

PARKFIVE

LAUNCH PRESENTATION

BY DEYAAR

THOUGHTFULLY DESIGNED FOR A VIBRANT LIFE.



1
THE DEVELOPER

2
THE LOCATION

3
PARKFIVE by DEYAAR

SIKKAS & RETAIL

4
ELM & EMBER AT PARKFIVE

AMENITIES & INTERIORS

5
FLOORPLANS at PARKFIVE

6
PAYMENT PLAN, PRICES & COMMISSIONS

THE DEVELOPER

Redefining Excellence
in Real Estate

ديار
DEYAAR

1

PIONEERING UAE'S SKYLINE FOR MORE THAN TWO DECADES.



20+
Years of Experience

20+ Million
sq. ft. of developments delivered since 2002.

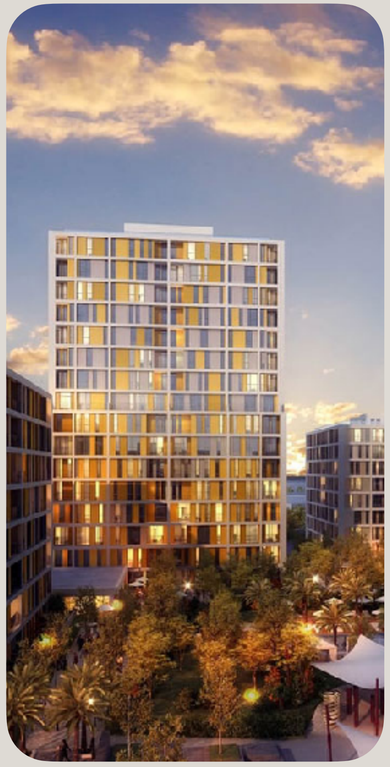
5.78 Billion
AED in capital

SIX BUSINESS UNITS:

- Property Development
- Property Management
- Facilities Management
- Community Management
- Hospitality
- Asset Management

MAJOR DEVELOPMENTS

MIDTOWN
BY DEYAAR



CENTRAL PARK
BY DEYAAR



REGALIA
BY DEYAAR



TRIA
BY DEYAAR



MAR CASA
BY DEYAAR

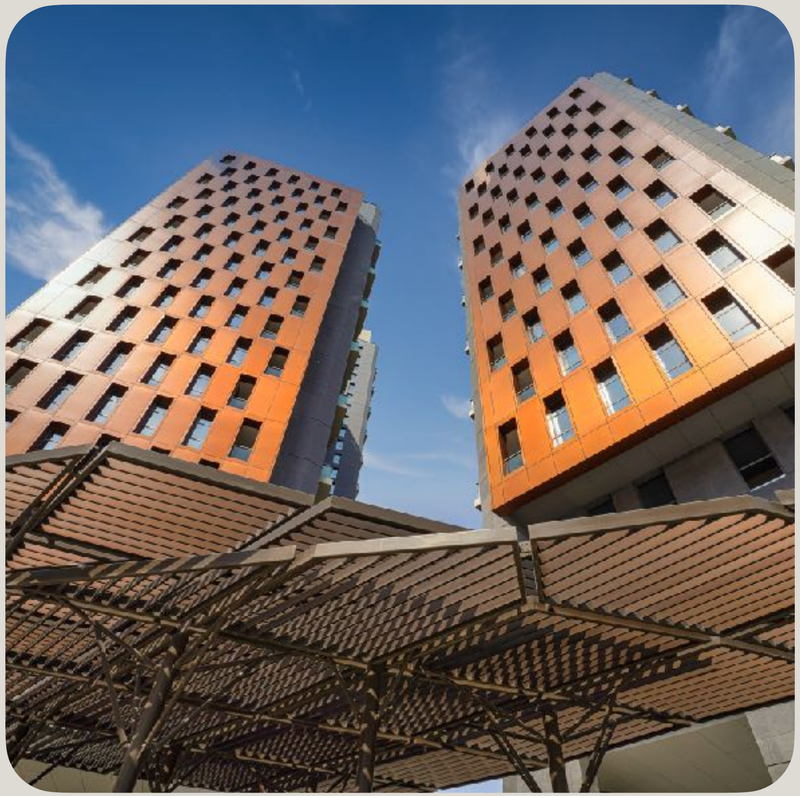


RIVAGE
BY DEYAAR



HOSPITALITY & RETAIL

MILLENNIUM ATRIA



MILLENNIUM MONT ROSE



MILLENNIUM AL BARSHA



THE LOCATION

Perfectly Positioned in Dubai’s Coveted Address

2

CONNECTED TO EVERYTHING THAT MATTERS

Proximity to:

2 mins

City Centre
Me'aisem

15 mins

Dubai Exhibition
Centre

15 mins

Expo 2020
site

25 mins

Dubai World Central &
Dubai International Airport

- Direct access to Sheikh Mohammed bin Zayed Road
- Easy access to Al Khail Road
- Multiple Sports and Leisure Facilities

CONNECTED TO EVERYTHING THAT MATTERS

Located in Dubai Production CityWhere Vibrant Living Meets Urban Appeal

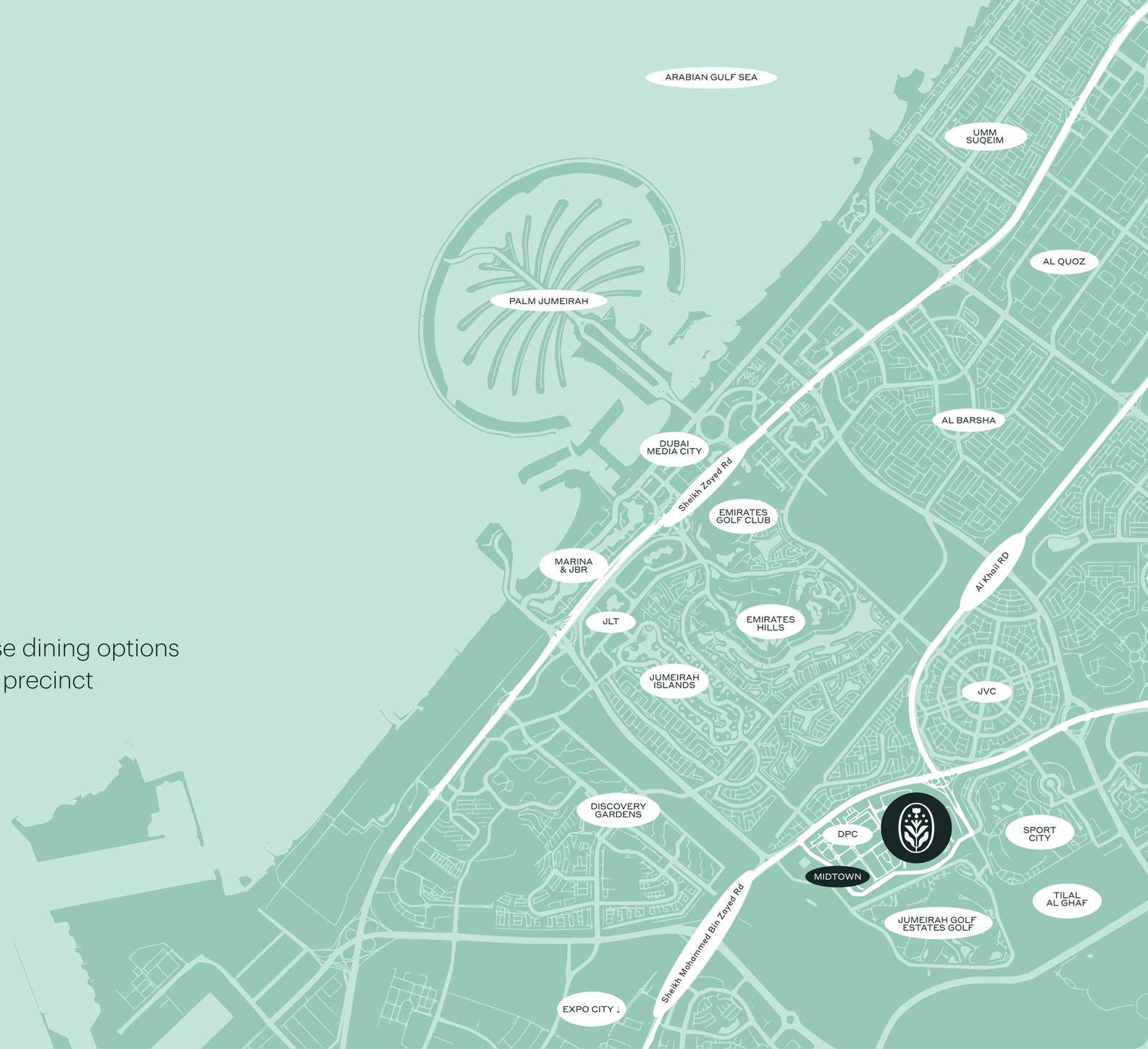
Verdant Park and lake views

Access to world-class shopping

Diverse dining options in the precinct

Near lush parks and prestigious golf clubs

Close to top-tier schools and renowned hospitals





SURROUNDED BY MULTIPLE GOLF COURSES, POLO
GROUNDS, SPORTS & LEISURE FACILITIES.

WHY DUBAI PRODUCTION CITY?



Diverse Unit Mix:
Studios, 1- 3 BHK units

Thriving Neighborhood
Expansive Park & Lagoon Views

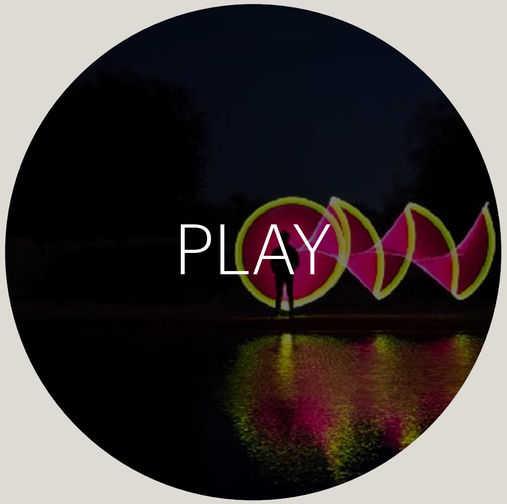


Connectivity To Nature &
Life Style Spots
Vibrant Community
Atmosphere



Modern Offices

Strategic Location
Excellent Connectivity



Community Amenities
Pedestrianised Pathways
Building Amenities

WHY DUBAI PRODUCTION CITY?



Experience the idyllic charm of a community where every day feels like a retreat, where the boundaries between indoor and outdoor living blur, and where the vibrant energy of communal spaces encourages interaction and creates lasting memories.



WHY DUBAI PRODUCTION CITY?



Experience the idyllic charm of a community where every day feels like a retreat, where the boundaries between indoor and outdoor living blur, and where the vibrant energy of communal spaces encourages interaction and creates lasting memories.

GREATER NEIGHBOURHOOD

- Arabian Ranches & Trump Golf Club
- Dubai Hills Mall
- Mall of the Emirates
- GEMS World Academy
- Dubai Digital Park
- Dubai Polo & Equestrian
- Expo City
- Dubai Miracle Garden
- Dubai Autodrome
- IMG Worlds of Adventure
- Kings College Hospital Dubai Hills
- Dubai Sports Complex
- Dubai International Stadium

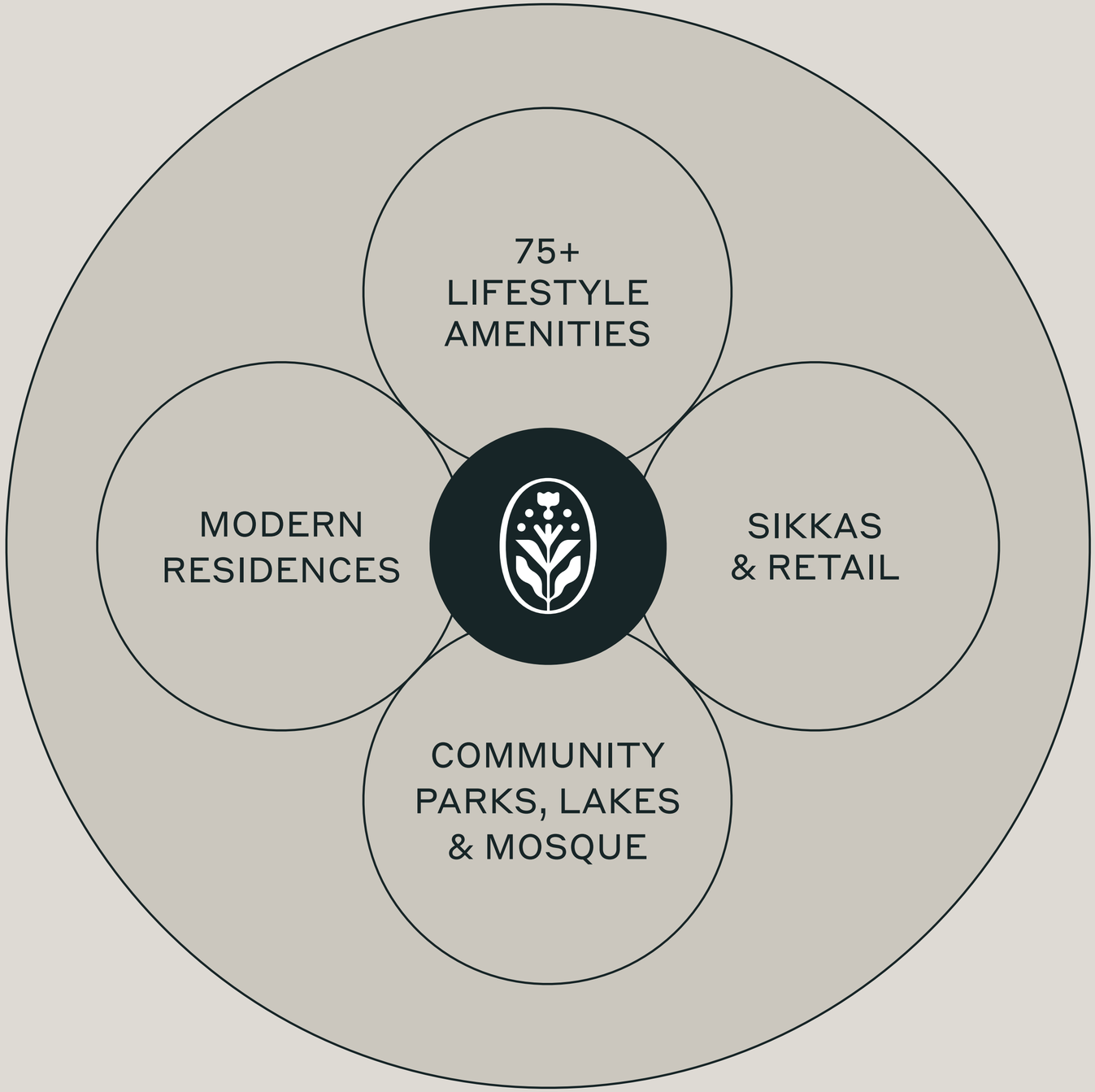

PARKFIVE
BY DEYAAR
3

URBAN PLANNING TOOK A QUANTUM LEAP FORWARD

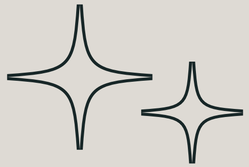
WHY PARKFIVE?

