
ARAIS
HEIGHTS

TABLE OF CONTENT

OVERVIEW

- Warm Welcome from ARAS
- High-Class Heaven
- Dubai
- Master-plan at-a-glance
- Smart Homes

LOCATION

- Your Neighborhood
- Everyday Connections
- Community Living

LIFE STYLE

- Facilities and Amenities

ARAS HEIGHTS

- Design for Life
- Floor Plans and Renders

OVERVIEW

ARAS HEIGHTS

MAKE YOUR DREAM BECOME REALITY

Welcome to ARAS HEIGHTS, the pinnacle of modern living in Dubai! As renowned real estate developers in the vibrant city, ARAS is proud to present our latest masterpiece, where sophistication and cutting-edge technology come together to redefine urban living. Nestled in the heart of Dubai, ARAS HEIGHTS is not just another apartment complex; it is a testament to our commitment to providing the best quality homes with a futuristic twist.

ARAS HEIGHTS boasts a collection of meticulously designed smart homes, setting a new standard for luxury living in Dubai. Each residence is a masterpiece of architectural excellence, offering unparalleled comfort and convenience. With state-of-the-art smart home technology seamlessly integrated into every aspect of your daily life, ARAS HEIGHTS ensures that you experience a lifestyle that is both opulent and intelligent. Explore the future of urban living with ARAS HEIGHTS, where every detail has been crafted to elevate your living experience to new heights.





ARAS DEVELOPMENT

- ARAS DEVELOPMENT stands as a globally renowned master developer, renowned for its groundbreaking projects that constitute an iconic portfolio of master communities. This portfolio encompasses a diverse range of developments, including residential, retail, and leisure offerings, all of which play a pivotal role in bringing Dubai's visionary aspirations to life.ARAS DEVELOPMENT stands as a globally renowned master developer, renowned for its groundbreaking projects that constitute an iconic portfolio of master communities. This portfolio encompasses a diverse range of developments, including residential, retail, and leisure offerings, all of which play a pivotal role in bringing Dubai's visionary aspirations to life.

- ARAS DEVELOPMENT is at the forefront of revolutionizing the real estate landscape in the United Arab Emirates. Our commitment to excellence is evident in our track record of successfully conceptualizing and delivering the next generation of iconic properties. We take pride in our role as key contributors to the growth and transformation of one of the most vital sectors in the economy. Our mission is to create influential and visionary developments that not only shape the real estate industry but also elevate the standards of quality and innovation in the market

- Aras Development, backed by more than seven years of robust experience in the residential real estate arena, possesses a profound insight into the fundamental requirements of homeowners and global investors alike. Our unwavering commitment to our customers stems from our adept financial acumen, enabling us to consistently unlock and capitalize on potential opportunities. We pride ourselves on being dedicated to optimizing the returns and prospects for our valued clients through our financial expertise.

ARAS HEIGHTS

WHY DUBAI

IS THE BEST CITY TO LIVE ?

Dubai, often referred to as the "City of Dreams," boasts a remarkable quality of life that makes it an unrivaled destination for those seeking the best place to live. Its strategic location as a global business and travel hub provides residents with endless opportunities for growth and exploration. The city's commitment to innovation is evident in its cutting-edge infrastructure and world-class amenities, ensuring that residents enjoy a modern and efficient lifestyle. Whether it's the awe-inspiring skyscrapers that grace the skyline, the pristine beaches that line the coastline, or the luxurious shopping and dining experiences, Dubai offers a level of luxury and comfort that is simply unparalleled.

Moreover, Dubai's diverse and inclusive society welcomes people from all corners of the world, fostering a sense of community and belonging. The city's commitment to safety, stability, and world-class healthcare guarantees residents' peace of mind. With a rich tapestry of cultural experiences, from traditional souks to contemporary art galleries, Dubai offers a vibrant and multifaceted lifestyle that caters to every taste. In essence, Dubai combines the best of





ARAS HEIGHTS





WHY ARAS HEIGHTS...?

High quality products

The luxurious and well crafted design harmonious with the surrounding architecture provide the best living conditions for every family.

Comprehensive amenities

Good water supply system with ready hot water. Best and Strong backup power system in public area.The landscape infrastructures of streets are arranged in harmony with the common amenities for residents.

Smart Homes

smart home is a tech-savvy living space where devices and systems can be controlled remotely,adding convenience and efficiency to daily life

Absolute security

High and Advanced security system with modern equipment's, 24/7 security staff. Regular security patrols along with guard posts at streets' ends.
At Aras Heights outside, there is a public camera system

Green and clean environment

Each area of Aras Heights is built on the basis of "A place that living is in harmony with nature'' with greeneries, parks, squares and arranged harmoniously.

