

DIGITAL BROCHURE

BEYOND

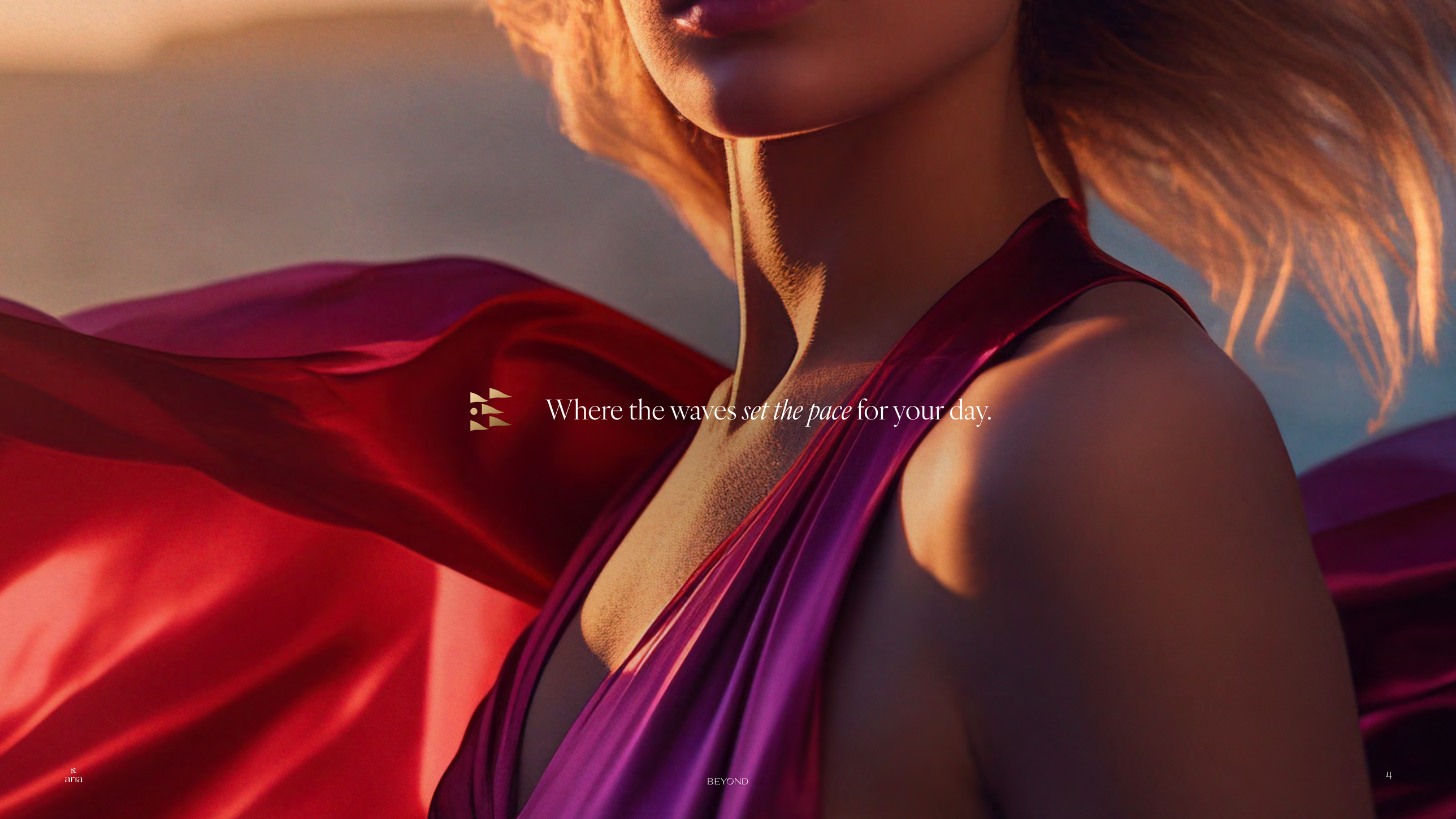
IMMERSE YOURSELF IN A WORLD WHERE
EVERY SUNRISE BRINGS A NEW SPECTACLE.