Live plenty

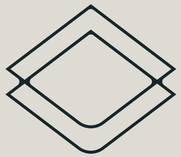
COMMUNITY OF 4000+ HEARTBEATS



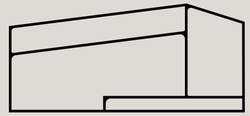
ARCHITECTURE BEYOND BOUNDARIES



A BLEND OF TRADITIONAL AND MODERN AESTHETICS



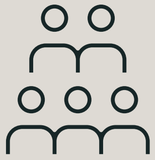
CLEAN LINES



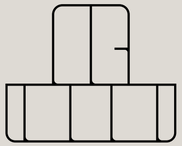
INDOOR-OUTDOOR LIVING CONNECTIVITY



INTEGRATION WITH NATURAL SURROUNDINGS



GEOMETRIC FACADE DESIGN



SPRAWLING BALCONIES



AERIAL VIEW



MASTERPLAN



SEMI AERIAL VIEW

ELM & EMBER OVERVIEW

Building Configuration:	B+G+M+11 Floors +Roof
Architecture:	Contemporary design with geometric facades
Lifestyle:	Self-sustaining community with biophilic design elements
Experience:	Sikkas (traditional Arabian pathways), water features, and retail and F&B
Residential Unit Types:	Studios, 1 & 2-bedroom residences . 3 Bedroom (Only in Ember)





VIEW FROM COMMUNITY PARK



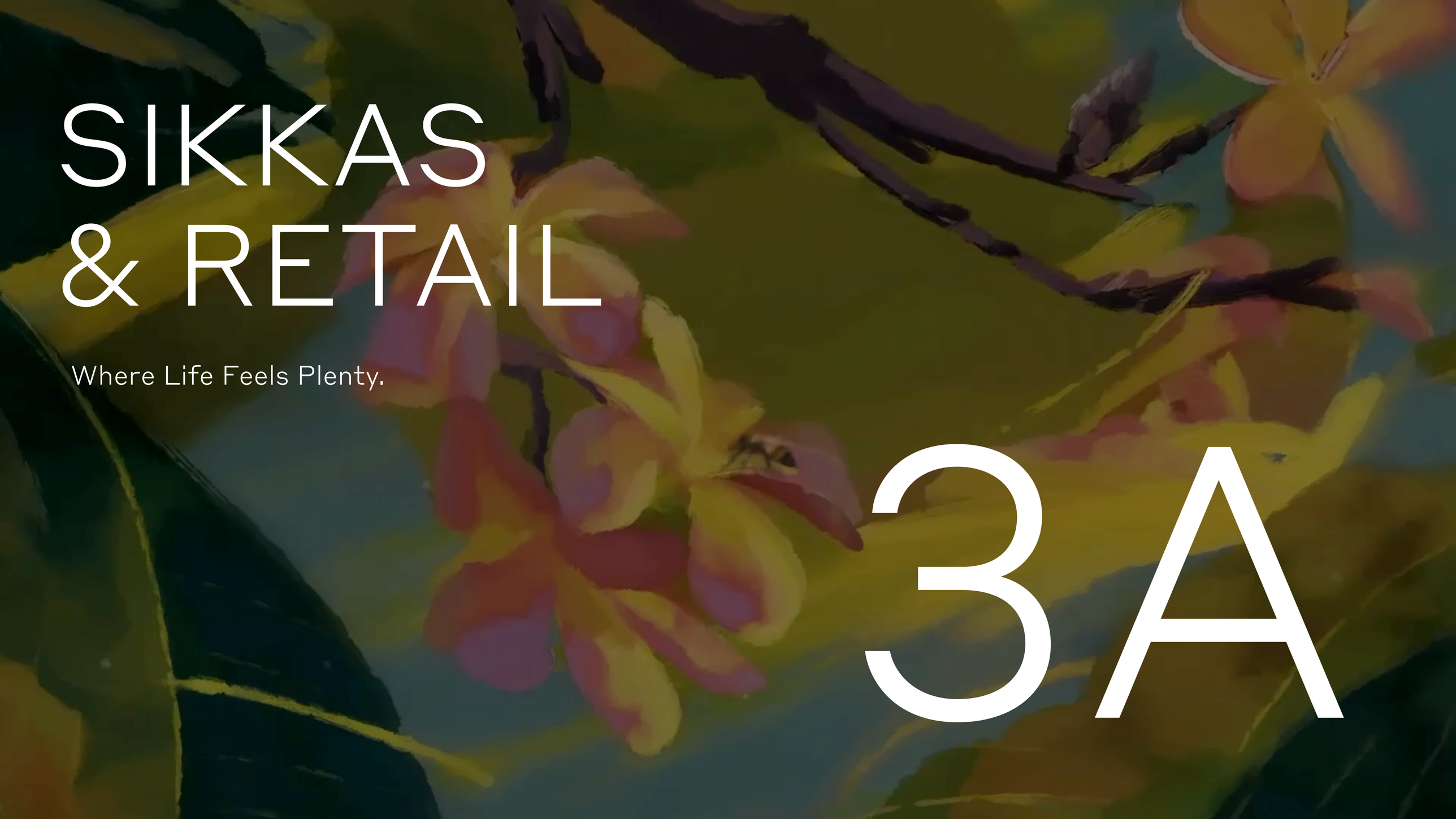
BOULEVARD VIEW



RETAIL BOULEVARD



FACADE CLOSEUP WITH PARK VIEW


SIKKAS
& RETAIL
Where Life Feels Plenty.
3A

GROUND FLOOR SIKKA & RETAIL AMENITIES



1. TREES
2. PALMS
3. COMMUNITY LAWN
4. BENCHES
5. SEATING AREA
6. OUTDOOR COURTYARDS
7. DRY FOUNTAIN
8. RETAIL

GREAT LIFESTYLE, EVEN GREATER COMMUNITY

LOBBY

SIKKA

SIKKA FOUNTAIN

MOSQUE

CONTEMPORARY ARABIAN ART

FRIDAY MARKETS

CONVENIENCE RETAIL

SHADED SPACES

DPC LAKE



GROUND LEVEL AMENITIES



MAIN PLAZA & SIKKA



RESIDENTIAL PRIVATE ENTRANCE



LOBBY



SIKKA PARK



SIKKA & RETAIL



SIKKA FOUNTAIN



RETAIL



SIKKA PLAY ZONES

ELM & EMBER LIFESTYLE AMENITIES

For a Joyful and Flourishing Tomorrow.

4

THE WORLD REVOLVES AROUND YOU

COMMUNAL DINING

COWORKING

GYM

FAMILY POOL

KIDS POOL



SAND PIT KIDS PLAY AREA

KIDS PLAY AREA

BBQ AREA

COMMUNITY LAWN

LEISURE DECK AMENITIES

ELM LEISURE DECK AMENITIES

1. TREES
2. PALMS
3. FEATURE PAVING
4. SWIMMING POOL
5. POOL DECK
6. CABANAS
7. BBQ PAVILLION
8. SHADED PLAY
9. COMMUNITY LAWN
10. CO-WORKING TABLE
11. OUTDOOR GYM
12. SEATING AREA
13. BENCHES
14. OUTDOOR COURTYARDS
15. PLANTING
16. KIDS POOL
17. DRY FOUNTAIN



EMBER LEISURE DECK AMENITIES

1. TREES
2. PALMS
3. FEATURE PAVING
4. SWIMMING POOL
5. POOL DECK
6. CABANAS
7. BBQ PAVILLION
8. SHADED PLAY
9. COMMUNITY LAWN
10. CO-WORKING TABLE
11. OUTDOOR GYM
12. SEATING AREA
13. BENCHES
14. OUTDOOR COURTYARDS
15. PLANTING
16. KIDS POOL
17. DRY FOUNTAIN





FAMILY POOL



FAMILY POOL & SEATING



POOL VIEW



FITNESS CENTRE



OUTDOOR PLAYGROUND



SHADED PLAYGROUND



GREAT LAWN WITH BBQ KITCHEN

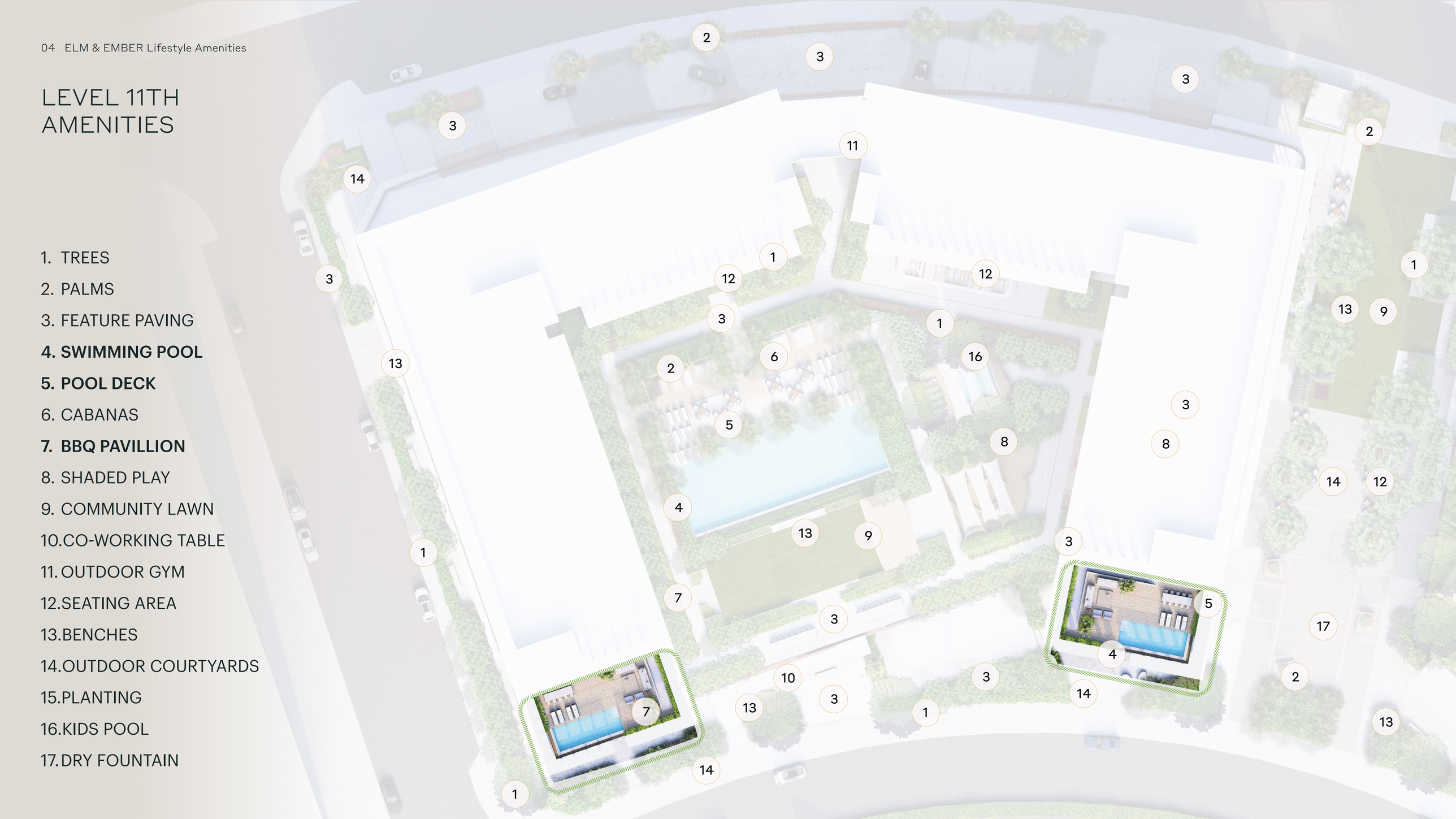


OUTDOOR COWORKING ZONE


ELM &EMBER
LEVEL 11 &
ROOFTOP
AMENITIES
A Place To Grow, Thrive, and Shine
4A

LEVEL 11TH AMENITIES

1. TREES
2. PALMS
3. FEATURE PAVING
4. **SWIMMING POOL**
5. **POOL DECK**
6. CABANAS
7. **BBQ PAVILLION**
8. SHADED PLAY
9. COMMUNITY LAWN
10. CO-WORKING TABLE
11. OUTDOOR GYM
12. SEATING AREA
13. BENCHES
14. OUTDOOR COURTYARDS
15. PLANTING
16. KIDS POOL
17. DRY FOUNTAIN





ELM AERIAL VIEW

EMBRACE A LIFE OF PLENTY

PLUNGE POOL

ROOFTOP LOUNGE

DOG PARK

SPORTS AREA



LEVEL 11 & ROOFTOP AMENITIES


ADULT PRIVATE POOL



ADULT PRIVATE POOL



PADDLE AND BASKETBALL COURTS


ELM & EMBER
INTERIORS
A Look That Triggers Emotions.
4B

FOR A JOYFUL AND FLOURISHING TOMORROW



LIVINGROOM

KITCHEN

BEDROOM

BATHROOM

INTERIOR FINISHES

INTERIORS THAT INSPIRE



Living Spaces

- Light-filled, airy interiors
- Meticulously designed with high-end finishes
- Premium appointments throughout
- Modern, dynamic living environment
- Harmonious blend with architecture and surroundings

Kitchen

- Built-In Appliances
- Sleek and contemporary design
- Premium materials
- Expansive layouts
- Exquisite craftsmanship
- Meticulously finished surfaces

INTERIORS THAT INSPIRE





Bathrooms

- Minimalist design
- Modern vanity and aesthetics
- High-end fixtures
- Elegant finishes
- Sanctuary-like atmosphere

Bedrooms

- Tranquil retreat design
- Refined aesthetics
- Soothing ambience
- Thoughtful layouts
- Premium materials
- Balance of comfort and style



LIVING ROOM



LIVING ROOM & BEDROOM



BEDROOM

BATHROOM







STUDIO



LIVING ROOM & KITCHEN



LIVING ROOM & KITCHEN



LIVING ROOM & BEDROOM

BATHROOM



UNIT PLANS

Here the World Revolves Around You.

5



ELM
UNIT PLANS

TYPE

01
STUDIO

INTERIOR	TOTAL
351 SQ.FT.	433 SQ.FT.

