

ARISTA  
ONE

# ARISTA

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## UNIQUE SELLING POINTS

Location connectivity and conveniences

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Near completion - June 2025

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Easy buy-in with competitive ticket price

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Capital appreciation scope with competitive price per square foot

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Unique layouts with store rooms and closed kitchen option

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DEVELOPED BY



## TIMELESS ELEGANCE WITH VISIONARY DESIGN

Arista Heights Real Estate Development LLC strives to redefine urban living with architectural sophistication, exceptional craftsmanship and a customer-centric vision.

It's debut property, Arista One stands tall in the heart of the at Jumeirah Garden City, seamlessly merging contemporary design with premium experiences, offering an exclusive yet accessible investment opportunity.





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Arista One is an exclusive residential development in Jumeirah Garden City, a vibrant urban community minutes from Sheikh Zayed Road. With contemporary 1 & 2 bedroom apartments, this development blends modern design, seamless connectivity and premium amenities to offer unparalleled city living.



## UNMATCHED CONNECTIVITY

1 Dubai International Airport  
12 MIN

2 DWTC Metro  
7 MIN

3 City Walk  
7 MIN

4 Dubai Mall  
12 MIN

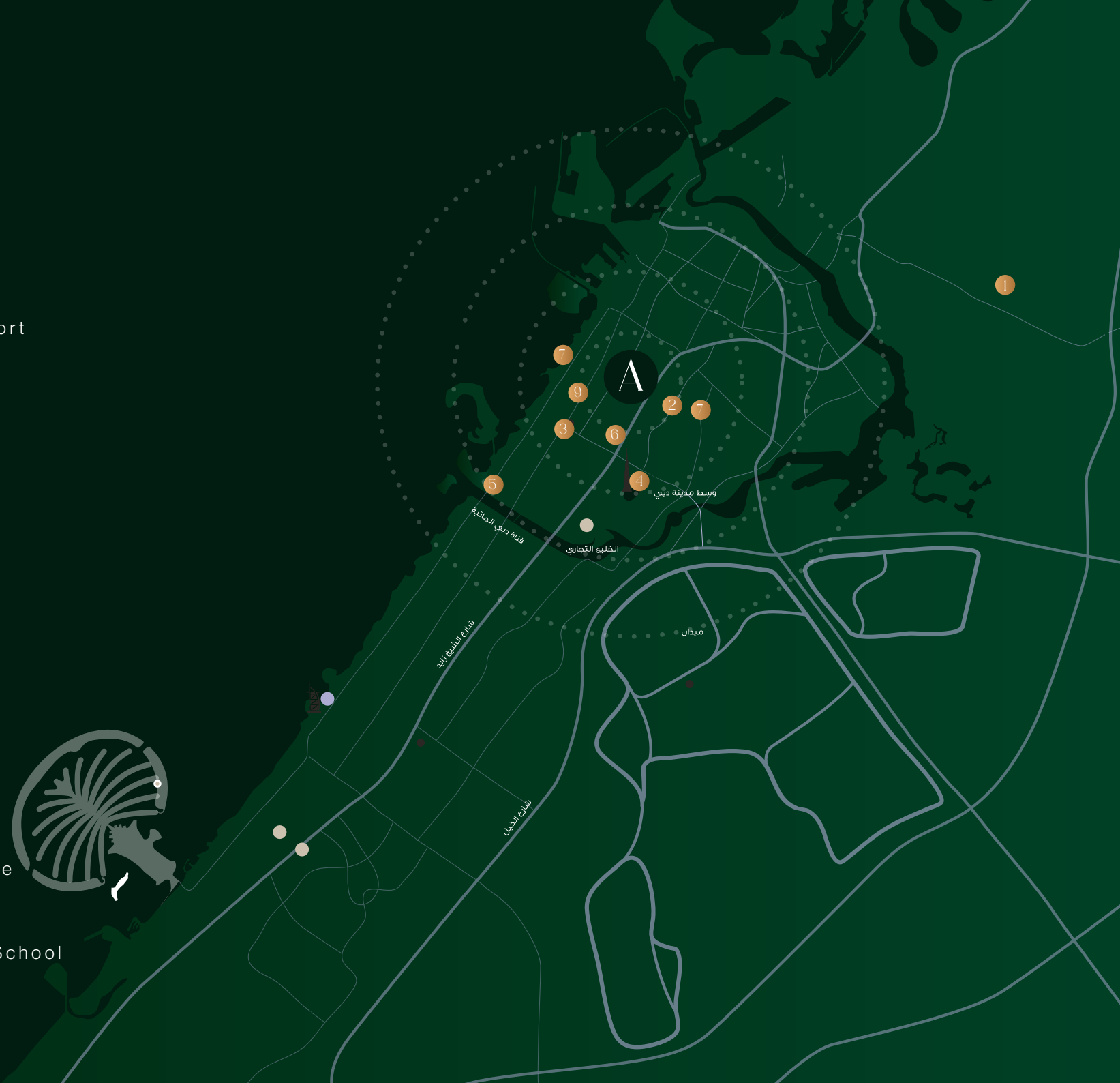
