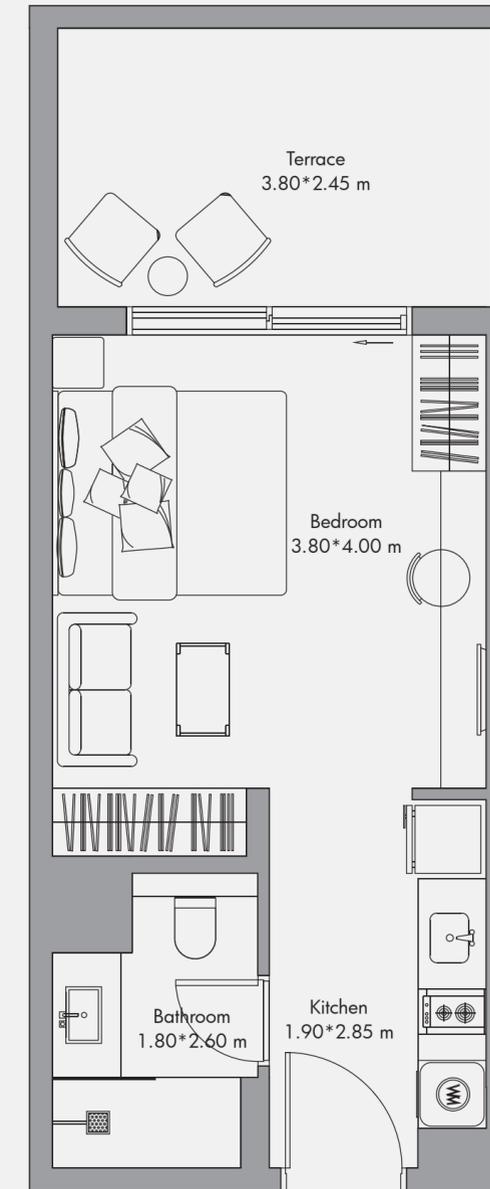
Unit	320 sq feet <sup>2</sup>
Balcony	60 sq feet <sup>2</sup>
Total	380 sq feet <sup>2</sup>
Unit	330 sq feet <sup>2</sup>
Balcony	60 sq feet <sup>2</sup>
Total	390 sq feet <sup>2</sup>



**Disclaimer:**  
All the dimensions are in meters. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.



Studio Apartment Type 01-T / 435 sq feet<sup>2</sup> - Type 01-T1 / 445 sq feet<sup>2</sup>



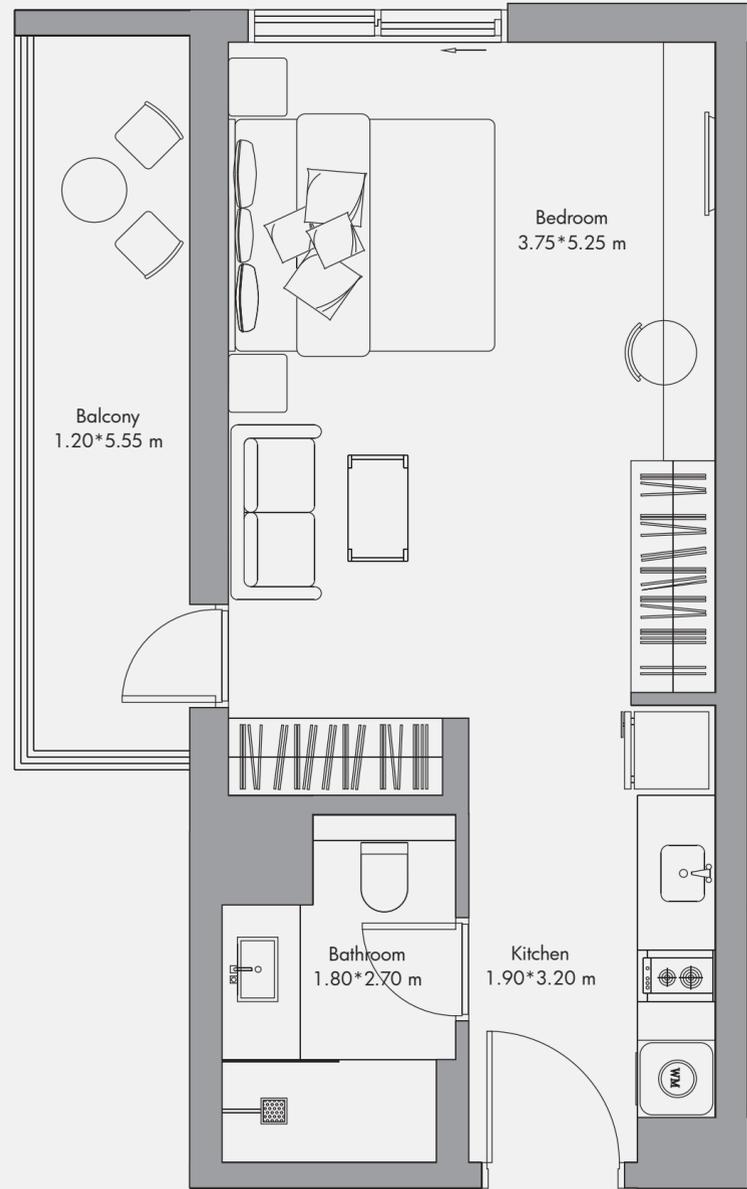
Unit	320 sq feet <sup>2</sup>
Terrace	115 sq feet <sup>2</sup>
Total	435 sq feet <sup>2</sup>
Unit	330 sq feet <sup>2</sup>
Terrace	115 sq feet <sup>2</sup>
Total	445 sq feet <sup>2</sup>



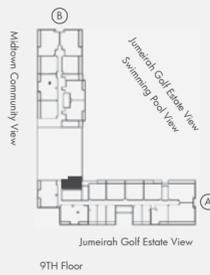
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All the dimensions are in meters. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.



## Studio Apartment Type 02 / 470 sq feet<sup>2</sup>

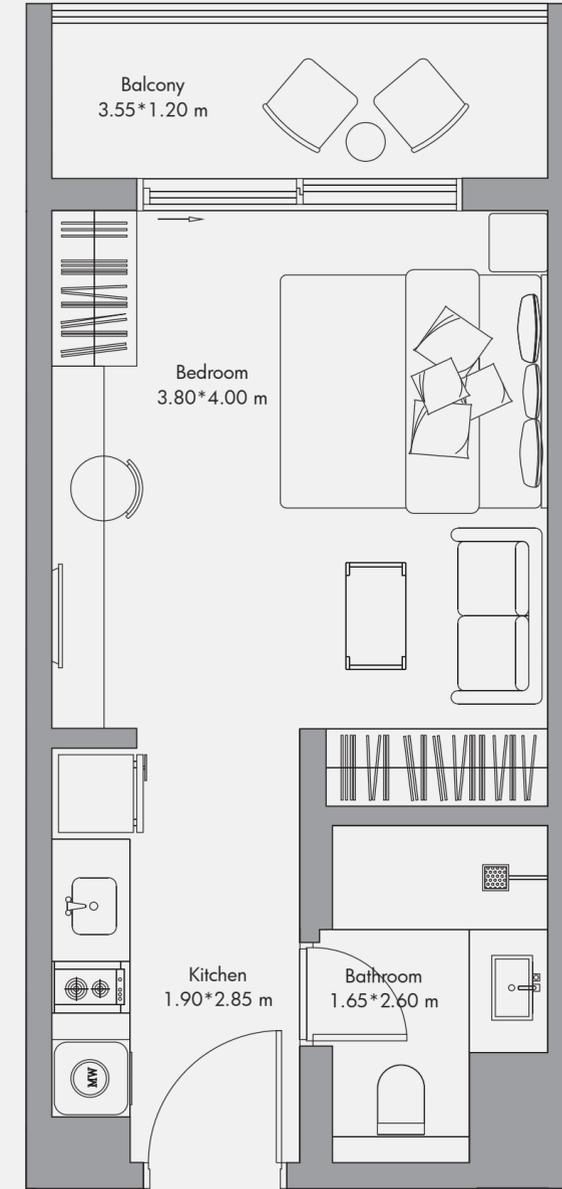


Unit	380 sq feet <sup>2</sup>
Balcony	90 sq feet <sup>2</sup>
Total	470 sq feet <sup>2</sup>



**Disclaimer:**  
All the dimensions are in meters. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

## Studio Apartment Type 03 / 380 sq feet<sup>2</sup>



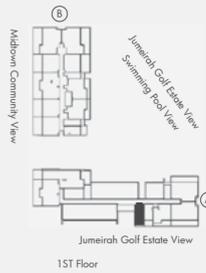
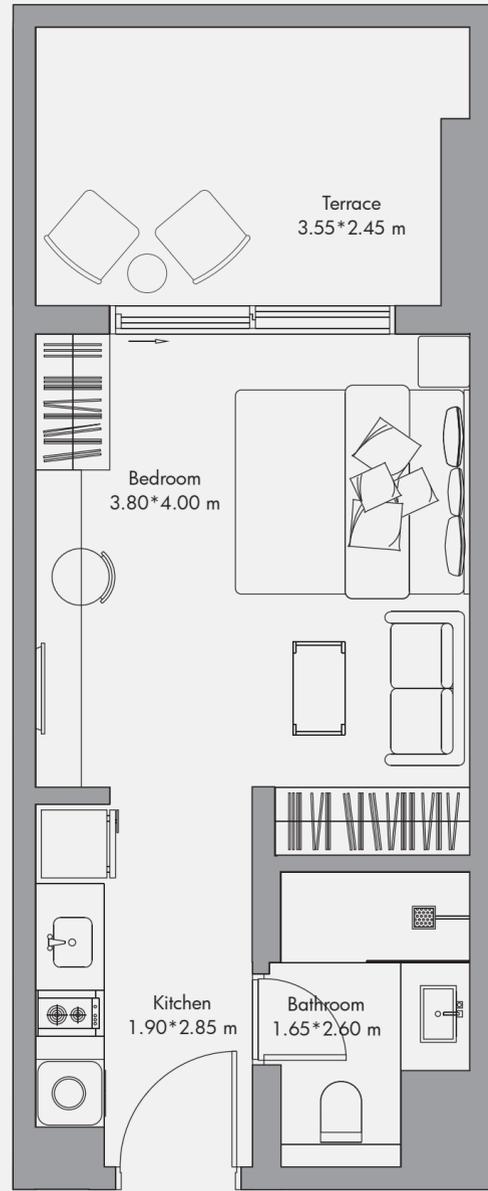
Unit	320 sq feet <sup>2</sup>
Balcony	60 sq feet <sup>2</sup>
Total	380 sq feet <sup>2</sup>



