

ARBOR VIEW



CENTRALLY SITUATED, EFFORTLESSLY CONNECTED

05

MINUTES

Dubai Miracle Garden

05

MINUTES

Dubai Butterfly Garden

15

MINUTES

Dubai Autodrome

10

MINUTES

Dubai Studio City

18

MINUTES

Burj Al Arab

19

MINUTES

Palm Jumeirah

20

MINUTES

Burj Khalifa &
Dubai Mall

21

MINUTES

Emirates Golf Club

10

MINUTES

Dubai Hills Mall

15

MINUTES

Circle Mall

15

MINUTES

Dubai Hills Golf Club

18

MINUTES

Mall of the Emirates

21

MINUTES

Ain Dubai

26

MINUTES

Dubai International
Financial Centre

26

MINUTES

Al Maktoum
International Airport

27

MINUTES

Dubai International
Airport





Dubai Hills
Park



Dubai Hills
Mall

Al Khail Rd

Al Barsha
South Park



Union Coop

Al Khail Rd

GEMS Founder
School



ADNOC

Bloom Word
Academy

ARBOR
VIEW

Green Scape
Park

Umm Suqeim Street

Al Khail Rd

Community
Park



Circle Mall

Hessa Street

Nord Anglia
International School

Dubai Butterfly
Garden

Dubai Miracle
Garden



Five IVC

Sheikh Mohammed Bin Zayed Rd



Dubai
Autodrome

Sheikh Mohammed Bin Zayed Rd

Dubai
Motor City

Dubai
Studio City

Dubai
Sports City



Jumeirah Golf
Estates Golf &
Country Club



The Els
Club



Dubai Polo &
Equestrian Club

Hessa Street

BUILDING CONFIGURATION

ELEVATORS

6 passenger elevators
2 service elevators

PARKING

Studios, 1 and 2-bedroom: 1 car parking space
3-bedroom: 2 car parking space

ANTICIPATED COMPLETION DATE

Q1 2026

OWNERSHIP

Freehold

ANTICIPATED SERVICE CHARGE

AED 16 per sq.ft.



7
RESIDENTIAL
FLOORS

BASEMENT
GROUND FLOOR

GROUND FLOOR
AMENITIES PLAN

- 1 VEHICLE ENTRANCE
- 2 VEHICLE EXIT
- 3 LOBBY ENTRANCE
- 4 LOBBY RECEPTION
- 5 LOBBY LOUNGE
- 6 COMMUNAL TABLE
- 7 LIFT LOBBY
- 8 PARKING FOR PEOPLE OF DETERMINATION
- 9 BICYCLE PARKING
- 10 EV CHARGING STATION





ARBOR
VIEW

LOBBY

2 double-volume entrance lobbies with lounge, workstations, and feature art pieces and trees



