



MAKE IT YOURS!

WHO WE ARE?



At Arsenal East, we don't just construct buildings — we design entire ecosystems where modern life flourishes.

RESULT? HOLISTIC NEIGHBORHOODS WHERE COMFORT, CULTURE, AND CONNECTIVITY COME TOGETHER — ENSURING EVERY RESIDENT FINDS SPACE TO LIVE, LEARN, WORK, AND PLAY.

WHAT WE HAVE DONE

30

More than 30
awards for the
company projects

28+

28 Years in the
real estate

100

More than 100
professional awards

23K

More than 23,000
flats handed over
on time

15

Kindergartens and
schools were built

1M+

More than
1,000,000 m2
built

42K

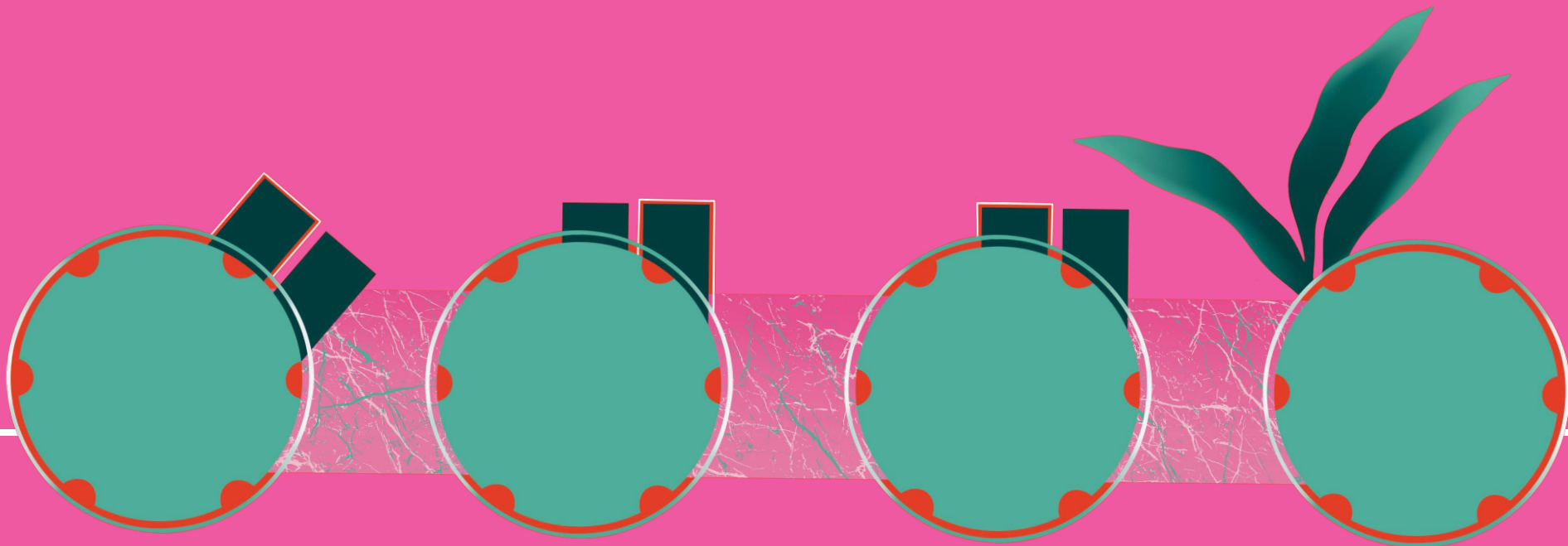
More than 42,000
residents live in our
buildings

54

Residential
complexes
were completed

OUR PHILOSOPHY

Experienced developer expanding living space beyond apartments. Working with the context of location, development of territories, and the absence of standard projects are in our DNA. We are a developer of non-standard solutions which are in high demand on the market



