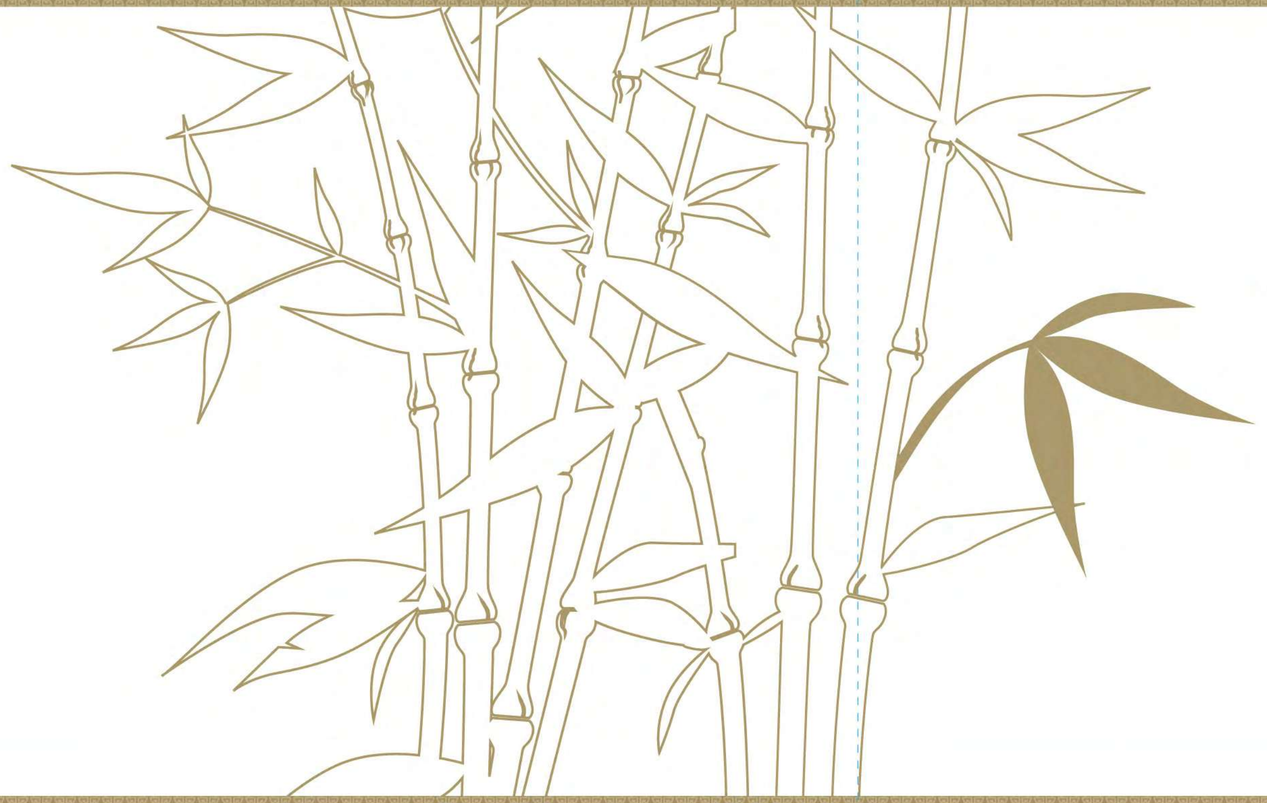


Life and luxury
in perfect balance.

GARDENS
BOUTIQUE RESIDENCES

GARDENS
BOUTIQUE RESIDENCES

Find your sanctuary...

AYS Developers proudly presents Q Gardens - an enchanting property in Dubai - bringing to life an upscale lifestyle for the discerning investor looking to find a destination where life and luxury work together in perfect balance.

The property measures at 17,300 sqm and boasts some of the most luxurious fixtures, fittings and amenities. Surrounded by green vistas and feng shui arrangements, Q Gardens' collection of luxury apartments takes opulent living to the next level, making it the ideal place for families to grow and thrive.

