



BY





THE VERTEX OF POSSIBILITY

Vertex Pointe is a Grade A commercial development in Arjan, where workspaces evolve into platforms for growth. With only 32 offices and 20 premium retail spaces, it offers a focused environment shaped by smart design and efficient planning, with bright, naturally lit workspaces.

Each office features a balcony and access to wellness-driven amenities, including padel courts, landscaped greens, and a top-floor gym. Retail on the ground level adds convenience completing a setting built for ideas to take form and ambition to thrive.

ARJAN: A GROWING HUB FOR MODERN ENTERPRISE

Situated in Dubailand at the crossroads of Sheikh Mohammed 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 like Dubai Miracle Garden and Dubai Butterfly Garden. Everyday convenience is supported by nearby retail, supermarkets, schools, and healthcare, including Mediclinic Parkview Hospital, while upcoming transport links continue to strengthen its appeal as a smart, future-ready location for business.





EXCEPTIONALLY WELL CONNECTED

Within 10 minutes



Dubai
Science Park



Dubai
Hills Mall



Motor City
Business Park



Arabian Ranches
Golf Club

Within 15 minutes



Mall Of
the Emirates



Palm
Jumeirah



Media
City



Dubai
Marina



Jabel Ali
Free Zone

Within 20 minutes



Dubai
International
Financial Centre



Downtown
Dubai



Business
Bay



Dubai Design
District

Within 25 minutes



Dubai
International
Airport



Al Maktoum
International
Airport

AMENITIES: MOMENTUM BUILT INTO EVERY DETAIL

Vertex Pointe combines productivity with well-being through thoughtfully planned facilities that enhance daily work life. From fitness to recreation and convenience, every feature supports focus and balance.

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



Male Prayer Room



Female 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:	229 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

40%
During Construction

60%
On Completion

Installment	Timeline	Amount
Booking	Immediately	10%
Down Payment	30 Days (SPA)	10%
DLD Fees	30 Days (SPA)	4%
Admin Fees	30 Days (SPA)	AED 5250
1st Installment	5 Months After SPA	5%
2nd Installment	10 Months After SPA	5%
3rd Installment	15 Months After SPA	5%
4th Installment	20 Months After SPA	5%
Final Payment	On Completion	60%

OFF-PLAN HANDOVER

Q2 2028

DEVELOPED BY



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