



PARK FIVE



LAUNCH PRESENTATION

BY DEYAAR

THOUGHTFULLY
DESIGNED FOR A
VIBRANT LIFE.



1

THE
DEVELOPER

2

THE
LOCATION

3

SIKKAS
& RETAIL

AT PARKFIVE



4

IVY
AT PARKFIVE

AMENITIES &
INTERIORS



5

IVY
AT PARKFIVE

FLOOR PLANS

6

PAYMENT PLAN,
PRODUCT MIX

THE DEVELOPER

Redefining Excellence in
Real Estate



1



PIONEERING UAE'S SKYLINE FOR MORE THAN TWO DECADES.

23

Years of
Experience

20+ Million

sq. ft. of developments
delivered since 2002.

Since 2007

Publicly listed in DFM

SIX BUSINESS
UNITS:

- Property Development
- Property Management
- Facilities Management

- Community Management
- Hospitality
- Asset Management



LATEST DEVELOPMENTS

DWTN RESIDENCES



AYA



ÉLEVÉ



RIVAGE



TRIA



MAR CASA



ASSET MANAGEMENT

17

YEARS OF
EXPERIENCE

250+

TOTAL NUMBER
OF EMPLOYEES

900+

ROOMS UNDER
HOSPITALITY

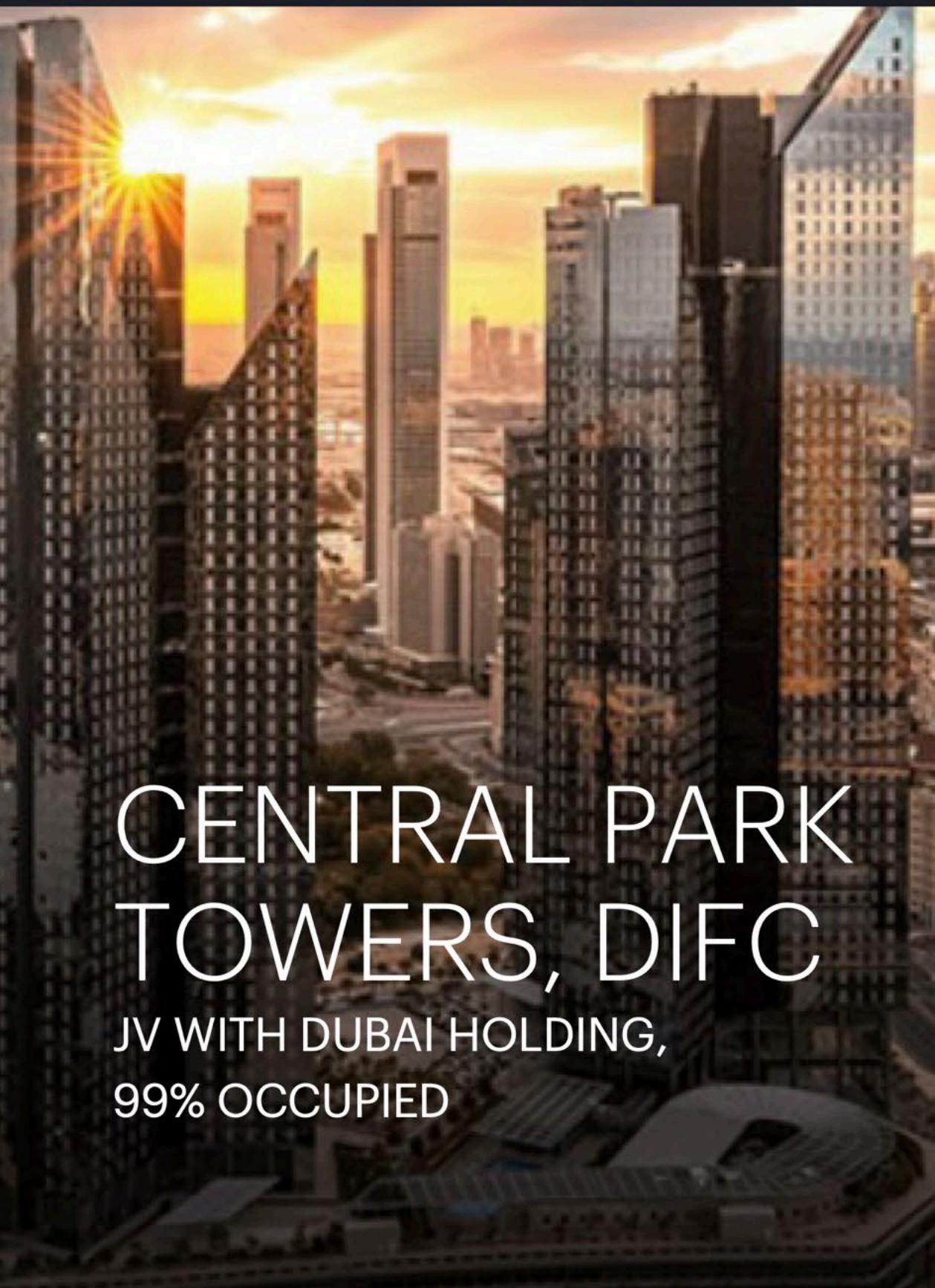
500+

OFFICES

400+

APARTMENTS

PROMINENT ASSETS



CENTRAL PARK
TOWERS, DIFC

JV WITH DUBAI HOLDING,
99% OCCUPIED



MILLENIUM
ATRIA

BUSINESS BAY



MILLENIUM
BARSHA

AL BARSHA 1



MILLENIUM
MONTROSE

DUBAI SCIENCE PARK

PROPERTY MANAGEMENT BUSINESS

500M

TOTAL MANAGEMENT
PORTFOLIO

12,000+

TOTAL NUMBER
OF UNITS

700+

TOTAL PROJECT
ACROSS THE UAE

400+

LANDLORDS /
OWNERS

COMMUNITY MANAGEMENT

12

YEARS OF
EXPERIENCES

16,000+

MANAGED PROPERTIES

50+

EMPLOYEES

33.78M

TOTAL ASSETS

FACILITY MANAGEMENT

20+

YEARS

2000+

QUALIFIED STAFF

25,000+

MANAGED UNITS

30M+

SQ. FT. PORTFOLIO

AWARDS & ACCOLADES

Since its inception, Deyaar has bagged international, regional, and local awards in the real estate industry. These awards keep the Group motivated to better itself and raise the bar year after year.

2023



- Residential High-Rise Architecture of the Year- MarCasa
- Residential Property of the Year – MarCasa
- Residential High-Rise Development of the Year- MarCasa

2024



- Best Residential Development 20+ Units Dubai – Mar Casa by Deyaar
- Best Residential High Rise Development Dubai – Mar Casa by Deyaar

2025



- Real Estate - Industry Trailblazer
- Real Estate - Excellence in Strategic Market Expansion
- Real Estate - Visionary Leadership

THE LOCATION

Perfectly positioned in Dubai's
coveted address

2

CONNECTED TO EVERYTHING THAT MATTERS

Located in Dubai Production City
Where Vibrant Living Meets Urban
Appeal

2 mins

City Centre
Me'aisem

15 mins

Expo 2020
site

25 mins

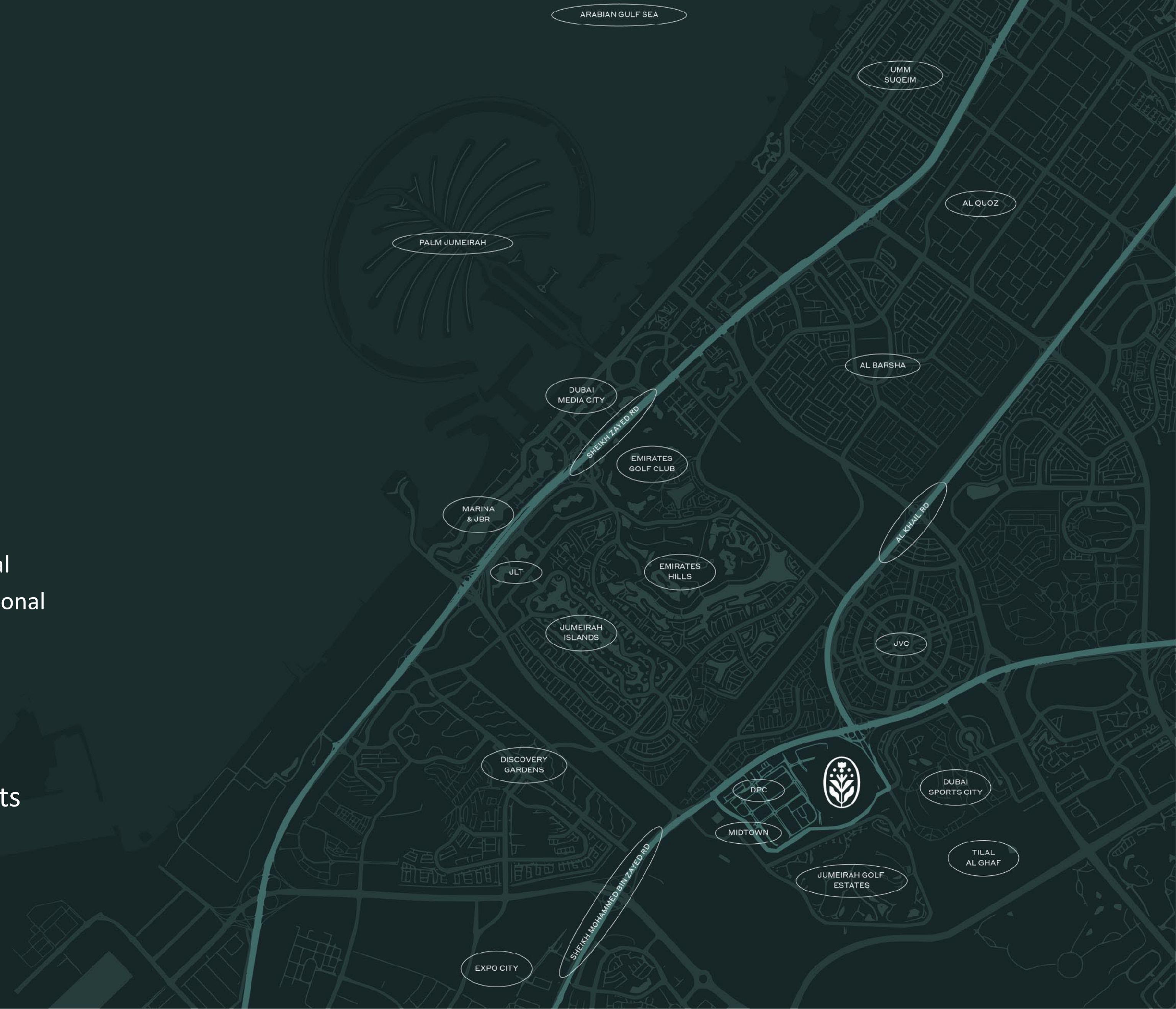
Al Maktoum International
Airport & Dubai International
Airport

- Direct access to Sheikh Mohammed bin Zayed Road

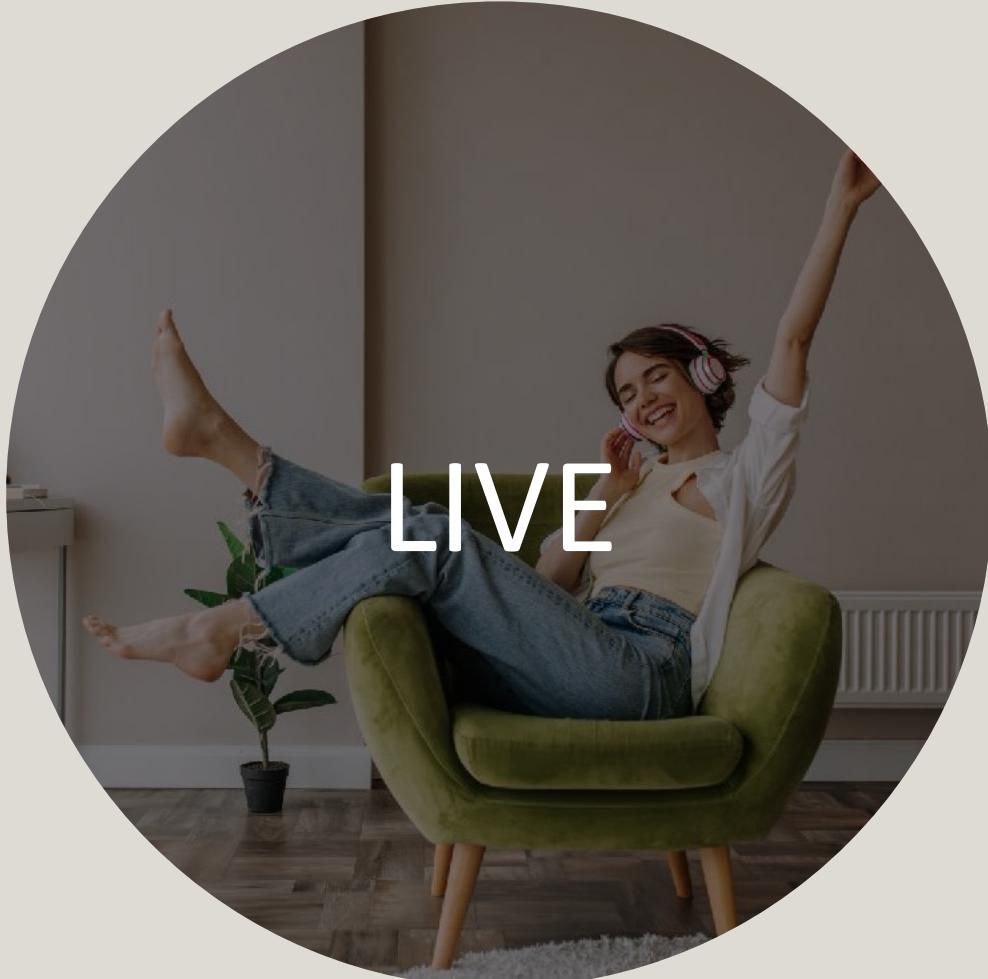
- Easy access to Al Khail Road

- Proximity to Multiple Sports and Leisure Facilities

Proximity to:



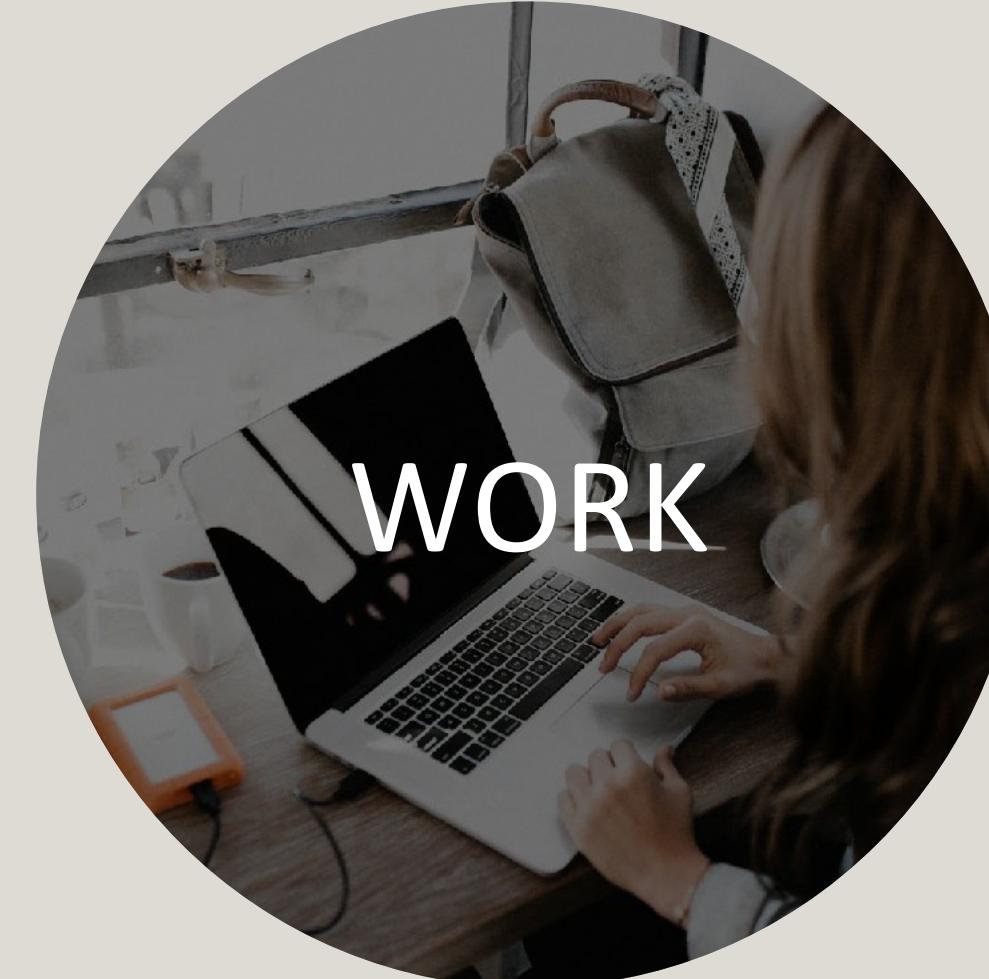
WHY DUBAI PRODUCTION CITY?



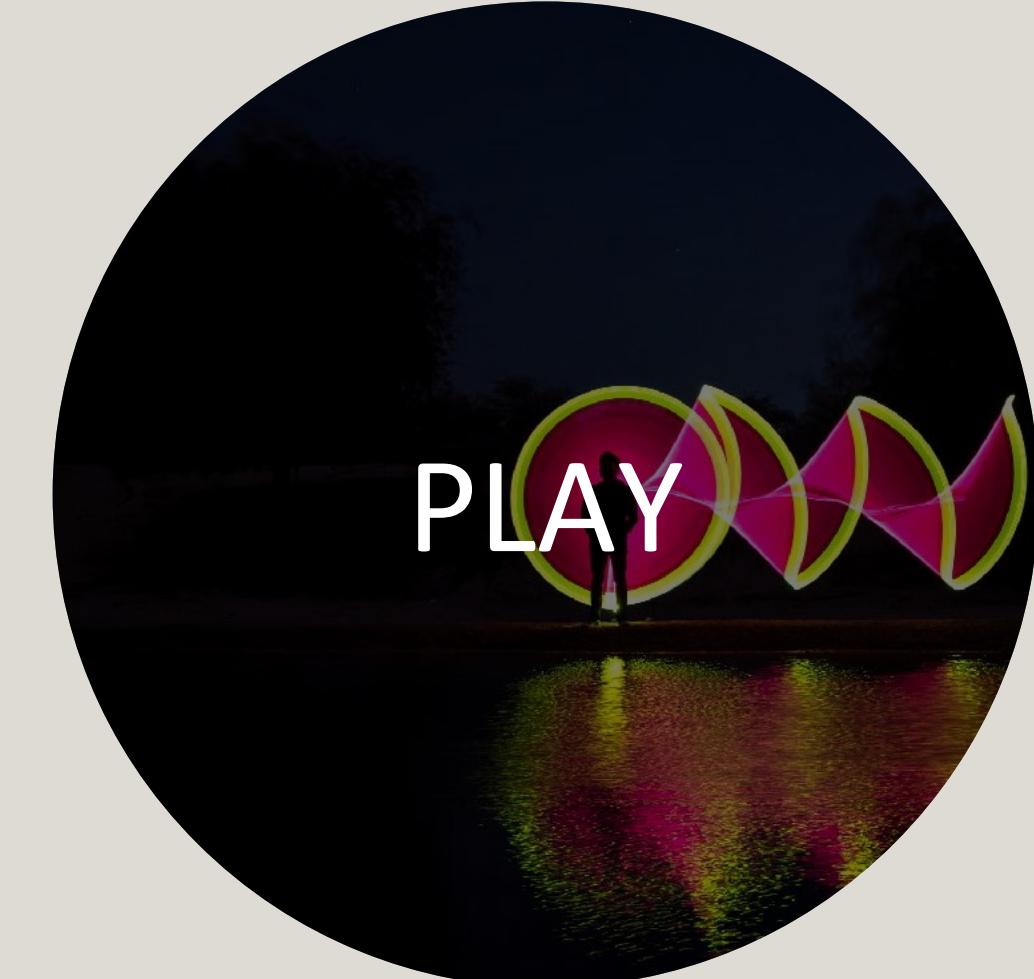
LIVE



UNWIND



WORK



PLAY

- Thriving Neighborhood
- Surrounded by 2 golf course destinations
- Walking distance to City Centre shopping mall
- Minutes away from top-tier schools and renowned hospitals

- Connectivity To Nature & Lifestyle Spots
- Vibrant Residential Community Atmosphere
- Expansive Park & Lagoon Views

- Free Zone caters to media production, printing, publishing, packaging industries
- 3500+ Companies
- 34,000 Professionals

- Community Amenities
- Pedestrianized Pathways
- Green walkways

A COMMUNITY WITHIN REACH



Experience the idyllic charm of a community where every day feels like a retreat, where the boundaries between indoor and outdoor living blur, and where the vibrant energy of communal spaces encourages interaction and creates lasting memories.

NEIGHBOURHOOD



PARK FIVE





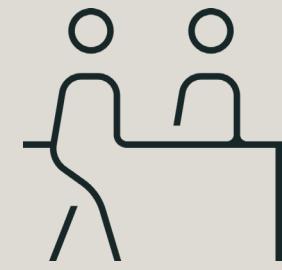
COMMUNITY SIKKAS & RETAIL

where life feels plenty.

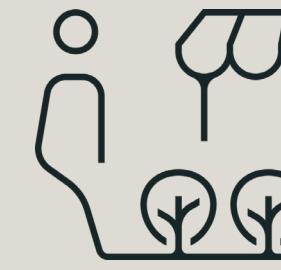
75+ AMENITIES & RETAIL.

