



ART OF

WATERFRONT

LIVING







# MARINA FRONT



There's something truly special about waking up to the sound of waves gently lapping against the dock. The marina's tranquil atmosphere and stunning views make every day feel like a getaway. Whether I'm watching the sunset over the water or enjoying a quiet morning coffee on the balcony, this place never fails to bring me peace and inspiration.









I don't create buildings—I develop feelings. With ARYA, I wanted to craft something that doesn't follow the rules, but rewrites them. Every corner of this building speaks a certain language—one that reflects emotion, individuality, and depth. I call it a true example of Neo Luxury. It's the freedom to live in a space that mirrors who you are, not what trends dictate.

ARYA is not just a residence—it's an artistic journey. And I believe the future of luxury begins with the courage to ask: Why not?

ZM.







# ART OF



- **21 - kilometer** beachfront.
- Features **9** world-class marinas.
- **86** opulent resorts and hotels.
- **2** championship-level golf courses.

# NEO LUXURY



# FEATURED ARTIST

**ALEC MONOPLY**

ARYA isn't just another project for me. It's a playground for my imagination. When I first saw the scale of the triple-height lobby, I felt a rush of creative freedom. It's rare to be invited into a space where art isn't just decor, it's identity. This mural is my chance to bring energy, rebellion, and storytelling into the very heart of the building. I'm blending my signature style with a fresh narrative, one that speaks to movement, modern luxury, and cultural edge. For me, this isn't just a wall. It's a canvas for bold expression, and ARYA is the perfect stage.



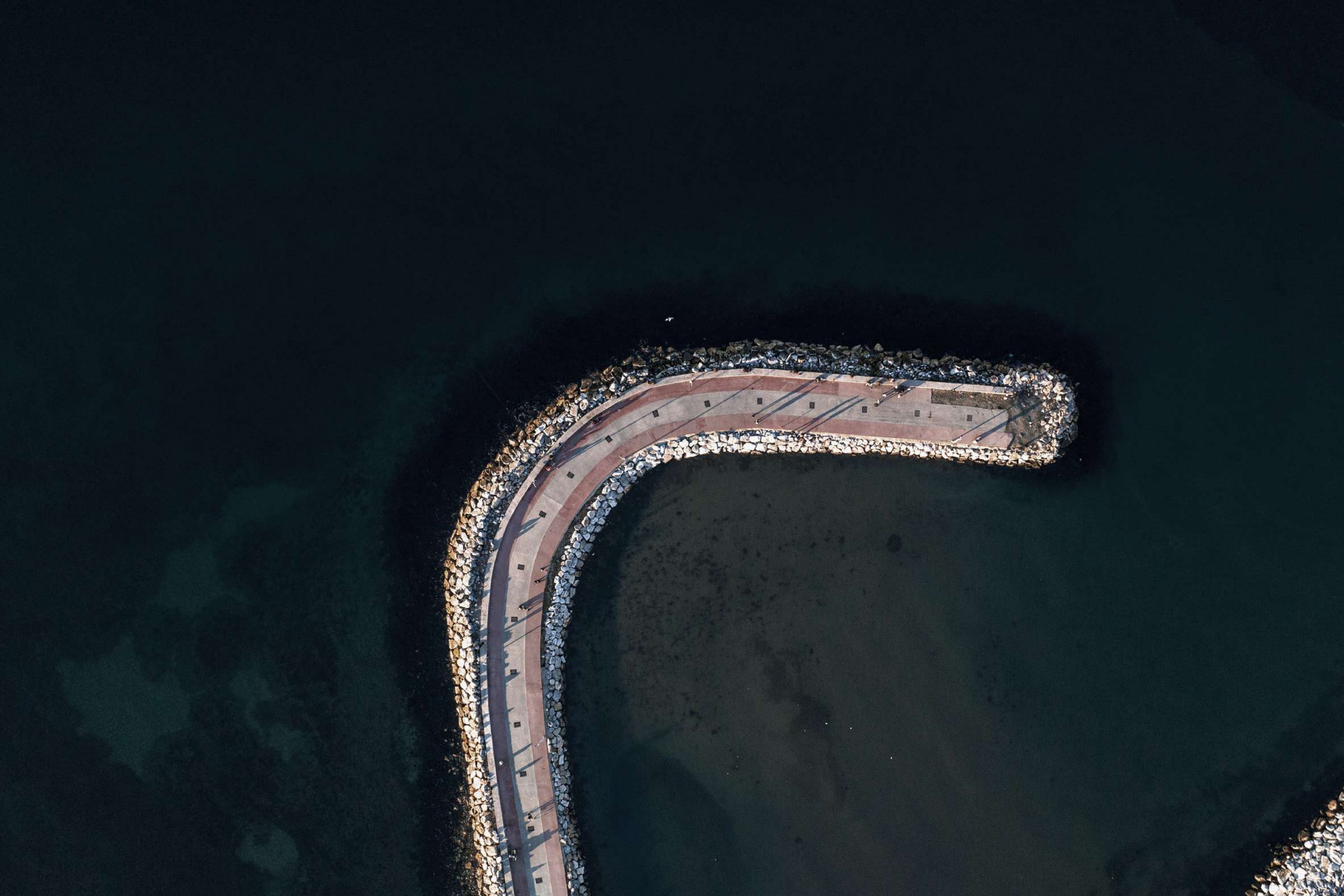


















# THE ARCHITECTURE

ARYA







I don't create buildings—I create feelings. To me, luxury is not about excess; it's about essence. With ARYA, I wanted to craft something that doesn't follow the rules, but rewrites them. Every curve of this building speaks a different language—one that reflects emotion, individuality, and depth. I call it Neo Luxury. It's the freedom to live in a space that mirrors who you are, not what trends dictate. I've commissioned Alec Monopoly not for decoration, but for disruption—to bring energy and meaning to the walls we live between. ARYA is not just a residence—it's an artistic journey. And I believe the future of luxury begins with the courage to ask: Why not?

ZM.



















The image is a detailed site plan of Dubai Islands, featuring the Arya Residences development. The plan shows various residential plots labeled with codes like RE-0101, RE-0102, and RE-0103. It also includes a marina, a bridge, and a hotel. The Arya Residences logo is prominently displayed in the center.

