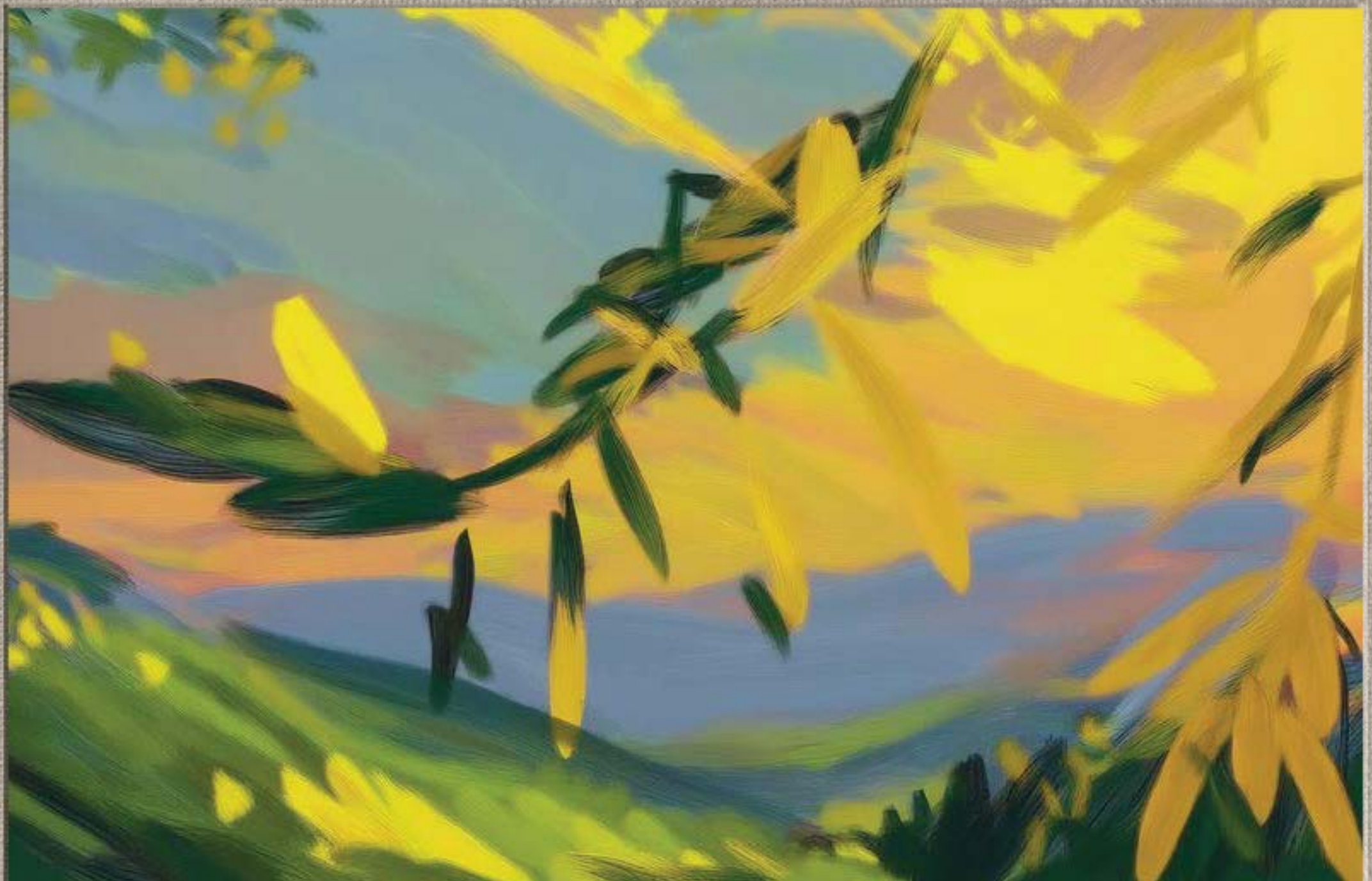


ELM

PARKFIVE



FS
REAL ESTATE
STAY AHEAD, INVEST SMART

db
DUBRICKS
POSSIBILITIES ARE LIMITLESS

Live
plenty





INDEX



AROUND YOU

WELCOME TO PARKFIVE
ELM AT PARKFIVE
DUBAI PRODUCTION CITY
GETTING AROUND



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LIFESTYLE
RETAIL & SIKKAS
ELM TOWER AMENITIES



YOUR NEW HOME

INTERIORS
RESIDENCES



THE MINDS BEHIND PARKFIVE

DEVELOPER



ELM

AROUND YOU



EMBRACE A LIFE OF PLENTY.



IN A TRANQUIL PARK AND WATERSIDE SETTING.

Synonymous with its name, Parkfive is nestled in the tranquil embrace of Dubai Production City, an exquisite five-tower residential sanctuary by Deyaar Properties unfolding a verdant splendour

08



Phase 1 will unveil an inclusive, self-sustaining community featuring two splendid towers heralding a new era in urban living with smart home residences. Crafted perfectly, the chic interiors blend biophilic design with expansive windows framing picturesque park and lake vistas.

This verdant oasis offers a tapestry of unparalleled amenities, and its crowning glory – a labyrinth of winding sikkas – weaves through the landscape, nurturing a vibrant community and shaping every facet of daily life. These enchanting pathways are the lifeblood of Parkfive, fostering connections and cultivating a sense of belonging that elevates every moment and nurtures holistic well-being.



