

AYAAN

HEIGHTS - I

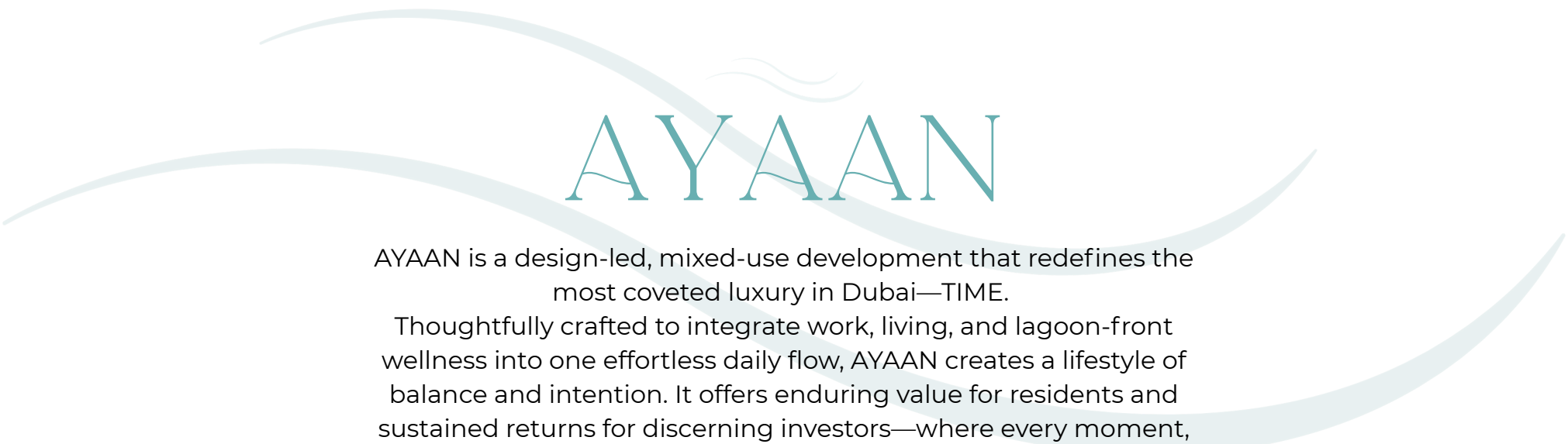
WHERE LIFE FLOWS BETTER

 INVEST
GROUP
OVERSEAS
مجموعة الاستثمار



Welcome to Crystal Lagoon Living





AYAAN

AYAAN is a design-led, mixed-use development that redefines the most coveted luxury in Dubai—TIME.

Thoughtfully crafted to integrate work, living, and lagoon-front wellness into one effortless daily flow, AYAAN creates a lifestyle of balance and intention. It offers enduring value for residents and sustained returns for discerning investors—where every moment, and every square meter, is designed to matter.



An aerial architectural rendering of a large-scale urban development project. The scene is viewed from a high angle, showing a dense cluster of modern, white, angular high-rise buildings along a curved waterfront. A winding blue canal or river flows through the development, separating the new high-rise area from an existing, more established urban area with lower-rise buildings and a grid street pattern. The new development includes several green spaces with trees and two sports fields, one of which is a soccer field. A multi-lane highway runs along the left side of the image. The background shows a body of water and a sandy beach area. The overall lighting is bright, suggesting a sunny day.

Where Urban Living Meets Waterfront Serenity



Discover Meydan Horizon

Set in the heart of Dubai, Meydan Horizon is a visionary 88-hectare mixed-use development blending residential, commercial, and lifestyle spaces. Its standout feature is a crystal-clear recreational lagoon, offering a fresh take on urban living.



LEGEND



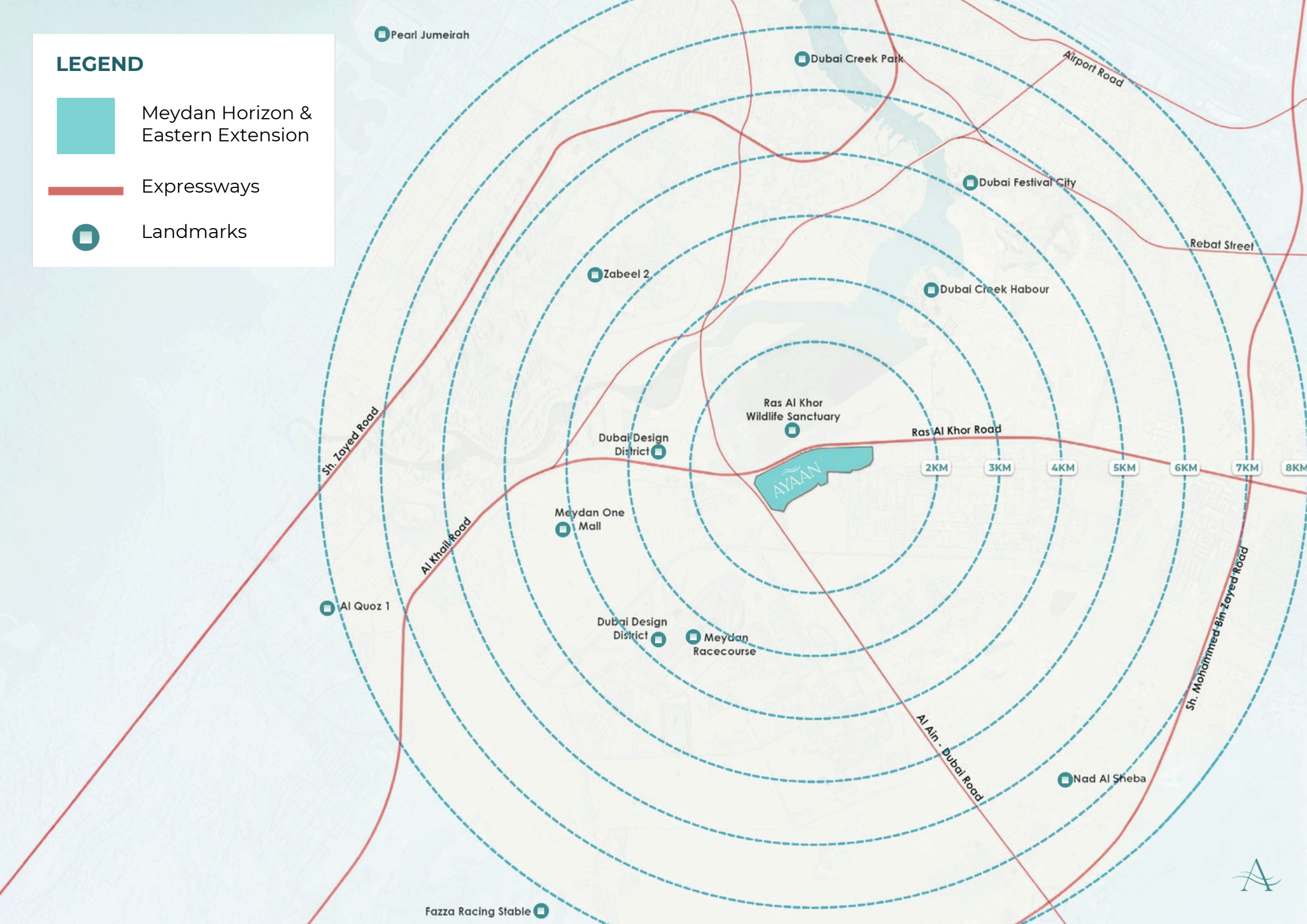
Meydan Horizon &
Eastern Extension



Expressways



Landmarks



20 KM
PALM
JUMEIRAH

5 KM
WORLD
ISLANDS

10 KM
BUSINESS
BAY

6 KM
DOWNTOWN
DUBAI

8 KM
DUBAI
DESIGN
DISTRICT

12 KM
DIFC

Time is luxury

Experience the privilege of living where everything is within reach. Seamless connections and effortless commutes redefine what it means to move through the city with ease.



Designed for Life. Built Around Time.

AYAAN was created with one goal in mind:
To restore balance in a city that never slows down.

