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BY DEYAAR

IT IS TIME TO DISCOVER

TIME *on* *your* SIDE

EXPANSIVE RESIDENCES. UNPARALLELED AMENITIES.

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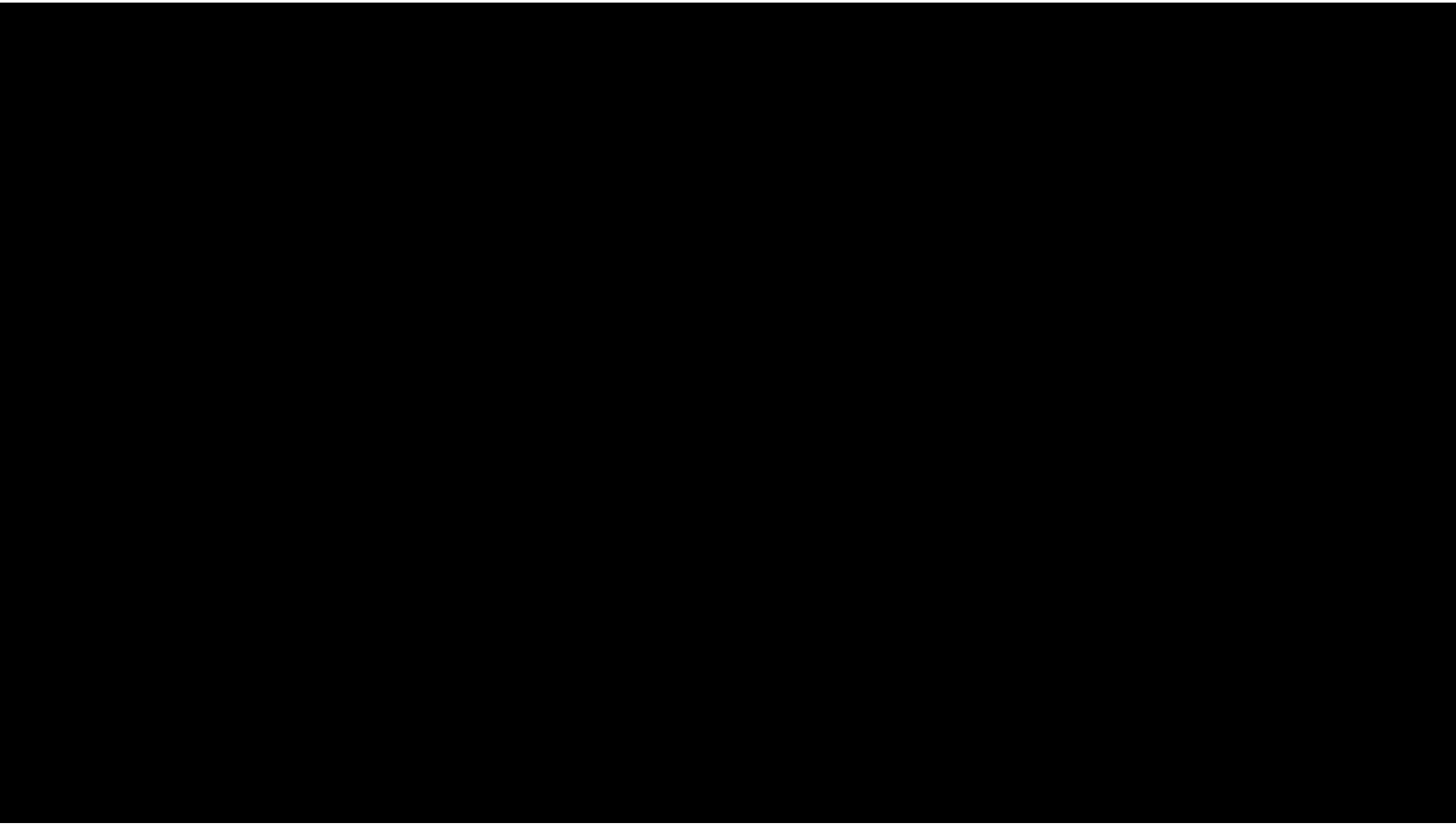
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The Development

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01




BROADEN *your* HORIZON
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LIVE THE LIFE
you've always
ENVISIONED.



WITH TIME
on your side.

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Location

Sheikh Zayed Road & Downtown Jebel Ali



Residences

Expansive residences featuring Studios, 1, 2 and 3 Bedroom Residences & Garden Apartments



Lifestyle

Connected and elevated, promising more time on your side



Building

Contemporary architecture, private balconies & terraces



Amenities

Podium-level amenities - pool, fitness centre, lounges, play areas, outdoor gardens. Ground-floor retail, grand porte cochère, & lobby with courtyards



Holistic Development

Efficient living, fostering a healthy, connected community with minimal environmental impact, freeing up time, and aligning with your values

