



SALES PRESENTATION



AARK Developers, based in Dubai, UAE, leverages over 25 years of expertise to craft iconic residential and hospitality projects.

We focus on innovation, quality, and exceptional service, consistently exceeding expectations.

With developments worth over 5 billion dirhams underway, we are setting new standards in design, sustainability, and modern living.

Why Dubai

Exchange Rate

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1\$ = 3.65 AED

Resident Visa

When buying real estate for an amount of \$205,000 in Dubai you can get a resident visa for all family members

Safety

Dubai is ranked 1 lth in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

Education

School education in the UAE is one of the most progressive in the world

Healthcare

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

Development

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

Remote Booking

Remote booking of transactions, official payment in cryptocurrency

Golden Visa

Investing in real estate over \$545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:



Being in the country without restrictions



Opening a local bank account for international transactions



Medical care in the UAE's world clinics under insurance programs



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Free to open and conduct business in the UAE



Ability to apply for a Schengen visa and a U.S. visa



Obtaining a local driving license, which is an international license

Dubai Land Residence Complex: Key Advantages

Strategic location

- Centrally located in Dubai with seamless connectivity to major landmarks.
- Close to Sheikh Mohammed Bin Zayed Road for hassle-free commuting.

Future metro line development

- Planned Dubai Metro Blue Line will pass near Dubai Land Residence Complex, enhancing accessibility.
- Connects residents to business hubs and attractions.

Promising area development

- Part of Dubai's fastest-growing areas with new retail, dining, and entertainment options.
- Key focus in Dubai 2040 Urban Master Plan.

Strong investment potential

- Competitive pricing with Strong rental yields.
- Anticipated property value appreciation due to future developments and enhanced infrastructure.

Ideal for end users

- Family-friendly environment with nearby schools, clinics, and recreational facilities.
- Suburban tranquility with urban connectivity.

Lifestyle and amenities

- Features green spaces, parks, and walking tracks.
- Close to attractions like Global Village and Dubai Outlet Mall for entertainment and leisure.

Strategically Located



Dubai Land Residence Complex enjoys a prime location with seamless connectivity to major highways, including Sheikh Mohammed bin Zayed Road (E311), Al Ain Road (E66), and Emirates Road (E611). Its strategic position offers residents quick and convenient access to Downtown Dubai, Dubai International Airport, and a host of iconic landmarks across the city — making it an ideal address for both comfort and connectivity.



EDUCATION	LEISURE	RETAIL	SERVICES
2 MINS AQUILA SCHOOL	WALKING DISTANCE PUBLIC PARKS	3 MINS THE CENTRO	10 MINS CLINICS & HOSPITALS
10 MINS GEMS WELLINGTON ACADEMY	8 MINS AL HABTOOR POLO RESORT	5 MINS DUBAI OUTLET MALL	20 MINS DUBAI INTERNATIONAL AIRPORT
10 MINS ACADEMIC CITY	15 MINS GLOBAL VILLAGE	8 MINS SILICON CENTRAL MALL	30 MINS AL MAKTOUM INTERNATIONAL AIRPORT
	15 MINS IMG WORLDS OF ADVENTURE	15 MINS DRAGON MART	
	20 MINS BURJ KHALIFA	20 MINS DUBAI MALL	

Aark Terraces

Introducing Aark Developers' newest residential gem in Dubailand, featuring a collection of 1 and 2 bedroom apartments, expanding our legacy of excellence.

Aark Terraces boasts a total of 131 units, comprising luxurious 1BHK and spacious 2BHK apartments with private pools.











AARK

AARK TERRACES



Amenities



INFINITY SWIMMING POOL



CABANA



KIDS SWIMMING POOL



STEAM & SAUNA



WATER FOUNTAIN



FIRE PIT



SUNBATHING AREA



WALKING TRACK



OUTDOOR CINEMA



OUTDOOR SEATING AREA



OUTDOOR YOGA



OUTDOOR KIDS PLAY AREA



BBQ AREA



OUTDOOR GYM AREA



RAINFOREST PLAY AREA



Elevated Poolside Luxury

Unwind in style at Aark Terraces, where serene waters meet elegant open-air lounges. Whether you're basking under the sun, enjoying a quiet moment in a private cabana, or sharing laughter by the firepit, every detail is designed for effortless relaxation. Experience coastal living redefined.





A Sanctuary of Serenity

Discover the perfect balance of luxury and nature. Immerse yourself in the tranquility of lush greenery, elegant cabanas, and a stunning infinity pool.



Where Fun and Creativity Thrive





From imaginative playhouses
to interactive climbing walls
and engaging social areas,
this is where families come
together, and children's
curiosity knows no bounds



*Elevate Your
Fitness
Experience*

Interiors

1 Bedroom











Interiors

2 Bedroom







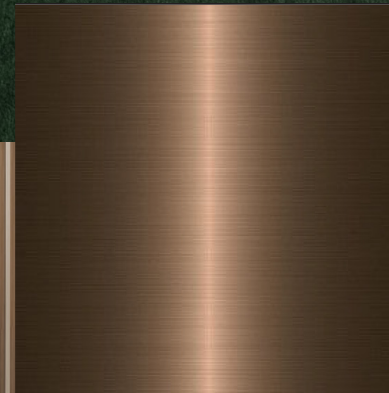
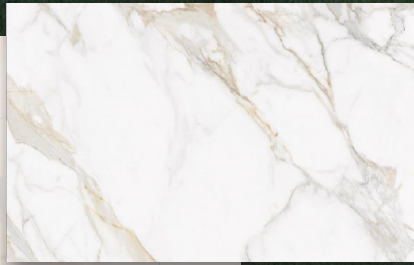








Porcelain bathroom walls & floors

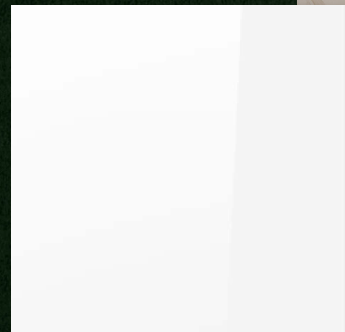


Metal with bronze finish



The Materials

Painted finish kitchen cupboard



Porcelain countertops wall decor



Porcelain tile room floor



Oak veneer wall panels





📍 Bay Square 13, Office 407, Business Bay

✉ info @ aarkdevelopers.com 📞 (800) 7672 🌐 www.aarkdevelopers.com