

A photograph of a white wall with a palm frond in the top right corner and its shadow cast across the wall. A dark red rectangular border frames the text on the left side of the image.

YOUR GENUINE HOME

ARISHA
TERRACES



A home rooted in
quality, value, and
future growth.

Genuine living. Enduring value. Smart returns.

Arisha Terraces brings authentic, low-rise living to Dubai's Studio City - one of the city's fastest-growing investment areas.

- 4 low-rise buildings (G+8) arranged around a private courtyard.
- Located near top schools, supermarkets, hospitals, and leisure hubs.
- 122 unique layouts, all with balconies or terraces for added value.
- Resort-style amenities covering over 64,000 sq ft (nearly 20% of the project).

Arisha Terraces offers ready demand, strong rental yields, and capital growth potential, making it an ideal investment for both investors and end-users.



QUBE
DEVELOPMENT

A developer you can trust for generations to come

- 30+ years of excellence in real estate
- 2.3 million sq ft already developed
- AED 2.6 billion new inventory by the end of 2025
- Direct in-house construction for faster, quality-controlled delivery
- Active developments across JVC, Business Bay, Studio City, Meydan, and Ras Al Khaimah

QUBE is recognized for its speed, reliability, and long-term asset value - three pillars that every smart investor looks for.





Dubai: The safest real estate bet

- 36% growth in Dubai real estate transactions in 2024¹
- 66% rise in off-plan transactions in 2024²
- 0% property tax and 0% capital gains tax

Dubai continues to meet global demand, offering strong liquidity and providing stable returns for property investors.

1. Gulf Business
2. Business Insider



Studio City: Growth you can count on

- Fully developed by 2028
- Strategically located near Al Maktoum Airport and Dubai Expo 2020
- Strong future demand from the media, education, and healthcare sectors

- 4 min – GEMS Metropole School
- 5 min – Waitrose Supermarket
- 9 min – Dubai Miracle Garden
- 10 min – Dubai Autodrome
- 11 min – Mediclinic Parkview Hospital
- 20 min – Al Maktoum International Airport





INSPIRED LIVING

Arisha Terraces merges privacy, community, and convenience. It is a development engineered for liveability and long-term value.

Shaped By Nature

Built for low maintenance and durability.



Water



Metal



Air



Greenery

These materials ensure lower maintenance costs and a longer property lifespan, both of which are critical to protecting asset value.



Micro Cement



Natural Wood



Stucco



Travertine



FEEL THE
DIFFERENCE IN
EVERY MOMENT



AMENITIES THAT ADD TO PROPERTY VALUE

Arisha Terraces is designed to boost rental appeal and resident satisfaction.



For Social Living



Cinema for residents



Co-working space



BBQ & bonfire zone



Library



Shared kitchen



BBQ & bonfire zone



Library



Shared kitchen



Cinema for residents

For Active Lifestyles

-  Large swimming pool
-  Fully equipped gym & stretching area
-  Sauna & steam room
-  Yoga studio
-  Padel court





Fully equipped gym & stretching area



Yoga studio



Padel court



Large swimming pool

For Family Living

-  Dedicated kids' swimming pool
-  Indoor play area
-  Outdoor playground





Outdoor playground



Indoor play area



A WELCOMING JOURNEY HOME

- Underground parking with bicycle racks
- Lush landscaped common areas
- Elegant lobby designs

RETAIL CONVENIENCE

On-site retail spaces offer residents immediate access to daily essentials, thereby enhancing rental desirability and resale value.



122 reasons to invest

Every unit at Arisha Terraces offers distinct advantages:

- Private balconies or terraces
- Flexible layouts for diverse tenant and buyer profiles
- High demand for low-rise, family-focused communities



Studios: 337 to 571 sq ft



1 Bedrooms: 514 to 1,130 sq ft



2 Bedrooms: 1,029 to 1,427 sq ft

Scan the QR code to immerse yourself in Arisha Terraces with our virtual tour.



Studio



Studios size range from 337 - 571 sq ft



Studio A



Studio B

Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.

