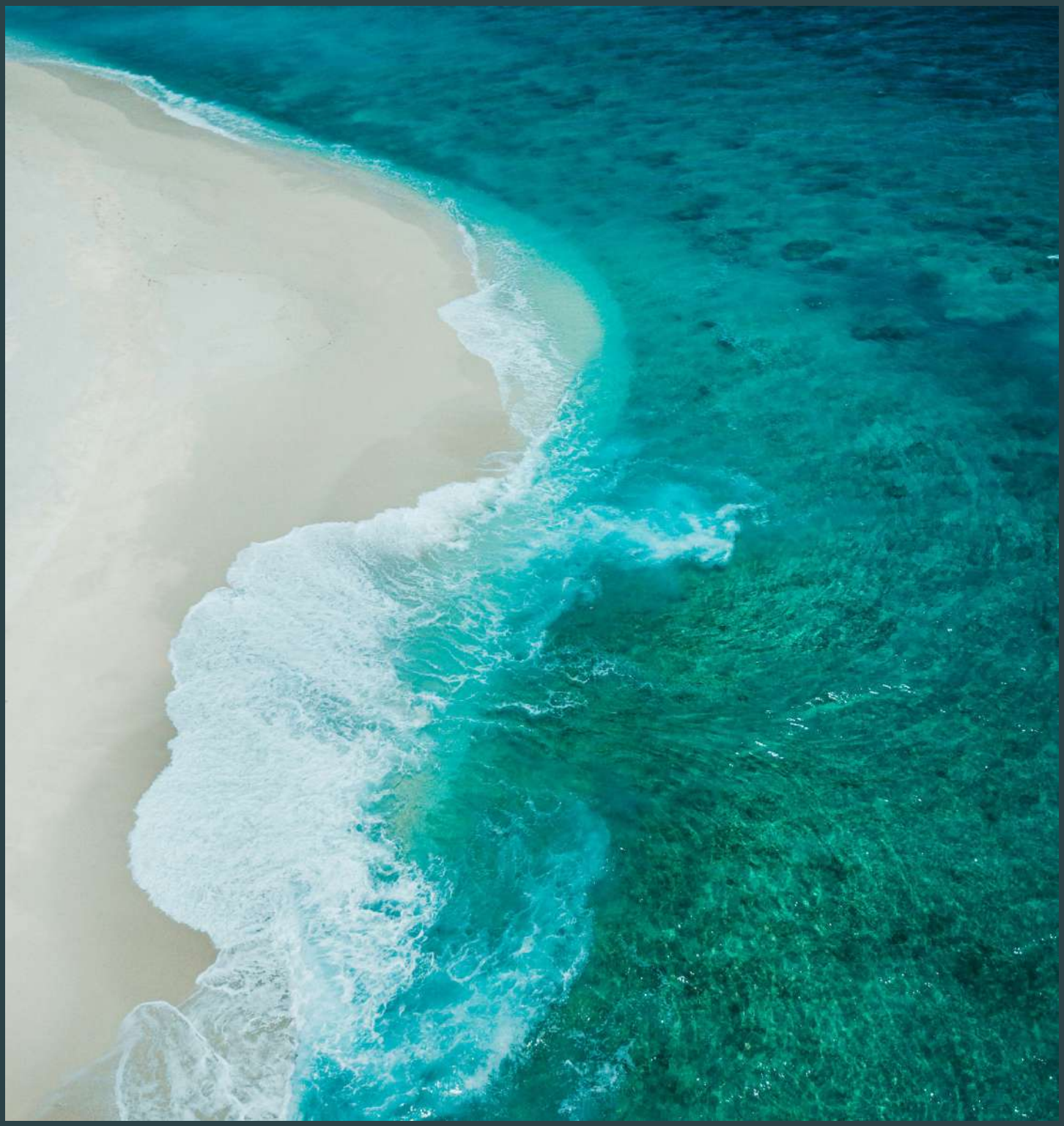


ARKĀ

ENCLAVE

BY ATMOSPHERE LIVING

Dubai Islands

ARKĀ

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BY ATMOSPHERE LIVING

A slice of the Maldives drifts ashore...



The Maldives. Now in Dubai.

The allure of the Maldives is timeless.

It’s a place where barefoot luxury, turquoise waters, and white sands create a sense of calmness, beauty, and effortless escape.

Today that spirit finds a new home at the Arka Enclave on Dubai Islands. Designed to reflect the elegance of island living, Arka Enclave brings together the soothing rhythm of the sea and the vibrant energy of Dubai.

Here, mornings begin with walks along sunlit beaches. Afternoons drift by on the promenade or from a nearby marina. And evenings arrive in golden light and quiet luxury , capturing the ease of resort living without ever leaving the city.

An island escape you never have to leave.

Atmosphere Living Comes Home

Born from the award-winning legacy of Atmosphere Core, Atmosphere Living understands the art of escape like no one else. As part of a globally renowned luxury hospitality group, it draws on a decade of expertise in creating immersive, world-class resort experiences in some of the planet's most breathtaking destinations.

With 9 operational luxury resorts in the Maldives and an aggressive expansion into India, Atmosphere Core continues to redefine luxury hospitality, while Atmosphere Living extends this vision into iconic real estate projects. Together, they deliver refined service, timeless design, and a deep connection to nature, wellbeing, and authentic experiences.

Now, for the first time, Atmosphere Living brings this distinctive philosophy to the Middle East. Arka Enclave reimagines the spirit of island living, transforming it into an elevated everyday lifestyle. Here, the brand's signature warmth and elegance shape not just a new address, but a new way of life.

Inspired by nature. Perfected by design. Delivered with the excellence of a brand that turns escape into art.



Ozen Reserve Bolifushi, Maldives



Atmosphere Kanifushi, Maldives



Oblu Nature Helengeli by Sentido, Maldives



The City Beyond the Shore

Dubai moves fast - a city of ambition, innovation, and endless possibility. Skyscrapers rise overnight, new ideas become reality, and the pace rarely slows.

But just beyond the skyline, something different awaits.

At Arka Enclave, you step into a quieter rhythm. One shaped not by traffic and timelines, but by tides, light, and air.

The island setting offers a rare balance where the energy of the city meets the calm of the coast, and the intensity of everyday life finds a natural counterweight in stillness.

Wake to the soft sound of water against the shore. Take your meetings downtown, then be home in time for sunset on your terrace.