# DUBAI ISLANDS

ARYA RESIDENCES

MARINA

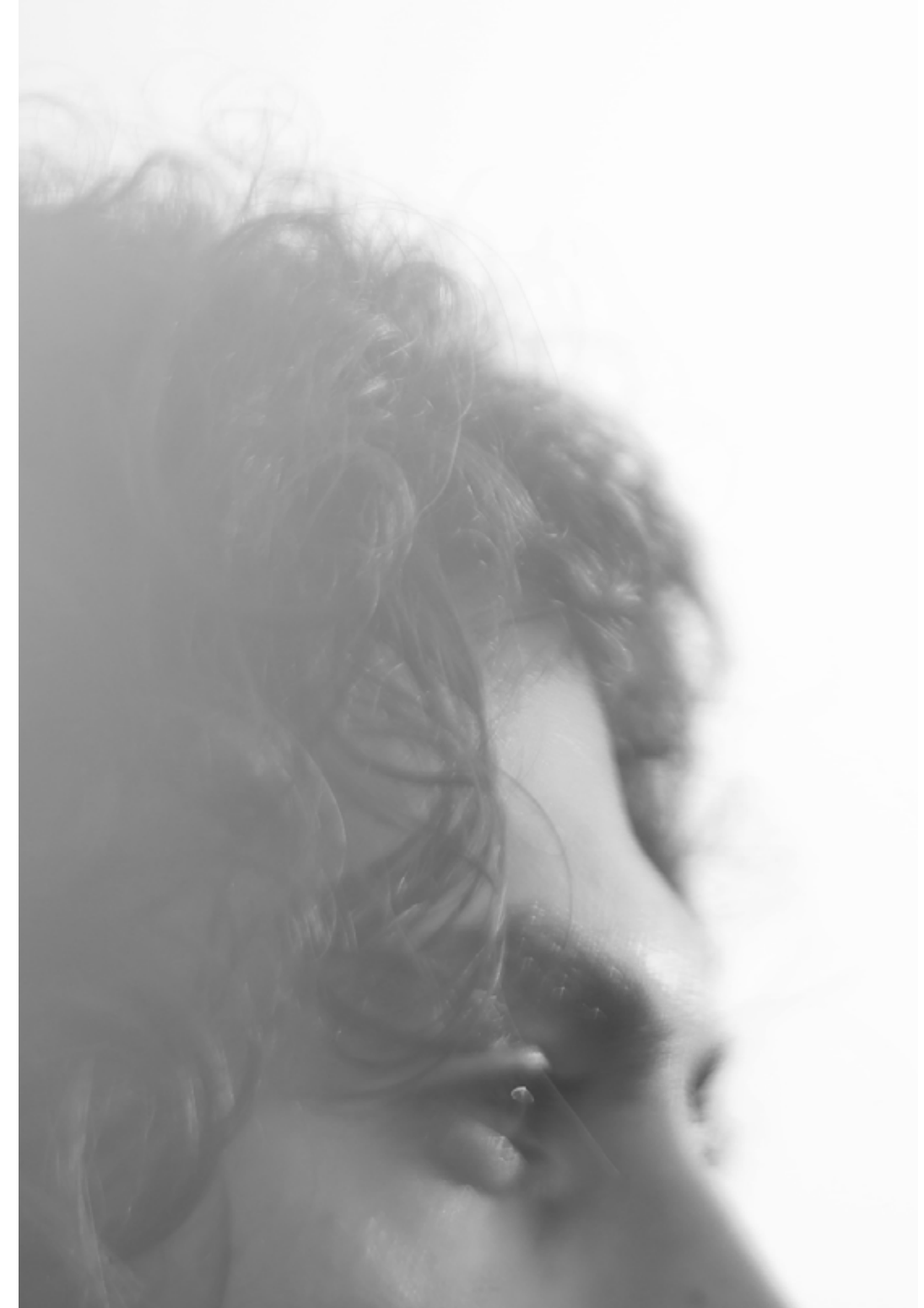
BRIDGE

RIU HOTEL

ENTARA

PLAN













ARYA is personal to me. It's not just another building—it's a statement of emotion, energy, and freedom. I didn't follow a formula. I followed a feeling. The concept behind ARYA was to create something that feels sculpted—not designed. Every angle, every curve speaks to movement, confidence, and individuality. It's inspired by icons of design and speed, but it's meant to feel timeless—not trendy. We've brought in Alec Monopoly to add artistic irreverence—because I didn't want the walls to just hold space, I wanted them to hold meaning. ARYA is what I call Neo Luxury—bold, emotional, intelligent, and unexpected. It's for people who live life on their own terms. This isn't about fitting into luxury. It's about reshaping it.









# THE GALORE

GROUND FLOOR



LOBBY





The triple-height lobby at ARYA is more than an entrance—it's a bold first impression that sets the tone for everything this residence represents. Soaring ceilings, sculptural forms, and curated lighting create a sense of drama and openness, but it's Alec Monopoly's exclusive mural that truly electrifies the space. His signature style—vibrant, edgy, and culturally charged—transforms the lobby into a living gallery, blurring the line between art and architecture. This isn't just a lobby; it's a visual experience, a conversation starter, and a daily reminder that ARYA is a place where Neo-Luxury lives.

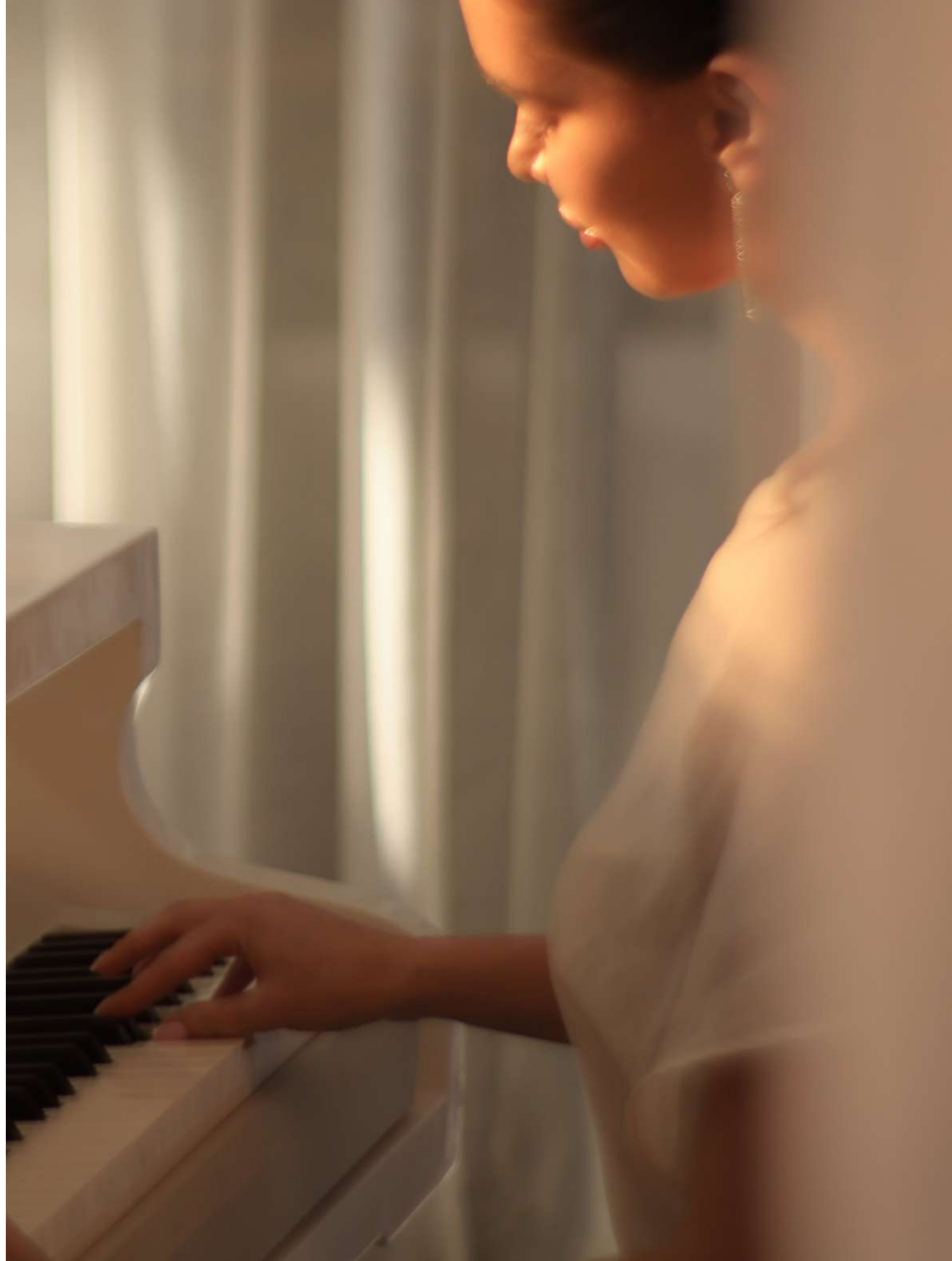
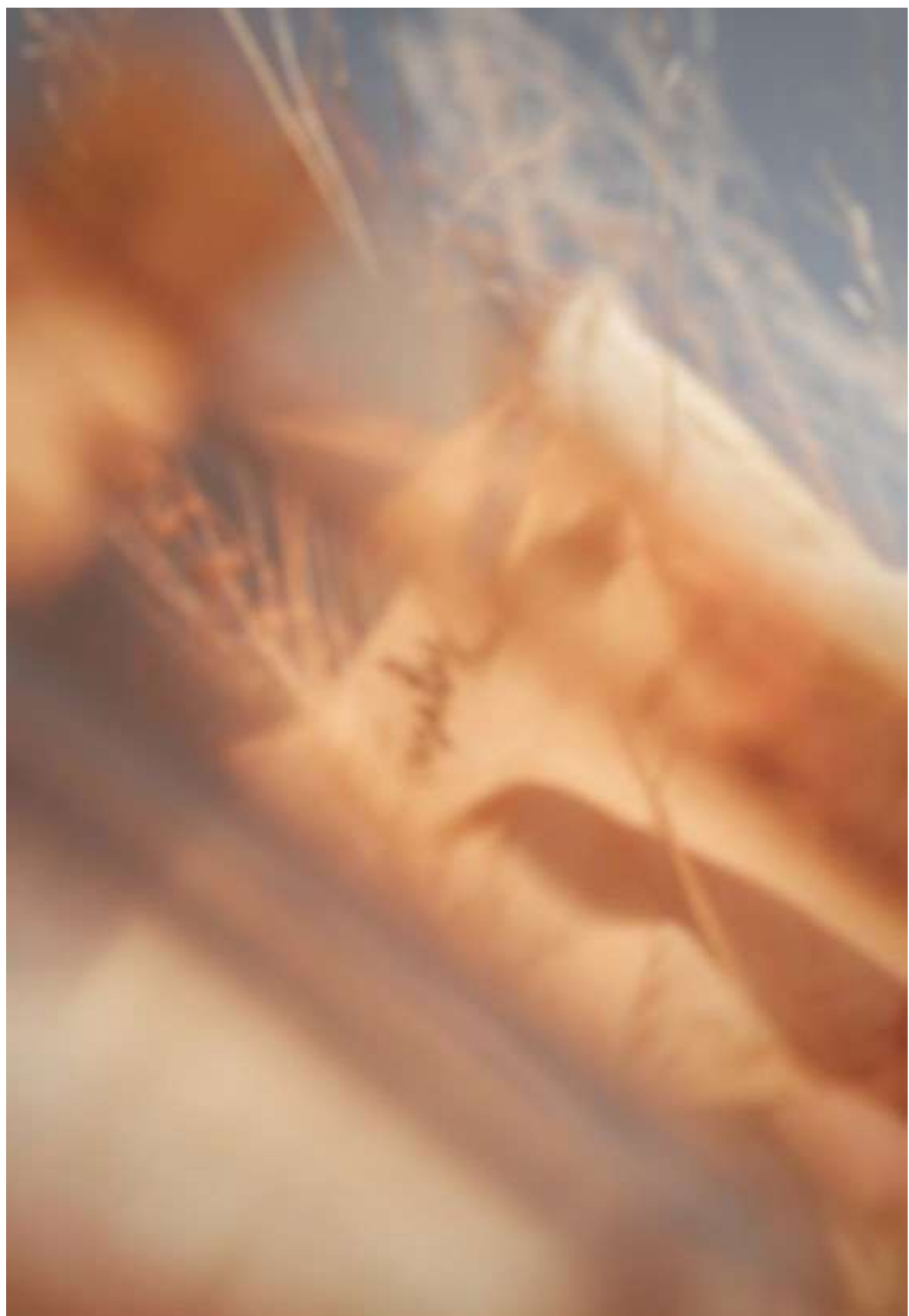