PROJECT PROPOSITION

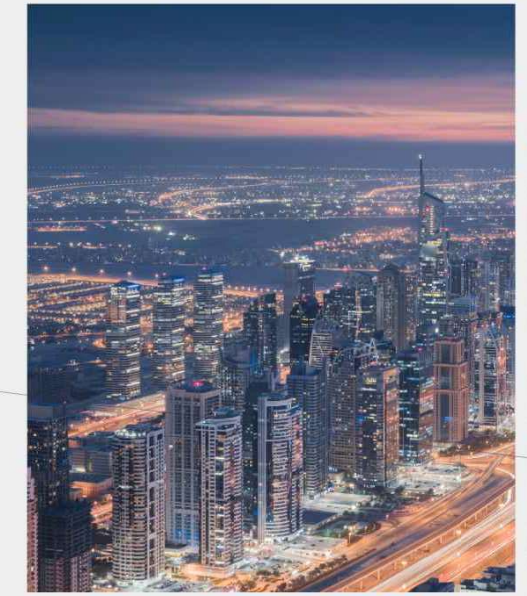


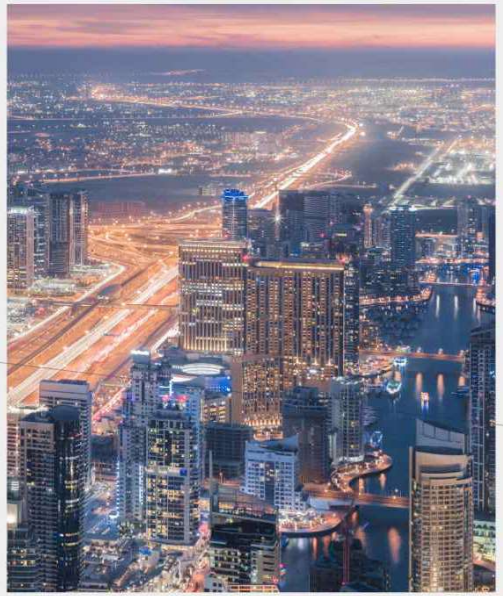
The Location

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02





EMBRACE *the* ÉLEVÉ LIFESTYLE.





ELEVATE *your* URBAN PLAYGROUND.

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NEIGHBOURHOOD

Downtown Jebel Ali

Dubai's Vibrant Residential Oasis

01.

A multicultural community with mosques, churches, and temples.

02.

Strategically located near Ibn Battuta Mall and SZR, providing effortless access to Dubai's key destinations.

03.

Near the Dubai Exhibition Centre, JAFZA, Abu Dhabi, Fortune 500 firms, and Jebel Ali metro station.

04.

128,033.04 sq.m. Total BUA

05.

Conveniently located near the Expo site and Dubai World Central.

06.

40-minute drive from Dubai International Airport, 35 minutes to Downtown Dubai, and 10 minutes to Dubai Parks and Resorts.

07.

Ample landscaped spaces and recreational areas provide relaxation for residents

08.

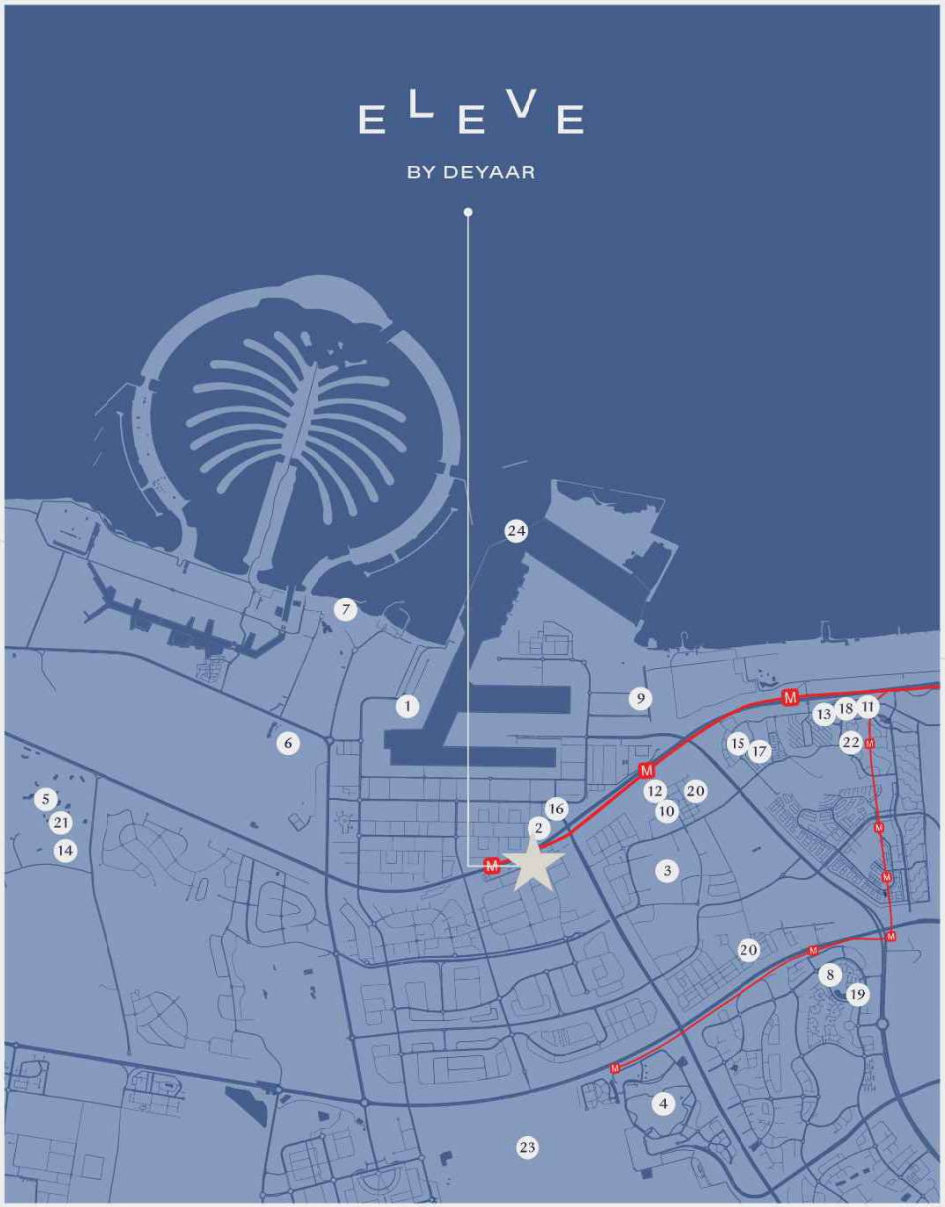
Stunning waterfront views

LIVE AT THE HEART *of it* ALL.

