



Z e p h y r a

R e s i d e n c e s

Nice to meet you!

ARSENAL EAST

The experienced developer expanding living spaces beyond apartments. Our approach is rooted in the context of each location, the development of entire communities, and the absence of standard projects. We specialize in creating innovative, non-standard solutions that are in high demand in the market.



28 YEARS

on the market

> 100

professional awards

> 43 000 residents

live in our homes

> 1 100 000 m2

built



TOP LOCATION

Dubai Islands consist of five islands featuring over 60 kilometers of waterfront and more than 20 kilometers of pristine beaches.



Top location

PREMIUM NEIGHBOURHOOD ON THE DUBAI ISLANDS

Dubai Islands combine waterfront living with the essence of Arabian luxury. This destination is poised to become a true masterpiece, featuring expansive parks, open green spaces, and premium golf courses that overlook the serene Arabian Gulf. Its vibrant community will be enhanced by world-class infrastructure, including the region's largest shopping mall, exclusive marinas, and an art center designed to inspire.

Investing in Dubai Islands guarantees access to a luxurious lifestyle, supported by an array of upscale amenities that offer both convenience and exclusivity.



SPORTS AND ENTERTAINMENT AT DUBAI ISLANDS

Dubai Islands offer a wide range of active leisure opportunities. Guests can enjoy water sports such as yachting, diving, and wakeboarding. Golf lovers will appreciate the modern courses with stunning views. Bicycle rides, tennis, and rope parks add excitement to the recreation. Luxurious hotels and sports complexes provide comfort and variety for guests of all ages who want to combine sports with sunny relaxation.



Top location

DEIRA ISLAND MALL

Set to overtake Dubai Mall in size, this will be the newest destination for shopping, dining and exhibition space.

Its unique feature is an advanced retractable roofing system through the main atrium areas, creating an outdoor shopping experience within the mall.

The mall is approximately 761,840 square metres in area and will include retail and offices as well as health and entertainment facilities.




Dubai Airport
15-20 minutes


Downtown Dubai
20-25 minutes


Diera Mall
5 minutes


DIFC
20 minutes


Persian Gulf
7 minutes


Dubai Island Beach
10 minutes





SHE'S BEAUTIFUL

Two elegant buildings with captivating architecture and a comfortable number of floors, perfectly situated in the heart of the island.





1-3 bedroom apartments featuring interior design, furnishings, and appliances. 1-2 bedroom apartments are fully furnished, including textiles and tableware.

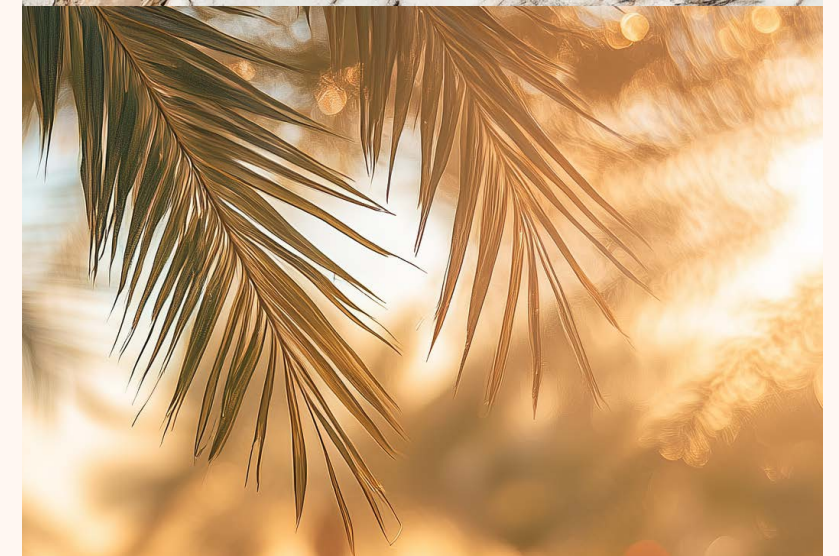
Duplexes and penthouses come with bespoke interior design, private pools, and spacious terraces.





