

AYAAN

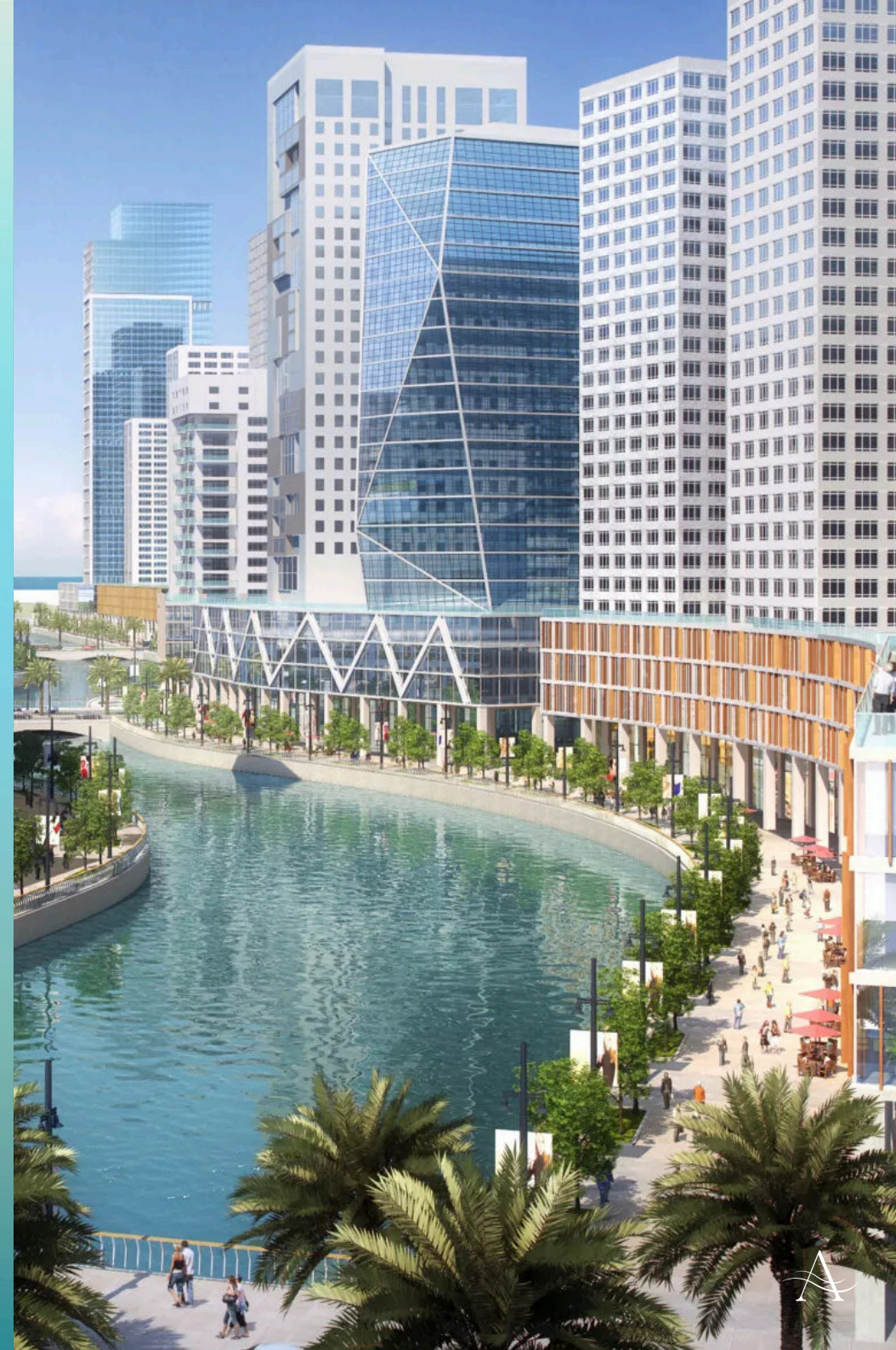
HEIGHTS - I

OFFICES





Welcome to A New Era of Executive Space





AYAAN

AYAAN is a design-led, mixed-use development that redefines the most coveted luxury in Dubai—TIME. Thoughtfully crafted to integrate work, living, and lagoon-front wellness into one effortless daily flow, AYAAN creates a lifestyle of balance and intention. It offers enduring value for residents and sustained returns for discerning investors—where every moment, and every square meter, is designed to matter.





