

# It's not a mirage, it's Arsenal in Dubai

An offer for luxury property professionals in a top  
location of Dubai

Nice to meet you!

# Arsenal

Experienced developer expanding living space beyond apartments. Working with the context of location, development of territories, and the absence of standard projects are in our DNA. We are a developer of non-standard solutions which are in high demand on the market.

**> 27 years** > **100**

on the market

professional awards

**> 42,000 residents**

live in our homes

**> 1,000,000 m<sup>2</sup>**

built



Developer of non-standard solutions

# Be at the forefront

Every project we have implemented was initially a challenge and an experiment, but has eventually become a benchmark. Our drive and desire to fill the property with a variety of experiences, life scenarios and to execute everything at the highest level helped us achieve our goals.

- Functionality of buildings
- Safe environment and developed infrastructure
- Modern technologies
- High aesthetics



Developer of non-standard solutions

# To change the ordinary

The habits and tastes of city dwellers are changing. In turn, we are changing the apartment layouts, anticipating their wishes and saving effort and money on customizing the space 'for themselves.'

- Bathrooms with window and saunas
- Large living rooms with kitchen areas
- Cloakrooms and laundry rooms
- Apartments with scenic terraces



Developer of non-standard solutions

# Our mastery and landscape diversity

Going beyond the living spaces and common facilities, we create a natural environment, working in the context of the landscape, climate zones and the ability to maintain it. The synthesis of nature, leisure environment and home quality creates a qualitatively new experience and the noosphere of the area.

- Proximity to nature reserves
- Landscape design with herbs
- Green yards



**Arsenal**  
EAST

# It's time to take a wider view

With each new project, we raise the bar for ourselves and the entire market. We have acquired extensive experience in international development. And our next challenge is to enter the MENA region. Meet Arsenal East!



Zephyra  
Dubai

Strategic location

# Dubai is the global hub

**17 million** tourists per year

Incredible beachfront hotels with exceptional service, world-class entertainment complexes, Michelin restaurants, and more:

- the world's deepest swimming pool
- the tallest skyscraper
- the world's tallest panoramic pool

By 2030, Dubai aims to welcome 40 million tourists, with the hospitality sector's contribution to the national economy projected to reach **AED 400bn** (US \$ 123bn).



**Salaam, Paris!**

In 2023, Dubai shared the top spot with Paris in terms of tourist appeal.

Why Dubai?



About the project



# Zephyra

Residences

A refreshing breeze of  
perfection



Top location

# Premium neighbourhood on the **Dubai Islands**

Dubai Islands are five islands where waterfront living meets Arabian splendor. Redefining the horizon of Dubai, this destination is set to be a masterpiece with over 60 kilometers of waterfront and over 20 kilometers of beaches, including a Blue Flag-certified beach, almost two kilometers of parks, open spaces and premium golf courses overlooking the Arabian Gulf.

**Investments in the Dubai Islands location are secured by:**

- Infrastructure with the largest mall, marinas, golf courses, parks, art center

About the project



Top location



First-class golf courses



Marinas



20 kilometers of coastline

Top location



Shopping centre with fashion brands



Gastronomy: Souk Al Marfa market

Top location



Modern maritime leisure options



Proximity to the center, museums and airport

Top location



## RELAX+ ENTERTAINMENT:

Dubai Island beach

Deira Corniche (promenade)