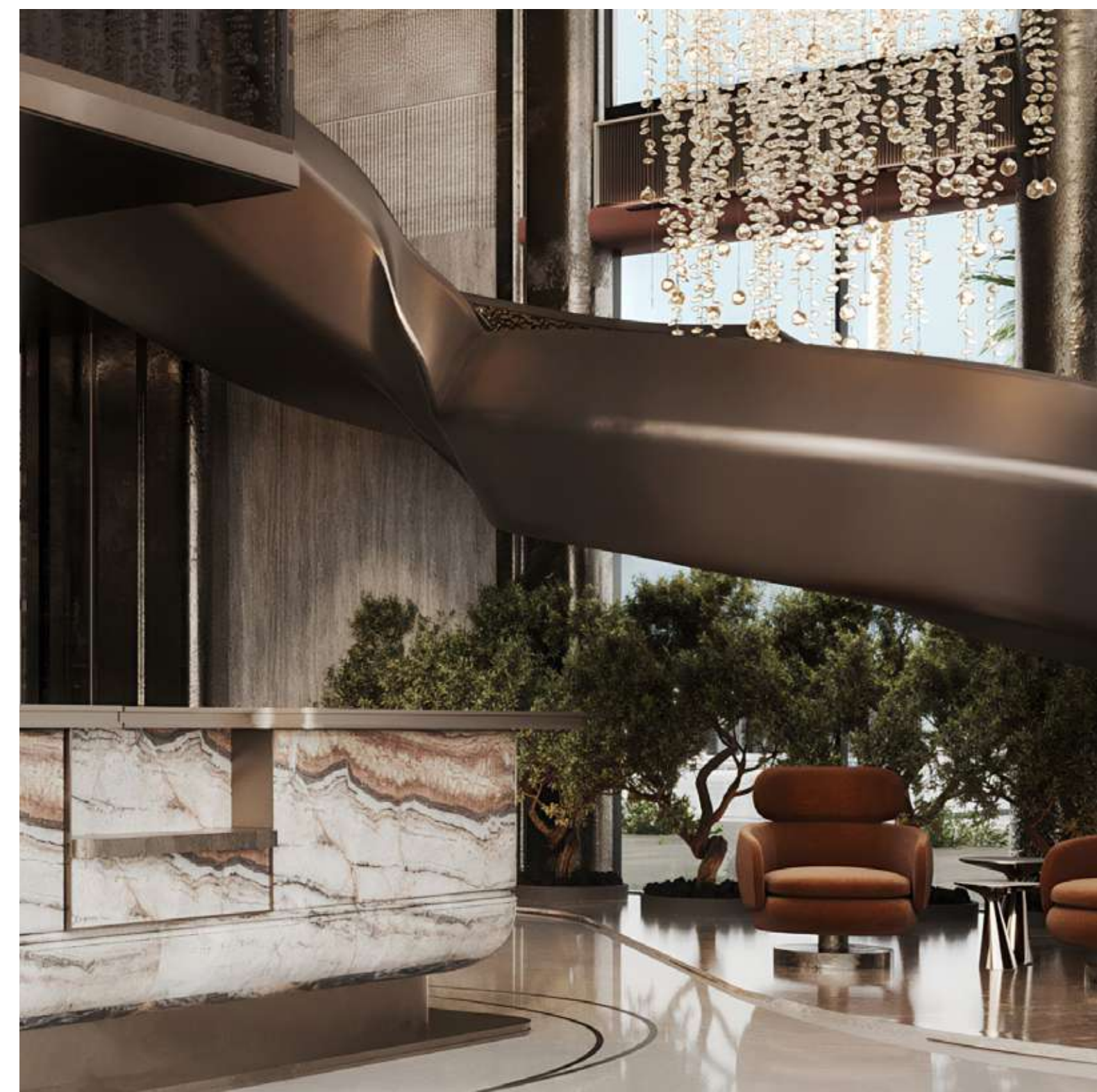
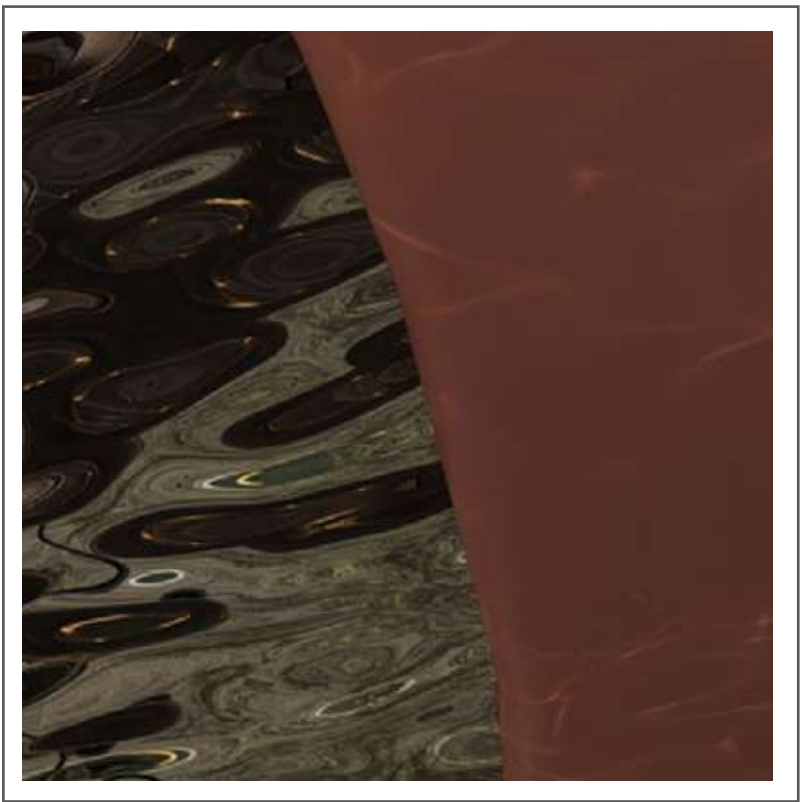

