FIRST FLOOR
AMENITIES PLAN

- 1

LEISURE POOL
- 2

LOUNGE POOL
- 3

SHADED KIDS POOL
- 4

WATER FEATURE
- 5

OUTDOOR DECK SWING
- 6

CABANAS
- 7

OUTDOOR SHOWER
- 8

SUN LOUNGERS AREA
- 9

PICNIC TABLE AREA
- 10

GLAMPING AREA
- 11

CARAVAN BARBEQUE AREA
- 12

VEHICLE EXIT
- 13

LOBBY ENTRANCE
- 14

VEHICLE EXIT
- 15

LOBBY ENTRANCE
- 16

CONVERTABLE GAMES TABLE AREA
- 17

ADULT & KIDS WASHROOM
- 18

2D KIDS PLAY AREA
- 19

OUTDOOR THEMED KIDS PLAY AREA
- 20

EXPERIENCE SHOWER
- 21

STEAM & SAUNA ROOM
- 22

BATHROOM FOR PEOPLE OF DETERMINATION

- 23

FAMILY BATHROOM
- 24

INDOOR YOGA STUDIO
- 25

FITNESS STUDIO
- 26

CIRCULATION PATH
- 27

REFLEXOLOGY PATH
- 28

YOGA & MEDITATION PODS
- 29

ARRIVAL PLAZA
- 30

LIFT LOBBY





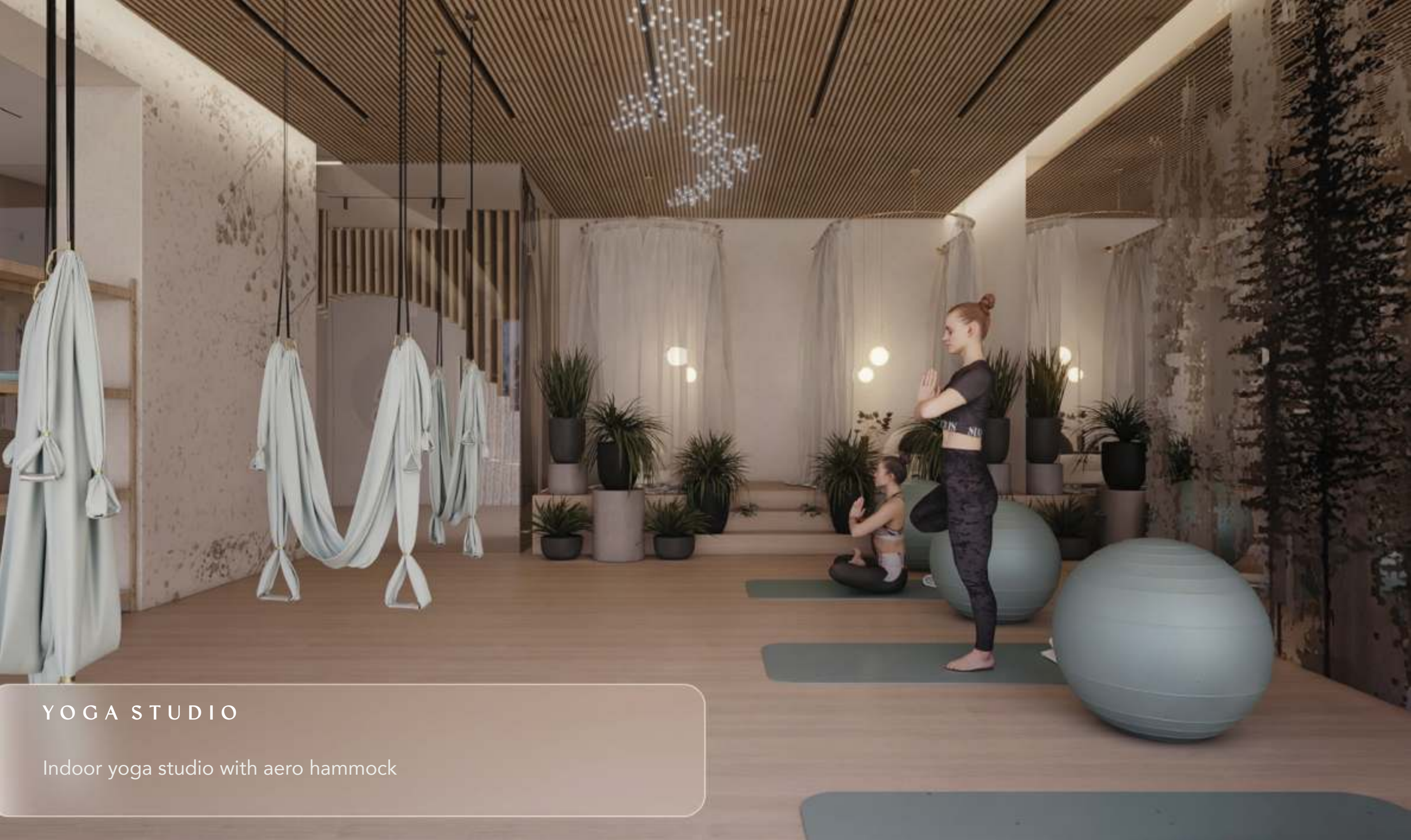
POOL DECK

Gated pool deck with a separate adult and kids' pool and multi-sensory water features

The image shows a modern, open-plan clubhouse interior. In the foreground, there's a lounge area with a light grey curved sofa, several round ottomans, and a small round coffee table. To the right, a tall green plant stands next to a gold-colored floor lamp. In the middle ground, a long, curved bar with a copper-colored base and a grey countertop is surrounded by grey bar stools. Behind the bar, a wall is decorated with various items including a dartboard, a vinyl record, framed photos, and a game controller. A large, glowing oval pendant light hangs over the bar area. To the left, a set of stairs leads down to another level. The overall design is contemporary with a mix of materials like wood, metal, and fabric.

CLUBHOUSE

For party and holiday events with a lounge, food preparation station, and a dining area that is convertible into a billiard table



