



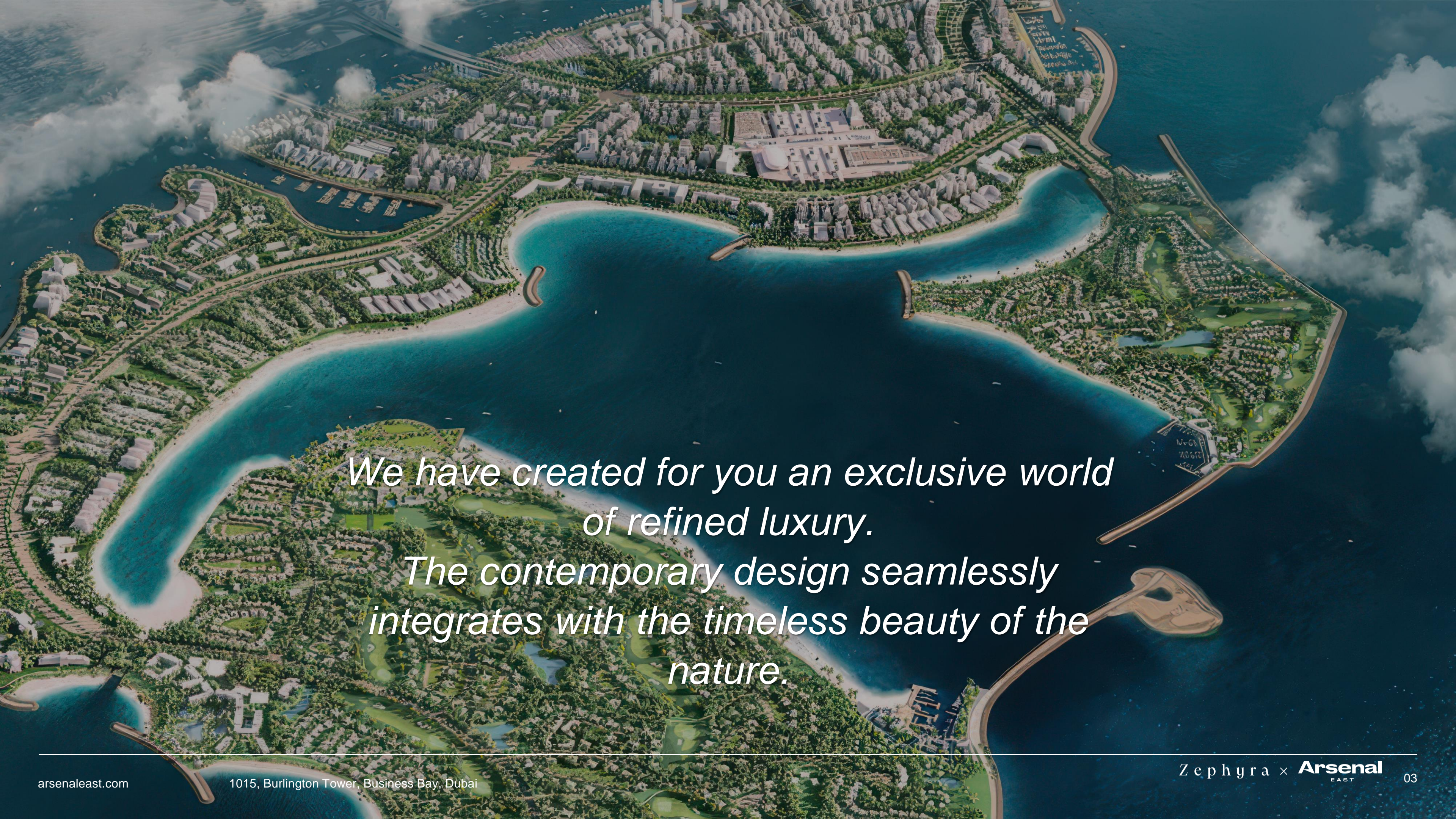
Z e p h y r a

R e s i d e n c e s

Dubai
Islands

The refreshing breeze of excellence

A luxurious modern quarter
in the city's fastest-growing premium area



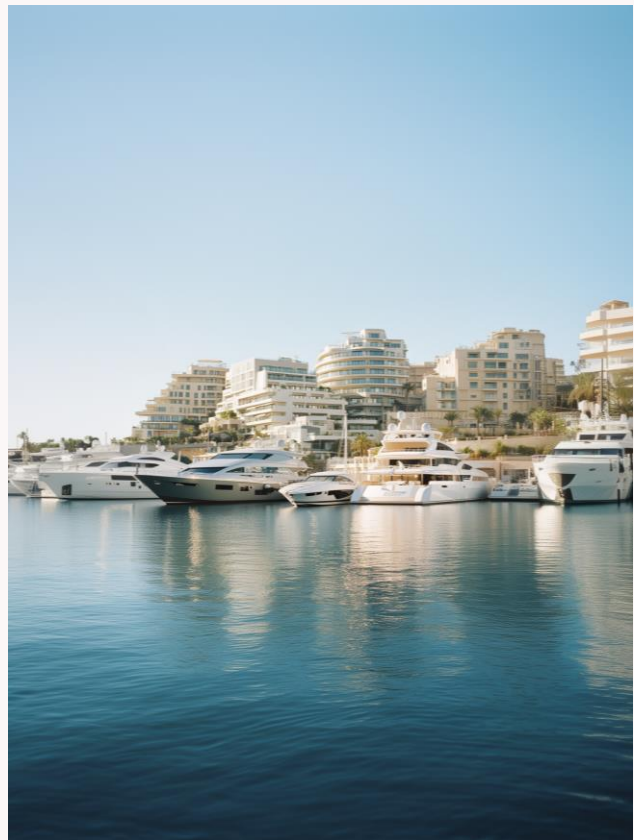
*We have created for you an exclusive world
of refined luxury.*

