



ARABIAN GATE 1

TIME PROPERTIES





# ARABIAN GATE 1





# PROJECT OVERVIEW

## WELCOME HOME

Welcome to the Arabian Gate – 1 that offer the very finest and sophisticated modern living space, including lavish living rooms with large & open windows bringing a splash of drama to every occasion and private balconies and terraces completing the feeling of space and freedom designed into every home.

Set on the heart of Residence Complex - Dubai Land, Arabian Gate - 1 introduces a whole new concept in private residences. With 3B+G+13 floors of stunning accommodation, this iconic new landmark development presents an exciting and unique investment opportunity.

Equipped with facilities like pool and many more, Arabian Gate - 1 caters the need for all members of the family. With highly proficient management, residents are assured with 24/7 support and security.

“  
Modern Residence  
Exceptionally Designed  
by Renowned Architect  
for Time Properties ”







# DUBAI RESIDENCE COMPLEX

## SUPERIOR LOCATION

Dubai Residence Complex is considered the new hot and happening place in the emirate of Dubai; it has a vast entertainment, retail and leisure network envisioned for Dubai Land – the globally anticipated project embracing a vast area of Dubai.

Arabian Gate -1 is located in the superior location of RC having prime location with direct access from Al Ain Road, Outer Ring Road and Sheikh Mohammed Bin Zayed Road.

Arabian Gate - 1 is just:



3  
minutes  
away from  
Dubai  
Outlet Mall



10  
minutes  
away  
from Wafi  
City and  
Emirates  
Towers



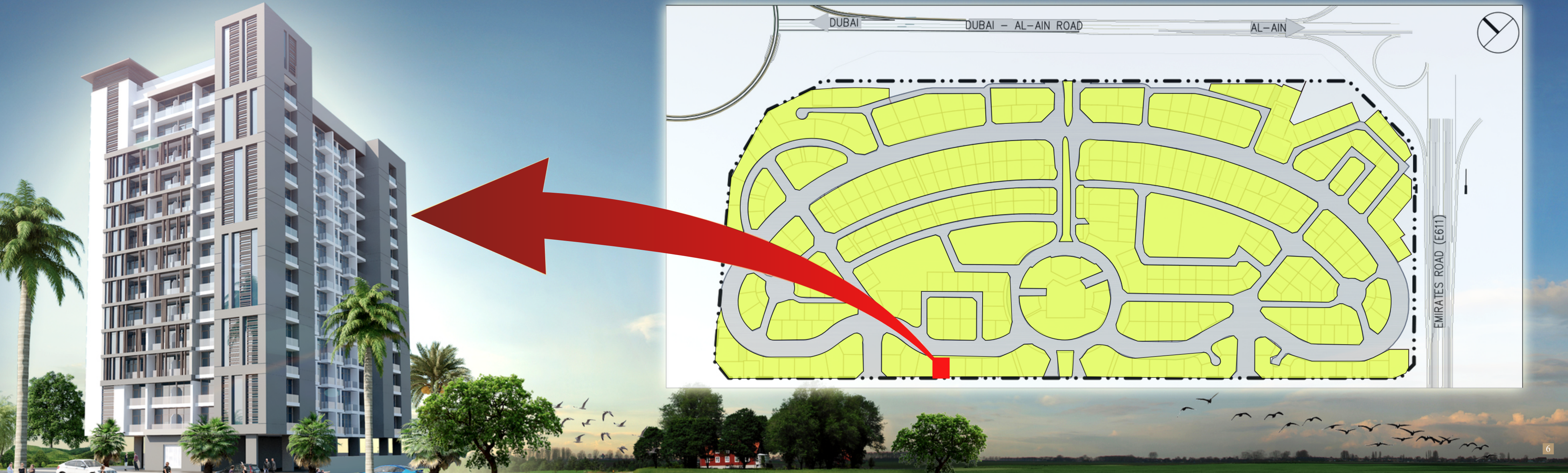
15  
minutes  
away from  
Dubai  
Internet City  
and Dubai  
Downtown



20  
minutes  
away from  
Dubai  
International  
Airport



# DUBAI LAND RESIDENCIES





# AMENITIES

“

The Terrace is the access to the relaxation area and as well as swimming pool. It provides a central communal area to relax and unwind where residents at Arabian Gate - 1 can take full advantage of this all encompassed healthy lifestyle.

