ARTHOUSE

HILLS ARJAN

WHOLENESS IN DESIGN. BALANCE IN LIVING

Arthouse Hills embodies the discipline of form and light.

Geometry, glass, and texture converge to shape spaces of calm and intent.

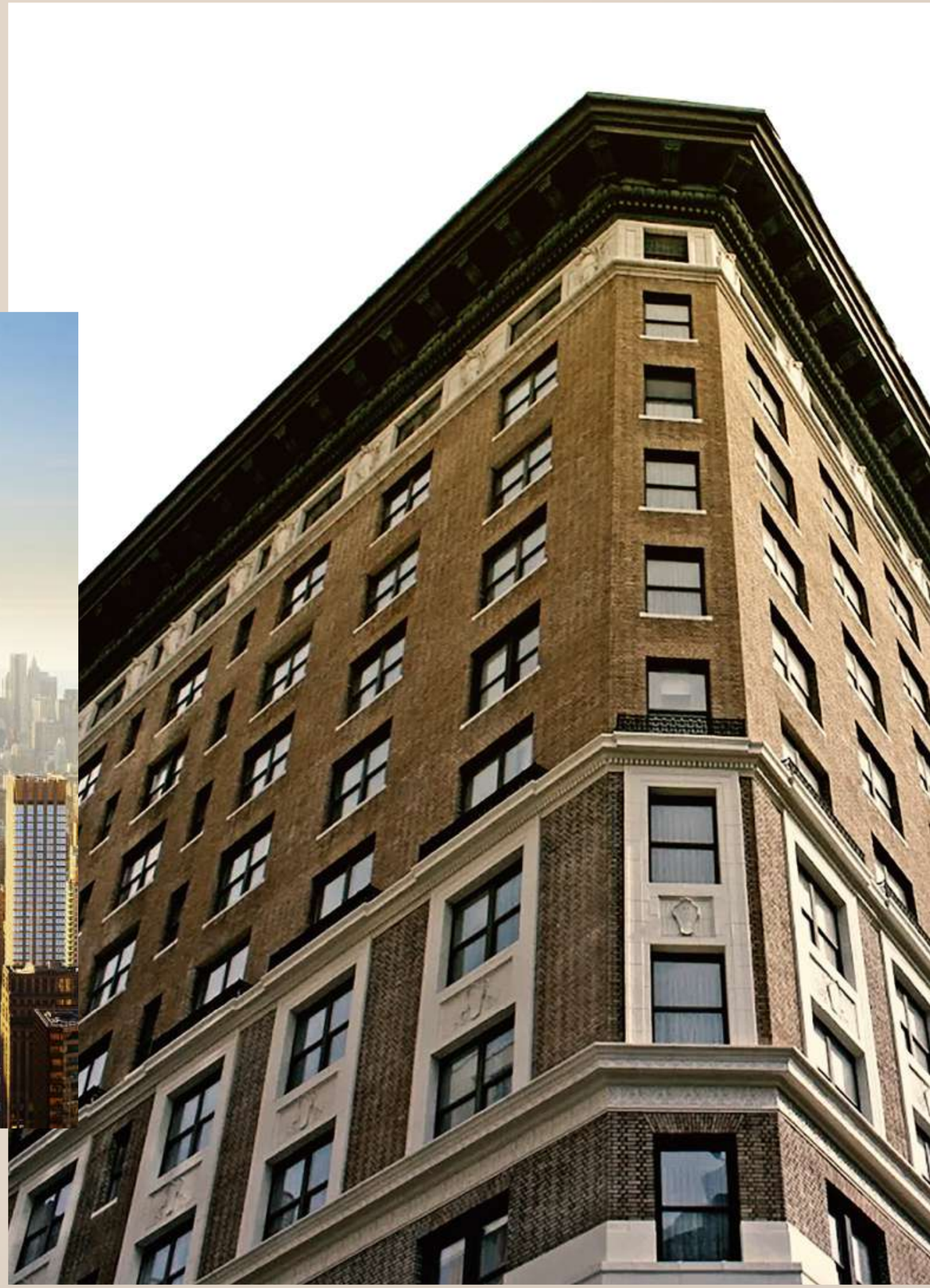
Guided by the Enso, the Japanese expression of completeness and flow, every detail reflects purpose and continuity.

Design finds its wholeness in proportion, and living, its balance in clarity.

ARTHOUSE HOTEL, NEW YORK CITY

Founded on Manhattan's Upper West Side, Arthouse blends heritage with modern refinement.





Each address reflects its setting while holding to a unifying philosophy.

Lobbies carry the presence of galleries, shared spaces with the intimacy of community.

