



AARK  
RESIDENCES

PRESENTED BY

DECA



LUXURY LIVING  
**THE HEART OF DUBAI**



SERENITY IN THE CITY'S PULSE

# WHY DUBAI?



**SAFEST CITY IN THE WORLD**



**FASTEST GROWING ECONOMY**



**HIGH CAPITAL APPRECIATION**



**WORLD'S 3RD BUSIEST AIRPORT**



**HIGH INVESTMENT RETURNS**



**LONG-TERM GOLDEN VISA**



**CENTRE OF WORLD**



**POLITICAL & ECONOMIC STABILITY**



**100% TAX FREE INCOME**



**EASE OF INVESTMENT**



**WORLDWIDE CONNECTIVITY**



**THE CLEANEST CITY IN THE WORLD**



**15 MILLION TOTAL INTERNATIONAL VISITORS IN 2022**



**4TH MOST VISITED CITY IN THE WORLD**



**WORLD-CLASS INFRASTRUCTURE & SERVICE SECTOR**



**7.08 MILLION VISITOR GROWTH**



## BENEFITS

# INVESTORS VISA

The service allows the real estate investor owning a property the purchase value of which is equal to or more than AED 750,000 at the time of purchase, to apply for a two-years renewable residence permit.

- It allows individuals to set up and expand their business networks.
- Access regional markets and benefit from the strategic location of the UAE.
- It allows holders to live and work in the UAE as well as sponsor family members.

## BENEFITS

# GOLDEN VISA

UAE's Golden Visa grants foreign investors and families long-term residency through substantial economic investments.

- A long-term, renewable residence visa for 10 years.
- Investment of AED 2 M in real estate will entitle investor for a renewable residence visa valid for 10 years
- A self-sponsored visa.
- Ability to stay outside of the UAE for any time without nullifying visa.
- Sponsoring their family members for a 10-year residency without the need to pay additional deposits.
- Sponsoring an unlimited number of domestic helpers.
- Multiple-entry



# COMPANY ETHOS

# CEO MESSAGE

Greetings,

At **Aark Developers**, we're committed to transforming the everyday into an extraordinary experience. Our vision is to provide a lifestyle that mirrors the luxury and relaxation of a world-class resort.

We believe that home is not just a place; it's a feeling. Our goal is to ensure that every day you wake up in **Aark Residences**, it's like stepping into a tranquil oasis, where comfort and convenience meet opulence.

Our dedication to offering resort-style living means that you'll have access to a wealth of amenities that define the very essence of leisure. From the calming embrace of an infinity pool to the structured security that allows you to unwind without a worry, we've left no stone unturned in creating the perfect retreat for you.

We understand that resort living transcends geographic boundaries. **Aark Developers** is not just about Dubai; it's about bringing the resort lifestyle to you, wherever you are in the world. Our commitment to delivering an exceptional experience knows no bounds.

I invite you to experience the Aark difference. Our team is here to make your everyday life feel like an everlasting vacation. Welcome to **Aark Developers**, where we turn dreams of resort-style living into a beautiful reality.

Best Regards,  
**Rahul Kumar Gupta.**





## AARK THE DEVELOPERS PARTNERS

**Rahul Kumar Gupta**, the visionary founder of **Aark Developers**, is not only a driving force behind our company but also a key partner in Safe Developers. With 25 years in the Indian real estate industry, he has expanded his influence into the dynamic UAE real estate market.

Under his astute leadership, **Gardenia Livings** project in **Arjan** is expected to handover in Q4 2023 and a project of AED 4 billion is set to launch in four months. His strategic vision and unwavering commitment to excellence continue to propel our ventures to new heights.


At **Aark Developers**, our seasoned team possesses an innate understanding of our customers' desires. Our unwavering commitment is to deliver the best value and highest quality, ensuring your satisfaction is at the heart of everything we do.



QUALITY LIVING  
**OUR SIGNATURE STYLE**



Introducing Aark Developer's newest residential gem in Dubailand, featuring a collection of 1 and 2 bedroom apartments, expanding our legacy of excellence. Aark Residences boasts a total of 100 units, comprising 60 luxurious 1BHK and 40 spacious 2BHK apartments.

