

ATÉLIS <sup>AT</sup> d3

# LOCATION





NEW EXCLUSIVE RESIDENCES  
RISING ON THE EDGE





AN ARTISTIC EXPRESSION  
OF LIVING





GRAND STATEMENT ARRIVAL  
EMBRACED BY NATURE





# FRAMING DUBAI'S BEST VIEWS





ELEVATED LIVING  
ABOVE THE CITY





CURATED LIFESTYLE  
WITH PANORAMIC VIEWS





SIGNATURE EXPERIENCES  
AT EVERY LEVEL





# EXCLUSIVE POOLSIDE SUITES





RESORT-STYLE POOLSIDE  
SERENITY





NEW STANDARD  
OF WATERFRONT LIVING





TRANQUIL CONTRAST TO  
THE ENERGY OF THE CITY





ELEGANCE REFLECTED  
ON THE WATERFRONT





CURVING BALCONIES THAT GIVE  
A DISTINCTIVE EXPRESSION





SHIMMERING LIGHTS,  
DANCING WATERS



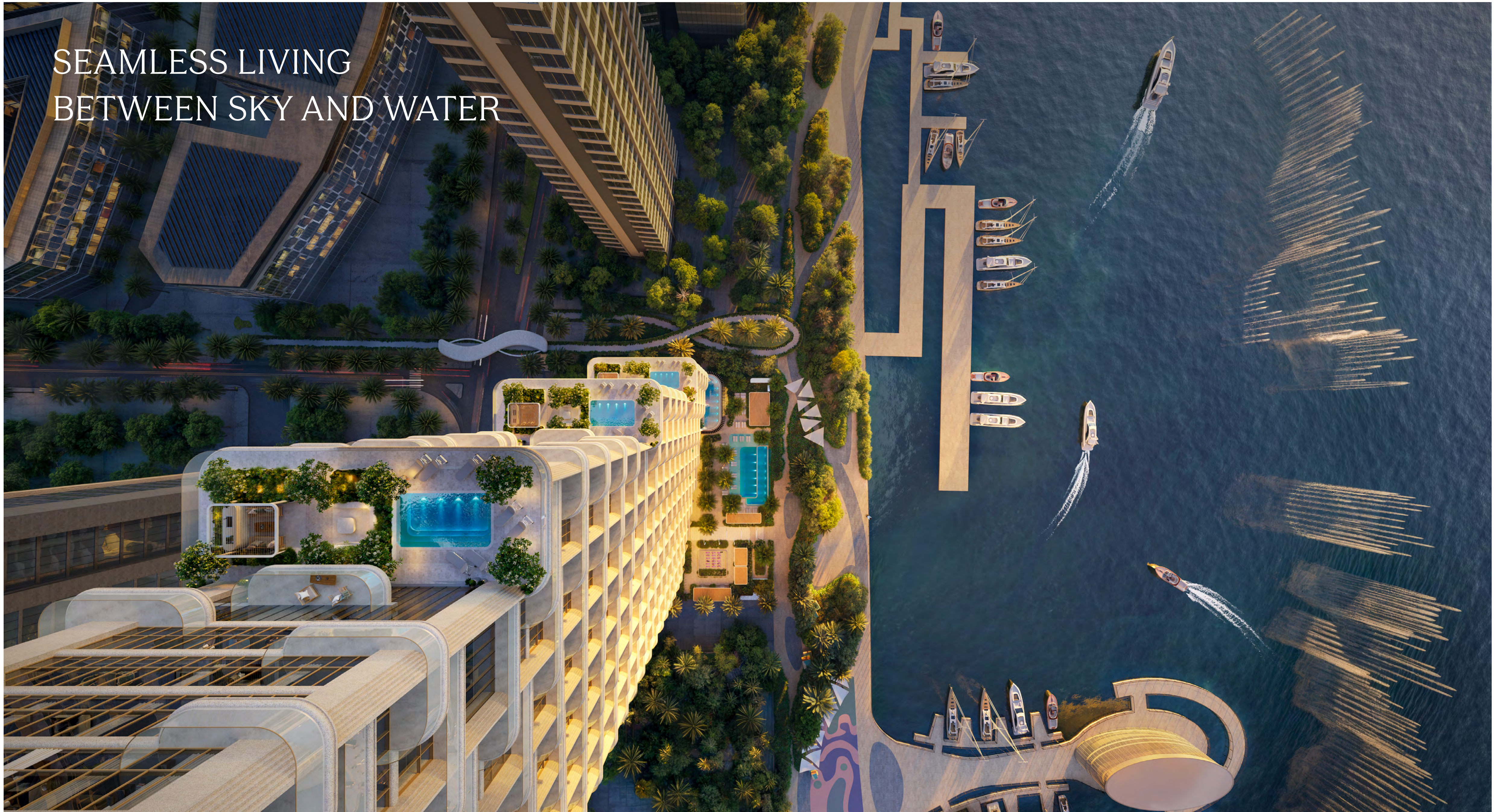


CRAFTED FOR THOSE  
WHO ASPIRE BEYOND  
THE SKYLINE





SEAMLESS LIVING  
BETWEEN SKY AND WATER





AN ATMOSPHERE OF PRIVACY  
AND EXCLUSIVITY





CASCADING POOLS, LUSH GARDENS  
AND SECLUDED LOUNGES







# SIGNATURE EXPERIENCES



MASTER PLAN





# MASTER PLAN

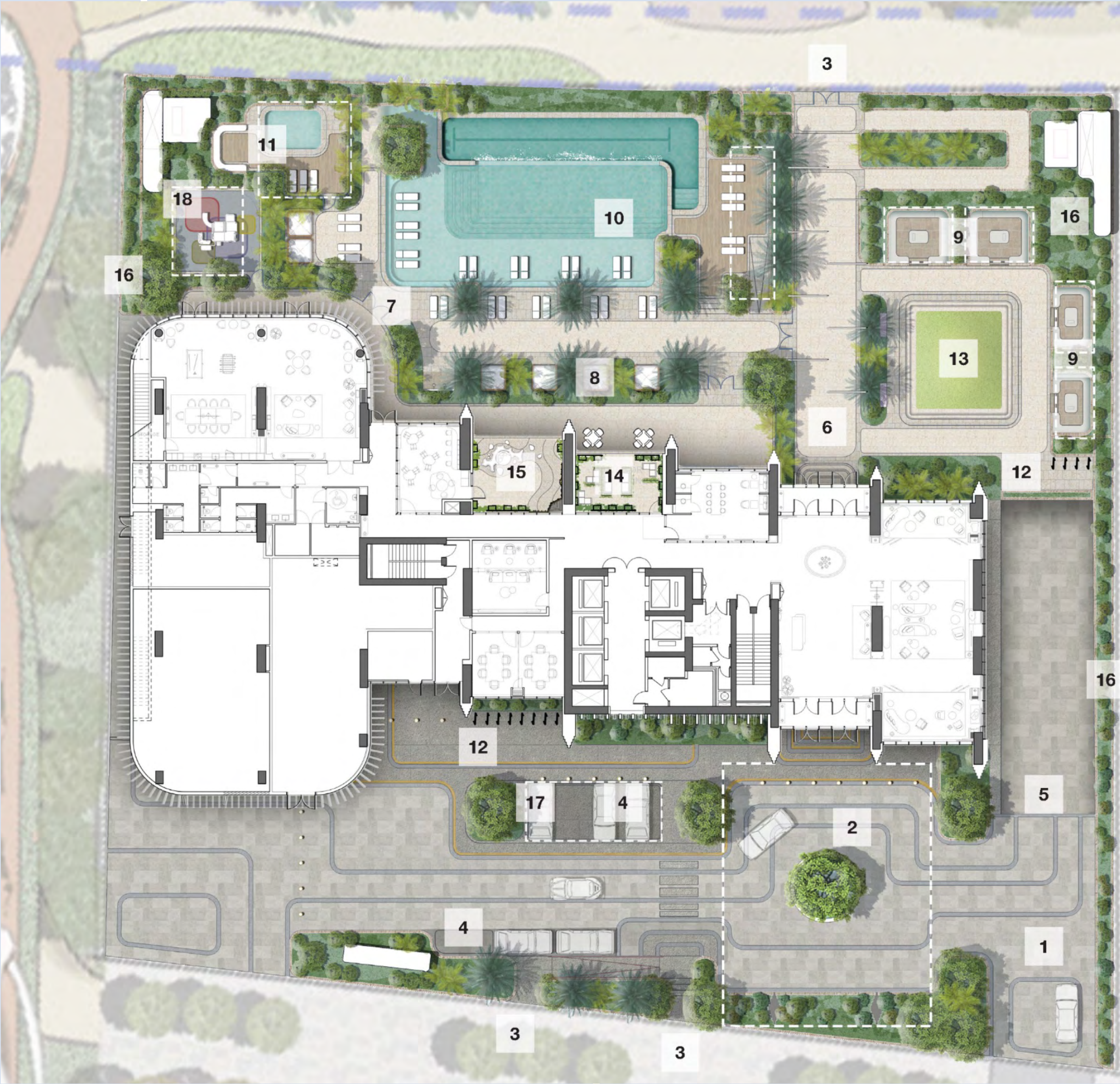
1. Dubai Canal
2. Waterfront Promenade
3. Atélis at d3
4. Entrance
5. North Boulevard
6. Existing d3 Office Buildings
7. Adjacent Hotel Plot
8. Adjacent Residential Plot
9. Highline Pedestrian Connection
10. Open Space





