THE LX

BY MULK

DUBAI
A MARKET RIPE FOR OPPORTUNITY

As global companies set up regional hubs here in Dubai and homegrown enterprises scale rapidly, there is an undersupply of Grade A office spaces.

A key goal of the Dubai Economic Agenda (D33) is to double the size of Dubai's economy over the next decade and to consolidate its position among the top three global cities.

The LX rises in response to this momentum—offering boutique, high-specification offices that blend functionality, style, and strategic location in one of Dubai's fastest-evolving business districts.

95–97% Occupancy
in prime business districts across the UAE

24,000+ New Businesses
registered in the first half of 2024

25% Increase in Rents
for Grade A commercial spaces, year-on-year

6.2% Economic Growth
forecast for 2025 by the Arab Monetary Fund

Sources: Savills Dubai Office Market Report - Q3 2024, Engel & Volkers Dubai Commercial Real Estate Market Report Q3 2024

WHY INVEST IN DUBAI

- **Strategic Location**
  A natural gateway between East and West
- **Tax-Free Economy**
  No personal income tax
- **Investor-First Environment**
  Transparent regulations and strong property laws
- **Golden Visa**
  Long-term residency for investors and skilled professionals
- **Top-Tier Healthcare & Education**
  International institutions and accreditation
- **Future-Ready Infrastructure**
  Robust mobility, tech, and utilities
- **Global Safety Index**
  Ranked among the safest cities worldwide
- **Clean City Initiative**
  World's cleanest city three years running*
- **Cultural Melting Pot**
  Favored by residents from 150+ nations**
- **Quality of Life**
  High-end amenities meet authentic hospitality

*According to the Global Power City Index (GPCI) by Japan's Mori Memorial Foundation
**Based on Remitly's global migration preference study

ARJAN
DUBAI'S NEXT COMMERCIAL CHAPTER

In the heart of Dubailand, Arjan is emerging as a business district of the future. Surrounded by landmark attractions and served by three major highways—Sheikh Zayed Road, Mohammed Bin Zayed Road, and Al Khail Road —Arjan offers unmatched accessibility.

The upcoming metro extension is set to enhance connectivity even further.
Across the street lies Dubai Miracle Garden, with its seasonal blooms and record-breaking displays. Adjacent is the Butterfly Garden, offering a tranquil escape just minutes from your desk.

ARJAN'S GROWING COMMERCIAL ECOSYSTEM

FOOD & BEVERAGE SCENE

- Restaurants
- Cafés
- Coffee Shops
- Bakeries
- Catering Kitchens
- Butchers
- Supermarkets
- Mini Marts
- Hypermarket

BEAUTY, WELLNESS & FITNESS

- Men's Salons
- Ladies' Salons
- Spas
- Aesthetic Clinics
- Pharmacies
- Medical Clinics
- Dental Clinic
- Gyms
- Yoga Studio