EXTERIOR	FLOORS
82 SQ.FT.	1-11

LAKE VIEW

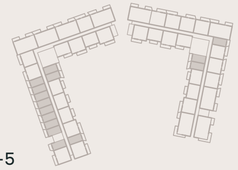
CITY VIEW

COMMUNITY PARK

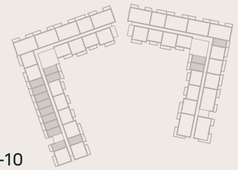


LEVEL 1

CENTRAL PARK



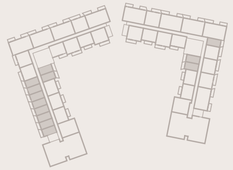
LEVEL 2-5



LEVEL 6-10

TOWER A

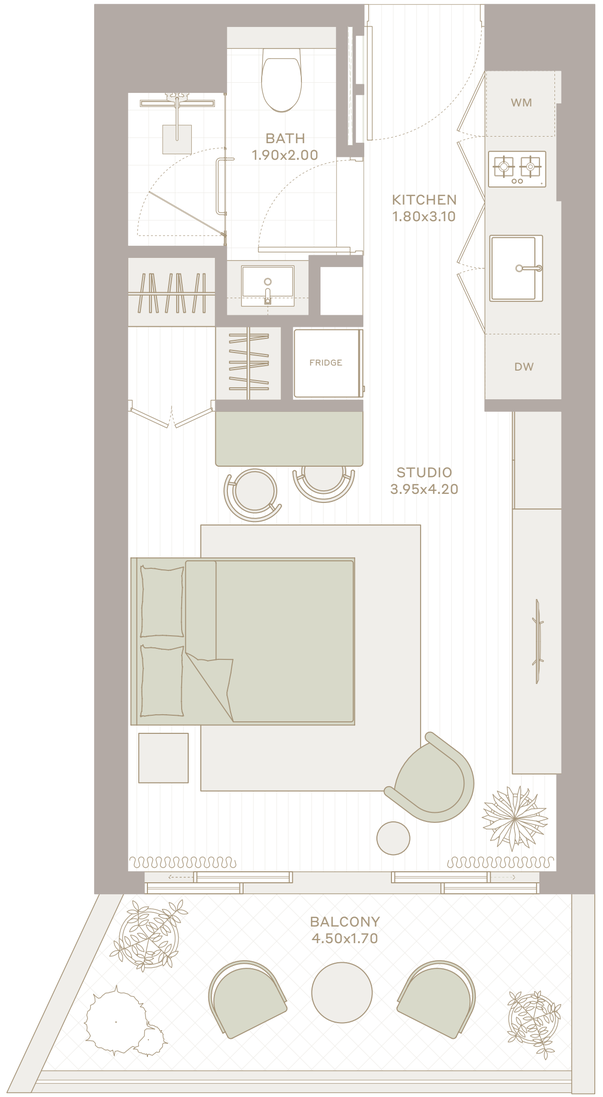
TOWER B



LEVEL 11

ELM

PARKFIVE



N

All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

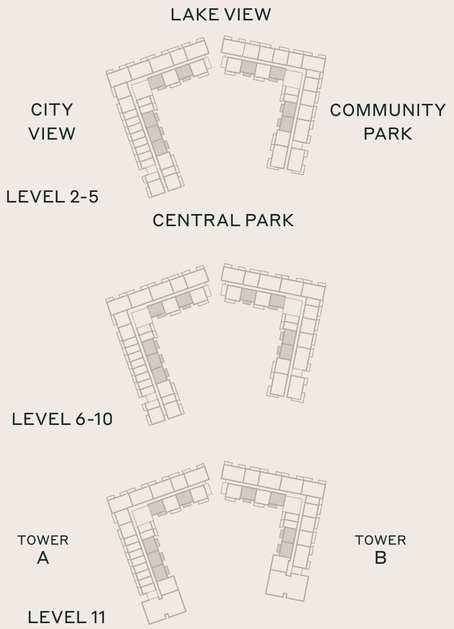
TYPE

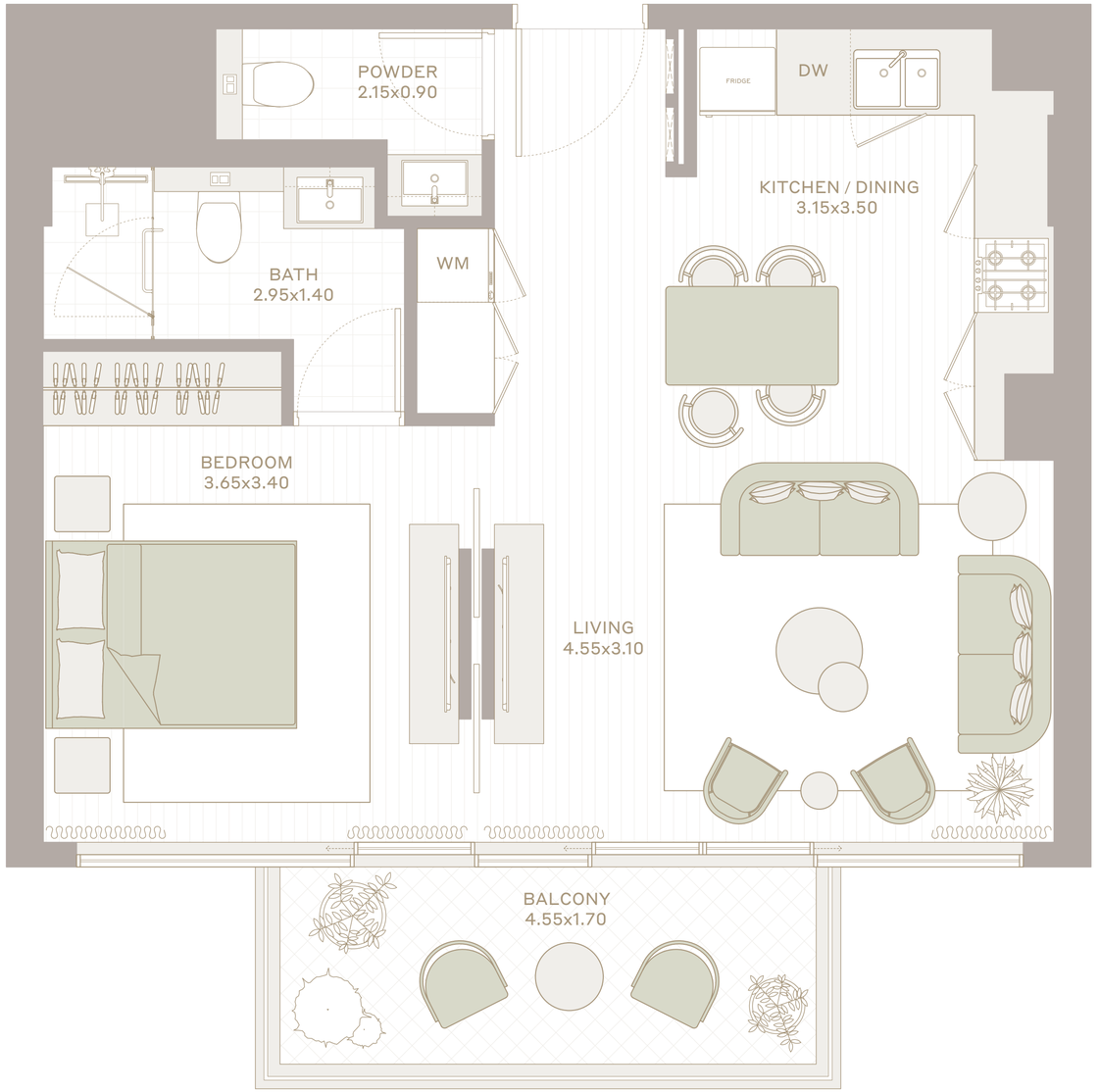
1A

1 BHK

INTERIOR	TOTAL
599 SQ.FT.	689 SQ.FT.

EXTERIOR	FLOORS
90 SQ.FT.	2-11







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ELM

PARKFIVE

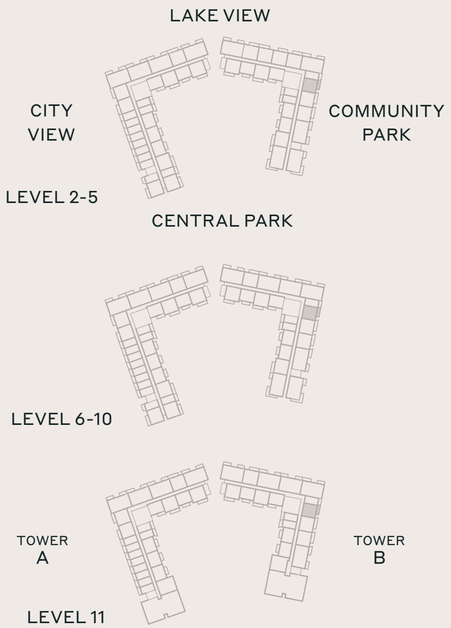
TYPE

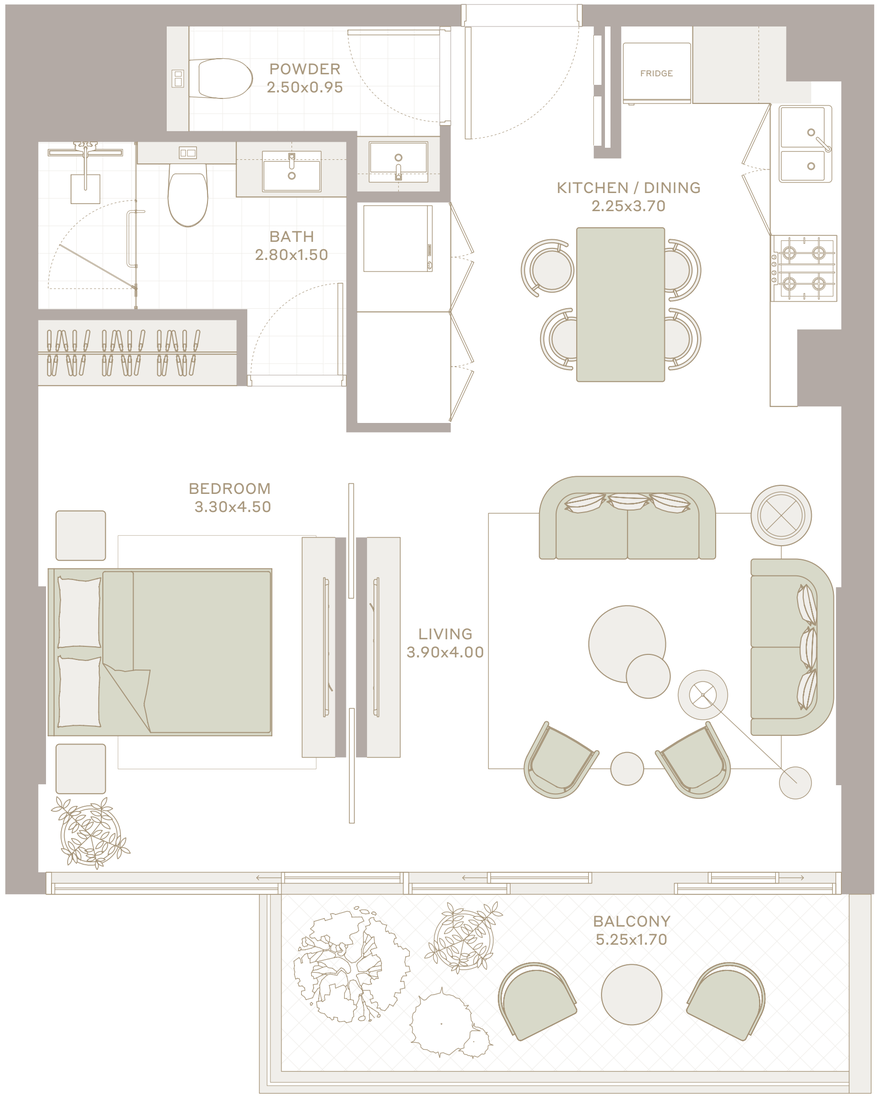
1B

1 BHK

INTERIOR	TOTAL
626 SQ.FT.	735 SQ.FT.

EXTERIOR	FLOORS
109 SQ.FT.	2-11







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ELM

PARKFIVE

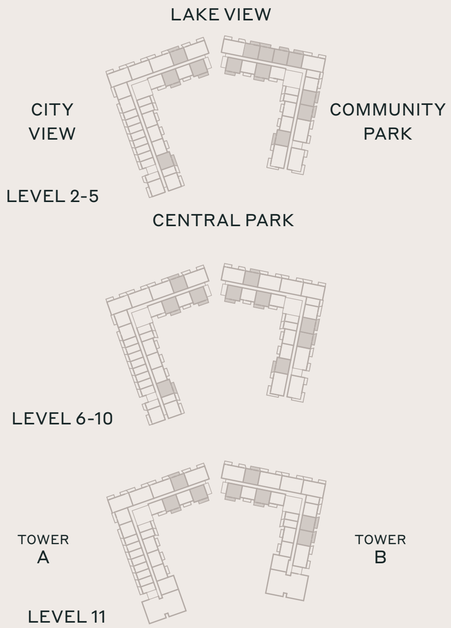
TYPE

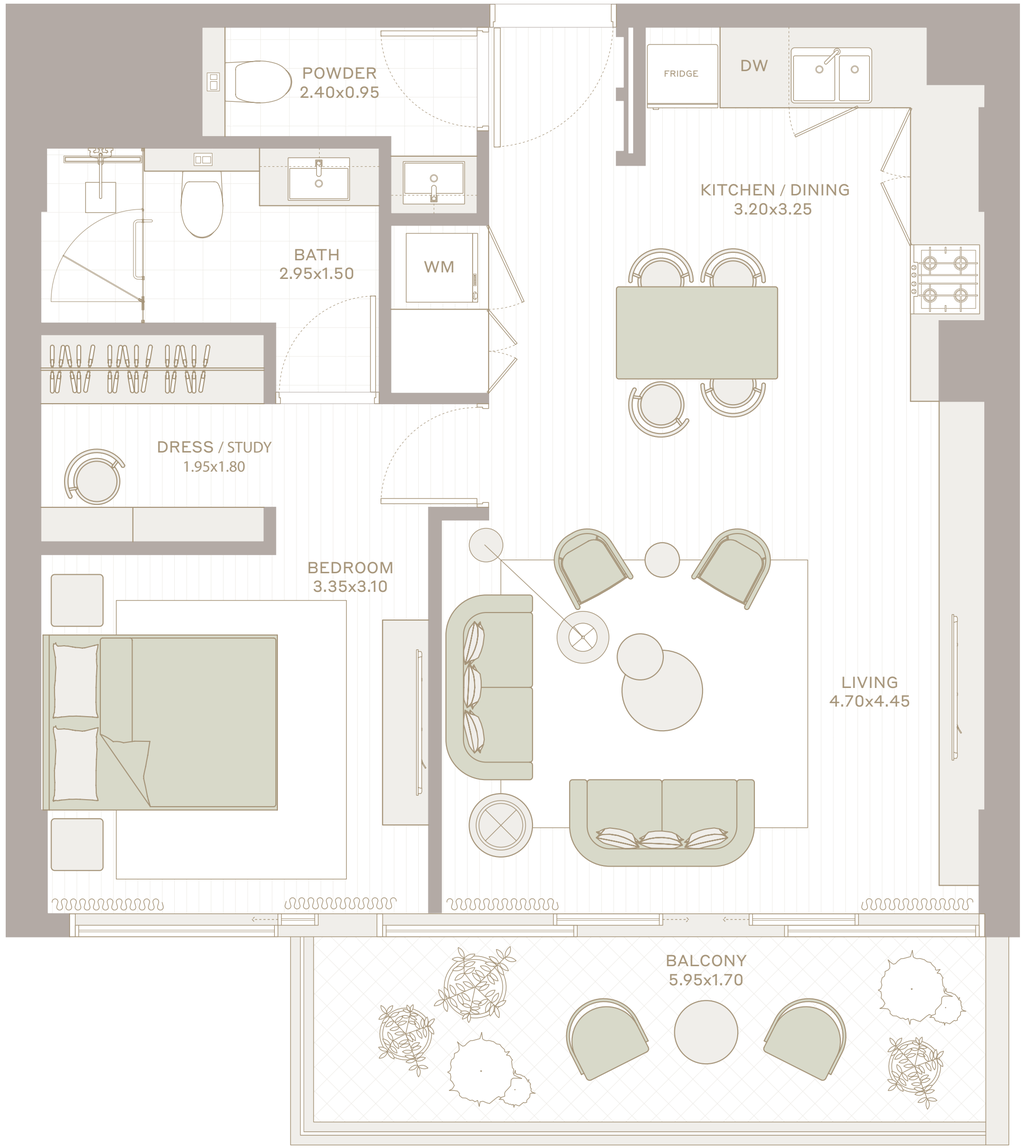
2A

1 BHK

INTERIOR	TOTAL
699 SQ.FT.	817 SQ.FT.

EXTERIOR	FLOORS
118 SQ.FT.	2-11







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ELM

PARKFIVE

TYPE

2B

1 BHK

INTERIOR	TOTAL
665 SQ.FT.	778 SQ.FT.