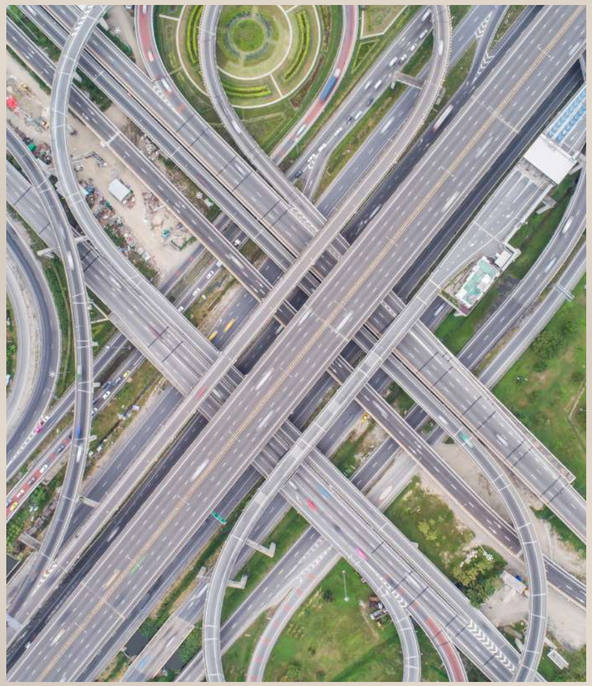
MANHATTAN'S HERITAGE



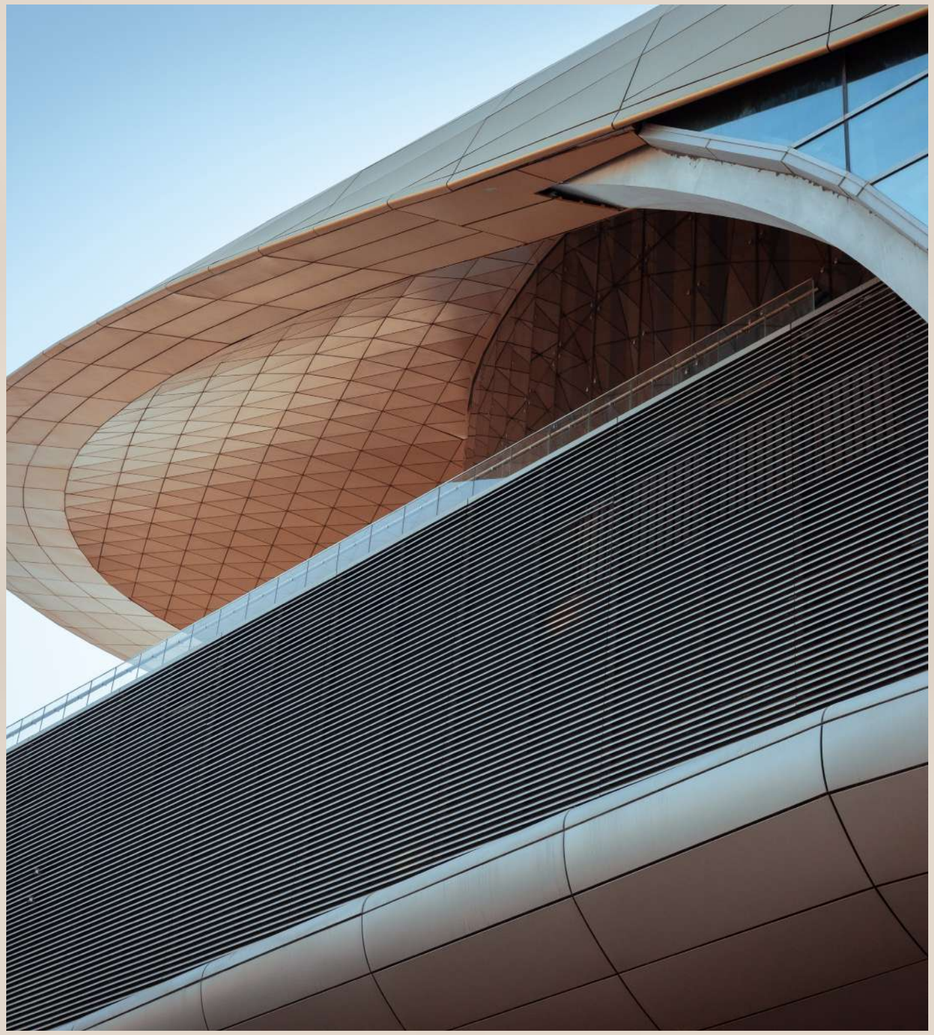
MEETS DUBAI'S HORIZON

ARJAN, THE NEW CENTRE OF DUBAI

Arjan continues to record rental growth of up to 9% annually, driven by rising demand and sustained occupancy.



The community features mature infrastructure and direct access to Sheikh Mohammed Bin Zayed Road and Umm Suqeim Road, placing it minutes from JVC, Motor City, and Dubai Hills.



Key institutions such as Mediclinic Parkview Hospital and Kings School Al Barsha and Repton School, Dubai enhance quality of life, offering trusted healthcare and education within easy reach.



With the upcoming Dubai Metro expansion improving connectivity, Arjan stands as a well-established and high-performing address in Dubai’s mid-market residential segment.