Souk AL Marfa Market: 2 min / 2 kms

Gold Souk Market: 10 min / 6 kms

Spice Souk Market: 11 min / 7 kms

Deira Waterfront Market: 5 min / 4.5 kms

## MALLS

Deira mall: 2min / 1kms

Burjuman: 18min / 11kms

Dubai Mall: 25min / 18kms

## SCHOOLS

Victoria International School: 19min / 12kms

Pristine Private School Main Campus: 14min / 10kms

The Elite English School: 6min / 6kms

The Apple International School Primary Campus: 16min / 11kms

Swiss International Scientific School in Dubai: 30min / 24kms

Safa British School: 26min / 20kms

Collegiate International School: 34min / 30kms

## HOSPITALS

Dubai Hospital: 8min / 6kms

Canadian Specialist Hospital: 10min / 7kms

International Modern Hospital: 14min / 10kms

Clemenceau Medical Center Hospital: 22min / 17kms

## POINTS OF INTEREST

Infinity Bridge: 5min / 5kms

Cruise Terminal: 19min / 12kms

Dubai International Airport: 18min / 13kms

Downtown Dubai: 26min / 19kms

S Collegiate International School

# She's beautiful

Two elegant buildings with fascinating architecture and comfortable number of floors in the very center of the island.

- Apartments with 1-3 bedrooms, interior design, furnishing, appliances.
- Apartments with 1-2 bedrooms are fully furnished, including textiles and tableware.
- Duplexes and penthouses with interior design, private pool and terraces.

