

ÉLEVÉE

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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BY DEWAAR



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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



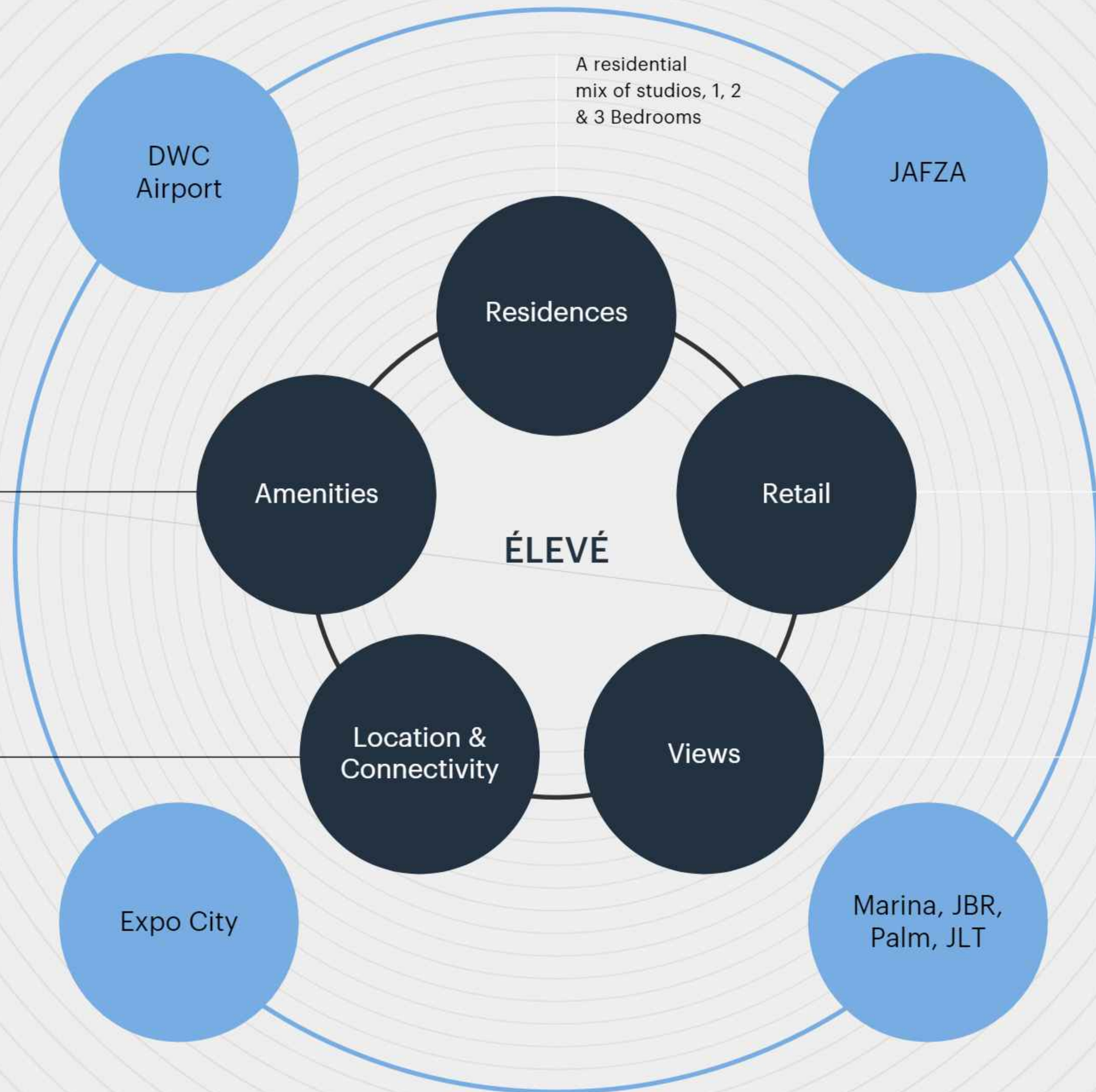
Holistic Development

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



A residential
mix of studios, 1, 2
& 3 Bedrooms

JAFZA

Exceptional array of
urban retail

Contemporary
Architecture & Design

Port &
Neighbourhood Views

Marina, JBR,
Palm, JLT

Expo City

Amenities

Location &
Connectivity

Views

Retail

Residences

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.

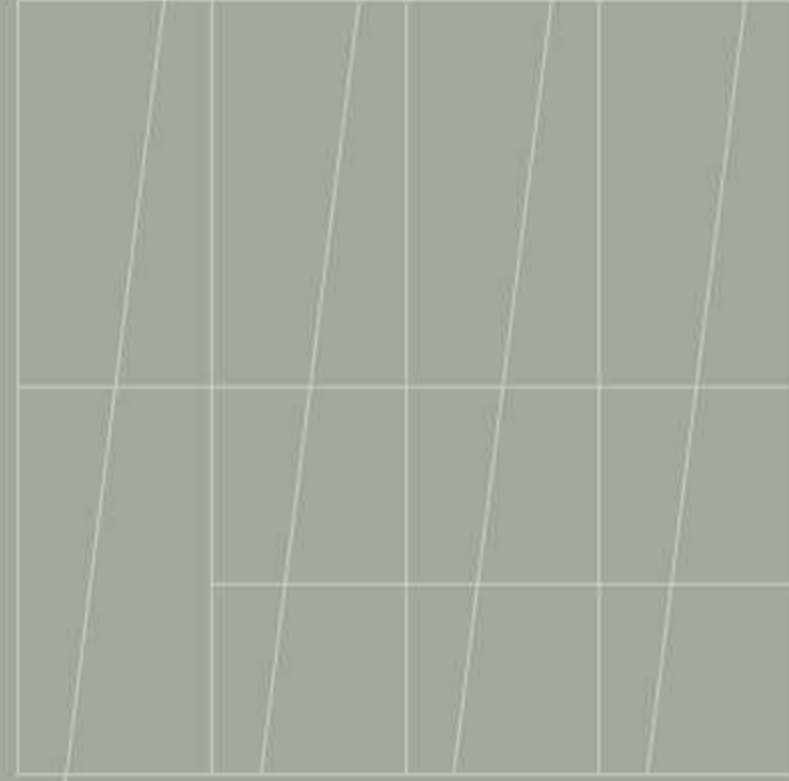
40-minute drive from Dubai International Airport, 35 minutes to Downtown Dubai, and 10 minutes to Dubai Parks and Resorts.

07.

Ample landscaped spaces and recreational areas provide relaxation for residents

08.

Stunning waterfront views

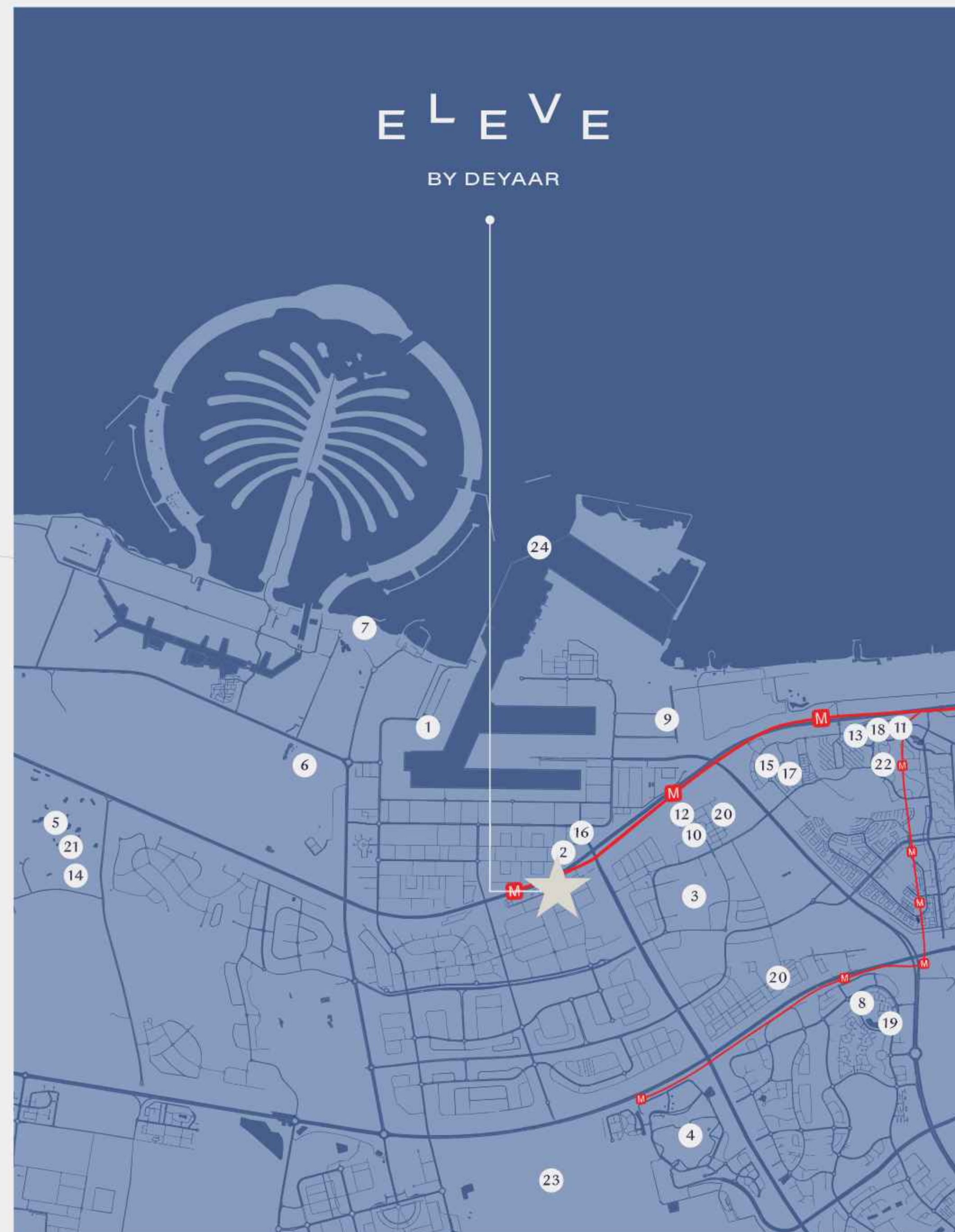


LIVE AT THE
HEART *of it* ALL.