It's the freedom to live between the two worlds.

And the privilege of never having to choose between one or the other.

An Island Paradise in the Heart of Dubai

Arka Enclave sits within the iconic Dubai islands, surrounded by natural coastline yet only minutes from the heart of the metropolis.

Within walking distance, the Canal Promenade is just a short stroll away, with Dubai Islands Mall and Marinas reached in under two minutes, and pristine white-sand beaches less than eight minutes on foot. A brief drive takes you to two world-class golf courses in about two minutes, and Sheikh Zayed Road is easily accessible in just eight, thanks to the new bridge connection. From your doorstep, you're effortlessly connected to everything that matters.

In rhythm with the city.
In a world of its own.

1. Community Parks
2. Marinas
3. Promenade
4. Dubai Islands Mall
5. Art & Cultural District
6. Beaches



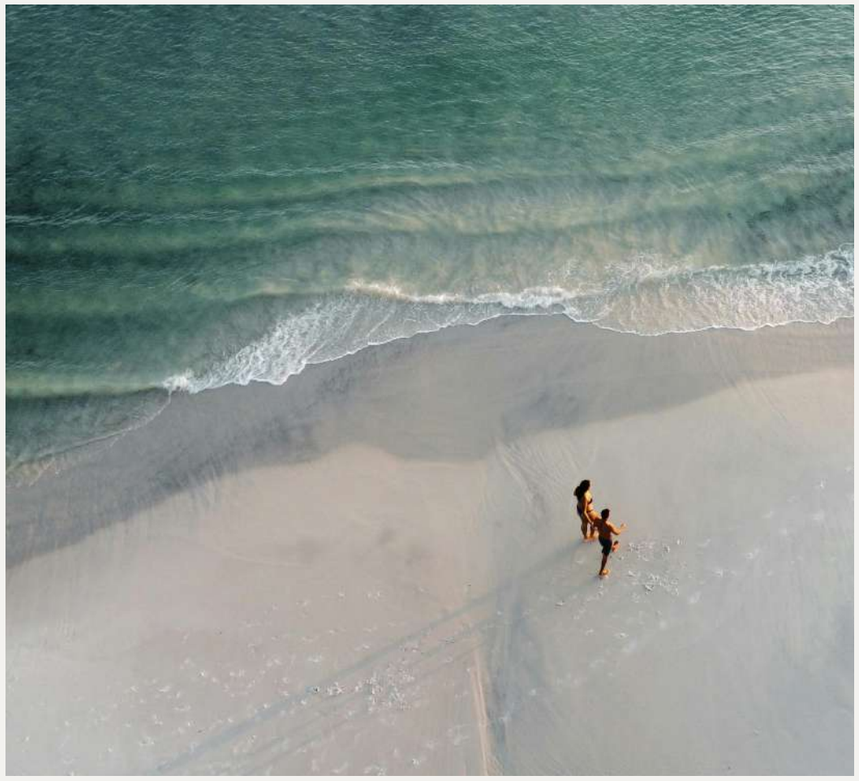


Malls & Marinas

Within walking distance from Arka Enclave, the island's mall and marinas offer a world of choice. Spend the morning browsing boutique labels or dining in sunlit atriums, then wander the waterfront where yachts sway gently in the tide.

Whether it's a quick stop or a day of leisure, everything you need is within easy reach.