1 bedrooms – 47  
2 bedrooms – 38  
3 bedrooms – 6

Penthouse – 3  
Duplex – 8





Zephyra Residences Project



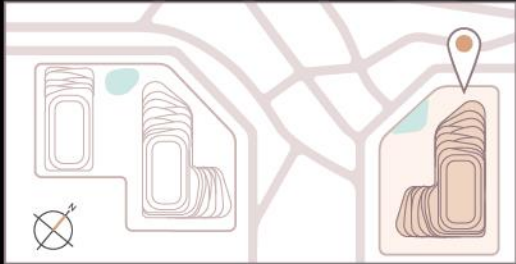
1 bedroom

## Planning solutions

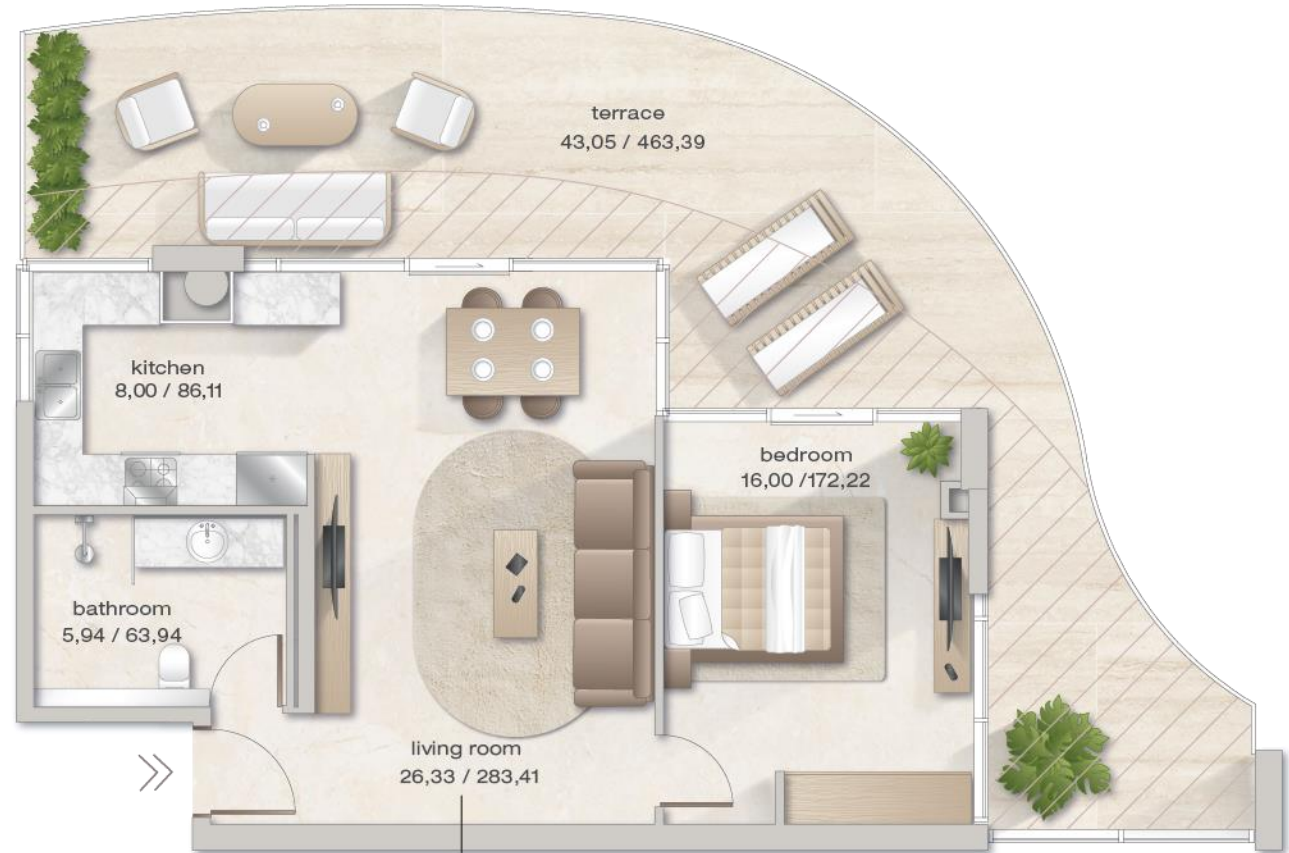
# 1 BEDROOM\_908

suite area	63,32 m <sup>2</sup>	681,57 ft <sup>2</sup>
balcony area	43,05 m <sup>2</sup>	463,39 ft <sup>2</sup>
total area	106,37 m <sup>2</sup>	1144,96 ft <sup>2</sup>

## 9 floor



Window view:  
mall / park / Jumeirah Mosque /  
Dubai Frame / Souk Al Marfa /  
Night Souk / Persian Gulf