# BUSINESS CENTER









# THE UNDER CANVAS

MEZZANINE FLOOR



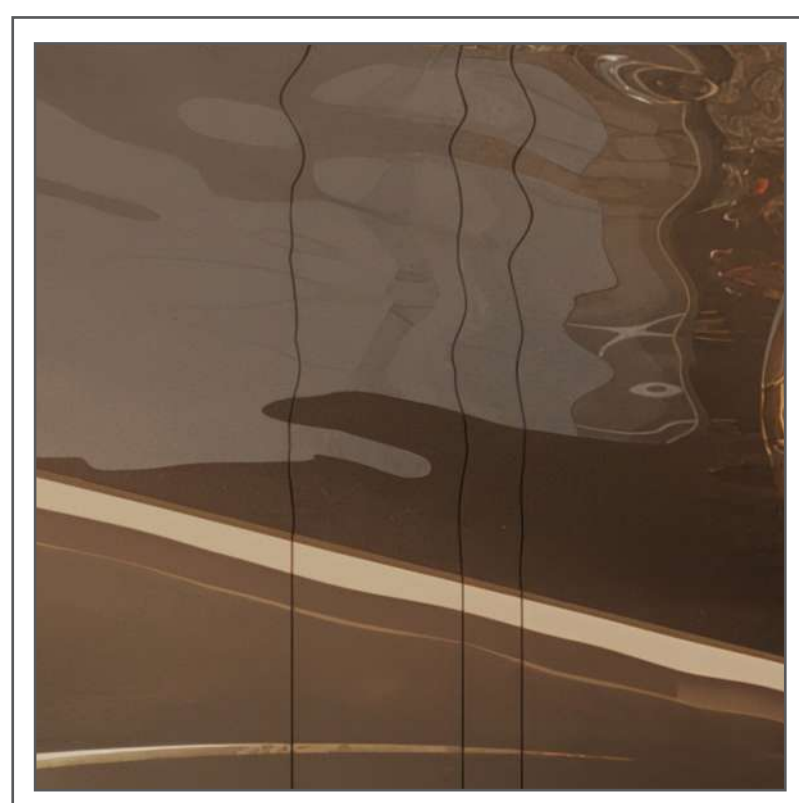
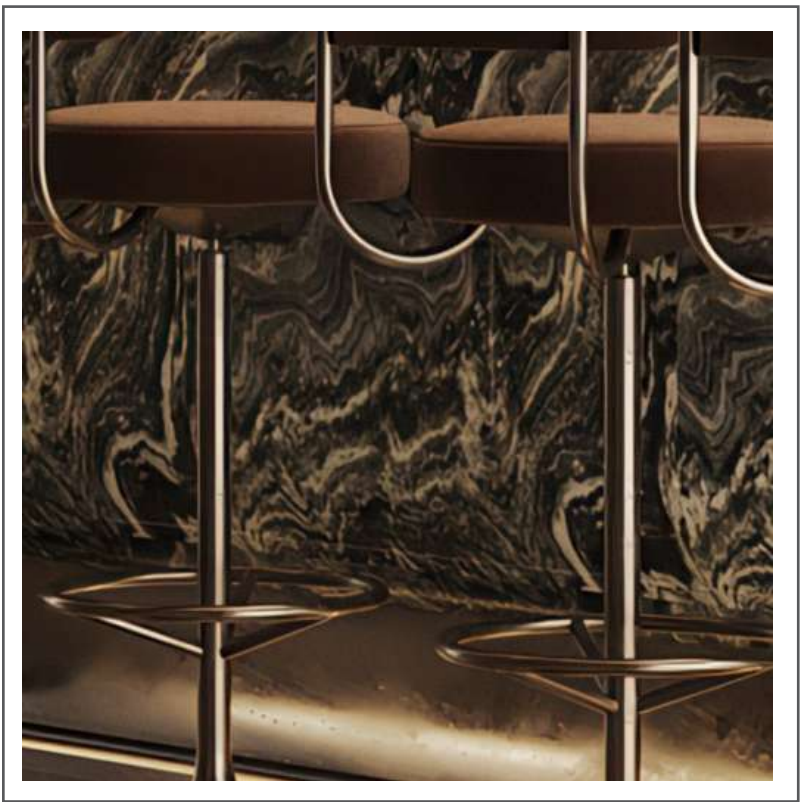
# CIGAR LOUNE













A woman with dark hair is floating on her back in a swimming pool. She is wearing a dark, form-fitting swimsuit with a light-colored strap across her chest. Her eyes are closed, and she has a serene expression. The water is clear, and sunlight filters through from above, creating a series of bright, circular light patterns and colorful lens flares across the scene. The overall mood is peaceful and dreamlike.

# THE FORTE

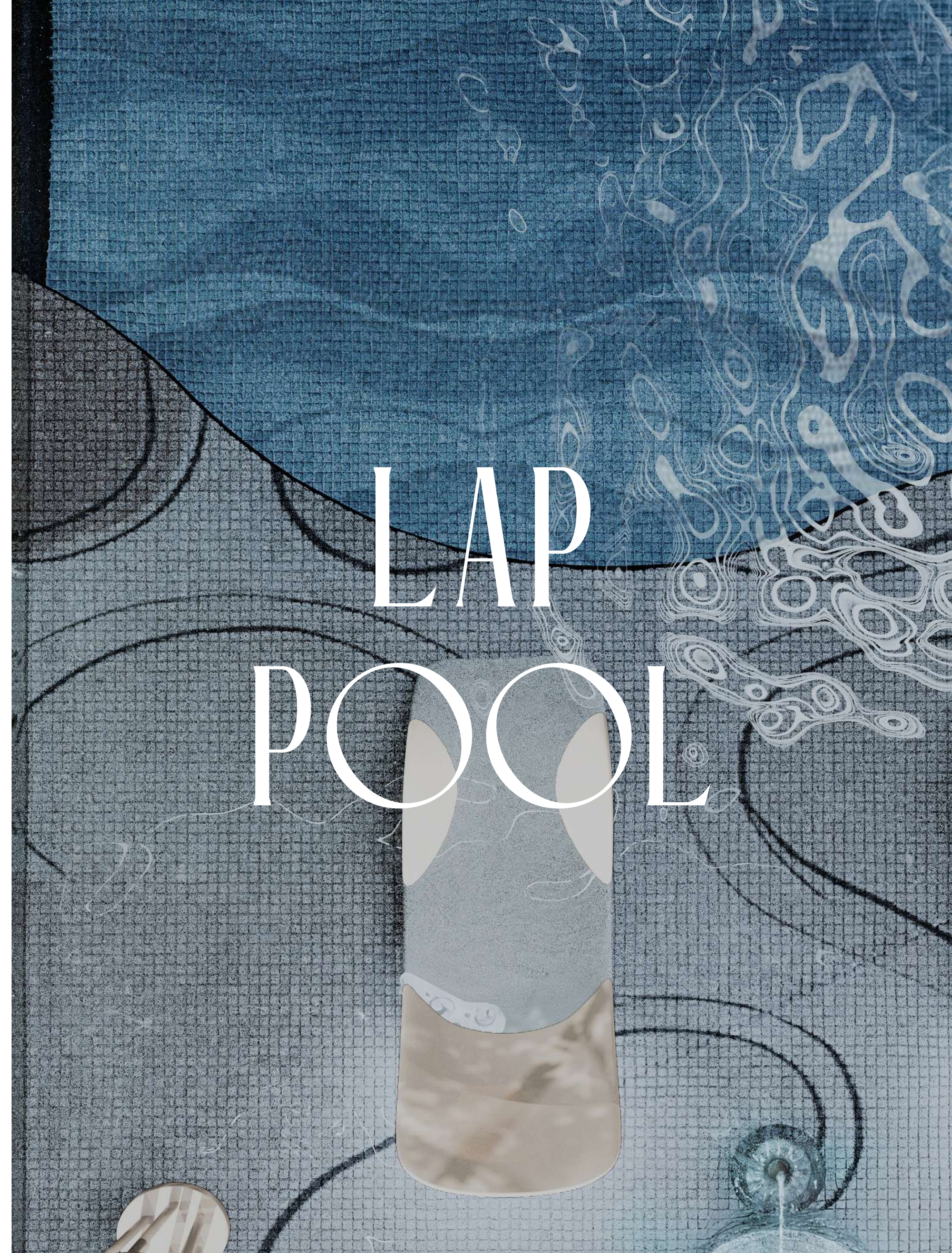
FIRST FLOOR



# DEDICATED FLOOR FOR AMENITIES

















A close-up photograph of a hand being massaged by another hand. The skin is smooth and light-toned. The background is a soft, out-of-focus grey. The word "SPA" is written in a white, serif font, positioned over the lower part of the hand being massaged.