YOGA STUDIO

Indoor yoga studio with aero hammock

SIZE RANGE PER UNIT TYPE

STUDIO

From 451 sq. ft to 574 sq. ft

1-BEDROOM

From 893 sq. ft to 1,028 sq. ft

2-BEDROOM

From 1,204 sq. ft to 1,340 sq. ft

2-BEDROOM + STUDY

From 1,359 sq. ft to 1,444 sq. ft

3-BEDROOM

From 1,670 sq. ft to 1,761 sq. ft

NUMBER OF UNITS PER TYPE

STUDIO

21 units

1-BEDROOM

69 units

2-BEDROOM

41 units

2-BEDROOM + STUDY

27 units

3-BEDROOM

13 units



LIVING & DINING AREA

Introducing cloak entry spaces and workstations



KITCHEN

Integrated designer kitchen island with pantry and dedicated coffee station



BEDROOM

Naturally-lit space with wardrobes featuring integrated mirrors and dressers

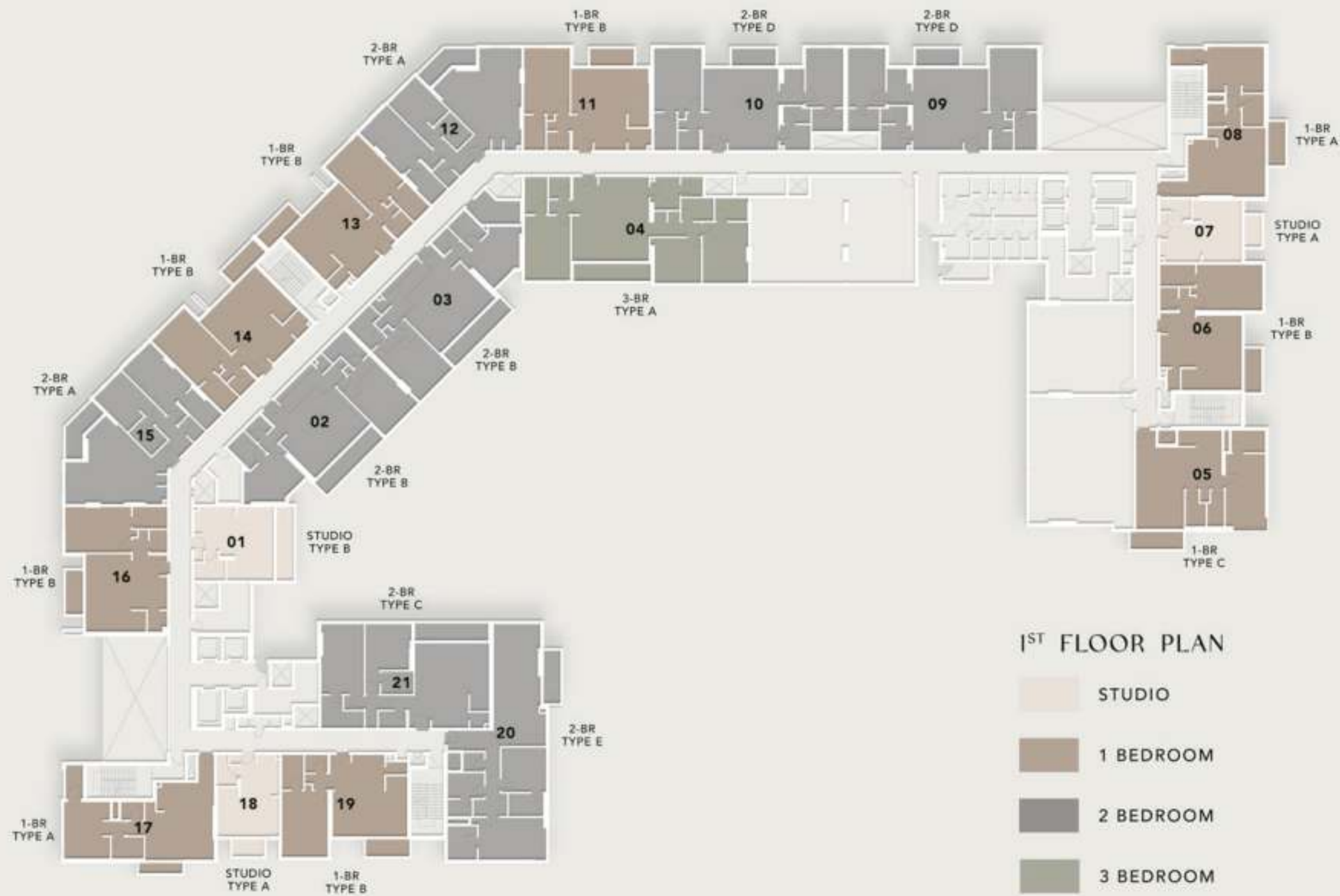


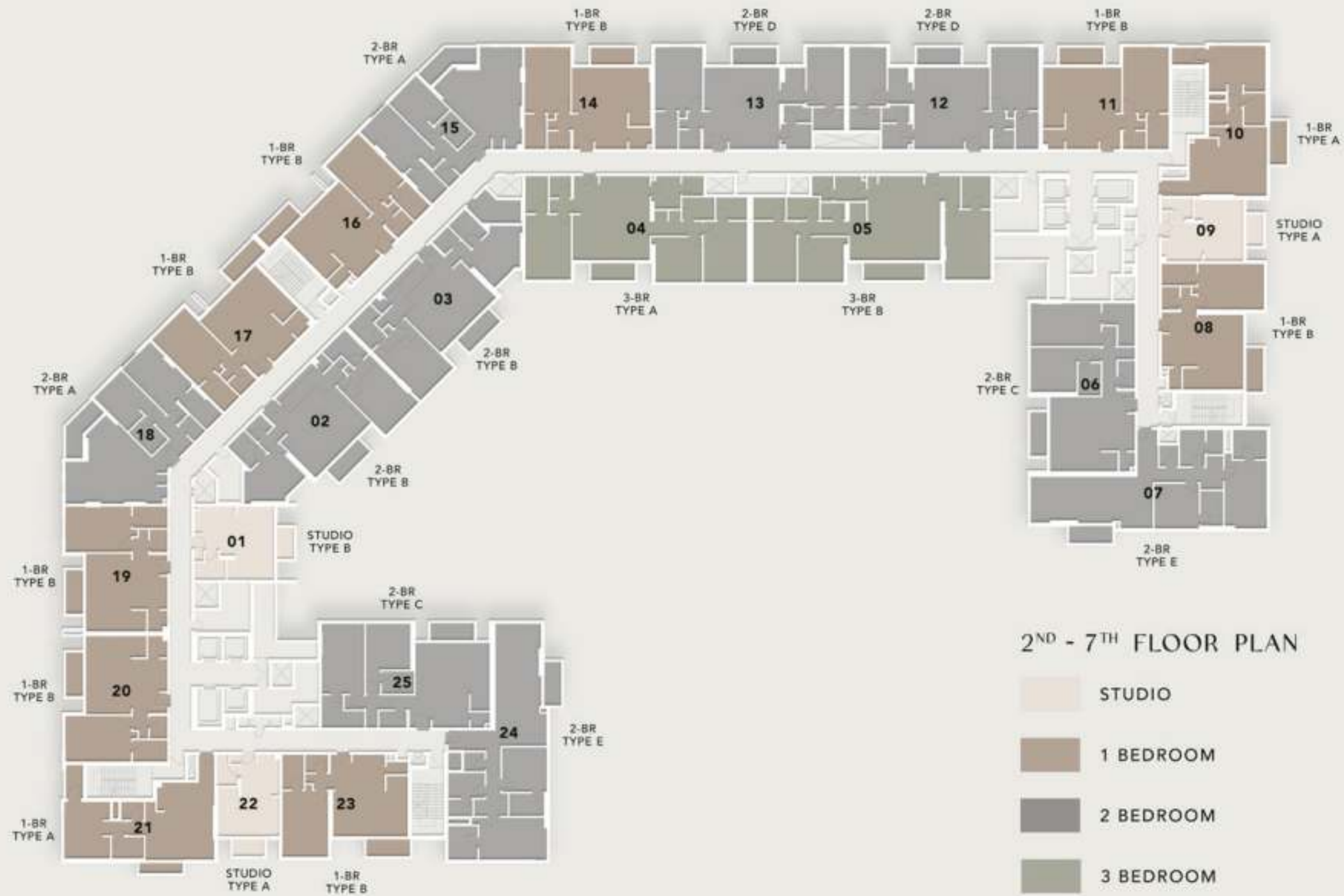
BATHROOM

Ellington signature integrated lighting and rain showers

A modern living room interior featuring a large window with sheer curtains on the left, offering a view of palm trees. In the foreground, there are white, curved armchairs with wooden legs. A large, semi-transparent rectangular overlay with rounded corners is centered in the image, containing the text "FLOOR PLANS". The background shows a minimalist interior with a circular coffee table, a dark sofa, and a tall, thin decorative vase on a shelf. A modern, circular pendant light hangs from the ceiling.