Instead of just offering square footage, AYAAN offers
more of what people truly crave — time, peace,
connection, and wellness.

Every element, from its architecture to its amenities,
is crafted to help residents live, work, and breathe in
one seamless flow.





Built Around Real Life

Designed for the way people truly live—prioritizing peace, family connection, and focus. Not driven by trends, but by timeless human needs that never go out of style.



Waterfront Wellness

More than a view—it's a lifestyle. Lagoon-side living that soothes the mind, supports daily balance, and invites you to slow down, breathe, and recharge.



COMMUNITY VIEW - MEYDAN HORIZON





Sustainable Living

This is long-term value, built in. AYAAN is designed to attract real people who want to live—not just invest. Its thoughtful layout, waterfront lifestyle, and work-life integration create end-user magnetism that leads to consistent occupancy and strong tenant retention.

For investors, that means dependable rental income and asset performance rooted in real demand—not hype. It's sustainability not just in materials, but in purpose.



Building Configuration

TOTAL BUA

306,006.37 Sq. Ft.

SELLABLE AREA

143,412.21 Sq. Ft.



OFFICES
(15th to 20th)

RESIDENTIAL
(2nd to 14th)

RETAIL

Mixed-Use Investment Opportunity



RETAIL OUTLETS

7,200.09 Sq. Ft.

Curated retail spaces just steps from home and office, offering everyday convenience for residents and steady income potential for investors.



RESIDENTIAL

96,082.54 Sq. Ft.

100 Units | 70x 1BR, 26x 2BR, 4x 3BR

Thoughtfully designed 1, 2 & 3-bedroom apartments featuring premium finishes, open layouts, and serene lagoon-facing views—crafted for comfort, calm, and contemporary living.



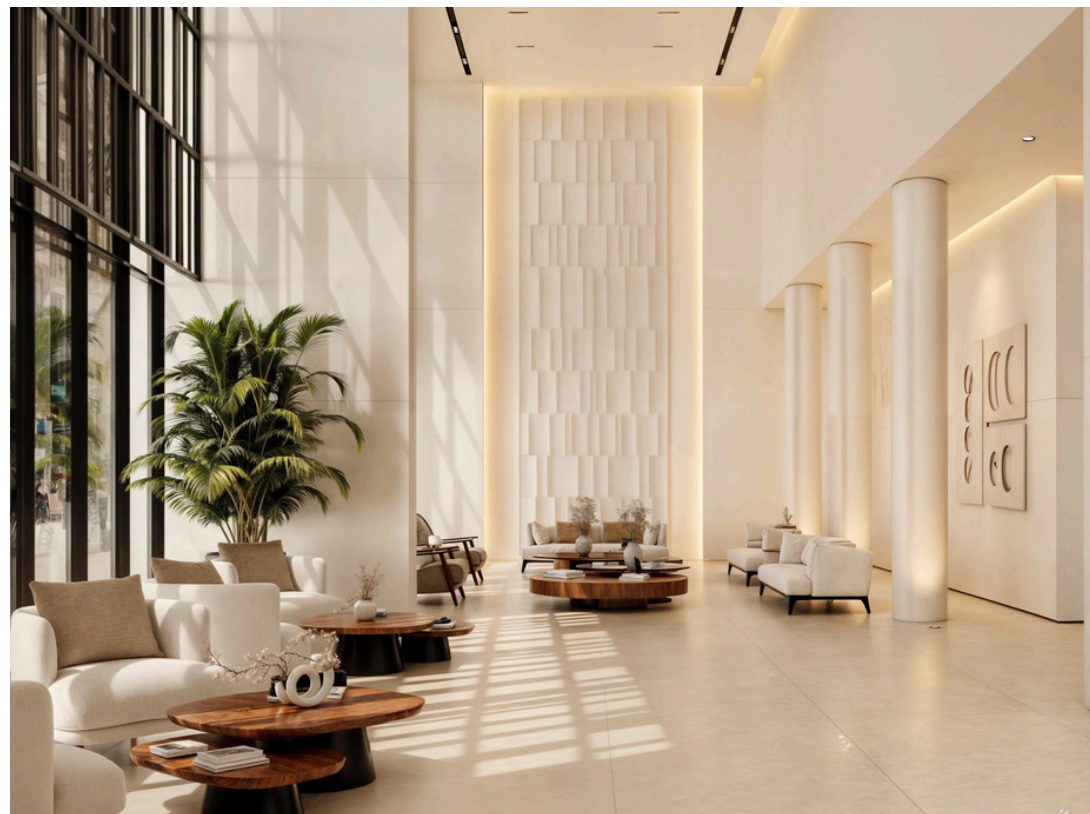
The Residences





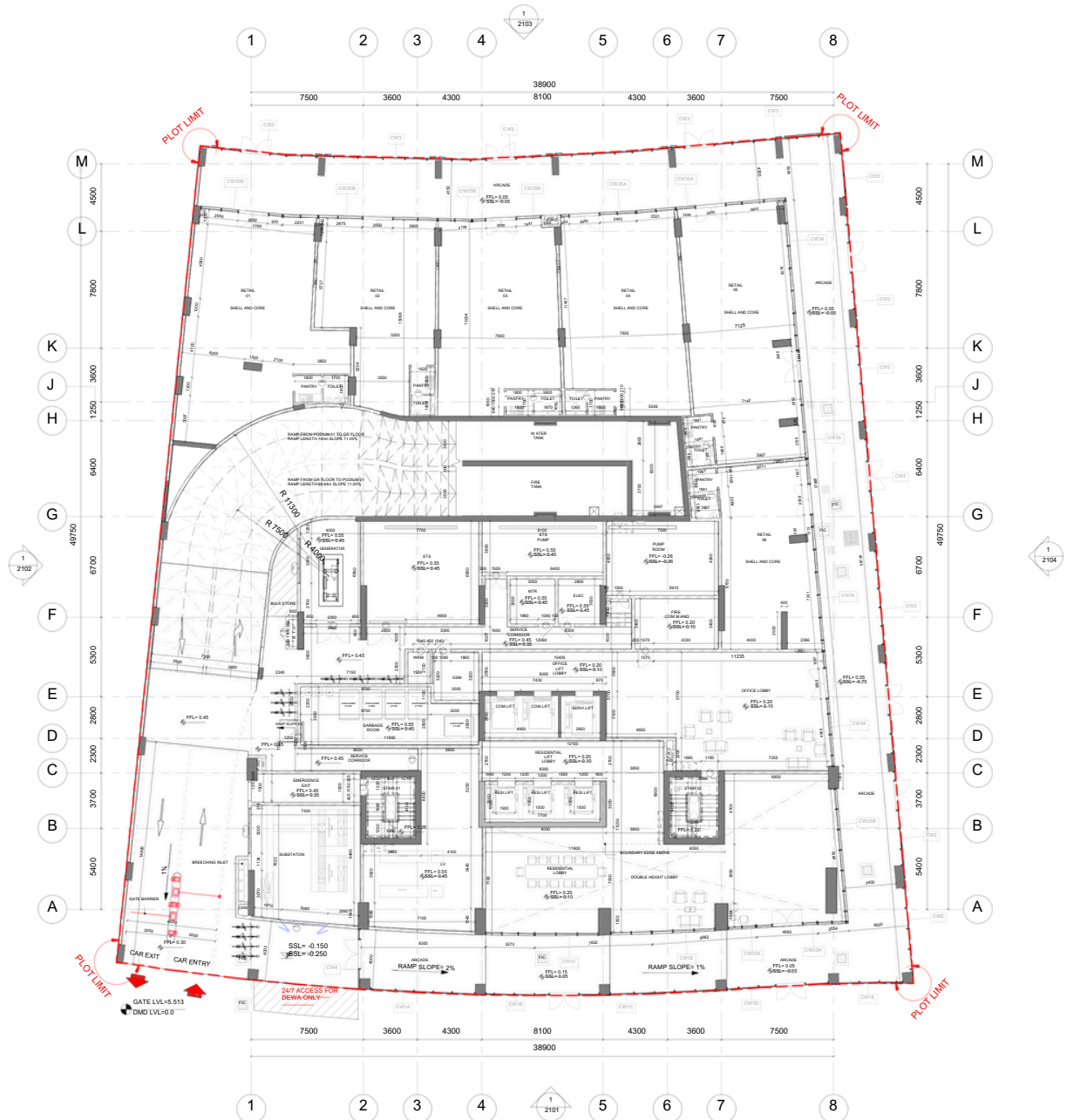
Residential Lobby

Welcome Home in Style. Step into a serene sanctuary where warm tones, curated textures, and soft lighting set the tone for elegant everyday living.



