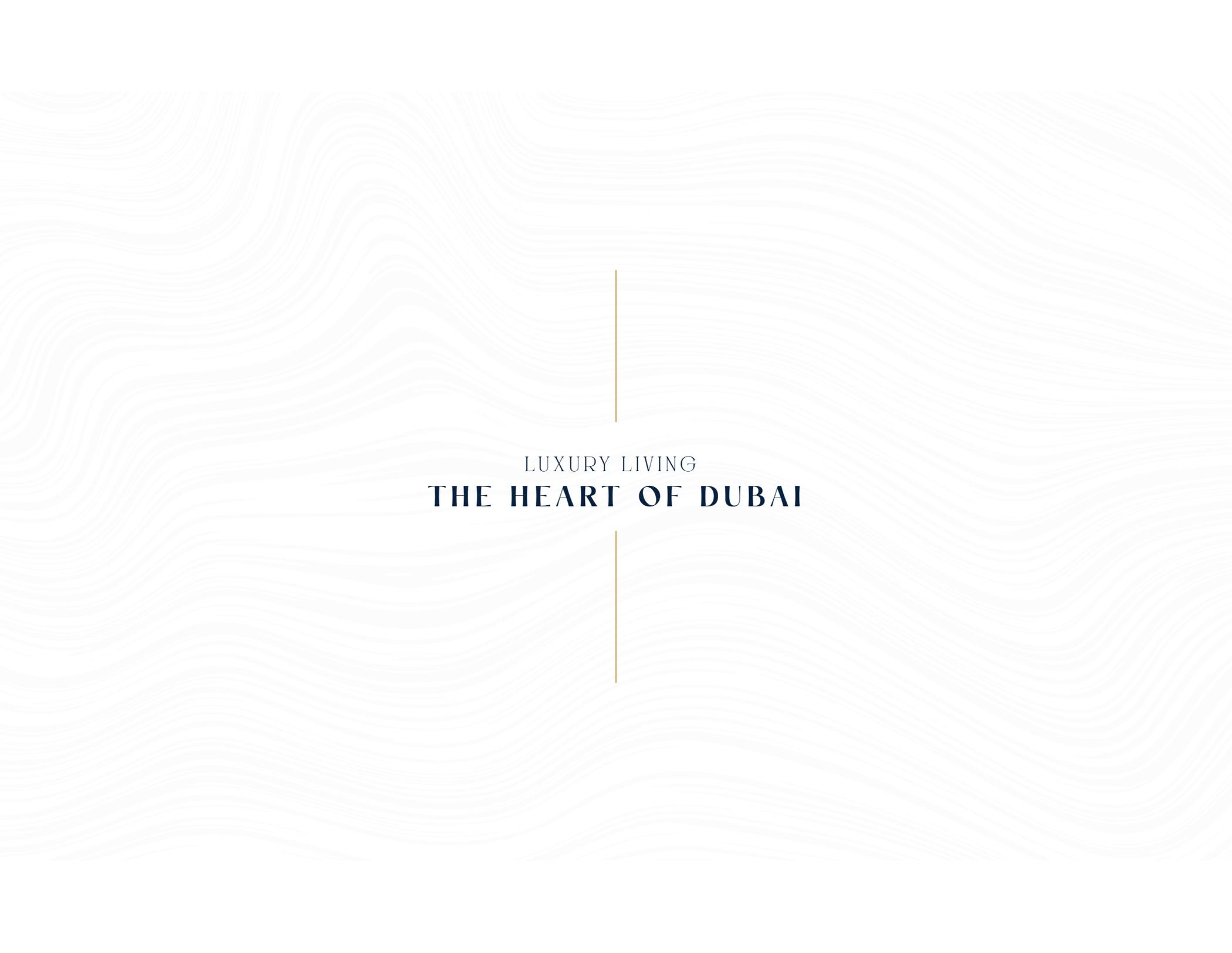




## INSIGHTS AARK RESIDENCES

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.

The background features a complex pattern of thin, wavy, light-colored lines that create a sense of movement and depth. A single, thin, vertical line in a slightly darker shade of the background pattern runs through the center of the image, intersecting the text.

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.