**Disclaimer:**  
All the dimensions are in meters. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

## Studio Apartment Type 03-T / 435 sq feet<sup>2</sup>

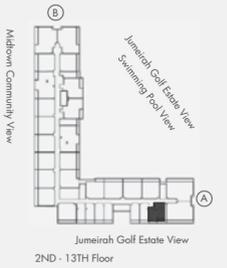
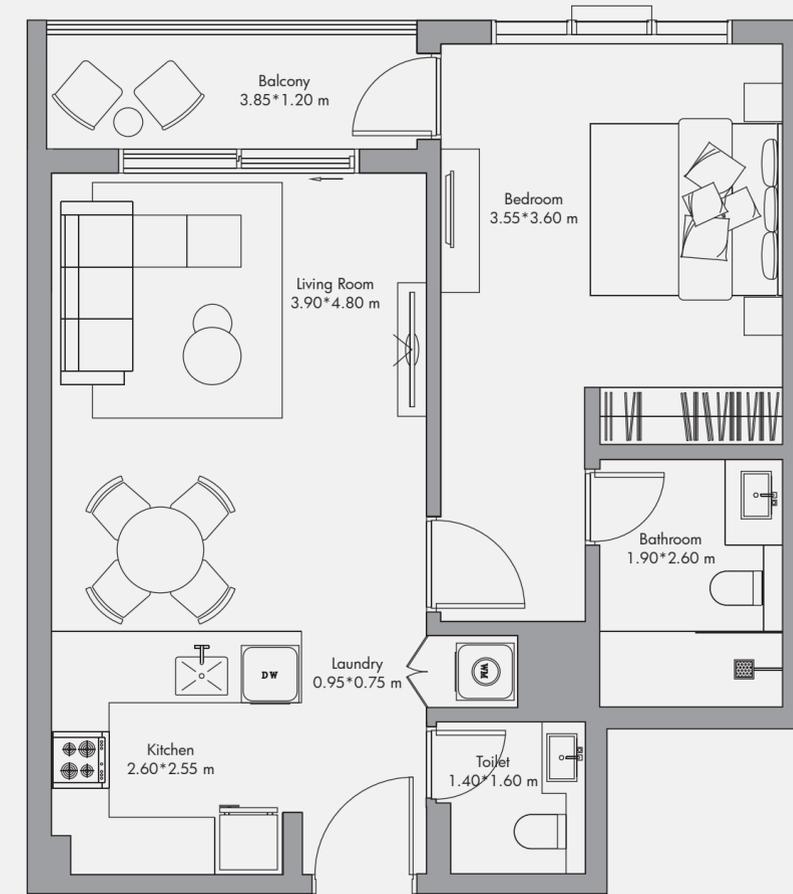
Unit	320 sq feet <sup>2</sup>
Terrace	115 sq feet <sup>2</sup>
Total	435 sq feet <sup>2</sup>



**Disclaimer:**  
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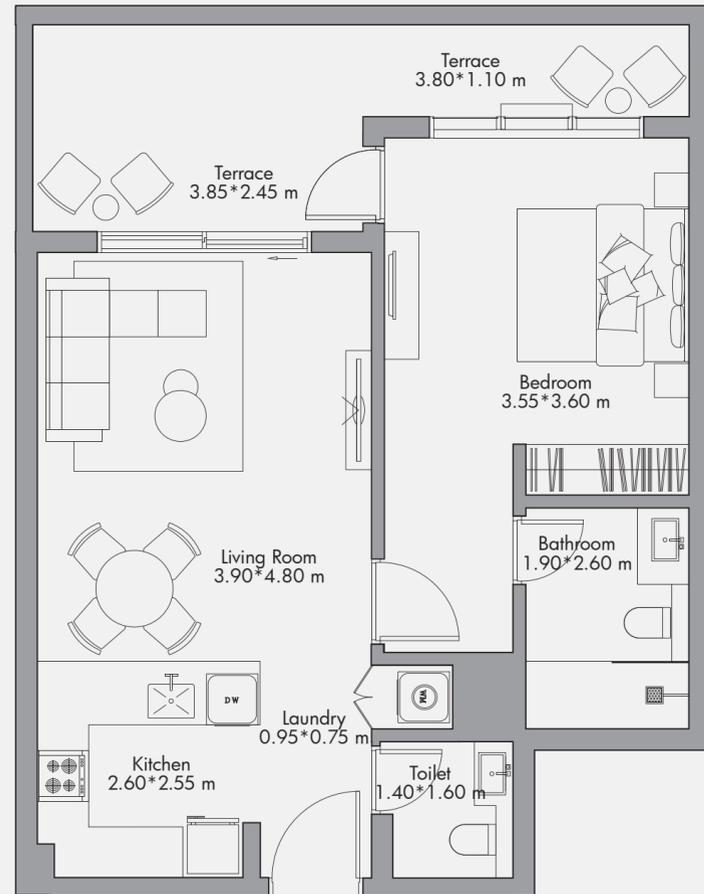
## 1 Bedroom Apartment Type 01 / 710 sq feet<sup>2</sup>

Unit	650 sq feet <sup>2</sup>
Balcony	60 sq feet <sup>2</sup>
Total	710 sq feet <sup>2</sup>



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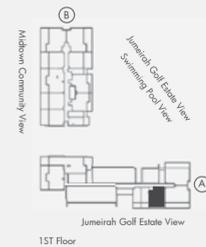
## 1 Bedroom Apartment Type 01-T / 820 sq feet<sup>2</sup>



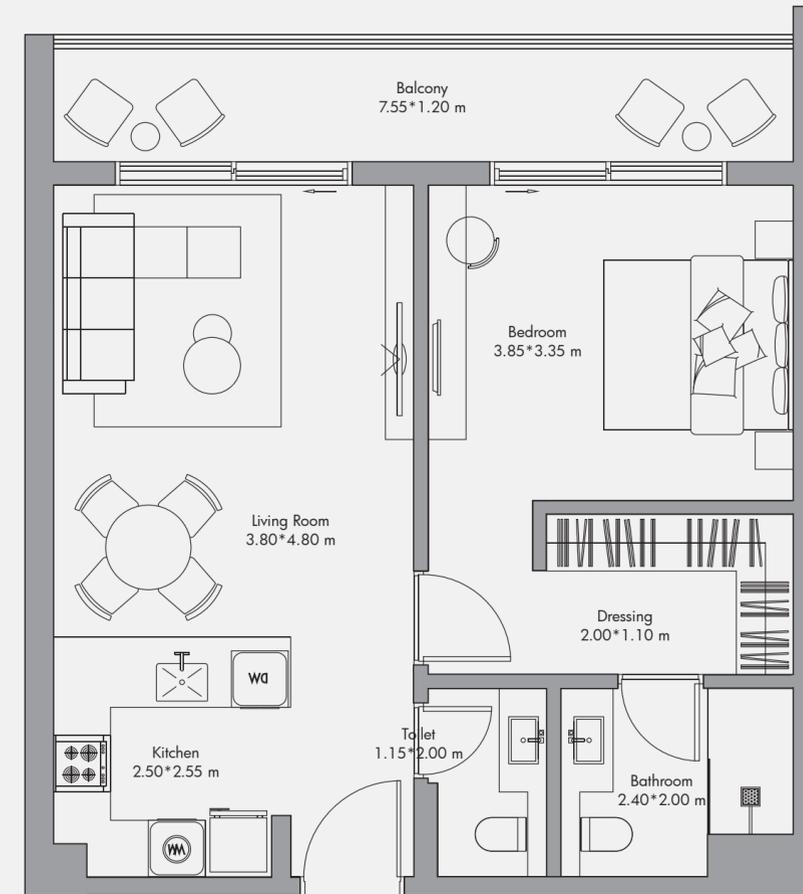
Unit	650 sq feet <sup>2</sup>
Terrace	170 sq feet <sup>2</sup>
Total	820 sq feet <sup>2</sup>



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## 1 Bedroom Apartment Type 02 / 765 sq feet<sup>2</sup> - Type 02a / 770 sq feet<sup>2</sup> - Type 02b / 775 sq feet<sup>2</sup>



Unit	645 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	765 sq feet <sup>2</sup>

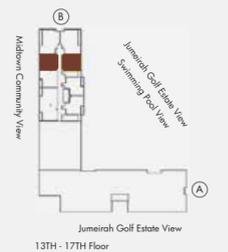
Unit	650 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	770 sq feet <sup>2</sup>

Unit	655 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	775 sq feet <sup>2</sup>



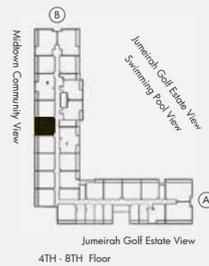
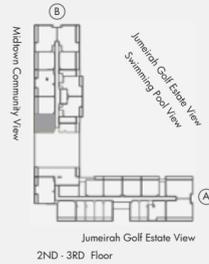
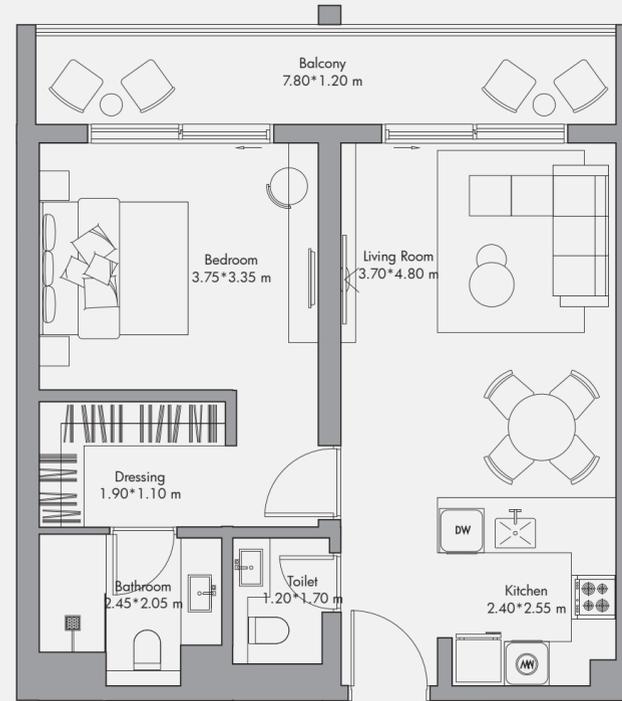
**Disclaimer:**  
All the dimensions are in meters. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Facade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating / reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.



