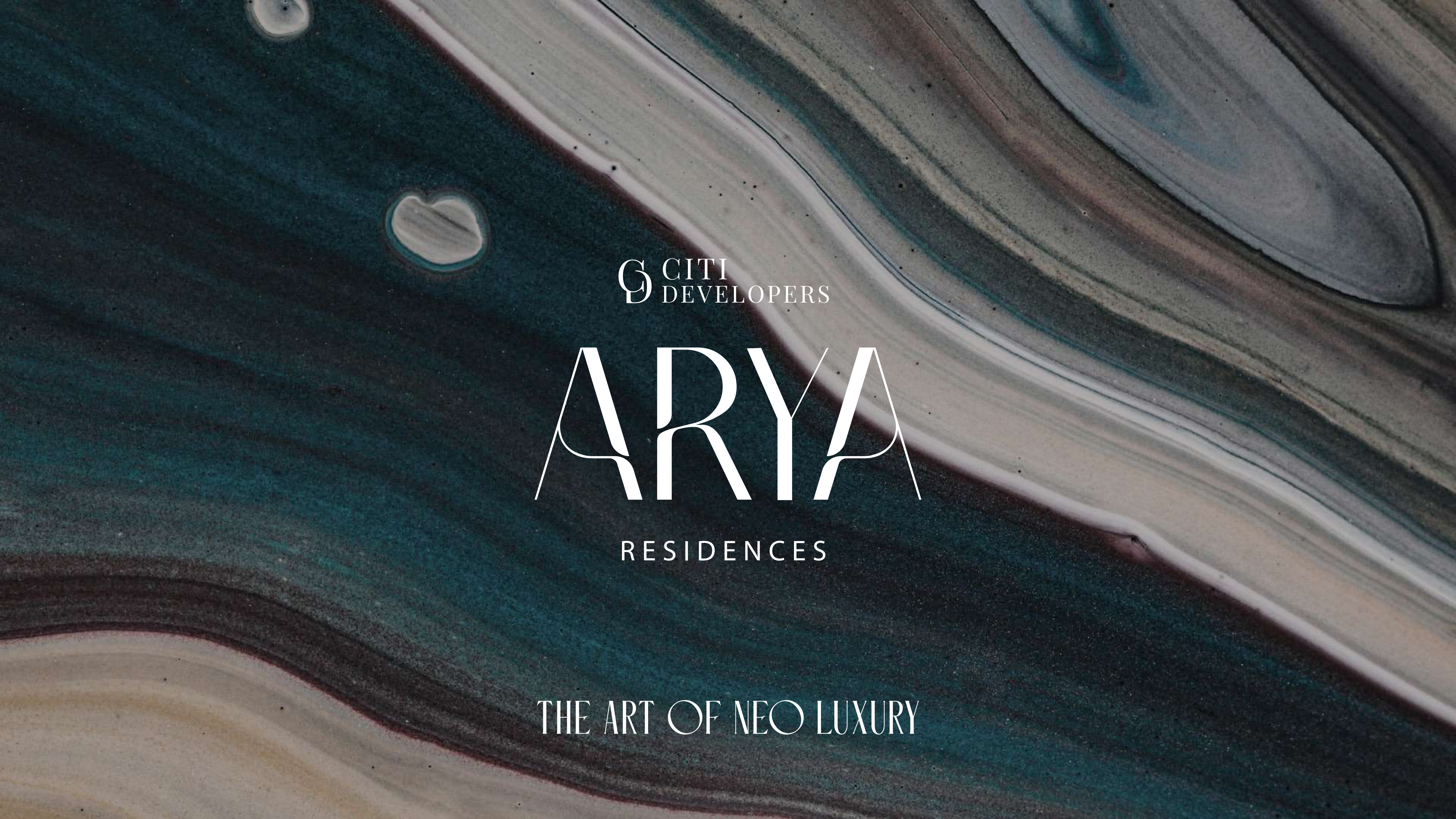




 CITI
DEVELOPERS

ARYA

RESIDENCES

THE ART OF NEO LUXURY



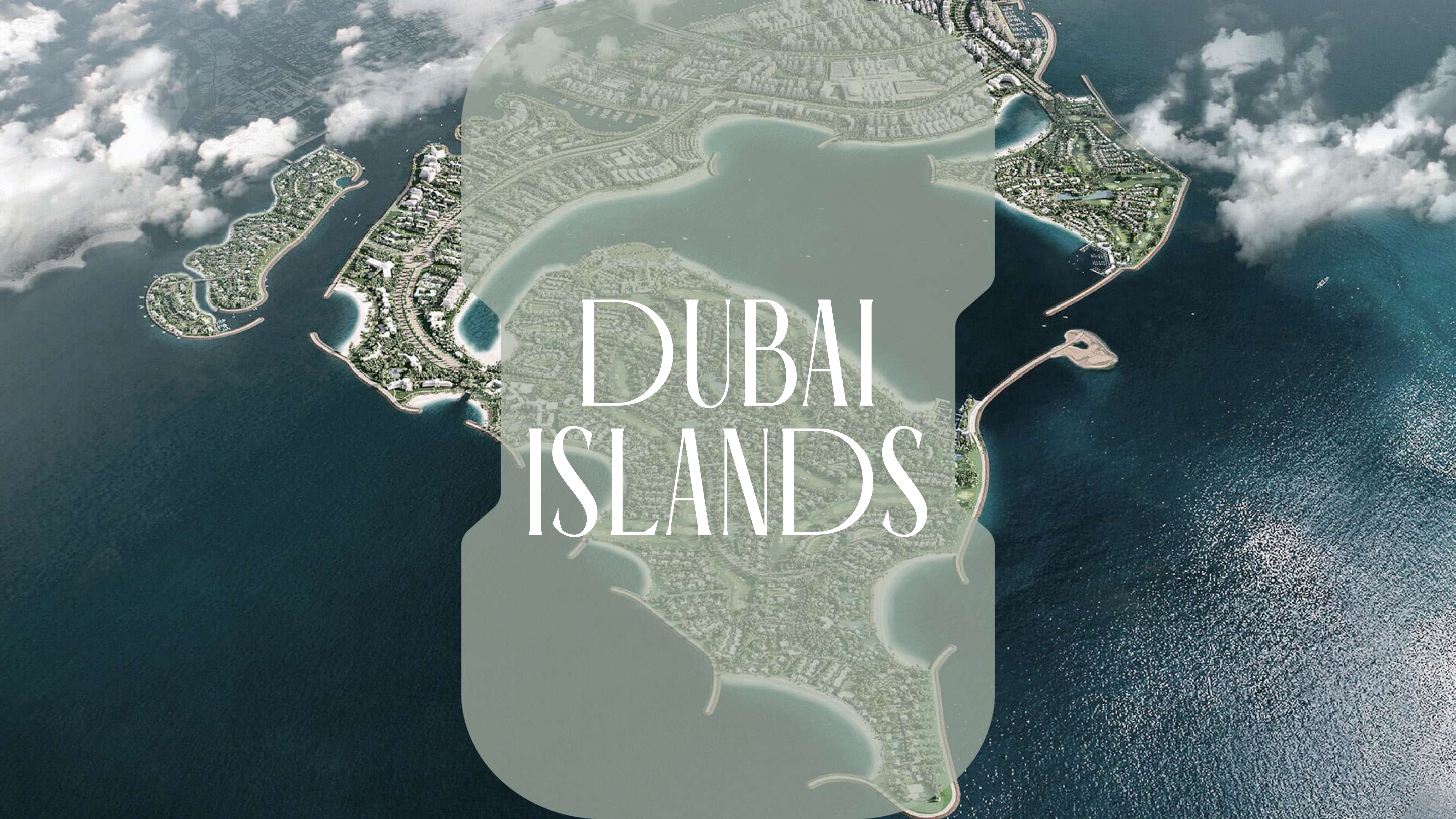




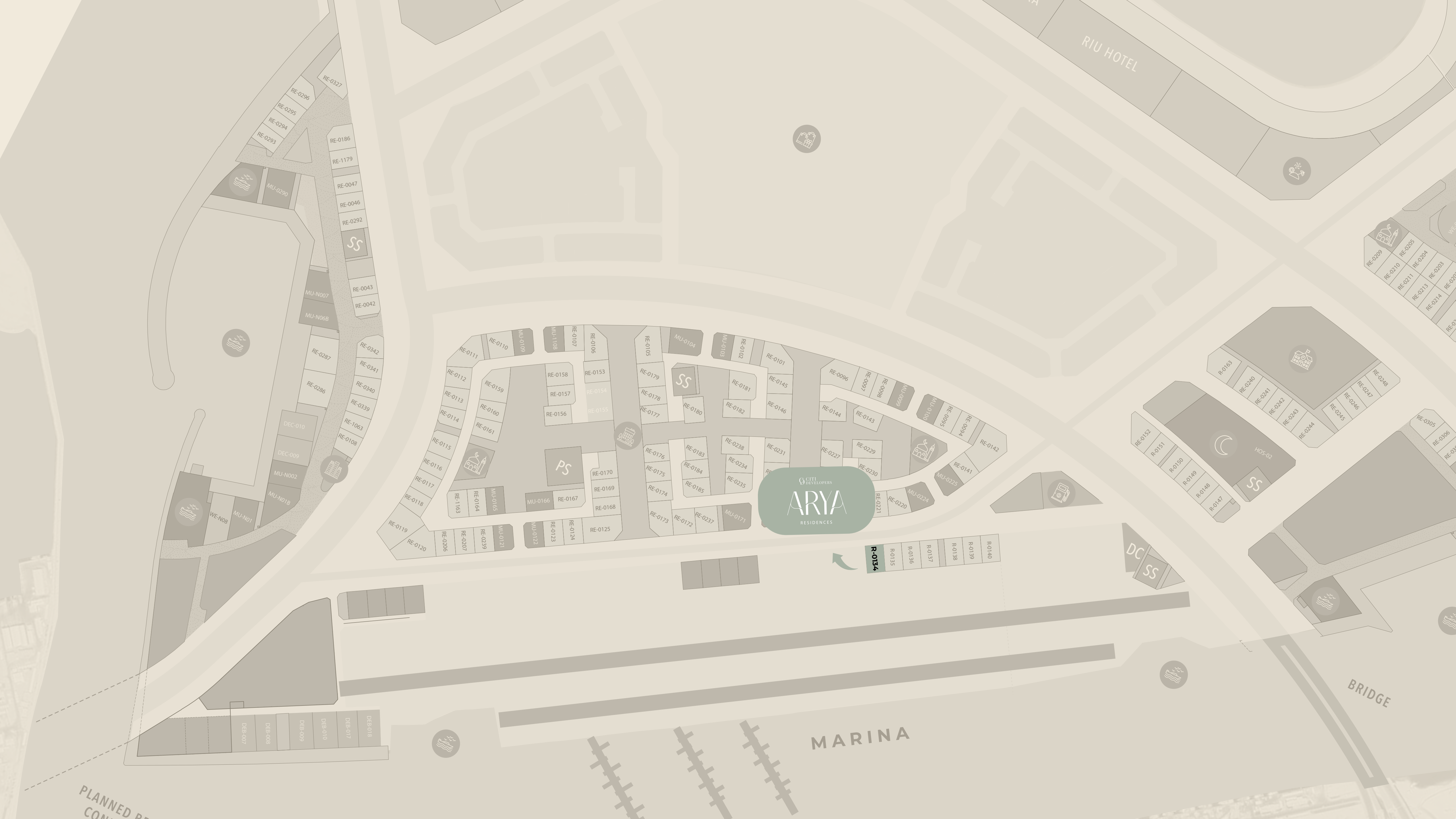
ARYA





An aerial photograph of the Dubai Islands, showing several artificial islands in the Persian Gulf. A semi-transparent map of the islands is overlaid on the image, highlighting the layout of the developments. The islands are surrounded by deep blue water, and the sky is filled with white clouds. The text "DUBAI ISLANDS" is centered over the map overlay in a large, white, serif font.

