



# BOND ENCLAVE

BY PEARLSHIRE

**A LEGACY  
OF BESPOKE  
LIVING**

# A BOLD NEW PLACE TO LIVE

- Location: Prime location in Dubai's Arjan
- Building Configuration: B+ G+ 8 floors + Roof
- Plot Area: 6,133 Sq.m / 66,010 Sq.ft.
- Architecture: Fluid architecture with undulating facades
- Lifestyle: Private sanctuary lifestyle with bespoke experiences
- Design: European-inspired design and finishes
- Unit Types: 1, 2 & 3-bedroom Residences
- Residences with private pools



## NEIGHBOURHOOD

# DUBAI'S NEW PARADIGM OF LUXURY

- Located in Arjan's tranquil enclave
- A vibrant tapestry where urban energy meets verdant tranquillity
- Minutes away from celebrity-favoured luxury hotels
- Distinguished by chic cafes and upscale dining destinations
- Seamless access to Dubai's iconic landmarks and attractions
- Easy access to malls, gardens, golf courses and entertainment hubs

### LEISURE

1. Global Village
2. Mall of the Emirates
3. Dubai Autodrome
4. IMG Worlds of Adventure
5. Dubai International Cricket Stadium
6. Circle Mall
7. Cityland Mall
8. Skydive Dubai
9. Dubai Hills Mall
10. Meydan Grand Stand

### HEALTHCARE

11. Emirates Hospital Day Surgery
12. American Hospital (Al Barsha)
13. Saudi German Hospital
14. Mediclinic Meaisem
15. NMC Royal Hospital

### HOSPITALITY

16. FIVE JVC
17. Park Inn by Radisson Dubai
18. Movenpick Hotel JVT
19. Address Montgomerie
20. Ghaya Grand Hotel
21. The S Hotel

### EDUCATION

22. GEMS World Academy
23. JSS International School
24. American University in Dubai
25. Hurt International Business School
26. Renaissance International School
27. The International School of Choueifat

### PARKS

28. Dubai Miracle Garden
29. Dubai Butterfly Garden
30. Eastlands Park Motorcity
31. Al Barsha Pond Parks

### EQUESTRIAN CLUBS

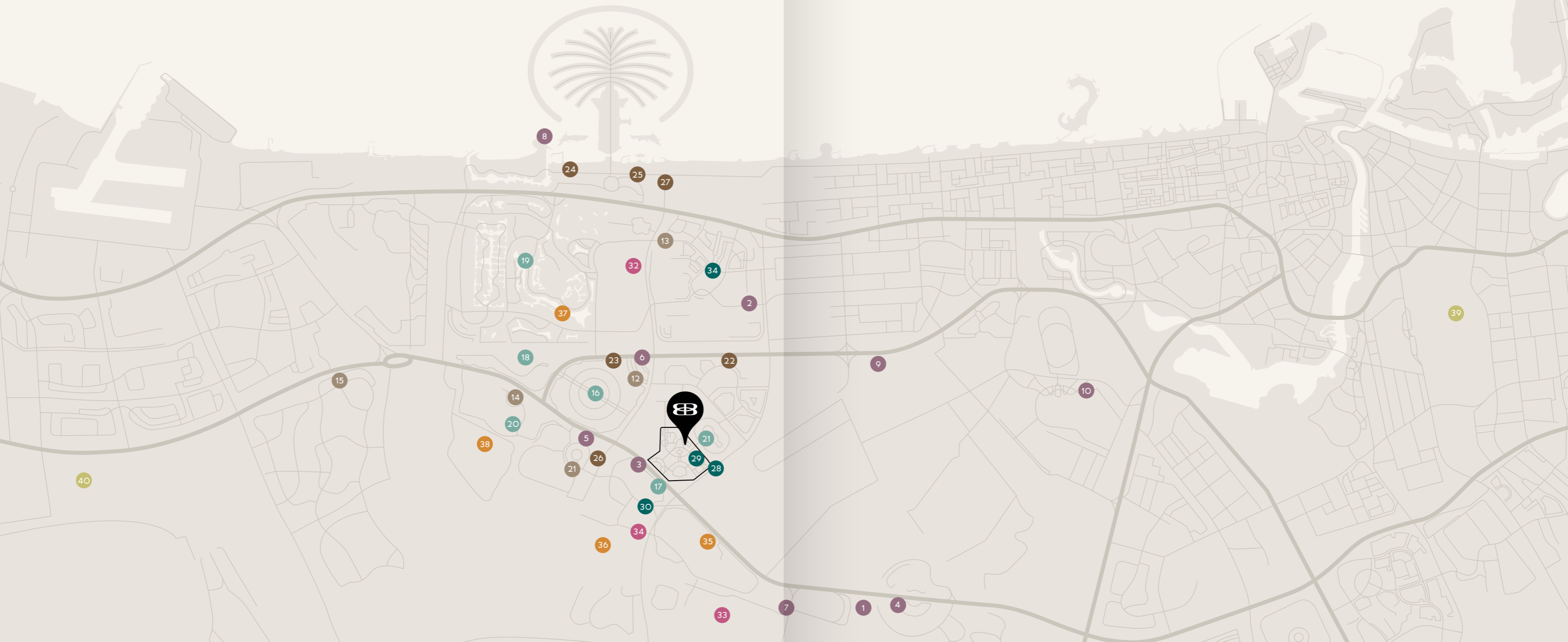
32. Jebel Ali Racecourse
33. Plantation Equestrian and Polo Club
34. Dubai Polo and Equestrian Club