3A

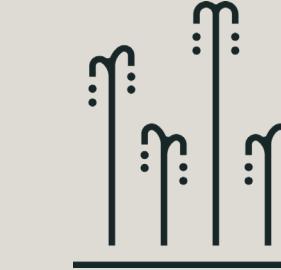
GREAT LIFESTYLE, EVEN GREATER COMMUNITY



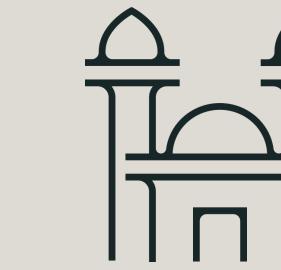
Plaza



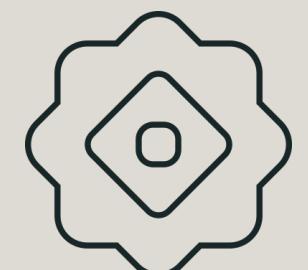
SIKKA



SIKKA
FOUNTAIN



MOSQUE



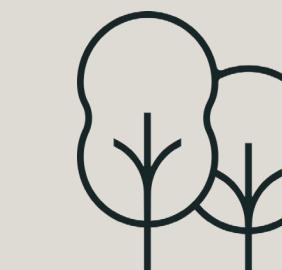
CONTEMPORARY
ARABIAN ART



FRIDAY
MARKETS



CONVENIENCE
RETAIL



SHADED SPACES



DPC LAKE

AMENITIES





COMMUNITY RETAIL BOULEVARD



MAIN PLAZA & SIKKA



RESIDENTIAL PRIVATE ENTRANCE



SIKKA PARK



SIKKA & RETAIL



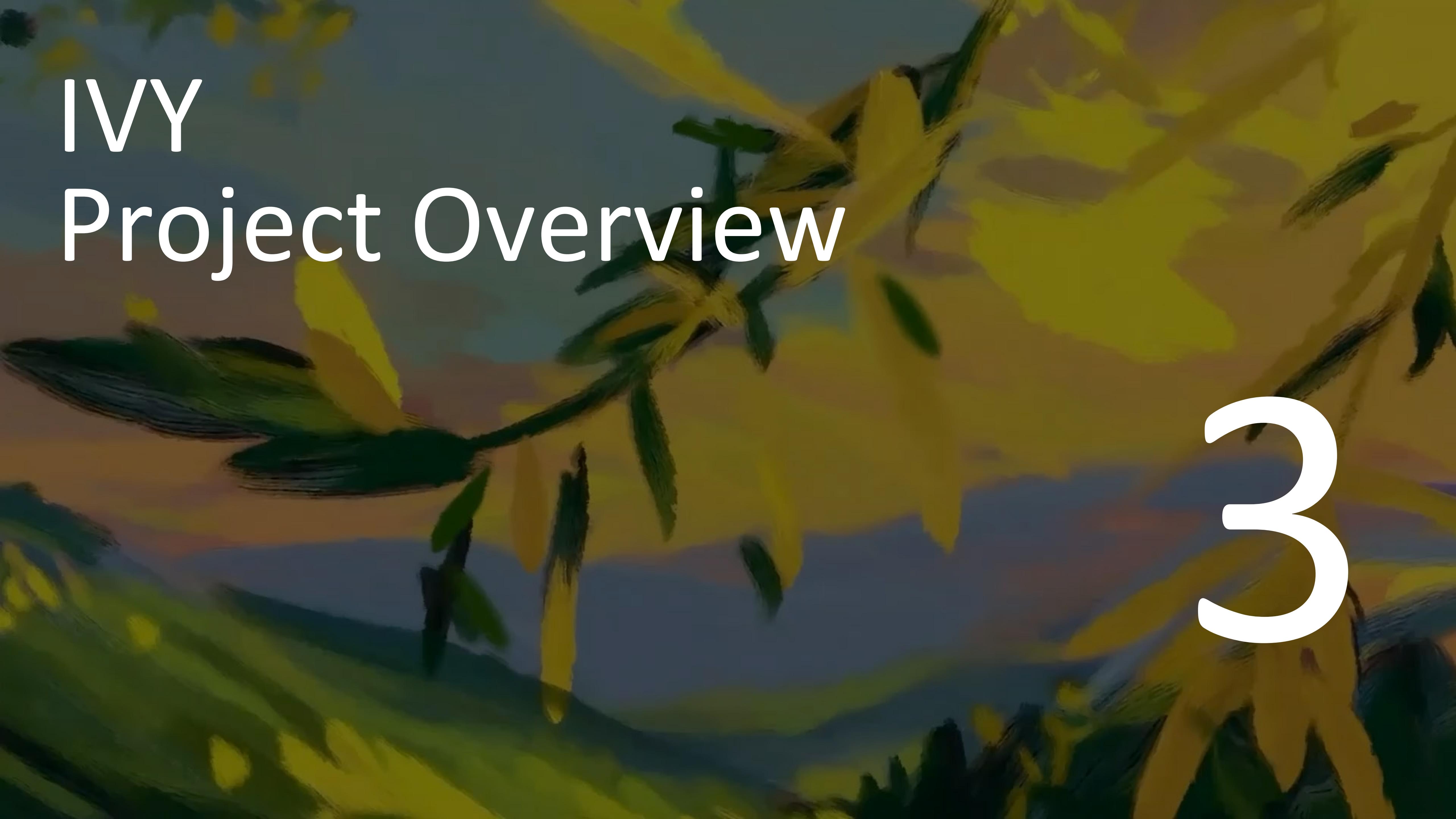
SIKKA FOUNTAIN



RETAIL



SIKKA PLAY ZONES



IVY Project Overview

3



AERIAL VIEW

IVY

IVY OVERVIEW

Building
Configuration:

B+G+8+Roof
Ground level Retail Spaces

Architecture:

Contemporary design with
geometric facades

Lifestyle:

Self-sustaining community with
biophilic design elements

Experience &
Amenities:

Co-working spaces, Swimming
pools, roof top green walkways &
jogging track

Residential Unit
Types:

Studios, 1 & 2 bedroom
+ 2 bed duplexes



IVY LIFESTYLE AMENITIES

For a Joyful and Flourishing Tomorrow.



4

AMENITIES ELEVATED



PODIUM LEVEL AMENITIES

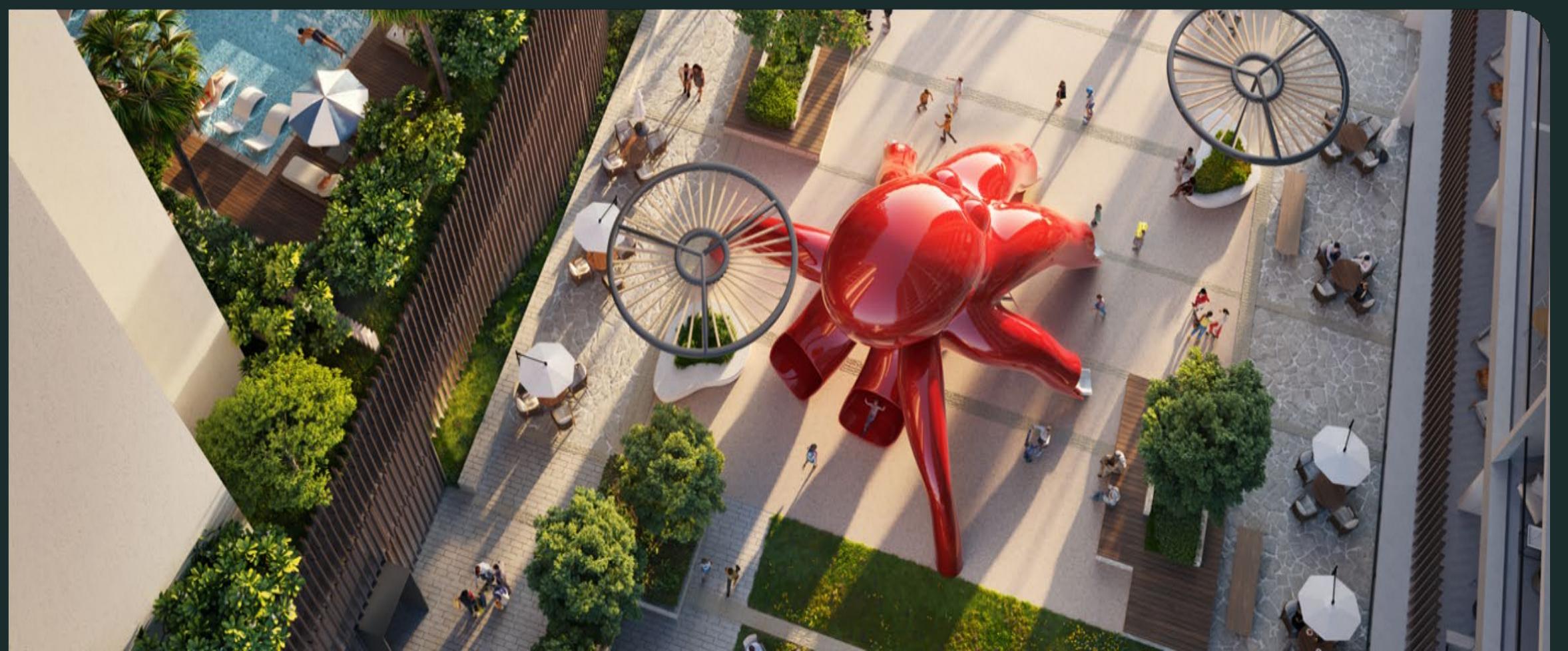
- Gym
- Community Lawn
- Adult Pool
- Coworking Spaces
- Kids Pool
- BBQ Area
- Kids Play Area

8th FLOOR AMENITIES

- Outdoor Lounging Area
- Swimming Pool
- Pool Deck

ROOFTOP AMENITIES

- Garden Seating Area
- Green Walkways
- Kids Play Area
- Jogging Track





ADULT POOL



FAMILY & KIDS POOL



POOL VIEW



FITNESS CENTRE

FITNESS

1

2

3

4



OUTDOOR PLAYGROUND



BBQ AREA



OUTDOOR COWORKING ZONE



ADULT PRIVATE POOL



ADULT PRIVATE POOL

IVY INTERIORS

A look that triggers emotions.



LIVING ROOM & KITCHEN



LIVING ROOM & BEDROOM



LIVING ROOM & KITCHEN

BATHROOM





F.

INTERIOR FEATURES

THOUGHTFULLY CURATED INTERIORS

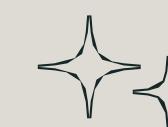
- Light-Filled, Airy Spaces
- High-End Finishes
- Built-In Kitchen Appliances
- Expansive Windows
- Park And Lagoon Views
- Contemporary Kitchens
- Tranquil Bedrooms
- Minimalist Bathrooms with Modern Vanities
- High-End Fixtures



E.

ARCHITECTURAL FEATURES

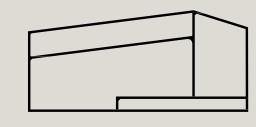
ARCHITECTURAL ARTISTRY



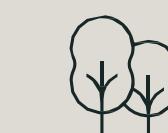
A Blend of Traditional And Modern Aesthetics



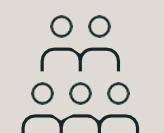
Clean Lines



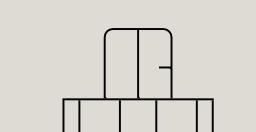
Geometric Facade Design



Integration With Natural Surroundings



Indoor-Outdoor Living Connectivity



Sprawling Balconies

UNIT PLANS

Here the World Revolves Around You.

5



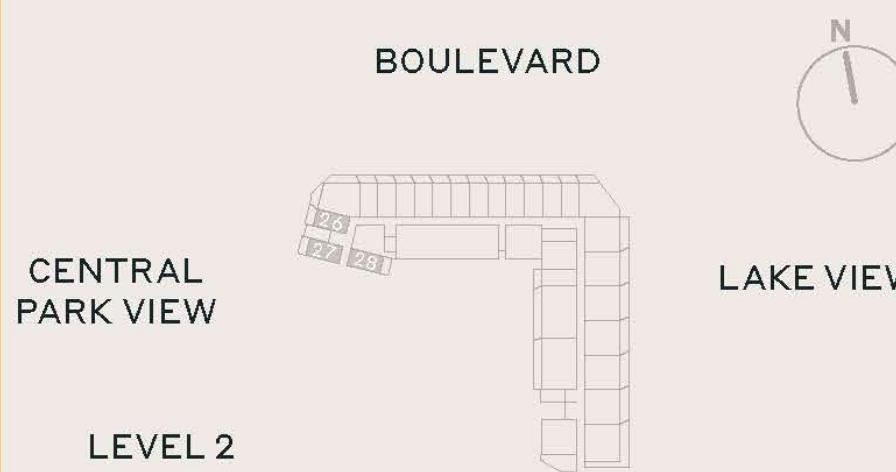
IVY UNIT PLANS

01

STUDIO

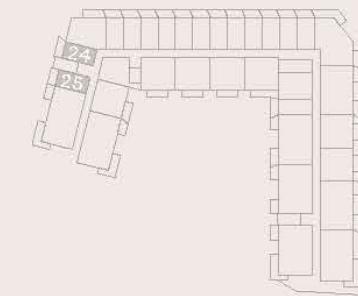
INTERIOR TOTAL
332 SQ.FT. 419 SQ.FT.