09





ELM AT PARKFIVE

ARCHITECTURE BEYOND BOUNDARIES.

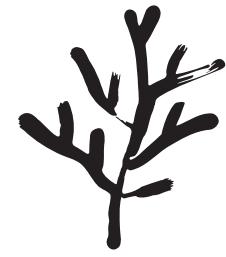


STRIKING FACADES.

Elm at Parkfive's architecture pays homage to its tranquil surroundings while making a bold, contemporary statement.

Its geometric facade draws inspiration from the vibrant local environment, featuring clean lines and sprawling balconies that blur the boundary between indoor and outdoor living. This design seamlessly blends traditional influences with modern aesthetics, introducing a visionary approach that bridges the past, present, and future.

THE HEIGHT OF DISTINGUISHED LIVING.

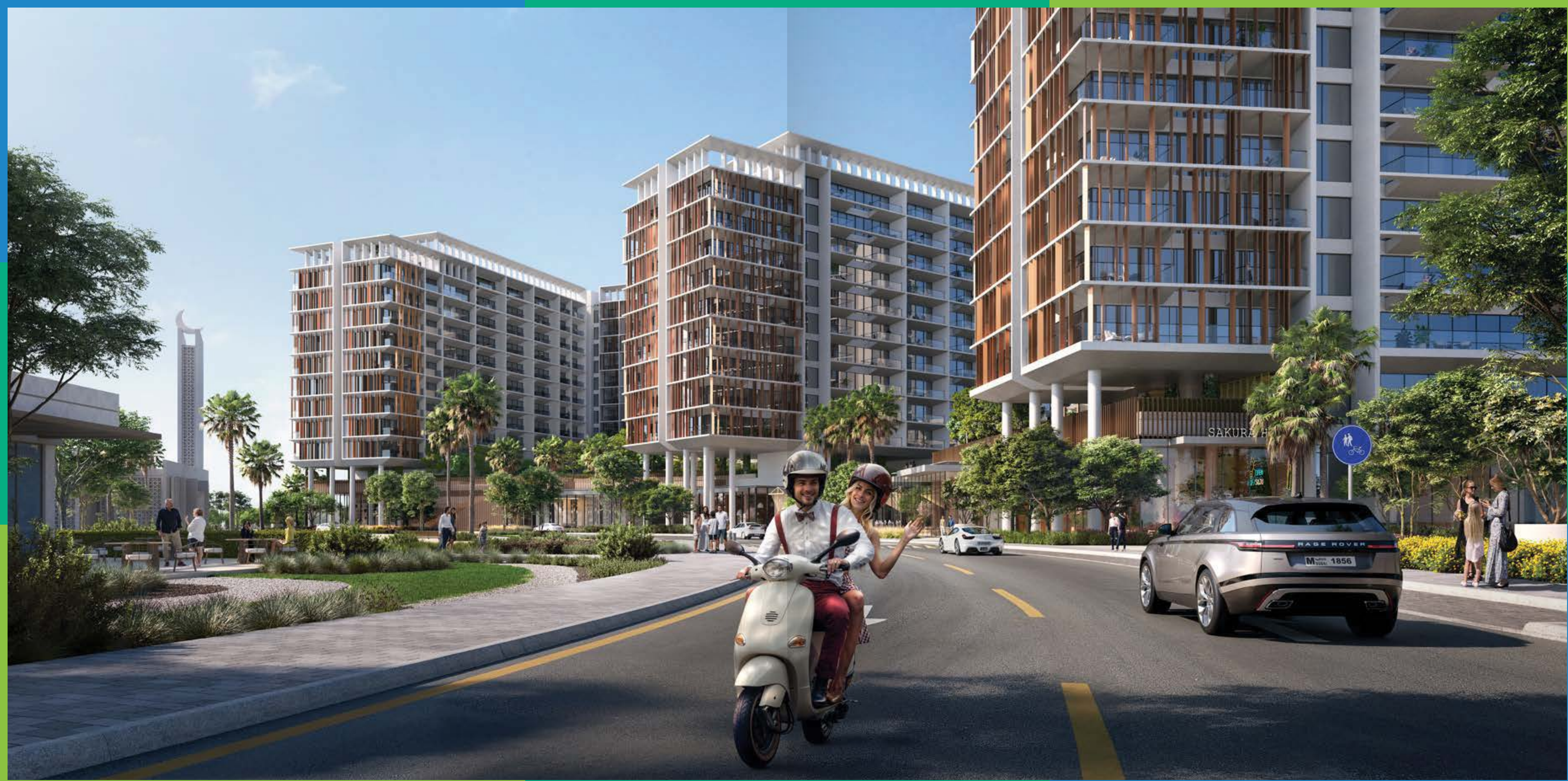


LIFE ELEVATED AT THE ELM TOWER.

The Elm Tower stands as a distinguished residence within the prestigious Parkfive development.

Offering thoughtfully designed studios and 1 and 2-bedroom homes. This exceptional tower elevates lifestyle expectations with its beautifully curated amenities strategically placed across three distinct levels - the vibrant podium, the exclusive 11th floor, and the spectacular rooftop. Set within a network of charming sikkas, residents will discover a perfect blend of modern luxury and community connection, where every amenity has been carefully crafted to enhance daily living.