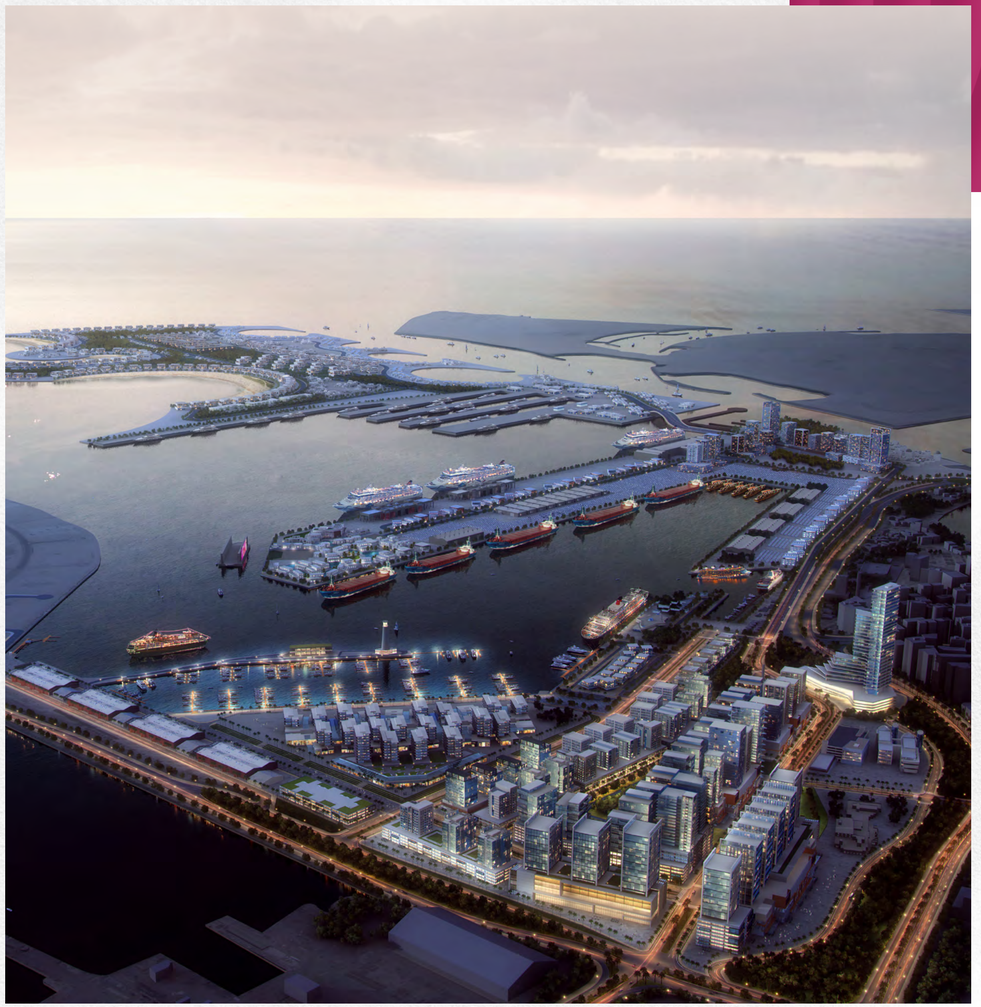
This is more than a home;
it's *a life lived with intention.*



A *symphony* of seafront luxury

An Aria is not just a melody; it’s a symphony of notes woven together in harmony. Aria evokes an elegantly composed lifestyle, where each day is as serene as the sea that surrounds it.


Where the waves *set the pace* for your day.



A *harmonious* maritime location

Dubai Maritime City artfully blends urban living with a peaceful waterside setting. This masterfully designed peninsula is a beacon of nautical charm, positioned between the city's iconic landmarks and the endless horizon of the Arabian Gulf.

Set along the peninsula's shoreline, Aria stands as a peaceful seafront haven, offering a tranquil retreat while remaining seamlessly connected to the vibrant energy of Dubai.

With a selection of meticulously crafted residences ranging from studios and apartments to magnificent penthouses and seafront townhomes, Aria offers the perfect home for every lifestyle.




A VIBRANT SANCTUARY BY THE SEA.