Welcome to Elevated Everyday Living

The ground floor of AYAAN is designed to make a lasting first impression—offering both elegance and function from the moment you arrive.



Sanctuary in the Sky

PODIUM LEVEL





PODIUM LEVEL





LIVING & DINING



Crystal Lagoon View



BALCONY





BATHROOM





BEDROOM



A large, stylized, dark teal graphic of a tree or branch structure, positioned on the left side of the page, extending from the bottom left towards the center.

1-Bedroom Residential Units

Efficient and elegant, perfect for singles, couples, and investors.

Sizes range from 777.37 Sq. Ft. to 809.77 Sq. Ft.

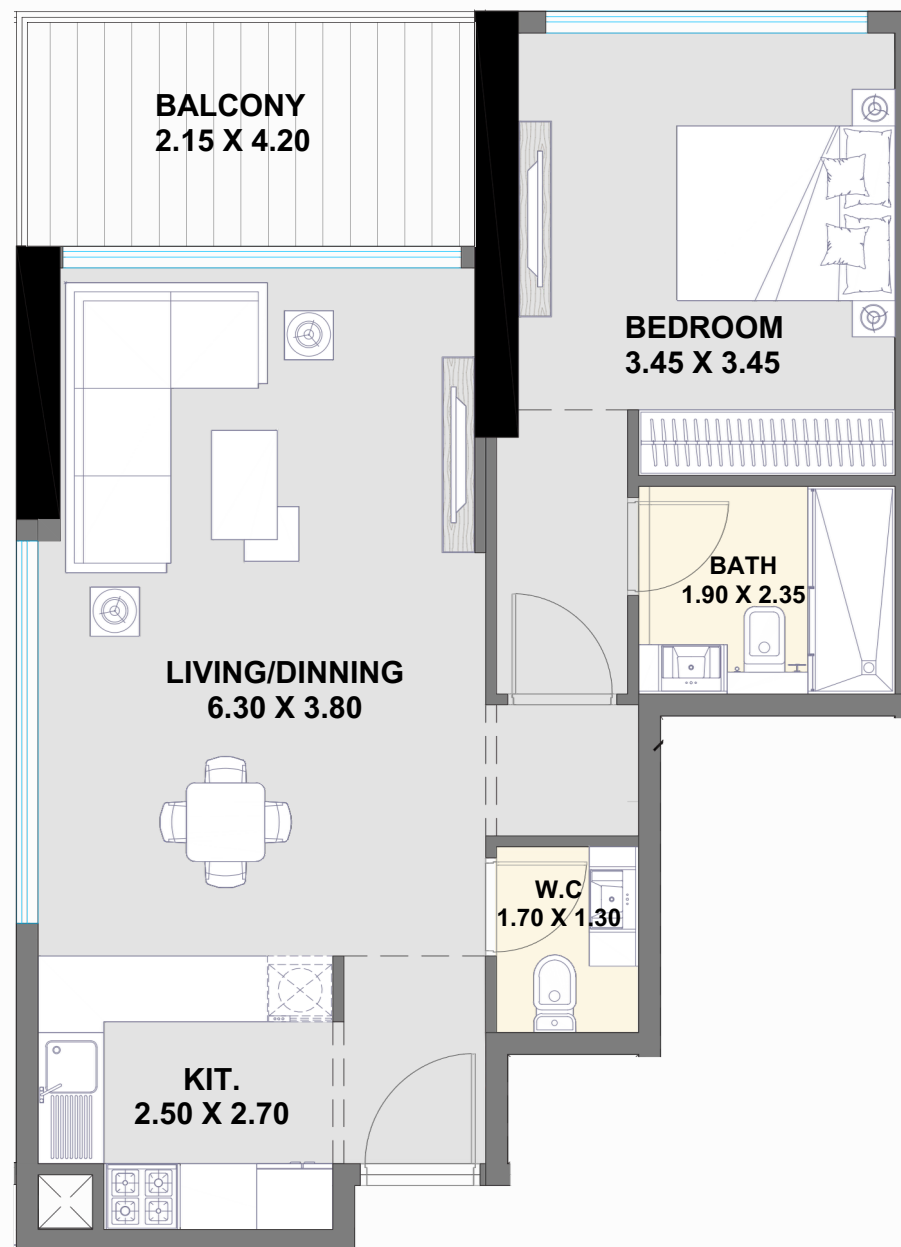
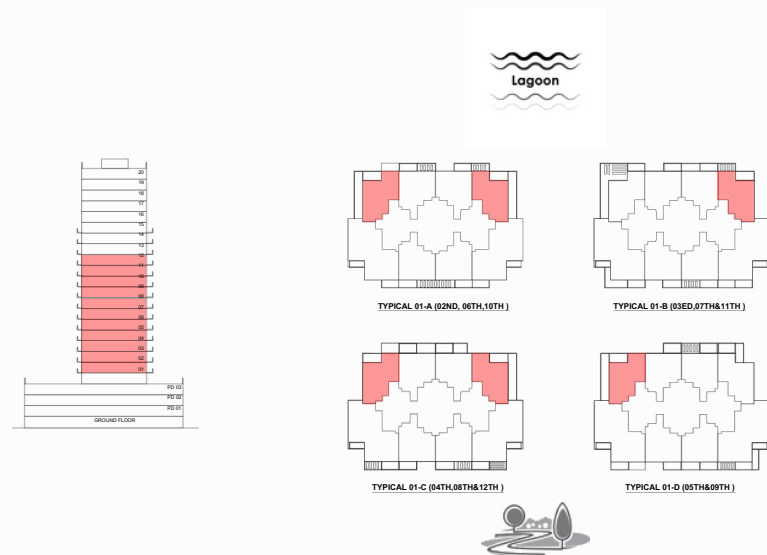


1 BEDROOM TYPE - A1

UNITS 202,207,307,402,407,502,602,607,707,802,
807,902,1002,1007,1107,1202,1207,

TOTAL NO. OF UNITS = 17

UNIT SIZE	65.59 m ²	706.00 sq.ft
BALCONY SIZE	9.64 m ²	103.76sq.ft
TOTAL UNIT	75.23 m ²	809.77 sq.ft

