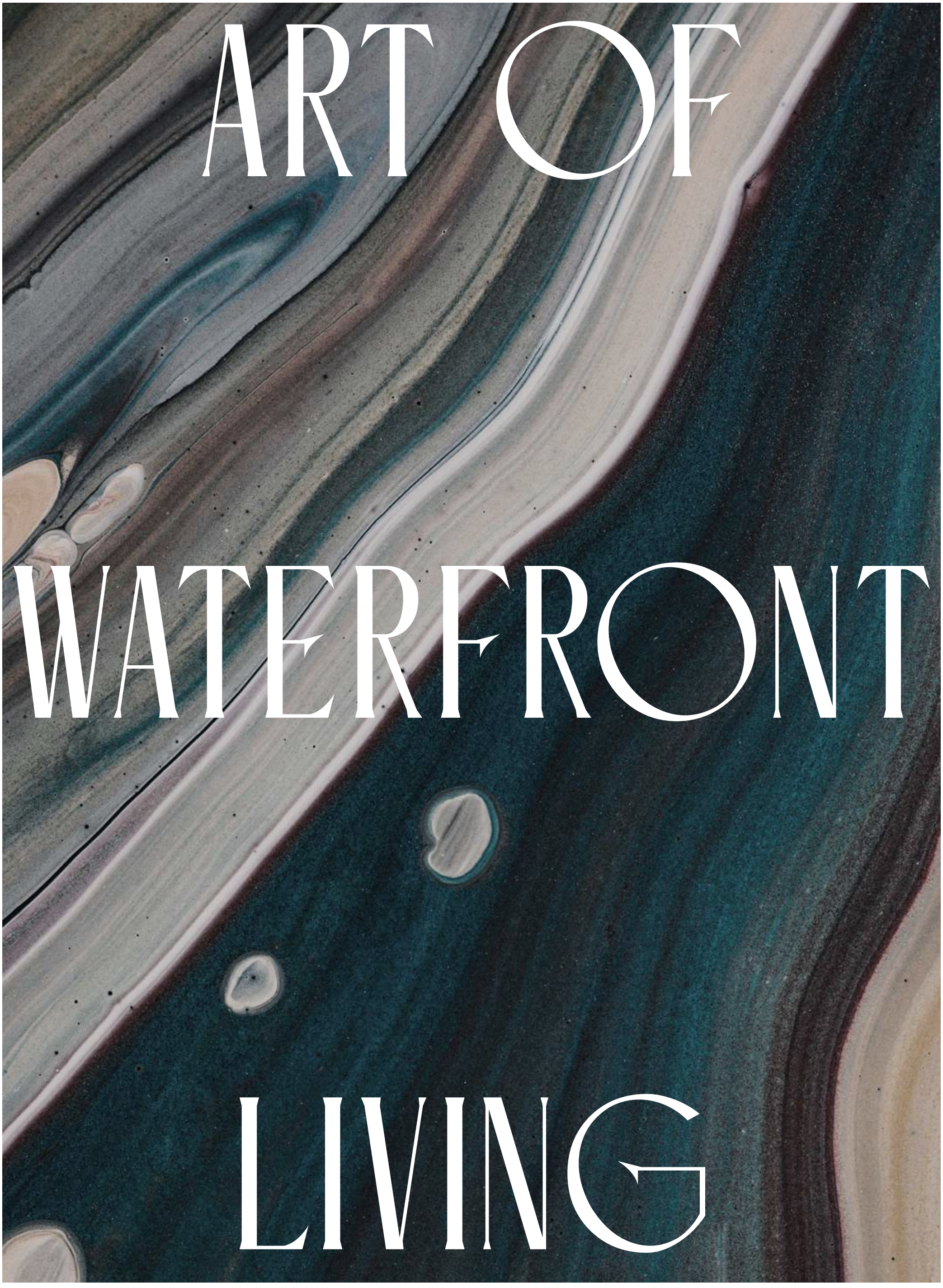

ART OF
WATERFRONT
LIVING

ARYA

RESIDENCES

CITI DEVELOPERS

OVER A DECADE OF TRUST

MARINA FRONT



There's something truly special about waking up to the sound of waves gently lapping against the dock. The marina's tranquil atmosphere and stunning views make every day feel like a getaway. Whether I'm watching the sunset over the water or enjoying a quiet morning coffee on the balcony, this place never fails to bring me peace and inspiration.





I don't create buildings—I develop feelings. With ARYA, I wanted to craft something that doesn't follow the rules, but rewrites them. Every corner of this building speaks a certain language—one that reflects emotion, individuality, and depth.
I call it a true example of Neo Luxury. It's the freedom to live in a space that mirrors who you are, not what trends dictate.
ARYA is not just a residence—it's an artistic journey. And I believe the future of luxury begins with the courage to ask: Why not?

ZM.



ART OF



- **21 - kilometer** beachfront.
- Features **9** world-class marinas.
- **86** opulent resorts and hotels.
- **2** championship-level golf courses.

NEO LUXURY

FEATURED ARTIST

ALEC MONOPLY

ARYA isn’t just another project for me. It’s a playground for my imagination. When I first saw the scale of the triple-height lobby, I felt a rush of creative freedom. It’s rare to be invited into a space where art isn’t just decor, it’s identity. This mural is my chance to bring energy, rebellion, and storytelling into the very heart of the building. I’m blending my signature style with a fresh narrative, one that speaks to movement, modern luxury, and cultural edge. For me, this isn’t just a wall. It’s a canvas for bold expression, and ARYA is the perfect stage.















THE ARCHITECTURE

ARYA





I don't create buildings—I create feelings. To me, luxury is not about excess; it's about essence. With ARYA, I wanted to craft something that doesn't follow the rules, but rewrites them. Every curve of this building speaks a different language—one that reflects emotion, individuality, and depth. I call it Neo Luxury. It's the freedom to live in a space that mirrors who you are, not what trends dictate. I've commissioned Alec Monopoly not for decoration, but for disruption—to bring energy and meaning to the walls we live between. ARYA is not just a residence—it's an artistic journey. And I believe the future of luxury begins with the courage to ask: Why not?

ZM.