Aria is a *gateway* for a life less ordinary

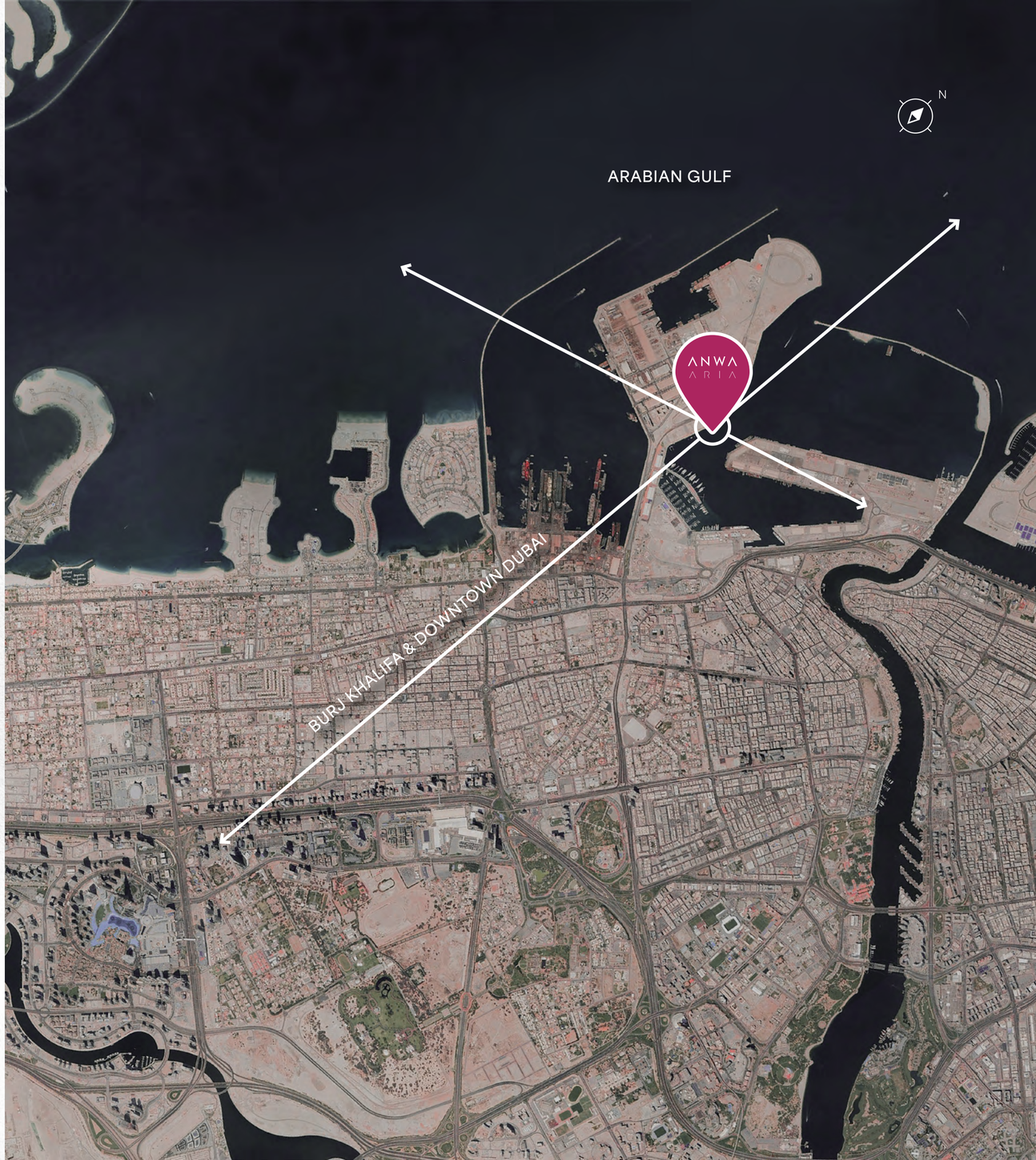
Just a five-minute stroll along the waterfront promenade, the vibrant Mina Rashid neighborhood unfolds, offering a rich selection of dining, shopping, and entertainment experiences—all just moments away from your tranquil waterfront sanctuary.