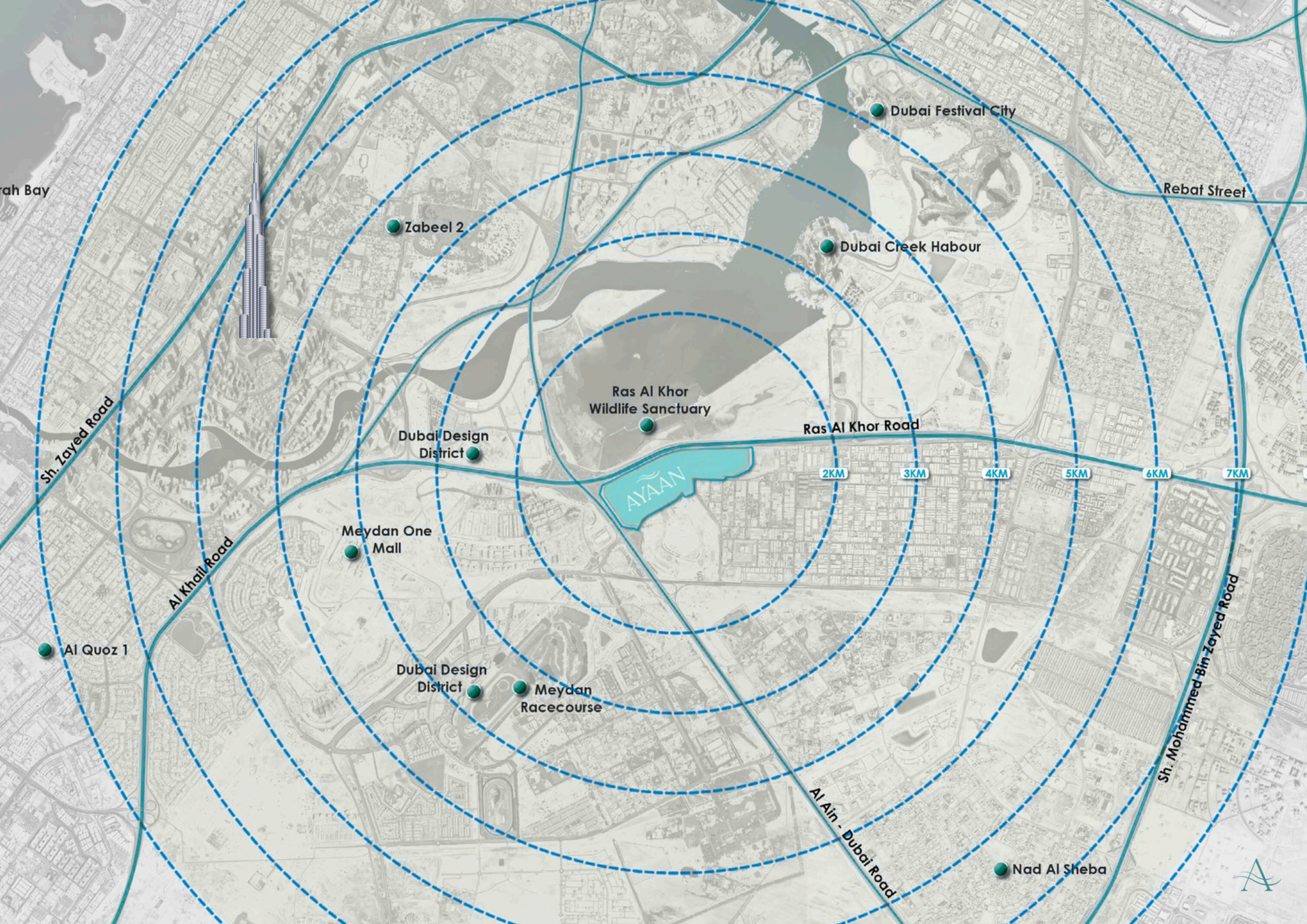
Discover Meydan Horizon

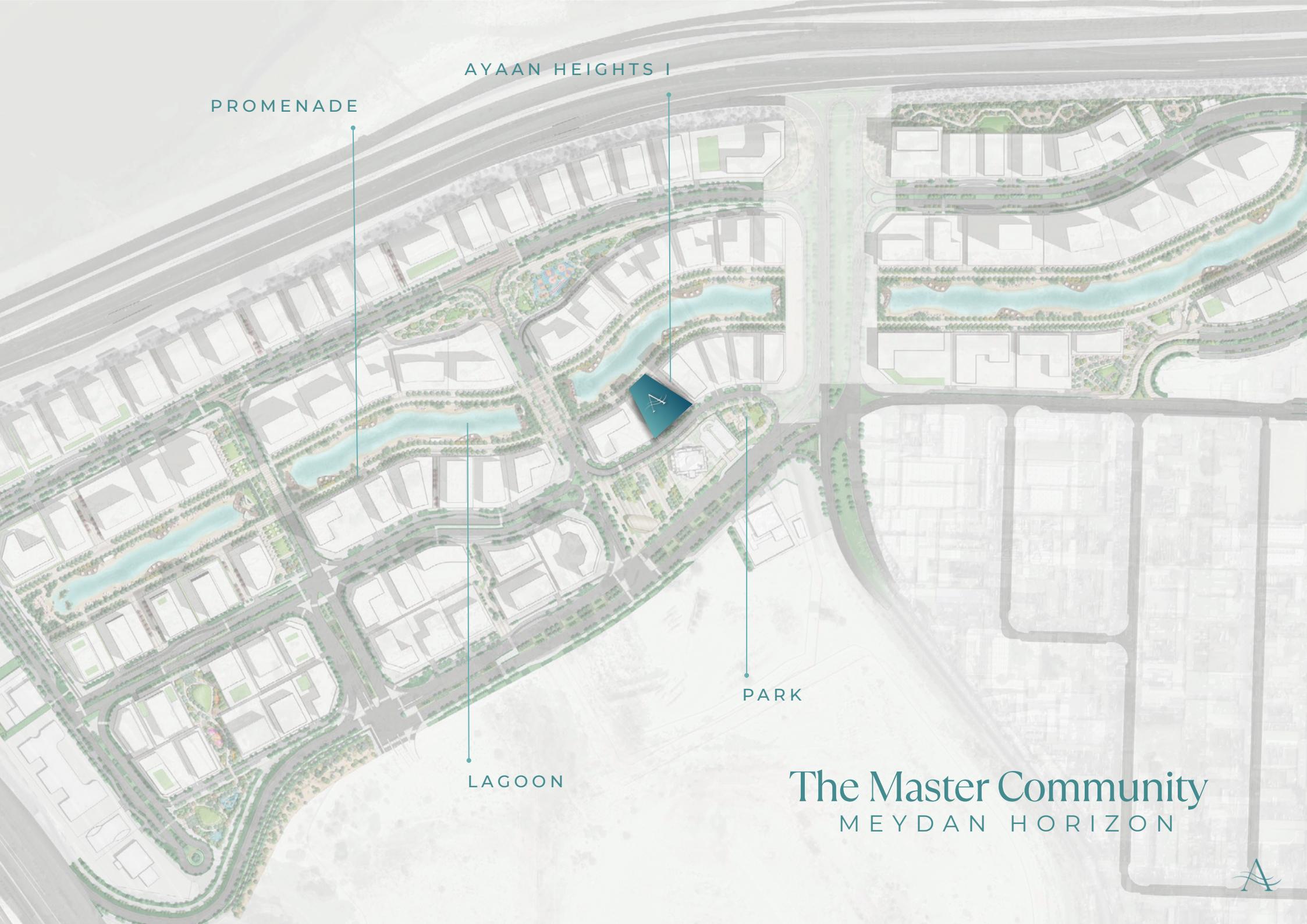
Set in the heart of Dubai, Meydan Horizon is a visionary 88-hectare mixed-use development blending residential, commercial, and lifestyle spaces. Its standout feature is a crystal-clear recreational lagoon, offering a fresh take on urban living.



The New Standard of Waterfront Business Living







PROMENADE

AYAAN HEIGHTS I

LAGOON

PARK

The Master Community

MEYDAN HORIZON



20 KM
PALM
JUMEIRAH

5 KM
WORLD
ISLANDS

10 KM
BUSINESS
BAY

6 KM
DOWNTOWN
DUBAI

8 KM
DUBAI
DESIGN
DISTRICT

12 KM
DIFC

Time is luxury

Experience the privilege of living where everything is within reach. Seamless connections and effortless commutes redefine what it means to move through the city with ease.





COMMUNITY VIEW - MEYDAN HORIZON





Where Demand Drives Return

This is long-term value, built for business. AYAAN's office spaces are thoughtfully designed to attract dynamic enterprises—not just investors. With a waterfront setting, efficient layouts, and a balanced work environment, it offers a professional address that encourages productivity, tenant satisfaction, and long-term retention.