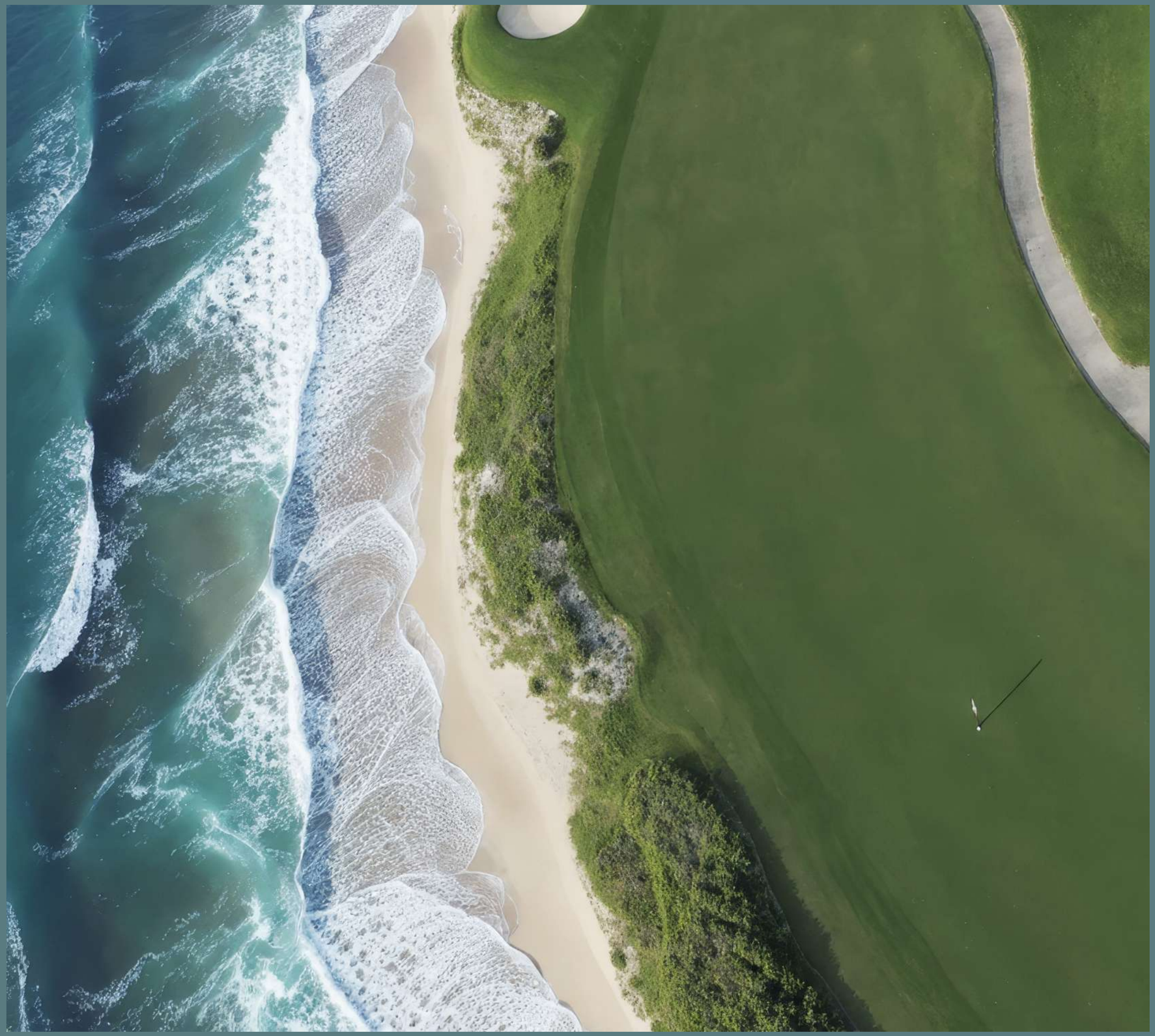




Golf Courses & Beaches

A short drive away, championship golf courses and pristine beaches invite a change of pace. Tee off against sweeping fairway views, or trade the greens for soft sands and clear water.

From an active morning on the course to a slow afternoon by the sea, life here flows effortlessly between play and pause.



Welcome Home to Arka Enclave

Welcome home to Arka Enclave — where every arrival feels like an exhale. Step through the boutique lobby and into spaces that invite you to slow down: a residents' clubhouse for familiar faces, a cinema for quiet escapes, and wellness areas that renew you from the inside out.

Beyond the doors, sunlit terraces and a pool deck await, while landscaped paths lead you to play, laughter, and unhurried moments. Here, every detail is designed to feel personal — to make you linger a little longer.

This is more than where you live. It's where your day begins with ease, ends in comfort, and unfolds entirely at your pace. At Arka Enclave, coming home is the best part of your day.

Resort Living with Urban Soul

Life at Arka Enclave feels effortless.

Mornings move slowly, accompanied by sea breeze and sunlight. Afternoons invite a swim, a stretch, or a stroll. Evenings drift in with quiet energy with a sense of space, light, and calm that lingers beyond the day.

This is more than a residence. It's a lifestyle shaped by the comfort of resort living and the convenience of city connection. You wake up in a coastal sanctuary and still make it downtown in minutes. From sunrise to starlight, everything about Arka Enclave is designed to let life flow.

Unhurried. Uninterrupted.
Unmistakably yours.

A Landmark of Serenity

On the edge of Dubai Islands, Arka Enclave rises with quiet confidence. Its layered silhouette mirrors the calmness of the sea, with full-height windows that open up to expansive views of water and sky. Generous terraces invite the morning light and ocean air, softly blurring the edges between indoors and out.

More than a building, Arka Enclave is a gentle presence in the landscape, shaped by its surroundings, and designed to disappear into the horizon.

It doesn't interrupt the landscape.
It belongs to it.


ARKĀ
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BY ATMOSPHERE LIVING



Stillness in Motion

Arka Enclave is more than a place to live - it's a place to reset. Every element has been considered to create an atmosphere of ease and quiet luxury. From wellness to play, work to rest, the amenities are designed to support life in all its rhythms.

Start the day on the outdoor yoga deck. Recharge at the lagoon pool. Host friends under the stars or spend time with family in the residents' clubhouse. Whether you're moving or still, social or private, everything has been thoughtfully placed to create a lifestyle that feels as natural as it does elevated.

This is island living, designed for real life.

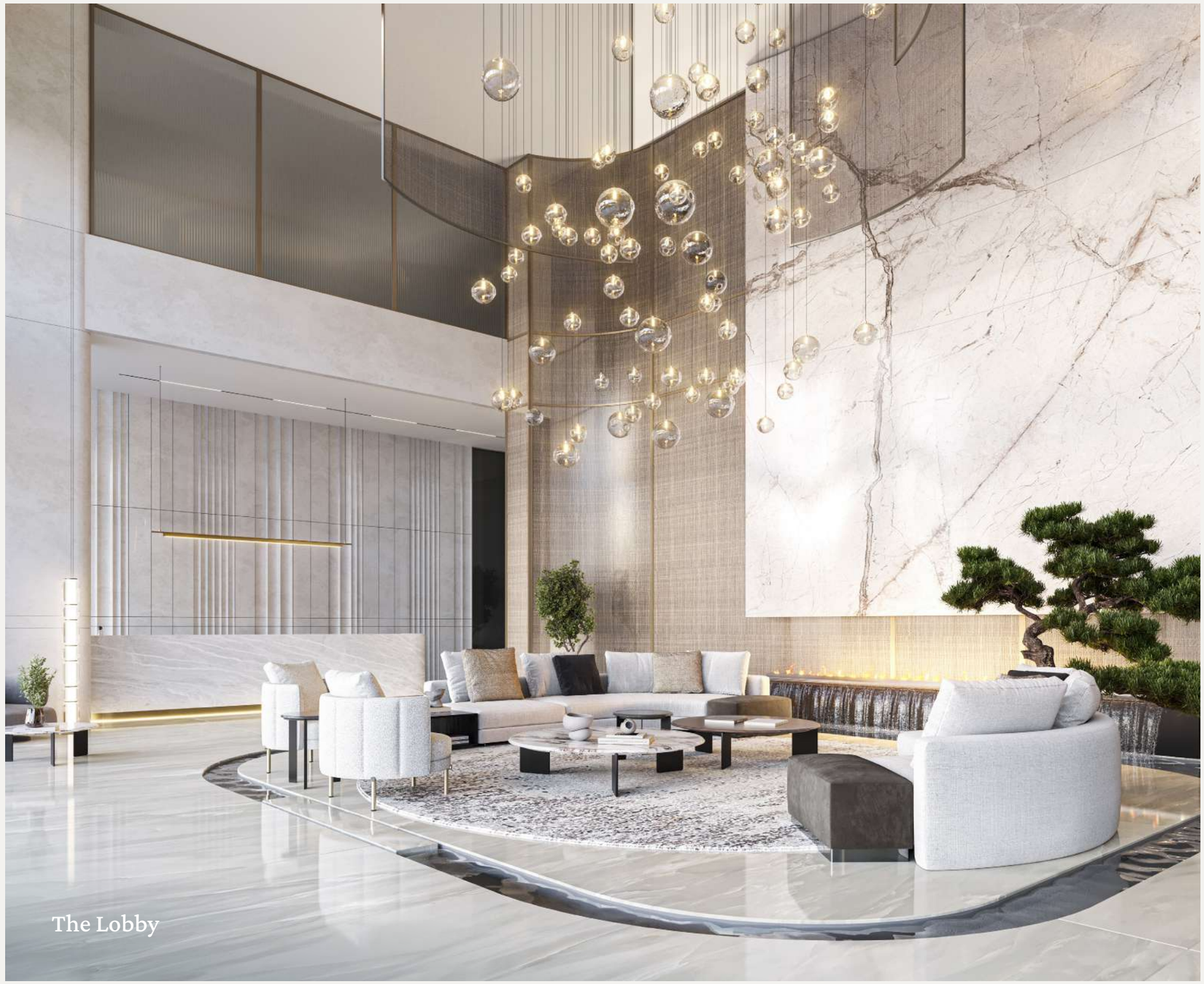
Step in.
Breathe out.