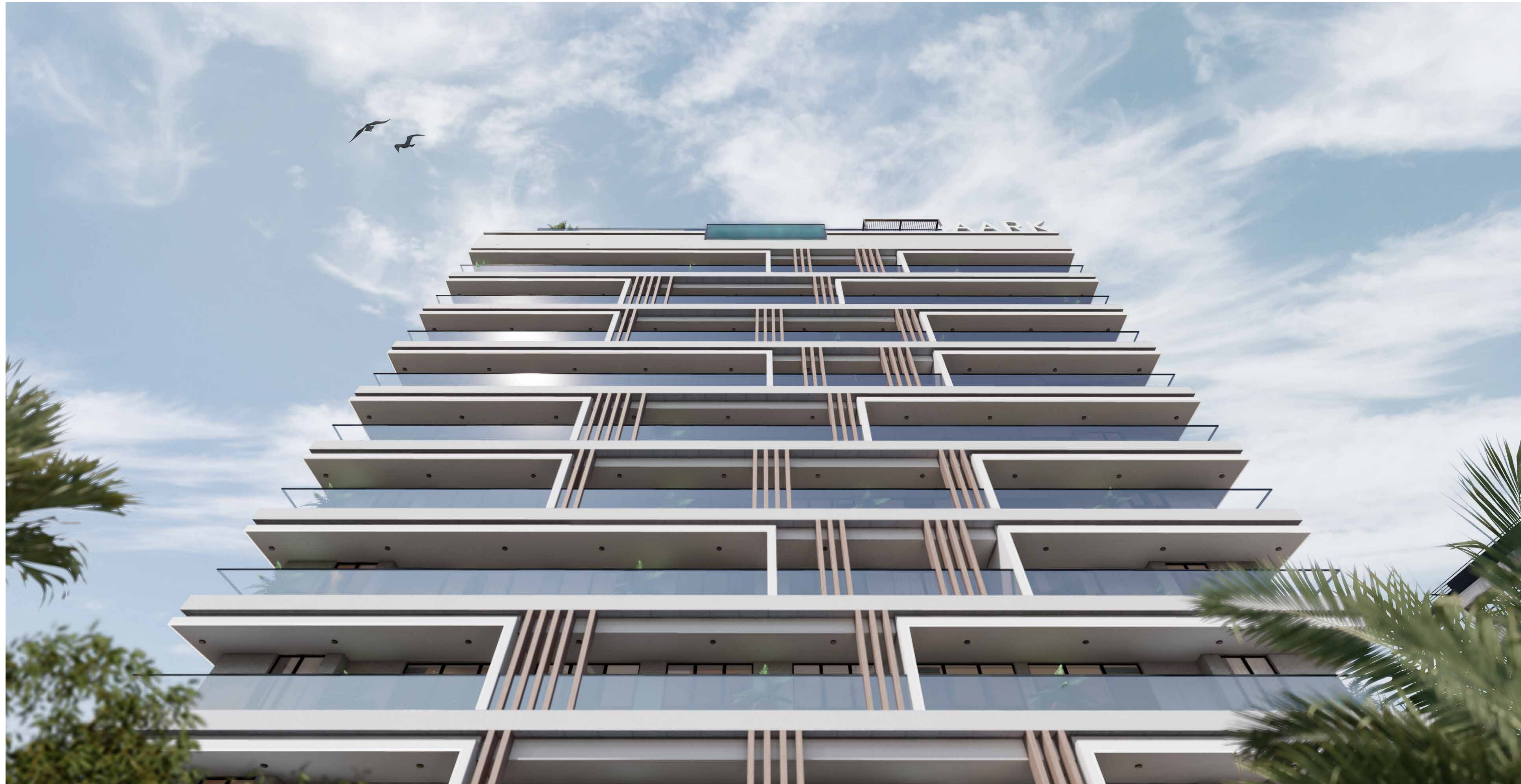




INTENT & ASPIRATIONS

# AARK DEVELOPERS

At Aark Developers, we firmly believe in creating living spaces that seamlessly blend luxury, comfort, and convenience, while offering unparalleled lifestyle experiences in the vibrant land of UAE. As a dedicated real estate developer, we stand by our standards of excellence and unwavering commitment to redefining modern living, by constructing sustainable residences.