DUBAI ISLANDS



RIU HOTEL

BRIDGE

MARINA

ARYA
RESIDENCES

R-0134

PLANNED RECONSTRUCTION



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**.



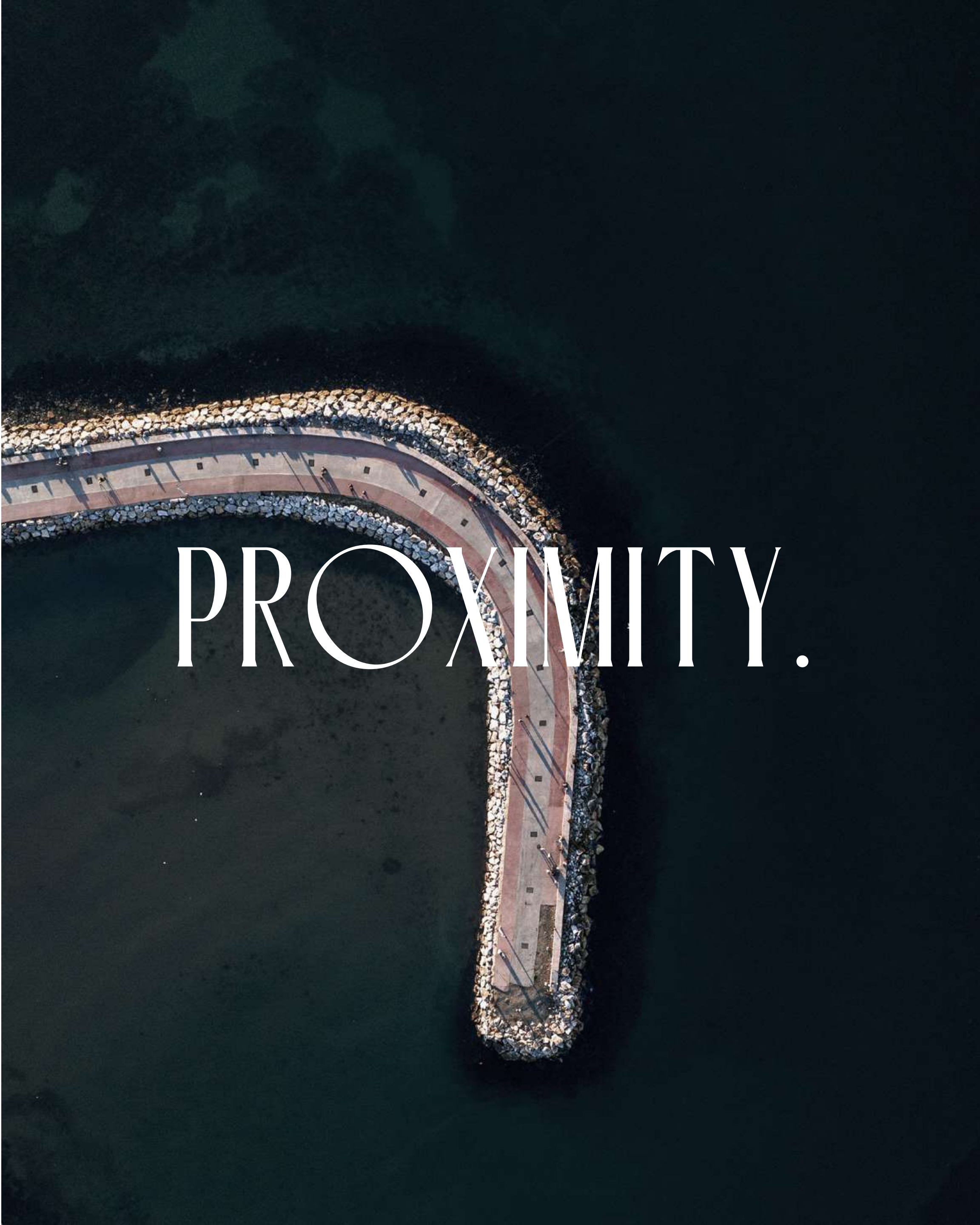
G+2P+10+R
TOTAL UNITS: 68



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%