## 1 Bedroom Apartment Type 02\* / 760 sq feet<sup>2</sup> - Type 02\*a / 780 sq feet<sup>2</sup>

Unit	640 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	760 sq feet <sup>2</sup>

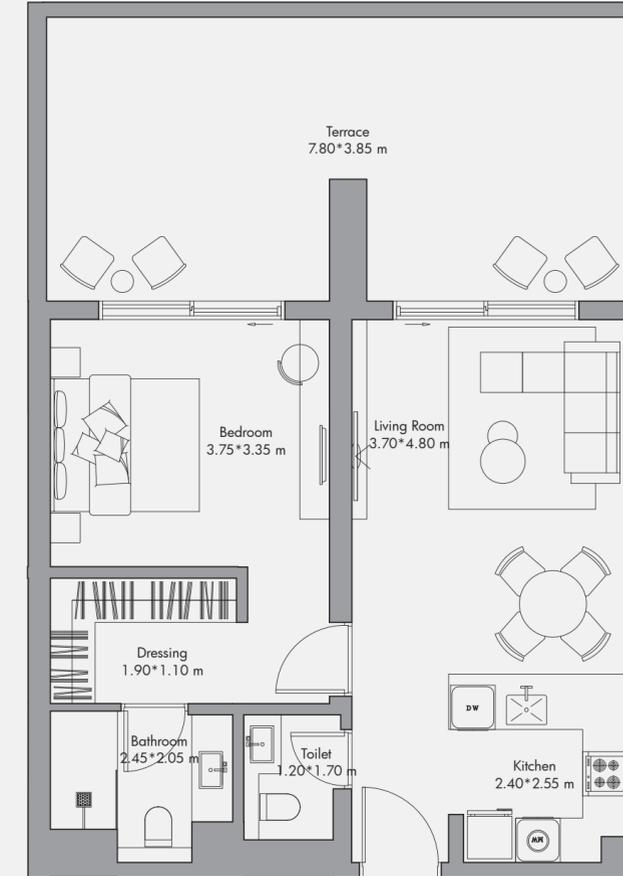
Unit	660 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	780 sq feet <sup>2</sup>



**Disclaimer:**  
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## 1 Bedroom Apartment Type 2T\* / 1010 sq feet<sup>2</sup>

Unit	660 sq feet <sup>2</sup>
Terrace	350 sq feet <sup>2</sup>
Total	1010 sq feet <sup>2</sup>



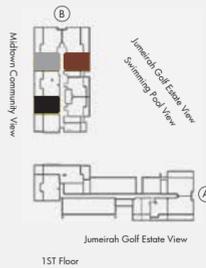
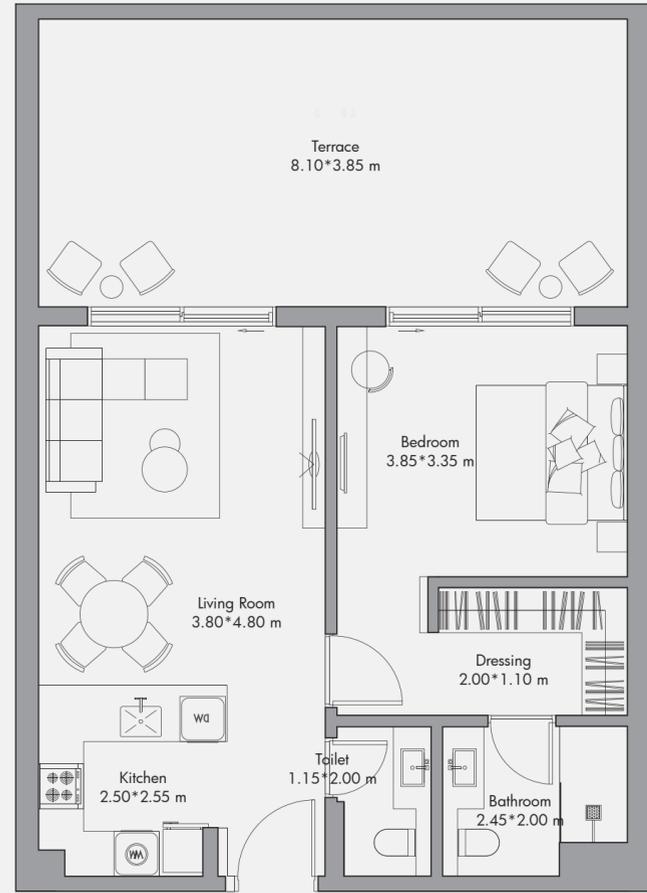
**Disclaimer:**  
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1 Bedroom Apartment Type 02-T / 1000 sq feet<sup>2</sup> - Type 02-T1 / 1005 sq feet<sup>2</sup>  
- Type 02-T2 / 1020 sq feet<sup>2</sup>

Unit	650 sq feet <sup>2</sup>
Terrace	350 sq feet <sup>2</sup>
Total	1,000 sq feet <sup>2</sup>

Unit	655 sq feet <sup>2</sup>
Terrace	350 sq feet <sup>2</sup>
Total	1,005 sq feet <sup>2</sup>

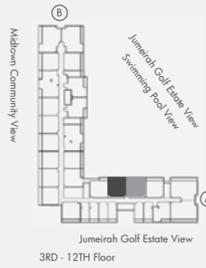
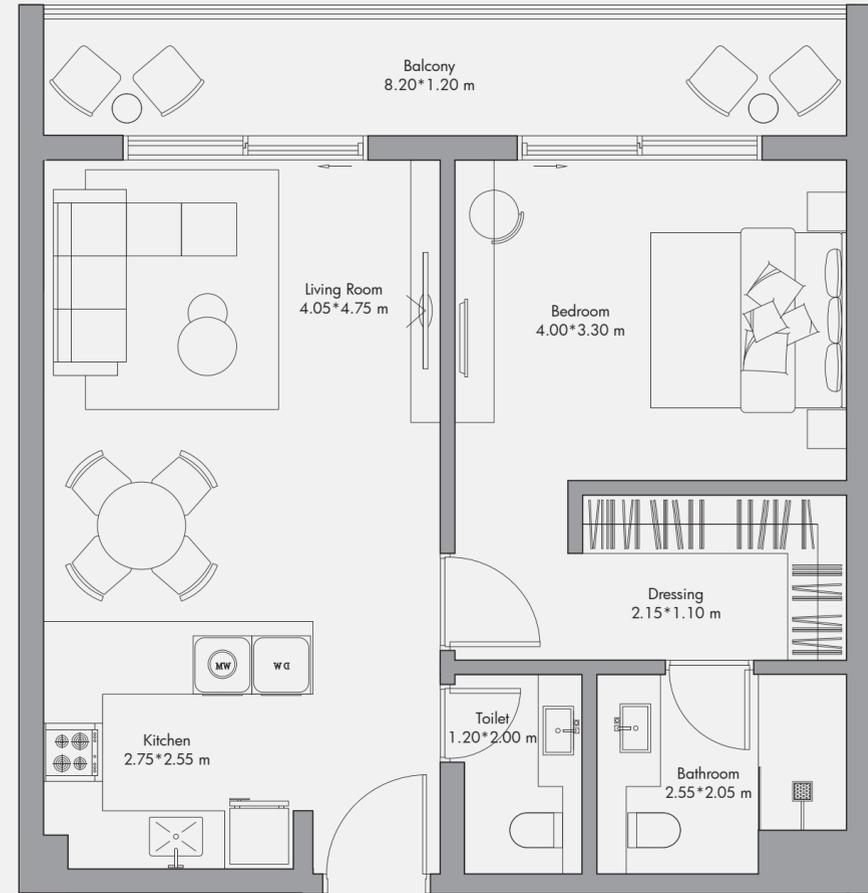
Unit	655 sq feet <sup>2</sup>
Terrace	365 sq feet <sup>2</sup>
Total	1,020 sq feet <sup>2</sup>



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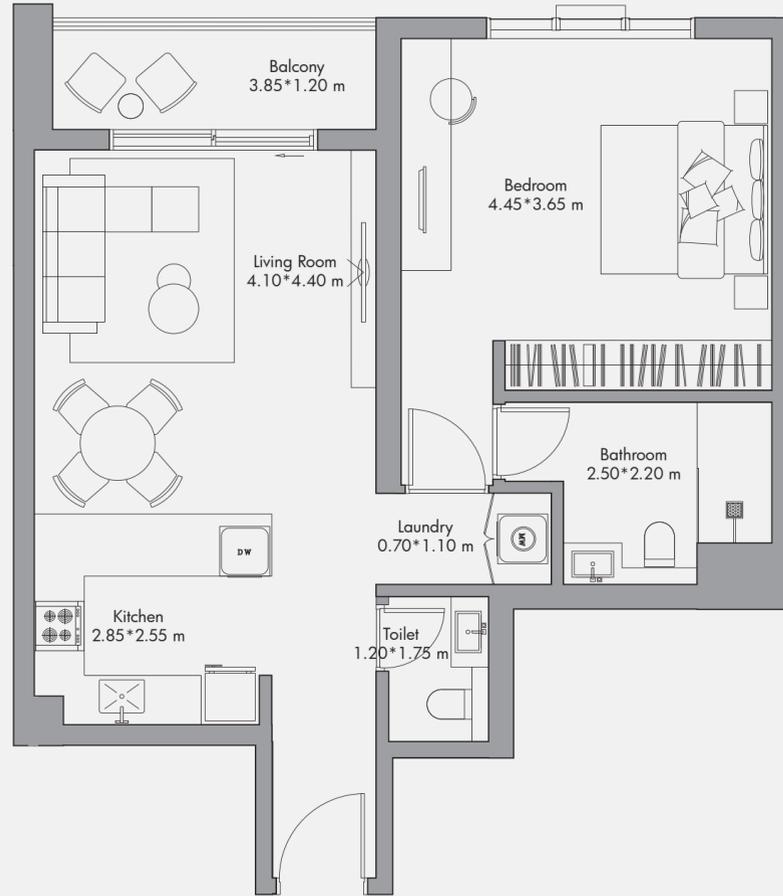
1 Bedroom Apartment Type 03 / 810 sq feet<sup>2</sup>