From the moment you arrive at Arka Enclave, the tone is unmistakable. The pace softens. The architecture opens. And the space welcomes, not with grandeur, but with grace.

The lobby is calm and airy, with refined materials and warm natural light. A concierge is always present, not as a formality, but as part of daily life.

It's not just where you enter.
It's where you exhale.





The Lobby



Podium Level

Float into Stillness

Immerse yourself in island luxury.

Arka Enclave Residence's lagoon pool is more than just a place to lounge – it's a place to truly live. Framed by tropical palms and sun loungers, the water reflects the sky in soft ripples. Whether you're floating at midday or stretched out beneath a parasol, it invites a slower rhythm to your day.

Set on the podium level and surrounded by landscaped calm, this is where you reset. A dedicated kids' pool nearby makes it easy to unwind as a family, while shaded terraces and quiet seating areas offer space to read, rest, or do nothing at all.

The day doesn't rush here. And neither do you.





Lagoon Pool



Lagoon Pool and Loungers



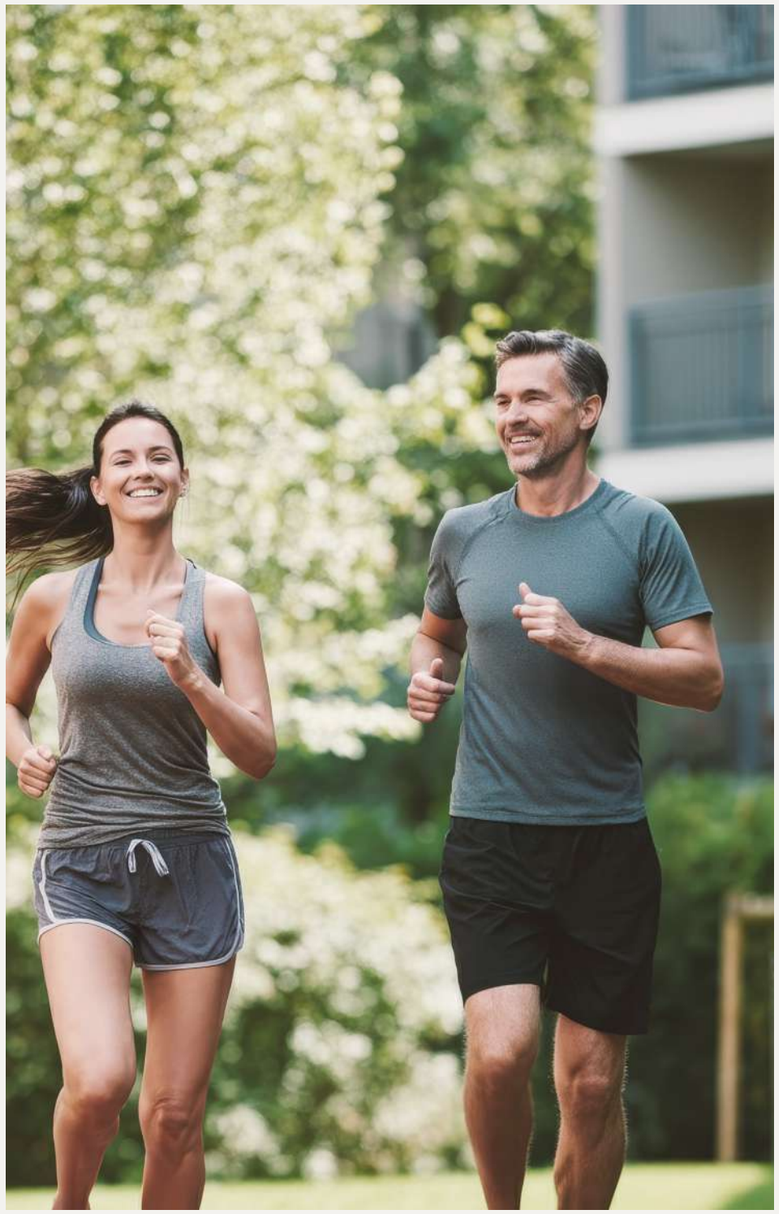
Outdoor Cinema

Cinema Under the Stars

Evenings at Arka Enclave arrive gently. As the light fades, the outdoor cinema comes to life, a quiet gathering place beneath the stars.

Whether it’s a classic film, a family favourite, or a spontaneous screening with friends, it’s a simple kind of magic.

No tickets. No rush. Just you, the night air, and a story shared under open sky.



Jogging Track

Encircling the enclave, the dedicated jogging track offers a scenic loop for morning runs, evening strolls, or anything in between.

Framed by soft landscaping and open skies, it's movement without pressure - a quiet path that flows with the rhythm of your day.



Kids Play Areas

Joy has its own rhythm. And at this address, its own space. The indoor and outdoor play areas are designed with soft surfaces, natural materials, and gentle colours to spark imagination while keeping things safe and grounded. Whether it's quiet creativity or full-on movement, there's space for it all - and room nearby for you to exhale too.

Because play, like calm, should feel effortless.