*The contemporary design seamlessly
integrates with the timeless beauty of the
nature.*



We have created for you a special world where modern luxury is intertwined with the pristine beauty of nature. Located on the Dubai Islands, our residential complex offers you endless opportunities for recreation and entertainment.





A residential development on Dubai Islands

Prime location in Dubai Islands



RELAX+ ENTERTAINMENT:

Dubai Island beach

Deira Corniche (promenade)

Souk AL Marfa Market: 2 min / 2 kms

Gold Souk Market: 10 min / 6 kms

Spice Souk Market: 11 min / 7 kms

Deira Waterfront Market: 5 min / 4.5 kms

MALLS

Deira mall: 2min / 1kms

Burjuman: 18min / 11kms

Dubai Mall: 25min / 18kms

SCHOOLS

Victoria International School: 19min / 12kms

Pristine Private School Main Campus: 14min / 10kms

The Elite English School: 6min / 6kms

The Apple International School Primary Campus: 16min / 11kms

Swiss International Scientific School in Dubai: 30min / 24kms

Safa British School: 26min / 20kms

Collegiate International School: 34min / 30kms

HOSPITALS

Dubai Hospital: 8min / 6kms

Canadian Specialist Hospital: 10min / 7kms

International Modern Hospital: 14min / 10kms

Clemenceau Medical Center Hospital: 22min / 17kms

POINTS OF INTEREST

Infinity Bridge: 5min / 5kms

Cruise Terminal: 19min / 12kms

Dubai International Airport: 18min / 13kms

Downtown Dubai: 26min / 19kms



Elevated Living

by the Beach

Prime location in Dubai Island



A luxury residential location at the Dubai Islands area

A CENTARA MIRAGE BEACH RESORT

Sandy beach within walking distance, smooth access to the sea, bars, toilets, free sun beds, umbrellas and beach towels: 1000 meters

B MALL

A luxury shopping mall with over 100 brands and premium stores. 100 meters from Zephyra, you can do the best shopping in Dubai.

C SOUK AL MARFA

Your Souk of More at Dubai Islands Visit the largest market in Dubai, with over 950 shops along a waterfront view: 700 meters

D Dubai Islands Beach & Marina

The promenade is located a few minutes' walk from the Zephyra. Convenient access to relaxation by the sea, as well as to bright marine entertainment, or yachts.

Architecture Details

Elegant Echelons captures Dubai's desert charm, blending beautifully with nearby buildings. Inspired by oases and dunes, it combines beauty with care for nature.

Elegant Echelons embodies Dubai's desert allure. Its cascading balconies imitate undulating dunes, fostering a deep connection with nature.

Drawing inspiration from oasis niches, the design fuses aesthetic elegance with environmental mindfulness





2 buildings only



10 261 m² plot



3 floors of parking



10 residential floors



We offer a unique experience of refined luxury that is full of elegance.
The modern design effortlessly blends with the timeless beauty of nature.