EXTERIOR	FLOORS
113 SQ.FT.	1-11

LAKE VIEW

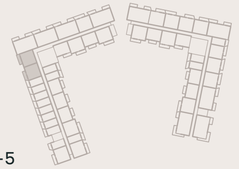
CITY VIEW

COMMUNITY PARK

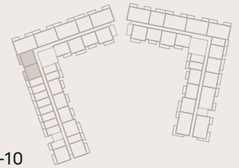


LEVEL 1

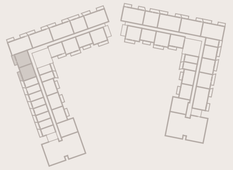
CENTRAL PARK



LEVEL 2-5



LEVEL 6-10



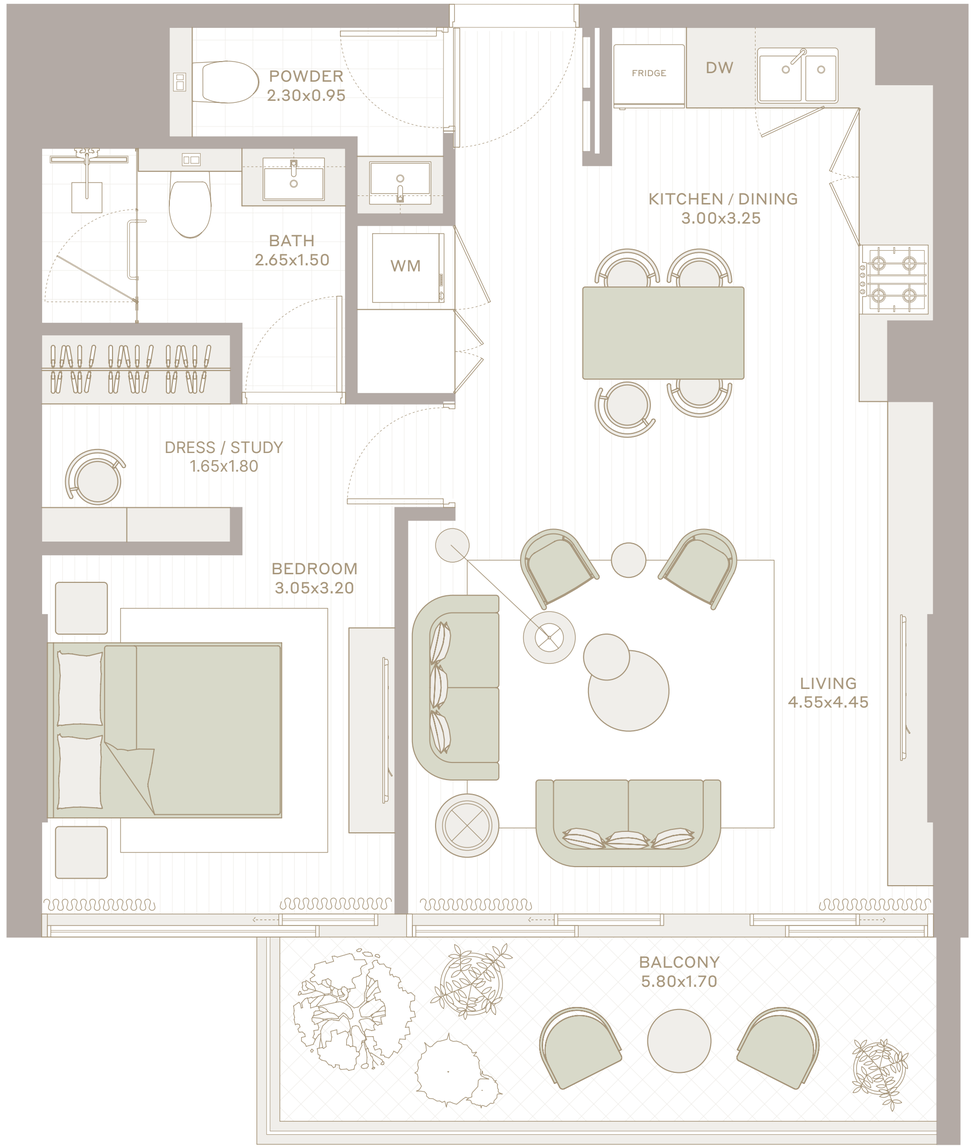
TOWER A

TOWER B

LEVEL 11

ELM

PARKFIVE



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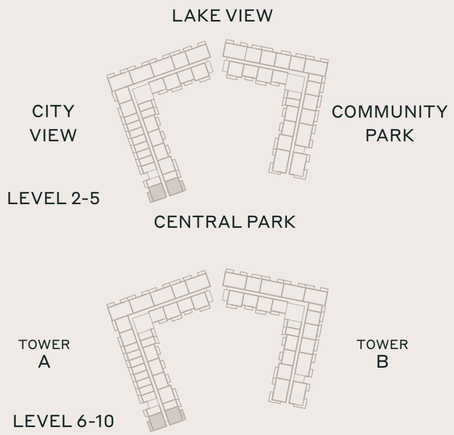
TYPE

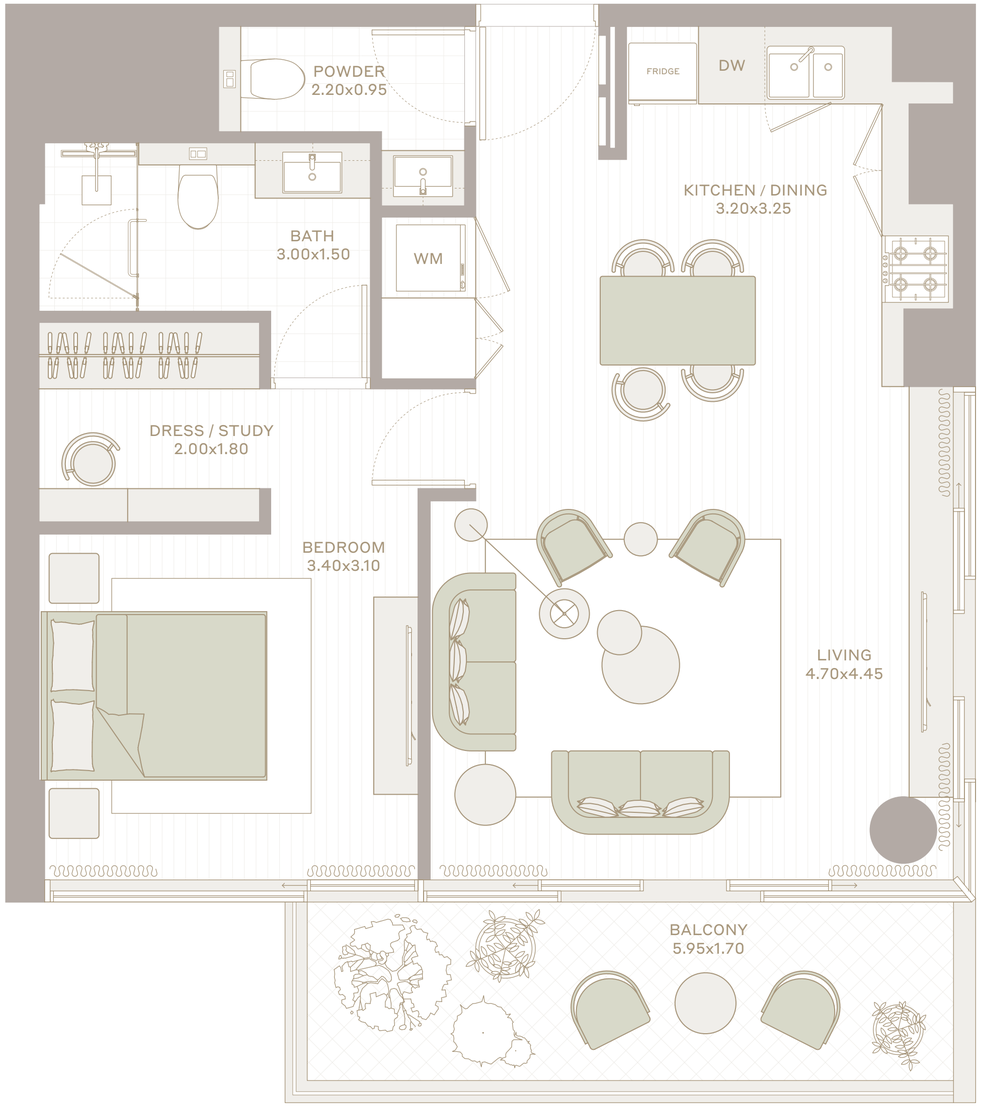
2C

1 BHK

INTERIOR	TOTAL
697 SQ.FT.	812 SQ.FT.

EXTERIOR	FLOORS
115 SQ.FT.	2-10







ELM

PARKFIVE

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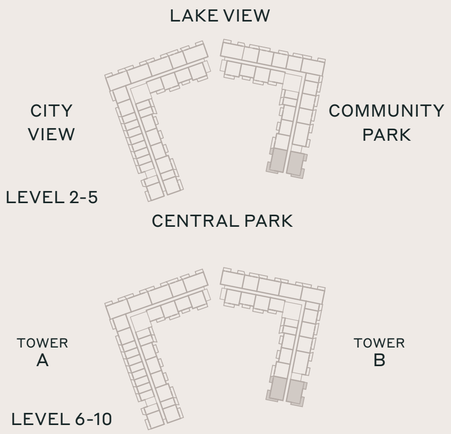
TYPE

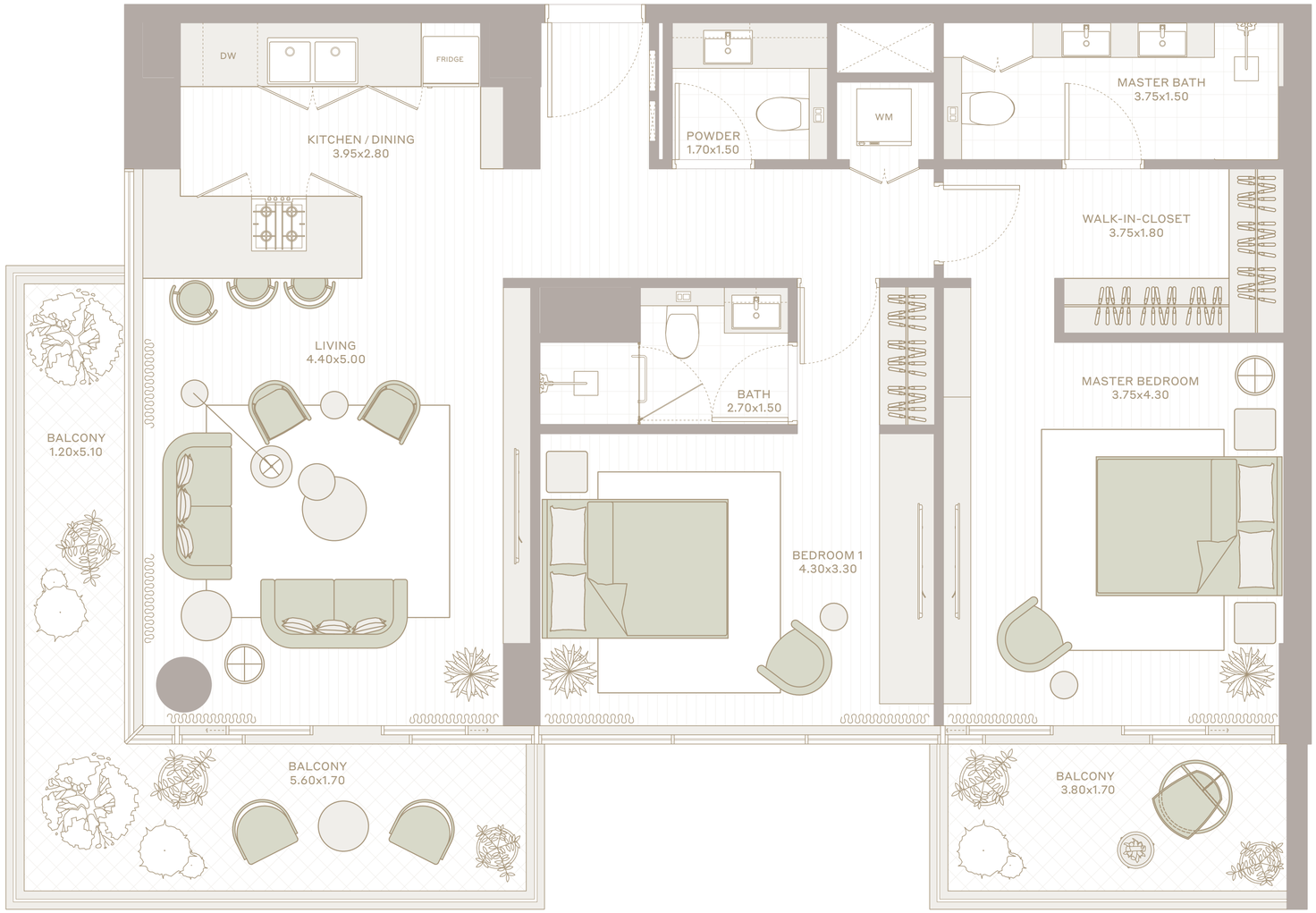
1A

2 BHK

INTERIOR	TOTAL
1,061 SQ.FT.	1,311 SQ.FT.

EXTERIOR	FLOORS
250 SQ.FT.	2-10







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ELM

PARKFIVE

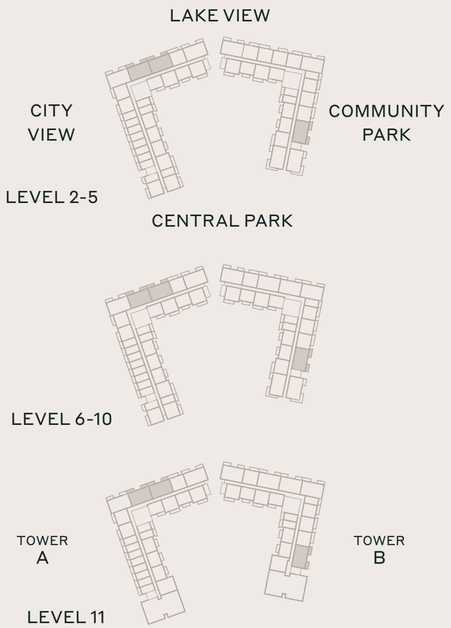
TYPE

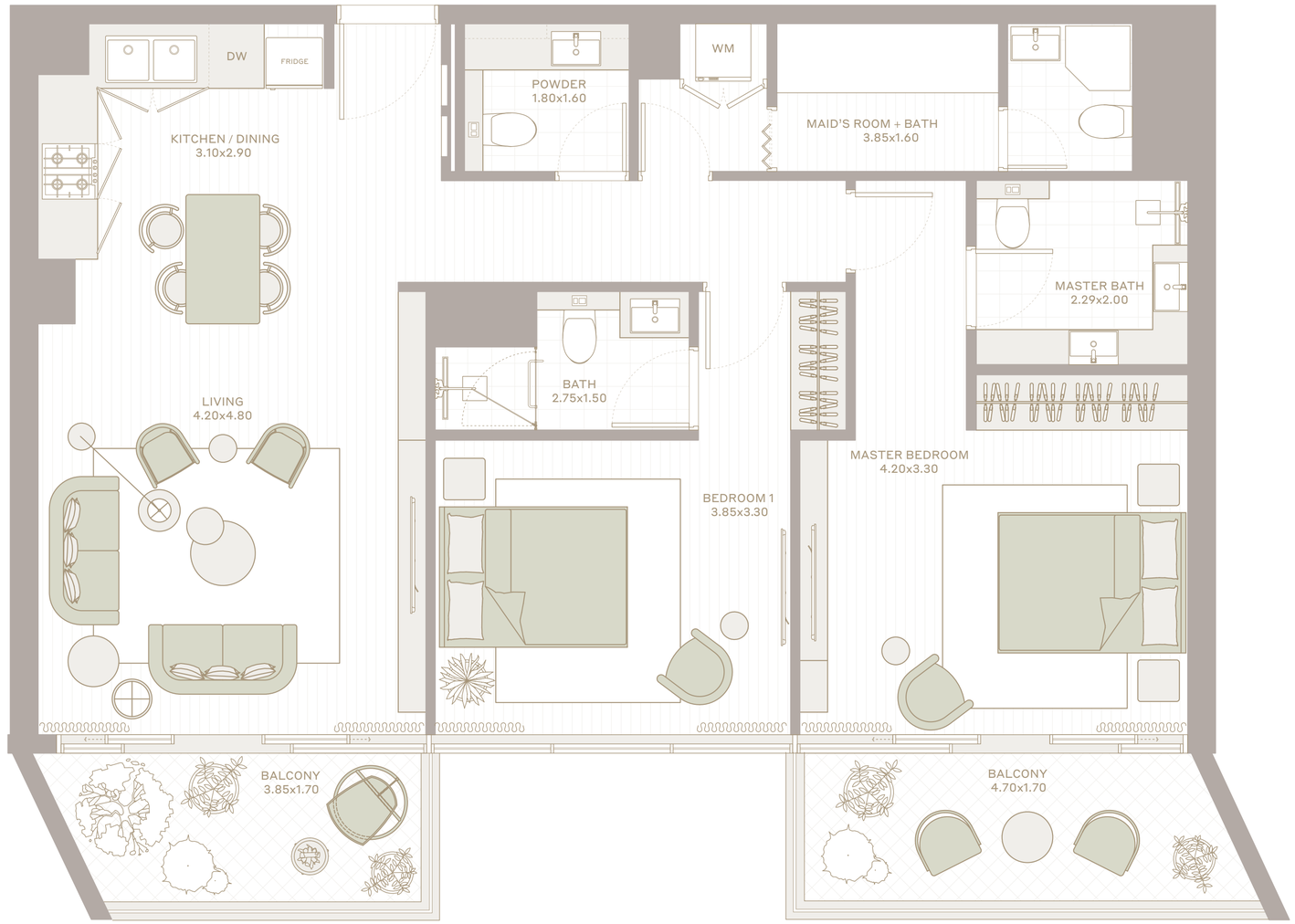
2A

2 BHK

INTERIOR	TOTAL
1,054 SQ.FT.	1,227 SQ.FT.