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WHERE TIME STANDS STILL *for you.*



BUSINESS

1. Jebel Ali Free Zone
2. DP World Headquarters
3. Jebel Ali Industrial Area

ENTERTAINMENT

4. Expo City Dubai
5. Dubai Parks & Resorts
6. Jebel Ali Shooting Club
7. JA The Resort Golf Course

HOSPITALS

8. NMC Royal Hospital
9. Aster Cedars Hospita
10. Community Healthcare
11. Mediclinic Ibn Battuta

SHOPPING

12. Jebel Ali Mall
13. Ibn Battuta Mall
14. The Outlet Village

FAITH

15. Jebel Ali Church
16. Masjid Al Rahman
17. Guru Nanak Darbar

GROCERIES

18. Carefour Ibn Battuta
19. Choithrams DIP
20. Nesto Hypermarket

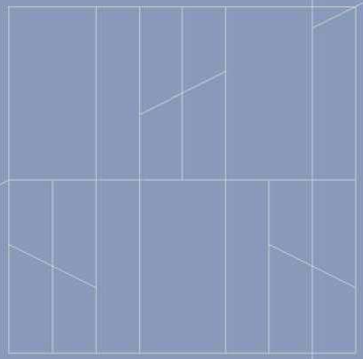
PARKS

21. Dubai Parks Creek
22. Jebel Ali Gardens

PORTS

23. Al Maktoum Int. Airport
24. Port Jebel Ali

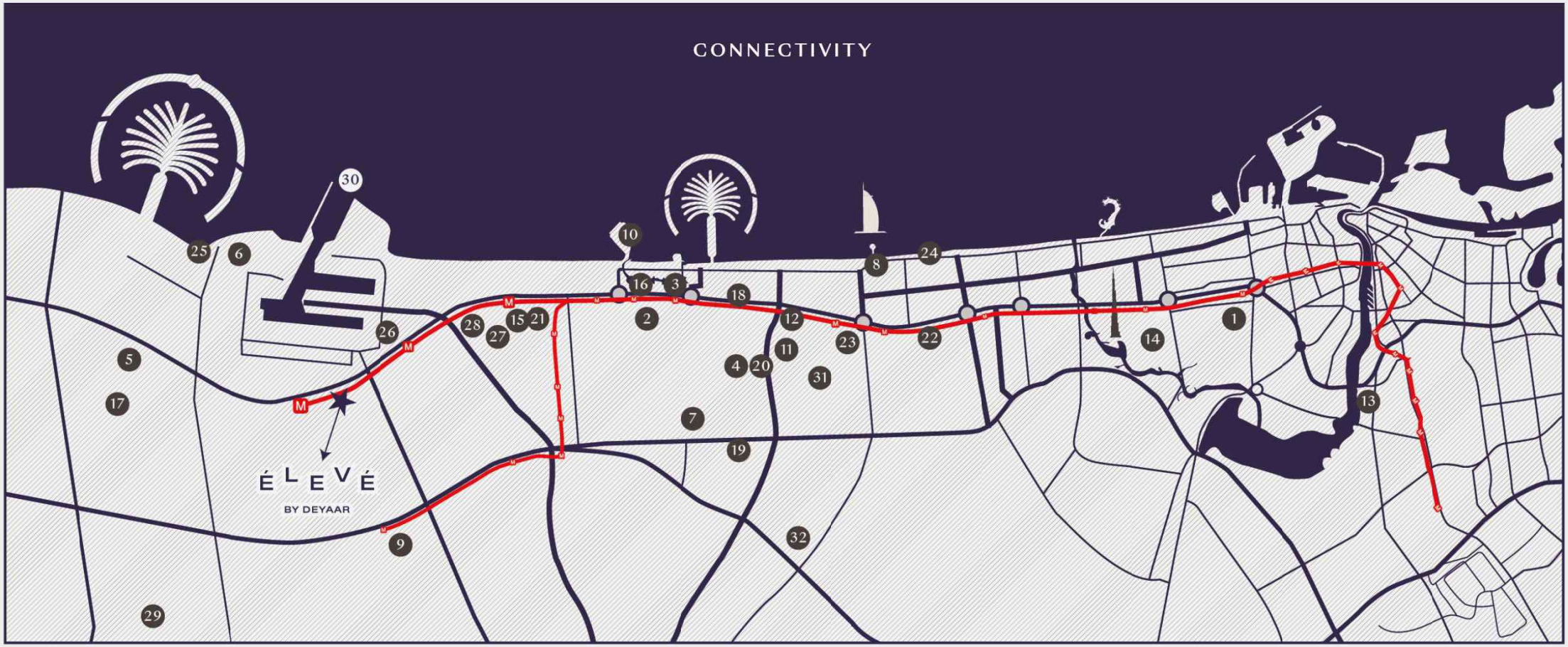
CONVENIENCE, CONNECTION *and* COMMUNITY.



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CONNECTIVITY



BUSINESS

1. Dubai World Trade Center
2. Jumeirah Lake Towers
3. Dubai Marina & JBR

ENTERTAINMENT

4. Jebel Ali Racecourse
5. Dubai Parks & Resorts
6. JA Resort
7. IMG Worlds of Adventure
8. Wild Wadi Waterpark
9. EXPO CITY DUBAI
10. Dubai Eye

HOSPITALS

11. Saudi German Hospital
12. Al Zahra Hospital Dubai
13. Dubai London Hospital

SHOPPING

14. The Dubai Mall
15. Ibn Battuta Mall
16. Dubai Marina Mall
17. The Outlet Village

SCHOOLS

18. GEMS Wellington Int. School
19. JSS International School
20. Dubai Int. Academy

RESTAURANTS

21. Gazebo Restaurant
22. The Junction
23. P.F Changs

BEACHES

24. Kite Beach
25. Jebel Ali beach

FAITH

26. Masjid Al Noor
27. Guru Nanak Darbar
28. Jebel Ali Church

PORTS

29. Al Maktoum Int. Airport
30. Port Jebel Ali

PARKS

31. Al Barsha Pond Park
32. Dubai Miracle Garden

The Amenities

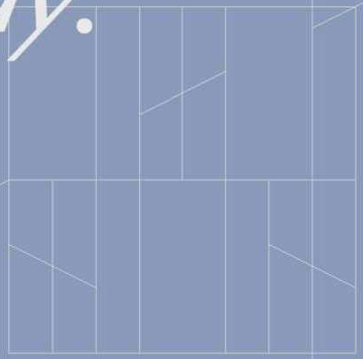
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03