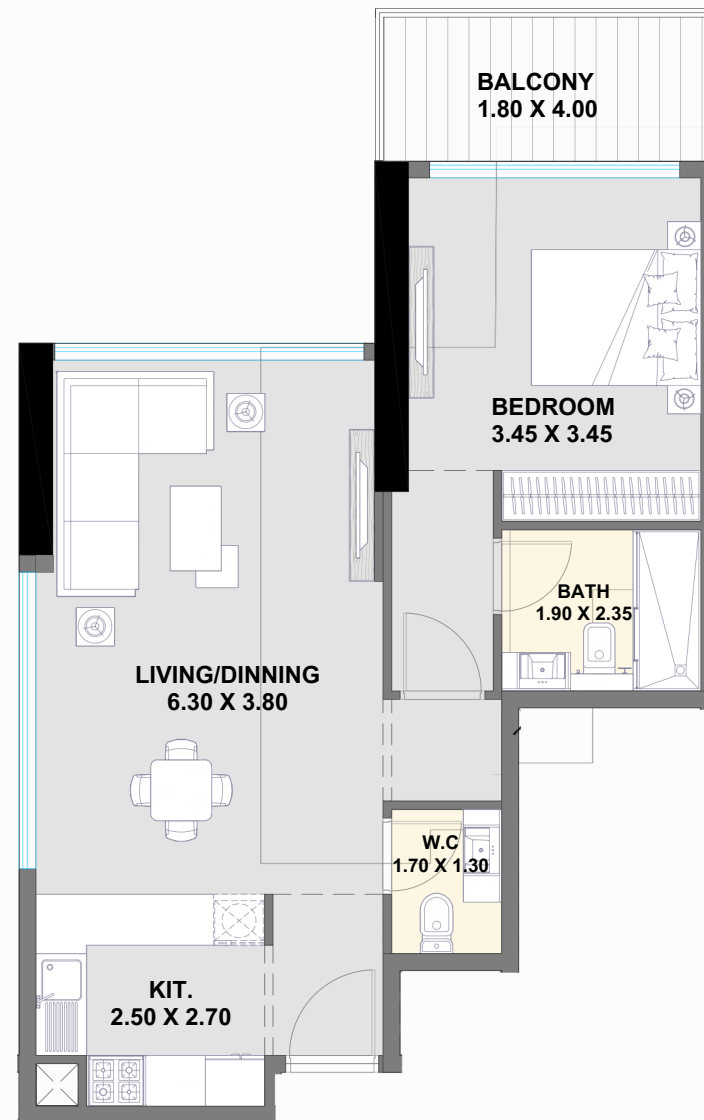
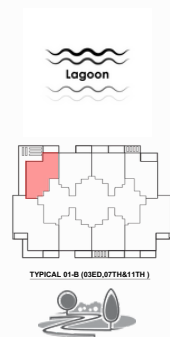
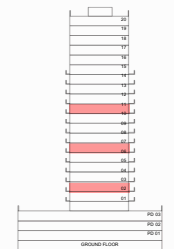


1 BEDROOM TYPE - A2

UNITS 302,702,1102

TOTAL NO. OF UNITS = 03

UNIT SIZE	65.46 m ²	704.61 sq.ft
BALCONY SIZE	7.35 m ²	79.11 sq.ft
TOTAL UNIT	72.81 m ²	783.72 sq.ft

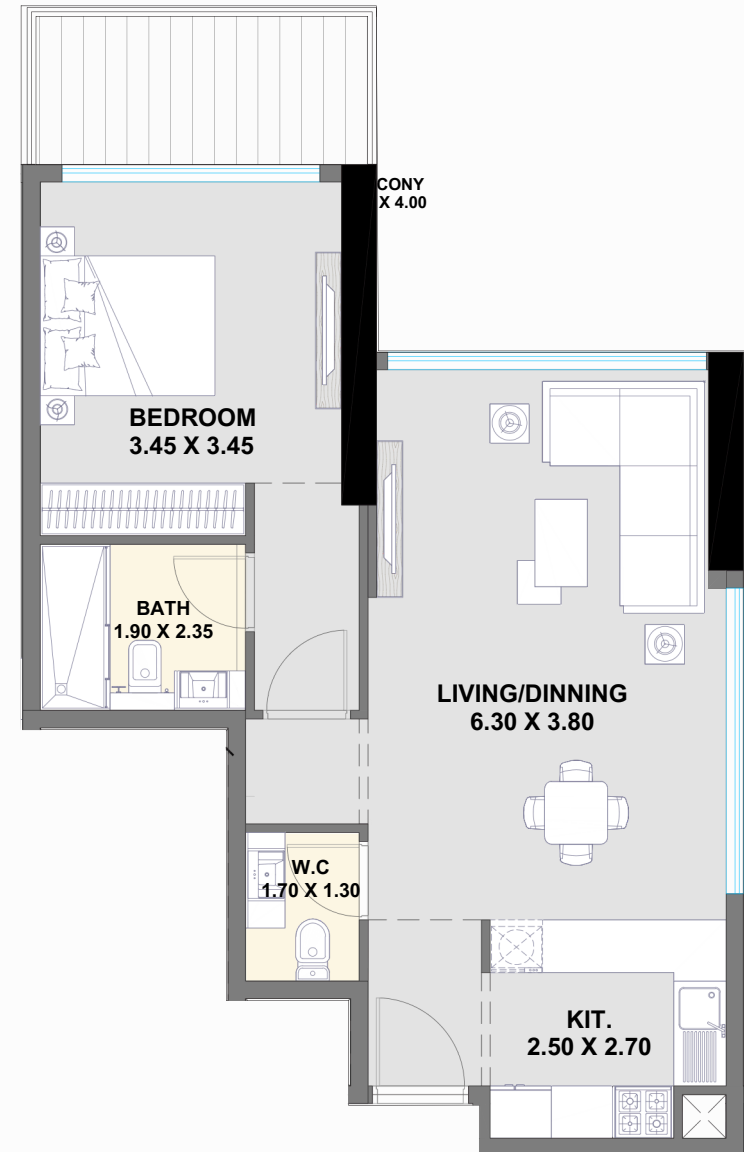
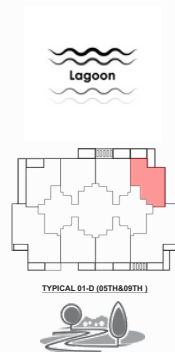
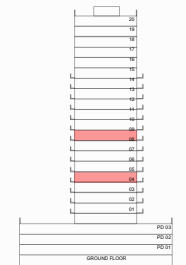


1 BEDROOM TYPE - A2

UNITS 507,907

TOTAL NO. OF UNITS = 02

UNIT SIZE	65.59 m ²	706.00 sq.ft
BALCONY SIZE	9.40 m ²	101.18 sq.ft
TOTAL UNIT	74.99 m ²	807.19 sq.ft

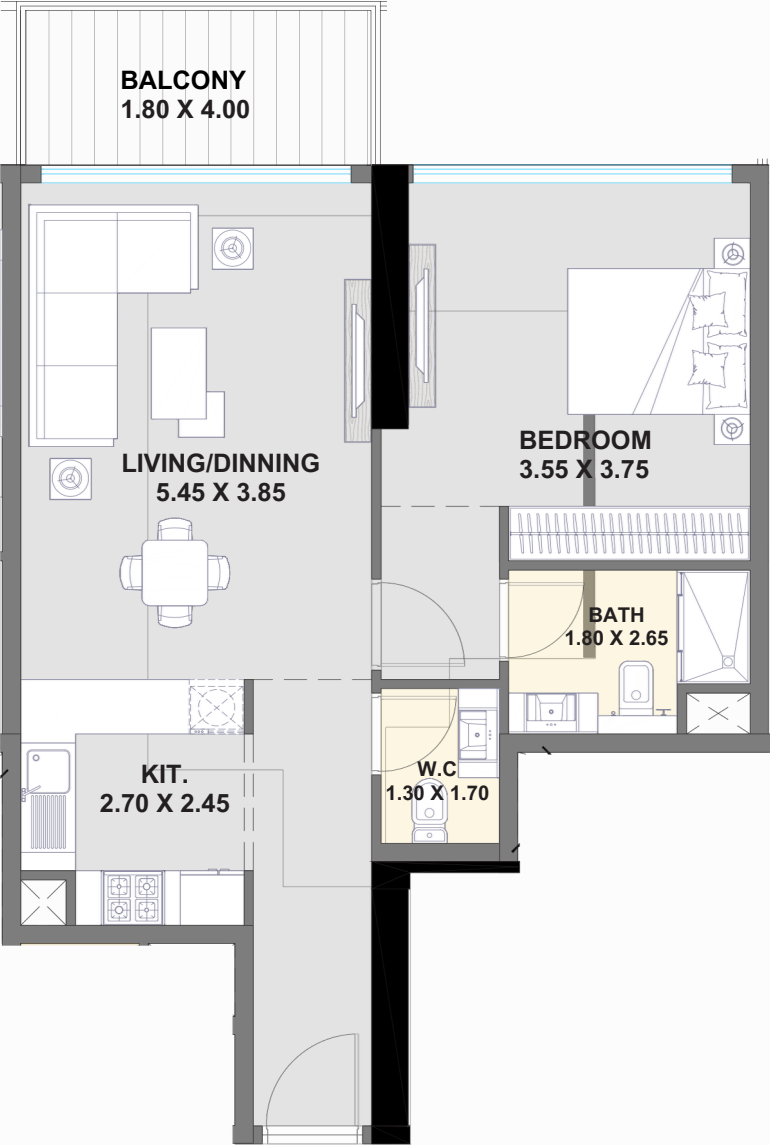
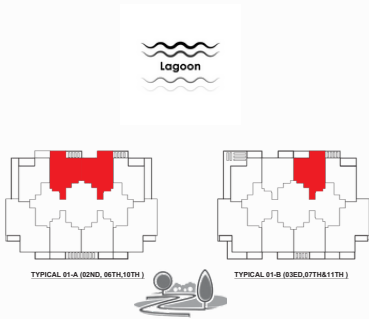
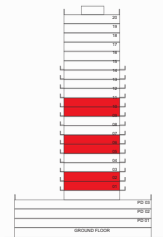


