

AARK RESIDENCES



DECA

LUXURY LIVING THE HEART OF DUBAI



WHY DUBAI?



SAFEST CITY IN THE WORLD



FASTEST GROWING ECONOMY



HIGH CAPITAL APPRECIATION



HIGH INVESTMENT RETURNS



LONG-TERM GOLDEN VISA



CENTRE OF WORLD



100% TAX FREE INCOME



EASE OF INVESTMENT

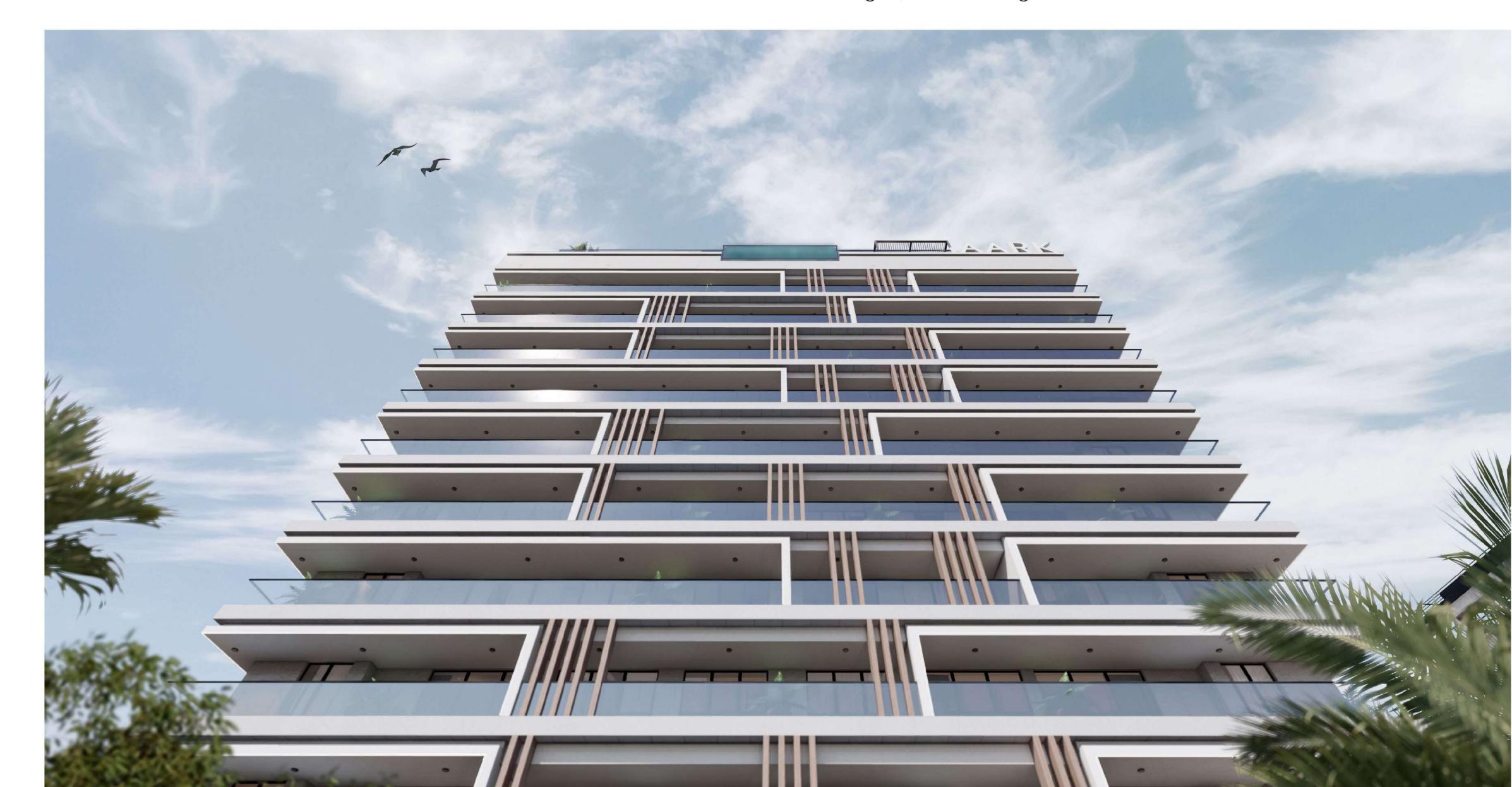


WORLDWIDE CONNECTIVITY



AARK DEVELOPERS

At Aark Developers, we firmly believe in creating living spaces that seamlessly blend luxury, comfort, and convenience, while offering unparalleled lifestyle experiences in the vibrant land of UAE. As a dedicated real estate developer, we stand by our standards of excellence and unwavering commitment to redefining modern living, by constructing sustainable residences.







REFLECTIONS BY THE CEO

Aark Residences stands as a testament to our devotion to comfort and sustainability. With an array of luxurious amenities like our infinity pool and meticulously organized security measures, this reputable project sets an example for a tranquil and distinctive way of life, right in the heart of Dubai.

