

 CITI
DEVELOPERS

ARYA

RESIDENCES

THE ART OF NEO LUXURY







ARYA





An aerial photograph of the Dubai Islands, showing several artificial islands in the Persian Gulf. A semi-transparent, light green map of the islands is overlaid on the image, highlighting the layout of the islands. The text "DUBAI ISLANDS" is written in a large, white, serif font across the center of the map overlay. The background shows the deep blue water of the sea, white clouds, and the greenery and buildings on the islands.

DUBAI ISLANDS

RIU HOTEL



CITY DEVELOPERS
ARYA
 RESIDENCES

RE-0327
 RE-0296
 RE-0295
 RE-0294
 RE-0293
 MU-0290
 RE-0186
 RE-1179
 RE-0047
 RE-0046
 RE-0292
 SS
 RE-0043
 RE-0042
 MU-N007
 MU-N06B
 RE-0287
 RE-0342
 RE-0341
 RE-0340
 RE-0339
 RE-1063
 RE-0108
 DEC-010
 DEC-009
 MU-N002
 MU-N01B
 WE-N08
 MU-N01

MU-0109
 MU-1108
 RE-0107
 RE-0106
 RE-0105
 MU-0104
 MU-0103
 RE-0102
 RE-0101
 RE-0096
 RE-0097
 RE-0098
 MU-0099
 MU-0100
 RE-0095
 RE-0094
 RE-0142
 RE-0141
 MU-0225
 RE-0144
 RE-0143
 RE-0229
 RE-0230
 RE-0227
 RE-0221
 RE-0220
 MU-0224
 RE-0146
 RE-0145
 RE-0181
 RE-0182
 RE-0180
 SS
 RE-0179
 RE-0178
 RE-0177
 RE-0176
 RE-0183
 RE-0238
 RE-0231
 RE-0234
 RE-0235
 RE-0184
 RE-0185
 RE-0175
 RE-0174
 RE-0173
 RE-0172
 RE-0237
 MU-0171
 RE-0158
 RE-0157
 RE-0156
 RE-0155
 RE-0154
 RE-0153
 RE-0159
 RE-0160
 RE-0161
 PS
 RE-0169
 RE-0168
 RE-0167
 RE-0166
 MU-0165
 RE-0164
 RE-1169
 MU-0121
 RE-0239
 RE-0207
 RE-0206
 MU-0122
 RE-0124
 RE-0123
 RE-0125
 MU-0124
 RE-0123
 MU-0122

RE-0248
 RE-0247
 RE-0246
 RE-0245
 RE-0244
 RE-0243
 RE-0242
 RE-0241
 RE-0240
 R-0163
 HOS-02
 SS
 R-0147
 R-0148
 R-0149
 R-0150
 R-0151
 RE-0152

