

yibe



Arsenal

EAST

28+

years on real estate

1M M²

build

43K

tenants
and investors

23K +

flats handed
over time

30+

awards for the
company projects

100+

professional
awards

15

kindergartens
and schools
were built

55

residential
complexes
were completed

LOCATION

Situated in the **Jumeirah Garden City** (Al Satwa district), a multi-cultural, artistic and business hub filled with museums, fashion, business districts and public spaces.



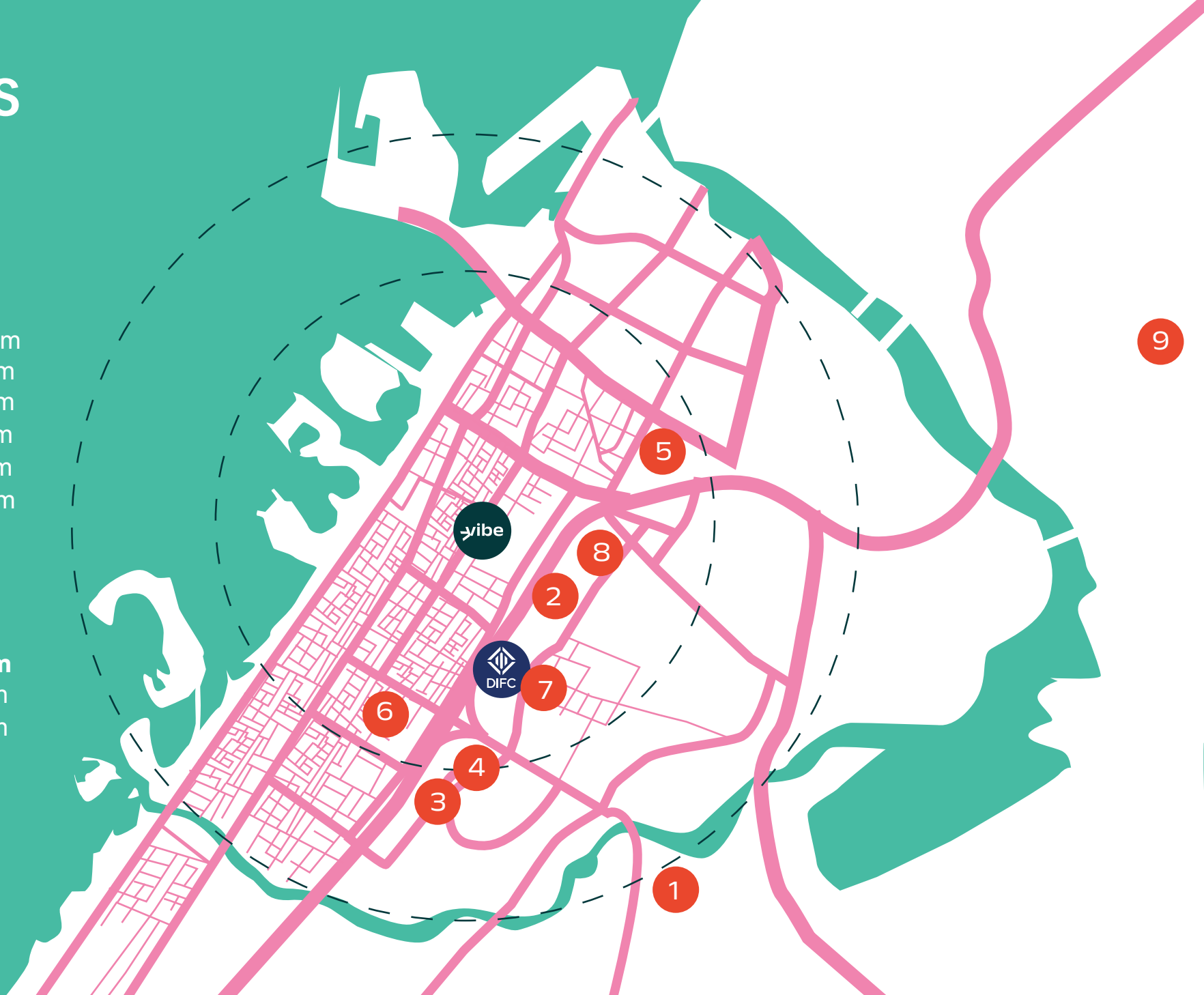
TOP ATTRACTIONS

JUMEIRAH GARDEN CITY AL SATWA, THE CENTER OF CULTURE&BUSINESS:

- 1. Dubai Design District (d3).....10 km
- 2. Museum of the Future.....3 km
- 3. Dubai Opera.....4 km
- 4. Burj Khalifa.....4 km
- 5. Zabeel Park / Dubai Frame.....6 km
- 6. Coca Cola Arena.....3 km

BUSINESS HUBS:

- 7. DIFC, Business Bay.....2 km
- 8. Dubai World Trade Center.....3 km
- 9. Dubai International Airport.....13 km



SOCIAL AND COMMERCIAL INFRASTRUCTURE



MALLS:

Dubai Mall
Emirates Towers Boulevard
Palm Mall



SCHOOLS:

Al Ferdous Kindergarden
Safa Early Learning Centre-Branch
Jumeira Baccalaureate School
Old Little English



HOSPITALS:

Clinic Sabah Speciality Hospital
Iranian gospital



TRANSPORT & MOBILITY:



Al Satwa Bus Station is a small bus hub with multiple routes, including X02, X13, 7, C01, C09, and others.