MALLS AROUND ARJAN

- Dubai Hills Mall
- Mall of the Emirates
- Motor City Mall
- Circle Mall, JVC

WELL PLACED & WELL PACED

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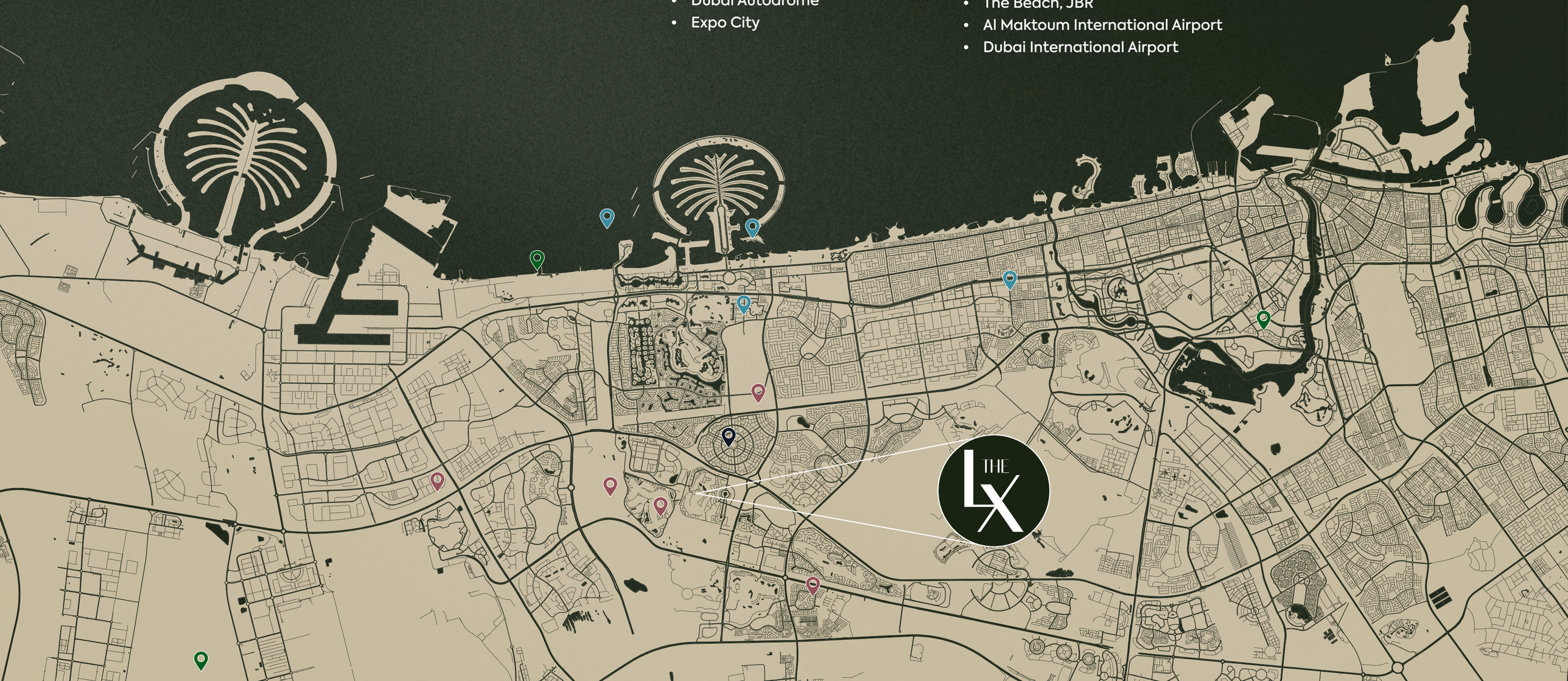
WITHIN ARJAN:
- Dubai Miracle Garden

10 - 15 MINUTES:
- Dubai Sports City
- Dubai Hills Mall
- Global Village
- Dubai Autodrome
- Expo City

15 - 20 MINUTES:
- Mall of The Emirates
- Burj Al Arab
- Dubai Mall
- Palm Jumeirah

20 - 25 MINUTES:
- The Beach, JBR
- Al Maktoum International Airport
- Dubai International Airport



AT THE CROSSROADS OF CONVENIENCE

The LX is positioned just minutes from Dubai's key transport corridors—Sheikh Zayed Road, Mohammed Bin Zayed Road and Al Khail Road.

With the upcoming metro line set to run through Arjan, the future of commuting here is effortless. The extension will place The LX within walking distance of a major public transit hub, expanding access for employees, clients, & visitors alike.

- Sheikh Zayed Road
- Mohammed Bin Zayed Road
- Al Khail Road

A BOUTIQUE COMMERCIAL LANDMARK DESIGNED FOR THE NEXT GENERATION OF BUSINESS

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A STATEMENT IN ARCHITECTURE

Standing 108.1 feet tall, The LX rises over six above-ground levels with a roof, anchored by two basement floors below. The tower's stacked architecture creates a distinctive presence within Arjan's evolving skyline.

WHERE BUSINESS IS ELEVATED BY DESIGN

Comprising 71 boutique office units ranging from 944 to 3,000 sq. ft., The LX offers a more considered approach to workspace design.

These are not your typical corporate floors—each unit is intentionally scaled to suit the rhythms of growing businesses, providing a rare blend of intimacy and presence.

Expect floor-to-ceiling windows that frame your day in light, premium finishes that reflect your ambition, and private balconies that turn every coffee break into a moment of clarity.

AN IMPRESSION FROM EVERY ANGLE

Balanced proportions, clean lines, and integrated greenery define the building's aesthetic.