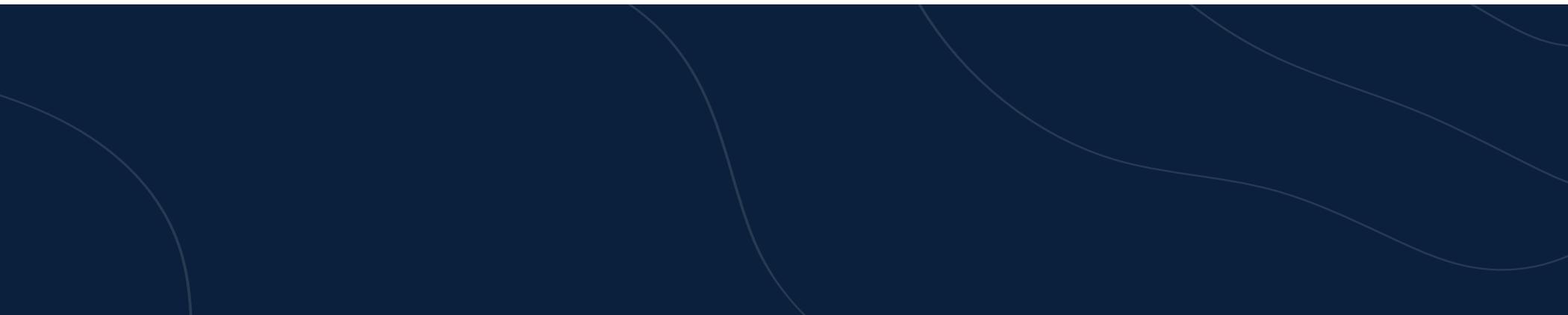
At **Aark Developers**, our seasoned team possesses an innate understanding of our customers' desires. Our unwavering commitment is to deliver the best value and highest quality, ensuring your satisfaction is at the heart of everything we do.



