

BY ARISTA

AI FURJAN


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ARISTA



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Workspaces are more than glass and walls. It's the rhythm of ideas turning into action. They are environments that hold time, intention, and ambition. Places where decisions are made, futures are shaped, and legacies quietly begin.

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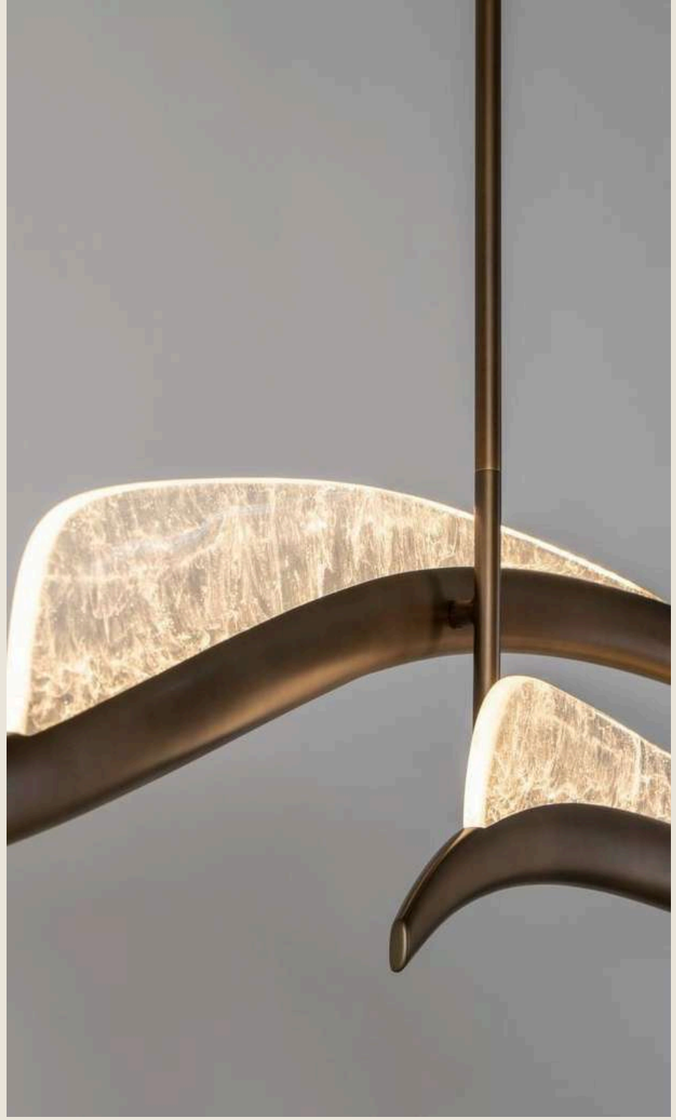
A balance of energy and calm, movement and stillness. Within these spaces, conversations spark change, moments of focus shape direction, and ambition finds momentum.



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Each desk, each corner,
a story in motion, of people shaping
what's next.





Where the future is being designed,
built, and brought to life.