Professional services

The customer service center is ready to serve 24/7 support the residents to provide information about the urban area, utility services, receive requests for services of Aras Development





Discover Smart Living in ARAS Heights!

ARAS introduces a new era of living with Smart Homes. These cutting-edge residences seamlessly integrate technology into your daily life, offering:

- **Convenience**
  Control lights, climate, and more with your voice or smartphone.
- **Security**
  State-of-the-art systems ensure your safety and peace of mind.
- **Efficiency**
  Save energy and reduce costs with smart energy management.
- **Connectivity**
  Stay in touch effortlessly with integrated communication systems.

Experience the future of living – choose Smart Homes by ARAS HEIGHTS.



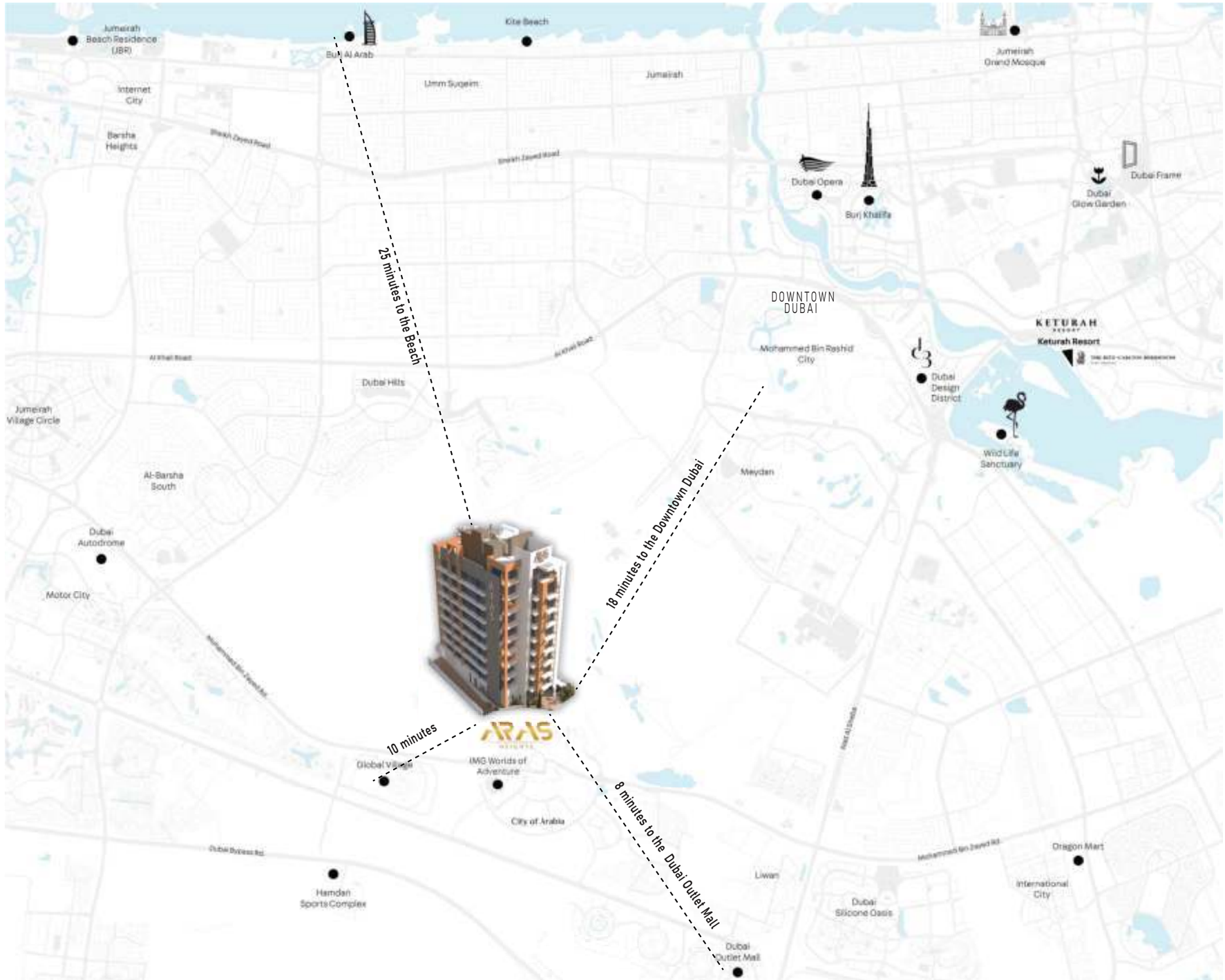


LOCATION

ARAS HEIGHTS

YOUR NEIGHBORHOOD

- IMG: Worlds of Adventure (6 min.)
- Global Village (9 min.)
- Hamdan Sports Complex (12 min.)
- Dubai Outlet Mall (15 min.)
- International City/Dragon Mart (19 min.)
- Dubai Autodrome (8 min.)
- The Park by MAG (10 min.)
- Wildlife Sanctuary (11 min.)
- Keturah Resort (7 min.)
- Dubai Design District (7 min.)
- Dubai Int. Airport - DXB (45 min