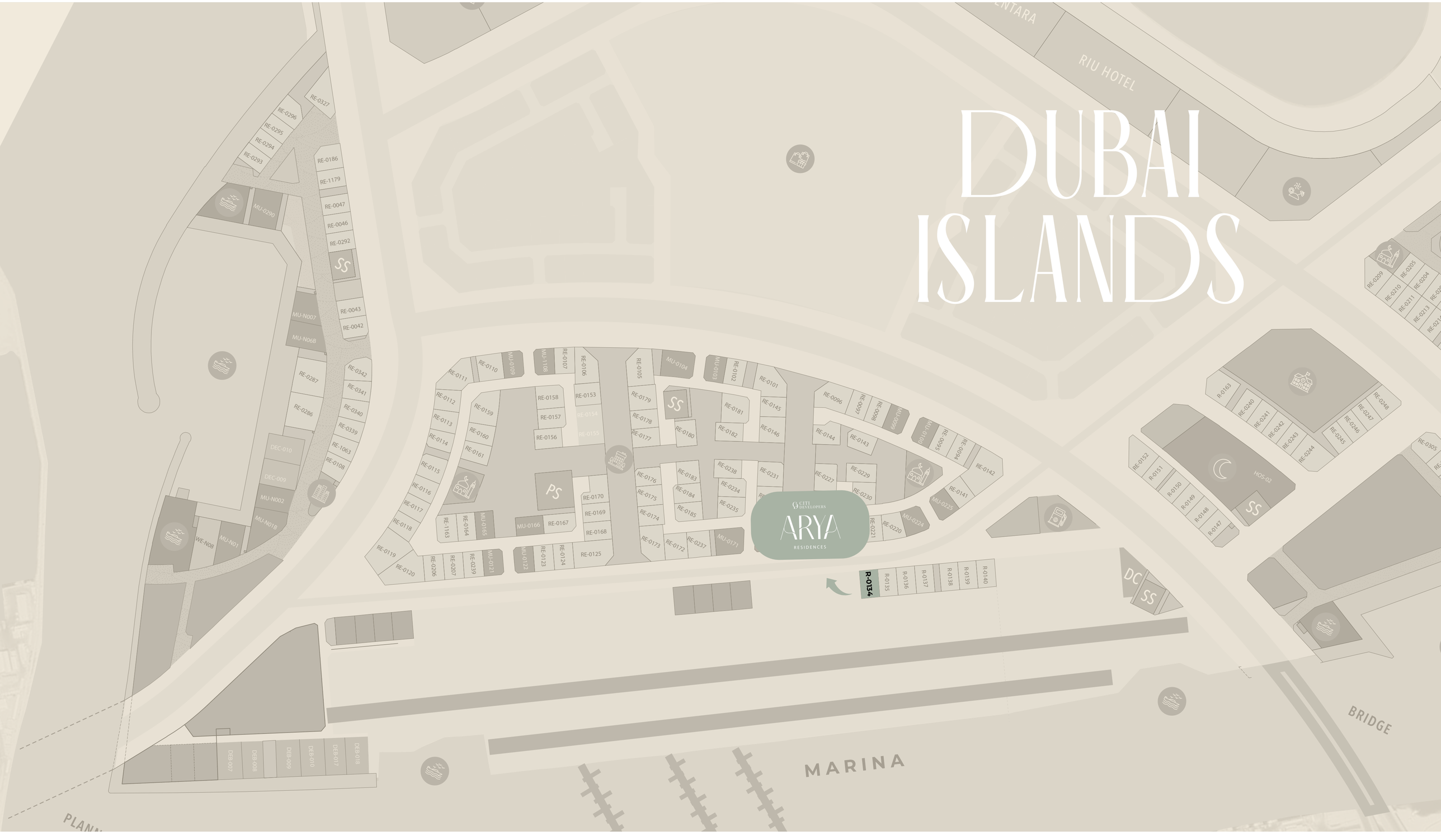


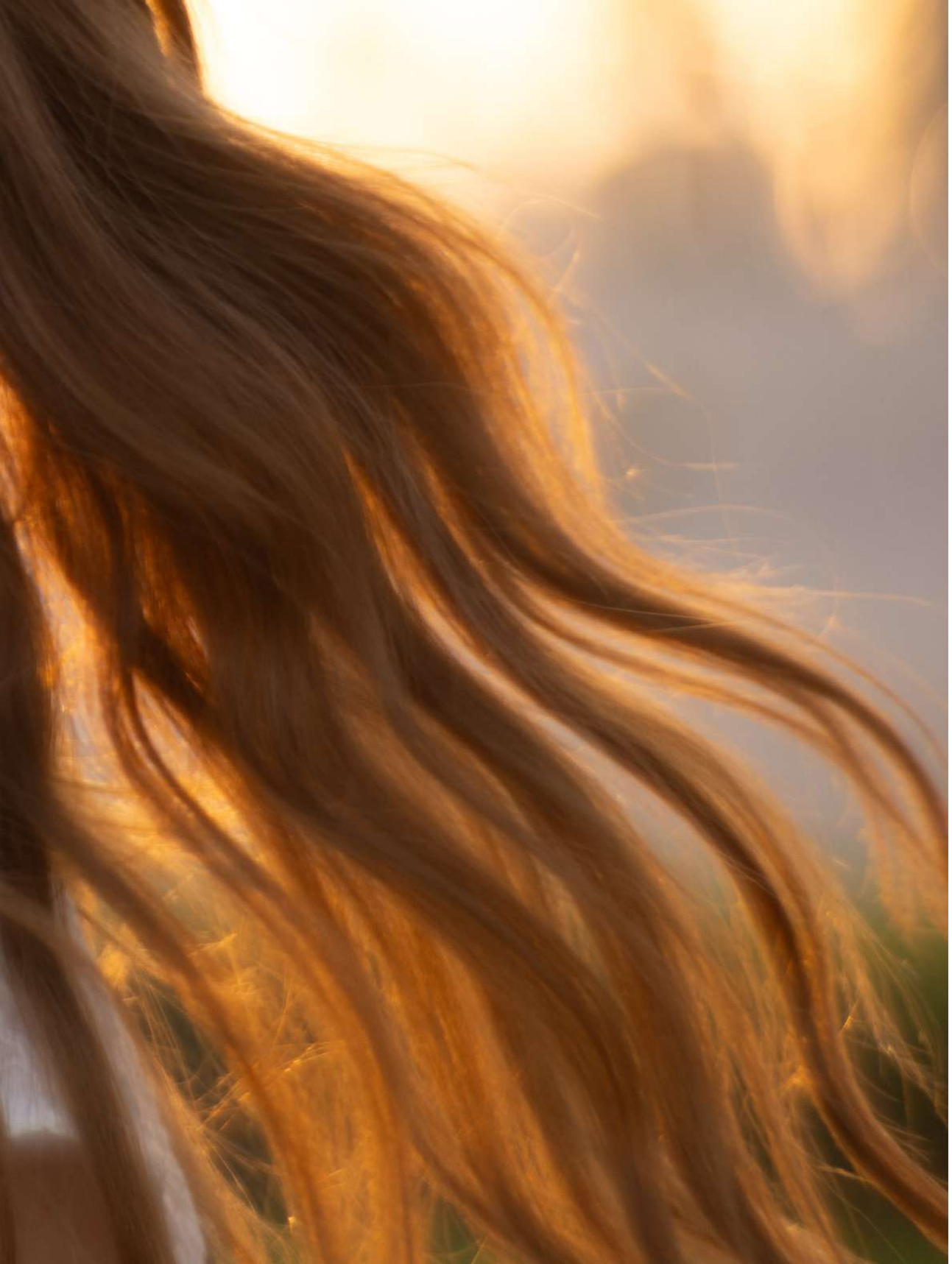






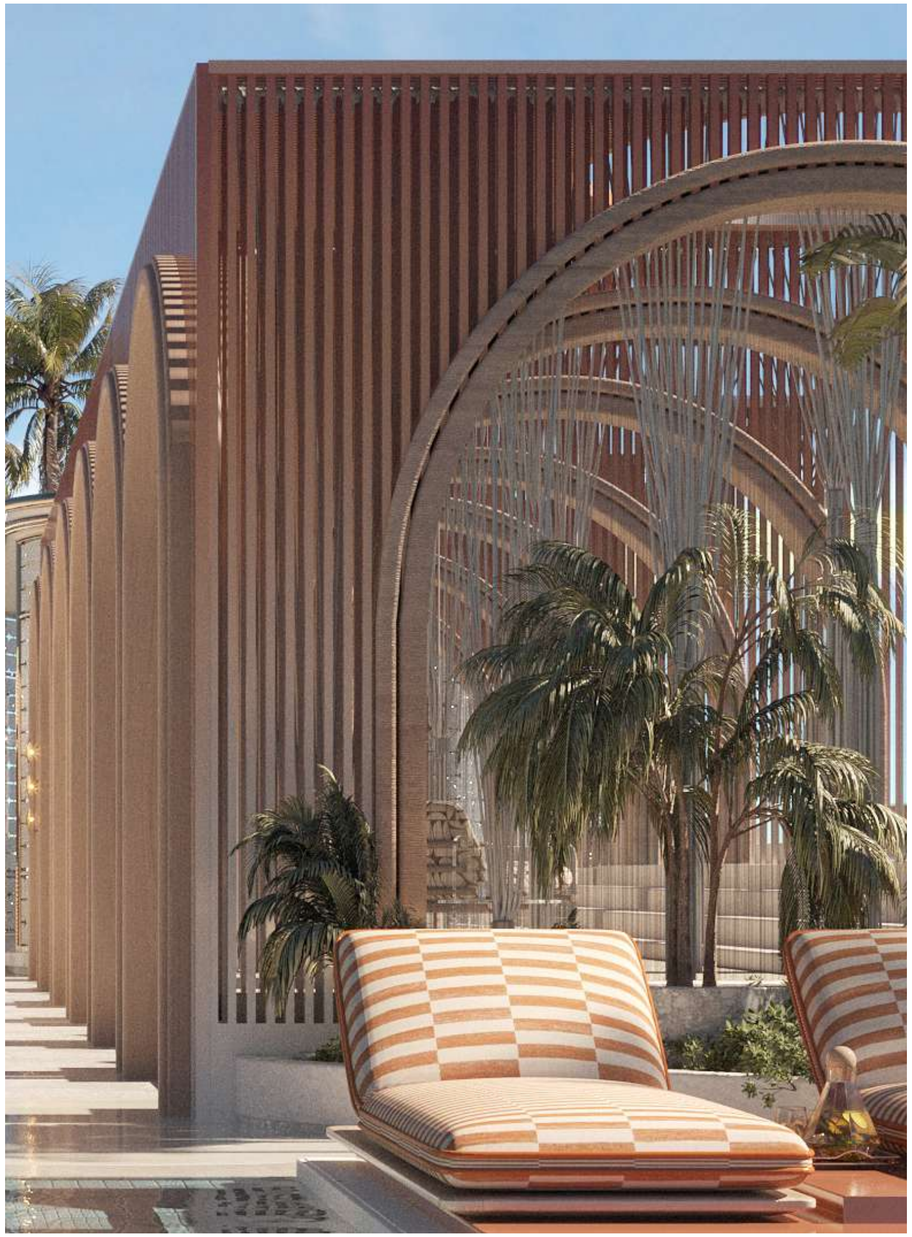
DUBAI ISLANDS



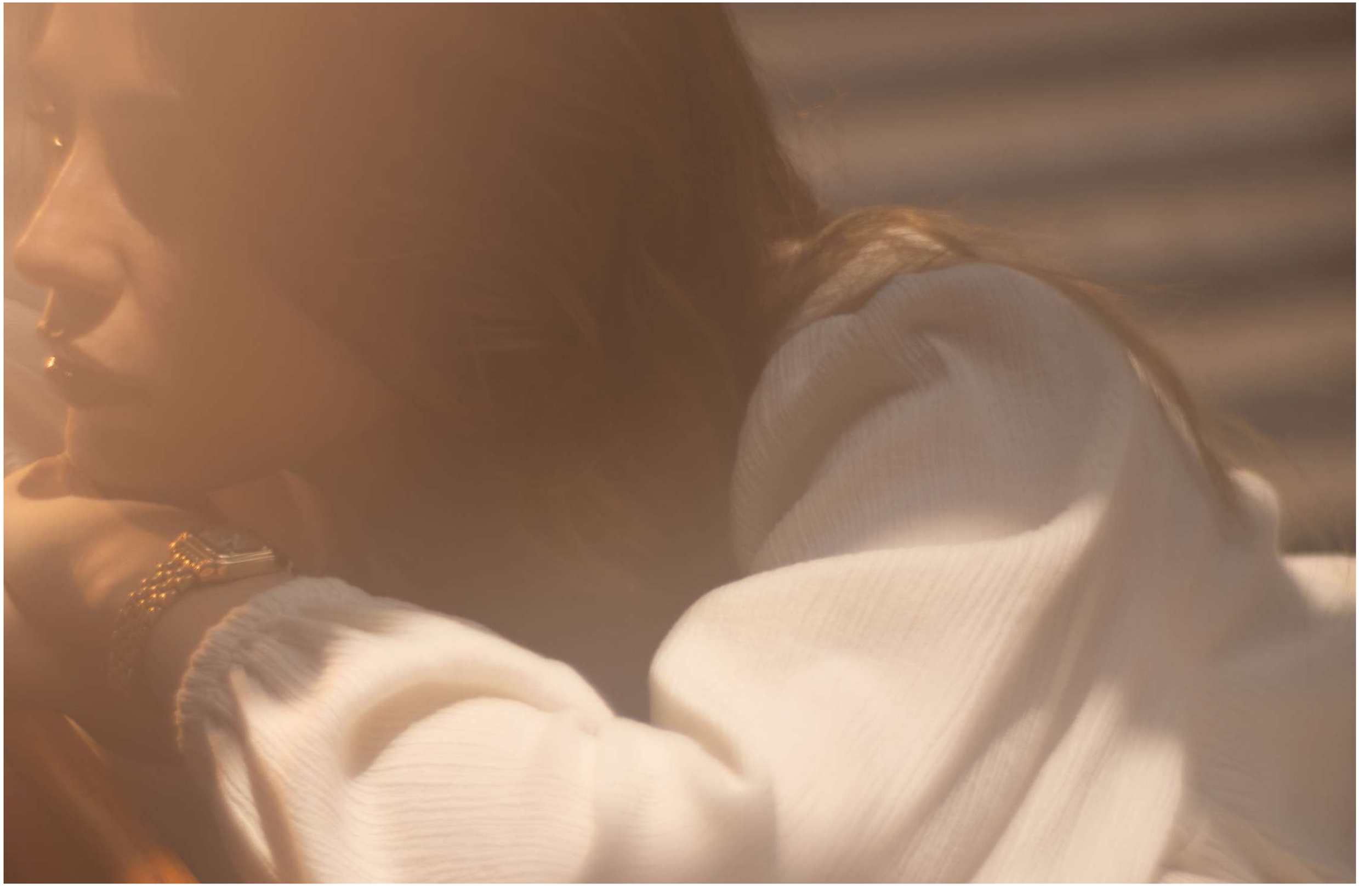








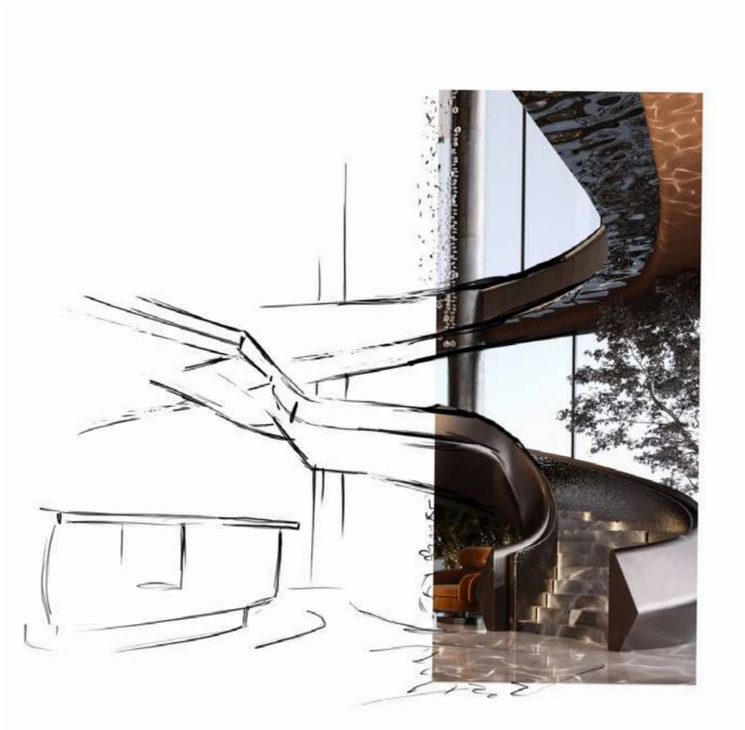
ARYA is personal to me. It's not just another building—it's a statement of emotion, energy, and freedom. I didn't follow a formula. I followed a feeling. The concept behind ARYA was to create something that feels sculpted—not designed. Every angle, every curve speaks to movement, confidence, and individuality. It's inspired by icons of design and speed, but it's meant to feel timeless—not trendy. We've brought in Alec Monopoly to add artistic irreverence—because I didn't want the walls to just hold space, I wanted them to hold meaning. ARYA is what I call Neo Luxury—bold, emotional, intelligent, and unexpected. It's for people who live life on their own terms. This isn't about fitting into luxury. It's about reshaping it