1 BEDROOM TYPE - B1

UNITS 201,208,308,601,608,708,1001,1008,1108

TOTAL NO. OF UNITS = 09

UNIT SIZE	64.86 m ²	698.15 sq.ft
BALCONY SIZE	7.33 m ²	78.90 sq.ft
TOTAL UNIT	72.19 m ²	777.05 sq.ft

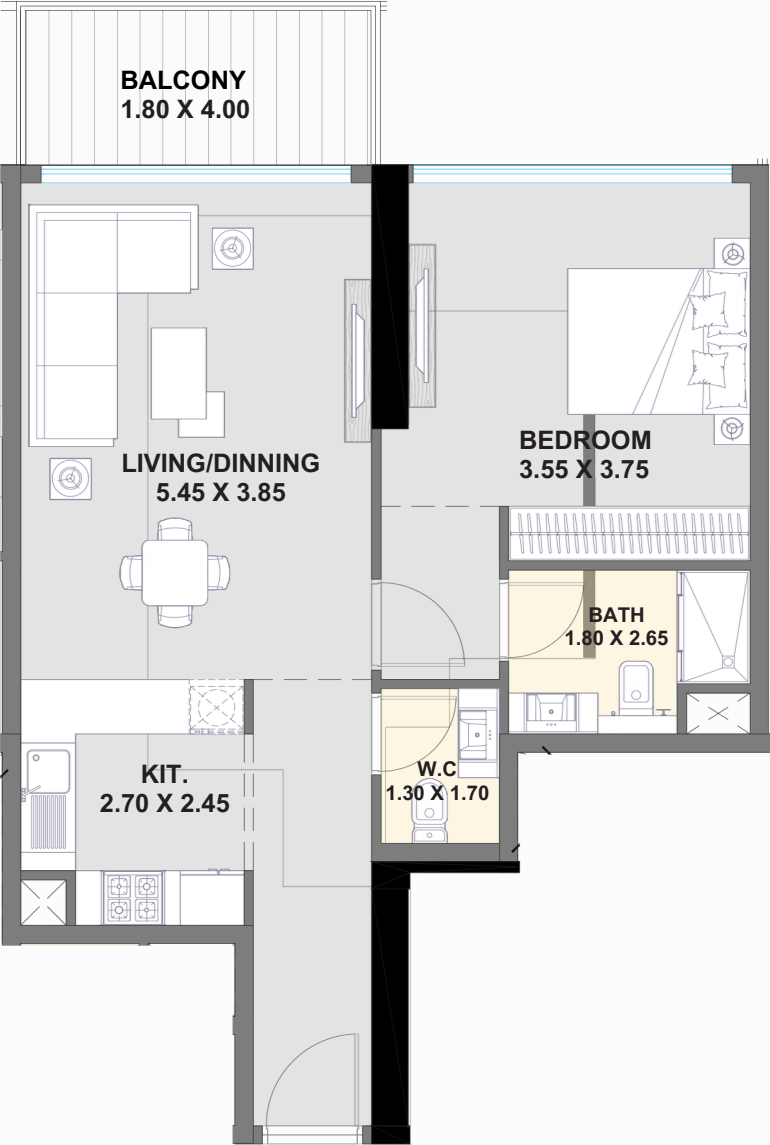
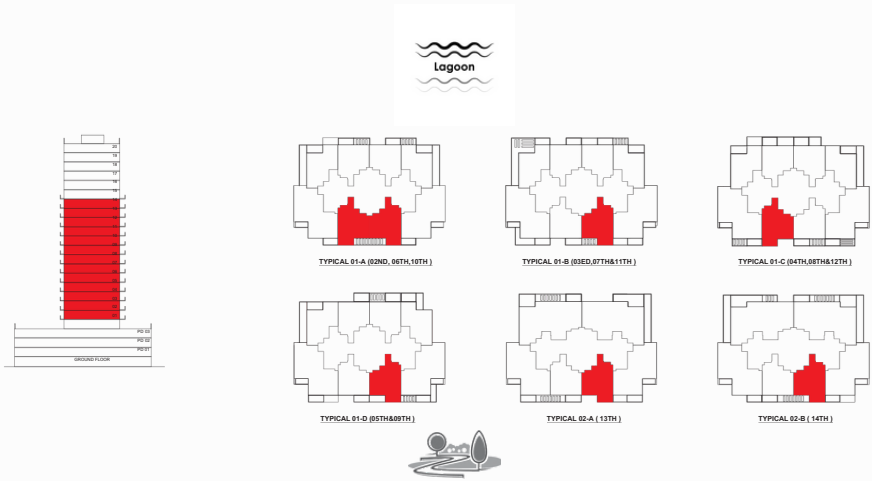


1 BEDROOM TYPE - B1

UNITS 204,205,305,404,505,604,605,
705,804,905,1004,1005,1105,1204,1304,1403,1404

TOTAL NO. OF UNITS = 17

UNIT SIZE	65.53 m ²	705.36 sq.ft
BALCONY SIZE	7.42 m ²	79.87 sq.ft
TOTAL UNIT	72.95 m ²	785.23 sq.ft

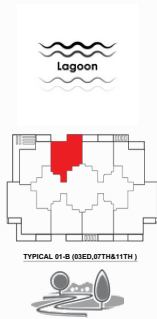
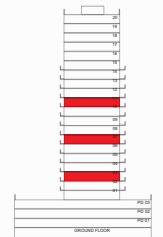


1 BEDROOM TYPE - B2

UNITS 301,701,1101

TOTAL NO. OF UNITS = 03

UNIT SIZE	64.86 m ²	698.15 sq.ft
BALCONY SIZE	7.36 m ²	79.22 sq.ft
TOTAL UNIT	72.22 m ²	777.37 sq.ft