EXTERIOR	FLOORS
174 SQ.FT.	2-11







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ELM

PARKFIVE

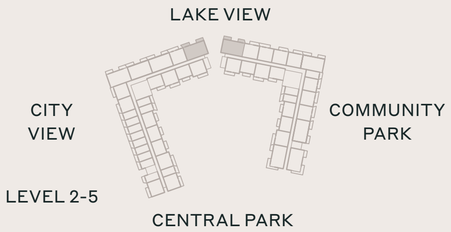
TYPE

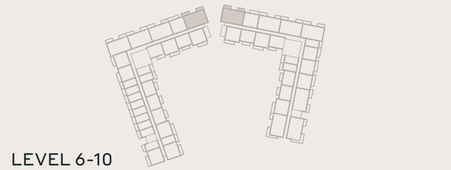
2B

2 BHK

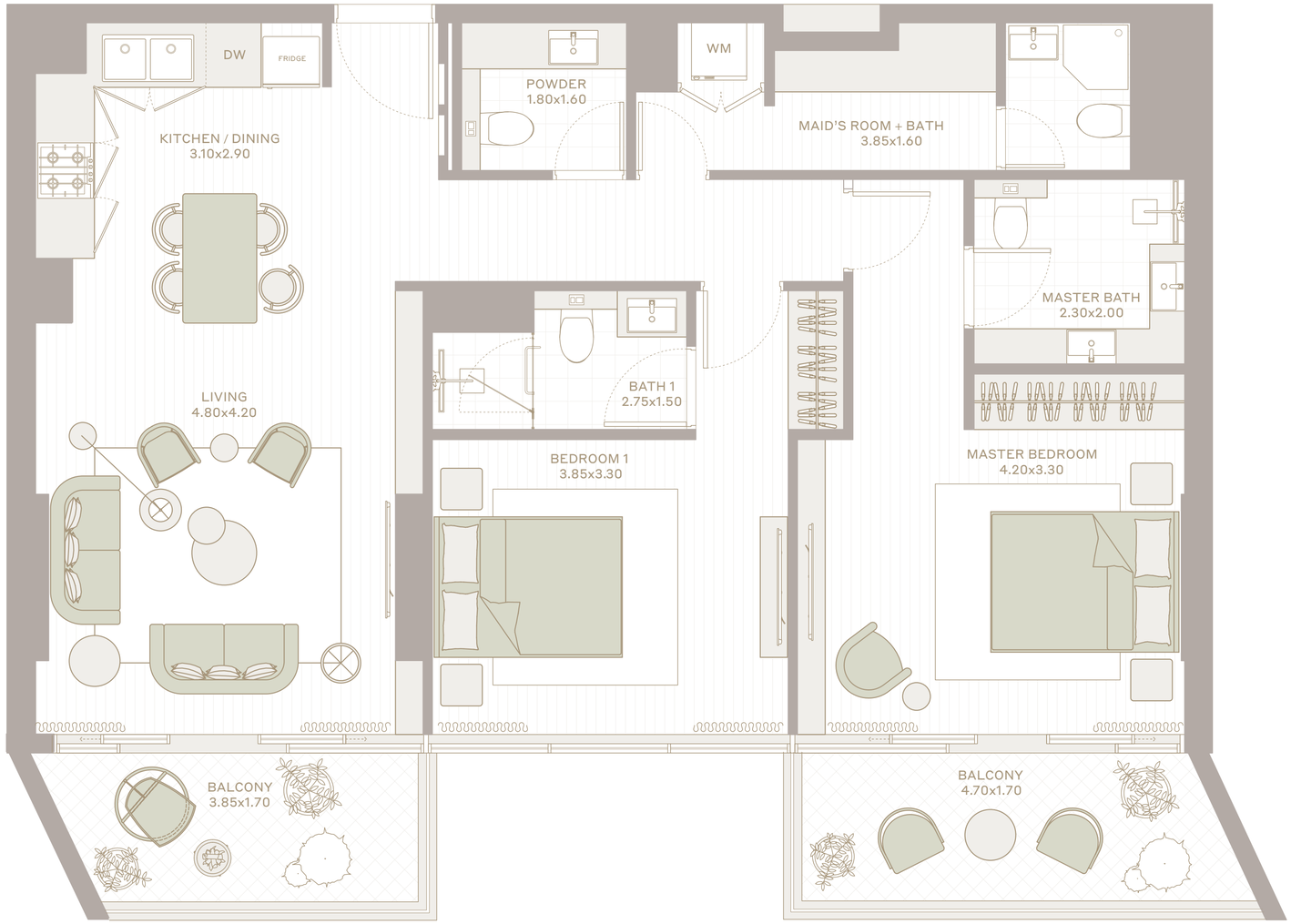
INTERIOR	TOTAL
1,048 SQ.FT.	1,219 SQ.FT.

EXTERIOR	FLOORS
170 SQ.FT.	2-11











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ELM

PARKFIVE

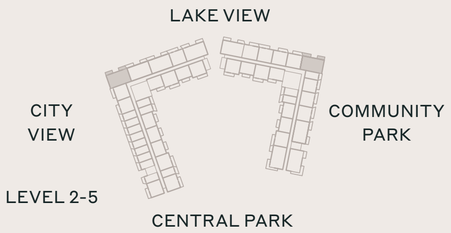
TYPE

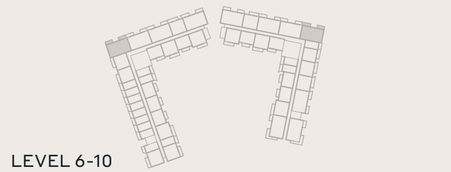
03

2 BHK

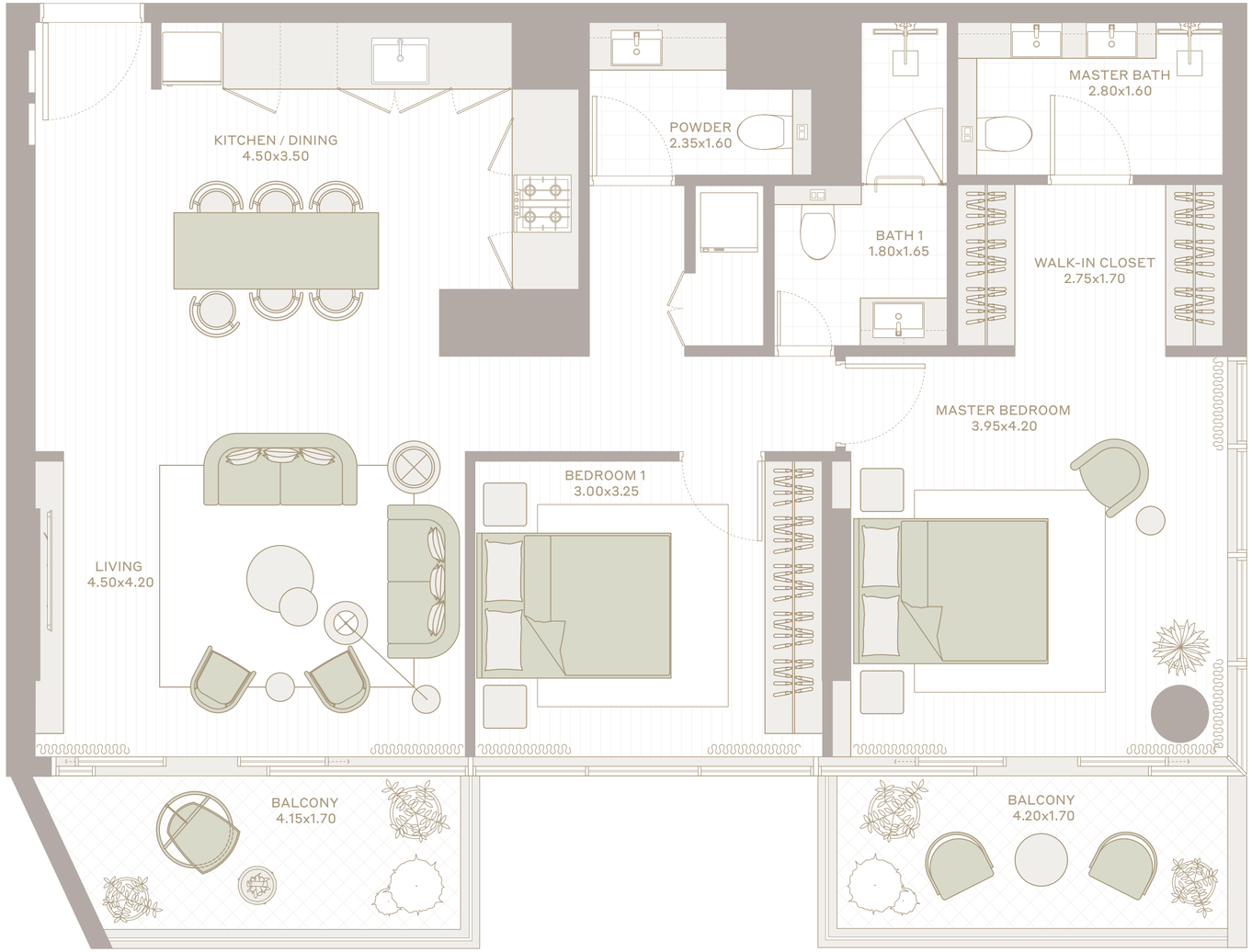
INTERIOR	TOTAL
1,064 SQ.FT.	1,238 SQ.FT.

EXTERIOR	FLOORS
174 SQ.FT.	2-11











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ELM

PARKFIVE

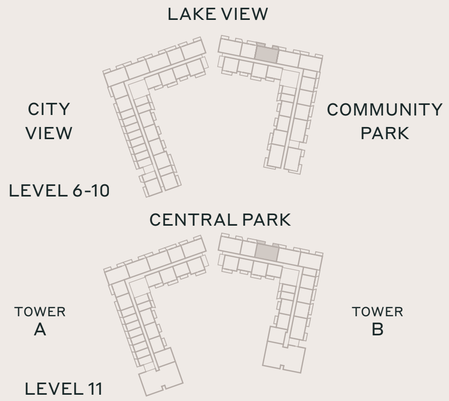
TYPE

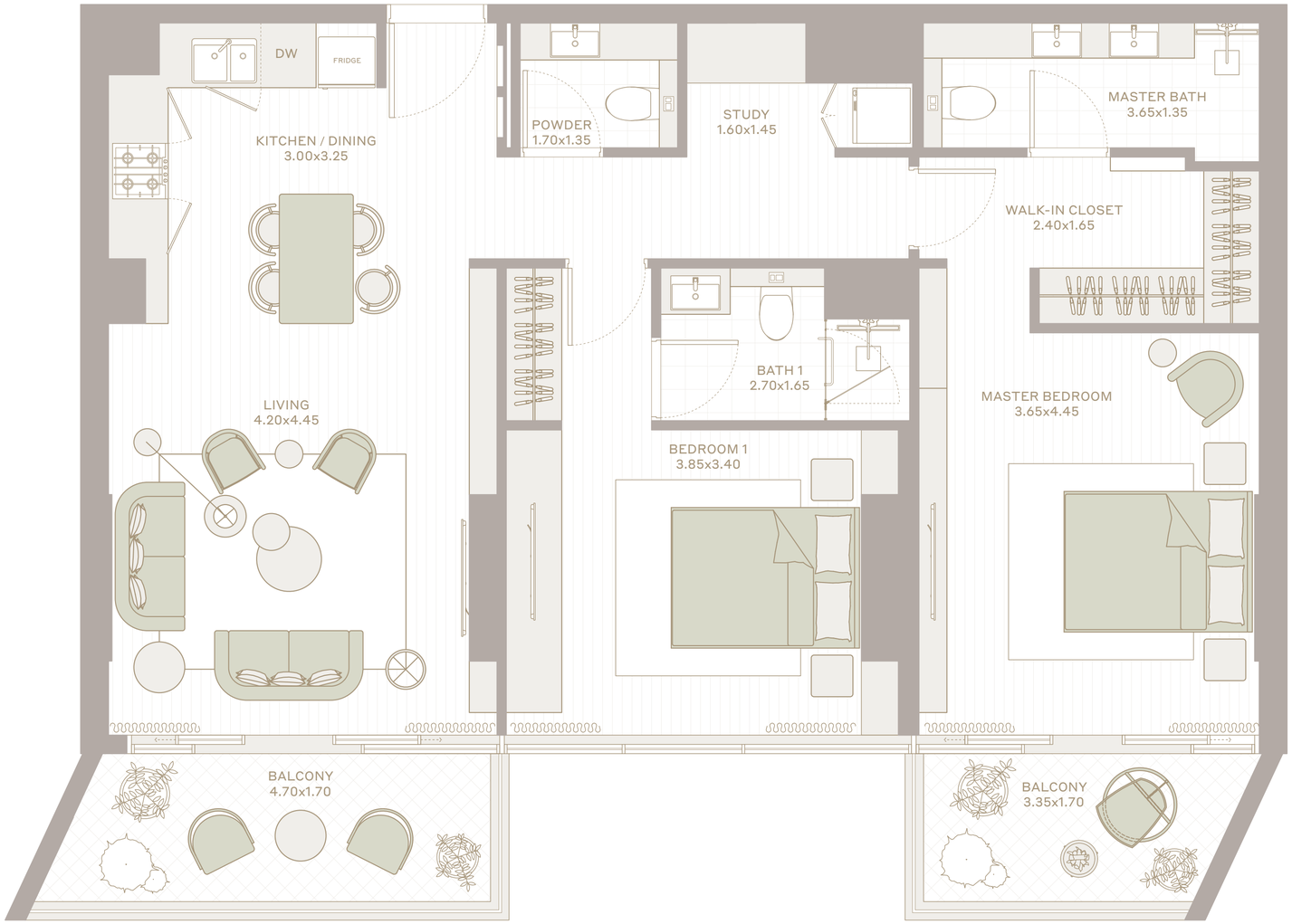
4A

2 BHK

INTERIOR	TOTAL
1,062 SQ.FT.	1,223 SQ.FT.