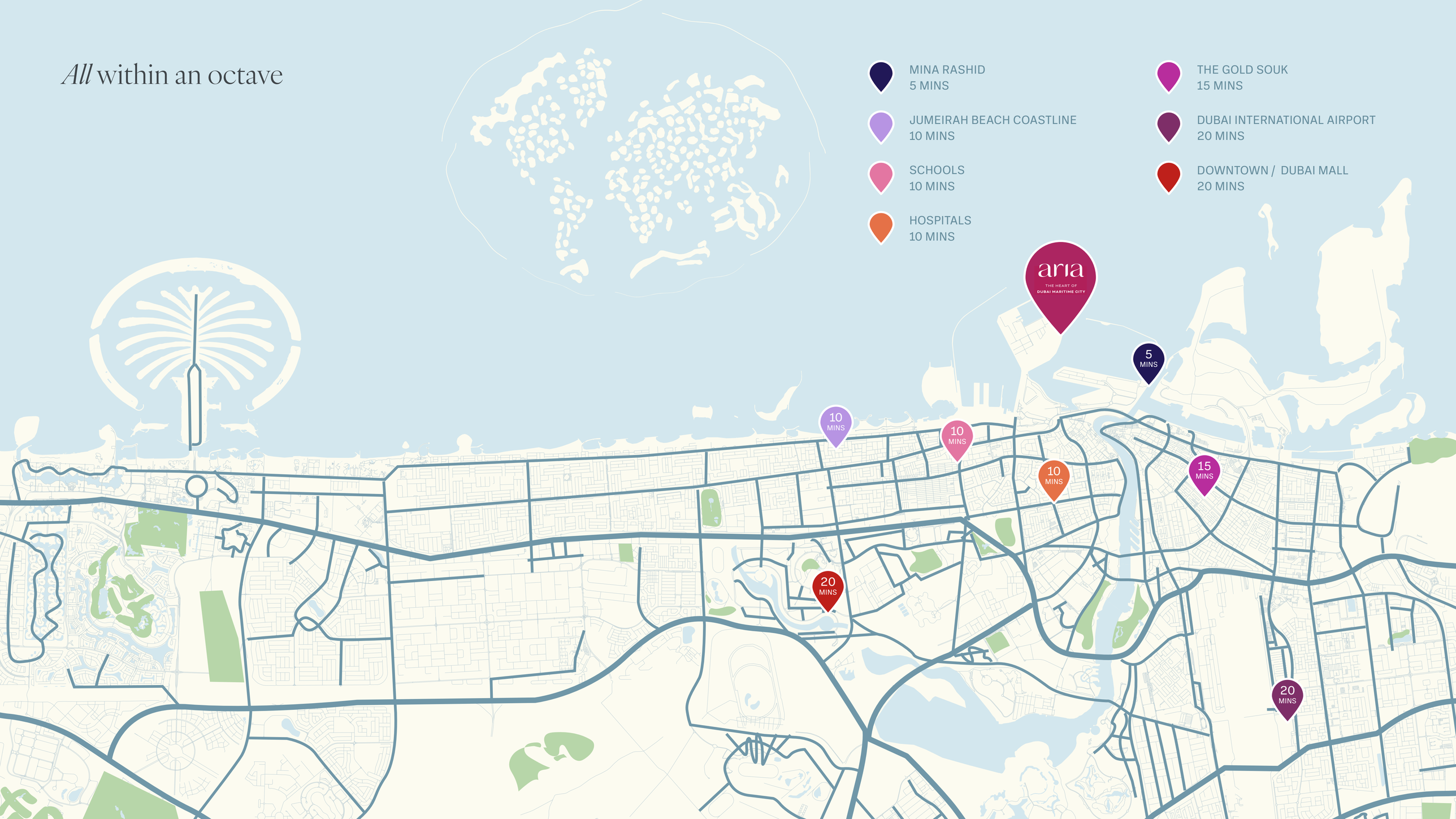


Idyllic views

From the serene setting of Aria, enjoy breathtaking views of Dubai’s skyline with the iconic Burj Khalifa rising in the distance. Start your day with the sunrise over the Arabian Gulf and let the azure sea form the backdrop to your daily life. As night descends, the shimmering waters offer a peaceful end to a busy day. No matter the hour, this spectacular location will always offer a fresh perspective.



All within an octave



Benefits of investing in Dubai

Dubai, a cosmopolitan city boasting a diverse population of 200 nationalities, stands as a global business and tourism hub renowned for its innovation and opportunities, safety and accessibility. Over the past two decades, it has thrived with a high-income economy.

Recent government initiatives, including the ten-year golden visa and remote working options, have further facilitated expats making Dubai their second home, aligning with the city's projected population growth to 5.8 million by 2040.

Combining all these factors together, Dubai has established itself as one of the best cities in the world to invest and live in.

- STABLE CURRENCY
- TAX EFFICIENT
- WORLD-CLASS HEALTHCARE
- CONNECTED MOBILITY
- COMMUNITY
- SAFETY FOR FAMILIES
- RESIDENCE VISA




An *exceptional* composition.

Breathtaking waterfront design

Aria showcases modern architecture with a focus on functionality and design. The glass balconies and fittings maximize the feeling of space, while porcelain cladding and metal louvers provide durability and a sleek appearance. Each detail is deliberately chosen and positioned to create a calm and harmonious space.





