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OFF PLAN

The LX

Location: Arjan, Dubai

Starting From: AED 2,800,000

Permit No: 2

The LX

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Mulk Properties	**Offices**	**Q2 2027**	**30/70**	**Off Plan**

ABOUT THE PROJECT

The LX by Mulk is a boutique commercial development in **Arjan, Dubai**, created for entrepreneurs, professional firms, growing companies and investors seeking distinctive office space in one of New Dubai's expanding business and residential districts. Developed by Mulk Properties, the project combines premium boutique offices, private terraces, contemporary architecture and dedicated retail within an intimate low-rise commercial environment.

Unlike large corporate towers with hundreds of offices, The LX has been designed around a more exclusive collection of workspaces. The project comprises 71 boutique offices, allowing businesses to establish themselves in a development with a more focused and professional identity. Office sizes range from approximately 944 to 3,000 sq. ft., accommodating businesses at different stages of growth.

Architecture is one of the development's defining characteristics. The building uses balanced proportions, extensive glazing and integrated greenery to create a modern commercial aesthetic. Floor-to-ceiling windows introduce abundant natural light into the offices, while selected workspaces feature **private balconies and terraces**, creating valuable outdoor areas rarely associated with conventional Dubai offices.

The interiors emphasize premium finishes and efficient workplace planning. Rather than offering generic corporate floors, The LX focuses on individual offices that can accommodate boutique companies, professional practices, creative businesses and expanding firms seeking a recognizable Dubai address.

Views add another dimension to the workplace experience. The project's position in Arjan allows selected offices and terraces to enjoy outlooks towards the surrounding community and **Dubai Miracle Garden**, creating a greener backdrop than many of Dubai's traditional commercial districts.

Retail forms an important part of the development. Two large ground-floor retail units provide substantial commercial frontage, with the project positioned to accommodate food and beverage concepts and other businesses serving office occupiers, visitors and the surrounding Arjan population.

Practical infrastructure has also been considered carefully. The development provides approximately **234 parking spaces** and five high-speed elevators, supporting convenient access for office occupiers, employees and visitors.

The **Arjan location** strengthens the project's investment and owner-occupier appeal. The community sits close to Dubai Hills Estate, Al Barsha and Motor City and has developed rapidly with new residential buildings, hotels, retail and community services.

Connectivity is supported by access to **Sheikh Mohammed Bin Zayed Road and Al Khail Road**, giving businesses convenient road connections towards Dubai Hills, Barsha Heights, Dubai Internet City, Dubai Media City, Business Bay and Downtown Dubai.

Arjan is also home to major attractions including **Dubai Miracle Garden and Dubai Butterfly Garden**, while nearby communities provide a growing residential catchment. For businesses, this combination of accessibility and expanding surrounding population can be particularly relevant for professional services and customer-facing operations.

For owner-occupiers, **The LX in Arjan** provides an opportunity to own a boutique commercial property rather than relying exclusively on leased office space. The relatively limited office collection, private outdoor spaces and contemporary design help create a more distinctive corporate environment.

For investors searching for **offices for sale in Arjan**, The LX offers exposure to an emerging commercial market within a predominantly residential growth area. The combination of limited office inventory, larger terraces, road connectivity and proximity to established communities provides clear differentiation from conventional office developments.

Overall, **The LX by Mulk Properties** combines boutique offices, contemporary architecture and practical connectivity in a low-rise commercial environment, creating an attractive proposition for companies and investors seeking **off-plan commercial property in Dubai**.

Why Buy The LX Through A1 Properties?
With office layouts varying significantly in size, floor position, orientation and terrace configuration, selecting the right commercial unit at The LX requires careful comparison. A1 Properties can help buyers evaluate available properties according to layout, size, floor, orientation, views, price per square foot and payment structure.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to investors and owner-occupiers navigating Dubai's commercial real estate market. Investors can compare

acquisition pricing, individual office positioning, leasing considerations and future resale opportunities, while businesses can focus on usable workspace, accessibility, corporate image and long-term operational suitability.

Our advisors can provide end-to-end support covering property selection, negotiation, documentation, financing where applicable and ownership transfer. Following completion, A1 Properties can also assist owners with commercial leasing and future resale, providing continuity throughout the property's investment lifecycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	**10%**	**70%**
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.