RE-0209
 RE-0210
 RE-0211
 RE-0213
 RE-0214
 RE-0208
 RE-0207

RE-0305
 RE-0306
 RE-0307

R-0134
 R-0135
 R-0136
 R-0137
 R-0138
 R-0139
 R-0140

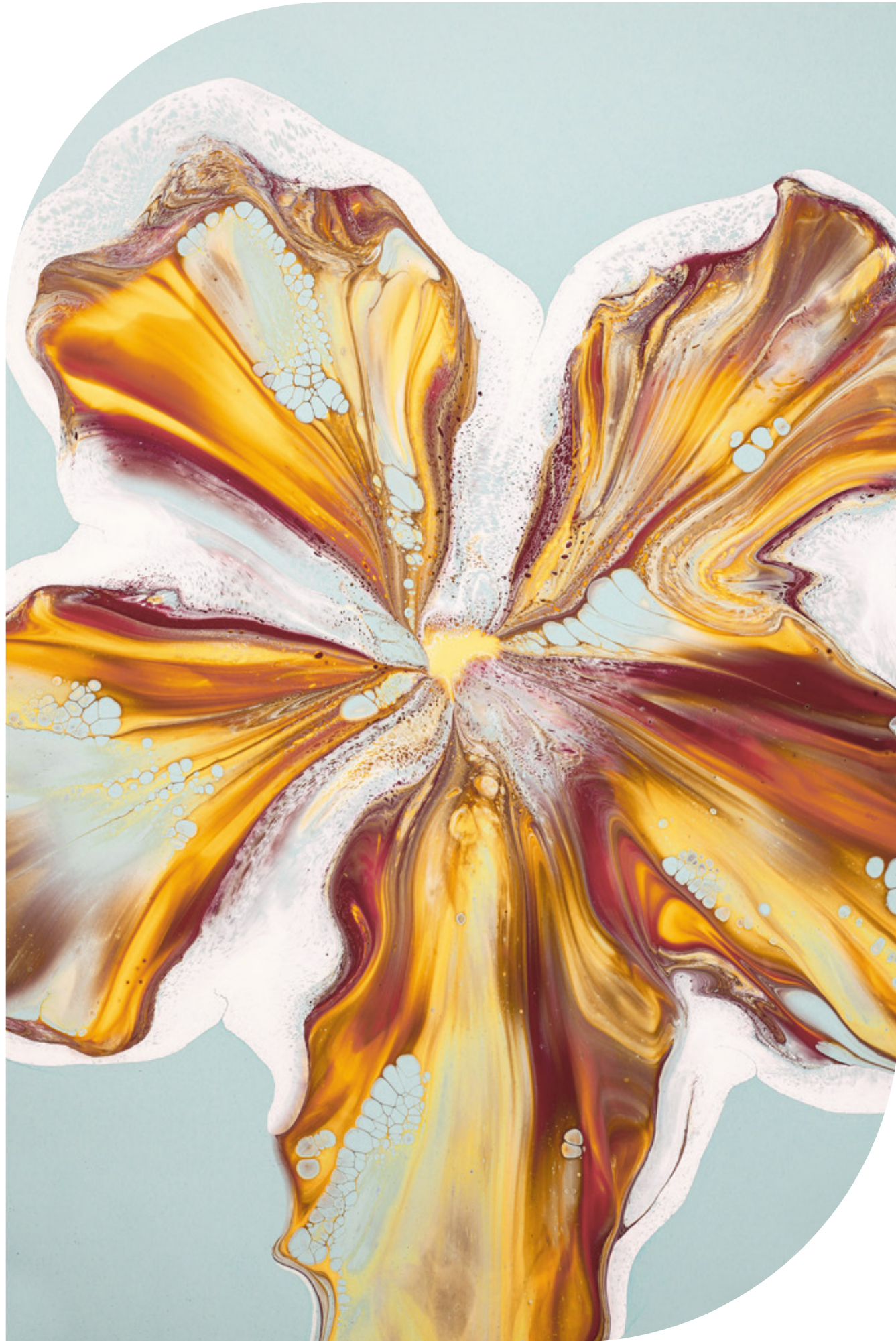
DC
 SS

MARINA

BRIDGE

PLANNED RE
 COM

ART OF



- **21 km** shoreline
- **9** World-Class Marinas
- **86** Design-Led Resorts and Hotels
- **2** Championship-Level Golf Courses

WATERFRONT LIVING

THE ARCHITECTURE

ARYA



SIGNATURE AMENITIES.

THE ELEVENTH SKY ROOFTOP

- › Horizon-edge infinity pool with private cabanas
- › Plunge pools with lounging enclaves
- › Sunken bar suspended over water
- › Rooftop bar
- › Al fresco social lounges

THE FORTE FIRST FLOOR

- › Bespoke Men's & Women's Hamams
- › Dedicated Roman Bath Suites
- › Private Spa Suites with massage rooms
- › Wellness Chambers: Sauna Steam | Recovery Lounges
- › Infinity pool with cabanas + children's water play zone
- › Poolside bar and sunken conversation pits
- › Outdoor Yoga Deck nestled in green canopy
- › Immersive Private Cinema
- › Interactive Game Zone
- › Fitness Pavilion

