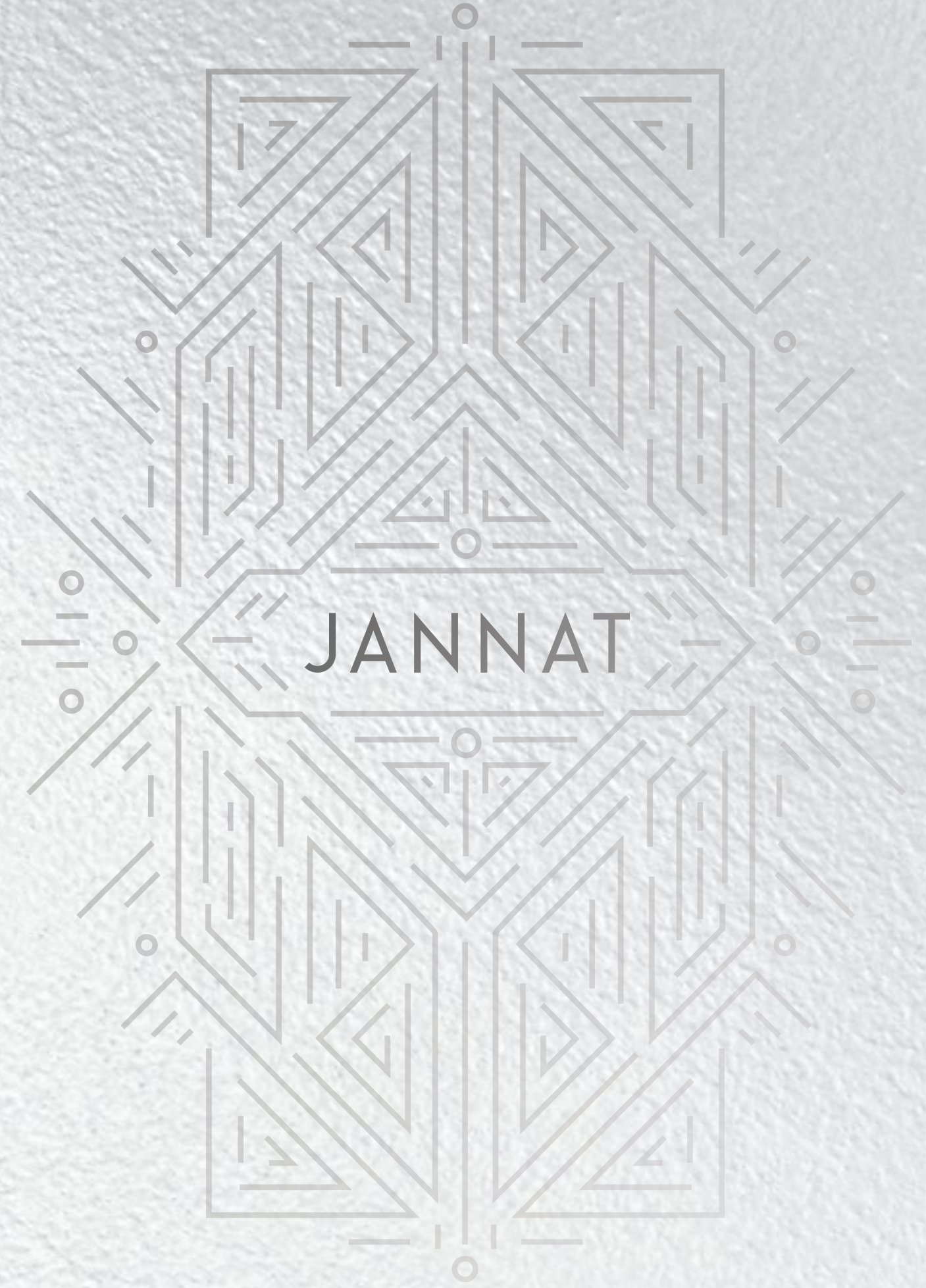




JANNAT | **M**  
MIDTOWN  
BY DEYAAR

800-DEYAAR (339227)  
**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

الأرق  
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 لطموحاتك  
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.

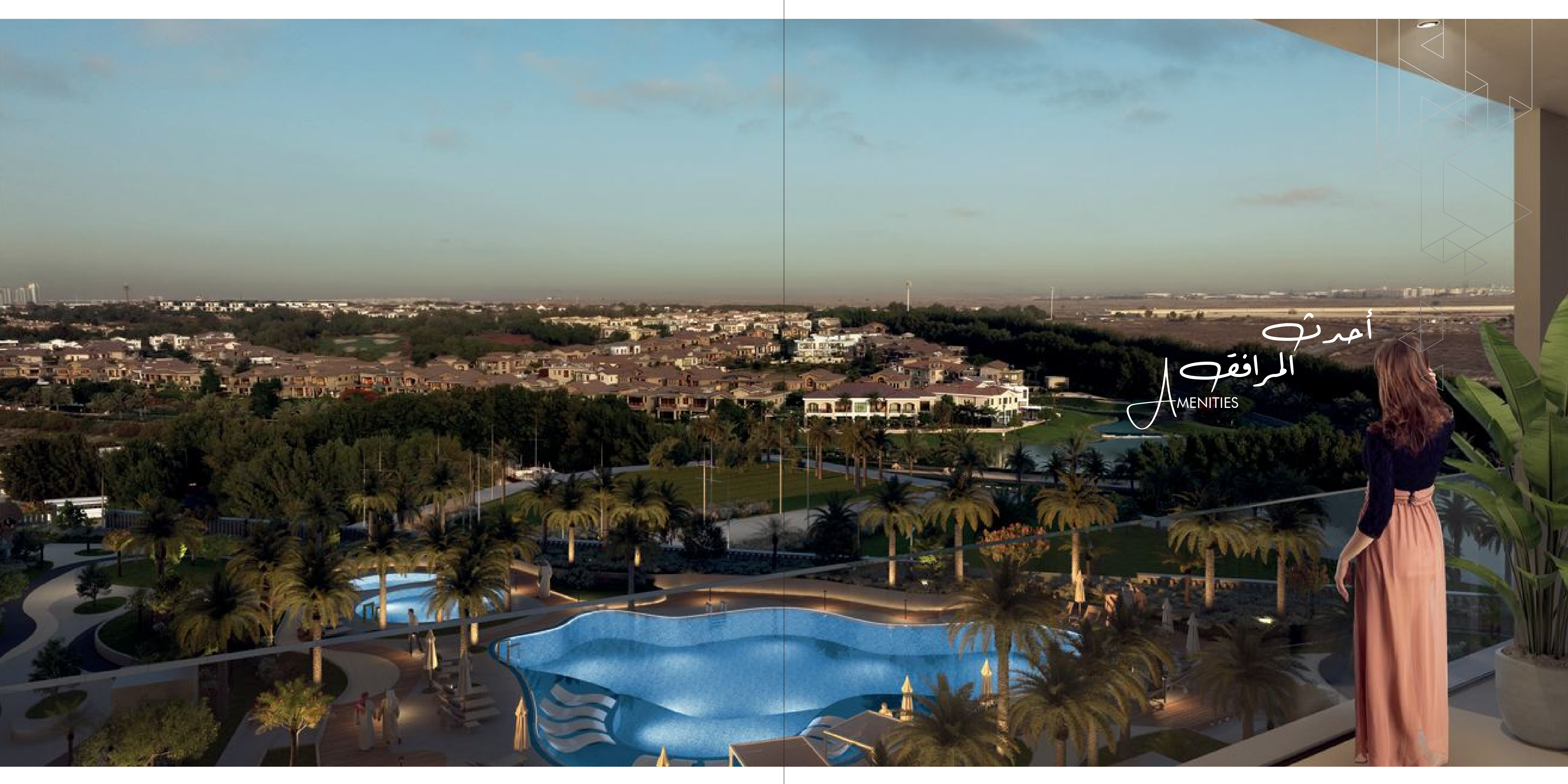
# أرقى المعطيات لأسلوب حياة متفوق.

## THE Best INGREDIENTS FOR A SUPERIOR LIFESTYLE.

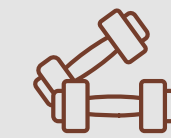
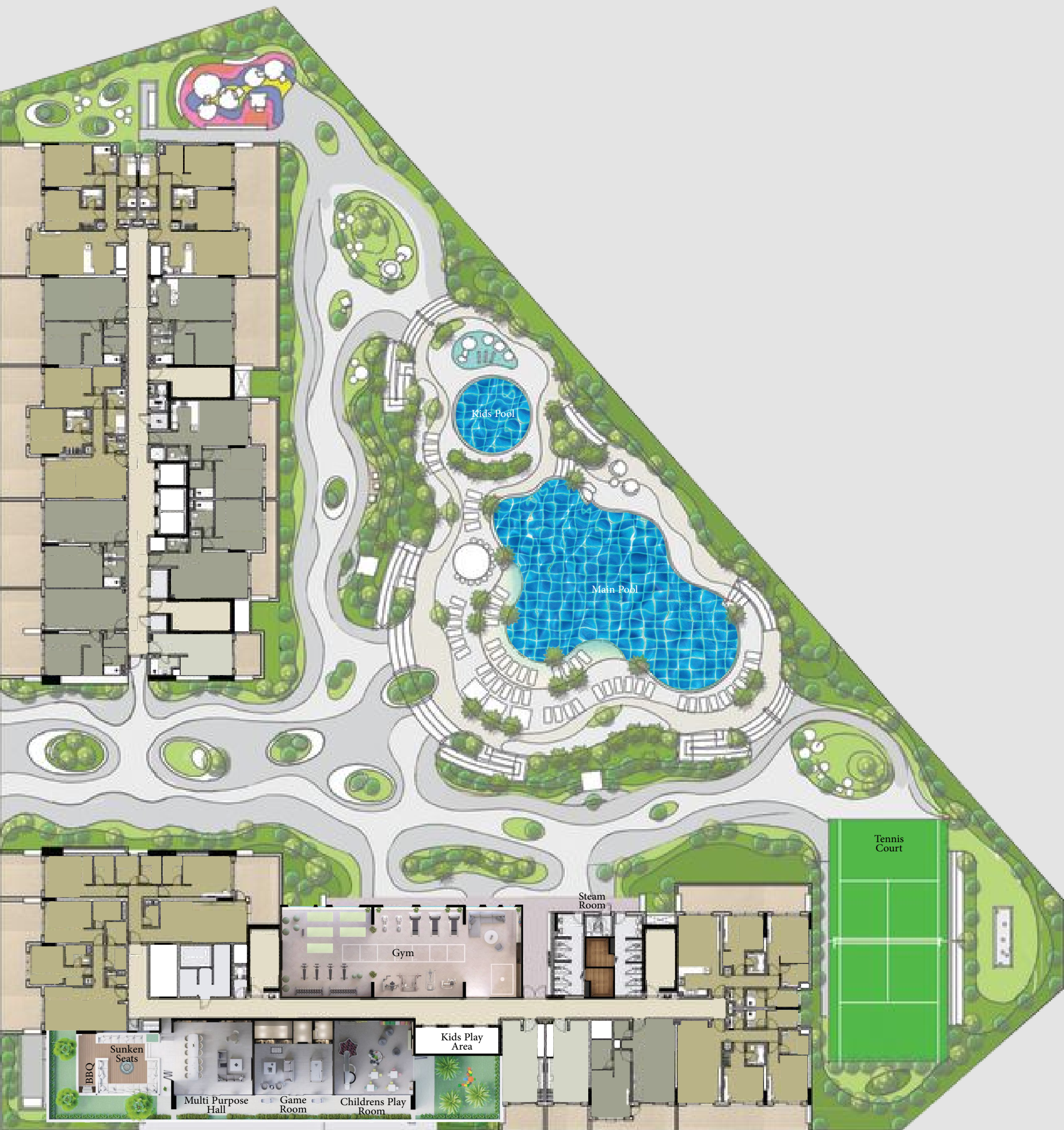
توفر مساكن جنات المميزة نمط حياة استثنائي لأولئك الذين يبحثون باستمرار عن المستوى التالي. اخطو نحو عالم تمتزج فيه معايير الطراز الحديث مع الجودة واللمسات الإبداعية من الدرجة الأولى، حيث الطبيعة الخضراء المورقة، وأشعة الشمس الدافئة، ومجموعة من المساحات الترفيهية التي تملأ بالحماس المتجدد لتحقيق أحلامك 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 وملاعب 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.





أرق  
الخيارات على بُعد  
خطوات قليلة.  
THE Best CHOICES ARE  
JUST AROUND CORNER.

**التجزئة**  
RETAIL

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

**المطارات**  
AIRPORT

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

**في المحيط المجاور**  
IN CLOSE VICINITY

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



Palm Jabel Ali

Palm Jumeirah

Jumeirah

Umm Suqeim

Umm Al Sheif

Al Manara

JANNAT

Jabel Industrial Area

Al Barsha

Al Quoz Industrial Area

Dubai Investment Park

MIDTOWN  
Dubai Production City

Jumeirah Village triangle

Jumeirah Village Circle

Maesem City Center

Al Barsha South

Jumeriah Golf Estates



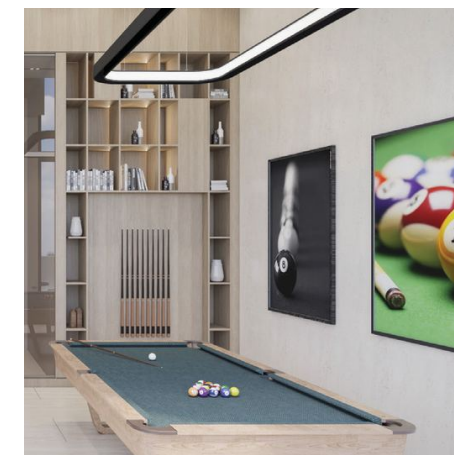
# أرقى

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.

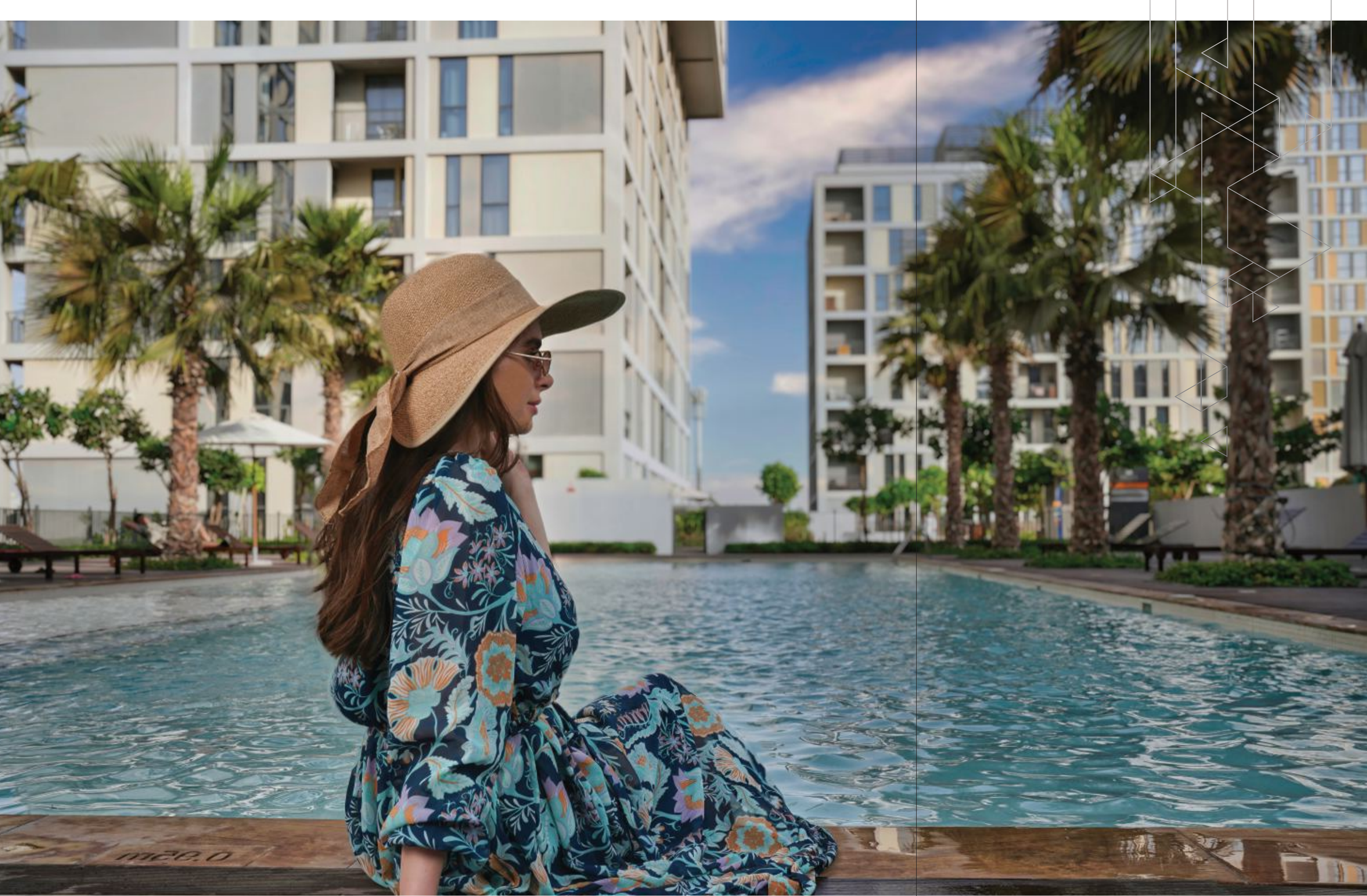
There are many factors that make life at Jannat unique. Being able to enjoy the finest leisure and entertainment experiences every day is just one of them.





