

GD CITI
DEVELOPERS
OVER A DECADE OF TRUST

Over a
decade of trust. _____G



 CITI
DEVELOPERS

ARYA

RESIDENCES

THE ART OF NEO LUXURY



ART OF

- **21 km** shoreline
- **9** World-Class Marinas
- **86** Design-Led Resorts and Hotels
- **2** Championship-Level Golf Courses

WATERFRONT LIVING





DUBAI ISLANDS

CITY DEVELOPERS
ARYA
RESIDENCES

R-0134
R-0135
R-0136
R-0137
R-0138
R-0139
R-0140

DC
SS

HOS-02
SS

R-0163
RE-0240
RE-0241
RE-0242
RE-0243
RE-0244
RE-0245
RE-0246
RE-0247
RE-0248

RE-0209
RE-0210
RE-0211
RE-0212
RE-0213
RE-0214
RE-0215

BRIDGE

MARINA

RIU HOTEL

RE-0327
RE-0296
RE-0295
RE-0294
RE-0293
MU-0290
RE-0186
RE-1179
RE-0047
RE-0046
RE-0292
SS
RE-0043
RE-0042
MU-N007
MU-N06B
RE-0287
RE-0342
RE-0341
RE-0340
RE-0339
RE-1063
RE-0108
DEC-010
DEC-009
MU-N002
MU-N018
MU-N01
WE-N08

RE-0111
RE-0110
MU-0109
MU-1108
RE-0107
RE-0106
RE-0105
MU-0104
MU-0103
RE-0102
RE-0101
RE-0145
RE-0146
RE-0181
RE-0182
RE-0180
SS
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PS
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RE-0172
RE-0237
MU-0171
RE-0238
RE-0231
RE-0234
RE-0235
RE-0229
RE-0230
RE-0227
RE-0144
RE-0143
RE-0221
RE-0220
MU-0224
MU-0225
RE-0141
RE-0142
RE-0096
RE-0097
RE-0098
MU-0099
MU-0100
RE-0095
RE-0094

RE-0112
RE-0113
RE-0114
RE-0115
RE-0116
RE-0117
RE-0118
RE-0119
RE-0120
RE-0159
RE-0160
RE-0161
MU-0165
RE-0164
MU-0166
RE-0167
RE-0125
RE-0124
RE-0123
MU-0122
RE-0206
RE-0207
RE-0239
MU-0121

