

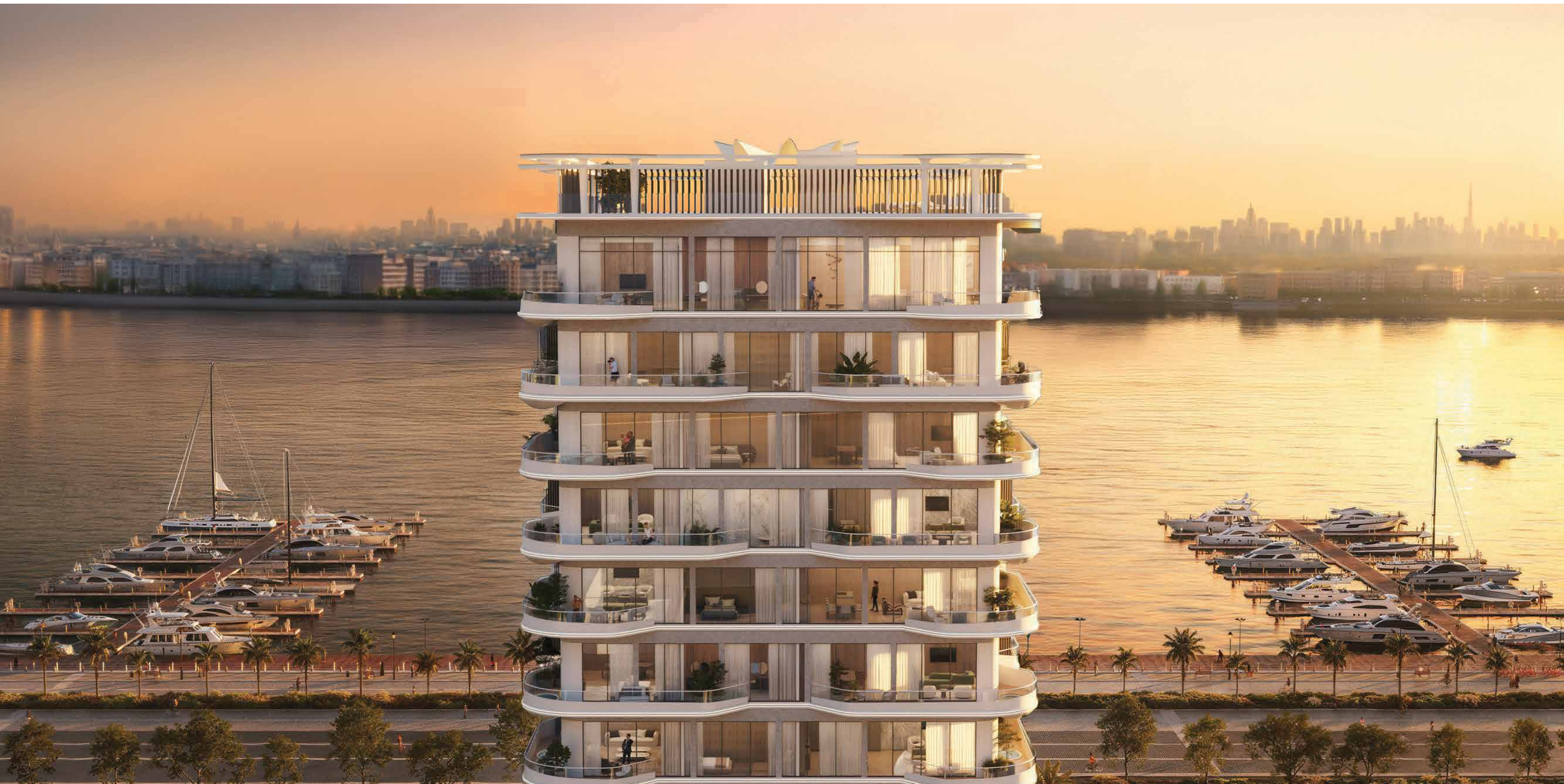


CITI
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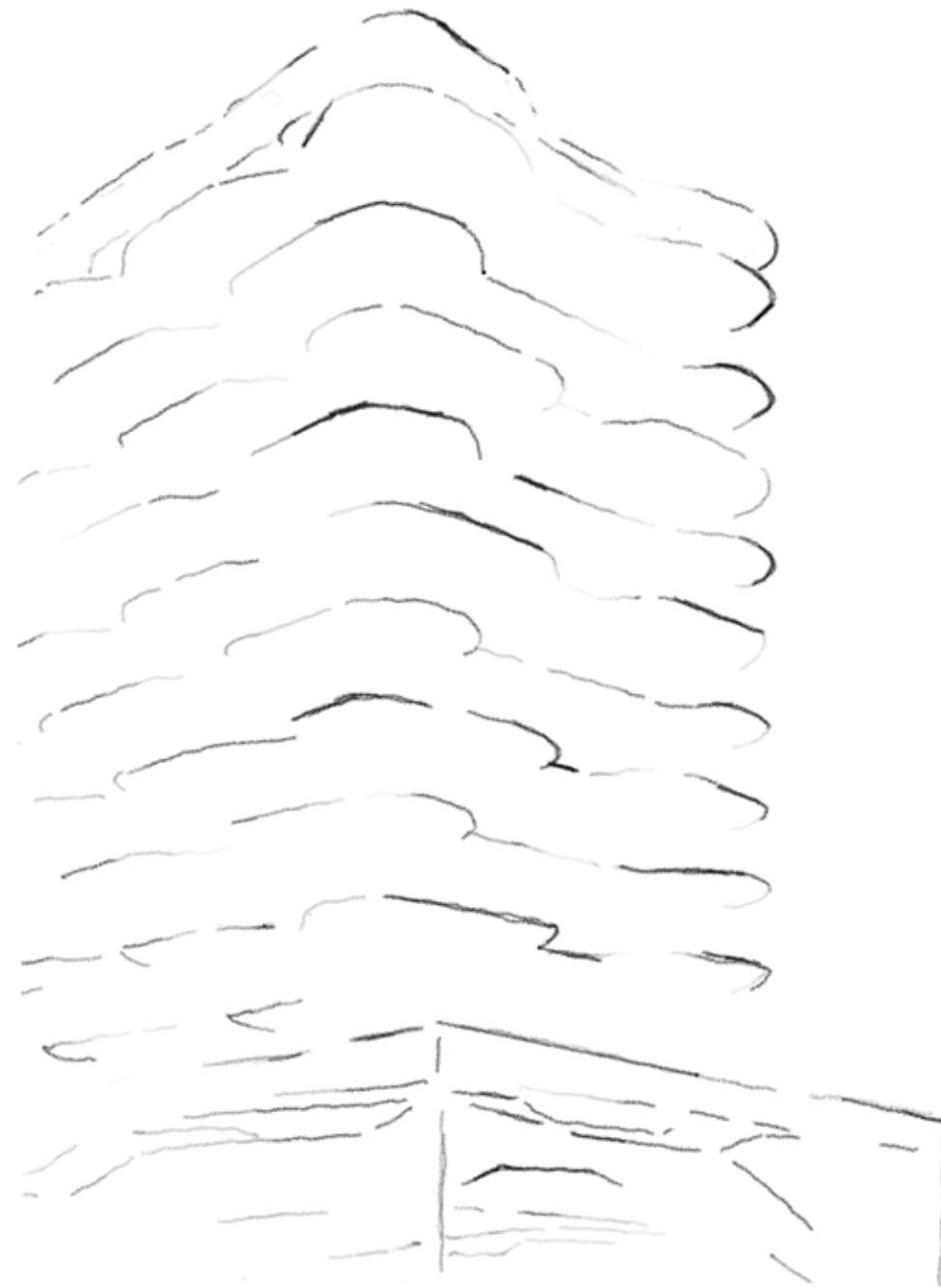
RESIDENCES

THE ART OF NEO LUXURY



BUILDING CONFIGURATION.

A masterpiece of modern architecture in our building configuration, boasting a Ground floor, **2 Podiums** and **10 floors** of sophisticated residences, offering a total of **68 exclusive units**.



G+2P+10+R
TOTAL UNITS: 68

An aerial photograph of the Dubai Islands, showing several artificial islands in the Persian Gulf. The islands are densely packed with greenery, buildings, and infrastructure. A semi-transparent map of the islands is overlaid on the image, highlighting the specific islands shown in the photograph. The text "DUBAI ISLANDS" is centered over the map in a large, white, serif font.

DUBAI ISLANDS



PROXIMITY.

- **1-minute** walk to the Marina
- **2-minutes** drive to the Beach
- **3-minutes** walk to the Retail Boulevard
- **10-minutes** drive to Dubai International Airport
- **15-minutes** drive to Downtown Dubai





PREMIUM FEATURES.

- [Marina View](#)
- [Fully Furnished Apartments with Custom Furniture](#)
- [Miele Appliances | Villeroy & Boch Cutlery](#)
- [All Décor Pieces Included](#)
- [All Electronic Appliances Included](#)
- [All Apartments Include a Personal Assistant Robot](#)
- [IoT-Enabled Building & Apartments](#)
- [Sky Pools in All Apartments](#)





ART OF

- **21 km** shoreline
