

# ARTHOUSE RESIDENCES

MEYDAN

*by*

**AVIAAN**



AVIAAN

# ARTHOUSE HOTEL, NEW YORK CITY

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The Arthouse brand is synonymous with the intersection of art, luxury, and self-expression. Originating from Manhattan, Arthouse Residences is a living canvas that reflects a philosophy where life is curated, designed, and experienced without boundaries.

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## ABOUT THE LOCATION

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- Meydan has been a global landmark – anchored by the iconic racecourse and the Dubai World Cup.
- Future key transit hub with planned Metro (Purple, Gold, extended Green) and Etihad Rail connectivity.
- Forecasted capital appreciation of 15–18% in 2025, driven by strategic development and demand.
- Strong rental yields averaging 6.5%–8%, with top-performing units reaching 10%, outperforming city averages.

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## MEYDAN ON TRACK

Meydan stands as one of Dubai's most dynamic luxury investment destinations, ideally positioned near Downtown within the prestigious Mohammed Bin Rashid City



Future key transit hub with planned Metro (Purple, Gold, extended Green) and Etihad Rail connectivity.



Major upcoming projects include:

- District One West Phase Two (completion Q1 2028)
- Meydan One Mall, a major retail and entertainment destination



Backed by the Dubai 2040 Urban Master Plan, positioning Meydan as a high-return, future-ready investment zone.

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## CONSULTANT



- Founded in 1972 – a legacy of architectural and engineering excellence
- Delivered 720+ projects across all emirates
- Trusted name in shaping the UAE's skyline and urban landscape
- Driven by innovation, sustainability, and bold client visions



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## ABOUT THE DEVELOPER

# AVIAAN

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- Founded by industry veterans with 18+ years of real estate experience in Dubai. Aviaan has played a key role in the city's growth and transformation.
- Brings a deep understanding of Dubai's evolving market and development trends. Backed by over two decades of combined expertise in planning, sales, and delivery.
- Launching its first independent project as a bold step forward. Driven by a clear vision to create distinctive, design-led spaces.

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MANAGEMENT PARTNER

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2.5 billion in the pipeline

2 million sq.ft under construction

5 developments launched

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WOODLAND RESIDENCES



ARTHOUSE RESIDENCES  
AL MARJAN ISLAND



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# THE PROJECT

## ARTHOUSE RESIDENCES MEYDAN

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Arthouse Residences Meydan, the first hotel-branded residences in the area, pulses with the bold rhythm of city living.

Born from the iconic Arthouse NYC, this is where vibrant urban energy meets curated comfort—crafted for your style, your story, your moments.

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## MEYDAN | Closer Than You Think

- 1 BURJ KHALIFA & DOWNTOWN DUBAI  
10 MINUTES
- 2 DUBAI INTERNATIONAL AIRPORT  
15 MINUTES
- 3 BURJ AL ARAB  
15 MINUTES
- 4 MALL OF THE EMIRATES  
15 MINUTES
- 5 PALM JUMEIRAH  
20 MINUTES
- 6 AL MAKTOUM AIRPORT  
25 MINUTES

ARTHOUSE RESIDENCES



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FUTURE METRO STATION

MEYDAN HOTEL

MEYDAN RACECOURSE

FRENCH SCHOOL

SHOPPING CENTER & SPINNEYS



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# HOTEL-BRANDED SERVICES AT YOUR DOORSTEP

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À La Carte Hotel Services



Dedicated Concierge



Valet



Lobby Services

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# AMENITIES

Experience signature Arthouse hospitality every day,  
with a curated menu of services designed for  
effortless living

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State-of-the-art Gym



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Infinity Pool & Sun Deck





Yoga Deck



Outdoor Lounge & Sitting Area



Kid's Play Area



Shopping Outlets



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# INTERIORS











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# THE RESIDENCES

Refined, restful, and effortlessly put together.

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# 1 BEDROOM RESIDENCES

All you need, exactly where you want it.

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# 2 BEDROOM RESIDENCES

Room to relax, entertain, and make it yours

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# 2 BEDROOM PENTHOUSE

With Private Pool

Private, spacious, and for the select few



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UNITS



UNITS TYPES AND SIZES

Units Type	No. of Units	Starting Price (AED)	Average Size (Sq.ft.)
1 Bedroom Residences	28	1.3 Million	650
1 Bedroom Residences Plus Study	8	1.7 Million	760
2 Bedroom Residences	8	2 Million	1,087
2 Bedroom Residences - Penthouse	2	3.6 Million	1,782



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# PAYMENT PLAN



PAYMENT PLAN

Payment Stage	%	Due Date
Down Payment/Booking	10%*	Immediate
1 <sup>st</sup> Installment	10%	In 30 Days
2 <sup>nd</sup> Installment	7.5%	December 2025
3 <sup>rd</sup> Installment	7.5%	June 2026
4 <sup>th</sup> Installment	7.5%	December 2026
5 <sup>th</sup> Installment	7.5%	June 2027
Upon Completion	50%	Q4 2027



# MARKET TRENDS



# 1 BHK - Overview

6 Months

MEDIAN PRICE	MEDIAN PRICE PER SQFT	TRANSACTIONS
1,478,000AED	2,340 AED	79
-26%	-8%	+ 103%

ARTHOUSE RESIDENCES, MEYDAN

MEDIAN PRICE  
1,36,000 AED

# 2 BHK - Overview

6 Months

MEDIAN PRICE	MEDIAN PRICE PER SQFT	TRANSACTIONS
2,595,000 AED	2200 AED	32
-32%	+ 9%	- 45%

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MEDIAN PRICE  
2,00,000 AED



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# COMMISSION STRUCTURE



BROKER COMMISSION RATE

PROJECT	COMMISSON
Arthouse Residences Meydan	5.0%



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# EOI AMOUNT & PROCESS



EOI AMOUNT  
& PROCESS

EOI Amount

AED 30,000 per unit

Process

Filled EOI Form

EID, Passport & Visa Copy

Transfer Receipt or Payment Receipt  
(cash or cheque)





## SALES PITCH

- 1 BHK at 1.3 Million
- 1 BHK + Study with 2 full bathrooms, the study can fit single bed
- Hotel branded residences with 5 star services
- Expect ROI of 8-9%
- Metro and Etihad Rail coming
- Established neighborhood close to Downtown and Burj Khalifa
- High end specifications
- With views of downtown and Burj Khalifa

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