5 Emirates Hospital  
15 MIN

6 Satwa Park  
3 MIN

7 La Mer Beach  
10 MIN

8 Dubai World Trade Centre  
10 MIN

9 Jumeira Bacallaureate School  
9 MIN





## BUILDING FEATURES

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### BUILDING CONFIGURATION

G + 2P + 8 + roof

### PROPERTY TYPE

Freehold

### UNIT MIX

1 & 2 bedroom apartments

### HANDOVER

June 2025



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## FLOOR PLANS



# ARISTA

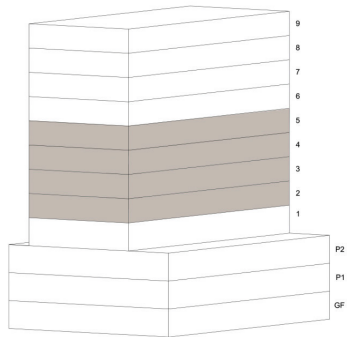
ONE

## 1 BEDROOM APARTMENT

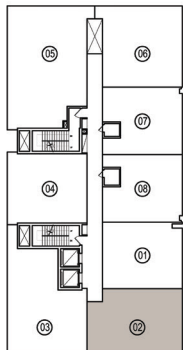
UNIT NO - 02

FLOOR - 02 to 05

### FLOOR LEVELS



### KEY PLAN



### AREAS

SUITE

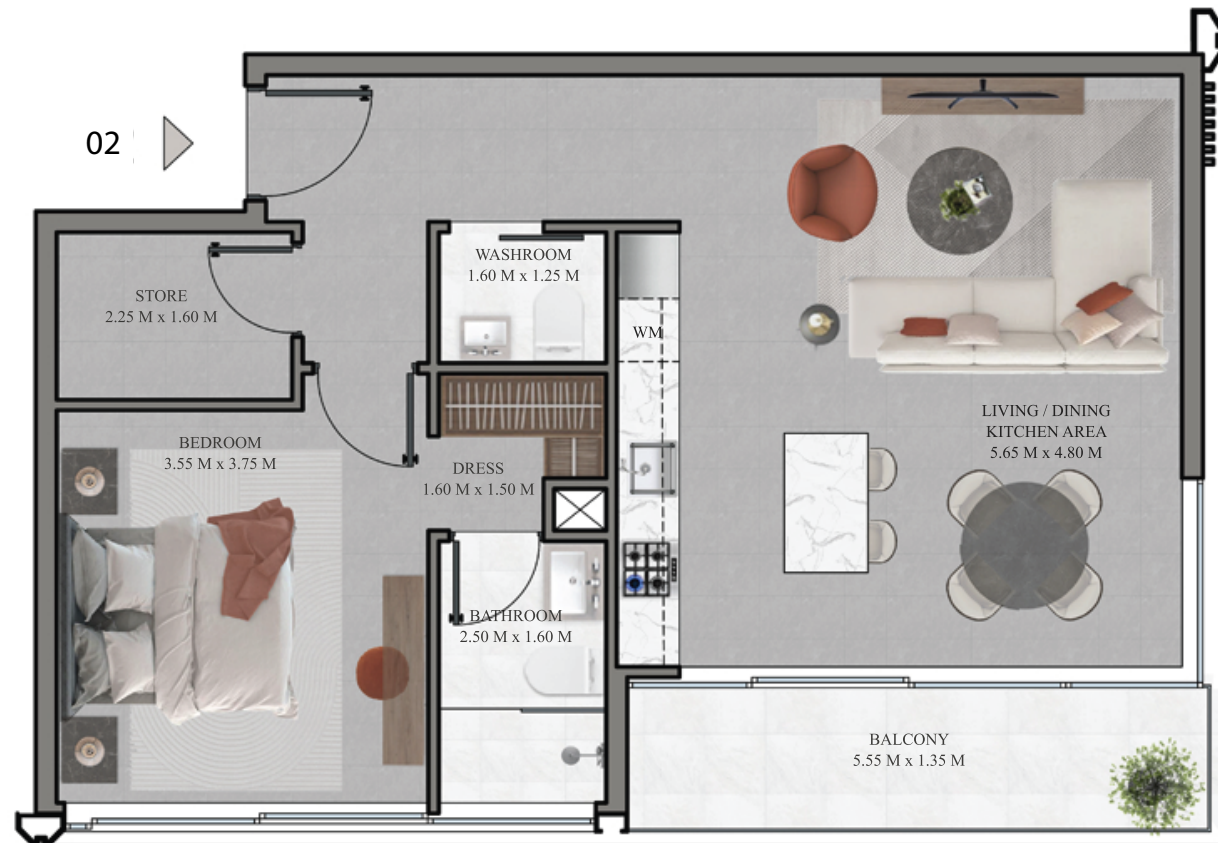
BALCONY

TOTAL

68.64<sup>SQ.M</sup> / 738.84<sup>SQ.FT</sup>