EVERYDAY CONNECTION

EDUCATION

» GEMS Winchester School
» Dunecrest American School

SPORTS

» Redline Padel Club Albarari
» AlBarari Cycling Track
» Wadi Degla Sports Club
» Plation Equestrian & Polo Club
» Hamdan Sport complex

HEALTHCARE

» Mediclinic Parkview Hospital
» American Hospital Nad Al Sheba
» King's College Hospital London

HOSPITALITY

» Park Inn by Radisson, Dubai, Motor City
» Al Habtoor Polo Resort
» Radisson RED Hotel, Dubai, Silicon Oasis

RETAIL

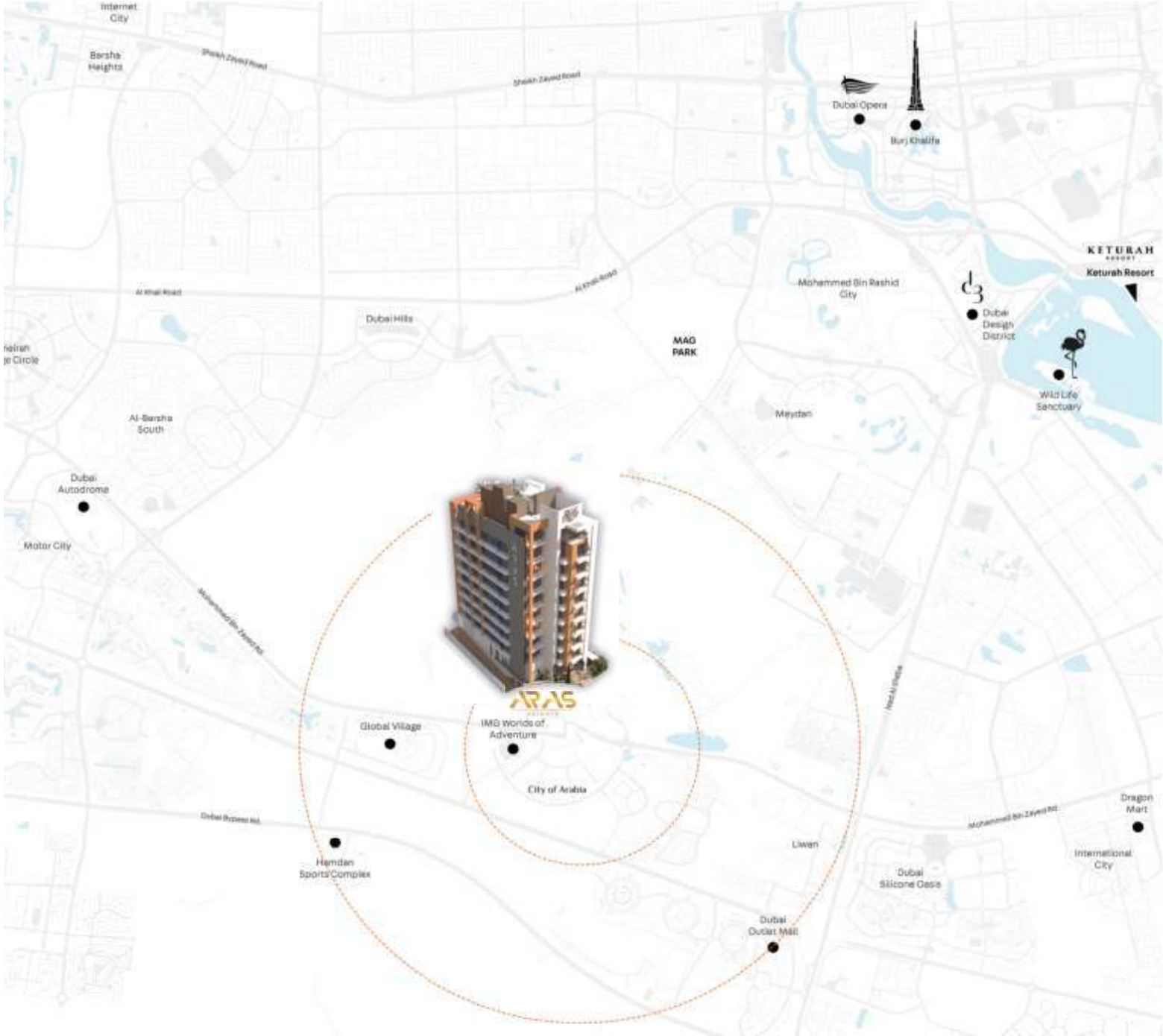
» Dubai Hills Mall
» Downtown Dubai

GOLF COURSE

» Jumeirah Golf Estate Club House
» Trump International Golf Club

LEISURE

» IMG Worlds of Adventure
» Lost Valley Theme Park
» Global Village
» Dubai Autodrome
» Dubai Safari Park