Light pours into thoughtfully laid-out interiors where ergonomic comfort meets natural inspiration. It's a place designed for better ideas, and better business.

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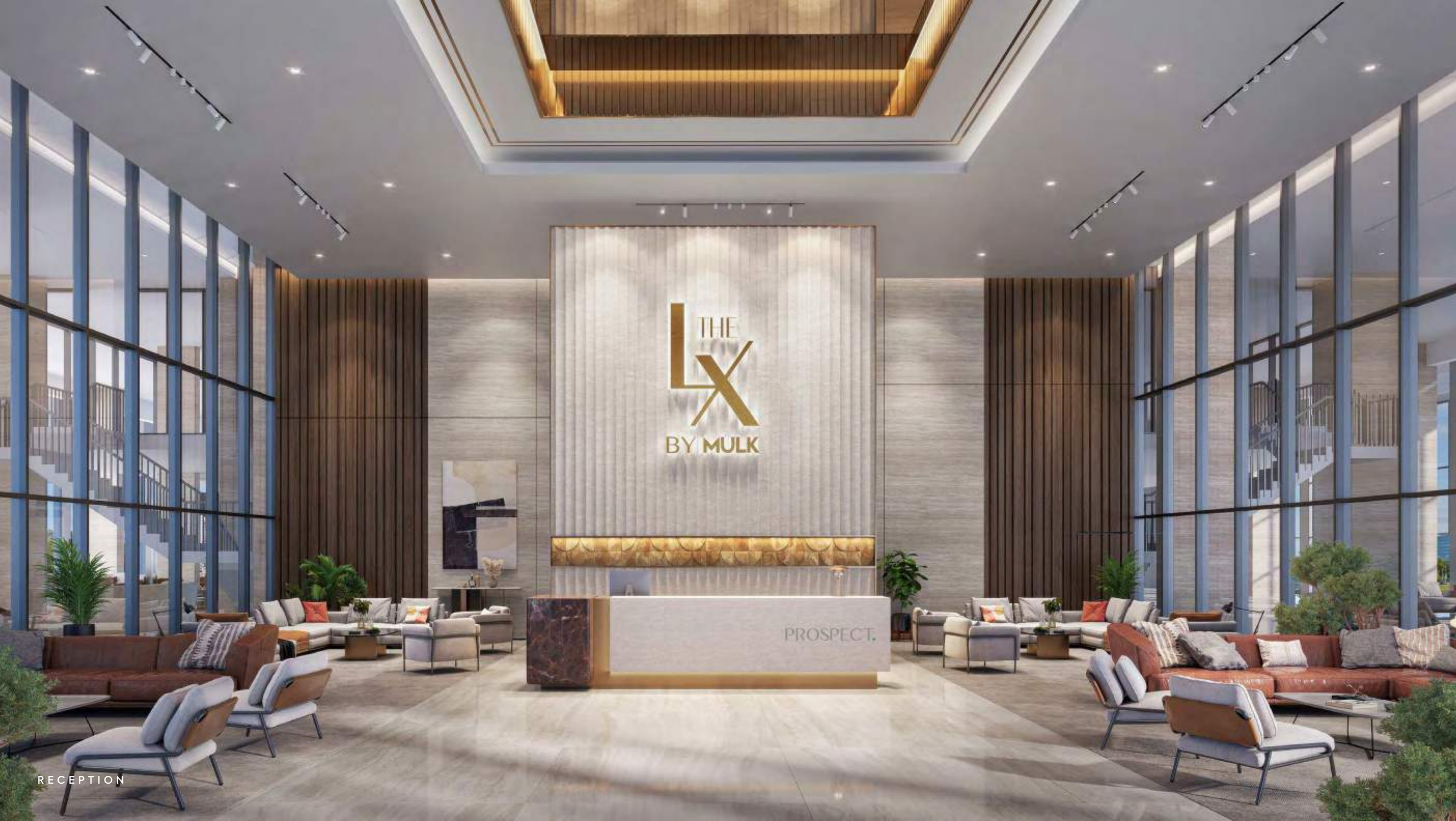
OFFICES WITH PRIVATE BALCONIES

Every unit at The LX is designed to accommodate growth, whether you're a lean start-up or a scaling firm.