THE VISION

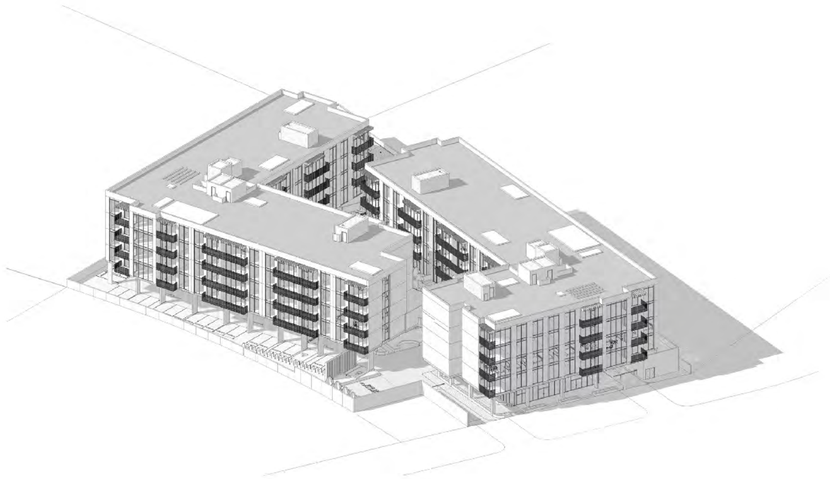
To create a destination that is modern, incorporates the highest quality materials and makes the best use of the location. It should also give residents a distinct sense of community via its uniquely designed structure and landscapes, which offer a comfortable 'resort' type ambience.

THE INSPIRATION

Designed to give residents and visitors the feeling of being 'one with nature', Q Gardens has been built in consultation with a leading feng shui expert, thus ensuring that each aspect of the property harmoniously maximises space and comfort.

THE DESIGN

The property is made up of two harmoniously designed L-shaped buildings that lie side by side, enclosing an enchanting shared garden within. The central garden features native plants and foliage and a tranquil water feature as well. It is the perfect place for residents and visitors to sit and enjoy nature.



THE COURTYARD

Beautifully landscaped footpaths lead to all shared amenities with absolute ease and comfort. Parking is available on the Ground Floor.

THE LOBBY

The main lobby has been intricately designed to bestow a feeling of luxury and relaxation, akin to resort-style living.
Residents and visitors will be warmly welcomed by the concierge, who will be on duty, 24 hours a day.

DUBAI.

LIVE, WORK AND PLAY IN THE CITY OF TOMORROW.

Dubai, one of the fastest growing cities in the world, boasts everything from the tallest tower on the planet to the most attractive entertainment and shopping destinations across the globe. Here are some of the many reasons why it is the ideal place for investors.

- Dubai is strategically located at the crossroads of Europe, Asia and Africa, making it easily accessible to most of the world's fastest growing emerging markets.
- Dubai has open economic policies, minimal government control and private sector regulation.
- Dubai offers 0% income tax on rental yields and capital appreciation.
- Dubai is literally a safe haven as stated in The World Economic Forum's Global Competitiveness Index 2017-2018, which sited the UAE is the second safest place in the world.
- Financial institutions in Dubai offer investors a variety of easy-to-acquire financing options with interest rates that range from 3% to 5% with repayment terms as long as 25 years.
- Dubai's strong regulatory authority RERA, stipulates a strong legal framework, which safeguards the buyer's interest at all times.

ARJAN

A UNIQUE DESTINATION FOR ALL

Mall of the Emirates	10 minutes away
Dubai World Central Airport	20 minutes away
Dubai International Airport	20 minutes away
Dubai Mall & Burj Khalifa	15 minutes away
Dubai Miracle Garden	2 minutes away

Arjan is located in Dubai Land and comprises of commercial towers, residential complexes, retail and hospitality developments. This billion-dollar, master-planned, freehold mixed-use community development project, once completed, will be another iconic landmark in Dubai's skyline. Located within its sprawling borders is the boutique-style luxurious masterpiece, Q Gardens by AYS Developers.

