



INVESTMENT PARTNER
PROSPECT.

BOUTIQUE OFFICES IN THE HEART OF ARJAN



The LX introduces luxury boutique offices and curated retail spaces that balance clean, modern design with practical appeal.

With generous balconies, a dedicated retail hub, and refined finishes throughout, it raises the bar for commercial spaces.

ARJAN

With direct access to Sheikh Zayed Road and a planned metro line on the horizon, Arjan—at the heart of Dubailand—strikes a smart balance between connectivity and exclusivity, making it a compelling choice for forward-thinking businesses and investors.

Within Arjan – 1 Min

- Dubai Miracle Garden

10 – 15 Min Drive

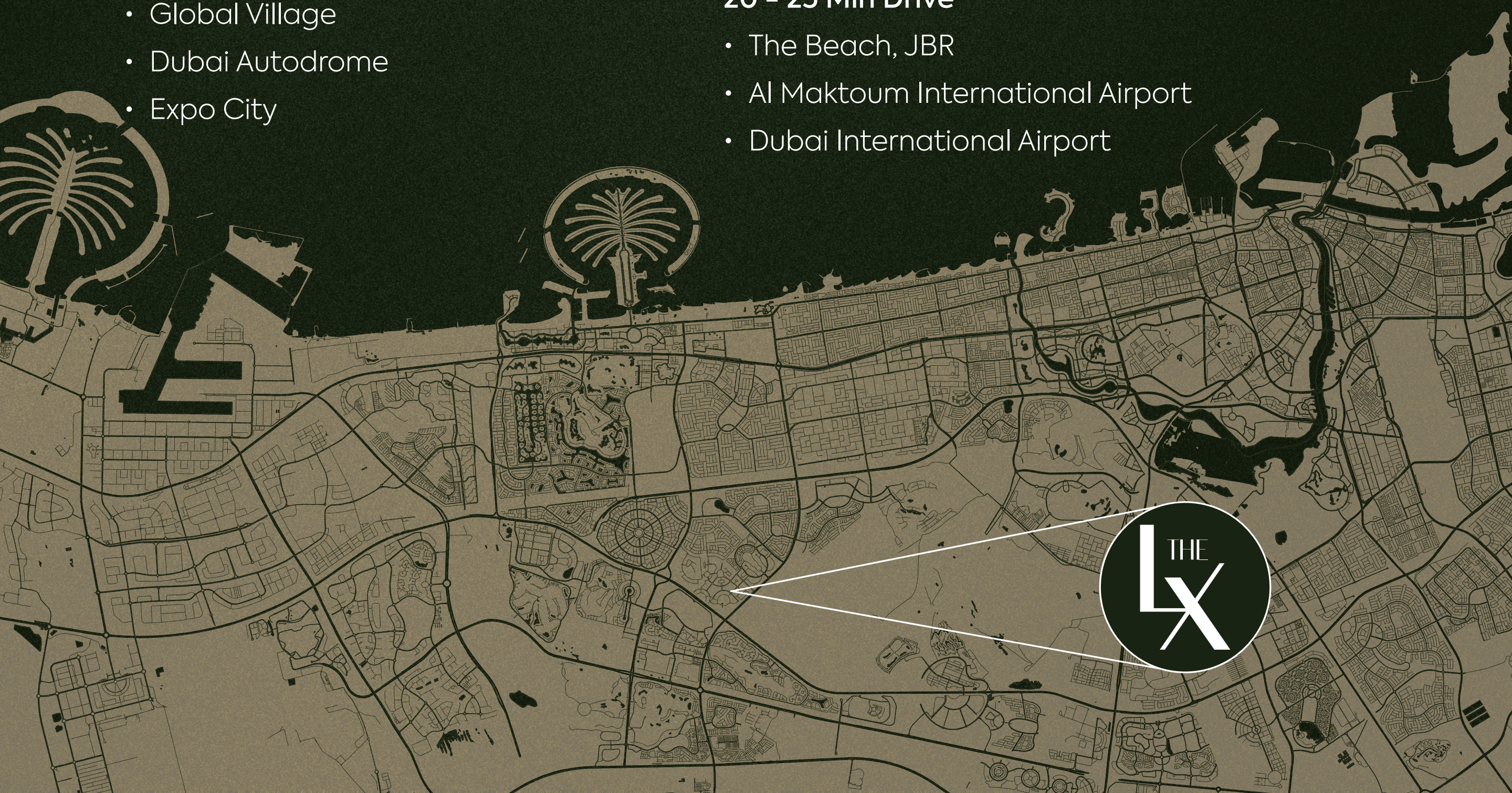
- Dubai Sports City
- Dubai Hills Mall
- Global Village
- Dubai Autodrome
- Expo City

15 – 20 Min Drive

- Mall of The Emirates
- Burj Al Arab
- Dubai Mall
- Palm Jumeirah

20 – 25 Min Drive

- The Beach, JBR
- Al Maktoum International Airport
- Dubai International Airport





PROJECT DETAILS

TOTAL UNITS	71
RETAIL UNITS	2
LEVELS	2B + G + 6 + R
PROJECT STATUS	OFF PLAN
PAYMENT PLAN	60 / 40
HANDOVER	Q3, 2027
LICENSE	DED MAINLAND
PERMITTED BUSINESS ACTIVITIES	Visit https://eservices.dubaided.gov.ae/

UNIT AREA

SINGLE OFFICES	944 – 3,000 SQ.FT.
HALF FLOOR	10,500 SQ.FT.
FULL FLOOR	21,000 SQ.FT.

PAYMENT PLAN

DOWN PAYMENT	10%
SPA	10%
OCT 25	10%
MAR 26	7.5%
AUG 26	7.5%
JAN 27	10%
JUN 27	5%
Q3 2027	40%



THE DEVELOPER



Mulk Properties, a subsidiary of Mulk International, drives the group's real estate ventures with a focus on quality and innovation. Mulk International, established in 1982 and headquartered in Sharjah's Hamriyah Free Zone, is a global conglomerate with operations across Europe, the U.S., Africa, India, and the Middle East. Its diverse portfolio is recognized for its impact and scale, the group ranks #7 on Forbes' Top 100 Indian Companies in the Arab World and #8 on Arabian Business' Most Admired Companies in the GCC.

INVESTMENT PARTNER

PROSPECT.

PROSPECT is a real estate investment and development firm specializing in joint ventures, land acquisitions, and turnkey solutions. Established in 2023 with a net worth of AED 2 billion, it is fully licensed and regulated by the Dubai Land Department and RERA. The company is distinguished by its transparency and dedication to delivering exceptional client service.

Led by 4 founders with decades of industry expertise, PROSPECT brings deep market insight and a clear vision to every project, prioritizing purpose, precision, and long-term value. Its work is backed by a strong network of trusted partners. Driven by integrity, innovation, and excellence, PROSPECT creates spaces that align with evolving lifestyles and offer smart investment opportunities across the UAE.

EXCLUSIVE SALES PARTNER

ONE BROKER GROUP

One Broker Group is a top-performing real estate brokerage in Dubai, recognized by the Dubai Land Department as the #1 firm for transactions in 2022. From iconic towers to branded residences, we offer expert solutions across the UAE's prime locations. Backed by strategic partnerships and a results-driven team, OBG delivers real value with integrity, precision, and a sharp focus on client success.