Unit	685 sq feet <sup>2</sup>
Balcony	125 sq feet <sup>2</sup>
Total	810 sq feet <sup>2</sup>

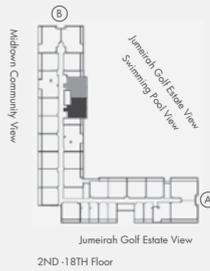


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## 1 Bedroom Apartment Type 04 / 805 sq feet<sup>2</sup>



Unit	740 sq feet <sup>2</sup>
Balcony	65 sq feet <sup>2</sup>
Total	805 sq feet <sup>2</sup>

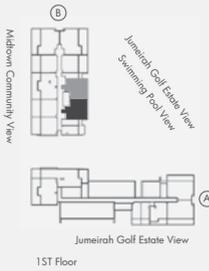


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## 1 Bedroom Apartment Type 04-T/ 925 sq feet<sup>2</sup>

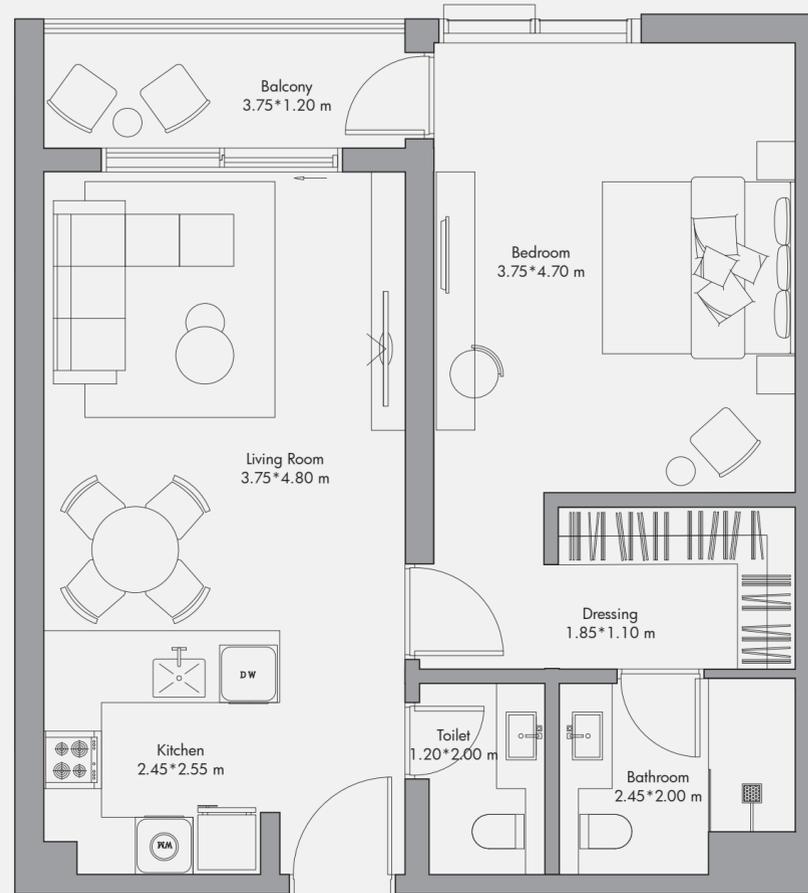


Unit	740 sq feet <sup>2</sup>
Terrace	185 sq feet <sup>2</sup>
Total	925 sq feet <sup>2</sup>



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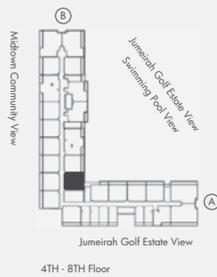
## 1 Bedroom Apartment Type 05 / 770 sq feet<sup>2</sup>



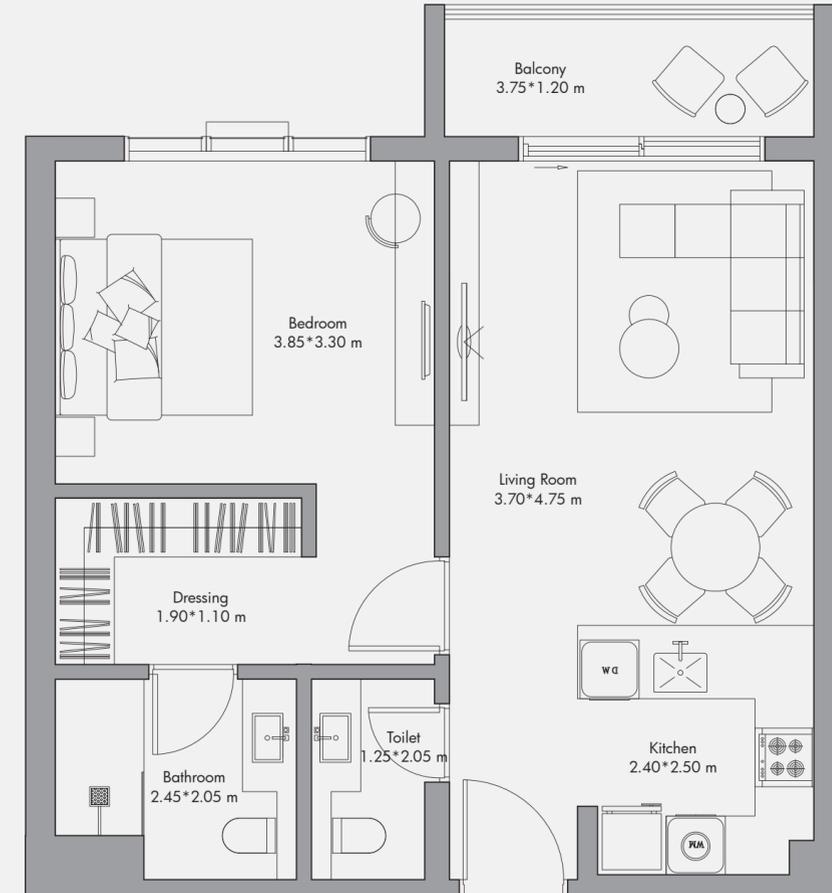
Unit	710 sq feet <sup>2</sup>
Balcony	60 sq feet <sup>2</sup>
Total	770 sq feet <sup>2</sup>



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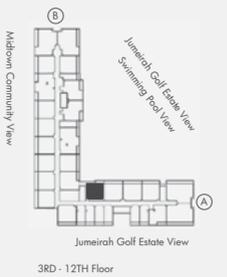
## 1 Bedroom Apartment Type 06 / 705 sq feet<sup>2</sup>



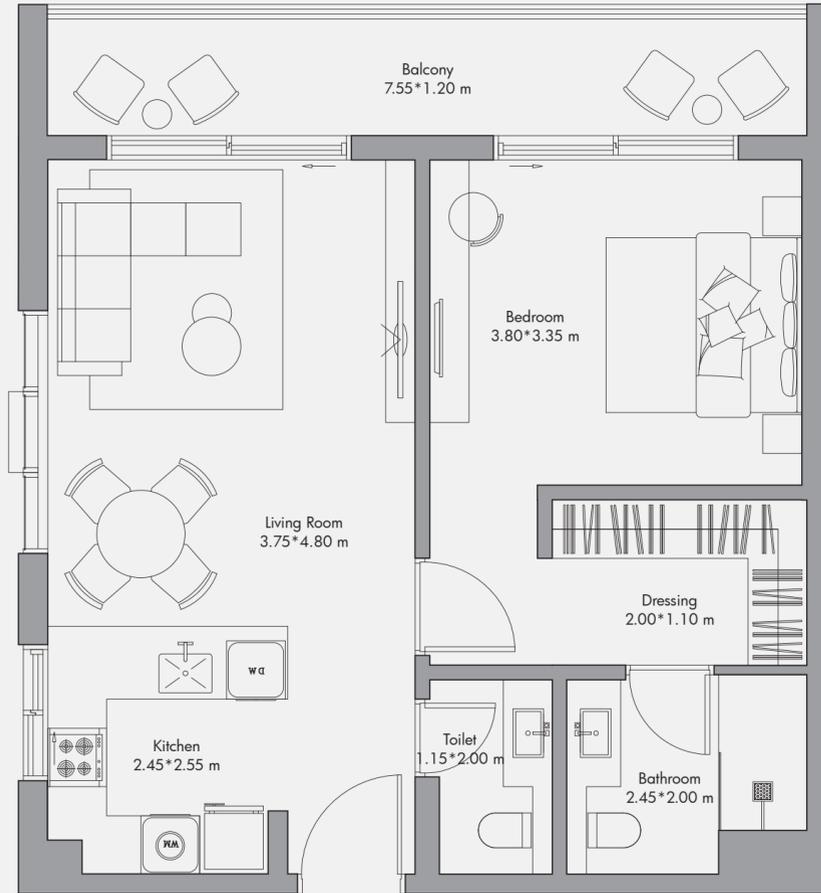
Unit	645 sq feet <sup>2</sup>
Balcony	60 sq feet <sup>2</sup>
Total	705 sq feet <sup>2</sup>