EXTERIOR FLOORS
87 SQ.FT. 2-8



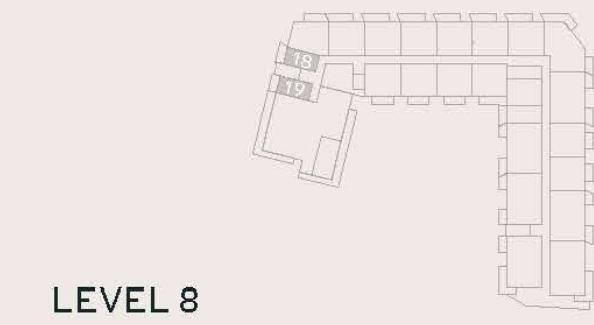
CENTRAL PARK VIEW

LEVEL 2

POOL & GARDEN /
VILLA COMMUNITY VIEW

LEVEL 3-6

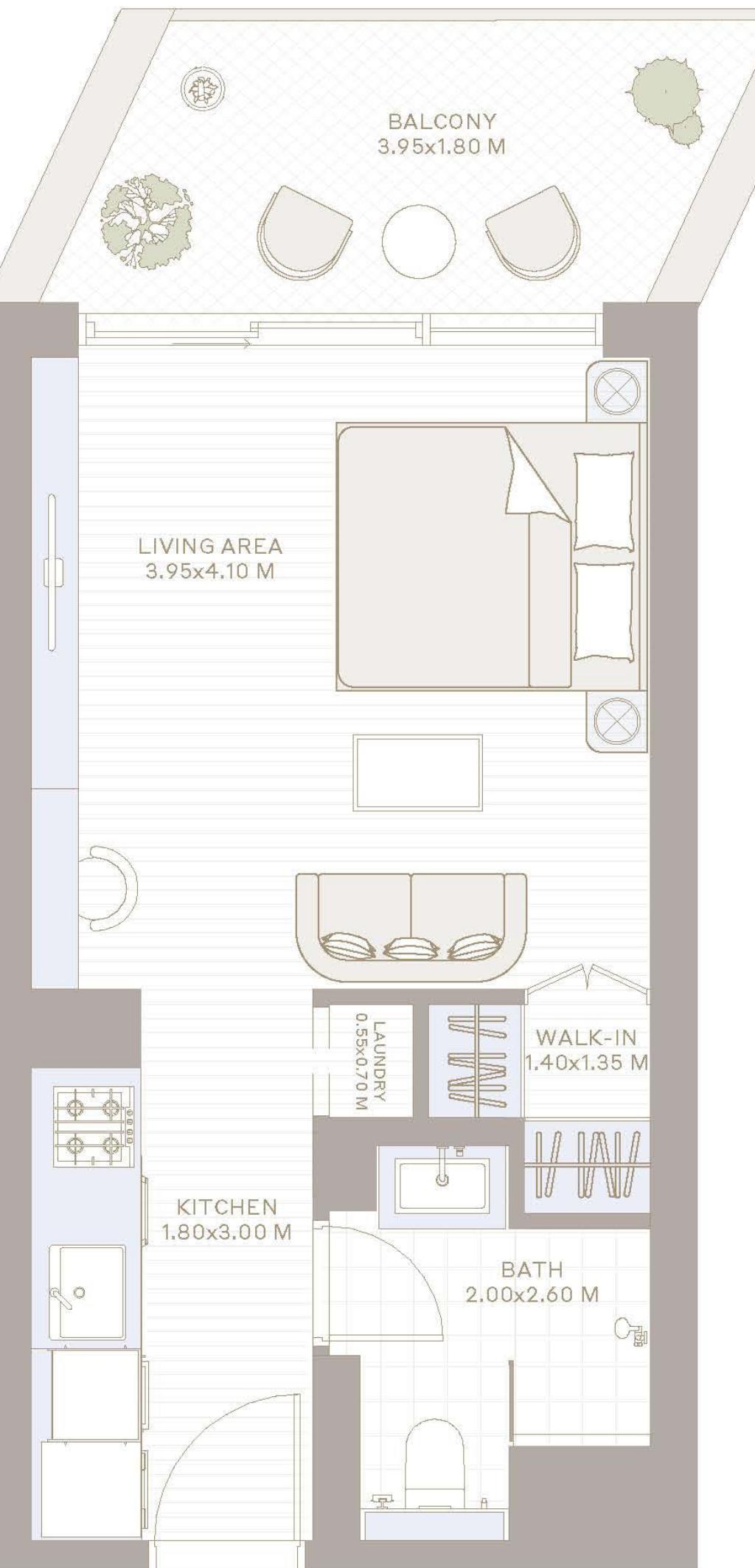
LEVEL 7



LEVEL 8

All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

TYPE

02
STUDIOINTERIOR TOTAL
348 SQ.FT. 436 SQ.FT.EXTERIOR FLOORS
88 SQ.FT. 2-6

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TYPE

03

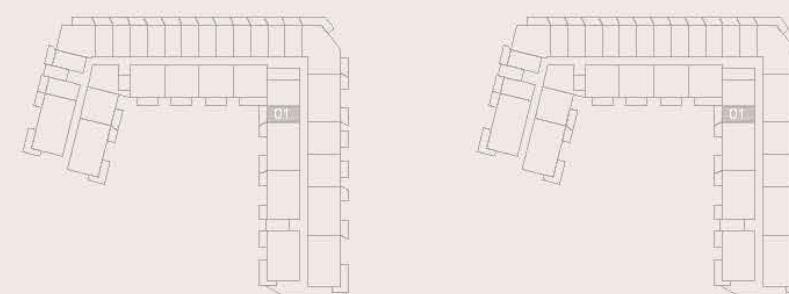
STUDIO

INTERIOR TOTAL
337 SQ.FT. 428 SQ.FT.

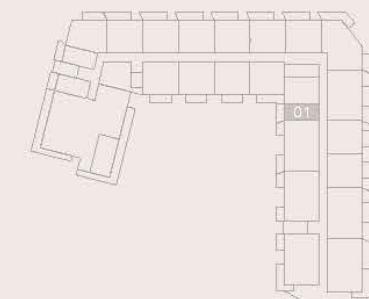
EXTERIOR FLOORS
91 SQ.FT. 2-8

BOULEVARD N
CENTRAL PARK VIEW LAKE VIEW
LEVEL 2

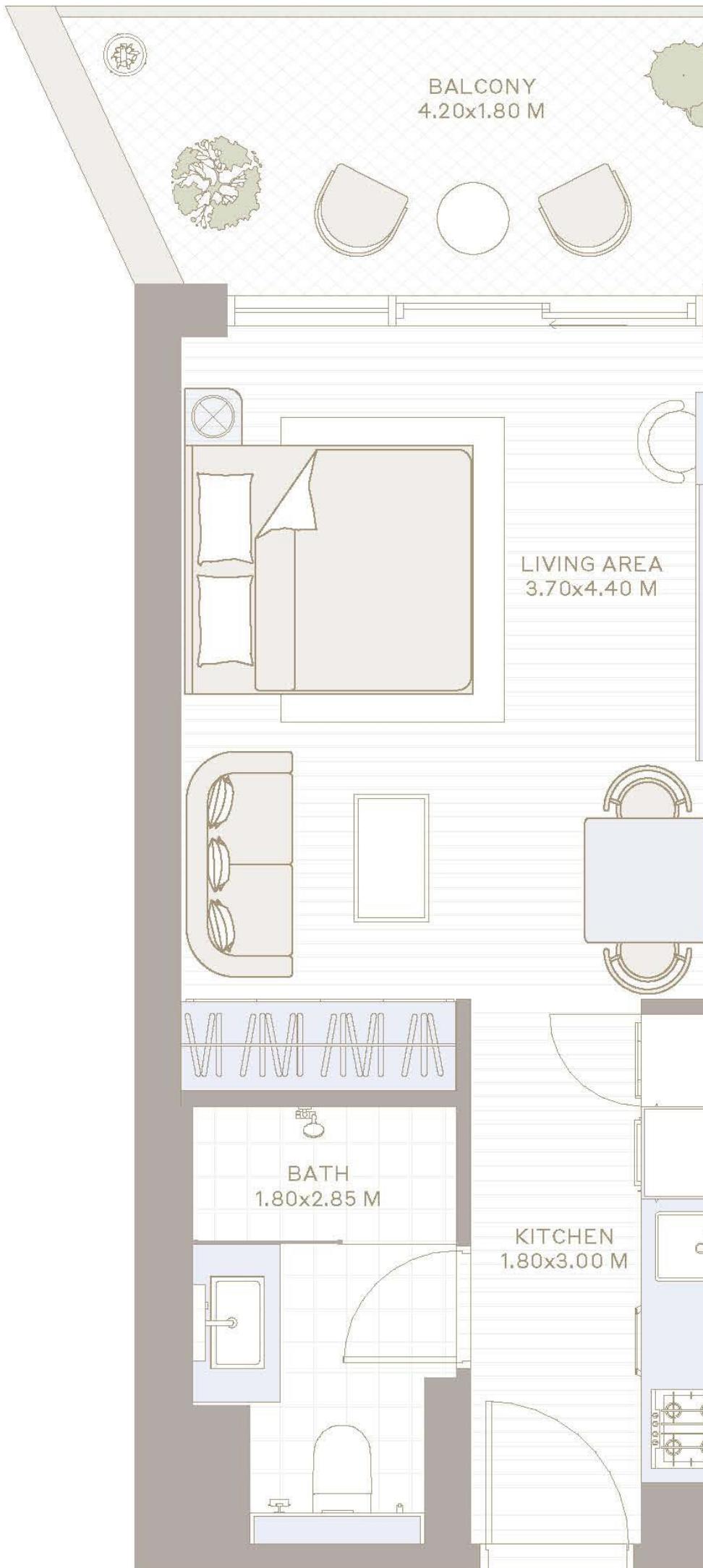
POOL & GARDEN /
VILLA COMMUNITY VIEW



LEVEL 3-6 LEVEL 7



LEVEL 8



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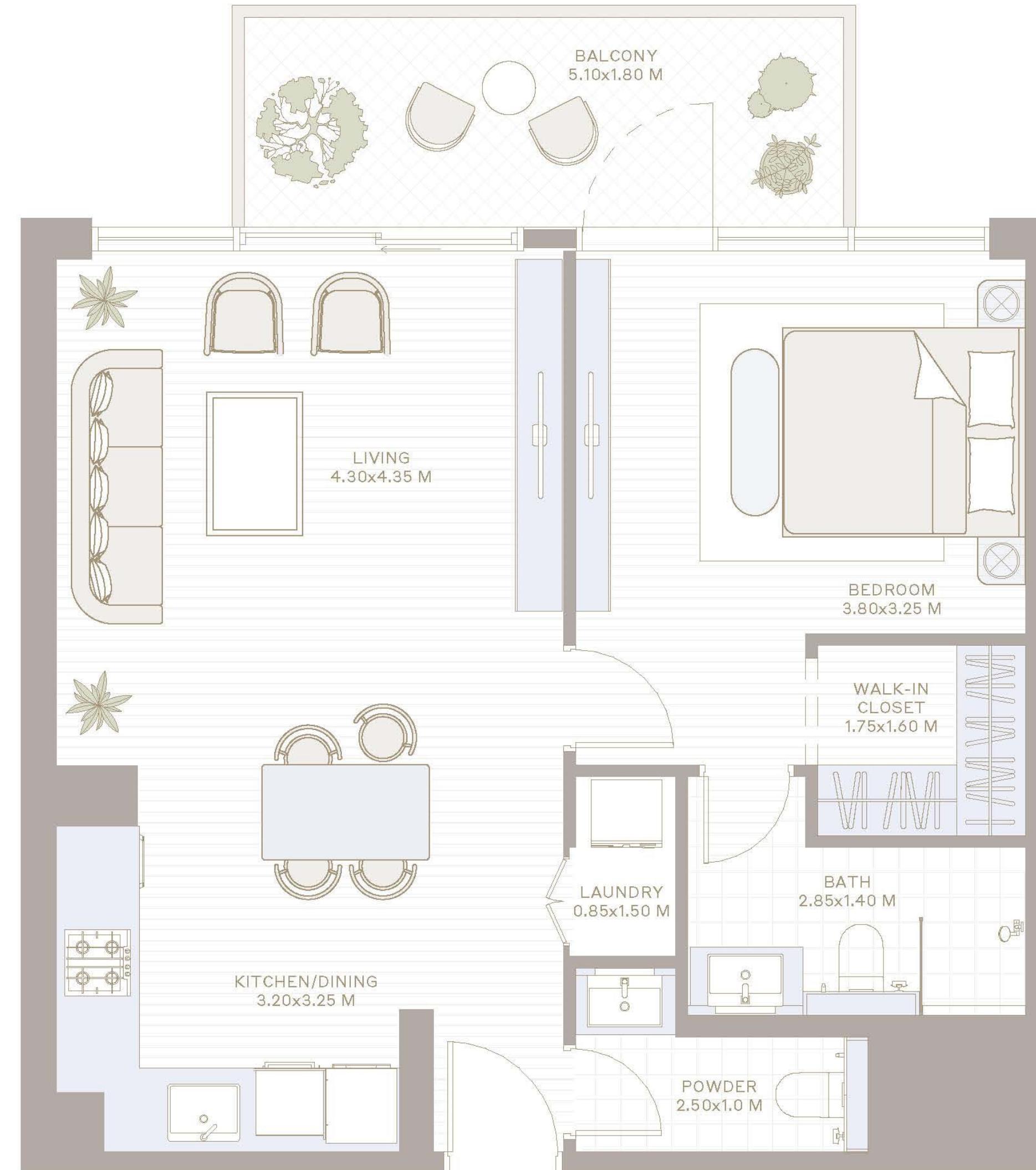
TYPE

01

1 BHK

INTERIOR TOTAL
693 SQ.FT. 810 SQ.FT.

EXTERIOR FLOORS
117 SQ.FT. 3-8



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

TYPE

02

1 BHK

INTERIOR TOTAL
685 SQ.FT. 769 SQ.FT.