EXTERIOR	FLOORS
160 SQ.FT.	6-11







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ELM

PARKFIVE

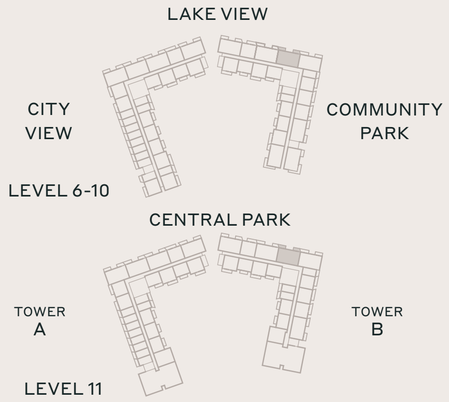
TYPE

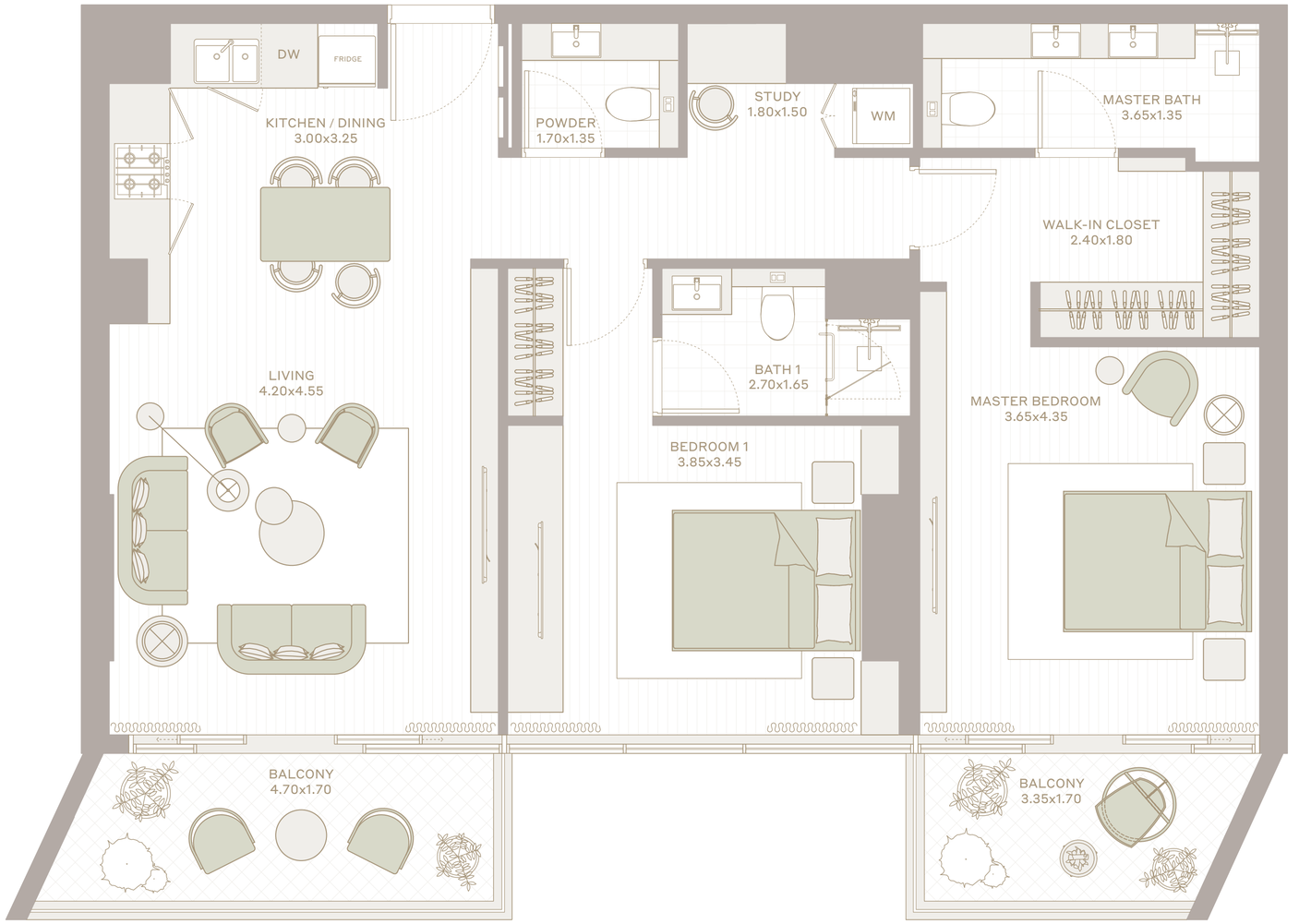
4B

2 BHK

INTERIOR	TOTAL
1,059 SQ.FT.	1,220 SQ.FT.

EXTERIOR	FLOORS
161 SQ.FT.	6-11







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ELM

PARKFIVE



EMBER
UNIT PLANS

EMBER

PARKFIVE

TYPE

01
STUDIO

INTERIOR	TOTAL
350 SQ.FT.	433 SQ.FT.

EXTERIOR	FLOORS
82 SQ.FT.	1-11

LAKE VIEW



COMMUNITY PARK

COMMUNITY PARK

LEVEL 1

CENTRAL PARK



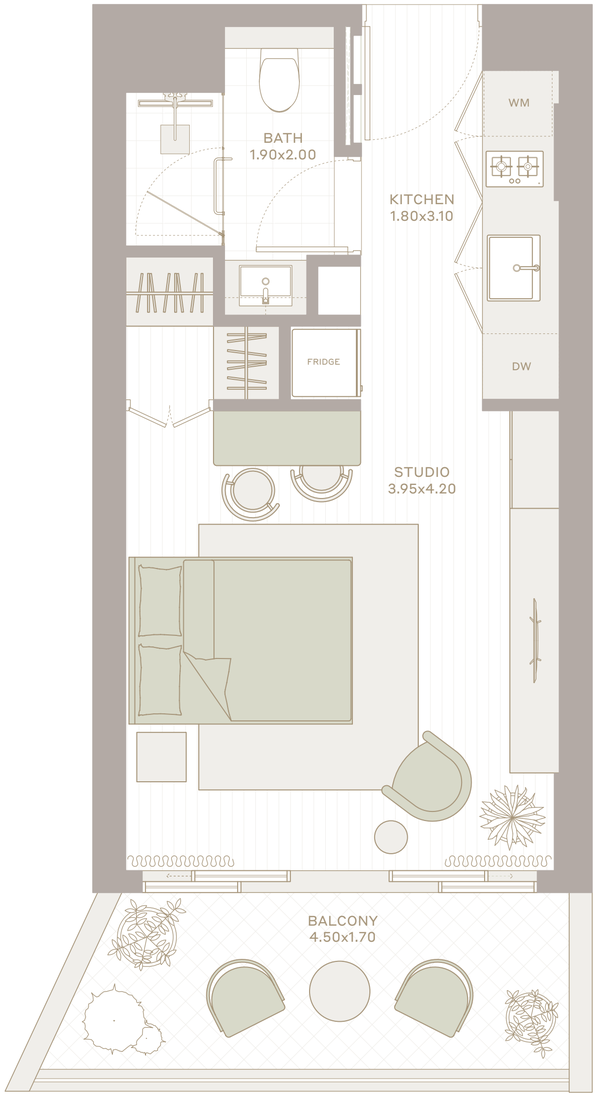
LEVEL 2-10



TOWER A

TOWER B

LEVEL 11



N

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EMBER

PARKFIVE

TYPE

1A

BHK

INTERIOR	TOTAL
599 SQ.FT.	687 SQ.FT.

EXTERIOR	FLOORS
88 SQ.FT.	2-11

LAKE VIEW



COMMUNITY PARK

COMMUNITY PARK

LEVEL 2-10

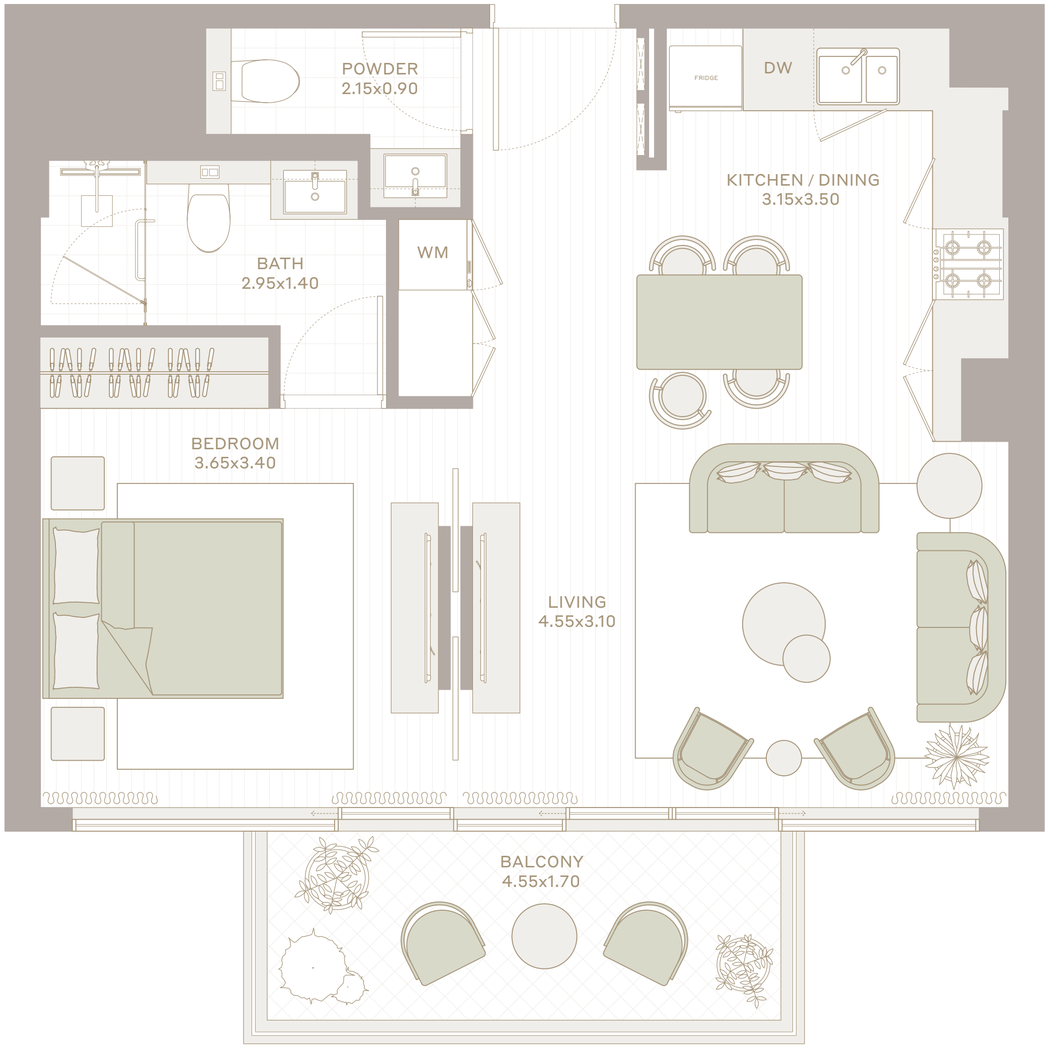
CENTRAL PARK



TOWER A

TOWER B

LEVEL 11



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EMBER

PARKFIVE

TYPE

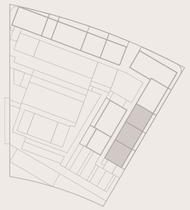
2A

1 BHK

INTERIOR	TOTAL
700 SQ.FT.	817 SQ.FT.

EXTERIOR	FLOORS
118 SQ.FT.	1-11

LAKE VIEW



COMMUNITY PARK

COMMUNITY PARK

LEVEL 1

CENTRAL PARK



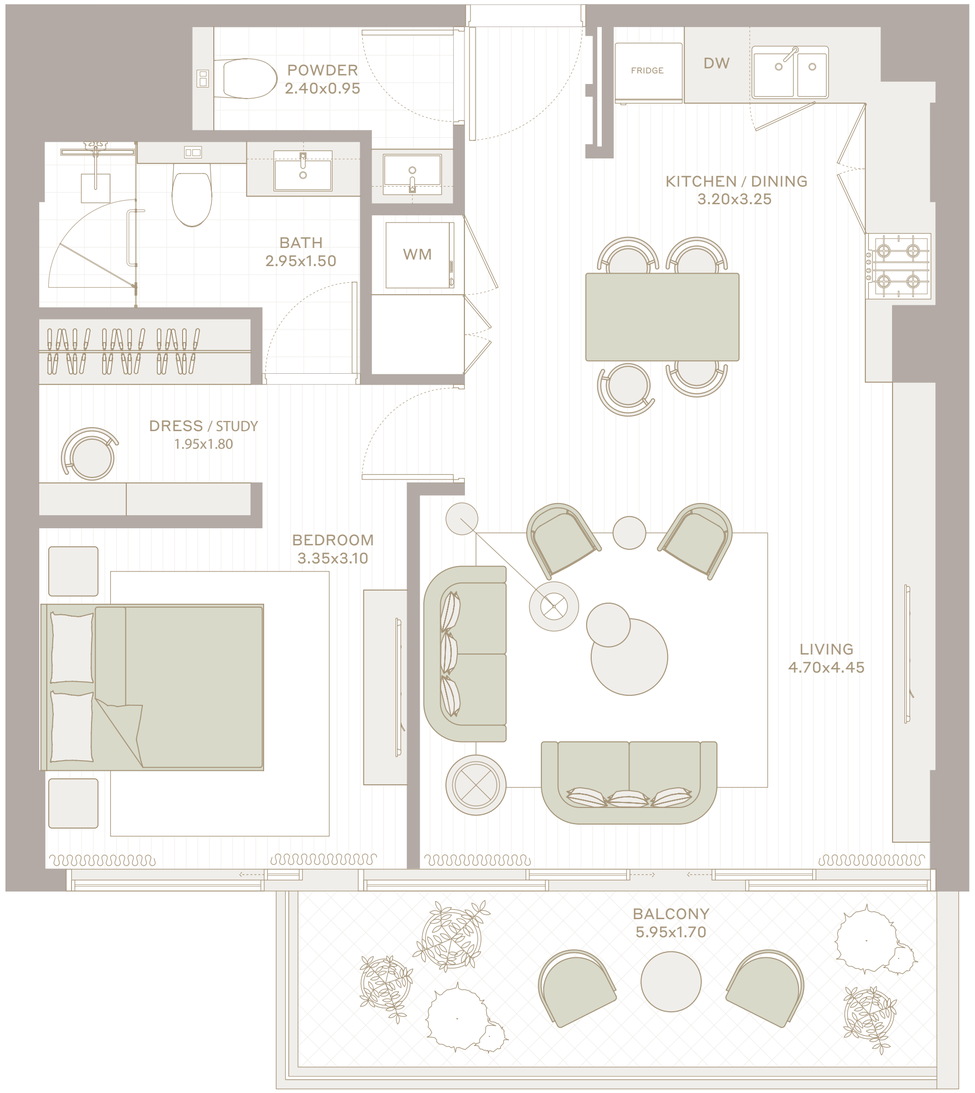
LEVEL 2-10



TOWER A

TOWER B

LEVEL 11



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EMBER

PARKFIVE

TYPE

2A

2 BHK

INTERIOR	TOTAL
1,050 SQ.FT.	1,221 SQ.FT.