# GROUND FLOOR

- 1. Auto Arrival
- 2. Porte-Cochère
- 3. Pedestrian Entry
- 4. Guest Parking
- 5. Ramp Access to Basement
- 6. Garden Access From Lobby
- 7. Pool Deck
- 8. Social Lounges & Cabanas
- 9. California Rooms
- 10. Community Pool
- 11. Children's Pool
- 12. Bike Parking
- 13. Lawn
- 14. Outdoor Co-Working
- 15. Children's Outdoor
- 16. Buffer Planting
- 17. EV Parking
- 18. Children's Play Area





# SECOND FLOOR

- 1. Wellness Infinity Pool
- 2. Sunken Seating
- 3. Submerged bench
- 4. Reading Lawn
- 5. Signature Tree
- 6. Outdoor Seating
- 7. Cabanas (6)
- 8. Chaise Lounges (14)
- 9. Shower area
- 10. Fire Exit Stairs





WHERE GRAND DESIGN  
MEETS FIRST IMPRESSIONS





AN EXQUISITE ARRIVAL





# MULTI-PURPOSE ROOM





# WELLNESS-FOCUSED GYM







# RESIDENCES



# 1-4 BEDROOM | LIVING ROOM





# 1-4 BEDROOM | DINING ROOM





# 1-4 BEDROOM | KITCHEN





# 1-4 BEDROOM | MASTER BEDROOM





# 1-4 BEDROOM | MASTER BATHROOM

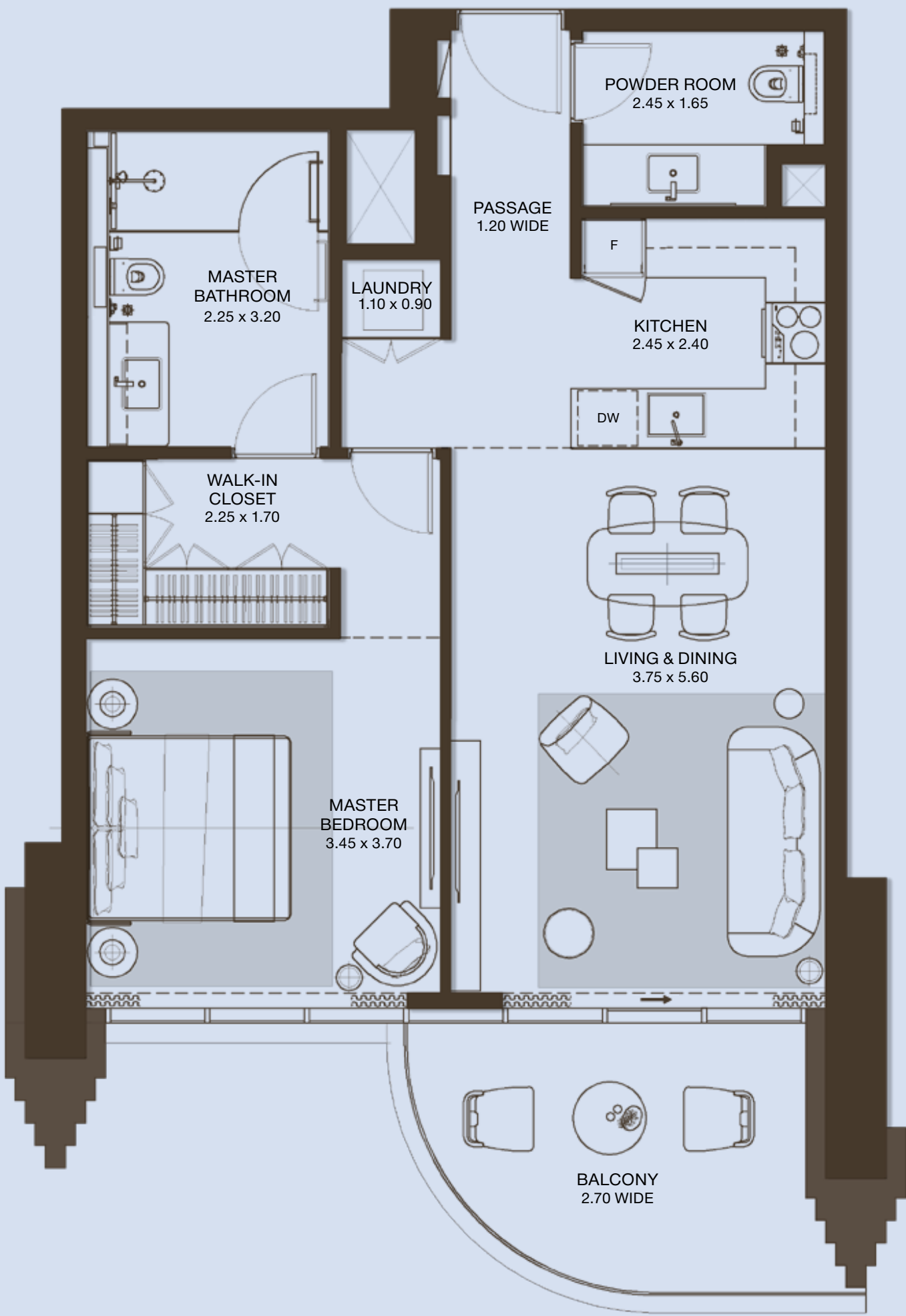




# 1-BEDROOM

TYPE A.1 / A.9 / A.11

ATÉLIS <sup>AT</sup> d<sub>3</sub>

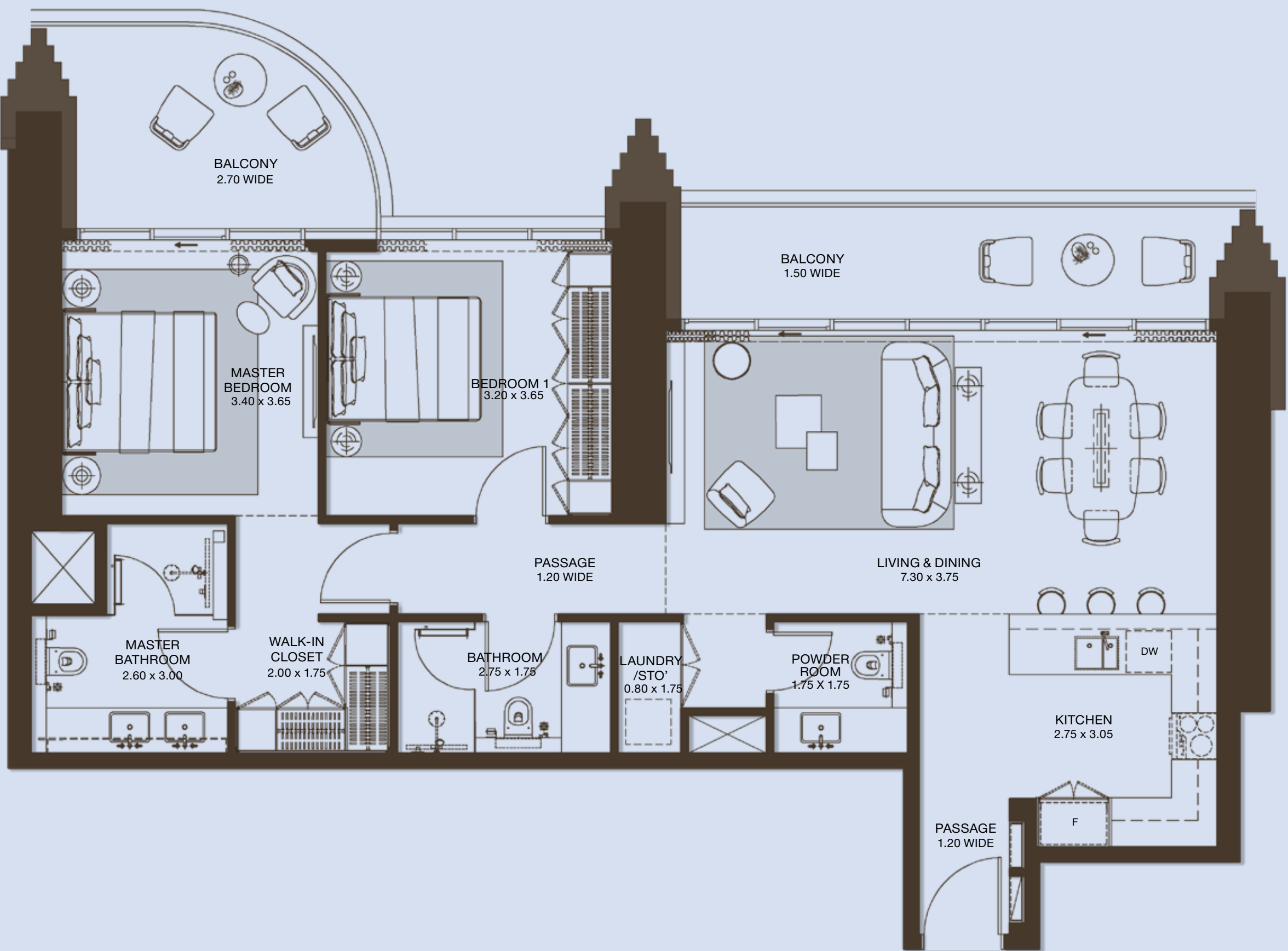
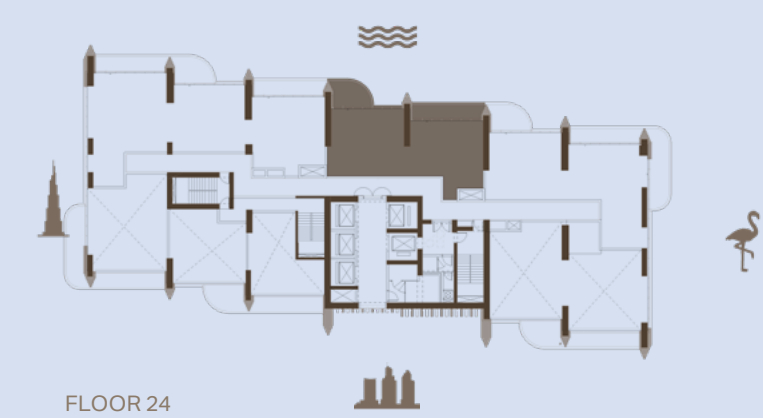


UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
0205, 0407, 0610, 0810, 1010	1BR TYPE A.1	73.14	787.27	11.08	119.26	84.22	906.54

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2-BEDROOM  
TYPE A.1



UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
2402	2BR TYPE A.1	108.19	1164.55	23.61	254.14	131.80	1418.68

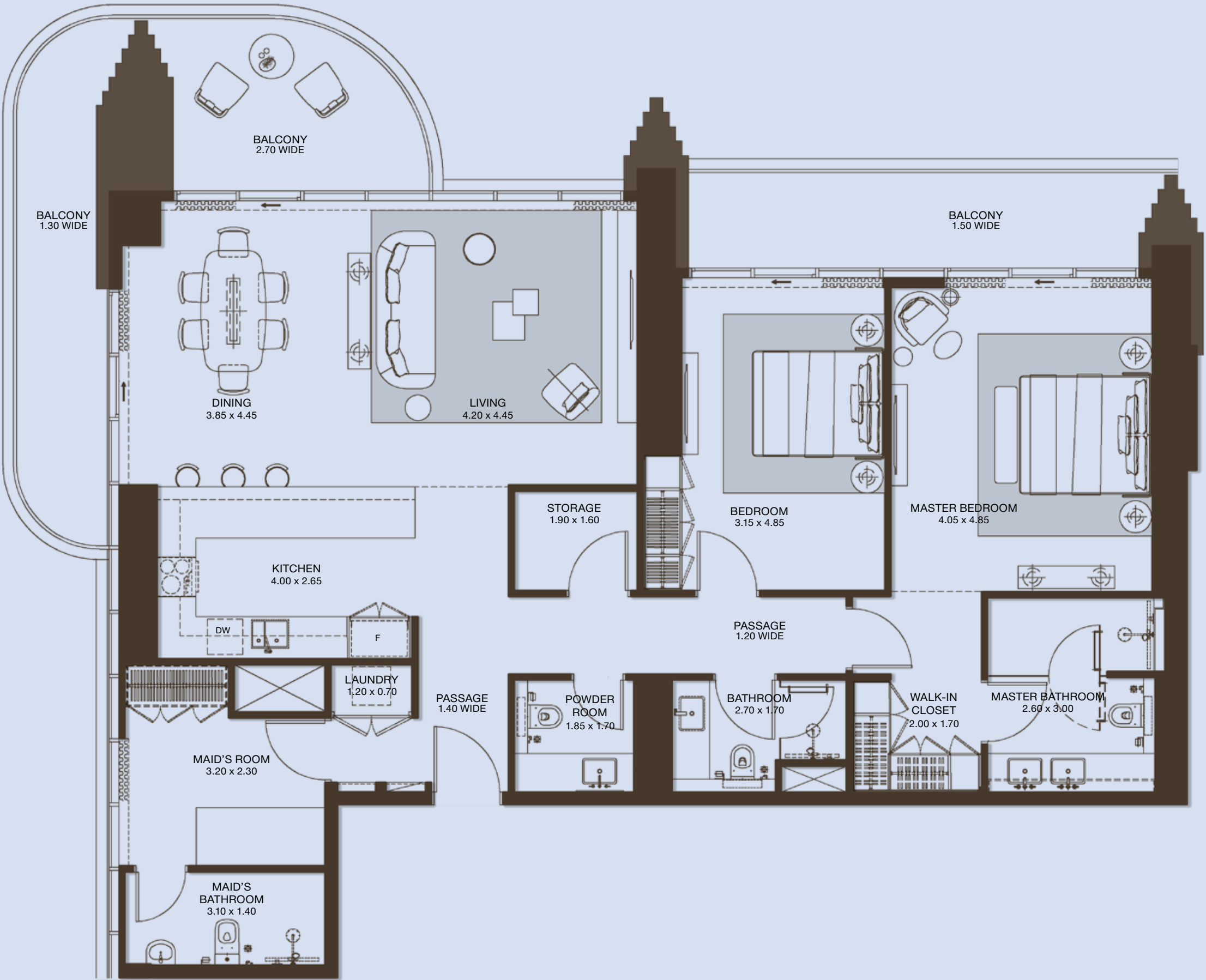
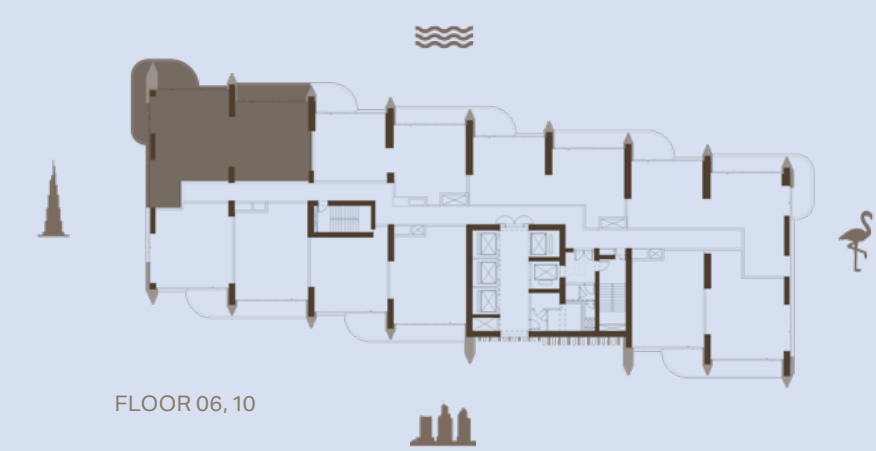
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# 2-BEDROOM + MAID