The closest metro stations to Al Satwa are Dubai World Trade Center Metro Station, Emirates Towers, Financial Centre Metro Station, and Al Jafiliya Metro Station.



The area is also served by national RTA taxis and private services such as Careem and Uber.



20 minutes on metro to Dubai International Airport

PUBLIC TRANSPORT

Dubai metro Gold Line

Dubai metro Gold Line

Bus stop

Bus stop

Bus Route

vibe

Future bus Route

Future Metro Feeder





Vibe by Arsenal East
isn't just another typical
apartment complex in
Dubai; it's a space for
curious, creative, and
cosmopolitan people.



TO CO-CREATE
THE OUTSTANDING



DA BUREAU

Boris Ivovskiy
CEO, HEAD ARCHITECT

The project was created
in collaboration with most
award-winning architectural
bureau in Europe.

→vibe



DA BUREAU - WINNER OF EUROPEAN AWARDS

TOTAL 11 STOREYS:



8

RESIDENTIAL
FLOORS



3

FLOORS OF
CAR PARK
(229 parking spaces)



1

COMMERCIAL
FLOOR



54

STUDIOS



153

ONE - BEDROOM
APARTMENTS

CONSTRUCTION TECHNOLOGY



Frame

Facades

Thermal/Waterproofing

Windows



Monolithic
reinforced concrete

GRC/GFRC, fiber
cement, stone

Rockwool, multilayer
membranes

Vision Glass (30-36
mm)

Key Benefits for Buyers:

- Panoramic windows with heat and UV protection
- Energy-efficient building—reduced air conditioning costs
- Premium materials and contemporary design
- High ceilings up to 3.08 m
- Enhanced sound insulation
- Thoughtful engineering and comfortable layout