One-bedroom apartment

 One-bedroom size range from 514 – 1,130 sq ft



One-bedroom apartment A



One-bedroom apartment B

Two-bedroom apartment



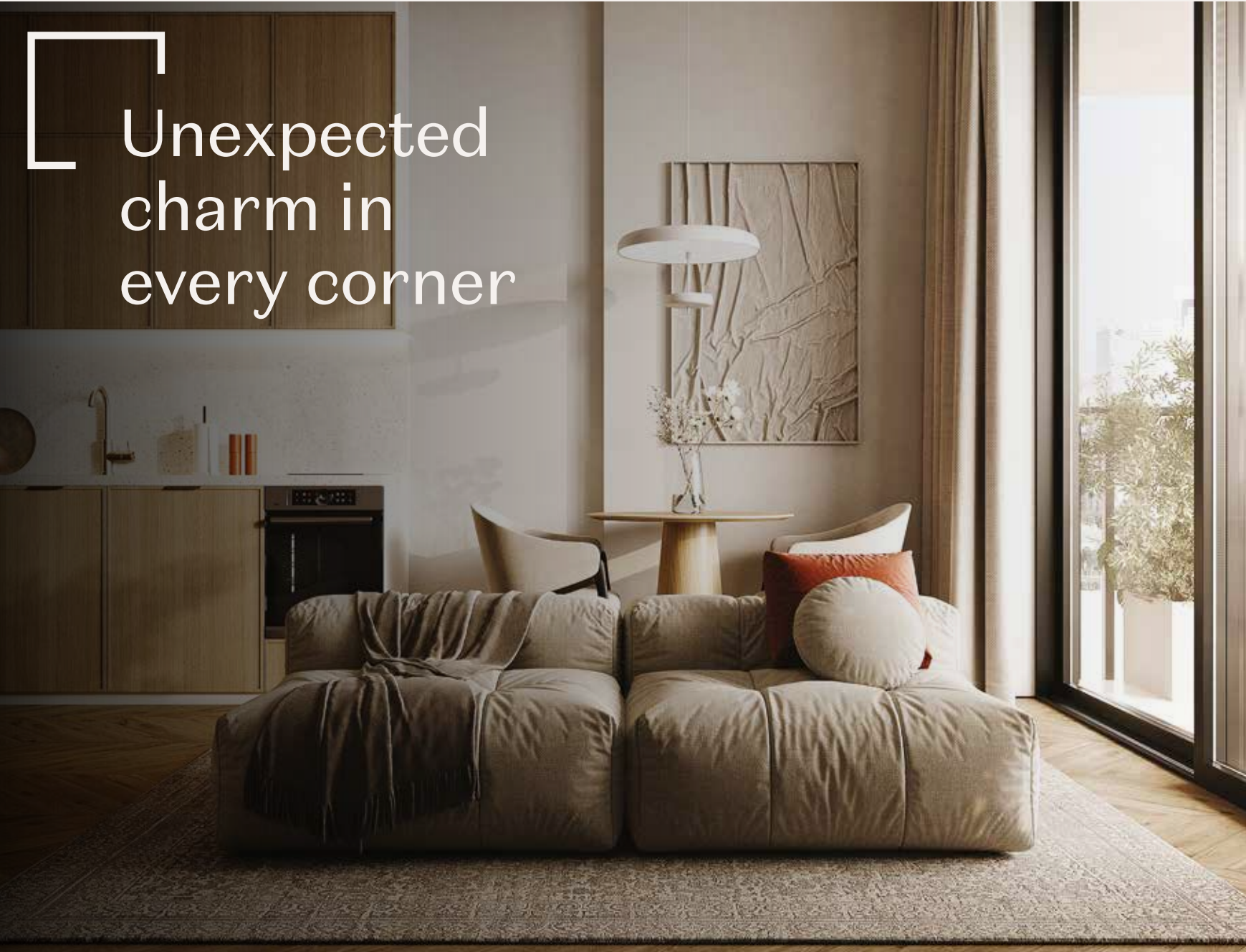
Two-bedroom size range from 1,029 – 1,427 sq ft



Two-bedroom apartment A

Two-bedroom apartment B

Disclaimer: All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings.



