

ARTHOUSE

HILLS ARJAN

FACTSHEET



WHOLENESS IN DESIGN. BALANCE IN LIVING.

Arthouse Hills sets a new standard for branded living in Arjan. The tower's floor-to-ceiling glazing maximizes daylight and frames uninterrupted views of gardens and skyline. Its clean geometry, guided by subtle Japanese references, establishes a rhythm of balance and calm. Residences are delivered fully furnished, integrating smart home systems with finely crafted finishes that merge comfort with design discipline.

LOCATION

ARJAN - THE NEW CENTER OF DUBAI

Arjan is emerging as a prime hub in Dubai's southern corridor, with direct connectivity via major roads and a planned Metro extension by 2030. Home to attractions like Miracle Garden, schools, and healthcare, it offers strong lifestyle appeal and rising investment potential.



TIME TO KEY DESTINATIONS

Dubai Miracle Garden	2 minutes
Dubai Hills Mall	5 minutes
Business Bay	10 minutes
Burj Khalifa & Downtown Dubai	15 minutes
Dubai Marina	20 minutes
Palm Jumeirah	25 minutes
Burj Al Arab	25 minutes
Dubai International Airport (DXB)	25 minutes
Al Maktoum Airport	30 minutes





AMENITIES

WELLNESS AMENITIES

- State-of-the-art fitness studio
- Sauna and cold plunge
- Rooftop Japanese garden
- Sound healing
- Meditation & Zen garden
- Wellness bar area

LEISURE & COMMUNITY AMENITIES

- Rooftop infinity pool
- Family pool and kids' pool
- Outdoor & indoor kids' play area
- Forest area
- Games room
- Exclusive cigar lounge
- Residents' library
- Water park



PROJECT TYPE

Project Name	Arthouse Hills Arjan
Project Type	Branded and Furnished Residences
Location	Arjan, Dubai

UNIT MIX

Studio	60	480 sq ft	Starting Price (AED) 869,888
1-Bedroom	166	850 sq ft	Starting Price (AED) 1,307,888
2-Bedroom	100	1250 sq ft	Starting Price (AED) 1,855,888

PROJECT DETAILS

Total Units: 326

Completion: Q4 2028

Configuration: G + 2B + 19 + R

Retail: 2 premium retail spaces

KEY HIGHLIGHTS

Fully furnished residences with open layouts for maximum space.

3.6-meter floor-to-ceiling glass for natural light and panoramic views.

En-suite washrooms in every bedroom with TOTO fittings.

Designer kitchens with premium European appliances.

PAYMENT PLAN

60 | 40

60% during construction

40% on handover

PAYMENT STAGE	PAYMENT	DUE DATE
Down Payment	10%	On booking (2026)
DLD Fees	4%	On booking (2026)
Admin Fees	AED 5,250	On booking (2026)
1 Month from Booking	10%	2026
6 Months from Booking	5%	2026
12 Months from Booking	5%	2027
20% Construction	7.5%	2027
40% Construction	7.5%	2027
60% Construction	7.5%	Q1 2028
80% Construction	7.5%	Q3 2028
On Handover*	40%	Q4 2028

*Price includes the Furniture package with VAT for each typology

TOTAL COLLECTION PERCENTAGE

YEAR	COLLECTION %
2026	25%
2027	20%
2028	55%





ARTHOUSE LEGACY

Arthouse brings over 100 years of history and timeless elegance from its iconic New York City origins to Dubai.

Celebrated for architecture and curated detail, the brand represents a lasting tradition of refined living. Bringing its classic character to Arjan, Arthouse blends New York sophistication with modern Dubai living.

STRATEGIC DEVELOPMENT PARTNER | TUSCANY REAL ESTATE DEVELOPMENT L.L.C

Founded in 2022 in Dubai, develops high-quality, innovative, and reliable real estate projects. With strong expertise and partnerships across architecture, engineering, and construction, the company delivers precise, end-to-end development solutions, including property development, investment opportunities, project management, consultancy, and bespoke home-building services. As a sister company of NSE, a leading construction contractor in the UAE, Tuscany integrates proven construction expertise and quality standards into every project. Committed to excellence, customer satisfaction, and long-term value, Tuscany continues to contribute to the UAE's evolving real estate landscape



THE DEVELOPER | ADAAN DEVELOPMENTS

Adaan Developments enters a new chapter in Dubai with a vision anchored in global perspective and local insight. The firm is committed to delivering residential and mixed-use communities defined by architectural distinction and contemporary urban relevance.

Each project reflects a balance of ambition and market understanding, shaping places that align with the evolving demands of modern city living.

DEVELOPMENT PARTNER | CLÉDOR

Clédor Developments is a UAE-based real estate development and group specialising in premium lifestyle projects, providing an integrated platform that covers the full real estate lifecycle, from land acquisition to post-handover management.

With a focus on design excellence, market relevance, and investor performance, Clédor aligns capital with efficient delivery to ensure projects perform both operationally and commercially.

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