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





# أرقى نمط عمراني مميز. 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.

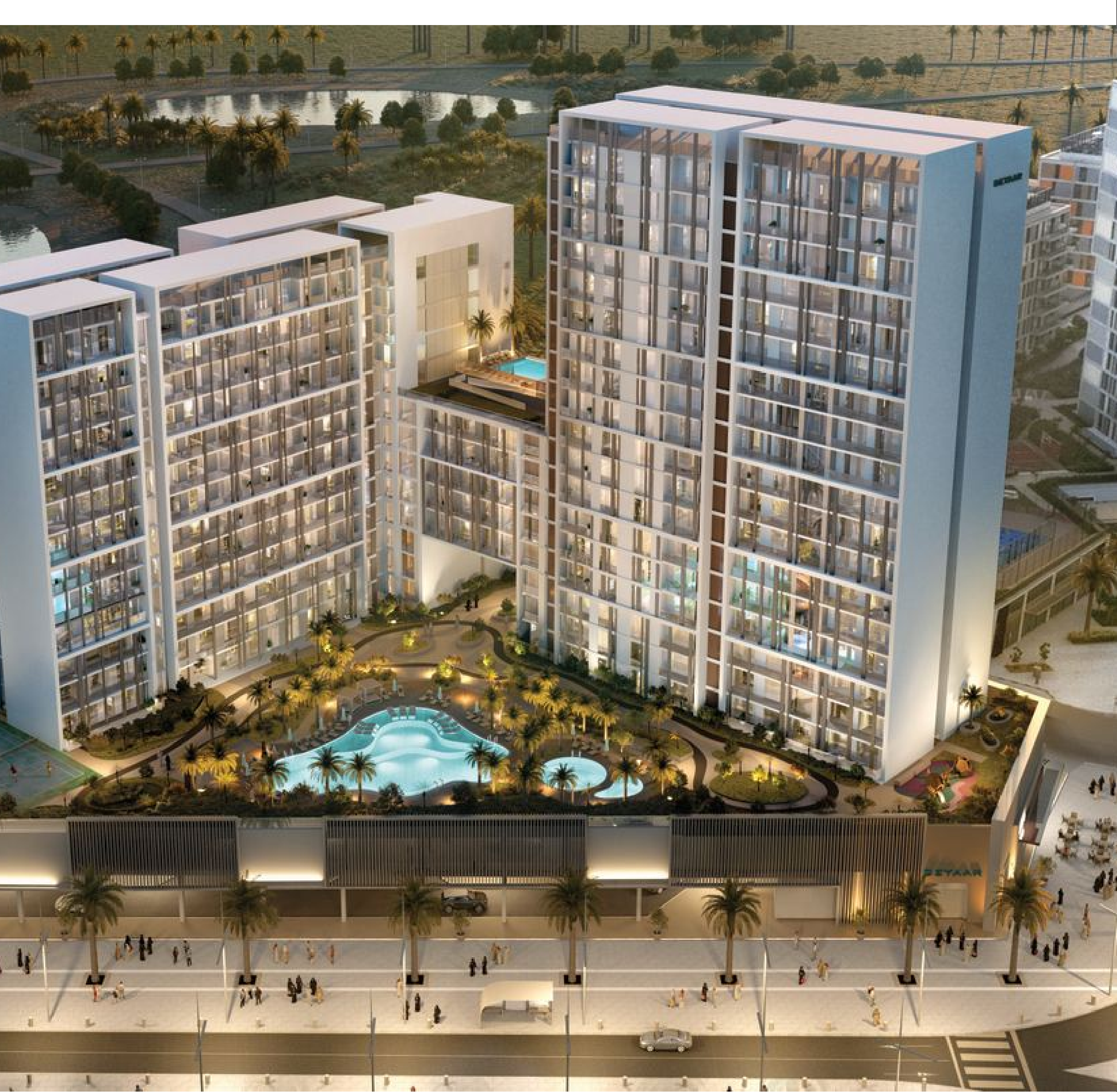
ألف

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 البوديوم لتربط جميع أبنية مشروع ميدتاون مثل مسك، ونور، وأفنان، وجنات، ولتُضفي 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.





أرفع  
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.                                             |

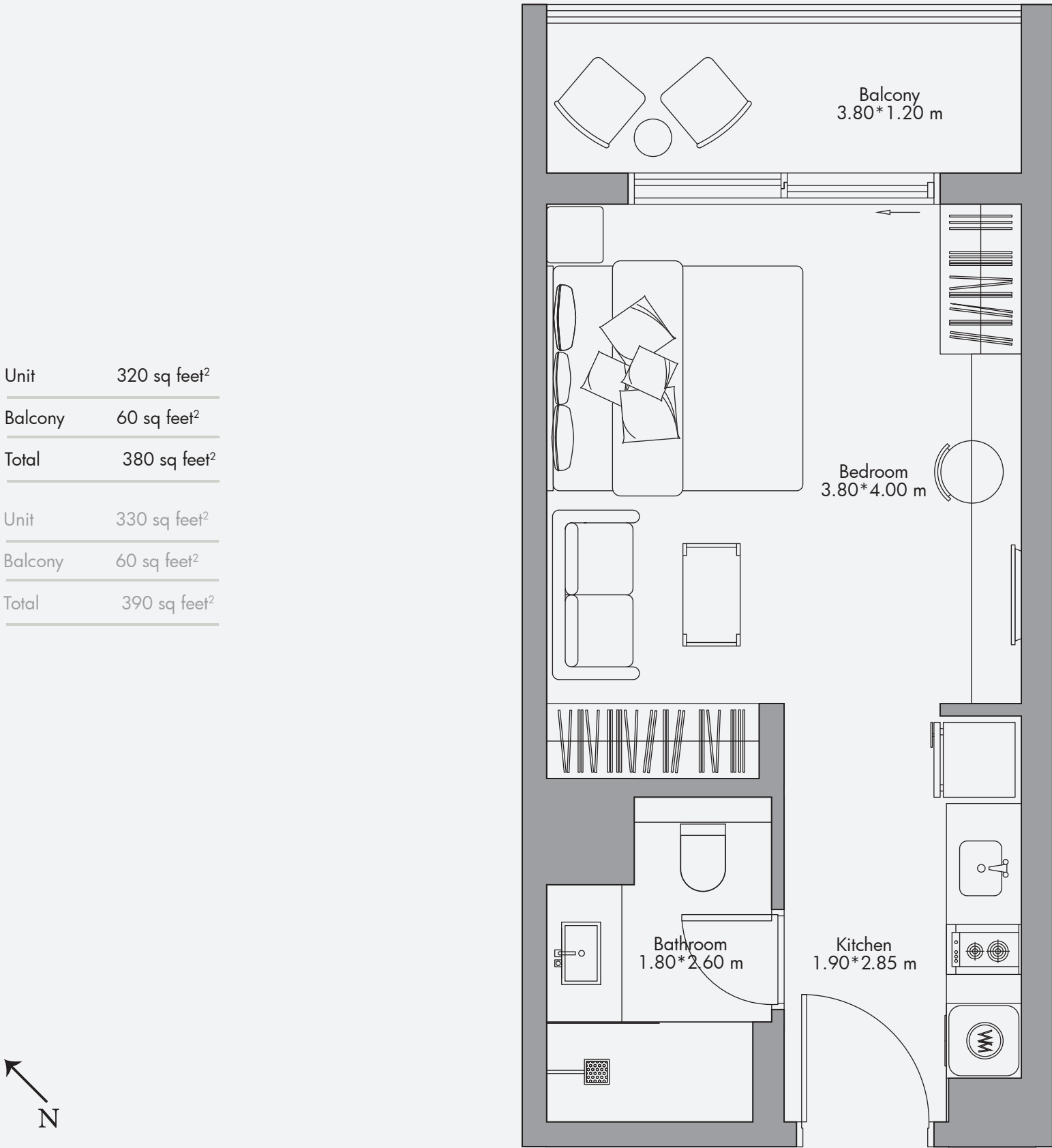
| 3 BEDROOM APARTMENTS                                                                                            | 1515-1760 feet <sup>2</sup>                                                           | شقق بثلاث غرف نوم                                                                               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



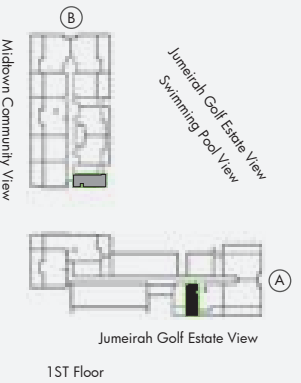
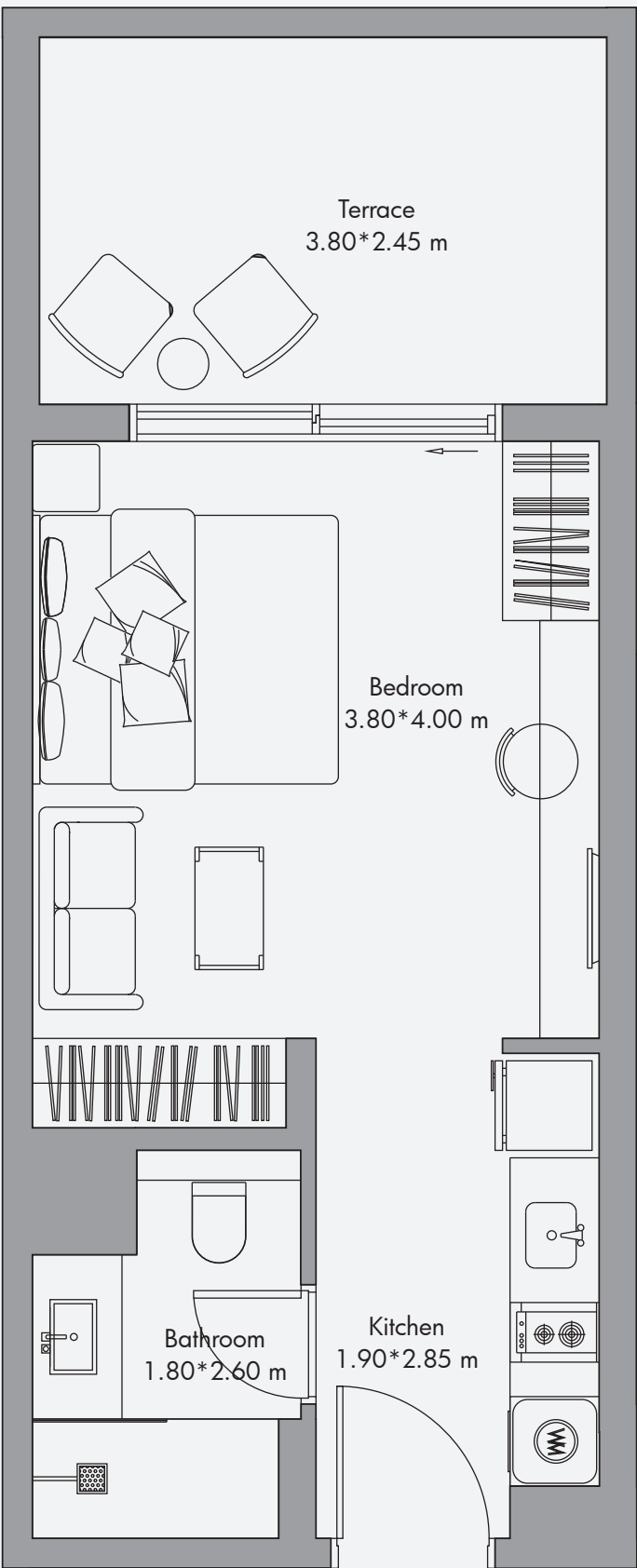
المخططات  
THE FLOORPLANS



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



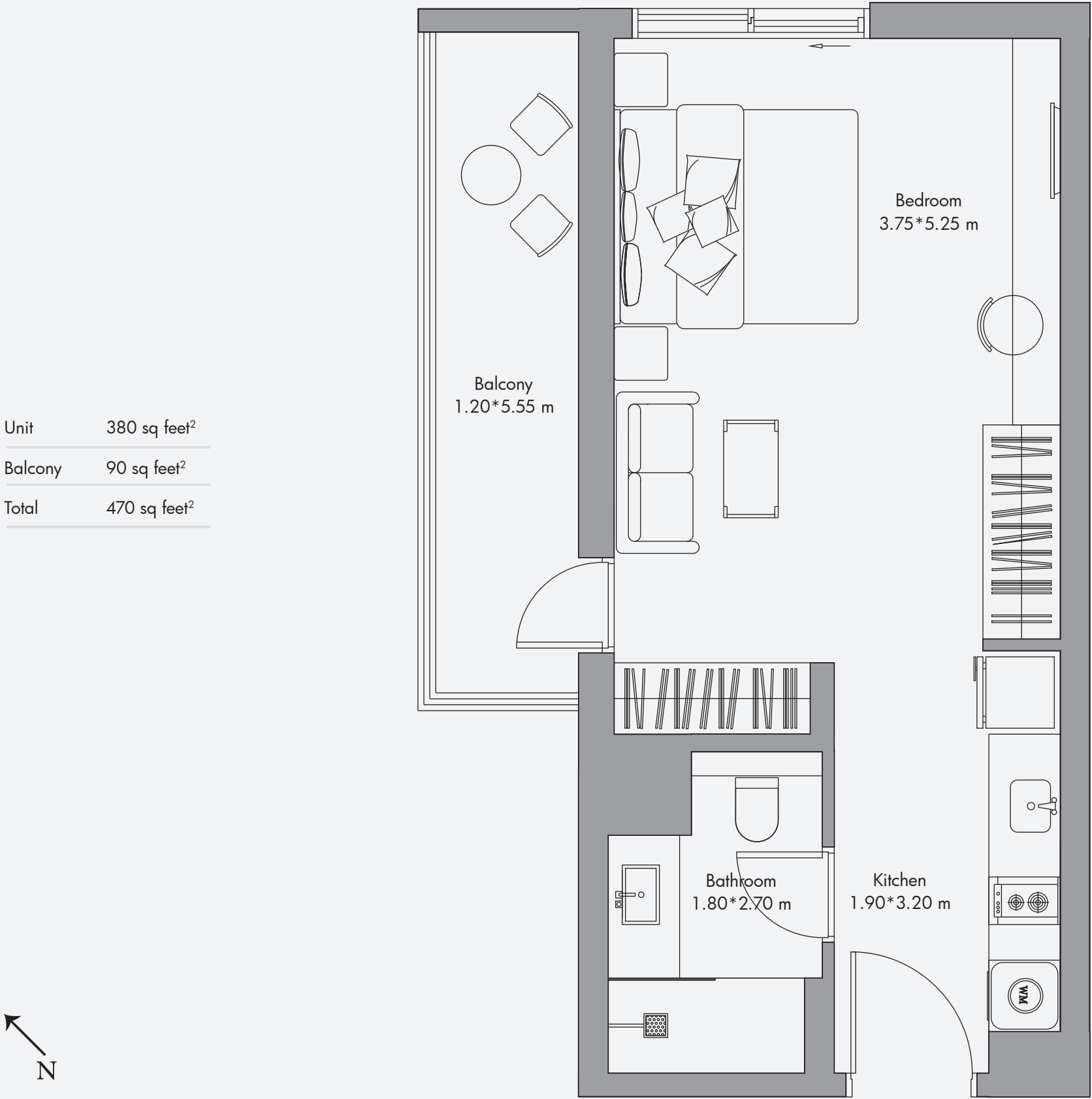
Studio Apartment Type 01-T / 435 sq feet<sup>2</sup> - Type 01-T1 / 445 sq feet<sup>2</sup>



**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, Façade, 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.

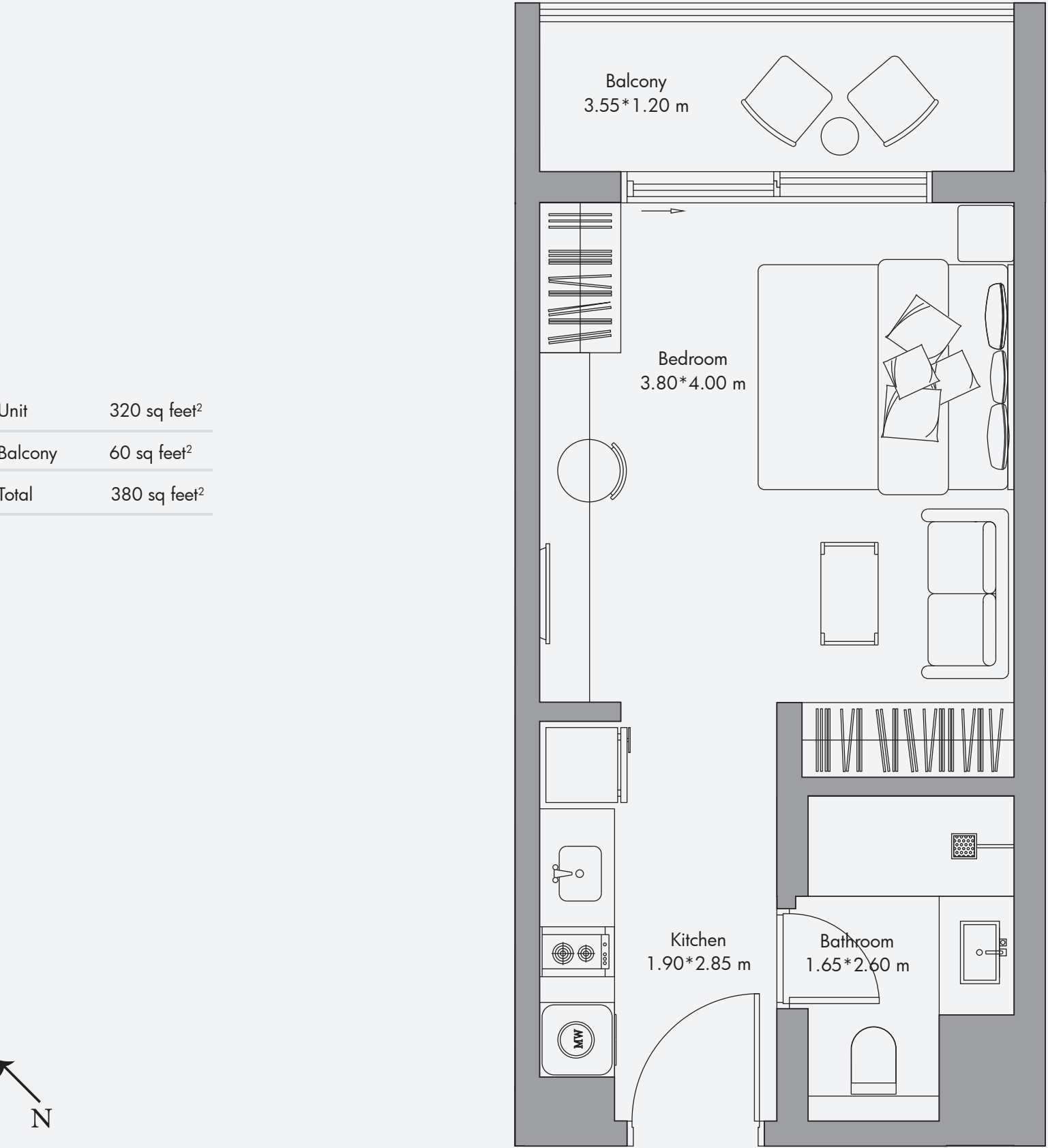
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Studio Apartment Type 02 / 470 sq feet<sup>2</sup>



