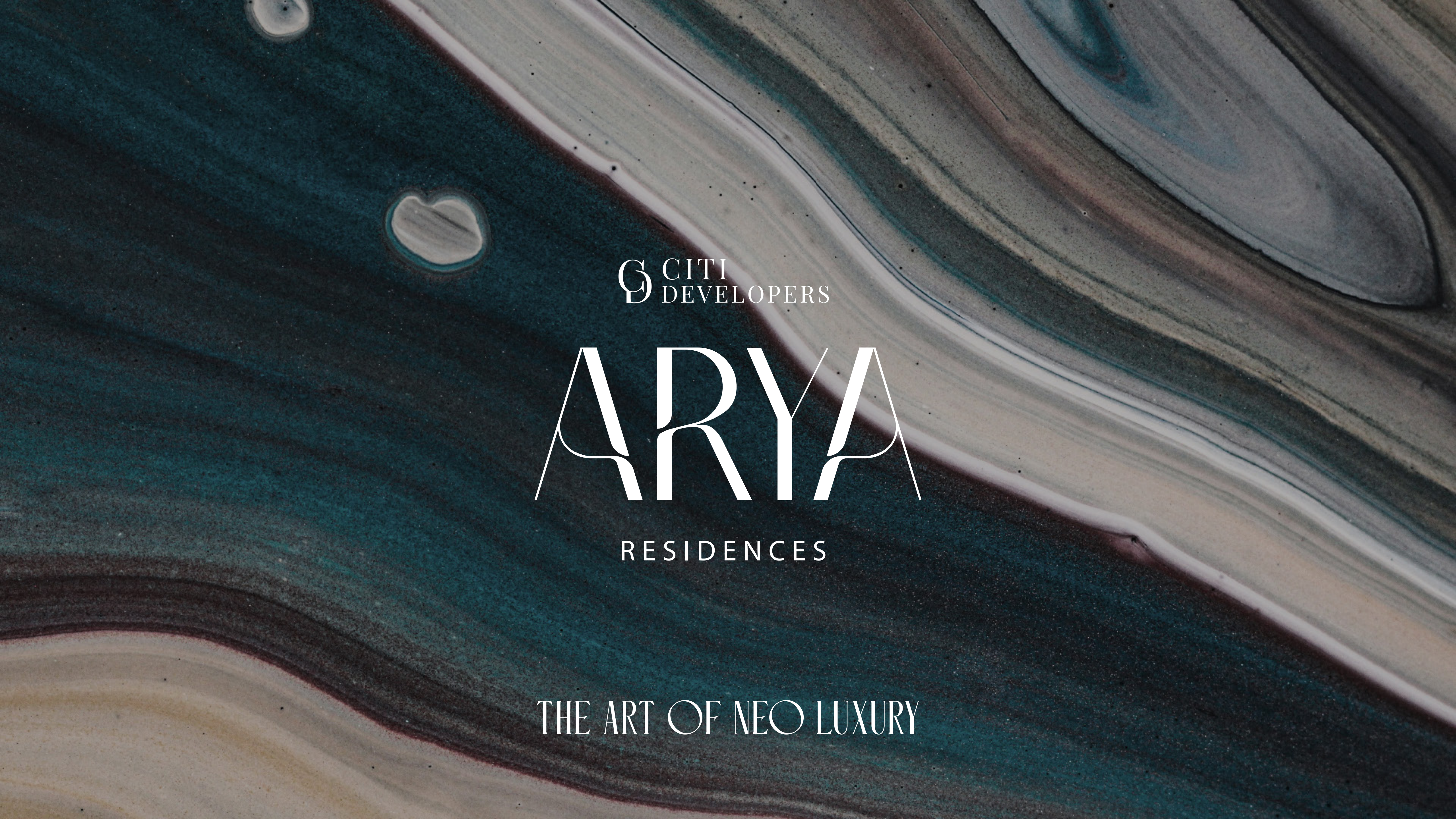




CITI  
DEVELOPERS

# ARYA

RESIDENCES

THE ART OF NEO LUXURY













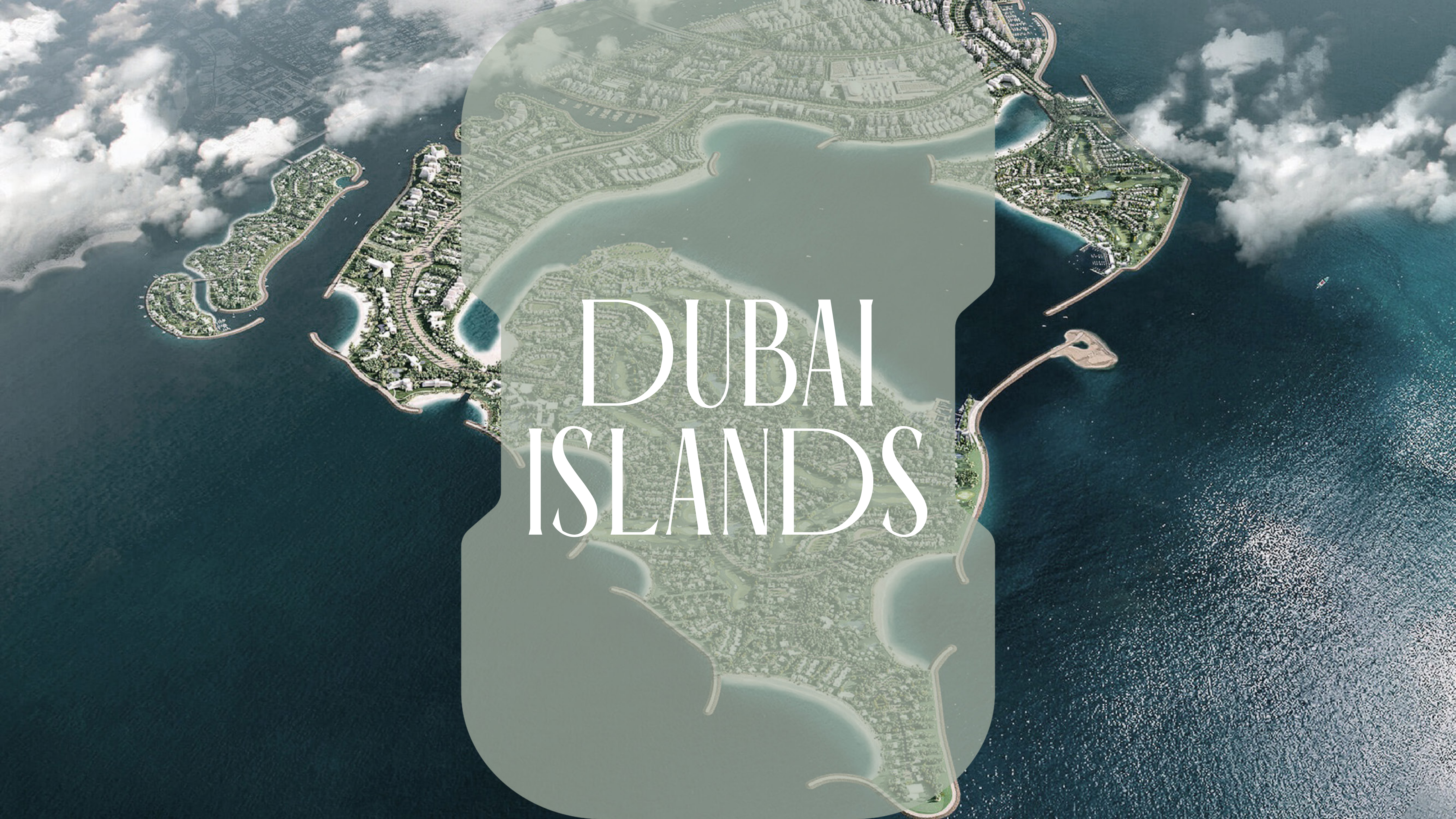
ARYA





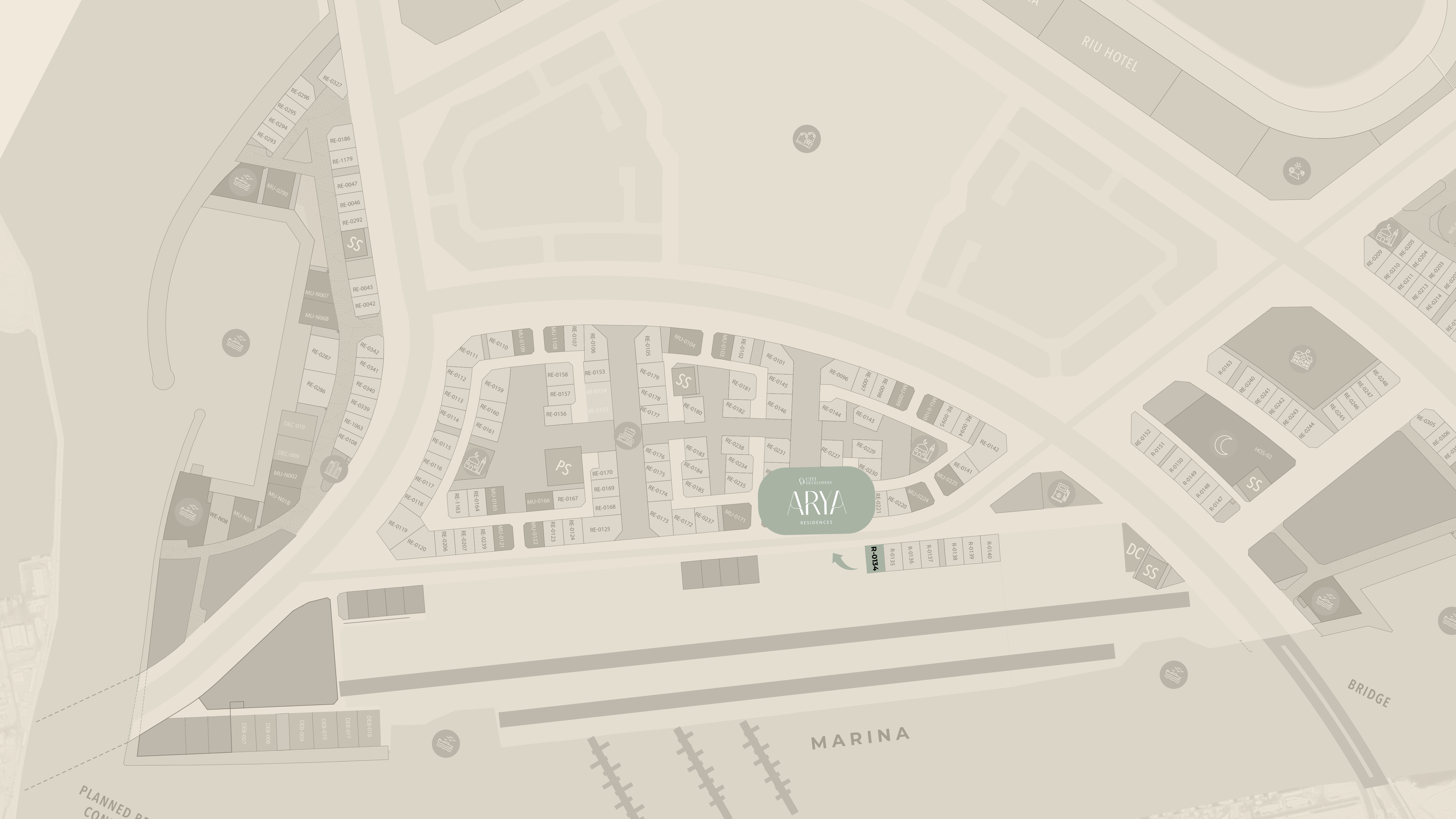




An aerial photograph of the Dubai Islands, showing several artificial islands in the Arabian Sea. A semi-transparent map of the islands is overlaid on the image, with the text "DUBAI ISLANDS" centered on it. The map shows the layout of the islands, including the Jumeirah Islands, the World Islands, and the artificial islands of the Dubai Marina. The text "DUBAI ISLANDS" is written in a large, white, serif font. The background is a high-resolution aerial view of the islands, showing the greenery, buildings, and the surrounding blue water. The sky is filled with white clouds.

