NEOTERRA
DEVELOPMENTS

EIRA

TRANSCEND TO TRANQUILITY

DUBAI PRODUCTION CITY

GRID
DLM PARTNER



ETHEREAL
RADIANT
MAJESTIC

Set beside two emerald lakes and expansive greenery in Dubai Production City, EIRA invites you to slow down and reconnect with yourself. Designed as a shared garden oasis, the landscape extends the comfort of home into nature.

Inspired by contemporary architecture, the façade features soft curves, warm accents, and expansive glazing, coming together in a timeless expression of understated luxury and quiet sophistication.



DUBAI'S FAST-EMERGING URBAN DESTINATION

Spanning over 43 million sq.ft., Production City has evolved into a thriving destination enriched by creativity, growth and accessibility. Now, a new chapter unfolds with Eira, with direct access via E311 and Al Khail Road, placing key landmarks, lifestyle destinations, renowned schools, and leading healthcare hubs within easy reach.

HEALTHCARE

- Mediclinic Me'aisem - 3 min
- NMC Royal Hospital - 9 min

EDUCATION

- Gems Metropole School - 10 min
- Arcadia British School- 11 min
- Dubai British School - 12 min

SPORTS & LEISURE

- Dubai International Stadium - 10 min
- Dubai Autodrome - 12 min
- Trump International Golf Club - 14 min
- Marina Beach - 15 min

RETAIL & LIFESTYLE

- City Centre Mall - 3 min
- Dubai Hills Mall - 15 min
- Dubai Internet City - 16 min
- Global Village - 17 min
- Dubai Marina Mall - 17 min
- Mall of the Emirates - 18 min



A BESPOKE REALM OF TRANSCENDENT *Living*



GRANDÉ MAISON LOBBY BY GRID
A signature arrival experience crafted to leave a lasting impression.



A TRUE GARDEN OASIS WITH 14+ PLANT SPECIES
Thoughtfully curated to enrich the landscape with shade, texture and natural beauty.



THE SERENITY WALKWAY
A ~62m promenade unfolding through 100 steps of serenity and reflection.

THE FLOATING LOUNGE POOL WITH SUNKEN SEATING & FIREPIT



25+ *Immersive* EXPERIENCES.

POOL BAR & LOUNGE DECK





AERIAL WELLNESS STUDIO



SKYLINE GOLFING & JOGGING TRACK



THE CELESTIAL STARGAZING PAVILION

ADDITIONAL AMENITIES

- FULLY EQUIPPED GYM
- MALE & FEMALE SAUNA ROOM
- MALE & FEMALE STEAM ROOM
- YOGA LAWN
- JOGGING TRACK
- HAMMOCKS & CABANAS
- CO-WORKING SPACES
- KIDS' PLAY AREA
- PET PARK
- LOTUS ZEN WATER FEATURE
- CURATED HANGOUT ZONES
- MALE & FEMALE CHANGING ROOM

A SYMPHONY OF ELEGANCE & *Comfort.*

AN INTENTIONALLY
LIMITED COLLECTION OF

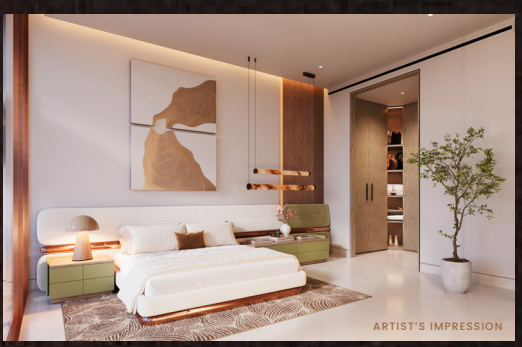
STUDIO *Residences*

- Adaptable seating arrangements.
- Innovative fold-and-tuck kitchen design.
- Private balconies opening to lush greenery.
- Efficient layouts shaped around functionality.