- **9** World-Class Marinas
- **86** Design-Led Resorts and Hotels
- **2** Championship-Level Golf Courses

WATERFRONT LIVING





SIGNATURE AMENITIES.

THE ELEVENTH SKY ROOFTOP

- › Horizon-edge infinity pool with private cabanas
- › Plunge pools with lounging enclaves
- › Sunken bar suspended over water
- › Rooftop bar
- › AI fresco social lounges

THE FORTE FIRST FLOOR

- › Bespoke Men's & Women's Hamams
- › Dedicated Roman Bath Suites
- › Private Spa Suites with massage rooms
- › Wellness Chambers: Sauna Steam | Recovery Lounges
- › Infinity pool with cabanas + children's water play zone
- › Poolside bar and sunken conversation pits
- › Outdoor Yoga Deck nestled in green canopy
- › Immersive Private Cinema
- › Interactive Game Zone
- › Fitness Pavilion

THE GALORE GROUND FLOOR

- › Grand Arrival Lobby with concierge
- › Executive Business Lounge

THE UNDER CANVAS MEZZANINE FLOOR

- › Cigar Lounge



THE ELEVENTH SKY

Rooftop

WATERFRONT ENTERTAINMENT

Suspended above the marina, The Eleventh Sky is designed for elevated social moments and panoramic indulgence.



- Horizon-Edge Infinity Pool with
- Private Cabanas
- Plunge Pools with Lounging Enclaves
- Sunken Bar Suspended Over Water
- Rooftop Bar
- Al Fresco Social Lounges

A woman is lying down in a spa pool, her head tilted back and eyes closed, enjoying the water. The water's surface is covered in shimmering light reflections from above. The overall mood is serene and relaxing.