## TYPE A.2

ATÉLIS AT d3



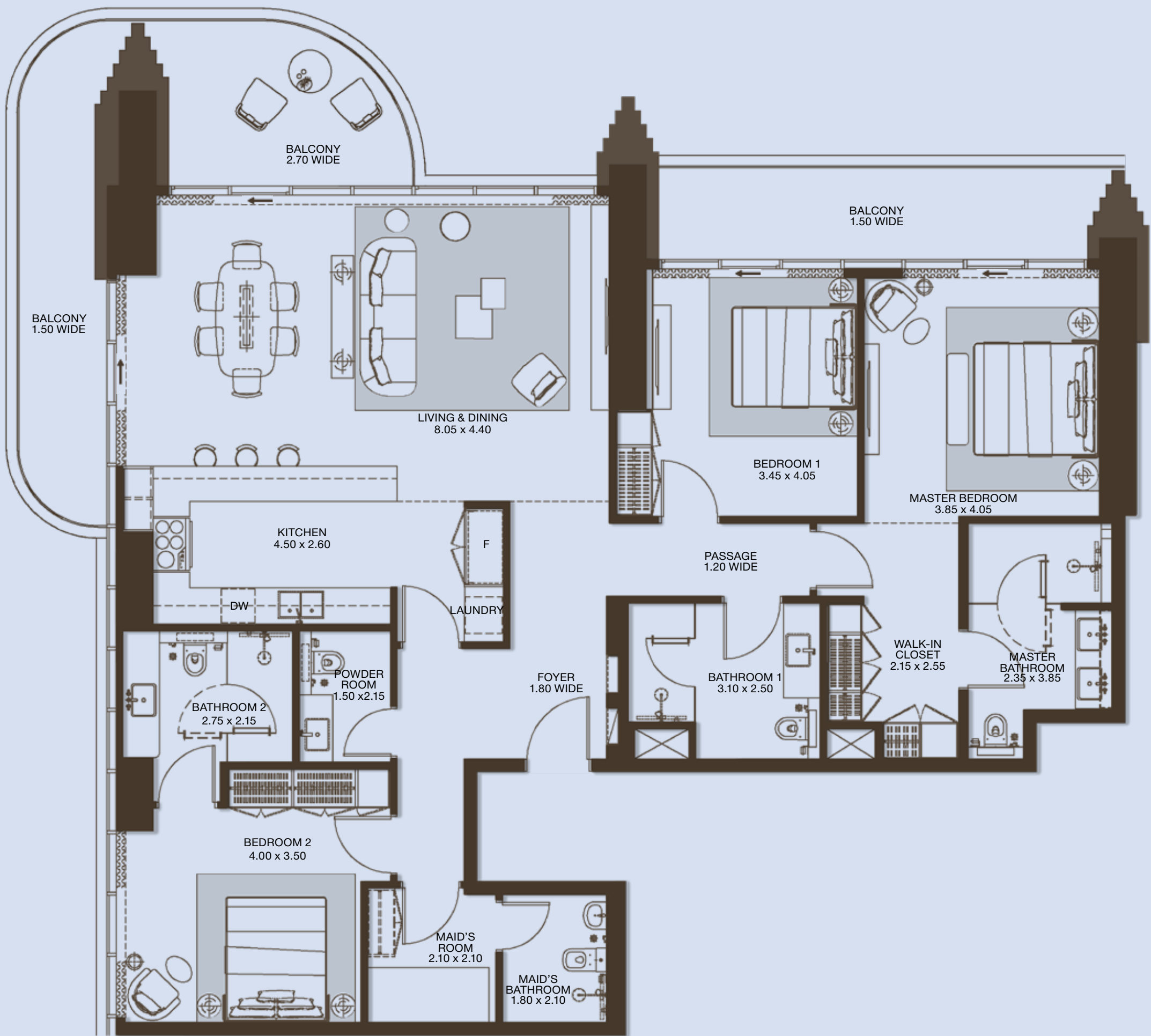
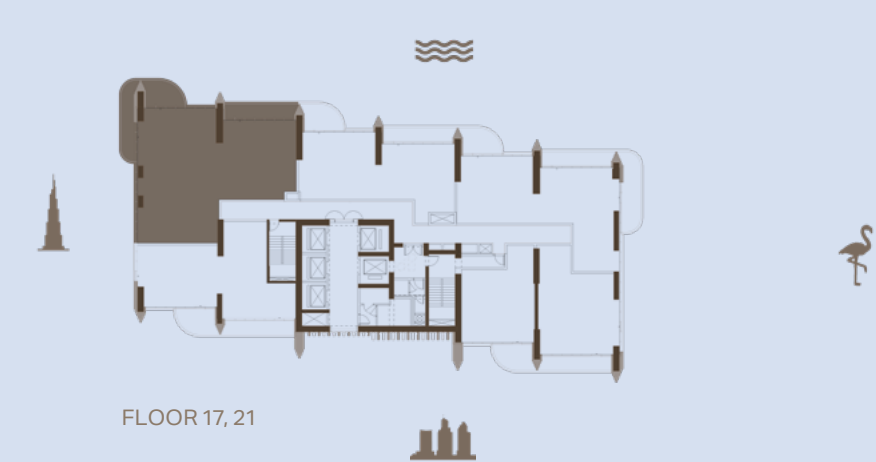
UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
0605, 1005	2BR+M TYPE A.2	151.93	1635.36	36.90	397.19	188.83	2032.55

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3-BEDROOM  
TYPE C.2

ATÉLIS AT d3



UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
2802, 3202	3BR TYPE C.2	173.65	1869.15	37.07	399.02	210.72	2268.17