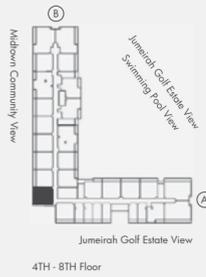
**Disclaimer:**  
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## 1 Bedroom Apartment Type 07 / 770 sq feet<sup>2</sup>

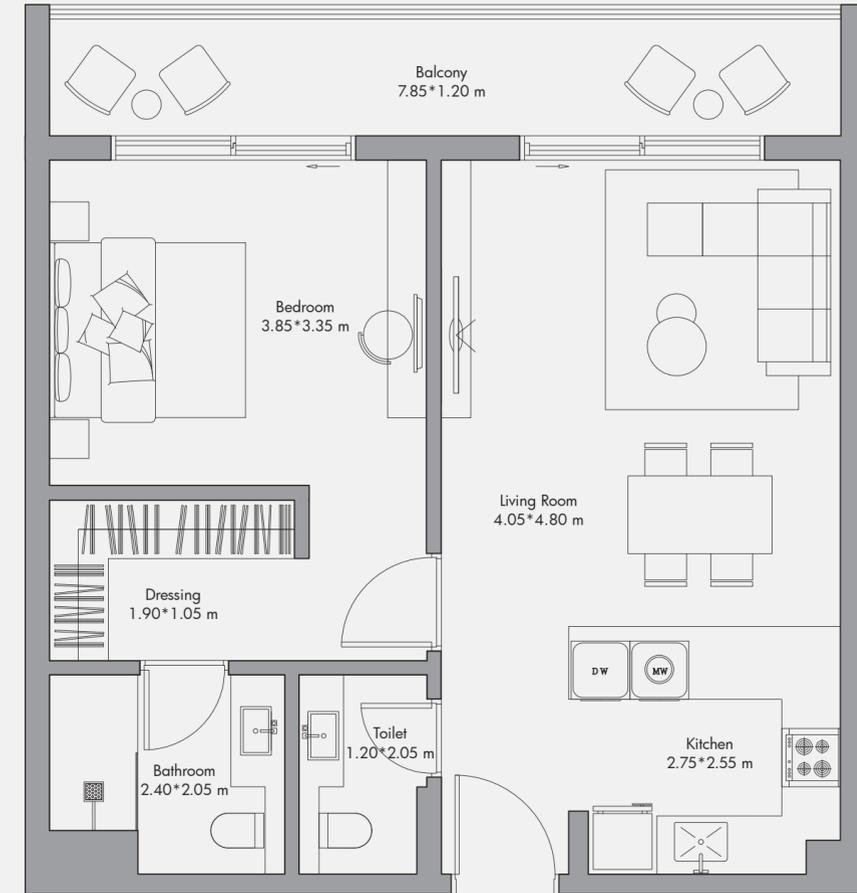


Unit	650 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	770 sq feet <sup>2</sup>

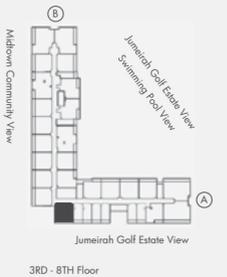


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## 1 Bedroom Apartment Type 08 / 795 sq feet<sup>2</sup>

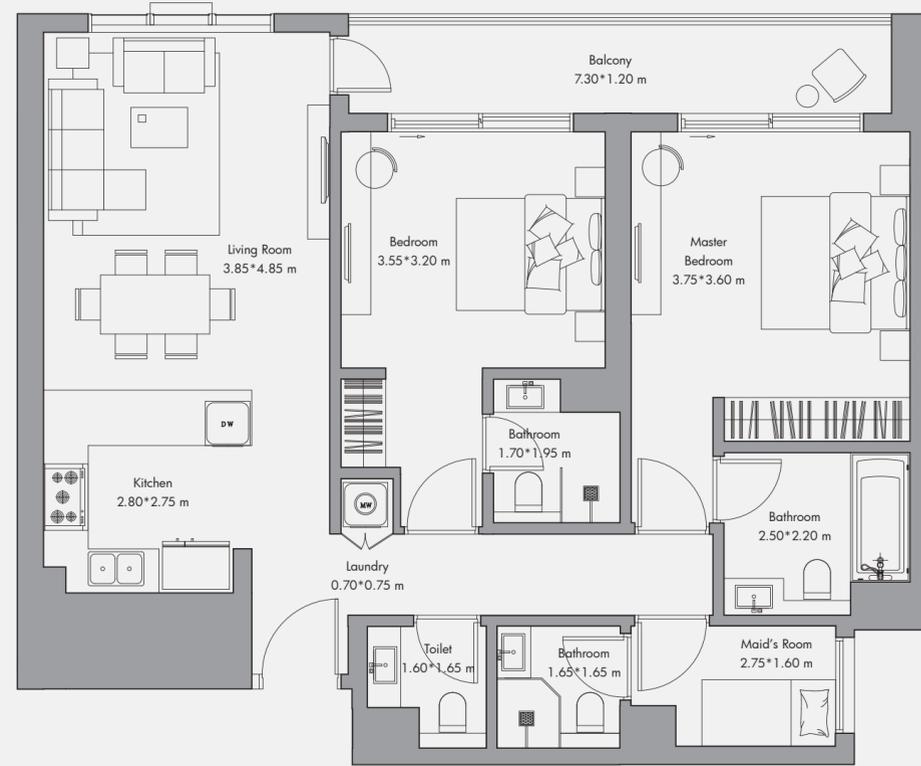


Unit	675 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	795 sq feet <sup>2</sup>

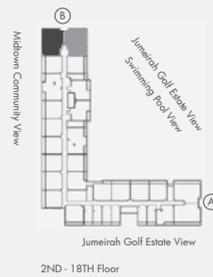


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## 2 Bedroom Apartment Type 01 / 1165 sq feet<sup>2</sup>

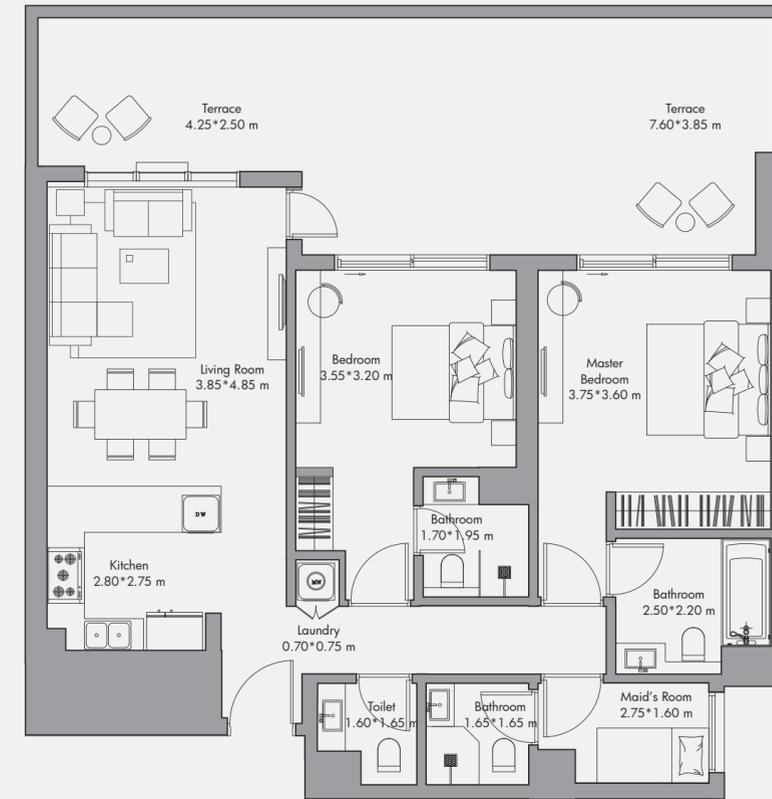


Unit	1050 sq feet <sup>2</sup>
Balcony	115 sq feet <sup>2</sup>
Total	1165 sq feet <sup>2</sup>

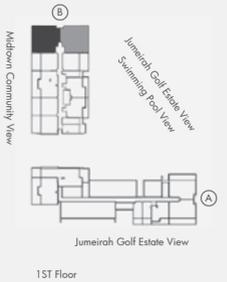


**Disclaimer:**  
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## 2 Bedroom Apartment Type 01-T / 1510 sq feet<sup>2</sup>



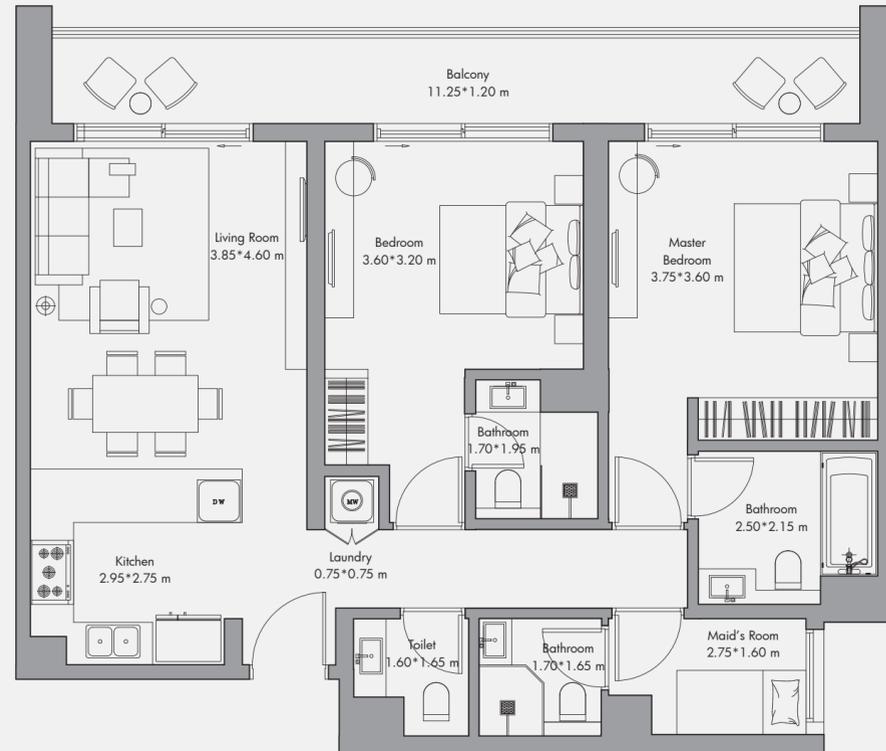
Unit	1050 sq feet <sup>2</sup>
Terrace	460 sq feet <sup>2</sup>
Total	1510 sq feet <sup>2</sup>