Q GARDENS
BY AYS DEVELOPERS

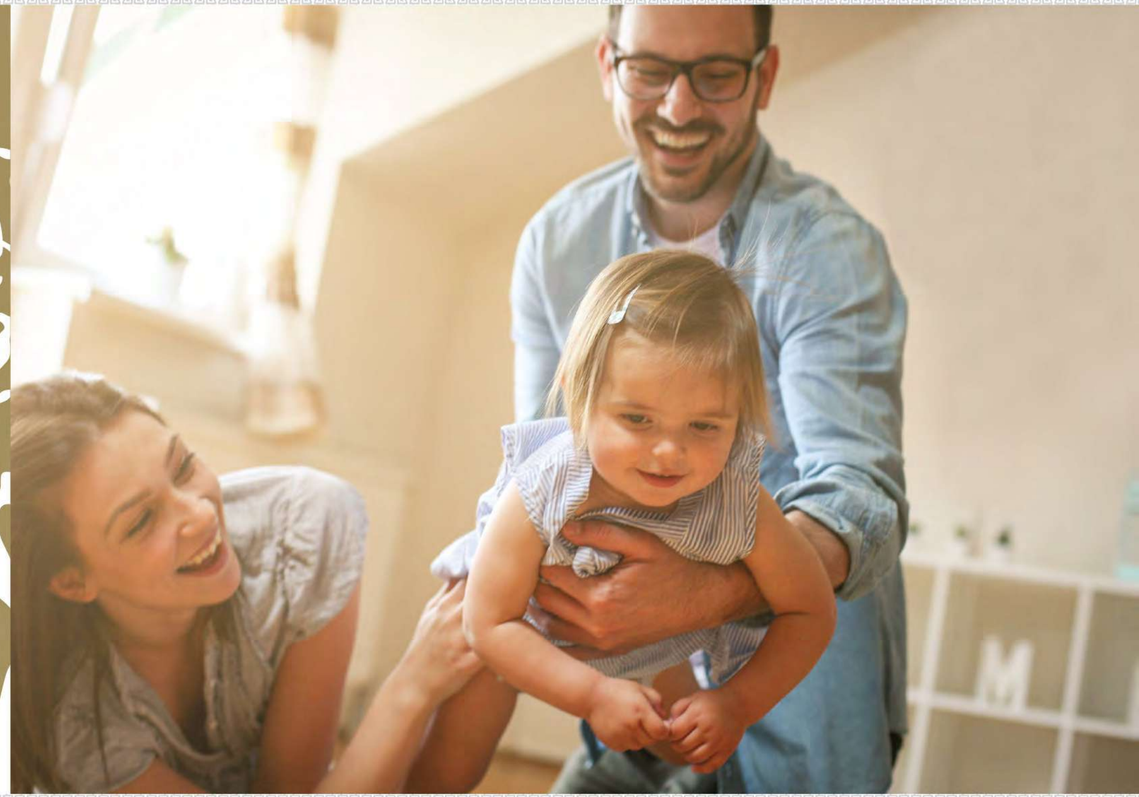
A WARM WELCOME

Located within the prestigious Arjan Development in Dubai, UAE, Q Gardens invites residents and investors to experience the best in affordable luxury living.

- G+4 storied residential building
- 1 Bedroom Apartments (112 Units)
- 2 Bedroom Apartments (32 Units)
- Gardens and Walkways
- Premium Services and Amenities
- Luxury Retail Spaces

THE LIVING SPACES

Available in one or two bedroom arrangements, these feng shui styled homes exude comfort and offer residents a blank canvas to design and decorate a dream space to their taste.

