HQ

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

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

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

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

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

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.