A CENTRED ADDRESS



2 MINUTES	5 MINUTES	10 MINUTES	15 MINUTES	25 MINUTES	25 MINUTES
Dubai Miracle Garden	Dubai Hills Mall	Business Bay	Downtown Dubai	Dubai Intl' Airport	Palm Jumeirah

From morning coffee to evening walks, every element
of daily life is within walking distance or minutes from home.



WELLNESS CENTRES



CAFES & RESTAURANTS



COMMUNITY PARKS



SHOPPING MALLS

The renders are a graphical representation.

THE FIRST BRANDED RESIDENCES IN ARJAN

A complete expression of design and living, setting a new benchmark for contemporary distinction.

ARTHOUSE

HILLS ARJAN

A NEW STORY RISES IN ARJAN.



Light floods through tall glass, framing gardens and skyline.



Calm takes shape in clean lines and quiet geometry, touched by Japanese restraint.



Every space is considered, furnished with intent, and layered with smart living.



For those arriving in Dubai or rooted here, this is where the city slows down.

The renders are a graphical representation.

AN EVOLVING NARRATIVE

Arthouse's journey continues in Arjan, where architecture and life converge in perfect balance, a place where rhythm and refinement shape spaces that inspire and elevate everyday living.

AMENITIES

The renders are a graphical representation.



BALANCE AS EXPERIENCE

Wellness, leisure, and community composed with intent.

WELLNESS AMENITIES

State-of-the-art fitness studio

Sauna and cold plunge

Rooftop Japanese garden

Sound healing

Meditation & Zen garden

Wellness bar area





LEISURE & COMMUNITY AMENITIES

Rooftop infinity pool

Family pool and kids' pool

Outdoor & indoor kids' play area

Forest area

Games room

Exclusive cigar lounge

Residents' library

Water park



LOBBY

PODIUM

PRIVATE GARDEN

ROOFTOP INFINITY POOL

SOUND HEALING AREA

FOREST AREA



WELLNESS BAR

STATE-OF-THE-ART FITNESS STUDIO



KIDS’ PLAY AREA



EXCLUSIVE CIGAR LOUNGE

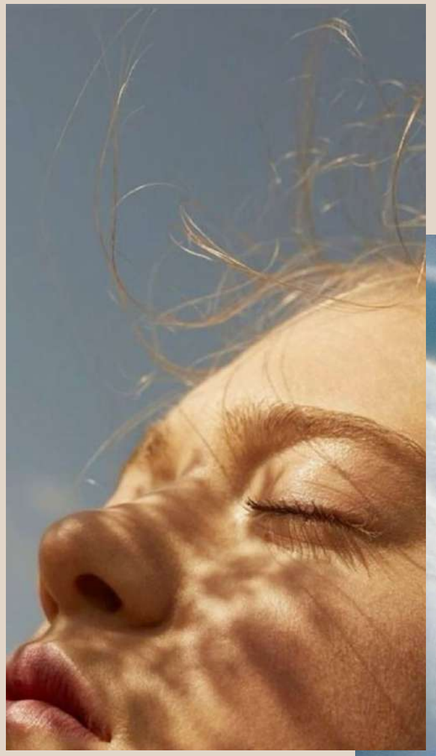


RESIDENTS’ LIBRARY

SAUNA AND COLD PLUNGE

THE RESIDENCES

A DIALOGUE BETWEEN GLASS AND SKY





The renders are a graphical representation.



AN ENSEMBLE OF LIVING AND DESIGN

Exclusive residences curated with balance, from intimate studios to expansive two-bedrooms.

STUDIOS

Composed for efficiency. Defined by openness.

The renders are a graphical representation.



BEDROOM



LIVING & DINING

ONE-BEDROOM RESIDENCES

Proportioned for flow. Oriented to views.

The renders are a graphical representation.



LIVING ROOM



KITCHEN & DINING

BEDROOM

BATHROOM



TWO-BEDROOM RESIDENCES

Shaped for gatherings. Refined for retreat.

The renders are a graphical representation.



LIVING & DINING

KITCHEN



MASTER BEDROOM



BEDROOM

BATHROOM



PROJECT OVERVIEW

PROJECT OVERVIEW

PROJECT NAME

Arthouse Hills Arjan

COMPLETION

Q4 2028

UNIT TYPES & SIZES

Studio	60	480 sq ft	AED 869,888
1-Bedroom	166	850 sq ft	AED 1,307,888
2-Bedroom	100	1250 sq ft	AED 1,855,888
Total Units			326 Residences

PAYMENT PLAN

Payment Stage	Studio	Studio
DP	10%	On booking (2026)
DLD	4% + 5,250	On booking (2026)
1 month	10%	2026
6 months	5%	2026
12 months	5%	2027
20% construction	7.5%	2027
40% construction	7.5%	2027
60% construction	7.5%	Q1 2028
80% construction	7.5%	Q3 2028
Handover	40%	Q4 2028

TOTAL COLLECTION PERCENTAGES

Year	Collection %
2026	25%
2027	20%
2028	55%