STUNNING VISTAS IN  
**AN URBAN  
HAVEN**





# INSIGHTS AARK RESIDENCES

Aark Residences is an architectural masterpiece, embodying contemporary living with well-designed residences and unparalleled amenities. This latest addition to Aark Developers' portfolio in Dubailand features 1 and 2 bedroom apartments, expanding our offerings for a welcoming living experience like no other. Enjoy a resort like experience with a health club and an infinity pool with a clear front view overlooking the city's skyline.



SUPREME RESIDENCES  
**A MODERN LIFESTYLE**

Aark Residences is a modern residential complex located in the thriving heart of Dubai. Designed for those who prefer leisure, lavishness, and a bit of extravagance in life, Aark Residences features state-of-the-art apartments defined by spacious interiors and breathtaking views.

OVERVIEW

# DUBAI LAND RESIDENCE COMPLEX

Nestled in a strategic location, this residential masterpiece provides pivotal connections to key destinations across the emirate, making for a truly convenient living experience. Dubai Land Residence Complex stands as a paragon of a premium lifestyle with its impressive amenities that foster a culture of vibrancy and well-being while enhancing the residents' experiences by promoting a healthy and active lifestyle without the need for lengthy journeys.





IDEAL LOCATION  
**DREAM VICINITY**



Our mission is to offer affordable homes that blend luxury living in the heart of Dubai. Located at a prime spot in Dubailand, this landmark is just 20 minutes from the Burj Khalifa, 5 minutes from the Dubai Outlet Mall, and a mere 20 minutes from the Dubai International Airport, providing an opulent residential experience.