FLOOR PLANS





2ND - 7TH FLOOR PLAN

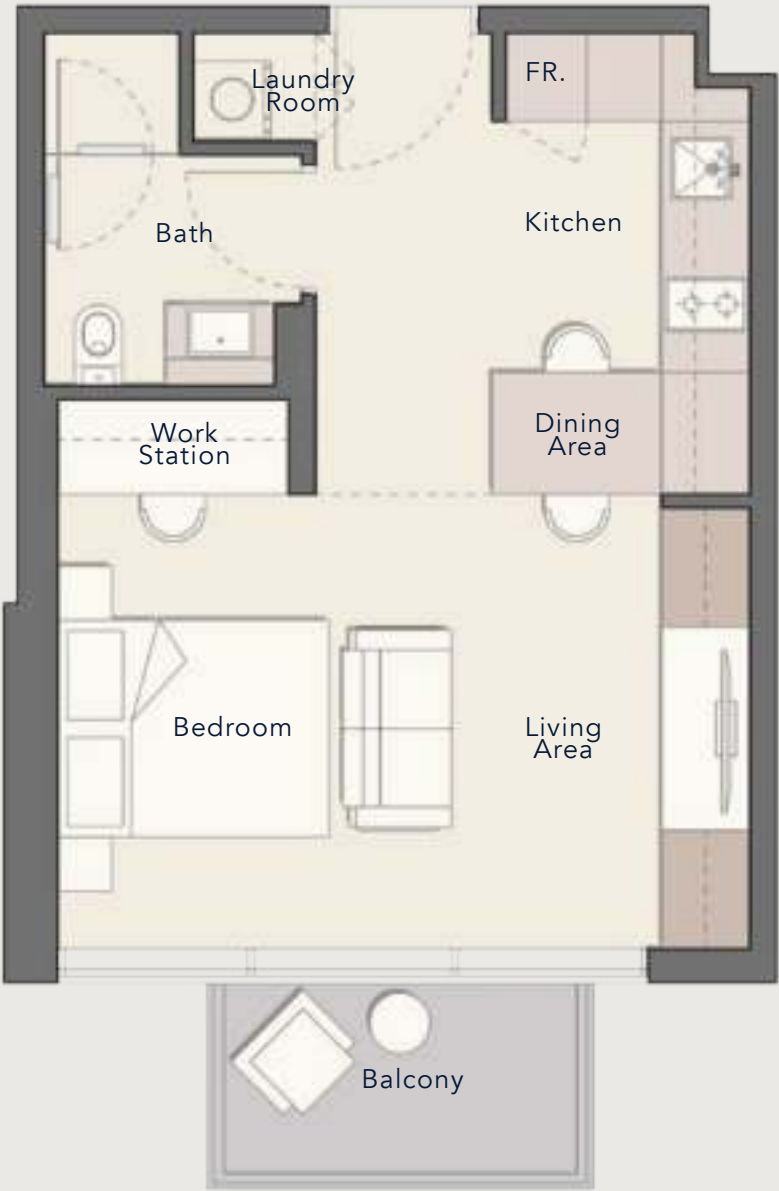
STUDIO

1 BEDROOM

2 BEDROOM

3 BEDROOM

STUDIO
TYPE A



Internal Living Area

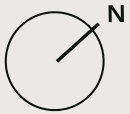
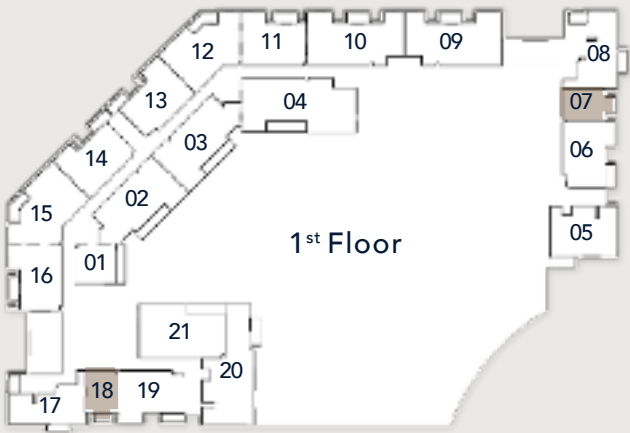
403.65 sq. ft

Outdoor Living Area

48.22 sq. ft

Total Living Area

451.87 sq. ft



STUDIO
TYPE B



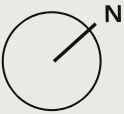
Internal Living Area	Outdoor Living Area	Total Living Area
465.00 sq. ft	48.22 sq. ft	513.22 sq. ft



1 BEDROOM
TYPE A



Internal Living Area	Outdoor Living Area	Total Living Area
795.02 sq. ft	98.17 sq. ft	893.19 sq. ft



1 BEDROOM
TYPE B



Internal Living Area

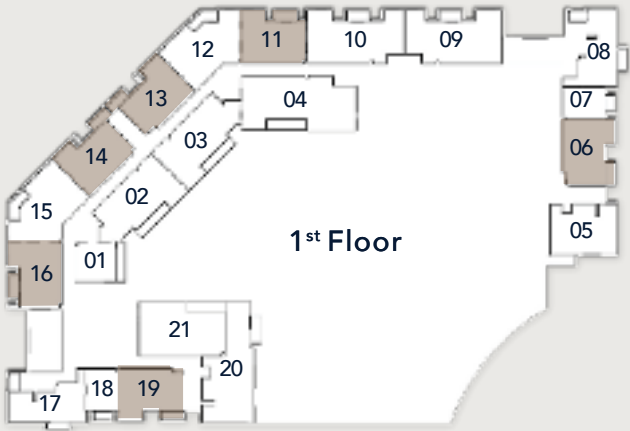
880.92 sq. ft

Outdoor Living Area

66.31 sq. ft

Total Living Area

947.22 sq. ft



1 BEDROOM
TYPE C



Internal Living Area	Outdoor Living Area	Total Living Area
949.81 sq. ft	78.58 sq. ft	1028.38 sq. ft



