ARTHOUSE

HILLS ARJAN

WHOLENESS IN DESIGN. BALANCE IN LIVING

Arthouse Hills embodies the discipline of form and light.

Geometry, glass, and texture converge to shape spaces of calm and intent.

Guided by the Enso, the Japanese expression of completeness and flow, every detail reflects purpose and continuity.

Design finds its wholeness in proportion, and living, its balance in clarity.

ARTHOUSE HOTEL, NEW YORK CITY

Founded on Manhattan's Upper West Side, Arthouse blends heritage with modern refinement.





Each address reflects its setting while holding to a unifying philosophy.

Lobbies carry the presence of galleries, shared spaces with the intimacy of community.

MANHATTAN'S HERITAGE



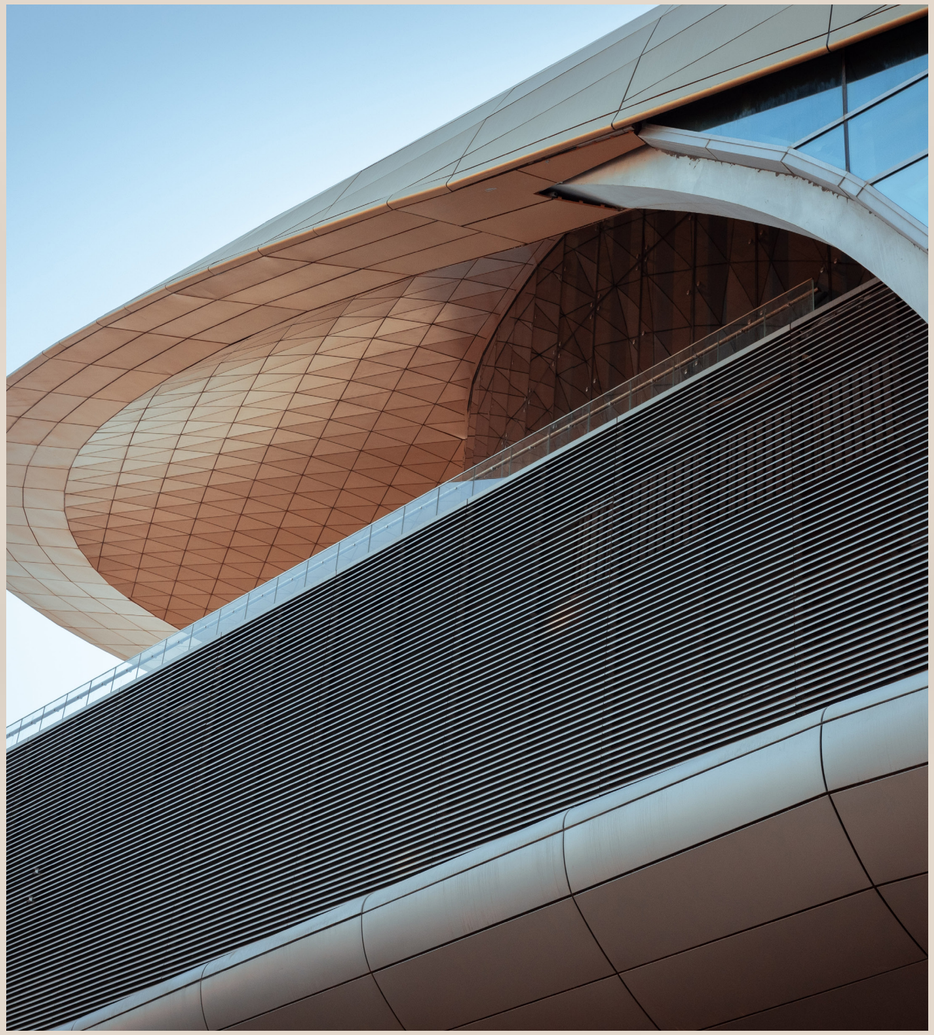
MEETS DUBAI'S HORIZON

ARJAN, THE NEW CENTRE OF DUBAI

Arjan continues to record rental growth of up to 9% annually, driven by rising demand and sustained occupancy.



The community features mature infrastructure and direct access to Sheikh Mohammed Bin Zayed Road and Umm Suqeim Road, placing it minutes from JVC, Motor City, and Dubai Hills.



Key institutions such as Mediclinic Parkview Hospital and Kings School Al Barsha and Repton School, Dubai enhance quality of life, offering trusted healthcare and education within easy reach.



With the upcoming Dubai Metro expansion improving connectivity, Arjan stands as a well-established and high-performing address in Dubai’s mid-market residential segment.