For investors, this translates to steady occupancy, reliable returns, and performance driven by genuine demand—not market trends. It's sustainability not just in structure, but in strategy.



Building Configuration



OFFICES
(15th to 20th)

RESIDENTIAL
(2nd to 14th)

RETAIL

TOTAL BUA
306,006.37 Sq. Ft.

SELLABLE AREA
143,412.21 Sq. Ft.



The Offices



Work Where You Live.
Thrive Where You Invest.



Designed for Smart Business

Offices Floor BUA is 9,923 Sq. Ft.

GFA is 7,924 Sq. Ft.

OFFICE SPACE | 6 FLOORS

40,128.80 Sq. Ft.

At AYAAN, the future of flexible living includes smart, modern office spaces designed for the hybrid era.

Whether you're an entrepreneur, freelancer, or investor, AYAAN's office units provide the perfect blend of sophistication, efficiency, and location.

Discover a unique opportunity to own or lease commercial units in a visionary mixed-use development, surrounded by green zones, lagoon views, and a growing residential community.



PREMIUM LOCATION IN MEYDAN HORIZON

Strategically located within Dubai's emerging business and lifestyle hub, with quick access to Downtown and Business Bay.

EXPANSIVE FLOOR PLANS

Spacious layouts with a Built-Up Area of 9,923 Sq. Ft. and a Net Area of 7,924 Sq. Ft. per floor—ideal for privacy and professional focus.

MODERN AND MINIMALIST DESIGN

Sleek office interiors with expansive windows overlooking the skyline and lagoons—perfect for elevating your business presence.

HIGH INVESTMENT POTENTIAL

With limited supply and strong demand, these offices offer excellent capital appreciation and rental income prospects.

FREEHOLD OWNERSHIP

100% ownership available for both local and international investors—rare in Dubai's commercial real estate market.

INTEGRATED LIFESTYLE ACCESS

Benefit from direct proximity to on-site retail, cafés, and essential amenities that support a dynamic, convenient work environment.





Office Lobby

Professional First Impressions A contemporary, polished space that reflects sophistication — designed to impress and inspire from the moment you arrive.



TYPICAL OFFICES 15TH FLOOR

FLOOR PLAN



OFFICE 1502

TOTAL UNIT AREA: 1470.57 SQ.FT.

OFFICE 1501

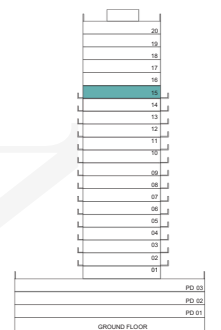
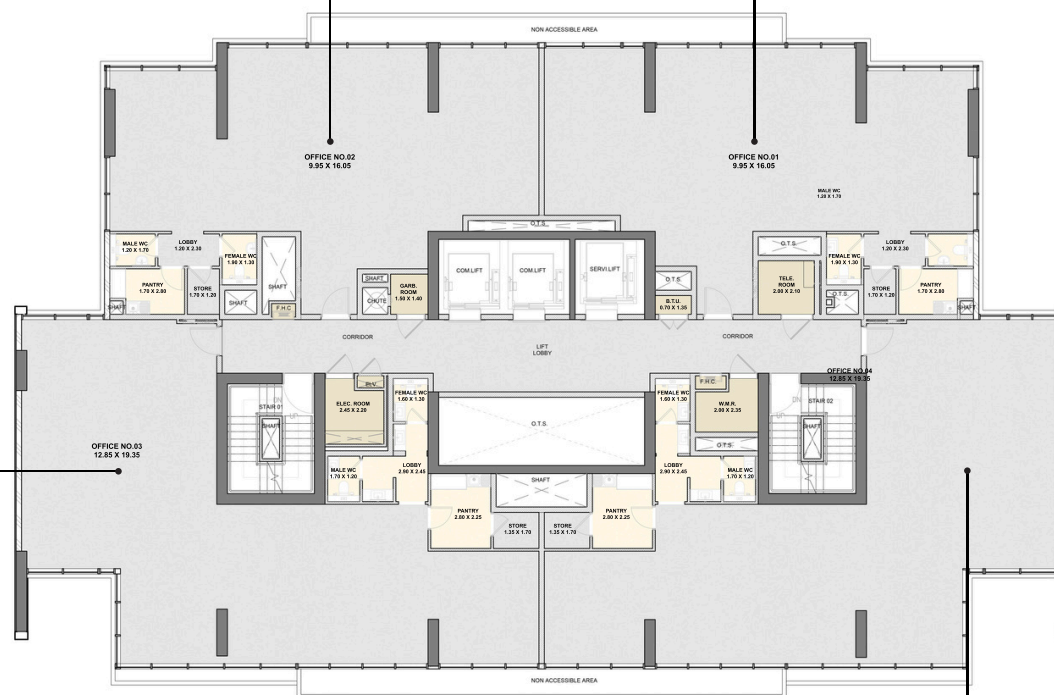
TOTAL UNIT AREA: 1450.44 SQ.FT.