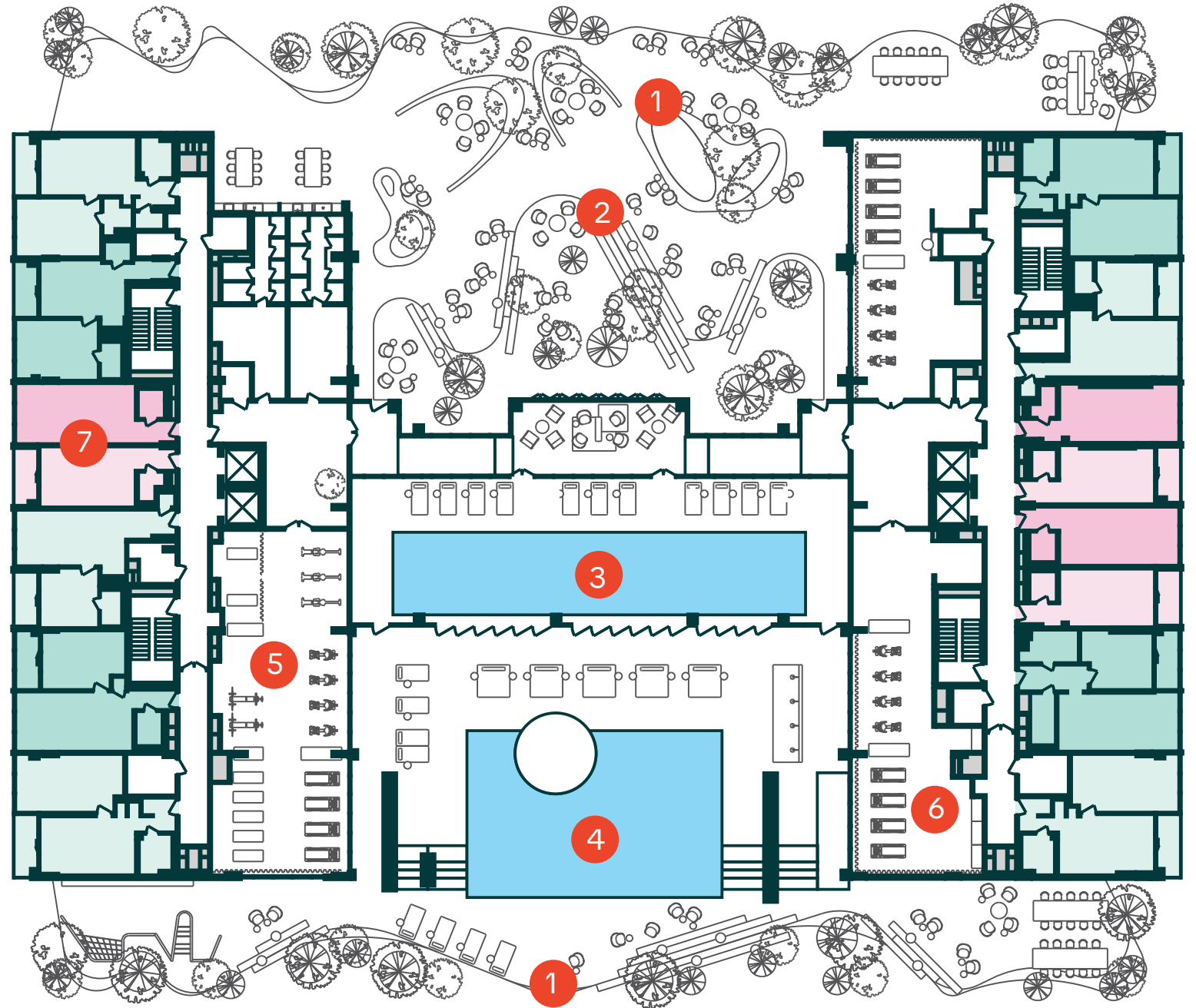
FULLY FURNISHED





PLAN

1. Terrace garden
2. Kids area
3. Indoor swimming pool
4. Swimming pool
5. Gym
6. Yoga studio
7. Units



PUBLIC SPACES & AMENITIES



OUT SWIMMING POOL

The public spaces in the vibe are meticulously designed to offer guests a sanctuary of serenity amidst the bustling cityscape. The integration of lush tropical greenery and calming water features creates a peaceful retreat where one can escape the stresses of daily life.



