

VXP

VERTEX POINTE

BY



AUM

DEVELOPMENT

FACTSHEET

THE VERTEX OF POSSIBILITY

Vertex Pointe is a boutique commercial development in Arjan, designed as a place of progress where workspaces support growth. With only 32 offices and 20 retail spaces, it offers a focused environment shaped by efficient planning and natural light. Across the building, each office includes a balcony and access to wellness-driven amenities, complemented by ground-level retail that adds everyday convenience.



ARJAN: A GROWING HUB FOR MODERN ENTERPRISE

Situated in Dubailand at the crossroads of Sheikh Mohammad Bin Zayed Road and Umm Suqeim Road, Arjan offers direct access to Dubai’s key business and residential zones. The area is known for its growing commercial potential, balanced by landmarks, local retail, clinics, and supermarkets that add everyday ease, while upcoming transport links continue to strengthen its appeal as a smart, future-ready location for business.

EXCEPTIONALLY WELL CONNECTED

Within 10 minutes	Within 20 minutes
- Dubai Science park - Dubai Hills Mall - Motor City Business Park - Arabian Ranches Golf Club	- Dubai International Financial Centre - Downtown Dubai - Business Bay - Dubai Design District
Within 15 minutes	Within 25 minutes
- Mall Of the Emirates - Palm Jumeirah - Media City - Dubai Marina - Jabel Ali Free Zone	- Dubai International Airport - Al Maktoum International Airport

PROJECT OVERVIEW

 Commercial Building	 2B + G + 4 Floors + R Configuration	 32 Office Units
 20 Retail Spaces	 13,000 sq.ft. of Office Space per Floor	 Q2 2028 Estimated Completion



KEY FEATURES

 Triple-Height Atrium	 Full-Height Glazing	 Roof Solar Panel	 Private Balcony for Every Office
 Upper Outdoor Terraces	 229 Parking Spaces (Over 2.5x Standard Capacity)	 Architectural Lighting Defining Atrium, Roofline, Landscape	

PAYMENT PLAN

40%	60%	Q2 2028
During Construction	On Completion	Estimated Completion

AMENITIES: MOMENTUM BUILT INTO EVERY DETAIL

FIRST FLOOR

 Zen Garden	 Reflexology Garden	 Six Senses Garden	 Padel Court	 Half Basketball Court
 Seating Cabanas	 Outdoor Meeting Zone	 Amphitheater	 Water Features	 Cinema Screen

GROUND FLOOR

 Triple Floor Grand Entrance Lobby	 Security
 Lobby Cafe	 Retail Outlets

ROOFTOP

 Outdoor Gym	 Yoga Garden	 Female Prayer Rooms
 Male Prayer Rooms	 Female Indoor Gym	 Male Indoor Gym



INVESTMENT ADVANTAGE WHERE DEMAND OUTPACES SUPPLY

 Limited supply, strong demand for quality office space	 90-95% occupancy across offices	 +14% rental growth (2025)
 +28% price growth (2024-2025)	 71,830 new company registrations (2025)	 3-5 year average leases supporting stable income



THE DEVELOPER



AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value.

Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.

21 YEARS OF EXPERIENCE	\$500M TOTAL VALUE
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