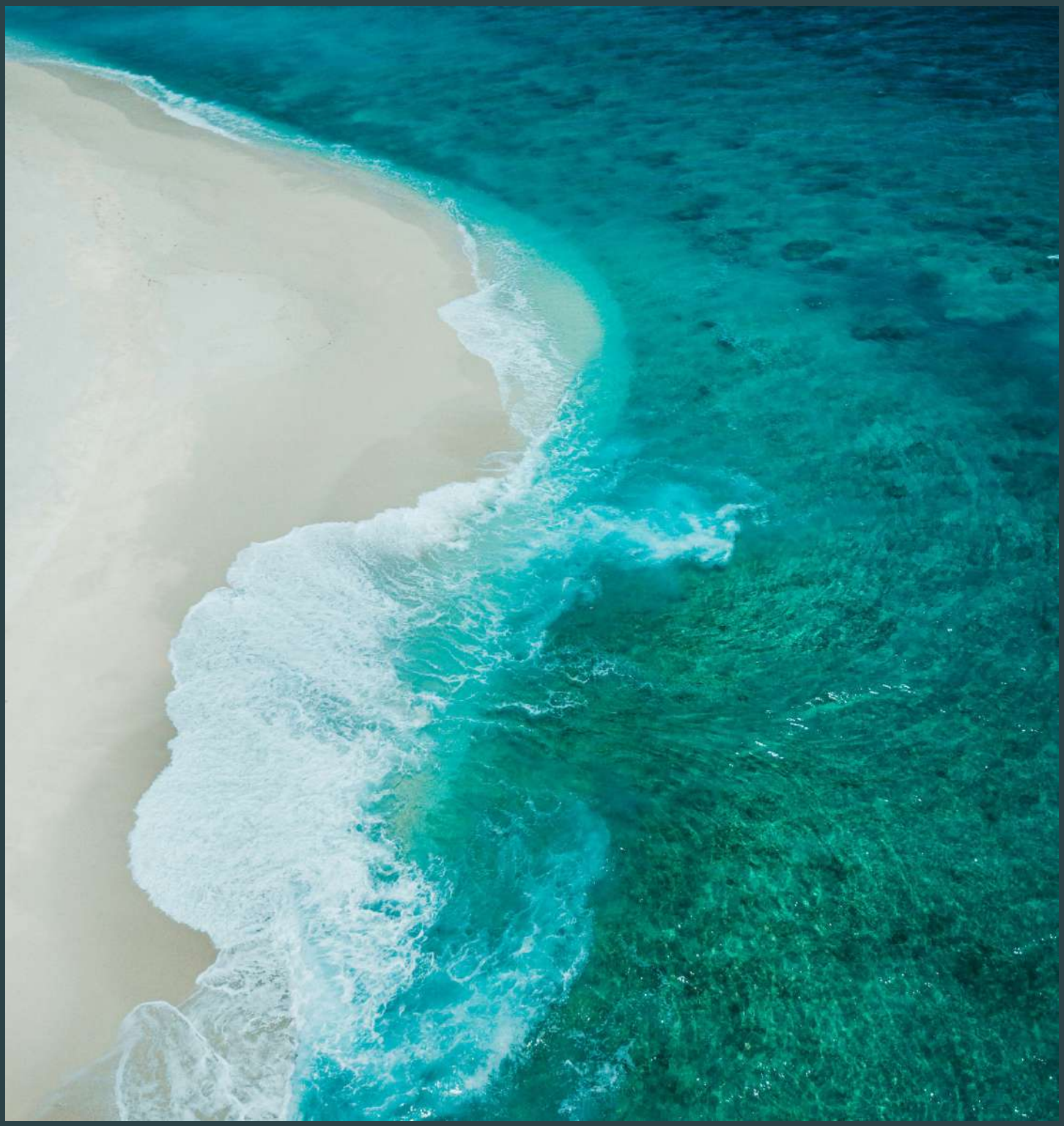


ARKĀ

ENCLAVE

BY ATMOSPHERE LIVING

Dubai Islands

Factsheet



Welcome Home to Arka Enclave

The timeless allure of the Maldives - barefoot luxury, turquoise waters, and white sands - finds a new home at Arka Enclave on Dubai Islands, a visionary project by Manodev.

For the first time, Atmosphere Living, the global luxury hospitality brand behind 9 award-winning resorts in the Maldives and India, brings its signature blend of refined service, timeless design, and connection to nature to the Middle East.