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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

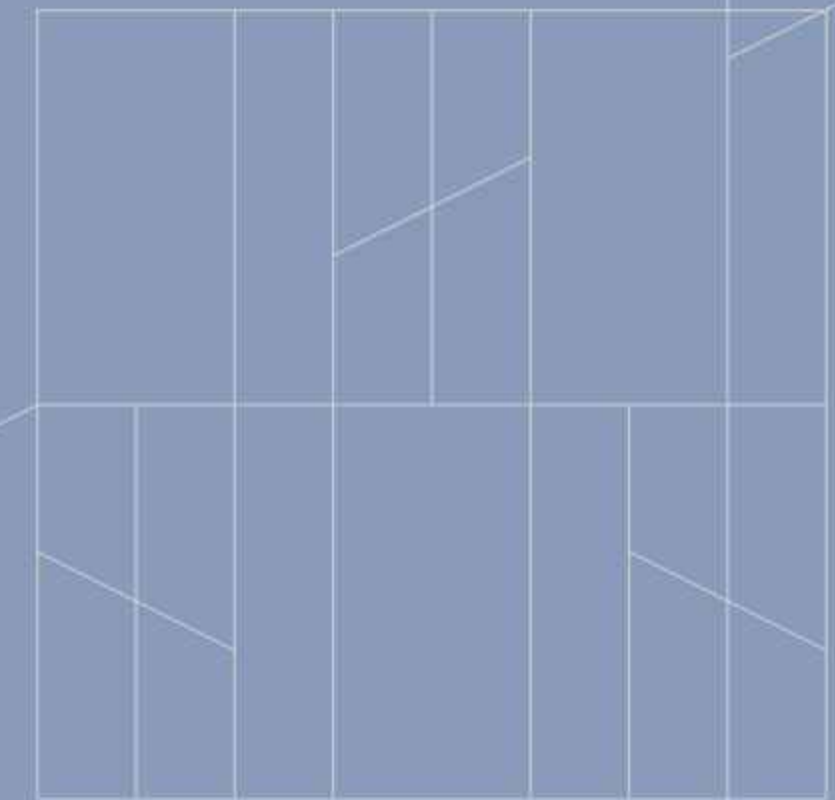
PORTS

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

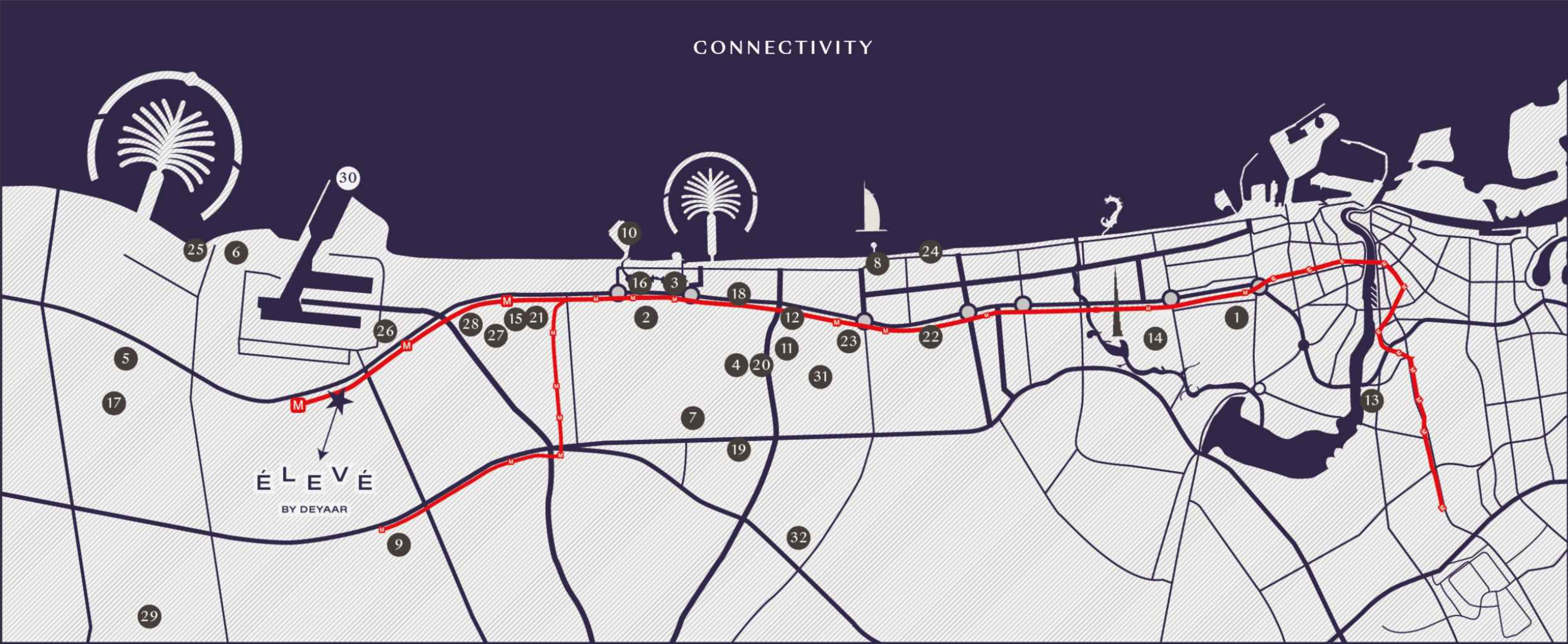
CONVENIENCE,
CONNECTION *and*
COMMUNITY.

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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.

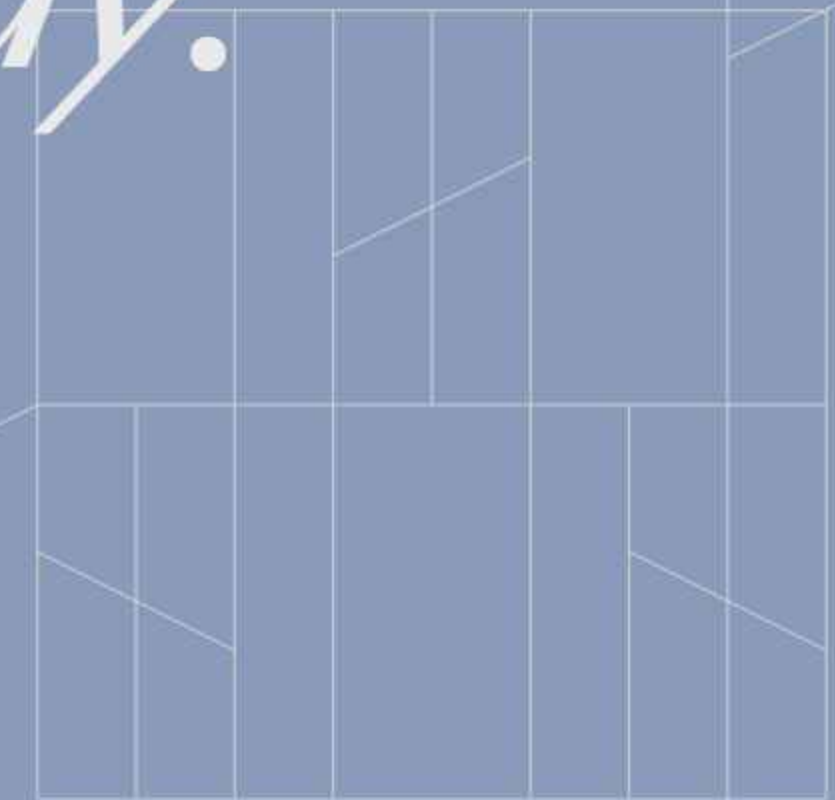
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AMENITIES THAT
ELEVATE *your everyday.*

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Retail Avenue



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Retail Avenue & Lobby



Drop-off



Front Desk



Porte Cochère



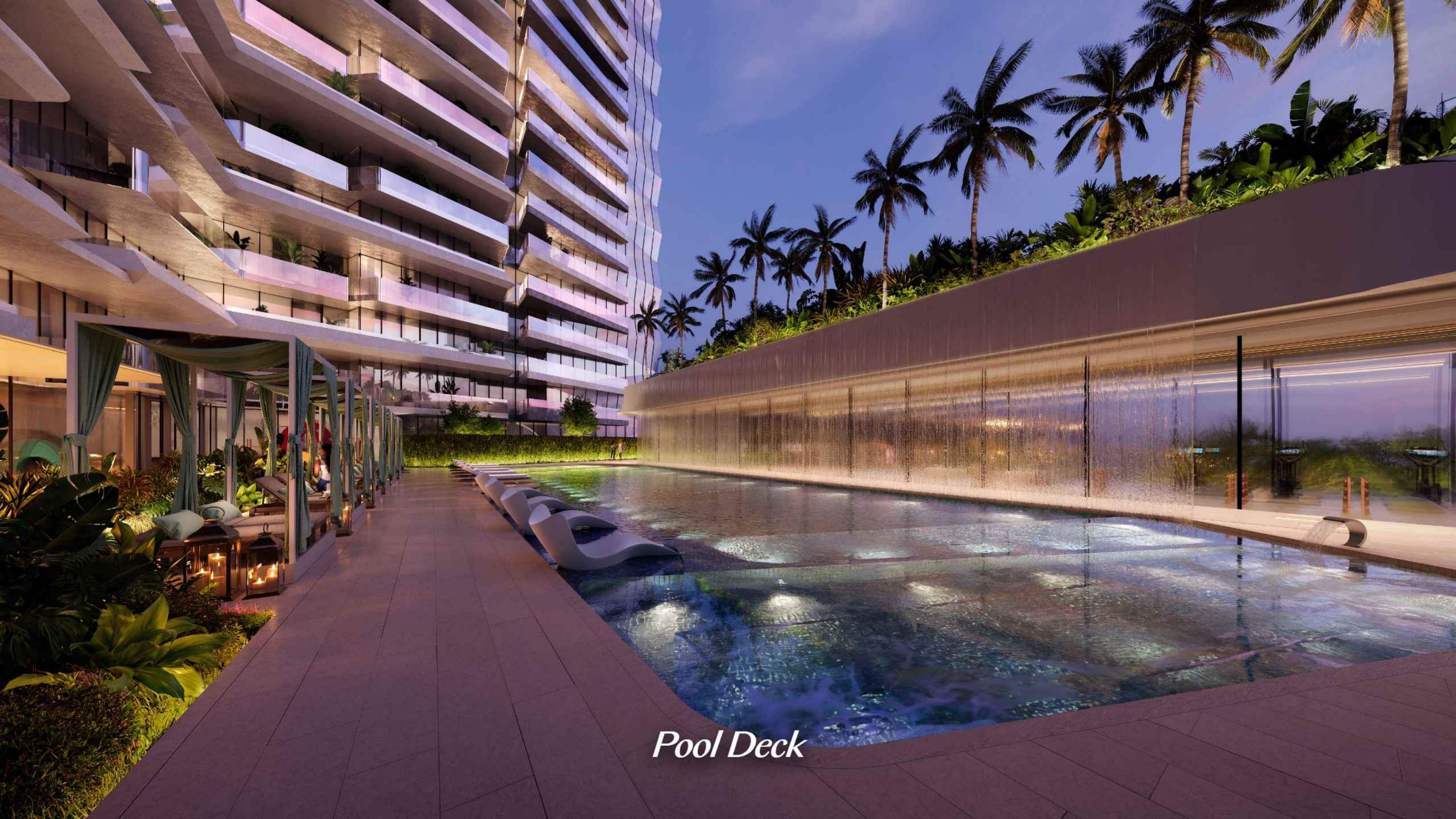
Retail



Café

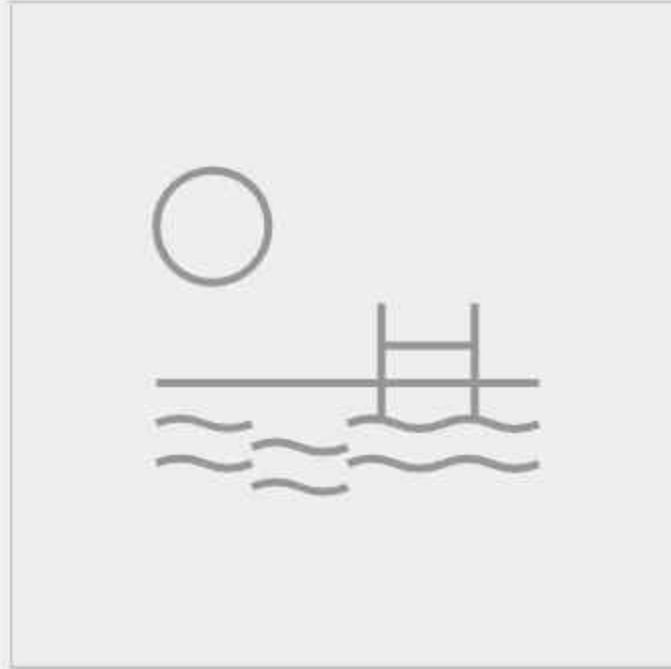


Grocery Store



Pool Deck

Pool Deck



Pool



Jacuzzi



Kids Pool



Sundeck

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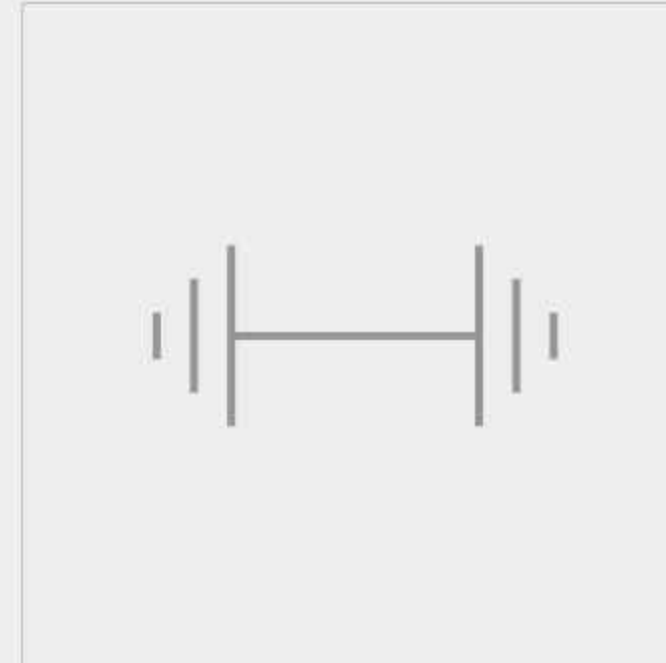
Fitness Centre