THE GALORE

GROUND FLOOR

LOBBY

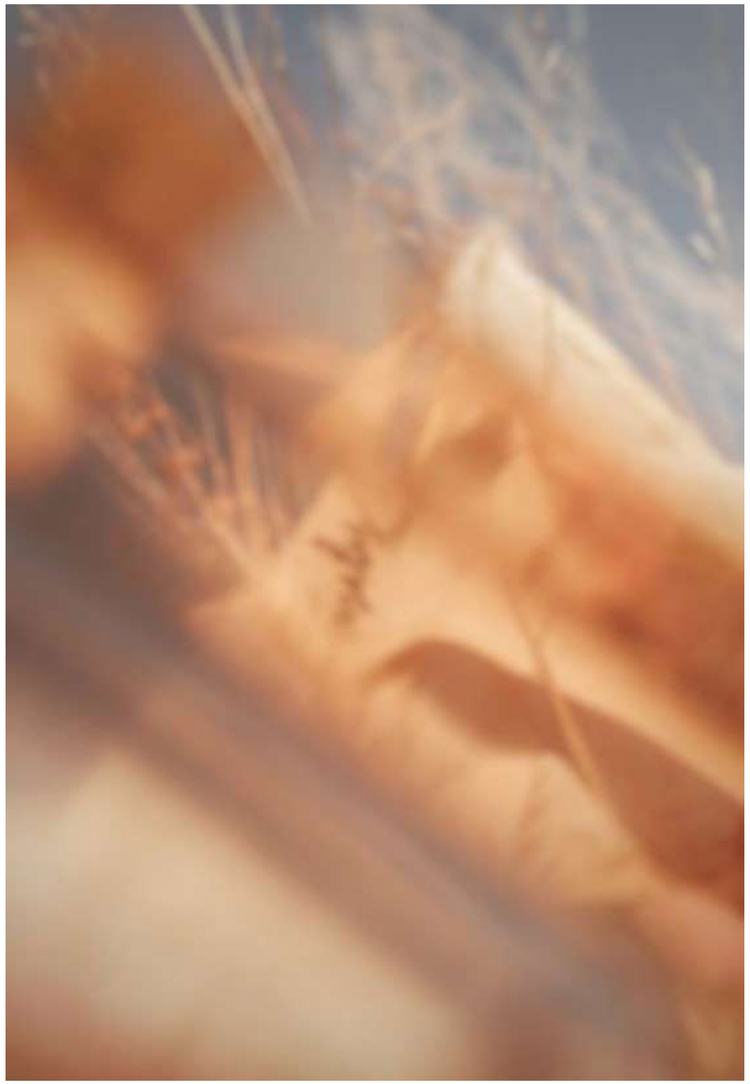


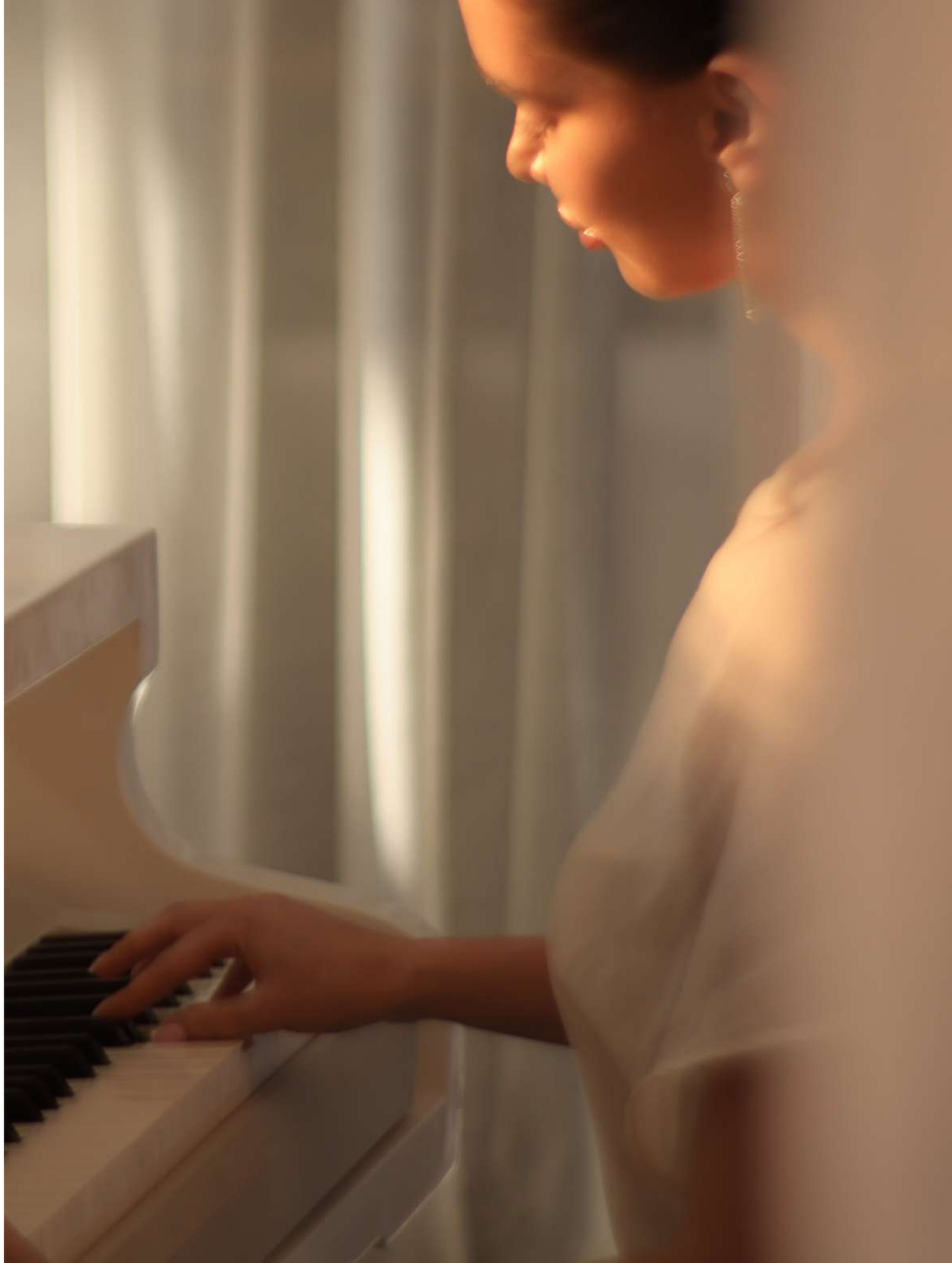
The triple-height lobby at ARYA is more than an entrance—it's a bold first impression that sets the tone for everything this residence represents. Soaring ceilings, sculptural forms, and curated lighting create a sense of drama and openness, but it's Alec Monopoly's exclusive mural that truly electrifies the space. His signature style—vibrant, edgy, and culturally charged—transforms the lobby into a living gallery, blurring the line between art and architecture. This isn't just a lobby; it's a visual experience, a conversation starter, and a daily reminder that ARYA is a place where Neo-Luxury lives.