 covered balcony

m<sup>2</sup> / ft<sup>2</sup>

Zephyra Residences Project



2 bedrooms

Zephyra Residences Project



2 bedrooms



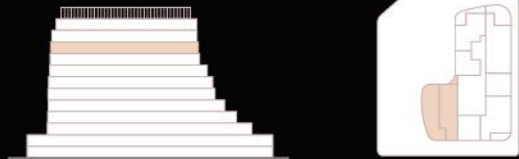
Zephyra  
By Arsenal East

## Planning solutions

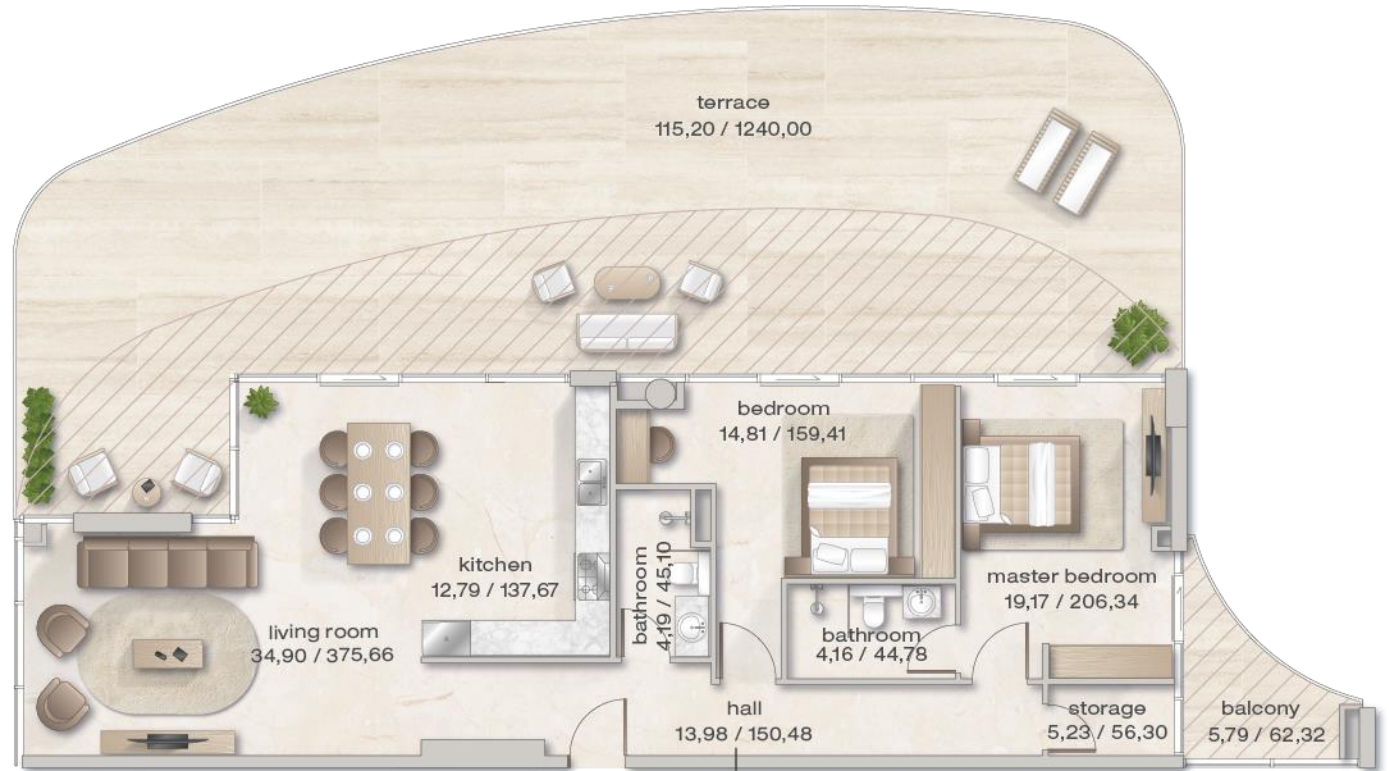
# 2 BEDROOMS\_807

suite area	120,87 m <sup>2</sup>	1301,03 ft <sup>2</sup>
balcony area	120,99 m <sup>2</sup>	1302,32 ft <sup>2</sup>
total area	241,86 m <sup>2</sup>	2603,36 ft <sup>2</sup>

## 8 floor



Window view:  
mall / park / Jumeirah Mosque /  
Dubai Frame / Souk Al Marfa /  
Night Souk / Persian Gulf