1 BEDROOM

47 units

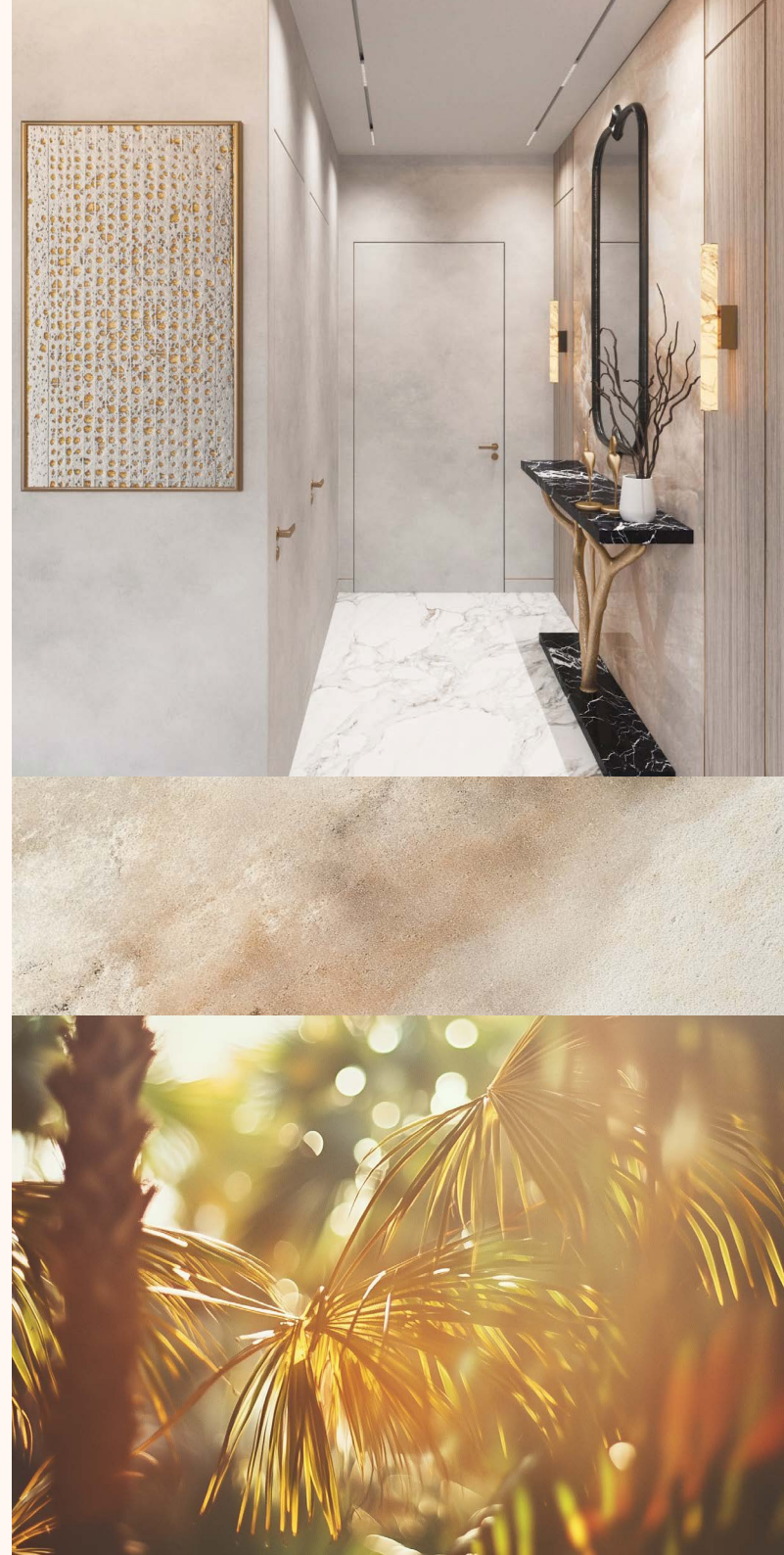






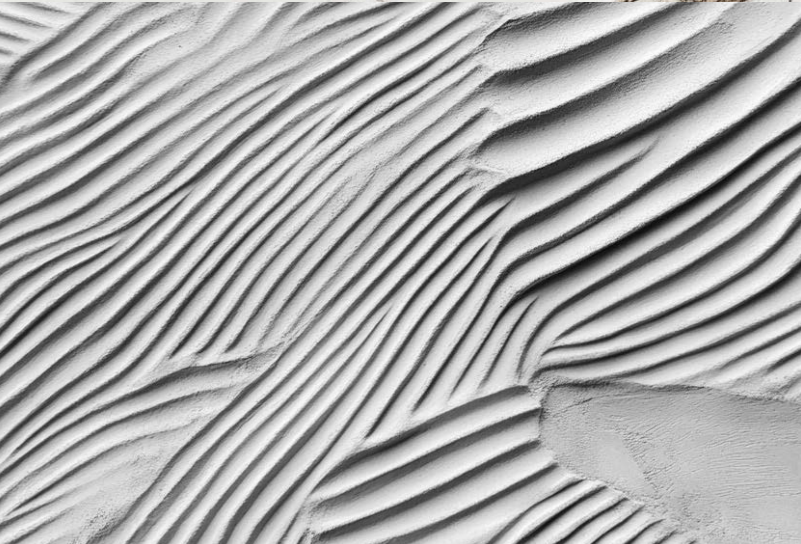
2 BEDROOMS

38 units



3 BEDROOMS

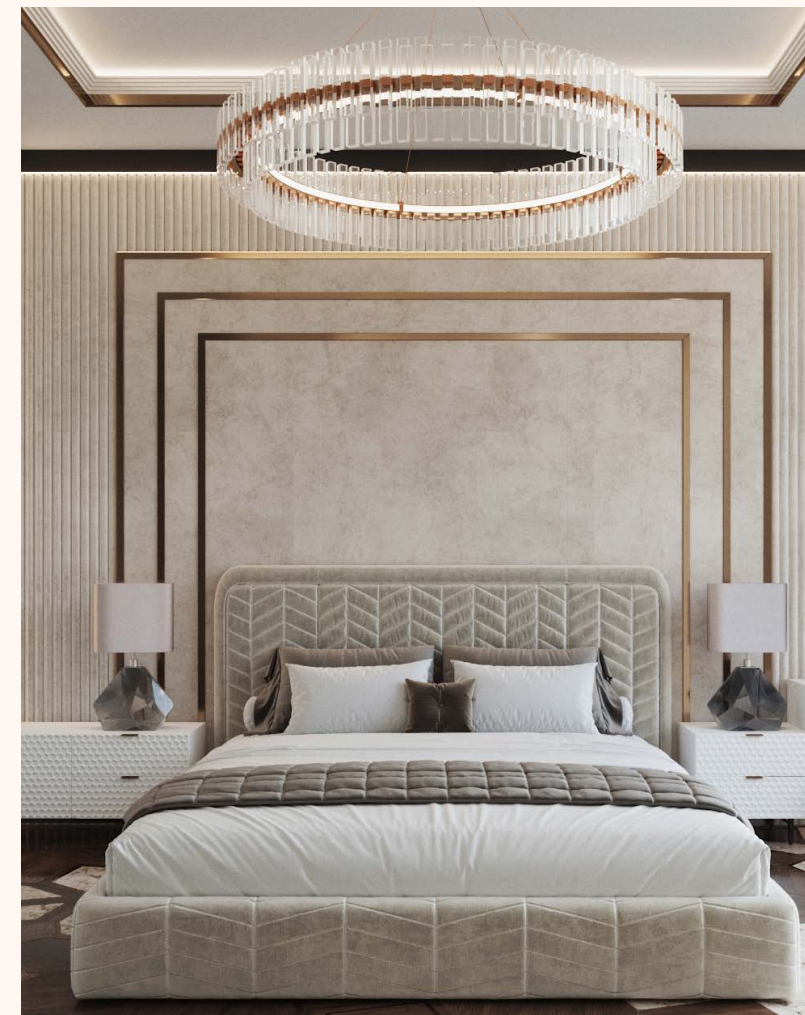
6 units





PENTHOUSE

3 units







DUPLEX

8 units





LOBBY



GYM

309 m²



YOGA AND MEDITATION AREA





Project Zephyra Residences

PORCELANOSA®
TILES / BATHROOMS / LIFESTYLE

The leader of the European market,
collaborating with world stars of
architecture: Zaha Hadid and Norman
Foster.

- exclusive interior solutions
- latest design trends
- premium product quality



The kitchens are equipped in partnership with the Smeg company. Smeg is a brand that develops innovative premium-class appliances and is recognised as a world leader in product quality comfort.

- safety and durability
- elegance
- energy efficiency



GROHE is the world's leading brand offering comprehensive solutions for bathroom and kitchen fittings. All products created by GROHE emphasize pure water pleasure and are grounded in the values of quality, technology, design, and sustainability.





Equipment



Hanse is a brand to serve the worldwide luxury hotel market with 5 Star beds. Sustainable production of natural products through the use of renewable and biodegradable raw materials. Luxury mattresses ergonomically optimized and infinitely comfortable.

