

VXP

VERTEX POINTE

At the height of possibility,
progress requires ground to stand on.
Vertex Pointe is built upon that ground.

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THE VERTEX OF POSSIBILITY



Vertex Pointe is a Grade A commercial development in Arjan, where workspaces evolve into platforms for growth, and the day unfolds in light-filled offices defined by premium finishes and a level of quality that sets them apart from standard commercial offerings.

With only Grade A boutique offices, it offers a focused environment shaped by smart design and efficient planning, with bright, naturally lit workspaces that feel open, clear, and easy to work in, each featuring a balcony that creates a natural extension of the office, along with access to wellness-driven amenities, including padel courts, landscaped greens, and a top-floor gym that breaks up the workday with movement. Retail on the ground level adds convenience, bringing everything closer to the office, completing a setting built for ideas to take form and ambition to thrive.



THE OPPORTUNITY

DUBAI. WHERE GLOBAL BUSINESS THRIVES

Dubai sits at the intersection of Europe, Asia, and Africa. Your morning overlaps London and your afternoon catches New York. Here, closing deals across continents is business as usual.

BUILT ON CLARITY AND CONTINUITY

- Predictable commercial and company laws reduce operational risk
- Clear ownership and licensing frameworks support regional headquarters
- A strong banking system enables cross-border trade, treasury, and capital flows
- Tax structures favor reinvestment and long-term growth
- Two international airports and a major seaport sustain global access
- A mature hospitality sector supports constant movement of talent and clients





WHY COMMERCIAL VALUE CONTINUES TO GROW IN DUBAI

- Businesses keep growing
- Good office space is in short supply
- High-quality buildings are limited
- Most offices stay 90% to 95% occupied
- Companies sign longer leases
- Rents keep rising
- Demand stays strong in both older and newer areas

FIGURES THAT MATTER

24%

growth in
commercial sales
transactions
(2024)

AED 90+ billion

total commercial
sales value (2024)

93%

rise in office sales
values (2025)

14%

rental growth
recorded (2025)

71,830

new company
registrations
(2025)

53.6%

year-on-year
increase in office
transactions

3-5 year

average lease
terms

28%

year-on-year
increase in office
prices (2024-2025)



A TIGHTER SUPPLY PROFILE

- Demand continues to outpace supply for Grade A, medium-sized offices combining quality and flexibility
- Business expansion remains steady across sectors
- Decentralized work patterns stay in place
- Core operational requirements remain unmet in many buildings
- Parking needs to function smoothly
- Access needs to support daily movement
- Layouts need to adapt as teams evolve
- Demand concentrates on well-located offices ready for immediate use
- Spaces retain value when built for reliable, everyday performance

BROCHURE

THE NEIGHBOURHOOD

VERTEX POINTE

ARJAN: WHERE STABILITY LEADS

Arjan sits between Al Barsha and Motor City, connected via Sheikh Mohammed Bin Zayed Road and Umm Suqeim Road to the wider city's commercial and residential fabric.

The infrastructure has moved beyond promise into presence. Schools, hospitals, retail, open-air destinations like Dubai Miracle Garden. This is a district that's progressed past early potential into stability, accessibility and sustained demand.

As the area matures, it supports a consistent flow of residents, visitors, and businesses. This creates a dependable environment for offices, where location supports daily operations and long-term positioning.





WORK, WELL PLACED

- Established residential density for workforce access Retail, fitness, cafés within district Schools, clinics, hospitals nearby Lower-density environment Shorter commutes translating to efficiency
- Layouts need to adapt as teams evolve
- Demand concentrates on well-located offices ready for immediate use
- Spaces retain value when built for reliable, everyday performance



ACCESS WITHOUT COMPROMISE

Arjan offers an alternative to central business districts where parking limitations, traffic patterns, and elevated occupancy costs have become part of the operational calculus you'd rather not factor in.

Positioned between established commercial zones, the location maintains connectivity while supporting smoother access and movement.

