

 CITI
DEVELOPERS

ARYA

RESIDENCES



REAL ESTATE

STAY AHEAD, INVEST SMART

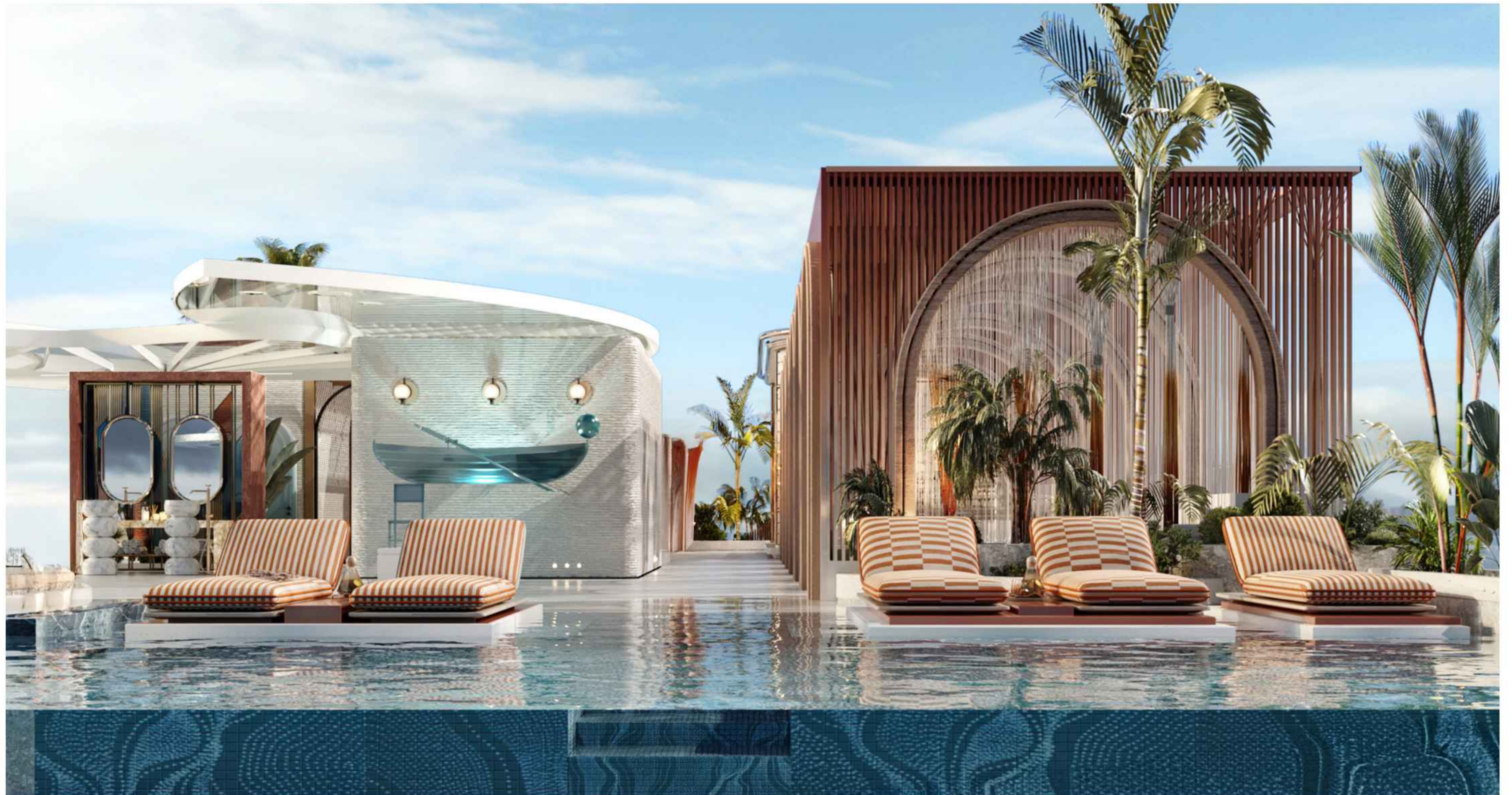


DUBRICKS

POSSIBILITIES ARE LIMITLESS

THE ART OF NEO LUXURY

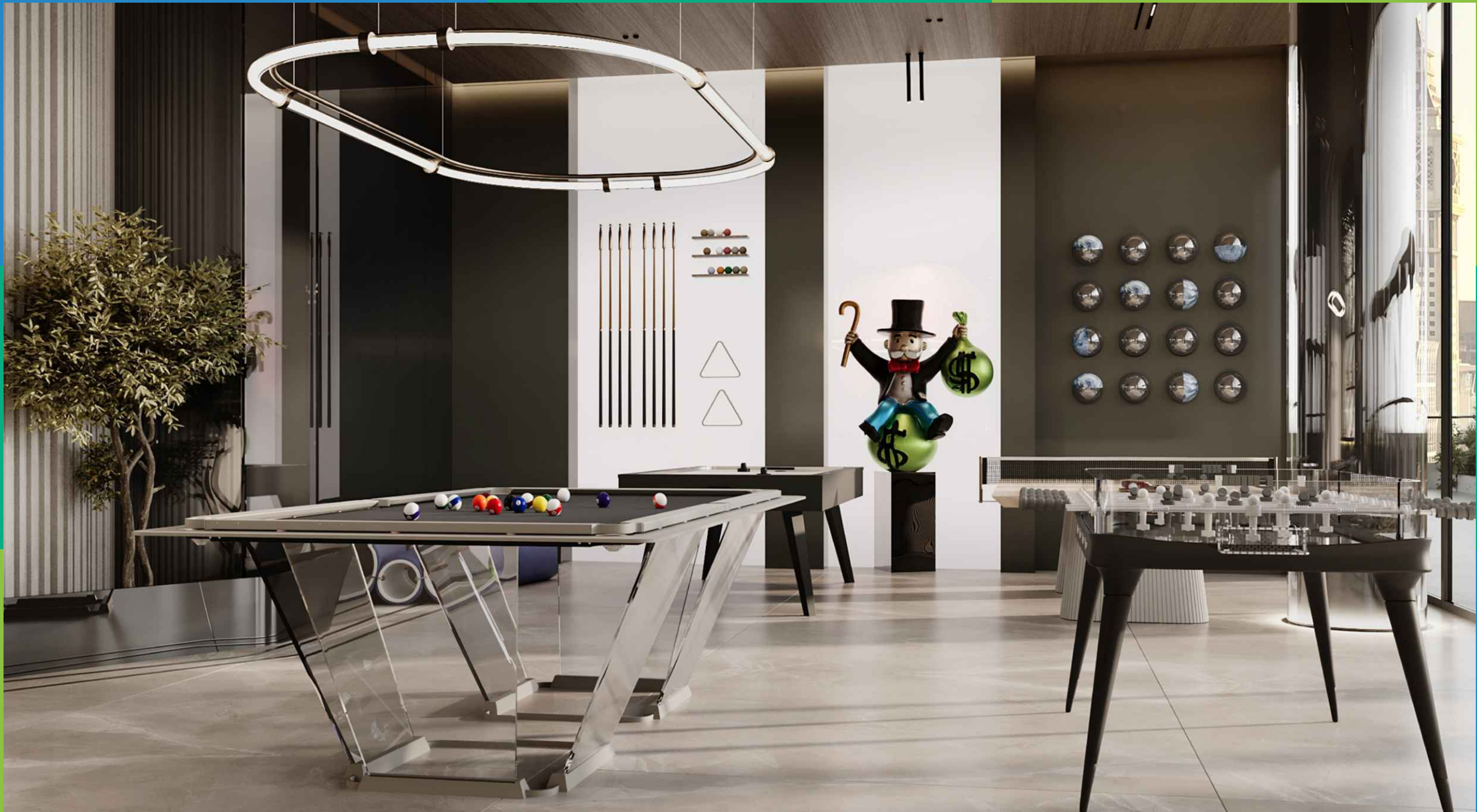






ARYA





An aerial photograph of the Dubai Islands, showing several artificial islands with greenery and buildings. A semi-transparent map of the islands is overlaid on the image, with the text "DUBAI ISLANDS" centered on it. The background is a deep blue sea with white clouds in the sky.