IMG Worlds of Adventure is part of City of Arabia and Dubai's first mega theme park. Featuring adrenaline-pumping rides and attractions based on popular Cartoon Network characters, iconic MARVEL Super Heroes and hair-raising dinosaurs. Open all year round in an indoor, temperature controlled environment, IMG Worlds of Adventure promises visitors four epic adventure zones full of fun



Global Village, a nostalgic destination often considered the first family destination for culture and entertainment in the region, is located adjacent to City of Arabia. Global Village offers some of the world's finest shopping and dining experiences and a wide range of events, shows and activities. Guests will be taken on a journey through a group of pavilions, each representing the richness and culture from different countries accompanied by their unique international cuisine





AN URBAN
LIFESTYLE



AMENITIES & FACILITIES

Smart Homes

Hotels

Sports' Courts

Retail Shops
and Resturants

Easy access to
DUBAI CYCLING TRACK

Parks and Children
Playground

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DESIGN FOR LIFE

MAKE YOUR DREAM BECOME REALITY

ARAS HEIGHTS embodies a sophisticated blend of luxury and intelligence in apartment design, featuring an array of studio, one-bedroom, two-bedroom, and three-bedroom residences."

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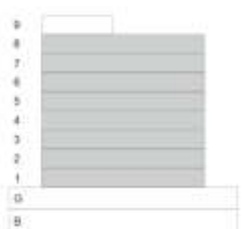
STUDIO APARTMENT

LEVEL 01-08 UNIT 09

SUITE AREA	413	SQ.FT	38.36	SQ.M.
BALCONY AREA	93	SQ.FT	8.62	SQ.M.
TOTAL AREA	506	SQ.FT	46.98	SQ.M.



KEY PLAN



KEY SECTION



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ARAS HEIGHTS

STUDIO APARTMENT

LEVEL 01-08 UNIT 05

SUITE AREA	381	SQ.FT	35.40	SQ.M.
BALCONY AREA	43	SQ.FT	3.97	SQ.M.
TOTAL AREA	424	SQ.FT	39.37	SQ.M.



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ARAS HEIGHTS

ONE BEDROOM APARTMENT

LEVEL 01-08 UNIT 07

SUITE AREA	749	SQ.FT	69.63	SQ.M.
BALCONY AREA	239	SQ.FT	22.18	SQ.M.
TOTAL AREA	988	SQ.FT	91.81	SQ.M.



KEY PLAN

KEY SECTION



FLOOR PLAN

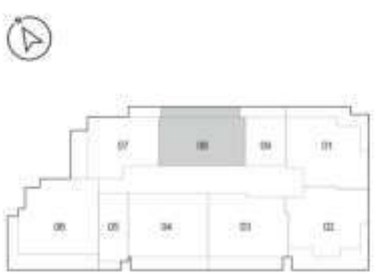
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ARAS HEIGHTS

