

É L E V É

BY DEYAAR

IT IS TIME TO DISCOVER

TIME *on*  
*your* SIDE

EXPANSIVE RESIDENCES. UNPARALLELED AMENITIES.

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# *The Development*

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*01*



BROADEN *your* HORIZON



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LIVE THE LIFE  
*you've always*  
ENVISIONED.



WITH TIME  
*on your side.*

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FOR LEASE  
111M



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## *Location*

Sheikh Zayed Road & Downtown Jebel Ali



## *Building*

Contemporary architecture, private balconies & terraces



## *Residences*

Expansive residences featuring Studios, 1, 2 and 3 Bedroom Residences & Garden Apartments



## *Amenities*

Podium-level amenities - pool, fitness centre, lounges, play areas, outdoor gardens. Ground-floor retail, grand porte cochère, & lobby with courtyards



## *Lifestyle*

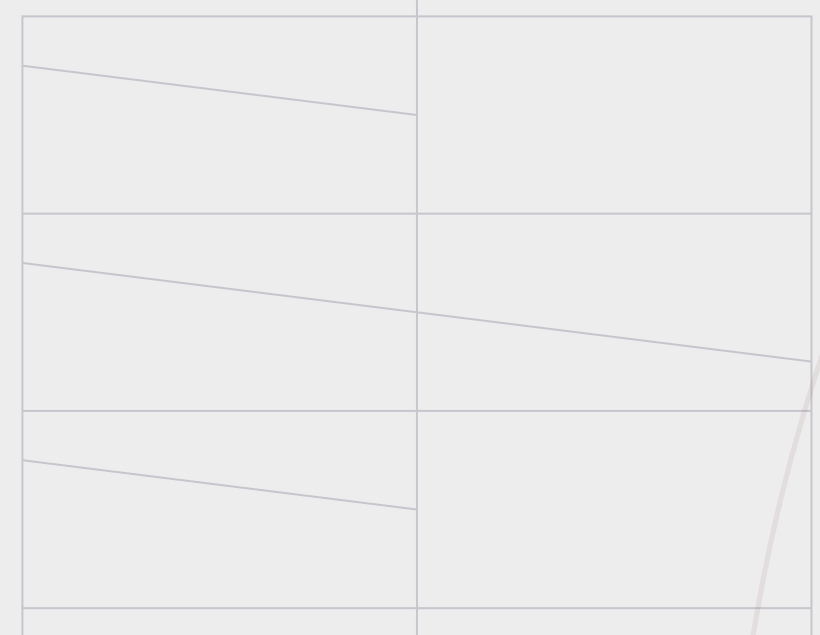
Connected and elevated, promising more time on your side



## *Holistic Development*

Efficient living, fostering a healthy, connected community with minimal environmental impact, freeing up time, and aligning with your values

# PROJECT PROPOSITION



20+ curated amenities

Strategically located on Sheikh Zayed Road with metro access



Exceptional array of urban retail

Contemporary Architecture & Design

Port & Neighbourhood Views

# *The Location*

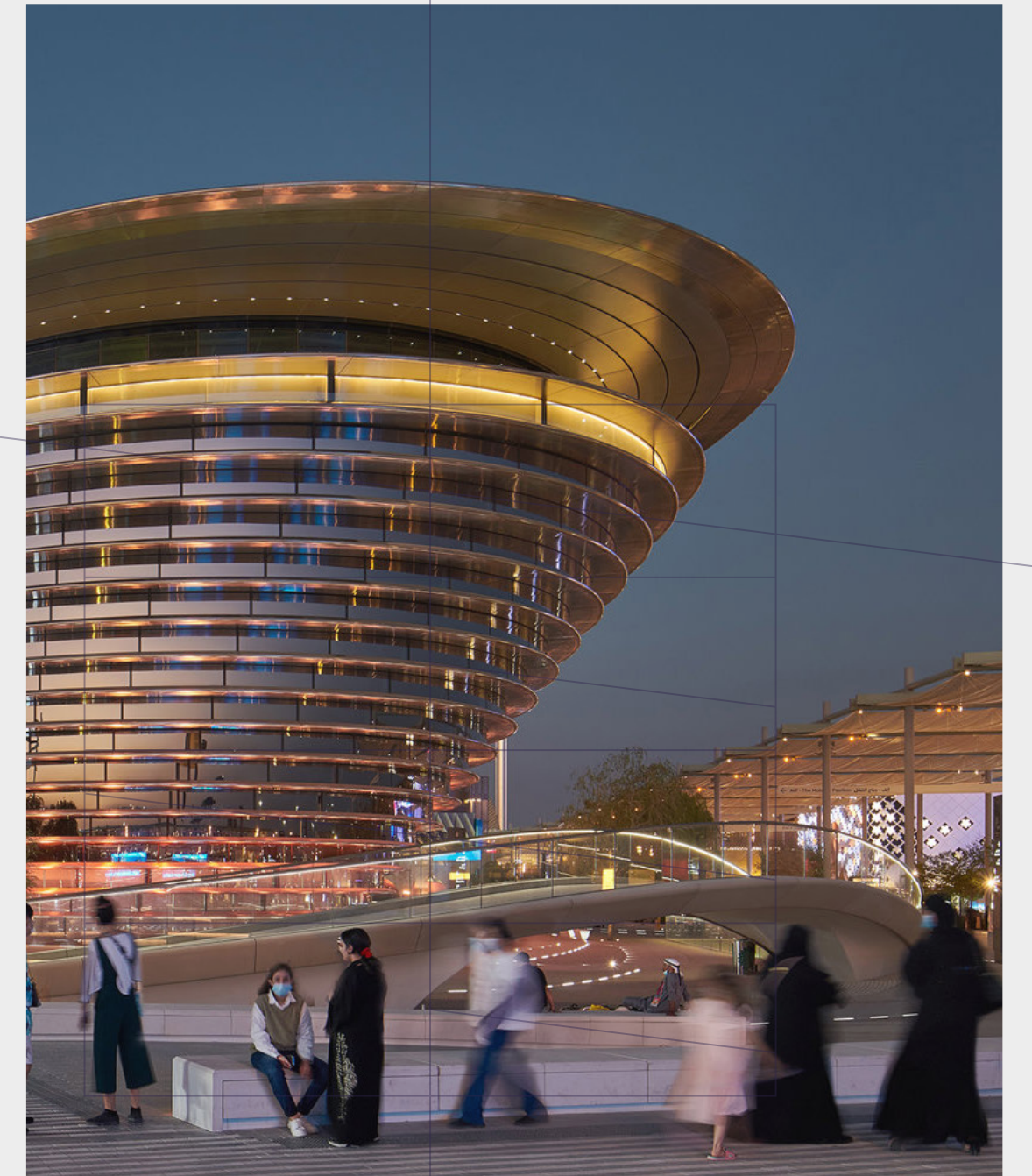
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*02*



EMBRACE *the*  
ÉLEVÉ LIFESTYLE.



ELEVATE *your*  
URBAN PLAYGROUND.

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NEIGHBOURHOOD

# *Downtown Jebel Ali*

*Dubai's Vibrant Residential Oasis*

*01.*

*A multicultural community with mosques, churches, and temples.*

*02.*

*Strategically located near Ibn Battuta Mall and SZR, providing effortless access to Dubai's key destinations.*

*03.*

*Near the Dubai Exhibition Centre, JAFZA, Abu Dhabi, Fortune 500 firms, and Jebel Ali metro station.*

*04.*

*128,033.04 sq.m.  
Total BUA*

*05.*

*Conveniently located near the Expo site and Dubai World Central.*

*06.*

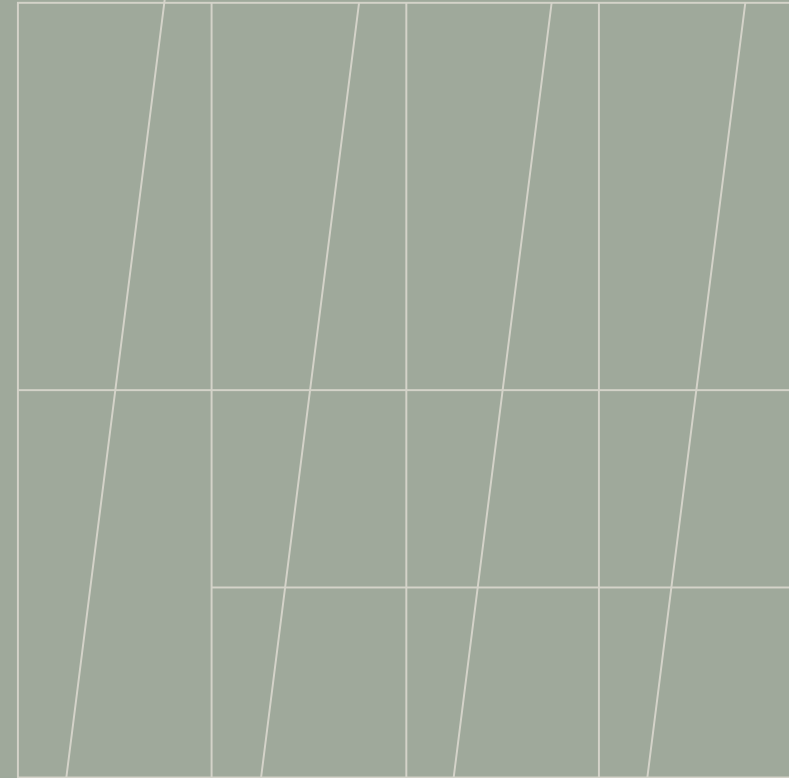
*40-minute drive from Dubai International Airport, 35 minutes to Downtown Dubai, and 10 minutes to Dubai Parks and Resorts.*

*07.*

*Ample landscaped spaces and recreational areas provide relaxation for residents*

*08.*

*Stunning waterfront views*

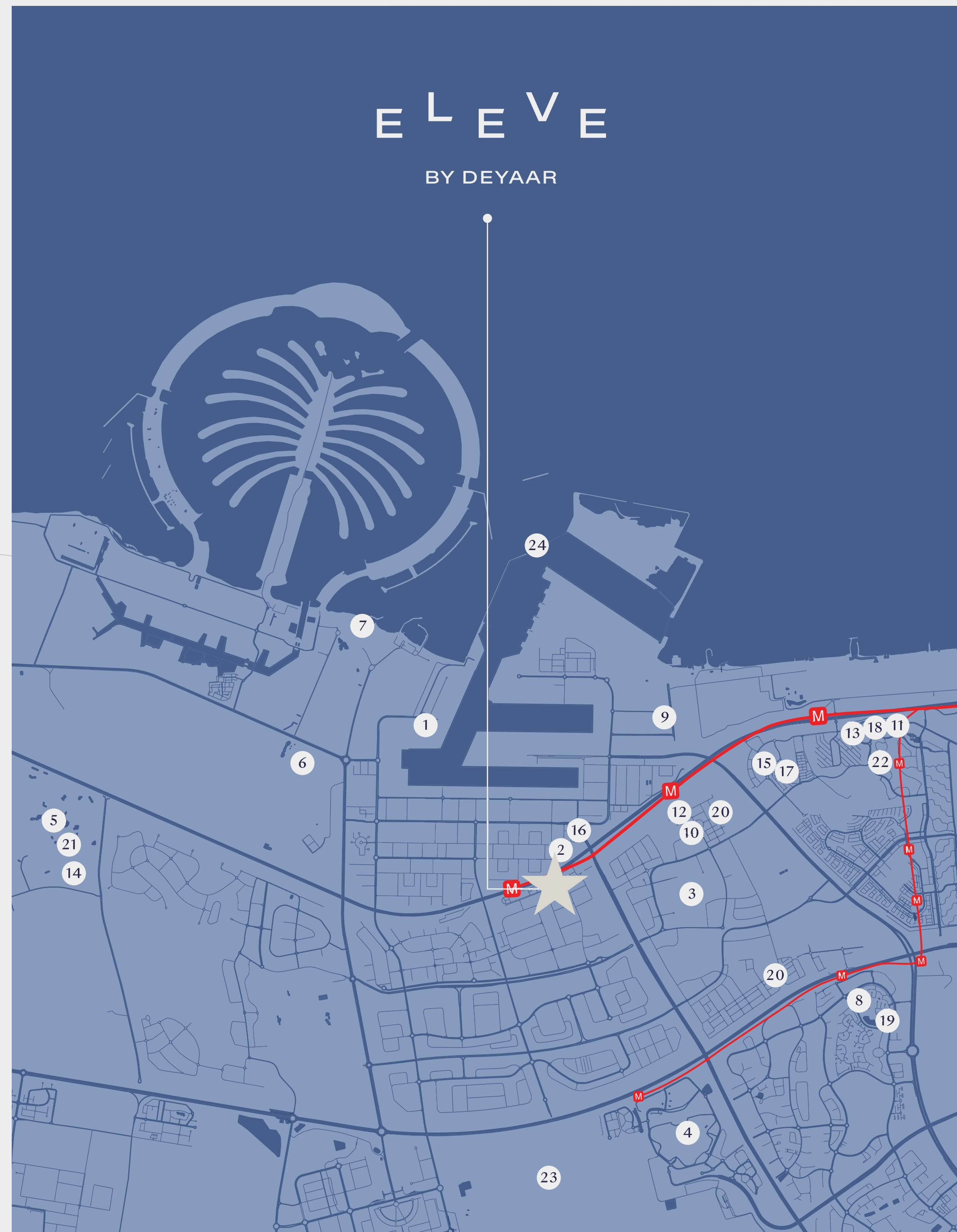


LIVE AT THE  
HEART *of it* ALL.