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**





## 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.

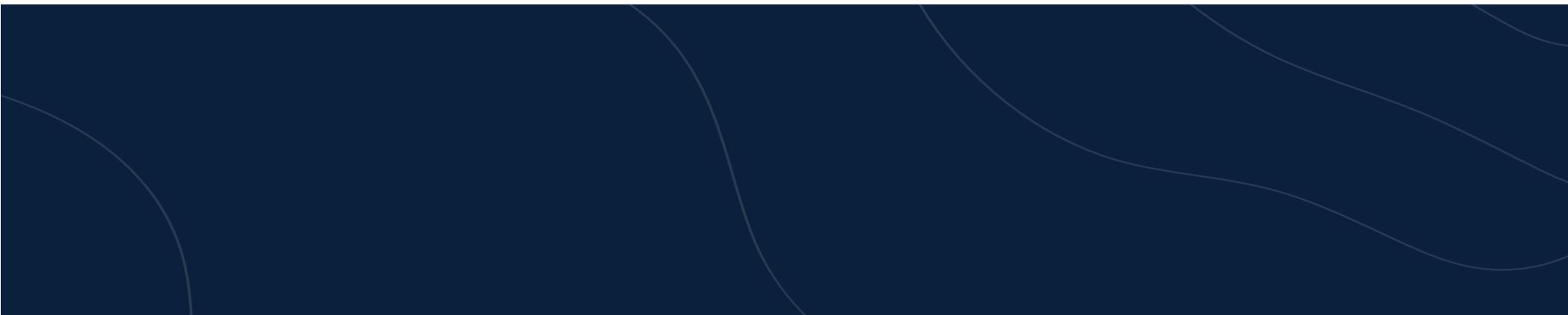




IDEAL LOCATION  
**DREAM VICINITY**



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

VILLA NOVA-DUBAI PROPERTIES

THE AQUILA SCHOOL

DUBAI OUTLET MALL

# AARK RESIDENCES LIFESTYLE DESTINATION



TIMELY  
EXECUTION



IDEAL  
VICINITY



HIGH RETURN  
ON INVESTMENT



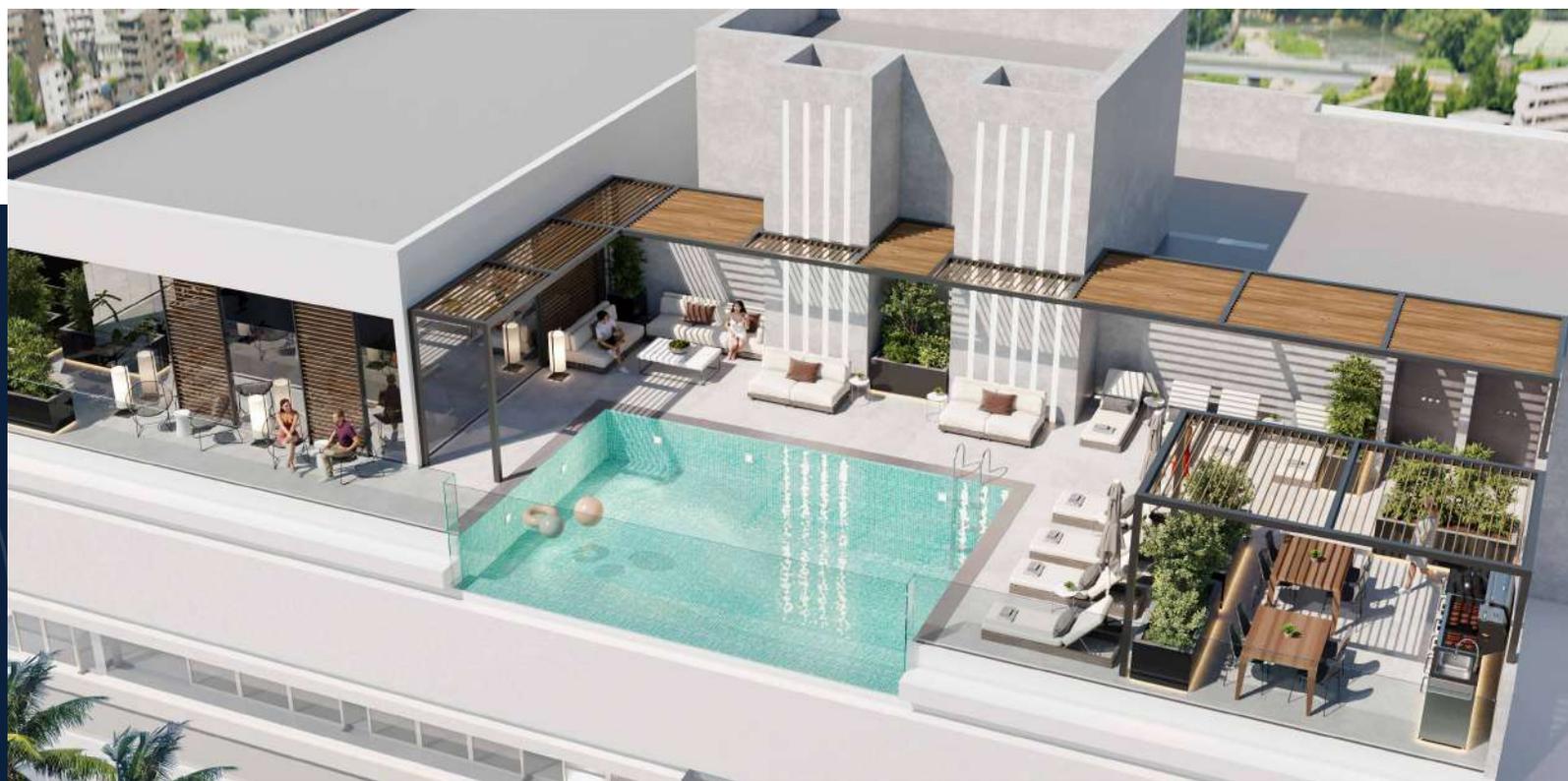
FREEHOLD  
OWNERSHIP



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**



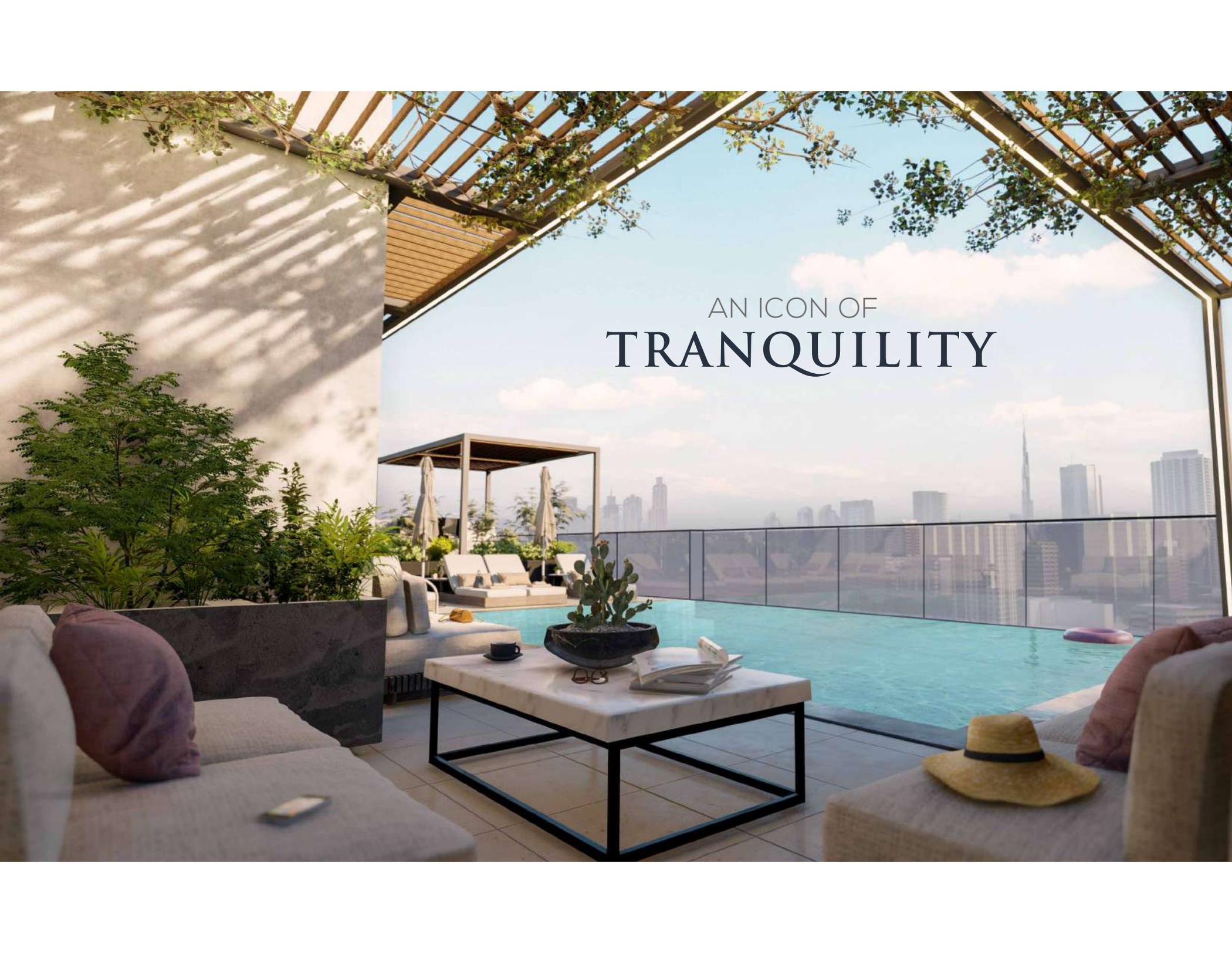


Our devotion to curating vibrant and appealing residences seamlessly merges the aesthetics of the interior and exterior spaces, hence enhancing the living experience of the residents. Complementing this experience is a range of premium amenities that promise a life of unmatched comfort and sophistication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



The background features a complex pattern of thin, light gray wavy lines that create a sense of movement and depth. A single, thin, gold-colored vertical line runs through the center of the image, intersecting the text.

EMBRACE  
**UNMATCHED ELEGANCE**

A rooftop terrace with a swimming pool, lounge furniture, and a city skyline in the background. The scene is captured from a low angle, looking across the pool towards the city. In the foreground, there is a white marble coffee table with a black metal frame, holding a small cactus in a dark pot, a cup of coffee, and some papers. A yellow straw hat sits on a light-colored sofa to the right. To the left, there are more sofas with purple and white cushions. In the background, a glass railing surrounds the pool, and beyond that, a dense city skyline is visible under a blue sky with light clouds. The terrace is covered by a wooden pergola structure with greenery hanging from it. The overall atmosphere is one of luxury and relaxation.