Tempo of *tranquility*

The beautifully landscaped courtyards at Aria are designed to provide a serene escape for residents. With lush greenery, carefully crafted pathways, and peaceful seating areas, these outdoor spaces create a harmonious balance between nature and comfort, enhancing everyday living and fostering a sense of community.


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BE AT THE HEART
OF DUBAI MARITIME CITY
ANWA
AN UNRIVALLED CANVAS

The symphony

Each home at Aria combines the sanctuary of indoor comfort with the freedom of waterside living. Large windows invite in an abundance of natural light, creating bright and airy spaces while offering captivating views of the water.

Step outside and you'll find yourself in spacious grounds that are private yet directly connected to the stunning boardwalk and nearby park.

TYPE	COUNT
STUDIO	372 to 489 sq. ft
1 BEDROOM	806 to 1,461 sq. ft
2 BEDROOM	1,406 to 1,655 sq. ft
3 BEDROOM DUPLEXES	4,469 to 7,035 sq. ft
3 BEDROOM TOWNHOMES	2,185 to 5,095 sq. ft
4 BEDROOM TOWNHOMES	4,691 to 4,895 sq. ft
PENTHOUSES	4,631 to 6,228 sq. ft







Tower Residences

The Tower Residences offer a range of options to suit your needs, from bright studios to spacious 1 and 2-bedroom apartments. Each unit is designed with balconies and windows positioned to offer spectacular sea views, making a stunning feature of the waterside location. With different layouts available, you can choose a home that perfectly suits your lifestyle.






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Podium Duplexes

The Podium Duplexes are a unique offering, with only three 3-bedroom units available. All of these units feature a private garden surrounding the residence at the Podium Level, providing a serene outdoor space, while the middle unit also boasts a grand private terrace, offering an elevated outdoor experience.

Seafront Townhomes

The Seafront Townhomes are a standout feature of Aria. With only 14 units available, these 3 and 4-bedroom residences offer a unique opportunity. The lower level duplex townhomes feature a private garden terrace overlooking the sea, with direct access to the promenade. The upper level triplex townhomes boast spacious rooftop terraces with infinite sea views.

The Seafront Townhomes benefit from a private entrance and reception lobby at the Marina Level, and connect to the tower via a landscaped inner courtyard.