THE FORTE

Level One

AN ENTIRE LEVEL DEVOTED TO WELLNESS & REJUVENATION

Thoughtfully designed as a sanctuary for mind and body, this dedicated floor offers an array of wellness experiences and family-friendly leisure.



- Bespoke Hamams and Roman Bath Suites
- Private Spa Suites with Massage Rooms
- Sauna, Steam, and Dressing Lounges
- Fitness Pavilion
- Outdoor Yoga Deck nestled within a green canopy
- Immersive Private Cinema
- Interactive Game Zone
- Infinity Pool with Private Cabanas
- Poolside Bar and Sunken Conversation Pits
- Children's Water Play Zone

UNIT TYPES.

One-Bedroom
Apartments

Two-Bedroom
Apartments

Three-Bedroom
Apartments

Four-Bedroom
Duplex Penthouses

Five-Bedroom
Duplex Penthouse

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THE RESIDENCES COLLECTION

PRIVATE POOLS AND DISTINCTIVE VIEWS

Located on levels two through eight, ARYA's one to three-bedroom residences redefine vertical living. Every apartment is designed with its own private pool, offering a rare sense of seclusion within a tower setting.

Each residence also features thoughtfully oriented balconies, providing open views—ranging from the marina and landscaped courtyards to surrounding skyline scenes.

Levels 2 to 8



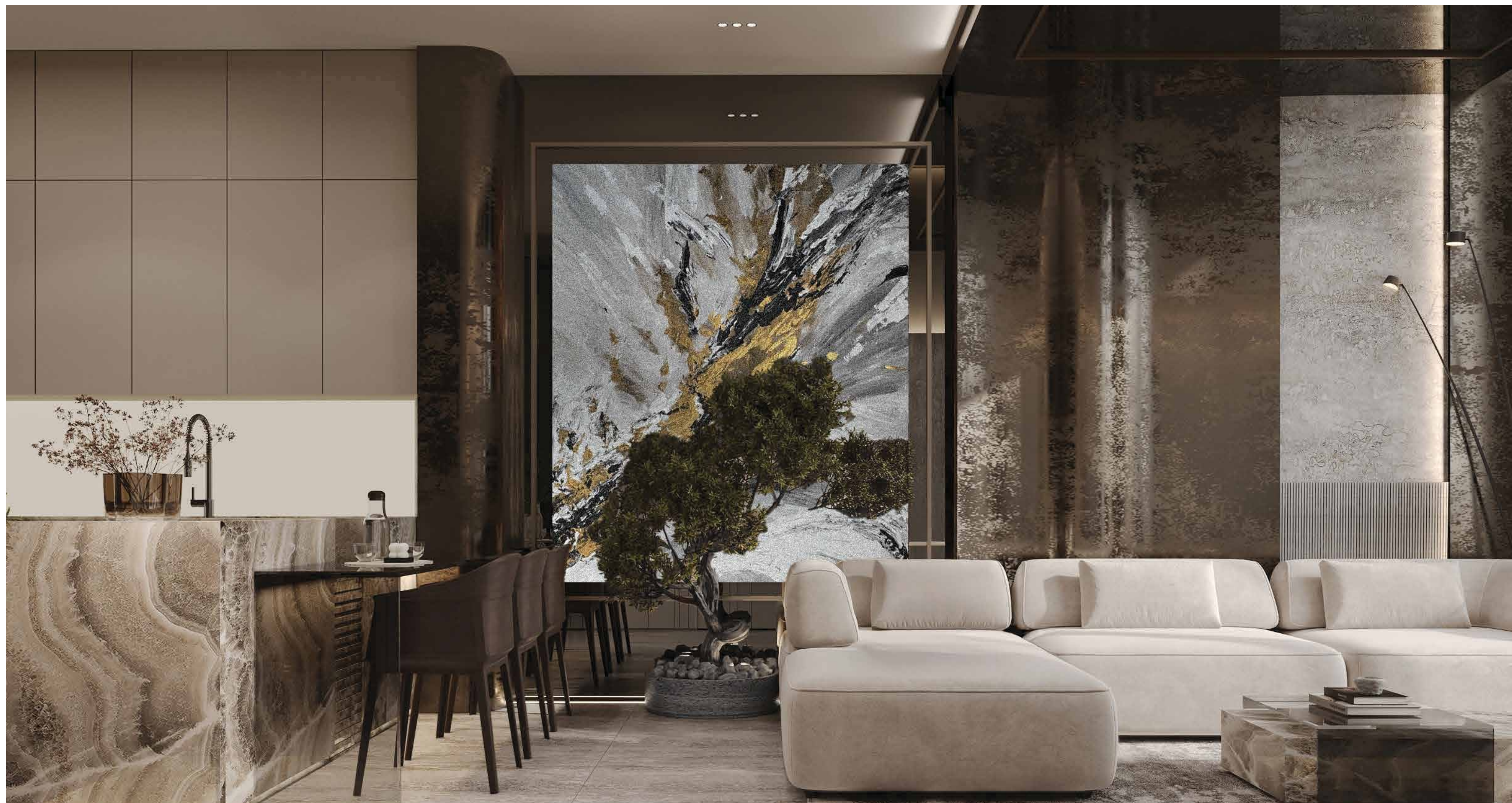
Level 2, 4, 6, 8



Level 3, 5, 7

ONE BEDROOM

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IBR-TYPE 1

V1

UNIT SIZE

821.93 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



Disclaimer: The floor level, The furnishings and accessories shown are for representation only. The length and width of the unit and balcony varies depending on which floor and which orientation the unit is located within the building to comply with the building authority regulations
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IBR-TYPE 1 V2