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## 2 Bedroom Apartment Type 02 / 1200 sq feet<sup>2</sup>

Unit	1025 sq feet <sup>2</sup>
Balcony	175 sq feet <sup>2</sup>
Total	1200 sq feet <sup>2</sup>

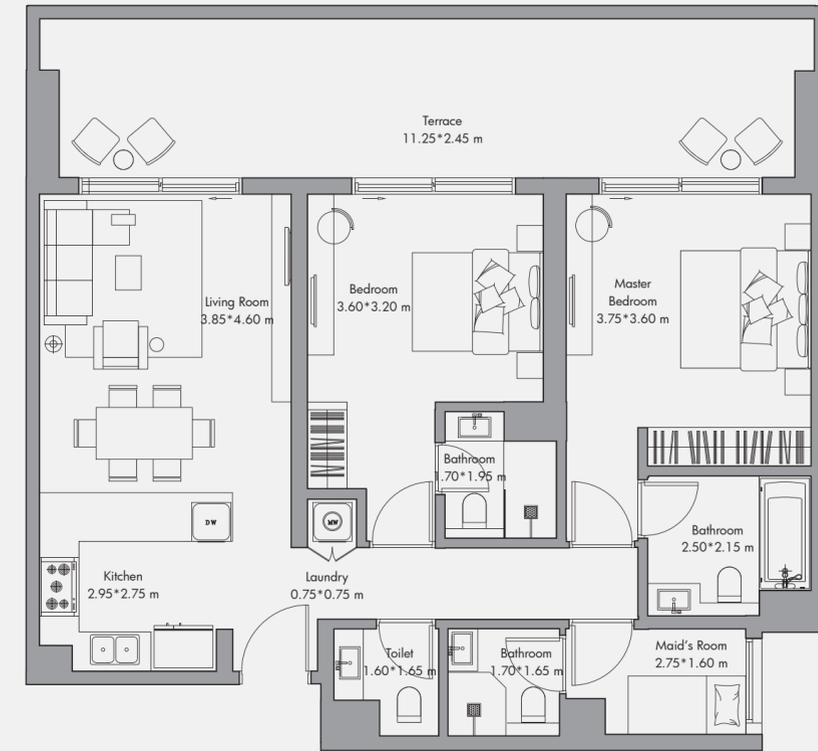


2ND - 13TH Floor

**Disclaimer:**  
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## 2 Bedroom Apartment Type 02-T / 1375 sq feet<sup>2</sup>

Unit	1025 sq feet <sup>2</sup>
Terrace	350 sq feet <sup>2</sup>
Total	1375 sq feet <sup>2</sup>

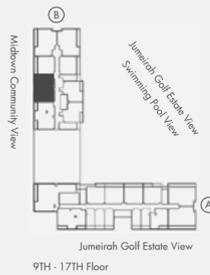
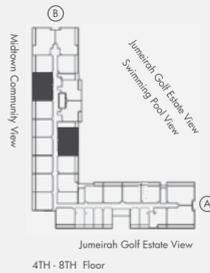
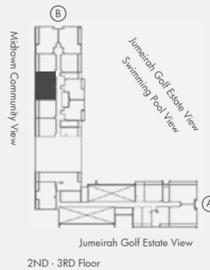


1ST Floor

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## 2 Bedroom Apartment Type 03 / 1145 sq feet<sup>2</sup>

Unit	1030 sq feet <sup>2</sup>
Balcony	115 sq feet <sup>2</sup>
Total	1145 sq feet <sup>2</sup>



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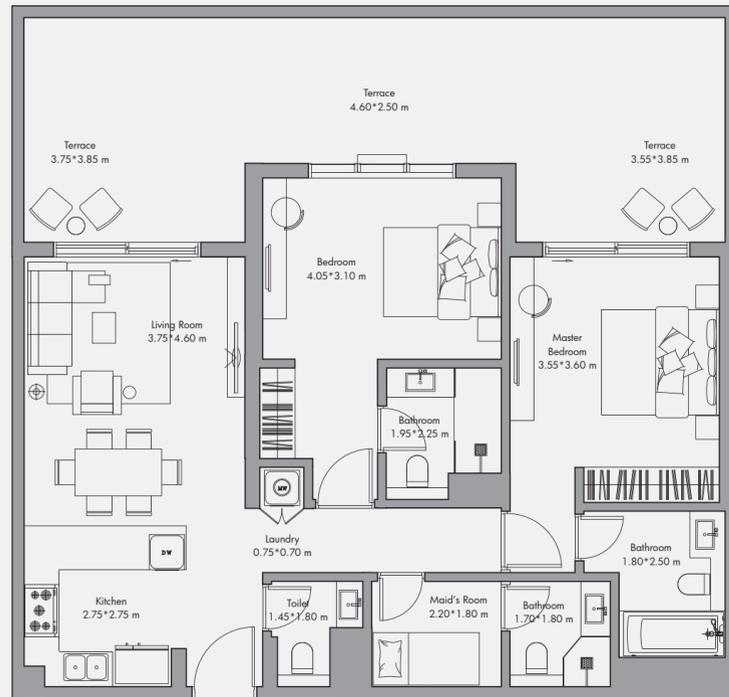
## 2 Bedroom Apartment Type 03\* / 1130 sq feet<sup>2</sup>

Unit	1010 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	1130 sq feet <sup>2</sup>



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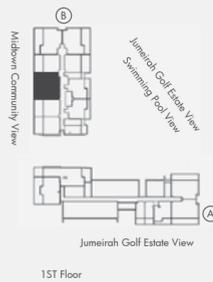
## 2 Bedroom Apartment Type 03-T / 1495 sq feet<sup>2</sup>



Unit	1030 sq feet <sup>2</sup>
Terrace	465 sq feet <sup>2</sup>
Total	1495 sq feet <sup>2</sup>

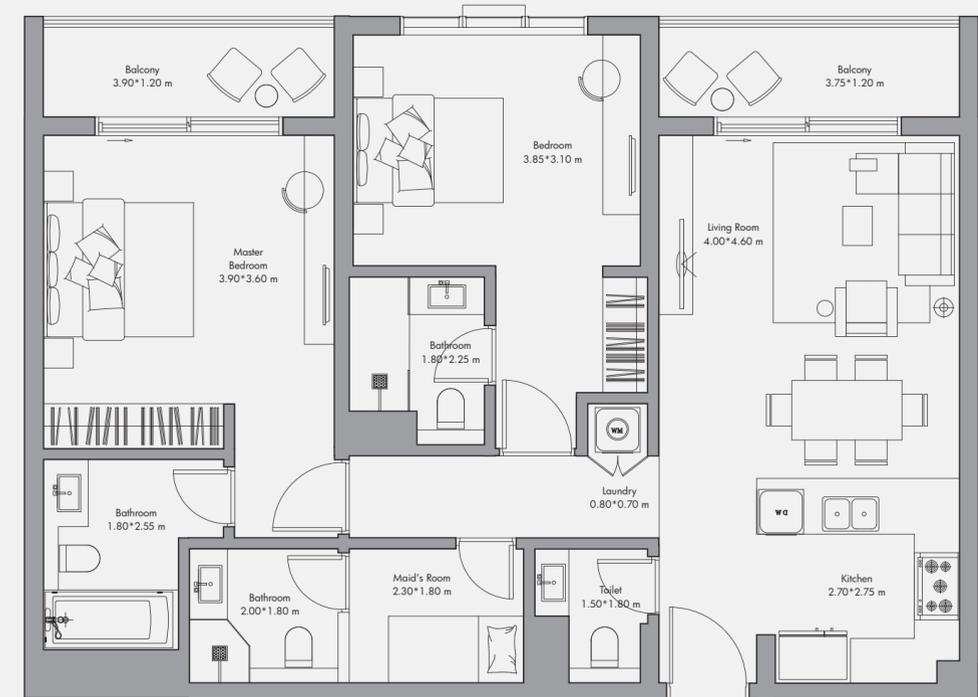


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1ST Floor

## 2 Bedroom Apartment Type 04 / 1183 sq feet<sup>2</sup>



Unit	1060 sq feet <sup>2</sup>
Balcony	123 sq feet <sup>2</sup>
Total	1183 sq feet <sup>2</sup>

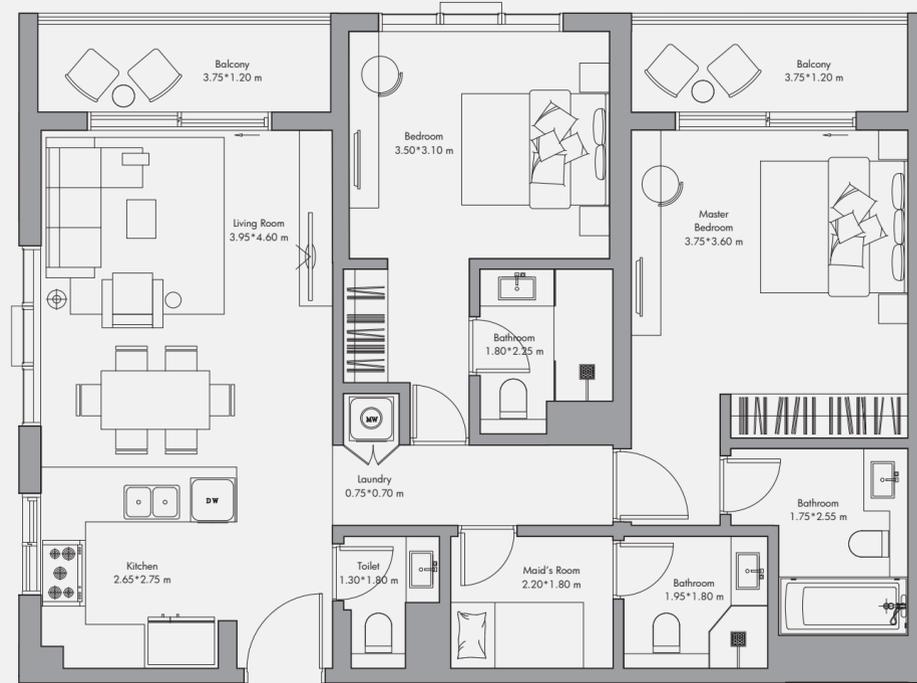


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9TH - 13TH Floor

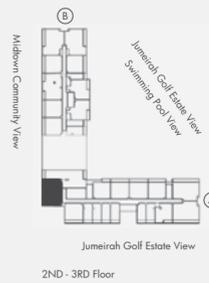
## 2 Bedroom Apartment Type 05 / 1140 sq feet<sup>2</sup>