SPA















A person is shown in a yoga pose, with their back to the camera and arms raised. The background is a bright, warm light, possibly from a window. The text "YOGA STUDIO" is overlaid in white, serif font on the left side of the image.

# YOGA STUDIO









*The ceiling of the Yoga Studio  
is envisioned as fluid ribbons of  
sculptural art, mirrors the flow of  
breath, energy, and serenity within  
the space. Every element is curated  
to enhance mindful living, offering a  
retreat where the body aligns with  
the rhythm of nature and design.*









# ROMAN BATH

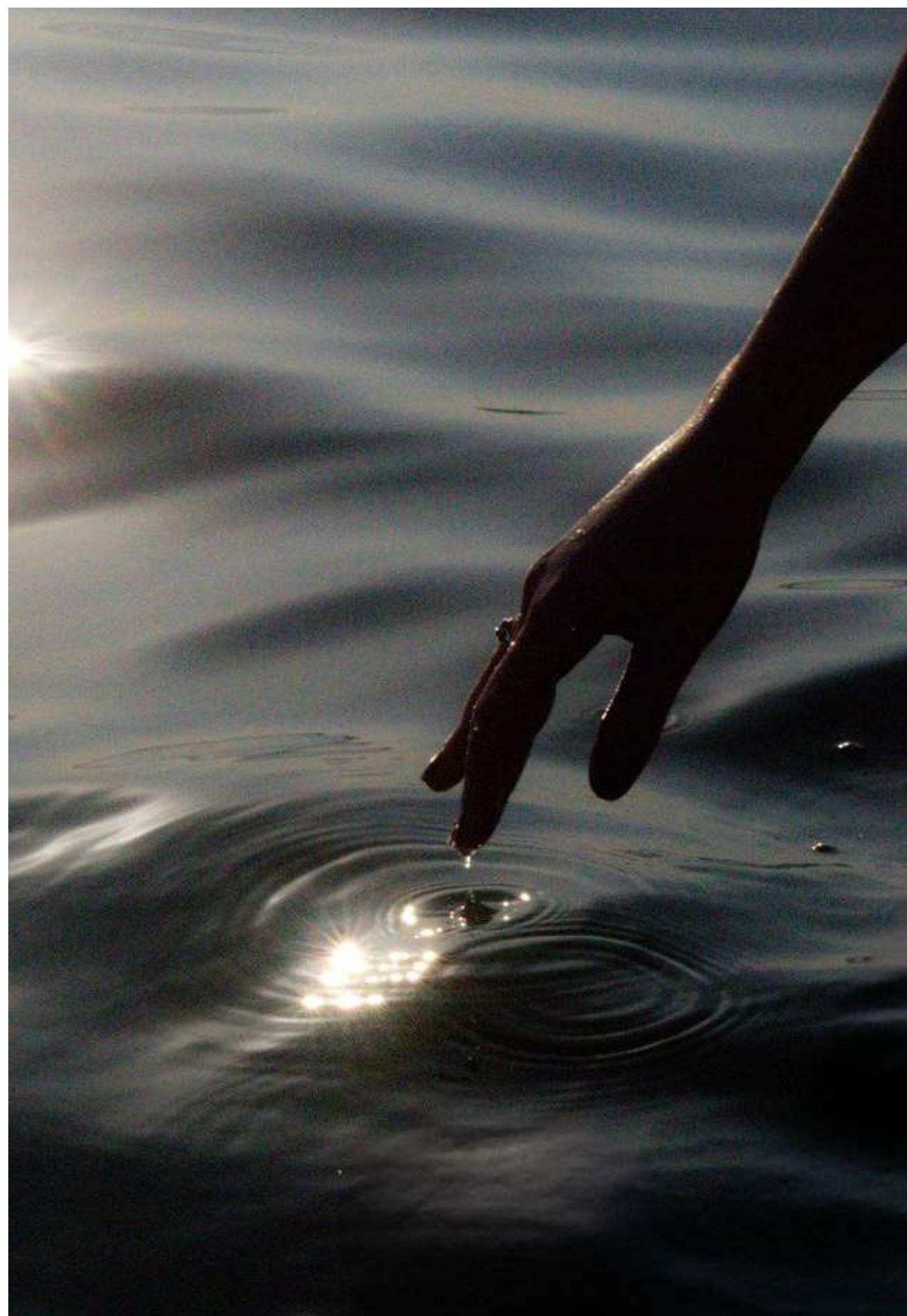














The background is a full-page image of marbled paper. It features a complex, organic pattern of swirling, cell-like shapes. The primary colors are a deep forest green and a muted, dusty gold or taupe. The pattern has a textured, almost topographical quality, with lighter, vein-like lines separating the darker, more solid-colored areas. The overall effect is one of natural elegance and sophisticated design.

# SAUNA & STEAM ROOM















HAMMAMS















# FITNESS PAVILION





















# PRIVATE CINEMA















The background is an abstract composition of thick, expressive brushstrokes. The primary colors are various shades of green, ranging from dark forest green to light sage green, set against a muted grey background. The strokes are fluid and dynamic, creating a sense of movement and depth. Some areas show more defined, layered strokes, while others are more blended and ethereal.

# GAME ROOM





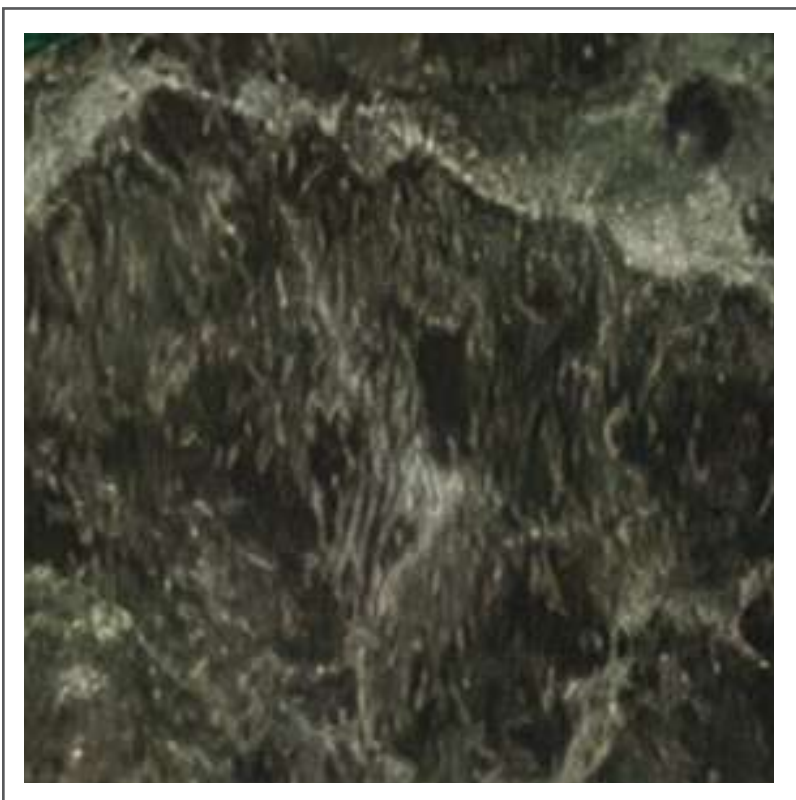
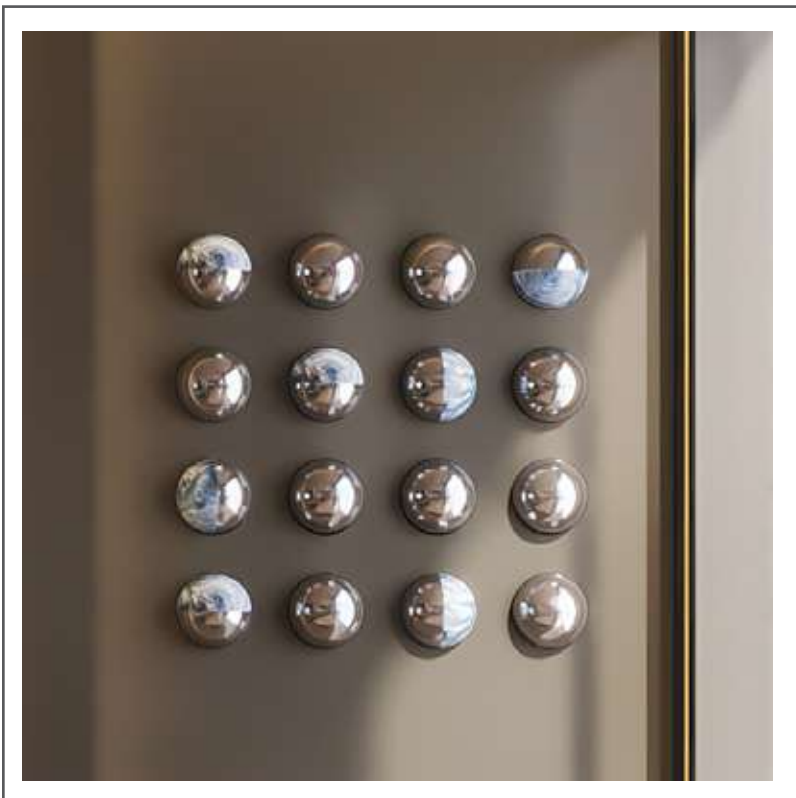