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



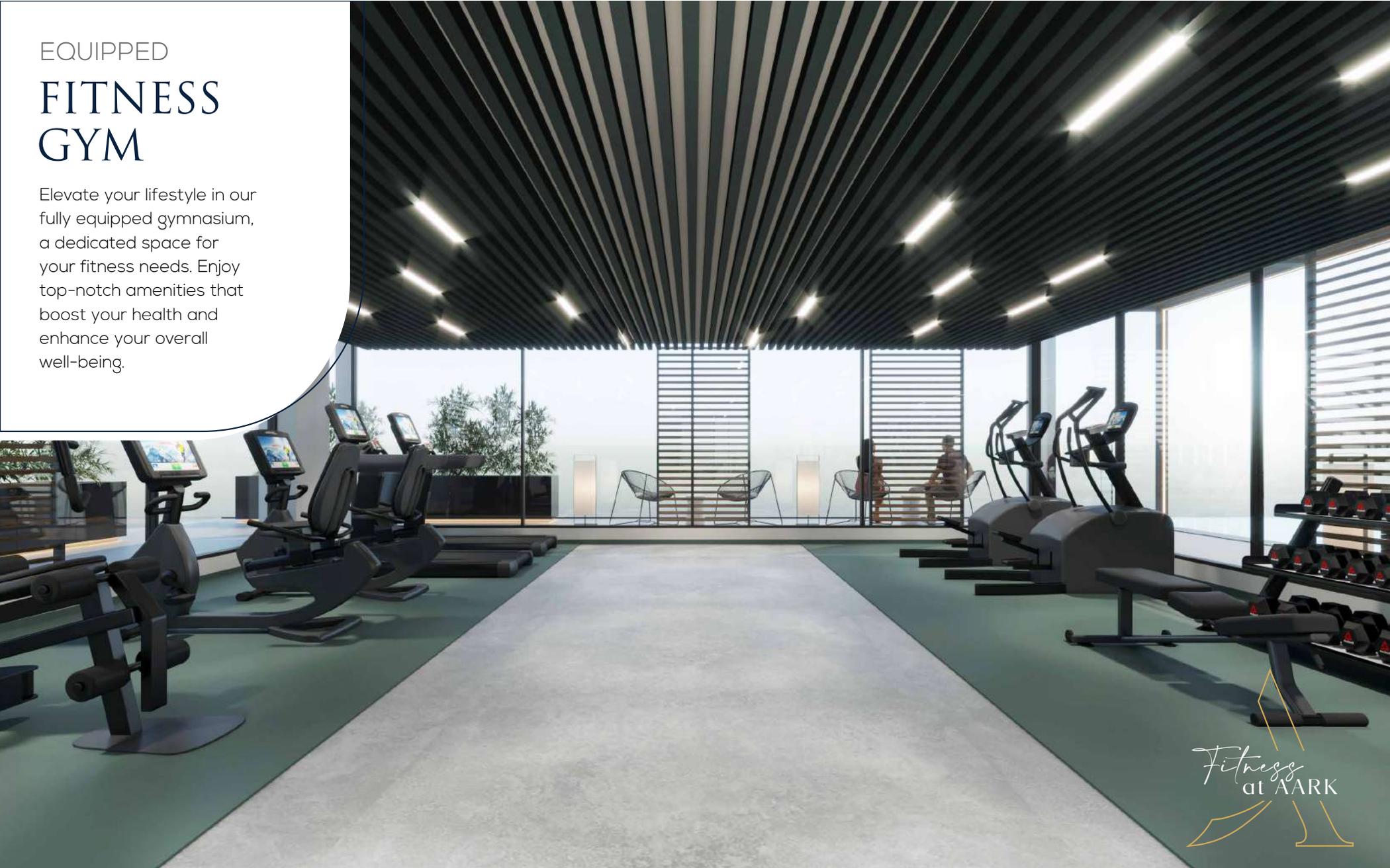
BOUNDLESS  
INFINITY  
POOL

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.