OFFICE 1503

TOTAL UNIT AREA: 1888.10 SQ.FT.

OFFICE 1504

TOTAL UNIT AREA: 1879.16 SQ.FT.

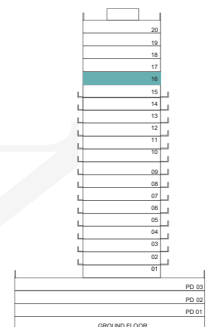


KEY SECTION



Unit No.	View	Size (Sq. Ft.)	Price (AED)
OFFICE-1501	Lagoon & Pool	1,450.44	4,064,849
OFFICE-1502	Lagoon & Pool	1,470.57	4,121,260
OFFICE-1503	Park View	1,888.10	5,219,646
OFFICE-1504	Park View	1,879.16	5,194,947

FLOOR PLAN



KEY SECTION



Unit No.	View	Size (Sq. Ft.)	Price (AED)
OFFICE-1601	Lagoon & Pool	1,450.44	4,078,629
OFFICE-1602	Lagoon & Pool	1,470.57	4,135,230
OFFICE-1603	Park View	1,888.10	5,237,583
OFFICE-1604	Park View	1,879.16	5,212,799

TYPICAL OFFICES 17TH FLOOR

FLOOR PLAN

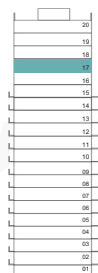
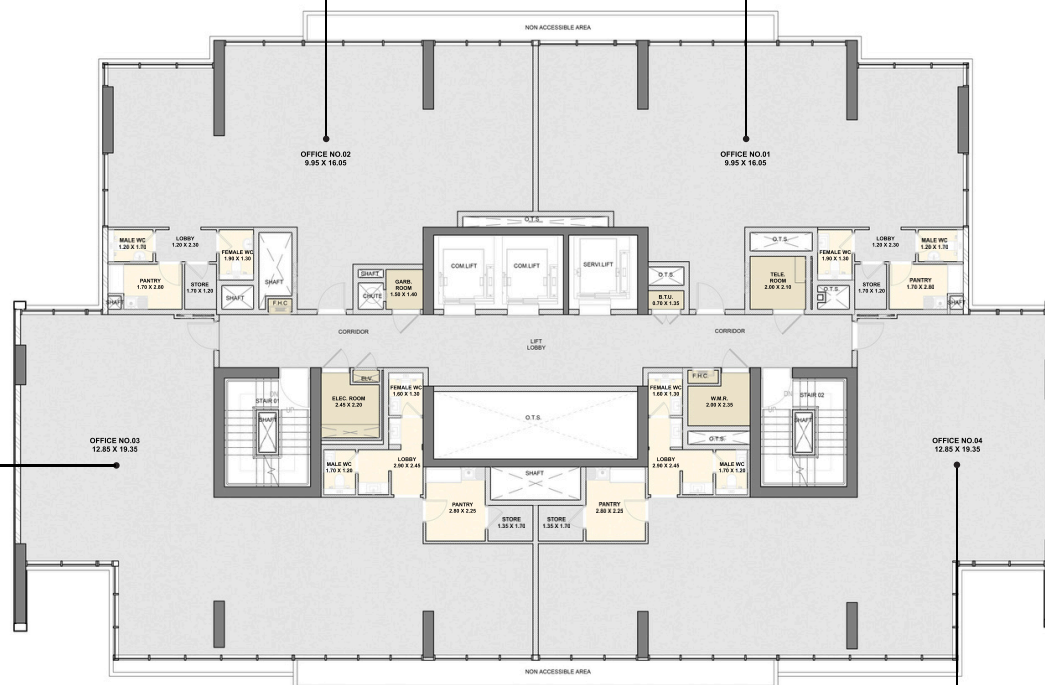


OFFICE 1702
TOTAL UNIT AREA: 1470.57 SQ.FT.