”





# SWIMMING POOL



# SHOPPING MALL



# OUTSTANDING RECEPTION

“

A welcoming and impressive lobby, designed to create a definite sense of arrival. The concierge provides exemplary levels of service to residents and attending to the needs of modern living.

”







# FAMILY COMMUNITY

## PRESTIGIOUS LOCALITY

Arabian Gate -1 is located in the heart of Dubai Residence Complex – Dubai Land, the ultimate Master-Planned community in Dubai offering lively and active lifestyle for the younger families including Sporting, Shopping & Entertainment activities.

It is located along the burgeoning “Sheikh Mohammed bin Zayed Road” corridor, primed to take advantage of the increased focus on investment in the area and just minutes away from the expanding Al Maktoum International Airport and the site of Expo 2020.



# ACCOMMODATION



“

The essence of comfort and style, the accommodation offer a retreat of comfort and peace with delicate lighting, creating the perfect

”



# THE LIVING AREAS

“

Every apartment style will display a rich sense of prestige & quality living and further heightened by the cascades of natural light and space in each living area.

”



# THE BATHROOMS

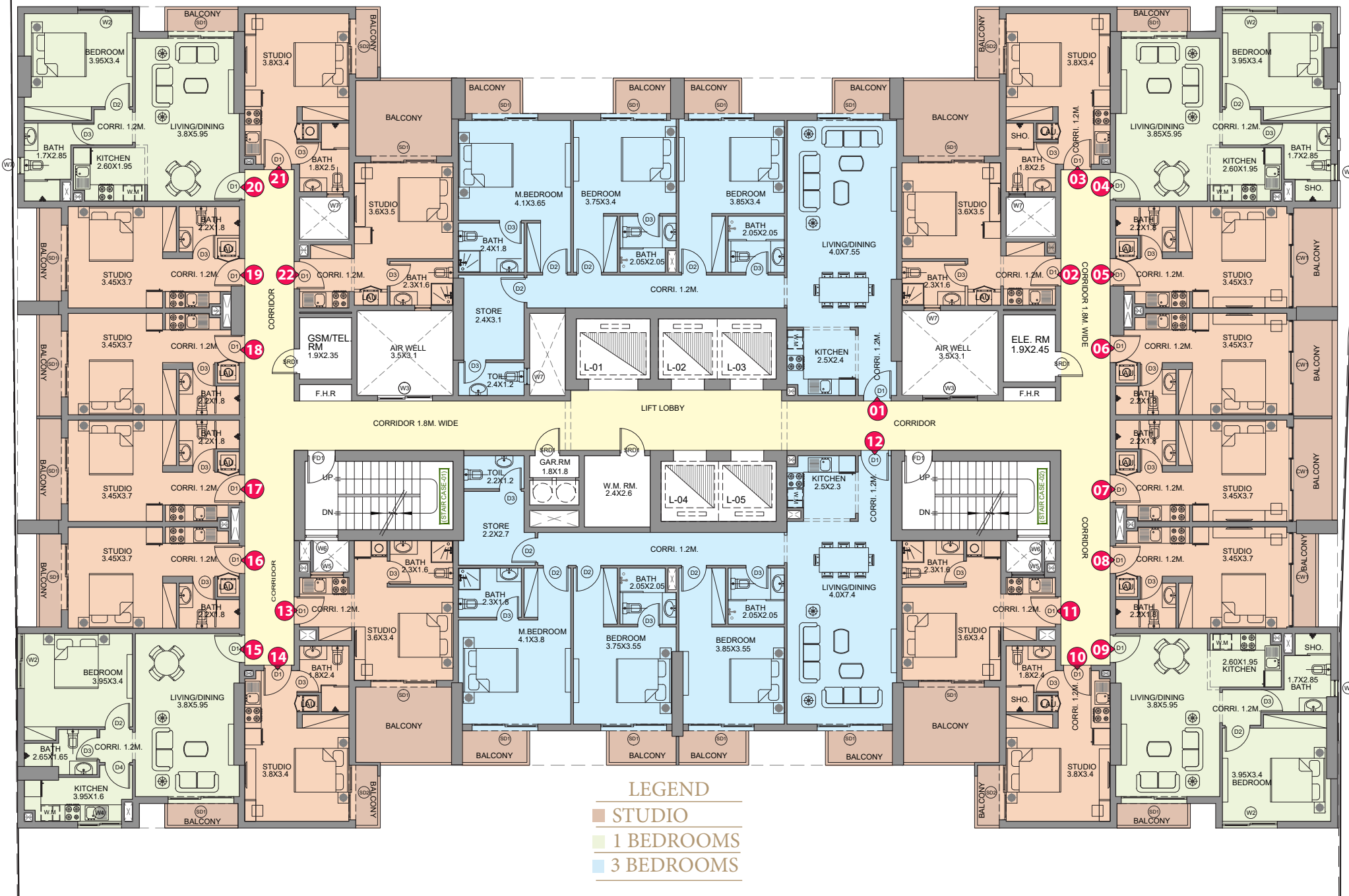
“

The beautiful bespoke  
bathrooms balance  
contemporary design and  
style with superb levels of  
comfort.

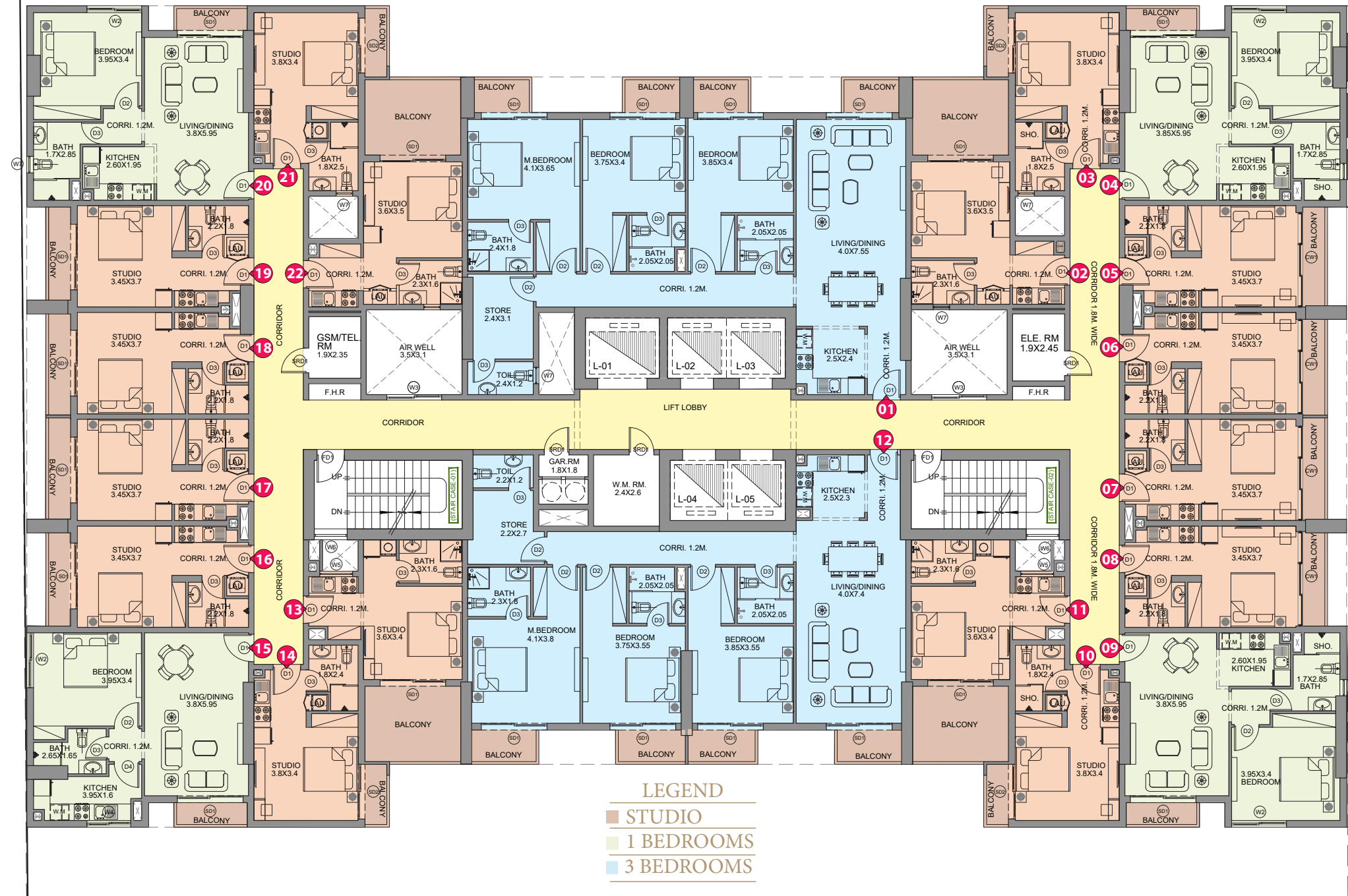
”