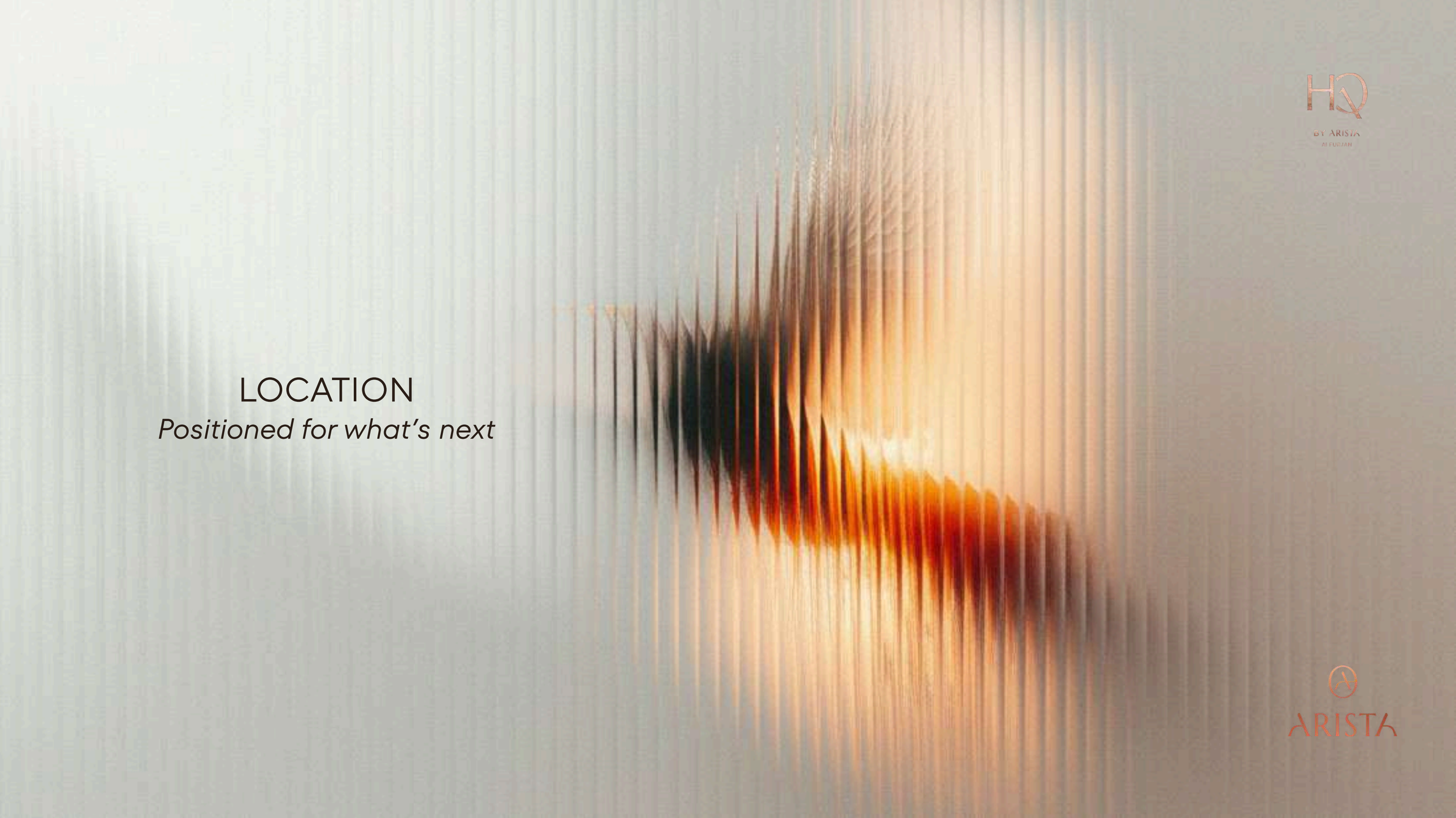


It becomes a community.
A living ecosystem of possibility.

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LOCATION

Positioned for what's next




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A NEW LANDMARK IN FURJAN

Positioned between the sophistication of Dubai Marina and the global commerce hub of Jebel Ali, Al Furjan offers a distinguished business address within one of Dubai's most well-connected districts.

Its seamless accessibility to major highways, metro links, and emerging commercial destinations enhances operational efficiency while elevating the long-term value of ownership.