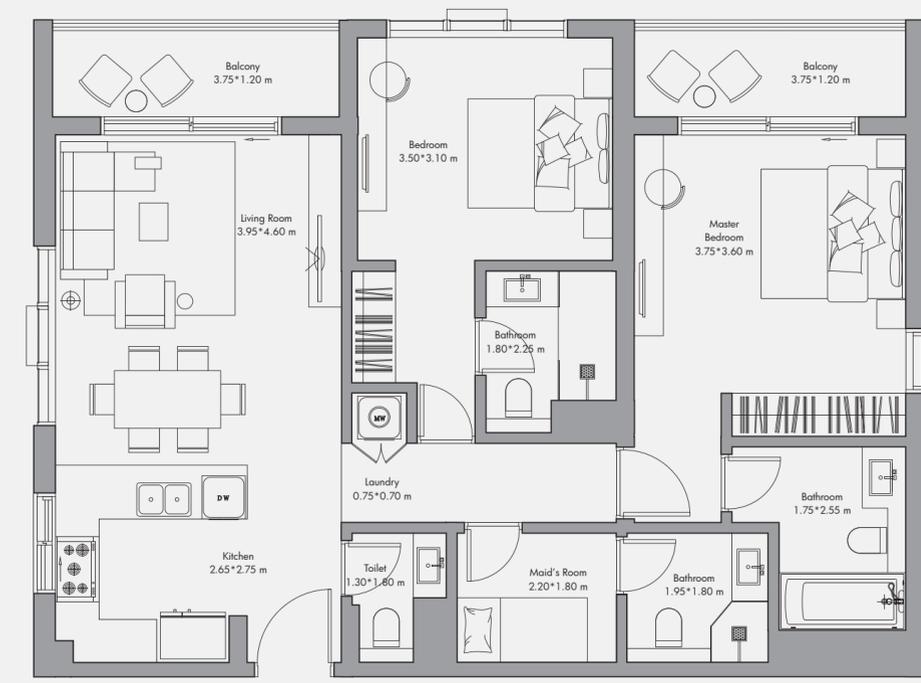
Unit	1020 sq feet <sup>2</sup>
Balcony	120 sq feet <sup>2</sup>
Total	1140 sq feet <sup>2</sup>



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## 2 Bedroom Apartment Type 05\* / 1146 sq feet<sup>2</sup>



Unit	1025 sq feet <sup>2</sup>
Balcony	121 sq feet <sup>2</sup>
Total	1146 sq feet <sup>2</sup>



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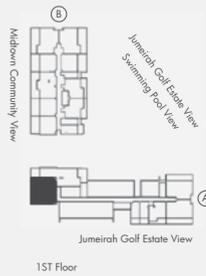


## 2 Bedroom Apartment Type 05-T / 1490 sq feet<sup>2</sup>

Unit	1020 sq feet <sup>2</sup>
Terrace	470 sq feet <sup>2</sup>
Total	1490 sq feet <sup>2</sup>

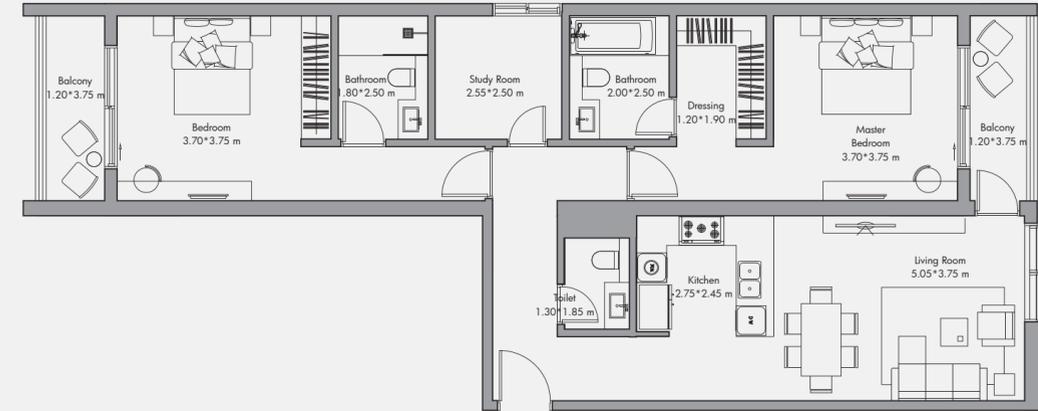


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## 2 Bedroom Apartment Type 06 / 1365 sq feet<sup>2</sup>

Unit	1240 sq feet <sup>2</sup>
Balcony	125 sq feet <sup>2</sup>
Total	1365 sq feet <sup>2</sup>



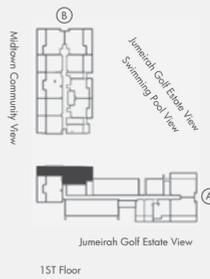
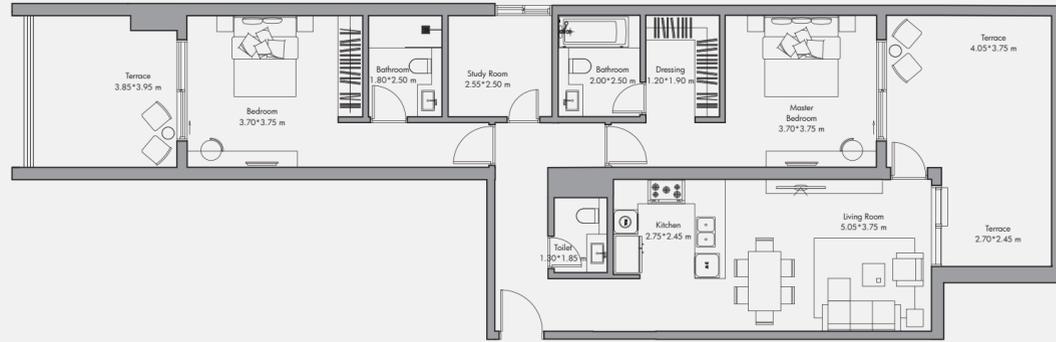
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2ND - 3RD Floor

## 2 Bedroom Apartment Type 06-T / 1685 sq feet<sup>2</sup>

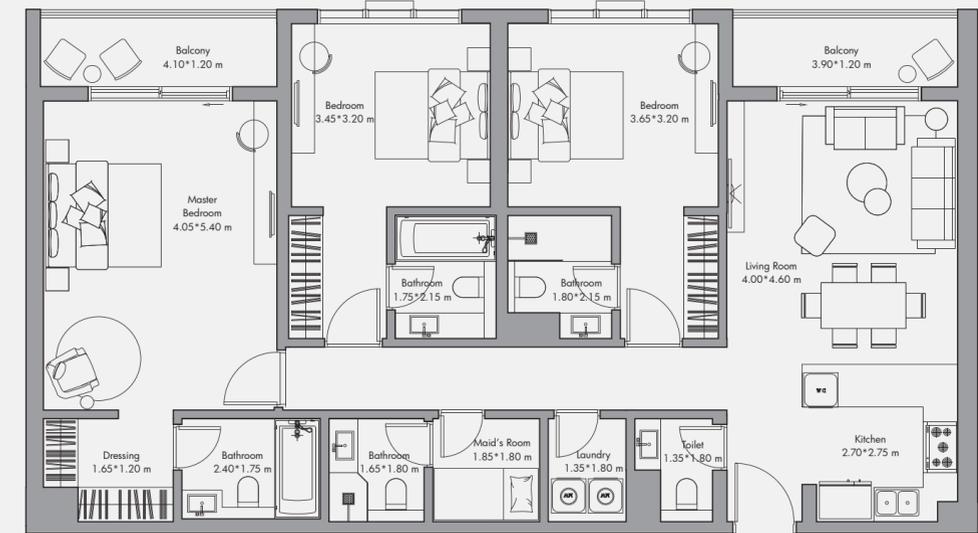
Unit	1235 sq feet <sup>2</sup>
Terrace	450 sq feet <sup>2</sup>
Total	1685 sq feet <sup>2</sup>



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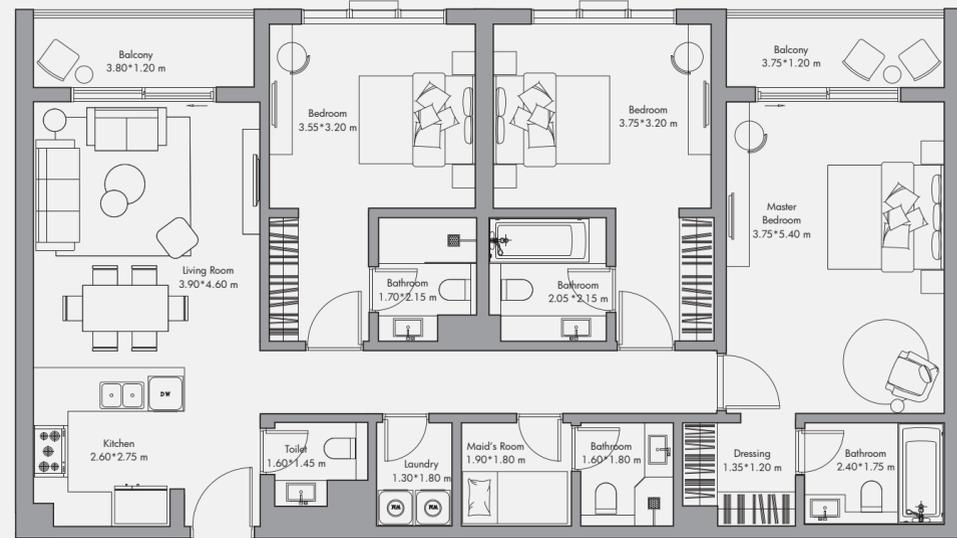
## 3 Bedroom Apartment Type 01 / 1550 sq feet<sup>2</sup>