Sports Courts

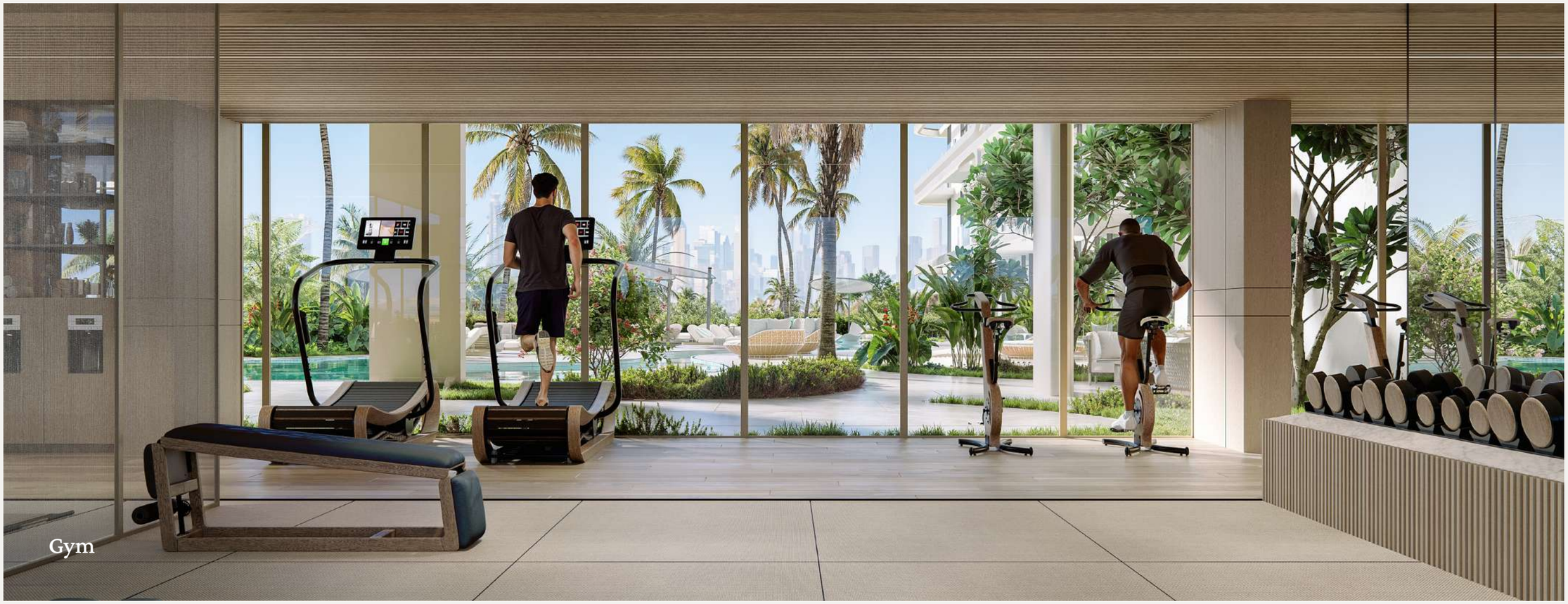
The dedicated padel court offers space for quick rallies and casual matches, while a multipurpose court flexes easily for basketball or badminton.

It's activity without expectation, woven effortlessly into the rhythm of the day.





Outdoor Yoga Deck



Gym

Movement with Meaning

At Arka Enclave, movement is less about routine and more about rhythm.

Start your day in stillness on the outdoor yoga deck, surrounded by breeze and early light. Step into the fully equipped Technogym Fitness Studio, or find flow in the indoor yoga space - calm, considered, and free from distraction.

This isn't about performance. It's about presence. Whether you're stretching, lifting, or pausing, every space is made to support your momentum.

Here, wellness isn't scheduled. It's lived.



Fitness Studio



Indoor Yoga Studio



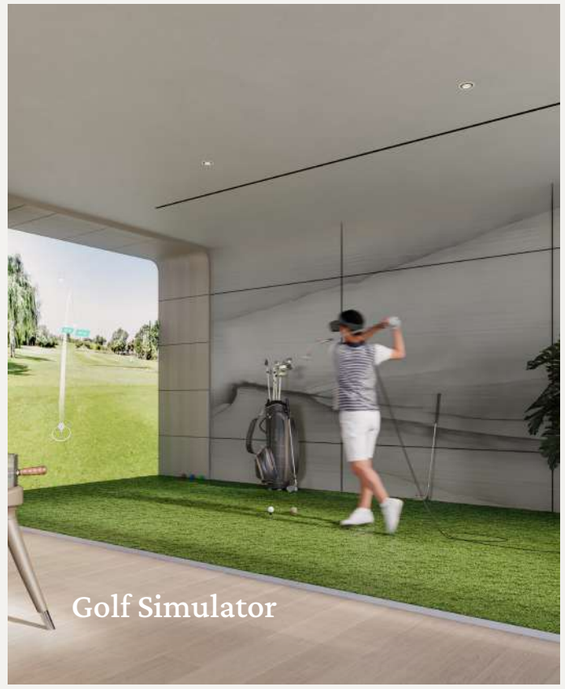
The Elite Clubhouse

Rest with Intention

The Elite Clubhouse at Arka Enclave is where connection and calm come together in perfect balance. Designed exclusively for residents, it offers a refined yet relaxed environment to gather, unwind, and enjoy life at a gentler pace.

Inside, a warmly lit games lounge invites casual moments with familiar favourites like pool, foosball, air hockey, and darts. It's a comfortable retreat where time slows, conversation flows, and play feels easy and unhurried.

A state-of-the-art golf simulator provides a space to refine your swing or simply savour a quiet moment alone. Here, it's not about scorecards — it's about rhythm, release, and the simple joy of play.



Golf Simulator





Private Massage Suite

Some days call for stillness. The private massage suite at Arka Enclave is a retreat for one, a discreet space designed for personalised treatments, complete privacy, and complete calm. Whether you're unwinding after a long day or simply taking time to breathe, it offers wellness without distraction.

This is care, uninterrupted.