ONE BEDROOM APARTMENT

LEVEL 01-08 UNIT 08

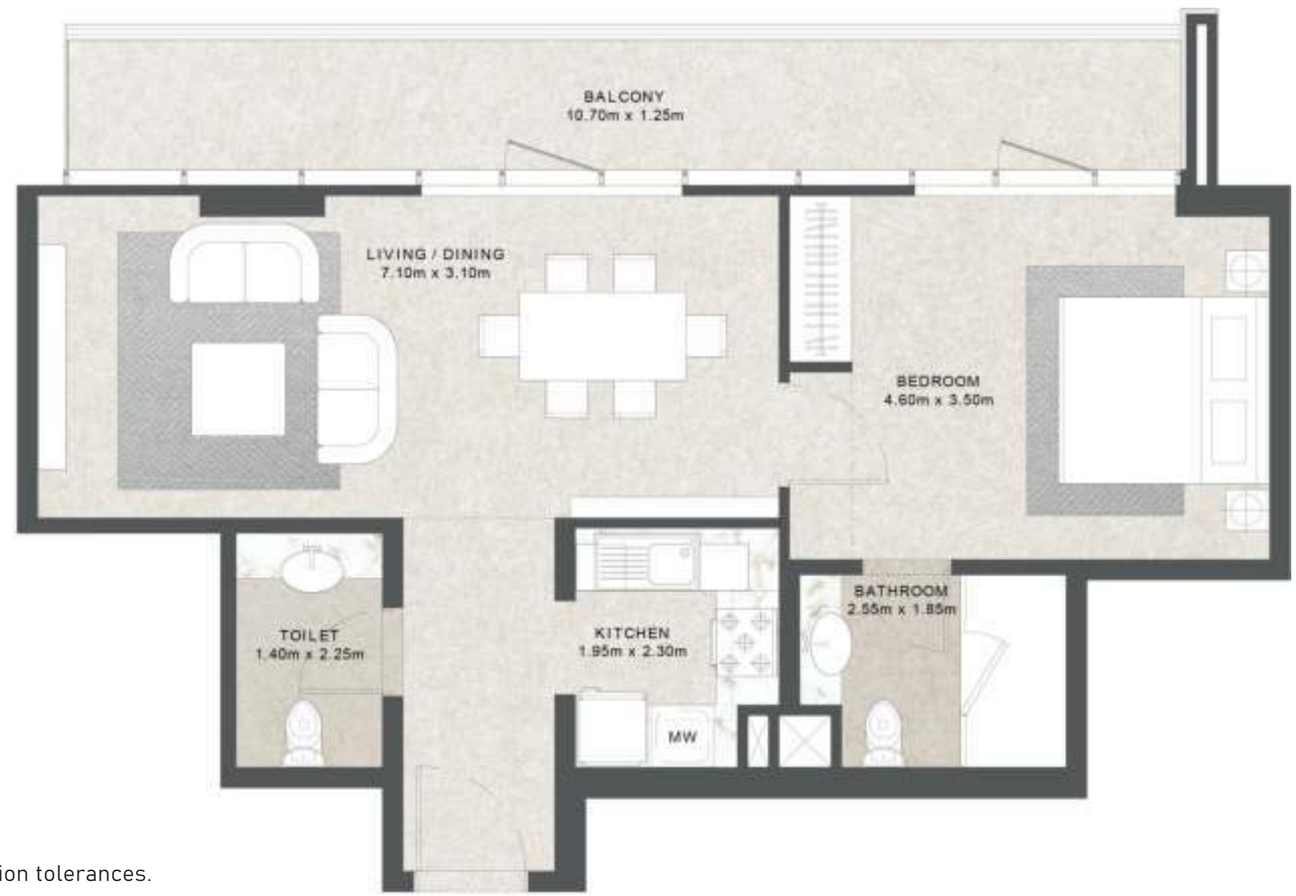
SUITE AREA	673	SQ.FT	62.51	SQ.M.
BALCONY AREA	159	SQ.FT	14.75	SQ.M.
TOTAL AREA	832	SQ.FT	77.26	SQ.M.



KEY PLAN



KEY SECTION



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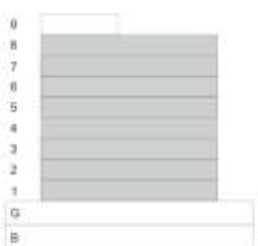
TWO BEDROOM APARTMENT

LEVEL 01-08 UNIT 06

SUITE AREA	1,039	SQ.FT	96.56	SQ.M.
BALCONY AREA	441	SQ.FT	40.96	SQ.M.
TOTAL AREA	1,480	SQ.FT	137.52	SQ.M.



KEY PLAN



KEY SECTION



FLOOR PLAN

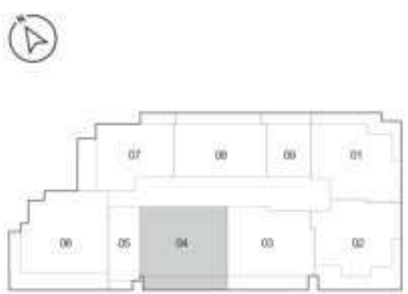
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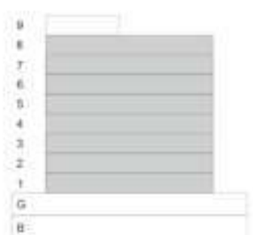
TWO BEDROOM APARTMENT

