



BOND ENCLAVE

BY PEARLSHIRE

A LEGACY
OF BESPOKE
LIVING

A BOLD NEW PLACE TO LIVE

- Location: Prime location in Dubai's Arjan
- Building Configuration: B+ G+ 8 floors + Roof
- Plot Area: 6,133 Sq.m / 66,010 Sq.ft.
- Architecture: Fluid architecture with undulating facades
- Lifestyle: Private sanctuary lifestyle with bespoke experiences
- Design: European-inspired design and finishes
- Unit Types: 1, 2 & 3-bedroom Residences
- Residences with private pools



DUBAI'S NEW PARADIGM OF LUXURY

- Located in Arjan's tranquil enclave
- A vibrant tapestry where urban energy meets verdant tranquillity
- Minutes away from celebrity-favoured luxury hotels
- Distinguished by chic cafes and upscale dining destinations
- Seamless access to Dubai's iconic landmarks and attractions
- Easy access to malls, gardens, golf courses and entertainment hubs

- LEISURE

 - 1. Global Village
 - 2. Mall of the Emirates
 - 3. Dubai Autodrome
 - 4. IMG Worlds of Adventure
 - 5. Dubai International Cricket Stadium
 - 6. Circle Mall
 - 7. Cityland Mall
 - 8. Skydive Dubai
 - 9. Dubai Hills Mall
 - 10. Meydan Grand Stand
- HEALTHCARE

 - 11. Emirates Hospital Day Surgery
 - 12. American Hospital (Al Barsha)
 - 13. Saudi German Hospital
 - 14. Mediclinic Meaisem
 - 15. NMC Royal Hospital
- HOSPITALITY

 - 16. FIVE JVC
 - 17. Park Inn by Radisson Dubai
 - 18. Movenpick Hotel JVT
 - 19. Address Montgomerie
 - 20. Ghaya Grand Hotel
 - 21. The S Hotel
- EDUCATION

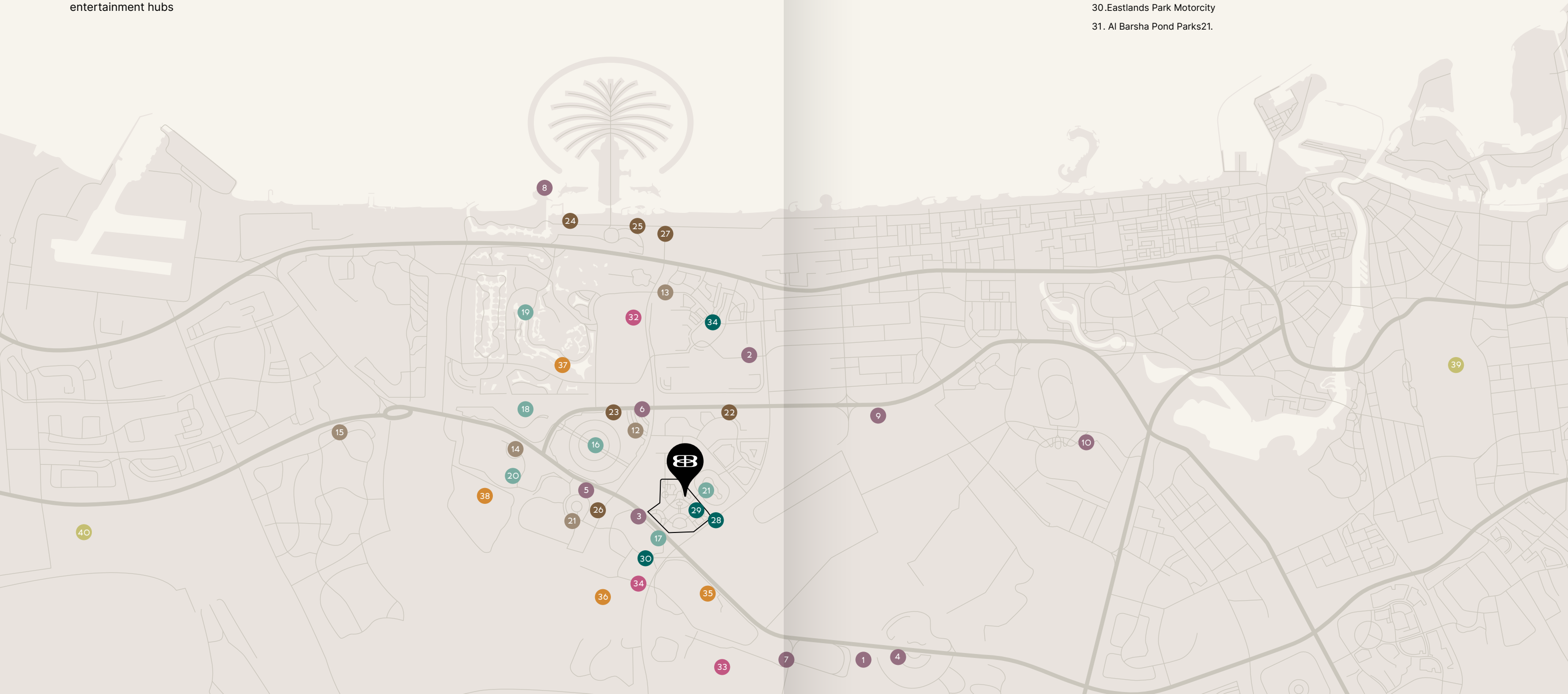
 - 22. GEMS World Academy
 - 23. JSS International School
 - 24. American University in Dubai
 - 25. Hurt International Business School
 - 26. Renaissance International School
 - 27. The International School of Choueifat
- PARKS