UNIT SIZE

881.35 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



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IBR-TYPE 1A

V1

UNIT SIZE

897.82 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



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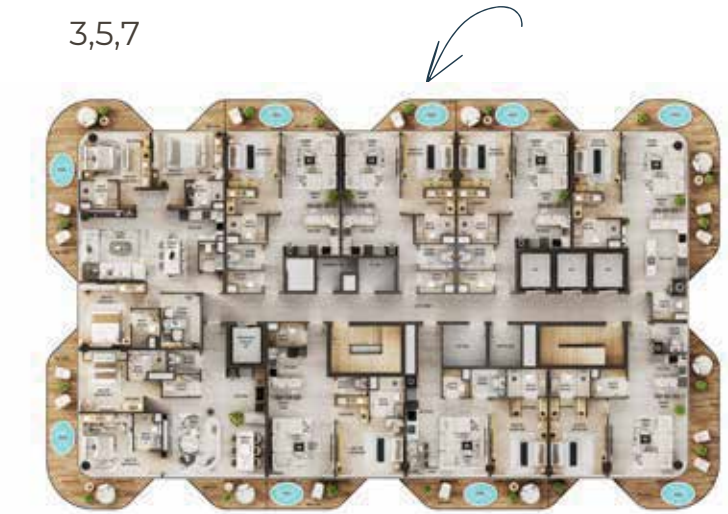
IBR-TYPE 1A V2

UNIT SIZE

837.00 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



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IBR-TYPE 2

V1

UNIT SIZE

800.73 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



2,4,6,8



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IBR-TYPE 2

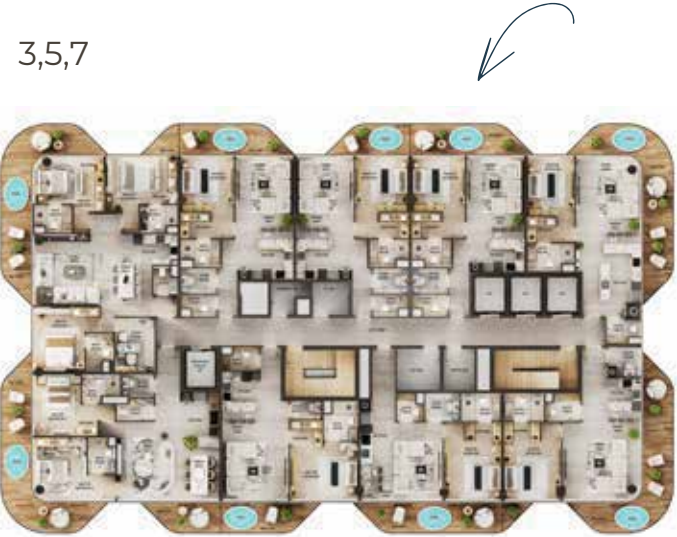
V2

UNIT SIZE

879.84 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



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IBR-TYPE 2A

V1

UNIT SIZE

1041.41 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- One Reserved Parking



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IBR-TYPE 2A

V2

UNIT SIZE

1066.17 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- One Reserved Parking



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IBR-TYPE 3

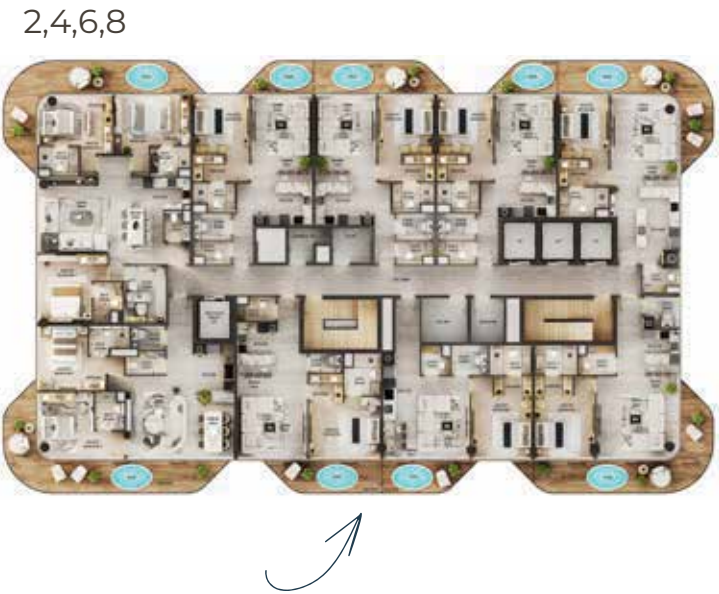
V1

UNIT SIZE

916.22 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



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IBR-TYPE 3

V2

UNIT SIZE

906.54 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



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IBR-TYPE 3A

V1

UNIT SIZE

1120.95 sq.f

THIS BESPOKE APARTMENT FEATURES:

- A Private Pool
- A Dedicated Study
- Partial Marina View
- One Reserved Parking



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IBR-TYPE 3A

V2

UNIT SIZE

1125.80 sq.f

THIS BESPOKE APARTMENT FEATURES:

- A Private Pool
- A Dedicated Study
- Partial Marina View
- One Reserved Parking