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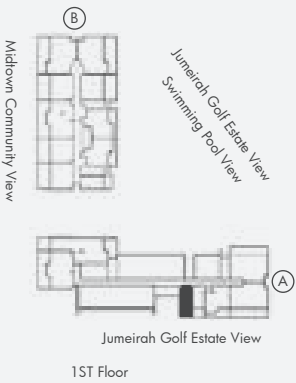
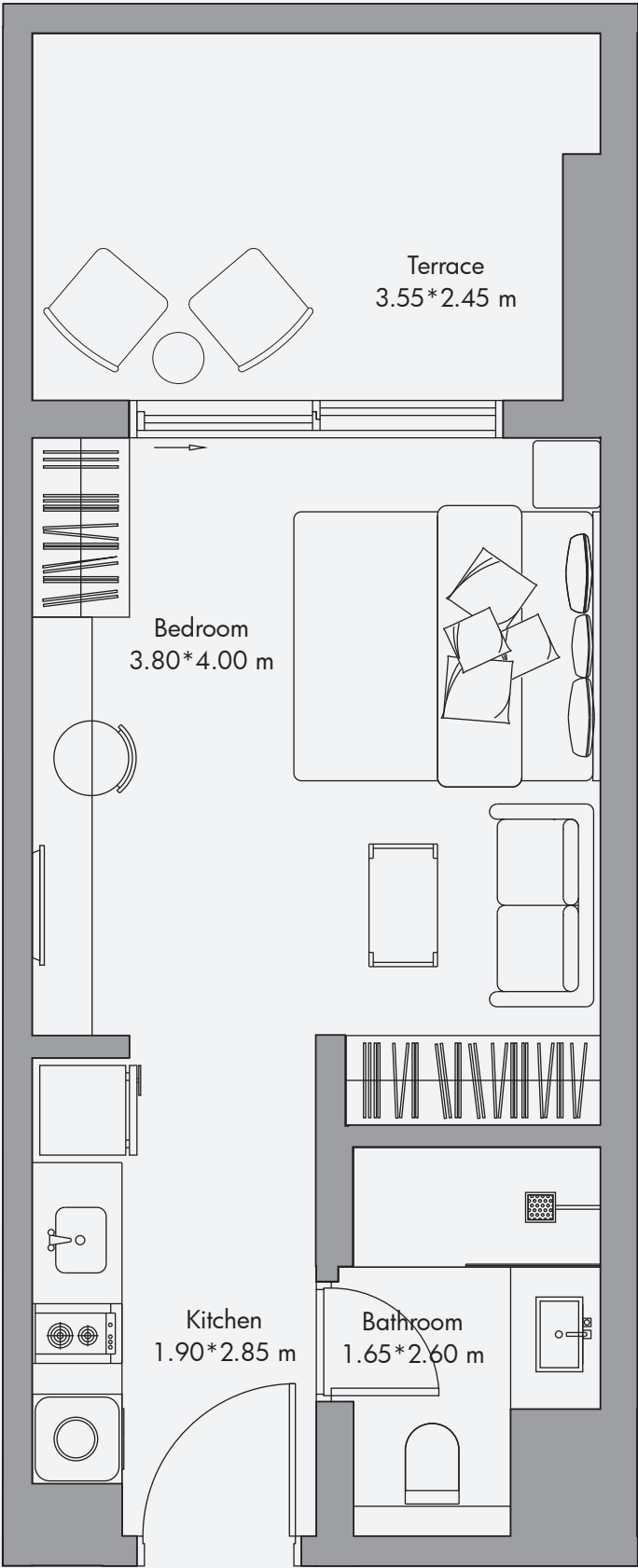
Studio Apartment Type 03 / 380 sq feet<sup>2</sup>



**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, Façade, 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>

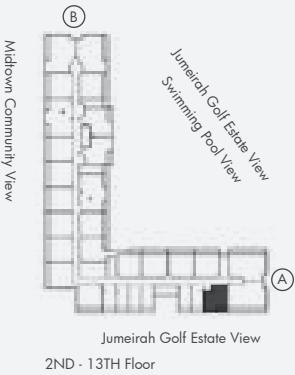
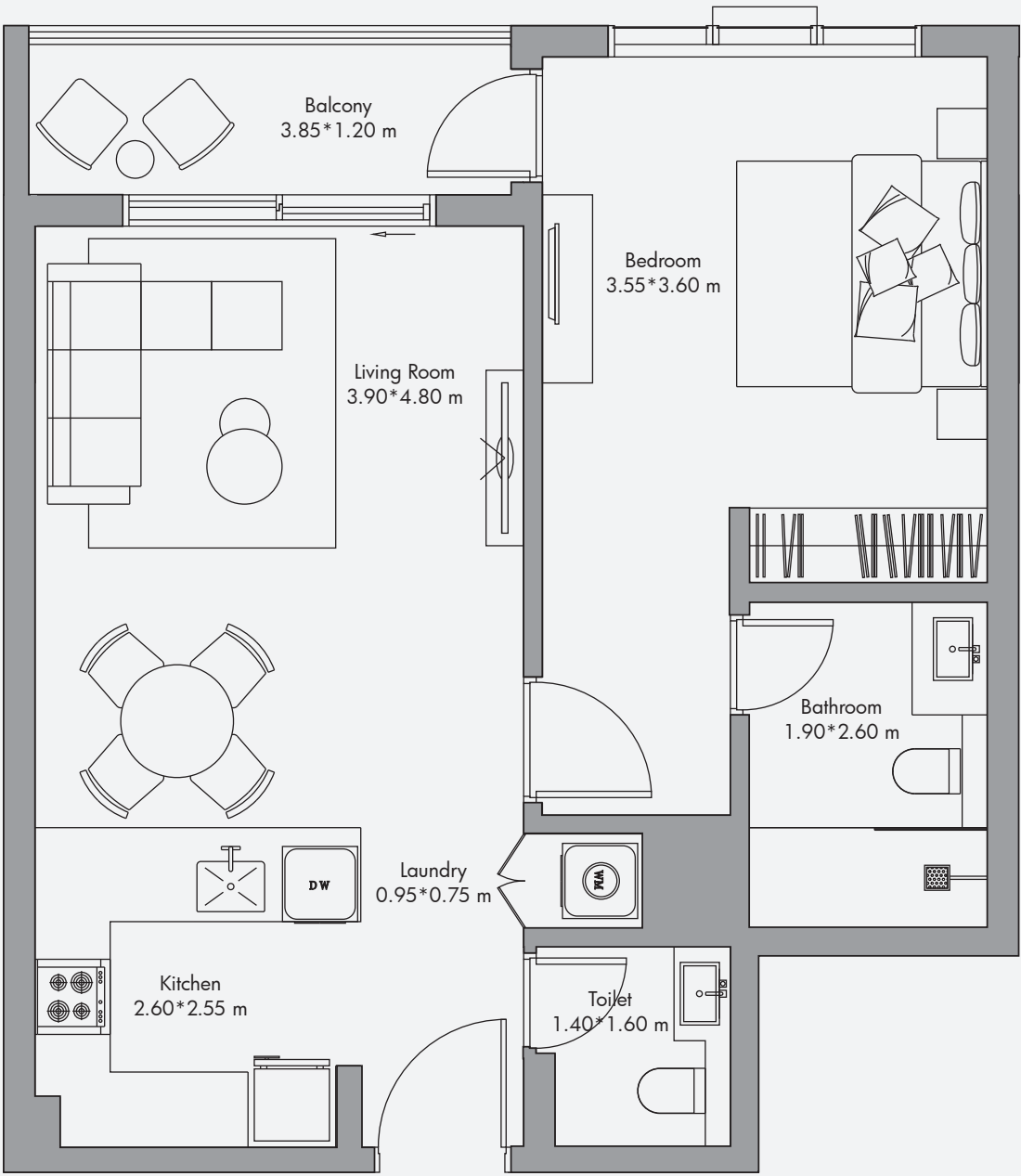
|         |                          |
|---------|--------------------------|
| Unit    | 320 sq feet <sup>2</sup> |
| Terrace | 115 sq feet <sup>2</sup> |
| Total   | 435 sq feet <sup>2</sup> |



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

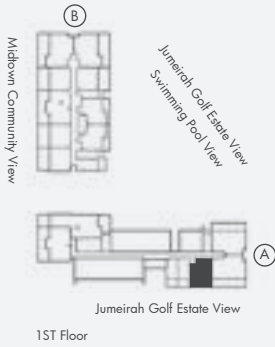
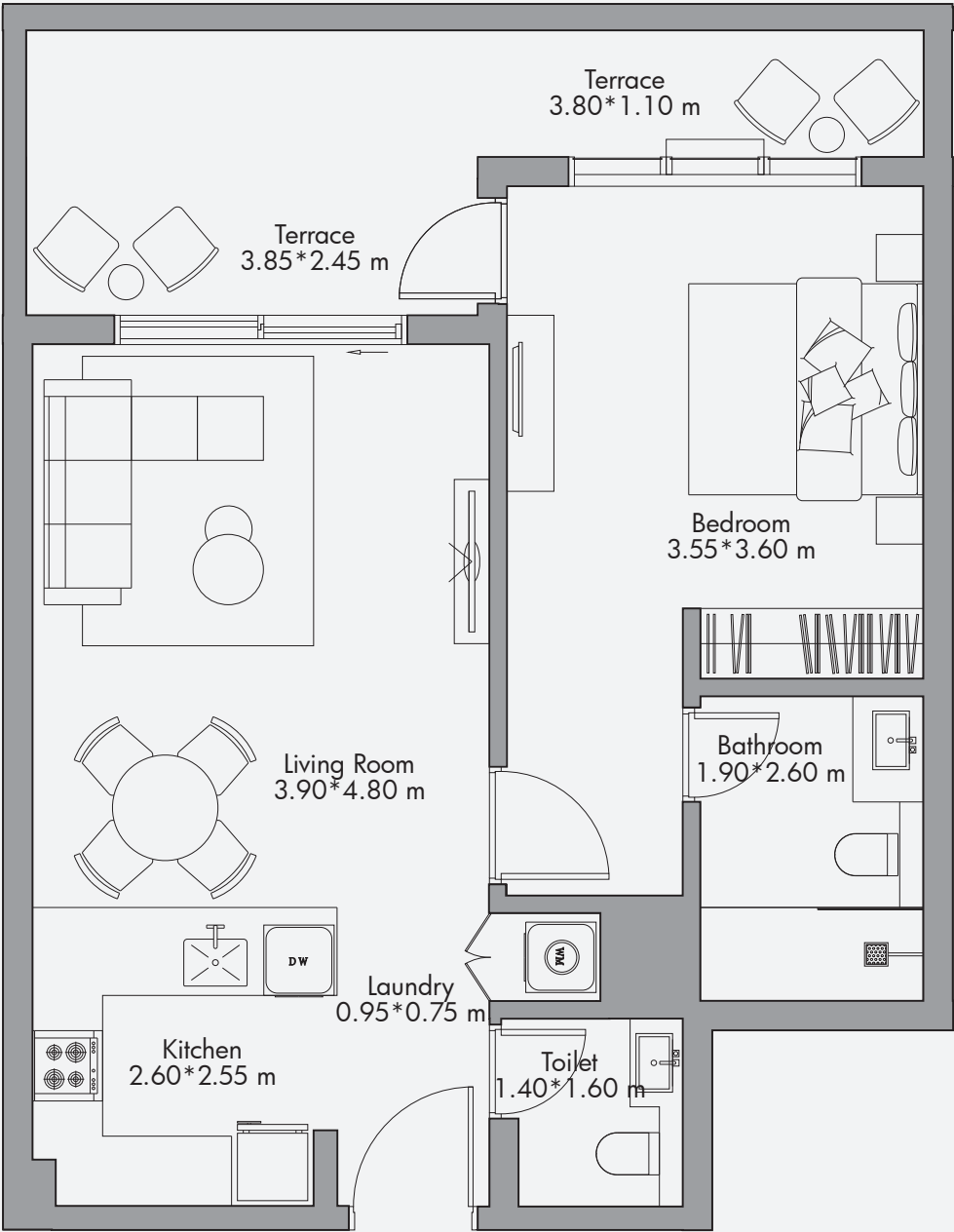
|         |                          |
|---------|--------------------------|
| Unit    | 650 sq feet <sup>2</sup> |
| Balcony | 60 sq feet <sup>2</sup>  |
| Total   | 710 sq feet <sup>2</sup> |



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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> |



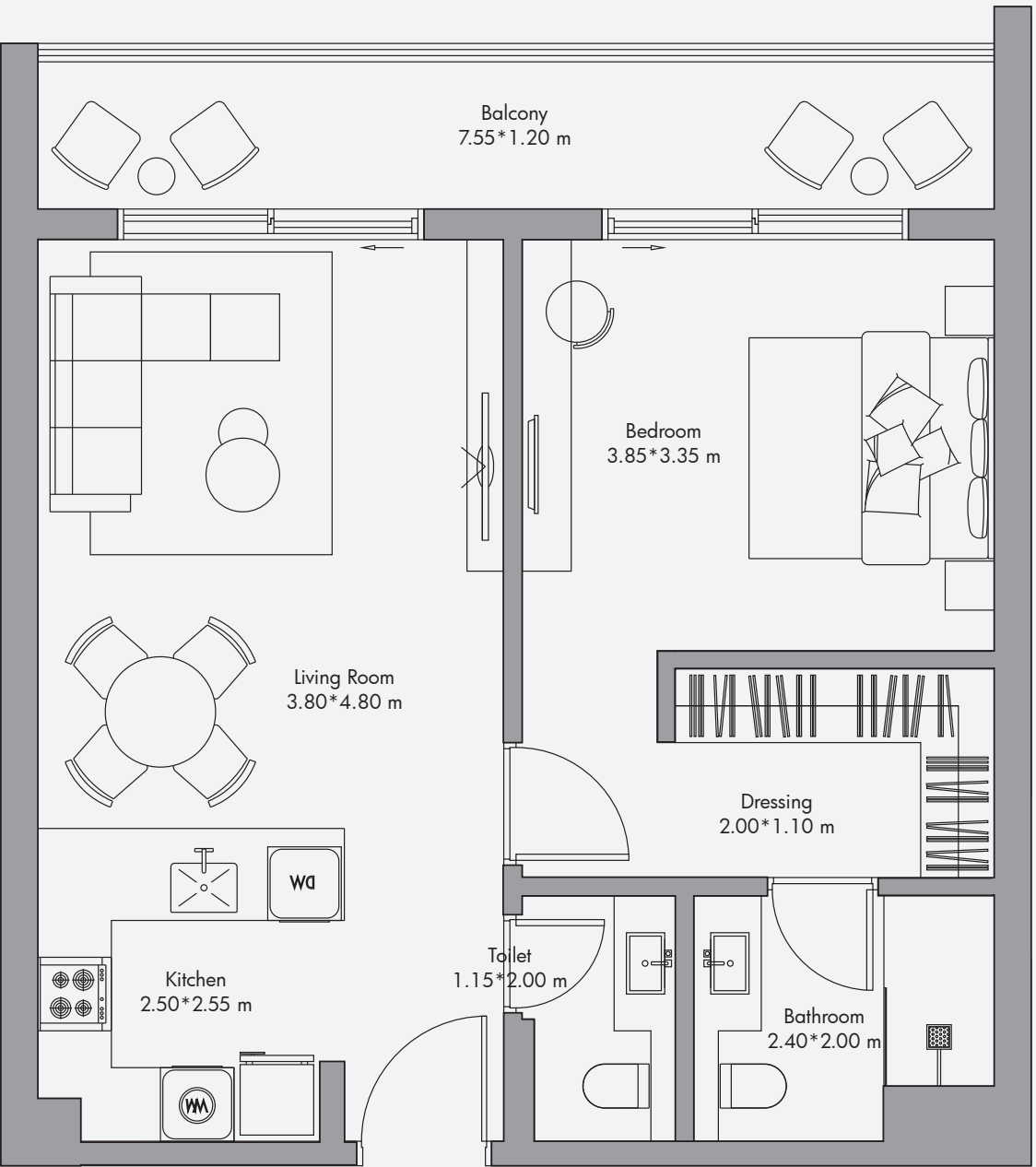
**Disclaimer:**  
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1 Bedroom Apartment Type 02 / 765 sq feet<sup>2</sup> - Type 02a / 770 sq feet<sup>2</sup>  
- Type 02b / 775 sq feet<sup>2</sup>

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

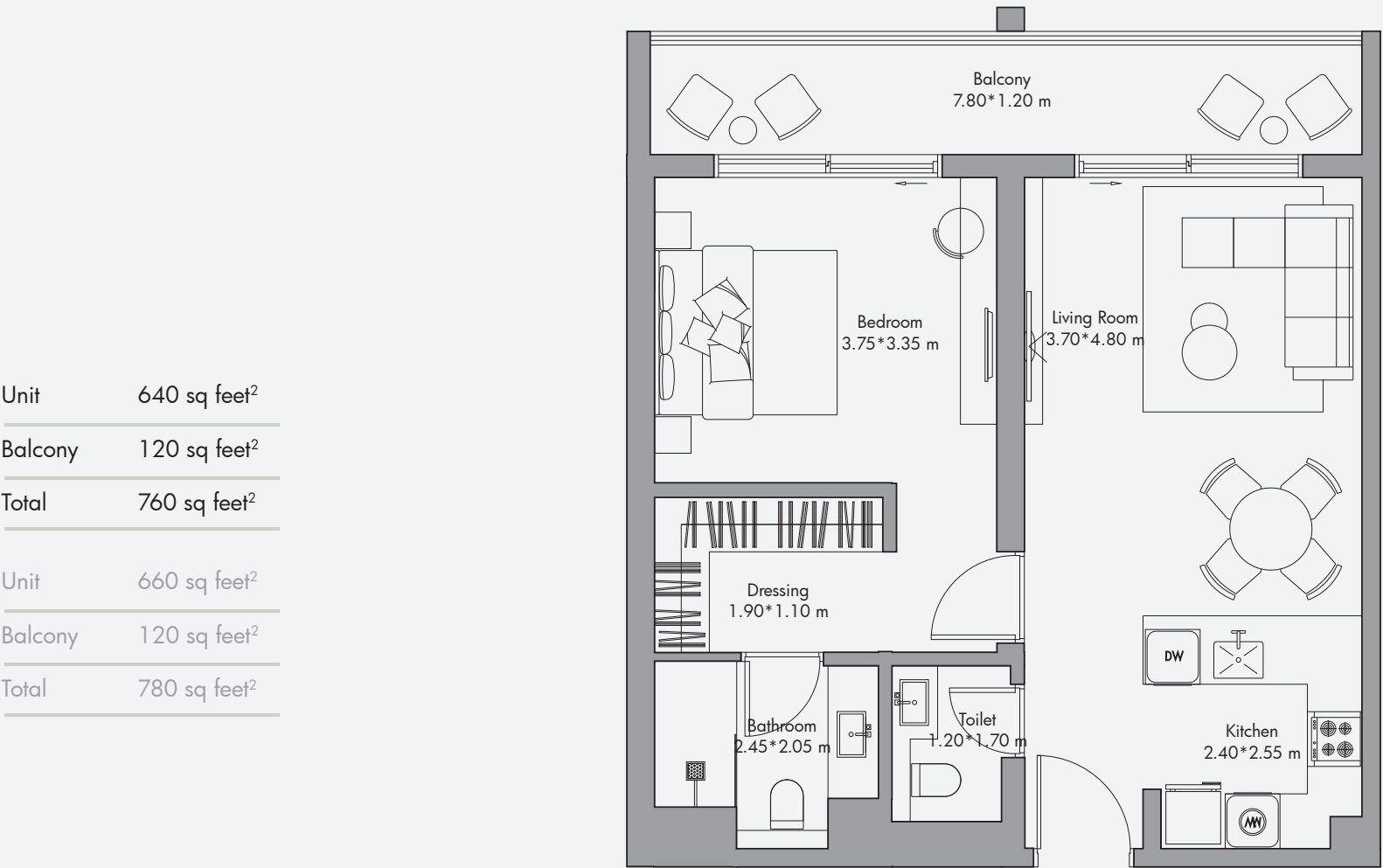
|         |                          |
|---------|--------------------------|
| Unit    | 650 sq feet <sup>2</sup> |
| Balcony | 120 sq feet <sup>2</sup> |
| Total   | 770 sq feet <sup>2</sup> |

