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OFF PLAN

ARAS Heights

Location: Majan, Dubai

Starting From: AED 590,000

Permit No: 1934534133

ARAS Heights

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Aras Group	**Apartments**	**Q4 2024**	**20% Down Payment**	**Off Plan**

ABOUT THE PROJECT

ARAS Heights is a premium smart residential development by **ARAS Group**, strategically located in the thriving community of **Majan, Dubailand**. Designed to combine contemporary architecture with intelligent home technology, the development delivers a modern lifestyle centred around comfort, convenience, and sustainability. The elegant façade, thoughtfully planned interiors, and high-quality construction reflect ARAS Group's commitment to delivering sophisticated homes that meet the expectations of today's homeowners and investors. Nestled in one of Dubailand's rapidly developing residential districts, ARAS Heights provides a peaceful environment while maintaining excellent connectivity to Dubai's key destinations.

The project offers a collection of **studio, 1, 2, and 3-bedroom apartments**, with sizes ranging from approximately **424 sq. ft. to 2,290 sq. ft.** Every residence has been designed with open-plan layouts, premium finishes, spacious balconies, and floor-to-ceiling windows that maximise natural light. A standout feature of the development is its integrated **smart home technology**, allowing residents to control lighting, curtains, and selected home functions through voice commands and mobile devices. Designer kitchens, contemporary bathrooms, and efficient layouts further enhance the overall living experience.

Residents benefit from an impressive selection of lifestyle amenities designed to support wellness and community living. These include a rooftop garden with BBQ facilities, swimming pool, modern fitness centre, landscaped outdoor spaces, children's play area, wellness zone, retail outlets, dining options, covered parking, and 24-hour security. The development also offers direct access to Dubai's cycling track network,

encouraging an active lifestyle within a well-connected neighbourhood. Every amenity has been thoughtfully incorporated to provide residents with comfort, recreation, and convenience in a contemporary residential setting.

Strategically positioned in **Majan**, ARAS Heights enjoys seamless connectivity to **Sheikh Mohammed Bin Zayed Road**, **Dubai Outlet Mall**, **Global Village**, **IMG Worlds of Adventure**, **Dubai Hills Mall**, **Downtown Dubai**, and **Dubai International Airport**. Majan continues to attract homeowners and investors due to its strategic location, expanding infrastructure, competitive pricing, and strong rental demand. Developed by ARAS Group with a focus on quality construction and smart living, ARAS Heights represents an attractive opportunity for buyers seeking long-term capital appreciation and a modern lifestyle in one of Dubai's emerging residential communities.

Why Buy ARAS Heights Through A1 Properties?
Purchasing **ARAS Heights** through **A1 Properties** gives you access to experienced Dubai real estate professionals with extensive expertise in Dubailand's growing residential communities and off-plan investment opportunities. Our consultants provide personalised guidance to help you select the ideal apartment based on your lifestyle requirements or investment objectives while ensuring access to the latest inventory, competitive pricing, and exclusive developer opportunities whenever available. From payment plan consultation and mortgage assistance to legal documentation and ownership transfer, A1 Properties delivers comprehensive end-to-end support throughout your buying journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Majan's evolving property market and ARAS Group's commitment to smart, high-quality developments, we ensure a seamless purchasing experience while helping you maximise the long-term value of your investment.

PAYMENT PLAN

20%	**80%**
Down Payment	During Construction

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