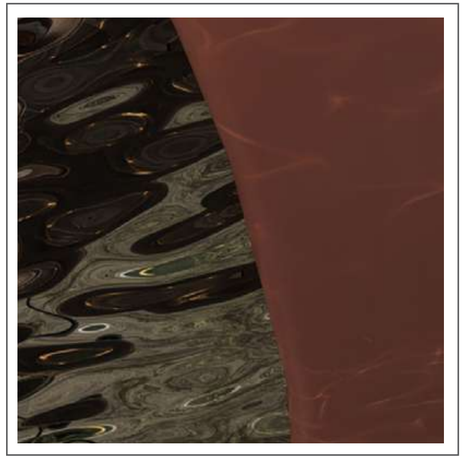

MONEY
DON'T GIVE PLAQUE A GHOST OF A CHANCE




DON'T GIVE PLAQUE A GHOST OF A CHANCE



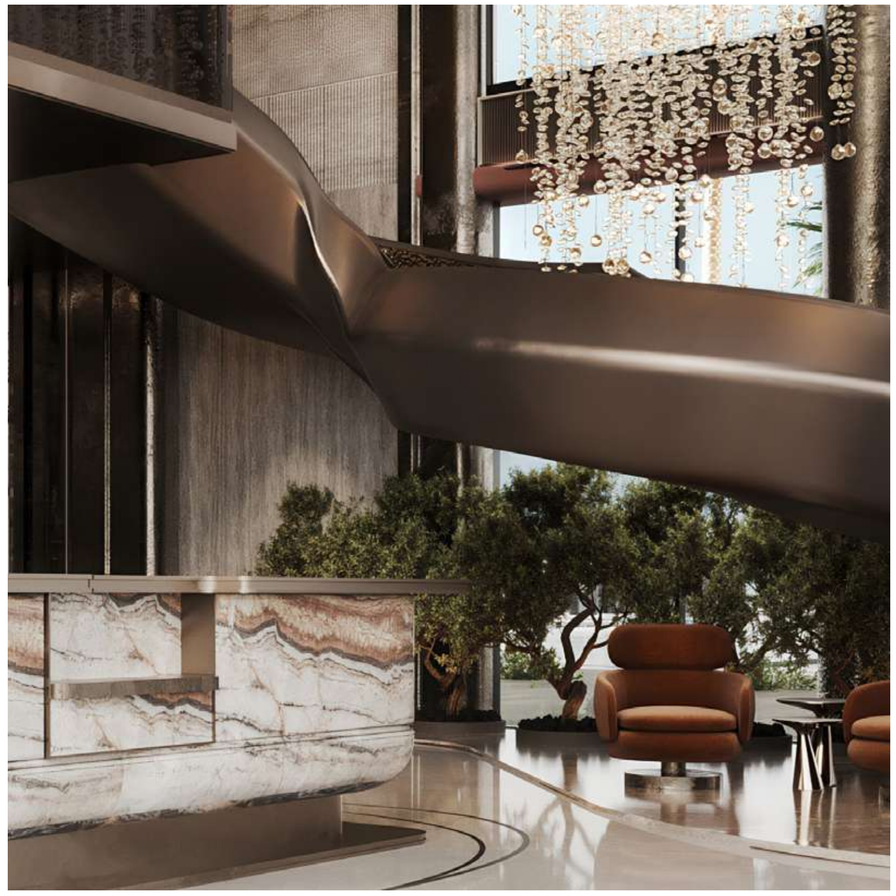












BUSINESS CENTER





THE UNDER CANVAS

MEZZANINE FLOOR

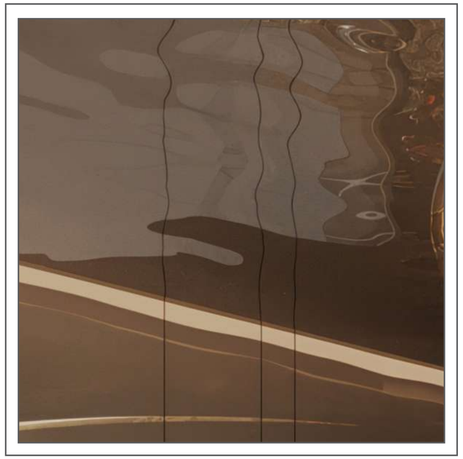
CIGAR LOUNE













THE FORTE

FIRST FLOOR

DEDICATED FLOOR FOR AMENITIES





LAP POOL





SPA












YOGA
STUDIO



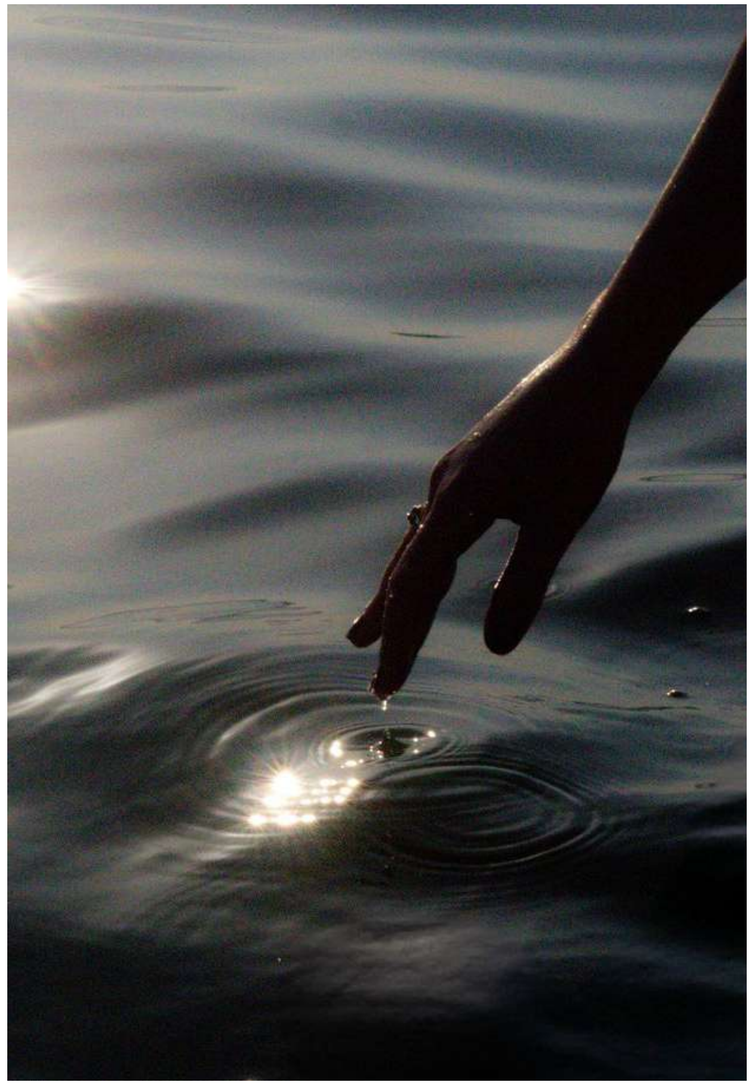
The ceiling of the Yoga Studio is envisioned as fluid ribbons of sculptural art, mirrors the flow of breath, energy, and serenity within the space. Every element is curated to enhance mindful living, offering a retreat where the body aligns with the rhythm of nature and design.