WHERE EVERY TICK
TICKS in your FAVOR.
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AMENITIES THAT ELEVATE *your everyday.*



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Retail Avenue



Retail Avenue & Lobby


Drop-off

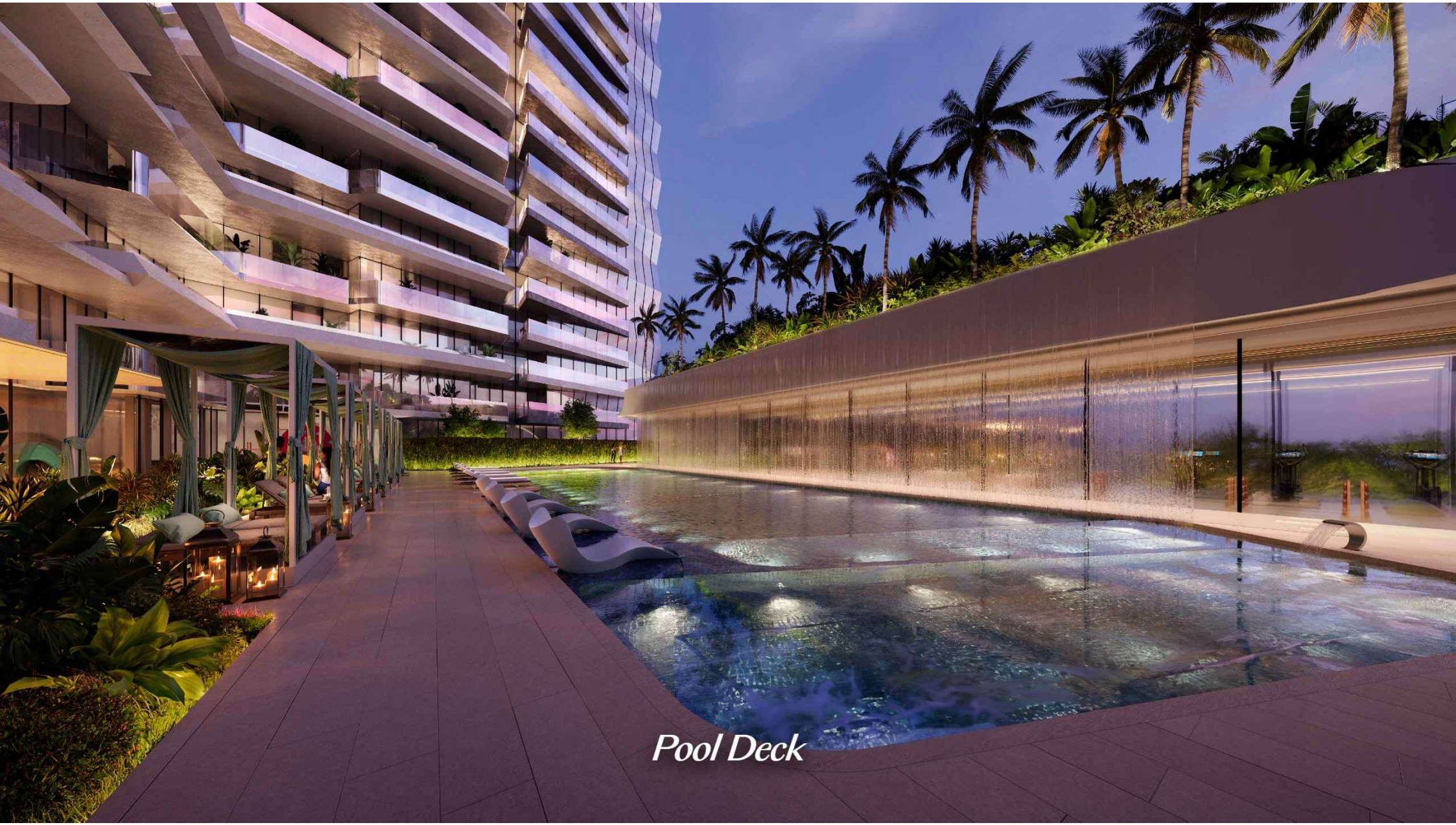

Front Desk


Porte Cochère

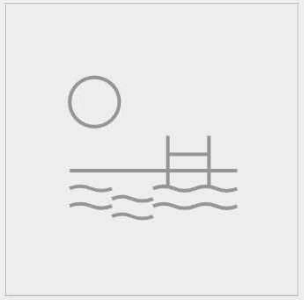

Retail


Café

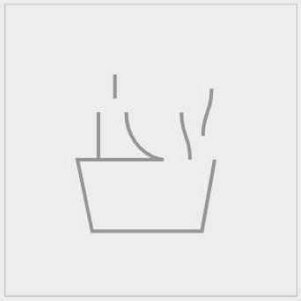

Grocery Store


Pool Deck