The difference between a 12-minute commute and a 45-minute crawl isn't just time, it's whether your team arrives ready to engage or already depleted. These details compound daily.



EXCEPTIONALLY WELL CONNECTED

Within 10 minutes



Dubai Science
Park



Dubai
Hills Mall



Motor City
Business Park



Arabian Ranches
Golf Club

Within 10 minutes



Mall Of
the Emirates



Palm
Jumeirah



Media
City



Dubai
Marina



Jabel Ali
Free Zone

Within 10 minutes



Dubai International
Financial Centre



Downtown
Dubai



Business
Bay



Dubai Design
District

Within 10 minutes



Dubai International
Airport



Al Maktoum
International Airport

VERTEX POINTE



HIGHLIGHTS

- 32 boutique office units
- 20 ground-floor retail spaces
- Premium finishes
- Triple-height atrium
- Full-height glazing throughout
- Bright, naturally lit office interiors
- High-visibility glass façade for brand presence
- Private balcony for every office
- Upper outdoor terraces
- Rooftop gym and wellness facilities
- Padel courts and landscaped greens
- 229 parking spaces (over 2.5x standard capacity)
- Architectural lighting defining atrium, roofline, and landscape

AN ARRIVAL THAT SETS THE TONE

VXP establishes a professional impression before conversation begins. A triple-height arrival lobby sets measured scale. Generous glazing draws in natural light and reinforces transparency. Shared spaces support daily business use instead of visual display.

From the moment clients, partners, or your team enter, the environment signals intent: a business focused on operations, attentive to quality, and deliberate in how space is occupied.

An exceptional office address speaks before any introduction. VXP aligns that signal with the standard already set across your organization.



PLACED WITH PURPOSE

VXP's façades shift with the day, maintaining clarity at every hour. Street-level glazing keeps the building open and easy to read. As the structure rises, upper floors step back and fold inward, introducing depth while preserving proportion.

Metallic fins manage sun exposure and soften the exterior as clean glass lines keep the architecture clear.

Movement continues beyond the façade. Landscaping draws people from street to entrance as the rooftop terraces extend the building into usable space for hospitality and wellness.

Every decision serves use. Retail stays visible and active at ground level. Upper floors remain calm and focused.