A CENTRED ADDRESS



2 MINUTES
Dubai Miracle Garden

5 MINUTES
Dubai Hills Mall

10 MINUTES
Business Bay

15 MINUTES
Downtown Dubai

25 MINUTES
Dubai Intl' Airport

25 MINUTES
Palm Jumeirah

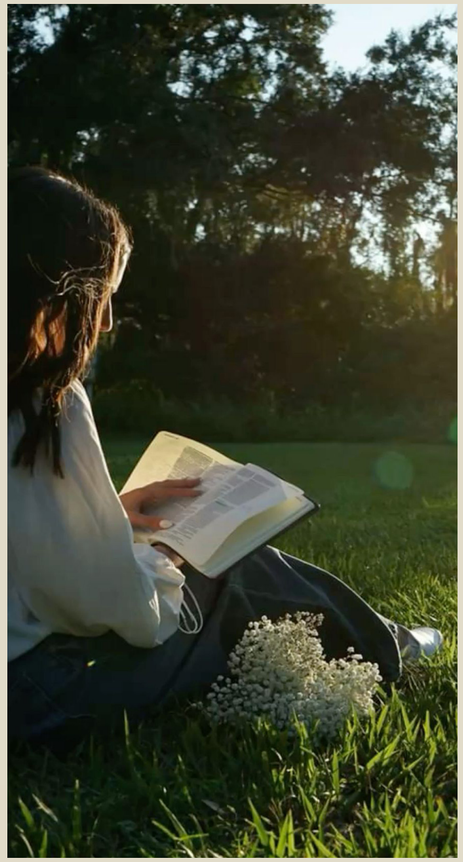
From morning coffee to evening walks, every element
of daily life is within walking distance or minutes from home.



WELLNESS CENTRES



CAFES & RESTAURANTS



COMMUNITY PARKS



SHOPPING MALLS

The renders are a graphical representation.

THE FIRST BRANDED RESIDENCES IN ARJAN

A complete expression of design and living, setting a new benchmark for contemporary distinction.

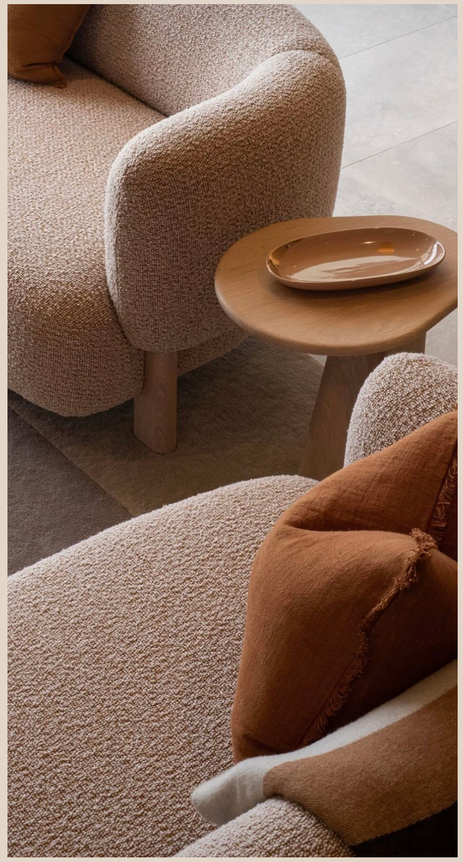
ARTHOUSE

HILLS ARJAN

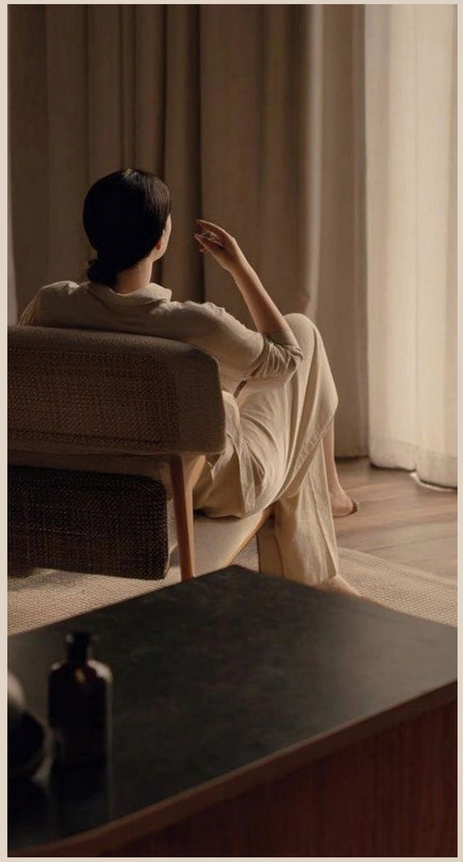
A NEW STORY RISES IN ARJAN.