20 MINS  
DOWNTOWN DUBAI MALL



20 MINS  
BURJ KHALIFA



20 MINS  
DUBAI INTERNATIONAL AIRPORT



3 MINS  
THE CENTRO



WALKING DISTANCE  
PUBLIC PARK



WALKING DISTANCE  
AQUILA SCHOOL



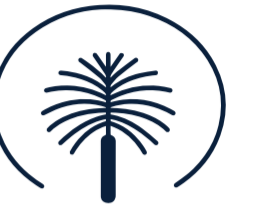
5 MINS  
DUBAI OUTLET MALL



8 MINS  
SILICON CENTRAL MALL



35 MINS  
PALM JUMEIRAH



10 MINS  
GLOBAL VILLAGE



12 MINS  
UNIVERSITY OF DUBAI



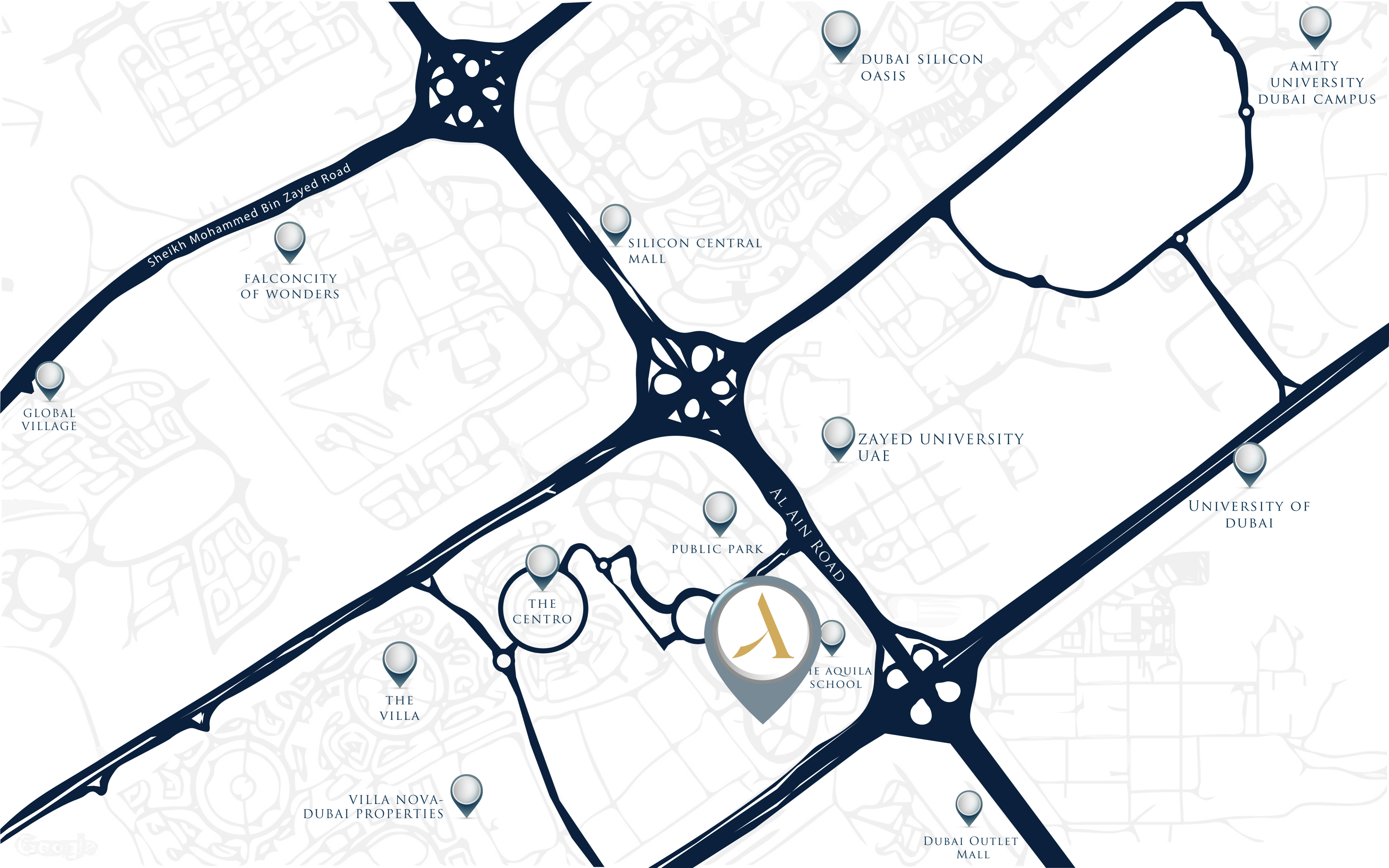
15 MINS  
SHEIKH ZAYED ROAD



CLOSE VICINITY

AN IDEAL  
LOCATION





Sheikh Mohammed Bin Zayed Road

GLOBAL VILLAGE

FALCONCITY OF WONDERS

SILICON CENTRAL MALL

DUBAI SILICON OASIS

AMITY UNIVERSITY DUBAI CAMPUS

ZAYED UNIVERSITY UAE

UNIVERSITY OF DUBAI

PUBLIC PARK

AL AIN ROAD

THE CENTRO

THE VILLA

THE AQUILA SCHOOL

VILLA NOVA-DUBAI PROPERTIES

DUBAI OUTLET MALL





# AARK RESIDENCES LIFESTYLE DESTINATION



TIMELY  
EXECUTION



IDEAL  
VICINITY



HIGH RETURN  
ON INVESTMENT



FREEHOLD  
OWNERSHIP



EXCLUSIVE  
AMENITIES



POST-HANDOVER  
PAYMENT PLAN



INSIGHTS

# DIVE INTO OUR DEVELOPMENT

ANTICIPATED  
COMPLETION DATE  
**OCTOBER 2024**

UNIT TYPE  
**APARTMENTS**

FLOOR PLAN  
**BASEMENT + G +  
10 FLOORS**

UNIT DETAILS  
**1 & 2 BEDROOMS**

TOTAL UNITS  
**100**





Our devotion to curating vibrant and appealing residences seamlessly merges the aesthetics of the interior and exterior spaces, hence enhancing the living experience of the residents. Complementing this experience is a range of premium amenities that promise a life of unmatched comfort and sophistication for our cherished residents.



The background features a complex pattern of thin, light-colored wavy lines that create a sense of movement and depth. Two thin, vertical gold-colored lines are positioned symmetrically on either side of the central text, extending above and below it.