OFFICE 1701
TOTAL UNIT AREA: 1450.44 SQ.FT.

OFFICE 1703
TOTAL UNIT AREA: 1888.10 SQ.FT.

OFFICE 1704
TOTAL UNIT AREA: 1879.16 SQ.FT.



PD 02
PD 02
PD 01
GROUND FLOOR

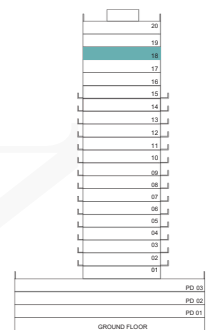
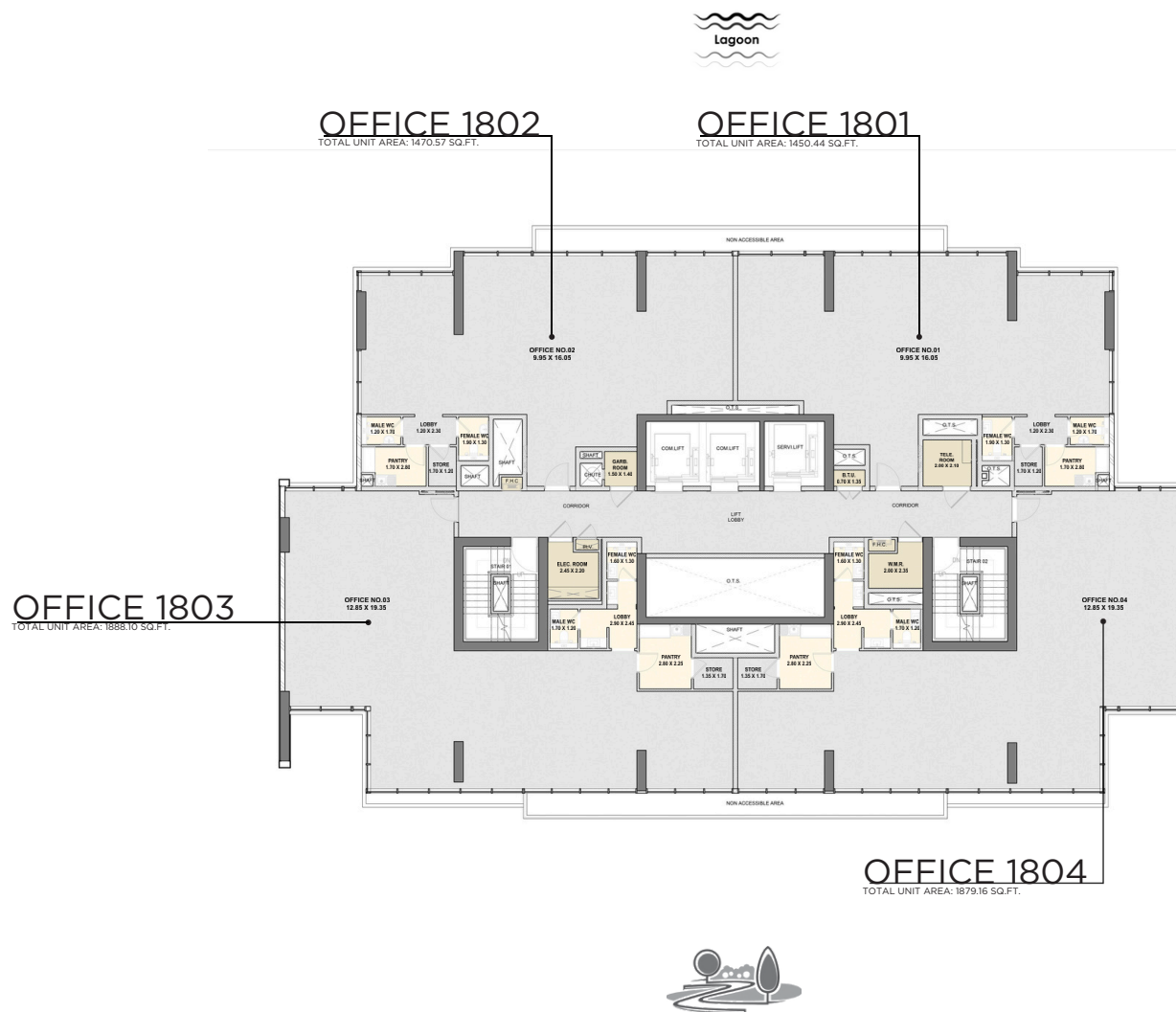
KEY SECTION