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WHERE TIME  
STANDS STILL  
*for you.*



**BUSINESS**

- 1. Jebel Ali Free Zone
- 2. DP World Headquarters
- 3. Jebel Ali Industrial Area

**ENTERTAINMENT**

- 4. Expo City Dubai
- 5. Dubai Parks & Resorts
- 6. Jebel Ali Shooting Club
- 7. JA The Resort Golf Course

**HOSPITALS**

- 8. NMC Royal Hospital
- 9. Aster Cedars Hospital
- 10. Community Healthcare
- 11. Mediclinic Ibn Battuta

**SHOPPING**

- 12. Jebel Ali Mall
- 13. Ibn Battuta Mall
- 14. The Outlet Village

**FAITH**

- 15. Jebel Ali Church
- 16. Masjid Al Rahman
- 17. Guru Nanak Darbar

**GROCERIES**

- 18. Carefour Ibn Battuta
- 19. Choithrams DIP
- 20. Nesto Hypermarket

**PARKS**

- 21. Dubai Parks Creek
- 22. Jebel Ali Gardens

**PORTS**

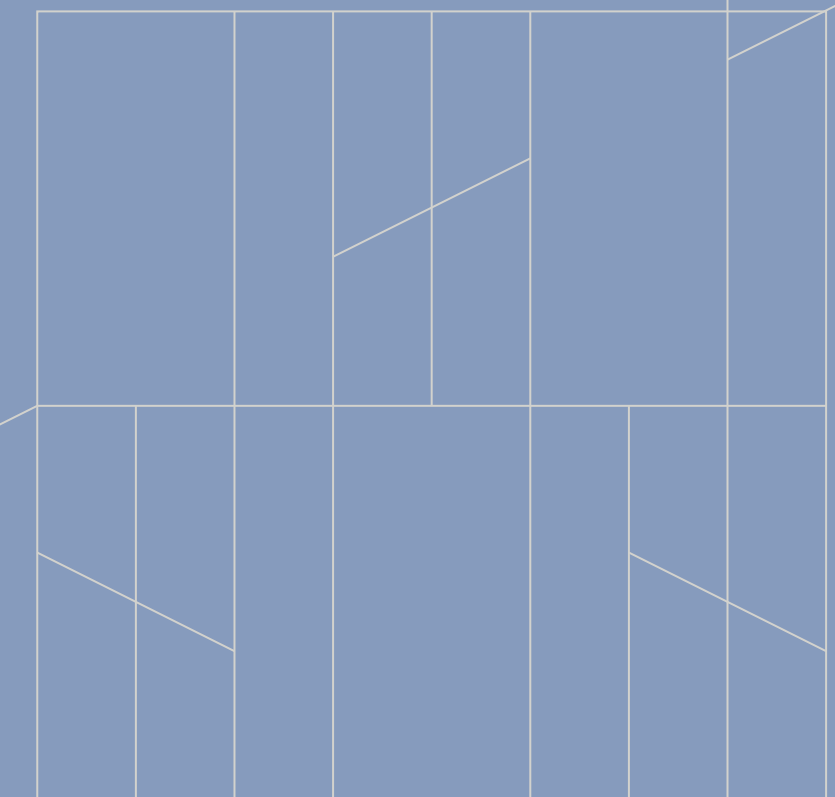
- 23. Al Maktoum Int. Airport
- 24. Port Jebel Ali



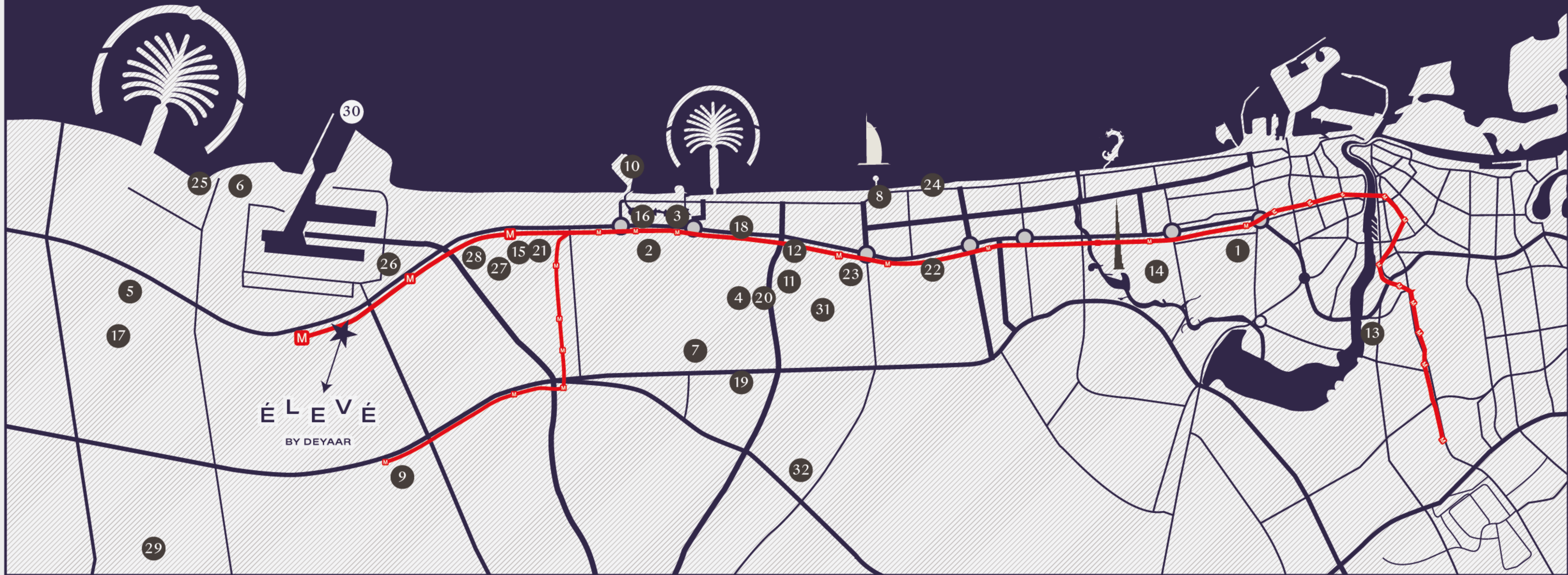
CONVENIENCE,  
CONNECTION *and*  
COMMUNITY.

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# CONNECTIVITY



## BUSINESS

- 1. Dubai World Trade Center
- 2. Jumeirah Lake Towers
- 3. Dubai Marina & JBR

## ENTERTAINMENT

- 4. Jebel Ali Racecourse
- 5. Dubai Parks & Resorts
- 6. JA Resort
- 7. IMG Worlds of Adventure
- 8. Wild Wadi Waterpark
- 9. EXPO CITY DUBAI
- 10. Dubai Eye

## HOSPITALS

- 11. Saudi German Hospital
- 12. Al Zahra Hospital Dubai
- 13. Dubai London Hospital

## SHOPPING

- 14. The Dubai Mall
- 15. Ibn Battuta Mall
- 16. Dubai Marina Mall
- 17. The Outlet Village

## SCHOOLS

- 18. GEMS Wellington Int. School
- 19. JSS International School
- 20. Dubai Int. Academy

## RESTAURANTS

- 21. Gazebo Restaurant
- 22. The Junction
- 23. P.F Changs

## BEACHES

- 24. Kite Beach
- 25. Jebel Ali beach

## FAITH

- 26. Masjid Al Noor
- 27. Guru Nanak Darbar
- 28. Jebel Ali Church

## PORTS

- 29. Al Maktoum Int. Airport
- 30. Port Jebel Ali

## PARKS

- 31. Al Barsha Pond Park
- 32. Dubai Miracle Garden

# *The Amenities*

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03

WHERE EVERY TICK

TICKS *in your* FAVOR.

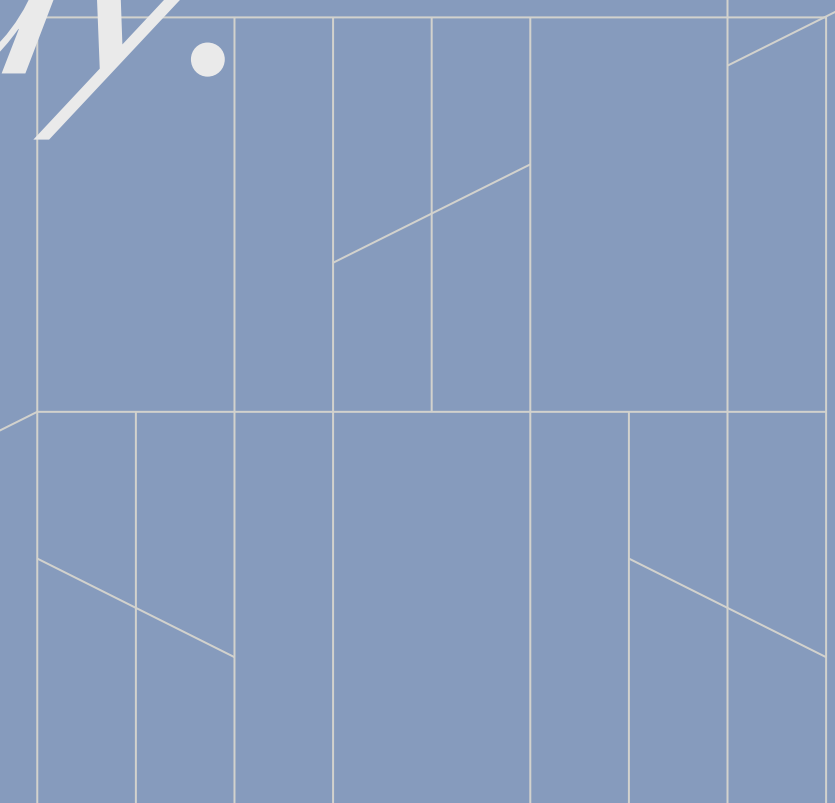
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AMENITIES THAT  
ELEVATE *your everyday.*

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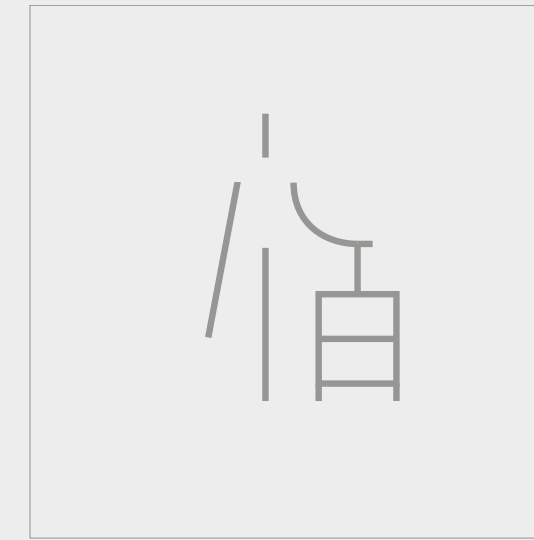
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*Retail Avenue*

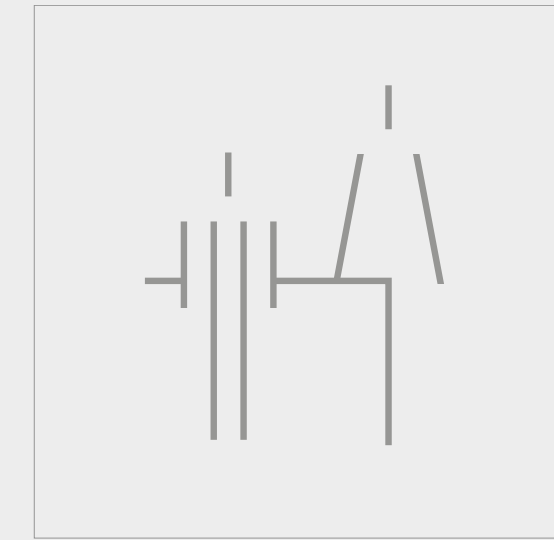


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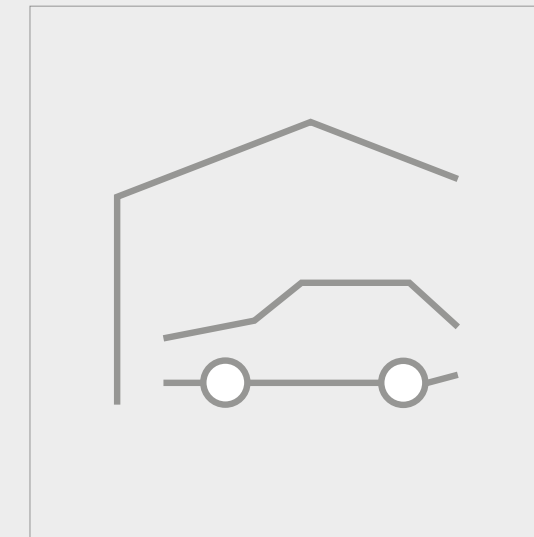
## *Retail Avenue & Lobby*