OVERVIEW

DUBAI LAND RESIDENCIAL COMPLEX

Nestled in a strategic location, this residential masterpiece provides pivotal connections to key destinations across the emirate, making for a truly convenient living experience. Dubai Land Residential Complex stands as a paragon of a premium lifestyle with its impressive amenities that foster a culture of vibrancy and well-being while enhancing the residents' experiences by promoting a healthy and active lifestyle without the need for lengthy journeys.





AARK RESIDENCES

Step into a world where the boundaries between space and aesthetics blur, with our meticulously designed 1 & 2 bedroom apartments that offer ample living areas and unparalleled comfort. Aark Residences gifts breathtaking panoramic views of the surrounding landscapes, ensuring that each day is greeted with a sense of wonder.

OVERVIEW

DUBAI LAND RESIDENCIAL COMPLEX

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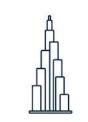
25 MINS

DOWNTOWN DUBAI MALL



25 MINS

BURJ KHALIFA



OR, KIINEIIA



DUBAI INTERNATIONAL AIRPORT



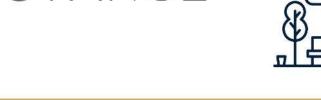
3 MINS

THE CENTRO



WALKING DISTANCE

PUBLIC PARK



35 MINS

PALM JUMEIRAH



WALKING DISTANCE

AQUILA SCHOOL



10 MINS

GLOBAL VILLAGE



5 MINS

DUBAI OUTLET MALL



12 MINS

UNIVERSITY OF DUBAI



8 MINS

SILICON CENTRAL MALL



15 MINS

SHEIKH ZAYED ROAD



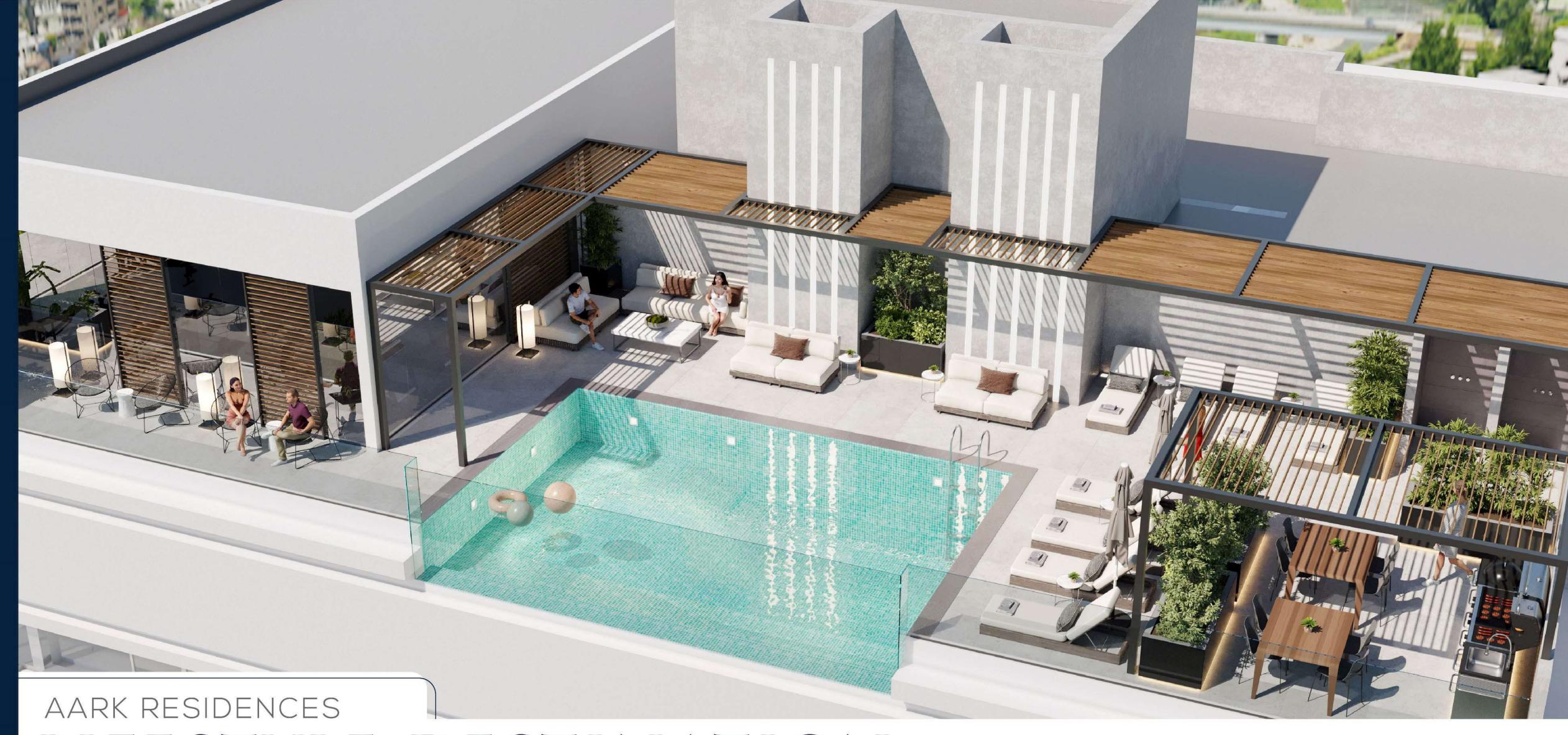
CLOSE VICINITY

AN IDEAL LOCATION



EXPERIENCE LIFE
BEYOND ORDINARY





LIFESTYLE DESTINATION



TIMELY EXECUTION



IDEAL VICINITY



HIGH RETURN ON INVESTMENT



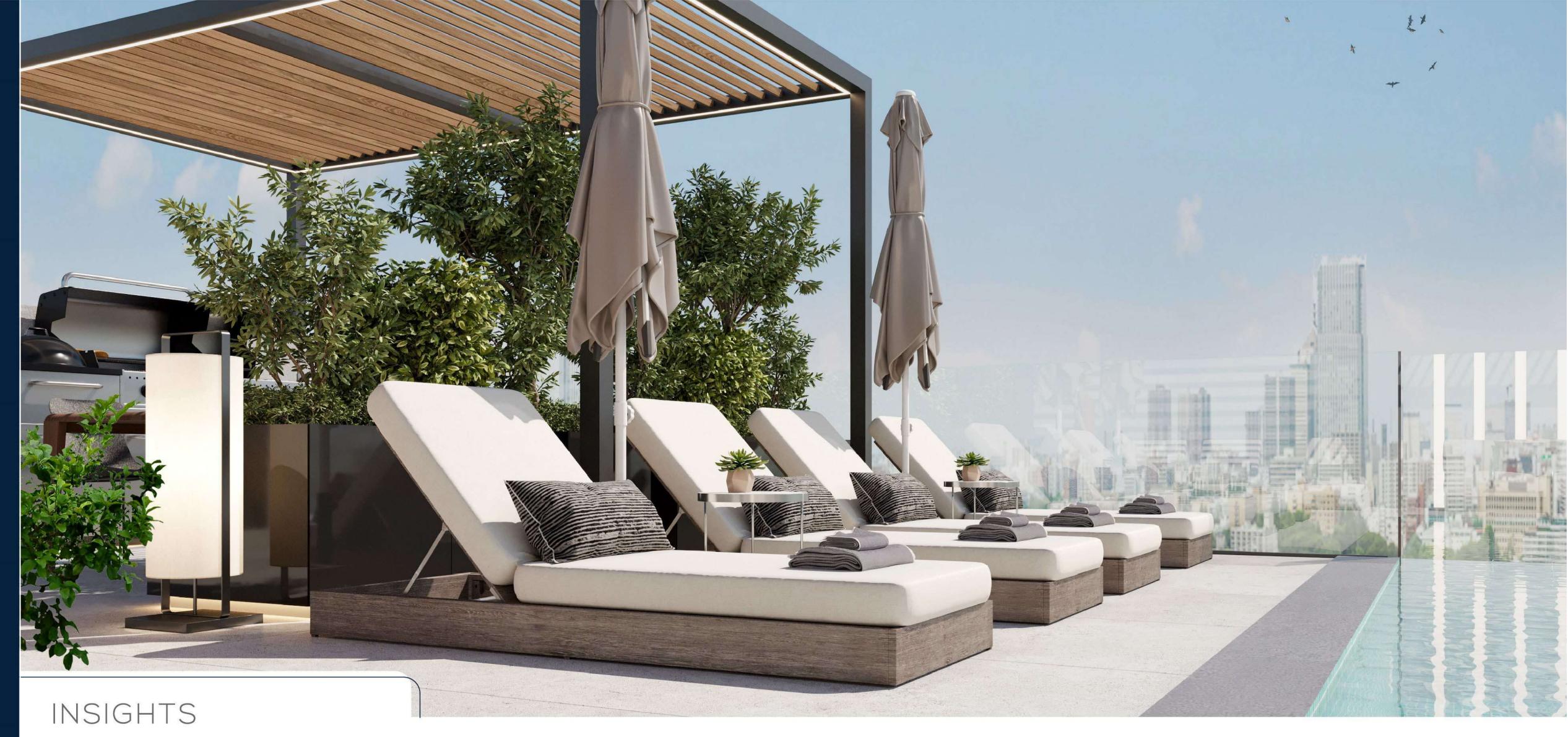
FREEHOLD OWNERSHIP



EXCLUSIVE AMENITIES



FLEXIBLE PAYMENT PLAN



DIVE INTO OUR DEVELOPMENT

AVAILABILITY

OCTOBER 2024

UNIT TYPE

APARTMENTS

FLOOR PLAN

BASEMENT + G +

10 FLOORS

UNIT DETAILS

1 & 2 BEDROOMS

TOTAL UNITS 100



Our devotion to curating vibrant and appealing residences seamlessly merges the aesthetics of the interior and exterior spaces, hence enhancing the living experience of the residents. Complementing this experience is a range of premium amenities that promise a life of unmatched comfort and sophistication for our cherished residents.