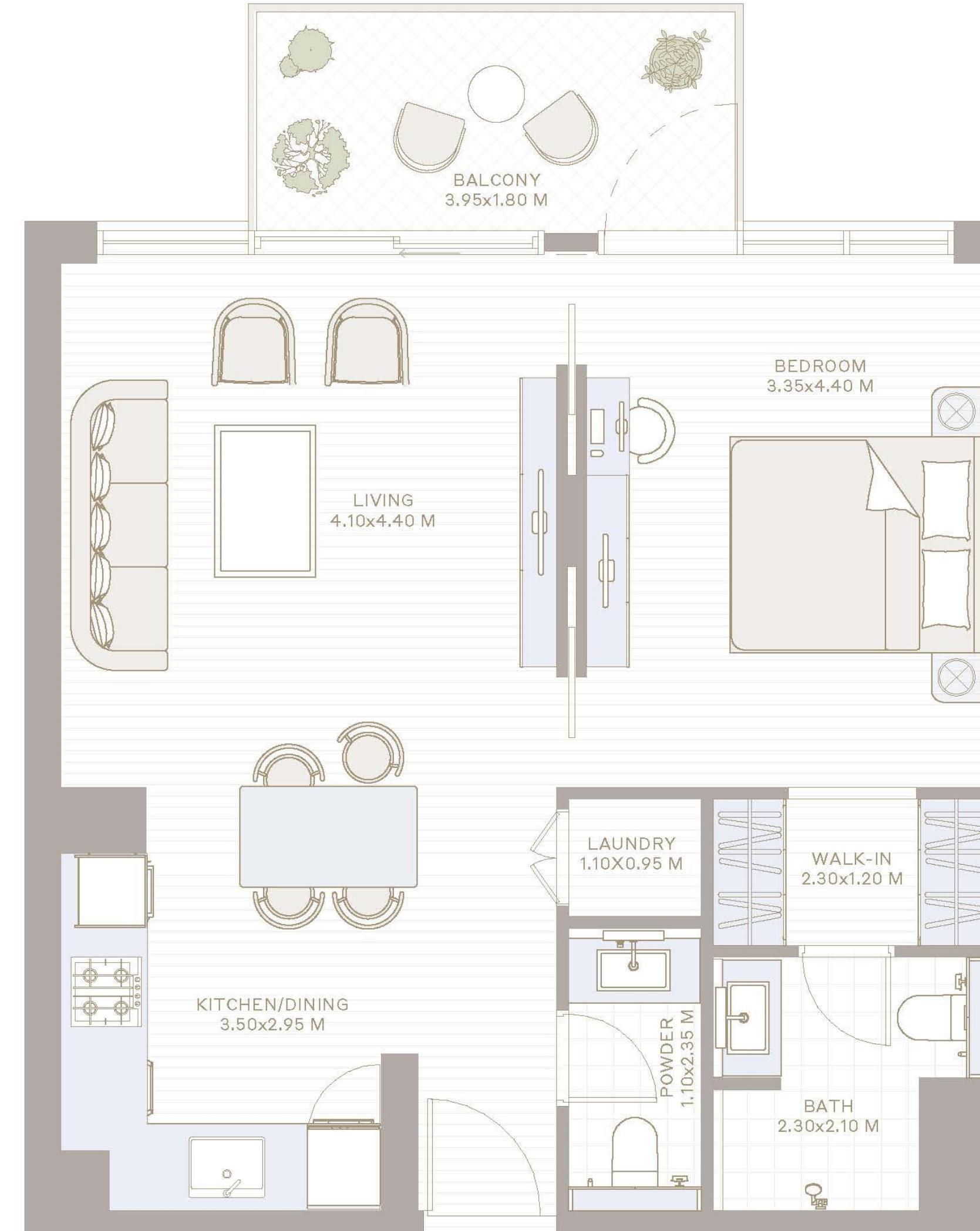
EXTERIOR FLOORS
84 SQ.FT. 3-8

BOULEVARD N
CENTRAL PARK VIEW LAKE VIEW
LEVEL 3-6

POOL & GARDEN /
VILLA COMMUNITY VIEW

LEVEL 7

LEVEL 8



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

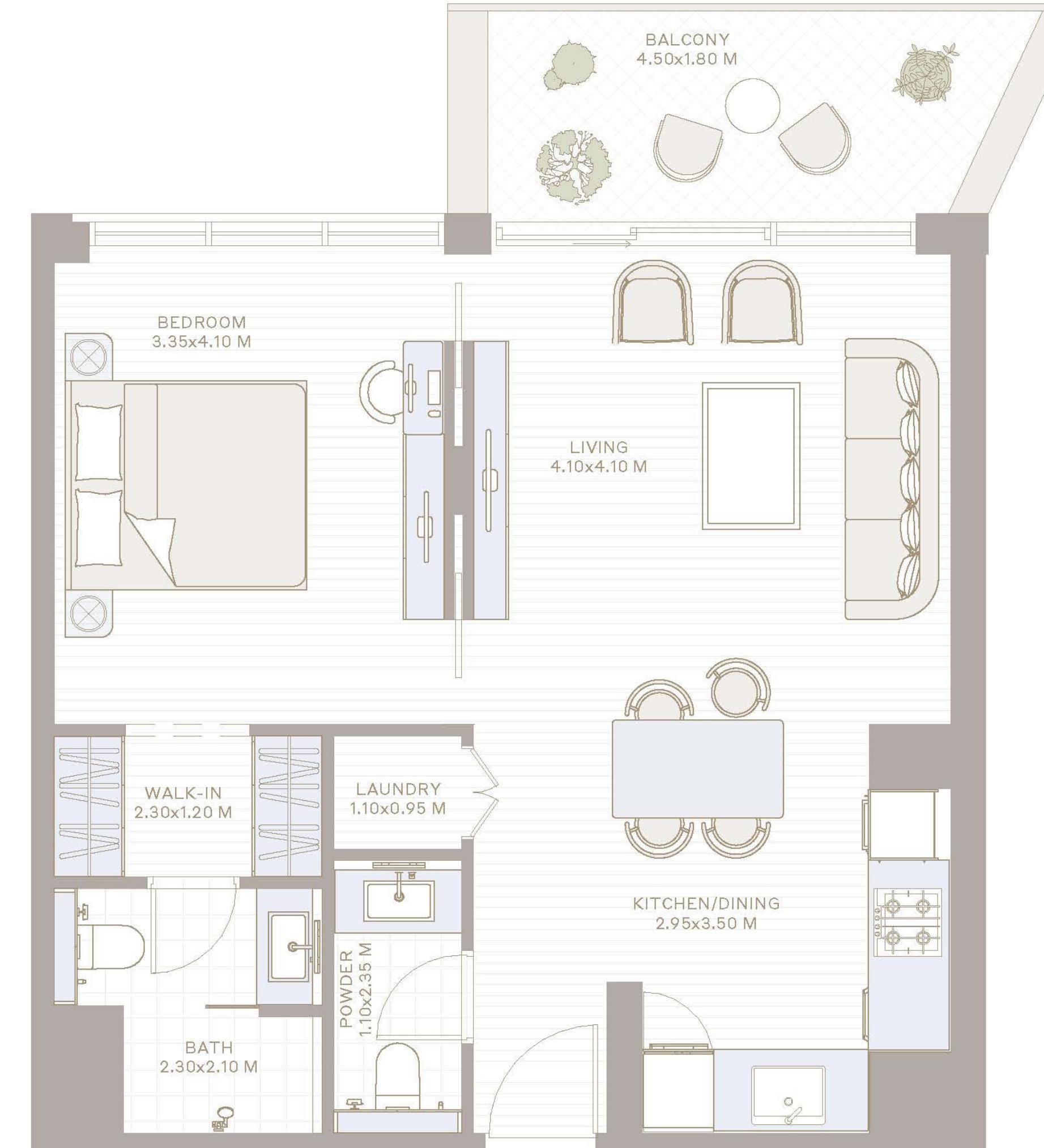
TYPE

03

1 BHK

INTERIOR TOTAL
658 SQ.FT. 756 SQ.FT.

EXTERIOR FLOORS
97 SQ.FT. 3-7



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TYPE

04

1 BHK

IVY

PARKFIVE

INTERIOR TOTAL
676 SQ.FT. 803 SQ.FT.

EXTERIOR FLOORS
126 SQ.FT. 3-8



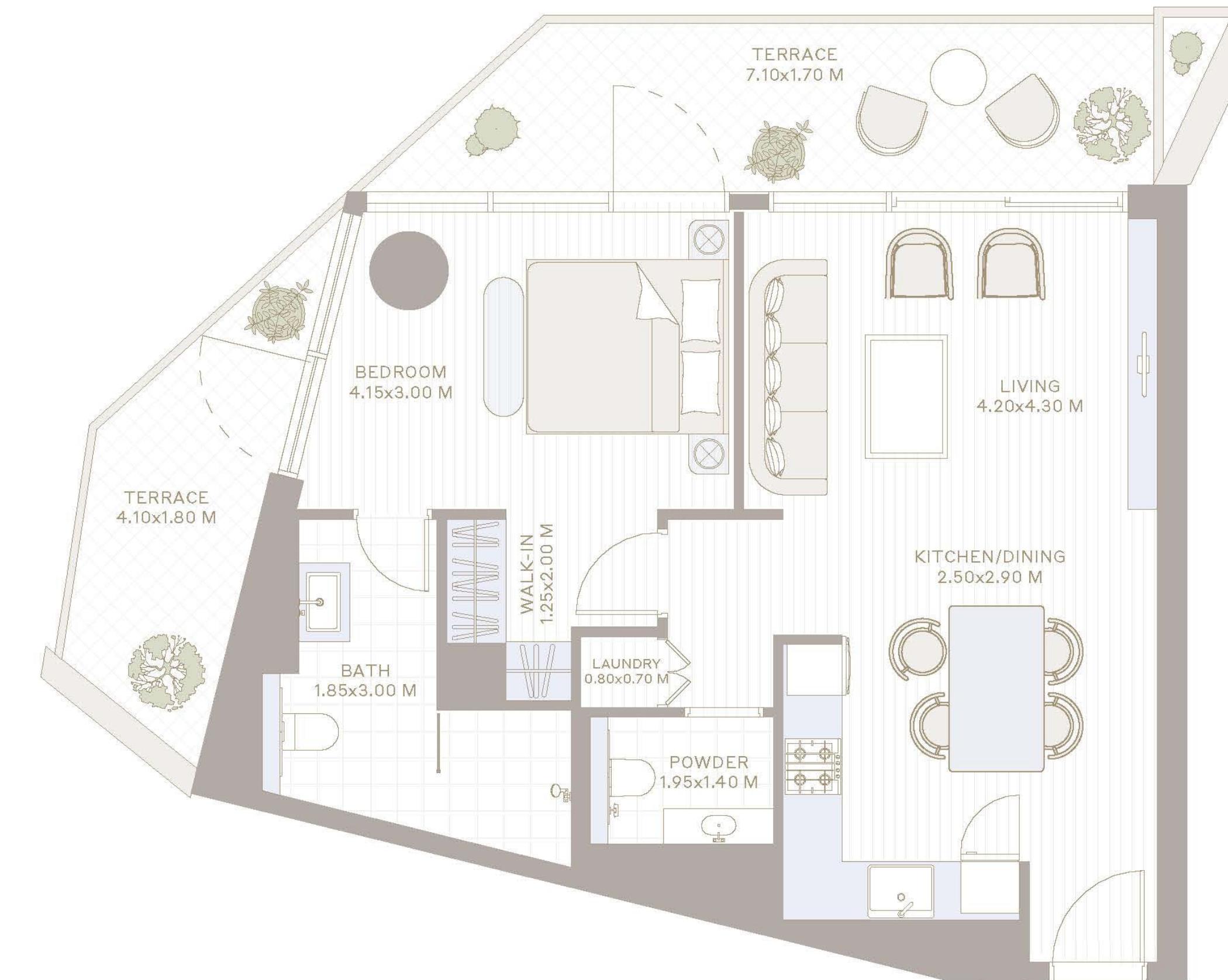
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TYPE

