

ARTHOUSE RESIDENCES

MEYDAN

by

AVIAAN

LOCATION

Meydan, home to the iconic racecourse, has evolved into a luxury neighbourhood. Close to Downtown and Business Bay, it offers top-tier amenities, and will soon benefit from improved connectivity with the new Dubai Metro Gold Line.



UNMATCHED ACCESSIBILITY

Downtown Dubai	12 minutes
Mall of The Emirates	18 minutes
Burj Al Arab	20 minutes
Dubai International Airport	21 minutes
Palm Jumeirah	27 minutes
Al Maktoum Airport	32 minutes

AMENITIES

- Infinity Pool
- Outdoor Lounge
- Fitness Centre
- Barbeque Area
- Kid's Play Area
- Indoor Lounge
- Yoga Deck
- Connected Park



PROJECT OVERVIEW

	World Class Architectural Design		À La Carte Hotel Services
	Centrally Located		Concierge
	Premium Lifestyle Amenities		Valet
	Luxury Interior Finishes		24/7 security

Project Name	Arthouse, Meydan
Project Type	Branded Hotel Residences
Location	Meydan Avenue
Total Units	92 (46+46)

THE RESIDENCES

1 Bedroom Residences	From AED 1.3 Million
1 Bedroom + Study Residences	From AED 1.7 Million
2 Bedroom Residences	From AED 2 Million
2 Bedroom Penthouse (with Private Pool)	From AED 3.6 Million



PAYMENT PLAN

50%	50%
During Construction	On Completion
Duration: 30 months	Completion: Q4 2027

Payment Stage	Payment	Due Date
Down Payment	10%*	Immediate
1 st Installment	10%	In 30 Days
2 nd Installment	7.5%	December 2025
3 rd Installment	7.5%	June 2026
4 th Installment	7.5%	December 2026
5 th Installment	7.5%	June 2027
Upon Completion	50%	Q4 2027

* 4% DLD fees to be collected at down payment

DEVELOPMENT PARTNER

CLÉ DOR

ARTHOUSE NEW YORK CITY

- **A Century of Heritage:** Arthouse brings over 100 years of storied history and timeless elegance from its iconic New York City origins to Dubai.
- **Architectural Excellence:** Celebrated for its distinctive architecture and curated charm, the brand represents a legacy of sophisticated design.
- **Reimagined for Dubai:** Now gracing Dubai's prestigious Meydan district, Arthouse seamlessly blends its classic appeal with modern comfort, offering an unparalleled luxury living experience.



AVIAAN

- **Pioneering Expertise:** AVIAAN was founded by industry veterans with over 18 years of experience, instrumental in shaping Dubai's remarkable growth.
- **Insight-Driven Design:** Backed by deep market insight, Aviaan creates distinctive spaces defined by thoughtful design and lasting value.
- **Commitment to Excellence:** Every AVIAAN project reflects a clear vision and an unwavering commitment to excellence, ensuring superior quality and enduring appeal.

CLÉDOR

- **Expert-Led, Value-Driven:** Clédor is a luxury developer focused on delivering strong long-term returns for investors and homeowners.
- **Design-First:** Renowned for meticulous attention to detail and high-end specifications that set new standards.
- **Innovation & Scale:** With a development pipeline exceeding AED 2.5 billion, Clédor drives consistent innovation and excellence across its projects.



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