STREET LEVEL PERSPECTIVE



arsenaleast.com

1015, Burlington Tower, Business Bay, Dubai

Zephyra Arsenal



Exclusive Living Experience



Modern Gym



Grand Lobby



Infinity pool in relax area



Green Surrounding



Contemporary and luxury apartments



Yoga & Meditation place





Panoramic Glazing



Terraces with swimming pool



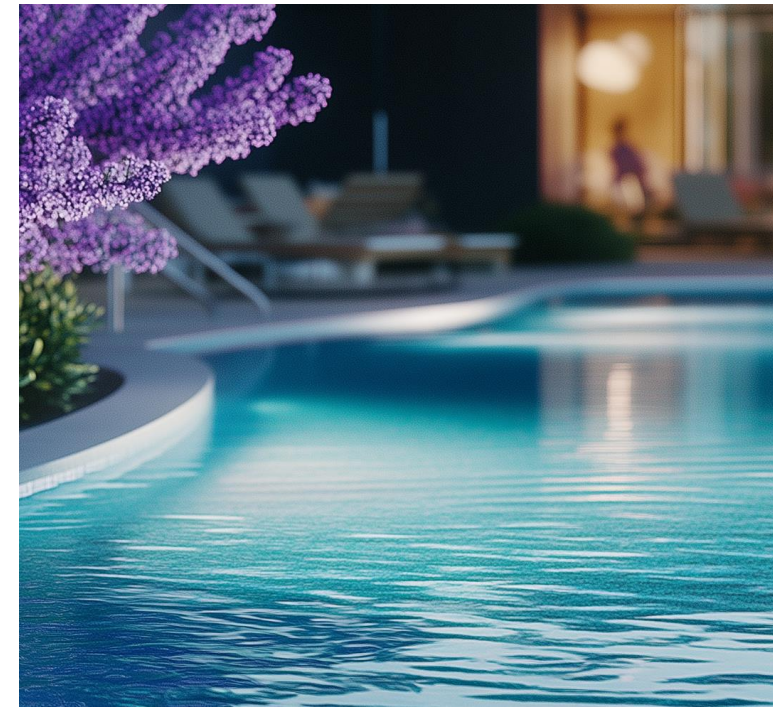
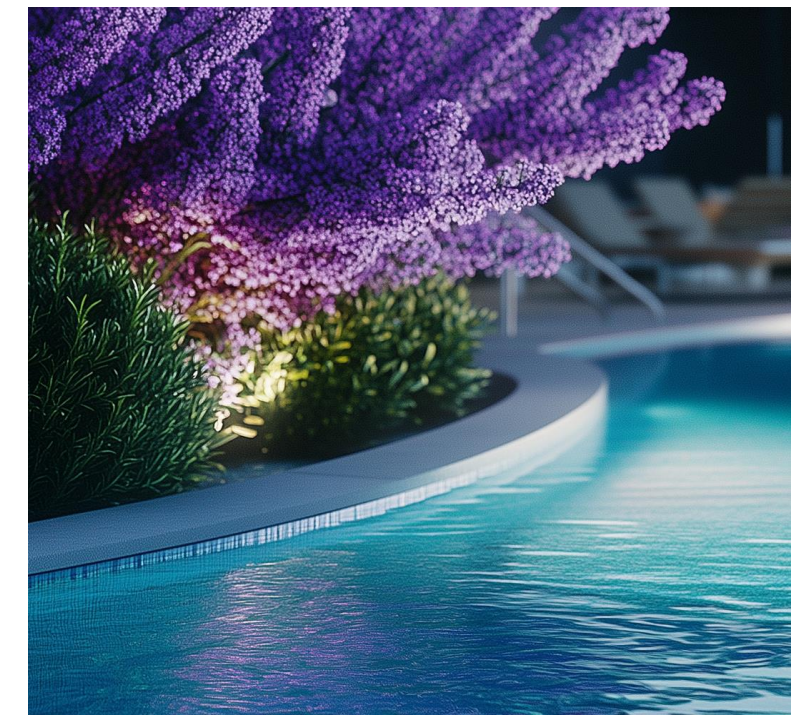
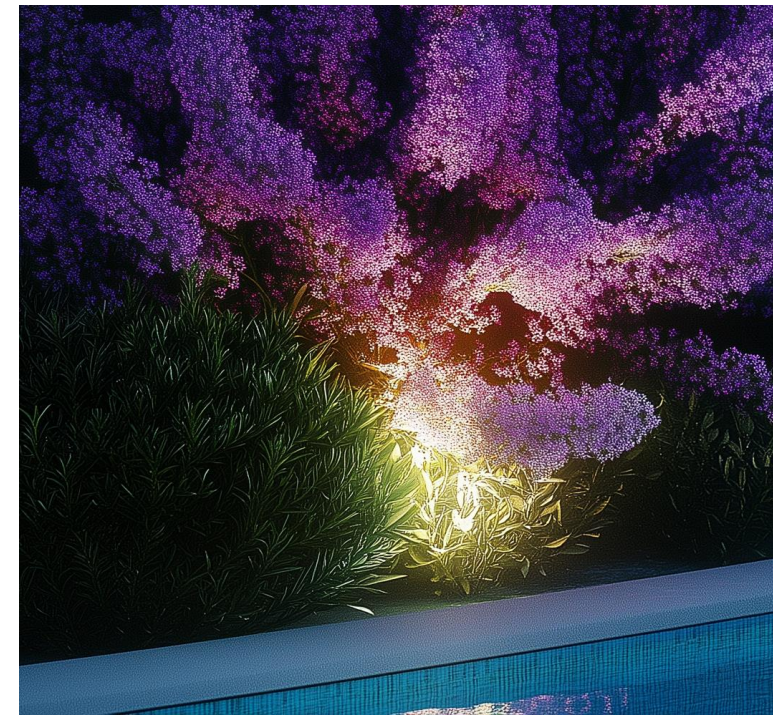
Bathroom with window



Beautiful view of the city

Unique houses exceeding expectations





Variety and beauty. Amazing architectural structures, well-groomed parks, where the subtle aroma of lavender fascinates visitors.