Most of the offices features a private balcony overlooking the Miracle Garden, a feature that's rarely found in commercial developments.



RECEPTION

LESS WAITING, MORE MOVING.

With five high-speed elevators and well-planned service areas, the building runs with the same precision and elegance it was designed with.

Additionally, the lift lobby features a double-height ceiling which instantly adds that premium touch.

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AMPLE PARKING SPACE

With 234 generously allocated parking bays for just 71 units, and valet parking available, The LX ensures tenants, teams, clients, and visitors always arrive with ease.

Morning meetings, afternoon site visits, or last-minute client catch-ups—no matter the occasion, parking is always available and always convenient.

THE LX LIFESTYLE

A SUITE OF MEANINGFUL AMENITIES

- Double-height lift lobby for an elevated first impression
- Two expansive retail outlets
- Easy access to Parkview Mediclinic Hospital & 7 Dimensions Hospital
- Nearby nurseries for working parents: Chubby Cheeks, Little Feet, Miles of Smiles
- Dining nearby includes Bait Maryam, Pincode, Allo Beirut, and a range of cloud kitchens
- Access to fitness studios, pharmacies, wellness clinics, and salons within the district

ATTENTION TO RETAIL

At the base of The LX, two dedicated retail outlets spanning a total of 26,000 sq. ft. are poised to become lifestyle destinations. These spaces are potential opportunities for standout brands to capture attention, serve the growing Arjan community, and elevate the everyday.

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INVITATION TO OWNERSHIP

With an exceptionally attractive and flexible payment plan of 60|40, we've removed the usual barriers to entry.

Handover is scheduled for Q3 2027.

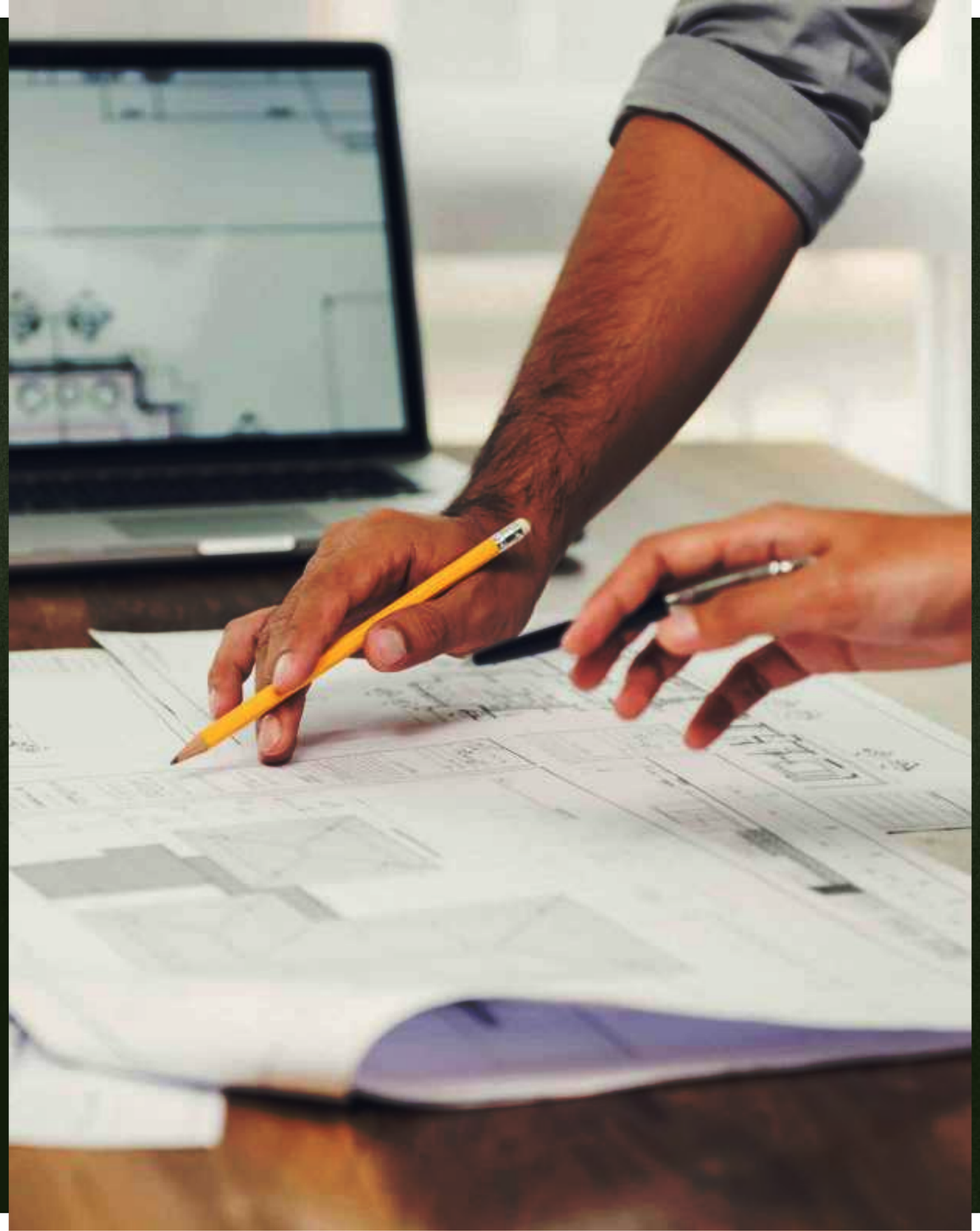
Whether you're a seasoned investor or a first-time commercial buyer, this is an opportunity to secure a premium business address in one of Dubai's most promising districts, on terms designed to work for you.