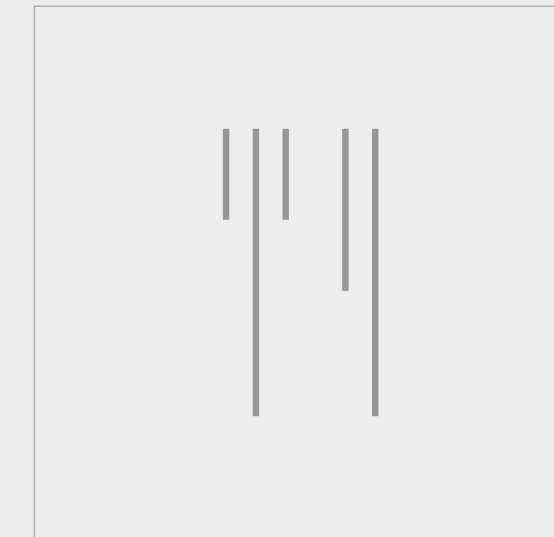
Drop-off



Front Desk



Porte Cochère



Retail



Café



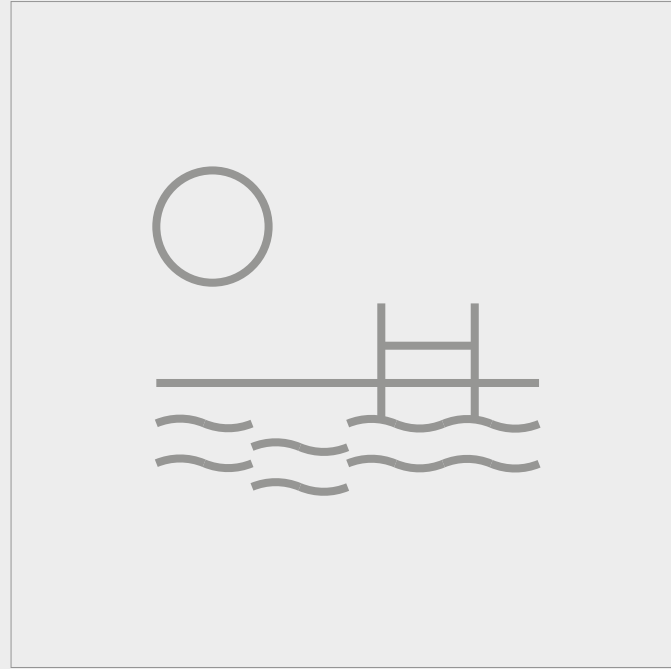
Grocery Store



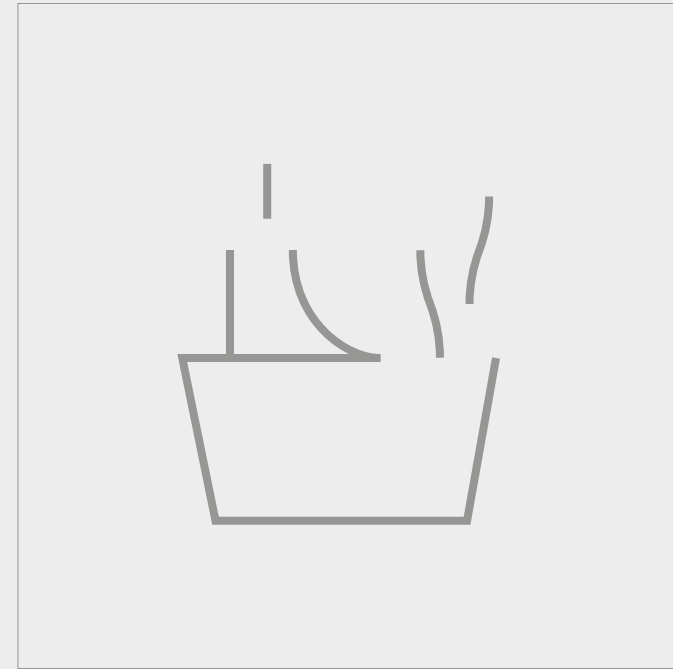
*Pool Deck*



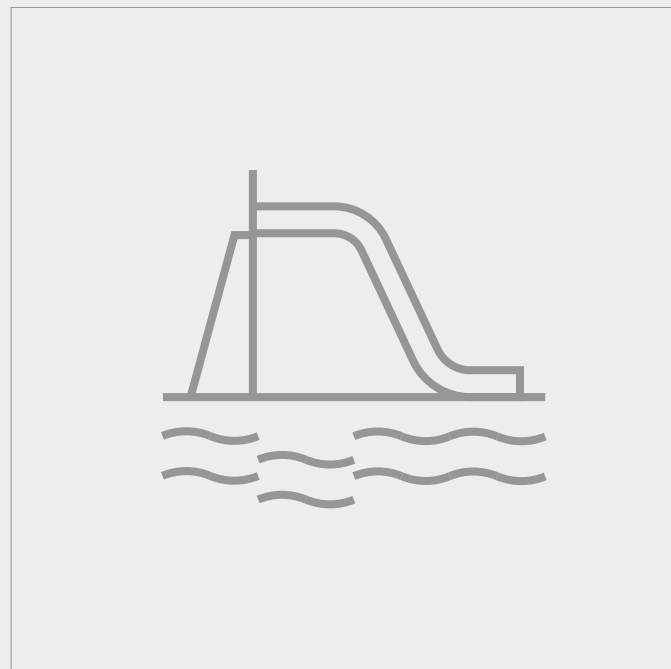
# *Pool Deck*



Pool



Jacuzzi



Kids Pool



Sundeck

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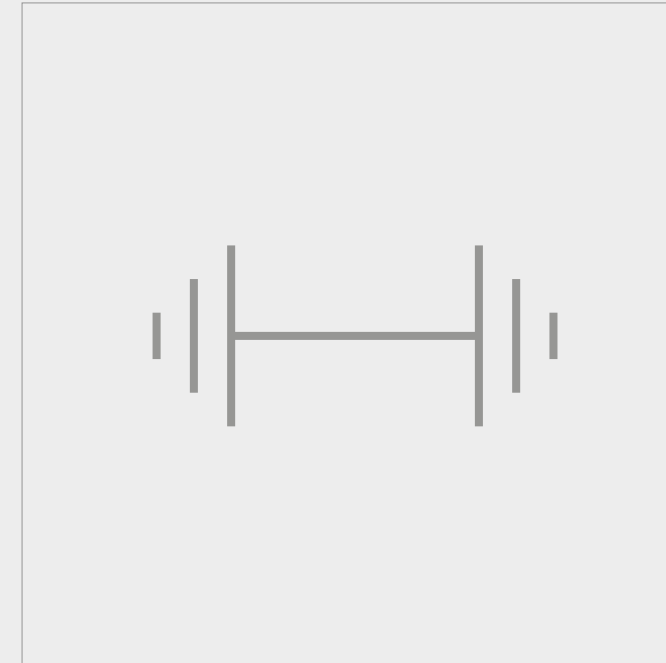
*Fitness Centre*

THE LATES LASS

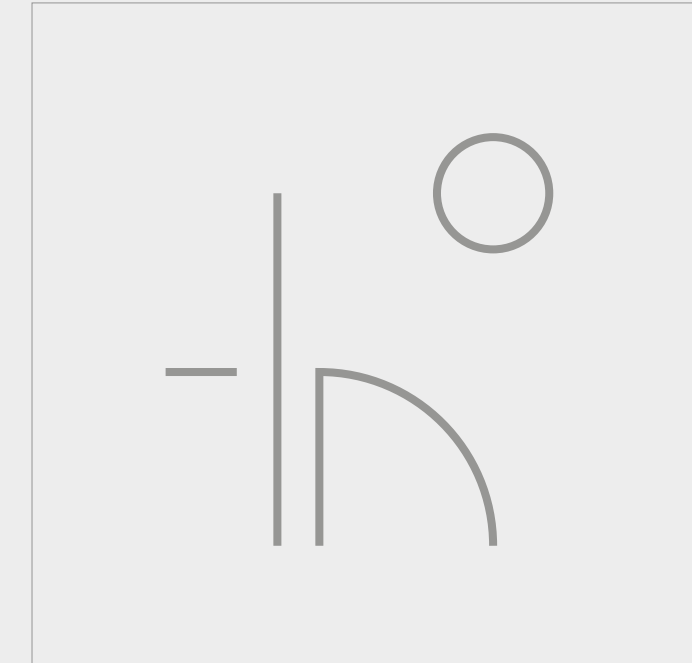


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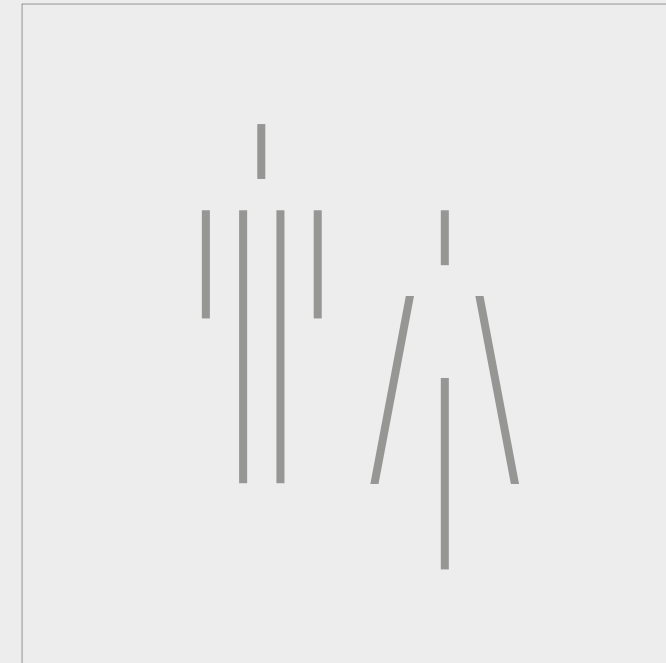
## *Fitness Centre & Sauna*



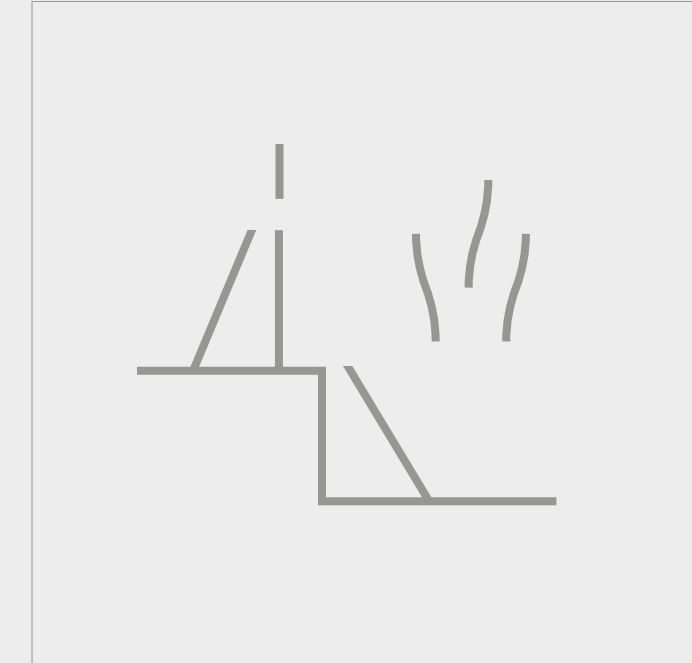
Gym




Yoga Terrace



WC



Sauna & Steam Room

A decorative graphic element consisting of a grid of thin white lines. The grid is partially obscured by a diagonal line that runs from the top-left towards the bottom-right. The grid is composed of several vertical and horizontal lines, creating a series of rectangular cells.

IMMERSE YOURSELF

*in a world of curated*

EXPERIENCES.

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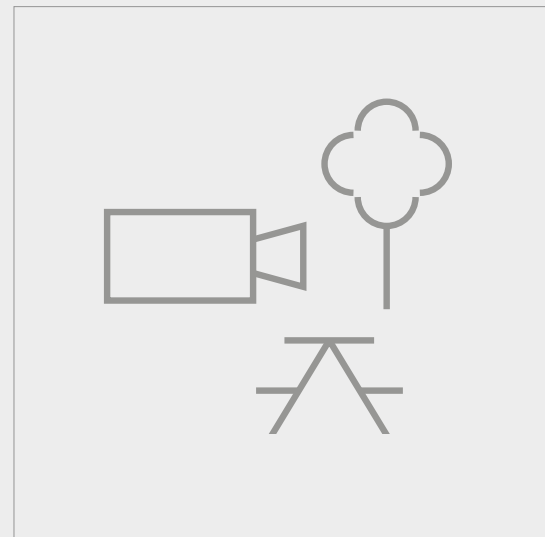
# Lounges & Gardens



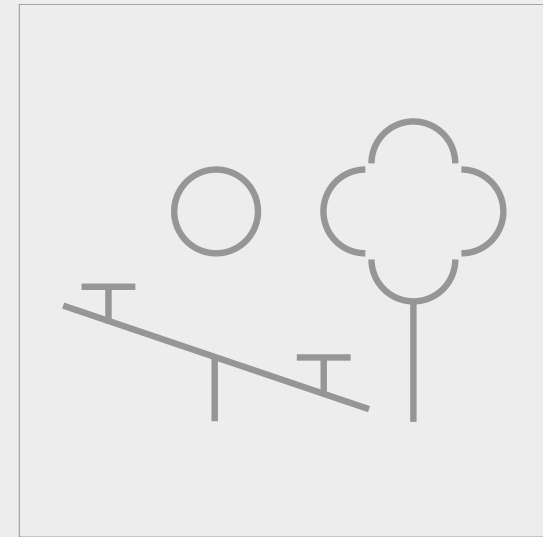
BBQ Area



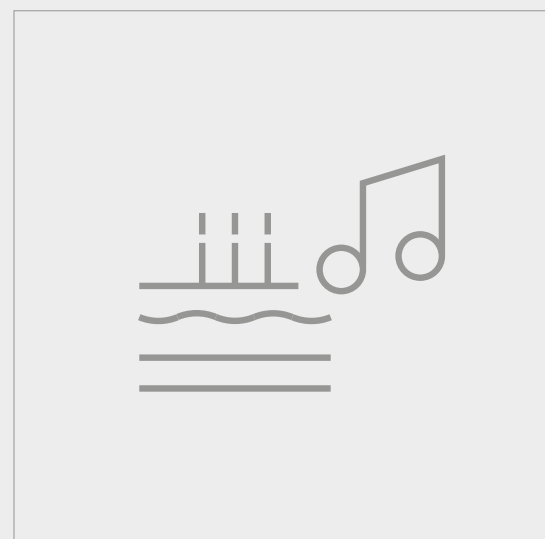
Resident Lounge



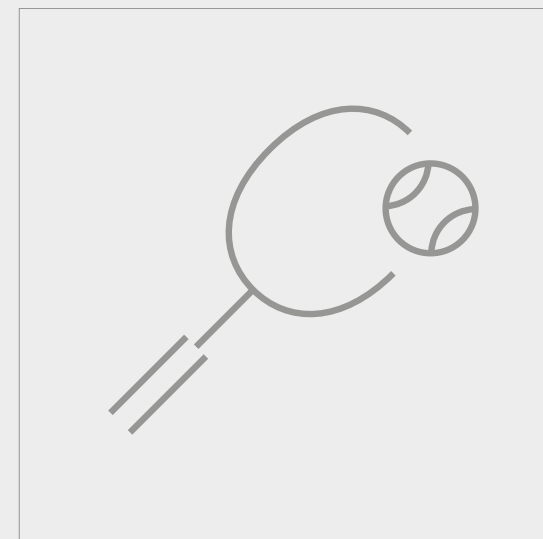
Outdoor Cinema



Outdoor Play Area



Event Lawn



Sports Lounge



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MASTER YOUR  
*moments at* ÉLEVÉ.