LEVEL 01-08 UNIT 04

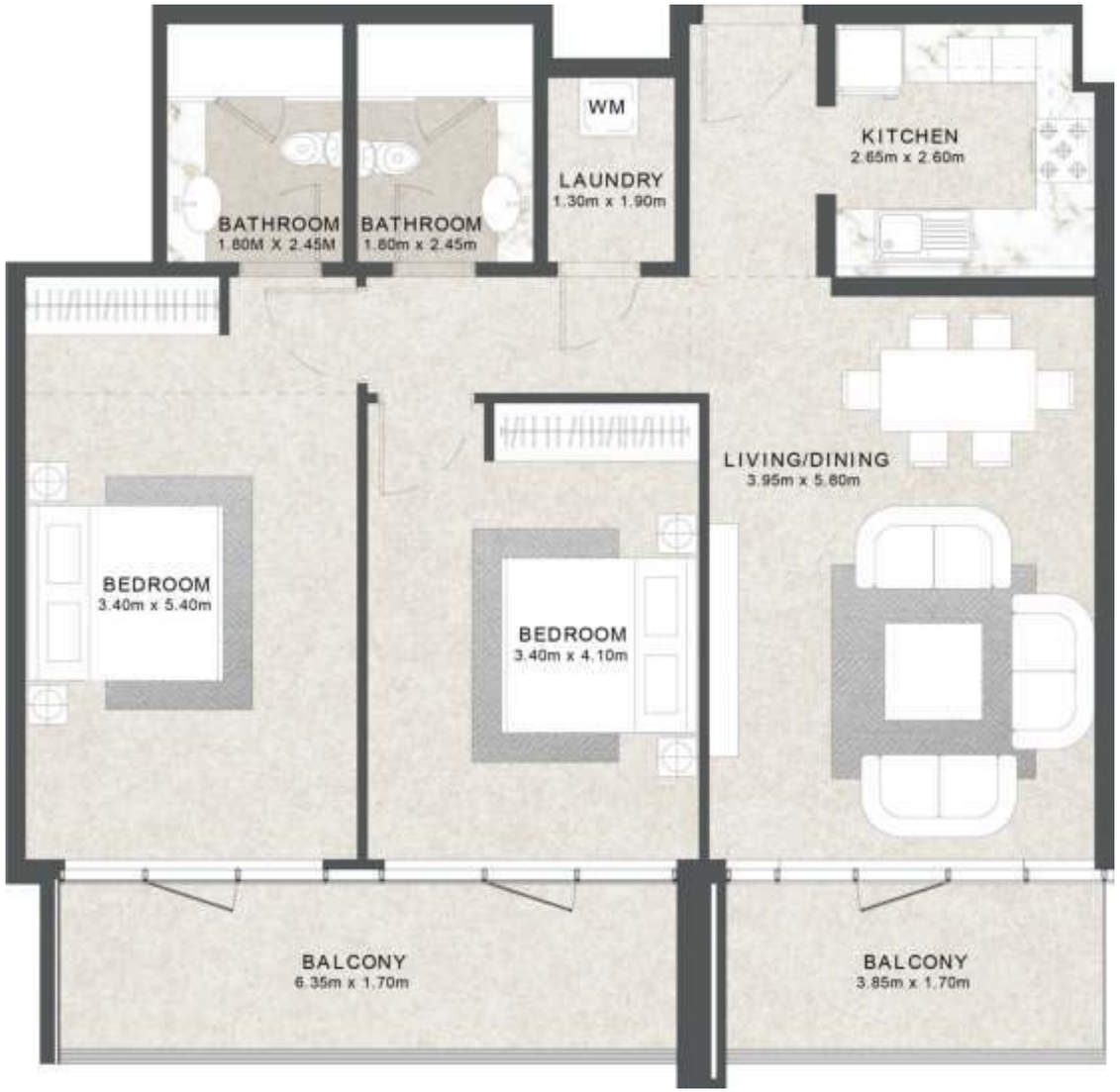
SUITE AREA	1,017	SQ.FT	94.49	SQ.M.
BALCONY AREA	211	SQ.FT	19.58	SQ.M.
TOTAL AREA	1,228	SQ.FT	114.07	SQ.M.



KEY PLAN



KEY SECTION



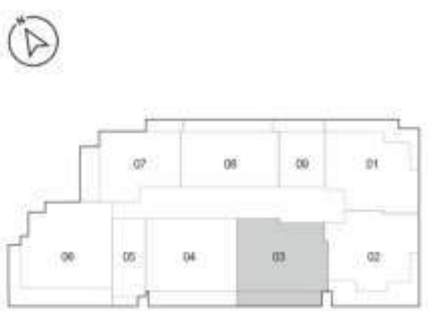
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TWO BEDROOM APARTMENT

LEVEL 01-08 UNIT 03

SUITE AREA	1,021	SQ.FT	94.81	SQ.M.
BALCONY AREA	202	SQ.FT	18.79	SQ.M.
TOTAL AREA	1,223	SQ.FT	113.60	SQ.M.