Light floods through tall glass, framing gardens and skyline.



Calm takes shape in clean lines and quiet geometry, touched by Japanese restraint.



Every space is considered, furnished with intent, and layered with smart living.



For those arriving in Dubai or rooted here, this is where the city slows down.

The renders are a graphical representation.

AN EVOLVING NARRATIVE

Arthouse's journey continues in Arjan, where architecture and life converge in perfect balance, a place where rhythm and refinement shape spaces that inspire and elevate everyday living.

AMENITIES

The renders are a graphical representation.



BALANCE AS EXPERIENCE

Wellness, leisure, and community composed with intent.

WELLNESS AMENITIES

State-of-the-art fitness studio

Sauna and cold plunge

Rooftop Japanese garden

Sound healing

Meditation & Zen garden

Wellness bar area





LEISURE & COMMUNITY AMENITIES

Rooftop infinity pool

Family pool and kids' pool

Outdoor & indoor kids' play area

Forest area

Games room

Exclusive cigar lounge

Residents' library

Water park



LOBBY

PODIUM

PRIVATE GARDEN

ROOFTOP INFINITY POOL

SOUND HEALING AREA

FOREST AREA

WELLNESS BAR

STATE-OF-THE-ART FITNESS STUDIO



KIDS’ PLAY AREA



EXGLUSIVE CIGAR LOUNGE



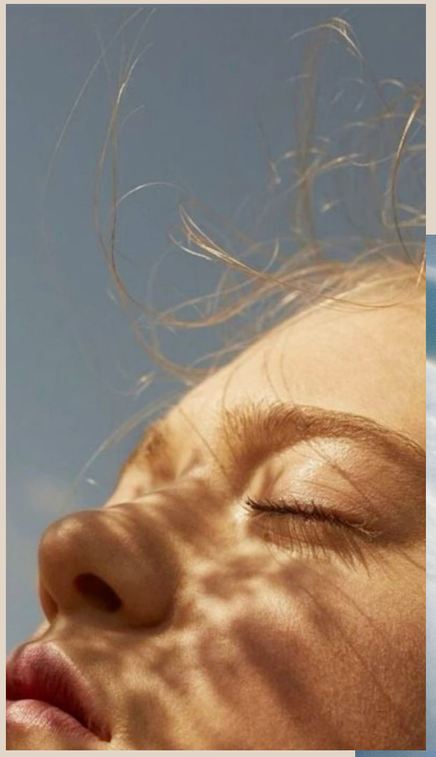
RESIDENTS’ LIBRARY

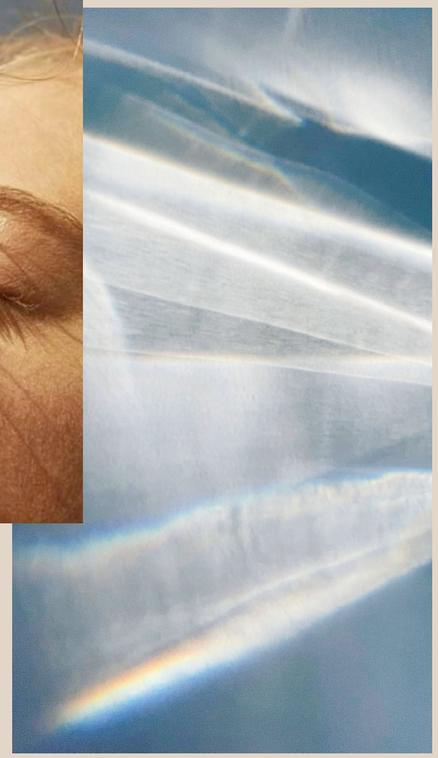


SAUNA AND COLD PLUNGE

THE RESIDENCES

A DIALOGUE BETWEEN GLASS AND SKY





The renders are a graphical representation.

AN ENSEMBLE OF LIVING AND DESIGN

Exclusive residences curated with balance, from intimate studios to expansive two-bedrooms.

STUDIOS

Composed for efficiency. Defined by openness.

The renders are a graphical representation.

BEDROOM



LIVING & DINING

ONE-BEDROOM RESIDENCES

Proportioned for flow. Oriented to views.

The renders are a graphical representation.



LIVING ROOM

KITCHEN & DINING



BEDROOM

BATHROOM



TWO-BEDROOM RESIDENCES

Shaped for gatherings. Refined for retreat.

The renders are a graphical representation.