ROMAN BATH







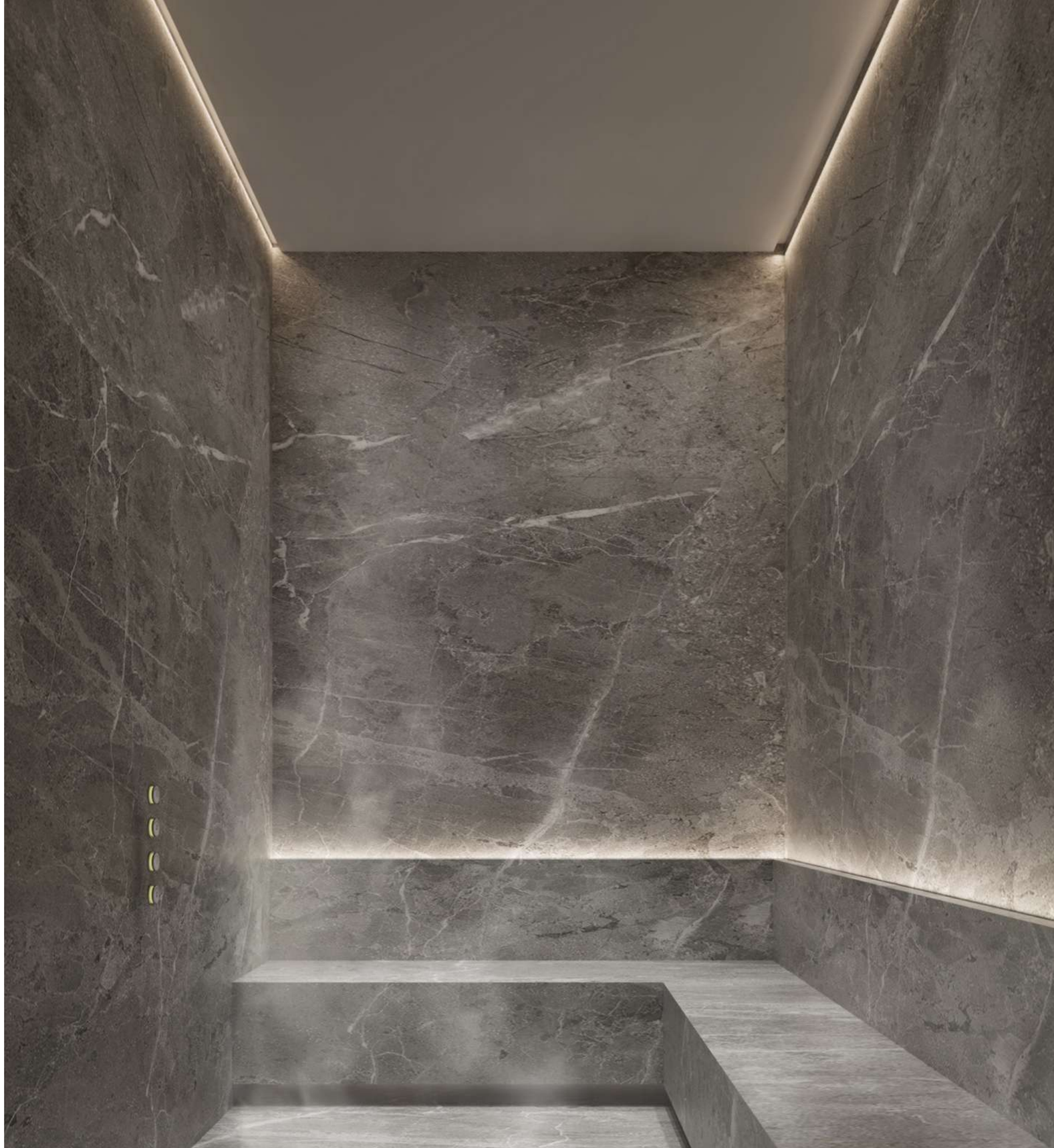


SAUNA & STEAM ROOM









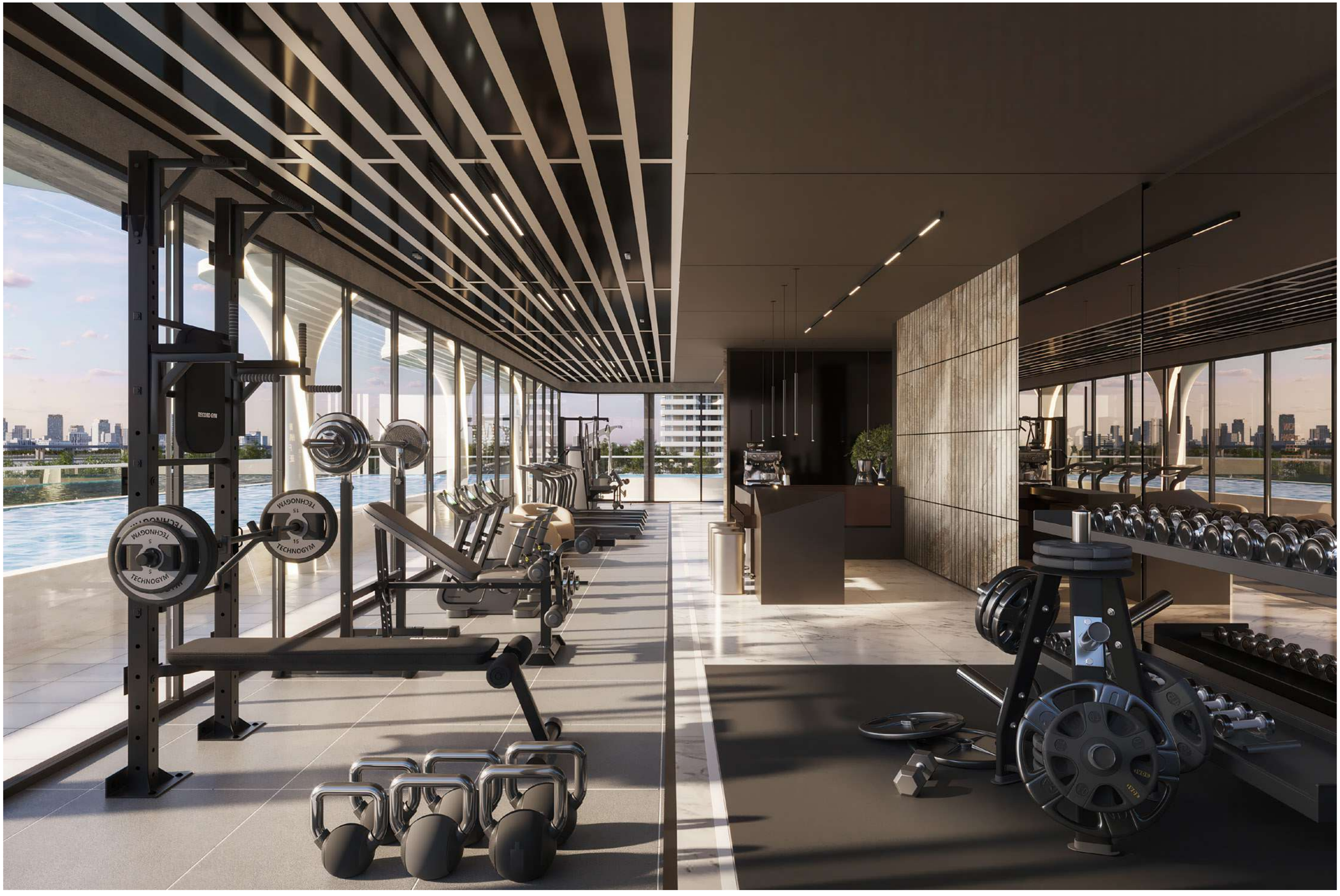
HAMMAMS





FITNESS PAVILION




RECORD GYM
TECHNOGYM
5
15




RECEPTION


PRIVATE
CINEMA







GAME ROOM





















THE ELEVENTH SKY

ROOFTOP

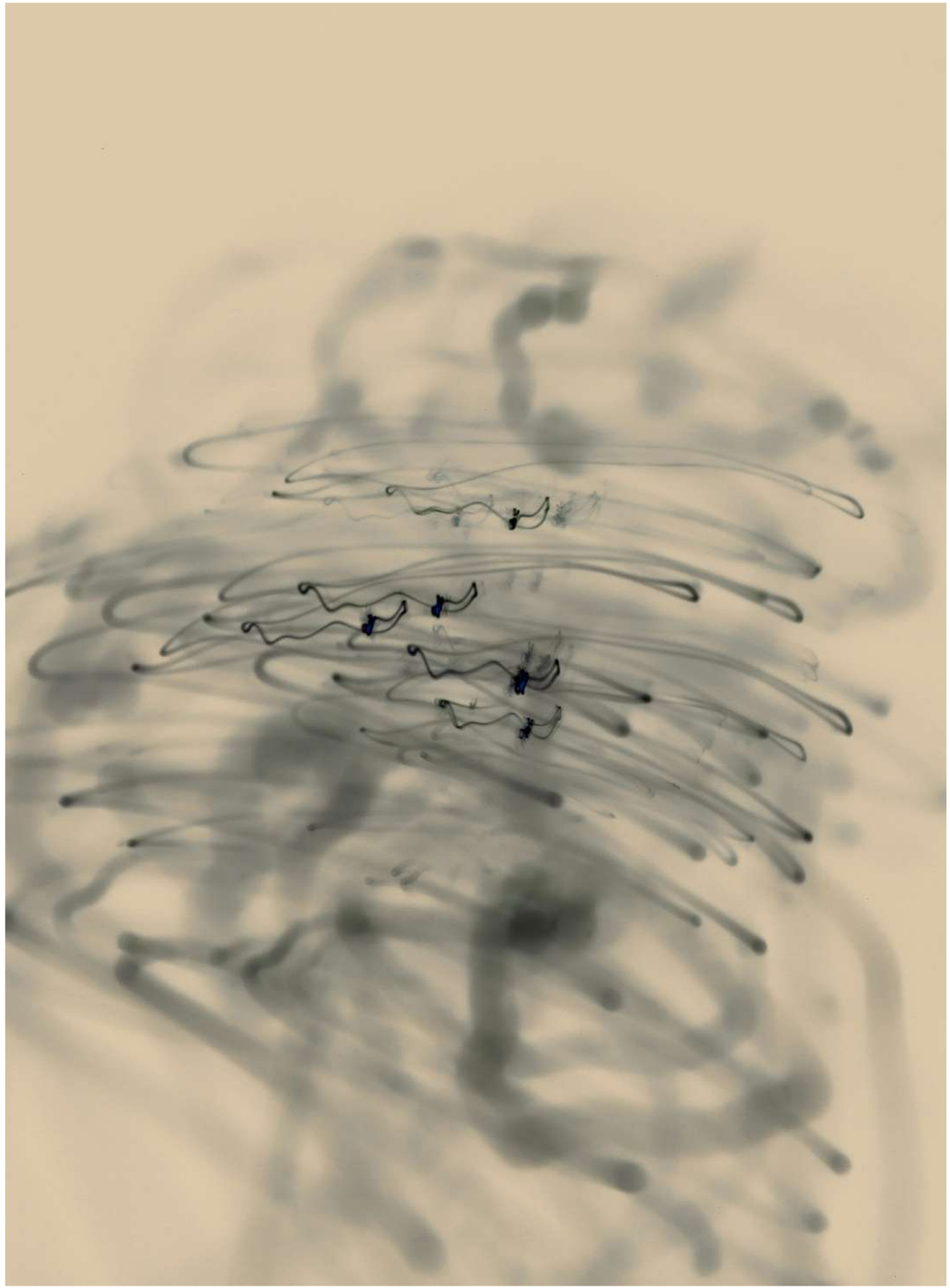




SUNKEN POOL BAR



The Eleventh Sky is the crown of ARYA—a rooftop sanctuary that transcends architecture and enters the realm of emotion. Suspended between sea and sky, it's where the horizon becomes a canvas for living. With a sunken pool bar, private cabanas, and a seamless infinity pool, every detail is designed for indulgent stillness and vibrant energy alike. This is not just a rooftop—it's a floating experience, a stage for golden hour gatherings, morning stillness, and moonlit conversations