DUBAI ISLANDS

ART OF



- › **21 km** shoreline
- › **9** World-Class Marinas
- › **86** Design-Led Resorts and Hotels
- › **2** Championship-Level Golf Courses

WATERFRONT LIVING

THE ARCHITECTURE

ARYA



SIGNATURE AMENITIES.

THE ELEVENTH SKY ROOFTOP

- › Horizon-edge infinity pool with private cabanas
- › Plunge pools with lounging enclaves
- › Sunken bar suspended over water
- › Rooftop bar
- › Al fresco social lounges

THE FORTE FIRST FLOOR

- › Bespoke Men's & Women's Hamams
- › Dedicated Roman Bath Suites
- › Private Spa Suites with massage rooms
- › Wellness Chambers: Sauna Steam | Recovery Lounges
- › Infinity pool with cabanas + children's water play zone
- › Poolside bar and sunken conversation pits
- › Outdoor Yoga Deck nestled in green canopy
- › Immersive Private Cinema
- › Interactive Game Zone
- › Fitness Pavilion

THE GALORE GROUND FLOOR

- › Grand Arrival Lobby with concierge
- › Executive Business Lounge

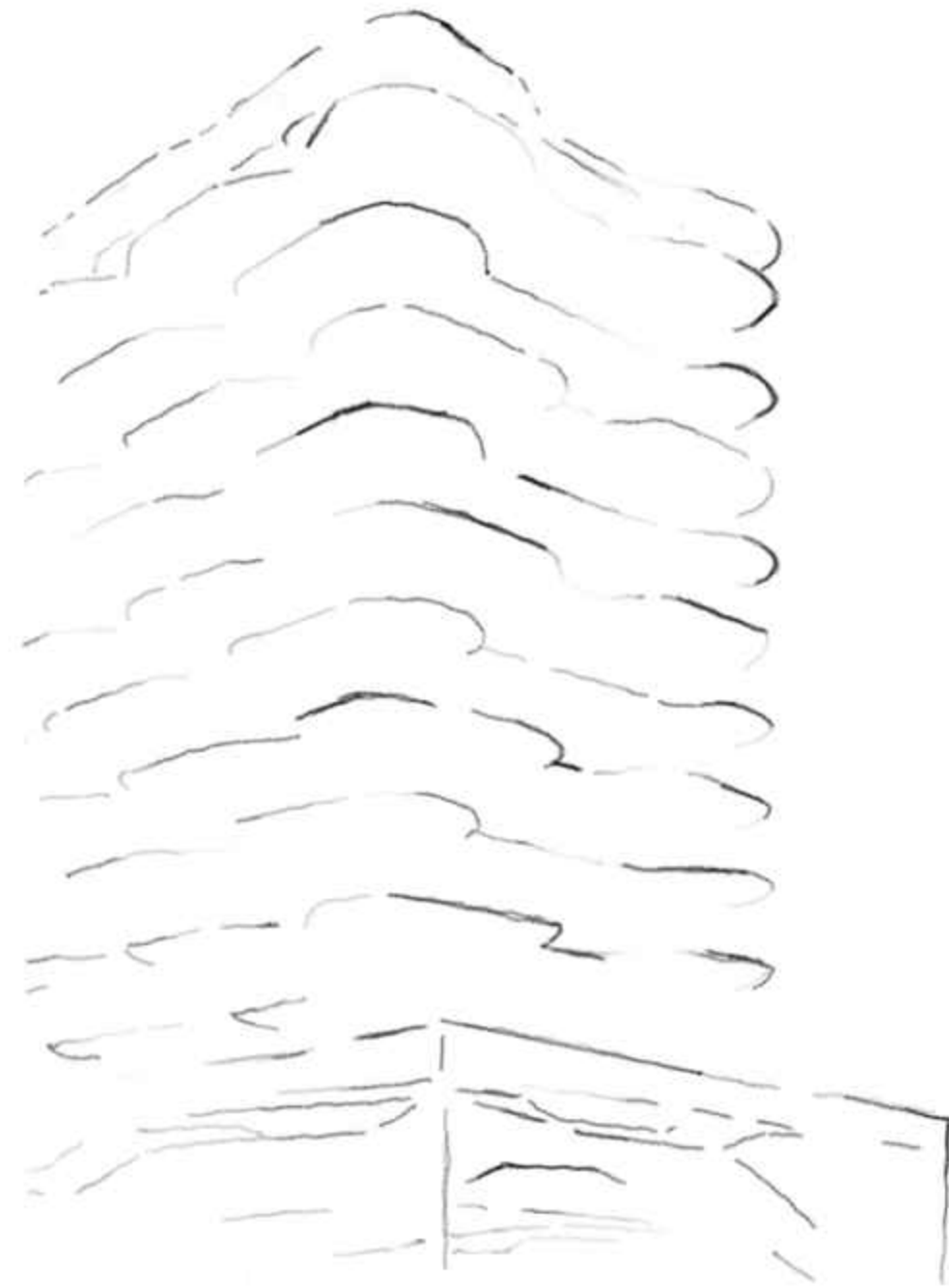
THE UNDER CANVAS MEZZANINE FLOOR

- › Cigar Lounge



BUILDING CONFIGURATION.

A masterpiece of modern architecture in our building configuration, boasting a Ground floor, **2 Podiums** and **10 floors** of sophisticated residences, offering a total of **68 exclusive units**.



G+2P+10+R
TOTAL UNITS: 68



PREMIUM FEATURES.

- Marina View
- Fully Furnished Apartments with Custom Furniture
- Miele Appliances | Villeroy & Boch Cutlery
- All Décor Pieces Included
- All Electronic Appliances Included
- All Apartments Include a Personal Assistant Robot
- IoT-Enabled Building & Apartments
- Sky Pools in All Apartments





PROXIMITY.

- **1-minute** walk to the Marina
- **2-minutes** drive to the Beach
- **3-minutes** walk to the Retail Boulevard
- **10-minutes** drive to Dubai International Airport
- **15-minutes** drive to Downtown Dubai

UNIT TYPES.