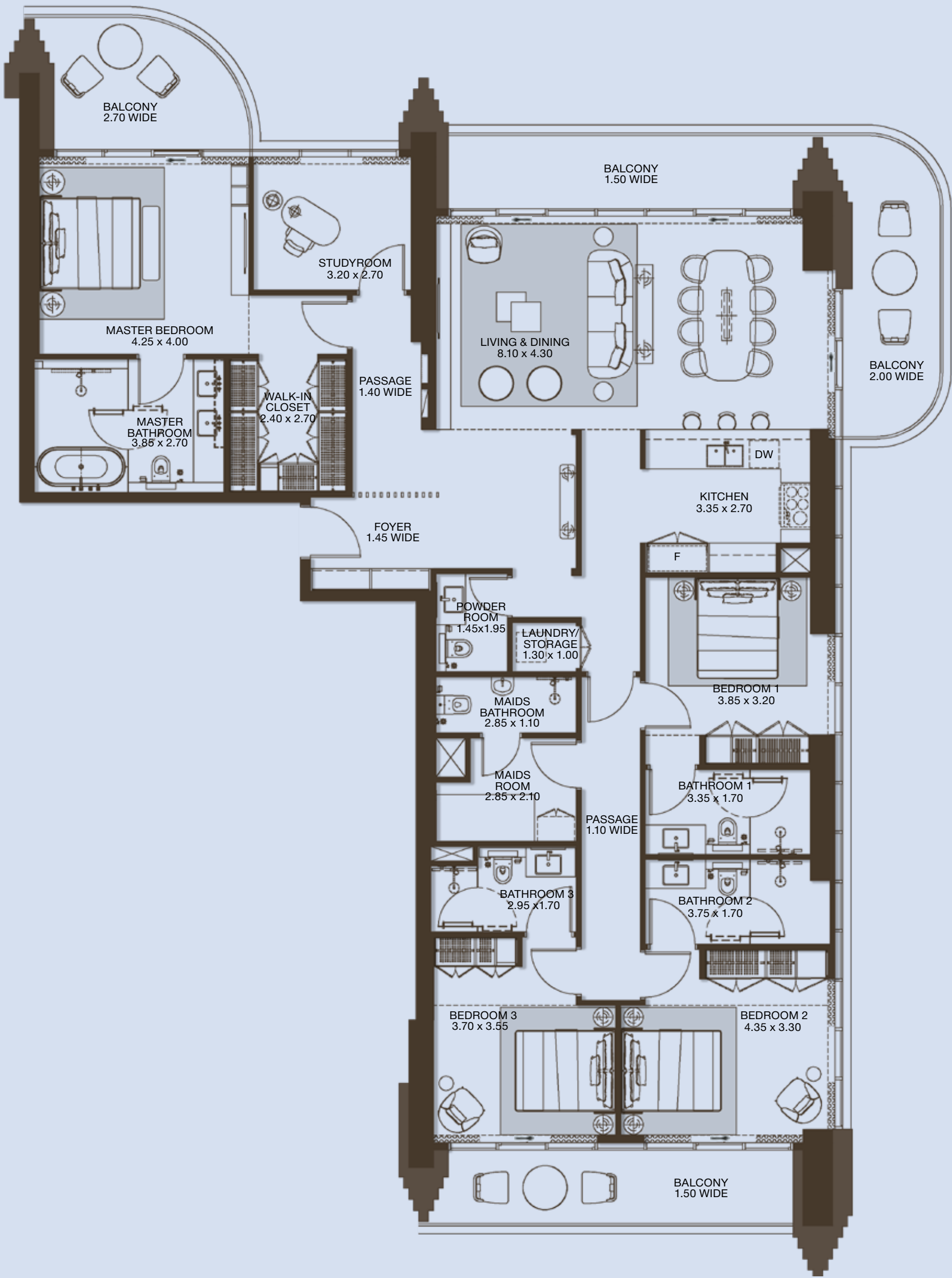
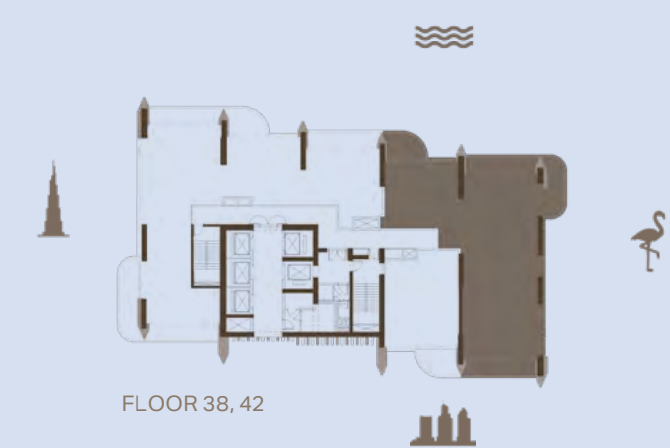
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# 4-BEDROOM

## TYPE B.1

ATÉLIS AT d3



UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3802, 4202	4BR TYPE B.1	219.65	2364.29	49.25	530.12	268.90	2894.42