04-t

1 BHK



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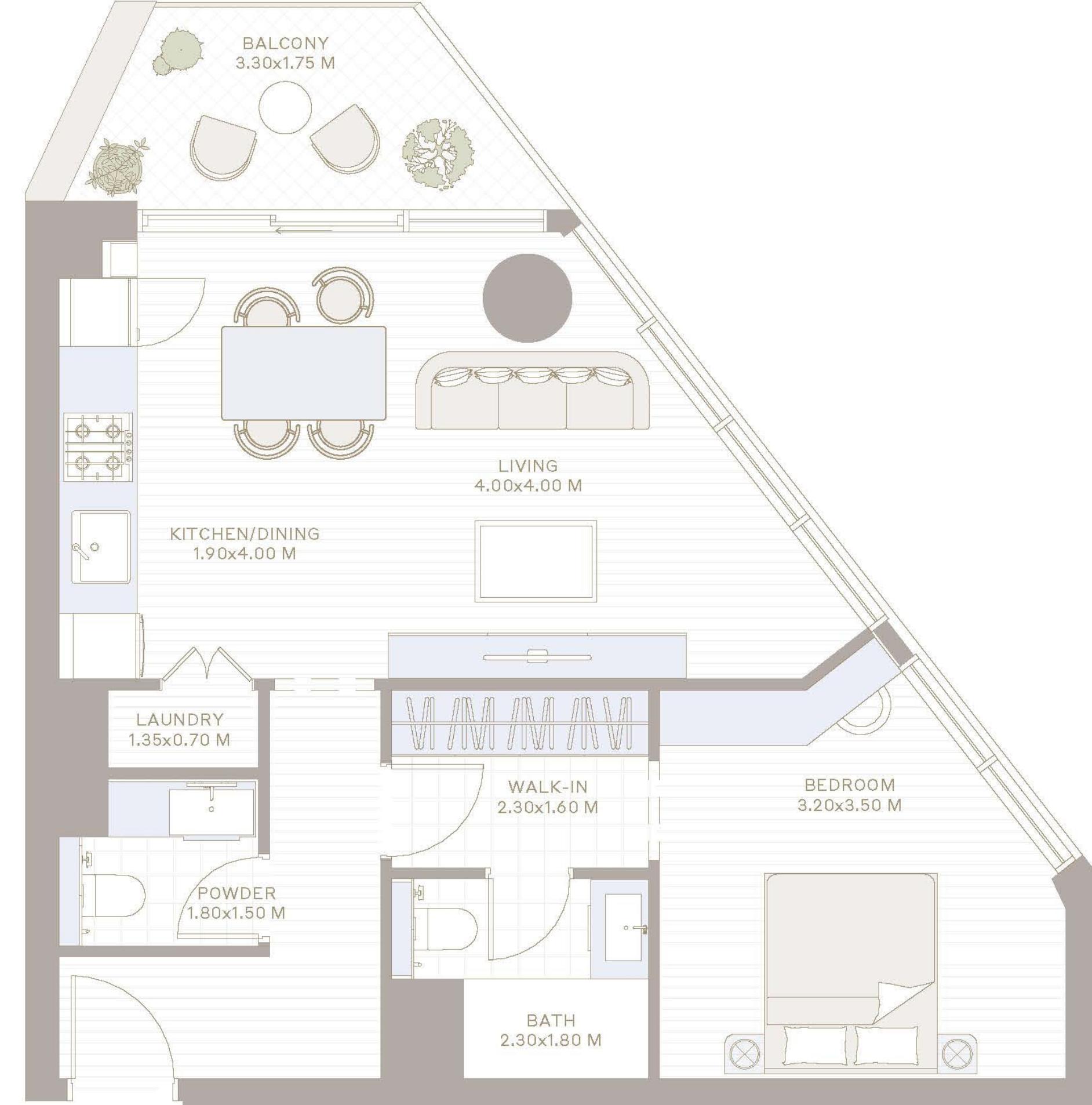
TYPE

05

1 BHK

INTERIOR TOTAL
627 SQ.FT. 699 SQ.FT.

EXTERIOR FLOORS
72 SQ.FT. 2



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TYPE

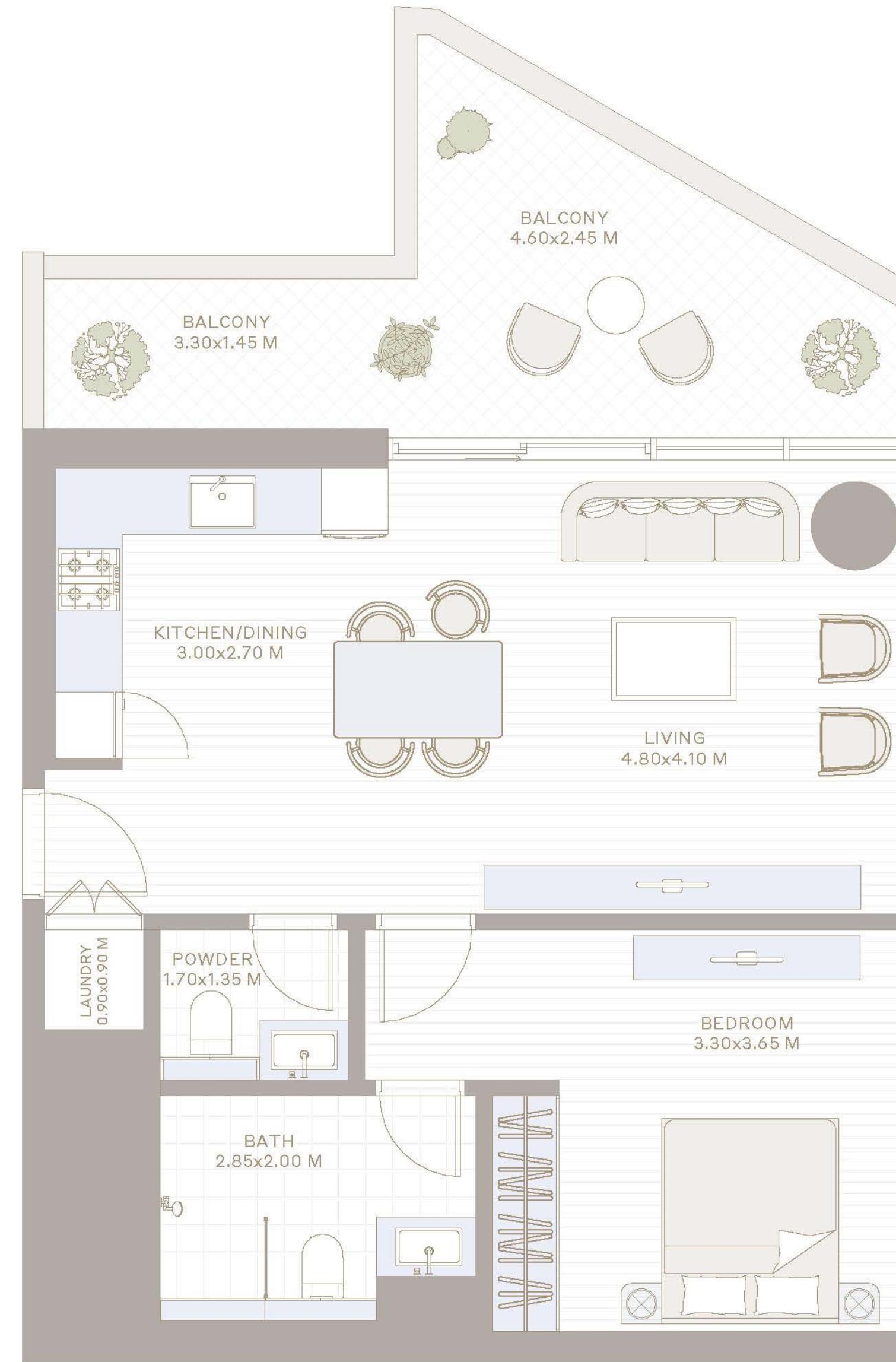
06

1 BHK

INTERIOR TOTAL
671 SQ.FT. 874 SQ.FT.

EXTERIOR FLOORS
202 SQ.FT. 2

BOULEVARD N
CENTRAL PARK VIEW LAKE VIEW
LEVEL 2
POOL & GARDEN / VILLA COMMUNITY VIEW



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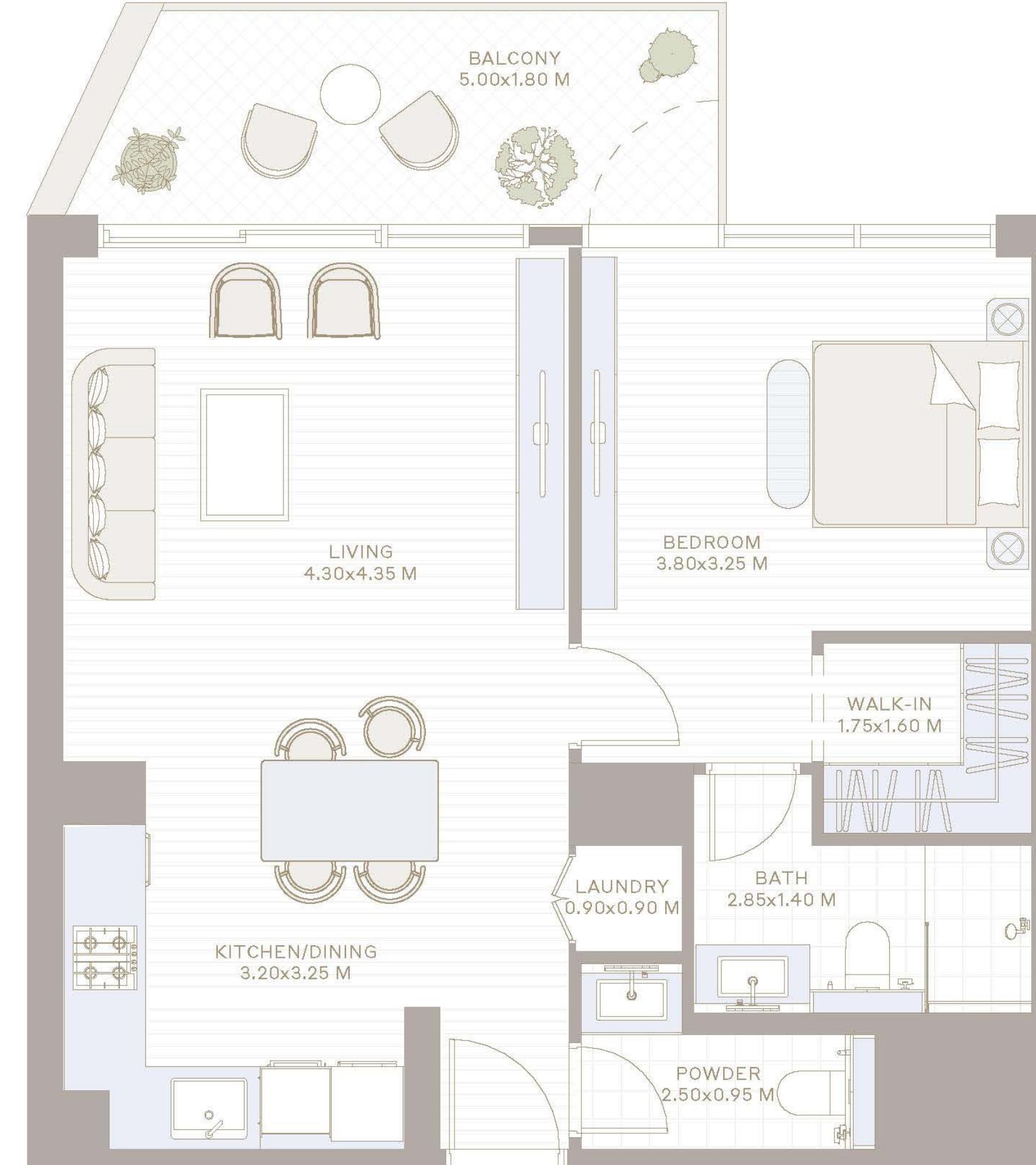
TYPE

07

1 BHK

INTERIOR TOTAL
688 SQ.FT. 800 SQ.FT.

EXTERIOR FLOORS
112 SQ.FT. 7-8



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TYPE

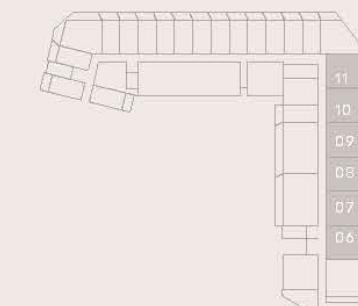
01

2 BHK-DUPLEX

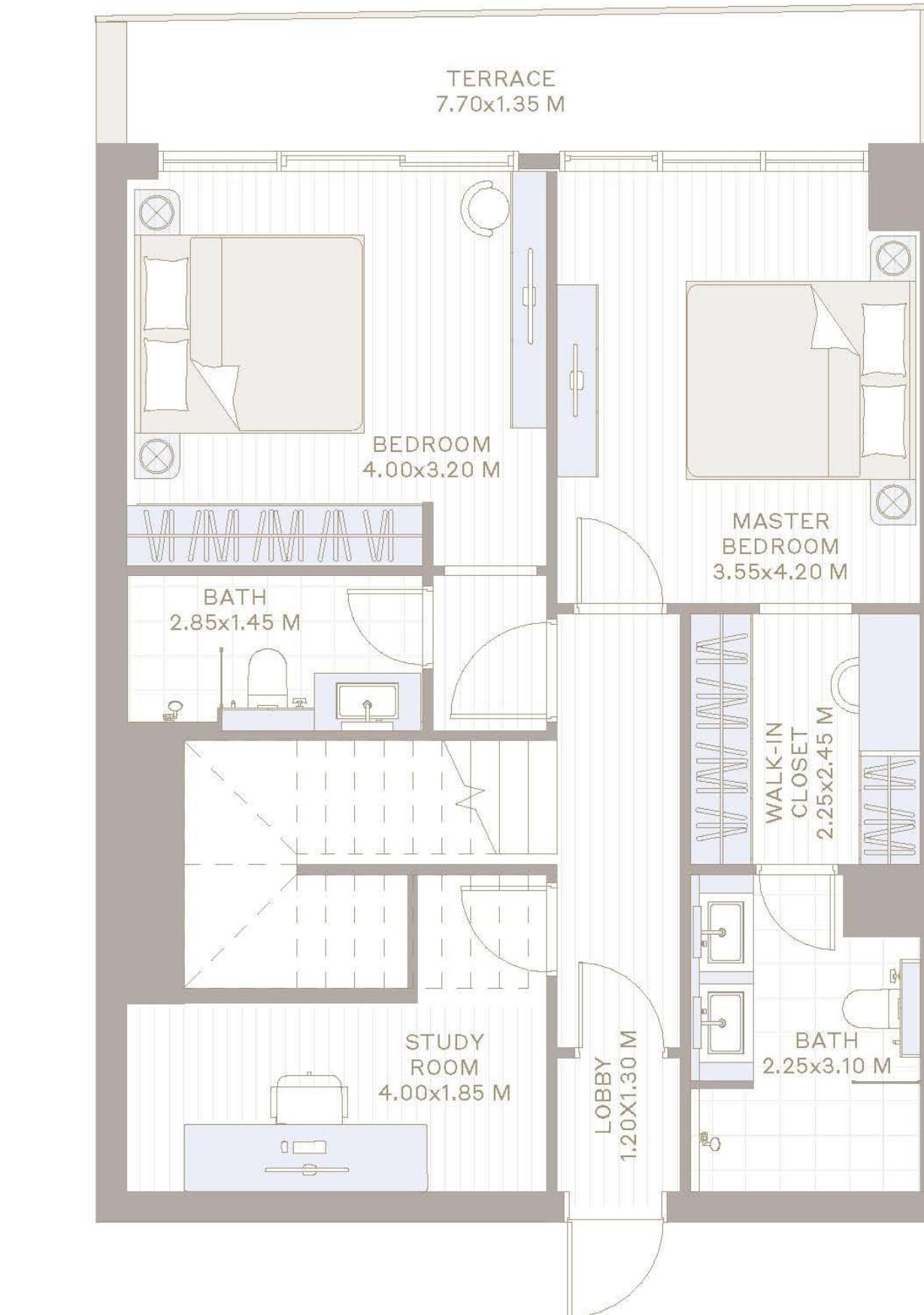
INTERIOR TOTAL
1,517 SQ.FT. 1,830 SQ.FT.