Unit	1420 sq feet <sup>2</sup>
Balcony	130 sq feet <sup>2</sup>
Total	1550 sq feet <sup>2</sup>



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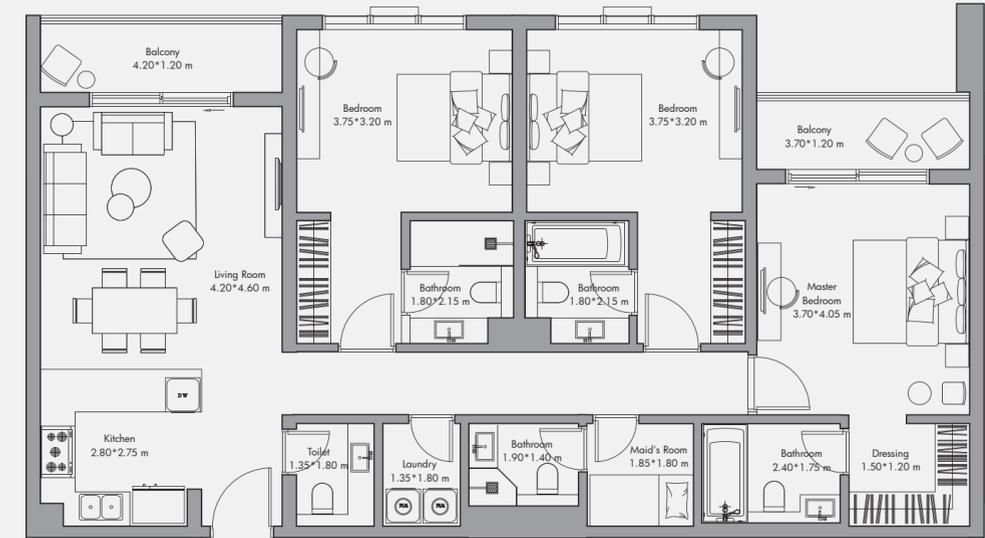
### 3 Bedroom Apartment Type 01\* / 1520 sq feet<sup>2</sup>



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### 3 Bedroom Apartment Type 02 / 1515 Sq feet<sup>2</sup>



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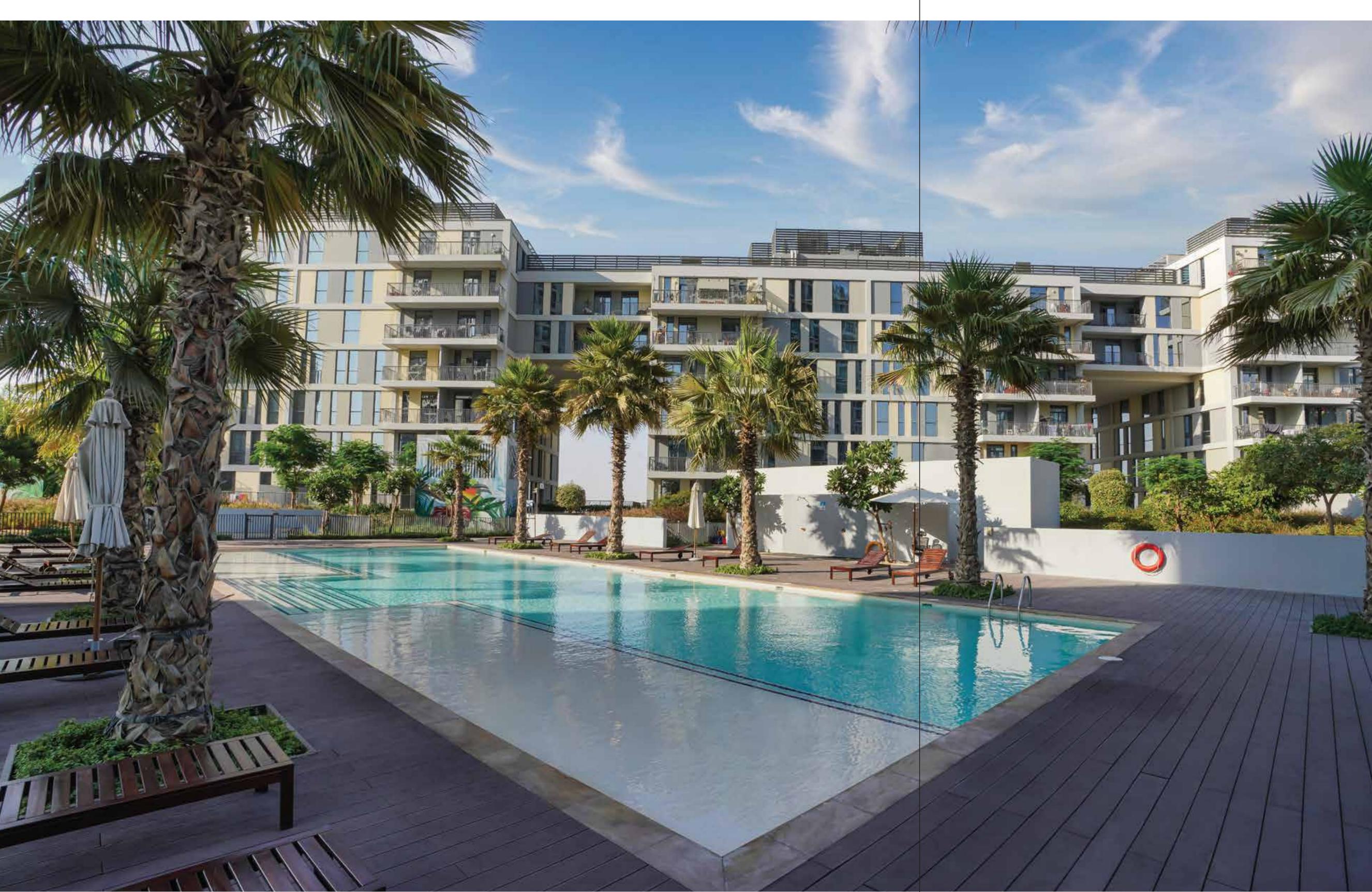


### 3 Bedroom Apartment Type 03 / 1760 sq feet<sup>2</sup>

Unit	1605 sq feet <sup>2</sup>
Balcony	155 sq feet <sup>2</sup>
Total	1760 sq feet <sup>2</sup>



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## نبذة عن ديار

# A BOUT DEYAAR.

تأسست شركة ديار للتطوير ش.م.ع. عام ٢٠٠٢، كواحدة من أكبر شركات التطوير العقاري في دبي. تقدم "ديار" مجموعة متكاملة من الخدمات ضمن ستة أقسام وهي التطوير العقاري، وإدارة العقارات، وإدارة المرافق، وإدارة المجمعات، والضيافة، وإدارة الأصول. ويمتد حضورنا من وسط المدينة في منطقة الخليج التجاري إلى أشهر المجمعات السكنية في مختلف مناطق دبي. لذلك من الطبيعي أن تضم قائمة مشاريعنا مجموعة كبيرة من الأبراج المرموقة التي تتميز بطرازها العمراني. ولطالما انسجمت جهودنا وأهدافنا وتناغمت بشكل تام مع رؤية دبي ومساعدتها الطموحة للوصول إلى مستقبل مزدهر.

Established in 2002, Deyaar Development PJSC is one of the largest property developers in Dubai. Our integrated service offerings are provided under six distinct business units: Property Development, Property Management, Facilities Management, Community Management, Hospitality and Asset Management. From the affluent addresses in Downtown to the city's celebrated community areas, suburbs, and districts – we have spearheaded many modern developments. Our efforts and goals have always been to carefully align with the greater vision of Dubai and its future.

الشغف والطموح اللذان يميّزان دبي قد ساهما في تغيير ملامحها في خلال أقل من خمسين عاماً. واليوم، تُعد دبي محوراً عالمياً للأعمال التجارية والوجهة العالمية الرائدة للشركات الناشئة، والفضل في ذلك يعود إلى موقعها الجغرافي الاستراتيجي الذي يقع على مقربة من الأسواق العالمية الرئيسية. وكنتيجة لهذا، أصبح الاستثمار في دبي هو الخيار الأمثل للكثيرين.

Unmatched passion and ambition have transformed Dubai in less than fifty years. With its strategic geographic advantage of being positioned close to key markets around the world, Dubai has become a global business hub and the preeminent international location for fast-growing businesses. Attracting talents from all over the globe. As a result, investing in Dubai makes perfect business sense.

- عائد إيجاري أعلى بمتوسط 7.4%، وهو أحد أعلى العوائد في العالم\*  
Higher rental income on average of 7.4%, which is one of the highest in the world\*
- تتمتع بموقع جغرافي استراتيجي يتيح إلى ثلث سكان العالم الوصول إليها بكل سهولة في خلال زمن طيران لا يتجاوز 4 ساعات من دبي، وإلى ثلثي سكان العالم في خلال زمن طيران لا يتجاوز 8 ساعات من دبي  
Strategically located with 1/3 of the world's population living within 4 hours flight time from Dubai, 2/3 of the world's population living within 8 Hours flight time from Dubai\*\*
- تملك أجنبي بنسبة 100%، تحويل رأس المال والأرباح  
100% foreign ownership; repatriation of capital and profits
- إقامة ذهبية  
Golden Visa
- بيئة آمنة ومستقرة  
Safe and secure environment
- عملة مستقرة مرتبطة بالدولار الأمريكي  
Stable currency pegged to USD
- إعفاء من ضريبة الدخل  
Zero Income Tax

لماذا دبي  
WHY Dubai