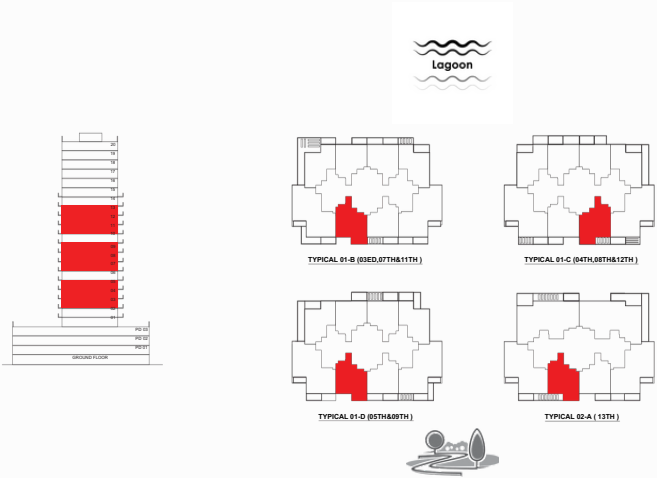
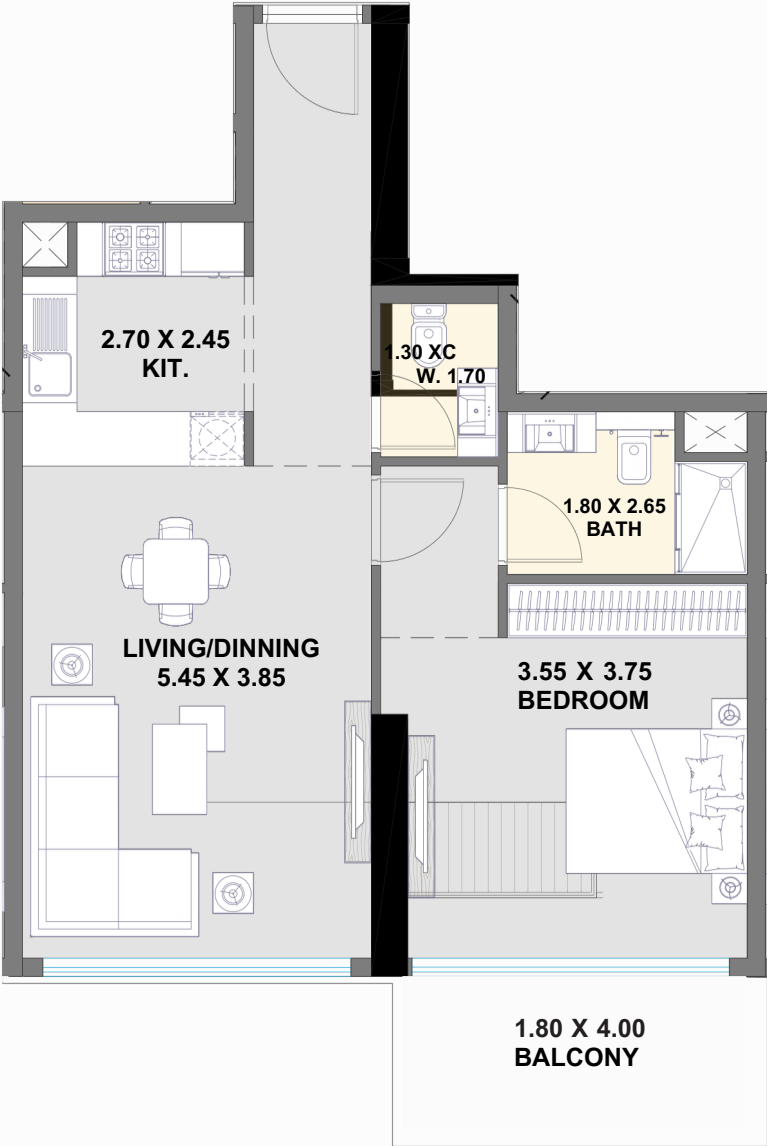


1 BEDROOM TYPE - B2

UNITS 304,405,504,704,805,904,
1104,1205,1303

TOTAL NO. OF UNITS = 09

UNIT SIZE	65.53 m ²	705.36 sq.ft
BALCONY SIZE	7.36 m ²	79.22 sq.ft
TOTAL UNIT	72.89 m ²	784.58 sq.ft

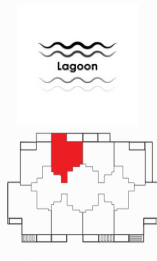
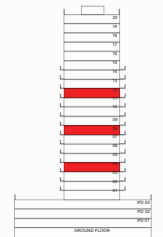


1 BEDROOM TYPE - B3

UNITS 401,801,1201

TOTAL NO. OF UNITS = 03

UNIT SIZE	64.86 m ²	698.15 sq.ft
BALCONY SIZE	9.34 m ²	100.53 sq.ft
TOTAL UNIT	74.20 m ²	798.68 sq.ft

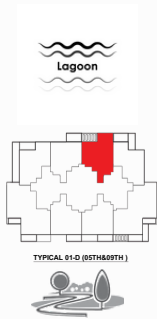
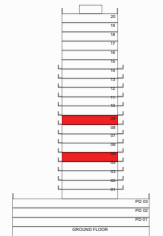


1 BEDROOM TYPE - B3

UNITS 508,908

TOTAL NO. OF UNITS = 02

UNIT SIZE	64.51 m ²	694.38 sq.ft
BALCONY SIZE	9.50 m ²	102.26 sq.ft
TOTAL UNIT	74.01 m ²	796.64 sq.ft

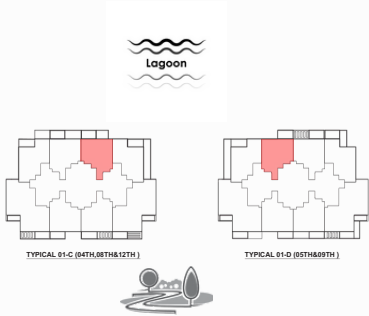
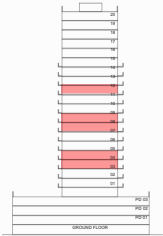
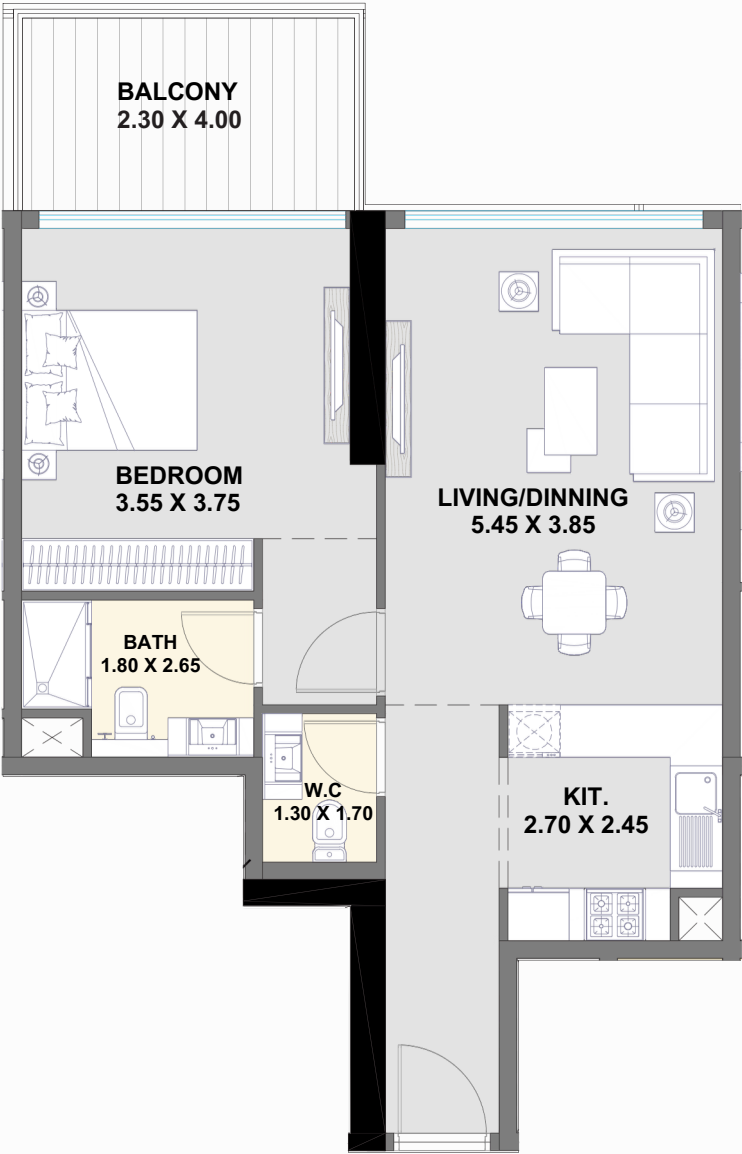


1 BEDROOM TYPE - B4

UNITS 408,501,808,901,1208

TOTAL NO. OF UNITS = 05

UNIT SIZE	64.86 m ²	698.15 sq.ft
BALCONY SIZE	9.31 m ²	100.21 sq.ft
TOTAL UNIT	74.17 m ²	798.36 sq.ft



A large, stylized, dark teal graphic of a tree or branch structure, positioned on the left side of the page, extending from the bottom left towards the center.

2-Bedroom Residential Units

Spacious living with functional layouts and ample natural light.