Infinity Pool



Rooftop Pool and Lounge

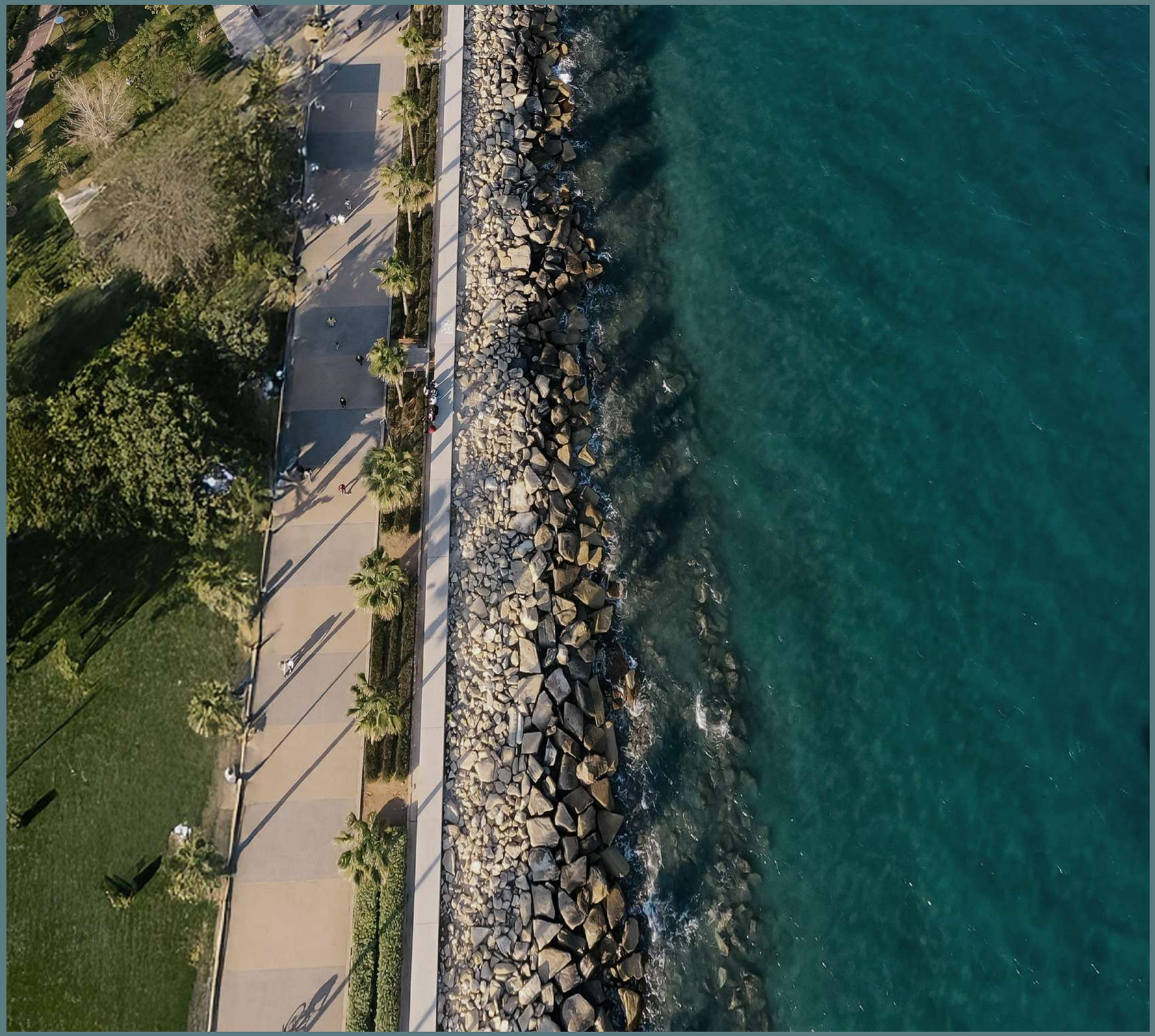
High above the city, the rooftop at Arka Enclave opens into something unexpected - a space to breathe, gather, and take in the skyline from a calmer point of view. At its centre is the infinity pool, still and reflective, offering a quiet swim beneath a seemingly infinite sky.

Framing the pool, a shaded bar lounge and open-air BBQ area invite casual evenings and spontaneous conversation. It's where neighbours become familiar. Sunsets become a ritual.

And the backdrop always reminds you: you live somewhere extraordinary.



Rooftop Marina Lounge



Homes that Breathe

The residences at Arka Enclave are shaped to reflect the calm and clarity of the island itself. Designed by Znera Space, each apartment brings together refined spatial planning, natural textures, and soft transitions between indoor and outdoor living. Integrated smart-home systems enhance everyday living, bringing intuitive control and modern convenience to your fingertips.

Choose from a curated range of one, two, and three-bedroom residences, each generously proportioned to create a sense of openness and ease. Floor-to-ceiling windows flood the space with light, while neutral tones, organic surfaces, and natural stone lend a grounded elegance throughout.

Fixtures and finishes are carefully selected, high in quality and understated in expression. From the kitchens to the bedrooms, every material has been chosen not just for beauty, but for how it lives — timeless, tactile, and quietly luxurious.

This isn’t just where you live. It’s how.





Living Room

Living Room

The living spaces are designed to feel open, grounded, and quietly intentional.

Full-height windows bring in light, while European stone flooring in soft, sun-washed tones creates a calm that lingers throughout the day.

It's a space that adapts with ease - open when you need light, quiet when you need calm.





Living & Dining Room



Kitchen

The kitchens are made for daily living, open, minimal, and quietly refined.

Natural stone countertops and Siemens appliances pair with soft cabinetry and clean lines to create a space that feels as calm as it is capable.

A kitchen that works quietly in the background - refined, intuitive, and always ready.



Kitchen



Kitchen



Bedroom



Bedroom

The master bedrooms are designed as sanctuaries - soft in tone, generous in space, and shaped for rest.

Large windows, natural textures, and soft lighting come together to create a space that restores effortlessly - where the day fades gently and comfort takes over completely.



Master Bedroom

Living & Dining Room



Three Bedroom Penthouse

In the three-bedroom residences, indoor and outdoor living blend in perfect harmony. The design creates a gentle flow from the living and dining area to the open air, offering a lifestyle rooted in ease, balance, and quiet sophistication.

Surrounding this seamless connection is a private terrace - expansive, and inviting with generous seating. It's a space made for everything from relaxed solitude to effortless entertaining.

At the heart of the terrace, a built-in Jacuzzi overlooks the skyline, offering a serene escape where daily life slows, and moments of rest become rituals of luxury.