DUBAI'S FUTURE CBD

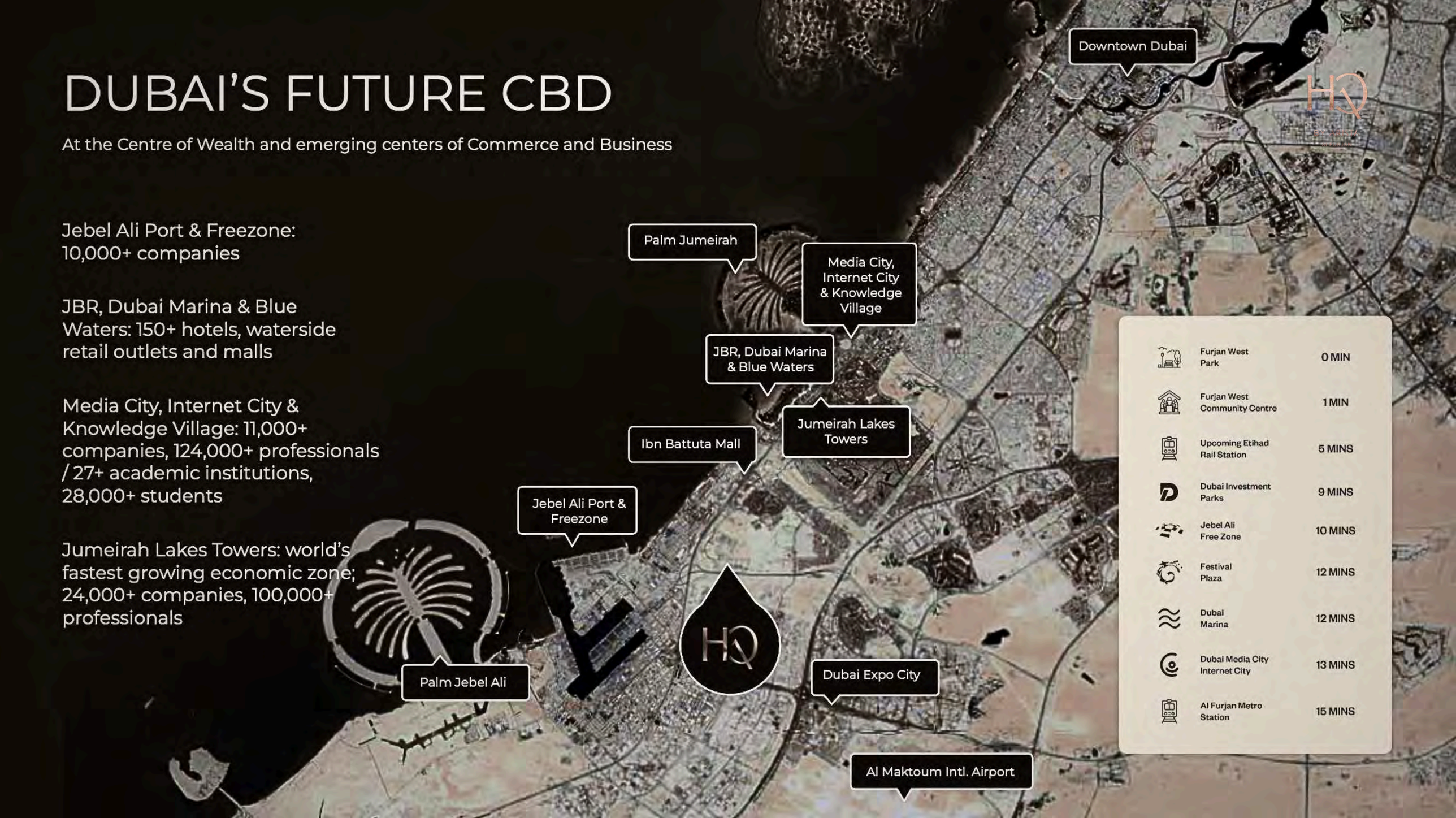
At the Centre of Wealth and emerging centers of Commerce and Business

Jebel Ali Port & Freezone:
10,000+ companies

JBR, Dubai Marina & Blue Waters: 150+ hotels, waterside retail outlets and malls

Media City, Internet City & Knowledge Village: 11,000+ companies, 124,000+ professionals / 27+ academic institutions, 28,000+ students

Jumeirah Lakes Towers: world's fastest growing economic zone; 24,000+ companies, 100,000+ professionals



Furjan West Park	0 MIN
Furjan West Community Centre	1 MIN
Upcoming Etihad Rail Station	5 MINS
Dubai Investment Parks	9 MINS
Jebel Ali Free Zone	10 MINS
Festival Plaza	12 MINS
Dubai Marina	12 MINS
Dubai Media City Internet City	13 MINS
Al Furjan Metro Station	15 MINS


HQA BY ARISTA
Built for those who move with purpose.



ABOUT

DESIGNED FOR LEADERS, BUILT FOR LEGACY

HQA by Arista represents the next evolution of workspace design — spaces crafted for thinkers, leaders, and visionaries. It embodies the balance between structure and fluidity, ambition and clarity, discipline and creativity — the true rhythm of modern work.



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With only 42 boutique offices, HQA by Arista reimagines workspace ownership. Envisioned for those who build with purpose and think beyond the immediate, it offers a design driven environment where focus, creativity, and pride of ownership naturally coexist.