Size 1296 Sq. Ft.

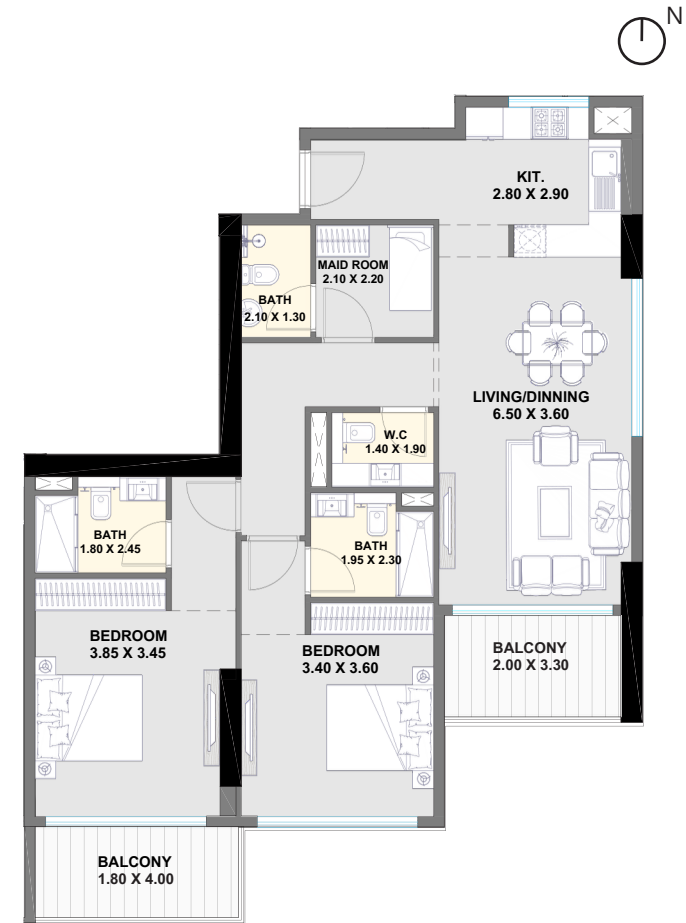
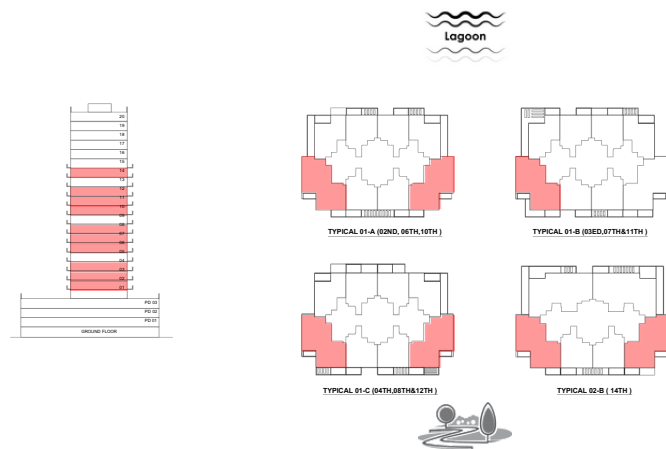


2 BEDROOM TYPE - A1

UNITS 203,206,303,403,406,603,606,703,803,806,1003,
1006,1103,1203,1206,1402,1405

TOTAL NO. OF UNITS = 17

UNIT SIZE	105.64 m ²	1137.10 sq.ft
BALCONY SIZE	14.78 m ²	159.09 sq.ft
TOTAL UNIT	120.42 m ²	1296.19 sq.ft

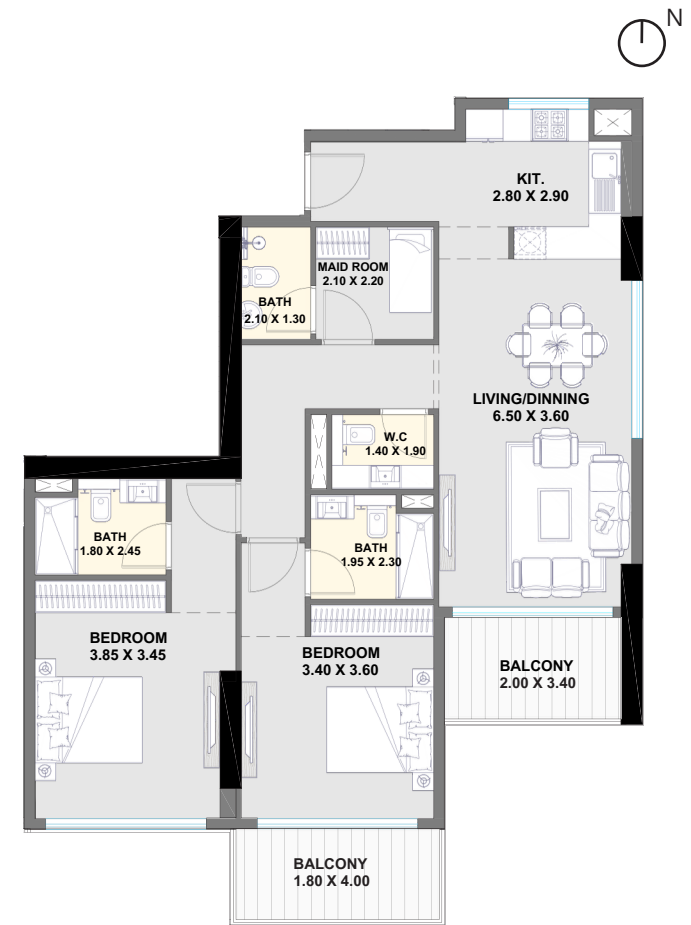
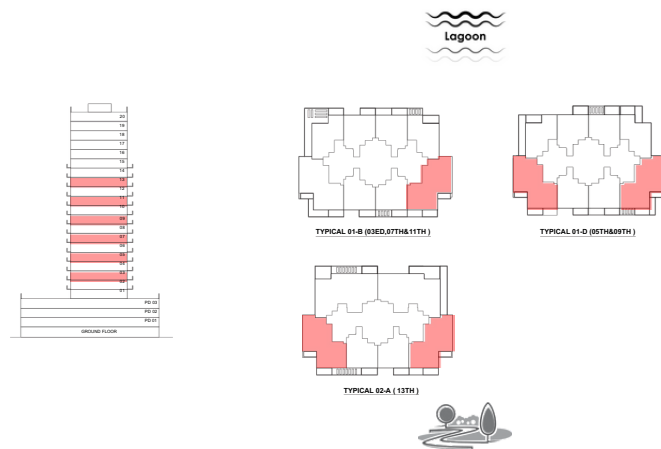


2 BEDROOM TYPE - A2

UNITS 306,503,506,706,903,906,1106,1302,1305

TOTAL NO. OF UNITS = 09

UNIT SIZE	105.65 m ²	1137.21 sq.ft
BALCONY SIZE	14.78 m ²	159.09 sq.ft
TOTAL UNIT	120.43 m ²	1296.30 sq.ft



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3-Bedroom Residential Units

Designed for families or end-users seeking comfort and space.

Sizes range from 1,723.73 Sq. Ft. to 1,763.77 Sq. Ft.

Limited 3-bedroom inventory available.