A PRIME LOCATION REDEFINED.

WHERE VIBRANT LIVING MEETS URBAN APPEAL.

Set in unprecedented natural beauty

Elm at Parkfive sets a new precedent in chic living with its strategic location in Dubai Production City, where community, connectivity, and leisure intertwine seamlessly. World-class shopping, diverse dining, lush parks, prestigious golf clubs, top-tier schools, and renowned hospitals are all within minutes. Here, urban vibrancy meets serene living and home comfort, providing endless opportunities for growth, relaxation, and connection. At Parkfive, all the elements for a fulfilling lifestyle are moments away.

COMMERCIAL

1. Dubai Media City
2. Dubai Knowledge Park
3. Business Bay
4. DIFC
5. Dubai Design District
6. Dubai Healthcare City

LEISURE

7. Dubai Marina Mall
8. Jumeira Golf Estates
9. Mall of the Emirates
10. Dubai Butterfly Garden
11. Dubai Miracle Garden
12. Trump International Golf Course
13. Dubai Autodrome
14. Global Village
15. IMG Worlds of Adventure
16. Kite Beach
17. Jumeirah Beach
18. The Green Planet
19. Dubai Mall
20. Ras Al Khor Wildlife Sanctuary

PARKS

21. Al Barsha Park
22. Safa Park
23. Zabeel Park

HOSPITALITY

24. FIVE Palm Jumeirah Hotel
25. Novotel Dubai Al Barsha
26. Courtyard by Marriott Dubai
27. Address Montgomerie
28. JW Marriott Marquis Hotel

HEALTHCARE

29. Emirates Hospital Day Surgery
30. Right Health Medical Centre
31. Saudi German Hospital
32. Mediclinic Meaisem
33. NMC Royal Hospital

EFFORTLESS CONNECTIONS.

CONNECTED TO EVERYTHING THAT MATTERS.



Strategically located near Sheikh Mohammed bin Zayed Road and Al Khail Road, Elm at Parkfive offers unparalleled access to Dubai’s vibrant tapestry.

It serves as an urban sanctuary while providing easy access to all points of interest in the city. The City Centre Me’aisem, a retail therapy and entertainment hub, is mere minutes away. For business and cultural enrichment, the Dubai Exhibition Centre and the visionary Expo City are within a swift 15-minute drive. Frequent travellers will appreciate the convenience of Dubai International Airport, just a 25-minute journey from your doorstep. At Parkfive, the city’s essentials aren’t just nearby—they’re an integrated part of your lifestyle.

SHOPPING

- 1. City Centre Me’aisem
- 2. Centro Al-Andalus
- 3. Circle Mall
- 4. The Town Center
- 5. The Springs Souk

MOSQUES

- 6. Dpc Mosque
- 7. Yousiuf Mohammad Mosque
- 8. City Centre Me’aisem Mosque

SPORT

- 9. Dubai International Cricket Stadium
- 10. Jumeirah Golf Estates Golf & Country Club
- 11. Top Padel - City Centre Me’aisem
- 12. Impz Pond Running Track

HOSPITALS

- 13. Mediclinic Me’aisem
- 14. Saudi German Clinic, Sports City
- 15. Aster Clinic, Sports City
- 16. Aster Clinic, Jvc

GROCERIES

- 17. Carrefour Hypermarket
- 18. Mango Hypermarket
- 19. Al Maya Supermarket Jvc
- 20. Al Maya Supermarket Sports City
- 21. New W Mart Supermarket
- 22. Carrefour Midtown

PARKS

- 23. Circle Community Park
- 24. Jvc- Halfa Park
- 25. Roolh Park - Jvc

SCHOOLS

- 26. Roots Montessori Nursery Impz
- 27. Arcadia British School
- 28. Sunmarke School
- 29. Victory Heights Primary School
- 30. Kids Kingdom Daycare





DESIGNED FOR LIFE

A LIFE IMMERSED IN NATURE'S
FINEST, UNCOMPROMISED.



Welcome to a life tailored by master
artisans and adorned by nature's
grand design.



Elm at Parkfive presents a quintessential lifestyle, embodying nature, dynamism and vibrancy, focusing on wellness, sustainability, and technology. At its heart are thoughtfully designed 'Sikkas' - traditional Arabian pathways that weave through expansive green spaces and festive communal areas. These picturesque sikkas and lush greenery inspire a community rooted in creativity, connection, and shared purpose.

75+ AMENITIES & RETAIL

REDEFINING ROOFTOP REVELRY
AND PODIUM PERFECTION.



Parkfive's ground level comes alive as a vibrant community space, where everyday moments become extraordinary experiences.

The Elm Tower's podium and rooftop unveil a collection of carefully curated amenities for recreation and relaxation. The distinctive 11th floor features dual terraces - an exclusive adult retreat and a welcoming family space perfect for gatherings - both offering breathtaking views. Throughout these spaces, thoughtfully designed shaded areas and seamless indoor-outdoor transitions create natural sanctuaries for both social connection and peaceful solitude.