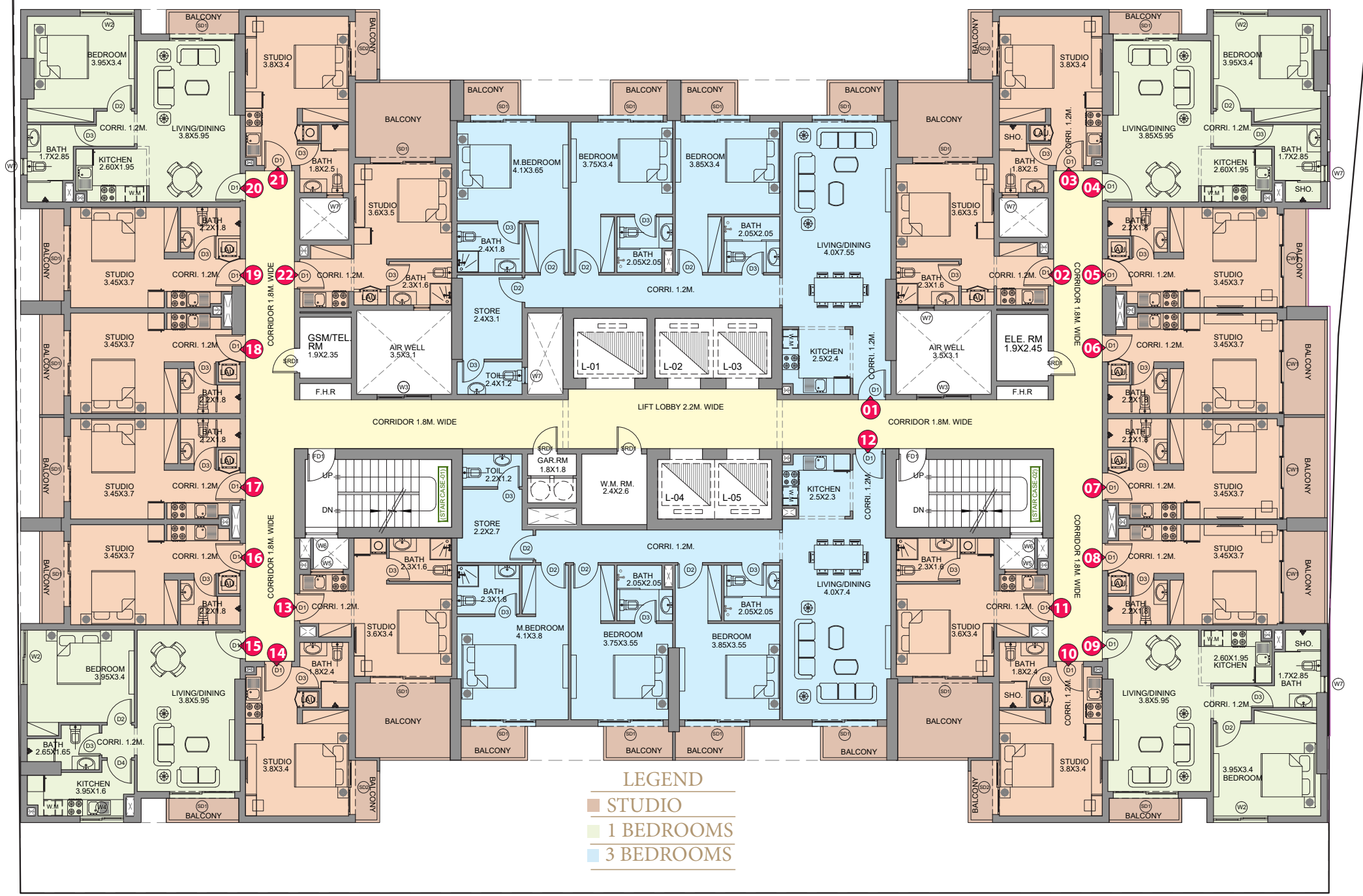
# 1ST FLOOR PLAN



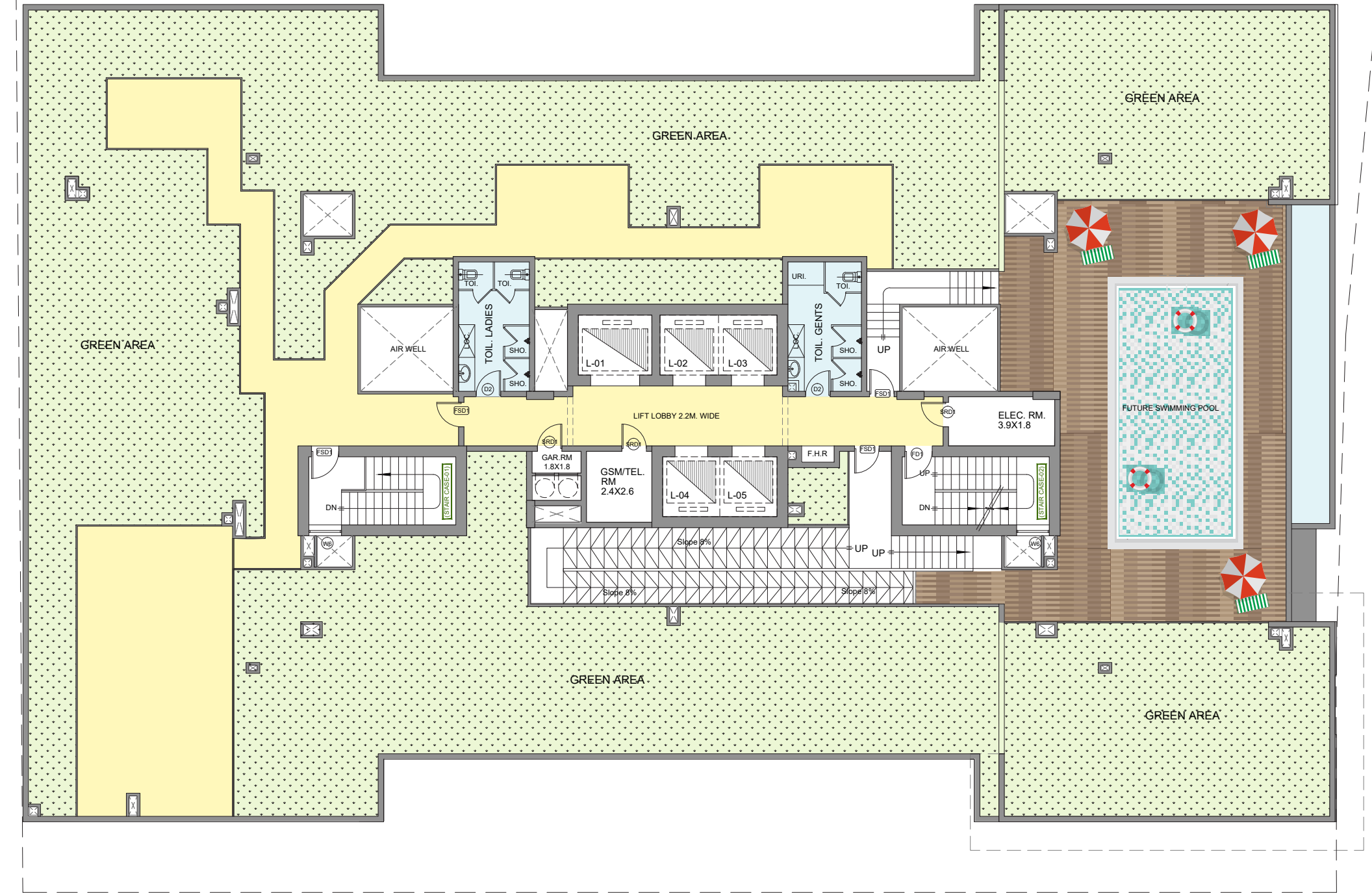
# 2ND & 13TH FLOOR PLAN



# 3RD TO 12TH FLOOR PLAN



# TERRACE FLOOR PLAN





# STUDIO - TYPE A



STUDIO - TYPE A  
 FLAT AREA - 25.24 sq.m  
 BALCONY AREA - 11.33 sq.m  
 TOTAL AREA - 36.57 sq.m

# STUDIO - TYPE B



STUDIO - TYPE B  
 FLAT AREA - 25.05 sq.m  
 BALCONY AREA - 02.67 sq.m  
 TOTAL AREA - 27.72 sq.m

\*Note: Balcony area and its shape varies according to location of the unit. Please refer to individual sales plans

# STUDIO - TYPE C



STUDIO - TYPE C  
 FLAT AREA - 25.09 sq.m  
 BALCONY AREA - 06.29 sq.m  
 TOTAL AREA - 31.38 sq.m

# STUDIO - TYPE D



STUDIO - TYPE D  
 FLAT AREA - 24.70 sq.m  
 BALCONY AREA - 04.08 sq.m  
 TOTAL AREA - 28.78 sq.m

\*Note: Balcony area and its shape varies according to location of the unit. Please refer to individual sales plans



# 1 BEDROOM - TYPE A



1BHK - TYPE A  
FLAT AREA - 52.66 sq.m  
BALCONY AREA - 02.87 sq.m  
TOTAL AREA - 55.53 sq.m

\*Note: Balcony area and its shape varies according to location of the unit. Please refer to individual sales plans

# 1 BEDROOM - TYPE B



1BHK - TYPE B  
FLAT AREA - 52.52 sq.m  
BALCONY AREA - 02.86 sq.m  