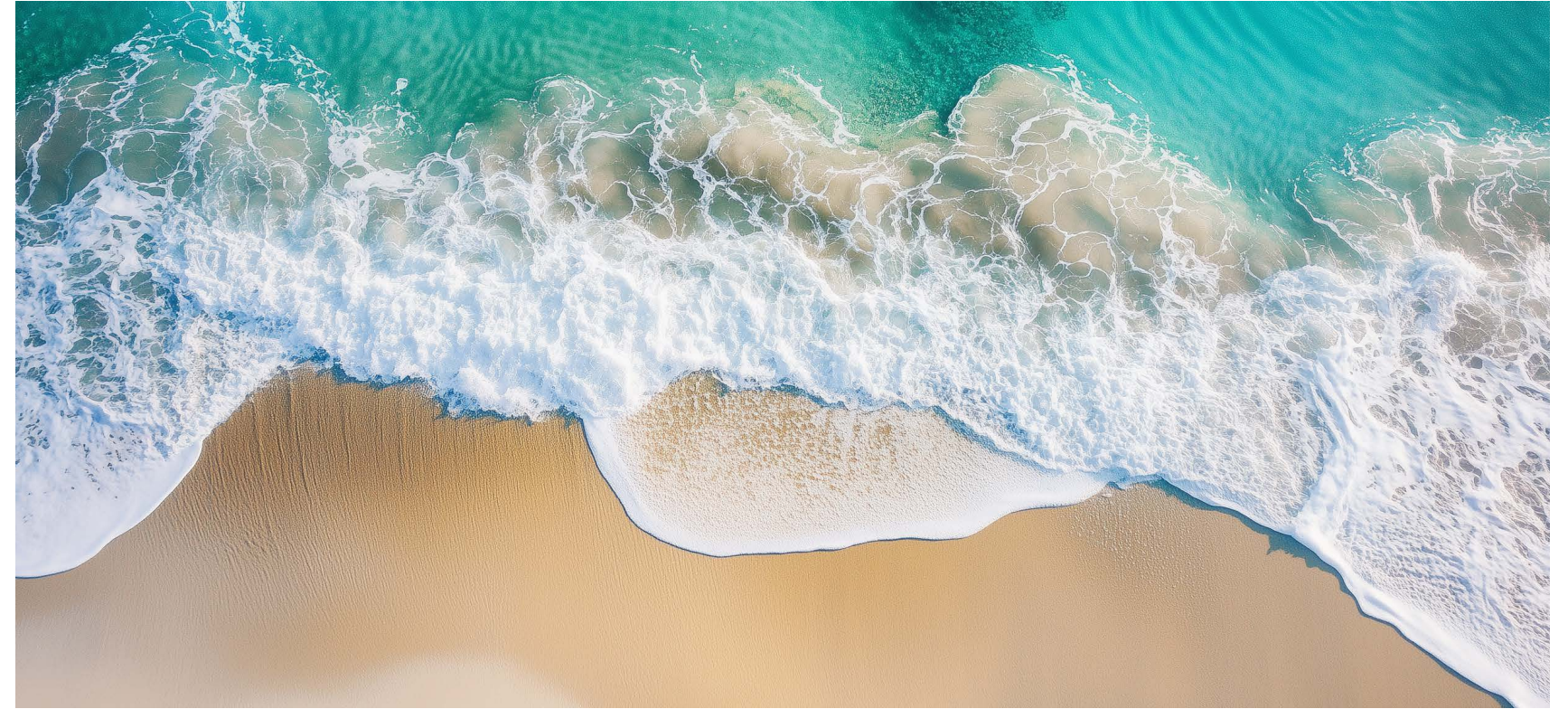
OPEN SPACE COMMUNITY

The park area between the buildings of the Zephyra Residences project is designed for a harmonious connection with nature and social interaction. During the day, you can relax under the trees or enjoy outdoor activities in the large square. In the evening, soft lighting brightens the park, inviting you to take a leisurely stroll along the paths while ensuring a cozy and safe atmosphere.





PICTURESQUE VIEWS
AND AMAZING NATURE
OF THE PERSIAN GULF



FULL-SERVICE LIVING

Enjoy your own apartment as if you were staying in a luxury hotel. Our hotel service will ensure your comfort and create exceptional experiences, from airport pick-ups to gourmet dinners on your private terrace.

Zephyra Residences Service 360 is:

- airport pick-up
- car rent
- booking of business venues and meeting rooms
- leisure service
- transfer from the apartment to the beach
- the restaurant is included in the Red Michelin Guide

*Available upon receipt of keys



DUO

GASTROBAR

DUPLEX

Where luxury meets flavor, the Zephyra Residences apartment complex on the Dubai Islands is set to become home to something truly extraordinary — DUO Gastrobar, a restaurant chain featured in the prestigious Michelin Guide . This isn't just dining. It's a symphony of taste, crafted by world-class chefs. Zephyra Residences – where every day is elevated. DUO – where every bite tells a story.





Holiday Homes Service

HOLIDAY HOMES SERVICE

Apartments in Zephyra Residences are a valuable investment. We can assist you in finding tenants for stays ranging from one day to a year, ensuring a high level of service throughout their time with us. The included Holiday Homes Service offers a fixed yield of up to 8% and encourages repeat bookings.

The Holiday Homes Service is:

- tenant search
- resolution of all accommodation issues
- dry cleaning and more

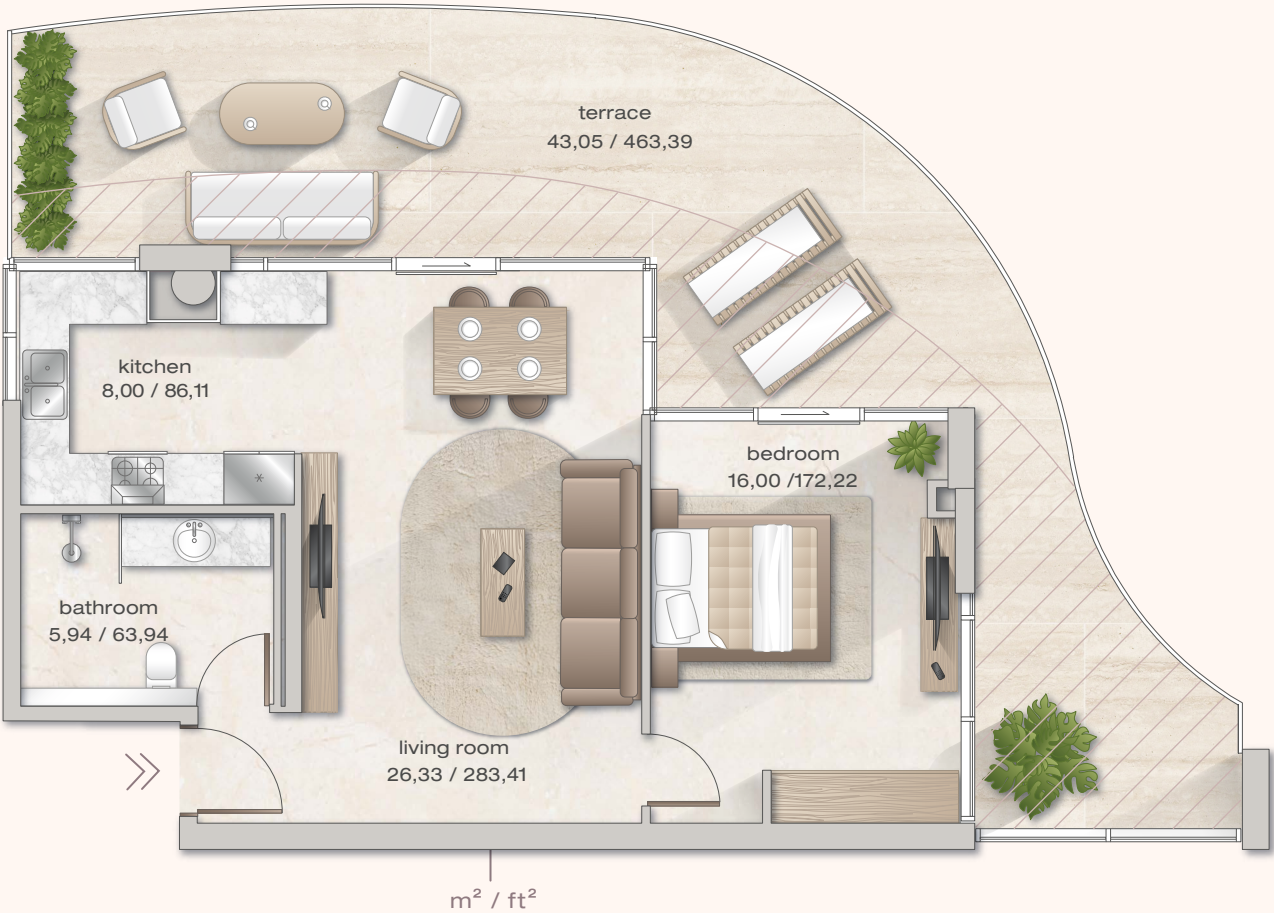
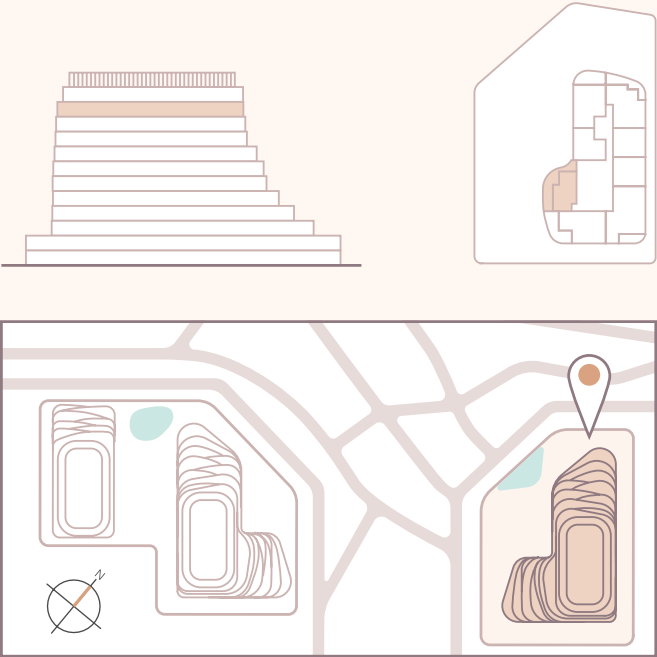
*Available upon receipt of keys

1 BEDROOM_908

9 floor

suite area	62,37 m²	671,34 ft²
balcony area	43,05 m²	463,39 ft²
total area	105,42 m²	1134,73 ft²

Window view:
Mall / Park / Jumeirah Mosque /
Dubai Frame / Souk Ai Marfa / Night souk /
Persian gulf