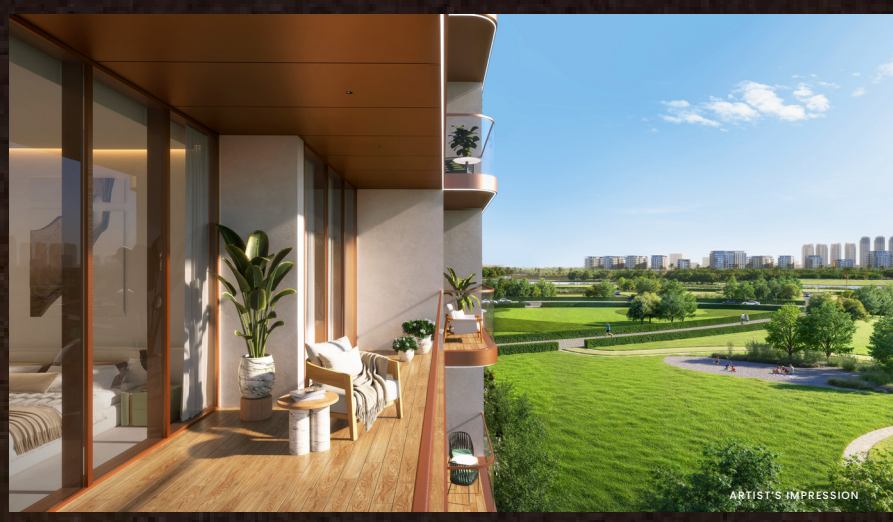




ONE BEDROOM *Homes*

- A dedicated foyer that welcomes with distinction.
- Bedroom suite with walk-in wardrobe and ensuite bath.
- Social kitchen with integrated breakfast seating.
- Guest powder room that preserves privacy.
- Dedicated workspace for modern lifestyles.
- Expansive balcony extending across living and sleeping spaces.





INTELLIGENCE, SEAMLESSLY INTEGRATED









- DISTRICT COOLING AIR CONDITIONING
- EV CHARGERS FOR SELECTIVE PARKING
- ENERGY-EFFICIENT LIGHTING
- CCTV SURVEILLANCE ACROSS COMMON AREAS

Thoughtfully Embedded
Into Modern Living.

NEOTERRA
DEVELOPMENTS

GRID
DLM PARTNER

REFINED MATERIALS. TIMELESS EXPRESSIONS *of* DESIGN.



A Harmonious Collection Of Materials And Finishes, Selected To Create Spaces That Feel Warm, Refined, And Effortlessly Enduring.

STUDIOS - SOLD OUT & 1 BED RESIDENCES STARTING *at*

AED 960,000

POST HANDOVER PAYMENT PLAN

50% UNTIL POSSESSION

OVER 4 YEARS POST POSSESSION



TAKE THE FIRST STEP TOWARDS TRANQUILITY BY COMPLETING YOUR BOOKING USING THE BANK DETAILS BELOW.

ALL INSTALLMENTS MUST BE MADE IN AED BY BANK TRANSFER, DEMAND DRAFT. OR CHEQUE AS MENTIONED BELOW:

I. PURCHASE PRICE — ESCROW ACCOUNT:

ACCOUNT NAME:	EIRA
BANK NAME:	National Bank of Fujairah PJSC
BRANCH:	Bur, Dubai
CURRENCY:	**AED**
A/C NO.:	012255551661
IBAN NUMBER:	AE700380000012255551661
SWIFT:	NBFUAEAFDXB

II. LAND REGISTRATION FEES AND OTHER CHARGES — CORPORATE ACCOUNT:

ACCOUNT NAME:	Neoterra DPC Developments LLC
BANK NAME:	National Bank of Fujairah PJSC
BRANCH:	Bur, Dubai
CURRENCY:	**AED**
A/C NO.:	012453324069
CIF NO.:	706645
IBAN NUMBER:	AE980380000012453324069
SWIFT:	NBFUAEAFDXB