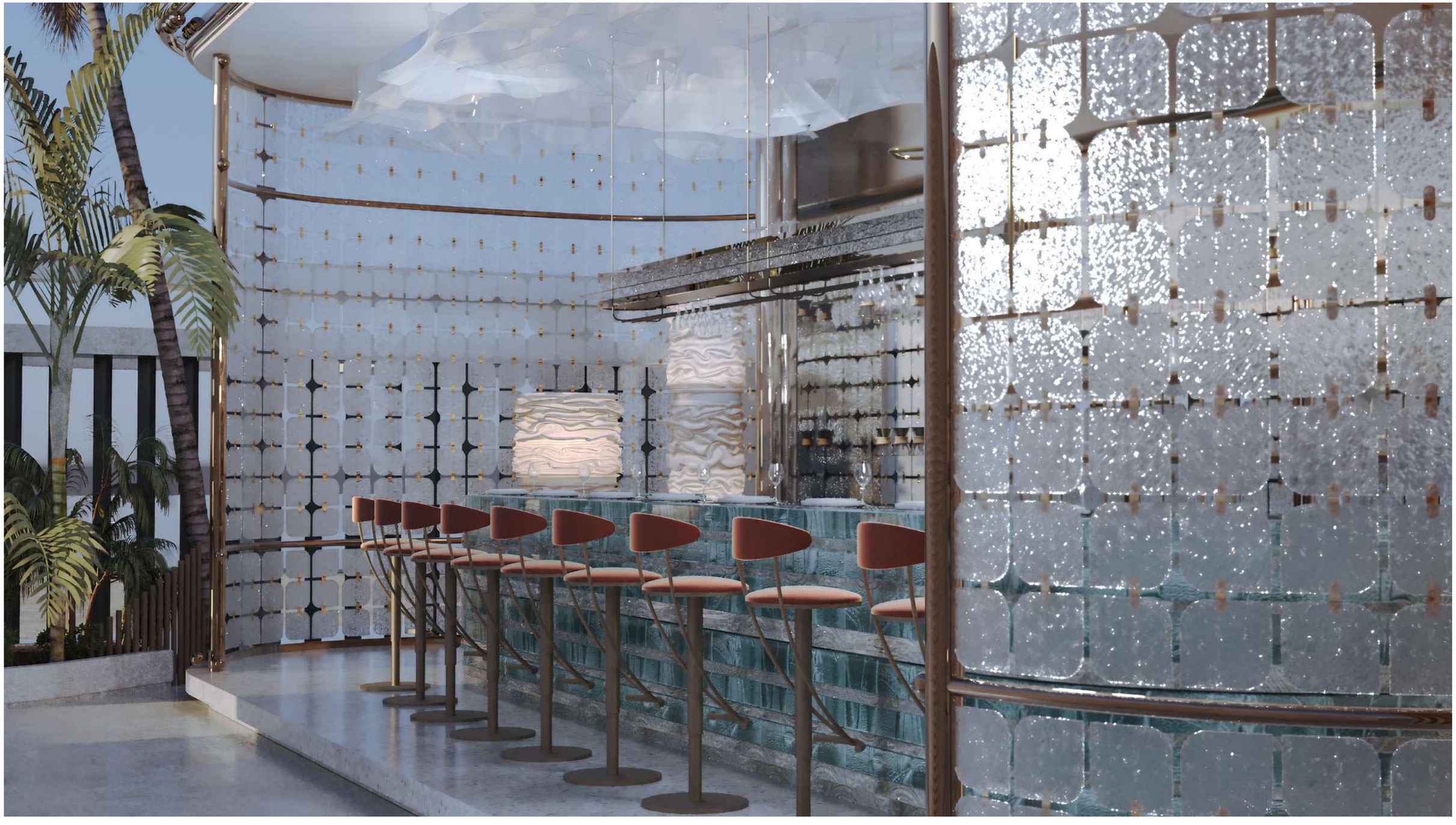
INFINITY POOL






POOL
BAR





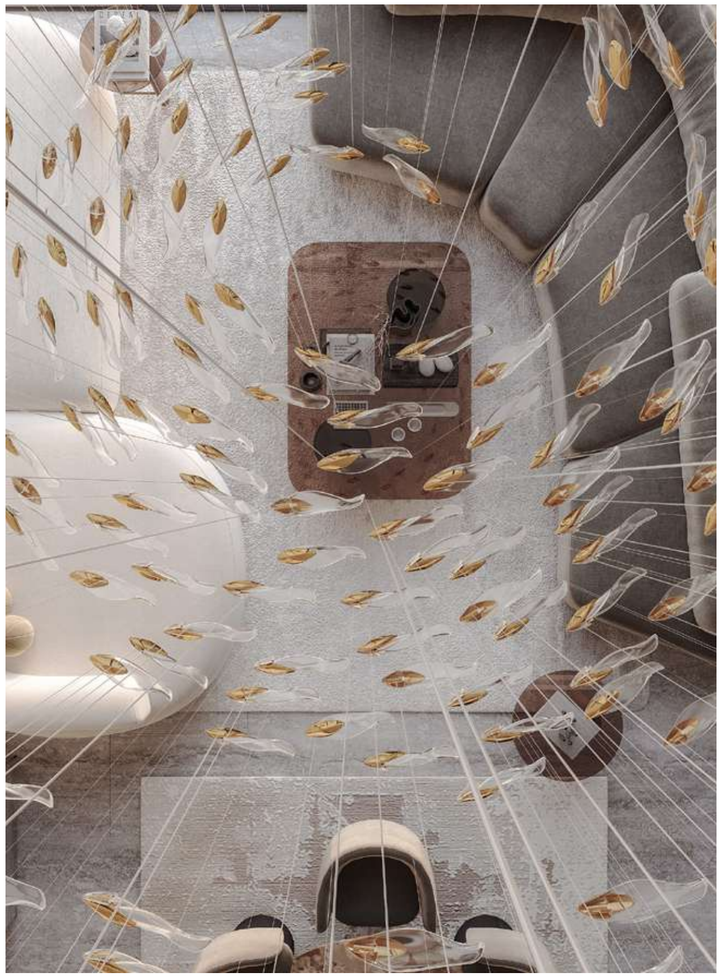
CABANAS







5 BED ROOM PENTHOUSE

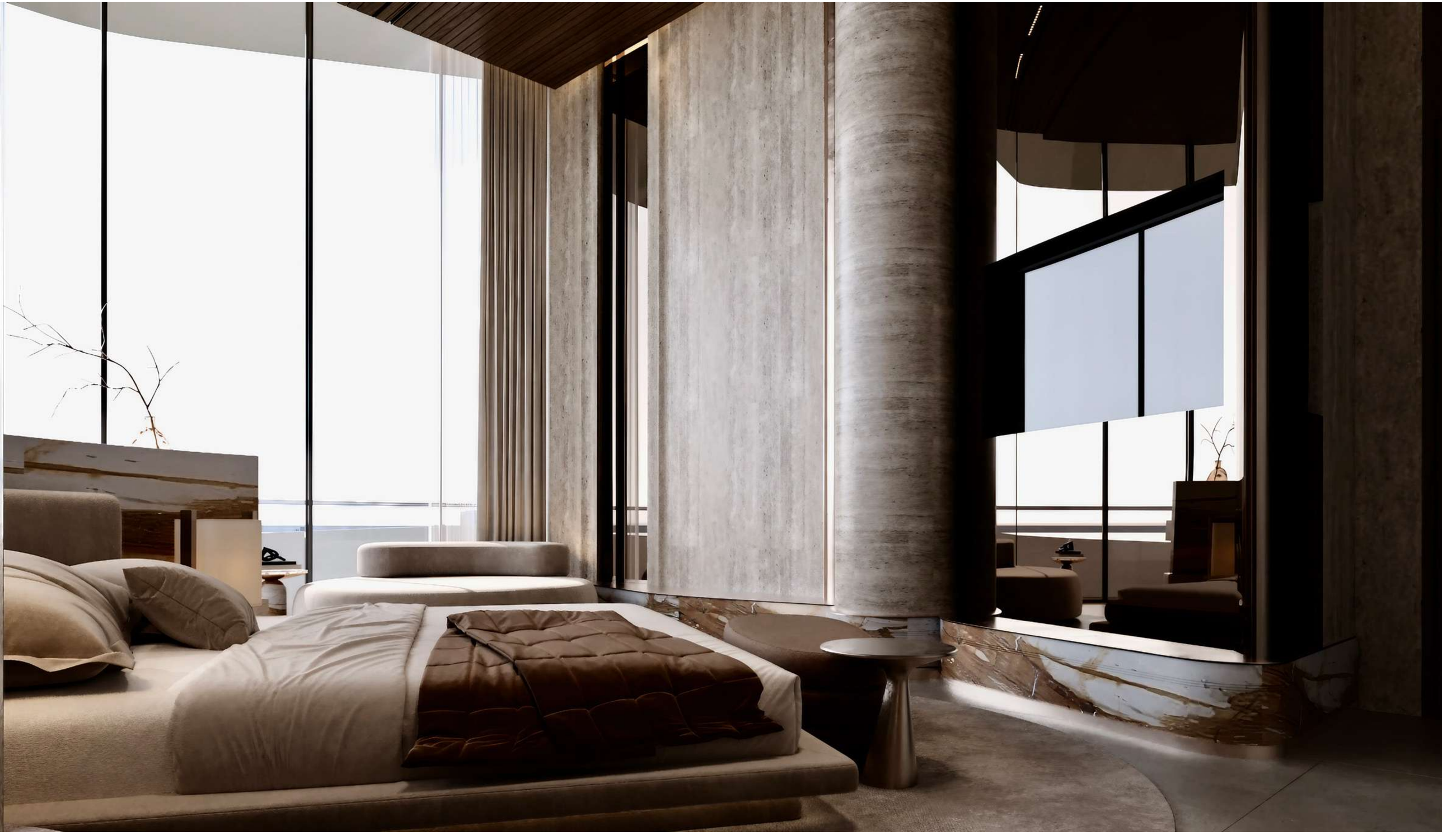







USA TODAY
Gunman kills at least 9, selt in Ala:
N.C. officials clash over stimulus
ALEC