2 BEDROOM
TYPE A



Internal Living Area

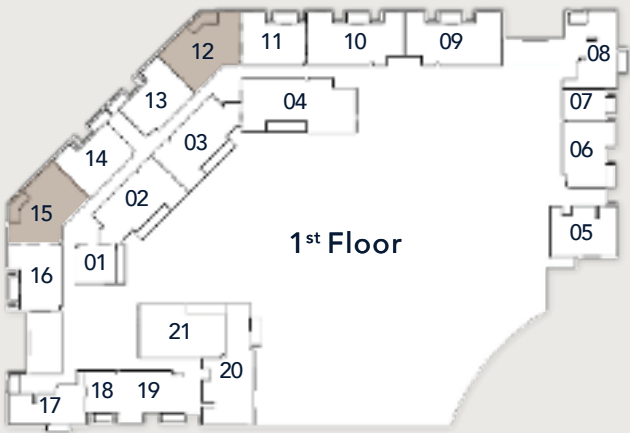
1108.58 sq. ft

Outdoor Living Area

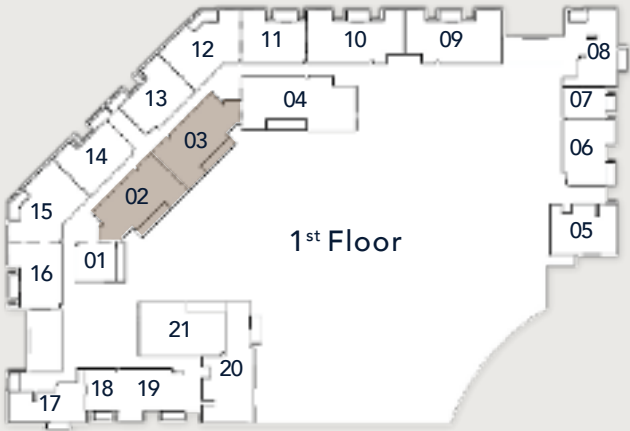
96.01 sq. ft

Total Living Area

1204.59 sq. ft



2 BEDROOM
TYPE B



Internal Living Area

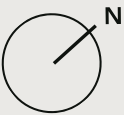