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



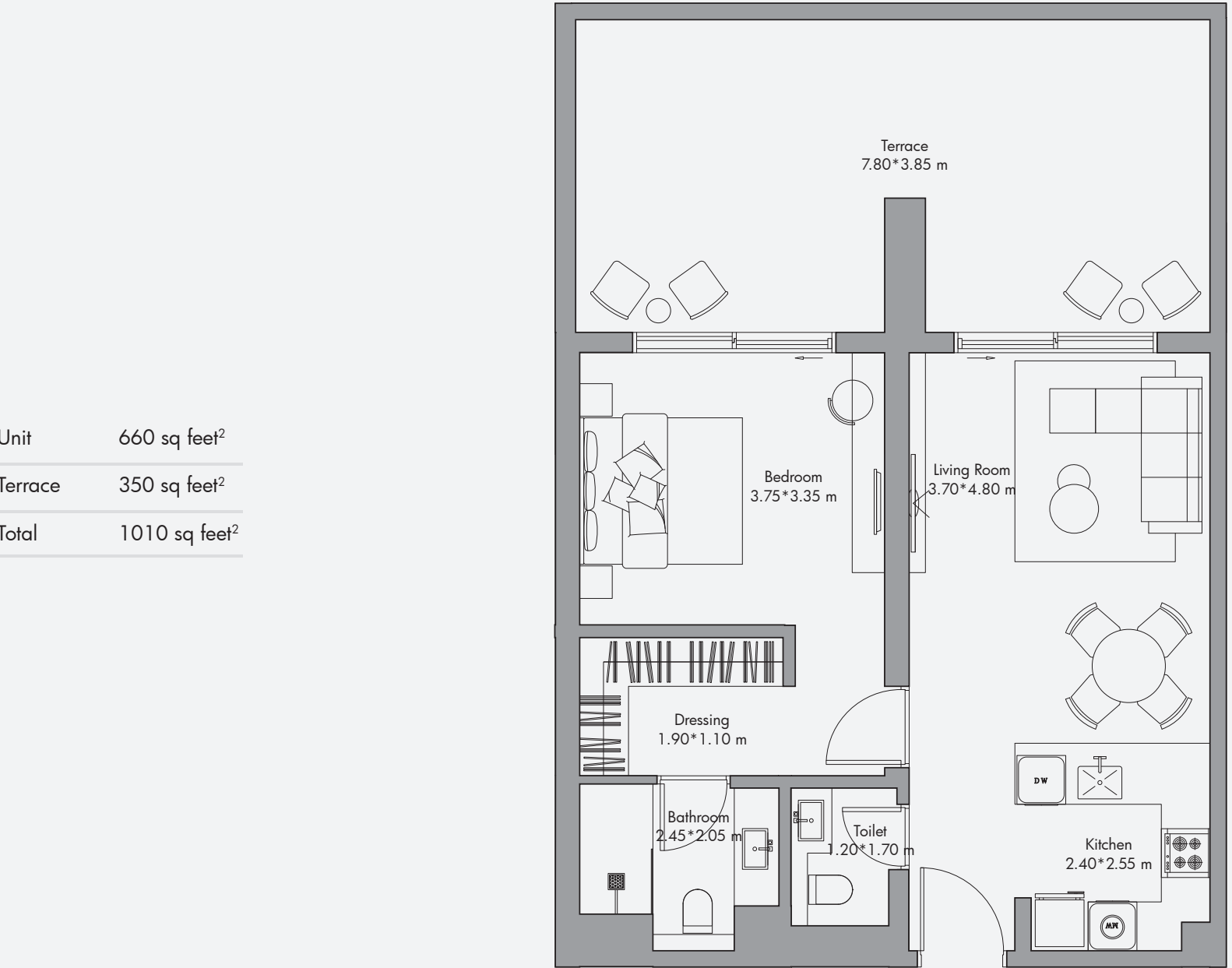
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1 Bedroom Apartment Type 02\* / 760 sq feet<sup>2</sup> - Type 02\*a / 780 sq feet<sup>2</sup>

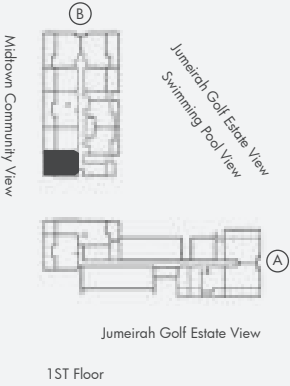


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1 Bedroom Apartment Type 2T\* / 1010 sq feet<sup>2</sup>



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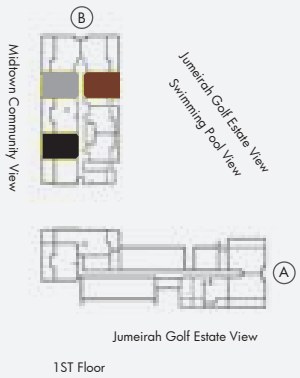
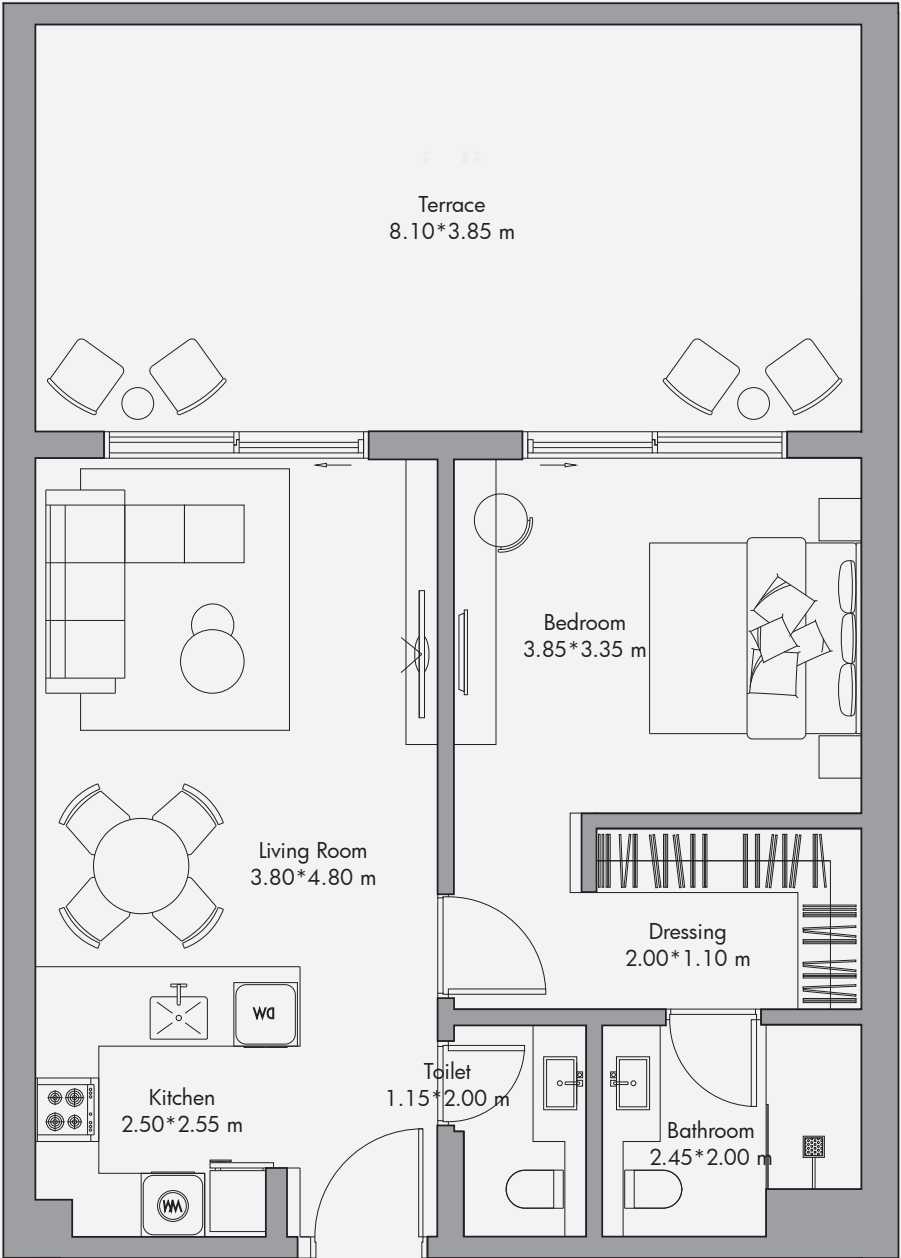
1 Bedroom Apartment Type 02-T / 1000 sq feet<sup>2</sup> - Type 02-T1 / 1005 sq feet<sup>2</sup>

- 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> |

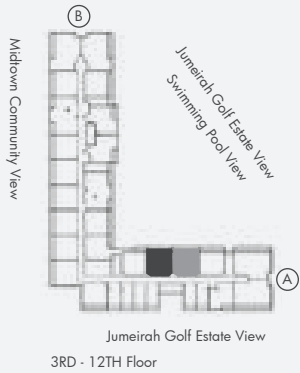
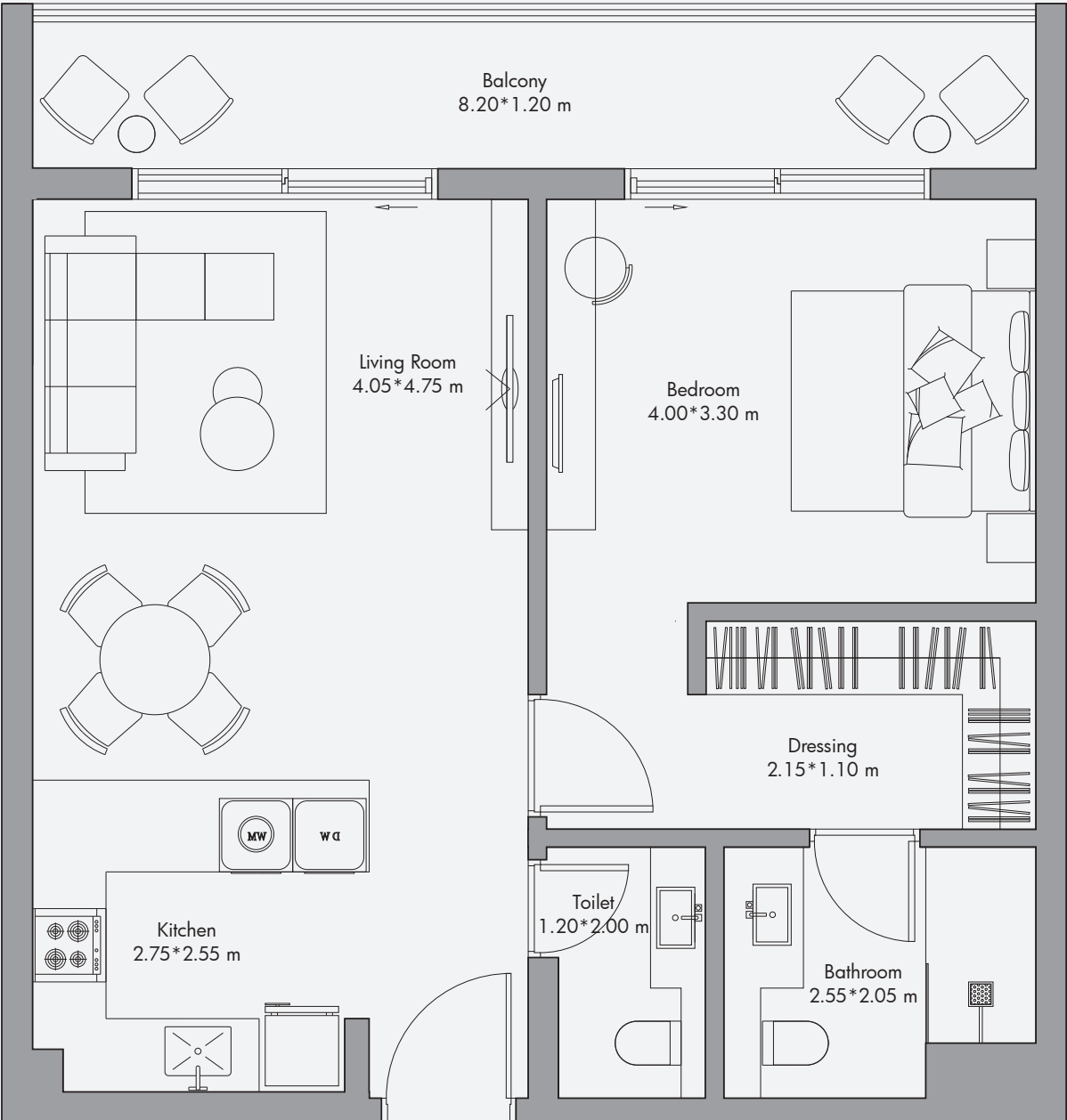
|         |                            |
|---------|----------------------------|
| Unit    | 655 sq feet <sup>2</sup>   |
| Terrace | 365 sq feet <sup>2</sup>   |
| Total   | 1,020 sq feet <sup>2</sup> |



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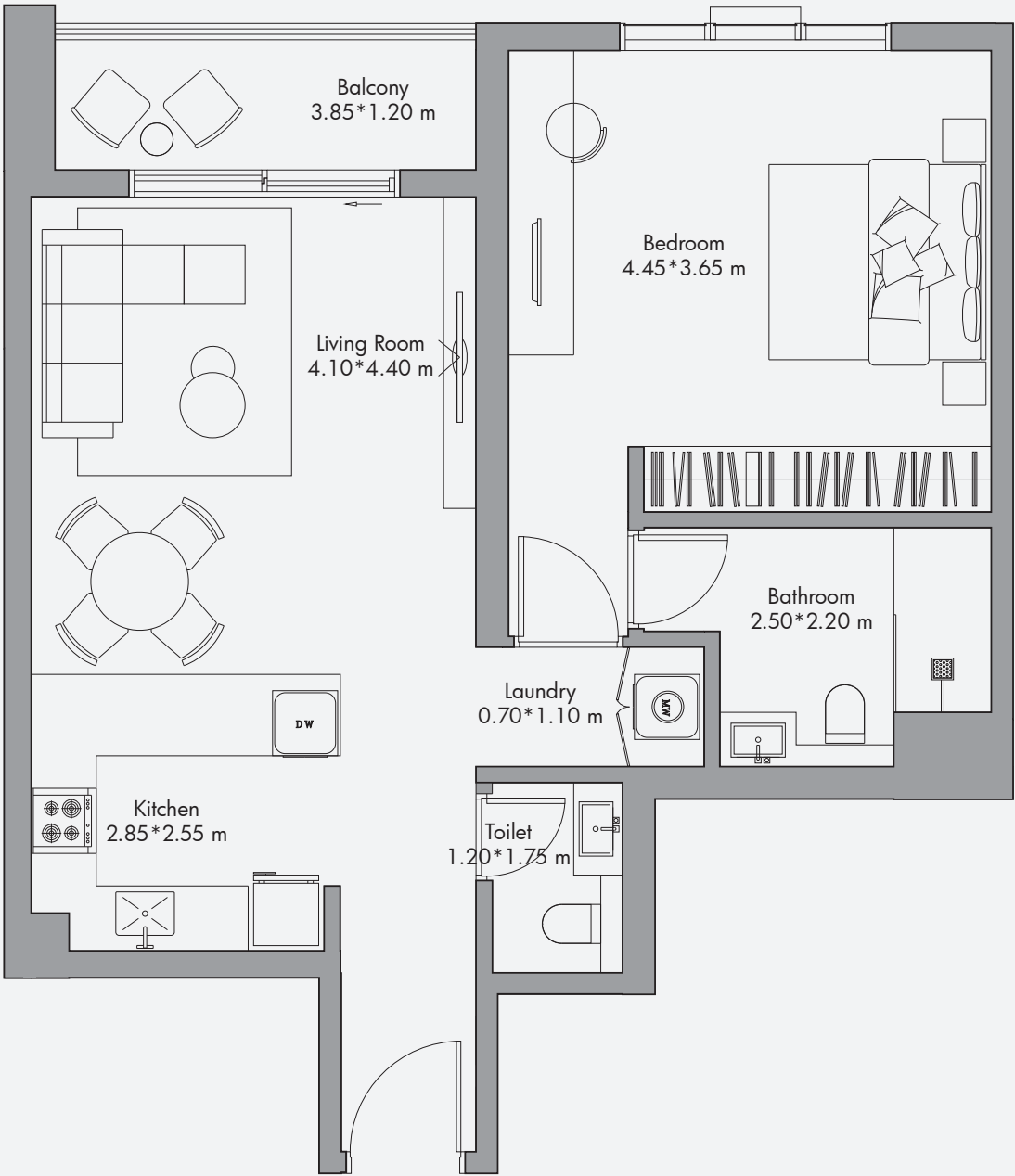
1 Bedroom Apartment Type 03 / 810 sq feet<sup>2</sup>

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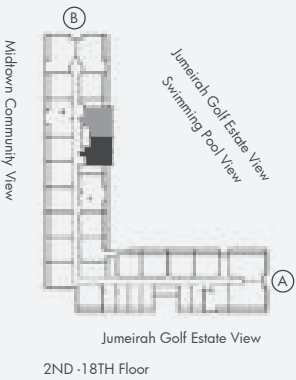
1 Bedroom Apartment Type 04 / 805 sq feet<sup>2</sup>



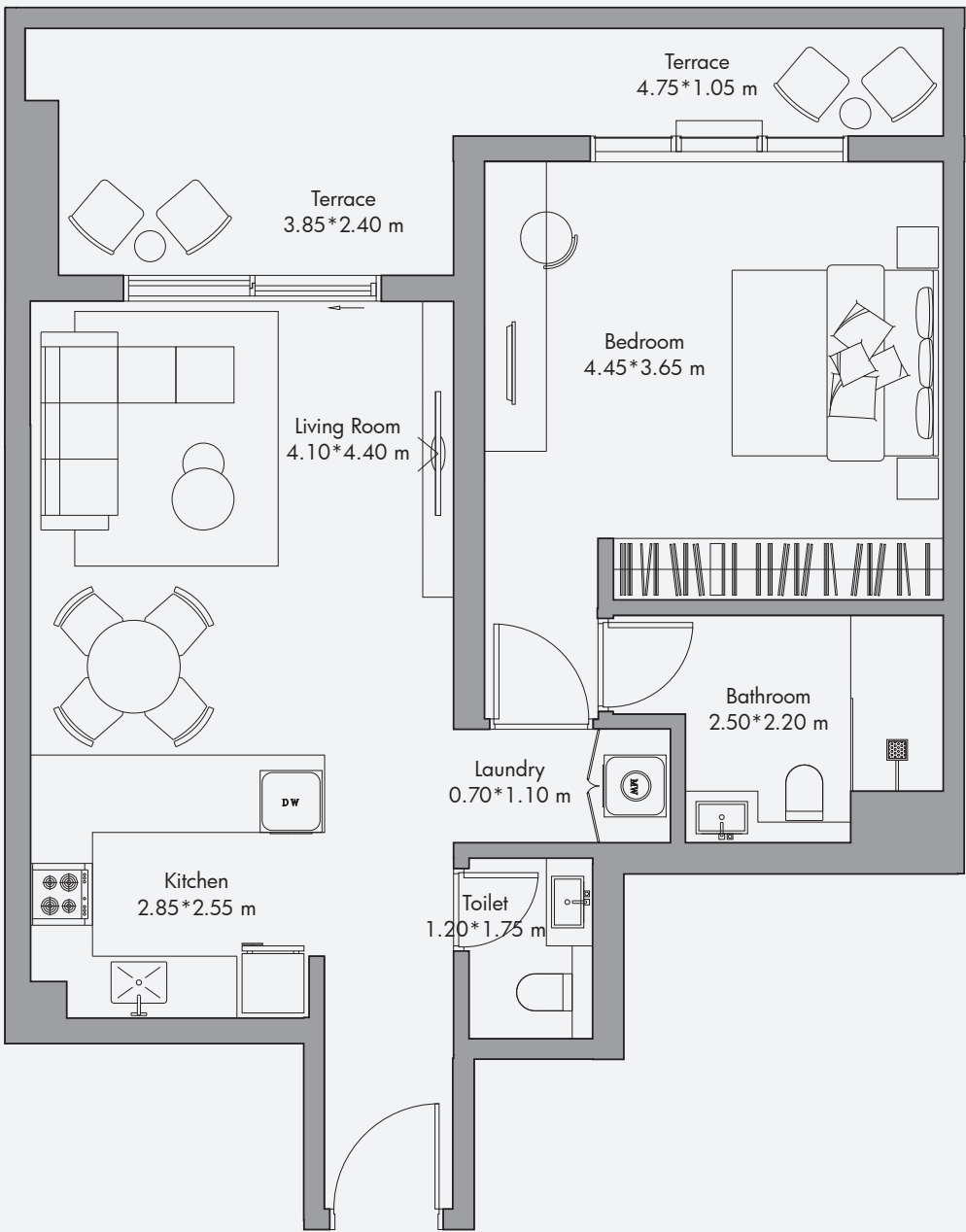
|         |                          |
|---------|--------------------------|
| Unit    | 740 sq feet <sup>2</sup> |
| Balcony | 65 sq feet <sup>2</sup>  |
| Total   | 805 sq feet <sup>2</sup> |