PLANNED RE
CON



THE ARCHITECTURE

ARYA





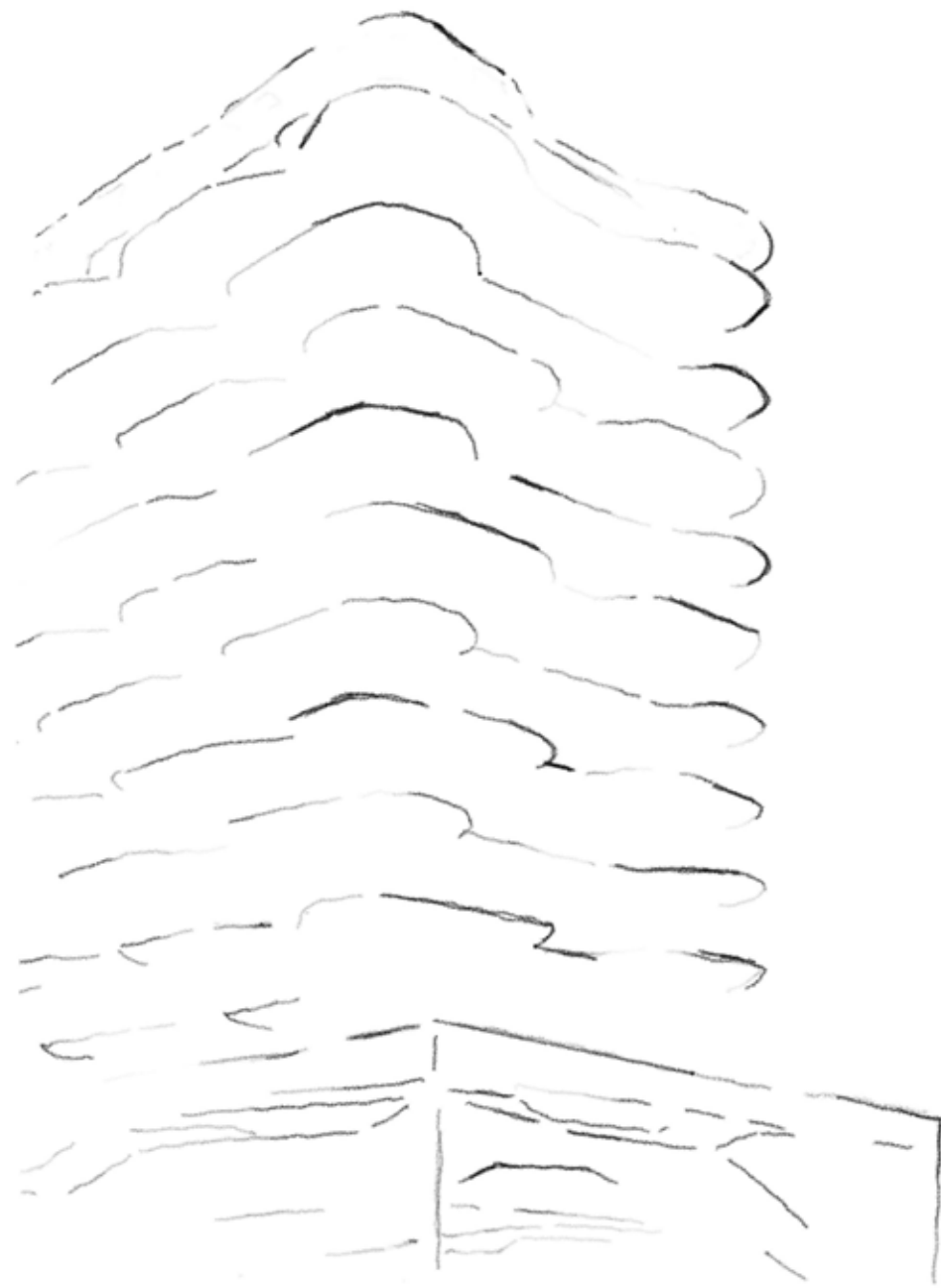


PROXIMITY.

- **1-minute** walk to the Marina
- **2-minutes** drive to the Beach
- **3-minutes** walk to the Retail Boulevard
- **10-minutes** drive to Dubai International Airport
- **15-minutes** drive to Downtown Dubai

BUILDING CONFIGURATION.

A masterpiece of modern architecture in our building configuration, boasting a Ground floor, **2 Podiums** and **10 floors** of sophisticated residences, offering a total of **68 exclusive units**.



G+2P+11+R
TOTAL UNITS: 68



	QUANTITY	PARKING
1 Bedroom Apartments	49	1
2 Bedroom Apartments	7	1
3 Bedroom Apartments	7	2
4 Bedroom Duplex Penthouses	4	3
5 Bedroom Duplex Penthouse	1	5
TOTAL APARTMENTS	68	





PREMIUM FEATURES.

- [Marina View](#)
- [Fully Furnished Apartments with Custom Furniture](#)
- [Miele Appliances | Villeroy & Boch Cutlery](#)
- [All Décor Pieces Included](#)
- [All Electronic Appliances Included](#)
- [All Apartments Include a Personal Assistant Robot](#)
- [IoT-Enabled Building & Apartments](#)
- [Sky Pools in All Apartments](#)

SIGNATURE AMENITIES.