THE LATES LASS



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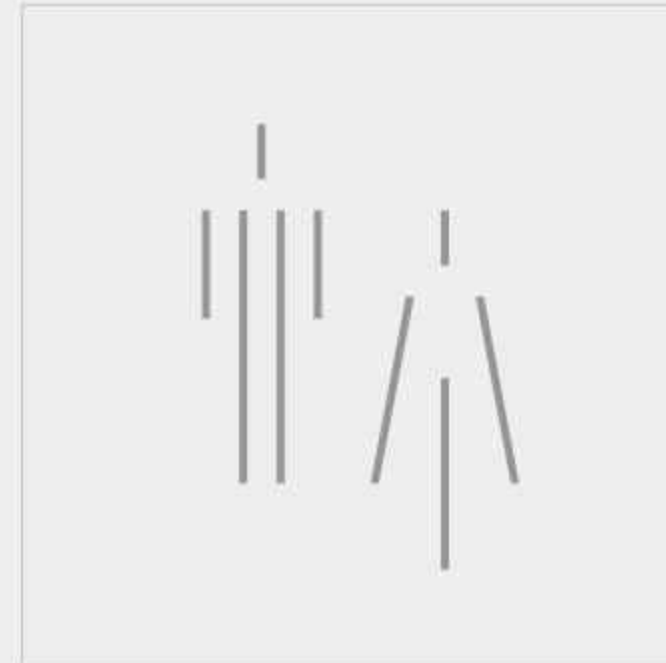
Fitness Centre & Sauna



Gym



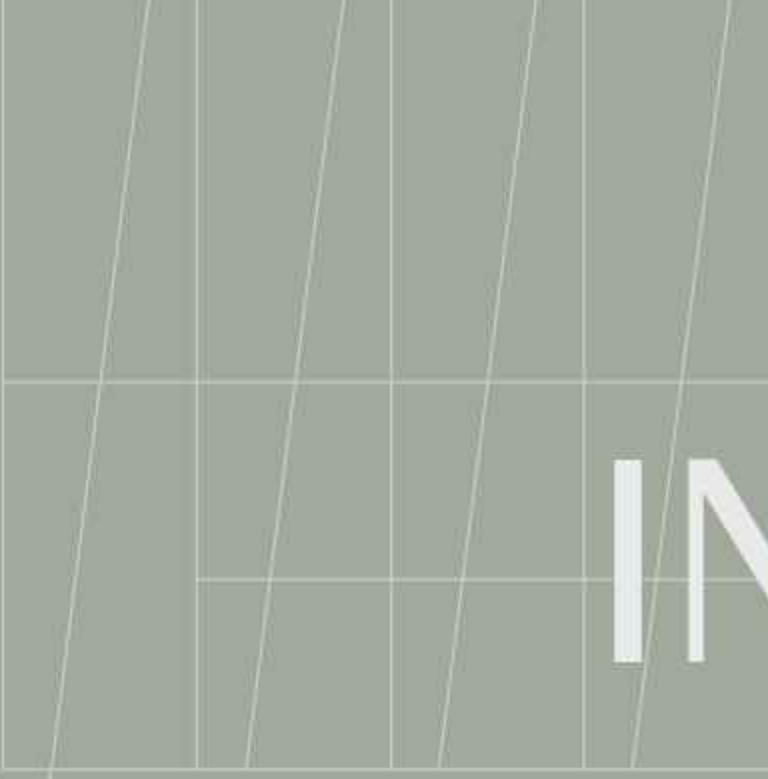
Yoga Terrace



WC



Sauna & Steam Room



IMMERSE YOURSELF
in a world of curated
EXPERIENCES.

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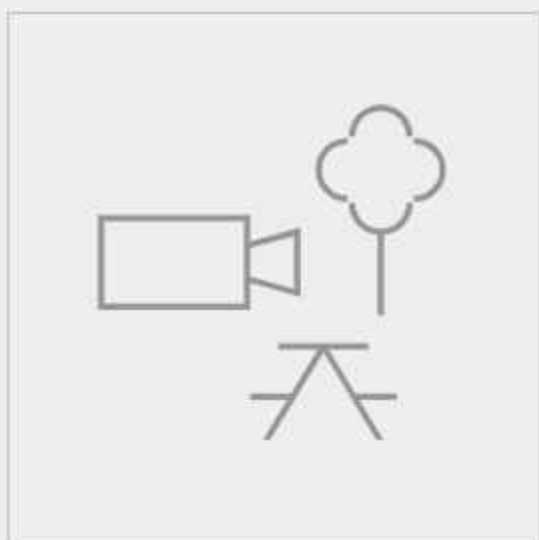
Lounges & Gardens



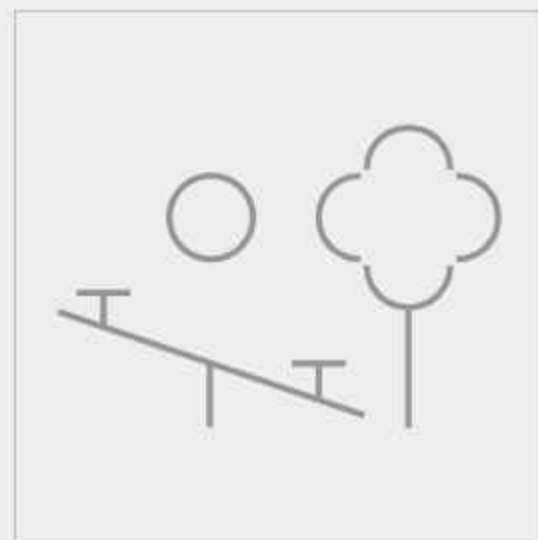
BBQ Area



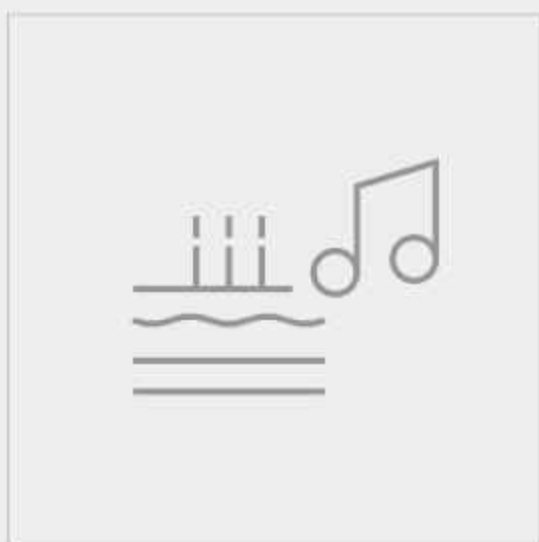
Resident Lounge



Outdoor Cinema



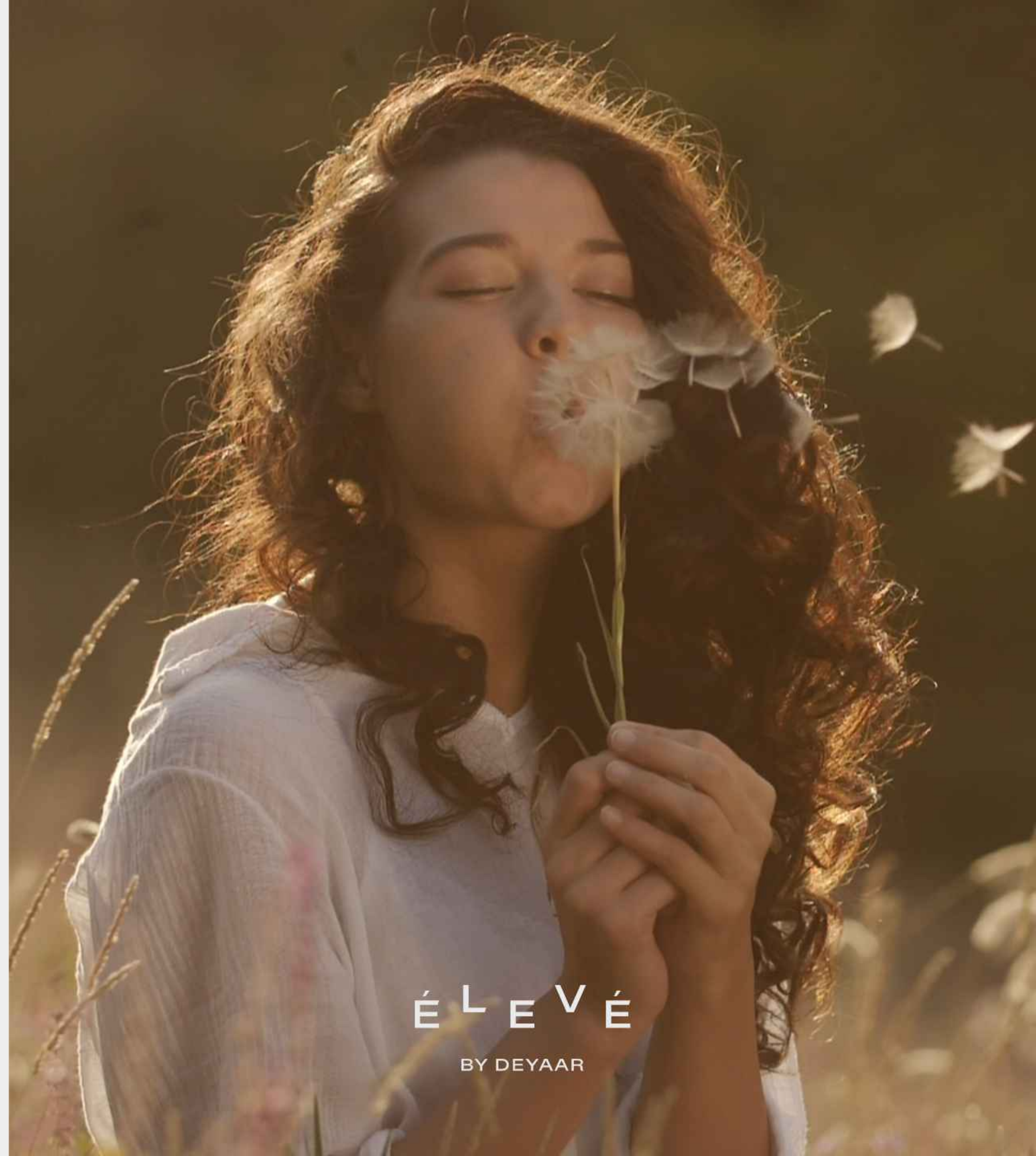
Outdoor Play Area



Event Lawn

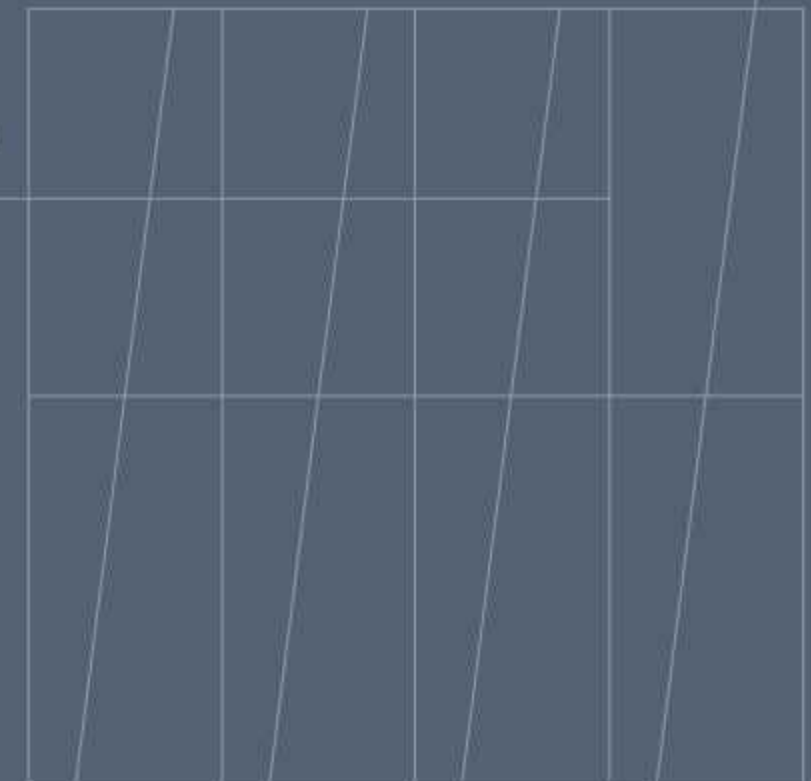


Sports Lounge



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MASTER YOUR
moments at ÉLEVÉ.