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IBR-TYPE 4

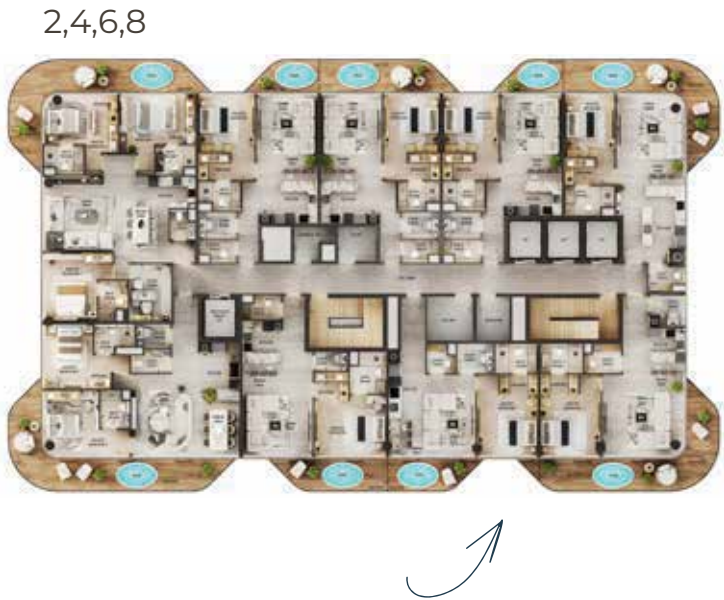
V1

UNIT SIZE

858.53 sq.f

THIS BESPOKE APARTMENT FEATURES:

- A Private Pool
- A Dedicated Study
- Partial Marina View
- One Reserved Parking



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IBR-TYPE 4

V2

UNIT SIZE

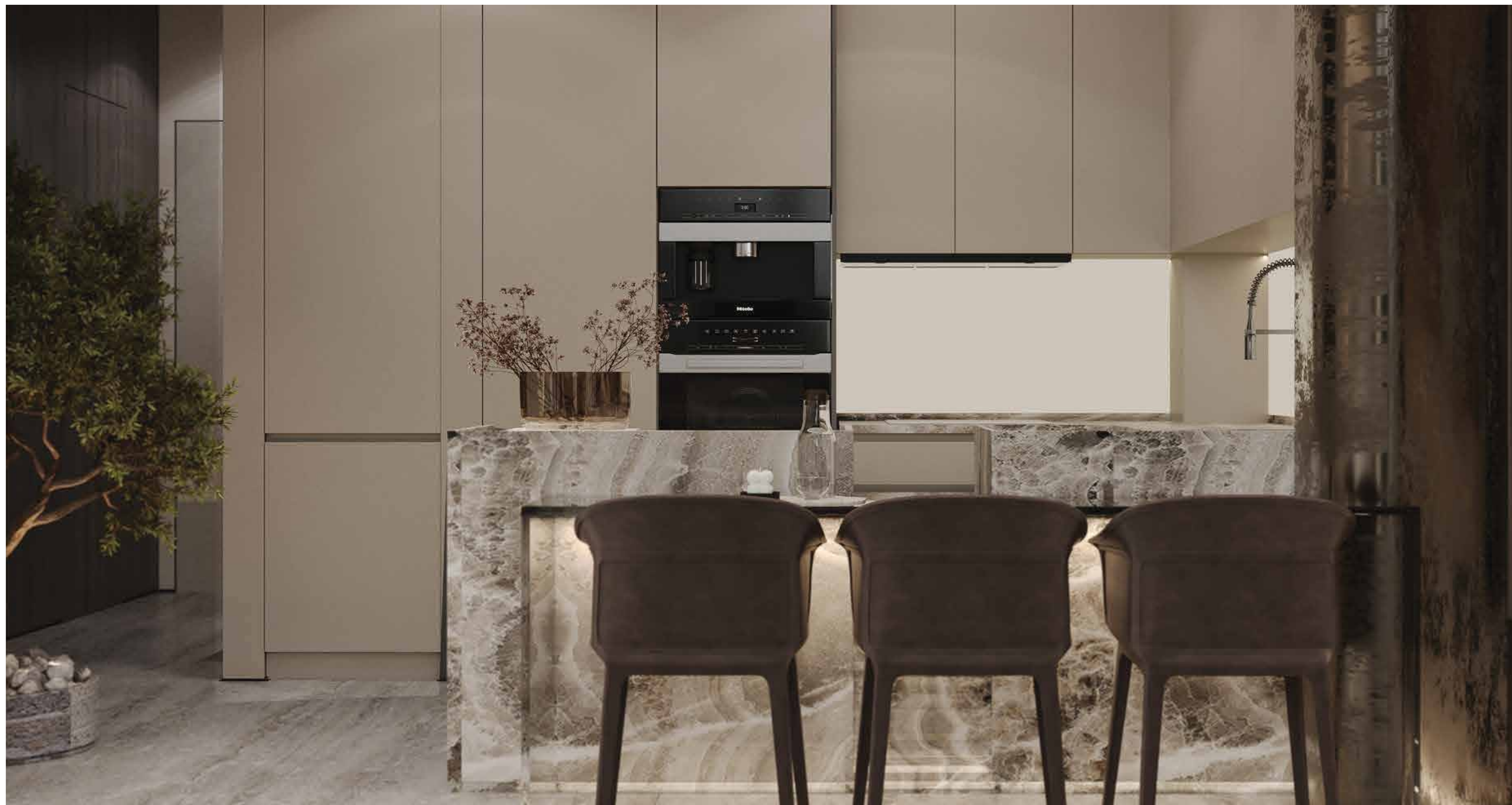
940.66 sq.f

THIS BESPOKE APARTMENT FEATURES:

- A Private Pool
- A Dedicated Study
- Partial Marina View
- One Reserved Parking



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TWO BEDROOM

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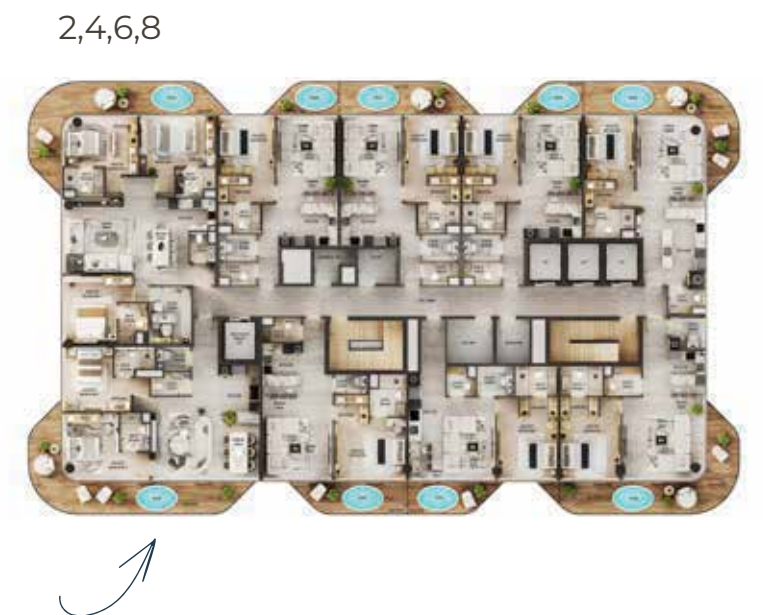
2BR V1

UNIT SIZE

1419.22 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



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2BR V2

UNIT SIZE

1455.28 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- A Private Pool
- A Dedicated Study
- One Reserved Parking



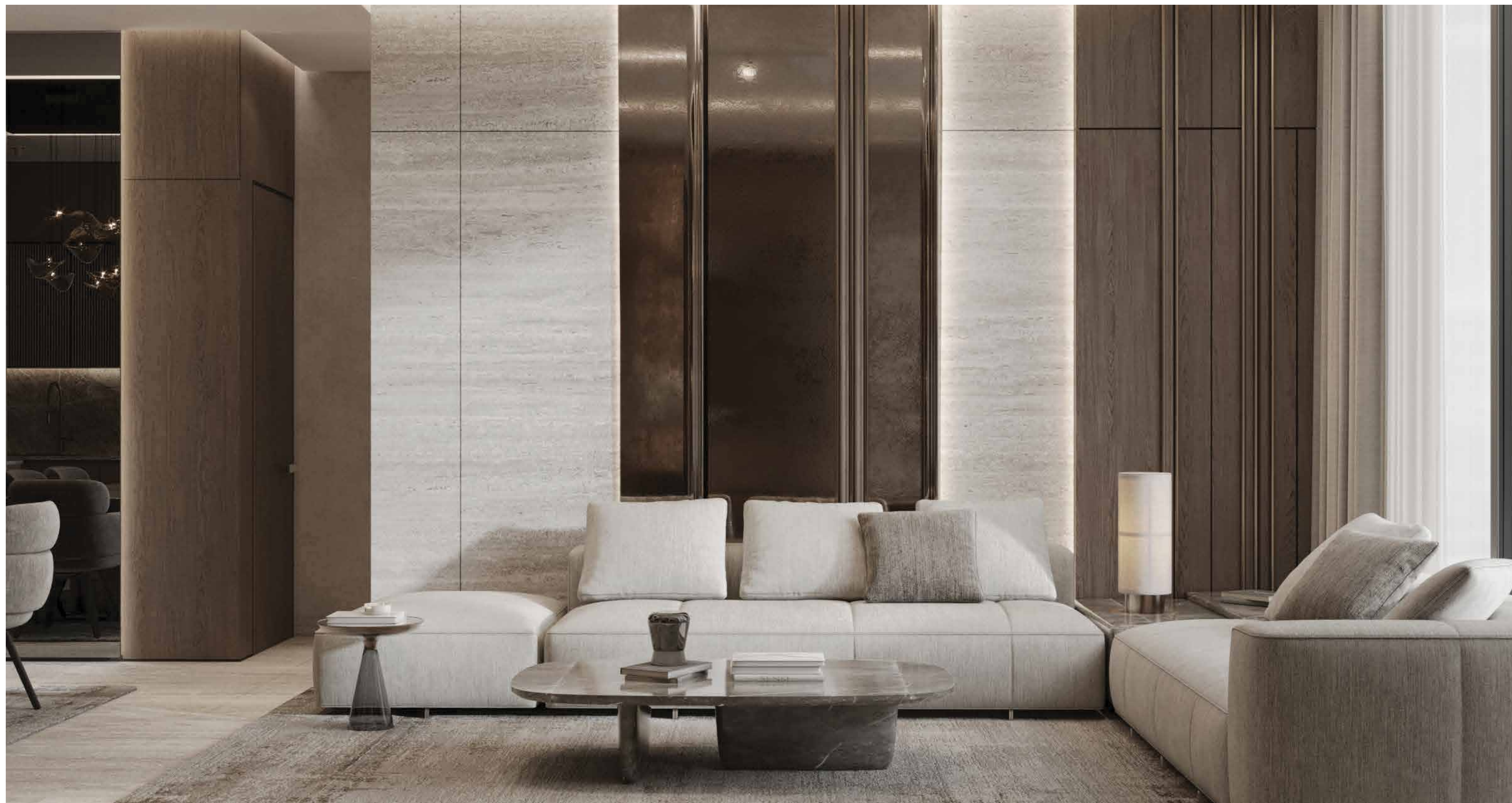
3,5,7





THREE BEDROOM

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RESIDENCES



3BR V1

UNIT SIZE

1676.91 sq.f

THIS BESPOKE APARTMENT FEATURES:

Marina View

A Private Pool

A Dedicated Study

Two Reserved Parkings



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3BR V2

UNIT SIZE

1684.44 sq.f

THIS BESPOKE APARTMENT FEATURES:

Marina View

A Private Pool

A Dedicated Study

Two Reserved Parkings



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THE DUPLEX COLLECTION

Levels 9 & 10

ART, SPACE, AND SKYLINE

Positioned across the 9th and 10th floors, ARYA's 4-bedroom duplex apartments offer expansive living across two levels, combining architectural grandeur with panoramic marina and city views. Each residence is adorned with select artworks by Alec Monopoly, integrating contemporary art directly into the living environment.

Crowning the tower is a singular 5-bedroom duplex penthouse an exclusive residence that commands the skyline, complete with two private pools and a dedicated lift that opens into its own private lobby. With only one of its kind, this penthouse offers unmatched privacy, scale, and a refined expression of Neo Luxury.

These upper-level homes are a statement of elevation in every sense—space, art, and perspective.

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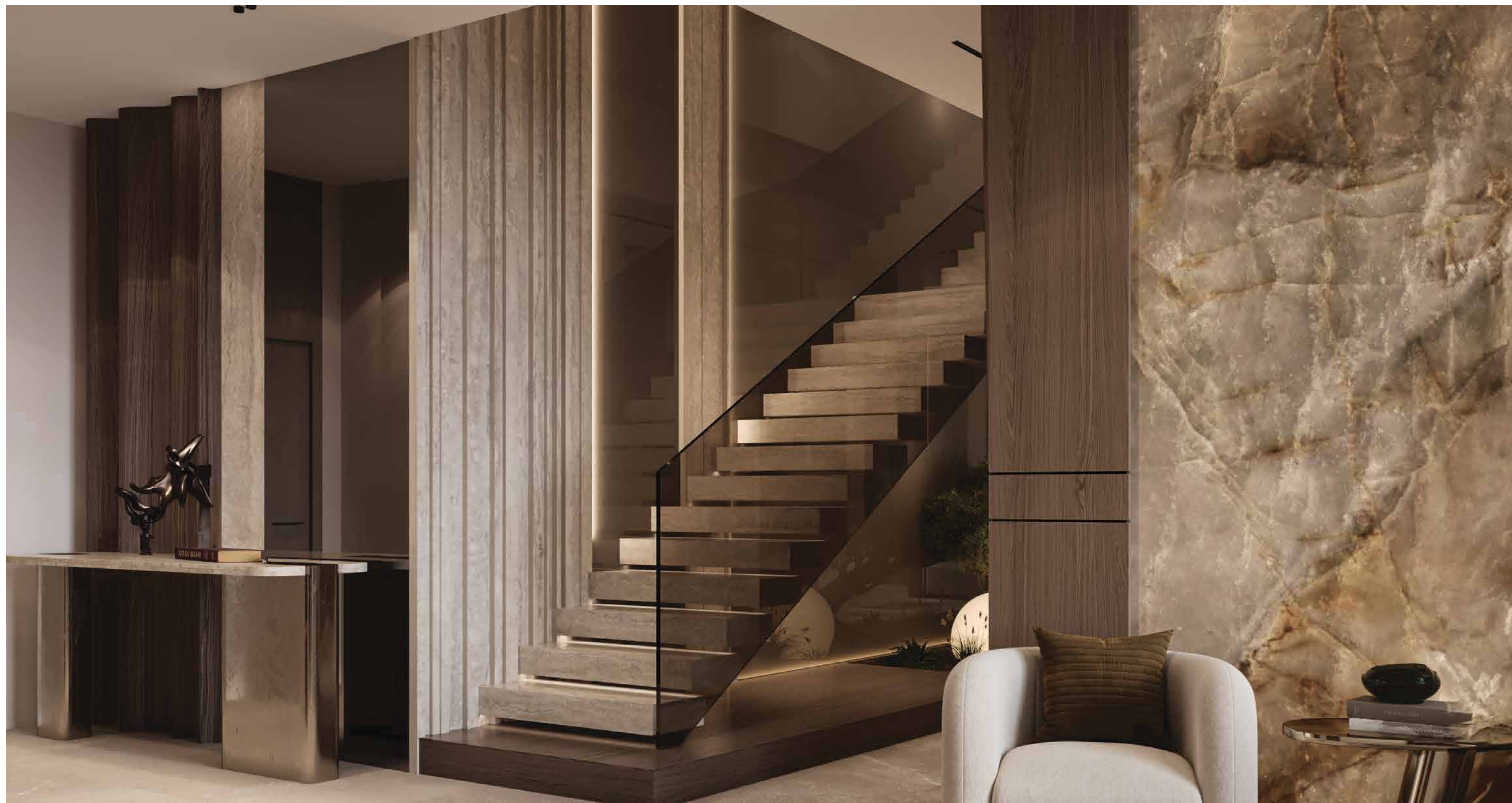
Level 9