EXTERIOR FLOORS
313 SQ.FT. 1-2

BOULEVARD N
CENTRAL PARK VIEW LAKE VIEW
LEVEL 1

POOL & GARDEN /
VILLA COMMUNITY VIEW

LEVEL 2



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

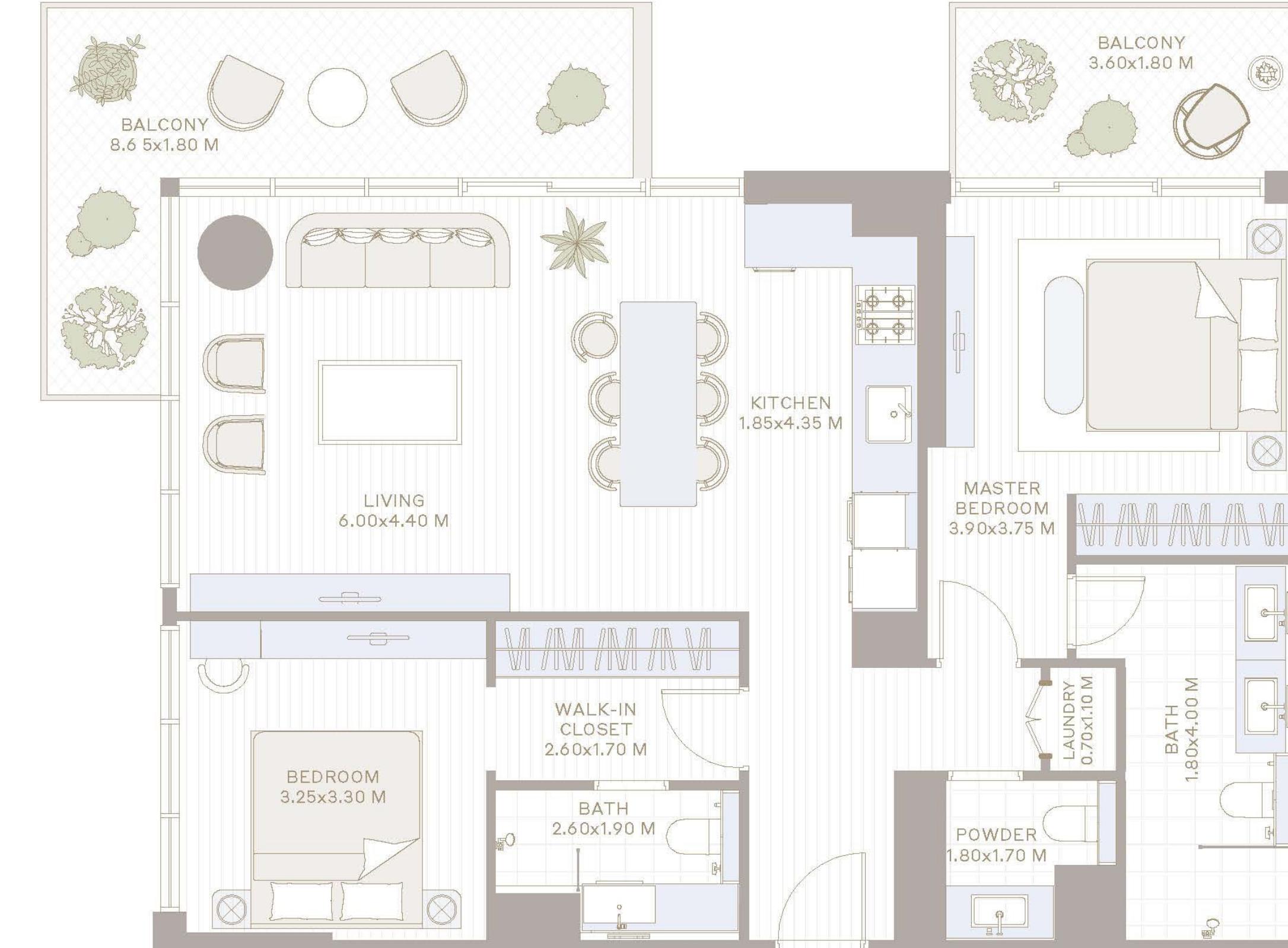
TYPE

01

2 BHK

INTERIOR TOTAL
1,043 SQ.FT. 1,287 SQ.FT.

EXTERIOR FLOORS
244 SQ.FT. 3-8



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TYPE

02

2 BHK

IVY

PARKFIVE

INTERIOR TOTAL
1,086 SQ.FT. 1,301 SQ.FT.

EXTERIOR FLOORS
215 SQ.FT. 3-7



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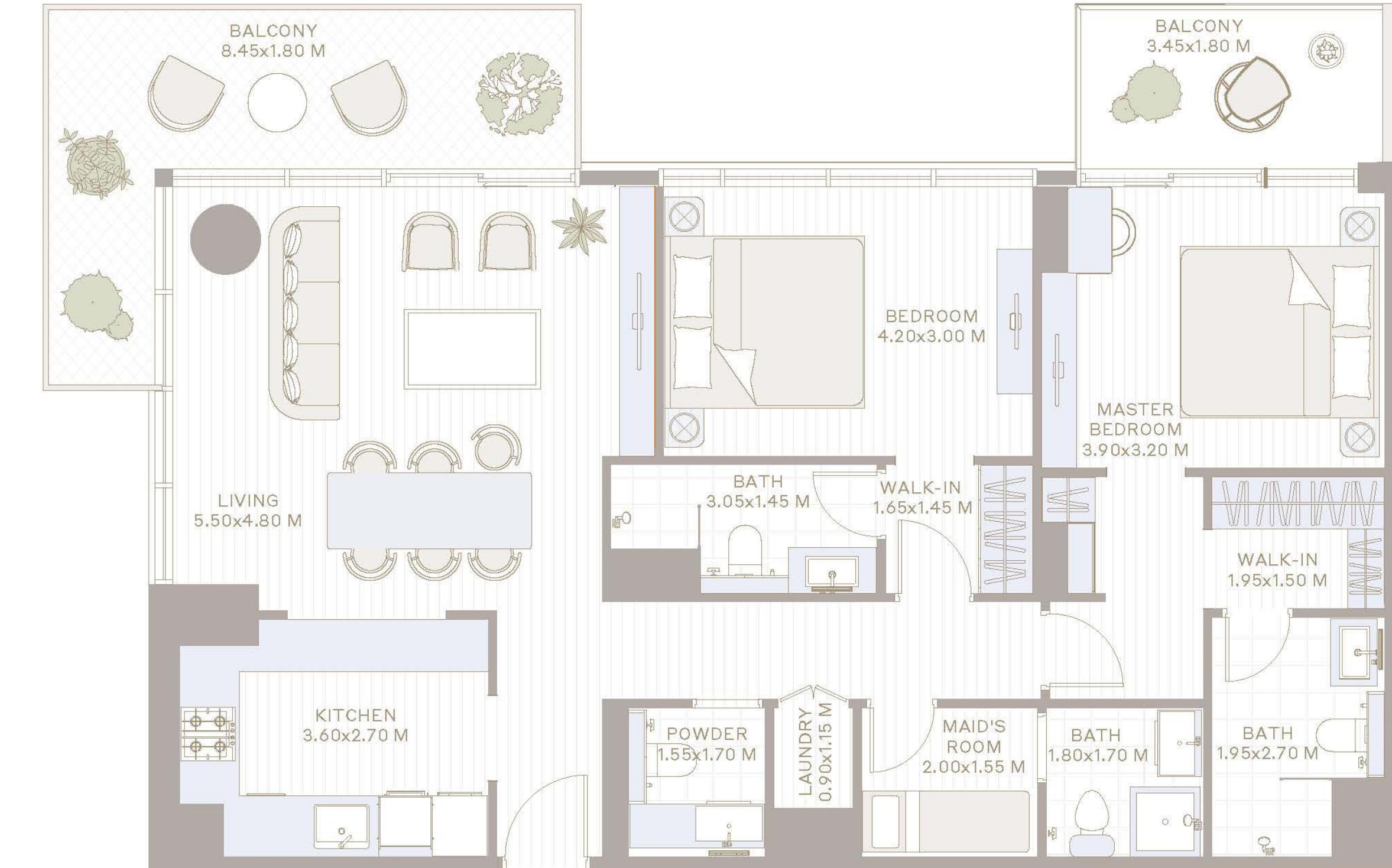
TYPE

03

2 BHK

INTERIOR	TOTAL
1,157 SQ.FT.	1,393 SQ.FT.

EXTERIOR	FLOORS
236 SQ.FT.	3-7



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TYPE

04

2 BHK

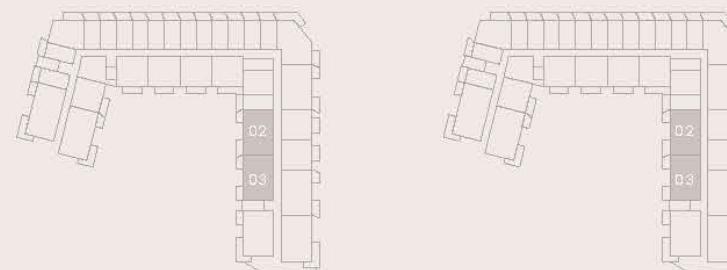
IVY

PARKFIVE

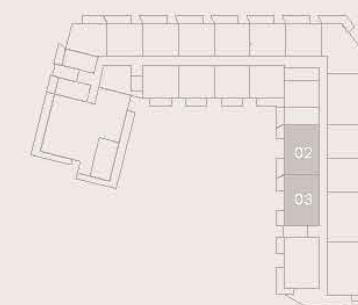
INTERIOR TOTAL
1,022 SQ.FT. 1,180 SQ.FT.