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The Interiors

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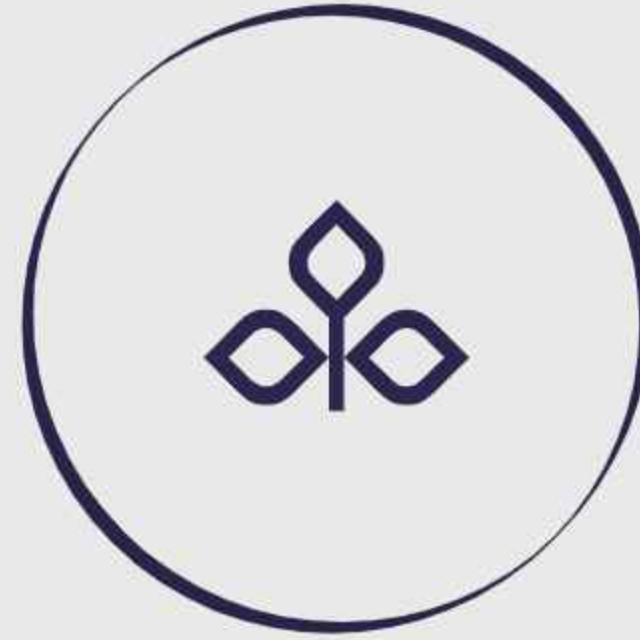
BY DEYAAR

04

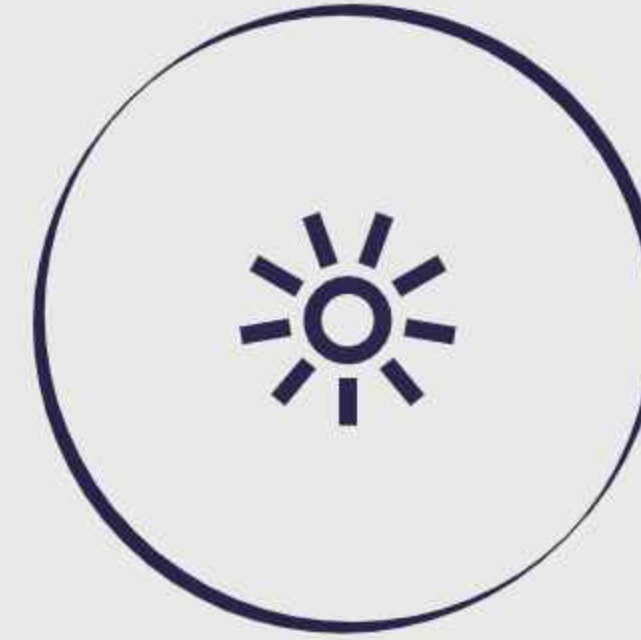
Elegant Interiors



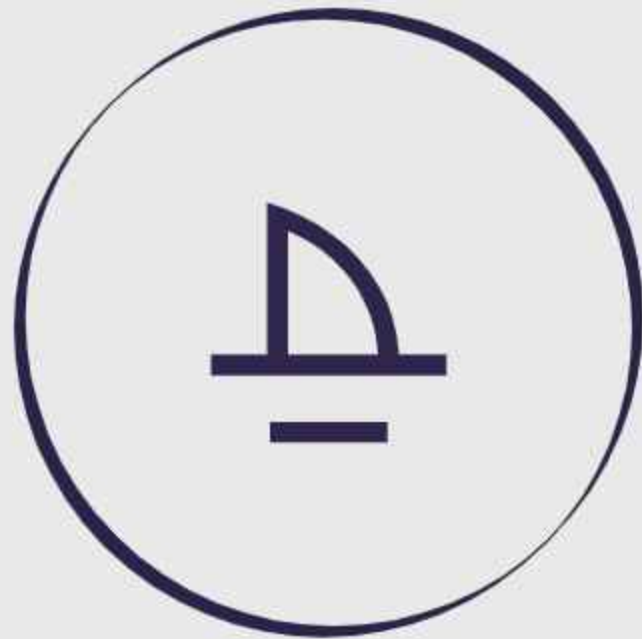
*Chic, modern
interiors and finishes.*



*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.*

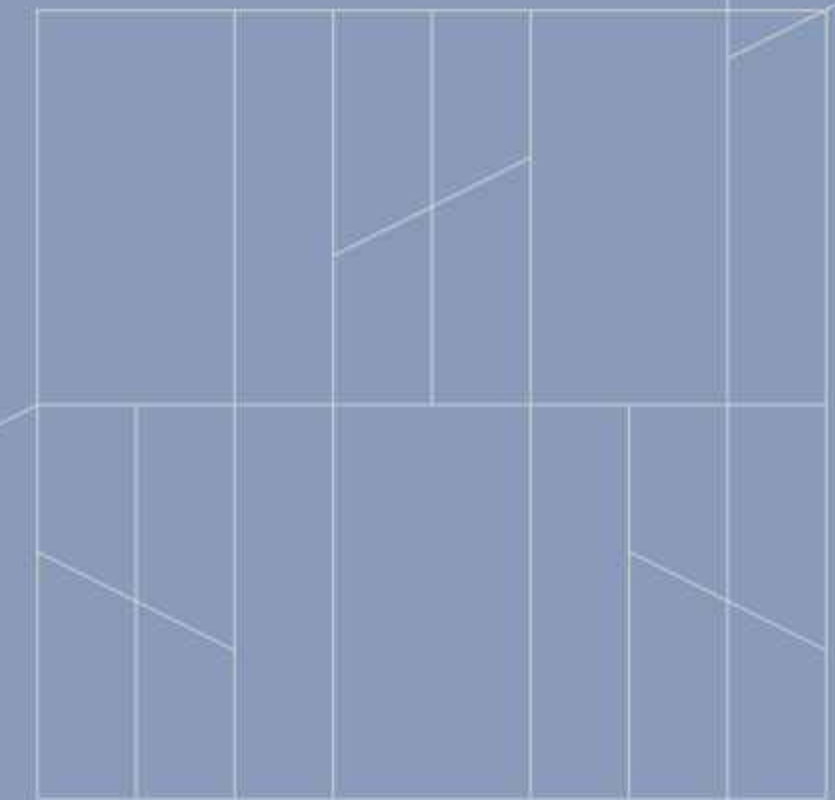


Garden Residences

WHERE COMFORT
meets chic.

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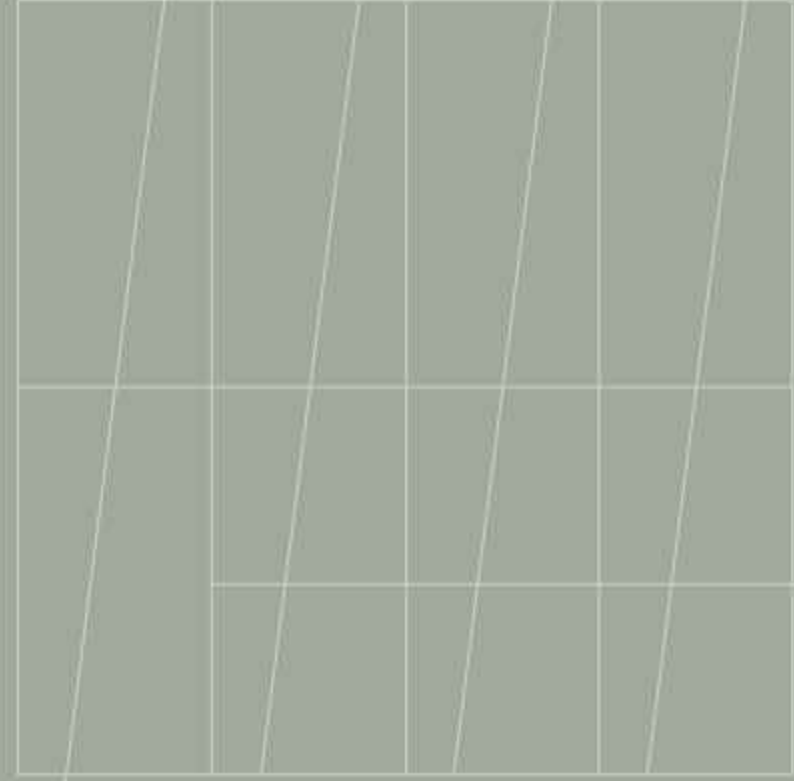




Living Room



Kitchen



INTERIORS THAT
captivate the SENSES.

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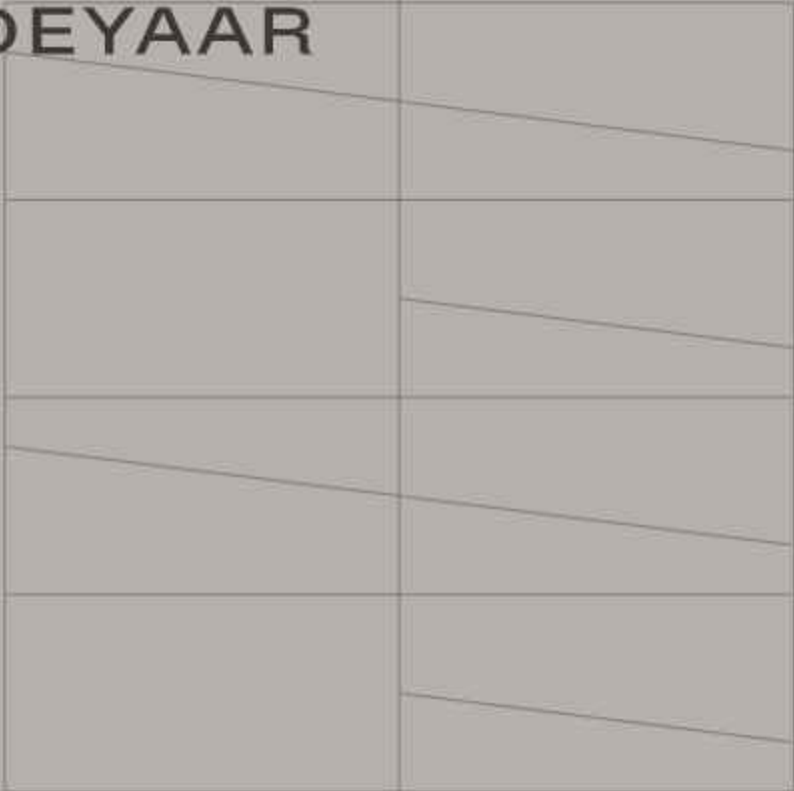
Bedroom



Bathroom

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Residential Typology

Total Units	Size (sq.ft.)
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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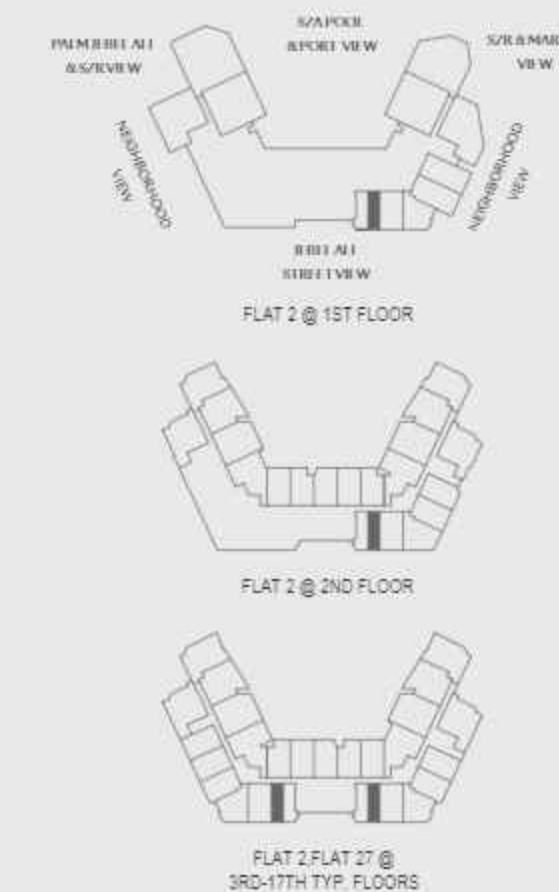
05

Area

Internal Area: 337 sq.ft.