Facilities at AARK

EMBRACE UNMATCHED ELEGANCE













DISCOVER SERENITY AMIDST URBAN VIBRANCY













PINNACLE OF SOPHISTICATION

EMBRACE UNMATCHED ELEGANCE



AARK RESIDENCES

FLOOR PLANS



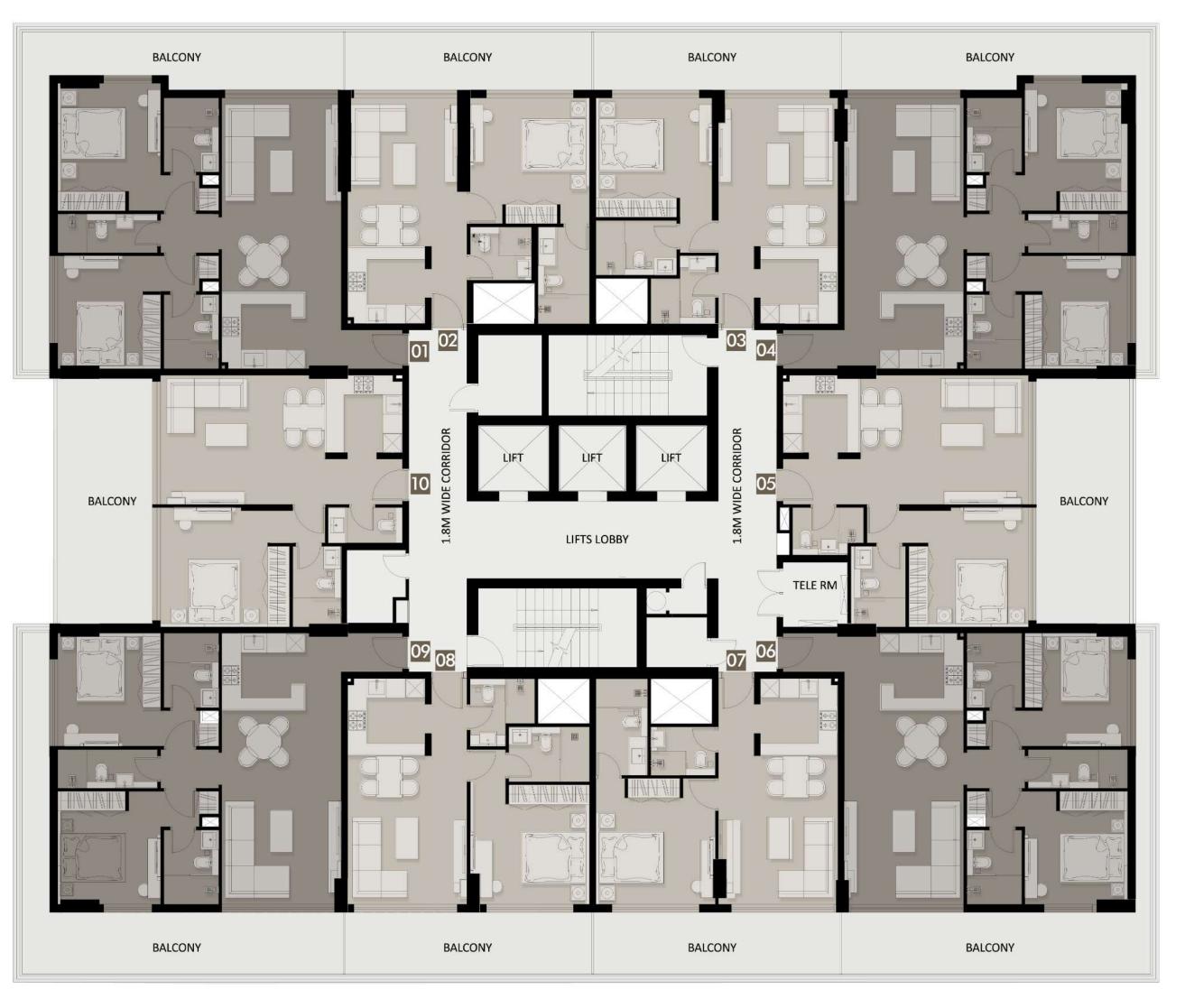
DECA

OVERALL PLAN

















TWO BEDROOM

SUITE AREA

917.62 SQ.FT

85.25 SQ.M

BALCONY AREA

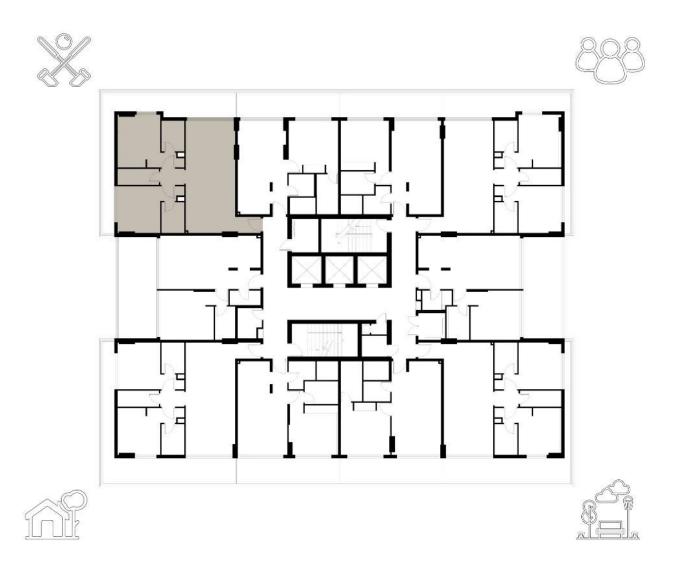
317.64 SQ.FT

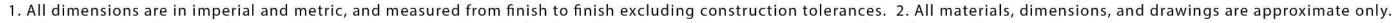
29.51 SQ.M

TOTAL AREA

1,235.26 SQ.FT

114.76 SQ.M





^{3.} Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale.



^{6.} All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

^{7.} The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

BALCONY BEDROOM 1 3.70m X 3.90m LIVING AREA 3.70m X 4.60m BATHROOM BATHROOM 1 1.59m X 2.99m 1.90m X 1.64m KITCHEN 2.40m X 2.35m