### GOLF COURSES

35. Arabian Ranches Golf Club
36. Trump International Golf Course
37. Taylor's Golf House
38. Jumeirah Golf Estate Clubhouse

### AIRPORTS

39. Dubai International Airport
40. Al Maktoum International Airport



# SEAMLESS CONNECTIONS

- Connected to Umm Suqeim Road to the East
- Connected to Sheikh Mohammed bin Rashid Road to the north
- Easy connections to Hessa Street
- Just 35 minutes from Dubai International Airport
- Just 20 minutes from Jumeirah Beach

## COMMUNITY SCHOOLS

- 1 Nord Anglia International School Dubai
- 2 Australian International School DXB
- 3 Dhruv Global School, Dubai
- 4 Safa Group of School
- 5 New Academy School
- 6 Happy Bees Early Learning Center
- 7 Together We Montessori

- 1 Dubai Butterfly Garden
- 2 Dubai Miracle Garden
- 3 Mediclinic Parkview Hospital
- 4 Grandiose Hypermarket
- 5 Al Sayyah Residences
- 6 Viva Supermarket Arjan



# ARMADA OF AWESOMENESS

## ENTERTAINMENT & LEISURE



### ROYALE SOCIAL SALON

- Indoor Clubhouse
- Golf Simulation
- Card tables



### THE INTELLIGENCE DEN

Social Lounge



### LITTLE SPIES PLAYGROUND

Kids play area (indoor & outdoor)



### GRILL & TRILL COURTYARD

Dedicated BBQ area with shaded seating



### OUTDOOR

Mini Golf Putting



### CINEMA ROYALE

Outdoor cinema with bean-bag area



### SECRET SOCIETY SMOKE ZONE

Cigar Lounge



### ROOFTOP SPORTS COURT

Rooftop Sports Court

## WELLNESS & FITNESS



### THE INFINITY EDGE

- Rooftop infinity pool with a floating deck and sunbed access
- Quantum Workout Quarters: High-performance gymnasium with separate changing rooms & Sauna for male and female
- Jogging track