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# SKY VILLAS



# SKY VILLA | LIVING ROOM





# SKY VILLA | LIVING ROOM





SKY VILLA | DINING ROOM





SKY VILLA | KITCHEN





# SKY VILLA | MASTER BEDROOM



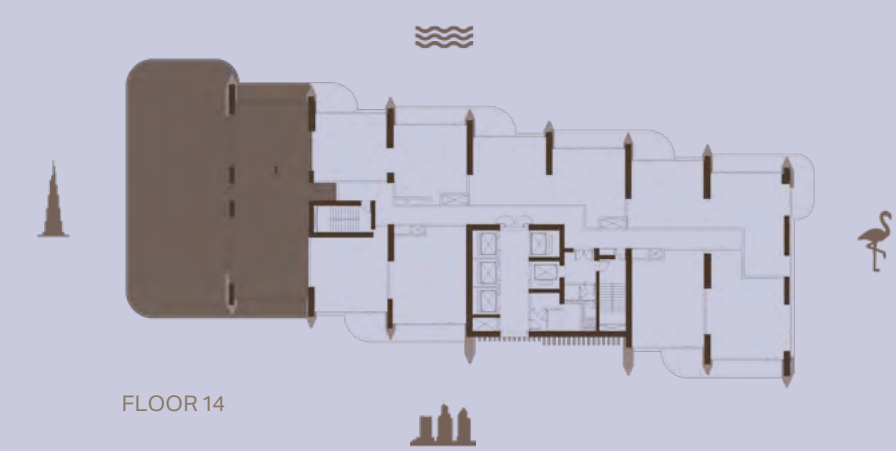


# SKY VILLA | MASTER BATHROOM

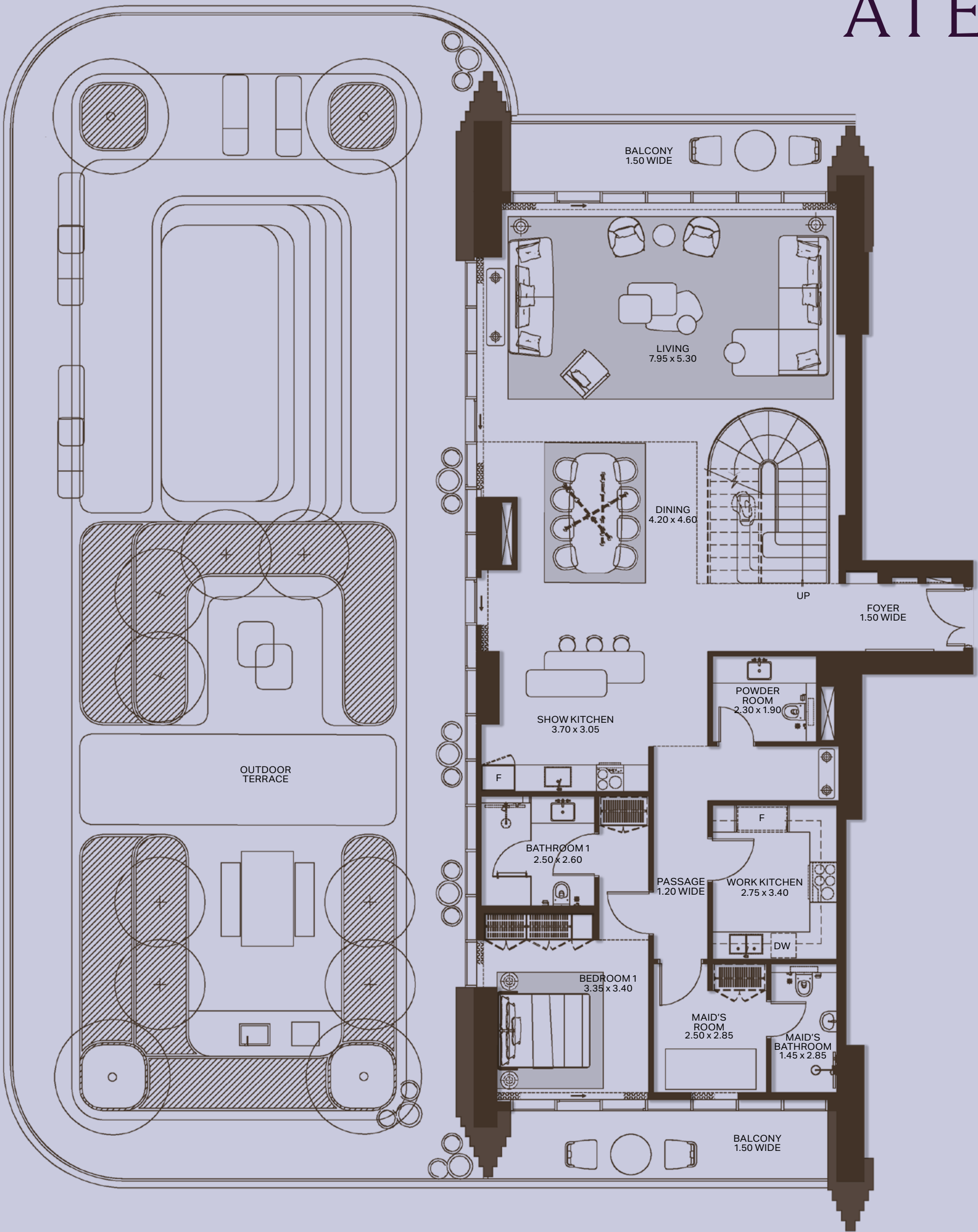




SKY VILLA  
TYPE A | LOWER LEVEL



ATÉLIS AT d3

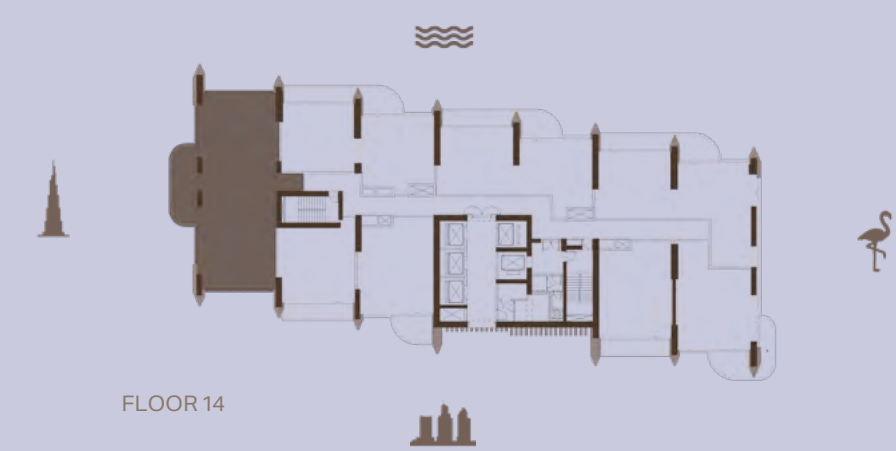


UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
1403	SKY VILLA TYPE A	303.63	3268.25	303.52	3267.06	607.15	6535.31

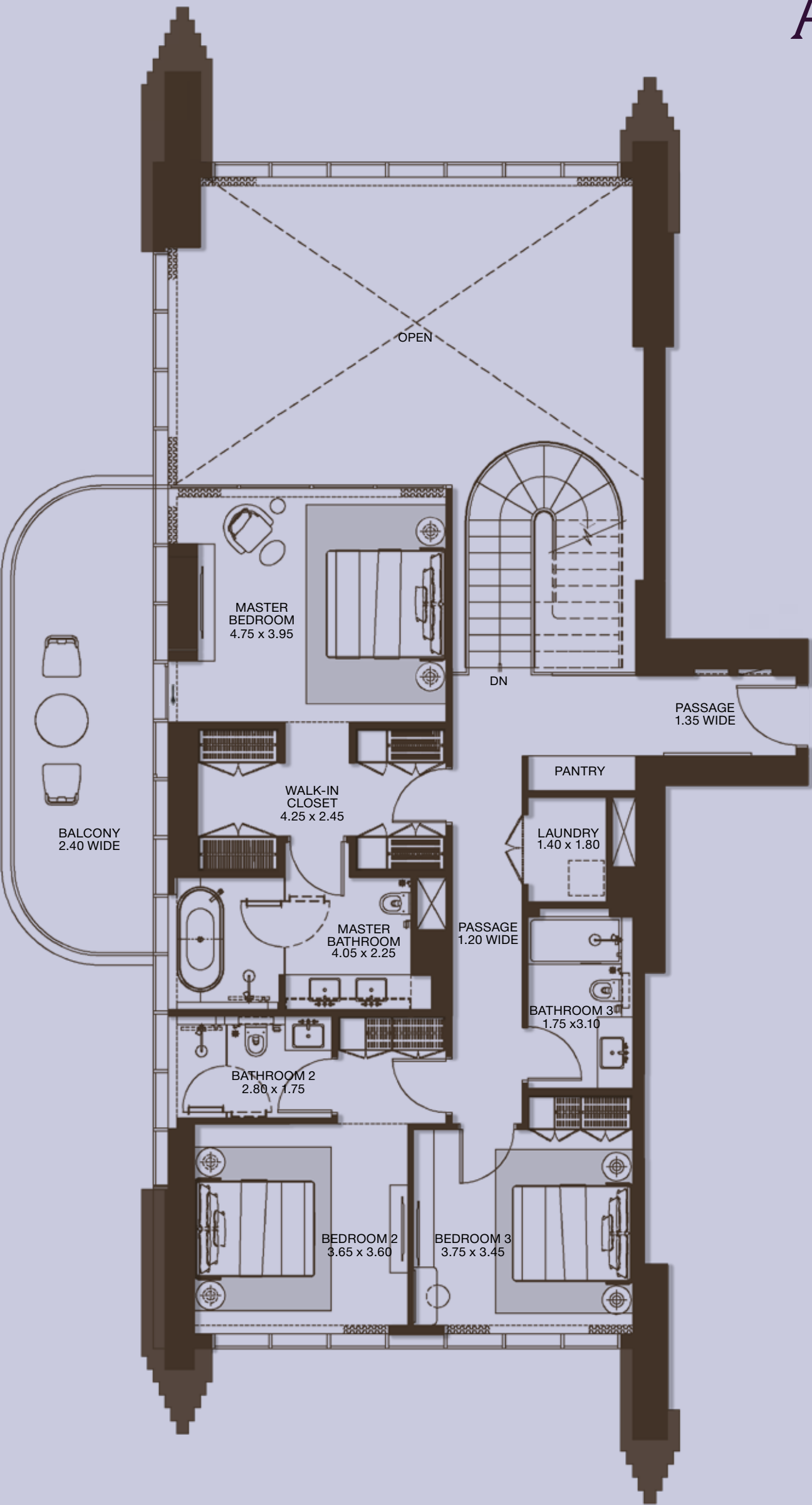
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SKY VILLA  
TYPE A | UPPER LEVEL



ATÉLIS <sup>AT</sup> d<sub>3</sub>



UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
1403	SKY VILLA TYPE A	303.63	3268.25	303.52	3267.06	607.15	6535.31