 covered balcony

m<sup>2</sup> / ft<sup>2</sup>

Zephyra Residences Project



3 bedrooms



3 bedrooms



## Planning solutions

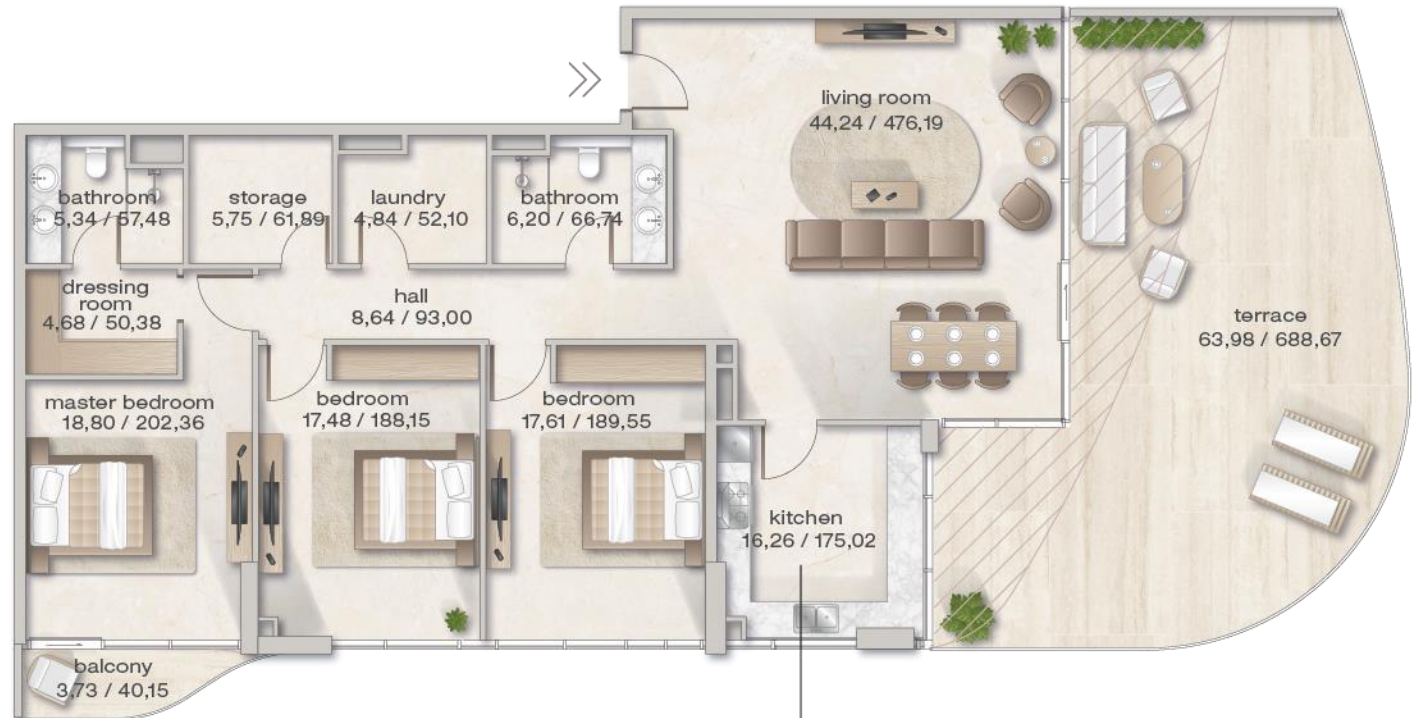
# 3 BEDROOMS\_403

suite area	164,08 m <sup>2</sup>	1766,14 ft <sup>2</sup>
balcony area	67,71 m <sup>2</sup>	728,82 ft <sup>2</sup>
total area	231,79 m <sup>2</sup>	2494,96 ft <sup>2</sup>

## 4 floor



Window view:  
mall / mosque / park / avenue /  
Persian Gulf / Cruise Terminal



 covered balcony

m<sup>2</sup> / ft<sup>2</sup>

Zephyra Residences Project

Zephyra  
By Arcadis East

Penthouse



Zephyra Residences Project



Penthouse

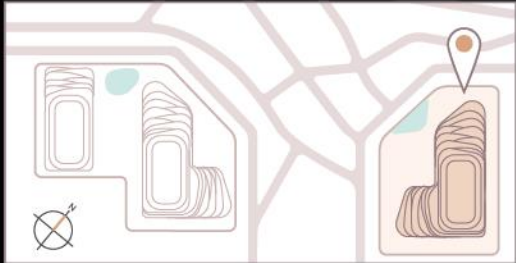
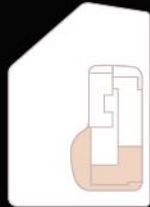
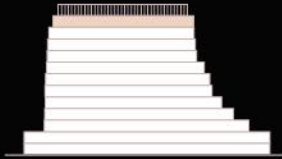