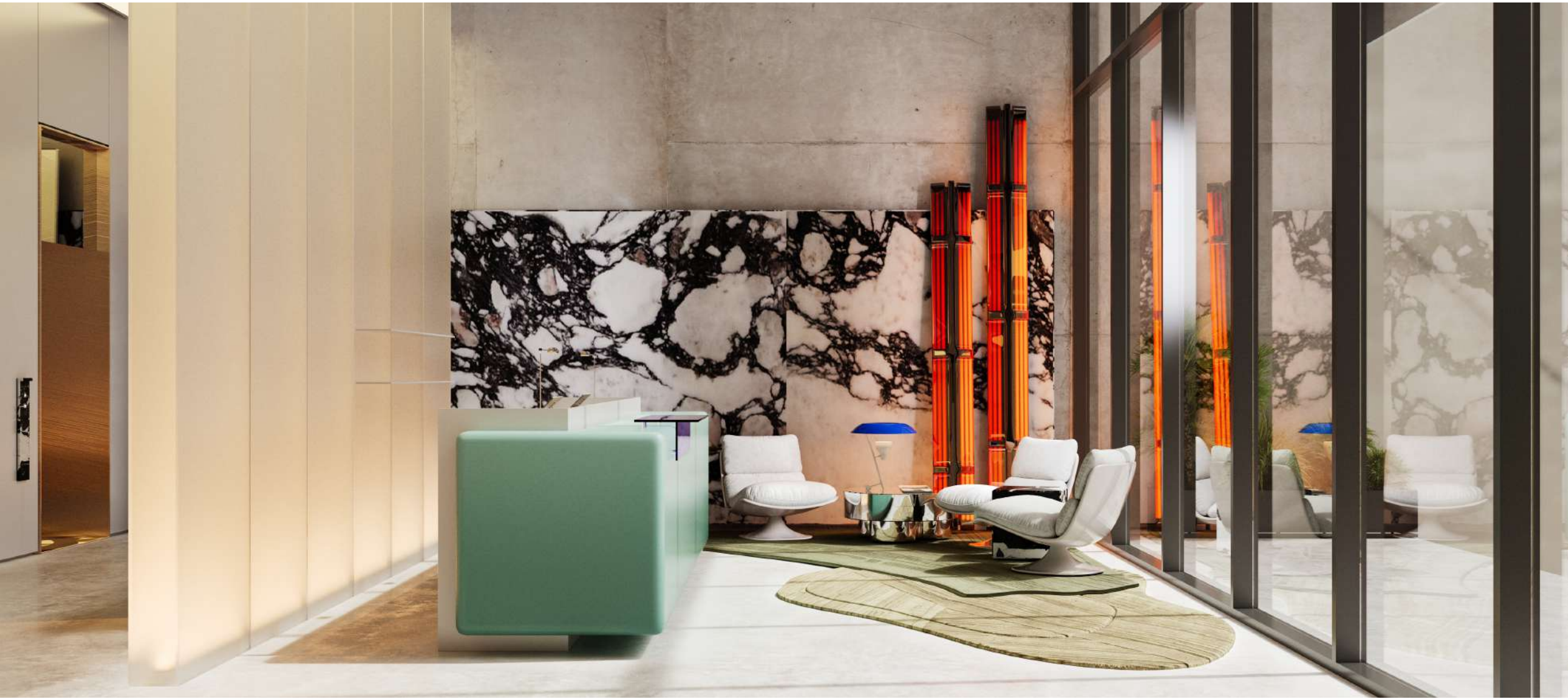
TERRACE GARDEN

Dip into serenity at the hotel's sparkling swimming pool, unwind amidst lush greenery in the tranquil garden, and step into a welcoming lobby that blends modern elegance with warm hospitality.



LOBBY

Designed with an open layout and comfortable seating arrangement, the public spaces serve as a hub for social interaction. The thoughtful placement of furniture and amenities ensures that every corner is conducive to both intimate gatherings and larger social events.