EMBRACE  
**UNMATCHED ELEGANCE**

AN ICON OF  
**TRANQUILITY**



# GRAND LOBBY LOUNGE

An inviting entrance awaits you with an elegant and ambient reception area. Promising residents an unmatched living experience, we present meticulously designed and well curated living spaces.

**AARK**  
RESIDENCES

Arrival  
at AARK

# BOUNDLESS INFINITY POOL

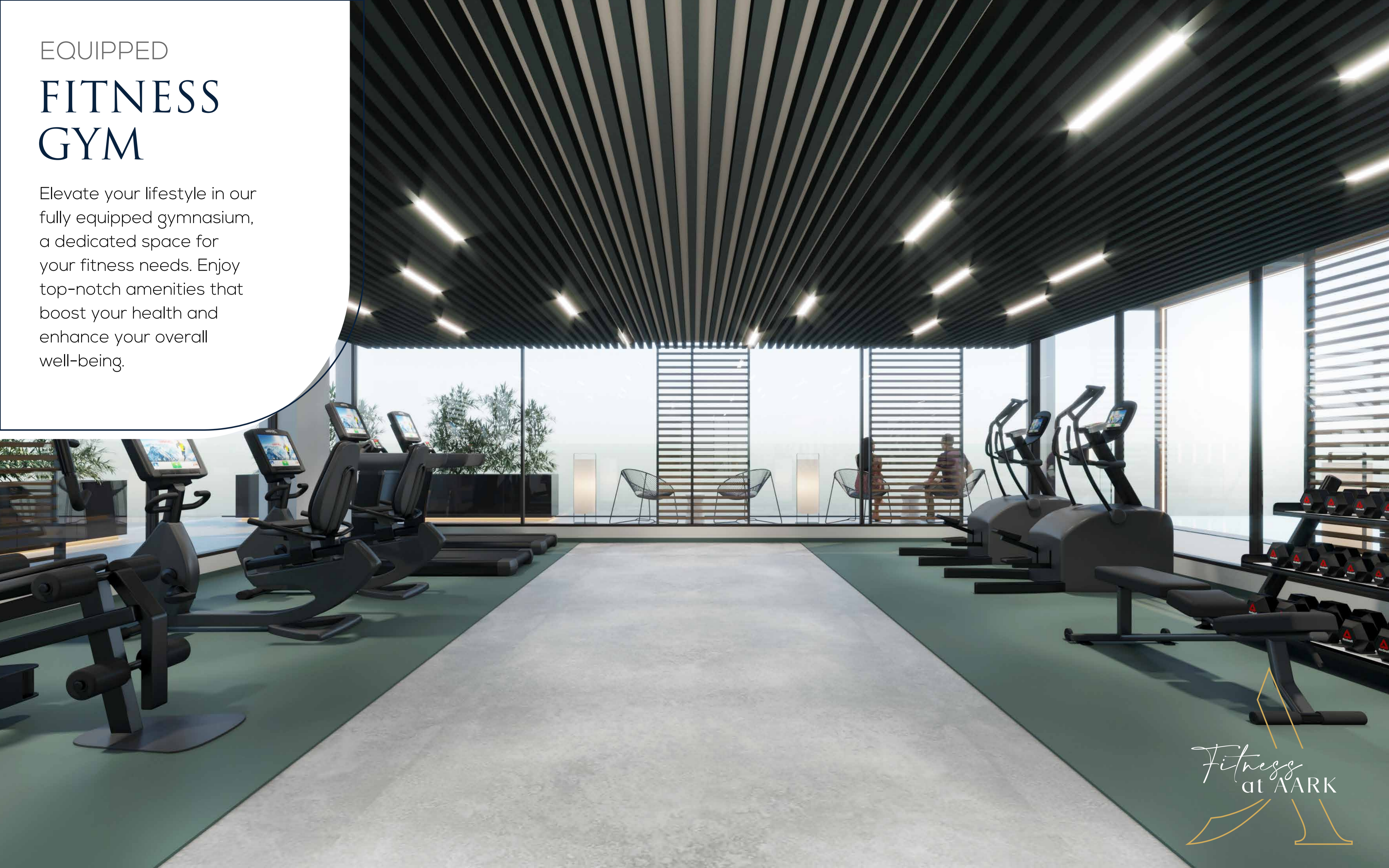
Enjoy unobstructed views from the infinity pool, evoking a resort-like atmosphere that seamlessly integrates social, well-being, and entertainment spaces. This tranquil oasis includes a shaded seating area, providing a cherished retreat for our esteemed residents.