Level 10

FOUR BEDROOM DUPLEX APARTMENTS





4BR DUPLEX TYPE 1

UNIT SIZE

3337.57 sq.f

THIS BESPOKE APARTMENT FEATURES:

Marina View

Two Private Pools

A Dedicated Study

Three Reserved Parkings



9



10



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4BR DUPLEX TYPE 2

UNIT SIZE

3710.21 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- Two Private Pools
- A Dedicated Study
- Three Reserved Parkings



9



10



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4BR DUPLEX TYPE 3

UNIT SIZE

3094.73 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- Two Private Pools
- A Dedicated Study
- Three Reserved Parkings



9



10



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4BR DUPLEX TYPE 4

UNIT SIZE

2698.30 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Two Private Pools
- A Dedicated Study
- Partial Marina View
- Three Reserved Parkings



9



10



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FIVE BEDROOM DUPLEX PENTHOUSE

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5BR PENTHOUSE

UNIT SIZE

6391.29 sq.f

THIS BESPOKE APARTMENT FEATURES:

- Marina View
- Four Private Pools
- A Dedicated Study
- Five Reserved Parkings
- A private lift and dedicated lobby
- A separate entrance and exit positioned directly in front of your private parking



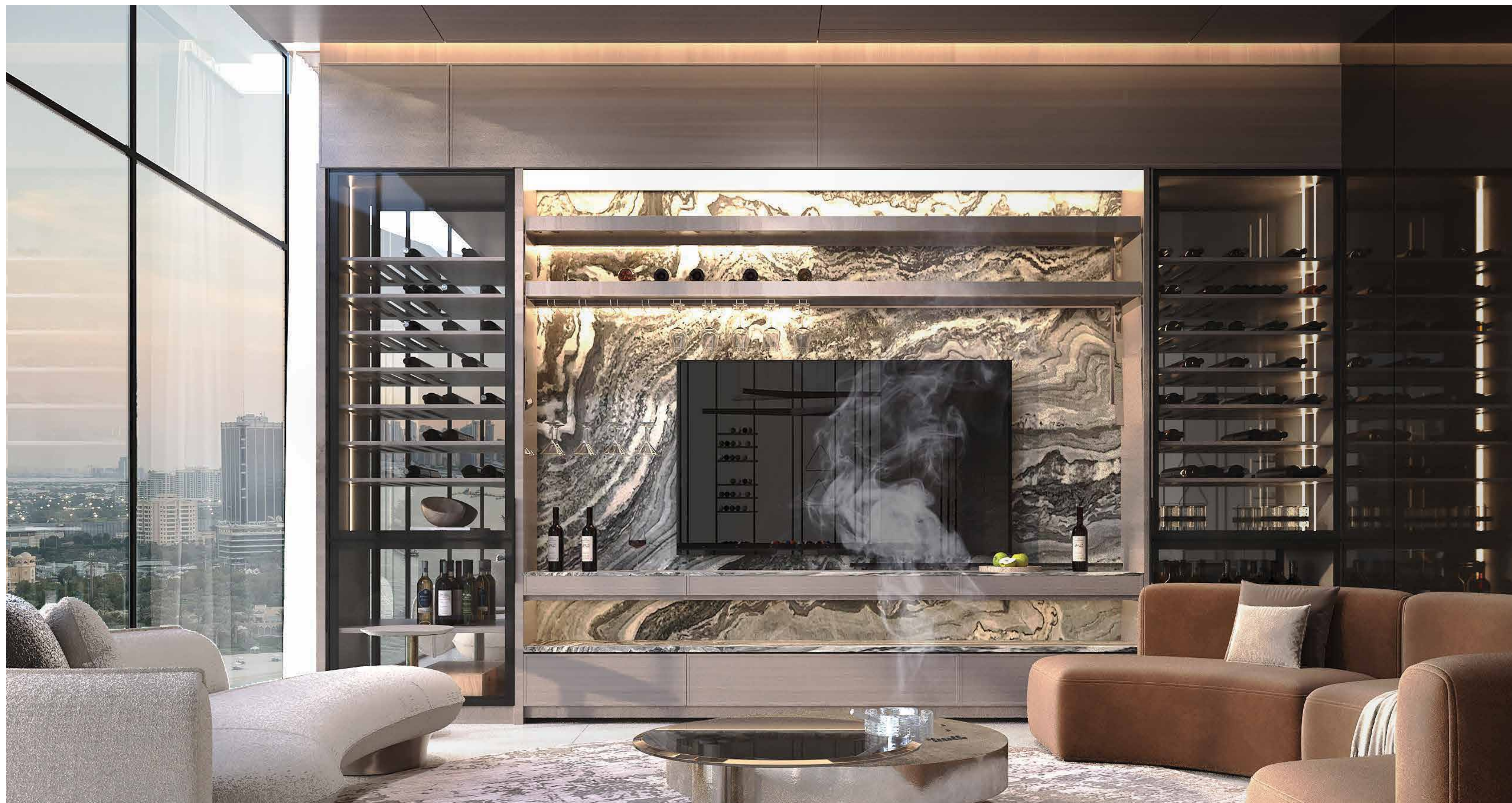
9



10



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Contact

Toll-Free : 80044440
www.citideveloper.com

Socials

 @citidevelopers
 Citi Developers
 @CitiDeveloper



Experience Center

Villa No 1 & 2,
625 Jumeirah Road,
Umm Sugeim First, Dubai, UAE



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