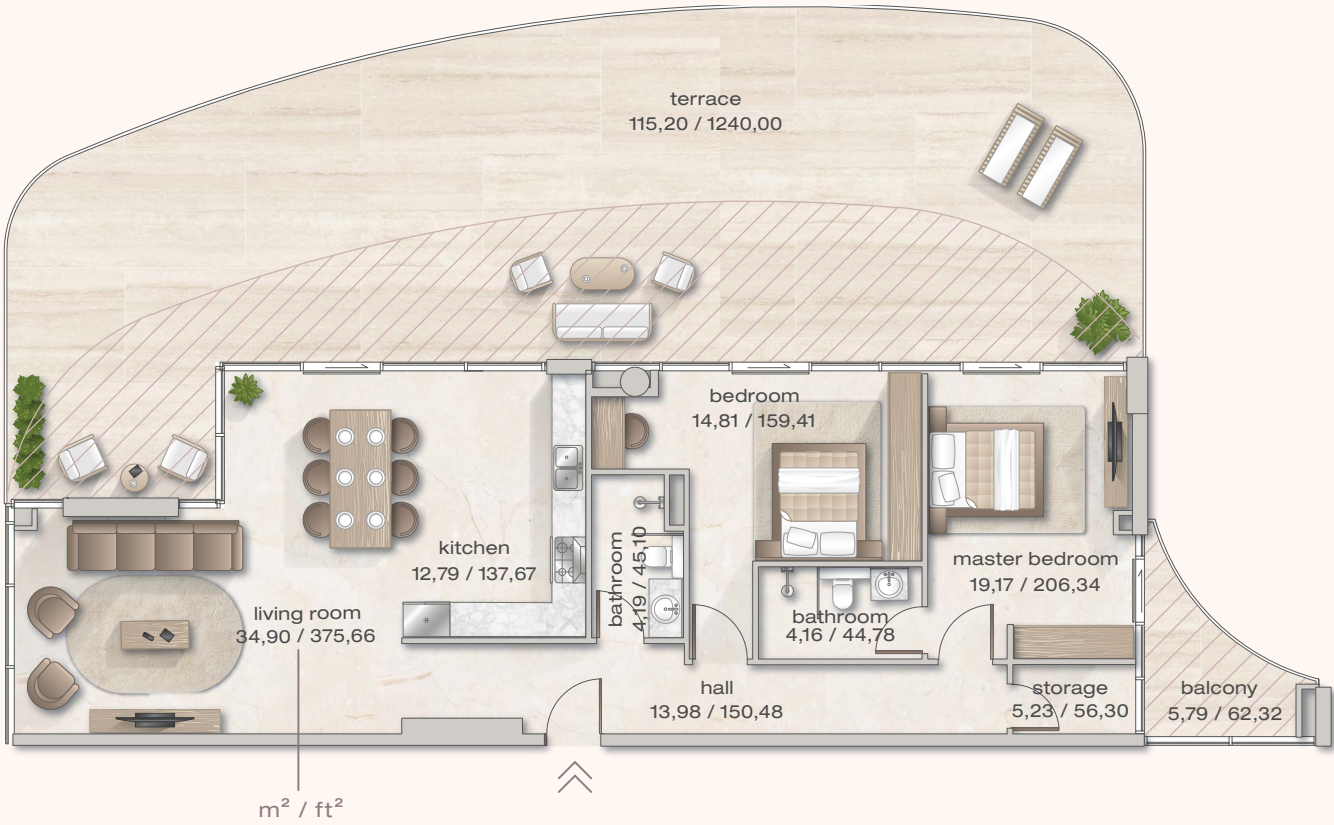
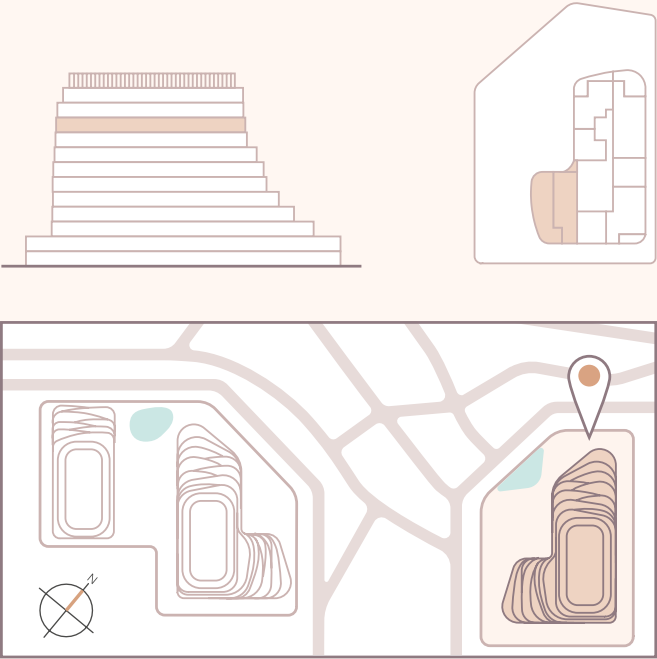
 covered balcony, terrace

2 BEDROOMS_807

8 floor

suite area	120,61 m ²	1298,23 ft ²
balcony area	120,99 m ²	1302,32 ft ²
total area	241,60 m ²	2600,56 ft ²

Window view:
Mall / Park / Jumeirah Mosque /
Dubai Frame / Souk Ai Marfa / Night souk /
Persian gulf



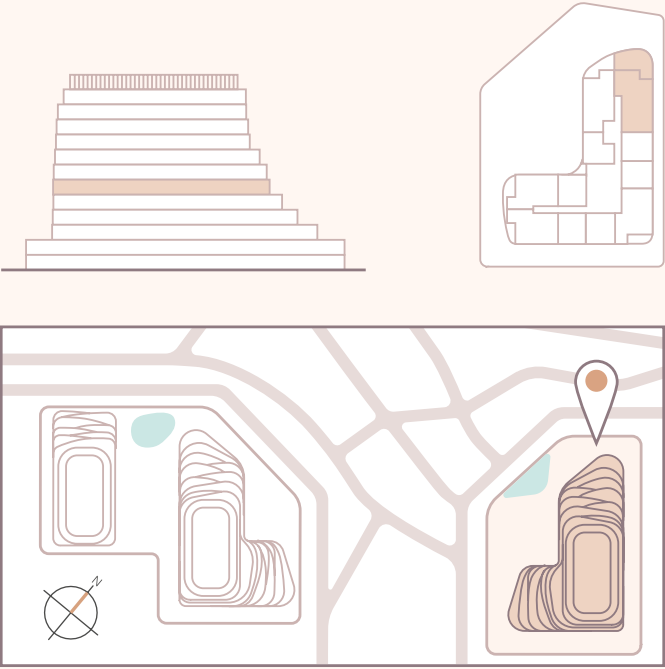
 covered balcony, terrace

3 BEDROOMS_403

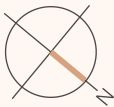
4 floor

suite area	164,08 m ²	1766,14 ft ²
balcony area	67,71 m ²	728,82 ft ²
total area	231,79 m ²	2494, 96 ft ²