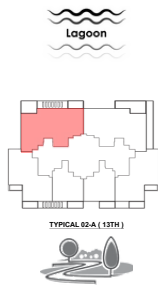


3 BEDROOM TYPE - A1

UNITS 1301

TOTAL NO. OF UNITS = 01

UNIT SIZE	141.72 m ²	1525.46 sq.ft
BALCONY SIZE	22.14 m ²	238.31 sq.ft
TOTAL UNIT	163.86 m ²	1763.77 sq.ft

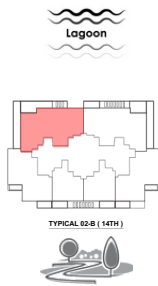


3 BEDROOM TYPE - A2

UNITS 1401

TOTAL NO. OF UNITS = 01

UNIT SIZE	141.74 m ²	1525.68 sq.ft
BALCONY SIZE	20.60 m ²	221.74 sq.ft
TOTAL UNIT	162.34 m ²	1747.41 sq.ft



3 BEDROOM TYPE - B1

UNITS 1306

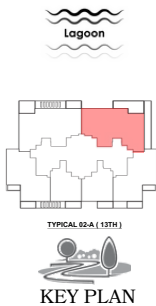


TOTAL NO. OF UNITS = 01

UNIT SIZE	139.74 m ²	1504.15 sq.ft
BALCONY SIZE	21.84 m ²	235.08 sq.ft
TOTAL UNIT	161.58 m ²	1739.23 sq.ft



KEY SECTION



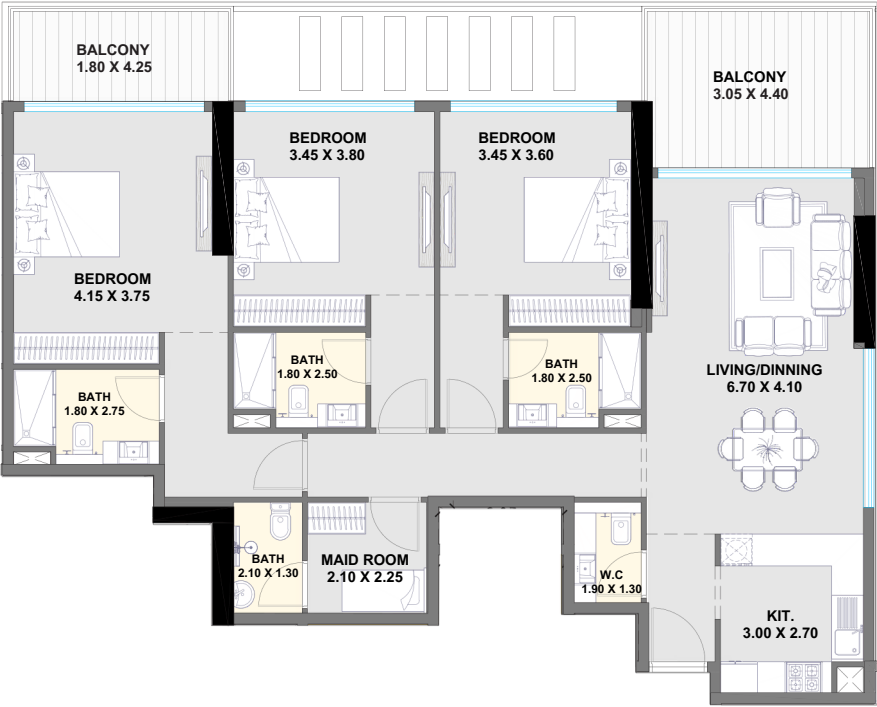
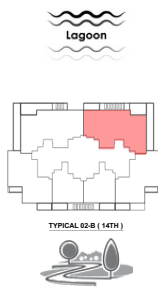
KEY PLAN

3 BEDROOM TYPE - B2

UNITS 1406

TOTAL NO. OF UNITS = 01

UNIT SIZE	139.67 m ²	1503.40 sq.ft
BALCONY SIZE	20.47 m ²	220.34 sq.ft
TOTAL UNIT	160.14 m ²	1723.73 sq.ft



Residential Units - Starting Price

Apartment Type	No. of Units	View	Size Range (Sq. Ft.)	Starting Price (AED)
1 Bedroom	70	Lagoon & Pool View	774.57 – 809.88	1,633,570
		Road & Mosque View	784.04 – 785.23	1,625,091 (Lowest)
2 Bedroom	26	Side View	1,296.19 – 1,296.84	2,585,899
		Sikkah View	1,294.79 – 1,295.97	2,610,093
3 Bedroom	4	Lagoon & Pool View	1,723.73 – 1,763.77	3,564,126



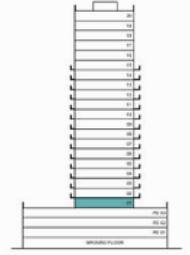
Lifestyle Amenities





First Floor

INDOOR & OUTDOOR AMENITIES



Wellness & Leisure

- Fully Equipped Fitness Gym
- Scenic Lagoon Views
- Tranquil Walking Trails
- Landscaped Outdoor Sitting Areas

Community & Family

- Elegant Residential Lobby
- Multipurpose Room for Events or Gatherings
- Relaxed Outdoor Spaces for Socializing

Work & Lifestyle

- On-site Retail Outlets for Daily Essentials
- Ground-Level Convenience Stores and Cafés
- Multipurpose Room for Meetings or Remote Work
- 24/7 Concierge and Security Services
- Smart Building Technology for Enhanced Living





Crystal Lagoon Living

Wake up to turquoise views and unwind by the water—every day feels like a retreat.





Infinity Pool

A tranquil escape elevated above the city — the podium-level infinity pool is surrounded by lush greenery, designer loungers, and serene water features, offering a seamless blend of luxury and nature.





Fully Equipped Fitness Gym

A fitness space as elevated as your lifestyle.
Push limits, stay grounded—wellness begins here.





Multi-Purpose Lounge

A refined space designed for both relaxation and gatherings — where modern elegance meets everyday versatility.



Kids' Play Zone

Safe, imaginative spaces where little ones can laugh, explore, and thrive.



Payment Plan (Non - Post Handover)

60/40

INSTALMENT	INSTALMENT DATE	PAYMENT PERCENTAGE
1	Immediate / Upon Signing of SPA	20%
2	Payment Due on January 1, 2026	10%
3	Payment Due on May 1, 2026	10%
4	Payment Due on Sept 1, 2026	10%
5	Payment Due on January 1, 2027	10%
6	Upon Handover / 100% Completion	40%
DLD Registration Fee	WAIVED	4%
Admin Fee	Immediate	AED 5,250.00

Payment Plan (Post Handover)

60/40

INSTALMENT	INSTALMENT DATE	PAYMENT PERCENTAGE
1	Immediate / Upon Signing of SPA	20%
2	Payment Due on January 1, 2026	10%
3	Payment Due on May 1, 2026	10%
4	Payment Due on Sept 1, 2026	10%
5	Payment Due on January 1, 2027	10%
6	Upon Handover / 100% Completion	10%
7	After 3 months from Handover	5%
8	After 6 months from Handover	5%
9	After 9 months from Handover	5%
10	After 12 months from Handover	5%
11	After 15 months from Handover	5%
12	After 18 months from Handover	5%
DLD Registration Fee	Immediate	4%
Admin Fee	Immediate	AED 5,250.00

The only true luxury in
Dubai isn't location or design
— it's *TIME*.

THE DEVELOPER



REPUTATION IN EXCELLENCE

Invest Group Overseas (IGO) provides real estate developments and masterplans that create premium properties.

Established in 2004, IGO has delivered landmark projects to buyers and investors in cities and countries worldwide, ensuring maximum return on investment and contributing significantly to growth.

Today, IGO's impressive portfolio includes some of the world's most sought-after properties, by its most meticulous clients, and serves as a testament to their reputation for quality, excellence and investment expertise.

With AYAAN, IGO brings its vision to Meydan Horizon:

A place where work, home, and wellness come together effortlessly.





Your **Trusted** Partner in Dubai Real Estate

At fäm Properties, we don't just sell real estate — we guide investments, shape communities, and elevate lifestyles. As one of Dubai's most respected real estate brokerages, our mission is rooted in delivering unmatched value through transparency, technology, and a client-first approach.

A Decade of **Excellence**

Founded in 2009, fäm has grown to become a multi-award-winning, data-driven real estate company trusted by thousands of investors, end-users, and developers. We've closed billions in real estate transactions and continue to redefine industry benchmarks.

The **fäm** Difference

Over AED 15 Billion in closed transactions
350+ Consultants across Dubai's top-performing communities
Exclusive Access to high-performing off-plan projects
Smart Tech & Market Data Tools for smarter decisions
Full-Service Advisory from investment to resale

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HEIGHTS - I

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