KEY PLAN



KEY SECTION



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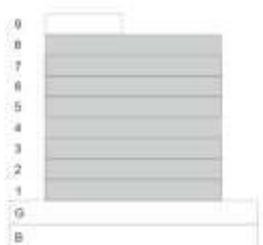
TWO BEDROOM APARTMENT

LEVEL 01-08 UNIT 02

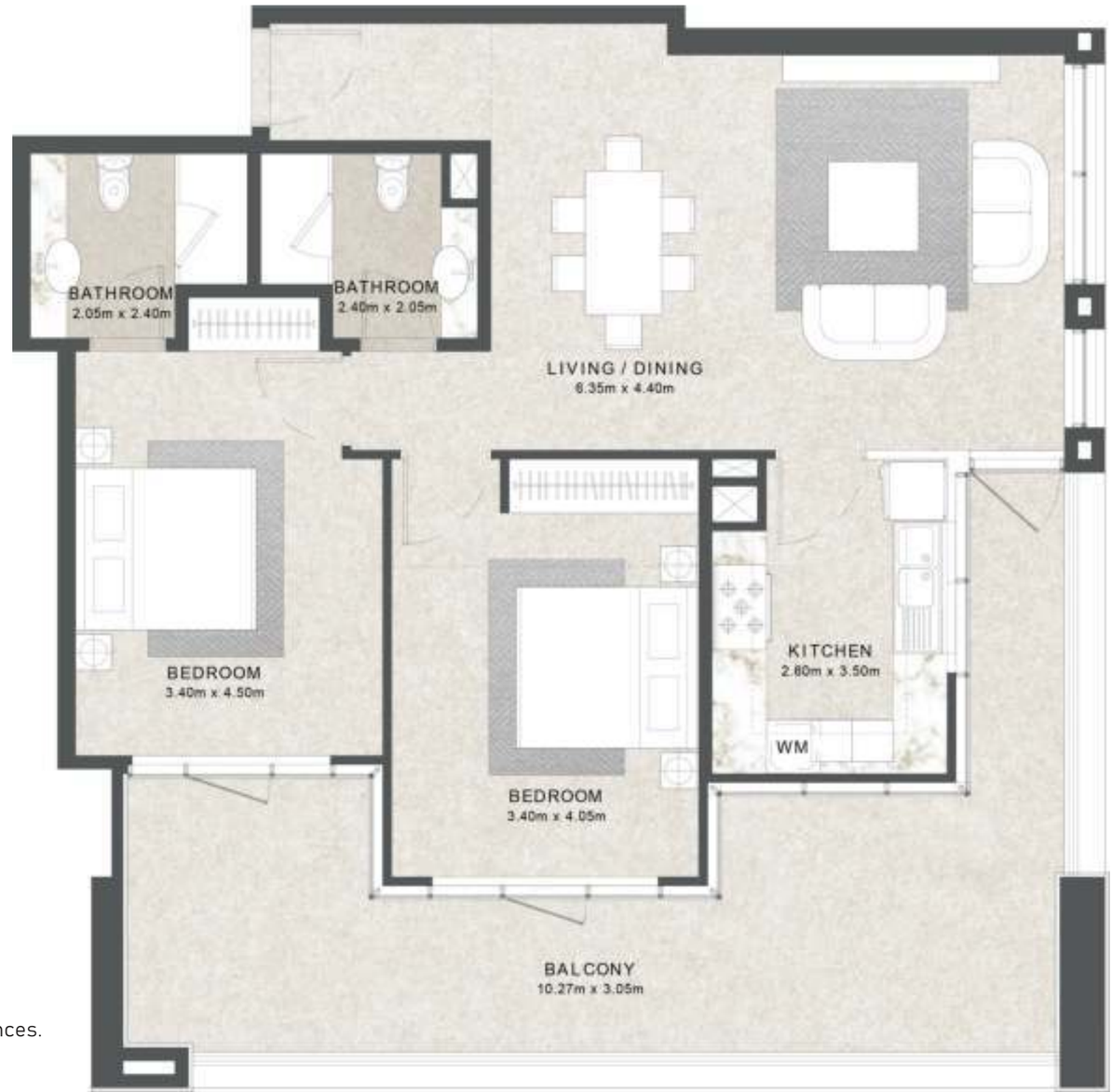
SUITE AREA	995	SQ.FT	92.50	SQ.M.
BALCONY AREA	343	SQ.FT	31.88	SQ.M.
TOTAL AREA	1,338	SQ.FT	124.38	SQ.M.