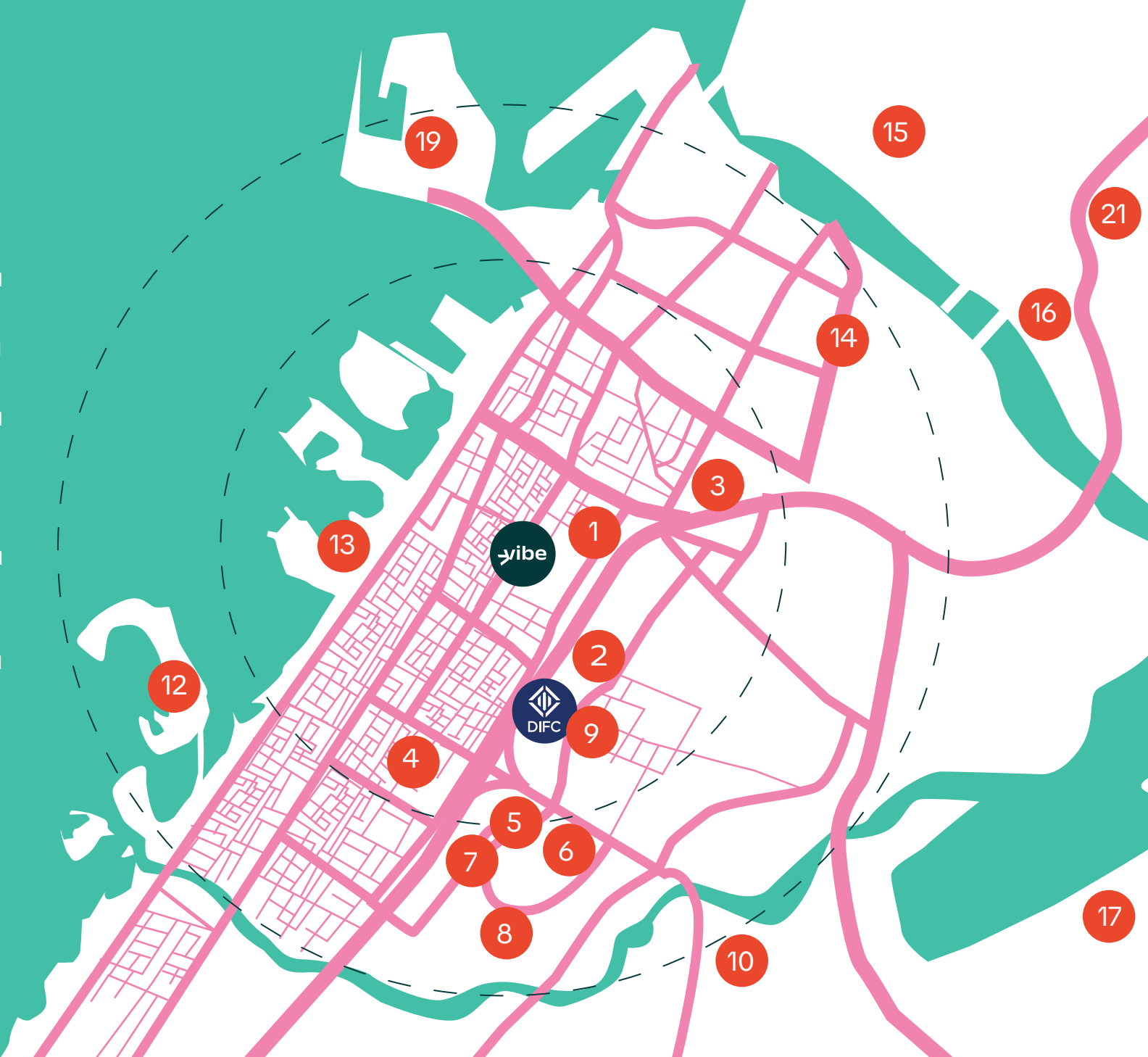
PRIME LOCATION ADVANTAGE

The VIBE apartment complex in Al Satwa offers an exceptional logistical advantage for residents seeking a vibrant lifestyle in Dubai



MAP

1. Al Satwa	
2. Emirates Towers / Museum-of the Future.....	3 KM
3. Zabeel Park / Dubai Frame.....	3 KM
4. Coca Cola Arena.....	3 KM
5. Burj Khalifa.....	3 KM
6. Dubai Mall.....	3 KM
7. Dubai Opera.....	3 KM
8. La Mer Beach.....	3 KM
9. DIFC Leading Financial Hub in the MEASA Region.....	3 KM
10. Business Bay.....	5 KM
11. Dubai Design District.....	5 KM
12. Ras Al Khor Sanctuary.....	10 KM
13. Bulgari Resort.....	5 KM
14. Downtown.....	5 KM
15. Al Karama.....	5 KM
16. Deira.....	10 KM
17. Dubai Creek Golf Club.....	10 KM
18. Dubai Creek Harbour.....	10 KM
19. FEstival City.....	10 KM
20. Dubai Martime City.....	5 KM
21. Dubai International Airport(DXB).....	10 KM