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*The Interiors*

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*04*

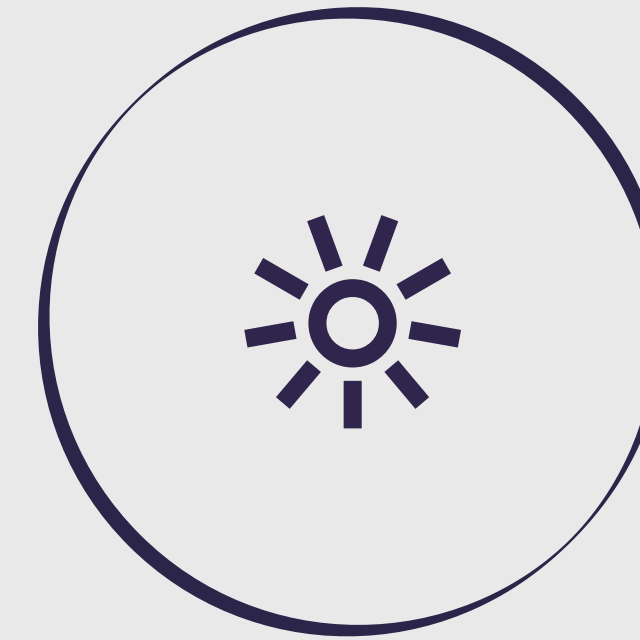
# *Elegant Interiors*



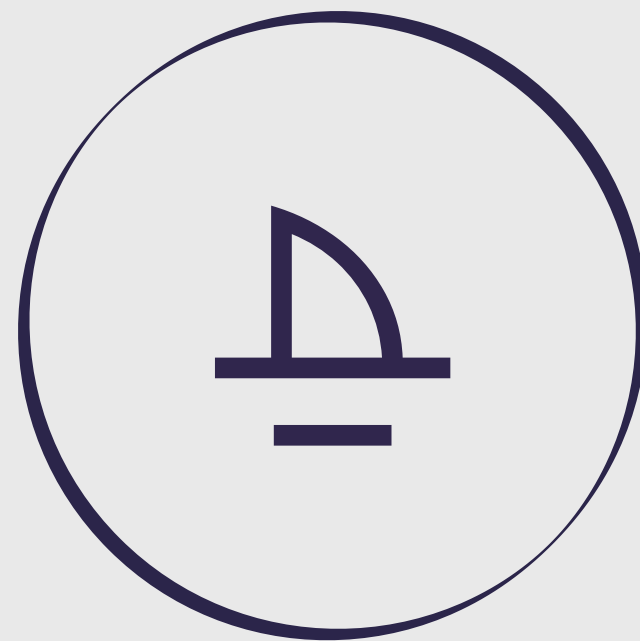
*Chic, modern  
interiors and finishes.*



*Nature-connected living  
integrating wellness and privacy.*



*Charming courtyards  
in the lobby.*



*Expansive residences  
opening to port views.*



*Kitchen Appliances:  
Hob, Oven and Hood*



*Private balconies  
in all units.*



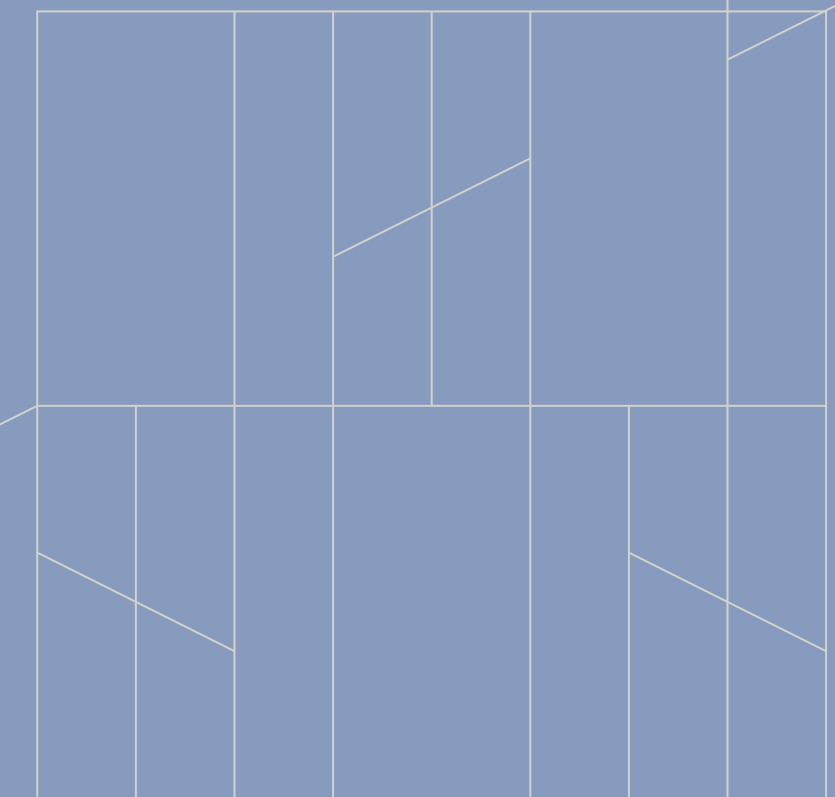


*Garden Residences*

WHERE COMFORT  
*meets chic.*

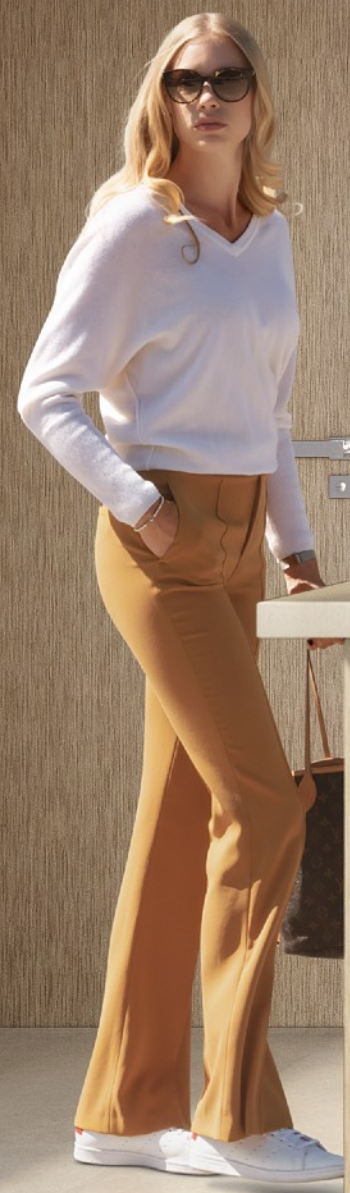
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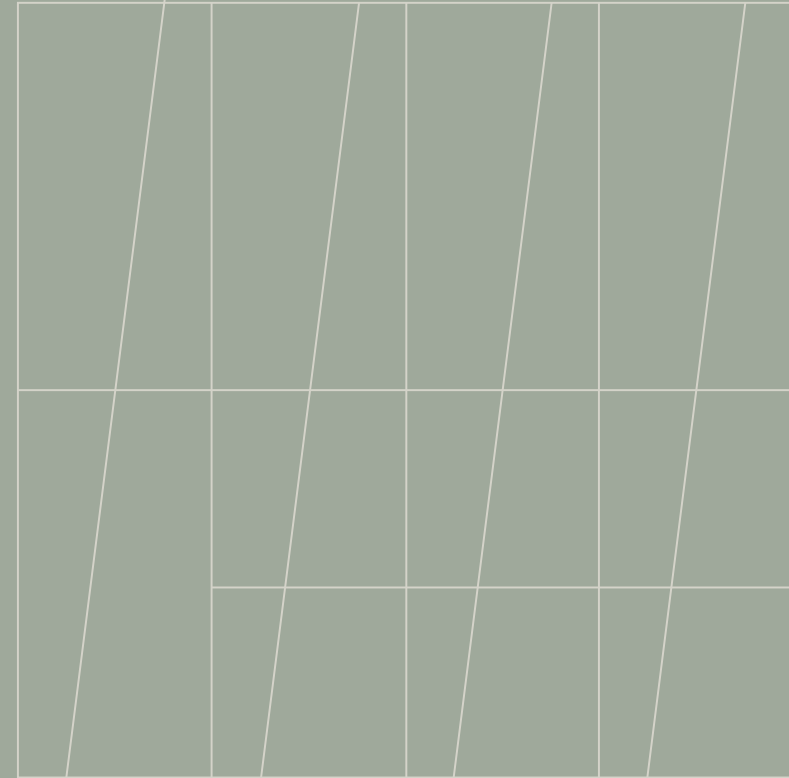




*Living Room*



*Kitchen*



INTERIORS THAT  
*captivate the* SENSES.

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*Bedroom*



*Bathroom*

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# *Residential Typology*

<b>Total Units</b>	<b>Size (sq.ft.)</b>
Studios : 36 units	419-423 sq.ft.
1 Bedroom : 476 units	751-1,047 sq.ft.
2 Bedrooms : 306 units	1,078-1,318 sq.ft.
3 Bedrooms : 24 units	1,633-1,697 sq.ft.
Garden Residences	1,059-2,938 sq.ft.

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# *The Floorplans*

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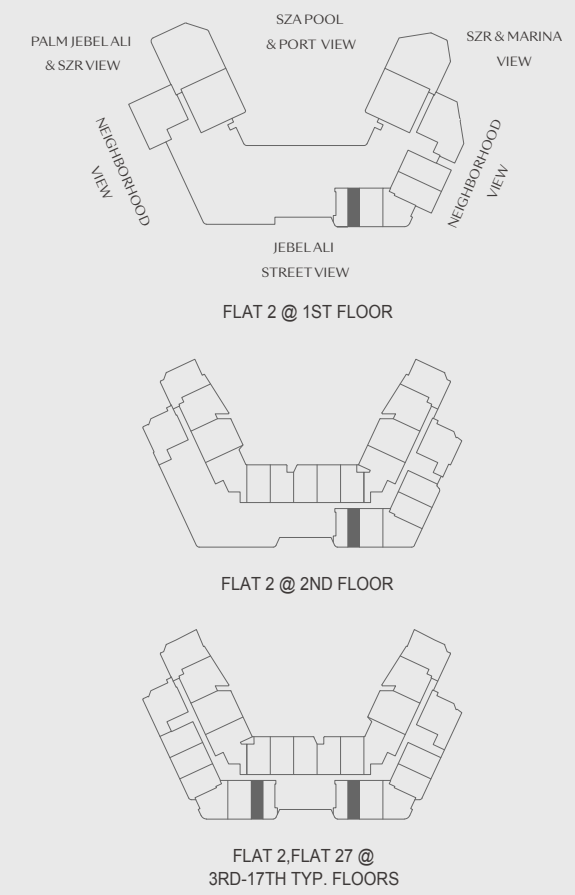
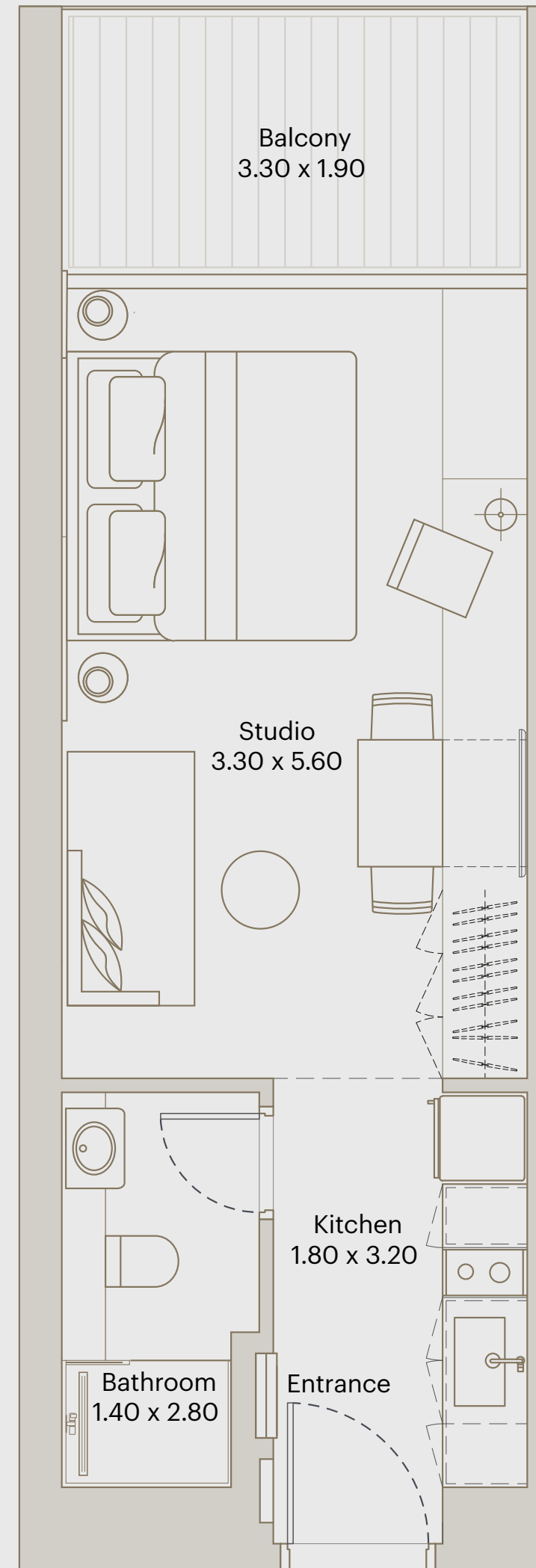
05

Area

Internal Area: 337 sq.ft.