Balcony Area: 72 sq.ft.

Total Area: 409 sq.ft.

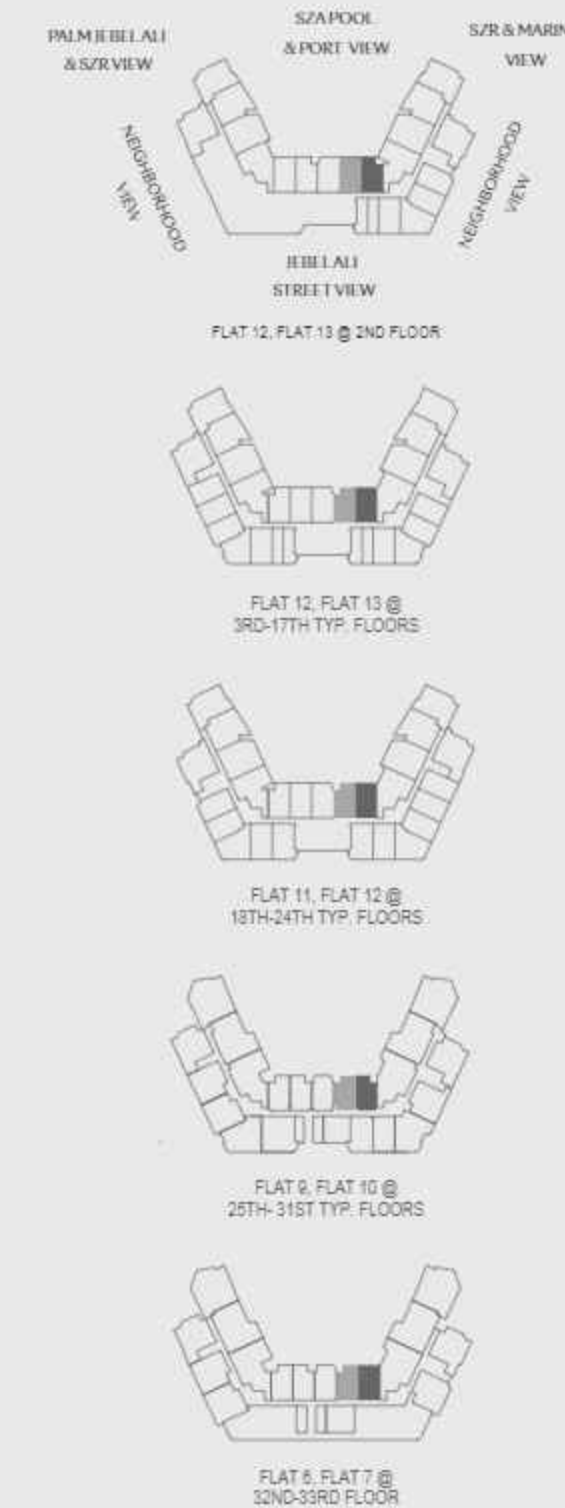


Area

Internal Area: 679 sq.ft.

Balcony Area: 119 sq.ft.

Total Area: 798 sq.ft.

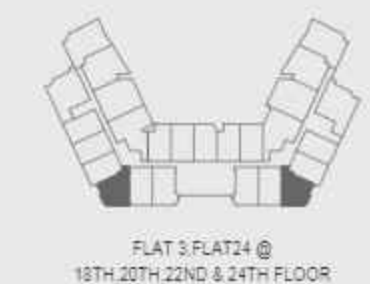
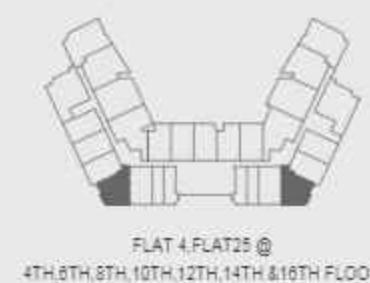
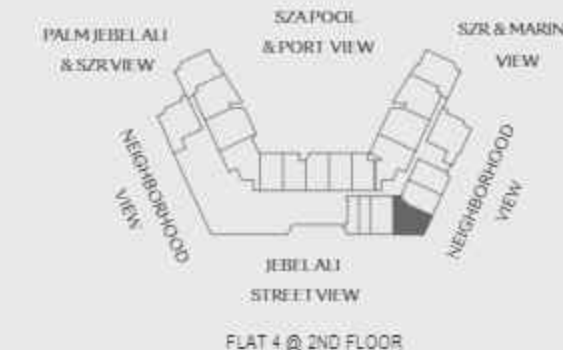
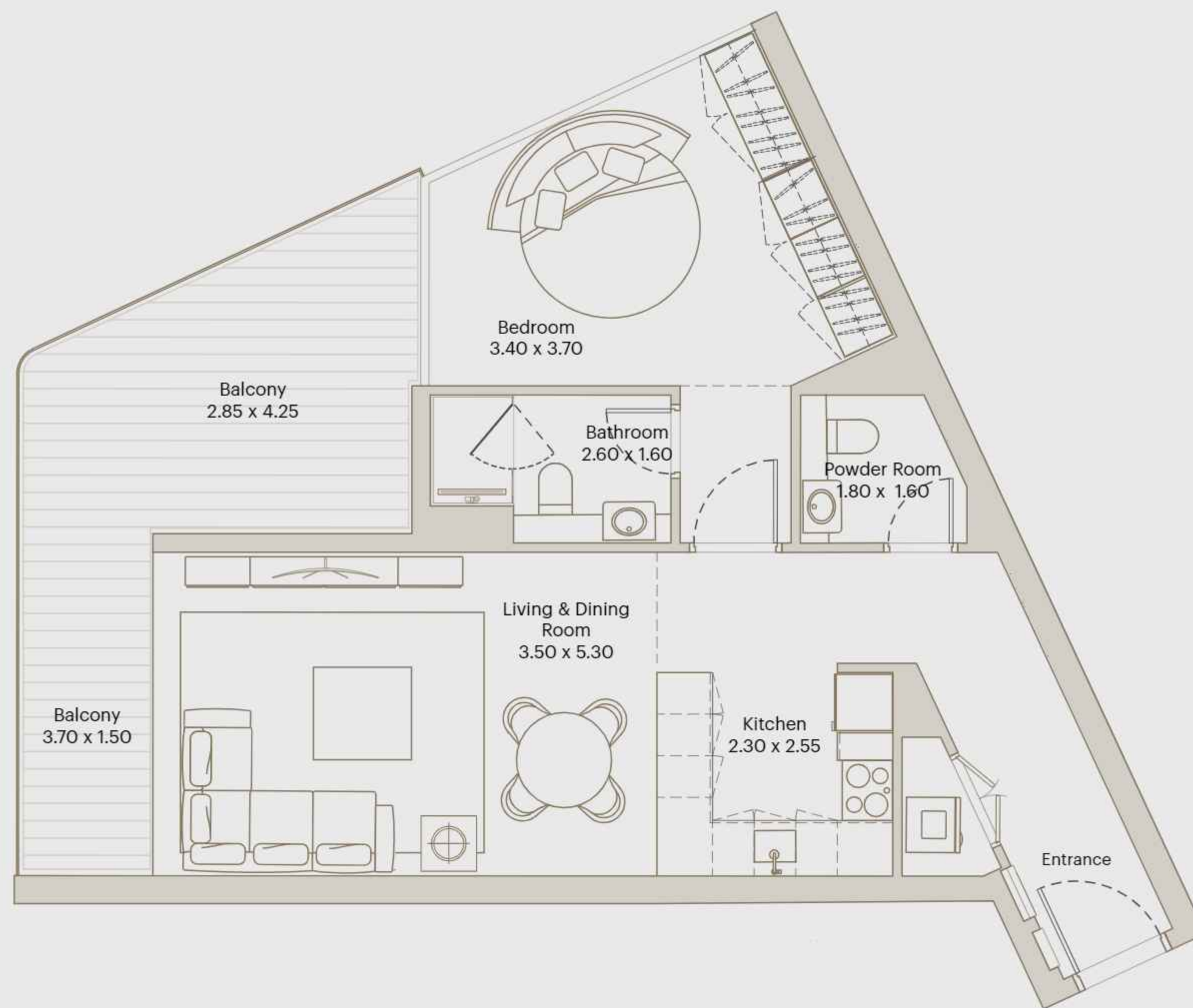


Area

Internal Area: 681 sq.ft.

Balcony Area: 204 sq.ft.

Total Area: 885 sq.ft.