RETAIL & SIKKAS





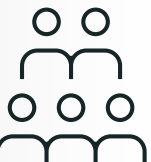
THRESHOLD OF
TRANQUILITY: **WHERE
ELEGANCE EMBRACES YOU.**

Soaring ceilings and warm, ambient light embrace visitors in Parkfive's lobby. Exquisite details, from curated décor to sophisticated lighting, create an atmosphere of understated elegance. This entrance sets the tone for the refined living experience within.



TIMELESS SIKKAS, THREADS
OF COMMUNITY. **WEAVING
MOMENTS INTO MEMORIES.**

In the heart of Parkfive, where modernity embraces tradition, sikkas whisper tales of connection. These timeless pathways, etched into the landscape like arteries of community, pulse with the essence of shared experiences. In this tapestry of life, neighbours become friends as paths cross and stories intertwine, nurturing a vibrant, inclusive atmosphere where personal and collective growth flourish.



WHERE COMMUNITY
AND COMMERCE **DANCE.**

As seasons turn, Friday markets and kiosks breathe life into the air, transforming everyday errands into voyages of discovery. Experience the rhythm of community life at these regular gatherings.



URBAN CONVENIENCE.
ELEVATING THE EVERYDAY.

Find life's essentials mere steps from your door. Thoughtfully integrated shops and services ensure your needs are met with ease and style.





**EPICUREAN ODYSSEY:
A WORLD OF FLAVORS AT
YOUR DOORSTEP.**

Embark on a culinary journey through a vibrant collection of eateries and gourmet shops. Every visit promises new flavours to savour, from farm-fresh produce to artisanal delights.



**TIMELESS TALES IN MODERN
STROKES: WHERE HERITAGE
MEETS INNOVATION.**

Murals and sculptures are silent storytellers, their tales etched in colour and form, bridging past and future. Immerse yourself in a gallery of striking artworks that adorn common spaces. Each piece tells a story, blending cultural heritage with modern expression.



**WHISPERS OF NATURE
IN THE URBAN SYMPHONY.**

Discover pockets of tranquillity where dappled sunlight plays through leaves. These carefully crafted retreats invite moments of peaceful reflection or friendly conversation.



**SEAMLESS HORIZONS:
WHERE INTERIOR LUXURY
MEETS OUTDOOR FREEDOM.**

Blur the lines between indoors and out in areas that capture the best of both worlds. Versatile by design, these spaces adapt to your lifestyle, whatever the occasion.



UNPARALLELED AMENITIES, UNPARALLELED LIFE.



YOUR EVERYDAY, EXTRAORDINARY.

The 11th floor of Elm Tower at Parkfive showcases a multifaceted rooftop retreat.

A versatile Rooftop Zen Garden transforms from a meditative space to a shaded outdoor cinema and serene tea terrace. The plunge pool with sunken seating offers refreshment amid panoramic views. This curated space harmoniously combines relaxation, entertainment, and gastronomy, embodying the essence of luxury urban living.



AMENITIES AT THE ELM TOWER

INDOOR PODIUM AMENITIES

GYM



WHERE FITNESS
GOALS TRANSFORM IN
ACHIEVEMENTS.

One can maintain fitness goals in this state-of-the-art facility featuring cardio and strength training equipment. The modern fitness centre provides dedicated areas for stretching, functional training, and personal training options.



BBQ AREA

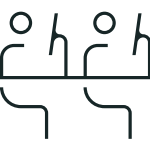


WHERE **CULINARY**
CREATIVITY MEETS
OUTDOOR ENTERTAINMENT.

Residents can enjoy outdoor culinary experiences with premium equipment at these well-appointed grilling stations. The BBQ zone provides shaded seating areas perfect for casual alfresco dining and entertainment.