APPLIANCES & MATERIALS

FURNISHING

- FULLY FURNISHED - CUSTOM MADE
- ACCESSORIES INCLUDED

CROCKERY & CULINARY

- VILLEROY & BOCH

KITCHEN APPLIANCES

- MIELE

ELECTRONICS

- DEVIALET SPEAKER
- LG SMART TVS
- APPLE IMAC

VENTILATION SYSTEM

- CENTRALIZED ECOLOGY SYSTEM

TECHNOLOGY

- IOT INTEGRATED SMART HOME
- PERSONAL ASSISTANT ROBOT

CABINETRY

- CUSTOM DESIGNED

APARTMENT FINISHIES

- TRAVERTINE
- WOOD WORK
- ORIGINAL STONE
- MARBLE
- PORCELEAN TILES

KITCHEN ISLAND & COUNTER TOP

- TRAVERTINE
- MATT FINISH

FLOORING

- PORCELAIN TILES

UNDER MOUNTED KITCHEN SINK

- FINISH: MATT FINISH

FAUCET & SOAP DISPENSER

- FINISH: MATT BLACK

DRAINAGE SYSTEM

- ANTI ODOR & PEST RESTRAINED

DISPOSAL

- PULL OUT TRASH CAN UNDER CABINET

PARKING

- 1 DEDICATED PARKING
- E-PARKING OPTION





4 BED ROOM DUPLEX

















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3 BED ROOM APART MENT




CEREAL


CEREAL
SENSE








MONTBLANC
MONTBLANC
MONTBLANC









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DISPOSAL

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PARKING

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- E-PARKING OPTION

2 BED ROOM APART MENT




BY STEPHEN KING




CEREAL











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DRAINAGE SYSTEM

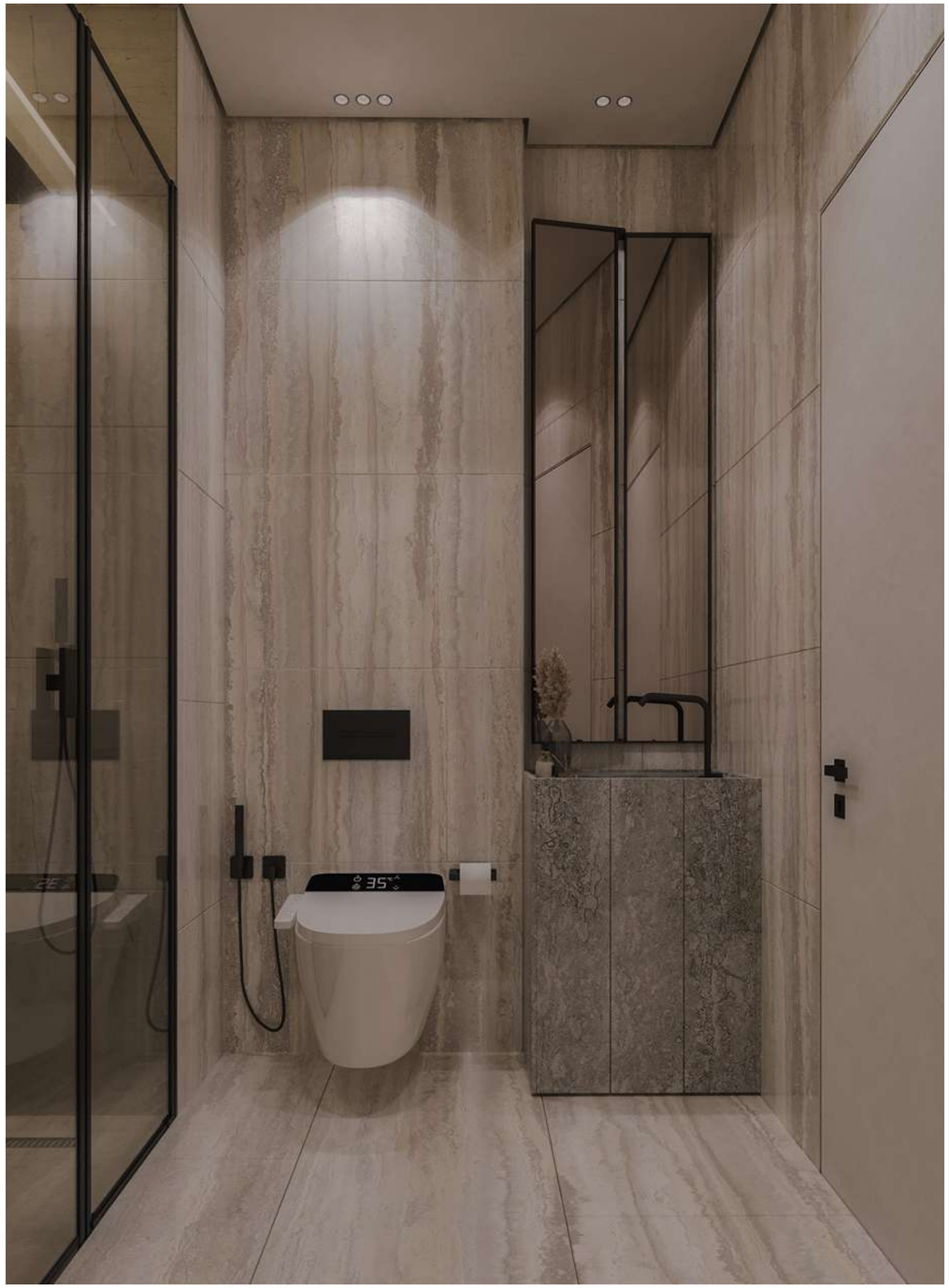
- ANTI ODOR & PEST RESTRAINED

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1 BED ROOM APART MENT









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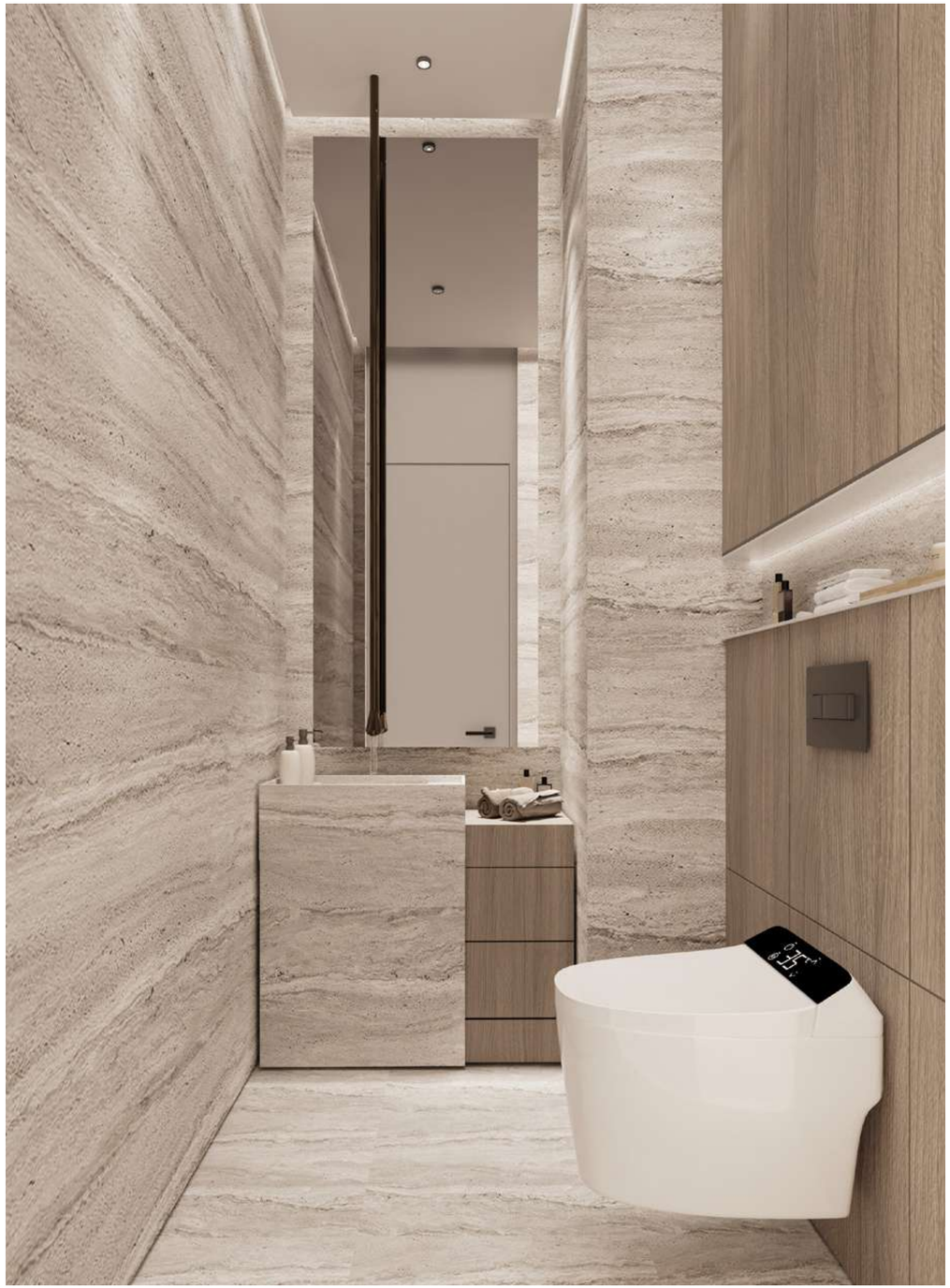
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DISPOSAL

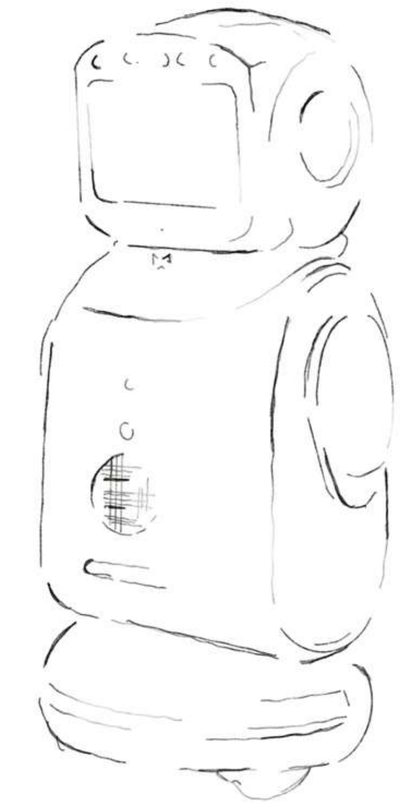
- PULL OUT TRASH CAN UNDER CABINET

PARKING

- 1 DEDICATED PARKING
- E-PARKING OPTION



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INCLUDED IN ALL APARTMENTS

30+ FEATURES



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