Wellness  
at AARK

# EQUIPPED FITNESS GYM

Elevate your lifestyle in our fully equipped gymnasium, a dedicated space for your fitness needs. Enjoy top-notch amenities that boost your health and enhance your overall well-being.



*Fitness*  
at AARK



# JOYFUL PLAY AREA

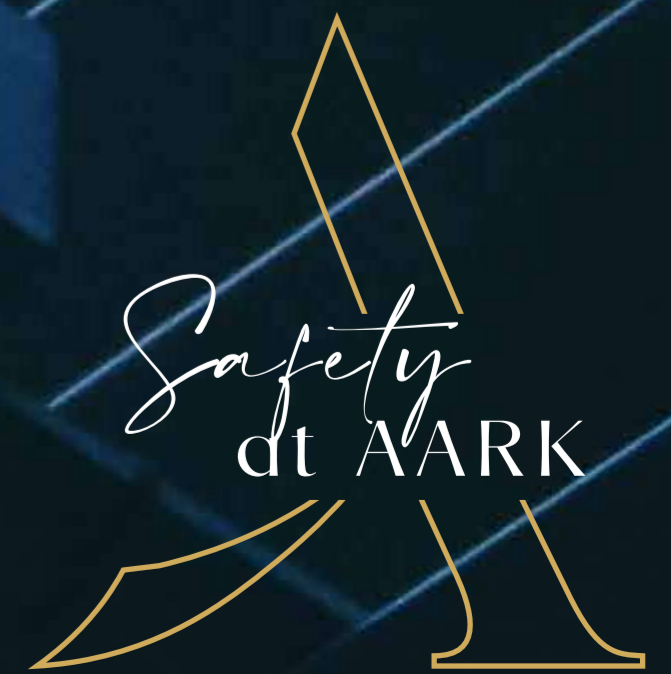
Explore our carefully designed children's play area, where every detail is thoughtfully crafted to enhance your child's experience.



24/7

# SECURITY SERVICE

Experience peace of mind with our state-of-the-art security surveillance system, ensuring your safety and tranquility. Our dedication to a secure living environment is reflected in every aspect of our project, guaranteeing your peace and well-being.



The background features a complex pattern of thin, light-colored wavy lines that create a sense of movement and depth. Two thin, vertical gold-colored lines are positioned symmetrically on either side of the central text, extending from above and below the text area.

DISCOVER SERENITY  
**AMIDST URBAN VIBRANCY**





Tranquility  
at AARK

ADORNED ACCENTS





ELEVATED LIVING

*Sophistication*  
at AARK



*Opulence*  
at AARK

TIMELESS DESIGNS





ENDURING SPACES

Vibrancy  
at AARK



## AN EMPITOME OF PRESTIGE



Timeless refinement meets modern comfort, throughout the project. Each apartment balances elegance and comfort, infused with abundant natural light and adorned with contemporary accents. The meticulously crafted spaces exhibit luxury and allure.





Comfort  
at AARK

PREMIUM LIVING



EXQUISITE SPACES

Luxury  
at AARK



Elegance  
at AARK


EXHIBIT ALLURE



# A GLIMPSE INTO SOPHISTICATION



Indulge in a contemporary living experience where every corner of your living space is thoughtfully designed with timeless elements, allowing you to immerse yourself in an atmosphere of enduring elegance and comfort.







Experiences  
at AARK

COMFORT LIVING







OPULENT DETAILS

Vanity  
at AARK



PINNACLE OF  
SOPHISTICATED

The background features a complex pattern of thin, light-colored wavy lines that create a sense of movement and depth. Two thin, vertical gold-colored lines are positioned symmetrically above and below the central text, framing it.

INSPIRING  
**THE ART OF LIVING**

# DECA



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