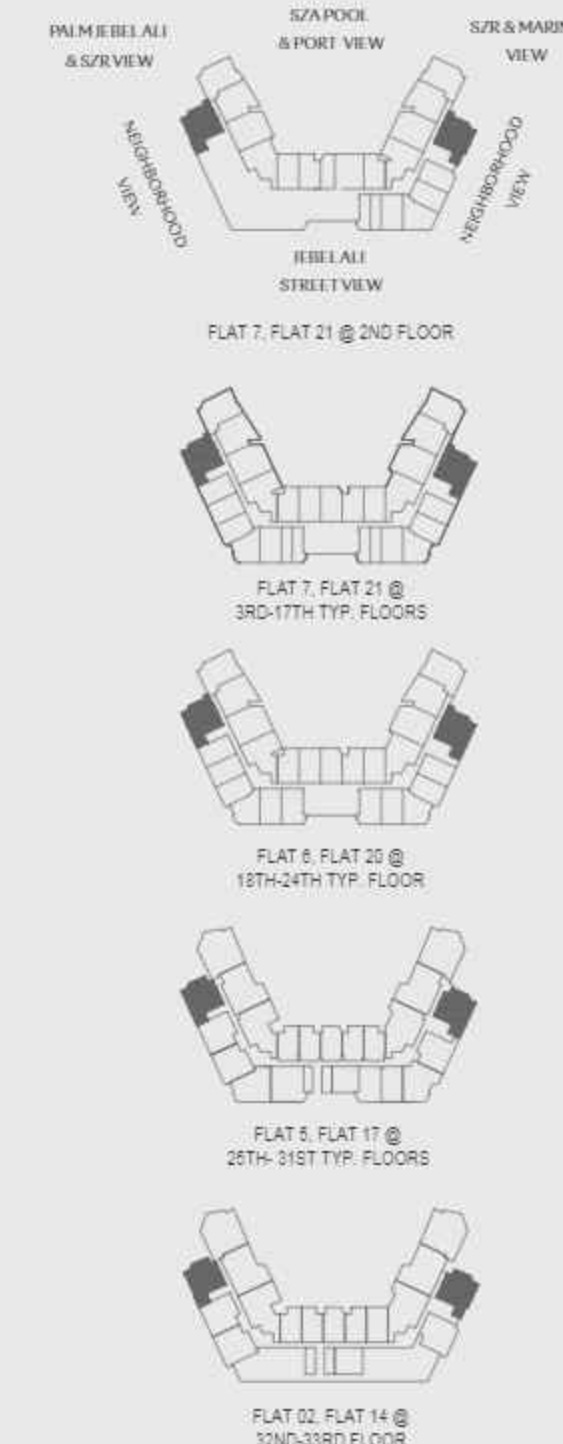
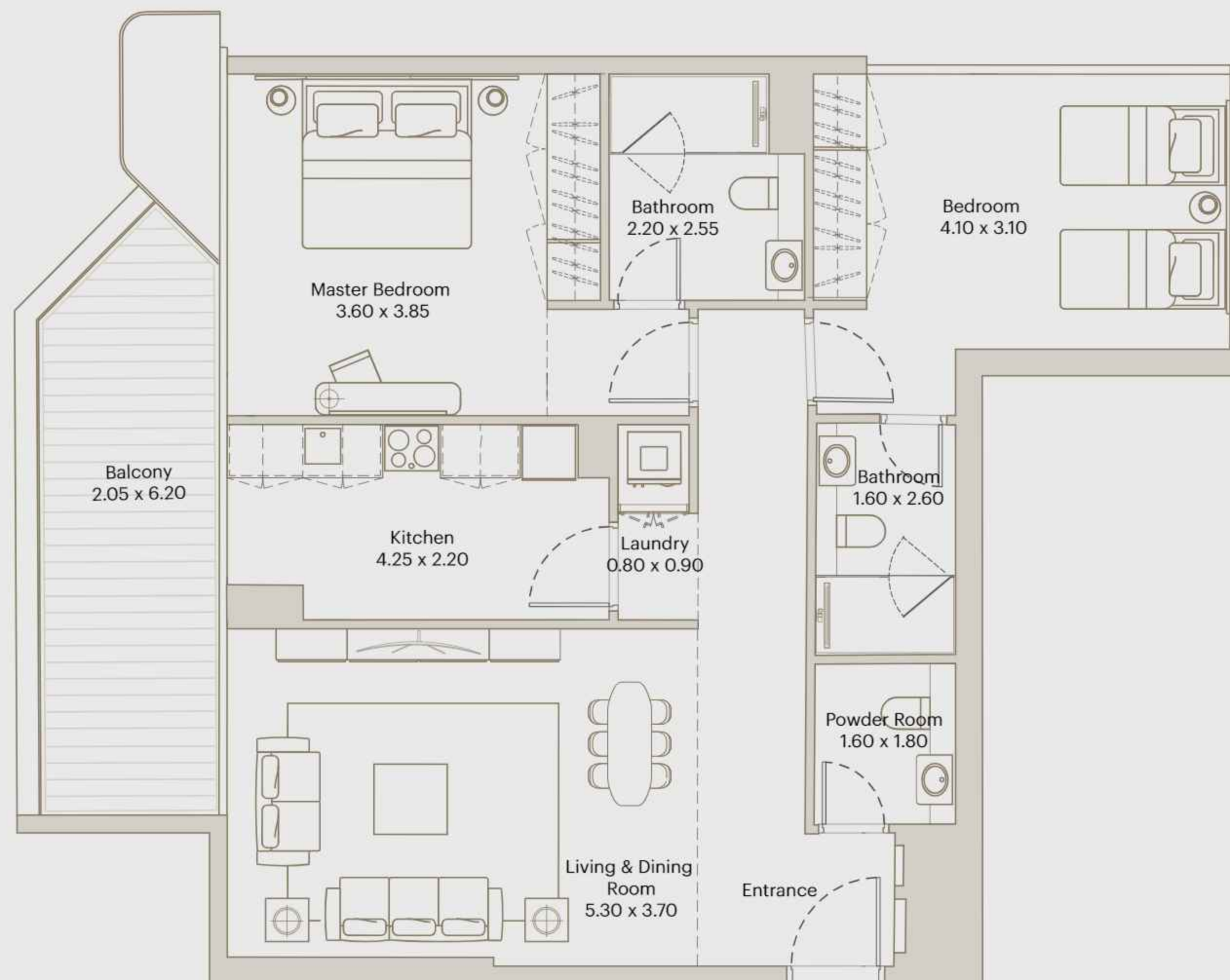


Area

Internal Area: 1,019 sq.ft.

Balcony Area: 142 sq.ft.

Total Area: 1,162 sq.ft.

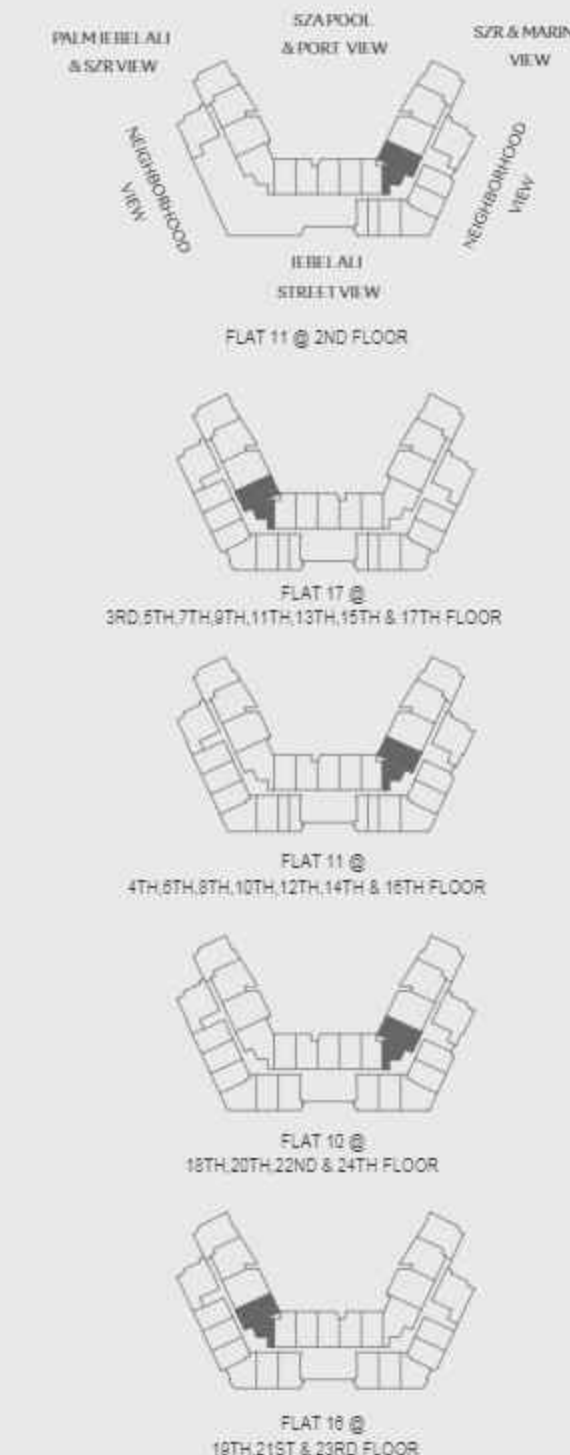
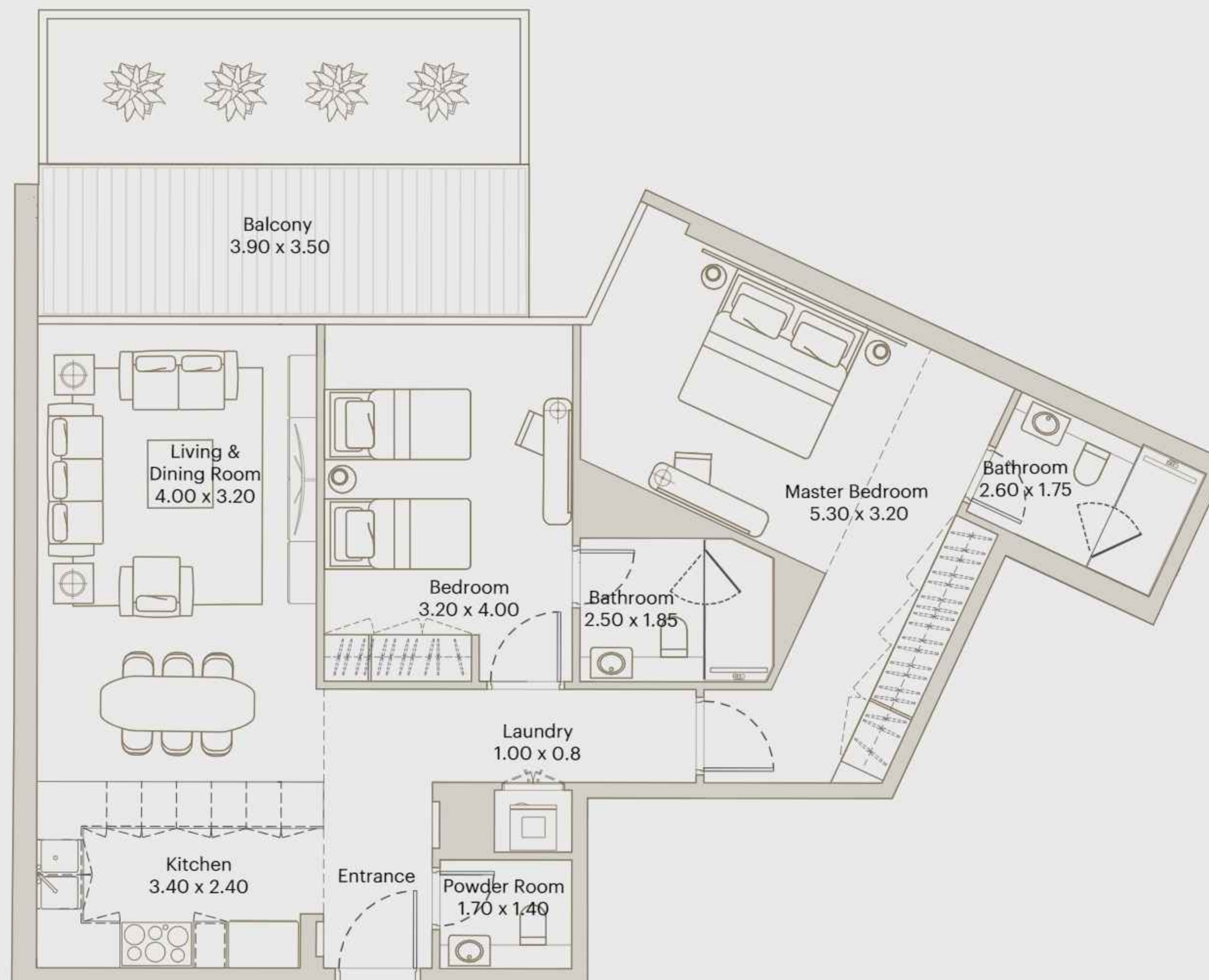


Area

Internal Area: 1,048 sq.ft.

Balcony Area: 257 sq.ft.

Total Area: 1,305 sq.ft.