LIVING & DINING

KITCHEN



MASTER BEDROOM



BEDROOM

BATHROOM



PROJECT OVERVIEW

PROJECT OVERVIEW

PROJECT NAME

Arthouse Hills Arjan

COMPLETION

Q4 2028

UNIT TYPES & SIZES

Studio	60	480 sq ft	AED 869,888
1-Bedroom	166	850 sq ft	AED 1,307,888
2-Bedroom	100	1250 sq ft	AED 1,855,888
Total Units			326 Residences

PAYMENT PLAN

Payment Stage	Studio	Studio
DP	10%	On booking (2026)
DLD	4% + 5,250	On booking (2026)
1 month	10%	2026
6 months	5%	2026
12 months	5%	2027
20% construction	7.5%	2027
40% construction	7.5%	2027
60% construction	7.5%	Q1 2028
80% construction	7.5%	Q3 2028
Handover	40%	Q4 2028

TOTAL COLLECTION PERCENTAGES

Year	Collection %
2026	25%
2027	20%
2028	55%



PROJECT TEAM

OUR TEAM



BHASKARA SANTOSH PUNURU

Ex Head Of Sales, Emaar
Manager, Arthouse Hills
Esteemed Real Estate Leader

Executed over AED 135 billion in sales as Head of Sales at Emaar, bringing extensive experience in real estate sales, sales strategy, and luxury properties. Specialized in launch strategy and luxury residential sales across the UAE and GCC.



OMAR GULL

Founder, Cledor
Ex Head Of Sales, Emaar & Dubai Holding
Esteemed Real Estate Leader

Developed a project pipeline valued at AED 2.7 billion in Gross Development Value (GDV), covering 1.6 million square feet of sellable area within two years.
Executed over AED 50 billion in sales in partnership with Emaar and Dubai Holding.



GULAM GOUSH ANSARI

Ex Head of Sales, Mashreq Bank - Qatar,
CEO/ Vice Chairman, Adaan Developments
Esteemed Real Estate Leader

Seasoned professional with 20 years of corporate and business experience in the Middle East, evolved from the financial sector to lead a construction materials enterprise with strategic vision.



ENG. MAJD ALKHALIL

Deputy CEO, New System Engineering
CEO, Tuscany Real Estate Development

An accomplished architecture and construction professional with 15+ years of industry experience and a proven track record of delivering over 100 projects across the UAE and GCC. Known for combining design intent with technical and executional excellence, ensuring successful project outcomes within regional standards and regulations.

Sakura PROPERTIES

Sales and Marketing Partner

THE DEVELOPER

ADAAN DEVELOPMENTS

Adaan Developments enters a new chapter in Dubai with a vision anchored in global perspective and local insight.

The firm is committed to delivering residential and mixed-use communities defined by architectural distinction and contemporary urban relevance.

Each project reflects a balance of ambition and market understanding, shaping places that align with the evolving demands of modern city living.

STRATEGIC DEVELOPMENT PARTNER

Tuscany
Real Estate Development

Tuscany Real Estate Development L.L.C., founded in 2022 in Dubai, develops high-quality, innovative, and reliable real estate projects. With strong expertise and partnerships across architecture, engineering, and construction, the company delivers precise, end-to-end development solutions, including property development, investment opportunities, project management, consultancy, and bespoke home-building services. As a sister company of NSE, a leading construction contractor in the UAE, Tuscany integrates proven construction expertise and quality standards into every project. Committed to excellence, customer satisfaction, and long-term value, Tuscany continues to contribute to the UAE's evolving real estate landscape.

DEVELOPMENT PARTNER

CLÉDOR

Cledor Developments is a UAE-based real estate development group specialising in premium lifestyle projects. Cledor provides an integrated platform that covers the full real estate lifecycle, from land acquisition to post-handover management.

With a focus on design excellence, market relevance, and investor performance, Cledor aligns capital with efficient delivery to ensure projects perform both operationally and commercially.

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CONSTRUCTION PARTNER

NSE
NEW SYSTEM ENGINEERING

New System Engineering LLC (NSE) is a fast-growing construction company committed to delivering quality, value, elegance, and safety.

With 25 years of experience, NSE has completed over 120 projects for clients such as Emaar, Deyaar, and RAK Properties. The company is currently managing more than 130 projects, including high-rise commercial and residential buildings, schools, warehouses, hotels, and villas.

NSE has established a strong trackrecord and expertise in general construction, construction management, supervision, and detailed civil works.


MOHAMMED BIN RASHID
AL MAKTOUM VILLAS


MANTA BAY,
MARJAN ISLAND


VILLA COMMUNITY
ARISTA VILLAS


STAYBRIDGE SUITES,
RAS AL KHAIMAH



SOHO
DUBAI HILLS

ARTHOUSE

HILLS ARJAN