

# ARTHOUSE

PRIVATE RESIDENCES

BY



FACTSHEET



## A NEW ADDRESS FOR MODERN LIVING AND REFINEMENT.

Rooted in over a century of history on Manhattan’s Upper West Side, Arthouse Hotel New York City embodies heritage, architecture, and design integrity. That ethos now extends to Dubai with Arthouse Private Residences in Meydan District 11, presenting private homes defined by elegant design and a cosmopolitan way of life.

### LOCATION: MEYDAN D 11

D11 Meydan is envisioned as a premier residential destination—combining luxury living with a vibrant community spirit. The masterplan brings together high-end apartments, villas, and townhouses set within lush, landscaped green spaces and linked by pedestrian-friendly walkways, jogging tracks, and cycling paths and crystal-clear swimmable lagoons. Excellent connectivity to key city destinations ensures D11 Meydan stands out as a dynamic, sought-after address in Dubai.

## TIME TO KEY DESTINATIONS

Business Bay	10 minutes
Meydan Racecourse	10 minutes
Burj Khalifa & Downtown Dubai	15 minutes
Dubai International Airport (DXB)	15 minutes
Dubai Marina	20 minutes
Palm Jumeirah	25 minutes
Burj Al Arab	25 minutes

## KEY HIGHLIGHTS

-  Fully-equipped kitchens
-  Premium amenities
-  Luxury finishes

DEVELOPMENT PARTNER

**CLÉDOR**

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**AMENITIES**

**HEALTH AND LIFESTYLE**

- Juice bar & healthy café
- Outdoor barbecue pavilion
- Connected park & biophilic greenery
- Potable water system
- Advanced air filtration system

**SERVICES & CONVENIENCE**

- Valet service
- Concierge
- A la carte services
- 24/7 security

**FITNESS & MOVEMENT**

- State-of-the-art fitness center
- Yoga studio
- Steam/ Sauna

**FAMILY & COMMUNITY**

- Children's play area

**PROJECT TYPE & UNIT MIX**

Project Name:	<b>Arthouse Private Residences Meydan</b>	49	1-Bedroom Residences	From AED 1.08M
Project Type:	<b>Branded Residences</b>	59	1-Bedroom + Study Residences	From AED 1.39M
Location:	<b>Meydan District 11, Dubai</b>	12	2-Bedroom Residences	From AED 1.75M

Total Units: 120 | Starting Price: From AED 1.08 M | Completion: Q1 2028 | Payment Plan: 50:50



## PAYMENT PLAN DETAILS

PAYMENT STAGE	PAYMENT	DUE DATE
Down Payment	10%*	On booking
1st Installment	10%	In 30 Days, SPA signing
2nd Installment	7.5%	6 months from booking
3rd Installment	7.5%	12 months from booking
4th Installment	7.5%	15 months from booking
5th Installment	7.5%	18 months from booking
Upon Completion	50%	Q1 2028

\* 4% DLD fees to be collected with down payment



## THE DEVELOPER | VIVA DEVELOPMENT



At Viva Development, we celebrate the art of refined living. Each residence is thoughtfully designed to embody sophistication, comfort, and timeless elegance. Rooted in Dubai's vision for excellence, our communities are crafted for those who seek more than a home—spaces where luxury becomes a way of life and every detail inspires a life well lived.

## DEVELOPMENT PARTNER | CLÉDOR

Clédor Developments is a UAE-based real estate development company specialising in premium lifestyle projects. Clédor provides an integrated platform that covers the full real estate lifecycle, from land acquisition to post-handover management.

With a focus on design excellence, market relevance, and investor performance, Clédor aligns capital with efficient delivery to ensure projects perform both operationally and commercially.



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