RADIANCE REDEFINED: LIVE BRILLIANTLY AT VIBE

«Welcome to VIBE, where every sunrise paints your home in golden light and every evening glows with effortless style. Floor-to-ceiling windows, lush palms, and artful spaces create a vibrant oasis in the heart of Dubai. Here, brightness isn't just a feature — it's a way of life».





DA BUREAU

Boris Ilovskiy
CEO, HEAD ARCHITECT

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

DA BUREAU - winner of European awards:



«For us, architecture is not about form for the sake of effect, but a tool that creates quality of life».



Q III 2028

«We wanted to create a home that speaks honestly and simply — without showy effects, yet with a clear mood».



TOTAL 11 STOREYS:

8

residential
floors

3

floors of
car park
(229 parking
spaces)

1

commercial
floor

54

studios

153

one - bedroom
apartments

yibe



yibe



yibe



yibe



yibe







«A human-scale space that is intuitive and alive».



A SPACE WHERE "THERE'S SOMEWHERE TO GO AND SOMEWHERE TO BE."

«We brought life to the space through landscaping: water, greenery, gentle pathways, shade, and fresh air. Together, these elements make the space not just beautiful, but comfortable and alive».





OUT SWIMMING POOL

«In communal areas, we created richness—spaces where people connect, work, and meet.

In private areas, we crafted a soft atmosphere and quietude».



yibe



vibe



vibe

- ARSPACE -

- ARSPACE -



vibe





TERRACE GARDEN

«We call it LUX SUMMER—an eternal summer imbued with a sense of freedom and balance. An environment where you can live at your own pace and feel lightness within».



yibe



yibe



vibe



yibe



yibe

BBQ AREA



vibe





LOBBY

«At VIBE, special attention has been given to the entrance area and lobby—this is where people first sense the character of the space».



yibe



yibe



yibe





CORIDORS

«Here, everything is about the balance between form and emotion, architecture and feeling, the exterior and the interior».





AMENITIES

1 INDOOR SWIMMING POOL

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

2 FITNESS/ YOGA

Stay energized with state-of-the-art fitness facilities and find inner balance with peaceful yoga sessions designed to refresh both body and mind.

3 LIBRARY

Conduct business or study in stylish, well-equipped meeting room and enjoy quiet contemplation in the cozy library — perfect for productivity and peace.

4 MEETING ROOMS

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

5 PARKING

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

6 CINEMA

A cinema in vibe is not just entertainment. It is part of a new level of life, where luxury, comfort and culture become part of everyday life. Because a real home is not only a roof over your head, but also a space for inspiration, emotions and real moments of happiness.

7 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.

8 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.

A modern indoor swimming pool with lounge chairs and large glass windows. The pool is filled with clear blue water. Along the edge of the pool, there are several white lounge chairs with gold-colored side tables. The background features large glass windows that reflect the interior and exterior surroundings, including lush green plants and a warm, orange-toned interior. The overall atmosphere is bright and contemporary.

yibe

INDOOR SWIMMING POOL

yibe

JOGA/FITNESS





yibe

yibe

LIBRARY



yibe

MEETING ROOMS



yibe

PARKING



yibe

CINEMA



yibe



A modern coworking space featuring a long, vibrant blue desk in the foreground. On the desk, a pair of white headphones and a closed silver laptop are visible. Black ergonomic chairs are tucked under the desk. In the background, there's a cozy lounge area with two large orange armchairs and a round wooden coffee table. A white bookshelf filled with various books stands behind the lounge. A warm, orange-toned lamp sits on a side table. Large windows on the right side offer a view of lush greenery outside. The overall atmosphere is bright and professional.