COWORKING

The modern pace of life requires flexible and comfortable solutions for work, communication and self-realization. coworking space in the new residential complex becomes not just an additional convenience - it is a full-fledged element of a smart urban lifestyle.



LIBRARY

The library as a relaxation space is not only a place to read, but also a cozy resting area that promotes stress reduction, solitude, and restoration of inner balance.



INDOOR SWIMMING POOL

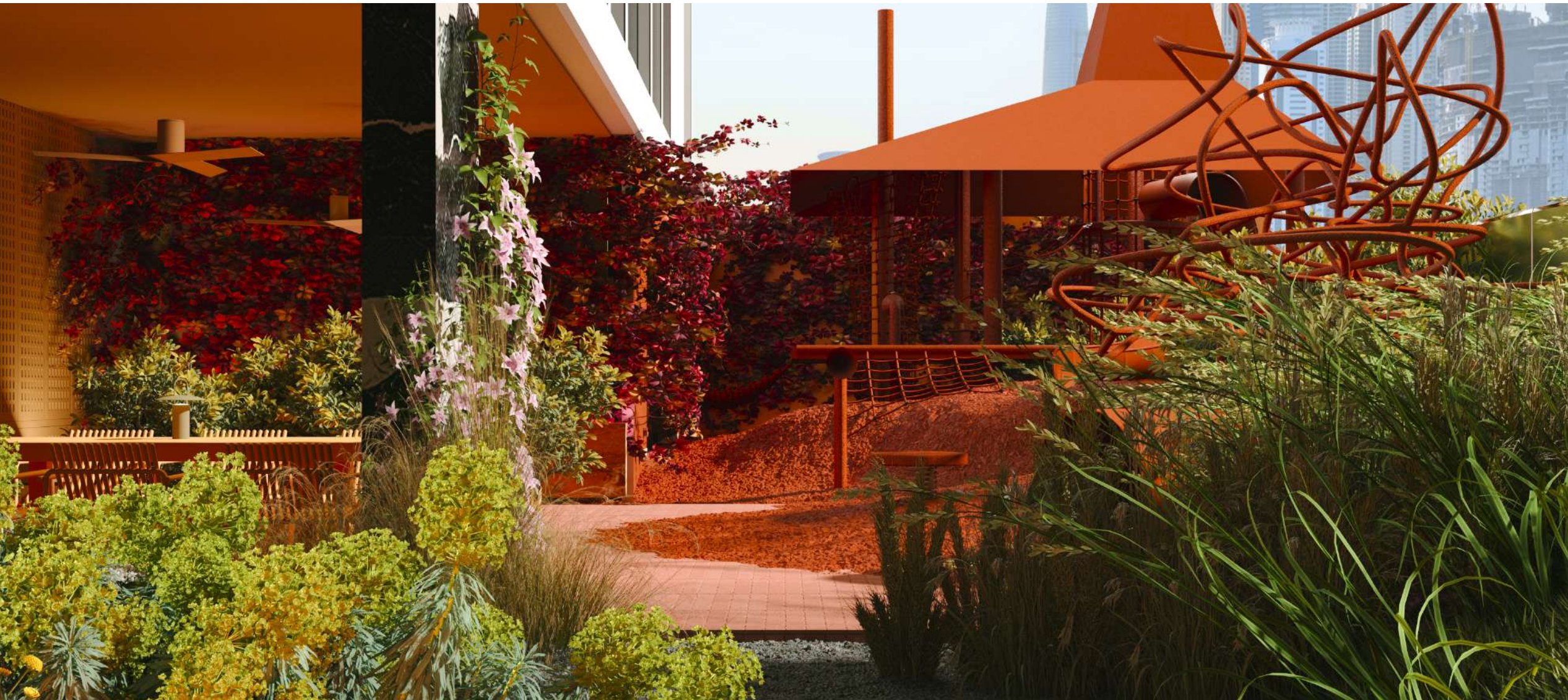
Dip into serenity at the hotel's sparkling swimming pool,
unwind amidst lush greenery

25 m



KIDS AREA

A children's area in vibe is the important part of a comfortable urban environment. By choosing an apartment in a complex with Kids Area, you choose a future where children grow up happy, active and healthy.