1188.98 sq. ft

Outdoor Living Area

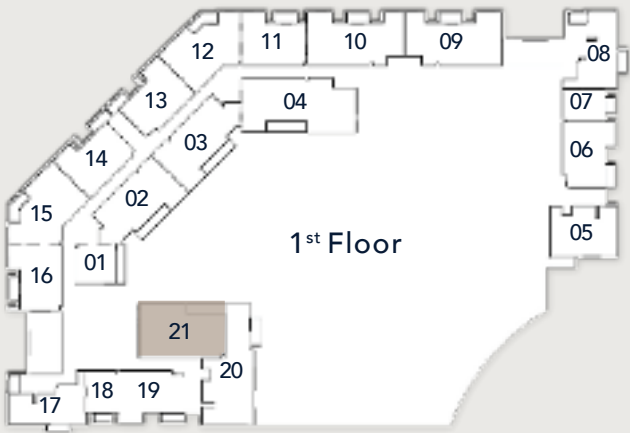
65.44 sq. ft

Total Living Area

1254.43 sq. ft



2 BEDROOM
TYPE C



Internal Living Area

1232.36 sq. ft

Outdoor Living Area

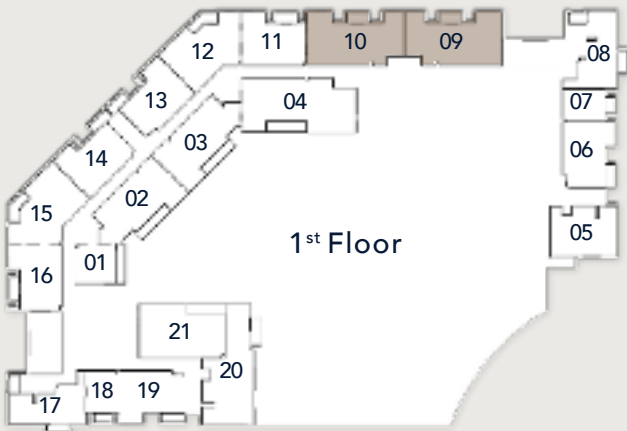
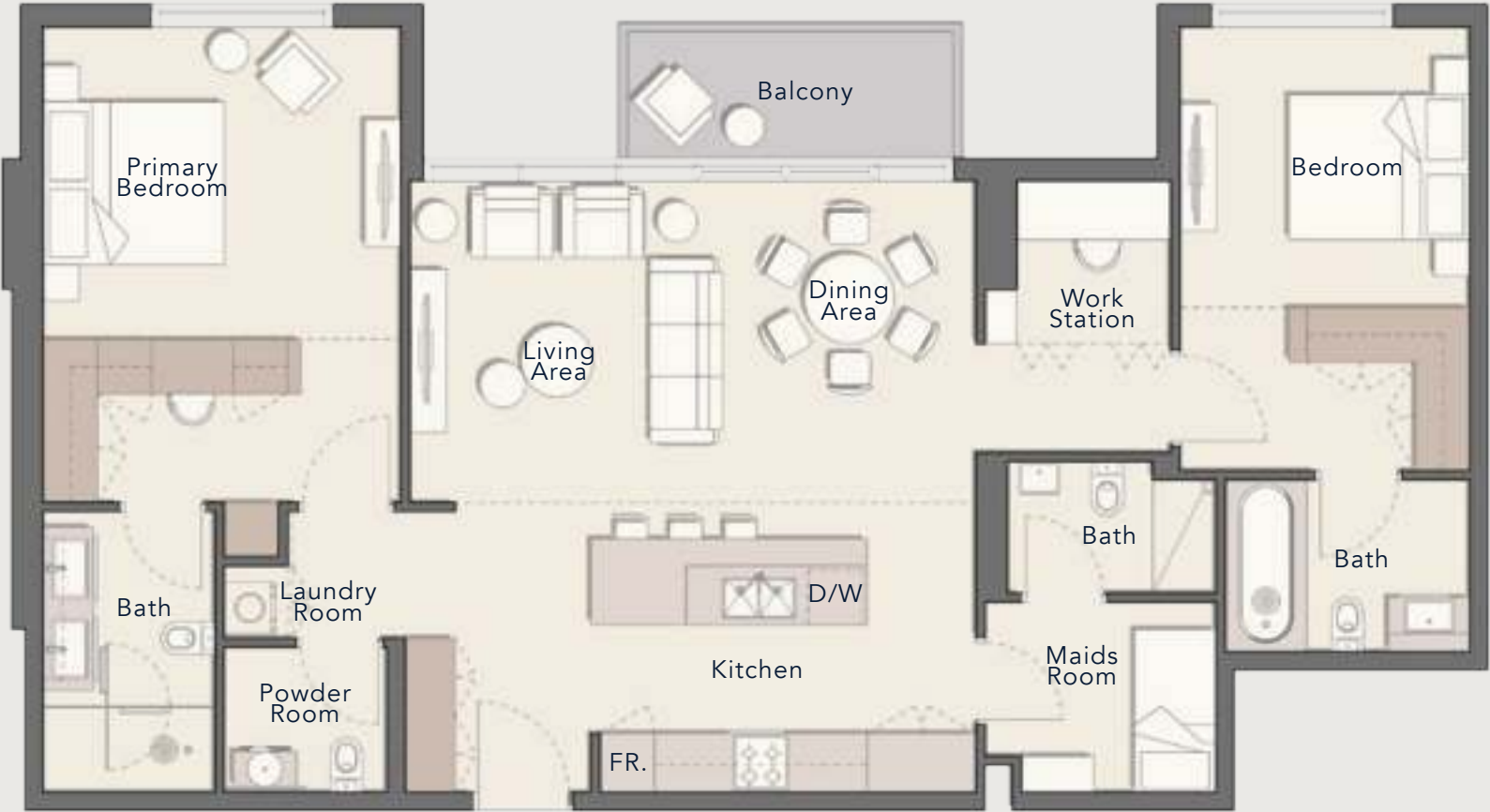
65.44 sq. ft