## Planning solutions

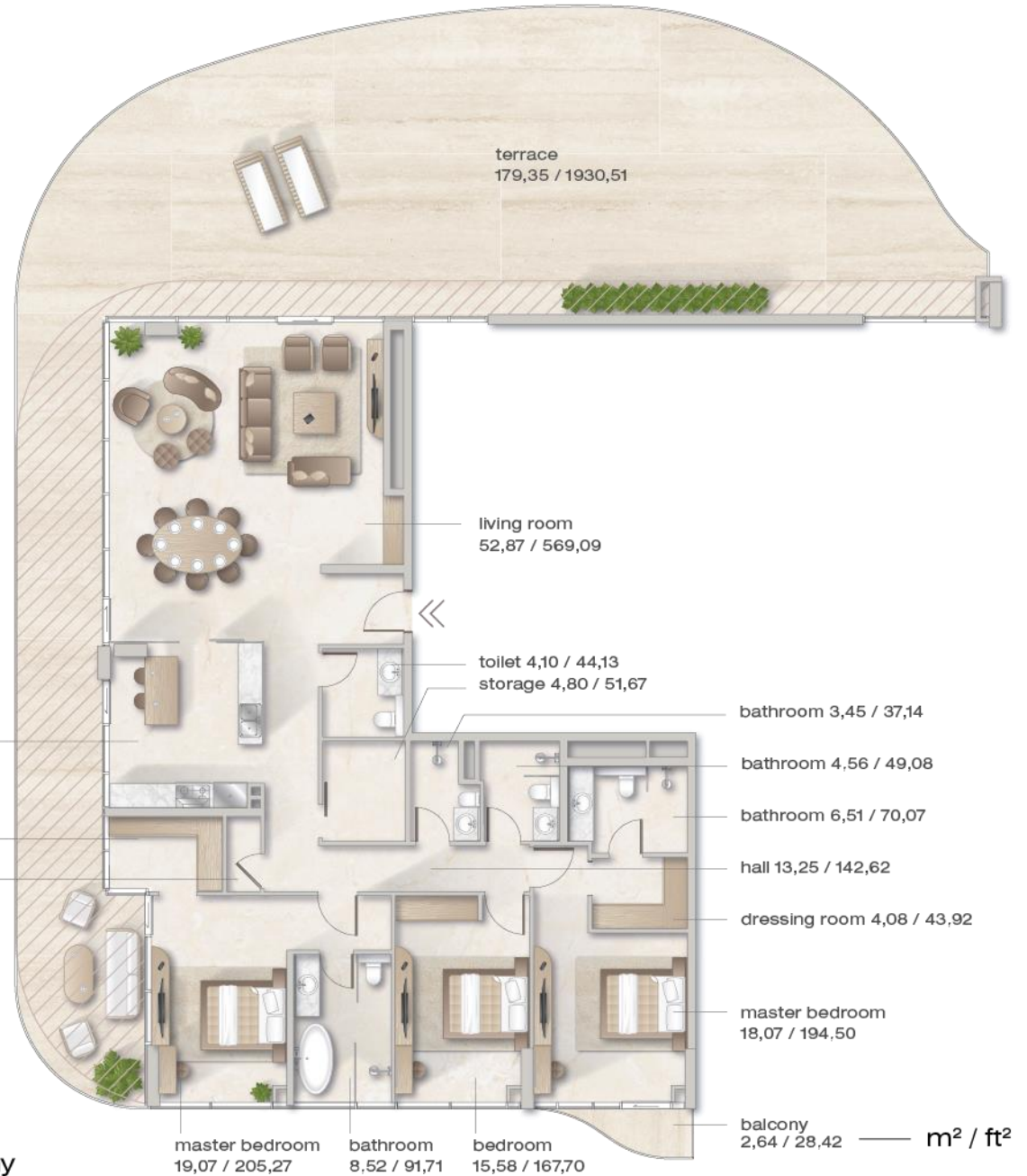
# PENTHOUSE\_1003

suite area	192,70 m <sup>2</sup>	2074,20 ft <sup>2</sup>
balcony area	181,99 m <sup>2</sup>	1958,92 ft <sup>2</sup>
total area	374,69 m <sup>2</sup>	4033,13 ft <sup>2</sup>

### 10 floor



Window view:  
 Jumeirah Mosque / Dubai Frame /  
 Souk Al Marfa / Night Souk /  
 Persian Gulf / Burj Khalifa