EXTERIOR	FLOORS
171 SQ.FT.	2-11

LAKE VIEW



COMMUNITY PARK

COMMUNITY PARK

LEVEL 2-10

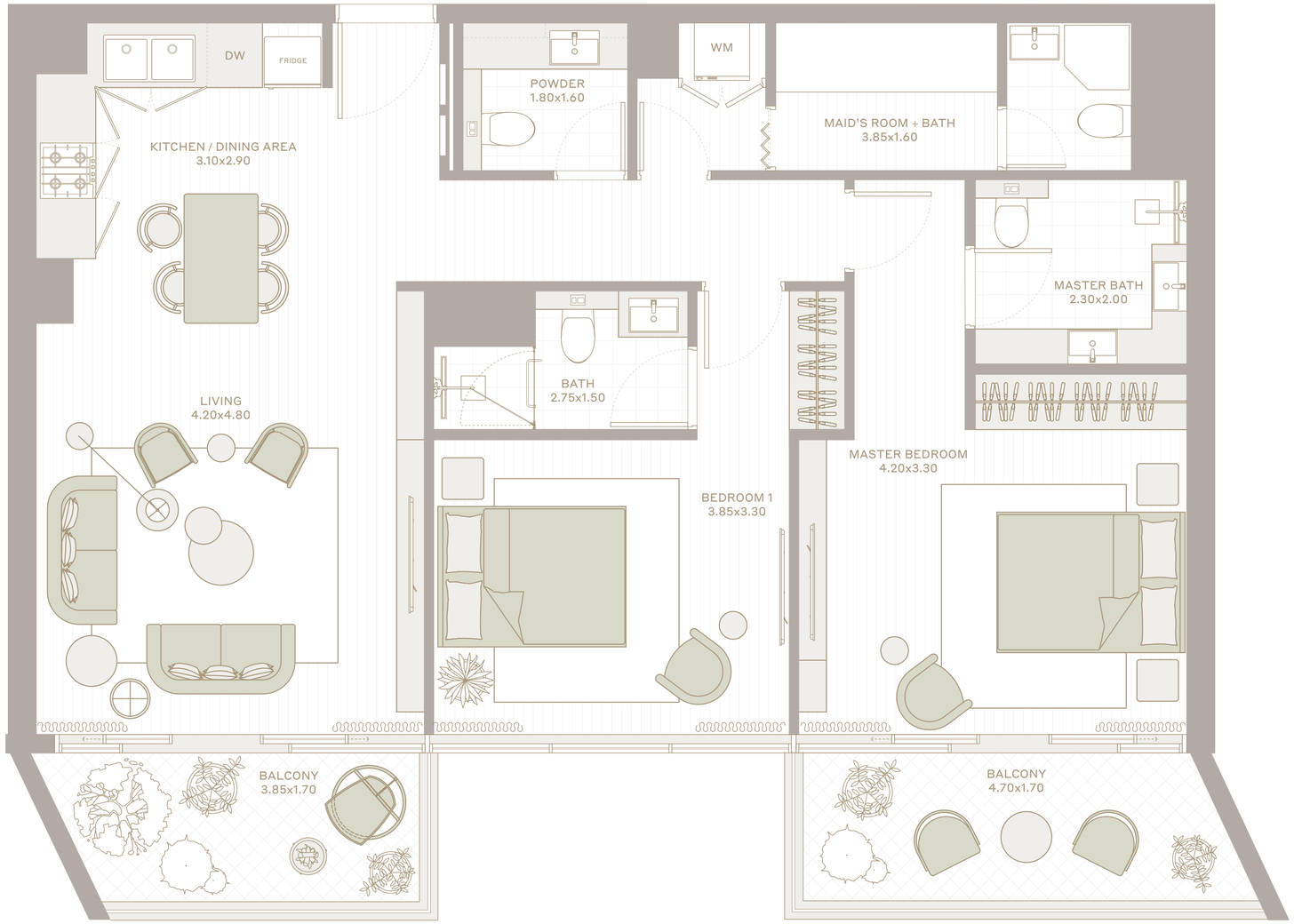
CENTRAL PARK



TOWER A

TOWER B

LEVEL 11



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EMBER

PARKFIVE

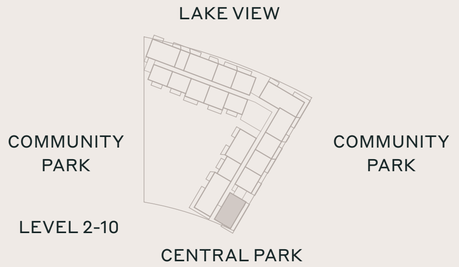
TYPE

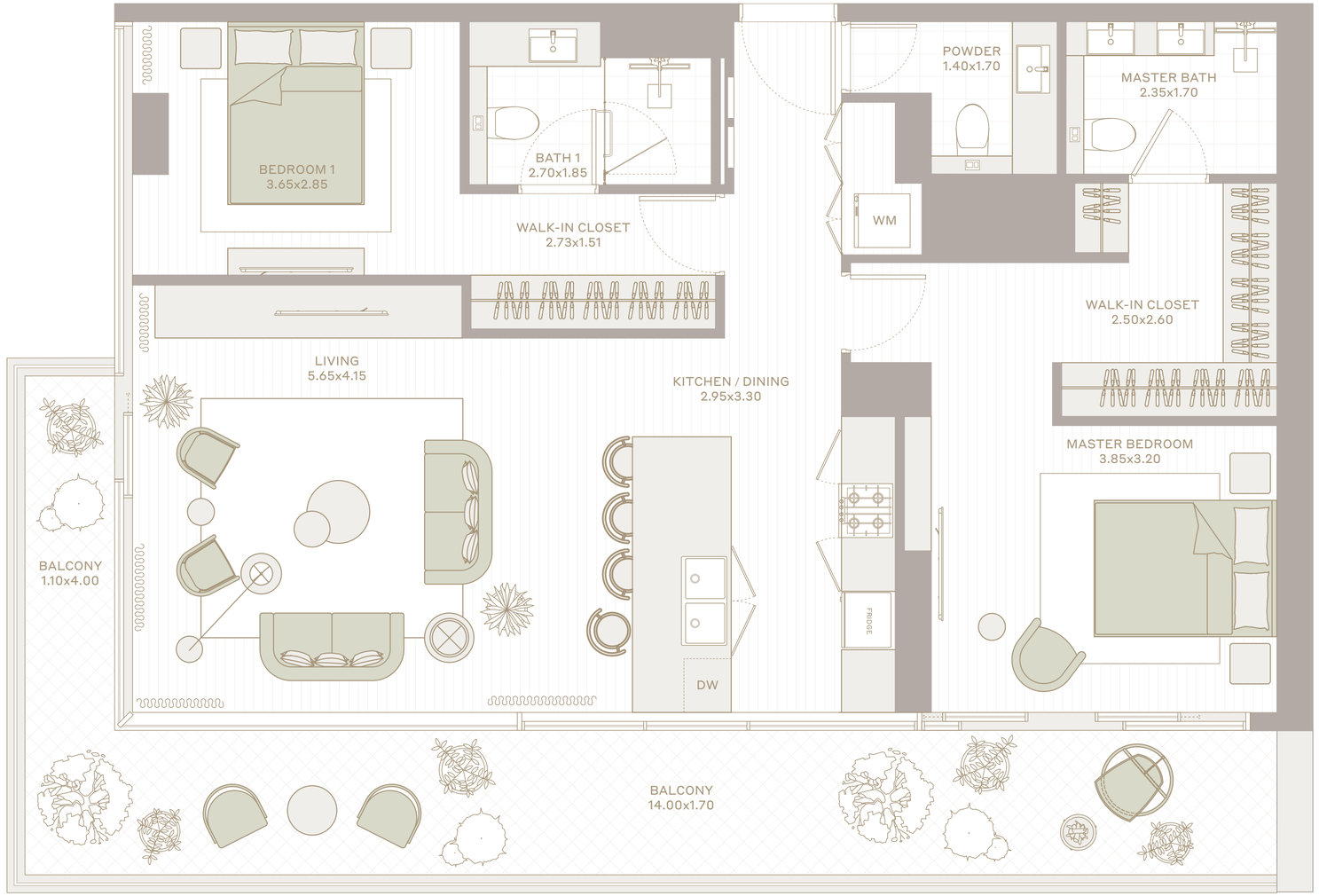
05

2 BHK

INTERIOR	TOTAL
1,101 SQ.FT.	1,425 SQ.FT.

EXTERIOR	FLOORS
324 SQ.FT.	2-10





N

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EMBER PARKFIVE

TYPE

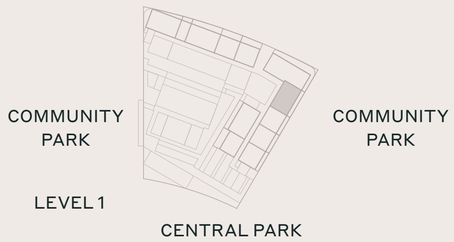
06

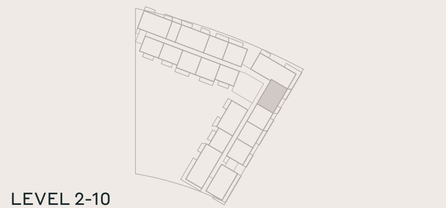
2 BHK

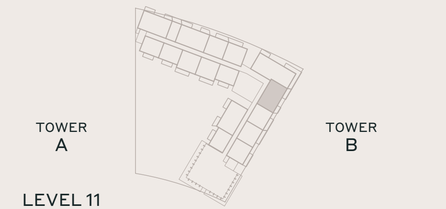
INTERIOR	TOTAL
994 SQ.FT.	1,153 SQ.FT.

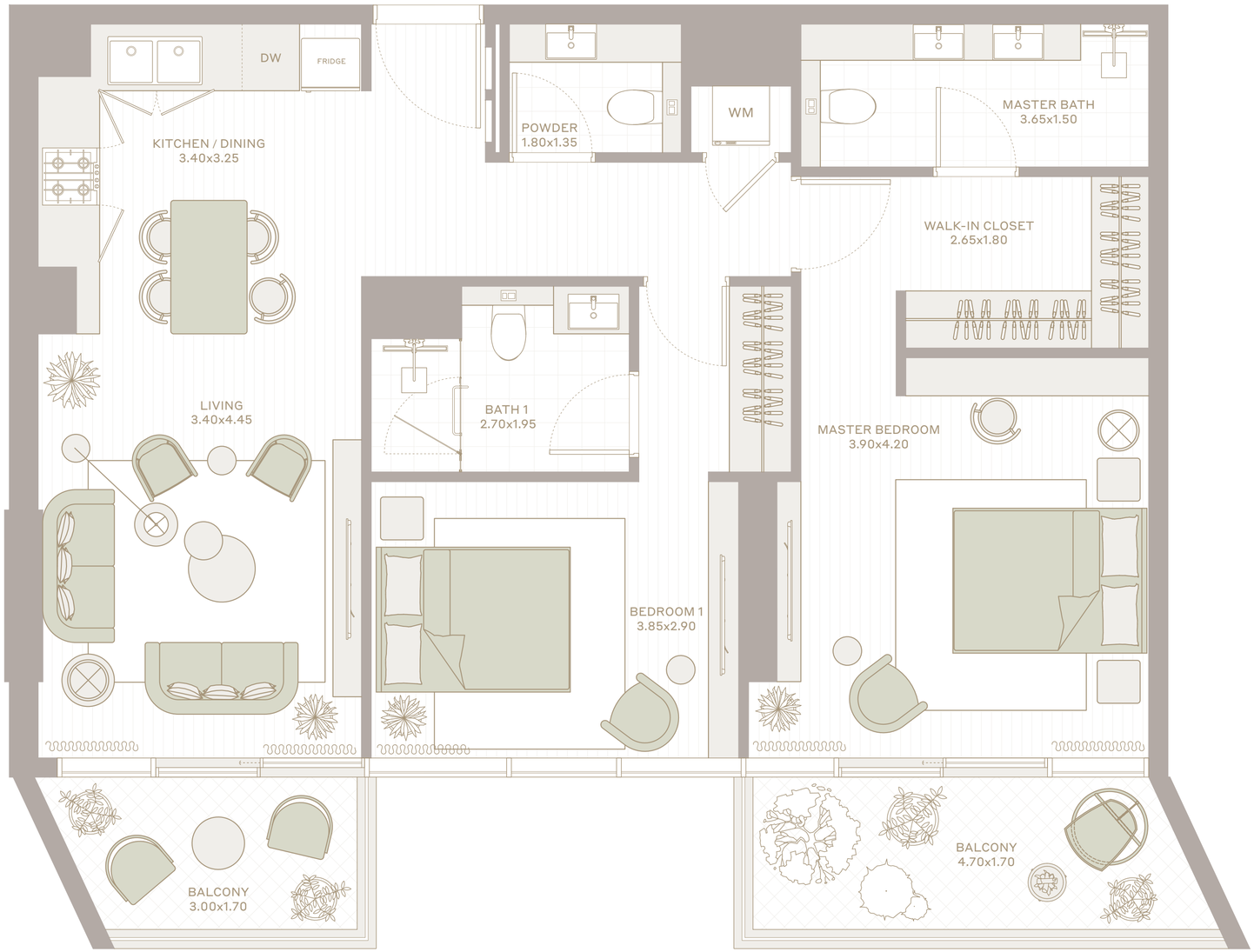
EXTERIOR	FLOORS
158 SQ.FT.	1-11

LAKE VIEW











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EMBER

PARKFIVE

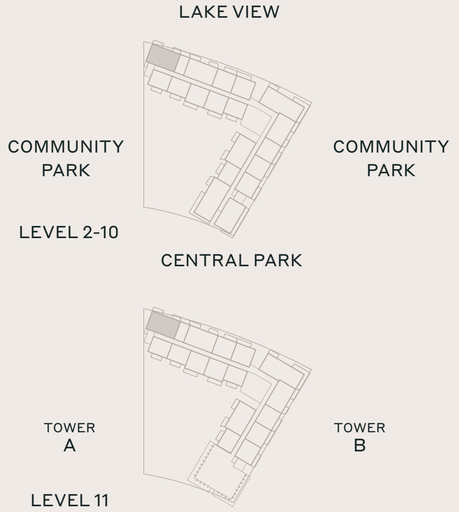
TYPE

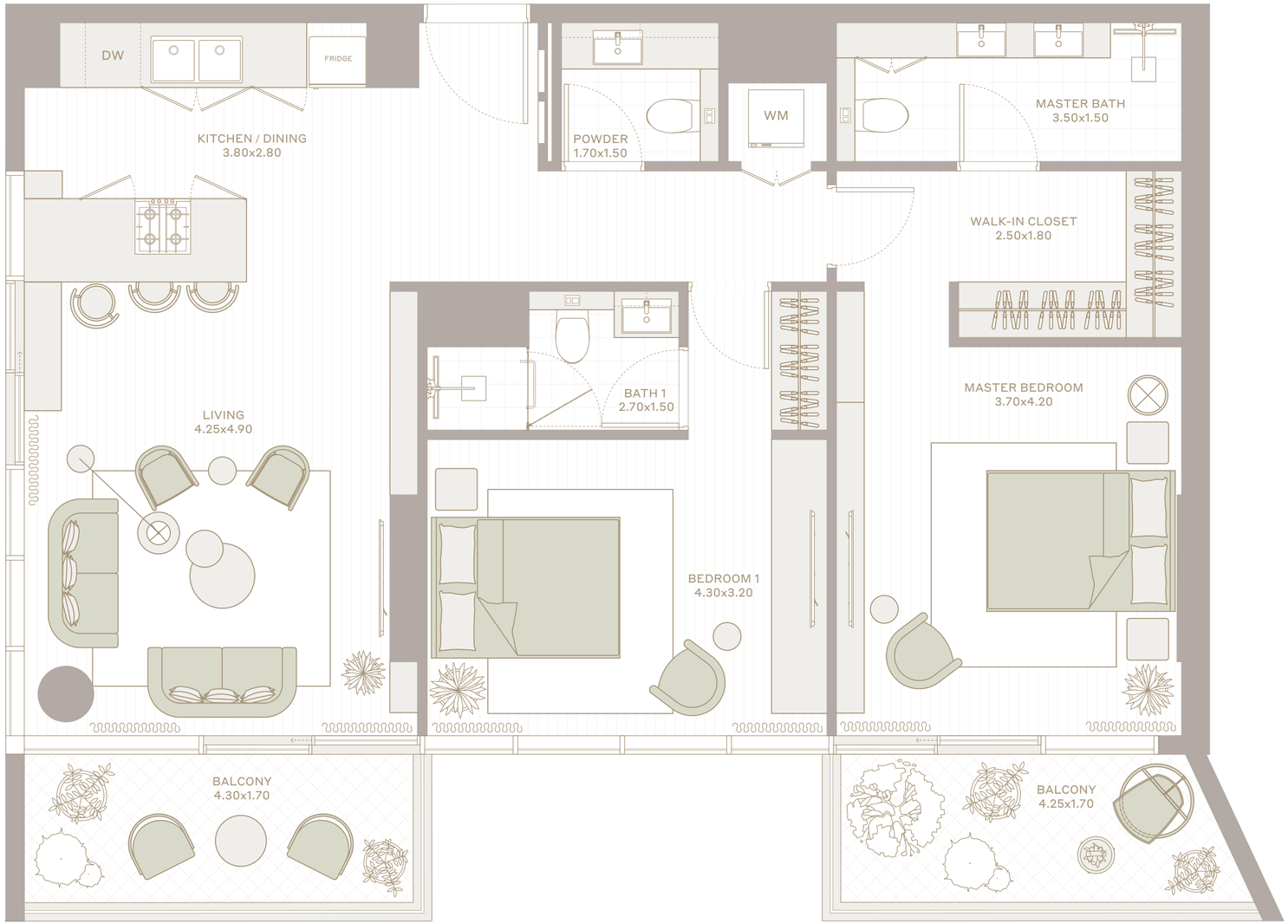
1B

2 BHK

INTERIOR	TOTAL
1,061 SQ.FT.	1,214 SQ.FT.