Master Bedroom



Penthouse Terrace Jacuzzi

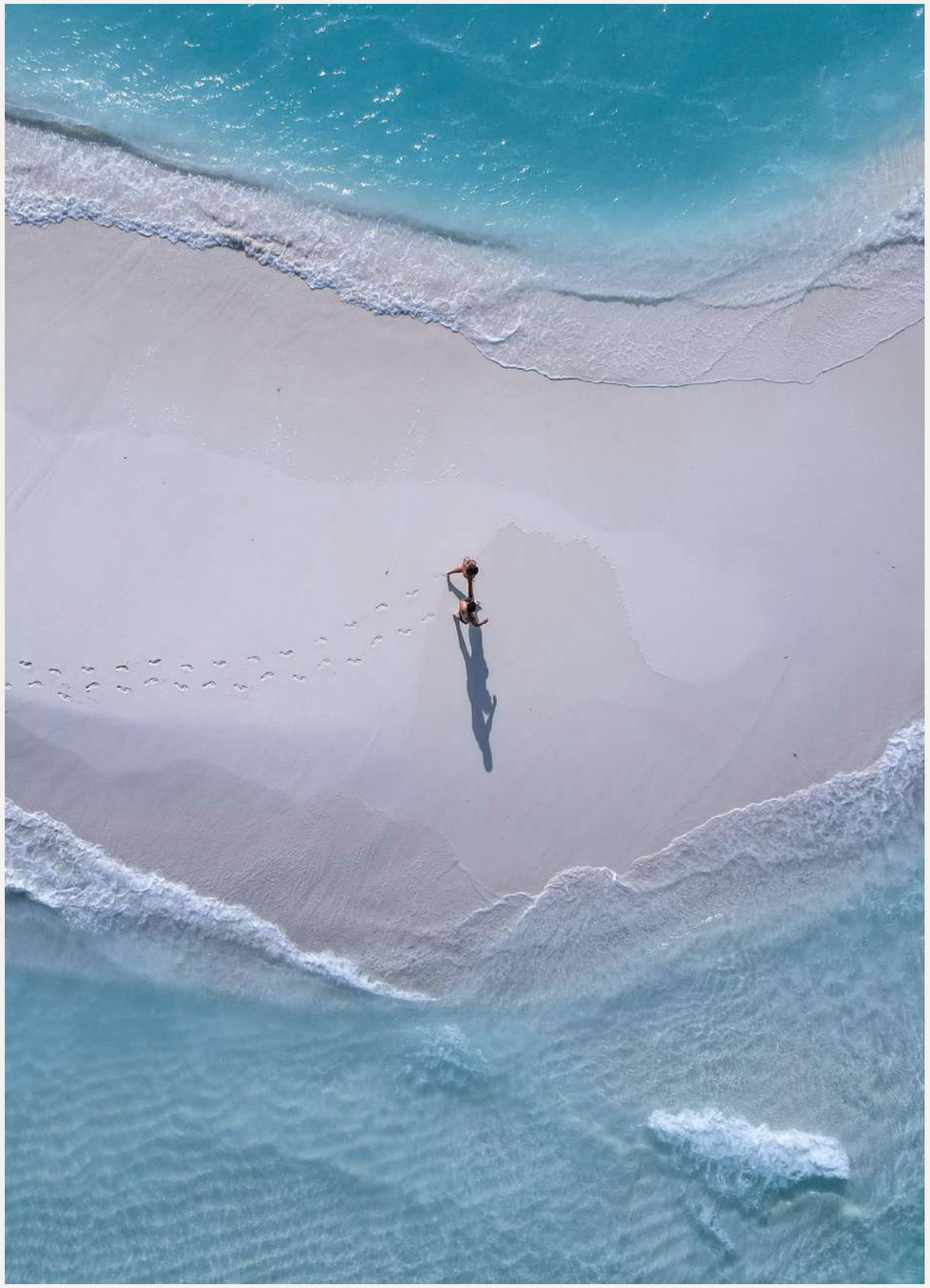


Effortless Living, Perfectly Orchestrated

At the heart of the residence is a concierge experience shaped by the hospitality heritage of Atmosphere Living — a brand known for its award-winning resorts and elevated service philosophy. Here, hospitality goes beyond convenience; it becomes a way of life, seamlessly integrated into the everyday.

Whether it's securing last-minute dinner reservations, arranging in-home spa treatments, or organizing private transport, the concierge team is always on hand to anticipate needs before they arise. Residents enjoy the kind of personalised care usually reserved for luxury resorts — intuitive, discreet, and tailored to individual lifestyles.

This level of service is more than a feature; it's a mindset. Informed by Atmosphere Living's deep-rooted expertise in luxury hospitality, the concierge offers a calm, capable presence — creating a living experience defined by ease, confidence, and quiet attention to detail.



A Philosophy in Three Parts

Every decision, detail and design at Arka Enclave is shaped by three guiding principles that define our philosophy:

Nature as Inspiration

From the flow of natural light to the textures of stone, wood, and water, the environments we design are rooted in nature. Arka Enclave captures this spirit through organic materials, calming tones, and a layout that brings the outdoors in.

Design with Intention

Design isn't decoration, but purpose. Our spaces are created to support how people truly live, move and feel. At Arka Enclave, thoughtful layouts, curated finishes, and seamless indoor-outdoor transitions elevate the everyday.

Hospitality Built In

Born from world-class resorts, Atmosphere Living carries the DNA of service. Arka Enclave blends the privacy of home with the ease of a five-star stay, including concierge services, wellness offerings, and resort-style amenities that anticipate every need.

Together, these pillars create something rare - a home that feels like a retreat, and a retreat that always feels like home.

À La Carte Services

Tailored Hospitality & Concierge

- 24/7 White-Glove Service
  Personalized assistance, anytime
- Lifestyle Reservations
  From dining to spa, theatre, and other bookings
- In-Residence Butler & Housekeeping
  Discreet, dedicated, always on call
- Pre-Arrival Property Refresh
  Your space, perfected before you arrive
- Specialty & Deep Cleaning
  Immaculate, down to the detail