TOTAL AREA - 55.38 sq.m

\*Note: Balcony area and its shape varies according to location of the unit. Please refer to individual sales plans

## 3 BEDROOM - TYPE A



\*Note: Balcony area and its shape varies according to location of the unit. Please refer to individual sales plans

## 3 BEDROOM - TYPE B



\*Note: Balcony area and its shape varies according to location of the unit. Please refer to individual sales plans





# THE CITY

## INCREDIBLE DUBAI

Dubai has risen as an amazing cosmopolitan city and referred to as city of lights and became a premier destination for entrepreneurs and tourists alike.

Dubai enjoys a well-deserved reputation for being a global property spot and has become synonymous with glamour, luxury, opportunity and creativity. With a safe environment, along with two of the world's biggest and busiest airports, investors and residents enjoy a superb quality of life.





SILICON GATE – 3



SILICON GATE – 1

# DELIVERED PROJECTS



ARABIN GATE



HOTEL PALM DEIRA



SILICON GATE – 2



SILICON GATE – 4

K-1



VILLA-16 ILIJAS HILLS



ALATTAR VILLA



VILLA-15 ILIJAS HILLS



# TIME PROPERTIES

IMPORTANT NOTICE: The property details and other information contained in this brochure have been prepared in good faith by Time Properties, but are not intended to, and do not constitute, an offer, a contract or create any contractual relationship. All the drawings and floor plans are provided by our consultants, all dimensions, features and amenities are approximate at the time of printing. No description or information of any kind provided by Time Properties, whether written or oral, contained in this brochure or elsewhere (“information”) may be relied upon as a statement of representation, warranty or fact. Neither Time Properties or its agents make any representation or warranty as to the accuracy or completeness of the information and accordingly all information is given entirely without liability on the part of Time Properties and its agents to any prospective tenants or their advisers, agents and representatives. All the pictures, interior furniture’s and graphics in the brochure are for illustration purpose only.





## TIME PROPERTIES LLC

Office 702/703 - Building 12 - Bay Square  
Business Bay - P.O.box 96532 - Dubai - UAE  
T: +971 4 321 4442 - F: +971 4 321 1443  
E: [info@timepropertyuae.com](mailto:info@timepropertyuae.com)  
**[www.timepropertyuae.com](http://www.timepropertyuae.com)**