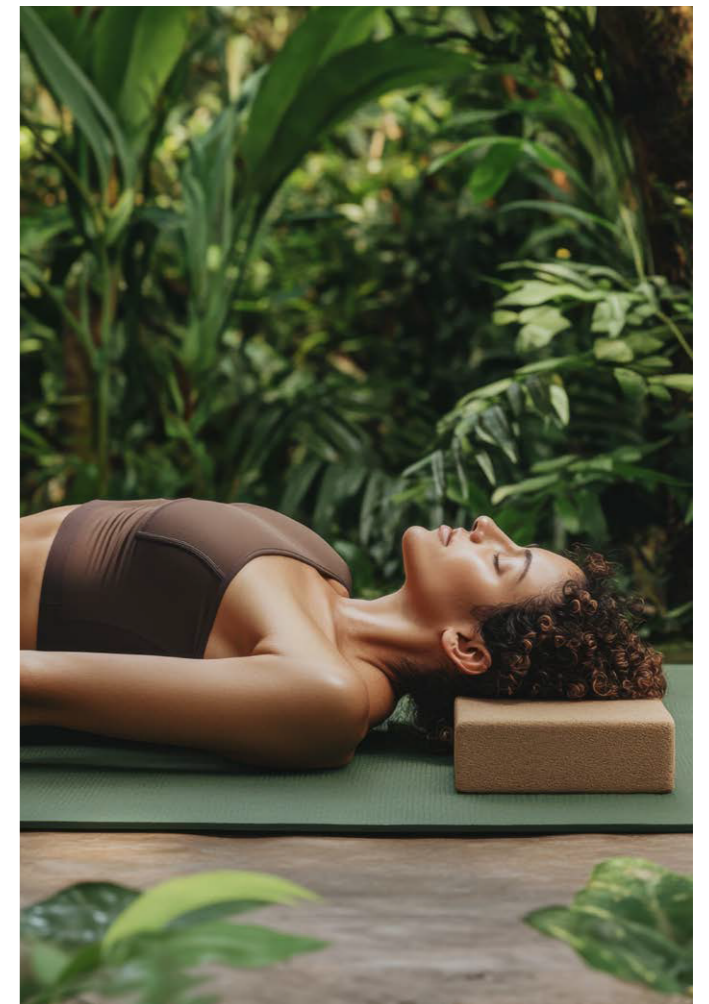
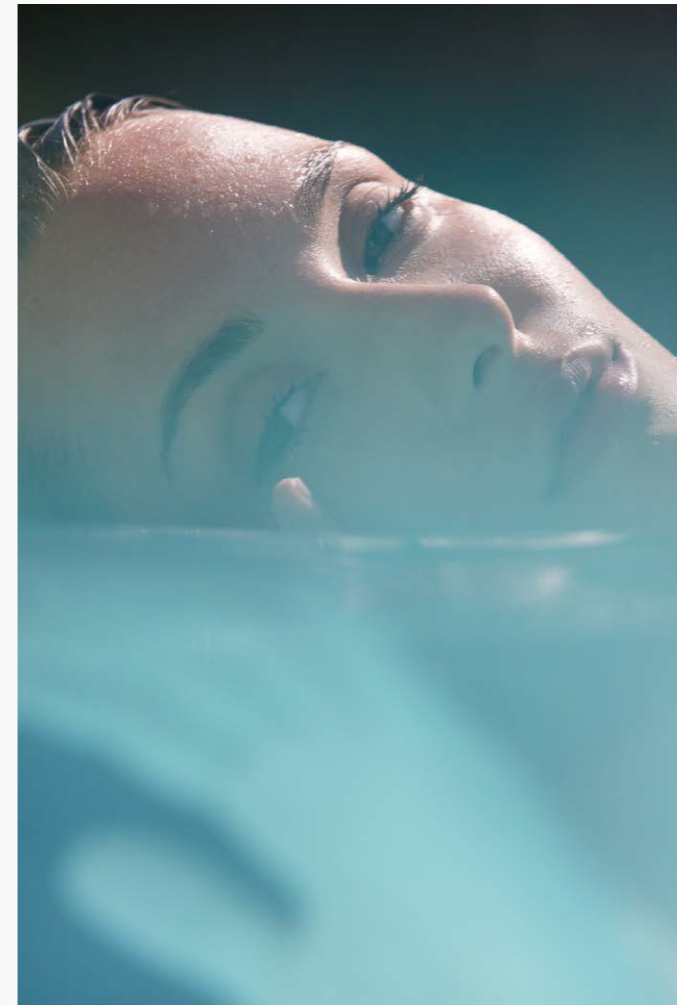
### ZAO XEN ZONE

Outdoor yoga zone



### GOLDEN OASIS

A winding lazy river



DOUBLE HEIGHT LOBBY



QUANTUM WORKOUT QUARTERS



SOCIAL LOUNGE

# MAJESTIC ARCHITECTURAL SPLENDOUR

## PLOT AREA

6132.53 SQ.M / 66010 SQ.FT

## PROPERTY TYPE

RESIDENTIAL

## DESCRIPTION

B + G + 8 FLOORS + ROOF

## NUMBER OF UNITS

1 BEDROOM: 90 UNITS

2 BEDROOM: 61 UNITS

3 BEDROOM: 7 UNITS

**TOTAL UNITS RESIDENTIAL: 158**



UNDULATING FACADES



WRAPAROUND TERRACES  
(SELECT UNITS)



AERODYNAMIC CURVES



DOUBLE-HEIGHT  
ENTRANCE LOBBY



EXPANSIVE WINDOWS



## **PAYMENT PLAN**

**10%**

On  
Booking

**40%**

During  
Construction

**14%**

On  
Completion

**36%**

Post  
Handover

---

**1% Per Month**

Payment Plan Available

---

**PRICES STARTING FROM**

**AED 1,170,777**

# CURATED FOR CONNOISSEURS



EN-SUITE BEDROOM BALCONY

# BESPOKE GRANDEUR: WHERE LUXURY MEETS LEGACY



EN-SUITE BATHROOM



SMART HOME TECHNOLOGY WITH BESPOKE INTERIORS



PREMIUM BOSCH APPLIANCES



FLOOR-TO-CEILING WINDOWS



3-BEDROOM UNITS WITH PRIVATE POOL



EXPANSIVE WINDOWS WITH PARK VIEWS



EUROPEAN-INSPIRED DESIGN



OPEN-CONCEPT KITCHENS



DEEP SOAKING TUBS



SPA-INSPIRED BATHROOMS



BESPOKE CABINETRY

THE ARTISANS BEHIND THE EXCELLENCE

---

ARCHITECT  
ZN | ERA

DEVELOPER  
PEARLSHIRE (EST. 2013)

BRAND & DESIGN  
RUYA

**BOND**  
ENCLAVE