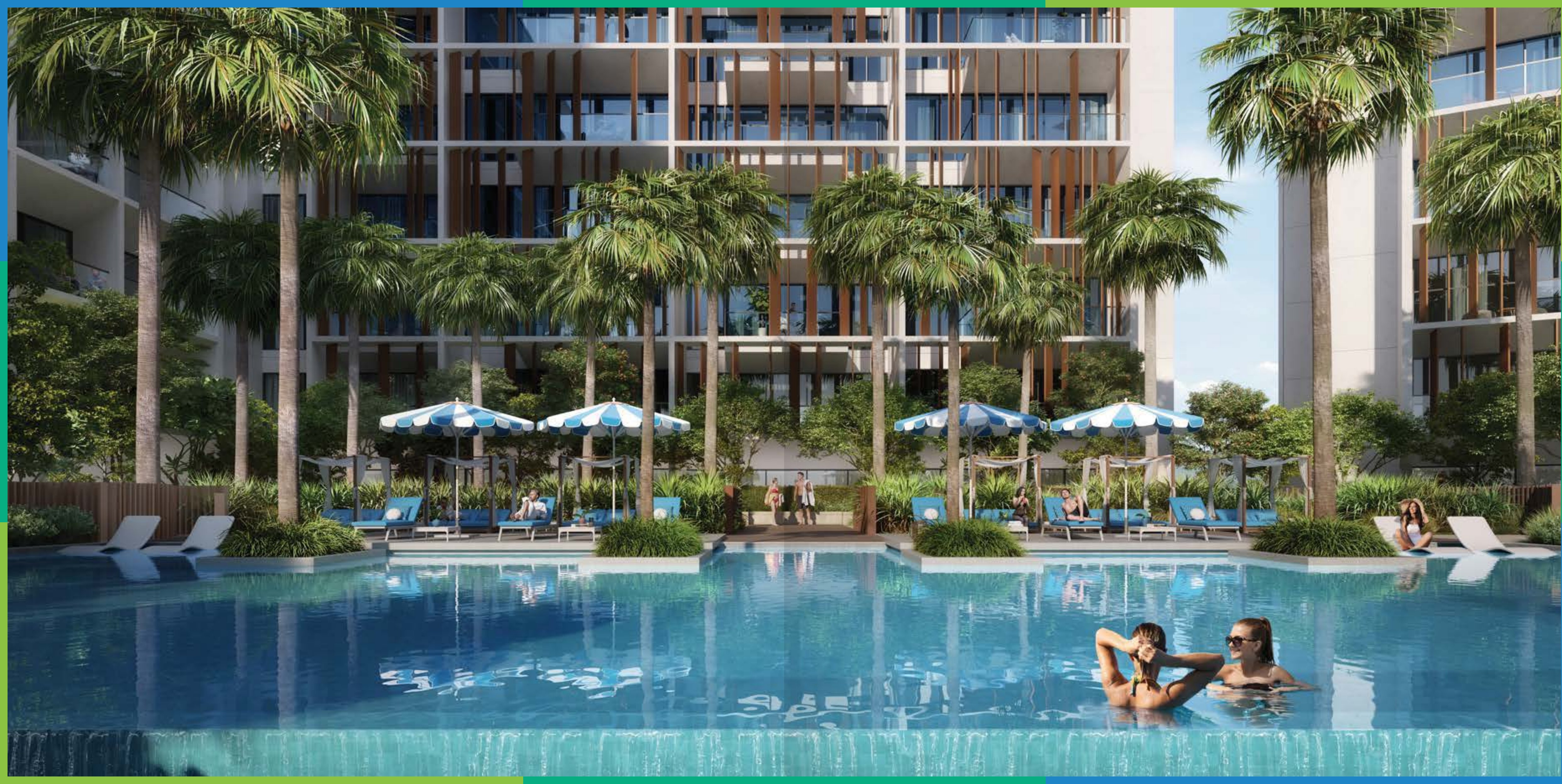


COWORKING SPACE



WHERE **AMBITION** MEETS
PROFESSIONAL COMFORT.

Residents will discover a sophisticated workspace designed for maximum productivity and focus. Private meeting rooms and comfortable workstations create an ideal remote work and collaboration environment.



OUTDOOR PODIUM AMENITIES

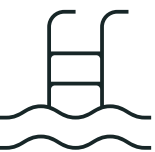
KIDS POOL



WHERE LITTLE SWIMMERS CREATE SPLASHING MEMORIES.

Resident's children can splash and play safely in this thoughtfully designed aquatic playground. The dedicated kids' pool features gentle water features and appropriate depths for young swimmers.

ADULT POOL

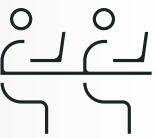


WHERE RELAXATION MEETS CRYSTAL CLEAR WATERS.

Residents will find tranquil relaxation in this resort-style pool with elegant lounging areas. The lap pool offers a serene environment for swimming and aquatic exercises throughout the day.