MULK PROPERTIES

THE DEVELOPER

Mulk Properties, a multinational conglomerate headquartered in Sharjah's Hamriyah Free Zone, spans industries including metal composites, façade contracting, healthcare, aluminum coil coatings, plastics, real estate, and cricket.

Ranked no. 7 on Forbes' Top 100 Indian Companies in the Arab World and #8 among Arabian Business' Most Admired Companies in the GCC, its operations extend across Europe, the U.S., Africa, India, and the Middle East.



INVESTMENT PARTNER

PROSPECT.

PROSPECT is a real estate investment and development firm specializing in joint ventures, land acquisitions, and turnkey solutions. Established in 2023 with a net worth of AED 2 billion, it is fully licensed and regulated by the Dubai Land Department and RERA. The company is distinguished by its transparency and dedication to delivering exceptional client service.

Led by 4 founders with decades of industry expertise, PROSPECT brings deep market insight and a clear vision to every project, prioritizing purpose, precision, and long-term value. Its work is backed by a strong network of trusted partners. Driven by integrity, innovation, and excellence, PROSPECT creates spaces that align with evolving lifestyles and offer smart investment opportunities across the UAE.

EXCLUSIVE SALES PARTNER

ONE BROKER GROUP

One Broker Group is a top-performing real estate brokerage in Dubai, recognized by the Dubai Land Department as the Number 1 firm for transactions in 2022.

From iconic towers to branded residences, we offer expert solutions across the UAE's prime locations. Backed by strategic partnerships and a results-driven team, OBG delivers real value with integrity, precision, and a sharp focus on client success.

INVESTMENT PARTNER: PROSPECT

PROJECT DETAILS

PROJECT NAME	THE LX by Mulk
PROJECT TYPE	Commercial Office Space
LOCATION	Arjan
STRUCTURE	2B + G + 6 + R
TOTAL UNITS	71, ranging from 944 – 3,000 Sq. Ft.
RETAIL UNITS	2
PARKING	234 Spaces
COMPLETION DATE	Q3, 2027
LICENSE	DED Mainland
PERMITTED BUSINESS ACTIVITIES	eservices.dubaided.gov.ae

UNIT SIZES

Units are delivered shell and core, allowing for a complete customization. Multiple units can be combined to create larger office spaces as needed.

SINGLE OFFICES	944 – 3000 SQ. FT.
HALF FLOOR	10,500 SQ.FT.
FULL FLOOR	21,000 SQ.FT.

PAYMENT PLAN

DOWN PAYMENT	10%
SPA	10%
OCT 25	10%
MAR 26	7.5%
AUG 26	7.5%
JAN 27	10%
JUN 27	5%
Q3 2027	40%

THE LX

BY MULK

BUILT FOR BUSINESS.
DESIGNED FOR GROWTH.