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PENTHOUSE



# PENTHOUSE | LIVING ROOM





PENTHOUSE | LIVING  
AND DINING ROOM





PENTHOUSE | DINING ROOM



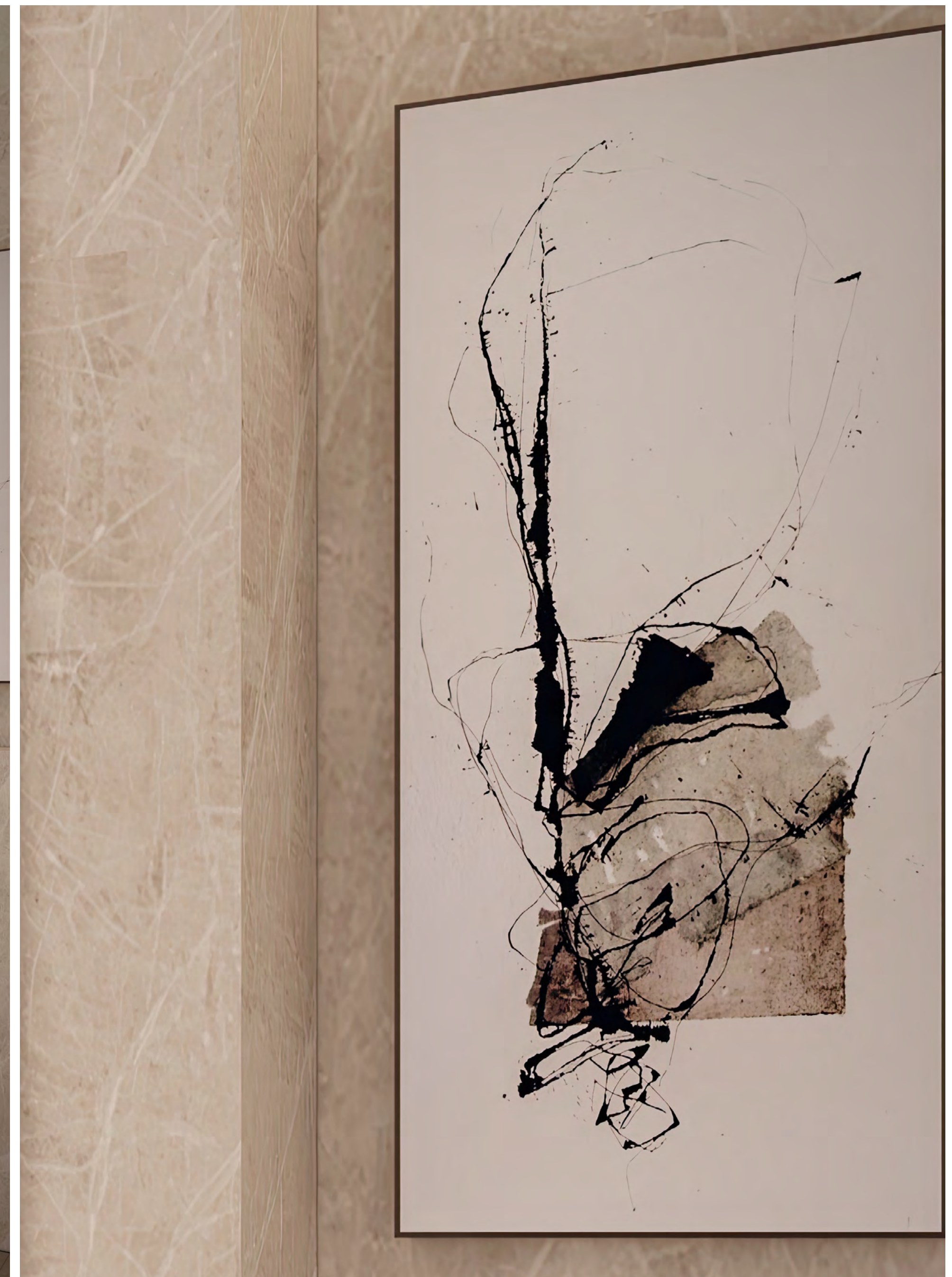


# PENTHOUSE | MASTER BEDROOM





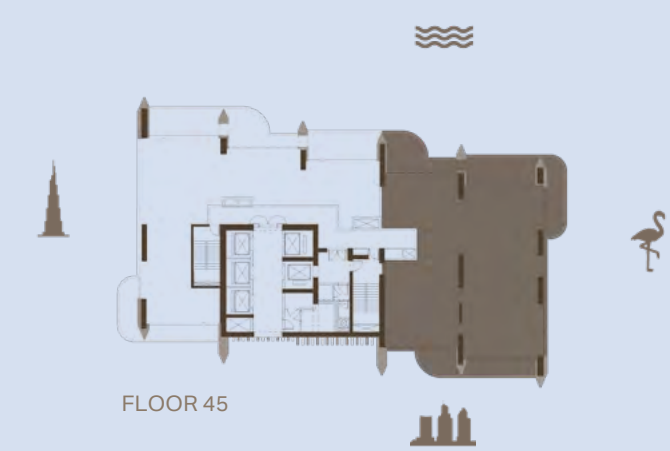
# PENTHOUSE | MASTER BATHROOM



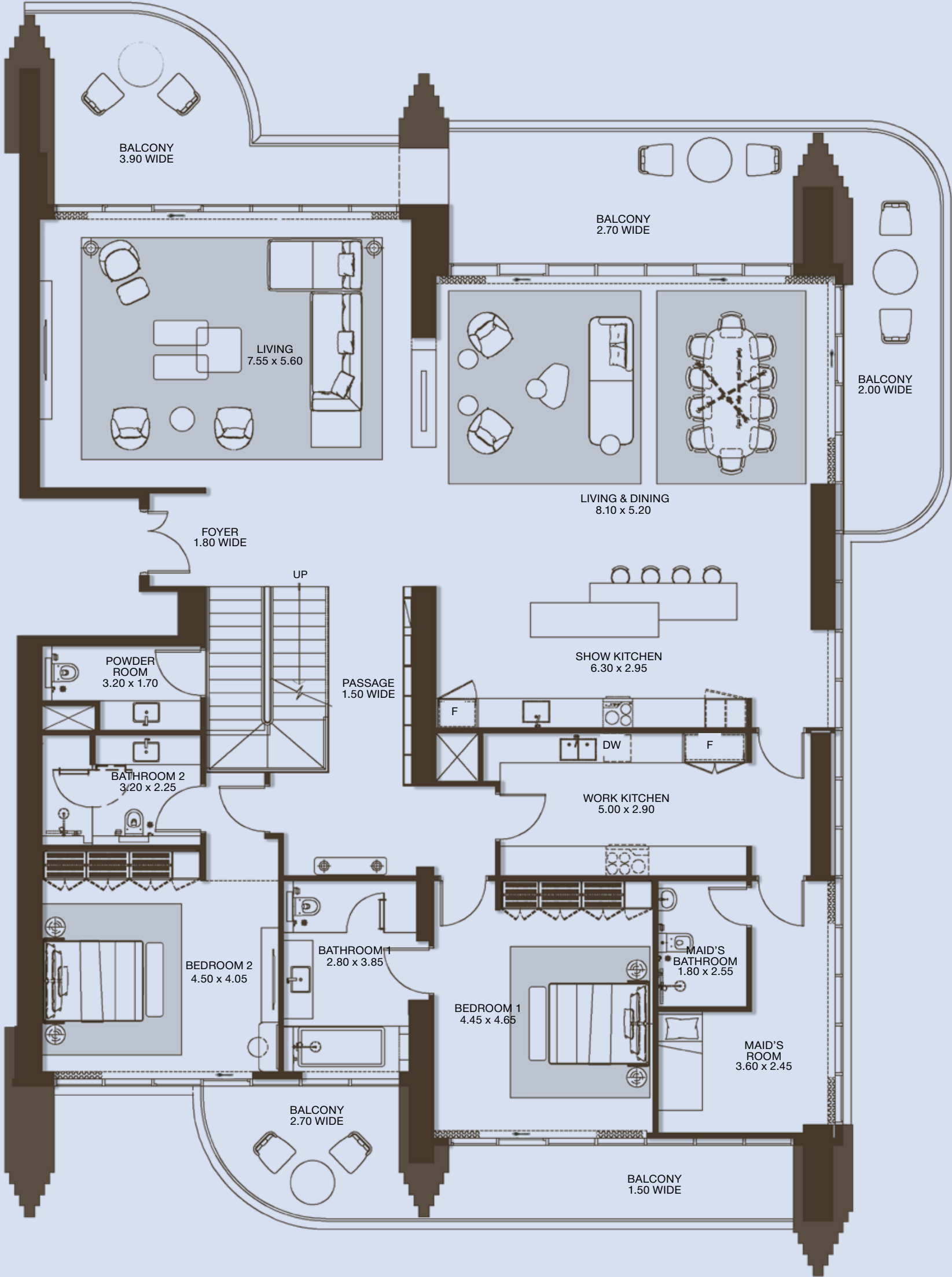


# PENTHOUSE

TYPE B | LOWER LEVEL



ATÉLIS AT d3

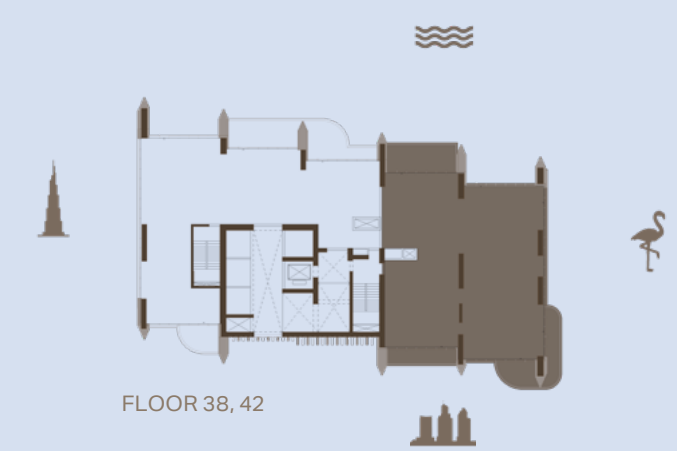


UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
4402	PENTHOUSE TYPE B	532.66	5733.50	143.47	1544.30	676.13	7277.80