Balcony Area: 72 sq.ft.

Total Area: 409 sq.ft.

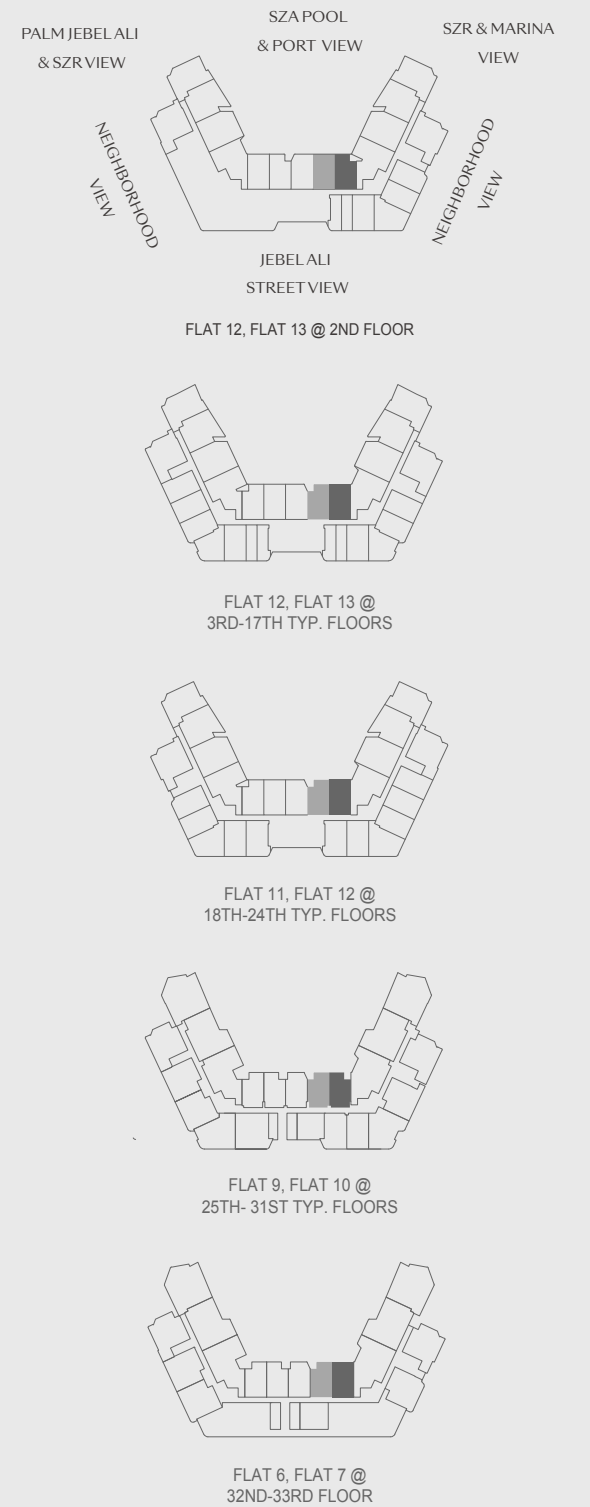
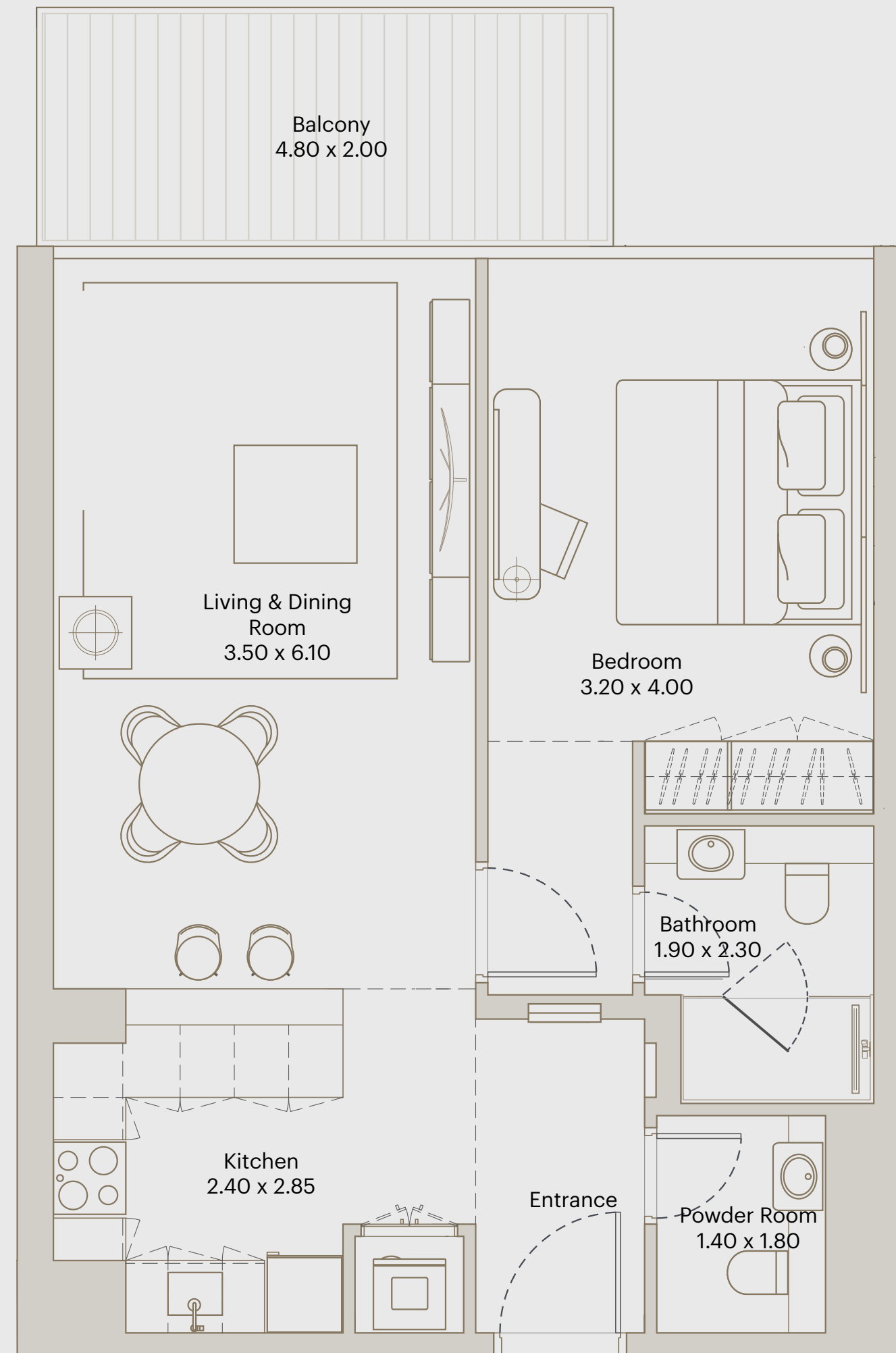


Area

Internal Area: 679 sq.ft.

Balcony Area: 119 sq.ft.

Total Area: 798 sq.ft.

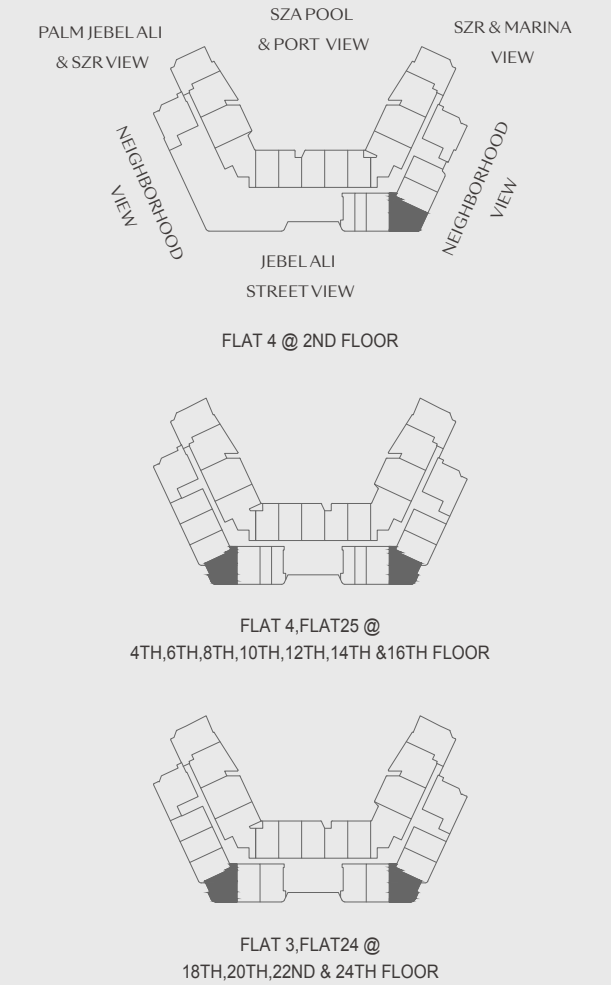
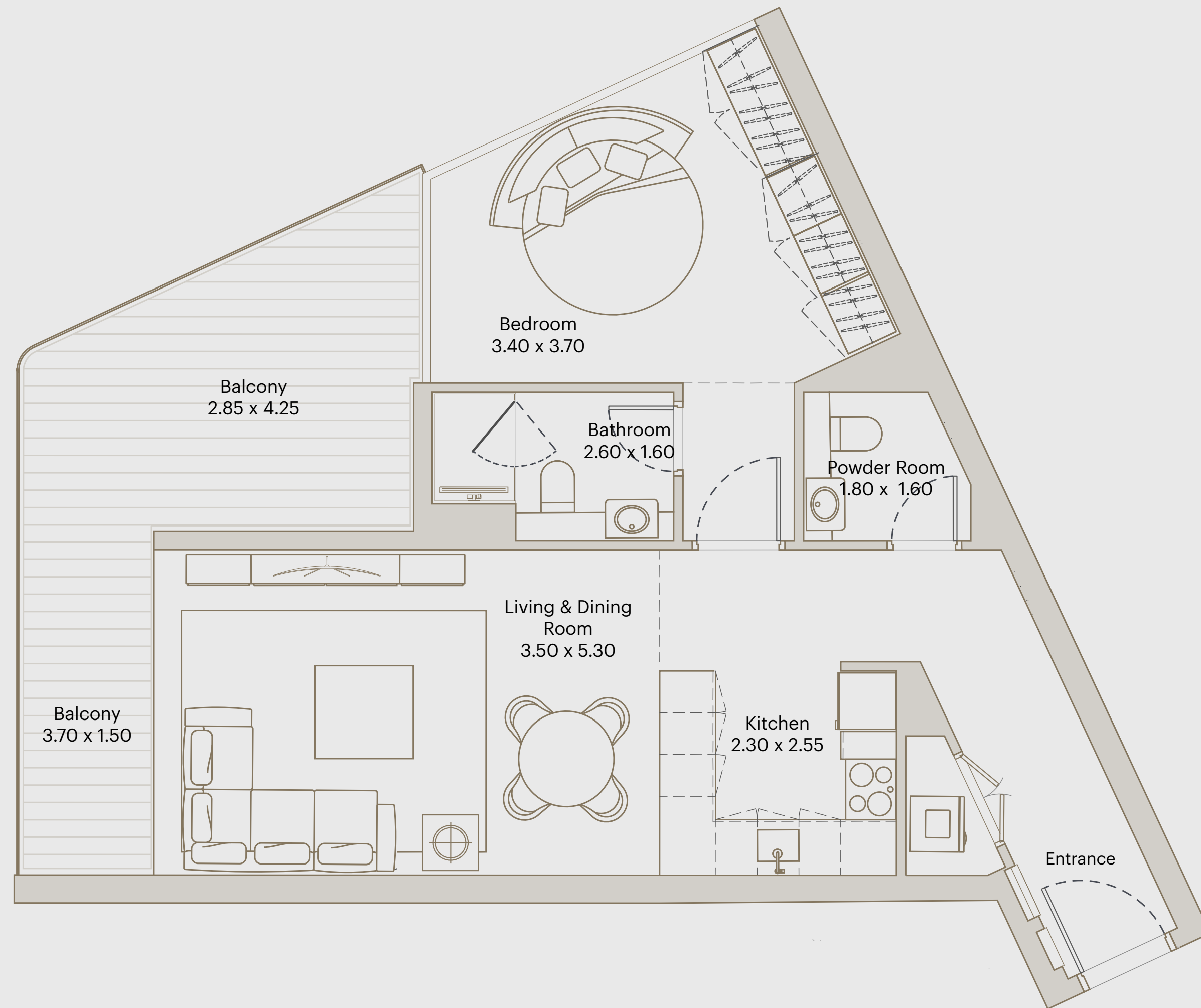


Area

Internal Area: 681 sq.ft.