THE ELEVENTH SKY ROOFTOP

- › Horizon-edge infinity pool with private cabanas
- › Plunge pools with lounging enclaves
- › Sunken bar suspended over water
- › Rooftop bar
- › Al fresco social lounges

THE FORTE FIRST FLOOR

- › Bespoke Men's & Women's Hamams
- › Dedicated Roman Bath Suites
- › Private Spa Suites with massage rooms
- › Wellness Chambers: Sauna Steam | Recovery Lounges
- › Infinity pool with cabanas + children's water play zone
- › Poolside bar and sunken conversation pits
- › Outdoor Yoga Deck nestled in green canopy
- › Immersive Private Cinema
- › Interactive Game Zone
- › Fitness Pavilion

THE GALORE GROUND FLOOR

- › Grand Arrival Lobby with concierge
- › Executive Business Lounge

THE UNDER CANVAS MEZZANINE FLOOR

- › Cigar Lounge





LOBBY & CONCIERGE



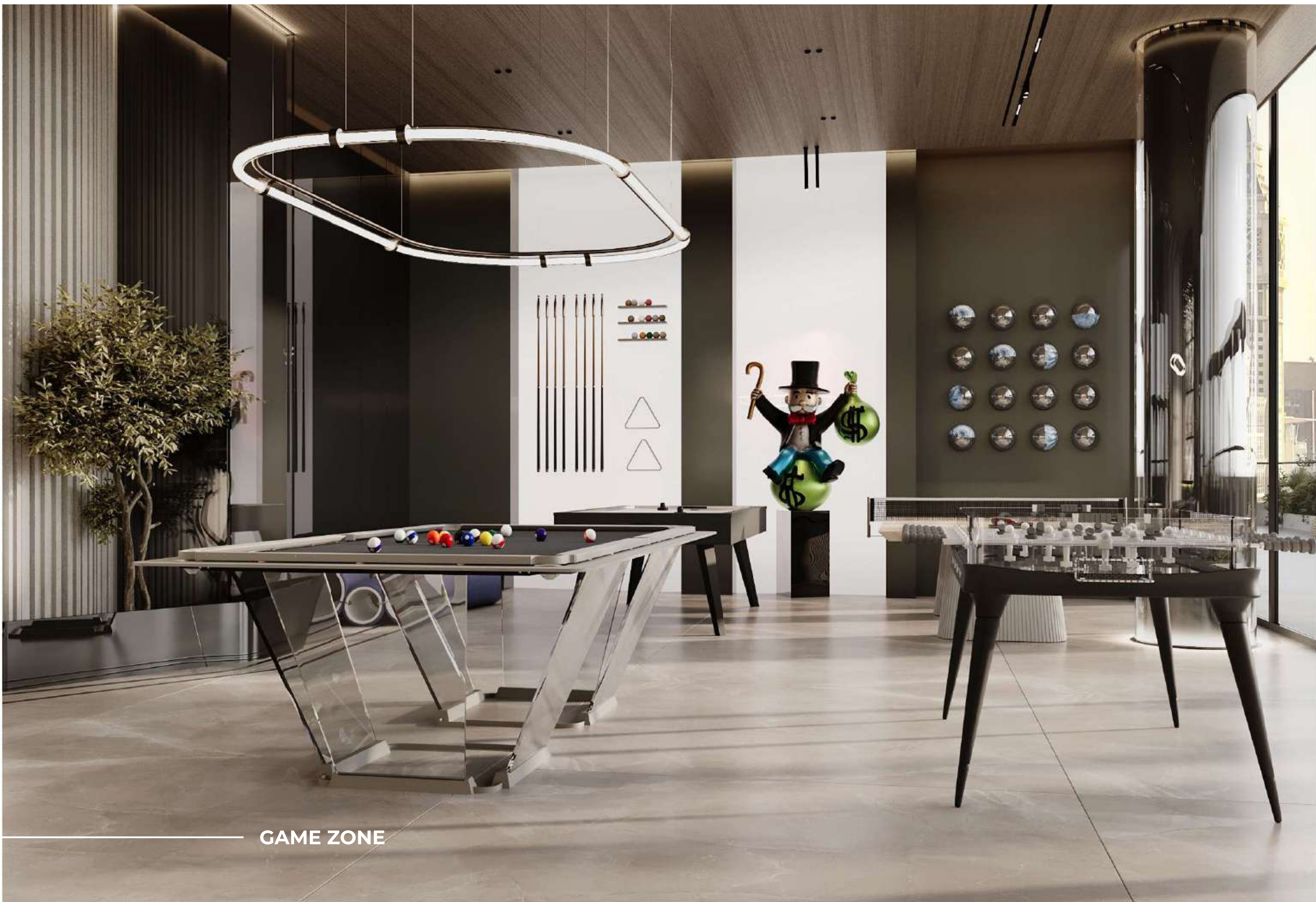
ROMAN BATH



FITNESS PAVILION



PRIVATE CINEMA



GAME ZONE



INFINITY POOL WITH PRIVATE CABANAS



— ROOFTOP BAR

APARTMENTS'
INTERIORS.

UNIT TYPES.

One-Bedroom
Apartments

Two-Bedroom
Apartments

Three-Bedroom
Apartments

Four-Bedroom
Duplex Penthouses

Five-Bedroom
Duplex Penthouse

 CITI
DEVELOPERS

ARYA
RESIDENCES











APPLIANCES & MATERIALS

FURNISHING

- FULLY FURNISHED - CUSTOM MADE
- ACCESSORIES INCLUDED

CROCKERY & CULINARY

- VILLEROY & BOCH

KITCHEN APPLIANCES

- MIELE

ELECTRONICS

- DEVIALET SPEAKER
- LG SMART TVS
- APPLE IMAC

VENTILATION SYSTEM

- CENTRALIZED ECOLOGY SYSTEM

TECHNOLOGY

- IOT INTEGRATED SMART HOME
- PERSONAL ASSISTANT ROBOT

CABINETRY

- CUSTOM DESIGNED

APARTMENT FINISHIES

- TRAVERTINE
- WOOD WORK
- ORIGINAL STONE
- MARBLE