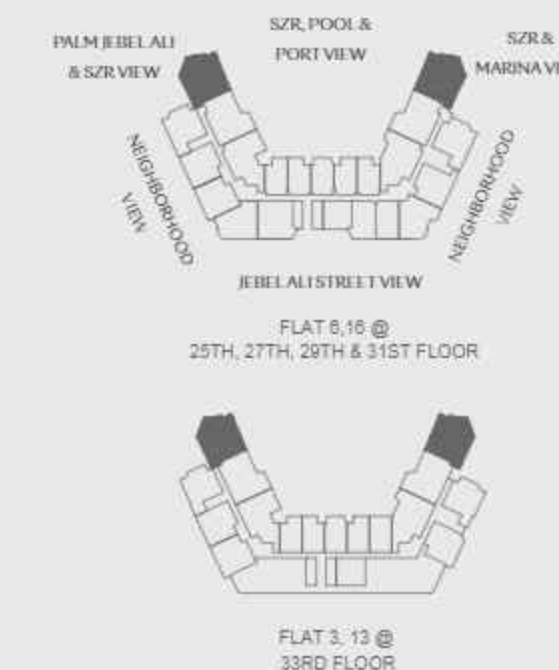
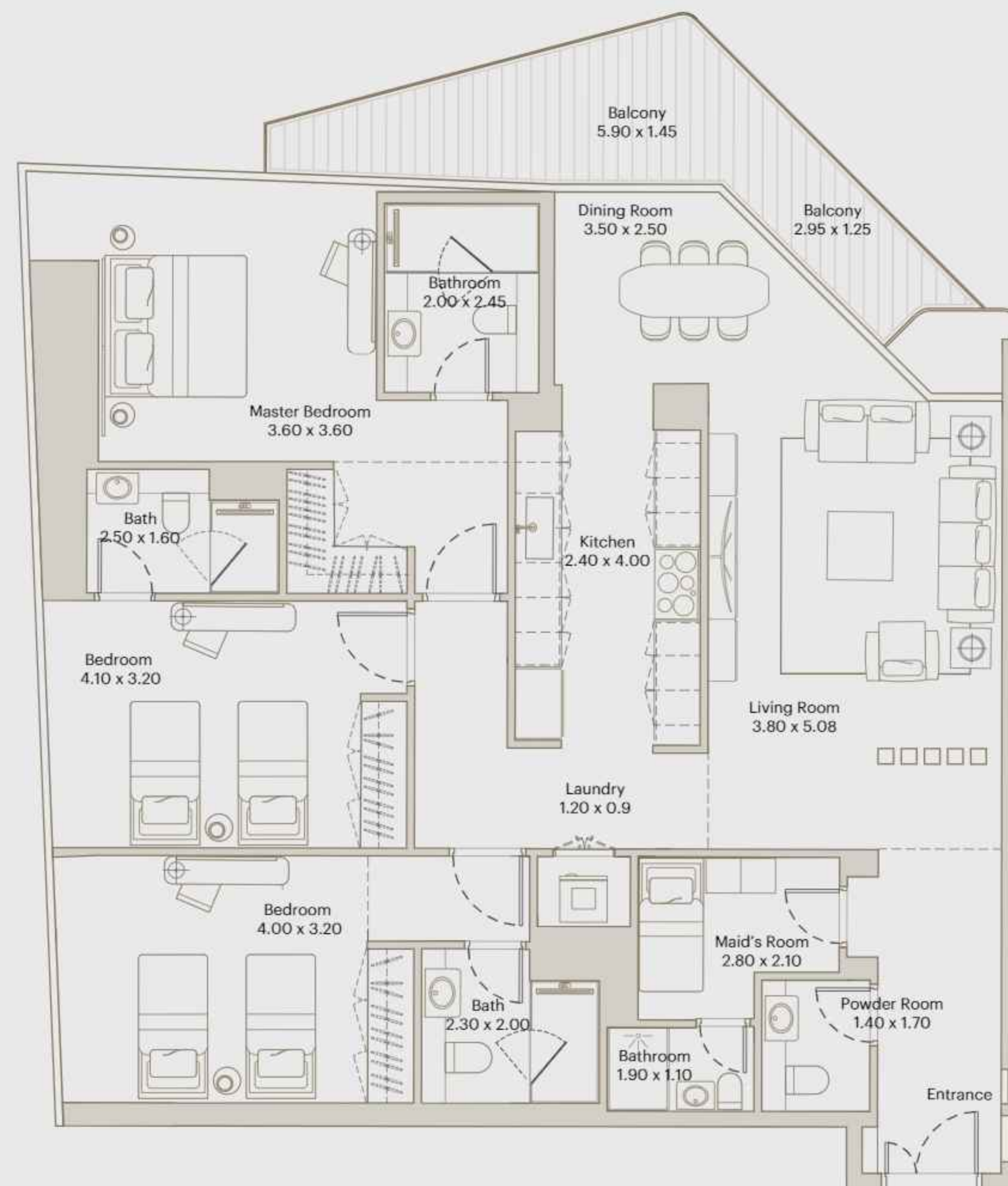


Area

Internal Area: 1,536 sq.ft.

Balcony Area: 152 sq.ft.

Total Area: 1,688 sq.ft.

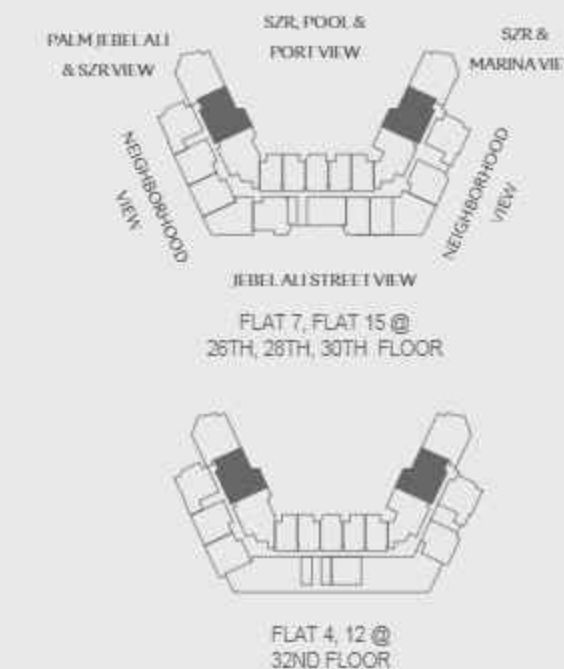
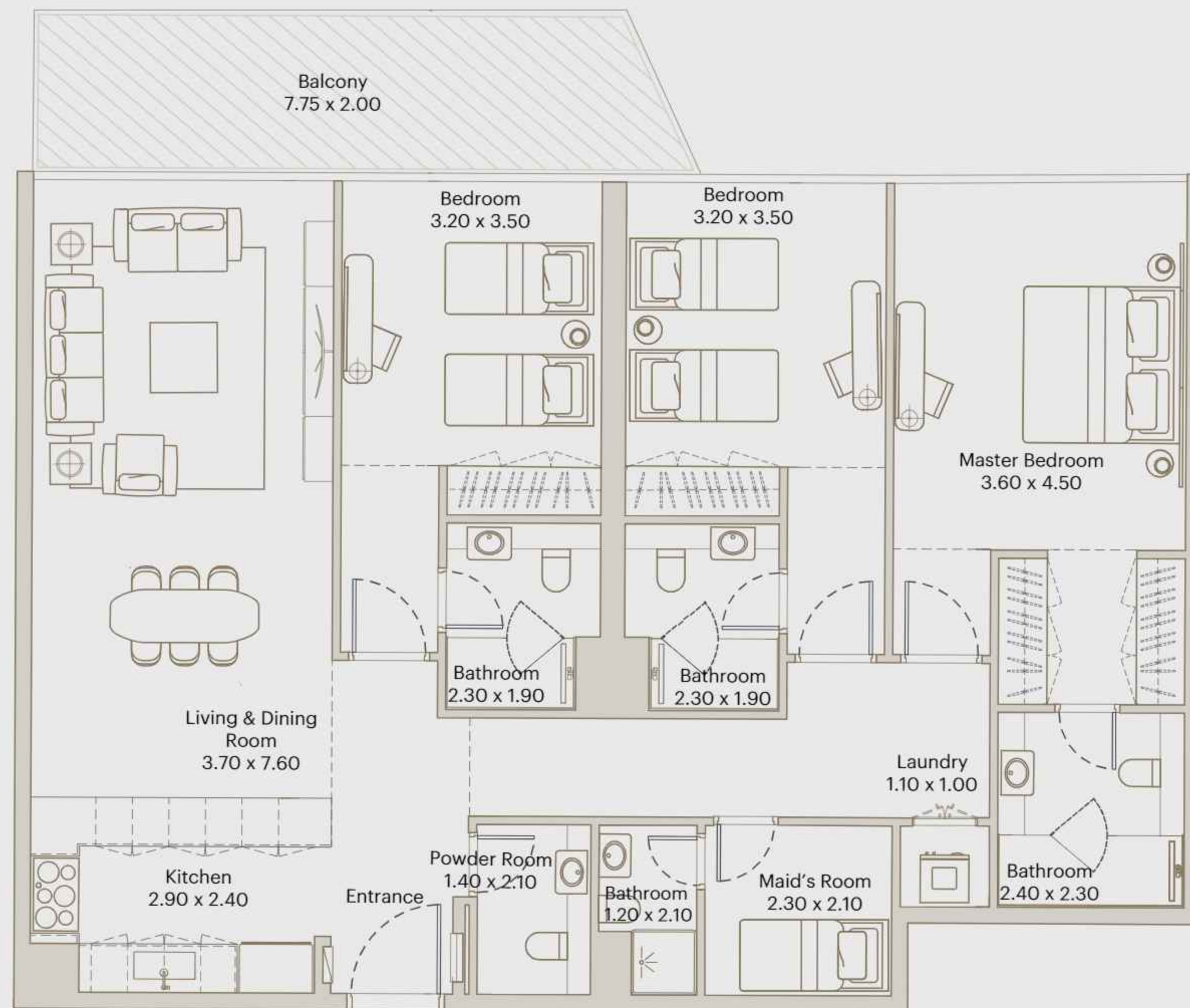


Area

Internal Area: 1,525 sq.ft.

Balcony Area: 169 sq.ft.

Total Area: 1,694 sq.ft.

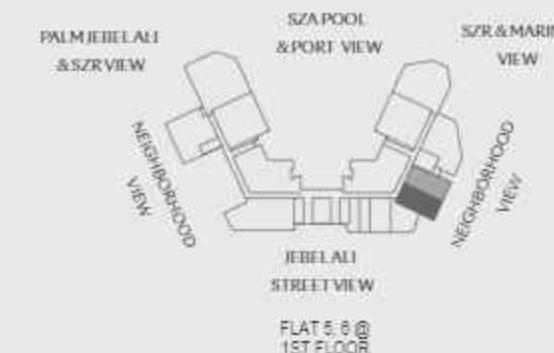
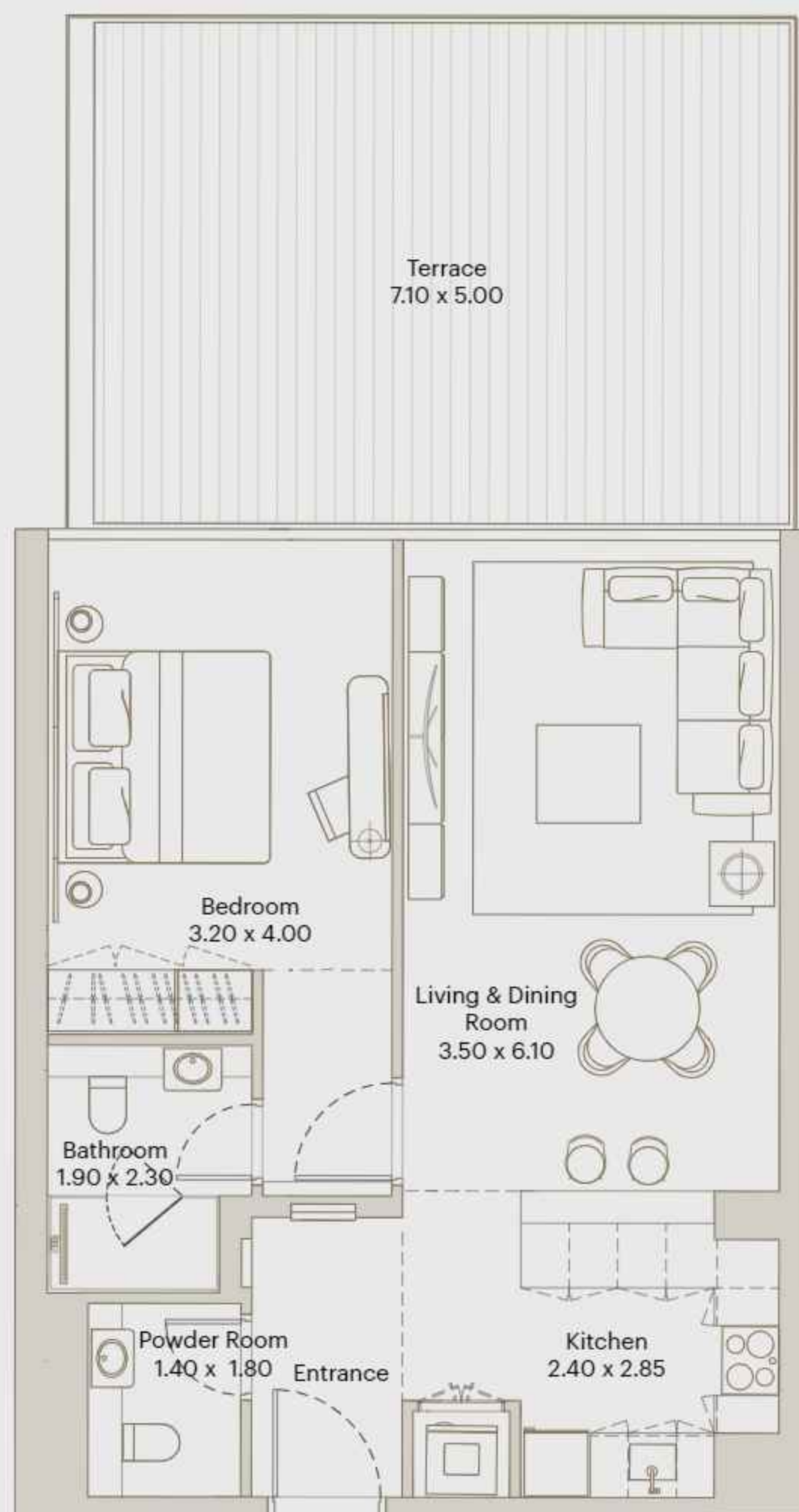


Area

Internal Area: 678 sq.ft.