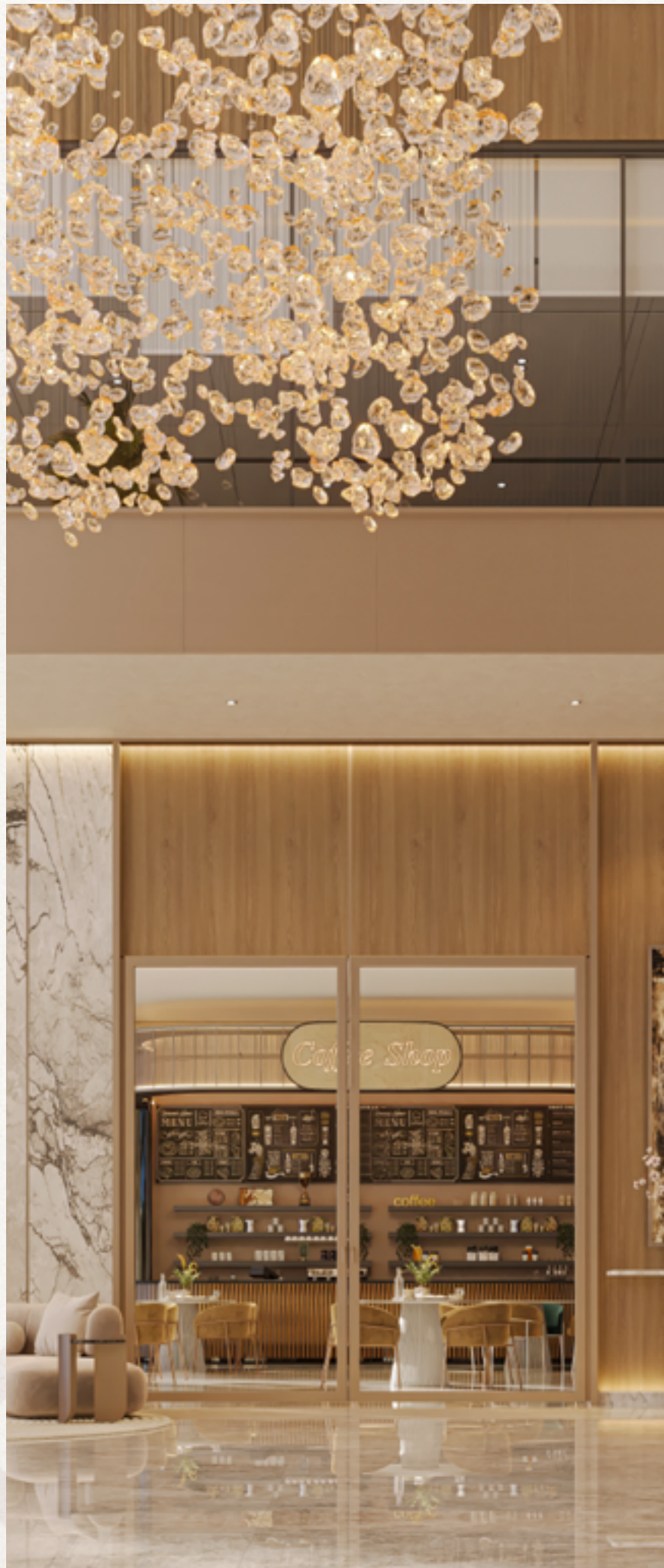
SPACES THAT WORK WITH YOU

The interior is organized around the way your team operates each day, allowing movement, focus, and interaction to occur without friction. Natural light travels deep into offices and shared areas through full-height glazing, creating a consistent working environment from morning through late afternoon. Ceiling treatments regulate acoustics so conversations remain contained and concentration holds, while stone flooring establishes clear circulation paths across the workspace.

Premium wood finishes and soft textiles temper the material palette and introduce visual balance. Metallic details are applied with restraint, preserving a composed and professional atmosphere rather than competing for attention.

Private offices and meeting rooms provide settings suited for confidential discussions and sustained focus. Open work areas support collaboration when exchange is required, and lounge spaces accommodate informal conversations or short resets between tasks.

That the layout functions as it does should not surprise – your daily movement and work patterns shaped the design.





DESIGNED TO ADAPT

- Shell-and-core layouts allow setup based on real workflow
- Natural light reaches every layout
- High-visibility dynamic façade responds to light, reduces heat gain, and strengthens external presence
- Sculpted massing creates shaded terraces and outdoor spillover across levels
- Triple-height entry and central atrium improve spatial experience and vertical connectivity
- Wet pantry and shared utilities sit on every floor
- Water and drainage reach every unit
- Landscaping and setbacks soften the built mass and improve the user experience



AMENITIES INTEGRATED INTO YOUR DAY



VXP concentrates amenities where they affect daily operations. Spaces to work, meet, move, host, adapt, arranged to respect both time and focus.

Essential facilities integrated on-site mean your day flows with fewer interruptions and less dependency on leaving the building between activities.

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 Room



Male
Prayer Room



Female
Indoor Gym



Male
Indoor Gym

PROJECT OVERVIEW

TYPE

Commercial Building

CONFIGURATION

2B + G + 4 Floors + R

TOTAL OFFICES

32

RETAIL SPACES

20

PARKING

Managed + Guest Parking
(over 2.5x of standard capacity)

AVERAGE FLOOR AREA

13,000 sq.ft. of Office Space

AMENITIES

Over 20,000 sq.ft. of Amenities

PAYMENT PLAN

50 | 50

HANDOVER

Q2 2028





THE DEVELOPER

Energy in Every Creation

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

VXP

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