Duplex



Duplex

Zephyra Residences Project



Duplex

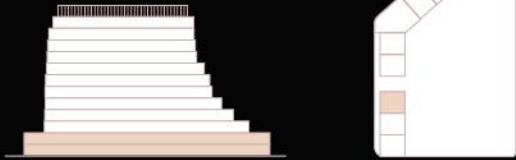


## Planning solutions

# DUPLEX\_P1-03

suite area	148,14 m <sup>2</sup>	1594,56 ft <sup>2</sup>
balcony area	17,64 m <sup>2</sup>	189,88 ft <sup>2</sup>
total area	165,78 m <sup>2</sup>	1784,44 ft <sup>2</sup>

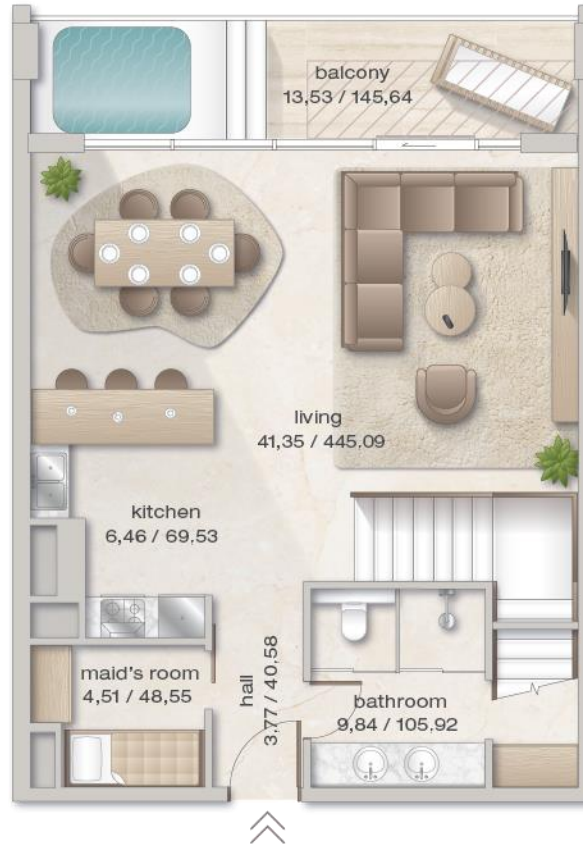
### 1-2 podium floor



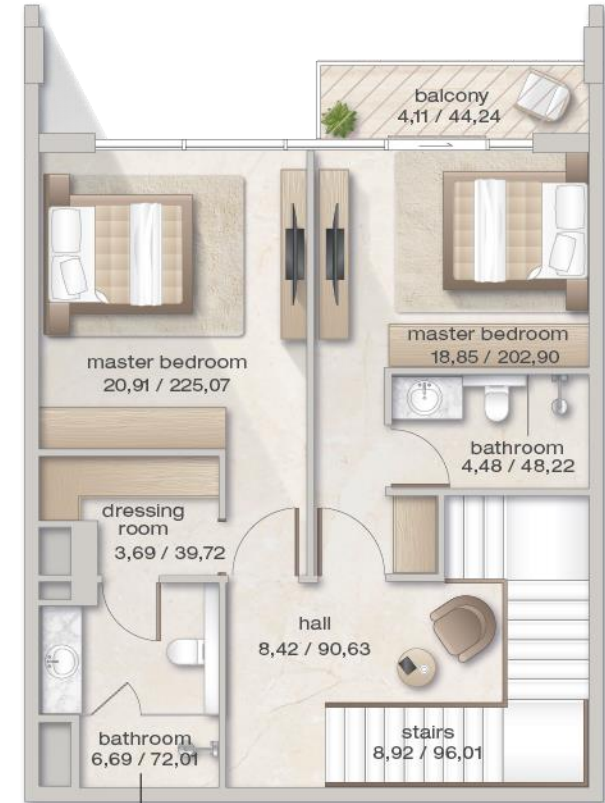
Window view:  
 mall / mosque / park / avenue /  
 Persian Gulf / Jumeirah Mosque /  
 Dubai Frame



1 floor



2 floor



 covered balcony

m<sup>2</sup> / ft<sup>2</sup>



Lobby

Zephyra Residences Project



Block B

Block A

Block B

B 001

B 001

B 001

Lobby



Zephyra Residences Project

# PORCELANOSA®

TILES / BATHROOMS / LIFESTYLE

The leader of the European market, collaborating with world stars of architecture: Zaha Hadid and Norman Foster.