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.



Entertainment  
at AARK

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.



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DISCOVER SERENITY  
**AMIDST URBAN VIBRANCY**



Grandiose  
at AARK

SPACIOUS LAYOUTS



*Tranquility*  
at AARK

ADORNED ACCENTS



*Convenience*  
at AARK

ELEGANT FINISHES



G



101

*Sophistication*  
at AARK

ELEVATED LIVING



TIMELESS DESIGNS

*Opulence*  
at AARK



ENDURING SPACES

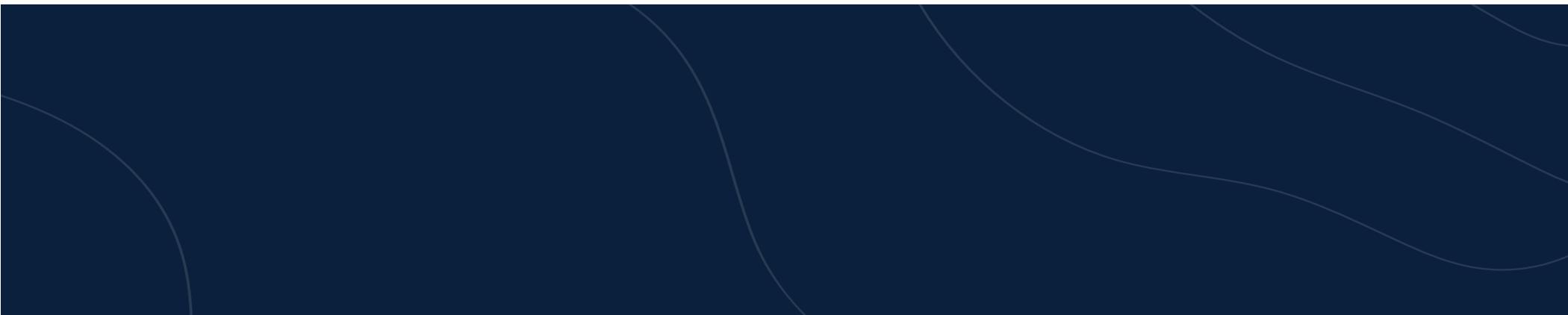
Vibrancy  
at AARK