7.93<sup>SQ.M</sup> / 85.36<sup>SQ.FT</sup>

76.57<sup>SQ.M</sup> / 824.20<sup>SQ.FT</sup>



# ARISTA

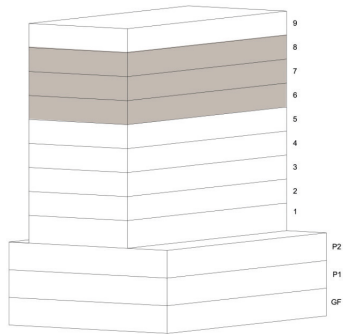
ONE

## 1 BEDROOM+ STUDY APARTMENT

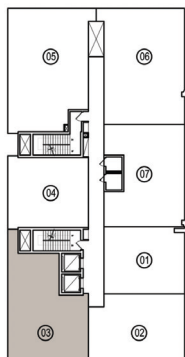
UNIT NO - 03

FLOOR - 06 to 08

### FLOOR LEVELS



### KEY PLAN



### AREAS

SUITE

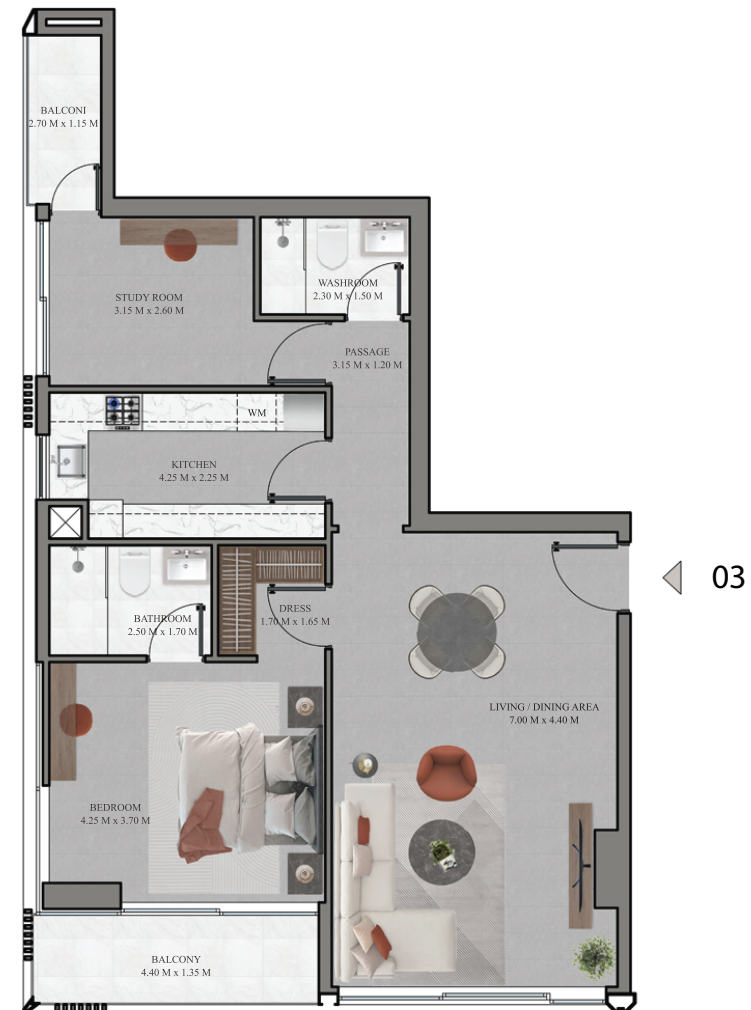
87.72<sup>SQ.M</sup> / 944.22<sup>SQ.FT</sup>

BALCONY

9.94<sup>SQ.M</sup> / 106.99<sup>SQ.FT</sup>

TOTAL

97.66<sup>SQ.M</sup> / 1051.21<sup>SQ.FT</sup>



# ARISTA

ONE

## 2 BEDROOM APARTMENT

UNIT NO - 05

FLOOR - 01

### AREAS

SUITE

TERRACE

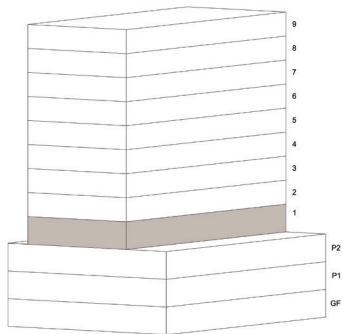
TOTAL

85.52<sup>SQ.M</sup> / 920.54<sup>SQ.FT</sup>

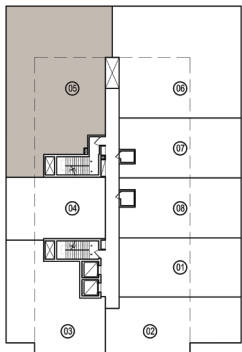
171.26<sup>SQ.M</sup> / 1843.44<sup>SQ.FT</sup>