A woman with dark hair in a ponytail, wearing a dark one-piece swimsuit, stands in a rooftop swimming pool. She is looking out over a city skyline at sunset. The water is a deep blue, and the sky is a mix of orange, pink, and blue. The city lights are visible in the distance.

# THE ELEVENTH SKY

ROOFTOP













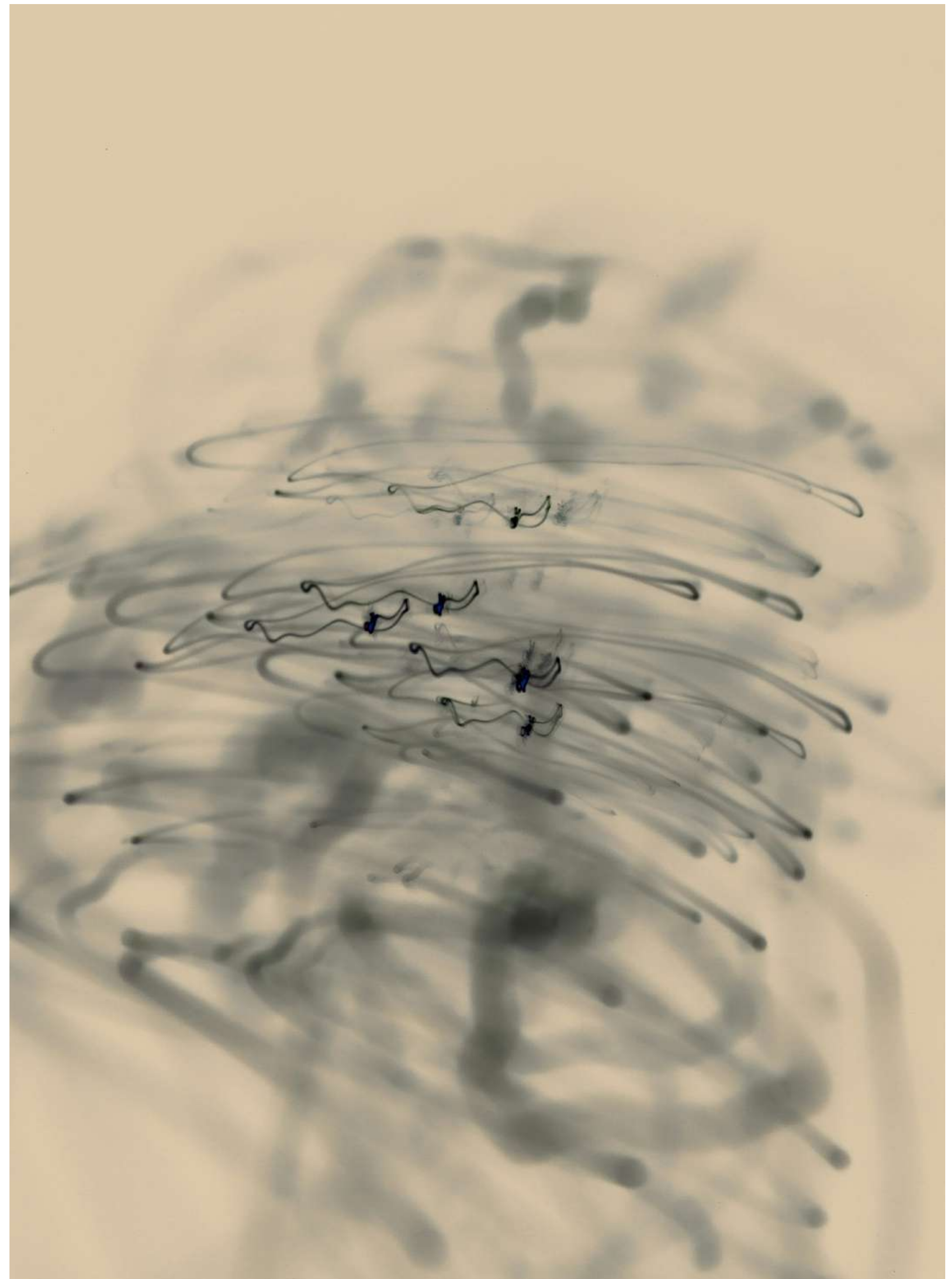
# SUNKEN POOL BAR







The Eleventh Sky is the crown of ARYA—a rooftop sanctuary that transcends architecture and enters the realm of emotion. Suspended between sea and sky, it's where the horizon becomes a canvas for living. With a sunken pool bar, private cabanas, and a seamless infinity pool, every detail is designed for indulgent stillness and vibrant energy alike. This is not just a rooftop—it's a floating experience, a stage for golden hour gatherings, morning stillness, and moonlit conversations