- PORCELEAN TILES

KITCHEN ISLAND & COUNTER TOP

- TRAVERTINE
- MATT FINISH

FLOORING

- PORCELAIN TILES

UNDER MOUNTED KITCHEN SINK

- FINISH: MATT FINISH

FAUCET & SOAP DISPENSER

- FINISH: MATT BLACK

DRAINAGE SYSTEM

- ANTI ODOR & PEST RESTRAINED

DISPOSAL

- PULL OUT TRASH CAN UNDER CABINET

PARKING

- 1 DEDICATED PARKING
- E-PARKING OPTION

STARTING FROM – **AED 1.9M**

PAYMENT PLAN – **60-40**

HANDOVER – **Q4 2027**

BOOKING

10%

AFTER 30 DAYS

14%

MONTHLY

1%

30 MONTHS

6TH & 12TH MONTH

5%

HANDOVER

40%

CITI BUDDY



INCLUDED IN ALL APARTMENTS

30+ FEATURES



DESIGNED BY CITI VISION

- A Citi Developer's initiative pioneering AI, robotics, and super apps for an intelligent lifestyle.



AI THAT WORKS FOR YOU

- Citi Buddy's advanced AI agents handle multiple tasks, simplifying daily life effortlessly.



SMART PARENTING MADE EASY

- Monitors screen time limits, reminding kids and alerting parents when needed.



YOUR HOME'S ULTIMATE GUARDIAN

- Your personal assistant, streamlining daily routines.
- A caring nanny, ensuring toddler safety.
- A trusted companion, supporting kids, elders, and pets.
- A vigilant security officer, safeguarding your home 24/7.



TOTAL CONTROL, ANYTIME, ANYWHERE

- Customize features via the Citi Developer's Customer App and operate Citi Buddy remotely.



MORE THAN A ROBOT

- More Than a RobotA Cloud-Connected Supercomputer Manages IoT-enabled apartments at AGUA Residences, operating 24/7, 365 days for seamless automation.



FORTIFIED SECURITY & PRIVACY

- Protected by 256-bit encryption, ensuring your



Visit our experience center.