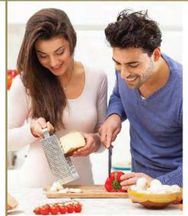


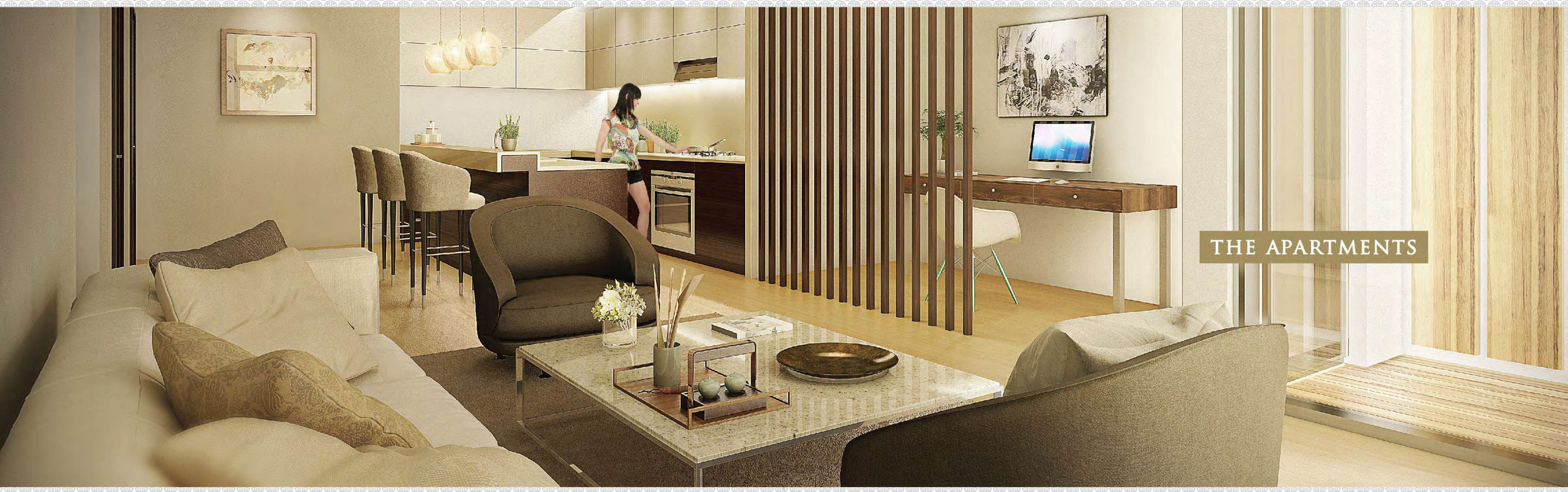
THE FAÇADE

The façade of each apartment has been designed to be 'light' in feeling whilst providing expansive views and is made up of full height glazed windows and spacious balconies.

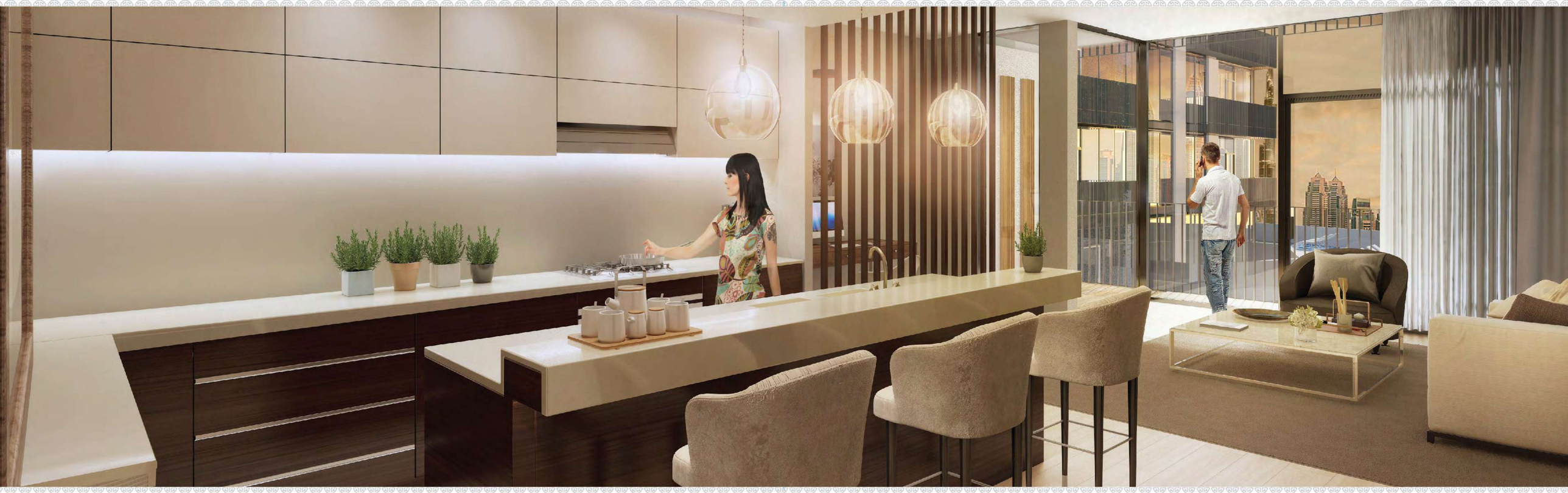
Each apartment includes a guest powder room and utility room with built-in wardrobes. They also come with a fully integrated kitchen, including appliances.

