



BY ARISTA
AL FURJAN

FACTSHEET

HQ BY ARISTA
THOUGHTFUL SPACES FOR LEADERS WITH INTENT

HQ by Arista is Al Furjan's definitive boutique commercial address — purpose-built for leaders, founders, and future-makers. Designed in collaboration with John R Harris & Partners (Aukett Swanke Group), HQ combines contemporary Grade A architecture, LEED Gold sustainability, and an amenity-rich work ecosystem. With only 42 exclusive offices and 4 retail spaces, it offers flexible layouts, efficient planning, and hospitality-inspired amenities that elevate productivity, wellbeing, and daily workflow — creating a focused, high-performance environment for businesses that value intention over scale.



AL FURJAN - COMMERCIAL DEMAND
WITH SEAMLESS CONNECTIVITY

Al Furjan's residential density and infrastructure growth support strong, sustained commercial demand. HQ sits between Sheikh Zayed Road (E11) and Sheikh Mohammed Bin Zayed Road (E311), anchored in one of Dubai's most actively growing communities.

UNMATCHED ACCESSIBILITY

 0 MIN Furjan West Park	 1 MIN Furjan West Community Centre	 5 MINS Upcoming Etihad Rail Station
 6 MINS Al Furjan Metro Station	 9 MINS Dubai Investment Park	 10 MINS Jebel Ali Free Zone
 12 MINS Festival Plaza	 12 MINS Dubai Marina	 13 MINS Dubai Media City / Internet City



THE HQ LIFE — OVER 20 AMENITIES



Work & Productivity

- Co-working Lounge
- Meeting Pods
- Conference Room
- Two Podcast Studios
- Highly Connected Infrastructure
- WiFi in Common Areas

Flexibility & Efficiency

- Shell-and-core Customization
- All Layouts with Natural Light
- Wet Pantry & Shared Utilities on Every Floor
- Water & Drainage Provision in Every Unit

Wellness & Balance

- Gymnasium
- Outdoor Yoga Deck
- Rooftop Garden
- Swimming Pool
- Wellness Terraces
- Workout Zone

Lifestyle & Community

- Game Zone
- In-House Café
- Smart Access Control
- AI-Enabled Security
- Dedicated Service Lobby
- Double-Height Arrival Lobby

PROJECT OVERVIEW

 3B +G + 7 + R Commercial Tower	 Grade A Offices	 42 Offices & 4 Retail Units	 4 Floors of Parking
 Shell-and-core Flexible Layouts	 LEED Gold Certified	 Hospitality-inspired Amenities	 Strategic Location



UNIT TYPES & SIZES

Commercial Offices Starting from 1475 sq. ft.
Retail Units Starting from 1496 sq. ft.

PAYMENT PLAN & OWNERSHIP

50% During Construction	50% On Completion	Q4 2027 Est Handover
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WHY INVEST IN COMMERCIAL REAL ESTATE TODAY

 Long-Term Tenants Stable Cashflow	 High Yields 8-10% Net Rental Returns	 Diversification Advantage Balanced Portfolio	 Capital Appreciation Mid-Long Term Value Uplift
 Limited Premium Supply Stronger Resale	 Operational Flexibility Customized Spaces	 Rising Demand Strong Market Absorption	 Golden Visa Eligibility



DEVELOPED BY



Arista Properties is an award-winning ultra-luxury boutique developer in Dubai, known for its design-led philosophy and collaborations with globally respected partners. Its flagship project, Wadi Villas, set a new benchmark in private luxury living through partnerships with HBA and Coopers Hill — earning strong market acclaim and progressing ahead of schedule, reinforcing Arista's reputation for craftsmanship and disciplined delivery.

For HQ, Arista continues its commitment to world-class design through its collaboration with John R Harris & Partners, one of the region's most established architectural firms, delivering refined, high-end developments that balance contemporary aesthetics with long-term value.