EXTERIOR FLOORS
157 SQ.FT. 2-8

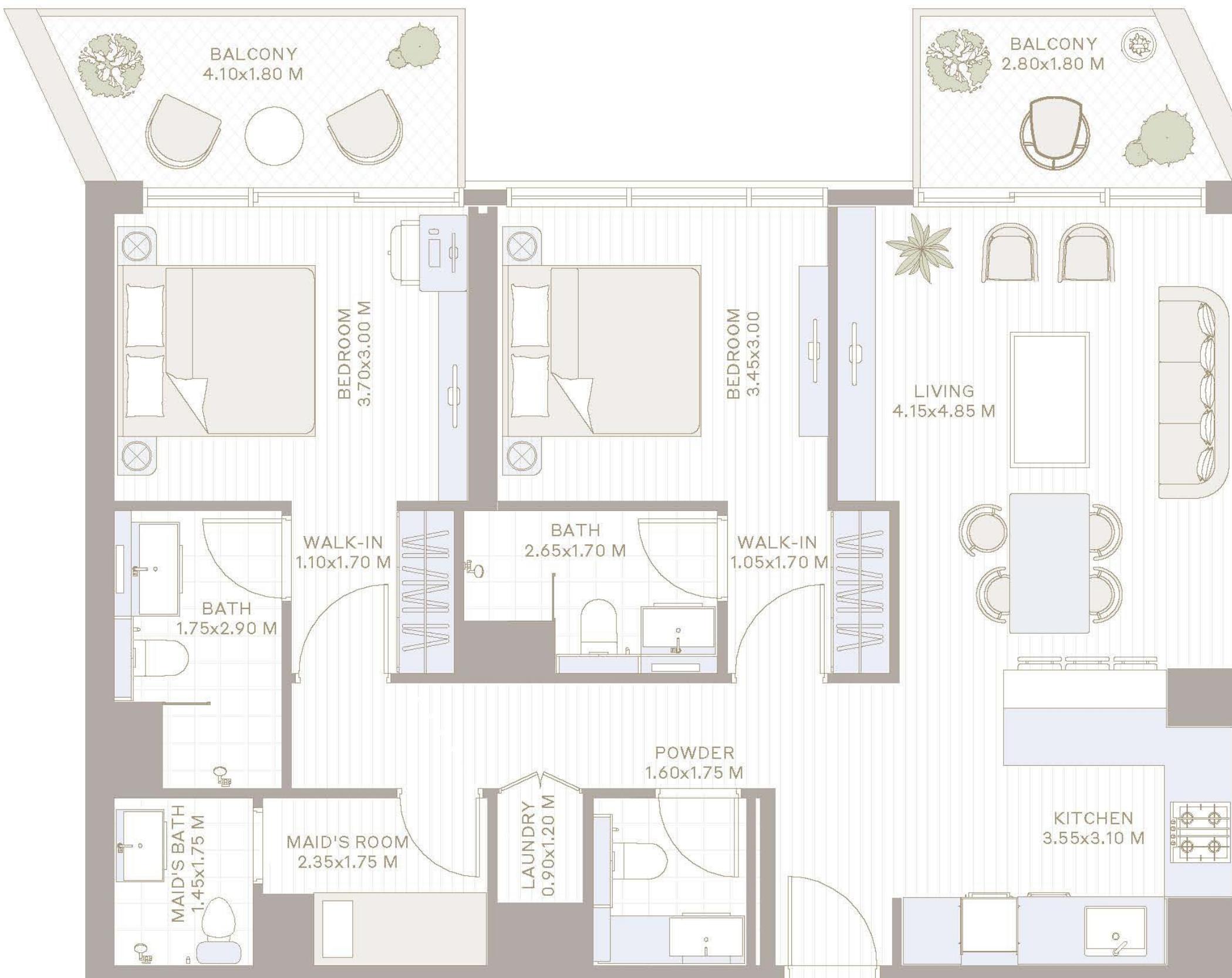
BOULEVARD N
CENTRAL PARK VIEW
LEVEL 2
LAKE VIEW
POOL & GARDEN / VILLA COMMUNITY VIEW



LEVEL 3-6 LEVEL 7



LEVEL 8



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TYPE

05

2 BHK

INTERIOR TOTAL
1,087 SQ.FT. 1,246 SQ.FT.

EXTERIOR FLOORS
160 SQ.FT. 3-8

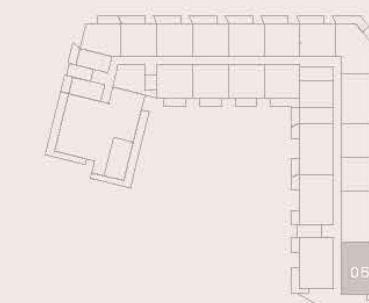
BOULEVARD N

CENTRAL PARK VIEW LAKE VIEW

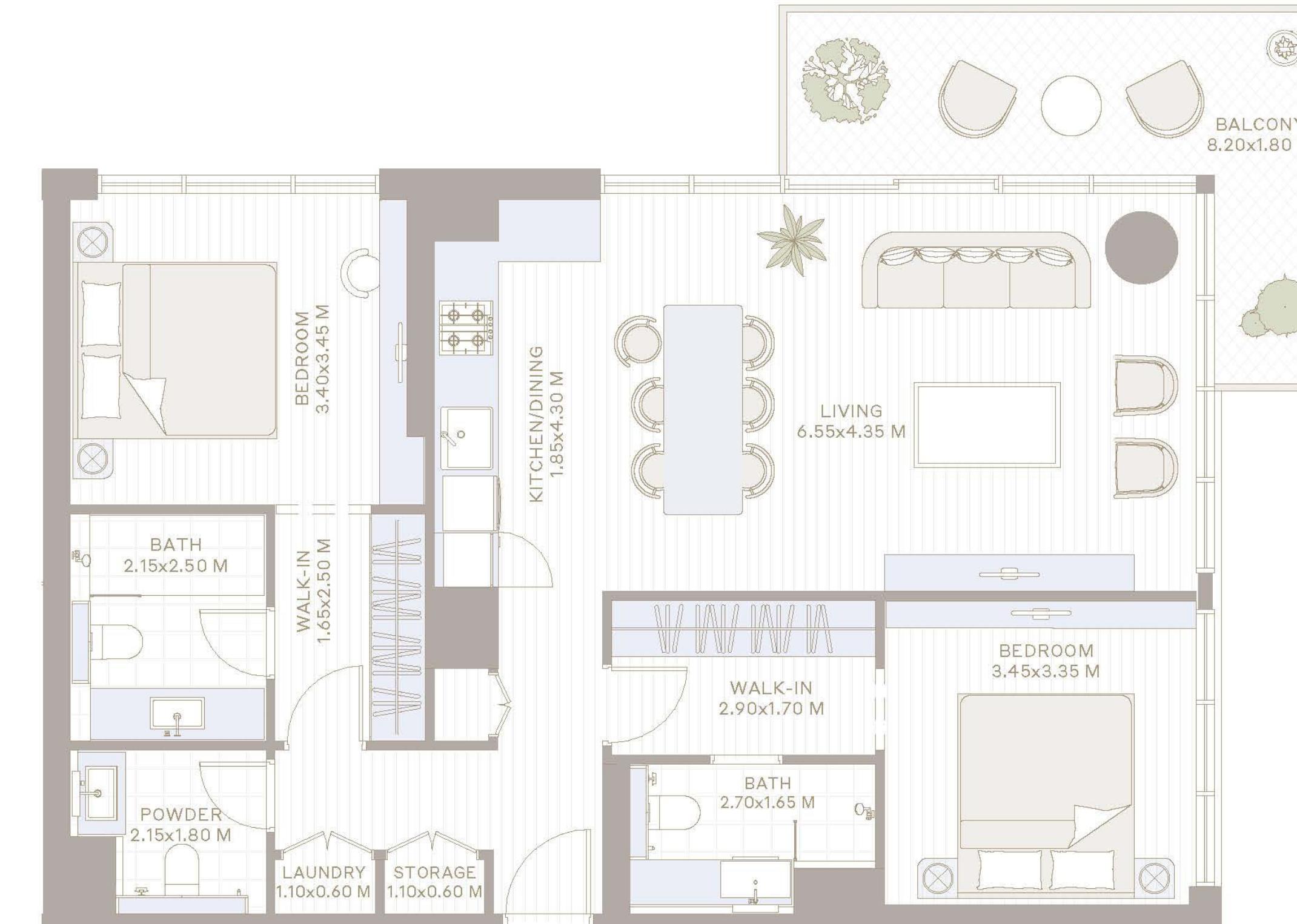
LEVEL 3-6

POOL & GARDEN /
VILLA COMMUNITY VIEW

LEVEL 7



LEVEL 8



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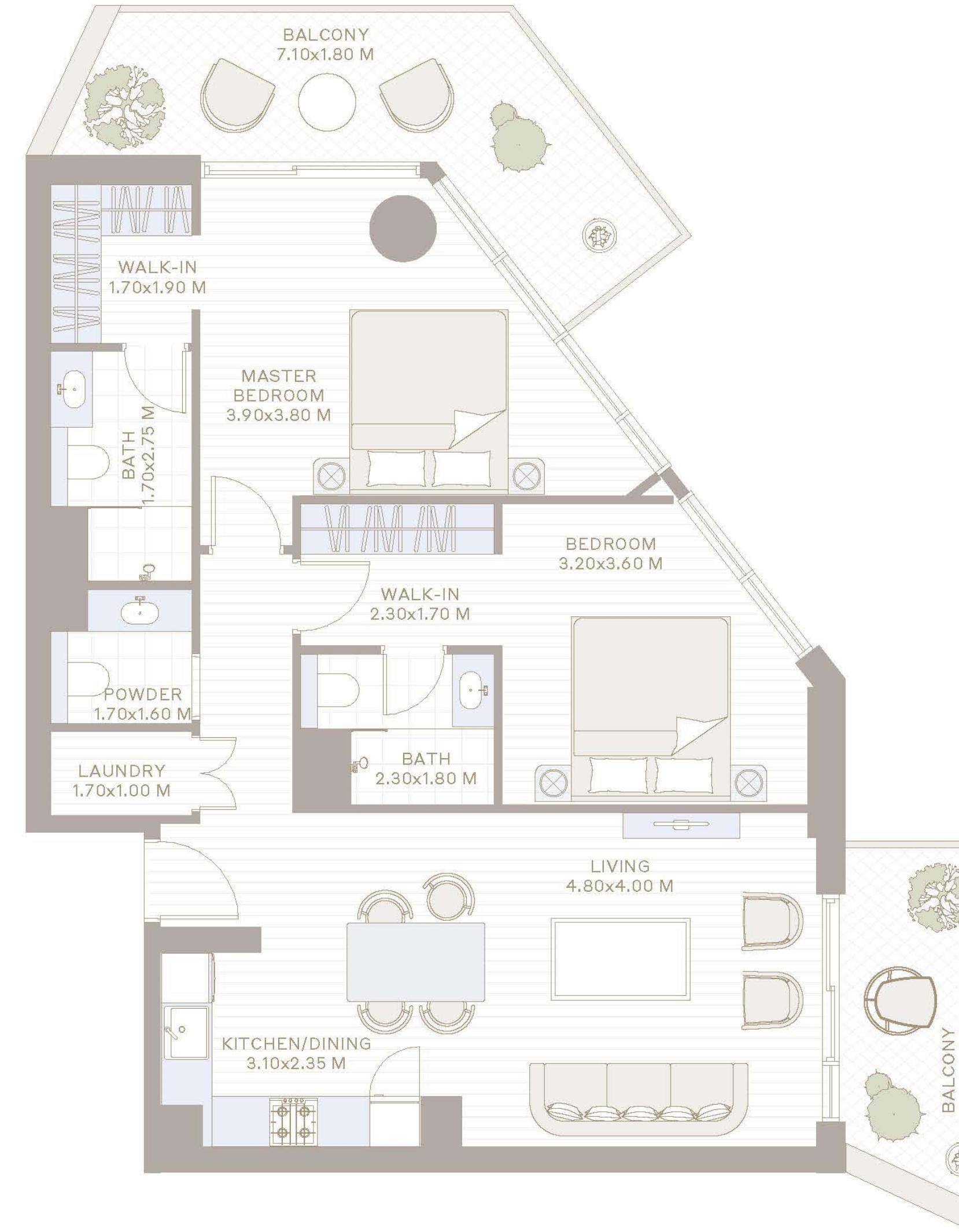
TYPE

06

2 BHK

INTERIOR TOTAL
972 SQ.FT. 1,221 SQ.FT.

EXTERIOR FLOORS
248 SQ.FT. 3-8



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TYPE

01

3 BHK-DUPLEX

INTERIOR TOTAL
1,858 SQ.FT. 2,726 SQ.FT.

EXTERIOR FLOORS
869 SQ.FT. 1-2



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PAYMENT PLAN, & PRODUCT MIX

Connect to everything that matters

6

PAYMENT PLAN 45/55



10%

ON BOOKING

10%

1ST INSTALLMENT

31-JAN-26

5%

2ND INSTALLMENT

31-MAY-26

5%

3RD INSTALLMENT

30-SEP-26

5%

4TH INSTALLMENT

30-JAN-27

5%

5TH INSTALLMENT

31-MAY-27

5%

6TH INSTALLMENT

30-SEP-27

55%

ON HANOVER
ANTICIPATED (31 DEC 2027)

STARTING PRICES

IN AED



STUDIOS

399 - 437 SQ.FT.

685,000

1 BEDROOM

699 - 925 SQ.FT.

1,000,000

2 BEDROOMS

1,165 - 1,393 SQ.FT.

1,560,000

2 BED DUPLEX

1,822 - 1,839 SQ.FT.

2,390,000



END OF PRESENTATION
THANK YOU!