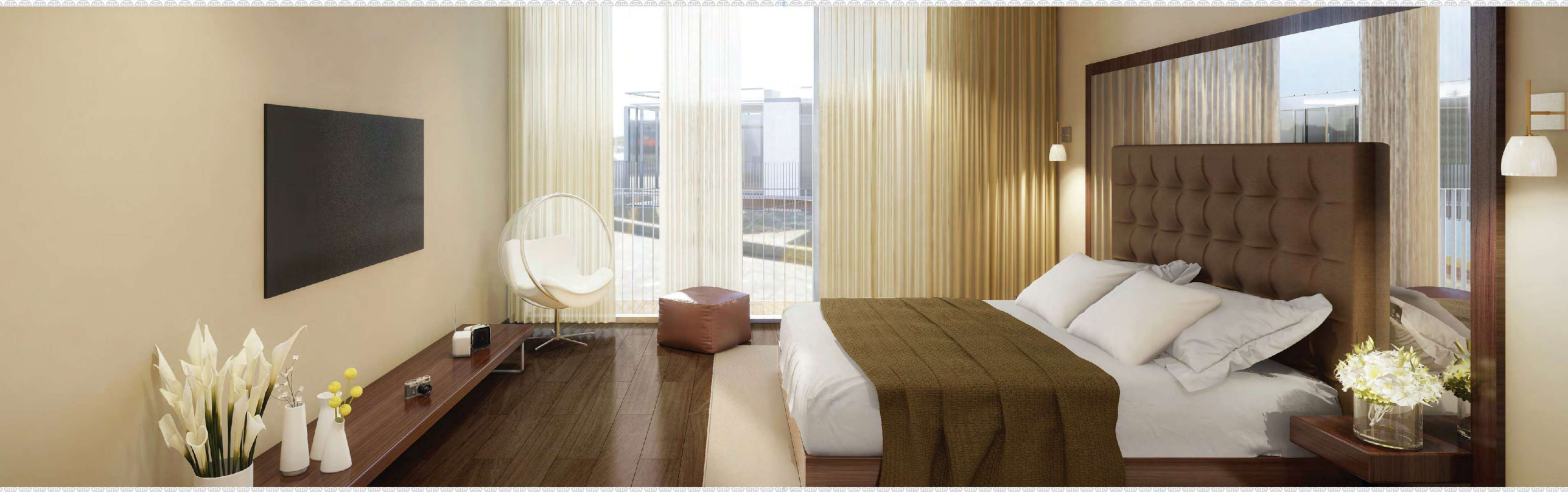
THE EXTRAS





THE APARTMENTS





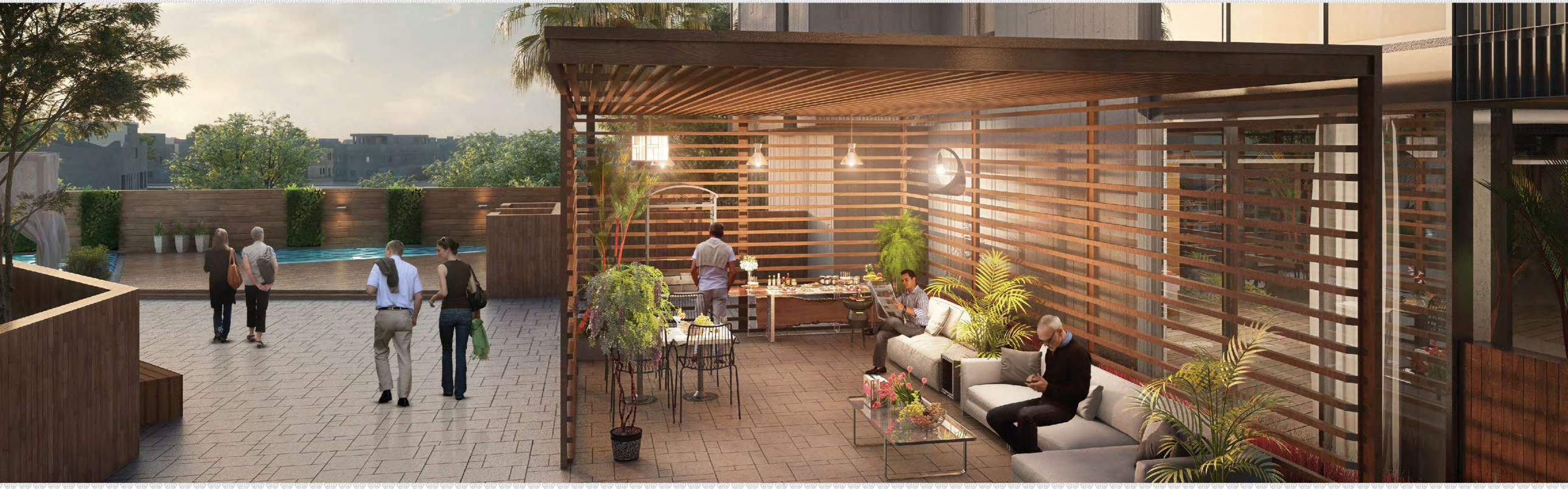
Each apartment has been designed to provide abundant space for each family member. The living areas inspire interaction and creativity, while the rooms provide a quiet and private corner for relaxation.