ONE BEDROOM

SUITE AREA

585.55 SQ.FT

54.40 SQ.M

BALCONY AREA

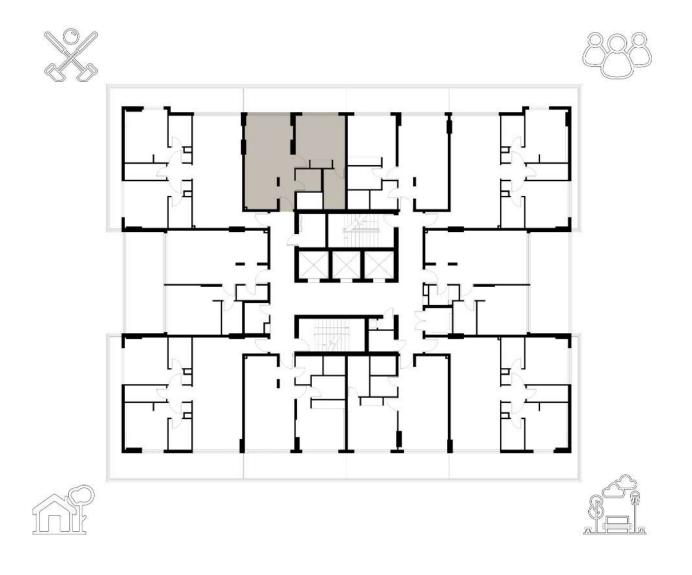
170.60 SQ.FT

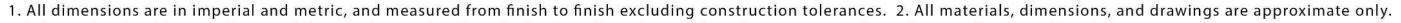
15.85 SQ.M

TOTAL AREA

756.16 SQ.FT

70.25 SQ.M





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ONE BEDROOM

SUITE AREA

585.55 SQ.FT

54.40 SQ.M

BALCONY AREA

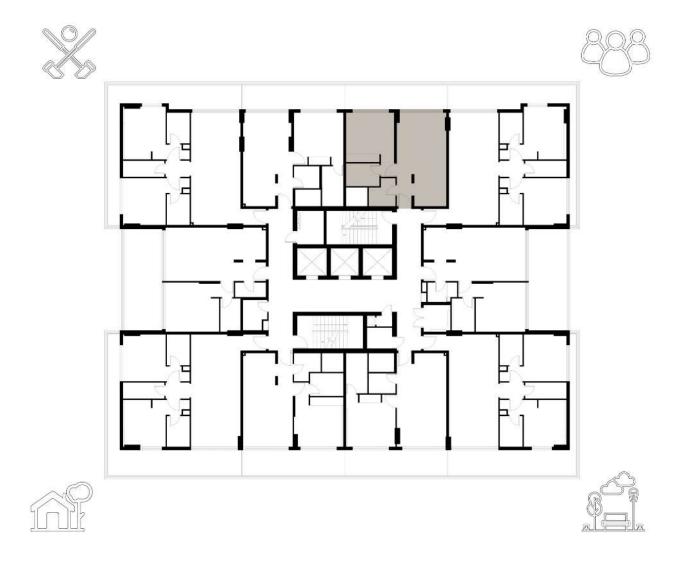
170.60 SQ.FT

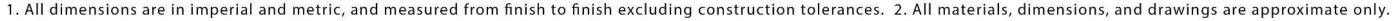
15.85 SQ.M

TOTAL AREA

756.16 SQ.FT

70.25 SQ.M





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BALCONY MASTER BATHROOM 1.70m x 2.30m MASTER BEDROOM 3.18m x 3.94m LIVING AREA 3.70m x 5.99m BATHROOM 3.08m x 1.19m DINING AREA BEDROOM 1 3.18m x 3.50m KITCHEN 3.70m x 2.40m BATHROOM 1 1.70m x 2.30m FRIDGE & FREEZER BUILT-IN DISHWASHER