Here, island living becomes an everyday reality - mornings on sunlit beaches, afternoons along the promenade or marina, and golden-lit evenings - capturing the ease of a Maldivian escape without ever leaving Dubai.







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:

- Canal Promenade
- Dubai Islands Mall
- Marinas
- White-sand beaches

A brief drive away:

- World-class golf courses
- Sheikh Zayed Road via the new bridge connection
- Waterfront Market
- Downtown Dubai
- Dubai International Financial Centre

À La Carte Services

- 24/7 White-Glove Service: personalized assistance & lifestyle reservations
- In-Residence Butler & Housekeeping
- Pre-Arrival Property Refresh, Specialty & Deep Cleaning
- Wardrobe & Laundry Care: dry cleaning, pressing, delivery & more
- Luxury Chauffeur & Airport Transfers
- On-Site Valet & Car Care: secure parking, detailing, and maintenance
- In-Home Chef Experiences: curated tasting menus & themed dinners
- Bespoke Catering: events elevated with style and flavor
- Adventure Concierge: scuba diving, desert safaris, yacht bookings & more
- Business & Remote Work Assistance: from printing to courier handling
- Executive Services: secretarial assistance, mail management & more



Homes that Breathe

The residences at Arka Enclave are shaped to reflect the calm and clarity of the island itself.

Designed by ZNera Space Architects, each apartment combines refined spatial planning, natural textures, and soft transitions between indoor and outdoor living.

Integrated smart-home systems enhance daily life, while natural stone countertops and Siemens appliances pair with soft cabinetry and clean lines for spaces as calm as they are capable.

One, two and three-bedroom layouts are generously proportioned to create openness and ease, with floor-to-ceiling windows flooding interiors with light, and neutral tones, organic surfaces, and natural stone lending grounded elegance throughout.

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.

- Lagoon Pool
- Outdoor Cinema
- Jogging Track
- Infinity Pool
- Open-air BBQ Area
- Padel Court
- Gym
- Fitness Studio
- The Elite Clubhouse
- Golf Simulator
- Private Massage Suite
- Rooftop Marina Lounge
- Indoor & Outdoor Kids Play Areas
- Multipurpose Sports Courts
- Outdoor & Indoor Yoga Studios







4 minutes to the Waterfront Market & Metro Station

8 minutes to Sheikh Zayed Road & International Airport

12 minutes to Dubai International Financial Centre

13 minutes to Downtown Dubai & Dubai Mall

15 minutes to Jumeirah Beach

Incentivised Payment Plan

INSTALLMENTS		% AMOUNT
DLD Fee		4%
1	Immediate	20%
2	Within 6 months of booking	5%
3	Within 13 months of booking	5%
4	Within 18 months of booking	5%
5	Upon 85% construction milestone	5%
6	Upon handover	60%
	Total	100%

2.5 Year Post-Handover Payment Plan

INSTALLMENTS		% AMOUNT
DLD Fee		4%
1	Immediate	20%
2	Within 6 months of booking	5%
3	Within 13 months of booking	5%
4	Within 18 months of booking	5%
5	Upon 85% construction milestone	5%
6	Upon Handover	10%
7	Within 6 months of handover	10%
8	Within 12 months of handover	10%
9	Within 18 months of handover	10%
10	Within 24 months of handover	10%
11	Within 30 months of handover	10%
	Total	100%

Service charge estimation: AED 21 per sq. ft.

Configuration Details

1-Bedroom	available from 766 sq.ft
2-Bedroom	available from 1059 sq.ft
3-Bedroom	available from 1904 sq.ft
Structure:	G + 2P + 10 + R
Unit Status:	Branded Residential Apartments
Ownership:	Freehold Residential
Expected Handover:	Q4 2027

Escrow Bank Account Details

Account Name	ARKA ENCLAVE RESIDENCES ESC
Bank	Abu Dhabi Commercial Bank PJSC
Escrow A/c No.	14215365920002
IBAN	AE110030014215365920002
Swift Code	ADCBAEAA
Address	Al Rigga, Dubai

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The Project is developed and delivered by MANODEV under license to use the "Atmosphere Living" brand. While the Developer is solely responsible for construction and completion of the Project, Atmosphere Living contributes through brand association, design input, service standards, and operational expertise including concierge, amenities management, and building image enhancement.