One-Bedroom
Apartments

Two-Bedroom
Apartments

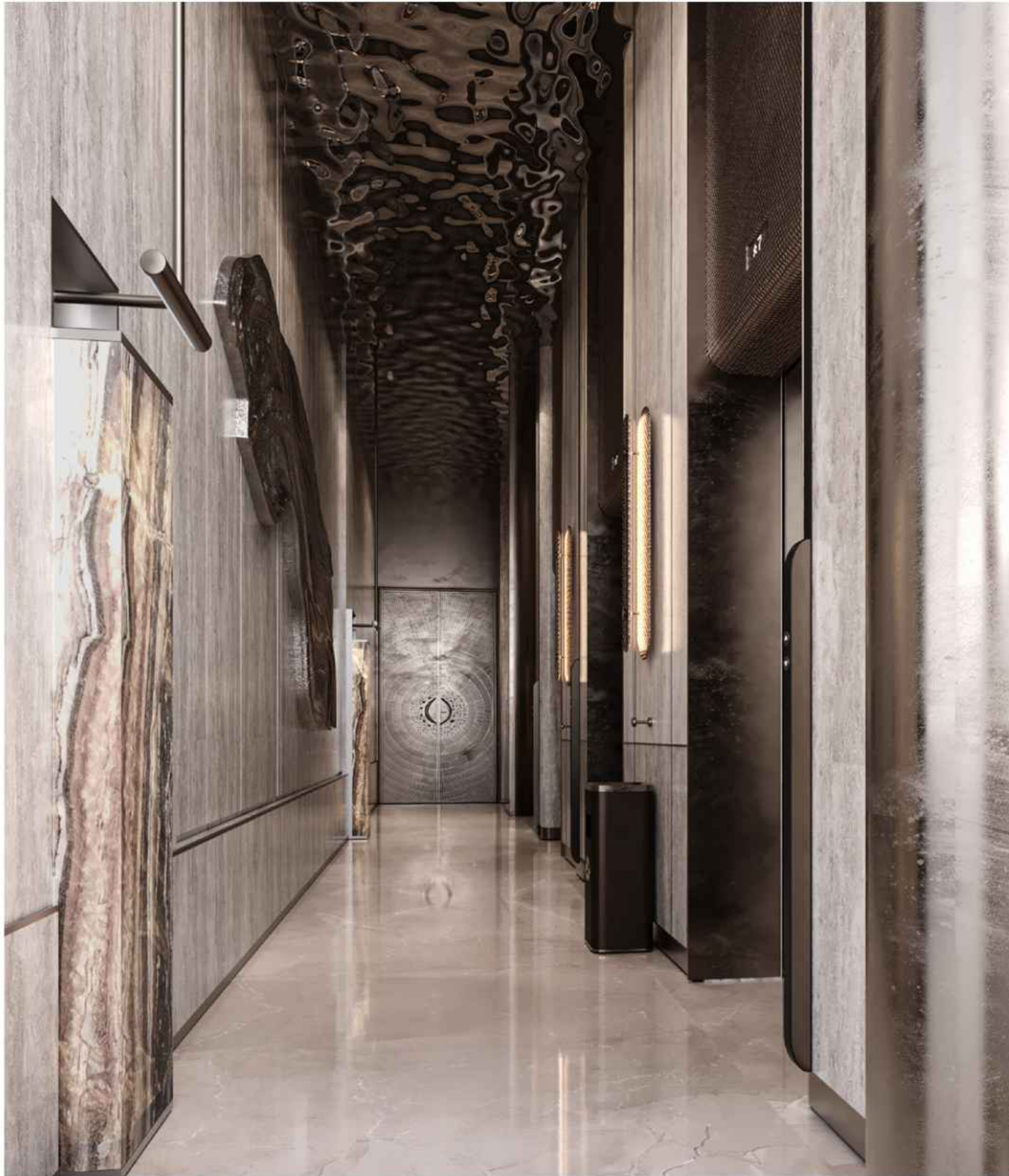
Three-Bedroom
Apartments

Four-Bedroom
Duplex Penthouses

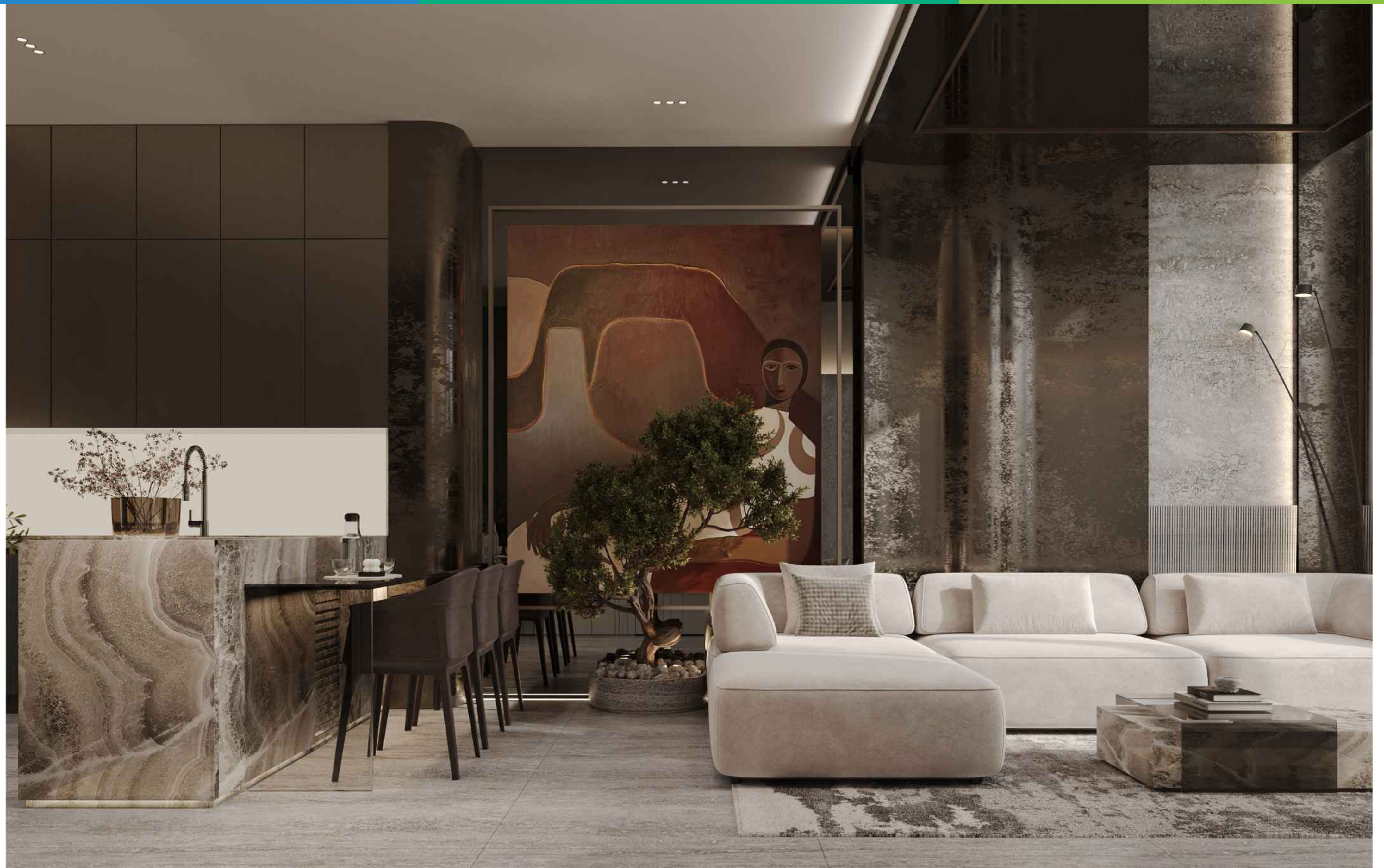
Five-Bedroom
Duplex Penthouse

 CITI
DEVELOPERS

ARYA
RESIDENCES



	QUANTITY	PARKING
1 Bedroom Apartments	49	1
2 Bedroom Apartments	7	1
3 Bedroom Apartments	7	2
4 Bedroom Duplex Penthouses	4	3
5 Bedroom Duplex Penthouse	1	5
TOTAL APARTMENTS	68	



STARTING FROM – **AED 1.9M**

PAYMENT PLAN – **60-40**

HANDOVER – **Q4 2027**

BOOKING

10%

AFTER 30 DAYS

14%

MONTHLY

1%

30 MONTHS

6TH & 12TH MONTH

5%

HANDOVER

40%

CITI
DEVELOPERS

ARYA

RESIDENCES

FOR MORE INFORMATION PLEASE CONTACT

AFS

REAL ESTATE

STAY AHEAD, INVEST SMART

📞 +971 55 476 7630

☎️ +971 4 368 7878

✉️ info@afsrealestate.com

🌐 www.afsrealestate.com

db

DUBRICKS

POSSIBILITIES ARE LIMITLESS

📞 +971 50 674 2020

☎️ +971 4 368 7878

✉️ info@dubricks.com

🌐 www.dubricks.com