Window view:
Mall / Mosque / Park /
Persian gulf / Cruise terminal



 covered balcony, terrace

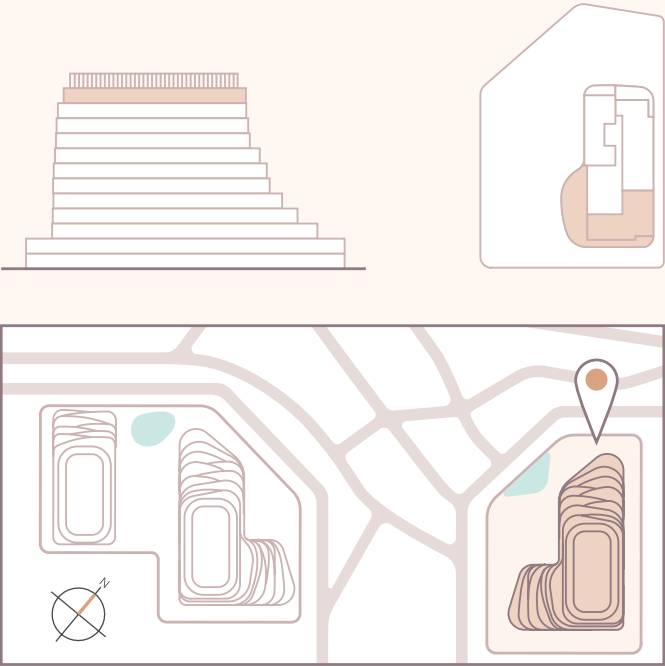


PENTHOUSE_1003

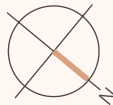
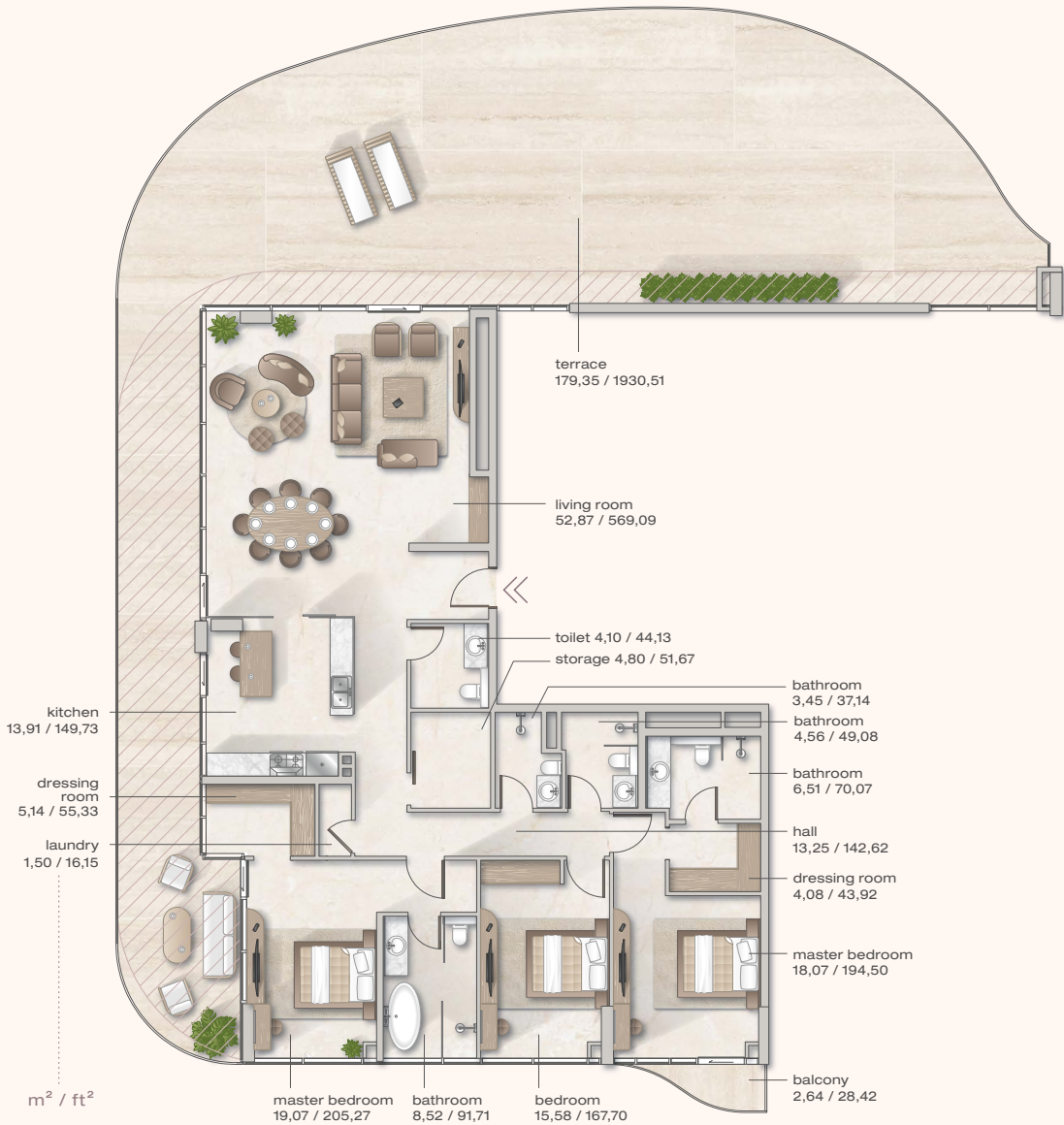
10 floor

suite area	192,72 m²	2074,42 ft²
balcony area	181,99 m²	1958,92 ft²
total area	374,71 m²	4033,34 ft²