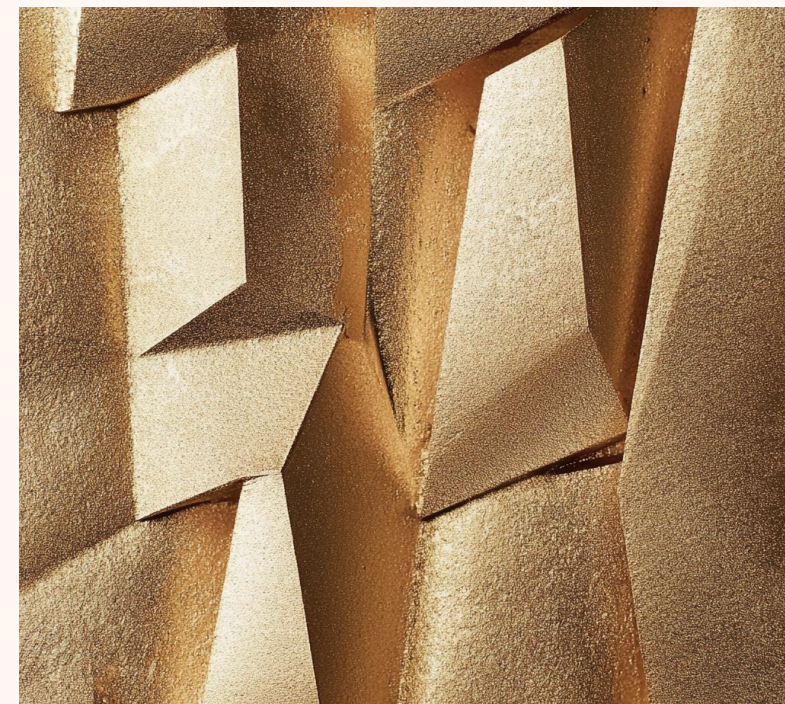
Pleasant freshness, blooming flower beds and shady alleys offer privacy and respite from the hot desert climate.





Sophisticated Finishes

Sophisticated Finishes offer refined and elegant detailing that enhances the aesthetic appeal of any space.



The 1-2 bedroom apartment is an elegant space decorated in a stylish and modern way. The laconic design creates an exquisite atmosphere conducive to a sophisticated lifestyle.

Such apartments are delivered with ready-made designer finishes and professionally selected furniture to immediately create the perfect living space.

1 Bedroom

Apartment Layouts Design

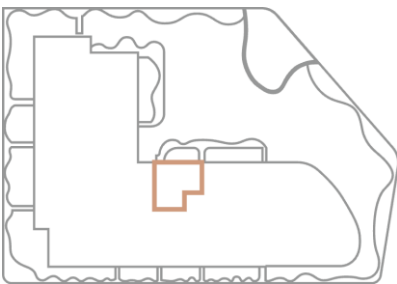
Info



1 Bedroom | 10

1 Floor

S=76,03 m²



Features and Benefits:

- Uncovered terrace
- Master bedroom
- Fully furnished

2 Bedroom

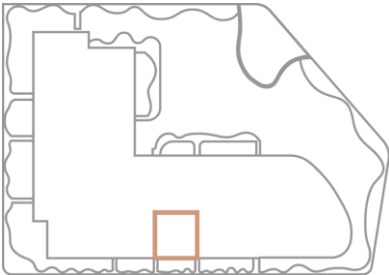
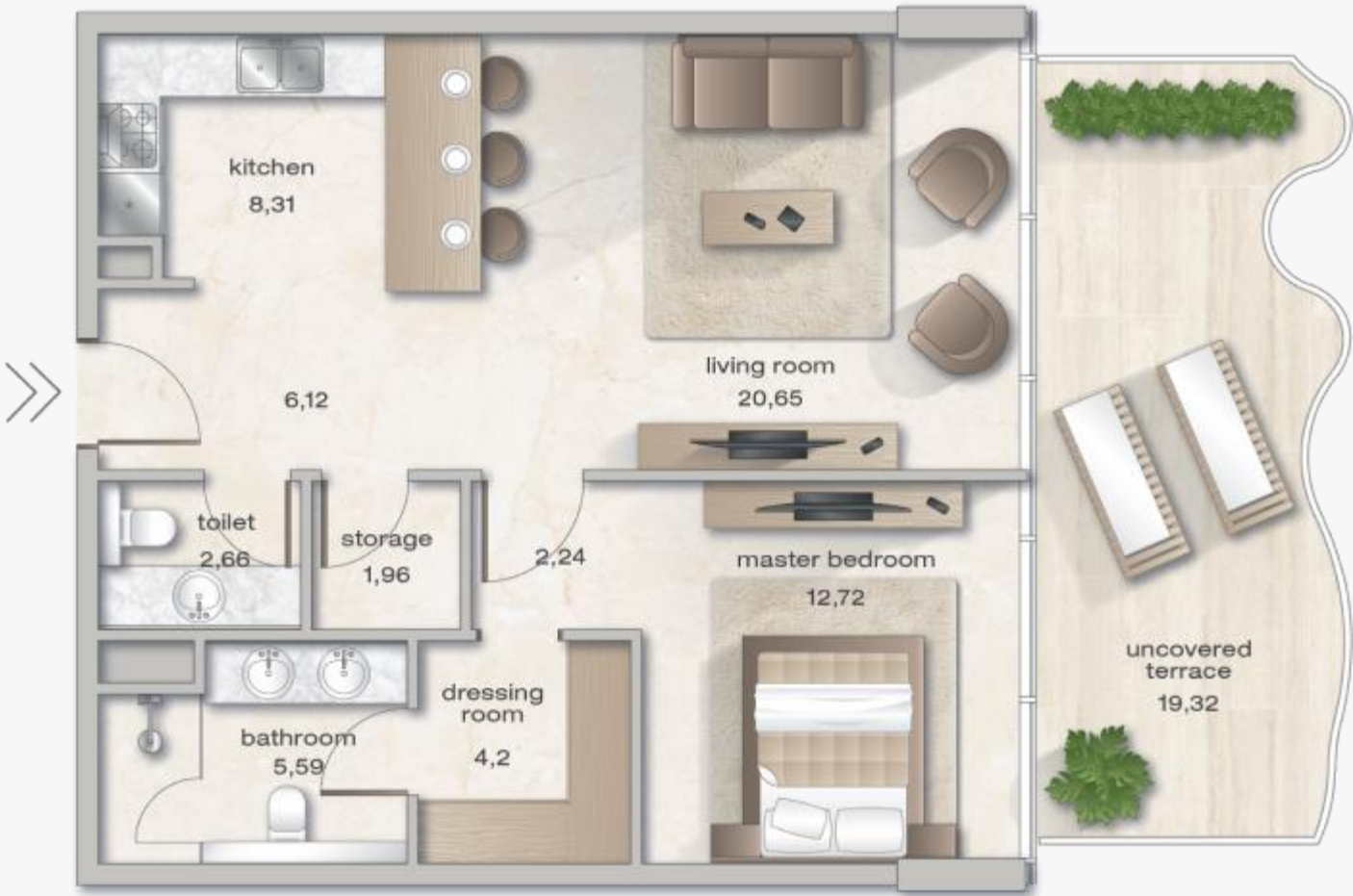
Apartment Layouts Design