SUITE AREA

TWO BEDROOM

917.62 SQ.FT

85.25 SQ.M

BALCONY AREA

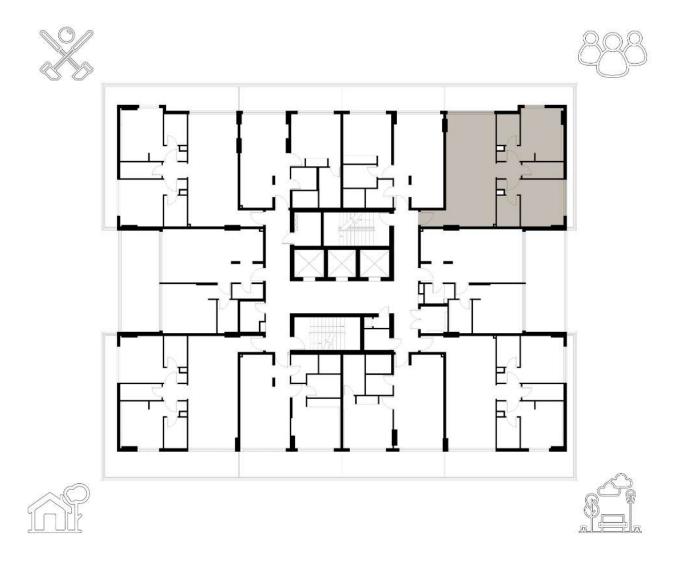
317.64 SQ.FT

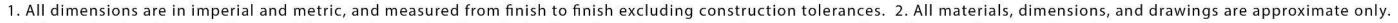
29.51 SQ.M

TOTAL AREA

1235.26 SQ.FT

114.76 SQ.M





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DINING AREA KITCHEN LIVING AREA 2.35m x 2.40m 5.20m x 4.00m BALCONY 2.00m width BATHROOM 2.20m x 1.47m BEDROOM 1 3.70m x 3.70m BATHROOM 1 1.58m x 2.50m

SUITE AREA

ONE BEDROOM

624.95 SQ.FT

58.06 SQ.M

BALCONY AREA

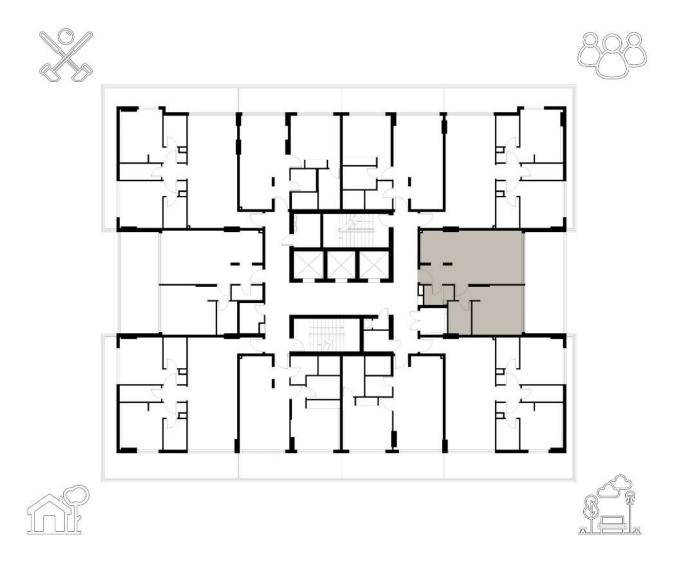
261.45 SQ.FT

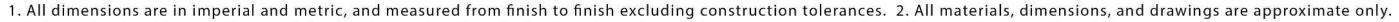
24.29 SQ.M

TOTAL AREA

886.40 SQ.FT

82.35 SQ.M





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FRIDGE & FREEZER WASHING MACHINE **BATHROOM 1** 1.70m x 2.30m KITCHEN 2.60m x 2.40m BEDROOM 1 3.18m x 3.50m DINING AREA BATHROOM 3.08m x 1.19m LIVING AREA 3.70m x 5.99m MASTER BEDROOM MASTER BATHROOM 3.18m x 3.94m 1.70m x 2.30m BALCONY 2.00m width

