

DUBAI THE CITY OF GOLD



HIGH CAPITAL APPRECIATION

With numerous infrastructure projects, retail spaces and attractions emerging in Dubar, the prices of residential units



HIGH RENTAL INCOME (8%-10%)



IMMIGRATION REFORMS



HAPPY AND SAFE CITY

Dubal is renked among one of the happings and safest cities in the world



OF INVESTMENT

Duly Regulated Market is controlled by robust laws. Dubai Preshold Property



100% TAX-FREE INCOME

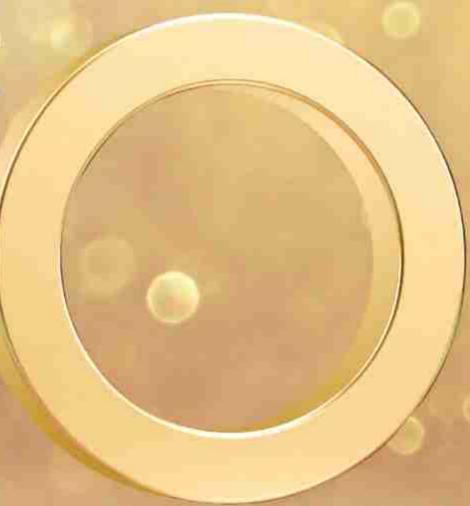
"Zero Tax" on Income. Capital Gain, Rental Yield and Repatriation of Income



PROGRESSIVE ECONOMY

in the MENA Region which means population growth and an increase











A GOLDEN REAL ESTATE LEGACY

Developments, Facilities and investments. We build communities and craft lifestyles believing that a rootprint can only be engraved when we take a holistic approach to every project we cater to

We apply the latest technology as our relentless desire is to innovate

BUSINESS



ARJAN - CENTRE OF THE CENTRE



ATTRACTIONS:

- Miracle Garden
- · Butterfly Garden



WHERE TO SHOP:

- · My City Centre, Al Barsha
- First Avenue Mall, Motor City
 Mall of the Emirates



HOW TO REACH:

- Sheikh Zayed Road
- Al Khail Road Umm Sugeim Road
- Sheikh Mohammed Bin Zayed Road



SCHOOLS:

- Australian International School, Dubai
- Nord Anglia International School Duba
- Safa Community School
- GEMS Founders School Al Barsha
- Kings' School Al Barsha
- Brighton College Dubai
 Smart Start Kindergarten



HEALTHCARE:

- Mediclinic Parkview Hospital
 7 Dimensions Medical Centre
 Barcha South Aster Clinic



SURROUNDING COMMUNITIES:

- Motor City
- Arabian Ranches
- Dubai Science Park
- Dubal Hills
- Jumeirah Village Circle



BUS STATIONS:

- Miracle Garden 1
- Geepas Tower 1
- Damac Lincoln Park West
- Arjan Heights
- · Arjan, Sheraton Building T



METRO STATIONS:



HOTELS NEARBY:

. The S Hotel Al Barsha Duba



WORLD-CLASS AMENITIES

GRAND ENTRANCE LOBBY

RIDS POOL KIDS PLAY AREA BADMINTON PADDLE TENNIS SQUASH COURT

HEALTH CLUB YOGA DECK JOGGING TRACK GAZEBO BBQ AREA

The development provides holistic amenities such as open terrace areas, outdoor activity areas, and greenery, together with an elevated pedestrian loop, gazebos, swimming pools, a health club and a party hall.