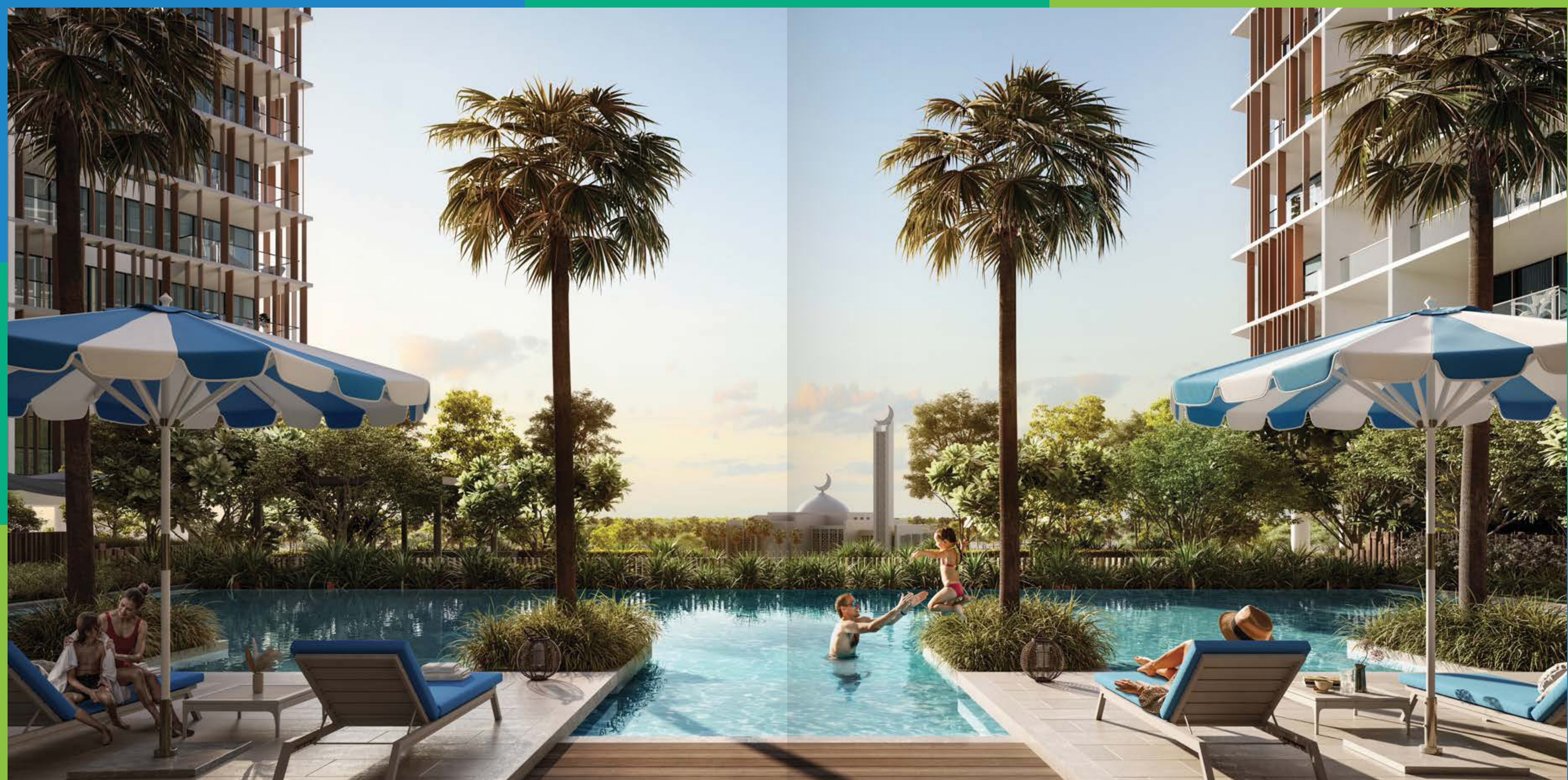
OUTDOOR COWORKING SPACE



WHERE PRODUCTIVITY BLENDS WITH THE OUTDOORS.

These carefully shaded outdoor workstations allow one to embrace nature while working. The alfresco workspace offers comfortable seating and power outlets amid refreshing greenery.

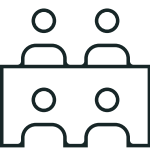




OUTDOOR PODIUM AMENITIES



MULTIPURPOSE (COMMUNAL DINING)



WHERE SHARED MEALS
BECOME **CHERISHED
MEMORIES.**

This versatile space with premium kitchen facilities allows residents to host memorable gatherings. The welcoming communal dining area offers the perfect setting for shared meals and social connections.

SAND PIT KIDS PLAY AREA



WHERE **IMAGINATION
TAKES FLIGHT.**

The little ones will explore and imagine in this expansive sandy playground designed for creative play. The secure sand pit area features engaging play equipment and comfortable parent seating nearby.