Pool Deck



Pool



Jacuzzi

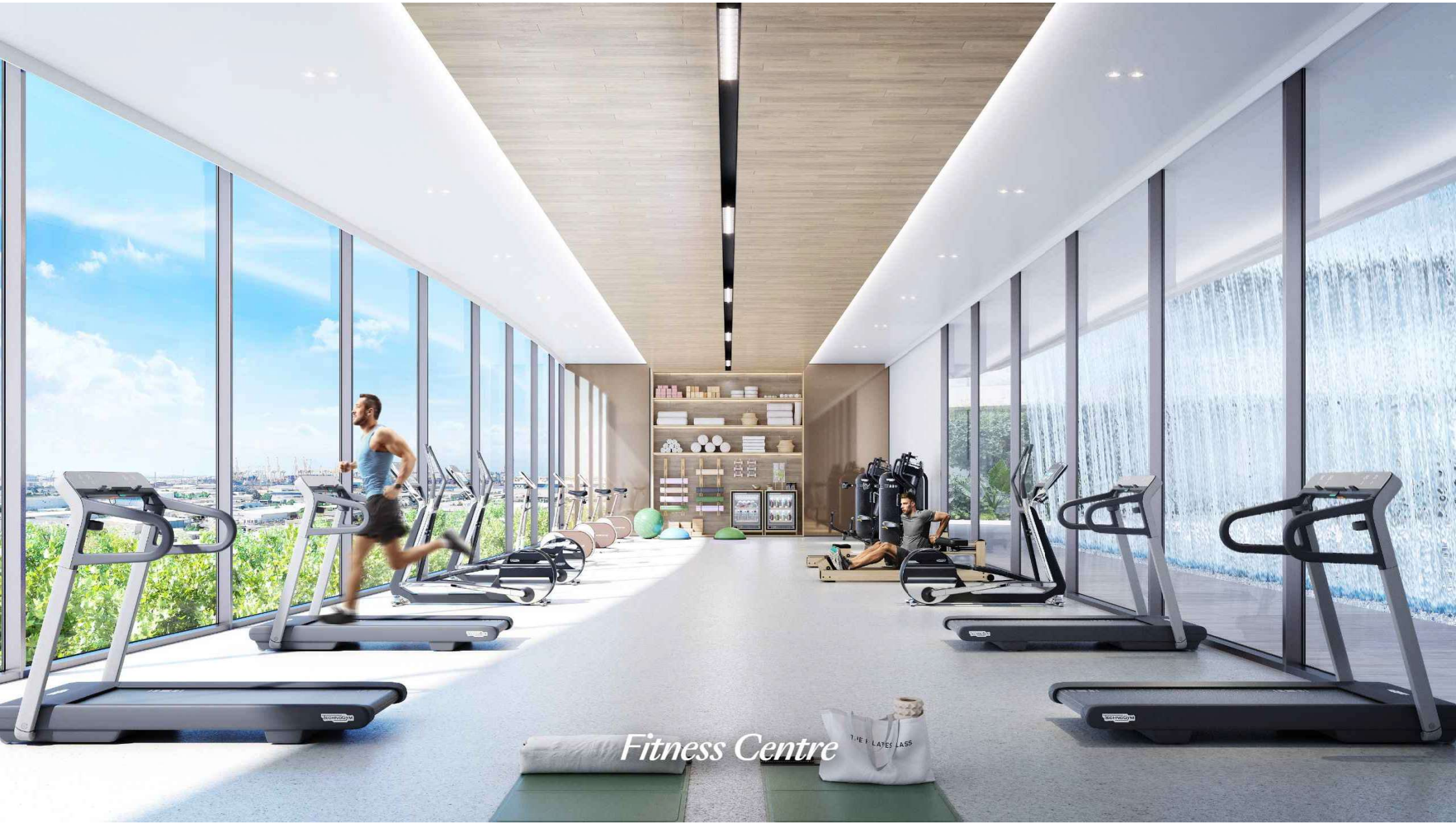


Kids Pool



Sundeck




Fitness Centre



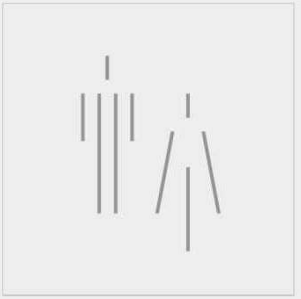
Fitness Centre & Sauna



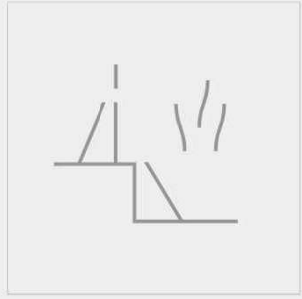
Gym



Yoga Terrace



WC



Sauna & Steam Room

IMMERSE YOURSELF *in a world of curated* EXPERIENCES.

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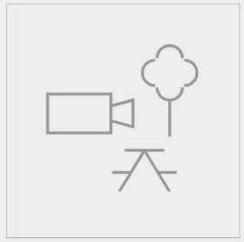
Lounges & Gardens