# DUBAI ISLANDS





RIU HOTEL

CITIL DEVELOPERS  
**ARYA**  
RESIDENCES

MARINA

BRIDGE

PLANNED RECONSTRUCTION





# ART OF

- **21 km** shoreline
- **9** World-Class Marinas
- **86** Design-Led Resorts and Hotels
- **2** Championship-Level Golf Courses

# WATERFRONT LIVING



# THE ARCHITECTURE

ARYA





# SIGNATURE AMENITIES.

## THE ELEVENTH SKY ROOFTOP

- › Horizon-edge infinity pool with private cabanas
- › Plunge pools with lounging enclaves
- › Sunken bar suspended over water
- › Rooftop bar
- › Al fresco social lounges

## THE FORTE FIRST FLOOR

- › Bespoke Men's & Women's Hamams
- › Dedicated Roman Bath Suites
- › Private Spa Suites with massage rooms
- › Wellness Chambers: Sauna Steam | Recovery Lounges
- › Infinity pool with cabanas + children's water play zone
- › Poolside bar and sunken conversation pits
- › Outdoor Yoga Deck nestled in green canopy
- › Immersive Private Cinema
- › Interactive Game Zone
- › Fitness Pavilion

## THE GALORE GROUND FLOOR

- › Grand Arrival Lobby with concierge
- › Executive Business Lounge

## THE UNDER CANVAS MEZZANINE FLOOR

- › Cigar Lounge





# BUILDING CONFIGURATION.

A masterpiece of modern architecture in our building configuration, boasting a Ground floor, **2 Podiums** and **10 floors** of sophisticated residences, offering a total of **68 exclusive units**.



**G+2P+10+R**  
**TOTAL UNITS: 68**





# PREMIUM FEATURES.

- [Marina View](#)
- [Fully Furnished Apartments with Custom Furniture](#)
- [Miele Appliances | Villeroy & Boch Cutlery](#)
- [All Décor Pieces Included](#)
- [All Electronic Appliances Included](#)
- [All Apartments Include a Personal Assistant Robot](#)
- [IoT-Enabled Building & Apartments](#)
- [Sky Pools in All Apartments](#)









# PROXIMITY.

- **1-minute** walk to the Marina
- **2-minutes** drive to the Beach
- **3-minutes** walk to the Retail Boulevard
- **10-minutes** drive to Dubai International Airport
- **15-minutes** drive to Downtown Dubai



# UNIT TYPES.

**One-Bedroom**  
Apartments

**Two-Bedroom**  
Apartments

**Three-Bedroom**  
Apartments

**Four-Bedroom**  
Duplex Penthouses

**Five-Bedroom**  
Duplex Penthouse

 CITI  
DEVELOPERS

**ARYA**  
RESIDENCES





|                             | QUANTITY | PARKING |
|-----------------------------|----------|---------|
| 1 Bedroom Apartments        | 49       | 1       |
| 2 Bedroom Apartments        | 7        | 1       |
| 3 Bedroom Apartments        | 7        | 2       |
| 4 Bedroom Duplex Penthouses | 4        | 3       |
| 5 Bedroom Duplex Penthouse  | 1        | 5       |
| TOTAL APARTMENTS            | 68       |         |







STARTING FROM – **AED 1.9M**

PAYMENT PLAN – **60-40**

HANDOVER – **Q4 2027**

BOOKING

10%

AFTER 30 DAYS

14%

MONTHLY

1%

30 MONTHS

6<sup>TH</sup> & 12<sup>TH</sup> MONTH

5%

HANDOVER

40%