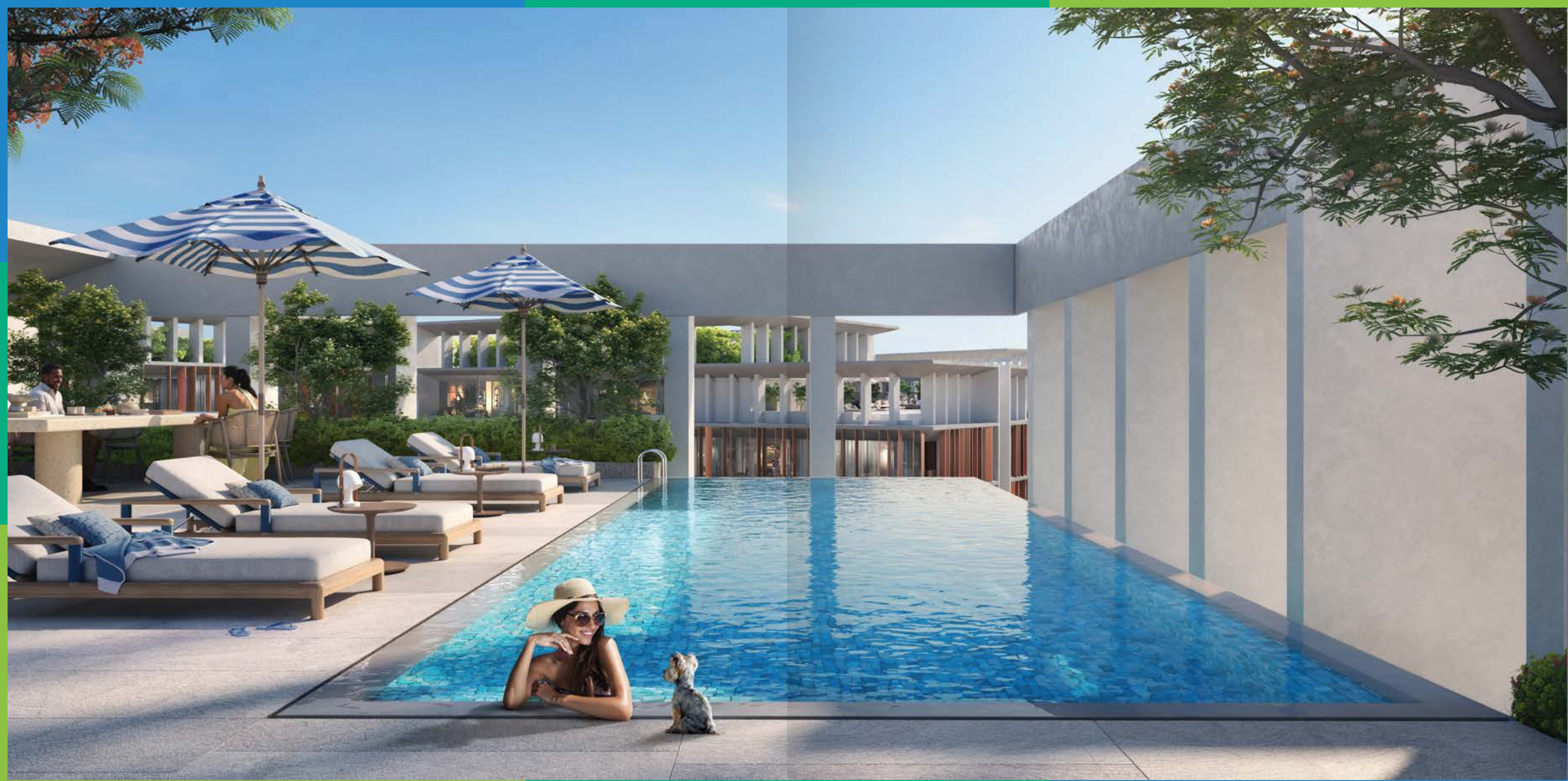
COMMUNITY LAWN



WHERE NEIGHBOURS
GATHER **UNDER OPEN
SKIES.**

Gather in this verdant open space, perfect for outdoor and social events. The manicured lawn is a central hub for community engagement and seasonal celebrations.





11TH FLOOR AMENITIES

PLUNGE POOLS



WHERE SERENITY
MEETS **THE SKYLINE.**

Unwind in intimate infinity-edge plunge pools with spectacular views. These private oases offer a peaceful retreat for relaxation and contemplation above the city.

SEATING AREAS



WHERE CONVERSATIONS
FLOW WITH **PANORAMIC
VIEWS.**

Residents will find thoughtfully arranged lounges and intimate seating nooks at elevation. The carefully curated furniture settings create perfect spots for socialising or quiet reflection with stunning vistas.



ROOFTOP AMENITIES

ACTIVE SPORT

(Sand Sport Area/Volleyball/Football/Basketball Hoop)



WHERE ACTIVE
LIFESTYLES REACH NEW
HEIGHTS.

Residents will enjoy multi-sport courts designed for friendly matches and competitive play. One can engage in volleyball, football, or basketball while surrounded by panoramic urban vistas.

SEATING AREA



WHERE CITY LIGHTS
MEET STARLIT
CONVERSATIONS.

One can escape to elevated lounges designed for both intimate gatherings and peaceful solitude. Residents will find comfort in thoughtfully arranged seating pods that frame spectacular city views.

GREEN LAWN (DOG PARK)



WHERE FOUR-LEGGED
FRIENDS FIND THEIR
PARADISE.

One can watch their pets romp freely in this secure, elevated green space designed for furry companions. Residents will appreciate the dedicated area where their dogs can exercise and socialize against the backdrop of city skylines.





YOUR NEW HOME



INTERIORS THAT INSPIRE.

CRAFTED FOR
QUINTESSENTIAL LIVING.



The light-filled, airy interiors exude spaciousness and comfort.

They are meticulously designed with high-end finishes to create an inviting atmosphere. Adorned with premium appointments, these living spaces are chic and ideally suited for discerning residents. The interiors create a modern, dynamic living environment that harmonises with the striking architecture and vibrant surrounding neighbourhood. As dusk falls, meander through streets embraced by verdant canopies. Each step is a journey through a world where design and nature dance in perfect harmony.



REDEFINING URBAN ELEGANCE, ONE HOME AT A TIME.



MASTERFUL DESIGN MEETS BREATHTAKING VIEWS.

Elm at Parkfive residences testify to contemporary elegance and masterful craftsmanship.

These thoughtfully designed homes blend biophilic elements with eclectic aesthetics, creating a cornerstone of modern living in harmony with nature. Each residence embodies a quintessential lifestyle, marrying elegant charm with modern sophistication.

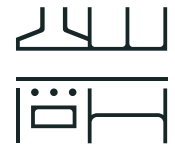
The [Executive 1B] studios and 1-bedroom residences showcase ingenious spatial design that perfectly blends functionality and space-saving layouts with elegance for discerning urban professionals. The 2 bedrooms are ideal for small couples and growing families. Crowning these exceptional living spaces are breathtaking views – expansive windows frame spectacular vistas of the surrounding park and tranquil lagoon, forging an intimate connection with the natural world beyond..



LIVING ROOM

The living room is designed to the highest specification, and its colour scheme reflects the local character and energy, drawing from the precinct's vibrant atmosphere, serene oasis, and natural surroundings.





KITCHEN

Sleek, contemporary, and expansive kitchens showcase exquisite craftsmanship and premium materials. Every detail exudes quality, and the surfaces are meticulously finished.