Balcony Area: 204 sq.ft.

Total Area: 885 sq.ft.

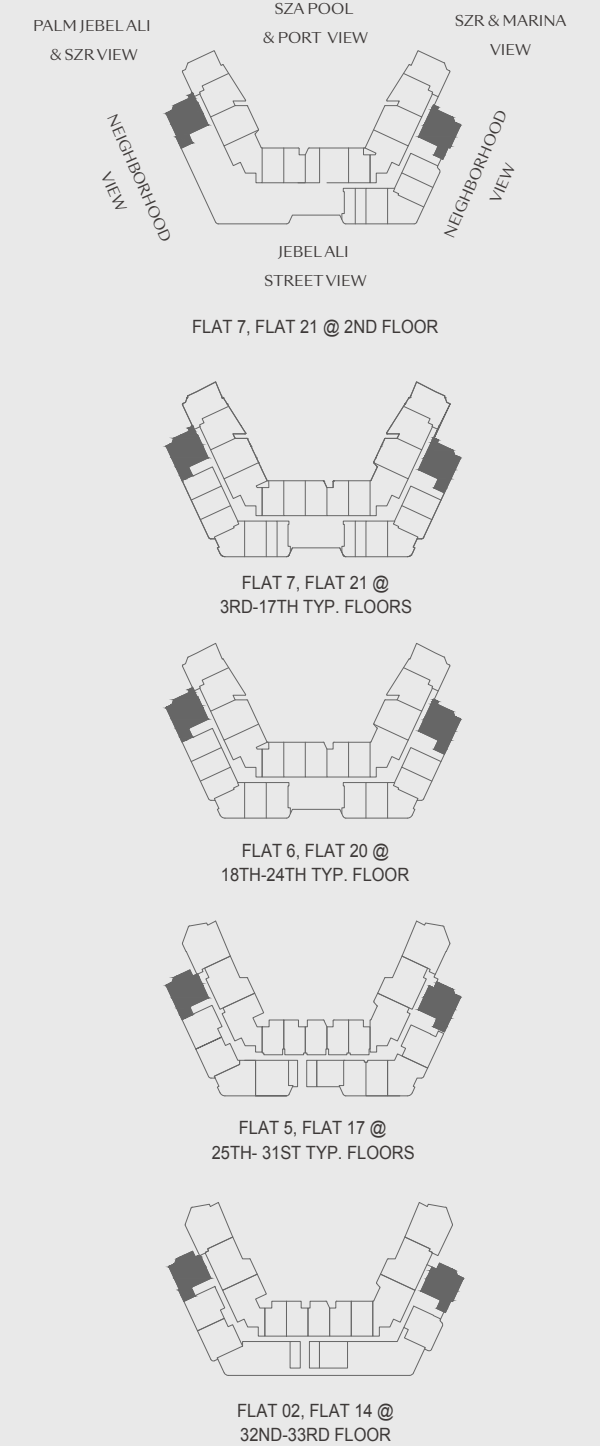
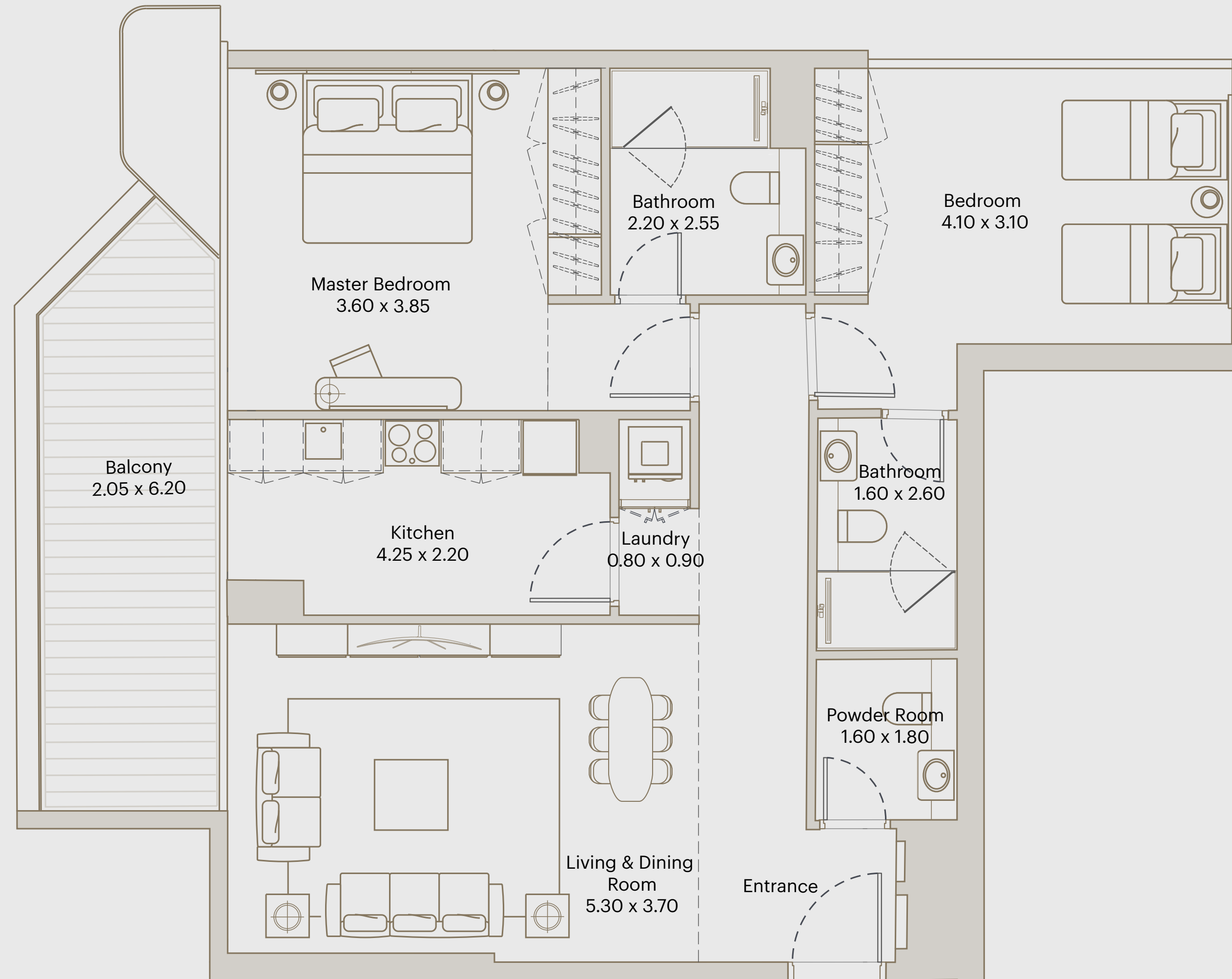


Area

Internal Area: 1,019 sq.ft.

Balcony Area: 142 sq.ft.

Total Area: 1,162 sq.ft.

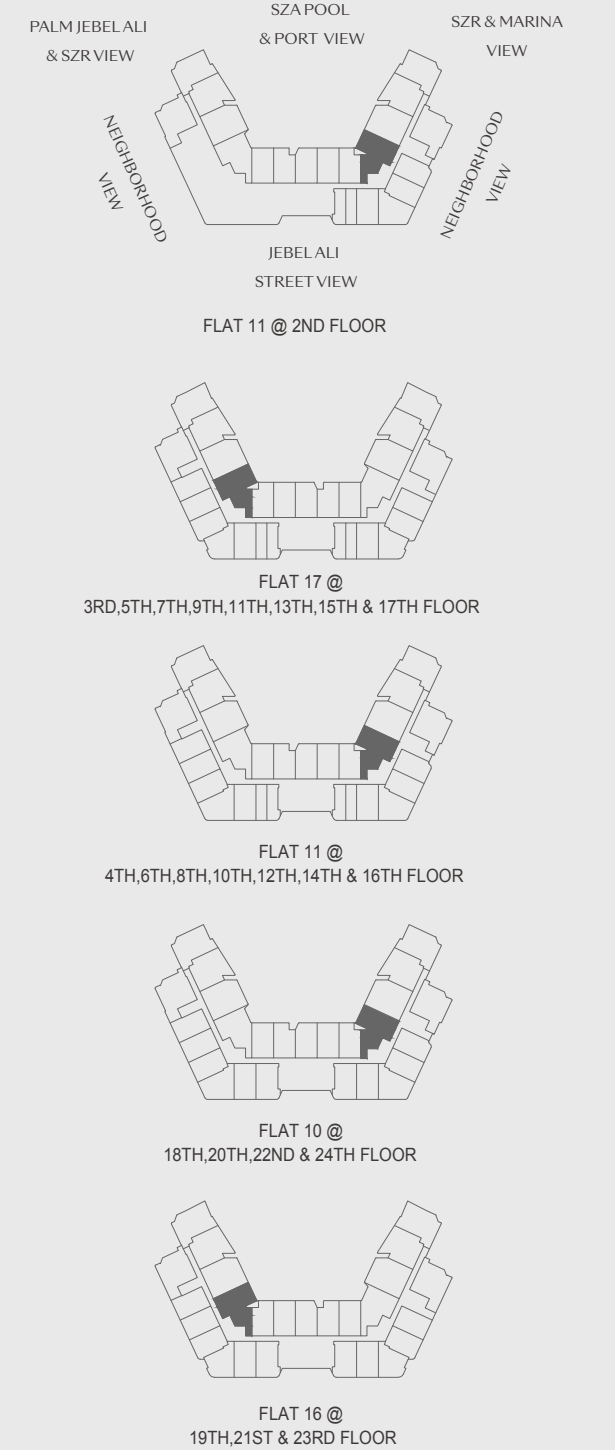
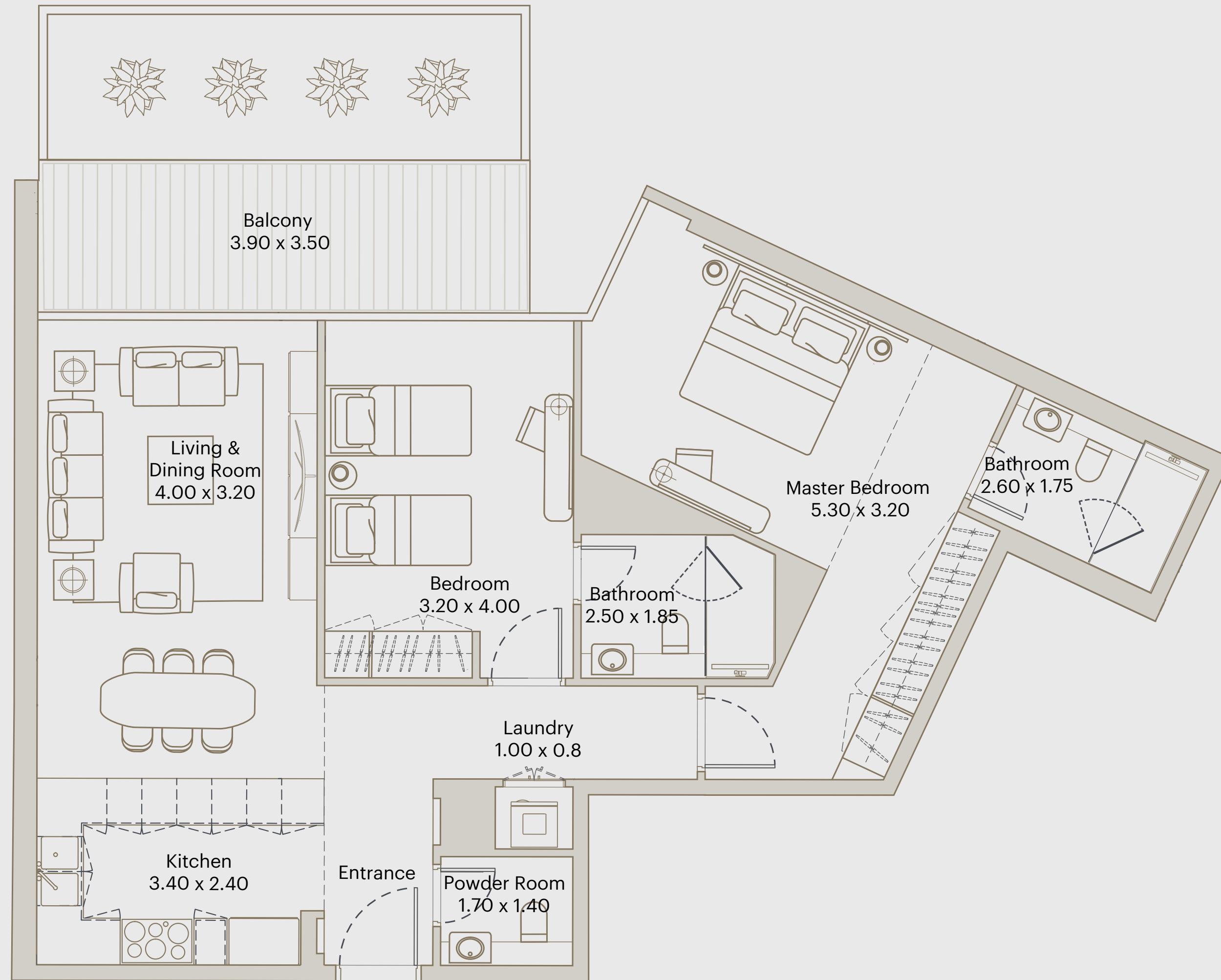


Area

Internal Area: 1,048 sq.ft.