# INFINITY POOL















# POOL BAR













CABANAS















5 BED  
ROOM  
PENTHOUSE





























































# 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

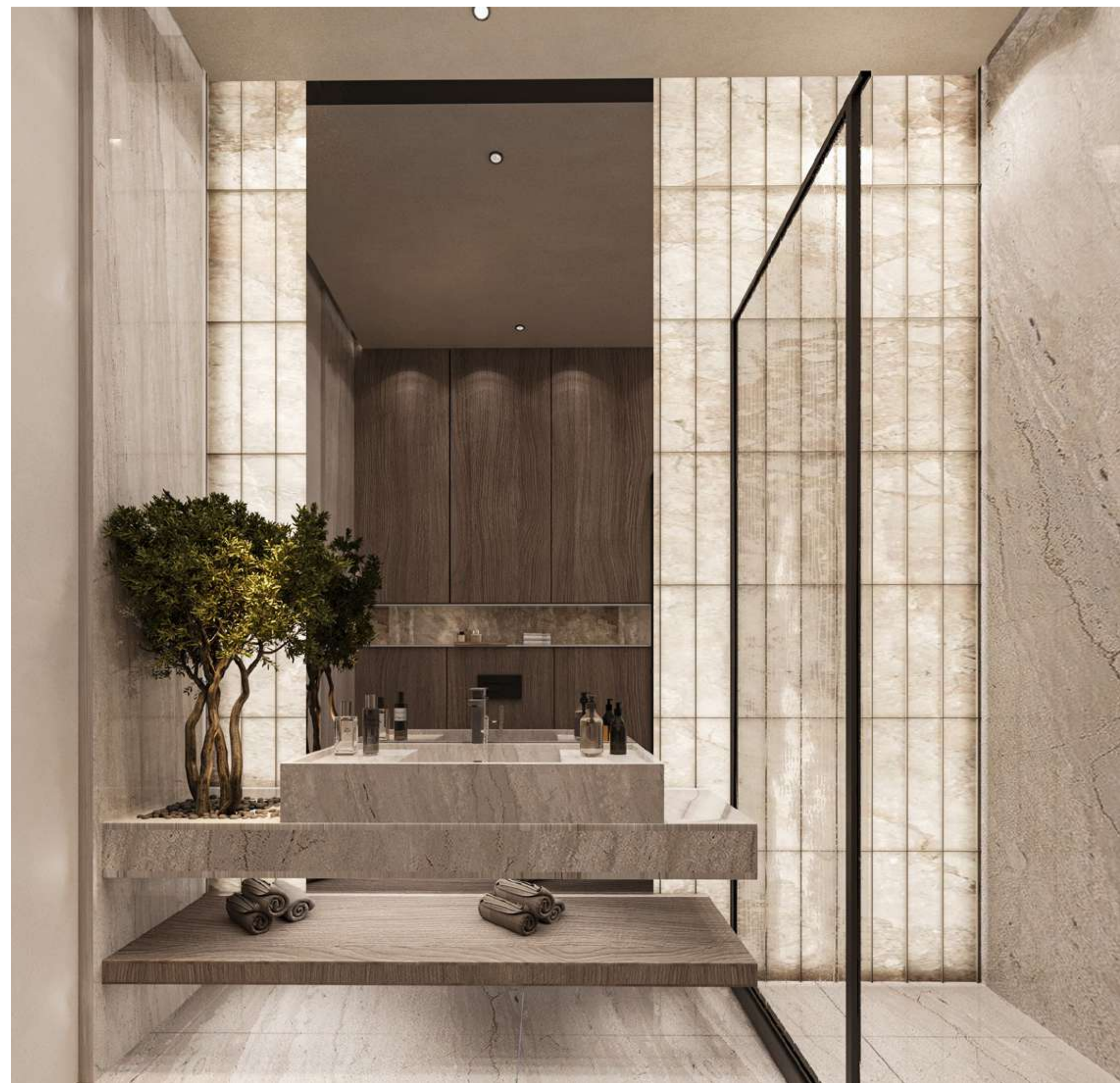
## DISPOSAL

- PULL OUT TRASH CAN UNDER CABINET

## PARKING

- 1 DEDICATED PARKING
- E-PARKING OPTION







4 BED  
ROOM  
DUPLEX































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3 BED  
ROOM  
APART  
MENT





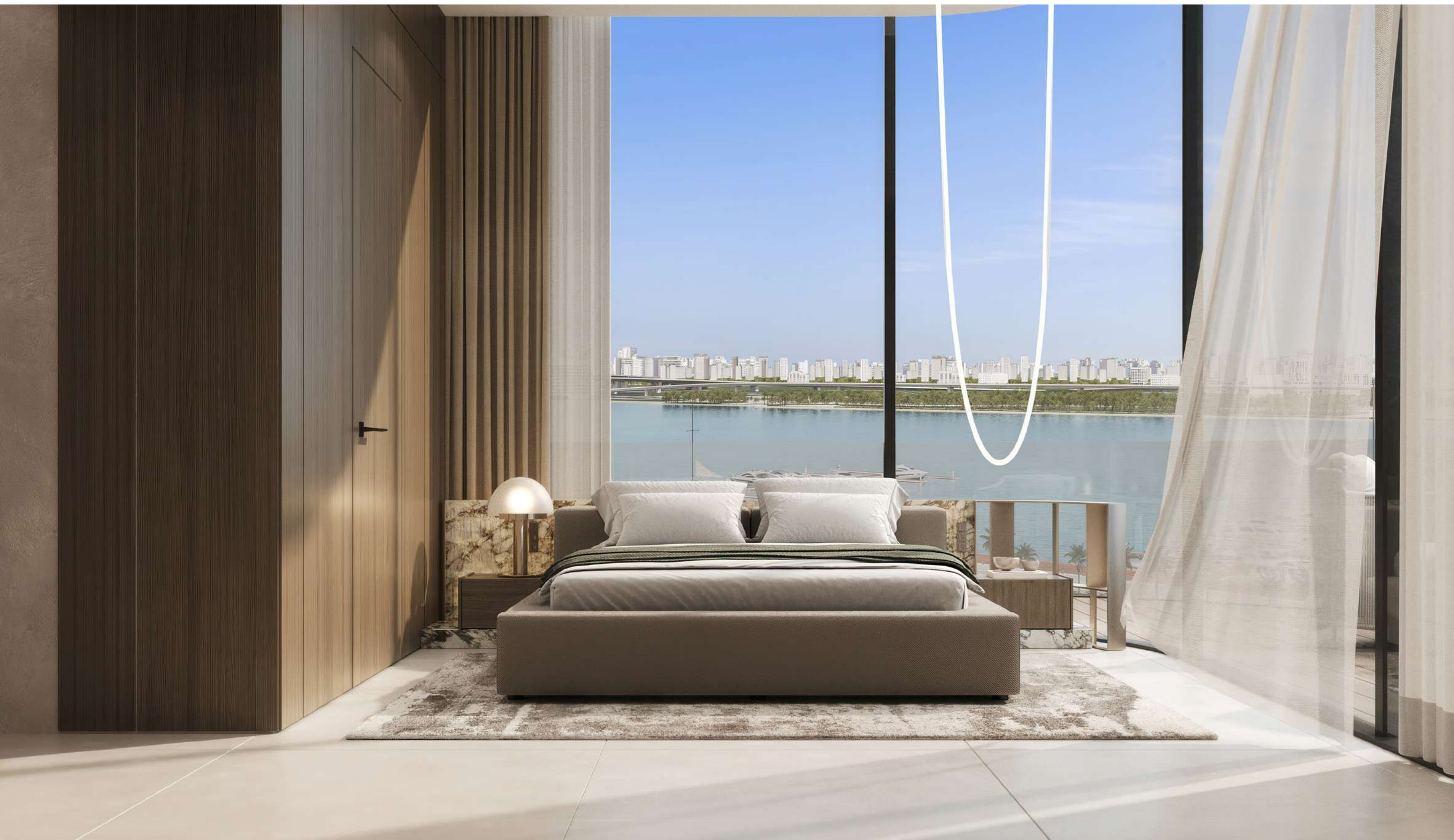




































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2 BED  
ROOM  
APART  
MENT































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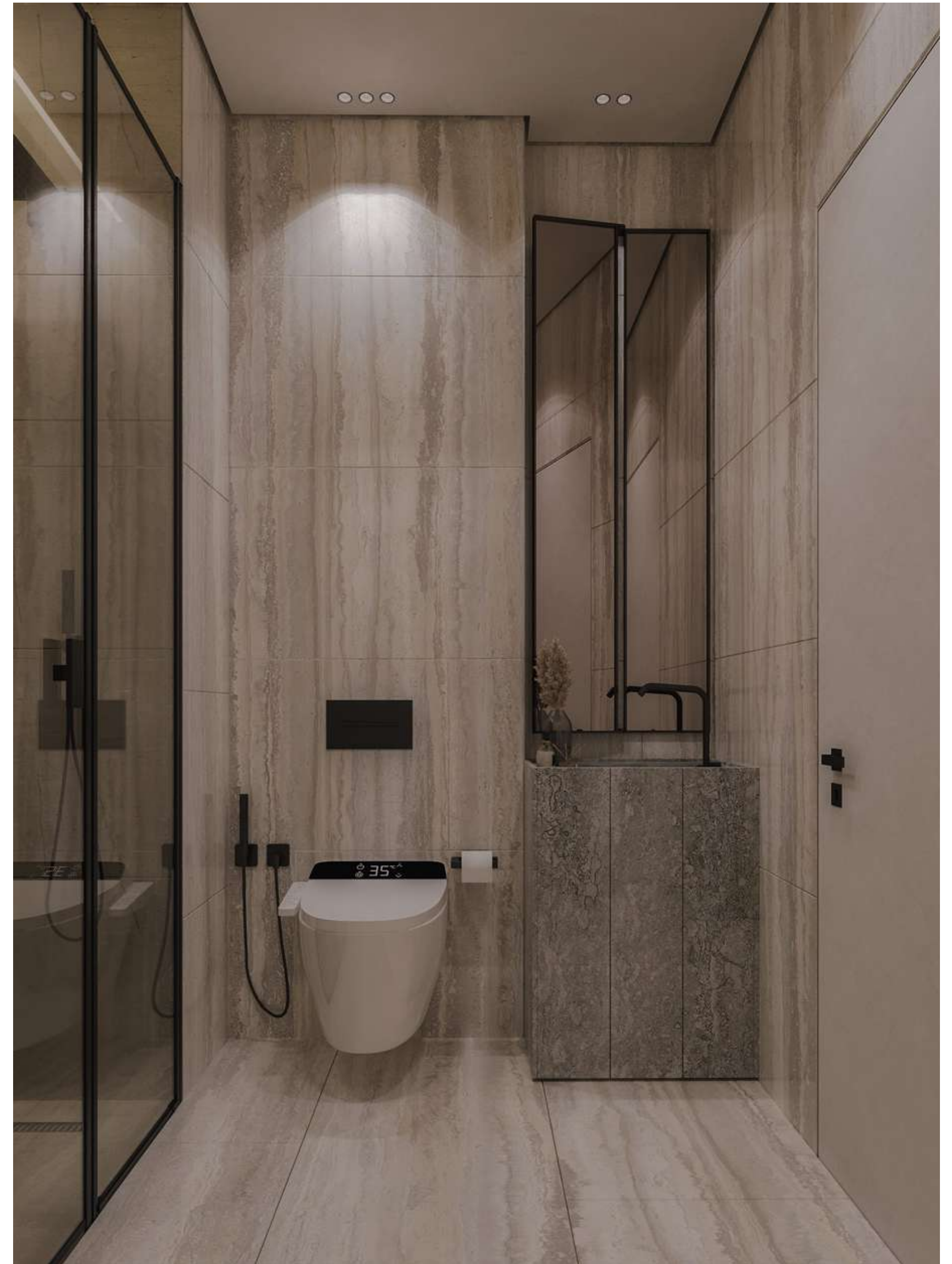
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1 BED  
ROOM  
APART  
MENT