vibe

COWORKING

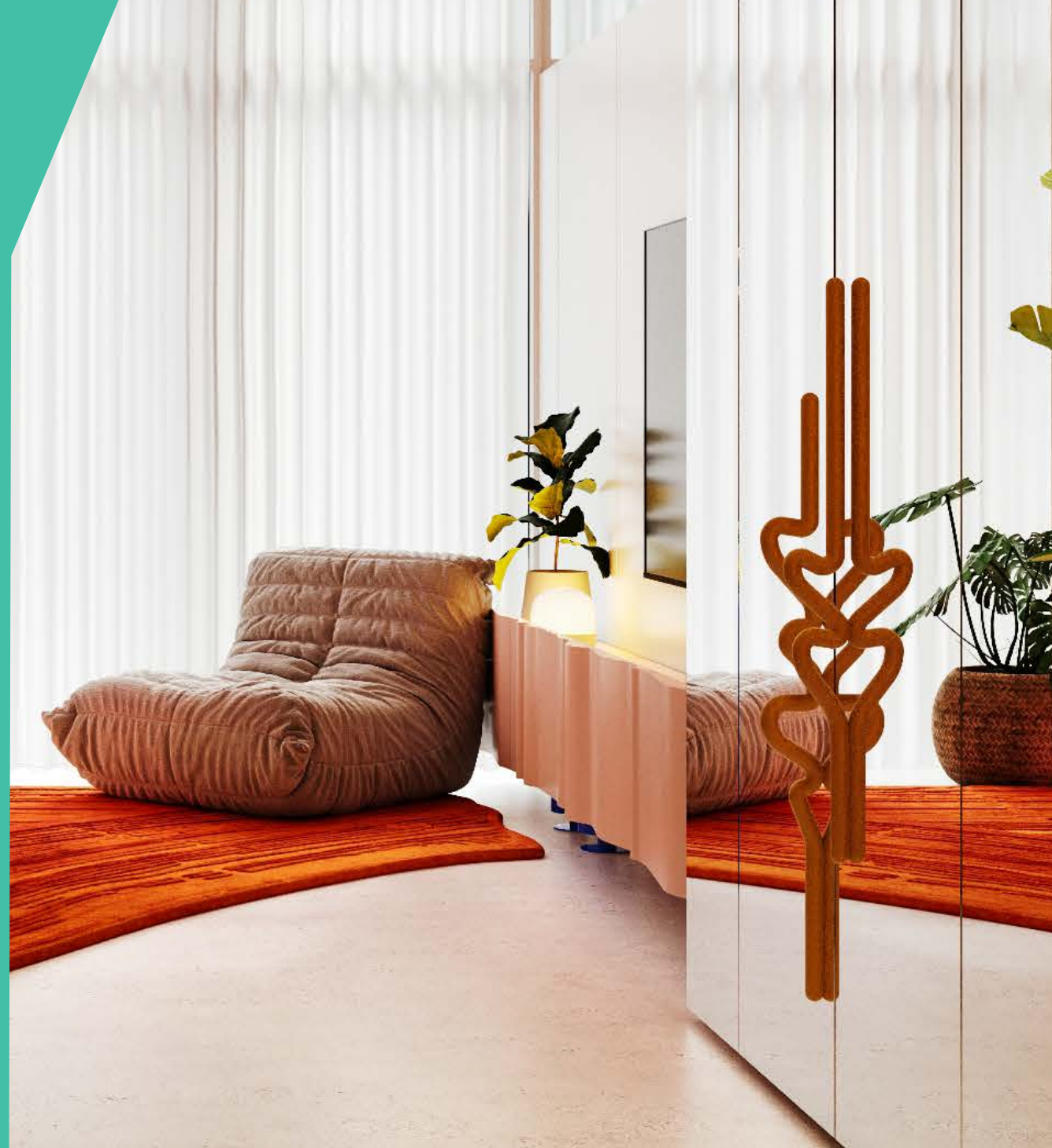


KIDS AREA



INTERIORS

«We aimed for naturalness and warmth, so the interior doesn't overwhelm but instead helps you feel confident. Here, light shapes mood and scenarios—it doesn't just illuminate».



STUDIO

360, STUDIO





yibe



yibe



1 BDR

360, 1 bedroom



yibe



yibe



yibe



FULL-SERVICE LIVING

Enjoy your own apartment as if you were staying in the best hotel. The hotel service will organize your trip in comfort and create exceptional moments - from airport pick-ups to gourmet dinners on your own terrace.