Balcony Area: 257 sq.ft.

Total Area: 1,305 sq.ft.

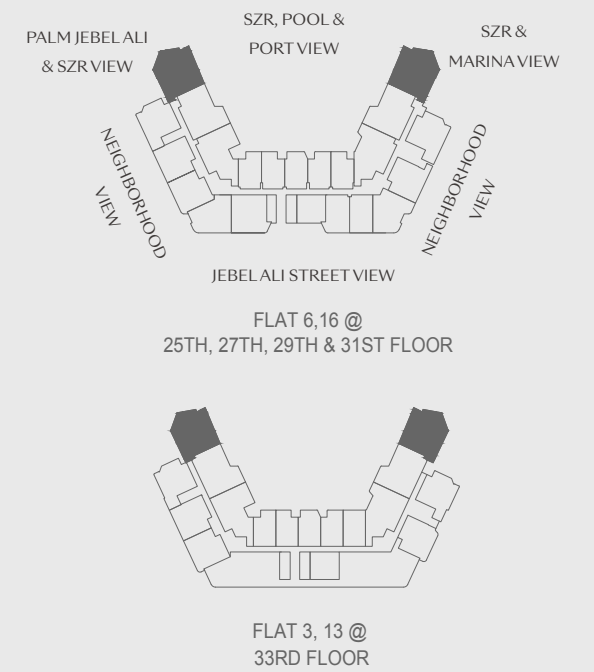
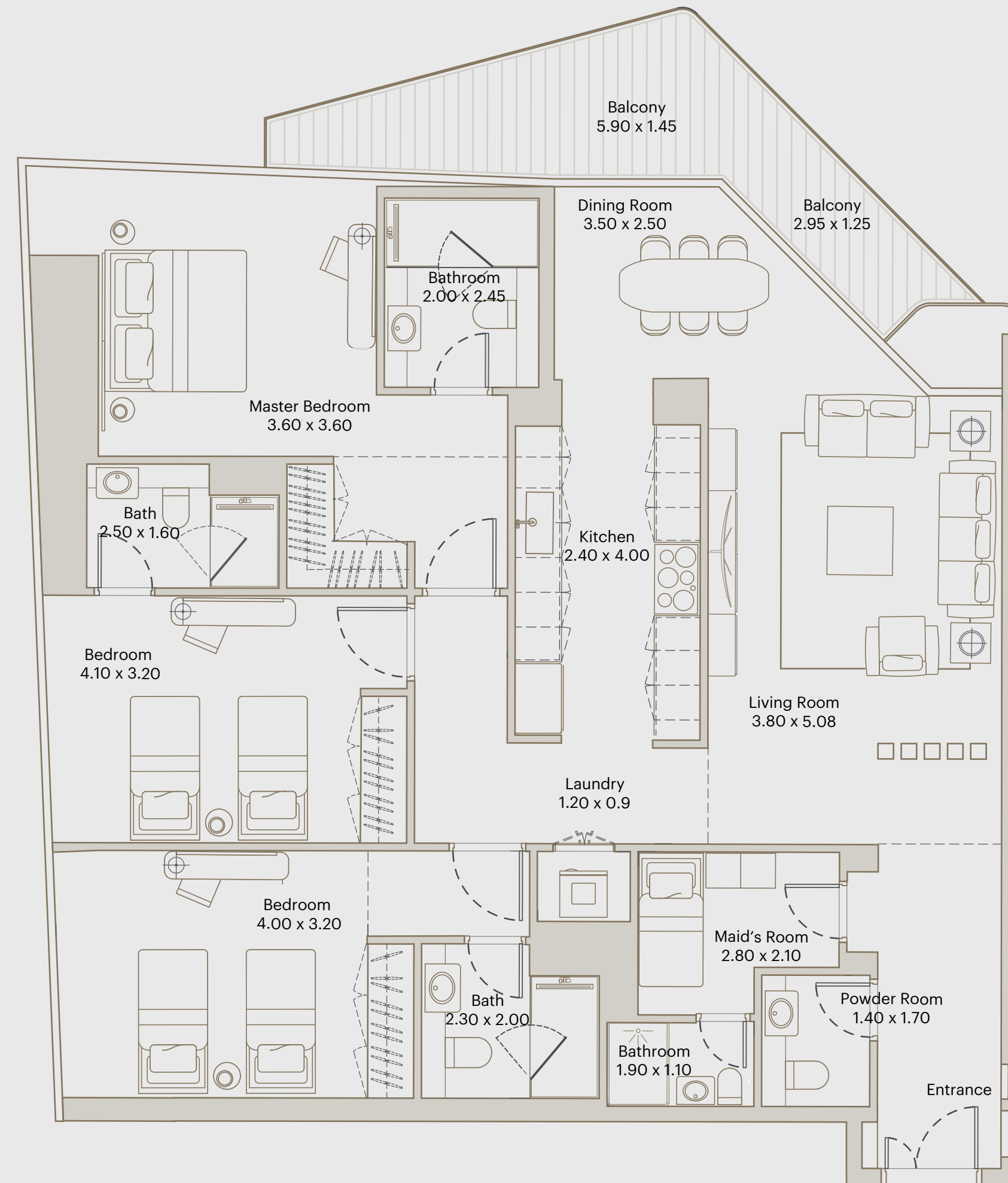


## Area

Internal Area: 1,536 sq.ft.

Balcony Area: 152 sq.ft.

Total Area: 1,688 sq.ft.

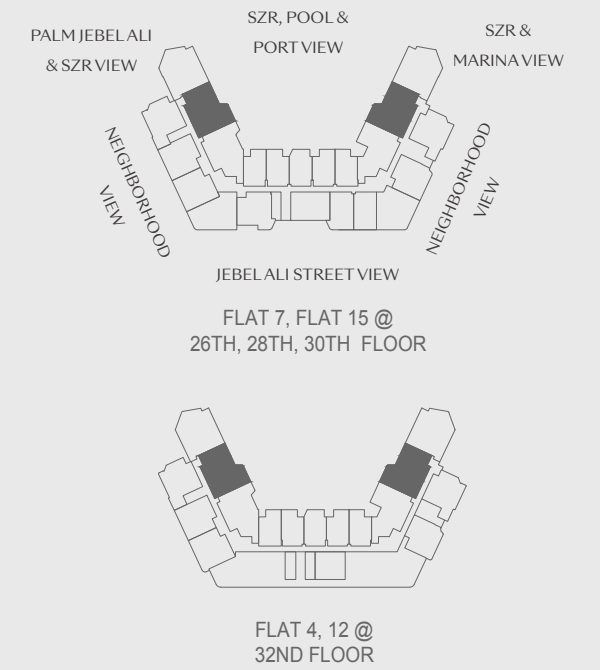
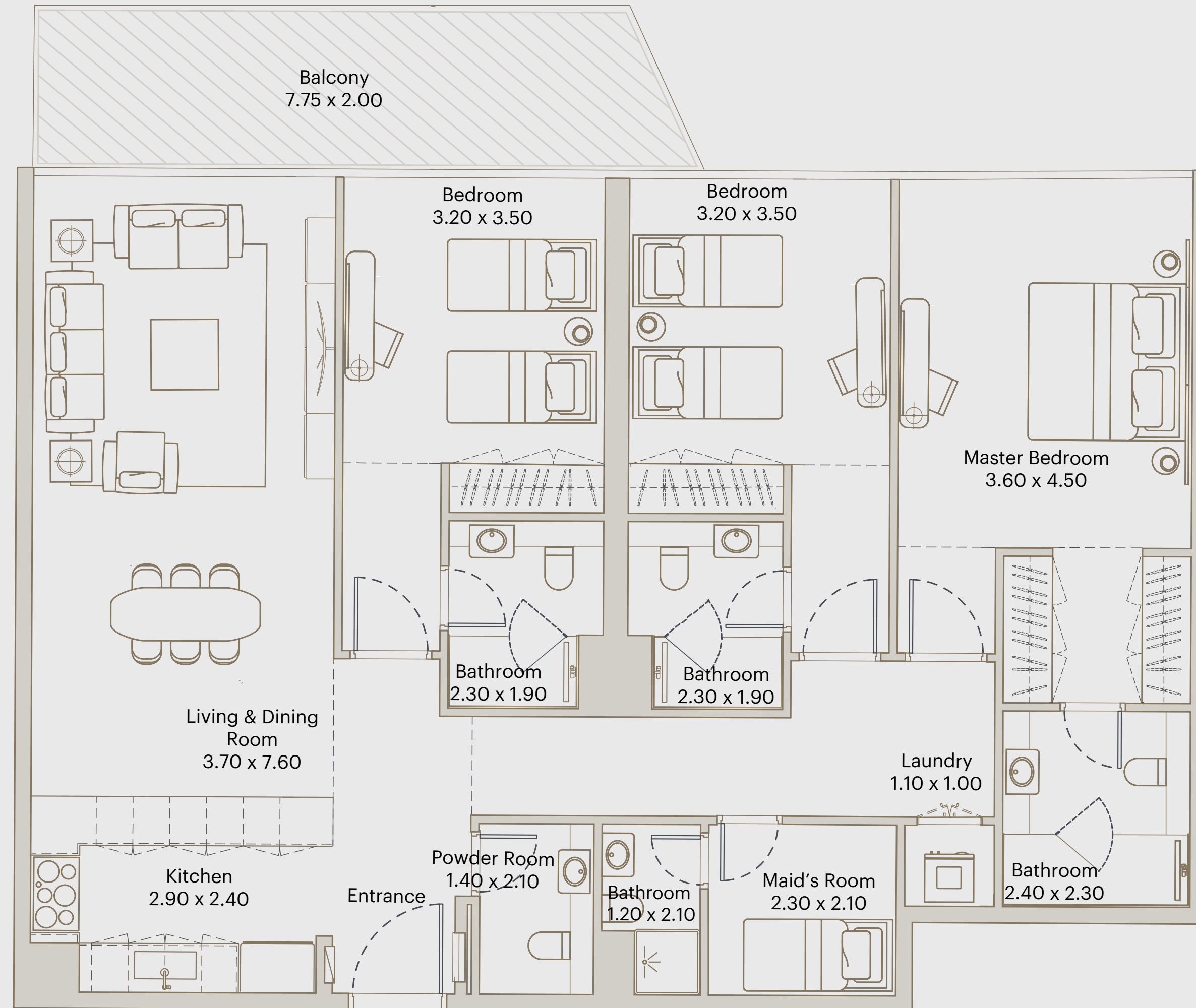


Area

Internal Area: 1,525 sq.ft.

Balcony Area: 169 sq.ft.

Total Area: 1,694 sq.ft.



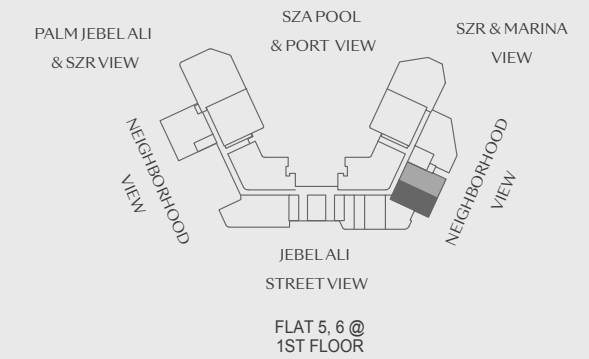
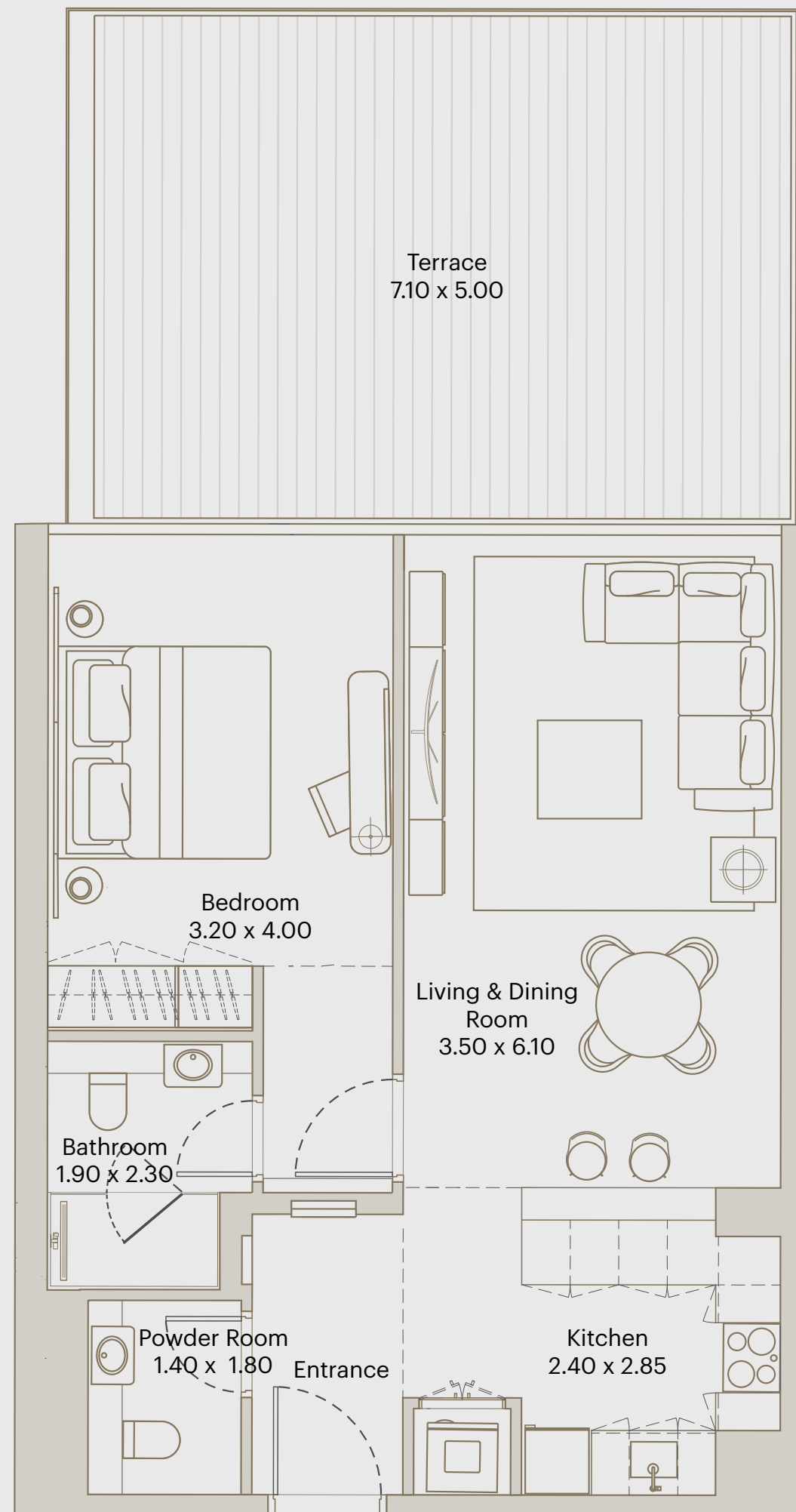


## Area

Internal Area: 678 sq.ft.