256.78<sup>SQ.M</sup> / 2763.98<sup>SQ.FT</sup>

### FLOOR LEVELS



### KEY PLAN





# ARISTA

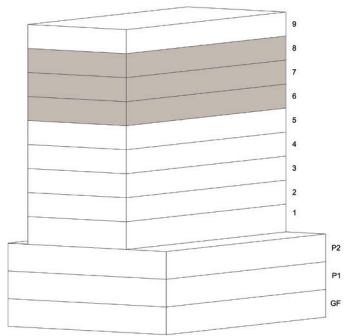
ONE

## 2 BEDROOM APARTMENT

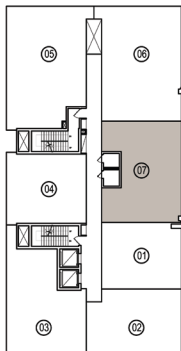
UNIT NO - 07

FLOOR - 06 to 08

### FLOOR LEVELS



### KEY PLAN



### AREAS

SUITE

86.68<sup>SQ.M</sup> / 933<sup>SQ.FT</sup>

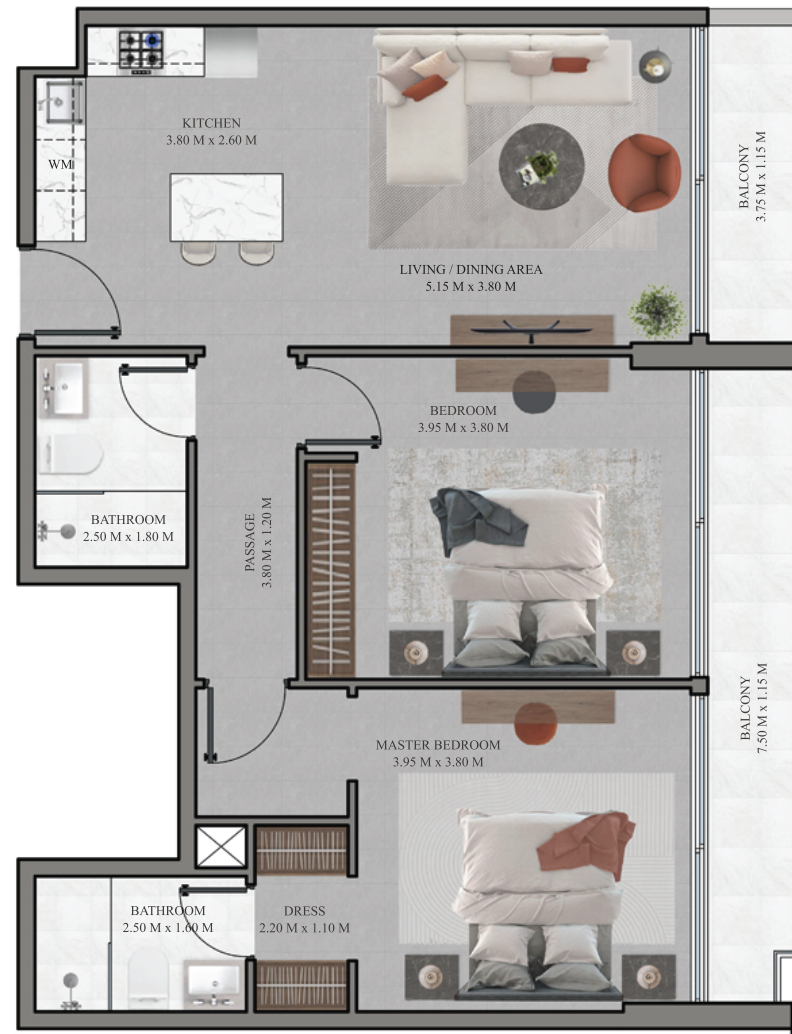
BALCONY

14.31<sup>SQ.M</sup> / 154<sup>SQ.FT</sup>

TOTAL

100.98<sup>SQ.M</sup> / 1087<sup>SQ.FT</sup>

07



# ARISTA

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## INVENTORY SIZES & STARTING PRICES

Unit	1BR	2BR
Min Size	738	1,087
Max Size	2,572	2,764
Avg Size	1,033	1,720
Min Price	1,434,703	2,210,000
Max Price	2,863,159	3,197,705
Avg Price	1,819,500	2,650,000
Avg PSF	1,849	1,712

## PAYMENT PLAN

20%	Down payment (upon booking) + 4% DLD + AED 3k Admin fee
80%	Upon handover notice 31 <sup>st</sup> May 2025







## AMENITIES

Residents will enjoy world-class amenities at their fingertips, including a modern, fully equipped gym with showers, a rooftop swimming pool with sunbeds and landscaping, and a welcoming lobby. In addition, an adjacent park with a children's play area, a basketball and a tennis court can be used all-year-round.







ROOF TOP POOL





ROOF TOP GYM

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APARTMENT INTERIORS





Living Room





kitchen





Master Bedroom





Washroom

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POWERED BY

refine