GYM

The gym will be equipped with the most advanced exercise equipment.

172.4 m²



YOGA STUDIO

VIBE is designed as a place where every thing works for the comfort and rhythm of a person.



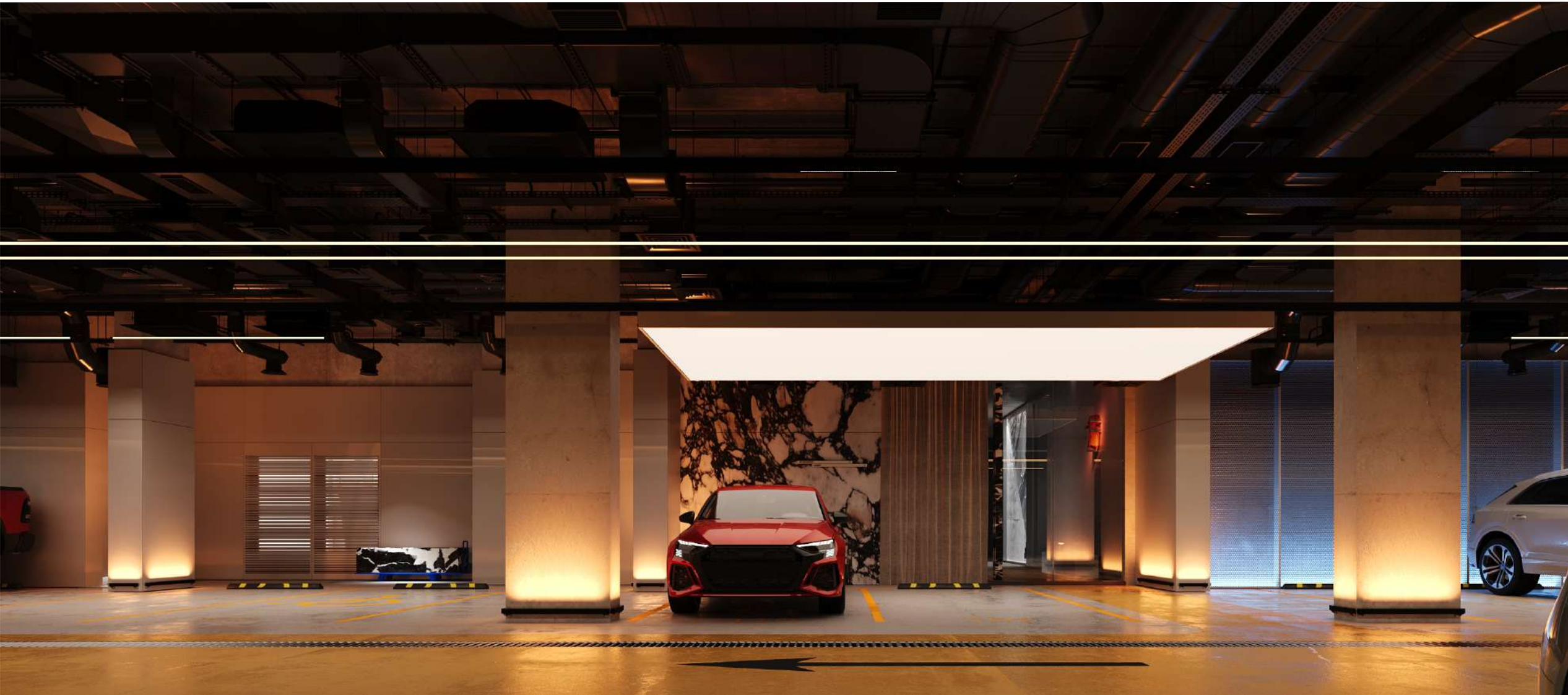
LIVING ROOM

Meeting rooms are modern, comfortable premises equipped with everything necessary for effective work: high-speed Internet, comfortable furniture



PARKING

The underground 3-level parking at the VIBE apartment complex offers a sleek, modern design with premium finishes and intelligent lighting.