PETS ZONE

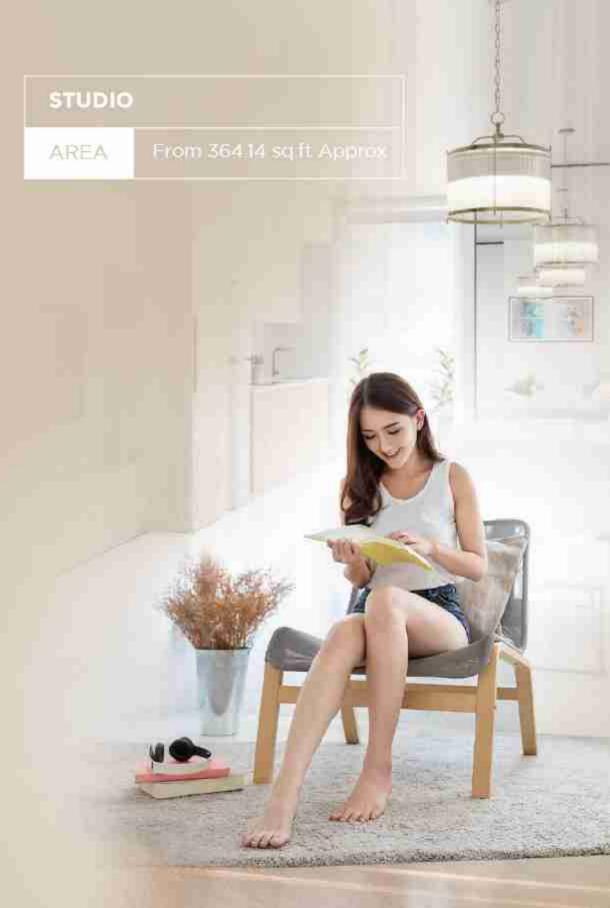


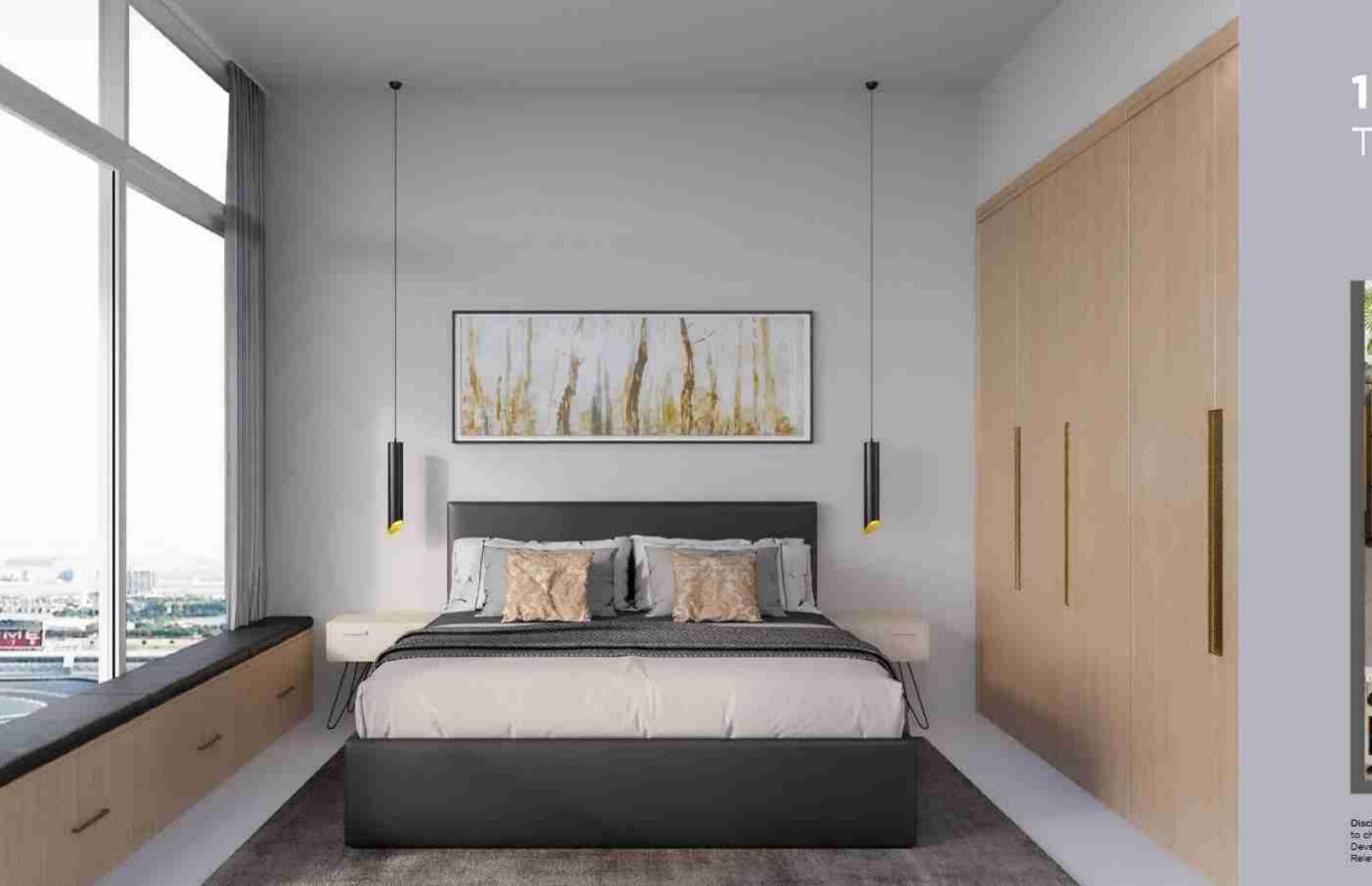


STUDIO



Disclaimer: All design, features, amenities, materials, dimensions, layout drawings are approximate and subject to change without notice; Actual area of the Unit may vary from the stated area, drawings not to scale; Developer reserves the right to make revisions to comply with any Applicable Law or the requirements of any Relayant Authority; For actual sizes please refer the Unit Purchase Agreement.





1 BEDROOM TYPE - 01

WHILL COMMENCED THE

1 BEDROOM TYPE - 01

AREA

From 510 10 sq.ft

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1 BEDROOM + STORE TYPE - 02

1 BEDROOM TYPE - 02

AREA

rom 613 44 sq.ft



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2 BEDROOM TYPE - 01



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2 BEDROOM TYPE - 01

AREA

From 825.48 sqf





2 BEDROOM TYPE - 02

2 BEDROOM TYPE - 02

AREA

From 867.03 sq.ft



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TORINO CERTIFICATE

l, have bought this beautiful

Torino property on

With this Certificate, I gift it to

May this gift carry with it a bright and happy future in our dream home

Love,