Total Living Area

1297.80 sq. ft



2 BEDROOM
TYPE D



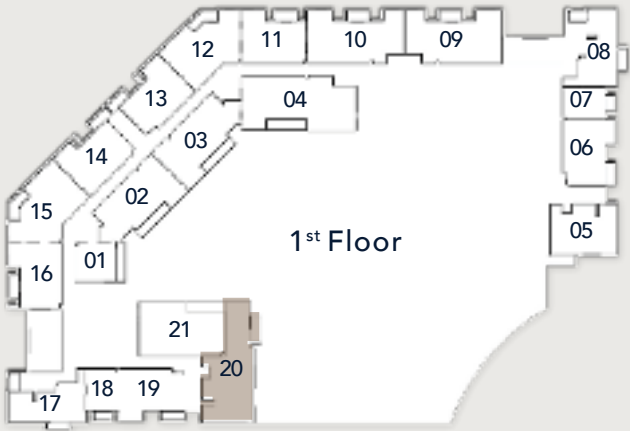
Internal Living Area
1293.28 sq. ft

Outdoor Living Area
66.41 sq. ft

Total Living Area
1359.70 sq. ft



2 BEDROOM
TYPE E



Internal Living Area

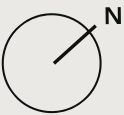
1362.60 sq. ft

Outdoor Living Area

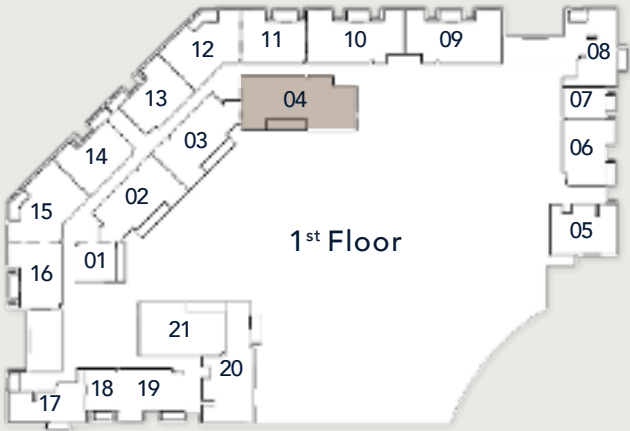
67.27 sq. ft

Total Living Area

1429.88 sq. ft



3 BEDROOM
TYPE A



Internal Living Area

1605.33 sq. ft

Outdoor Living Area

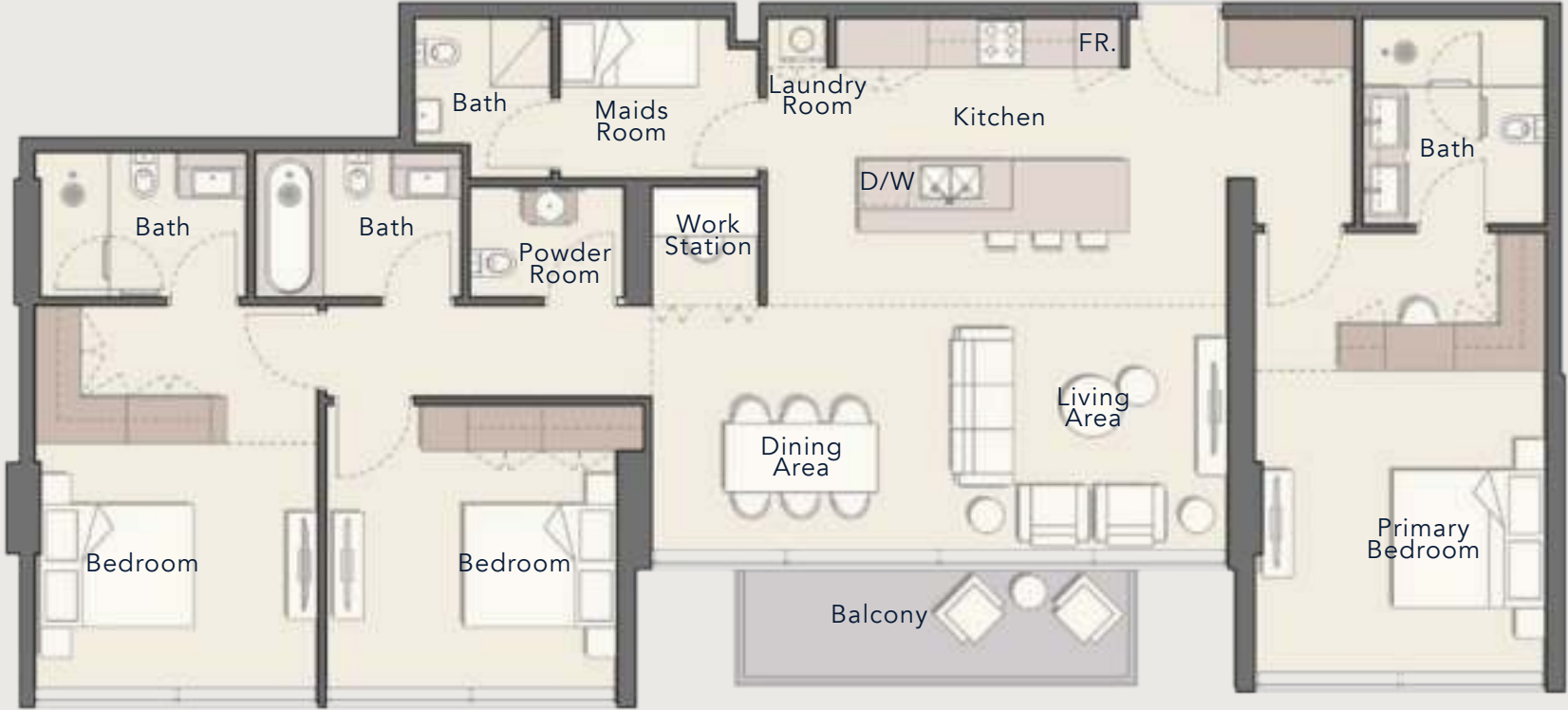
65.44 sq. ft

Total Living Area

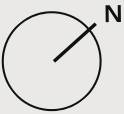
1670.77 sq. ft



3 BEDROOM
TYPE B



Internal Living Area	Outdoor Living Area	Total Living Area
1671.64 sq. ft	89.99 sq. ft	1761.62 sq. ft



PAYMENT PLAN

20 %

at the time of booking

10 %

30 days after the reservation date

10 %

90 days after the reservation date

5 %

150 days after the
reservation date

5 %

240 days after the
reservation date

5 %

On completion of 30%
construction of the project

5 %

On completion of 40%
construction of the project

5 %

On completion of 50%
construction of the project

5 %

On completion of 60%
construction of the project

30 %

On completion



TANAMI

PROPERTIES

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