Chevron Warm Oak Flooring



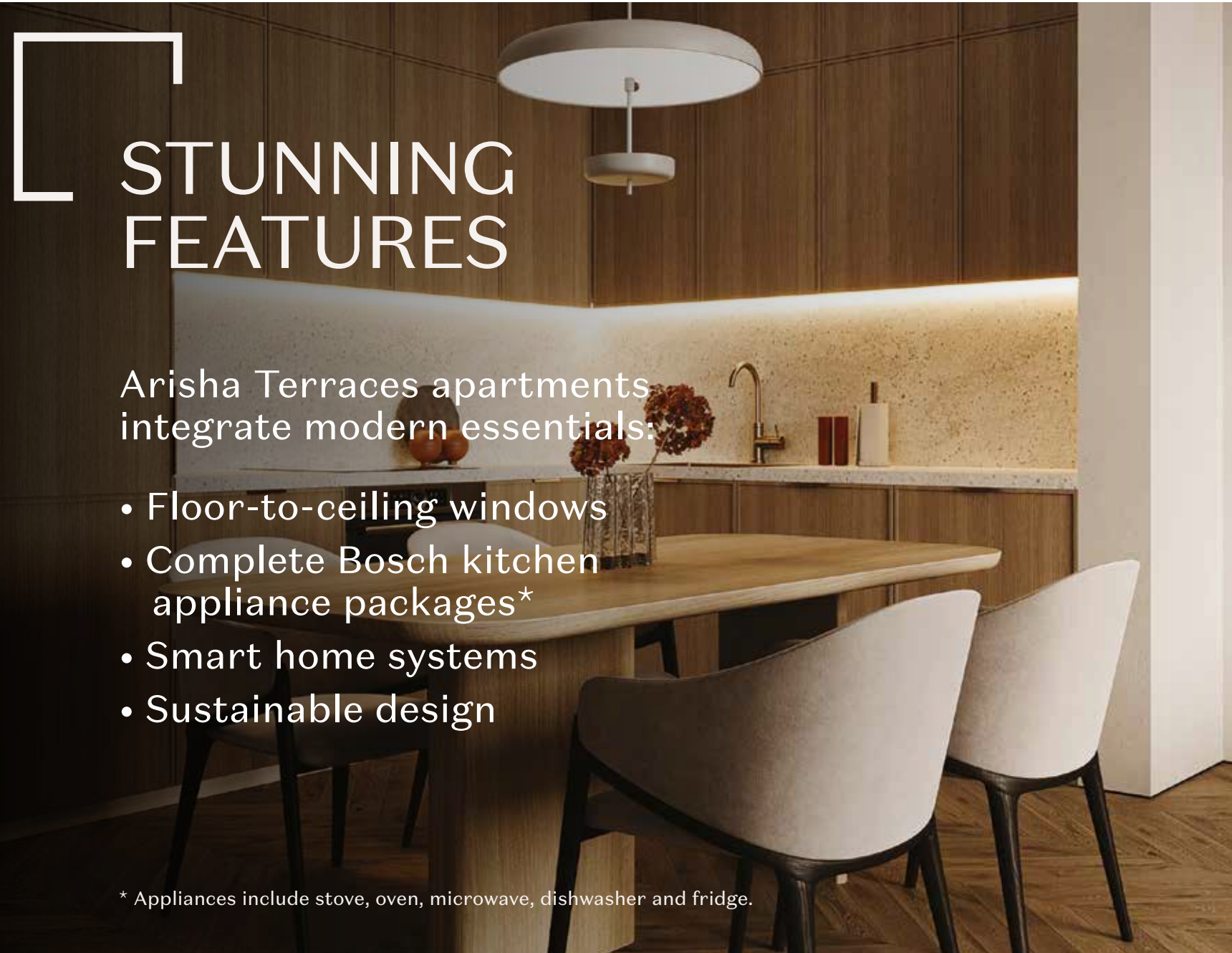
Earthy Ceramic Details



Veneer Oak Finishes



White Quartz Kitchens



STUNNING FEATURES

Arisha Terraces apartments
integrate modern essentials:

- Floor-to-ceiling windows
- Complete Bosch kitchen
appliance packages*
- Smart home systems
- Sustainable design

* Appliances include stove, oven, microwave, dishwasher and fridge.





Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

A background image of a hand holding a pen, with horizontal lines for writing.

A photograph of a sandy beach with a palm frond in the top left corner and its shadow cast across the sand. A large, empty rectangular frame with a dark red border is centered on the page.

ARISHA

TERRACES

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