207 UNITS ONLY



•
153 ONE-BEDROOM APPT

•
54 STUDIOS

•
229 PARKING LOTS

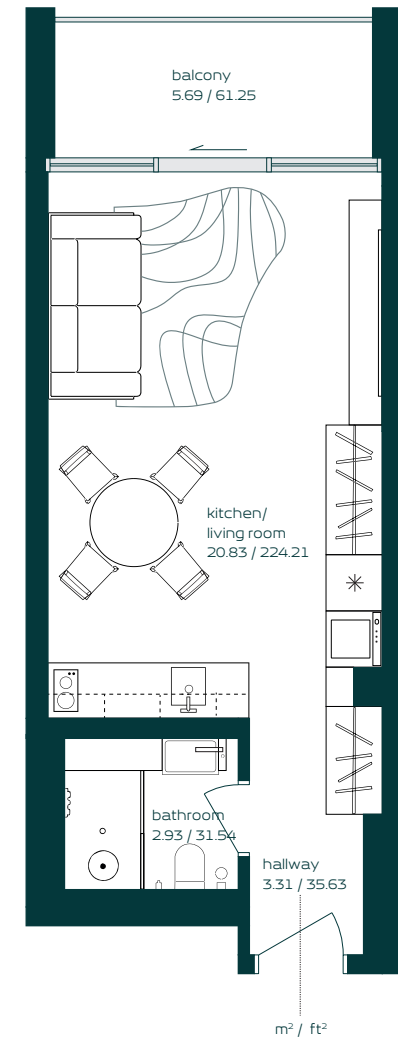
•
1 FLOOR COMMERCIAL

•
8 RESIDENTIAL FLOORS

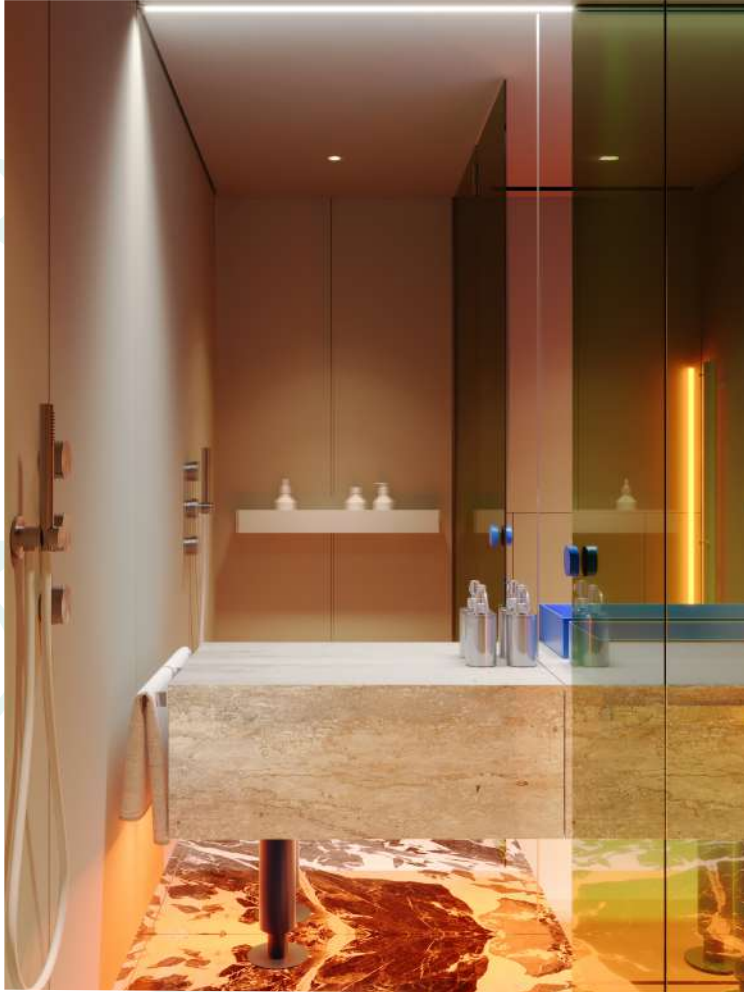
STUDIO APPT



STUDIO B03
S=37.62 m²/404.94 ft²



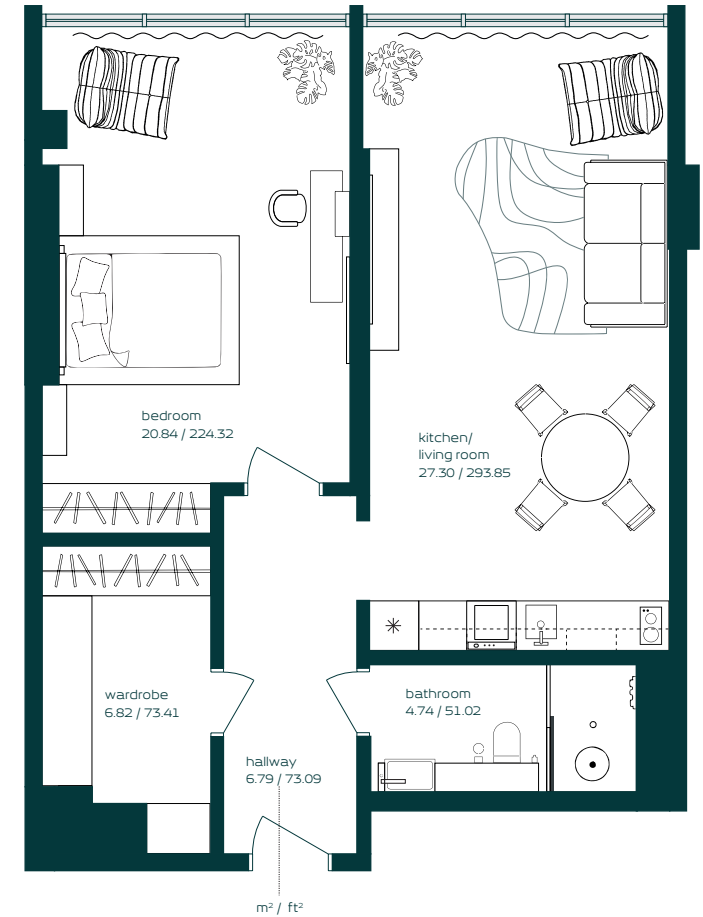
STUDIO APPT



ONE-BEDROOM APPT



1 BEDROOM B02
S=76.23 m²/820.53 ft²



ONE-BEDROOM APPT



FLOOR PLAN



AN OBJECT MANAGED BY **H&H** MANAGEMENT

H&H manages over 4,000 real estate units in the UAE and maintains asset value and liquidity.

For property owners, H&H is aimed at marketing and attracting bona fide tenants, maximizing profits, full financial control and accountability; for residents, it is aimed at quickly resolving household issues and repairs, responding to complaints, meeting service standards and staff control.



PAYMENT PLAN

1BRD



1 10 % On booking	2 3 %	3 3 %	4 3 %	5 3 %	6 3 %
7 3 %	8 3 %	9 3 %	10 3 %	11 3 %	12 60 % Handover

PAYMENT PLAN STUDIO



1 10 % On booking	2 4 %	3 4 %	4 4 %	5 4 %	6 4 %
7 4 %	8 4 %	9 4 %	10 4 %	11 4 %	12 50 % Handover