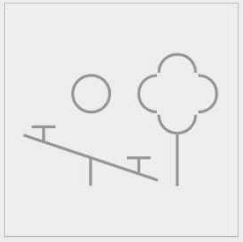
BBQ Area



Resident Lounge



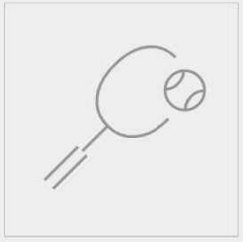
Outdoor Cinema



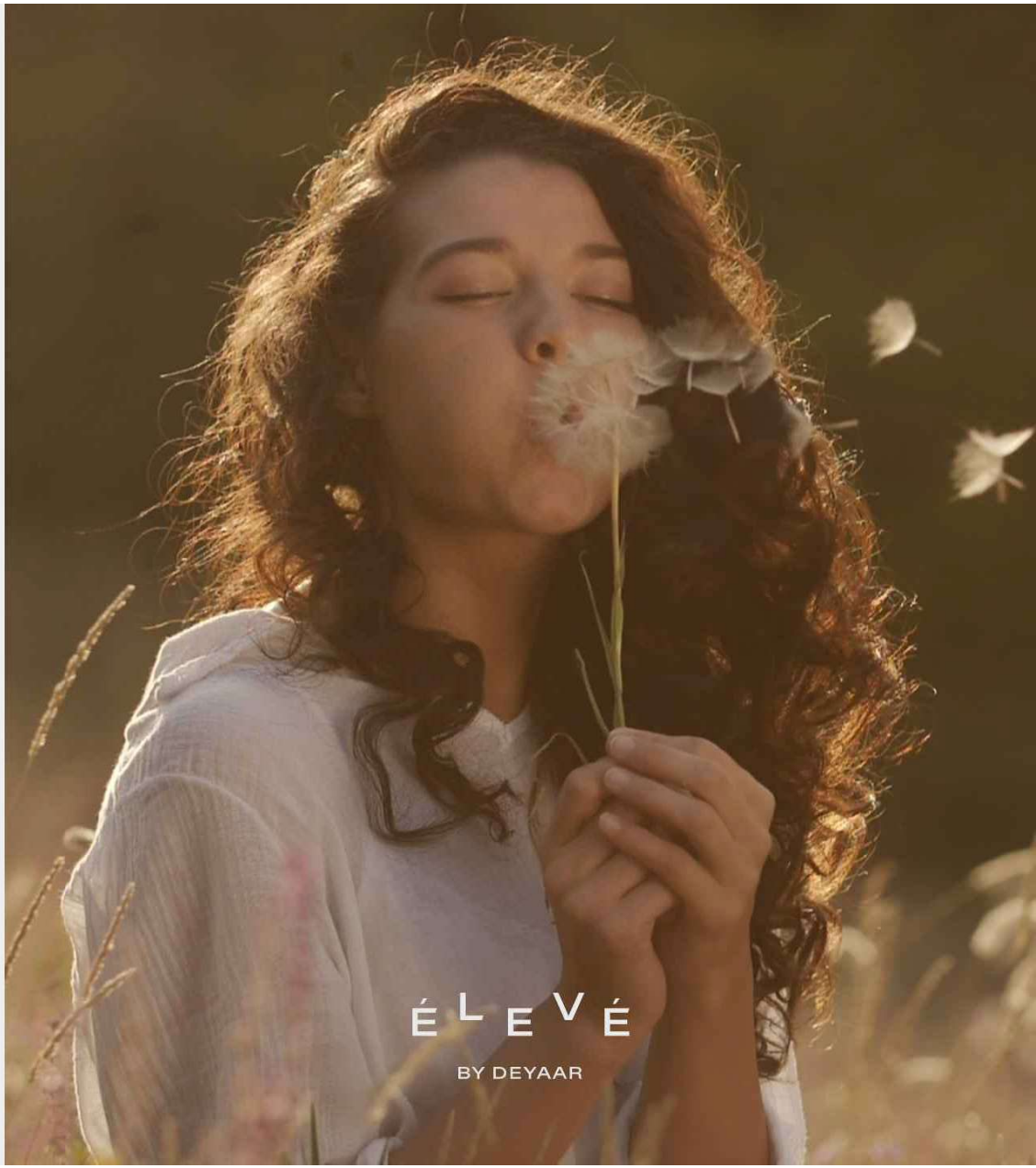
Outdoor Play Area



Event Lawn



Sports Lounge



MASTER YOUR *moments at* ÉLEVÉ.

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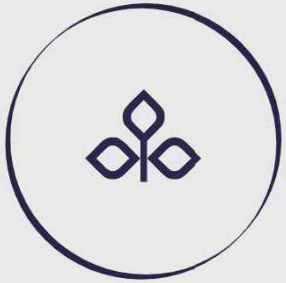
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The Interiors
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04

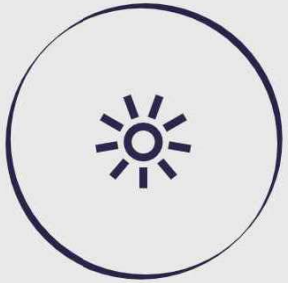
Elegant Interiors



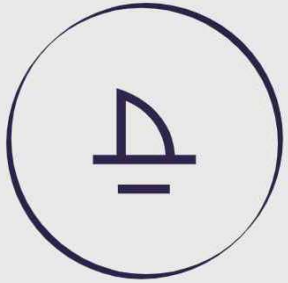
Chic, modern interiors and finishes.



Nature-connected living integrating wellness and privacy.



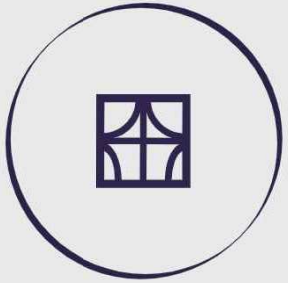
Charming courtyards in the lobby.



Expansive residences opening to port views.



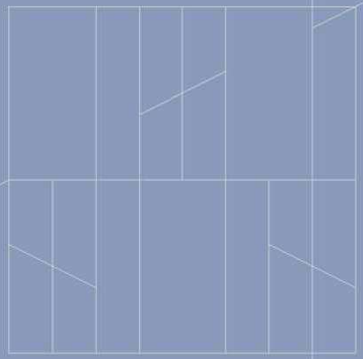
Kitchen Appliances: Hob, Oven and Hood



Private balconies in all units.