- exclusive interior solutions
- latest design trends
- premium product quality



Kitchen equipment



The kitchens are equipped in partnership with the Smeg company.

Smeg is a brand that develops innovative premium-class appliances and is recognised as a world leader in product quality comfort.

- safety and durability
- elegance
- energy efficiency



Equipment



GROHE is the world's leading brand offering complete solutions for bathroom and kitchen fittings.

All products created by pure water pleasure are based on the values of quality, technology, design and sustainability.



## Mattresses



Hanse is a brand to serve the worldwide luxury hotel market with 5 Star beds.

Sustainable production of natural products through the use of renewable and biodegradable raw materials.

Luxury mattresses ergonomically optimized & infinitely comfortable.



Project Residences Zephyra



Green area

Holiday Home Service



Children's playground (55 m2 / 592 ft2)



Infinity pool (155 m2 / 1 668 ft2)

Park area

# Open space community

The park area between the buildings of the Zephyra project is designed for harmonious coexistence with nature and free communication. During the day, you can relax in the shade of the trees or take part in outdoor activities in the spacious square. In the evening, the park is enlivened by soft light, inviting you to stroll along the illuminated paths and maintaining an atmosphere of coziness and safety.





Picturesque views and amazing nature of the Persian Gulf

Hotel service

# Full-service living

Enjoy your own apartment as if you were staying in the best hotel. The hotel service will organize your trip in comfort and create exceptional moments - from airport pick-ups to gourmet dinners on your own terrace.

**Zephyra Service 360 is:**

- airport pick-up
- car rent
- booking of business venues and meeting rooms
- leisure services
- transfer from the apartment to the beach
- the restaurant is included in the Red Michelin Guide

\* Available upon receipt of keys



Holiday Homes Service

# Holiday Homes Service

Apartments in Zephyra are a profitable asset. We can help you find a tenant for a period from 1 day to a year and provide a high level of service during their stay. The included Holiday Homes Service provides a yield of up to 8% fixed and stimulates repeat requests.

The Holiday Homes service is:

- tenant search
- resolving all accommodation issues
- dry cleaning, etc.

\* Available upon receipt of keys



Holiday Homes Service



Gym (309 m2 / 3 326 ft2)



Yoga and meditation area



Stunning views of the city and the Burj Khalifa

Payment plan

Let's get to it!

## For apartments with 1-3 bedrooms:

Instalment payment plan with a down payment of 10% on booking, 50% during construction and 40% upon receipt of keys.

## For townhouses and penthouses:

Individual payment formats after handing over the apartment.

from 1.6 million dirhams  
starting prices



# Payment plan

1	<b>10%</b> On booking	2	<b>10%</b> June 2025
3	<b>5%</b> September 2025	4	<b>5%</b> December 2025
5	<b>5%</b> March 2026	6	<b>5%</b> June 2026
7	<b>5%</b> September 2026	8	<b>5%</b> December 2026
9	<b>5%</b> March 2027	10	<b>5%</b> June 2027
11	<b>40%</b> December 2027 (on handover)		



Investments in Zephyra

# Sharing Eastern wisdom

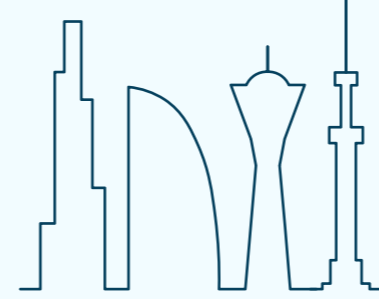
Rental income:

up to 8 % per  
annum

Facility Cost:

up to +22% during the  
construction period





**PREFERENCE**  
properties

**PREFERENCE properties**

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