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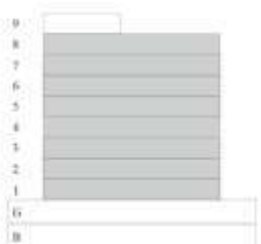
TWO BEDROOM APARTMENT

LEVEL 01-08 UNIT 01

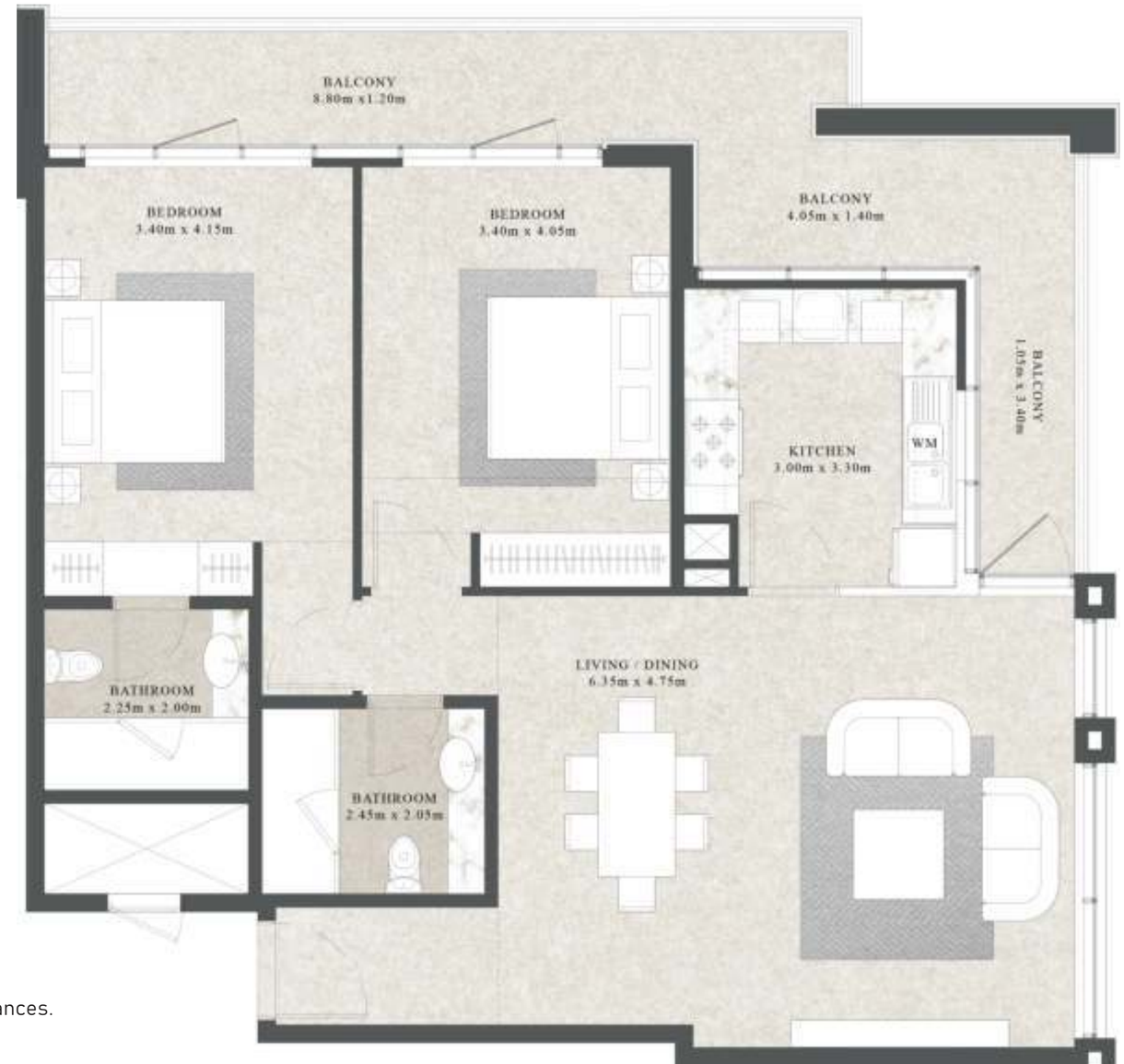
SUITE AREA	1,058	SQ.FT	98.27	SQ.M.
BALCONY AREA	247	SQ.FT	22.98	SQ.M.
TOTAL AREA	1,305	SQ.FT	121.25	SQ.M.



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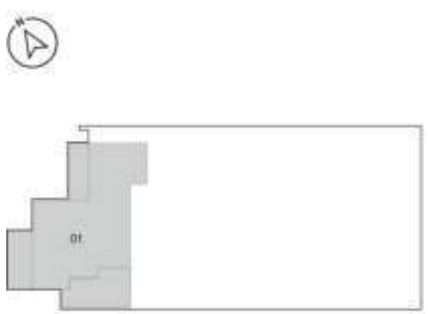




THREE BEDROOM APARTMENT

LEVEL 09 UNIT 01

SUITE AREA	1,572	SQ.FT	146.06	SQ.M.
BALCONY AREA	717	SQ.FT	68.65	SQ.M.
TOTAL AREA	2,290	SQ.FT	212.71	SQ.M.



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