Info

2 Bedroom | 13

1 Floor

S=83,77 m²



Features and Benefits:

- Uncovered terrace
- Dressing room
- Master bedroom
- Fully furnished

2 Bedroom

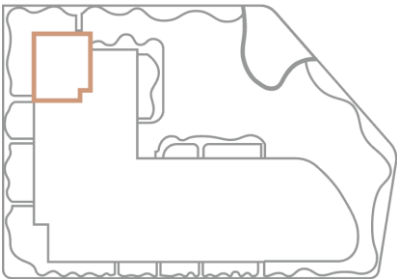
Apartment Layouts Design

Info

2 Bedroom | 16

1 Floor

S=234,39 m²



Features and Benefits:

- Large uncovered terrace
- Large living room
- Bathroom with a window
- 2 bathrooms
- Fully furnished

3 Bedroom

Apartment Layouts Design

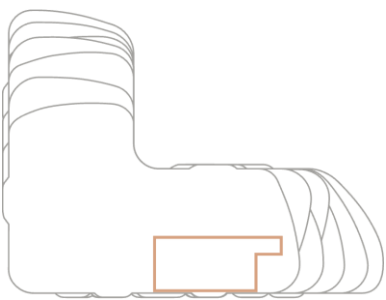
Info



3 Bedroom | 87

8 Floor

S=204,98 m²



Features and Benefits:

- Terrace and balcony
- Large kitchen
- 2 bathrooms
- Fully furnished

A photograph of a modern building with multiple floors, each featuring a balcony with a wavy, undulating design. The balconies are light-colored, possibly white or light beige, and have glass railings. The building is set against a clear blue sky. The overall aesthetic is contemporary and architectural.

Duplex

Townhouses are duplex apartments that provide exquisite comfort and elegance of living. The luxurious living spaces are tastefully decorated and ideal for those who appreciate spaciousness, comfort and proximity to nature.



Duplex Living room



Finishing and selection of furniture in townhouses are carried out on an individual request. This option can be selected on exclusive terms to ensure exceptional quality and individual approach.

Duplex

Apartment Layouts

Design

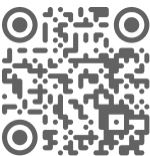
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Duplex | 9

1 Floor (2 floors)

S=150,36 m²



Private Sales
+9 714 451 3357



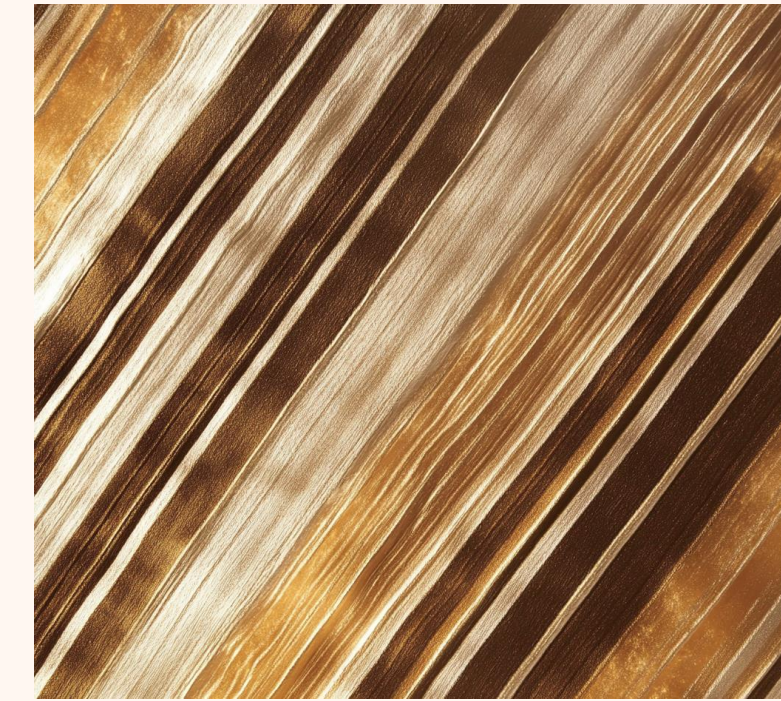
Features and Benefits:

- Terrace with swimming pool
- Two levels
- 3 bathrooms
- Custom finishing



Penthouses

Luxury penthouses feature luxurious interiors with 1-3 bedrooms, for an unsurpassed standard of living, embodying comfort and sophistication



In penthouses, finishing and furniture selection are carried out on an individual request. This offer is available on exclusive terms, which guarantees exceptional quality, unique style and magnificent view characteristics.

Penthouse

Apartment Layouts

Design

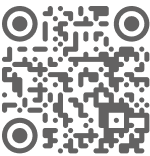
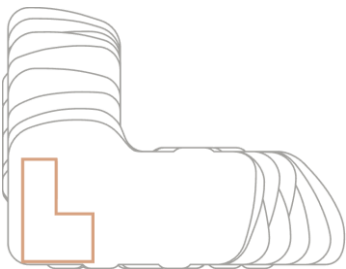
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Penthouse | 102

10 Floor

S=275,33 m²



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+9 714 451 3357



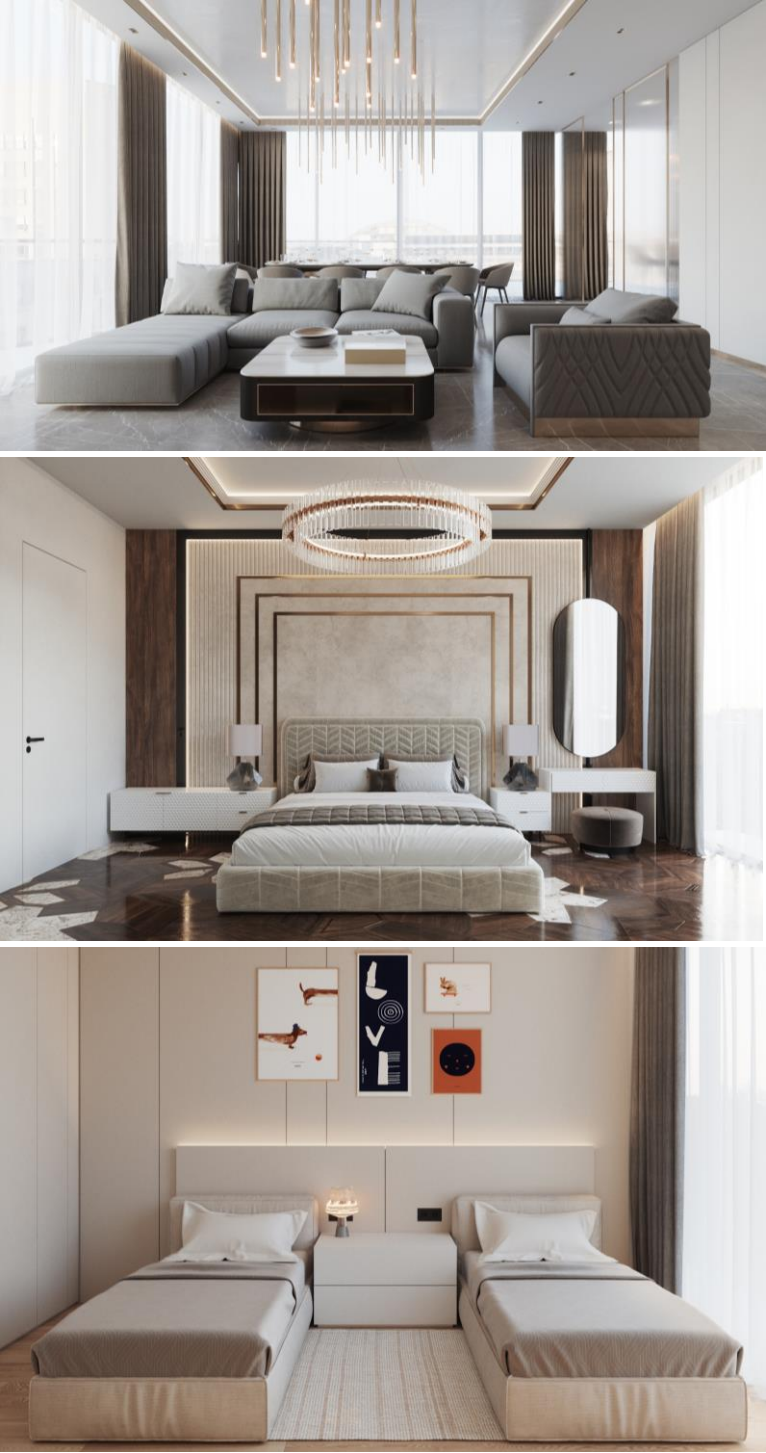
Features and Benefits:

- Large terrace and balcony
- Bathroom with a window
- 3 bathrooms
- Custom finishing
- Vew of the Burj Khalifa

Penthouse

Apartment Layouts Design

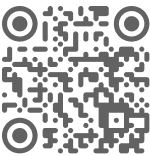
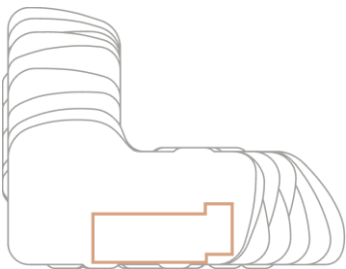
Info



Penthouse | 87

8 Floor

S=270,36 m²

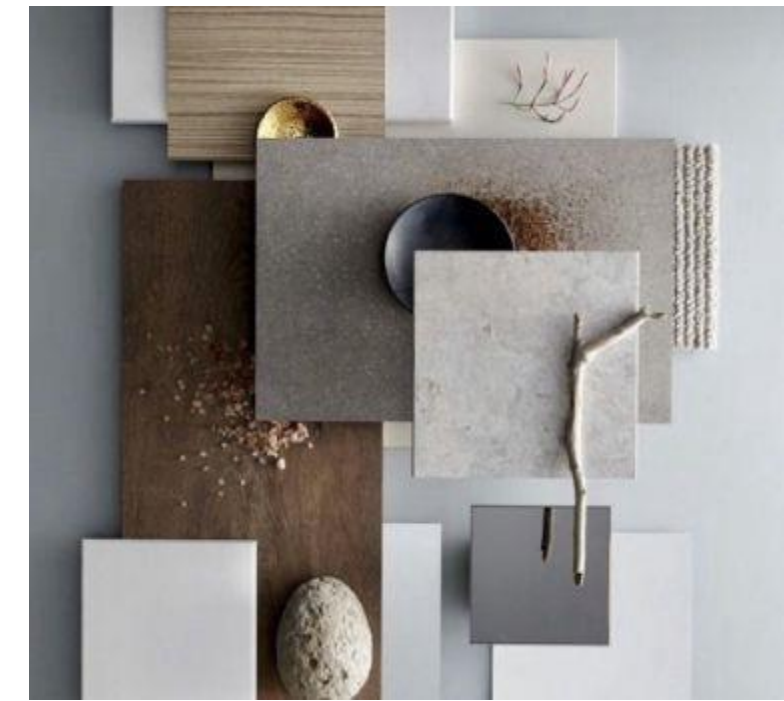
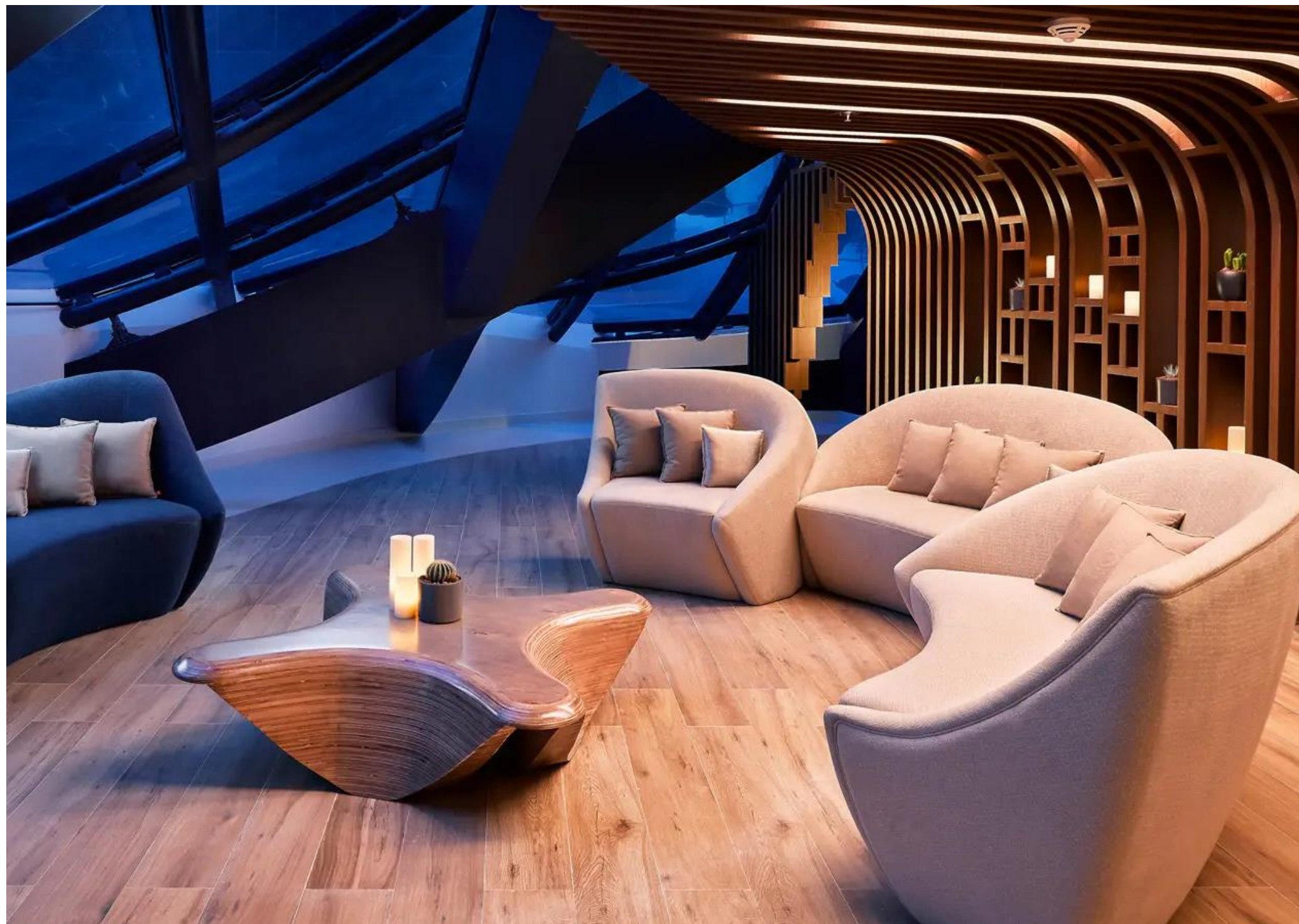