TWO BEDROOM

SUITE AREA

899.75 SQ.FT

83.59 SQ.M

BALCONY AREA

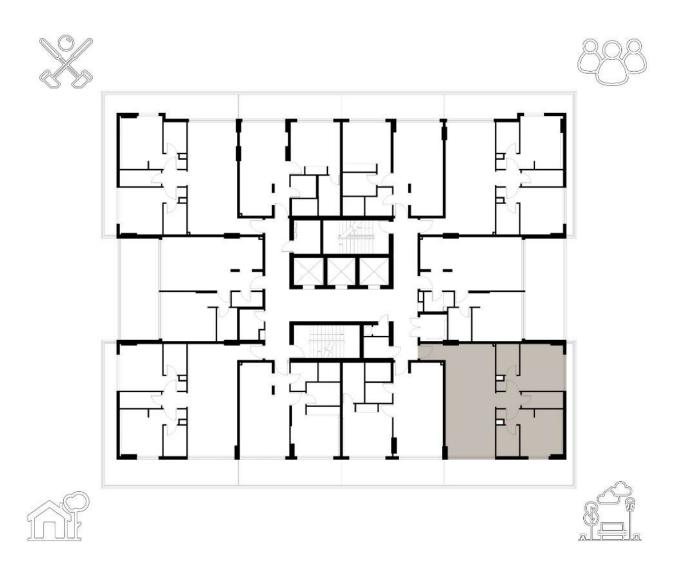
299.88 SQ.FT

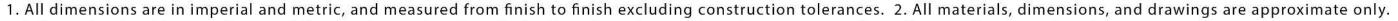
27.86 SQ.M

TOTAL AREA

1199.36 SQ.FT

111.45 SQ.M





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BATHROOM 1 1.60m x 2.99m

ONE BEDROOM

SUITE AREA

585.55 SQ.FT

54.40 SQ.M

BALCONY AREA

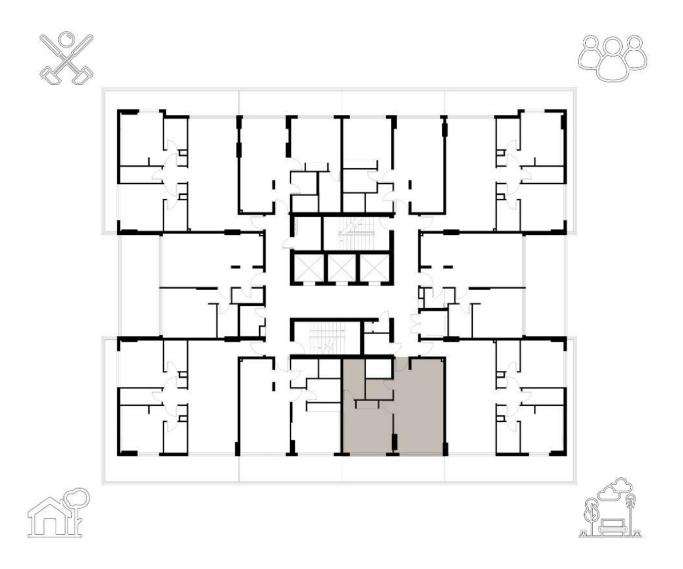
179.43 SQ.FT

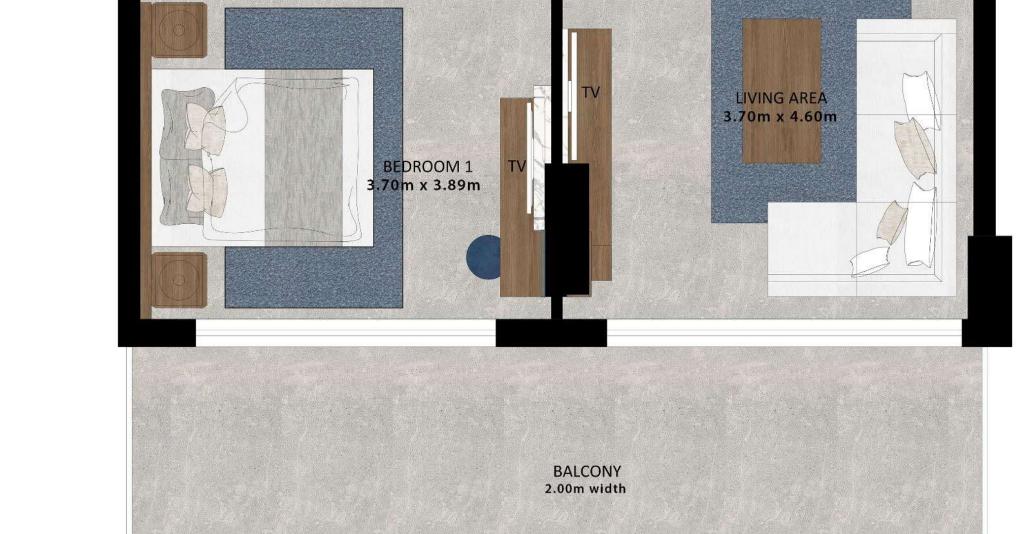
16.67 SQ.M

TOTAL AREA

764.99 SQ.FT

71.07 SQ.M





BATHROOM 2.00m x 1.50m

1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only.