VIBE Service is:

- airport pick-up
- car rent
- booking of business venues and meeting rooms
- leisure services
- concierge service
- Healthy Food restaurant

* Available upon receipt of keys



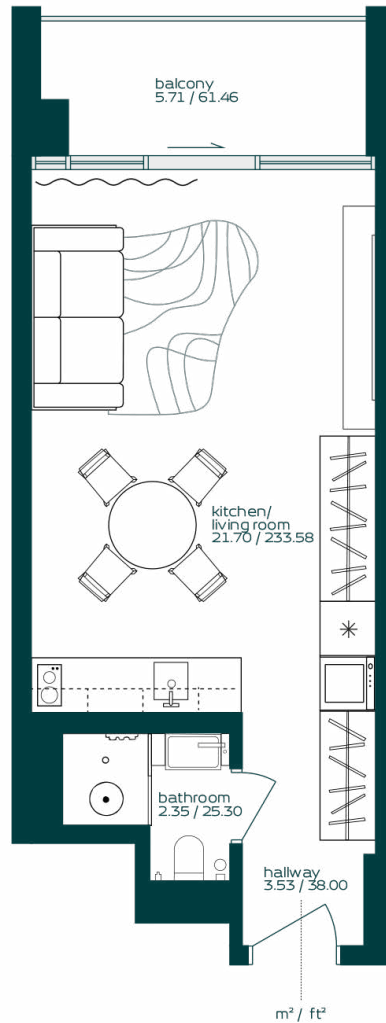
LAYOUTS





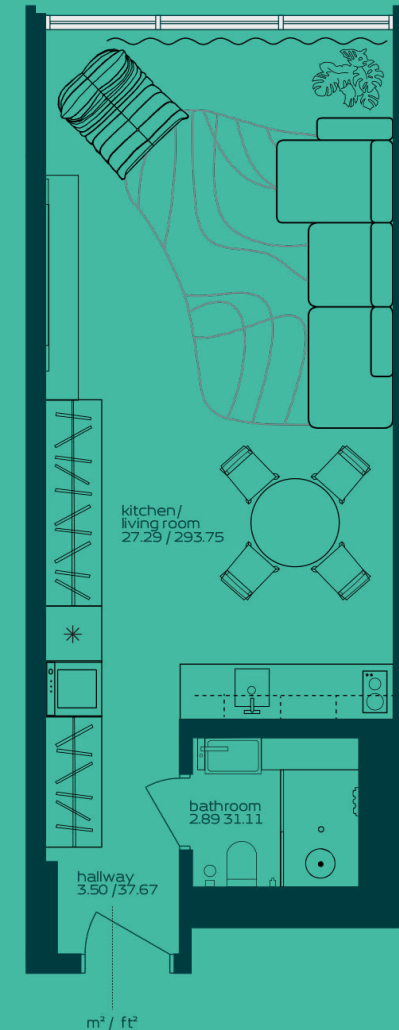
STUDIO_1

TOTAL AREA = 38.87 m²/418.39 ft²



STUDIO_2

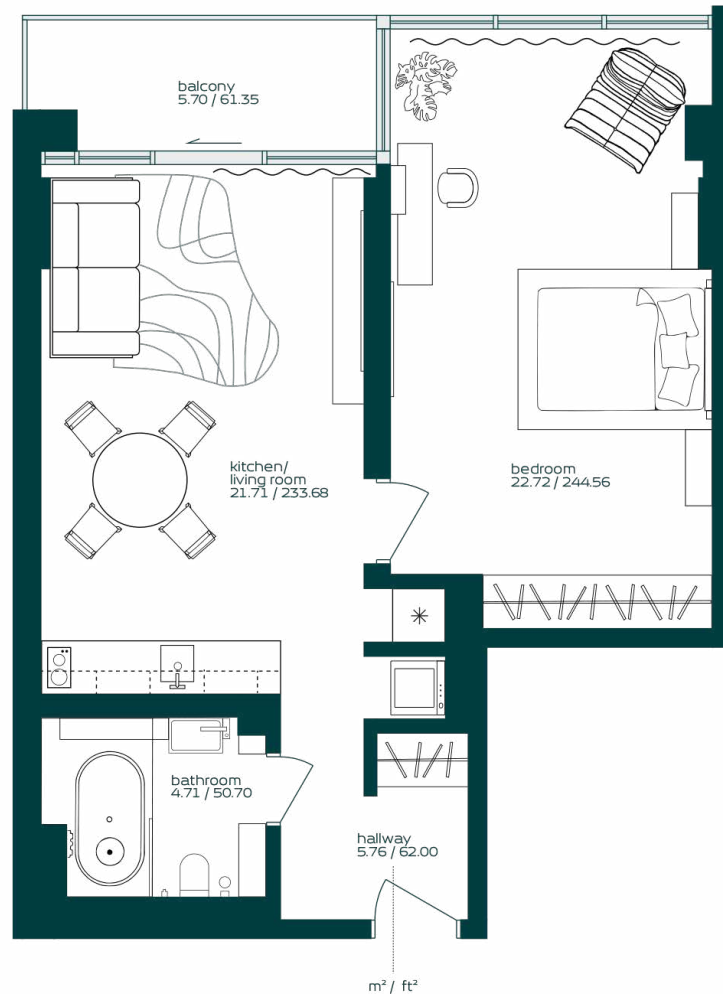
TOTAL AREA = 37.52 m²/403.86 ft²