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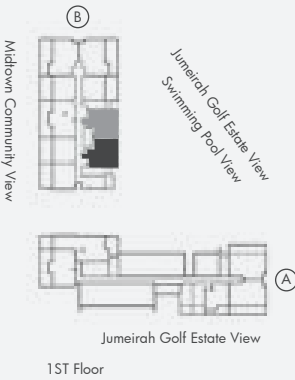
1 Bedroom Apartment Type 04-T/ 925 sq feet<sup>2</sup>



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

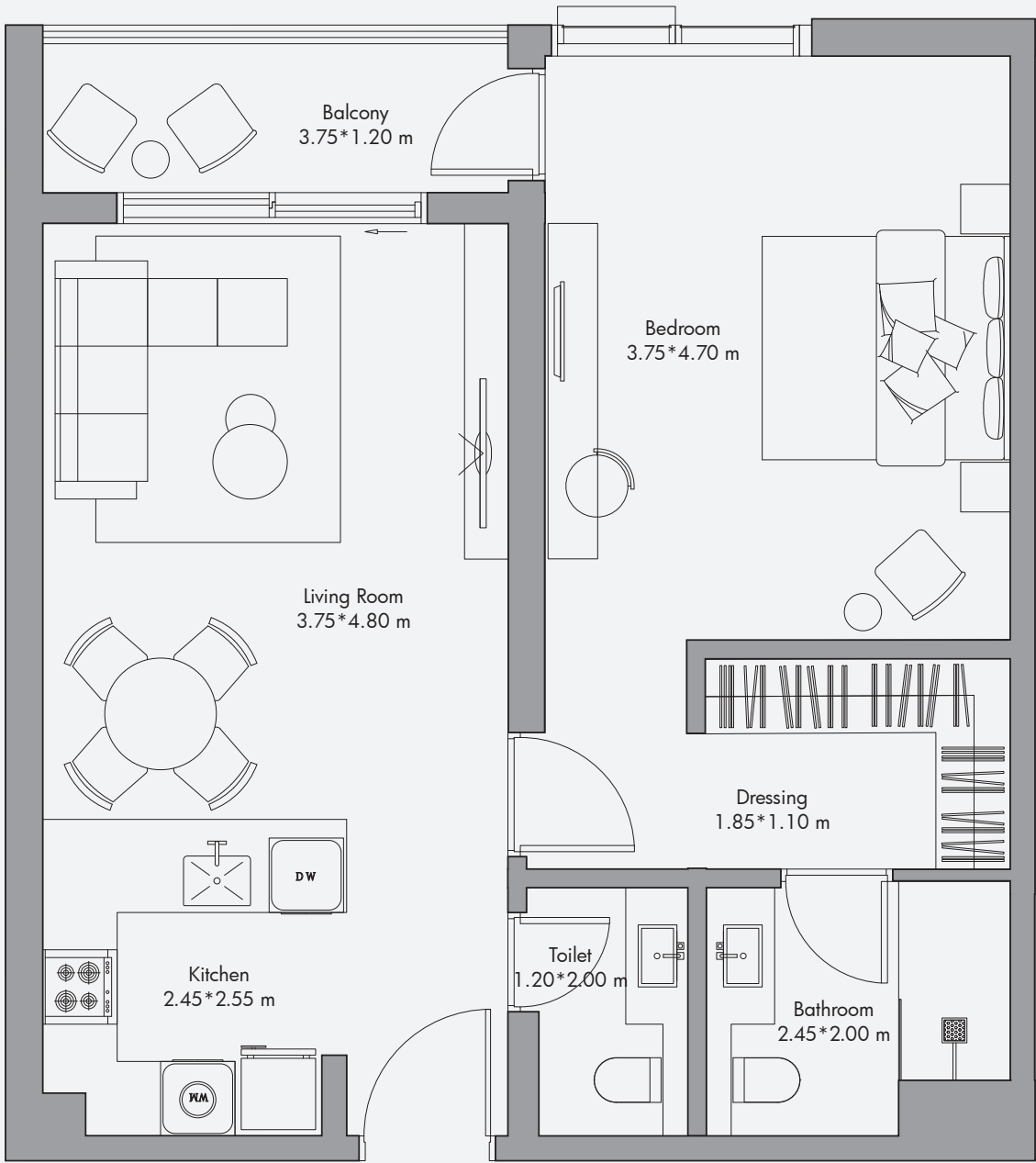


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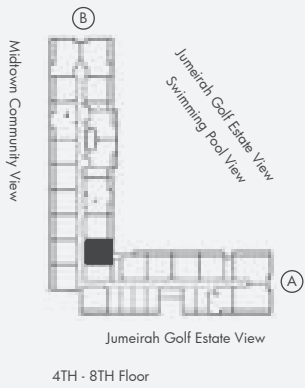


1 Bedroom Apartment Type 05 / 770 sq feet<sup>2</sup>

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

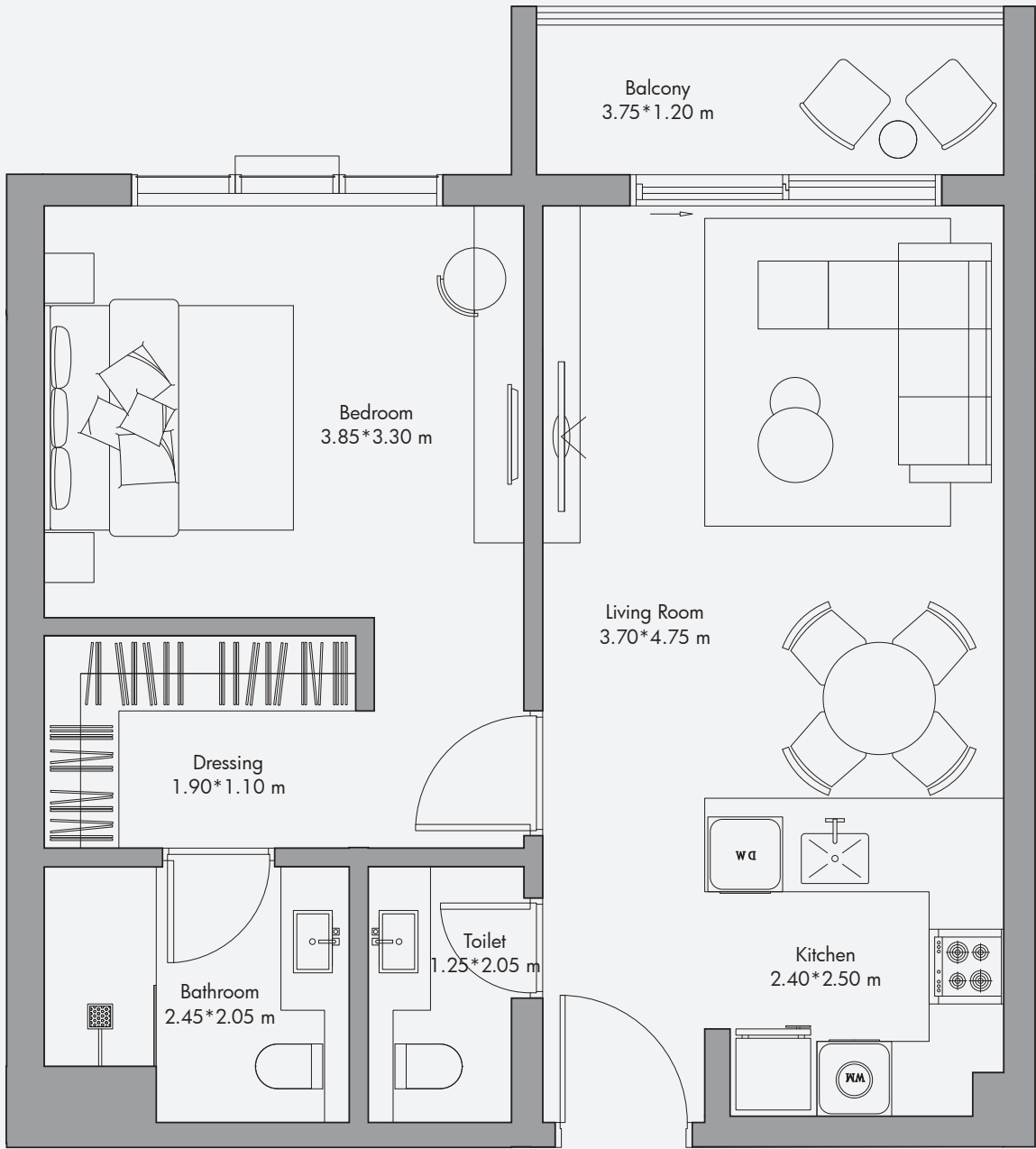


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1 Bedroom Apartment Type 06 / 705 sq feet<sup>2</sup>

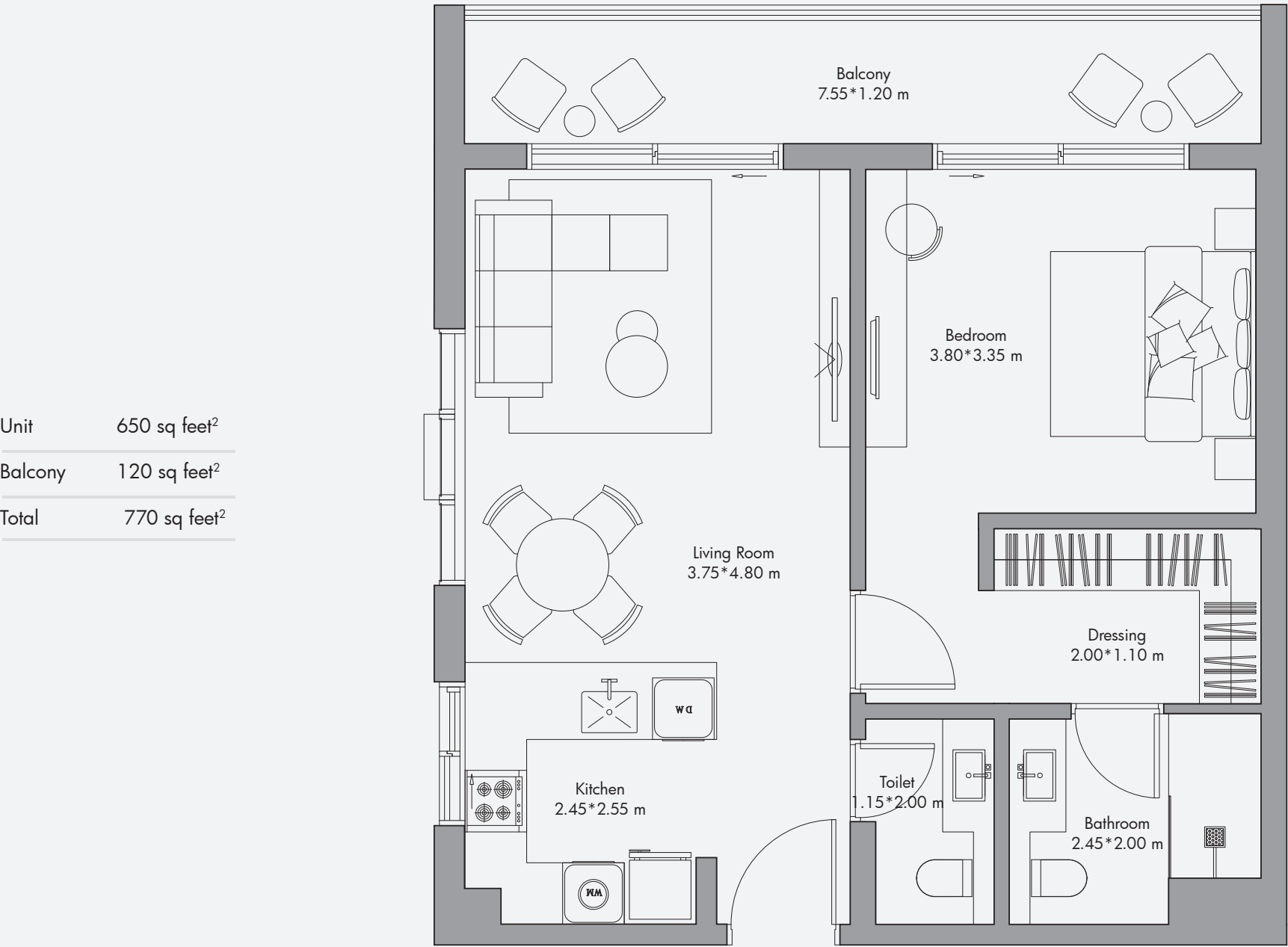
|         |                          |
|---------|--------------------------|
| Unit    | 645 sq feet <sup>2</sup> |
| Balcony | 60 sq feet <sup>2</sup>  |
| Total   | 705 sq feet <sup>2</sup> |



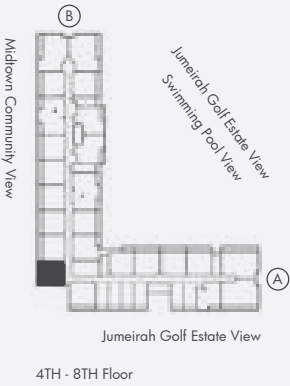
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1 Bedroom Apartment Type 07 / 770 sq feet<sup>2</sup>

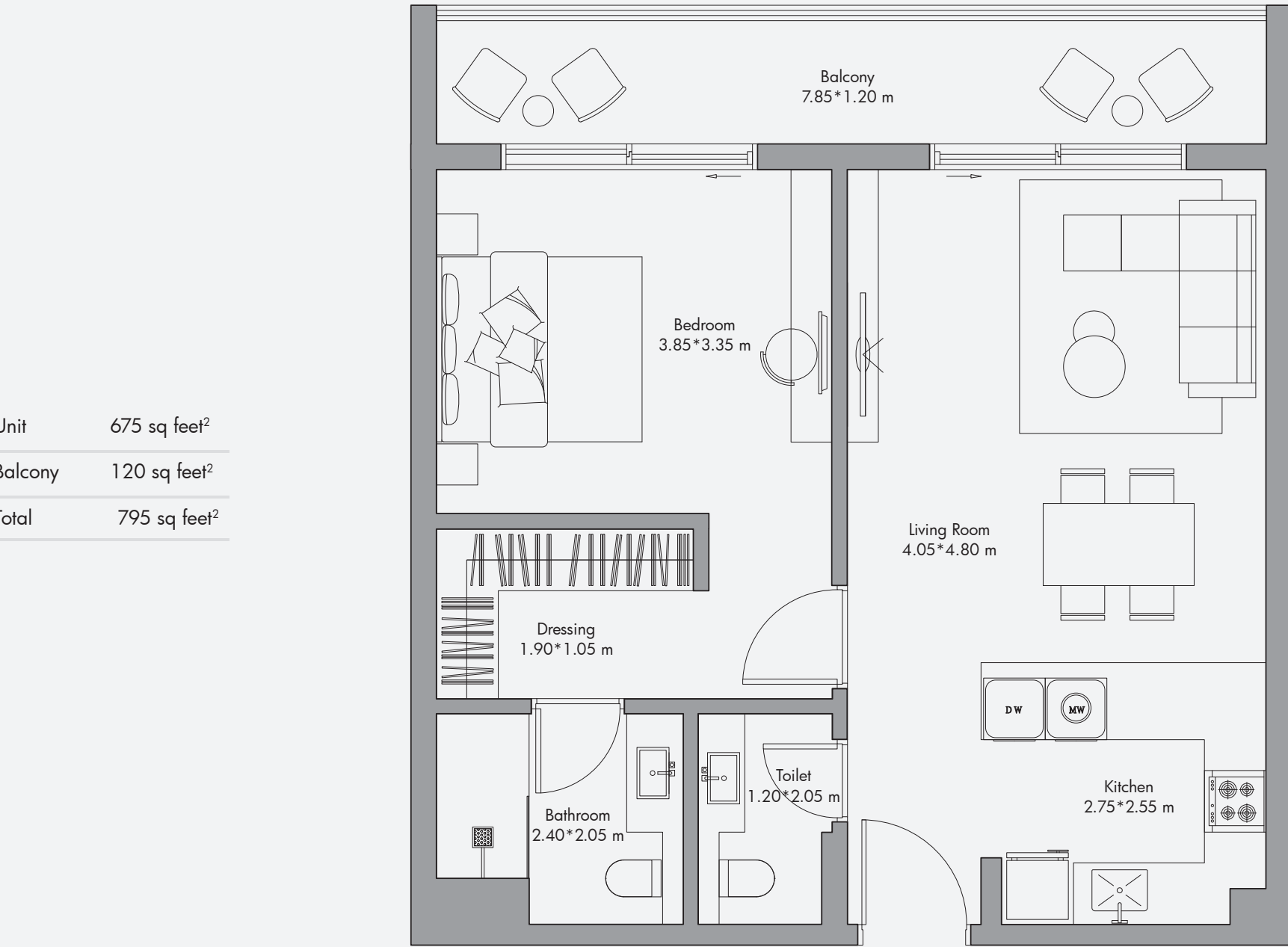


|         |                          |
|---------|--------------------------|
| Unit    | 650 sq feet <sup>2</sup> |
| Balcony | 120 sq feet <sup>2</sup> |
| Total   | 770 sq feet <sup>2</sup> |

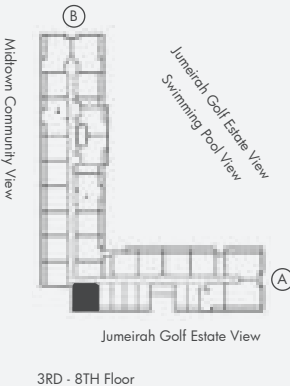


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1 Bedroom Apartment Type 08 / 795 sq feet<sup>2</sup>