Unit No.	View	Size (Sq. Ft.)	Price (AED)
OFFICE-1701	Lagoon & Pool	1,450.44	4,092,408
OFFICE-1702	Lagoon & Pool	1,470.57	4,149,200
OFFICE-1703	Park View	1,888.10	5,255,519
OFFICE-1704	Park View	1,879.16	5,230,652

TYPICAL OFFICES 18TH FLOOR

FLOOR PLAN



Unit No.	View	Size (Sq. Ft.)	Price (AED)
OFFICE-1801	Lagoon & Pool	1,450.44	4,099,297
OFFICE-1802	Lagoon & Pool	1,470.57	4,156,186
OFFICE-1803	Park View	1,888.10	5,264,488
OFFICE-1804	Park View	1,879.16	5,239,578



TYPICAL OFFICES 19TH FLOOR

FLOOR PLAN



OFFICE 1902

TOTAL UNIT AREA: 1470.57 SQ.FT.

OFFICE 1901

TOTAL UNIT AREA: 1450.44 SQ.FT.

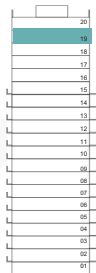
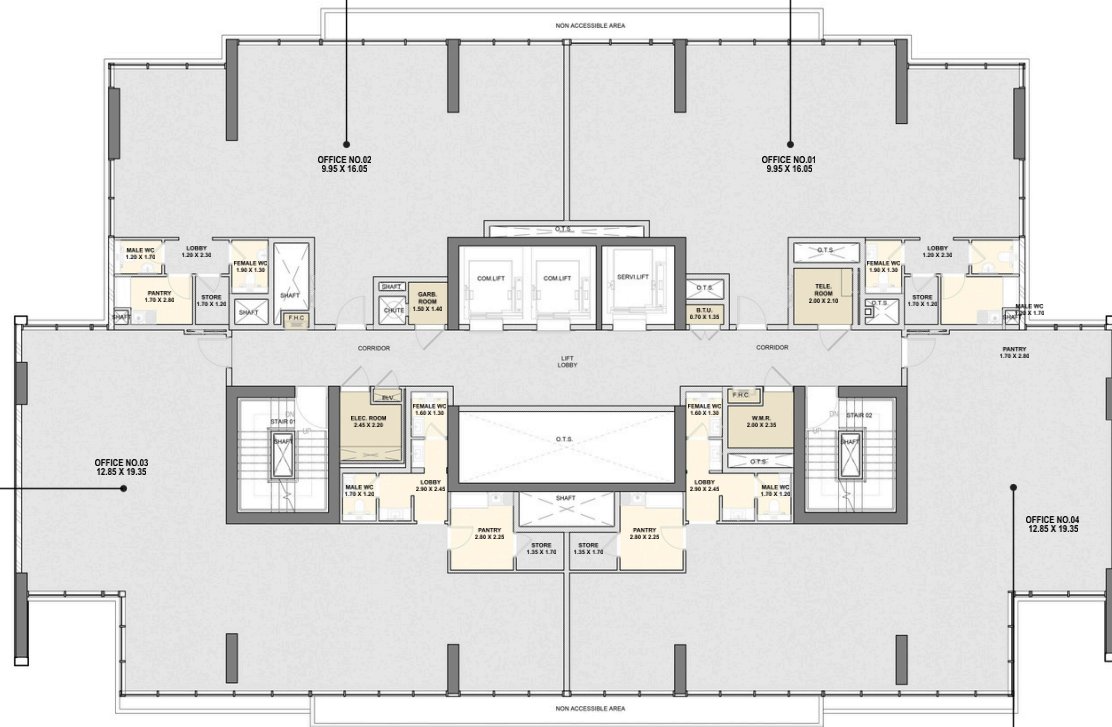


OFFICE 1903

TOTAL UNIT AREA: 1888.10 SQ.FT.

OFFICE 1904

TOTAL UNIT AREA: 1879.16 SQ.FT.



PD 02
PD 02
PD 01
GROUND FLOOR

KEY SECTION



Unit No.	View	Size (Sq. Ft.)	Price (AED)
OFFICE-1901	Lagoon & Pool	1,450.44	4,106,187
OFFICE-1902	Lagoon & Pool	1,470.57	4,163,171
OFFICE-1903	Park View	1,888.10	5,273,456
OFFICE-1904	Park View	1,879.16	5,248,504

TYPICAL OFFICES 20TH FLOOR

FLOOR PLAN



OFFICE 2002

TOTAL UNIT AREA: 1470.57 SQ.FT.