THE GALORE GROUND FLOOR

- › Grand Arrival Lobby with concierge
- › Executive Business Lounge

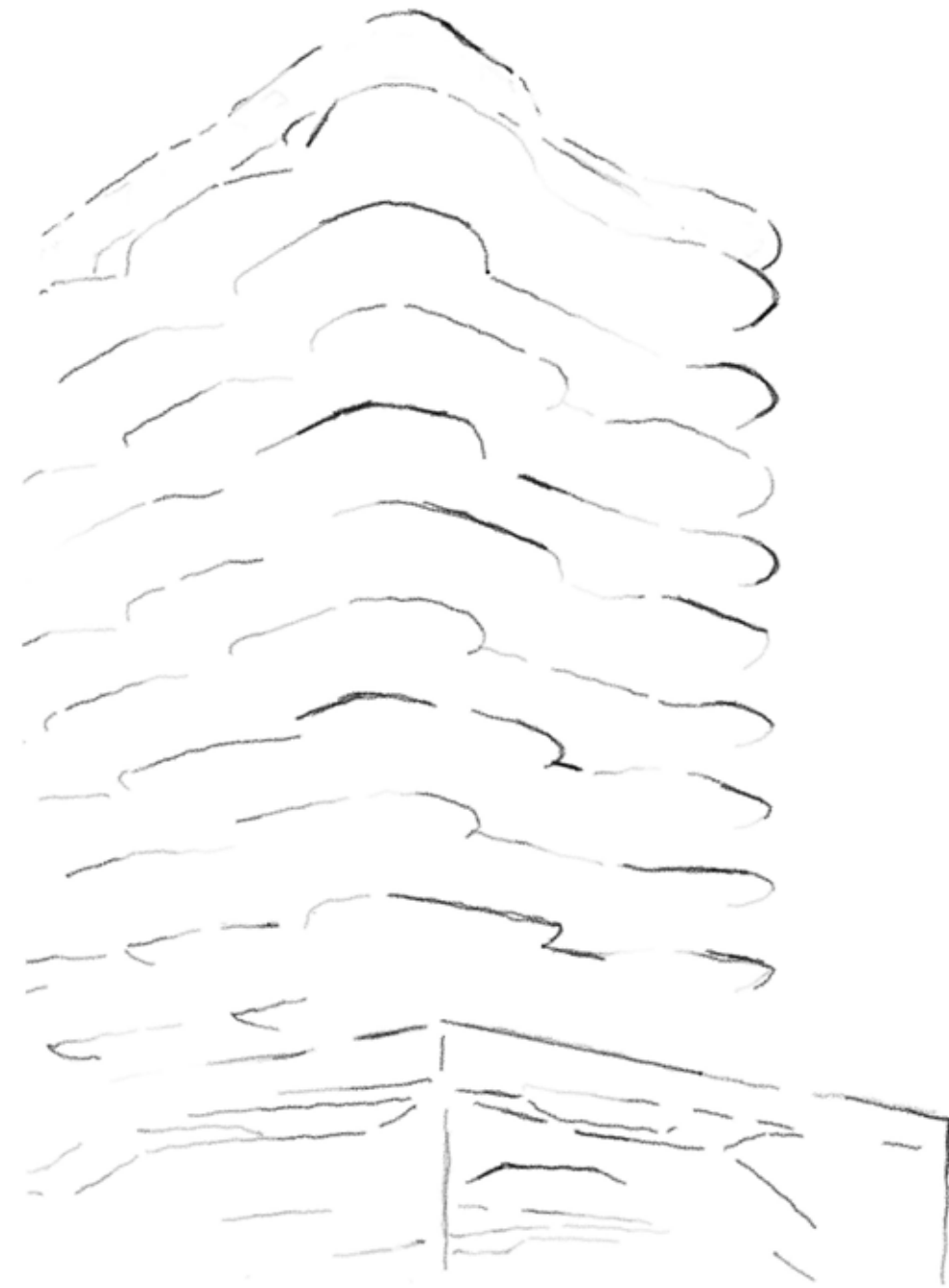
THE UNDER CANVAS MEZZANINE FLOOR

- › Cigar Lounge



BUILDING CONFIGURATION.

A masterpiece of modern architecture in our building configuration, boasting a Ground floor, **2 Podiums** and **10 floors** of sophisticated residences, offering a total of **68 exclusive units**.



G+2P+10+R
TOTAL UNITS: 68



PREMIUM FEATURES.

- Marina View
- Fully Furnished Apartments with Custom Furniture
- Miele Appliances | Villeroy & Boch Cutlery
- All Décor Pieces Included
- All Electronic Appliances Included
- All Apartments Include a Personal Assistant Robot
- IoT-Enabled Building & Apartments
- Sky Pools in All Apartments





PROXIMITY.

- **1-minute** walk to the Marina
- **2-minutes** drive to the Beach
- **3-minutes** walk to the Retail Boulevard
- **10-minutes** drive to Dubai International Airport
- **15-minutes** drive to Downtown Dubai

UNIT TYPES.

One-Bedroom
Apartments

Two-Bedroom
Apartments

Three-Bedroom
Apartments

Four-Bedroom
Duplex Penthouses

Five-Bedroom
Duplex Penthouse

CITI
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ARYA

RESIDENCES



	QUANTITY	PARKING
1 Bedroom Apartments	49	1
2 Bedroom Apartments	7	1
3 Bedroom Apartments	7	2
4 Bedroom Duplex Penthouses	4	3
5 Bedroom Duplex Penthouse	1	5
TOTAL APARTMENTS	68	



STARTING FROM – **AED 1.9M**

PAYMENT PLAN – **60-40**

HANDOVER – **Q4 2027**

BOOKING

10%

AFTER 30 DAYS

14%

MONTHLY

1%

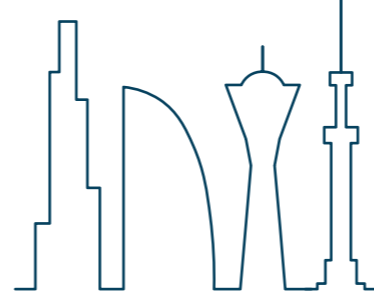
30 MONTHS

6TH & 12TH MONTH

5%

HANDOVER

40%



PREFERENCE
properties

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