KITCHEN 2.40m x 2.35m

> DINING AREA

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ONE BEDROOM

SUITE AREA

585.55 SQ.FT

54.40 SQ.M

BALCONY AREA

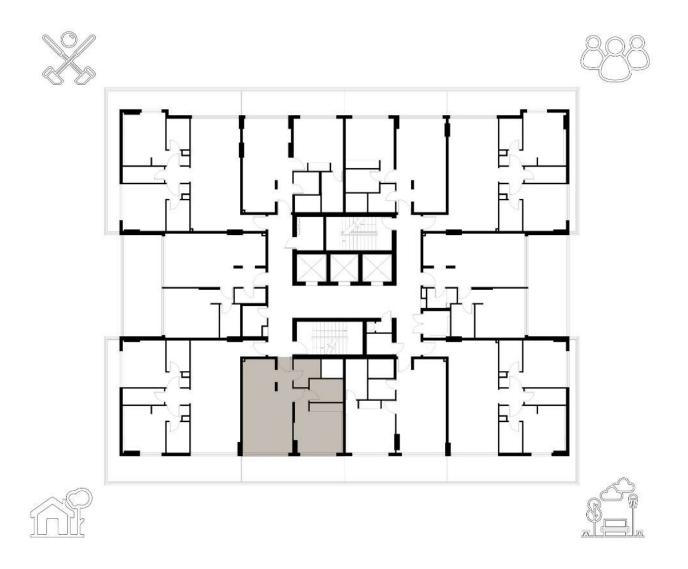
179.43 SQ.FT

16.67 SQ.M

TOTAL AREA

764.99 SQ.FT

71.07 SQ.M





WASHING FRIDGE & FREEZER MACHINE

KITCHEN

2.40m x 2.25m

DINING AREA

LIVING AREA
3.70m x 4.60n

1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only.

BATHROOM

BATHROOM 1

2.50m x 1.70m

2.00m x 2.09m

BEDROOM 1 3.60m x 3,70

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WASHING FRIDGE & FREEZER MACHINE BATHROOM 1 1.70m x 2.30m KITCHEN 3.70m x 2.35m BEDROOM 1 3.18m x 3.49m DINING AREA BATHROOM 3.08m x 1.19m LIVING AREA 3.70m x 5.99m MASTER BEDROOM 3.28m x 3.50m MASTER BATHROOM 2.30m x 1.70m BALCONY 2.00m width

TWO BEDROOM

SUITE AREA

899.75 SQ.FT

83.59 SQ.M

BALCONY AREA

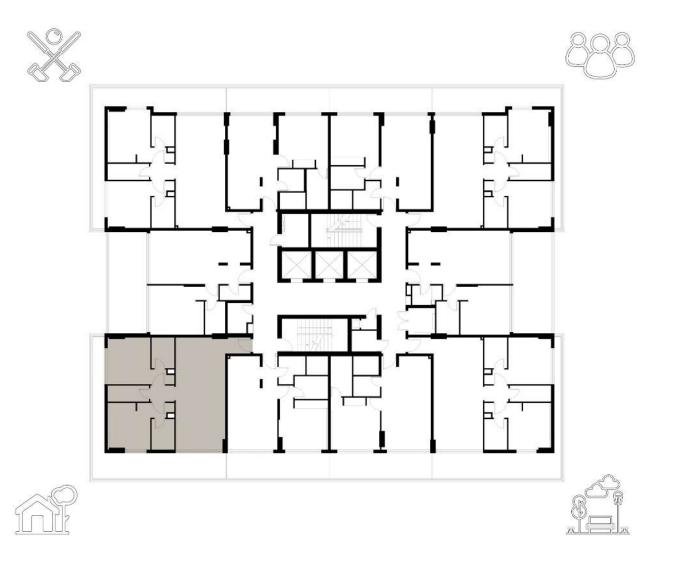
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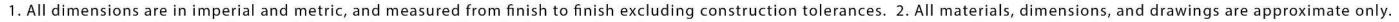
32.25 SQ.M

TOTAL AREA

1246.89 SQ.FT

115.84 SQ.M





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ONE BEDROOM

KITCHEN 2.40m x 2.35m DINING AREA LIVING AREA 5.10m x 4.00m BALCONY 2.00m width POWDER ROOM BEDROOM 1 4.00m x 3.60m BATHROOM 1 1.50m x 2.50m

SUITE AREA

624.95 SQ.FT

58.06 SQ.M

BALCONY AREA

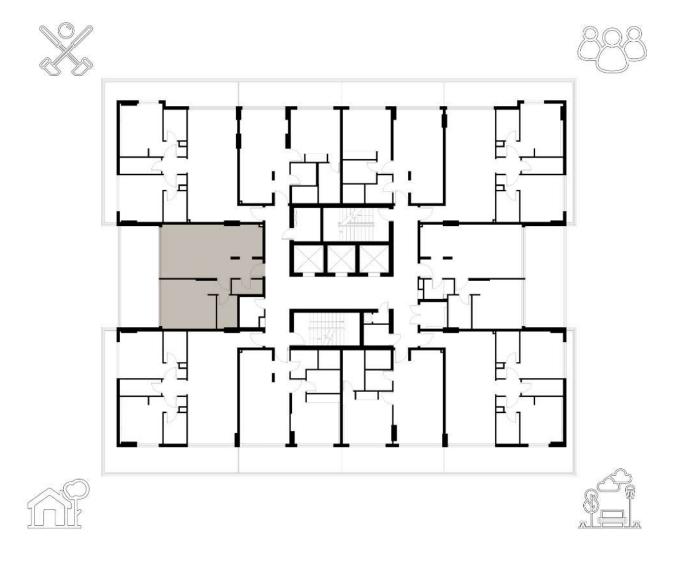
261.45 SQ.FT

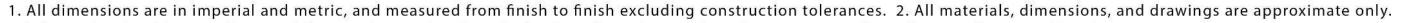
24.29 SQ.M

TOTAL AREA

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