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Thoughtfully designed to accommodate diverse business needs, HQA by Arista offers single-tenancy floors, direct lift access, and efficient layouts that balance productivity with prestige.



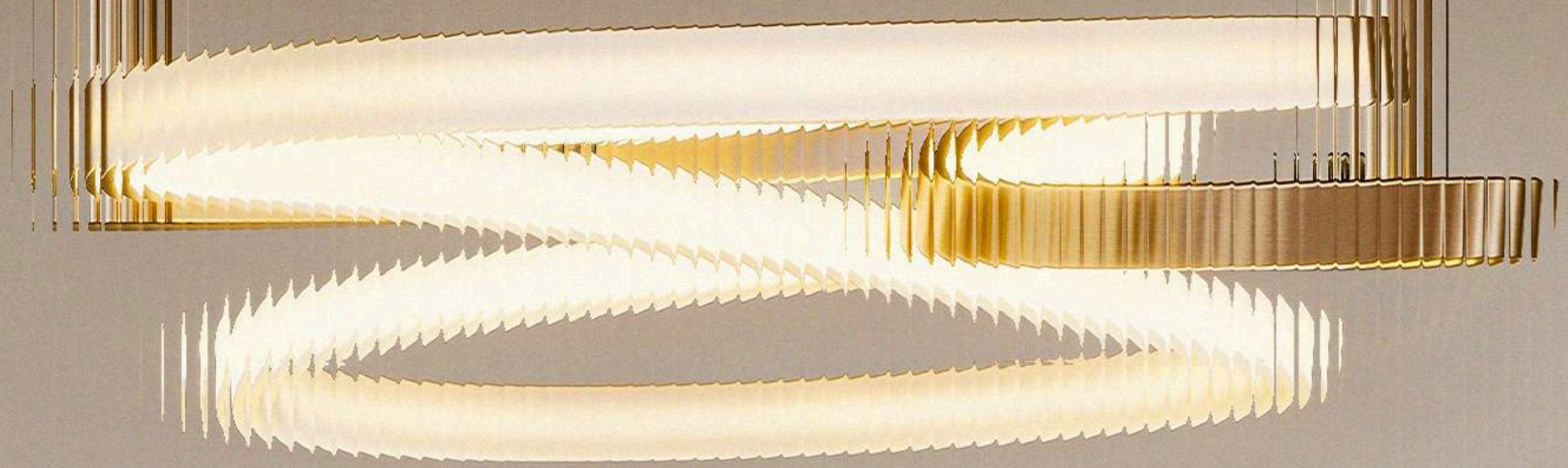

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COWORKING SPACE
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DESIGN LED

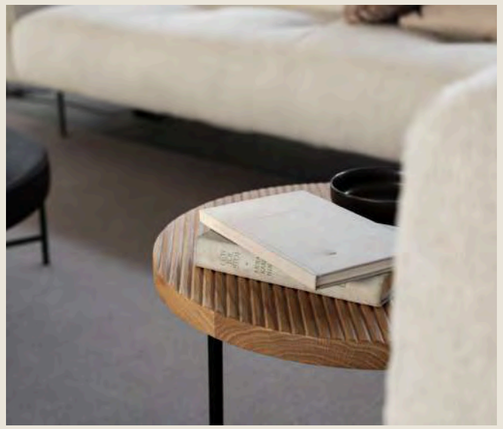
Every decision considered. Every detail curated.





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Every detail has been curated for clarity, light, and presence. Expansive glass façades invite natural light to flood in, while high ceilings and flexible floorplates create an atmosphere of openness and potential.

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DESIGN LED

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The layouts are designed to be highly flexible, accommodating a wide range of occupancies and interior visions. Full-height windows and generous ceiling heights fill each space with natural light, creating a sense of openness and palatial scale.

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DESIGN LED

Landscaped terraces offer direct access to nature, providing an elevated alternative setting for moments of collaboration or quiet reflection. With single-tenancy floor plates and direct lift access, each office benefits from complete privacy and an unmistakable sense of exclusivity.




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SHELL and CORE
Created as a foundation. Claimed by visionaries.

EVERY SPACE BEGINS AS A BLANK CANVAS.