Wardrobe & Laundry Care

- Seamless Garment Services
  Dry-cleaning, pressing, delivery, and more

Effortless Transportation & Mobility

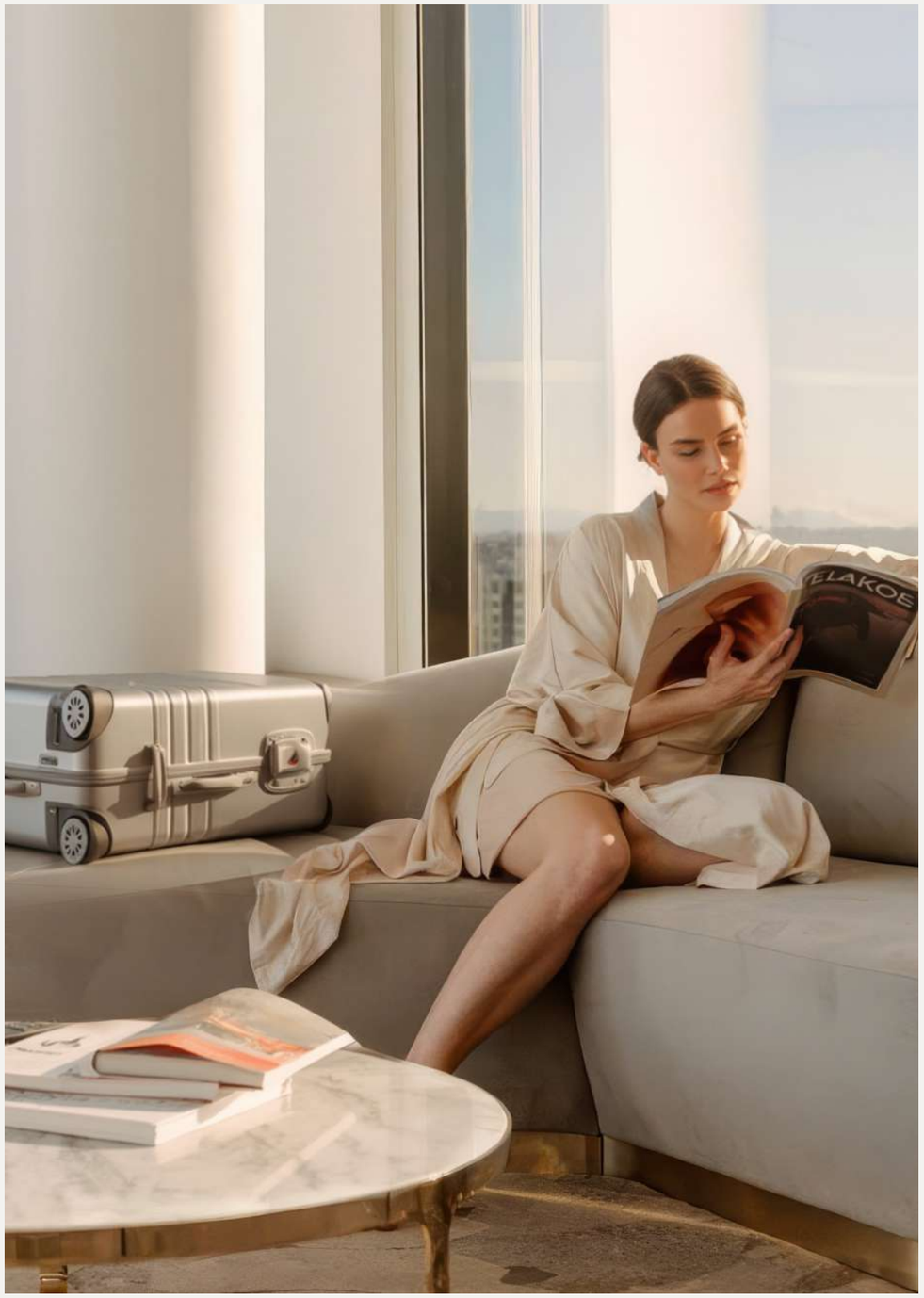
- Luxury Chauffeur & Airport Transfers
  Smooth arrivals, stylish departures
- On-Site Valet & Car Care
  Secure parking, detailing, and maintenance

Private Dining & Entertaining

- In-Home Chef Experiences
  Tasting menus, themed dinners, curated for you
- Bespoke Catering Events
  Elevated with style and flavor
- Adventure Concierge
  Scuba diving, desert safaris, yacht bookings, etc.
- Exclusive Access
  Iconic attractions and hidden escapes

Business Services

- Business & Remote-Work Support
  From printing to courier handling
- Executive Services
  Secretarial assistance, mail management, etc.





Well-Positioned, Wonderfully Connected

Arka Enclave is set within Dubai Islands surrounded by calm water, natural coastline, and open sky, yet only minutes from the energy of the mainland. A dedicated bridge provides seamless access, with Sheikh Zayed Road just eight minutes away.

From there, the city opens up effortlessly: Downtown, DIFC, Dubai International Airport, and the multiple marinas are all within easy reach.

Close to everything, yet quietly apart.

4
minutes to the Metro Station

4
minutes to the Waterfront Market

8
minutes to Sheikh Zayed Road

8
minutes to Dubai International Airport

12
minutes to Dubai International Financial Centre

13
minutes to Dubai Mall

13
minutes to Downtown Dubai

15
minutes to Jumeirah Beach

About

MANODEV

Manodev is a forward-thinking developer curating luxurious, sustainable lifestyle projects across the UAE. Guided by founders Manoj Shivnani and Kirit Chauhan, the company blends entrepreneurial vision with investment expertise, backed by a proven track record in delivering landmark real estate developments that elevate standards of quality and sophistication.

- 1M+ sq.ft. of premium developments planned over the next 24-30 months
- 84 golf-course-facing villas at Jumeirah Golf Estates
- Multiple landmark projects delivered across Dubai





Leading Partners

Brand & Residence Management

Atmosphere Living is a hospitality-led real estate brand celebrated for its intuitive luxury and resort-rooted design philosophy. Launched by Atmosphere Core in 2023, it combines award-winning resort experience with residential living across the Maldives, India and now Dubai.

Design Consultants

Znera Space is a Dubai-based architecture and design firm driven by future-focused thinking. Since 2018, it has earned recognition across three continents for work that blends ecological intelligence, minimalist expression, and spatial clarity at every scale.

Architects

Arkiplan is an internationally active architecture and engineering firm headquartered in Dubai. Ecological responsiveness, functional innovation, and bespoke planning define their award-worthy architecture.

Sales & Marketing

Devmark was founded in 2018 to address a gap in the marketplace for a company that specializes in providing real estate developers with top-notch development marketing and sales services for residential projects. As the UAE's leading development marketing and sales consultancy, the group plays a pivotal role in bringing this iconic project to audiences seeking the pinnacle of luxury living.

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ENCLAVE

BY ATMOSPHERE LIVING

DEVELOPED BY

MANODEV

CONTACT

800-DEVMARK

EXCLUSIVE SALES & MARKETING BY

DEVMARK

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