OFFICE 2001

TOTAL UNIT AREA: 1450.44 SQ.FT.



OFFICE 2003

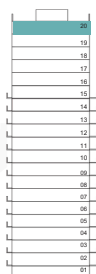
TOTAL UNIT AREA: 1888.10 SQ.FT.

OFFICE NO.03
12.85 X 19.35

OFFICE NO.04
12.85 X 19.35

OFFICE 2004

TOTAL UNIT AREA: 1879.16 SQ.FT.



PD 02
PD 02
PD 01
GROUND FLOOR

KEY SECTION



Unit No.	View	Size (Sq. Ft.)	Price (AED)
OFFICE-2001	Lagoon & Pool	1,450.44	4,113,077
OFFICE-2002	Lagoon & Pool	1,470.57	4,170,156
OFFICE-2003	Park View	1,888.10	5,282,425
OFFICE-2004	Park View	1,879.16	5,257,430



AYAAN

A New Standard in Executive Spaces



60/40 PLAN WITH 4% DLD FEE WAIVER

Payment Plan (Non-Post Handover)

60% during Construction | 40% on Handover | 4% DLD Fee Waiver

20%

Immediate or
Upon Signing of SPA

10%

Payment Due on
January 1, 2026

10%

Payment Due on
May 1, 2026

10%

Payment Due on
Sept 1, 2026

10%

Payment Due on
January 1, 2027

40%

Upon Handover or
100% Completion

ADMIN FEE | AED 5,250



60/40 PLAN WITHOUT DLD FEE WAIVER

Payment Plan (Post Handover)

60% during Construction | 40% on Handover

20%

Immediate or
Upon Signing of SPA

10%

Payment Due on
January 1, 2026

10%

Payment Due on
May 1, 2026

10%

Payment Due on
Sept 1, 2026

10%

Payment Due on
January 1, 2027

10%

Upon Handover or
100% Completion

5%

After 3 months
from Handover

5%

After 6 months
from Handover

5%

After 9 months
from Handover

5%

After 12 months
from Handover

5%

After 15 months
from Handover

5%

After 18 months
from Handover

ADMIN FEE | AED 5,250





Built for Long-Term Value

Designed to attract quality tenants and modern businesses, AYAAN's prime location and premium features drive lasting demand. With limited new freehold commercial supply, it offers a rare opportunity for value growth—ideal for rental or personal use.



Positioned for Growth

More than just an address—AYAAN offers lasting investment potential. Its waterfront setting, business-ready design, and lifestyle-driven appeal position it for long-term capital appreciation, tenant retention, and strong market relevance in a competitive landscape.





THE DEVELOPER



Reputation in Excellence

Invest Group Overseas (IGO) provides real estate developments and masterplans that create premium properties.

Established in 2004, IGO has delivered landmark projects to buyers and investors in cities and countries worldwide, ensuring maximum return on investment and contributing significantly to growth.

Today, IGO's impressive portfolio includes some of the world's most sought-after properties, by its most meticulous clients, and serves as a testament to their reputation for quality, excellence and investment expertise.

With AYAAN, IGO brings its vision to Meydan Horizon:

A place where work, home, and wellness come together effortlessly.



THE MASTER AGENCY
SALES & MARKETING



Your **Trusted** Partner in Dubai Real Estate

At fäm Properties, we don't just sell real estate — we guide investments, shape communities, and elevate lifestyles. As one of Dubai's most respected real estate brokerages, our mission is rooted in delivering unmatched value through transparency, technology, and a client-first approach.

A Decade of **Excellence**

Founded in 2009, fäm has grown to become a multi-award-winning, data-driven real estate company trusted by thousands of investors, end-users, and developers. We've closed billions in real estate transactions and continue to redefine industry benchmarks.

The **fäm** Difference

With over 1,500 expert agents across Dubai's top-performing communities, fäm Properties delivers fast, transparent, and data-driven results. We offer exclusive access to high-performing off-plan projects, smart market insights, and full-service advisory from investment to resale. Our team's dedication drives annual revenues in the billions of dollars—all within a culture rooted in integrity, transparency, authenticity, respect, innovation, and kindness.



AYAAN

HEIGHTS - I

OFFICES