SEAFRONT TOWNHOMES

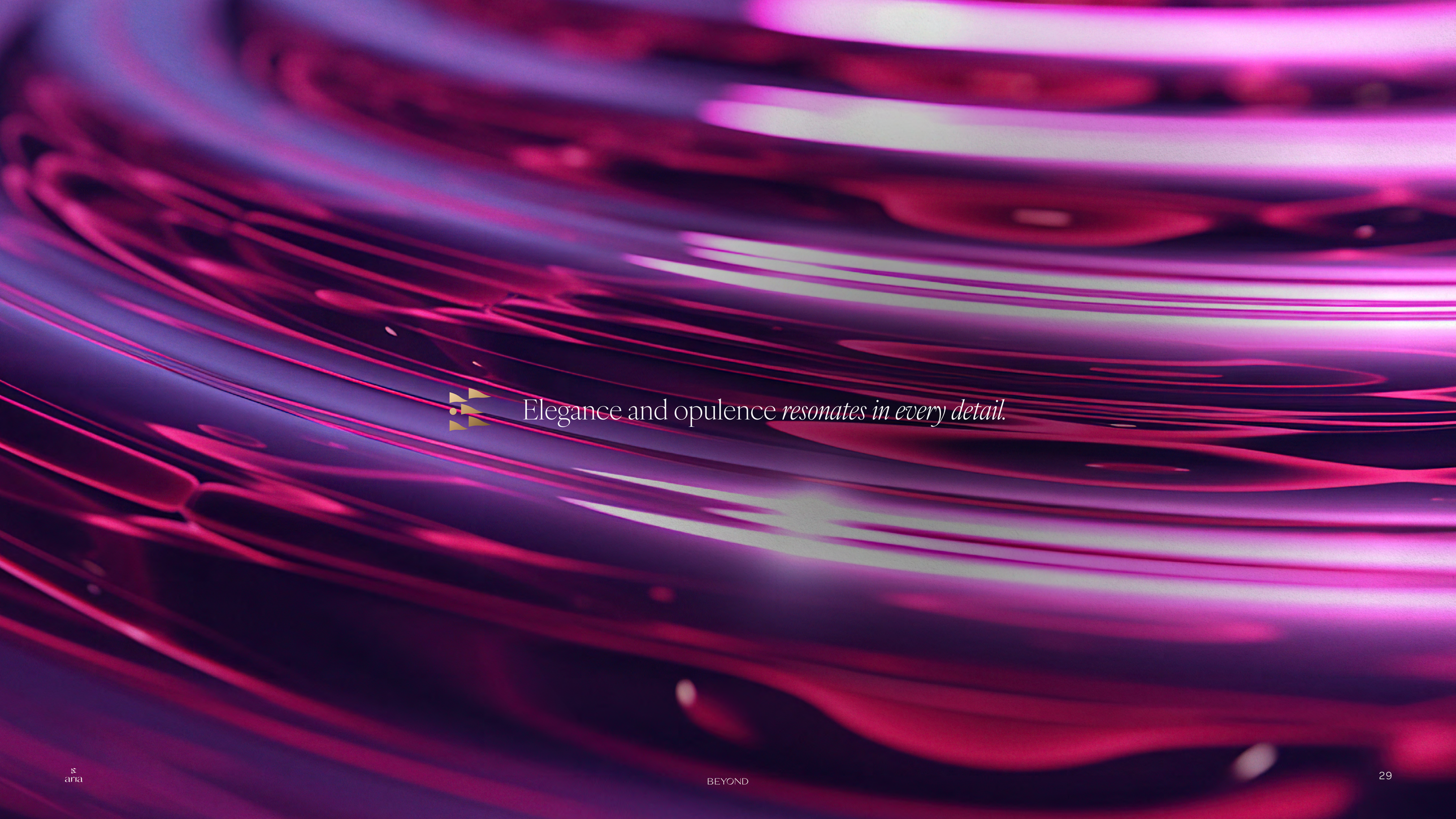



TERRACE SEAFRONT TOWNHOMES

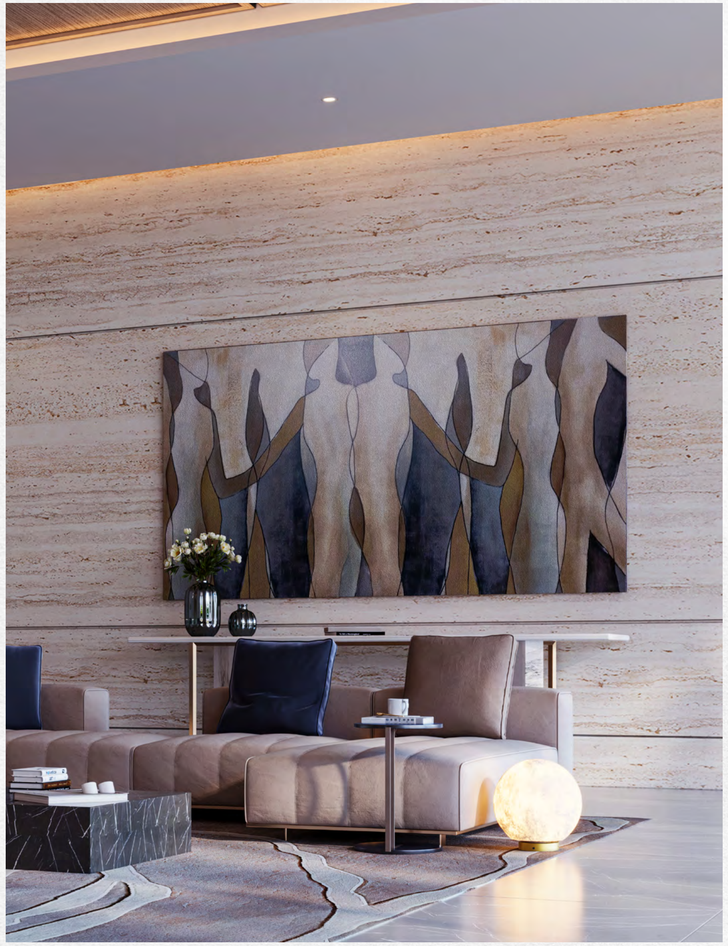

GARDEN SEAFRONT TOWNHOMES






Elegance and opulence *resonates in every detail.*

An *opulent* arrival





As you step inside the lobby of Aria, you are immediately captivated by the sheer elegance and opulence of the space. The marble finishes exude a sense of timeless luxury, their smooth surfaces reflecting the natural light that filters in from the adjacent waterfront. The high ceilings and elegant finishes lend an air of grandeur while plush seating areas invite residents and guests to linger and savour the tranquility. This lavish lobby sets the tone for the exceptional living experience that awaits.