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BATHROOMS

Minimalist bathrooms with modern vanity and aesthetics, high-end fixtures, and elegant finishes create a sanctuary of relaxation and rejuvenation.

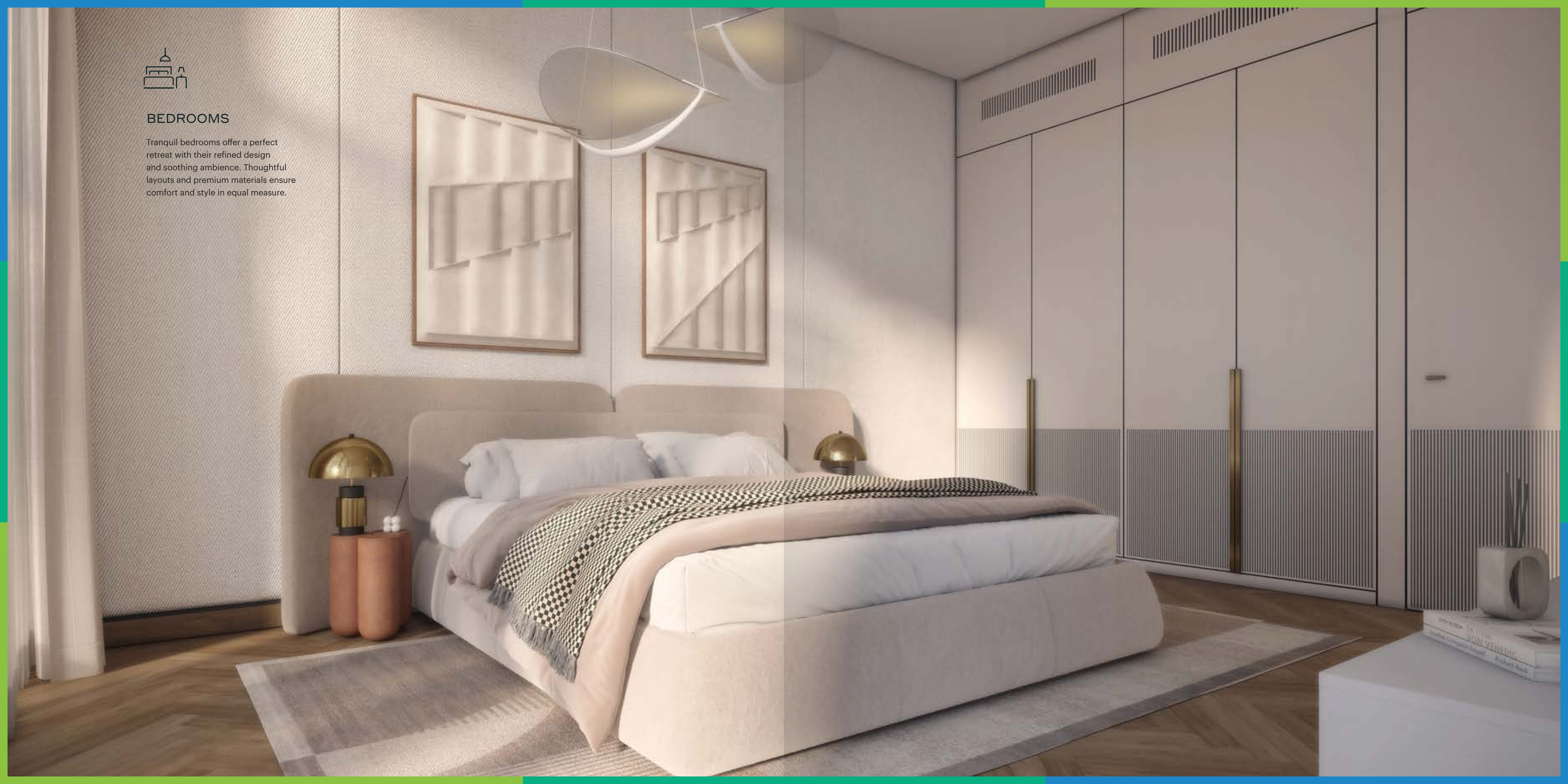


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BEDROOMS

Tranquil bedrooms offer a perfect retreat with their refined design and soothing ambience. Thoughtful layouts and premium materials ensure comfort and style in equal measure.





DEFINING EXCELLENCE IN REAL ESTATE.



TWO DECADES OF ELEVATING DUBAI SKYLINE.

Deyaar has shaped Dubai's real estate with landmark projects for two decades, delivering over 20 million sq. ft. of developments since 2002.

We boast stellar commercial towers, remarkable residences, and outstanding hotels in Dubai's prime locations, from Business Bay to DIFC, Dubai Marina to Jumeirah Lake Towers. Recent projects include Central Park Towers, Regalia, MarCasa, and MidTown Masterplanned Development.

With a capital of AED 5.78 billion, over the last 2 decades, Deyaar has branched into integrated supply-chain service offerings divided into six business units: Property Development, Property Management, Facilities Management, Community Management, Hospitality, and Asset Management. These divisions provide multipurpose property services, accentuating Deyaar's appeal and stature within the real estate industry.

Leveraging our expertise and financial expertise, we shape Dubai's built environment, unlocking potential and creating enduring value for investors. With a robust land bank, diverse projects, and a future-focused vision, Deyaar continues to ascend.



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