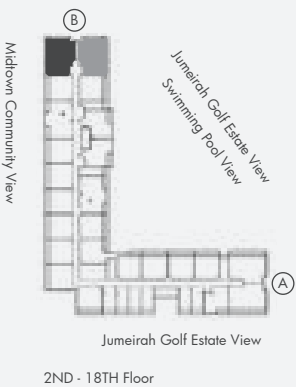
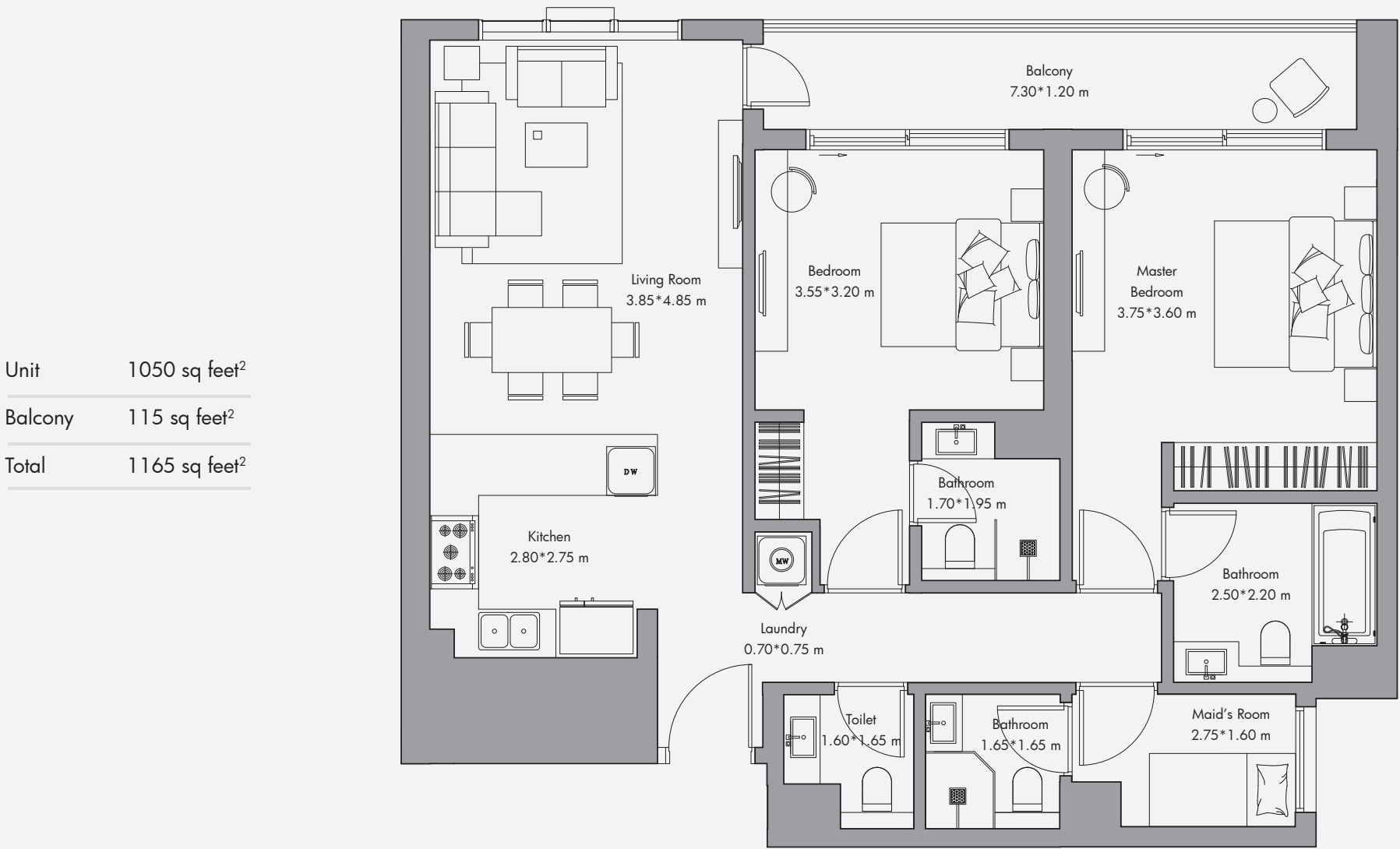


|         |                          |
|---------|--------------------------|
| Unit    | 675 sq feet <sup>2</sup> |
| Balcony | 120 sq feet <sup>2</sup> |
| Total   | 795 sq feet <sup>2</sup> |



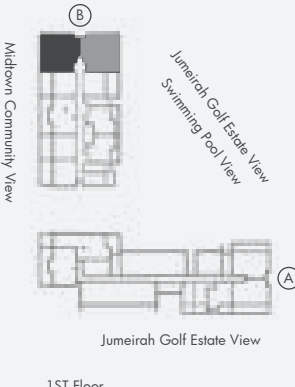
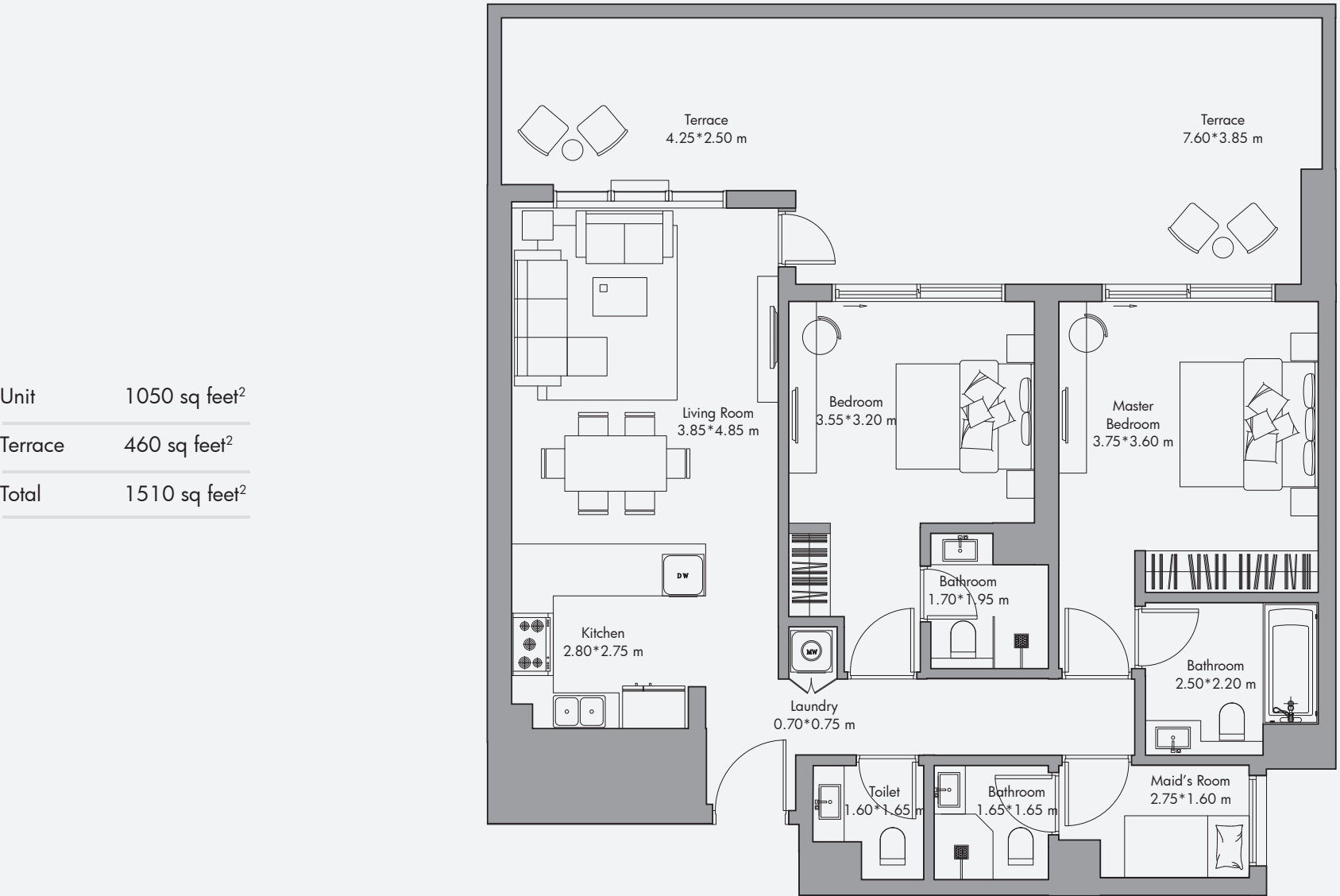
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2 Bedroom Apartment Type 01 / 1165 sq feet<sup>2</sup>



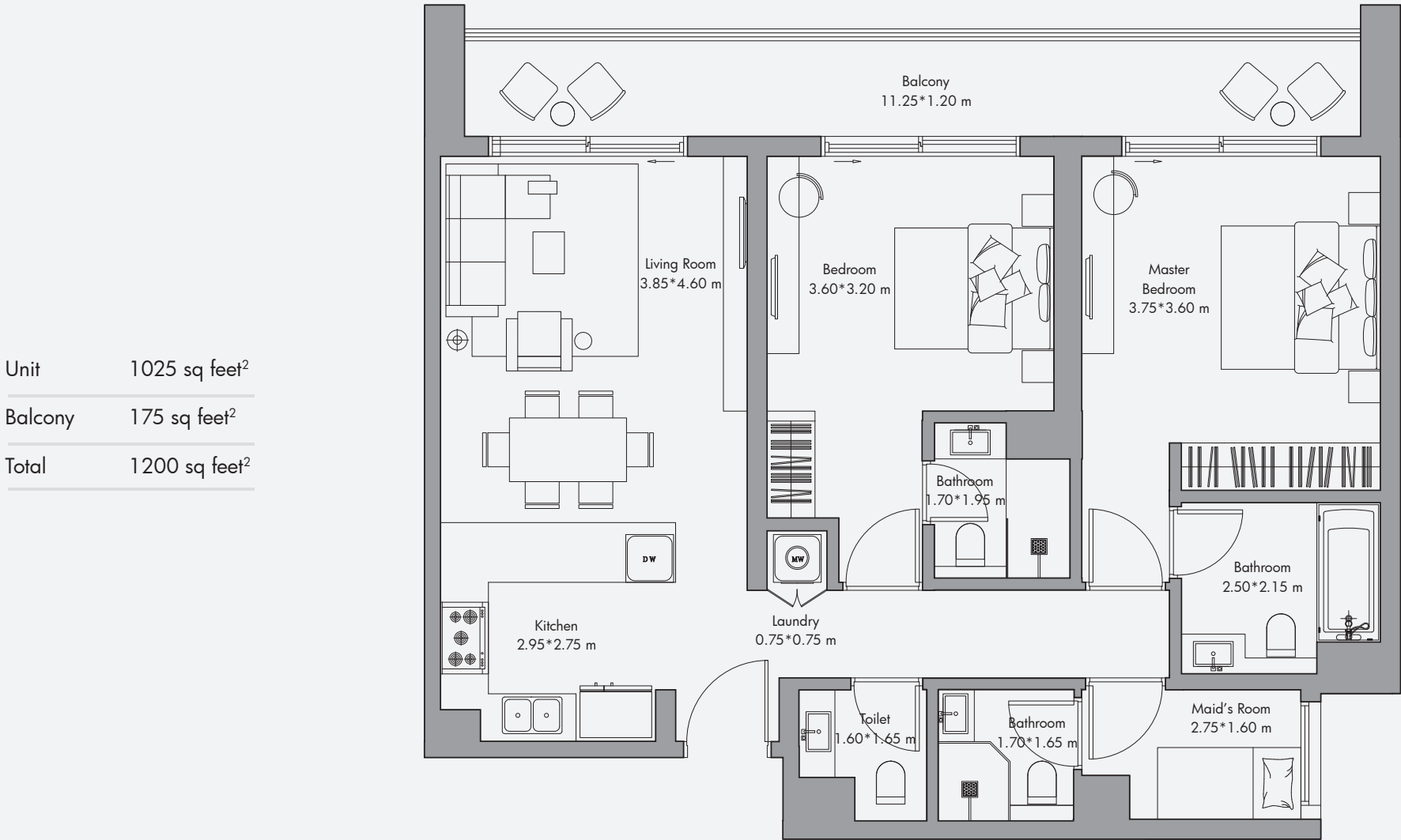
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2 Bedroom Apartment Type 01-T / 1510 sq feet<sup>2</sup>



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



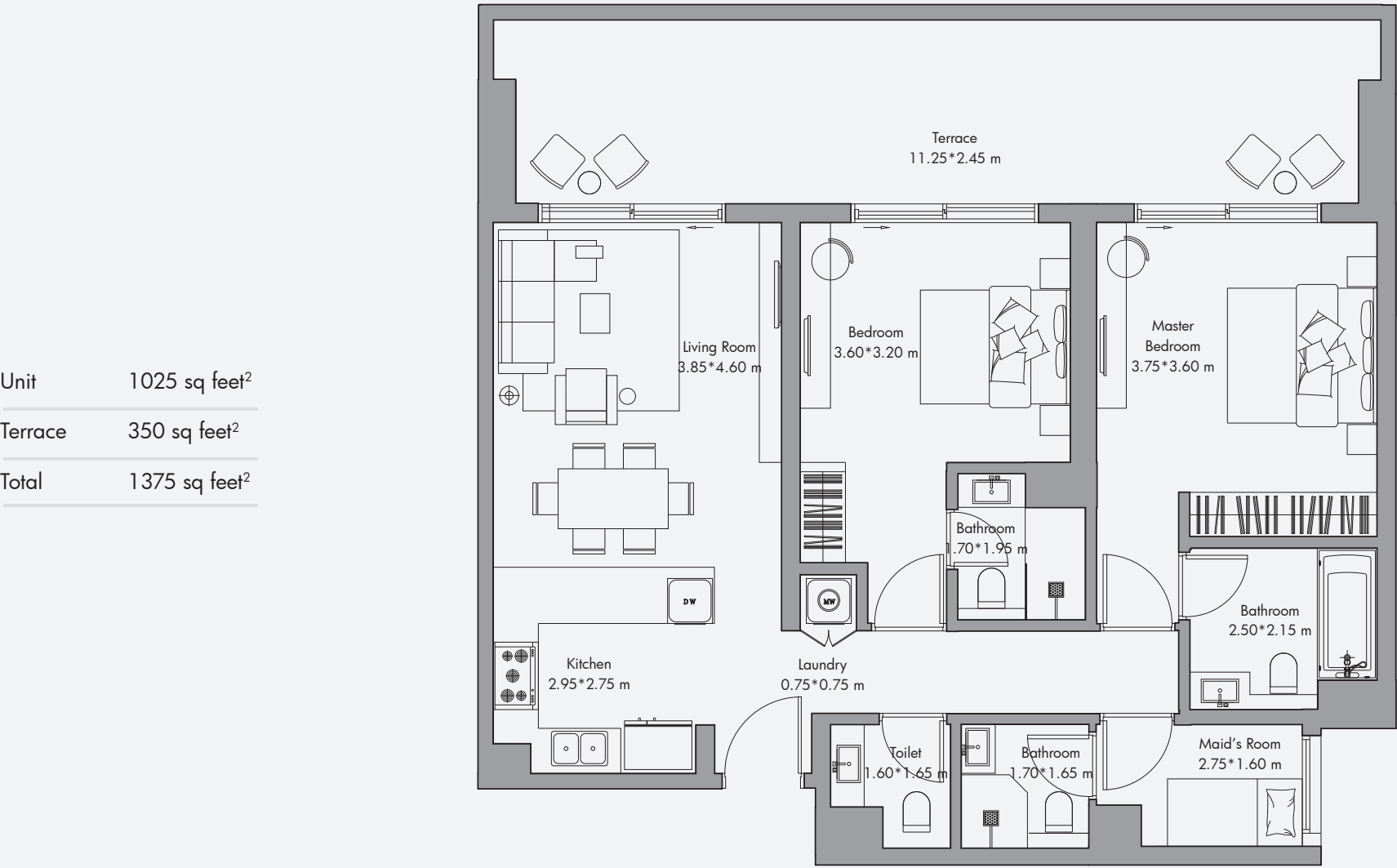
|         |                           |
|---------|---------------------------|
| Unit    | 1025 sq feet <sup>2</sup> |
| Balcony | 175 sq feet <sup>2</sup>  |
| Total   | 1200 sq feet <sup>2</sup> |



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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> |



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



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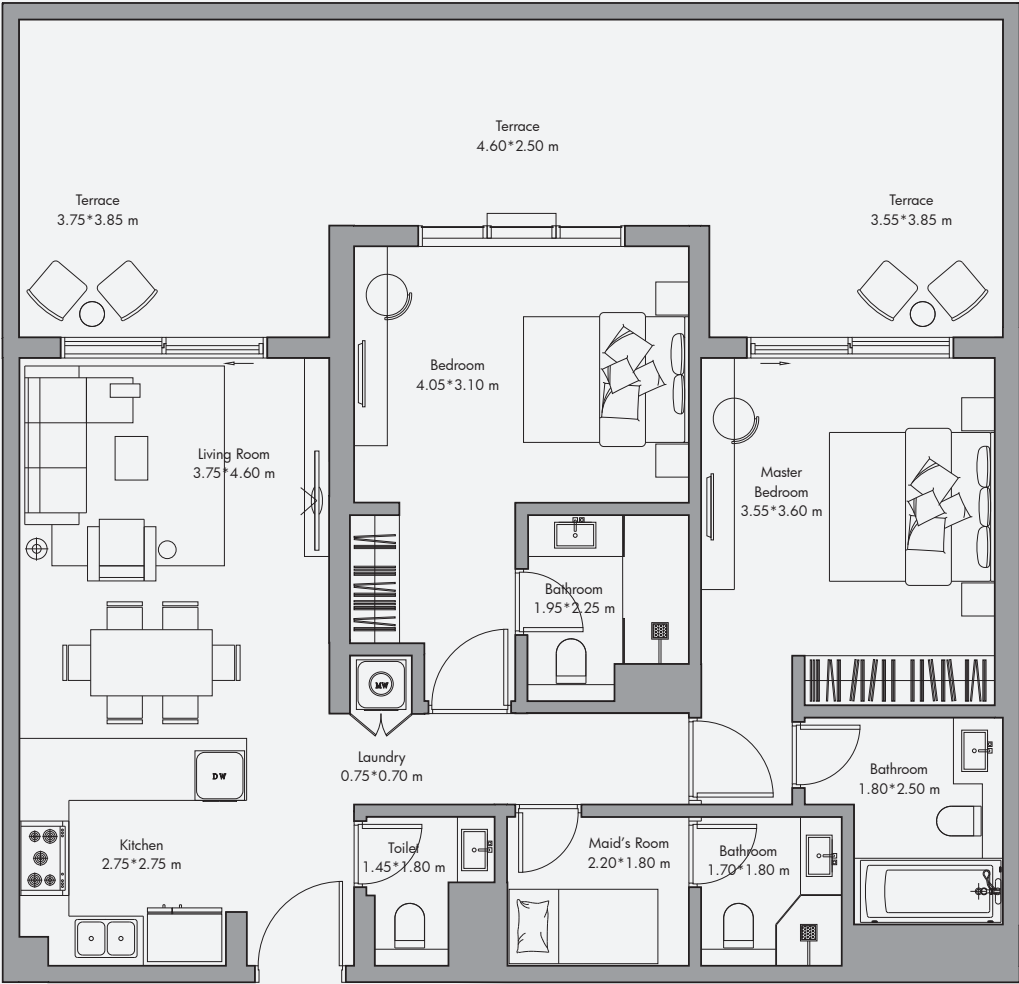
2 Bedroom Apartment Type 03\* / 1130 sq feet<sup>2</sup>