 - 28. Dubai Miracle Garden
 - 29. Dubai Butterfly Garden
 - 30. Eastlands Park Motorcity
 - 31. Al Barsha Pond Parks
- EQUESTRIAN CLUBS

 - 32. Jebel Ali Racecourse
 - 33. Plantation Equestrian and Polo Club
 - 34. Dubai Polo and Equestrian Club
- GOLF COURSES

 - 35. Arabian Ranches Golf Club
 - 36. Trump International Golf Course
 - 37. Taylor's Golf House
 - 38. Jumeirah Golf Estate Clubhouse
- AIRPORTS

 - 39. Dubai International Airport
 - 40. Al Maktoum International Airport



SEAMLESS CONNECTIONS

- Connected to Umm Suqeim Road to the East
- Connected to Sheikh Mohammed bin Rashid Road to the north
- Easy connections to Hessa Street
- Just 35 minutes from Dubai International Airport
- Just 20 minutes from Jumeirah Beach

COMMUNITY SCHOOLS

- 1 Nord Anglia International School Dubai
- 2 Australian International School DXB
- 3 Dhruv Global School, Dubai
- 4 Safa Group of School
- 5 New Academy School
- 6 Happy Bees Early Learning Center
- 7 Together We Montessori

- 1 Dubai Butterfly Garden
- 2 Dubai Miracle Garden
- 3 Mediclinic Parkview Hospital
- 4 Grandiose Hypermarket
- 5 Al Sayyah Residences
- 6 Viva Supermarket Arjan



ARMADA OF AWESOMENESS

ENTERTAINMENT & LEISURE



ROYALE SOCIAL SALON

- Indoor Clubhouse
- Golf Simulation
- Card tables



THE INTELLIGENCE DEN

Social Lounge



LITTLE SPIES PLAYGROUND

Kids play area (indoor & outdoor)



GRILL & TRILL COURTYARD

Dedicated BBQ area with shaded seating



OUTDOOR

Mini Golf Putting



CINEMA ROYALE

Outdoor cinema with bean-bag area



SECRET SOCIETY SMOKE ZONE

Cigar Lounge



ROOFTOP SPORTS COURT

Rooftop Sports Court

WELLNESS & FITNESS



THE INFINITY EDGE

- Rooftop infinity pool with a floating deck and sunbed access
- Quantum Workout Quarters: High-performance gymnasium with separate changing rooms & Sauna for male and female
- Jogging track



ZAO XEN ZONE

Outdoor yoga zone



GOLDEN OASIS

A winding lazy river



DOUBLE HEIGHT LOBBY



QUANTUM WORKOUT QUARTERS



SOCIAL LOUNGE

MAJESTIC ARCHITECTURAL SPLENDOUR

PLOT AREA
6132.53 SQ.M / 66010 SQ.FT

PROPERTY TYPE
RESIDENTIAL

DESCRIPTION
B + G + 8 FLOORS + ROOF

NUMBER OF UNITS
1 BEDROOM: 90 UNITS
2 BEDROOM: 61 UNITS
3 BEDROOM: 7 UNITS

TOTAL UNITS RESIDENTIAL: 158



UNDULATING FACADES



WRAPAROUND TERRACES
(SELECT UNITS)



AERODYNAMIC CURVES



DOUBLE-HEIGHT
ENTRANCE LOBBY



EXPANSIVE WINDOWS



PAYMENT PLAN

10%

On
Booking

40%

During
Construction

14%

On
Completion

36%

Post
Handover

1% Per Month

Payment Plan Available

PRICES STARTING FROM

AED 1,170,777

CURATED FOR CONNOISSEURS



EN-SUITE BEDROOM BALCONY



SMART HOME TECHNOLOGY WITH BESPOKE INTERIORS



PREMIUM BOSCH APPLIANCES



FLOOR-TO-CEILING WINDOWS



3-BEDROOM UNITS WITH PRIVATE POOL



EXPANSIVE WINDOWS WITH PARK VIEWS

BESPOKE GRANDEUR: WHERE LUXURY MEETS LEGACY



EN-SUITE BATHROOM



EUROPEAN-INSPIRED DESIGN



OPEN-CONCEPT KITCHENS



DEEP SOAKING TUBS



SPA-INSPIRED BATHROOMS



BESPOKE CABINETRY

THE ARTISANS BEHIND THE EXCELLENCE

ARCHITECT
ZN | ERA

DEVELOPER
PEARLSHIRE (EST. 2013)

BRAND & DESIGN
RUYA

BOND
ENCLAVE