EXTERIOR	FLOORS
153 SQ.FT.	2-11





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EMBER

PARKFIVE

TYPE

1C

2 BHK

INTERIOR	TOTAL
1,060 SQ.FT.	1,228 SQ.FT.

EXTERIOR	FLOORS
168 SQ.FT.	2-11

LAKE VIEW



COMMUNITY PARK

COMMUNITY PARK

LEVEL 2-10

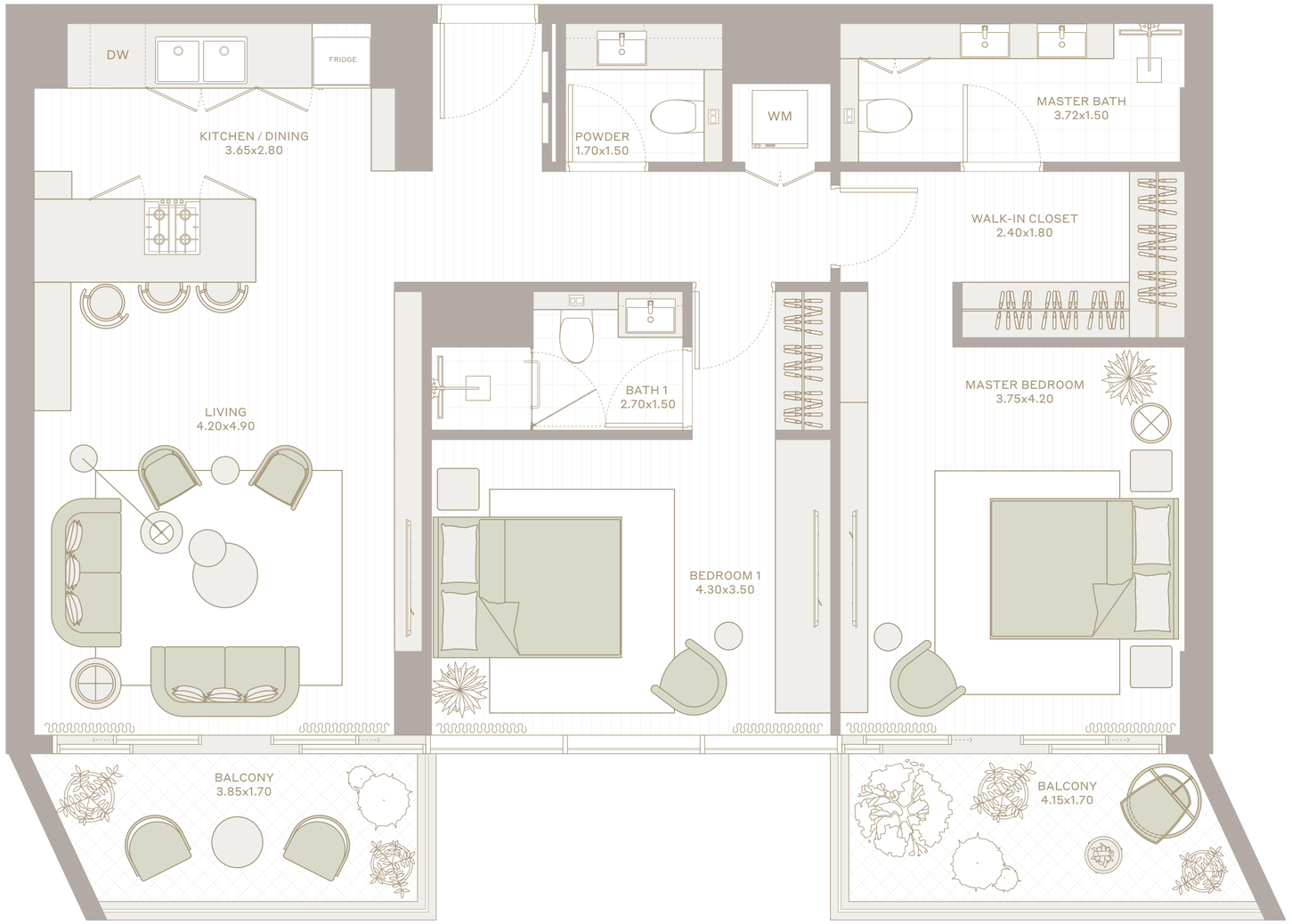
CENTRAL PARK



TOWER A

TOWER B

LEVEL 11



N

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EMBER

PARKFIVE

TYPE

01

3 BHK

INTERIOR	TOTAL
1,443 SQ.FT.	1,827 SQ.FT.

EXTERIOR	FLOORS
384 SQ.FT.	2-10

LAKE VIEW

COMMUNITY PARK

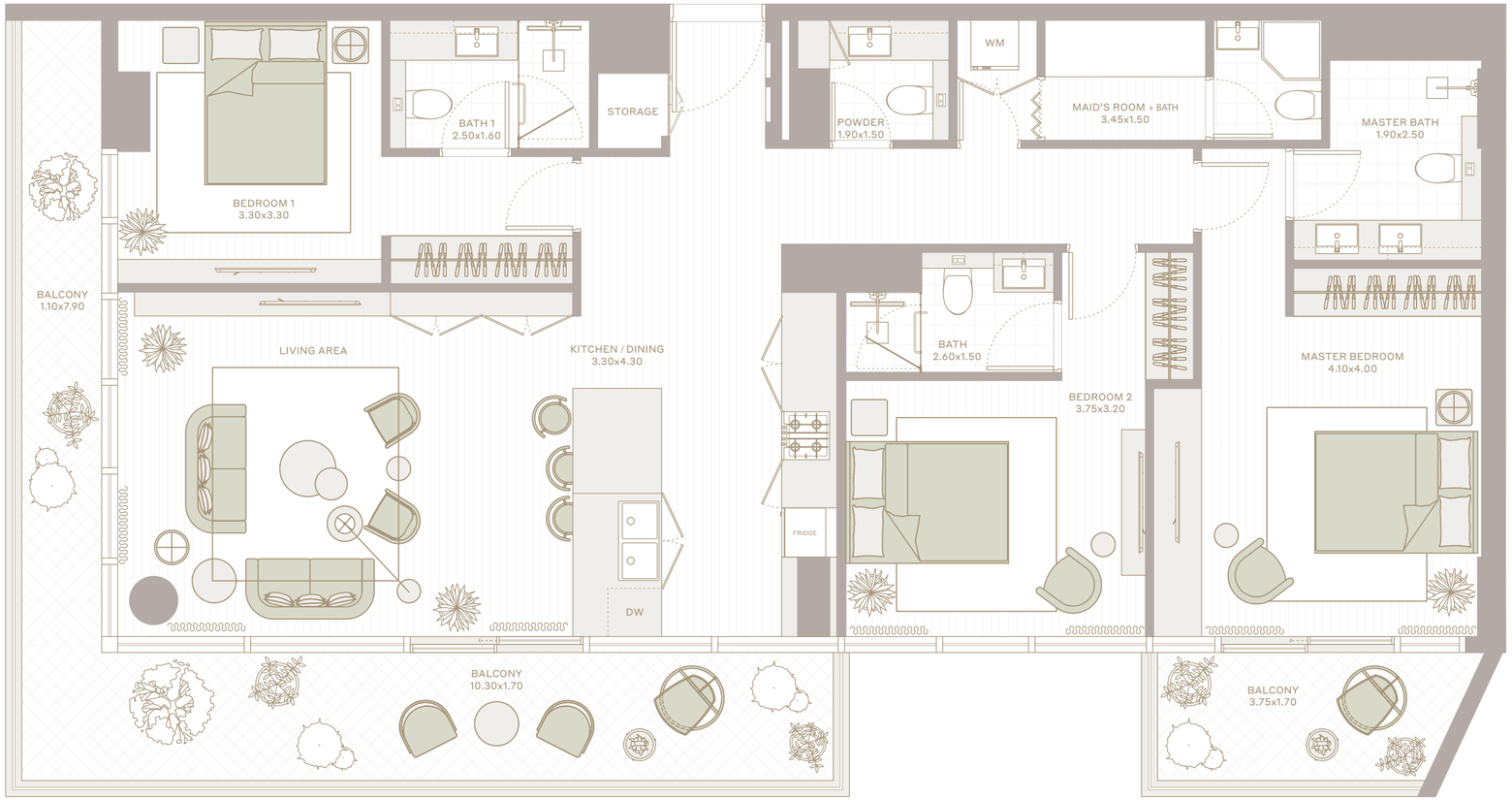
COMMUNITY PARK



LEVEL 2-10

CENTRAL PARK

N



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

EMBER

PARKFIVE

TYPE

02

3 BHK

INTERIOR	TOTAL
1,411 SQ.FT.	1,777 SQ.FT.

EXTERIOR	FLOORS
366 SQ.FT.	2-11

LAKE VIEW



COMMUNITY PARK

COMMUNITY PARK

LEVEL 2-10

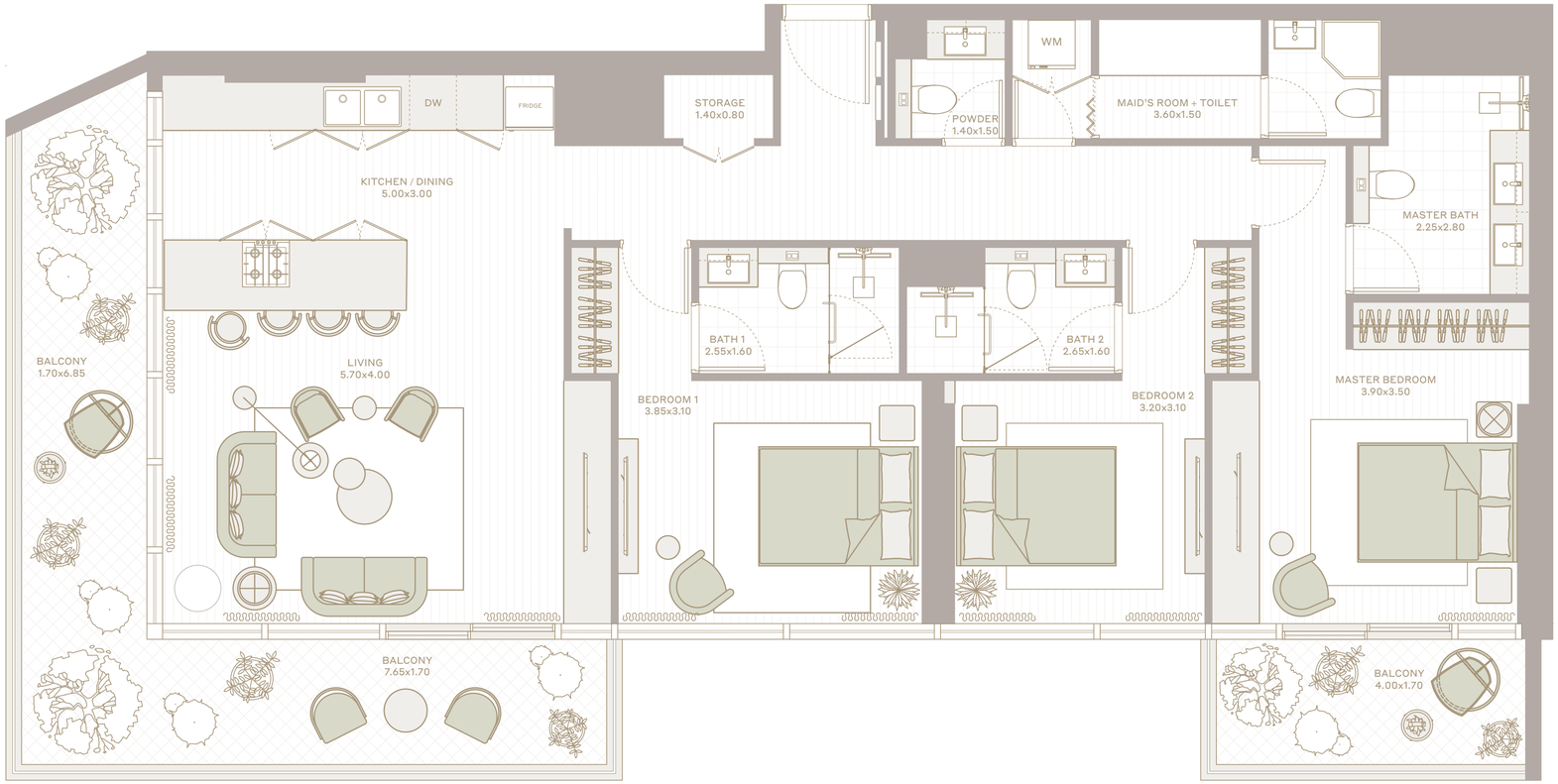
CENTRAL PARK



TOWER A

TOWER B

LEVEL 11



N

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PAYMENT PLAN, PRICES & COMMISSIONS

Connect to Everything That Matters

6

FLEXIBLE PAYMENT PLAN

10%					BOOKING & SPA.
10%					APRIL 2025
30% DURING CONSTRUCTION	6% AUGUST 2025	6% JANUARY 2026	6% JUNE 2026	6% NOVEMBER 2026	6% APRIL 2027
50%					ON HANDOVER (SUMMER 2027)

STARTING PRICES IN AED

STUDIO	611,000
1 BEDROOM	888,000
2 BEDROOMS	1.35M
3 BEDROOMS	2.25M

NEXT STEPS

REGISTERED EOI CUSTOMERS:

Customers who have registered an Expression of Interest (EOI) can proceed to the sales area in this ballroom to pick their units and finalize their selection.

UNREGISTERED CUSTOMERS:

Customers who have not completed the EOI can collect a walk-in unregistered token, allowing them to proceed and finalize their unit selection.

COMMISSION STRUCTURE

STUDIO	4%
1 BEDROOM AND ABOVE	5%



END OF PRESENTATION
THANK YOU!