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Maritime views meet *modern sophistication*

Each residence presents a simple yet elegant living space. A carefully curated palette of neutral materials echo the maritime landscape, intertwining elements of sea, sand and sky within each space. The deliberate use of marble and ash wood throughout the living areas contributes to a sense of calm and sophistication.

The result is a tranquil living experience where the essence of the seafront setting is woven into every aspect of life.



PENTHOUSES



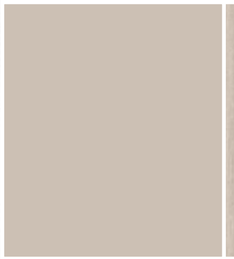


Sink into
complete serenity

Each living space at Aria has been consciously composed to create perfect harmony with the surrounding water. Generously proportioned balconies flood every residence with golden light, offering a panoramic view of the sky and water beyond. Floor plans encourage the natural flow of the sea breeze, bringing with it a sense of wellbeing.



Materials & finishes



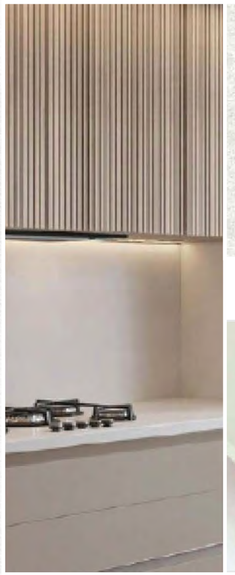
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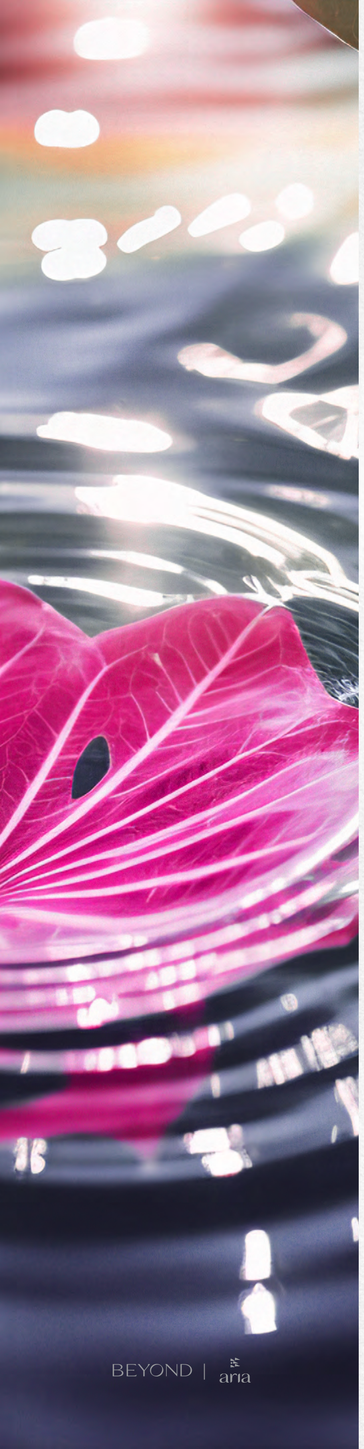


VOLAKES



BACKSPLASH

Coveted array of amenities.



World-class amenities

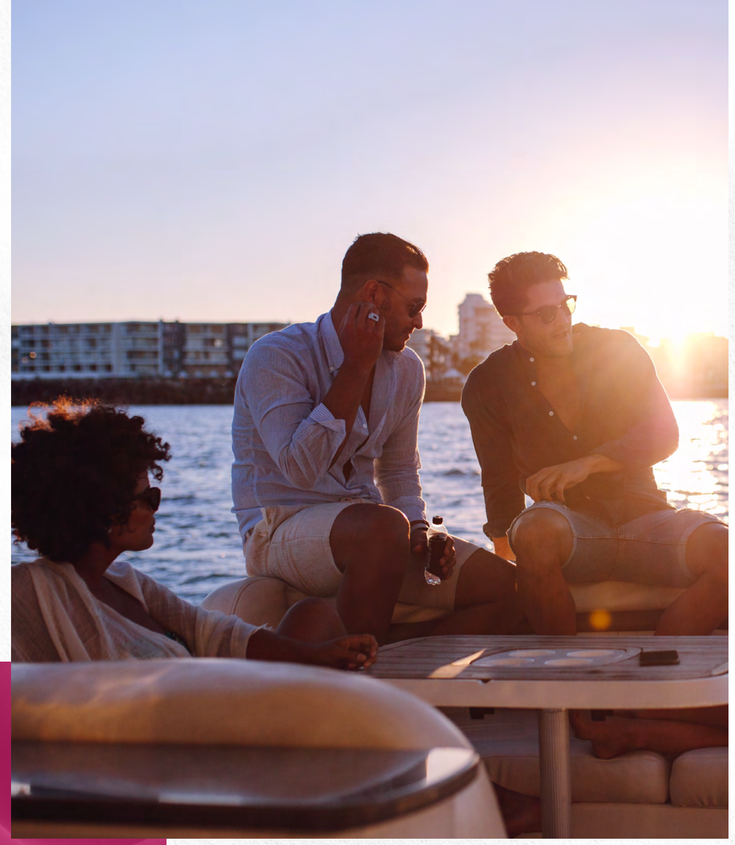
- Swimming pool with sea view
- Gymnasium
- Yoga studio
- Outdoor terraces
- Kids’ play area
- Ground floor retail