Balcony Area: 381 sq.ft.

Total Area: 1,059 sq.ft.

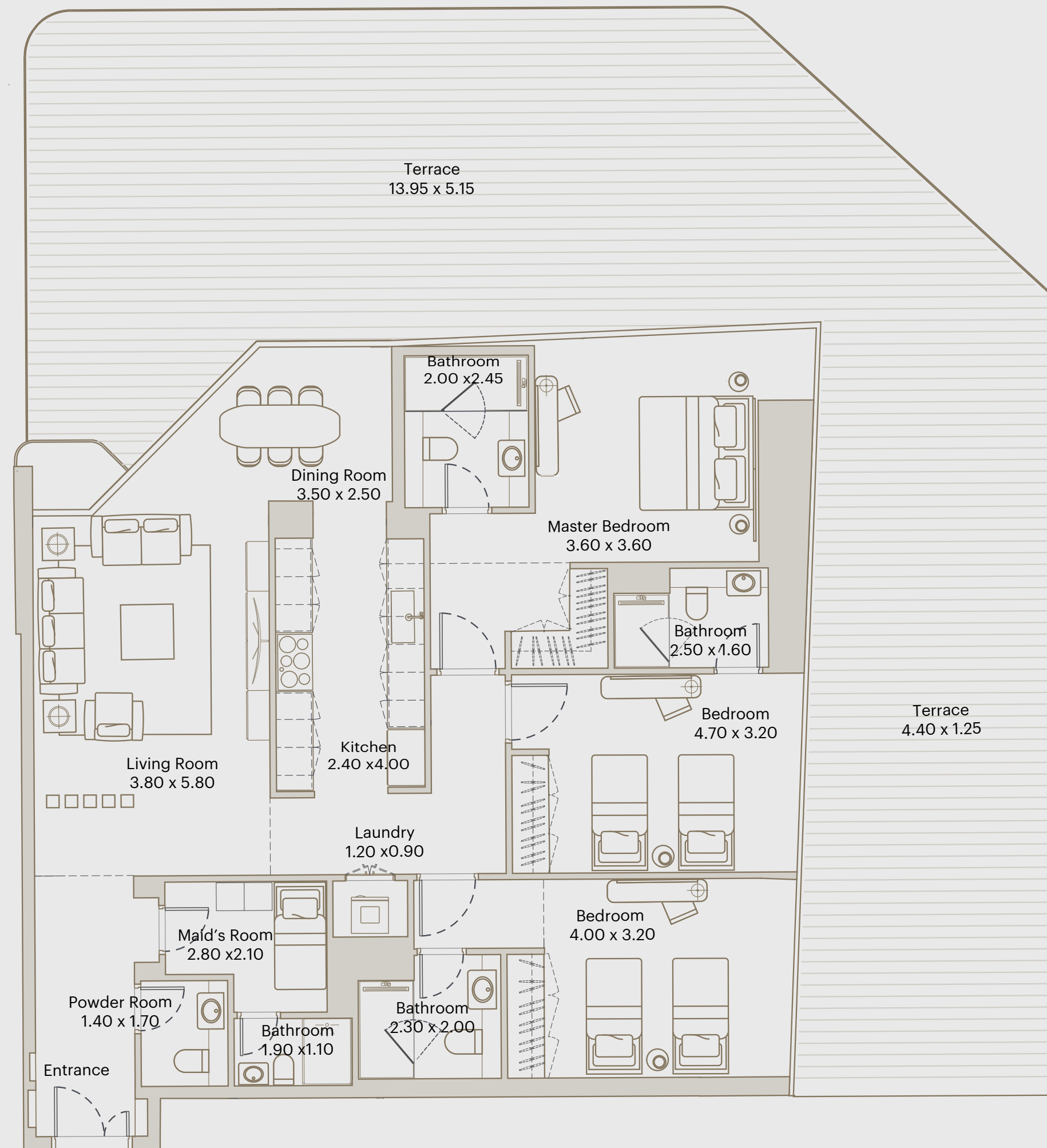
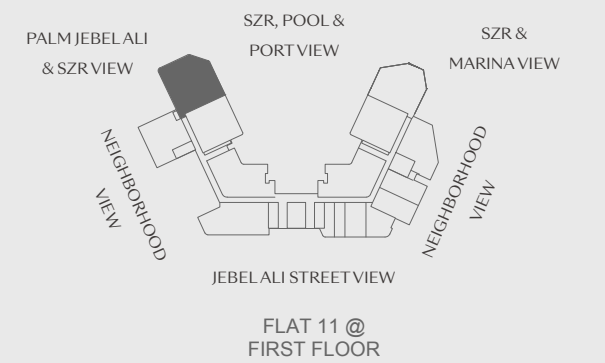


Area

Internal Area: 1,535 sq.ft.

Balcony Area: 1,411 sq.ft.

Total Area: 2,946 sq.ft.



# *Attractive Payment Plan*

Booking	10%
30 June 2024	8%
31 December 2024	8%
30 June 2025	8%
31 December 2025	8%
30 June 2026	8%
31 December 2026	8%
31 Dec 2026	12%
Post Handover - 30% Over 30 Months	30%
Per Month	1%

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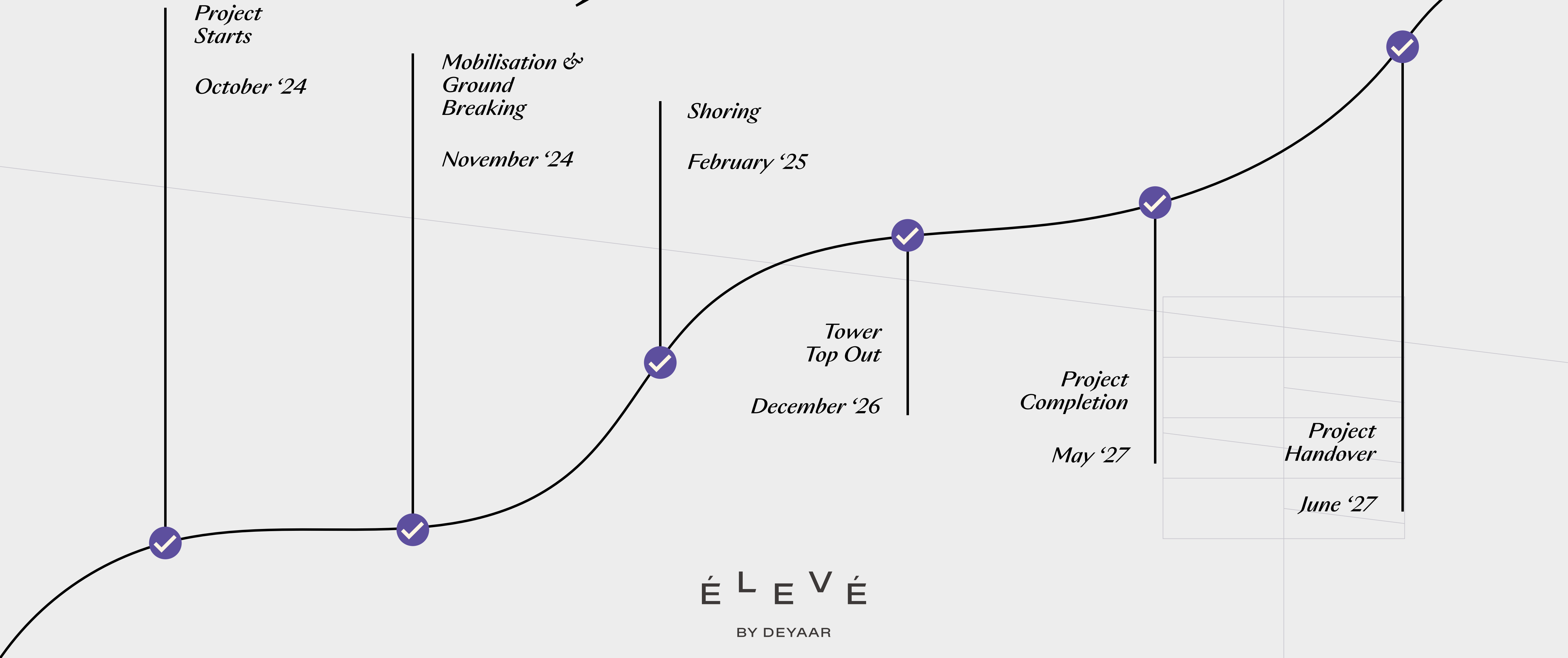
# *Starting Prices*

<b>Units</b>	<b>Starting Price</b>
Studios	AED 555,458
1 Bedroom	AED 882,648
2 Bedrooms	AED 1,356,568
3 Bedrooms	AED 2,220,020

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# Project Timeline



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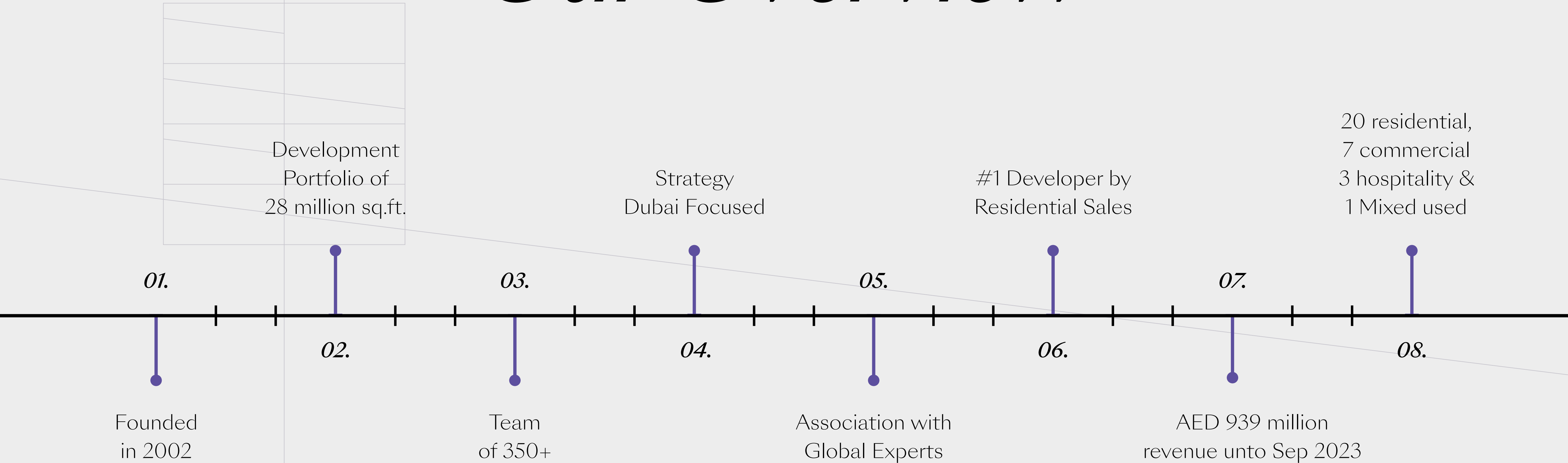
*Deyaar*

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06

# Our Overview



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# *Our Achievements*



AED 5.788  
BILLION IN  
CAPITAL

MORE THAN  
28 MILLION  
SQ.FT. OF  
DEVELOPMENT

THREE  
HOSPITALITY  
PROJECTS

PUBLICLY LISTED  
IN DUBAI FINANCIAL  
MARKET SINCE 2007

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# Major Developments



*Midtown  
by Deyaar*



*The Atria  
by Deyaar*



*Mont Rose  
by Deyaar*



*Central Park*



*Mar Casa  
by Deyaar*



*Regalia  
by Deyaar*

# *Developments Executed*

5,438,271  
*sq.ft.*

5,232,372  
*sq.ft.*

5,648,966  
*sq.ft.*

5,133,514  
*sq.ft.*

7,270,923  
*sq.ft.*

*2007-2010*

*2011-2013*

*2014-2017*

*2018-2020*

*2021-2024*

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