## 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.





PREMIUM LIVING

Comfort  
at AARK



EXQUISITE SPACES

Luxury  
at AARK



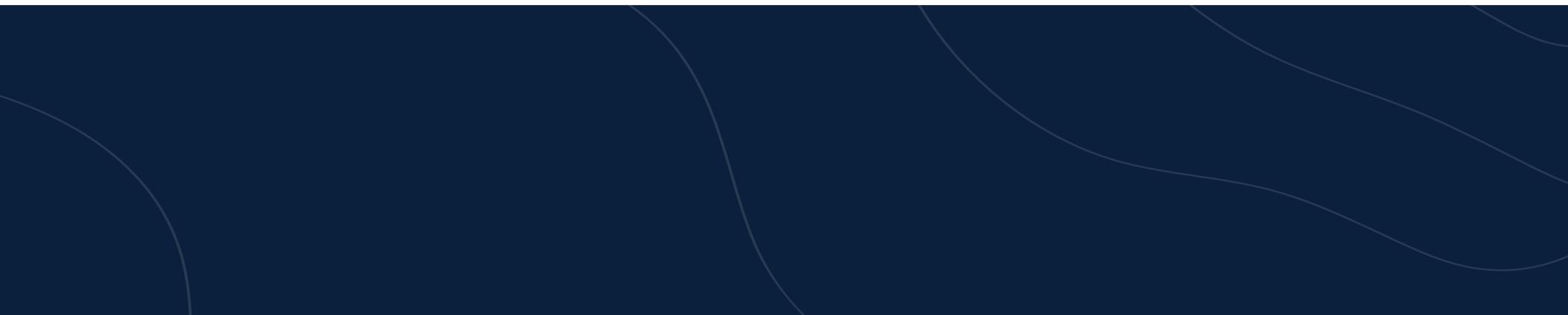
*Elegance*  
at AARK



# 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.





AMBIANT FINISHES

*Finesse*  
at AARK



*Experiences*  
at AARK

COMFORT LIVING



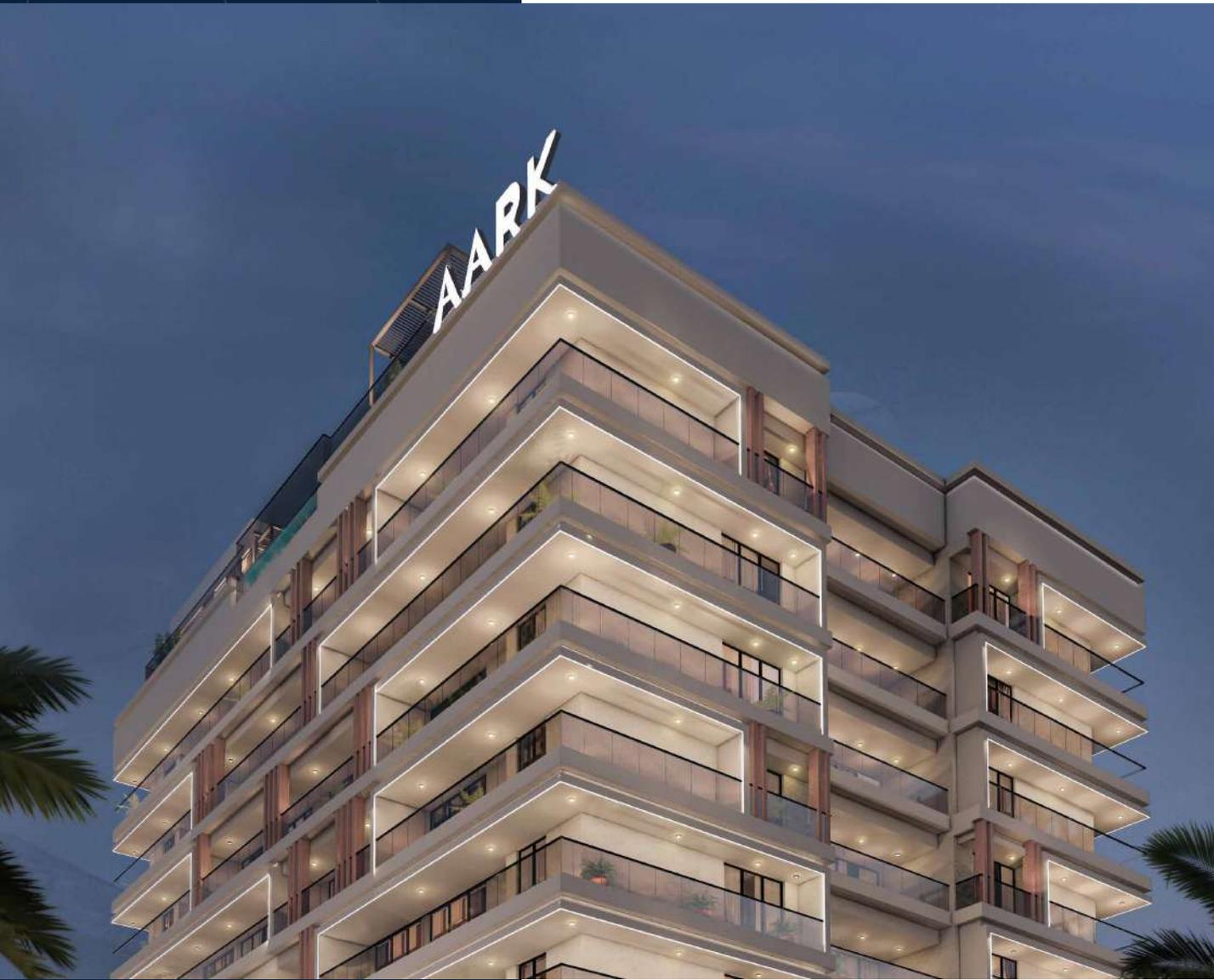
*Leisure*  
at AARK

BEYOND ORDINARY



OPULENT DETAILS

Vanity  
at AARK



PINNACLE OF  
SOPHISTICATION

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INSPIRING  
**THE ART OF LIVING**