With a range of perfectly tuned amenities,
Aria has everything you need to design your ideal day.

An azure infinity pool overlooks the sea, while a series of lounges and outdoor terraces create space for every special moment. When it’s time to move, make yourself at home in the state-of-the-art gymnasium or find your zen in the yoga studio. Retail spaces and a kids’ play area bring convenience to your doorstep, while direct access to the promenade gives easy access to all Dubai Maritime City has to offer.



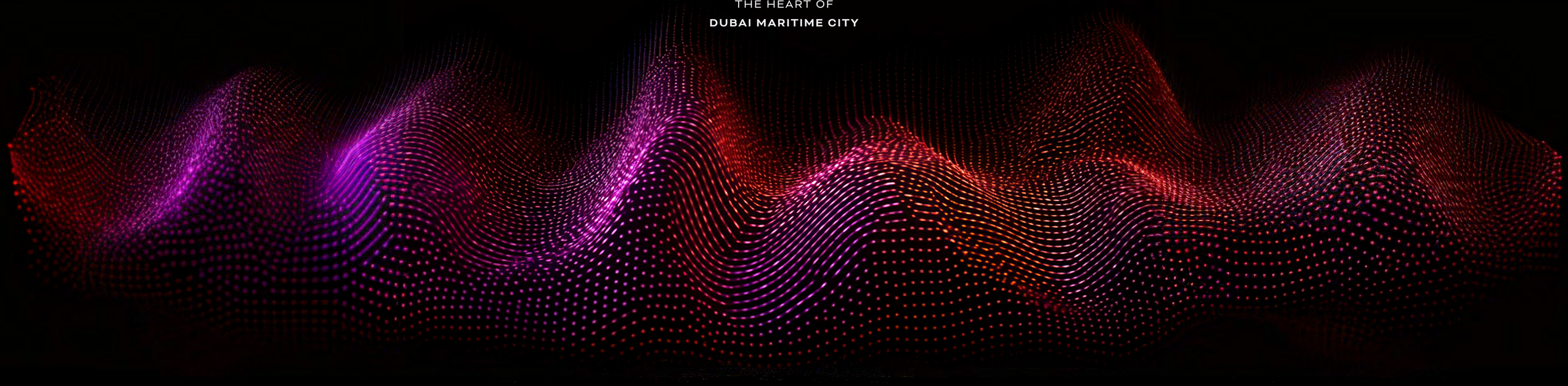




Further beyond the neighbourhood, Aria connects effortlessly to the Jumeirah Beach coastline (10 mins), Dubai International Airport (20 mins), prestigious schools (10 mins), state-of-the-art hospitals (10 mins), Dubai Mall and Dubai International Financial Centre (20 mins), and the bustling vibrancy of the Gold Souk (15 mins).

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THE HEART OF
DUBAI MARITIME CITY



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Disclaimer: The purpose of this brochure is to provide a prospective customer with an understanding of the amenities and facilities that may be made available in the project, subject to approvals from the relevant authorities. A sale of a unit in the project shall be strictly governed by the terms and conditions set out in the sale and purchase agreement (and any amendments thereto) entered into between the purchaser and the seller. The renderings and visualisations including and not limited to amenities, specifications, facilities, colour scheme, surrounding infrastructure and views set out in this brochure are purely of an illustrative nature and are used for marketing purposes only. The interior and exterior furnishings, fixtures, accessories, appliances and white goods are illustrative and the seller, developer and/or its affiliates shall not be liable to provide these items to the purchaser as a part of the unit.