Window view:
Jumeirah Mosque / Dubai frame /
Souk al Marfa / Night souk /
Persian gulf / Burj Khalifa



 covered balcony, terrace

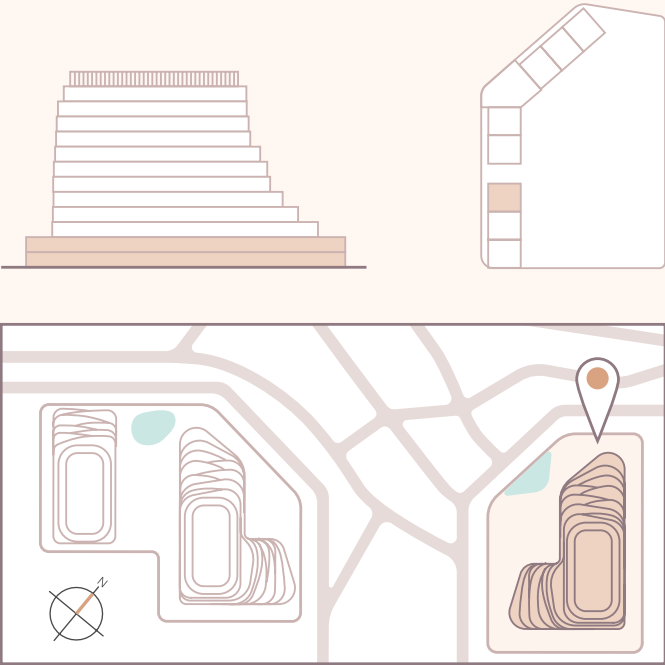


DUPLEX P1-03

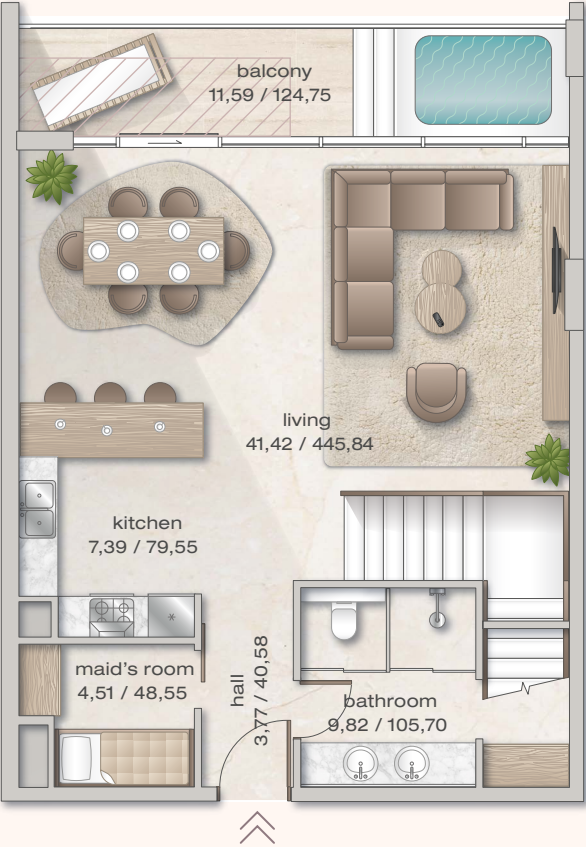
1-2 podium floor

suite area	138,40 m²	1489,72 ft²
balcony area	17,64 m²	189,88 ft²
total area	156,04 m²	1679,60 ft²

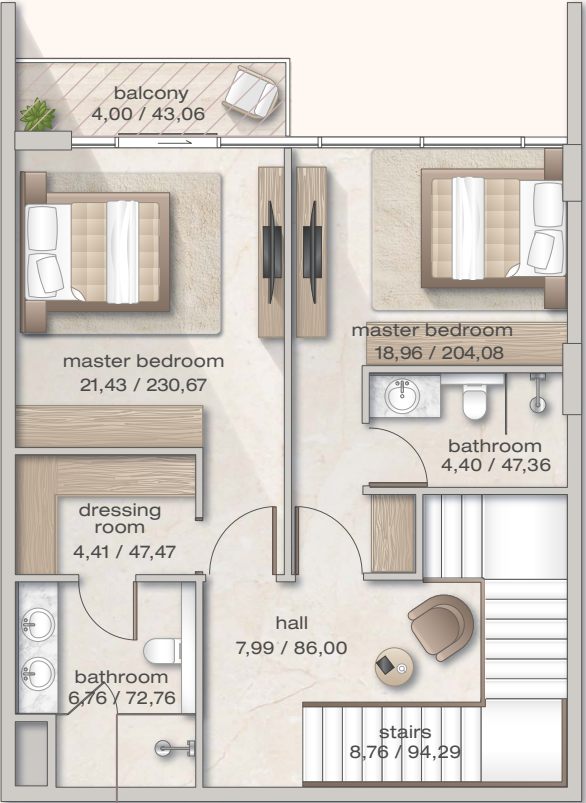
Window view:
Mall / Mosque / Park / Avenue
Persian gulf / Jumeirah Mosque /
Dubai Frame



1 floor



2 floor



m² / ft²

 covered balcony, terrace



PAYMENT PLAN

1	10% On booking	2	10%
3	5%	4	5%
5	5%	6	5%
7	5%	8	5%
9	5%	10	5%
11	40% December 2027 (on handover)		





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Residences

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EAST

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