**Disclaimer:**  
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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> |

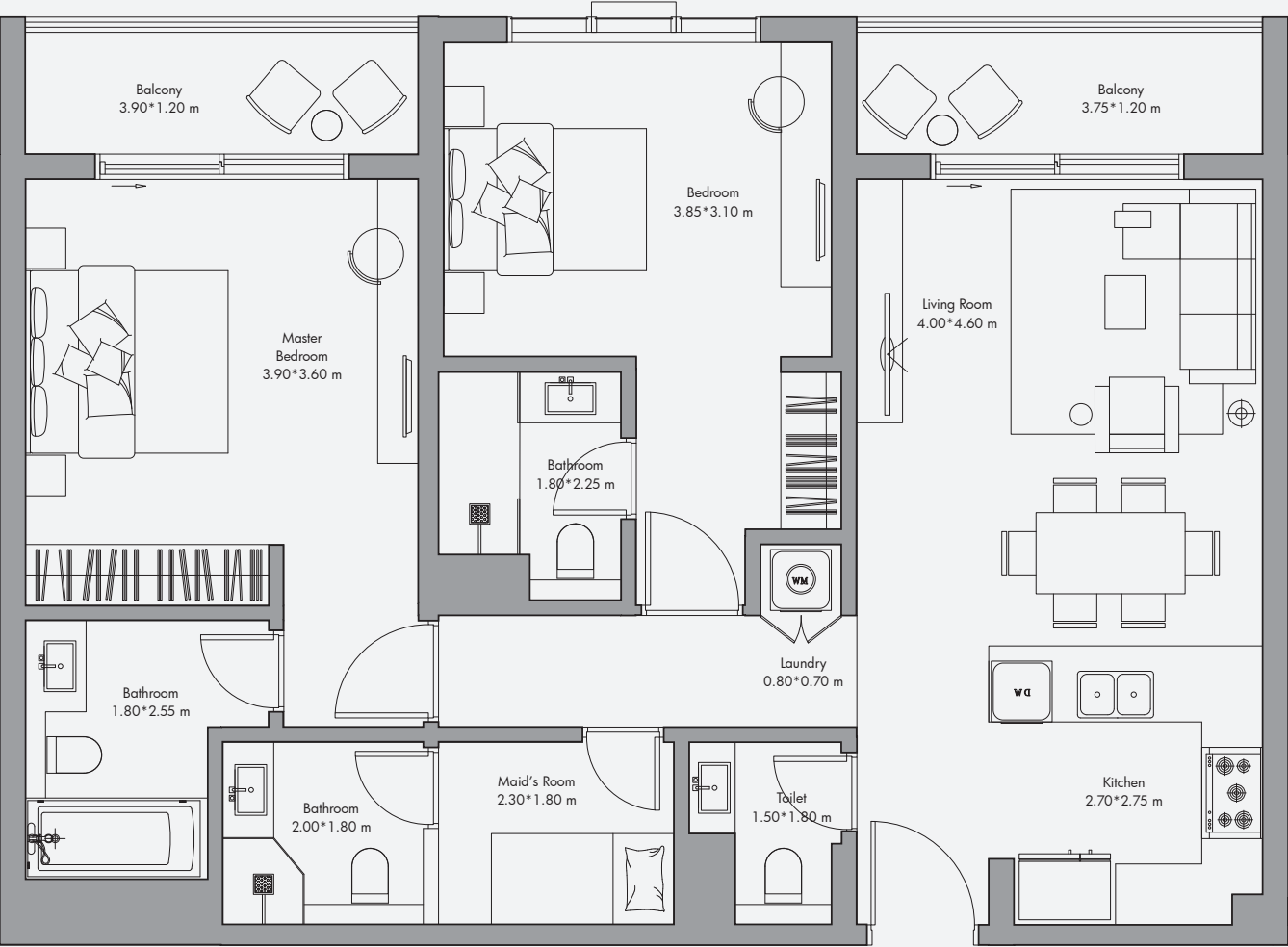


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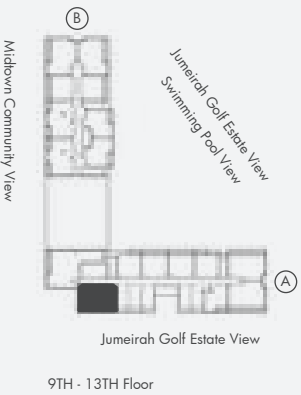


2 Bedroom Apartment Type 04 / 1183 sq feet<sup>2</sup>

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

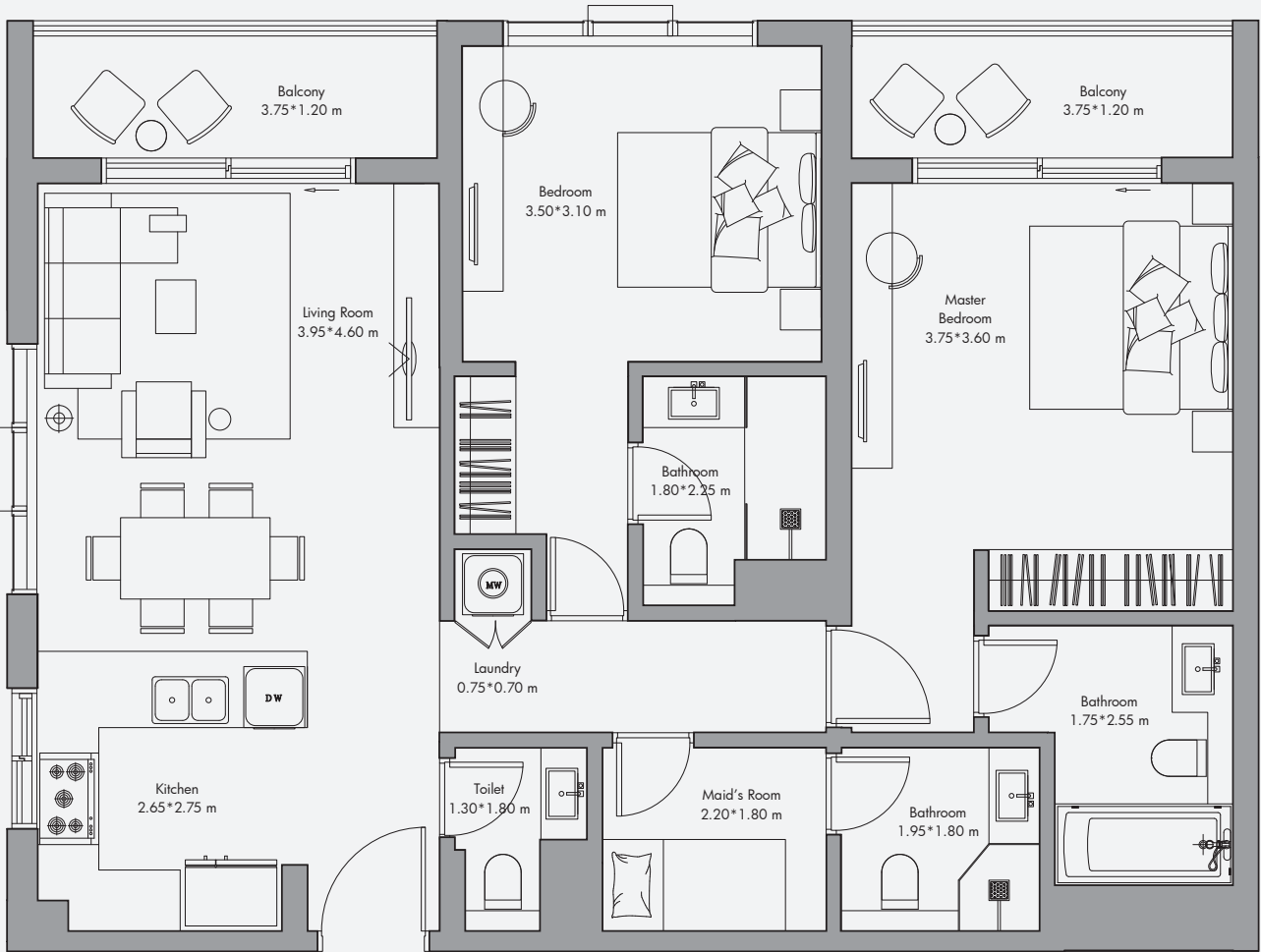


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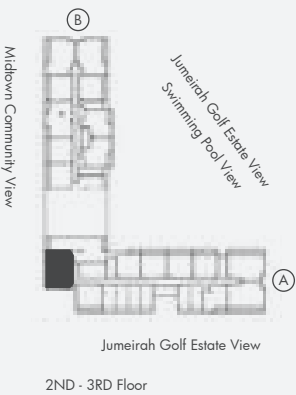


2 Bedroom Apartment Type 05 / 1140 sq feet<sup>2</sup>

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

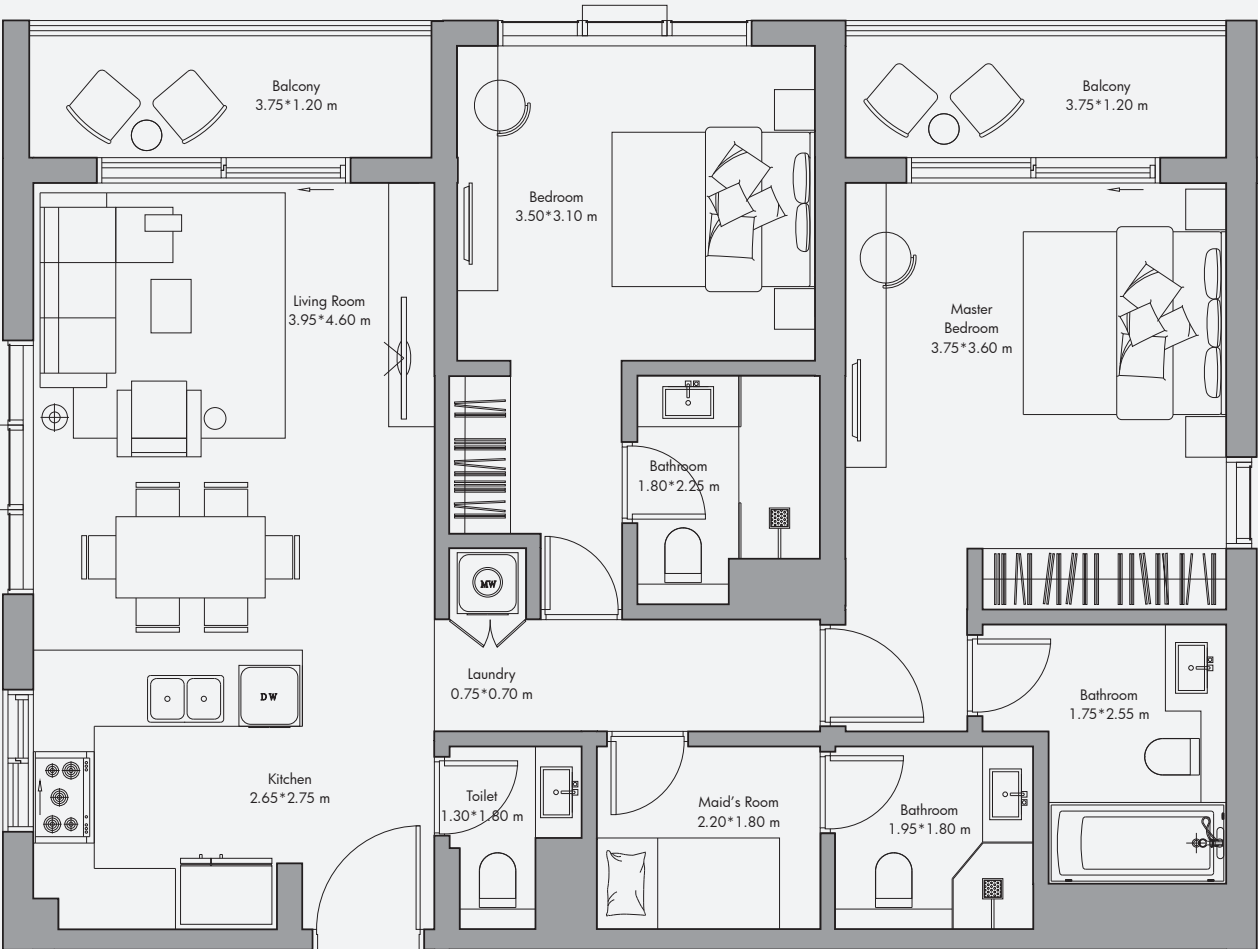


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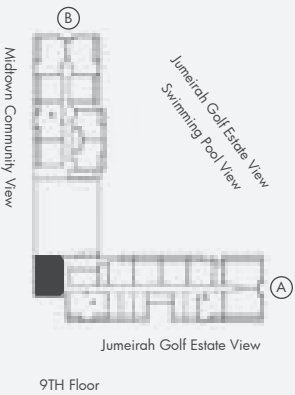


2 Bedroom Apartment Type 05\* / 1146 sq feet<sup>2</sup>

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

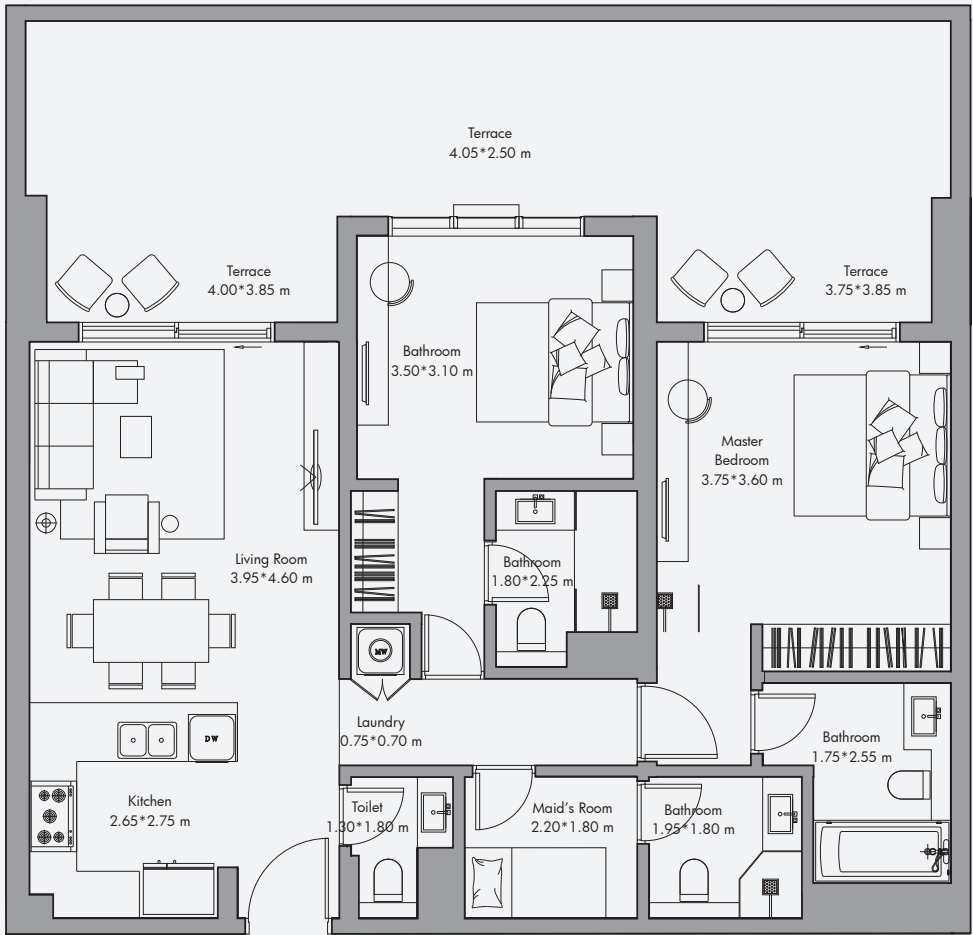


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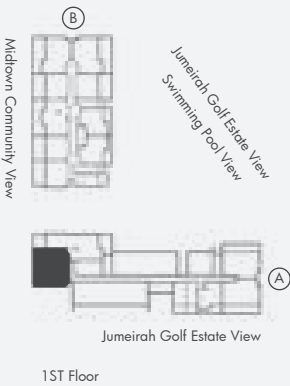


2 Bedroom Apartment Type 05-T / 1490 sq feet<sup>2</sup>

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

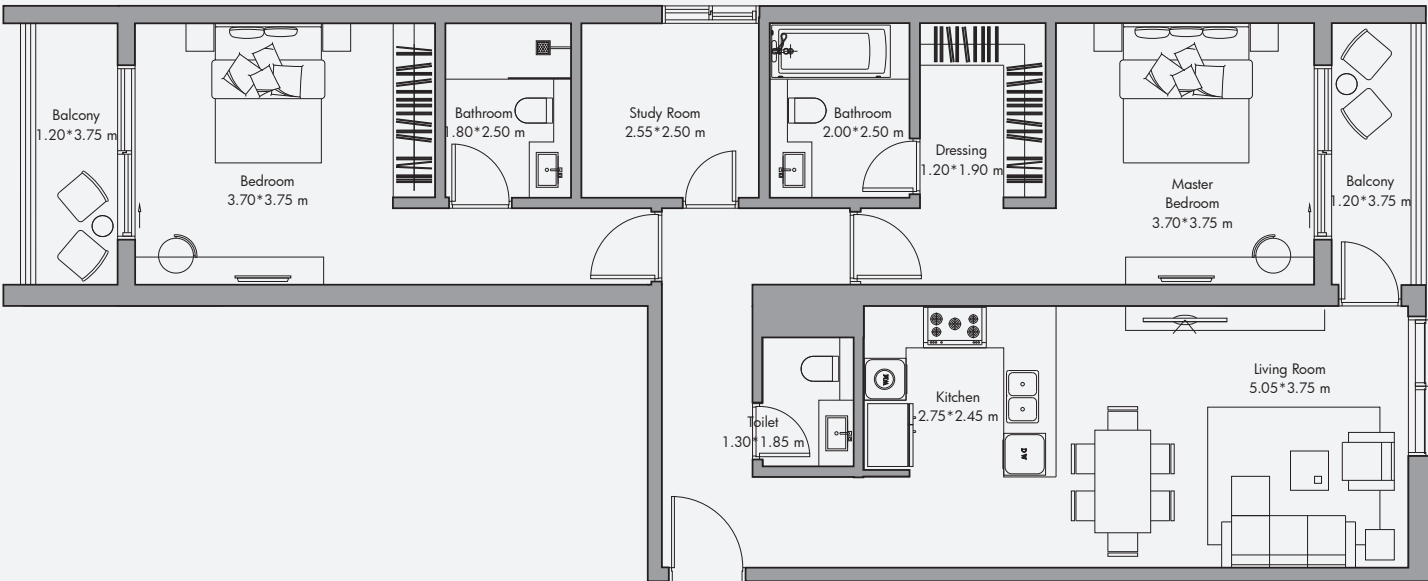


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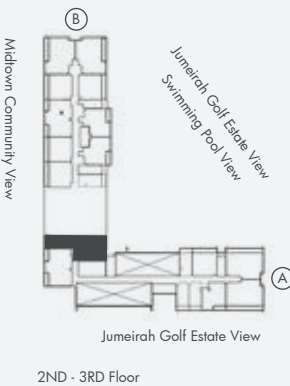