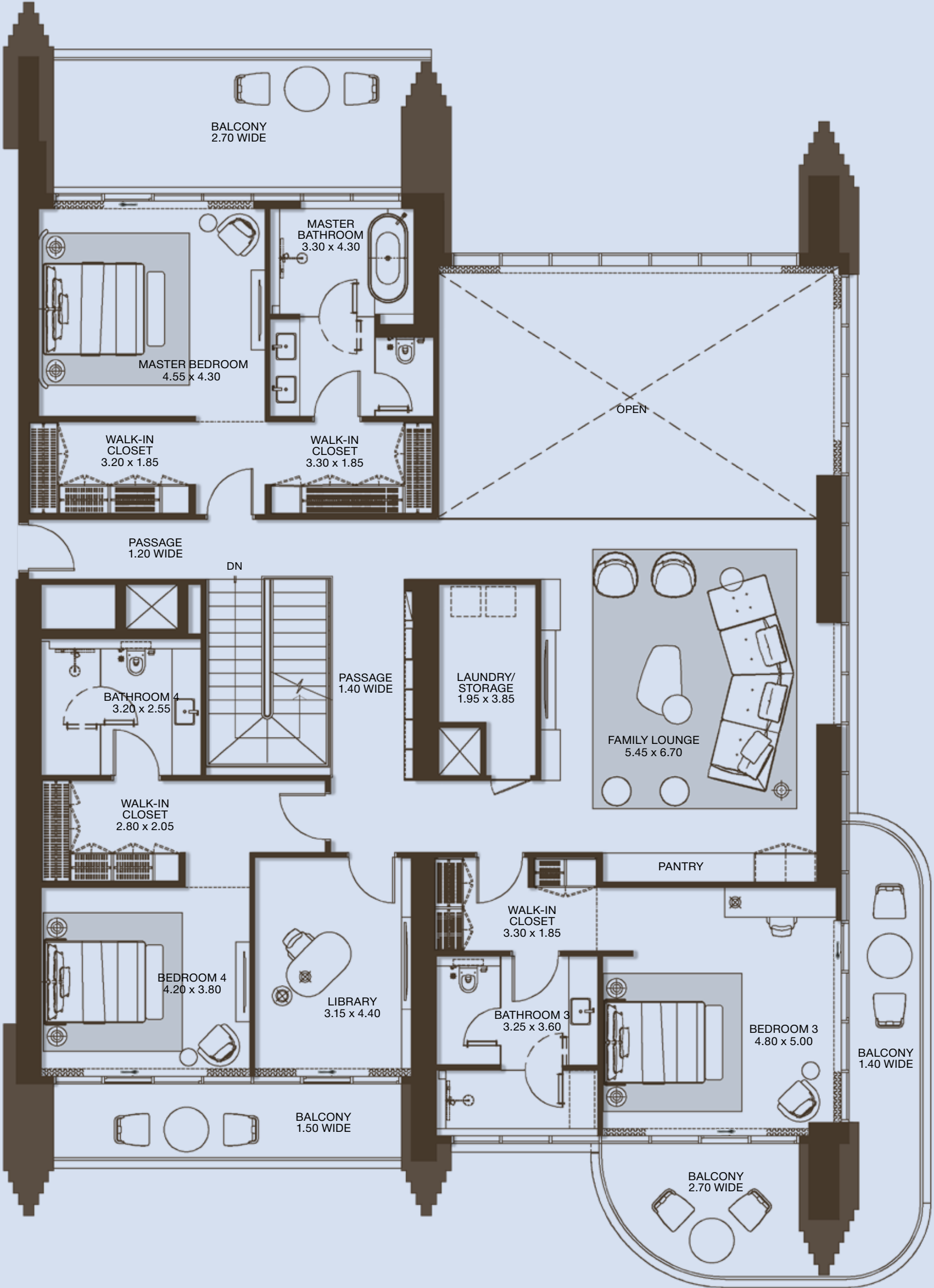
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PENTHOUSE  
TYPE B | UPPER LEVEL



ATÉLIS <sup>AT</sup> d<sub>3</sub>



UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
4402	PENTHOUSE TYPE B	532.66	5733.50	143.47	1544.30	676.13	7277.80

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# TOWER

## CHARACTERISTICS

- Height = 3 Basements + Ground + 45 Floors
- 280 Residential Units
- 1 to 4-Bedroom Residences
- 3 Sky Villas and 2 Penthouses

### INDOOR AMENITIES

1. Grand double-height entrance lobby / lounge and reception
2. Entertainment room
3. Flexible meeting rooms
4. Co-working space (indoor and outdoor)
5. Kids’ learning space (indoor and outdoor)
6. Multi-purpose room
7. Indoor gym with breathtaking views
8. Spa treatment rooms (men and women)

### OUTDOOR AMENITIES

1. Resort-style community pool and kids’ pool at ground level
2. Adult infinity pool at second level
3. Social lounges and cabanas
4. Exclusive poolside suites
5. Green lawn
6. Bike parking spaces
7. Reading lawn at second level

UNIT TYPE	TOTAL COUNT	AVG. SUITE AREA	AVG. BALCONY AREA	AVG . TOTAL AREA
1-Bedroom	141	785 sq.ft	153 sq.ft	938 sq.ft
2-Bedroom	57	1,184 sq.ft	264 sq.ft	1,448 sq.ft
2-Bedroom + Maid	45	1,419 sq.ft	332 sq.ft	1,751 sq.ft
3-Bedroom + Maid	20	1,958 sq.ft	376 sq.ft	2,334 sq.ft
4-Bedroom + Maid	12	2,510 sq.ft	593 sq.ft	3,103 sq.ft
Sky Villas	3	3,109 sq.ft	3,252 sq.ft	6,361 sq.ft
Penthouses	2	5,203 sq.ft	1,562 sq.ft	6,765 sq.ft
TOTAL	280			

AREAS	
GFA	BUA
39,947 sq.m / 429,985 sq.ft	68,867 sq.m / 741,278 sq.ft



# PAYMENT PLAN

20%

DOWN PAYMENT

---

ON BOOKING

10%

1ST INSTALMENT

---

SEPTEMBER 2025

5%

2ND INSTALMENT

---

JANUARY 2026

10%

3RD INSTALMENT

---

JUNE 2026

10%

4TH INSTALMENT

---

NOVEMBER 2026

10%

5TH INSTALMENT

---

APRIL 2027

10%

6TH INSTALMENT

---

AUGUST 2027

25%

7TH INSTALMENT

---

JULY 2029 (HANDOVER)



STARTING PRICE

2.1M

1-BEDROOM

3.8M

2-BEDROOM

4.9M

2-BEDROOM + MAID

7.4M

3-BEDROOM

10.4M

4-BEDROOM

13M

SKY VILLA

21.6M

PENTHOUSE

\*ALL PRICES ARE IN AED



# ONLINE REGISTRATION PROCESS

## DO'S

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

## DON'TS

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.