Private Sales
+9 714 451 3357



Features and Benefits:

- Coverad terrace and 2 balcony
- Large living room
- Bathroom with a window
- 3 bathrooms
- Custom finishing



We are proud to cooperate with the company Porcelanosa, which shares our principles and offers premium quality products. Porcelanosa is the leader of the European market and attracts world architecture stars such as Zaha Hadid and Norman Foster to create unique collections. Thanks to this cooperation, we can offer our customers exclusive interior solutions that reflect the latest design trends and emphasize the premium quality of the Zephyra complex.



Smeg built in gas oven sf6341ggxk

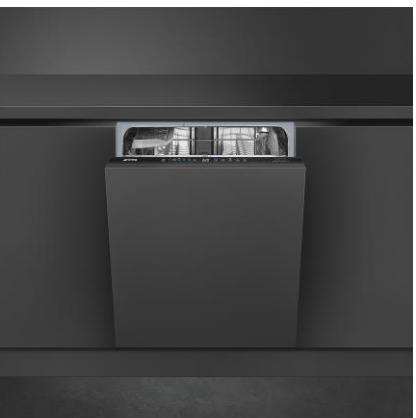
Smeg freestanding washing machine lb2t92ga

Smeg built in combi fridge ukc87721e

Smeg built in dishwasher st512lar1

Smeg Built in gas hob s60ghs

Smeg integrated hood kset62e



Smeg has designed innovative and premium household appliances. Thanks to the cooperation with SMEG, our customers receive household appliances with important qualities such as durability, safety, elegance, energy efficiency and ease of use.

Constant monitoring of the production process indicates the brand's desire to guarantee absolute reliability.



GROHE is the world's leading brand offering complete solutions for bathroom and kitchen fittings.

All products created by pure water pleasure are based on the values of quality, technology, design and sustainability.



Mattresses



Hanse is a brand to serve the worldwide luxury hotel market with 5 Star beds.

Sustainable production of natural products through the use of renewable and biodegradable raw materials.

Luxury mattresses ergonomically optimized & infinitely comfortable.





Zephyra Holiday Service

Holiday Home Service, you don't just rent out your apartment with an attractive annual yield of up to 8%, but also receive a comprehensive range of services designed to make your stay as comfortable as possible.

We offer everything from airport meet-and-greets to support in any situation, whether it involves renting a car or need for dry cleaning, whatever is required to ensure your peace of mind and comfort at every turn of your vacation.

Payment plan

| | |
|---|---------------------------|
| 1 10% On booking | 2 10% March 2025 |
| 3 5% June 2025 | 4 5% September 2025 |
| 5 5% December 2025 | 6 5% March 2026 |
| 7 5% June 2026 | 8 5% September 2026 |
| 9 5% December 2026 | 10 5% March 2027 |
| 11 40% December 2027 (on handover) | |



Arsenal

EAST

Arsenal East - Developer of non-standard solutions



With each new project, we raise our own level and the level for the entire market,
exceeding expectations.

About Arsenal East

Achievements & Trusted Brand

27+

27 Years
in the real estate

30

More than 30
awards for the
Company projects

100

More than 100 professional
awards

42K

More than 42,000 residents
live in our buildings

1M+

More than
1,000,000 m² built

Contacts

Z e p h y r a × Arsenal
EAST

Arsenal East - Developer of non-standard solutions

Office address:

1015, Burlington Tower, Business Bay, Dubai

+9714 451 3357

E-mail:

info@arsenaleast.com