2 Bedroom Apartment Type 06 / 1365 sq feet<sup>2</sup>

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

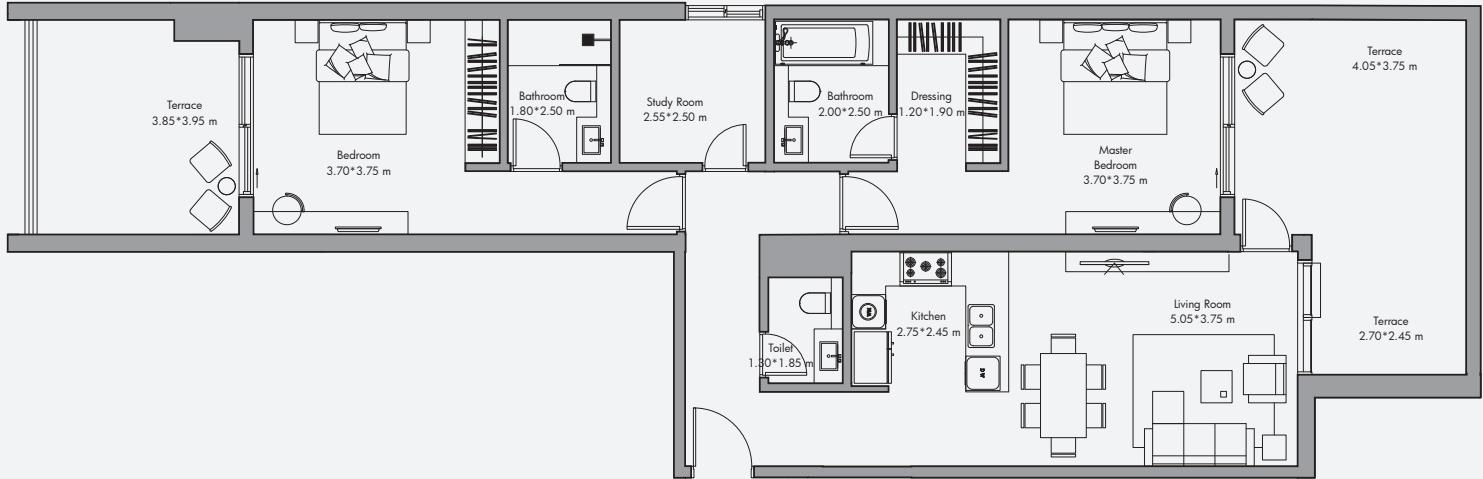


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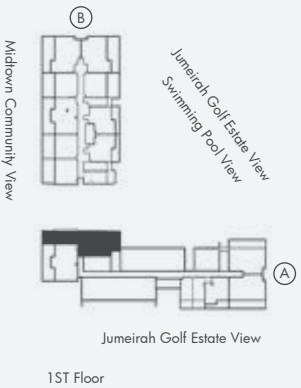


2 Bedroom Apartment Type 06-T / 1685 sq feet<sup>2</sup>

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

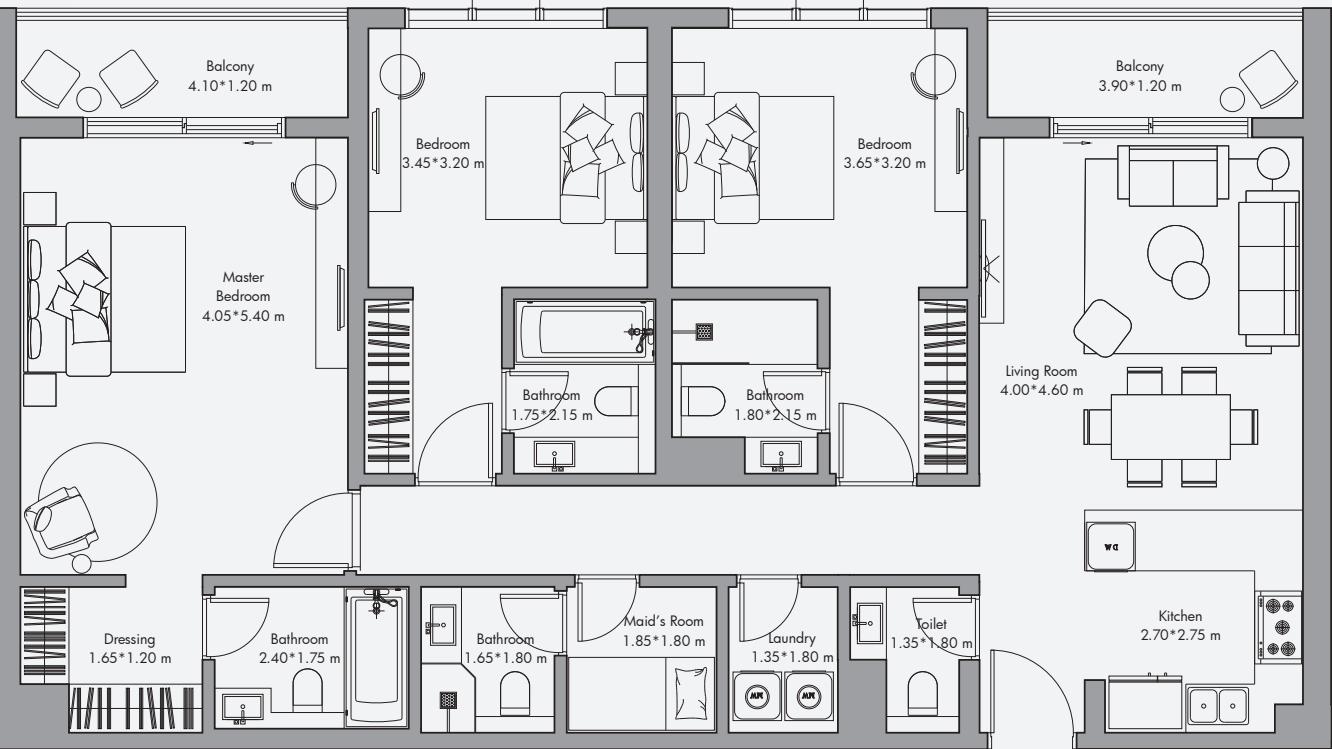


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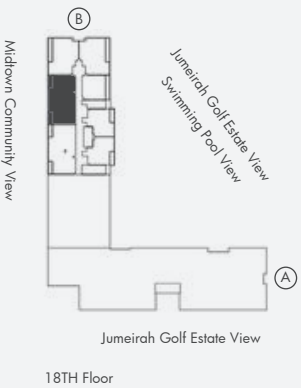


3 Bedroom Apartment Type 01 / 1550 sq feet<sup>2</sup>

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

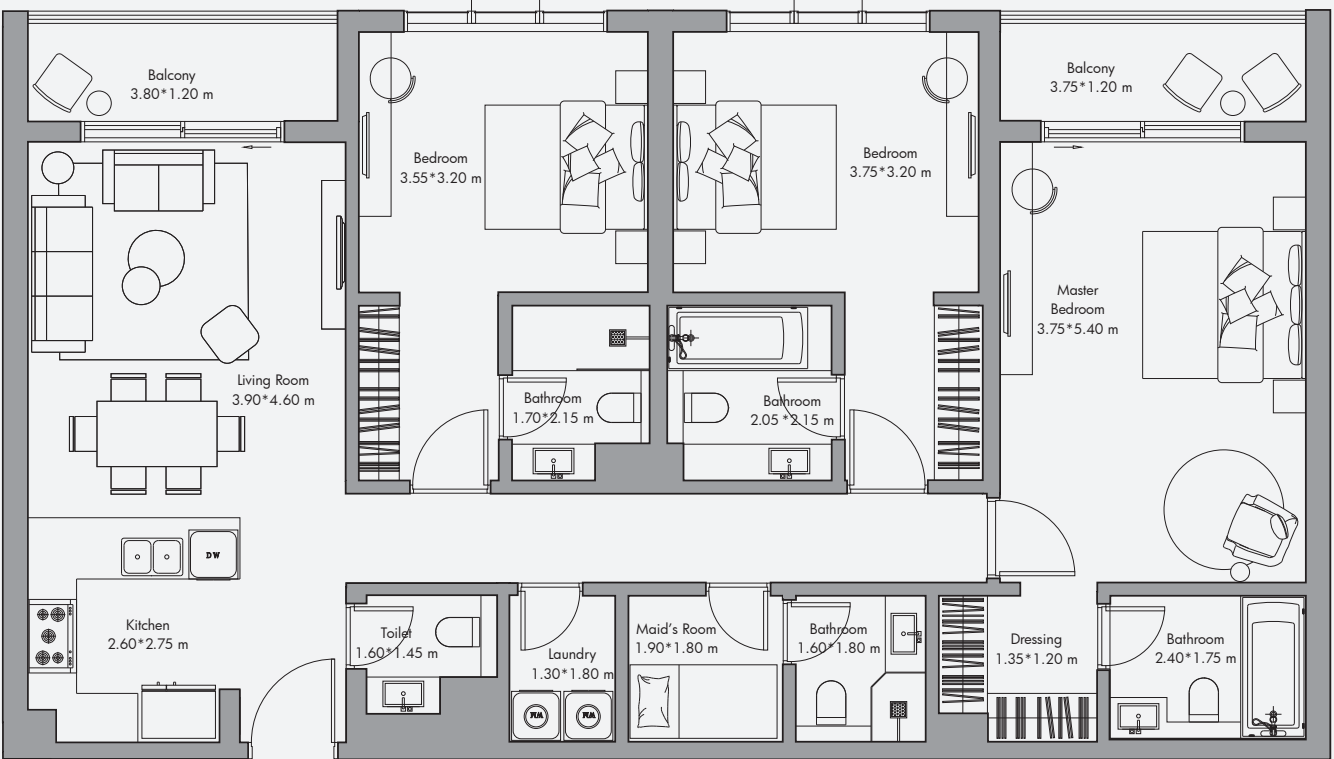


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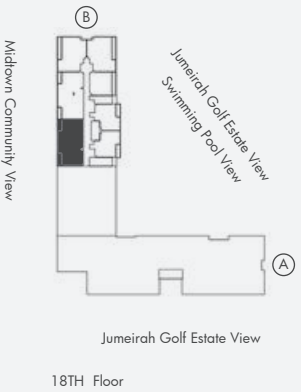


3 Bedroom Apartment Type 01 \* / 1520 sq feet<sup>2</sup>

|         |                           |
|---------|---------------------------|
| Unit    | 1400 sq feet <sup>2</sup> |
| Balcony | 120 sq feet <sup>2</sup>  |
| Total   | 1520 sq feet <sup>2</sup> |

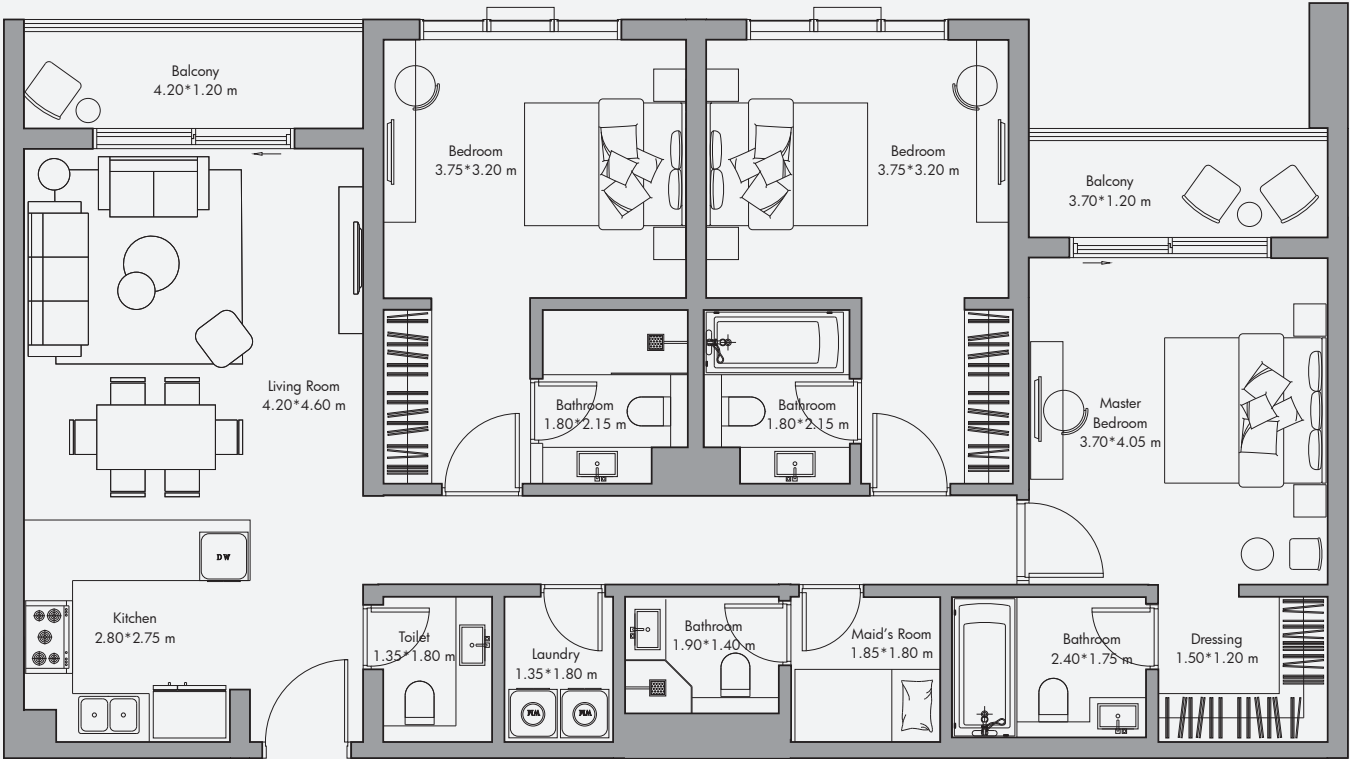


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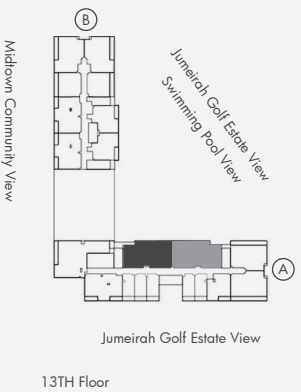


3 Bedroom Apartment Type 02 / 1515 Sq feet<sup>2</sup>

|         |                           |
|---------|---------------------------|
| Unit    | 1390 Sq Feet <sup>2</sup> |
| Balcony | 125 Sq Feet <sup>2</sup>  |
| Total   | 1515 Sq Feet <sup>2</sup> |

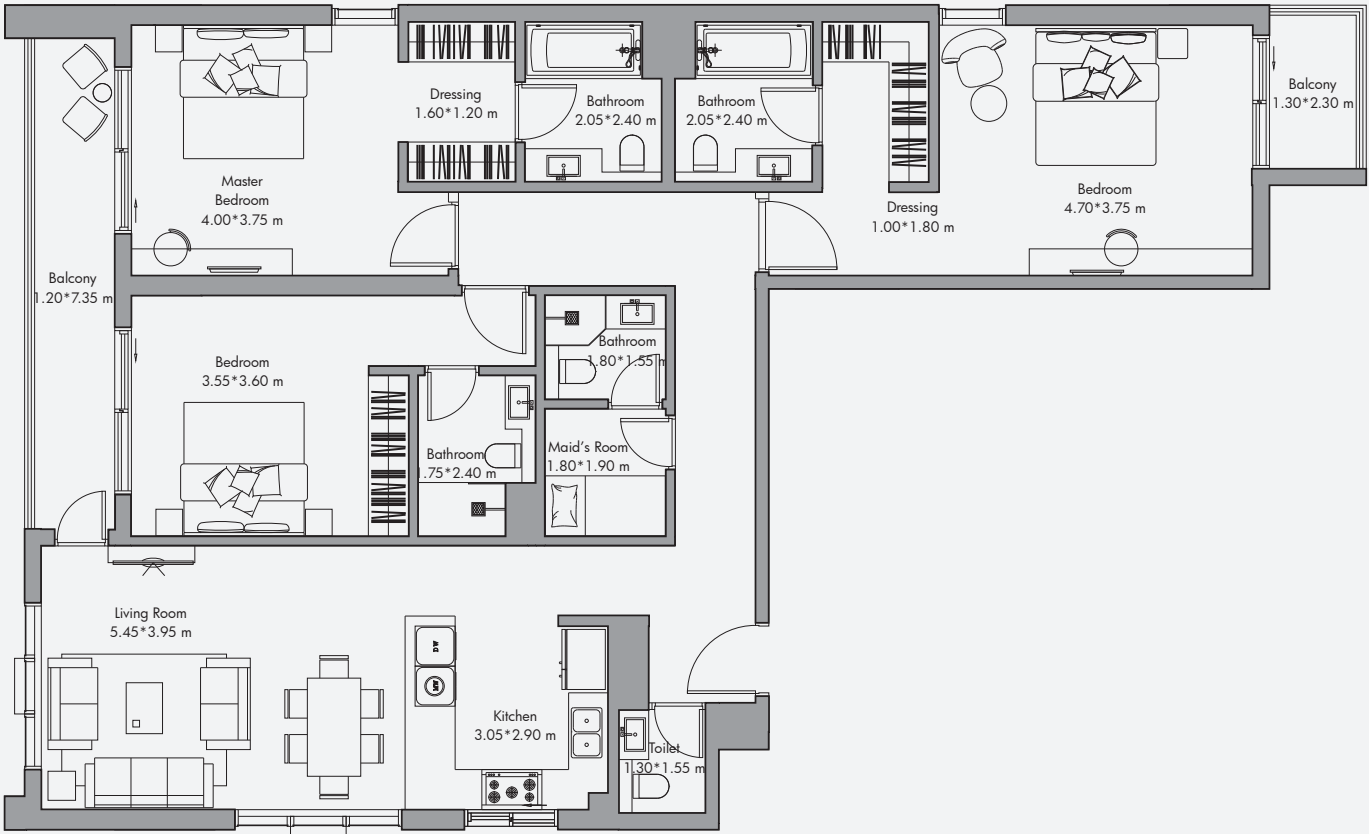


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3 Bedroom Apartment Type 03 / 1760 sq feet<sup>2</sup>

|         |                           |
|---------|---------------------------|
| 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

ABOUT 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 تغيّير ملامحها في خلال أقلّ 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.

Higher rental income on average of 7.4%, which is one of the highest in the world\*.

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\*\*.

100% foreign ownership; repatriation of capital and profits

Golden Visa

Safe and secure environment

Stable currency pegged to USD

Zero Income Tax

عائد إيجاري أعلى بمتوسط ٧.٤٪، وهو أحد أعلى العوائد في العالم

تتمتع بموقع جغرافي استراتيجي يتيح إلى ثلث سكان العالم الوصول إليها بكل سهولة في خلال زمن طيران لا يتجاوز ٤ ساعات من دبي، وإلى ثلثي سكان العالم في خلال زمن طيران لا يتجاوز ٨ ساعات من دبي

تملك أجنبي بنسبة ١٠٠٪، تحويل رأس المال والأرباح

إقامة ذهبية

بيئة آمنة ومستقرة

عملة مستقرة مرتبطة بالدولار الأمريكي

إعفاء من ضريبة الدخل

لماذا دبي  
WHY Dubai