A shell-and-core offering that invites vision, not limitation, allowing each business to design an environment that reflects its culture, pace, and ambition. From layout to finishes, every decision is yours — enabling a workplace that is personal, purposeful, and distinctly your own.



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AMENITIES
Not just to work, but to *live well within.*
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AMENITIES





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An environment that supports how you work, think, and unwind. Designed for work, for life, for everything in between.

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Within its walls, HQA by Arista opens into wellness zones, ideas meet recreation, and focus finds renewal. Whether it’s a quiet pause in the yoga corner, an invigorating swim, a recording session in the podcast studio, or a friendly game that sparks laughter. Every moment here feeds the mind as much as the soul.



Yoga Corner



Outdoor Workout Zone



Gymnasium



Meeting Pods



Podcast Rooms



Hot Desks



Coffee Stations



Breakout Zone



Aqua Pool

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COWORKING SPACE



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GAME ON!
GAME ZONE
PL
AY
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A dedicated amenities floor that redefines the work day through effortless luxury and thoughtful design.

Fluid, refined spaces encourage movement, reflection, and creative exchange - shaping an environment where productivity and well-being are equally valued.

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GYMNASIUM
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ARISTA


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SUSTAINABILITY EXCELLENCE

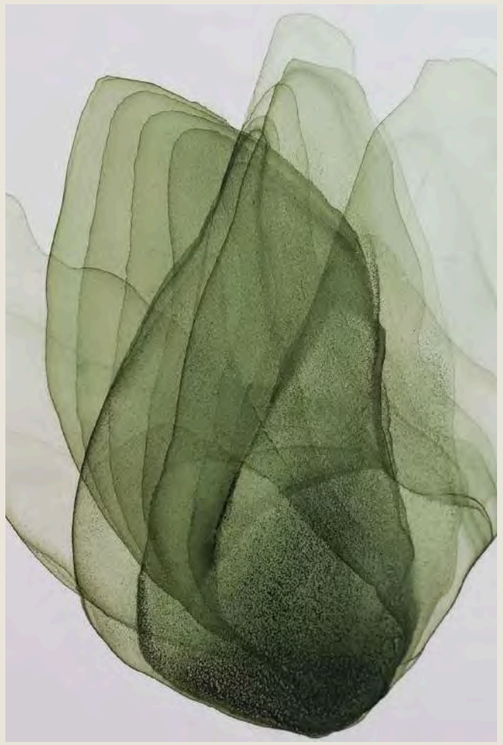
Responsibility, built into every decision.

HQA is not merely a Grade A office complex; it is a beacon of sustainability, meticulously designed to achieve Gold LEED (Leadership in Energy and Environmental Design) certification.

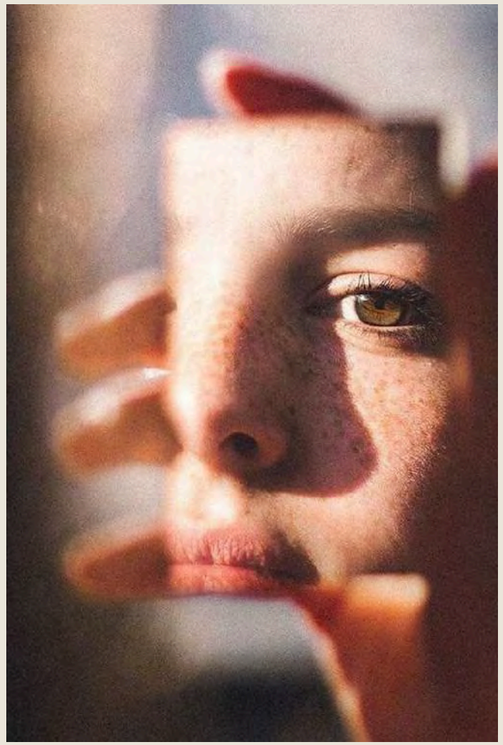
This commitment to green building standards underscores our dedication to environmental stewardship while delivering tangible economic benefits for investors and tenants alike.



Energy
Efficiency



Minimal
Carbon Footprint



Improved
Wellbeing

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PAYMENT PLAN

A measured path forward.

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ABOUT ARISTA

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.

john r. harris

HBA

COOPERS HILL

ARISTA

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