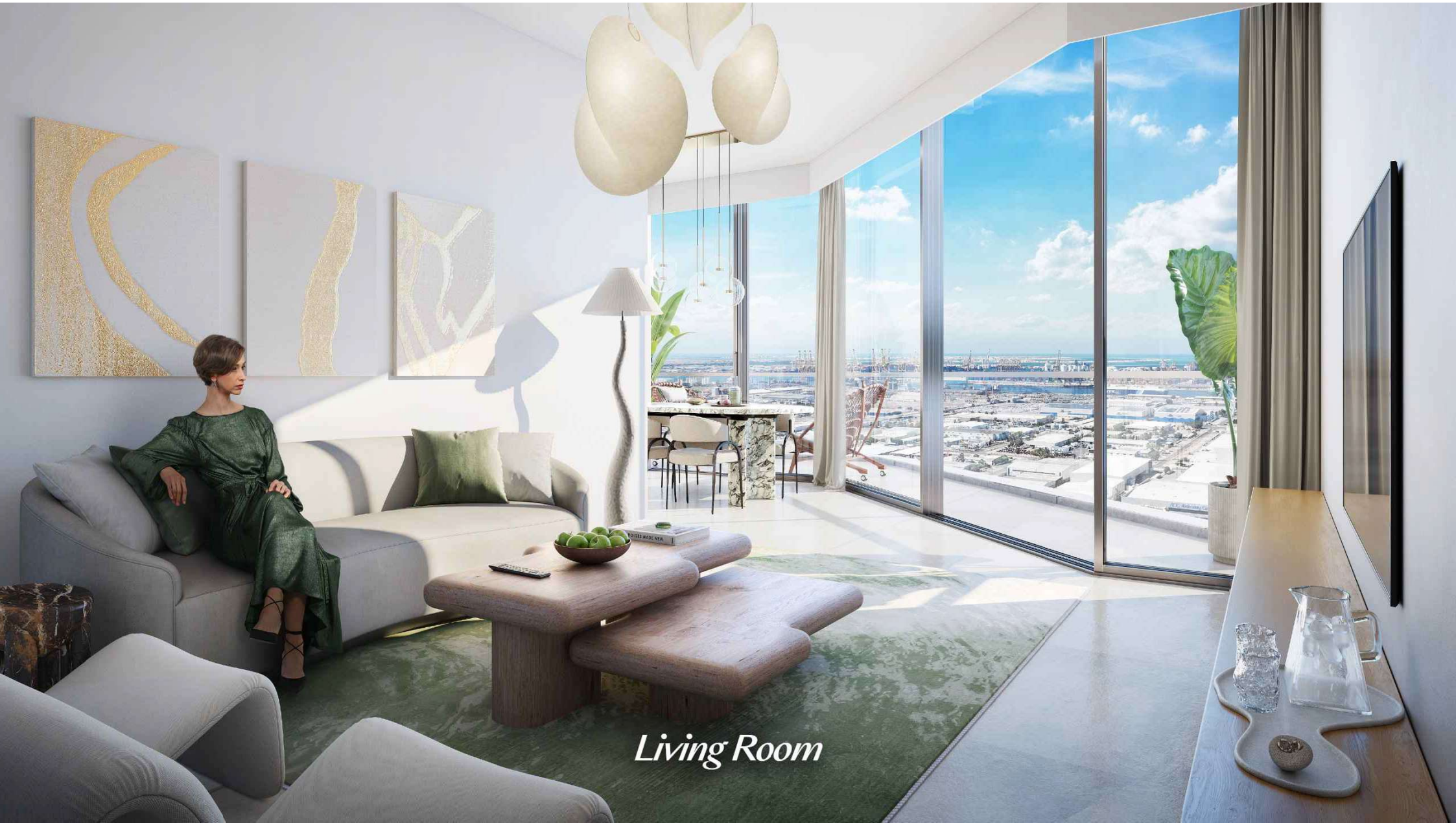

Garden Residences

WHERE COMFORT
meets chic.



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Living Room


Kitchen

INTERIORS THAT *captivate the* SENSES.

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Bedroom



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Residential Typology

Total Units	Size (sq.ft.)
Studios : 36 units	419-423 sq.ft.
1 Bedroom : 476 units	751-1,047 sq.ft.
2 Bedrooms : 306 units	1,078-1,318 sq.ft.
3 Bedrooms : 24 units	1,633-1,697 sq.ft.
Garden Residences	1,059-2,938 sq.ft.

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Attractive Payment Plan

Booking	10%
30 June 2024	8%
31 December 2024	8%
30 June 2025	8%
31 December 2025	8%
30 June 2026	8%
31 December 2026	8%
31 Dec 2026	12%
Post Handover - 30% Over 30 Months	30%
Per Month	1%

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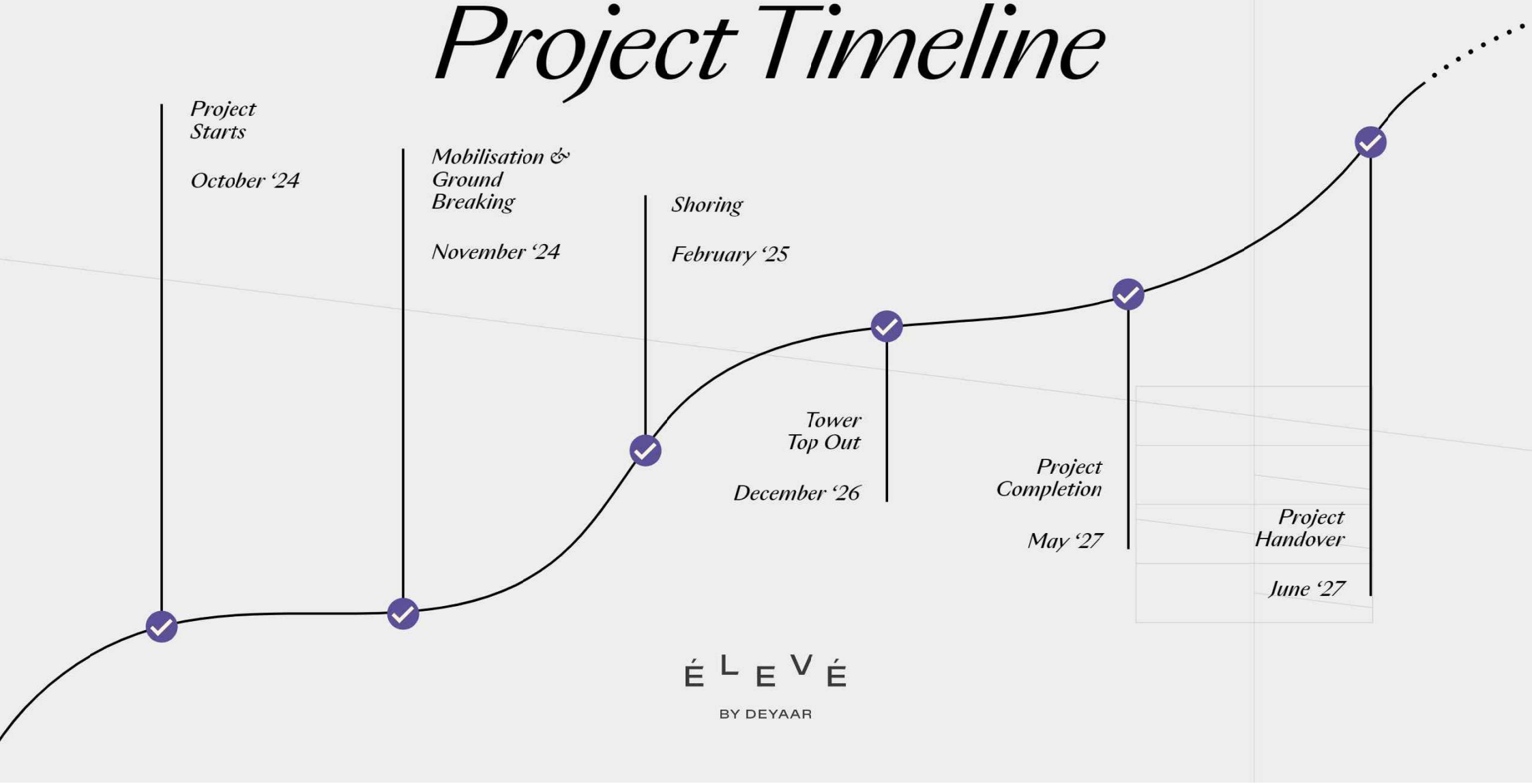
Starting Prices