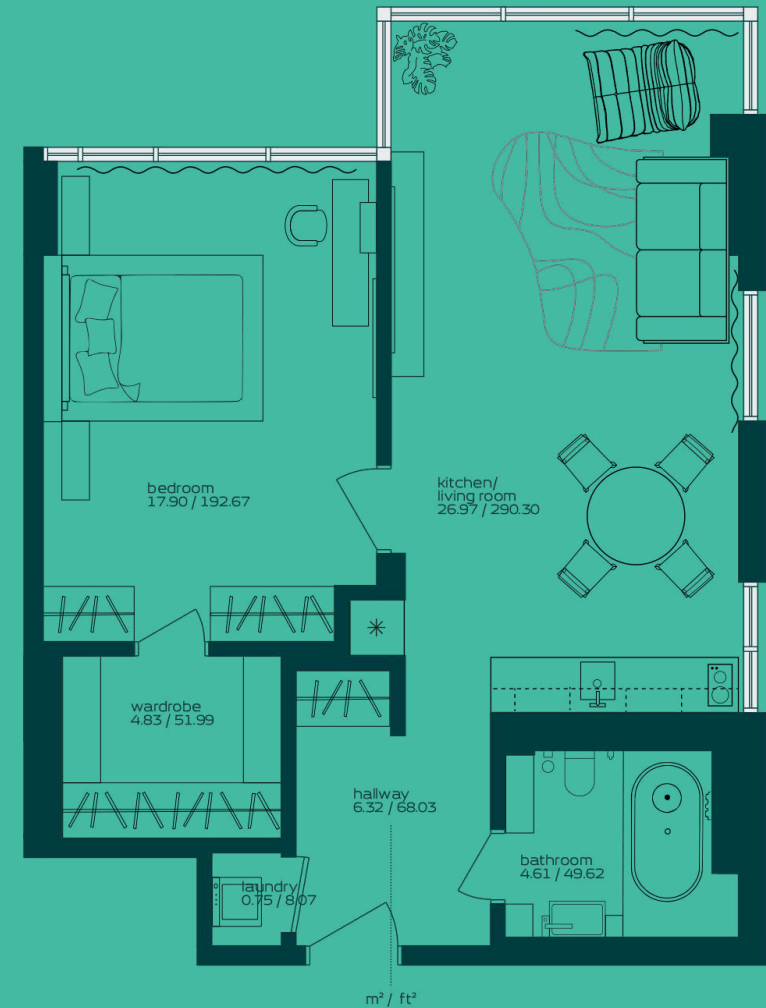
1 BEDROOM_1

TOTAL AREA = 69.35 m²/746.48 ft²



1 BEDROOM_2

TOTAL AREA = 65.60 m²/706.11ft²





FLOOR PLAN





PAYMENT PLAN



1	2	3	4	5	6
10%	5%	5%	5%	5%	5%
On booking					
7	8	9	10	11	12
5%	5%	5%	5%	5%	40%
					Handover

CONTACTS

arsenaleast.com

+971 52 491 6699

+971 58 520 9801

+971 52 271 4064

Boulevard Plaza, tower 2
Office 903, Dubai