IT'S ALL ABOUT THE
LITTLE LUXURIES

THE AMENITIES

Q Gardens has been created with state-of-the-art facilities to cushion residents in comfort and relaxation. The best of amenities, green surroundings and maximum serenity makes it the ideal home in Dubai.

- Resort-style Swimming Pool
- Family-friendly BBQ Area
- State-of-the-art Gym
- Unwinding Yoga Studio
- Tranquil Shared Gardens
- Cinema
- Luxury Retail Spaces

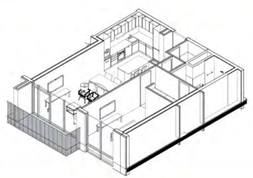


THE APARTMENT TYPES

1 BEDROOM
TYPE A1

1 Bedroom Type A1

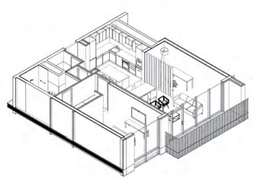
Net Area - 78.81 m²
Balcony - 5.38 m²
Unit Area - 848.32 sq. ft



BEDROOM 1
TYPE B1

1 Bedroom Type B1

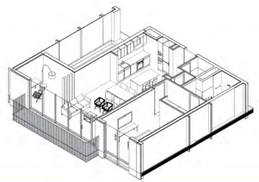
Net Area - 89.64 m²
Balcony - 7.52 m²
Unit Area - 964.84 sq. ft



1 BEDROOM
TYPE B2

1 Bedroom Type B2

Net Area - 93.84 m²
Balcony - 8.52 m²
Unit Area - 1010.06 sq. ft



BEDROOM
TYPE C1 1

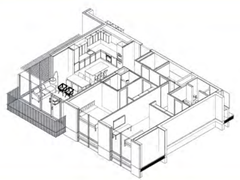
1 Bedroom Type C1

Net Area - 96.84 m²
Balcony - 6.46 m²
Unit Area - 1042.42 sq. ft

2 BEDROOM TYPE A

2 Bedroom Type A

Net Area - 125.64 m²
Balcony - 6.81 m²
Unit Area - 1352.37 sq. ft



BEDROOM TYPE B 2

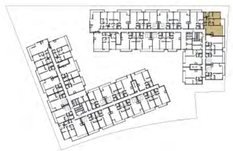
2 Bedroom Type B

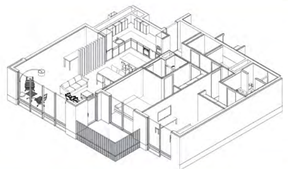
Net Area - 138.68 m²
Balcony - 14.71 m²
Unit Area - 1492.72 sq. ft

2 BEDROOM TYPE C

2 Bedroom Type C

Net Area - 130.75 m²
Balcony - 9.74 m²
Unit Area - 1407.42 sq. ft

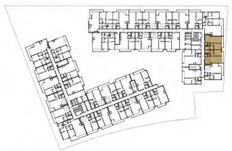




BEDROOM TYPE D 2

2 Bedroom Type D

Net Area - 121.19 m²
Balcony - 6.17 m²
Unit Area - 1304.47 sq. ft



AYS DEVELOPERS

AYS Property Development is a leader in the industry with proven expertise in real estate and lifestyle properties. With significant presence in several key global markets, we have a portfolio of exceptional properties in Russia and Finland.

In the UAE, our mission is to create and deliver stylish residential and retail accommodations to investors and residents, which are modern, price-friendly and possess a quality that surpasses the current offering.

Q GARDENS

BOUTIQUE RESIDENCES

Overview

LOCATION
Arjan, Dubailand

DEVELOPER
AYS Property Development

MASTER DEVELOPER
Dubai Properties

ARCHITECT & LEAD DESIGN CONSULTANT
CVTEC Plus Architectural Design Consultancy
H + A
WME Consultanrs

CONTRACTORS
Aroma International Building Contracting LLC

FLEXIBLE PAYMENT PLAN

DEVELOPER

AYS DEVELOPERS

MASTER DEVELOPER

DUBAI PROPERTIES

EXCLUSIVE SALES AGENT

GULF INVEST REAL ESTATE

CONTRACTOR

AROMA

ARCHITECT & LEAD DESIGN CONSULTANTS

CVTEC Plus

H+A

WME consultants

ENGINEERING

SILCOCK LEEDHAM