Balcony Area: 381 sq.ft.

Total Area: 1,059 sq.ft.

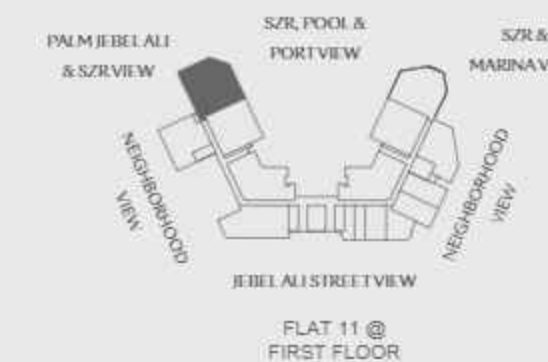
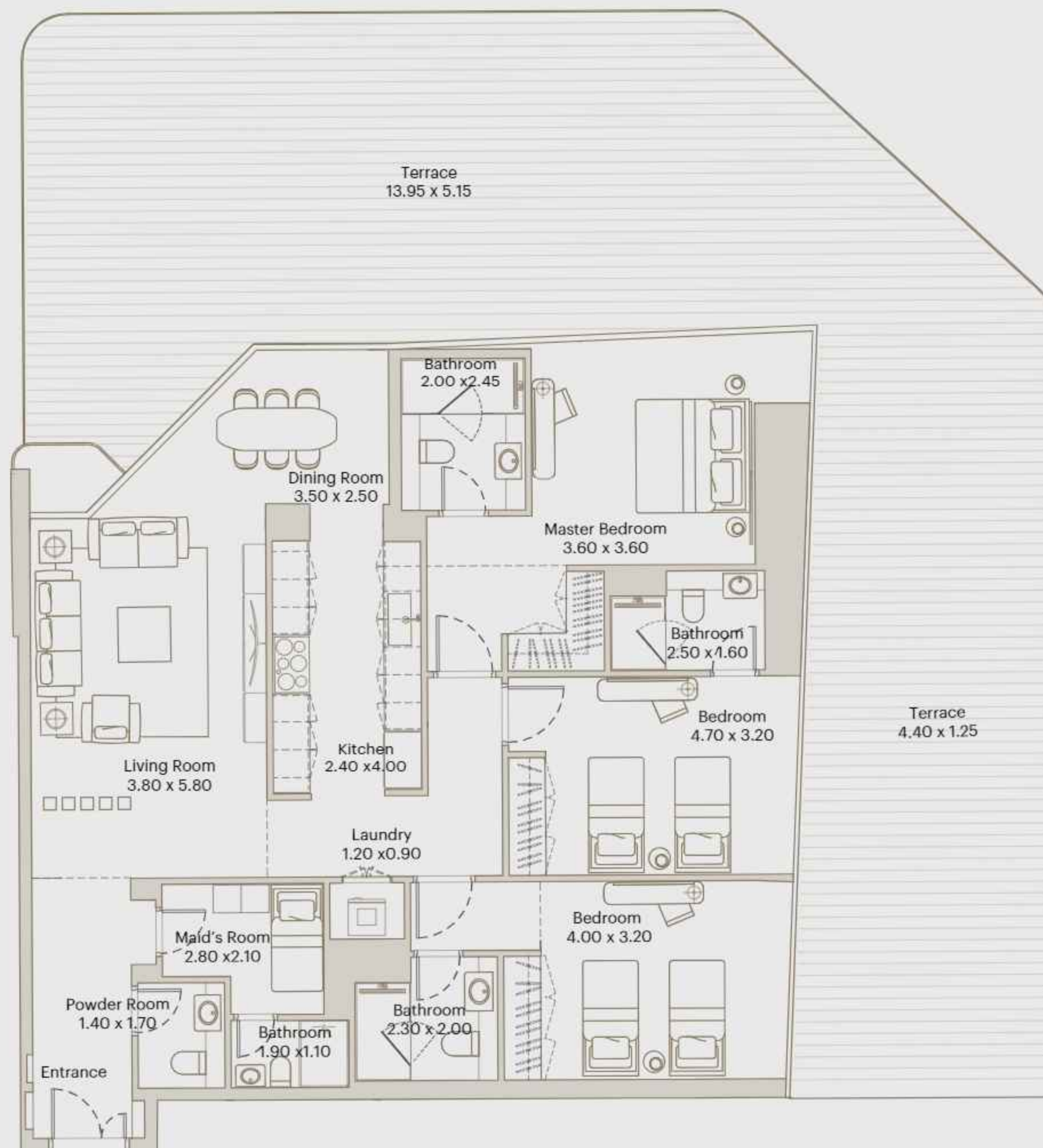


Area

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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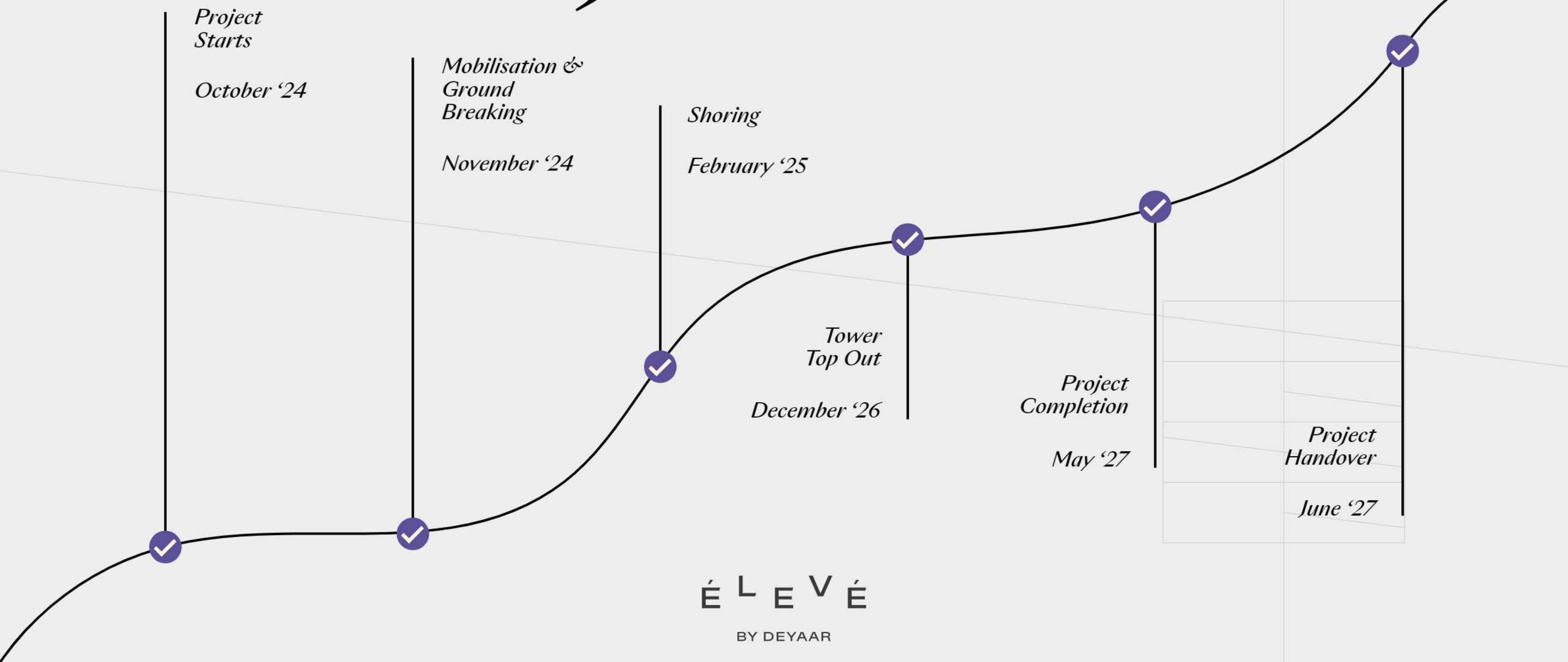
Starting Prices

Units	Starting Price
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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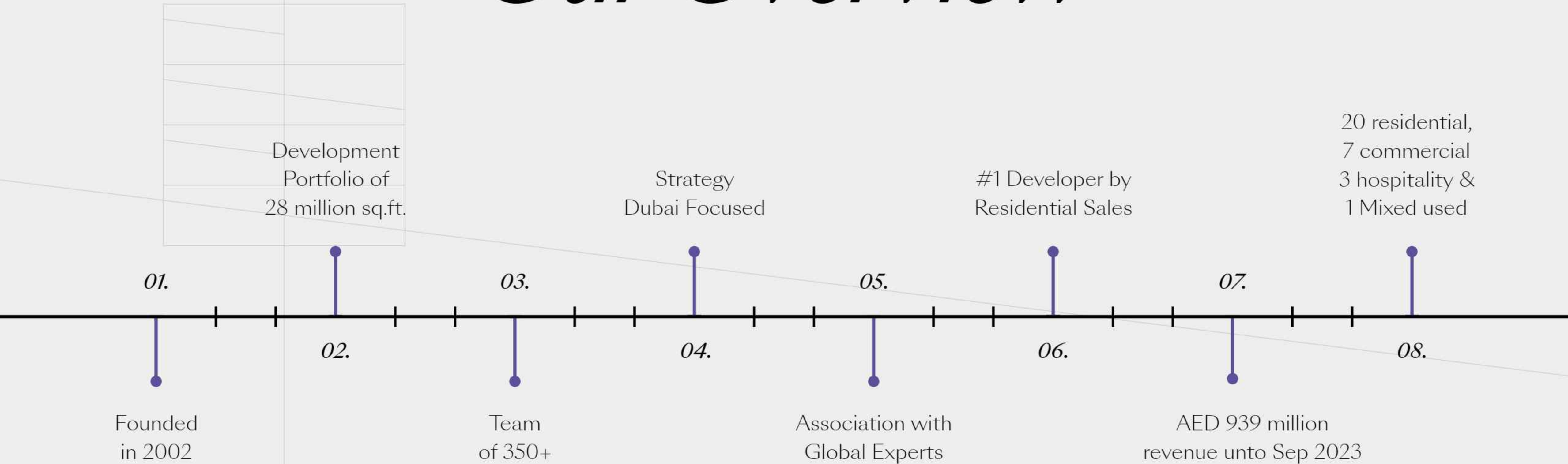
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06

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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