Units	Starting Price
Studios	AED 555,458
1 Bedroom	AED 882,648
2 Bedrooms	AED 1,356,568
3 Bedrooms	AED 2,220,020

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Project Timeline



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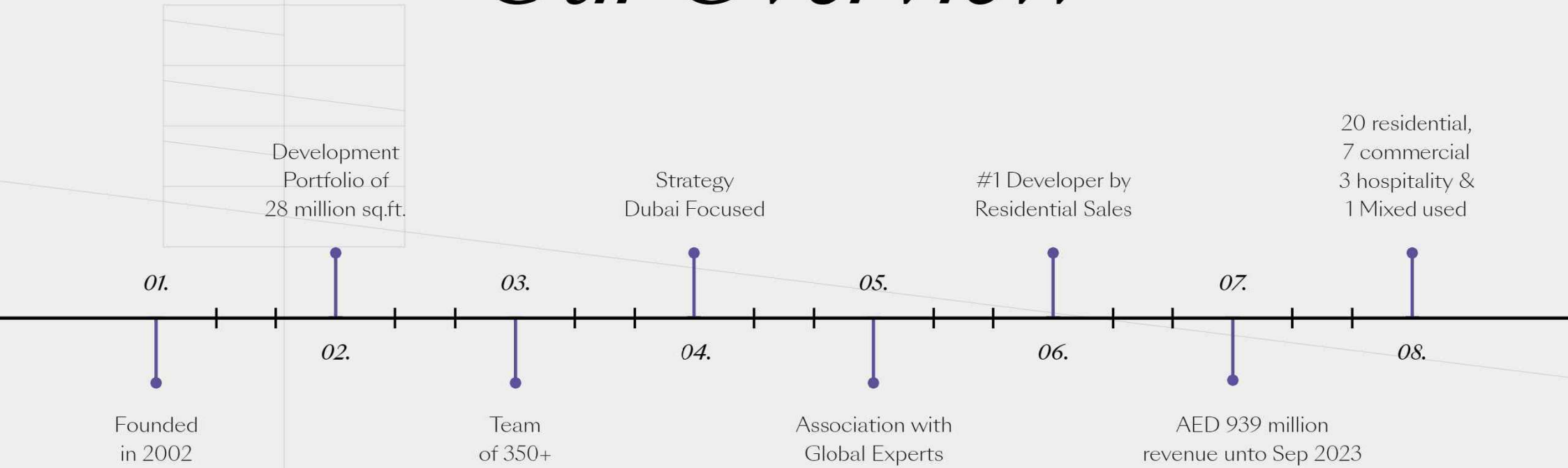
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06

Our Overview



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Our Achievements

AED 5.788 BILLION IN CAPITAL

MORE THAN 28 MILLION SQ.FT. OF DEVELOPMENT

THREE HOSPITALITY PROJECTS

PUBLICLY LISTED IN DUBAI FINANCIAL MARKET SINCE 2007

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Major Developments



Midtown
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The Atria
by Deyaar



Mont Rose
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Central Park

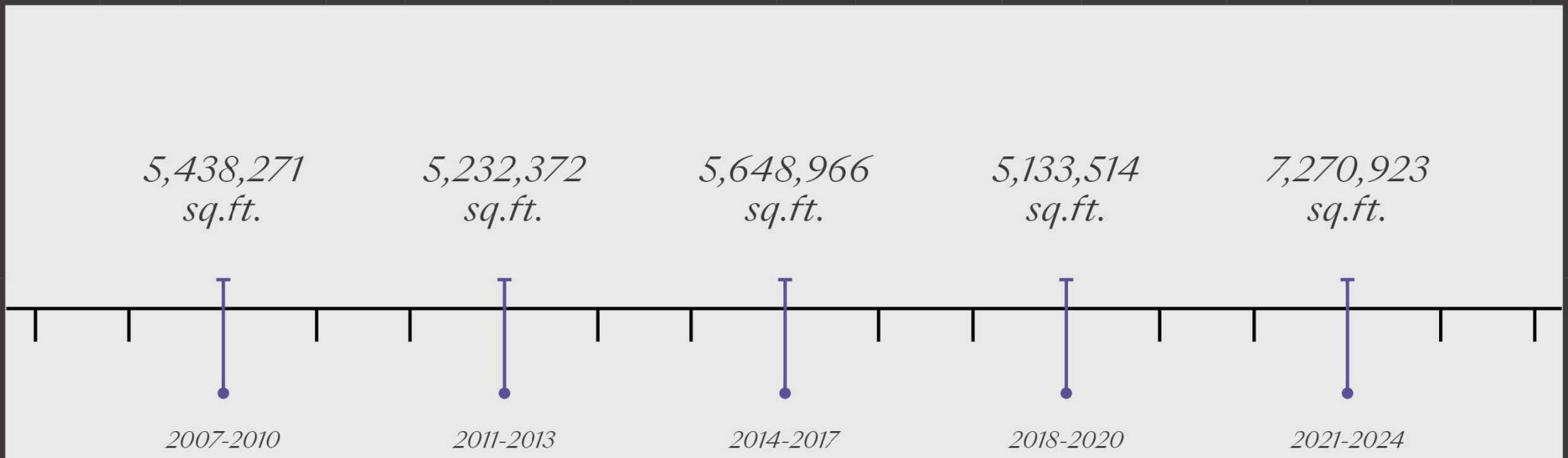


Mar Casa
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Regalia
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Developments Executed



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