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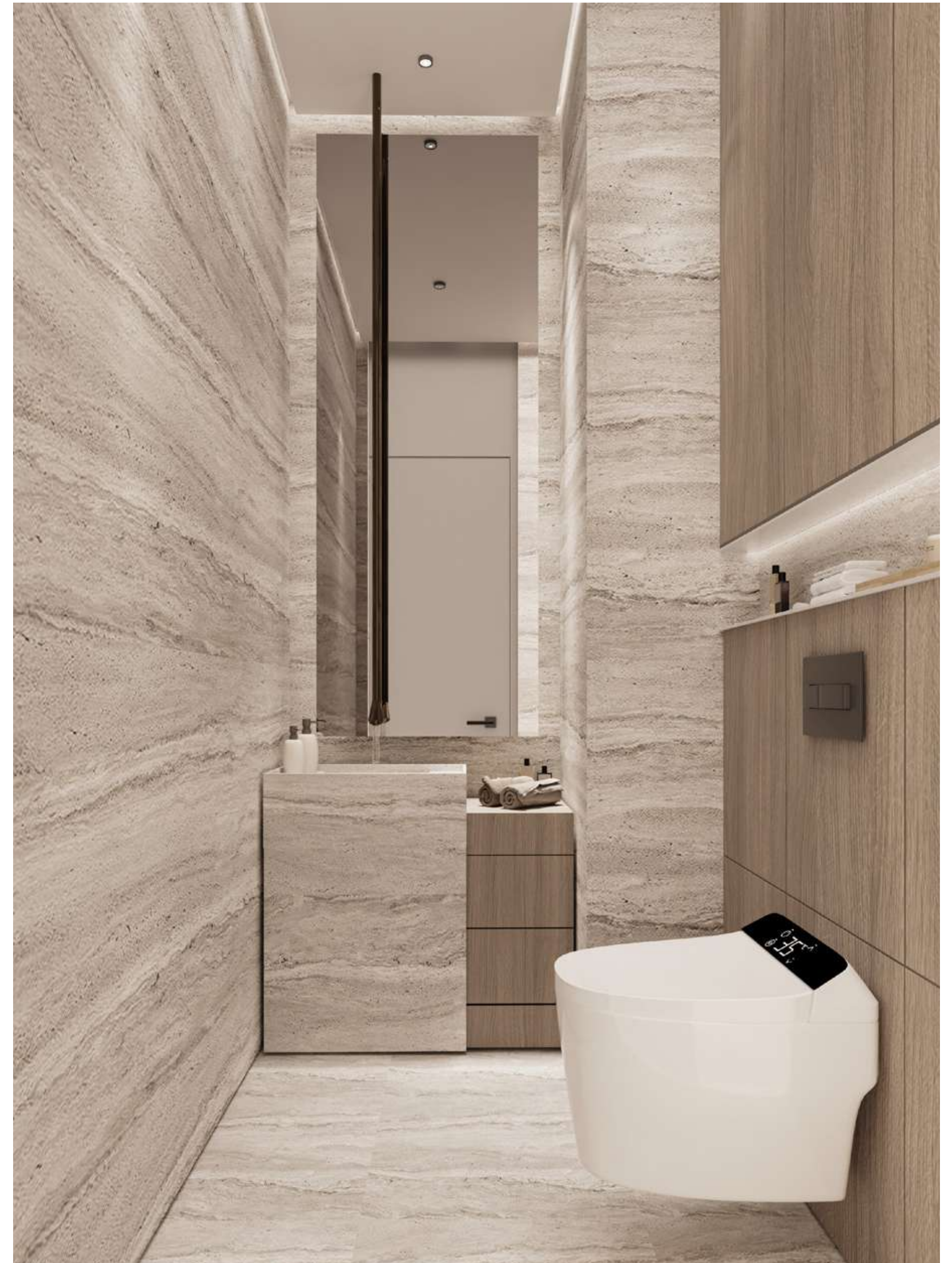
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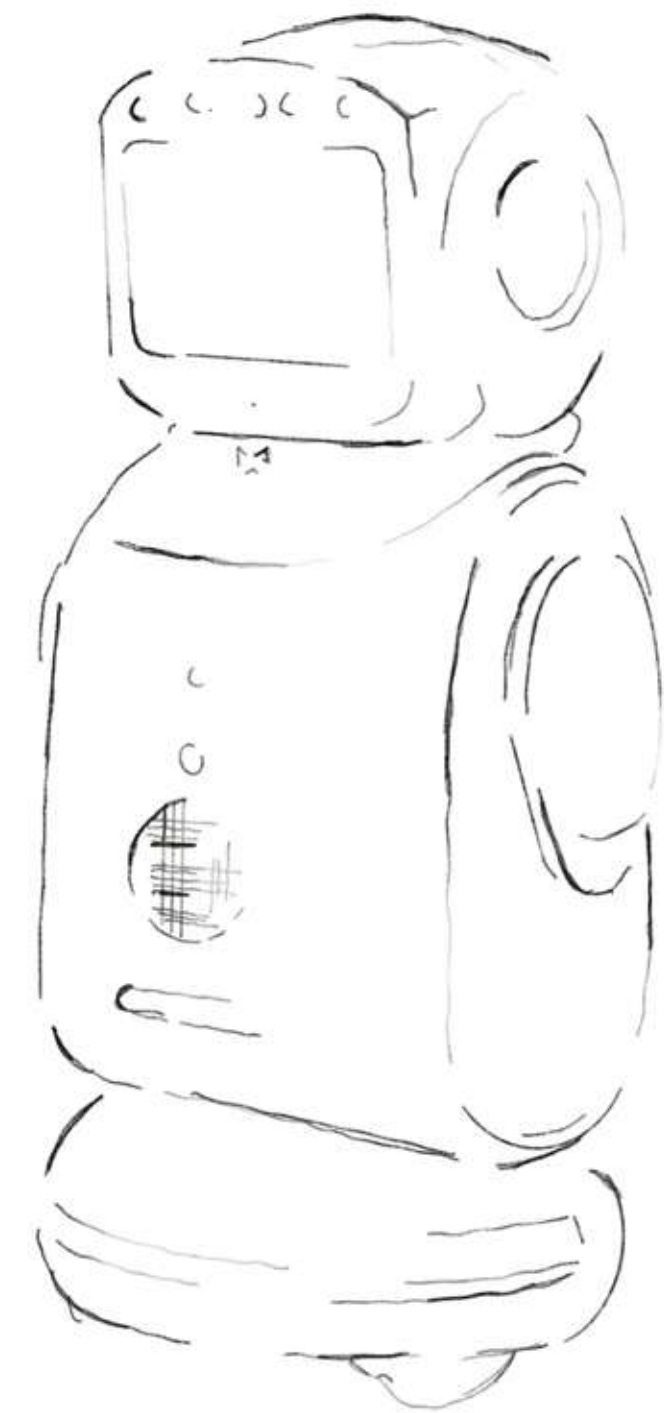
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# CITI BUDDY





# 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