ARJAN • • DUBAI

Enchanté

BY GRID



LIVE THE

MIRACLE



SHAPING AMBITION.
BUILDING LEGACIES.

ACROSS 30+ PROJECTS
AND 3 COUNTRIES.

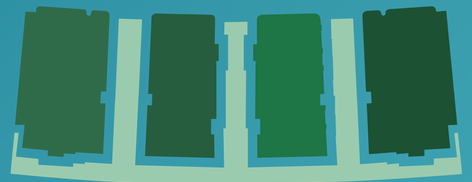


At
GRID,

We shape places that are designed to endure. Across global cities, our work is defined by a commitment to insight, thoughtful design, and long-term value. Every development begins with vision and is delivered with precision, creating environments that feel considered, timeless, and deeply connected to how people live. With Enchanté, this approach comes to life, an address crafted to offer something rare, a life defined by balance, beauty, and enduring quality.

IN THE MIDST *of* MAGIC, AT THE EDGE OF THE EXTRAORDINARY.

Arjan has emerged as one of Dubai's most desirable addresses. Thoughtfully positioned within the city, it offers effortless access to its most celebrated destinations while retaining a sense of openness that feels increasingly prized. The neighbourhood continues to rise in stature and appeal, drawing those with an instinct for what is next. Arjan is a place defined by promise, presence, and lasting value.






Representative Image

CLOSE TO DUBAI'S *finest icons.*

- Dubai Miracle Garden: ~2 minutes
- Dubai Butterfly Garden: ~2 minutes
- Dubai Autodrome (Motor City): ~3 minutes
- Global Village: ~10 minutes
- IMG Worlds of Adventure: ~12 minutes
- Dubai Hills Mall: ~12 minutes
- Mall of the Emirates: ~15 minutes


Representative Image

Moments FROM WORLD-CLASS EDUCATION.

- Nord Anglia International School: ~2 minutes
- Australian International School: ~2 minutes
- Safa Community School: ~7 minutes
- Dhruv Global School: ~8 minutes



Representative Image



AT THE CENTRE OF DYNAMIC BUSINESS *districts.*

- Dubai Hills Business Park: ~10 minutes
- Dubai Science Park: ~10 minutes
- Barsha Heights / Internet City: ~20 minutes
- Business Bay / Downtown: ~20 minutes

Representative Image

Representative Image

Representative Image

DIRECT ACCESS TO THE CITY'S KEY *corridors.*

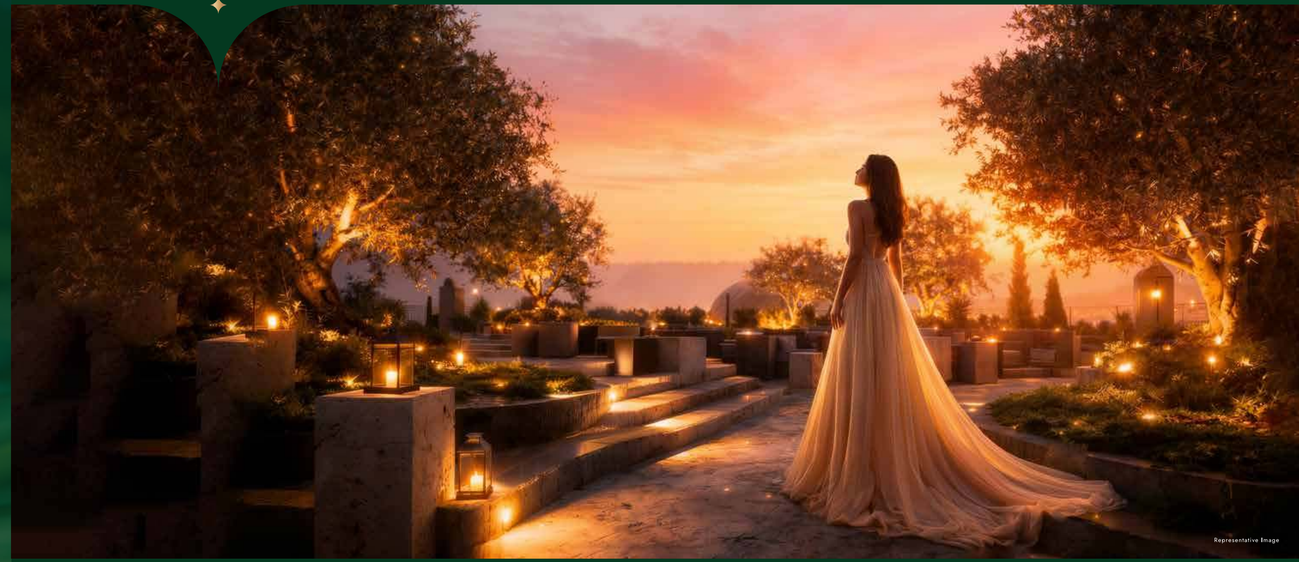
- Umm Suqeim Road: ~10 minutes
- Sheikh Mohammed Bin Zayed Road (E311): ~10 minutes
- Al Khail Road (E44): ~10 minutes
- Downtown Dubai & Business Bay: ~20 minutes
- Dubai International Airport: ~25 minutes
- Al Maktoum International Airport (DWC): ~35 minutes

ELEVATE INTO A *Life* BEYOND YOUR DREAMS.

A way of living where everything feels just enchanting, balanced, and complete. Where wonder fills your space, where nature wraps around you, and where life unfolds at its own pace.

A lifestyle that understands you. One that gives your family the comfort that you always wanted, while placing you exactly where you need to be, for today, and for what lies ahead.

It is a place that feels instinctively yours, growing with you, holding both the life you have and the one you are building.



Representative Image

AN ADDRESS *Where* MIRACLES COME ALIVE.

DISCOVER

ARJAN • DUBAI

Enchanté

BY GRID

A DISTINCTIVE ARCHITECTURAL MARVEL | WORLD-CLASS AMENITIES | MASTERFULLY-CRAFTED RESIDENCES | PREMIER LOCALE | A PERFECTLY CONNECTED ADDRESS



Artist's Impression

A SYMPHONY OF *Opulence* DESIGNED TO BE DESIRED.

Defined by continuous façade bands, the architecture wraps seamlessly around the structure, forming a singular, uninterrupted expression.

Three distinct volumes are articulated with precision, unified through vertical elements that bring balance, and a sense of opulence to the form.

Soft white framing catches the light, shaping a silhouette that feels refined, elevated, and instantly recognisable.



Artist's Impression



LIFE *in*
EVERY CORNER.

Starting with a ***50****-year-old tree*
in the lobby.



Artist's Impression

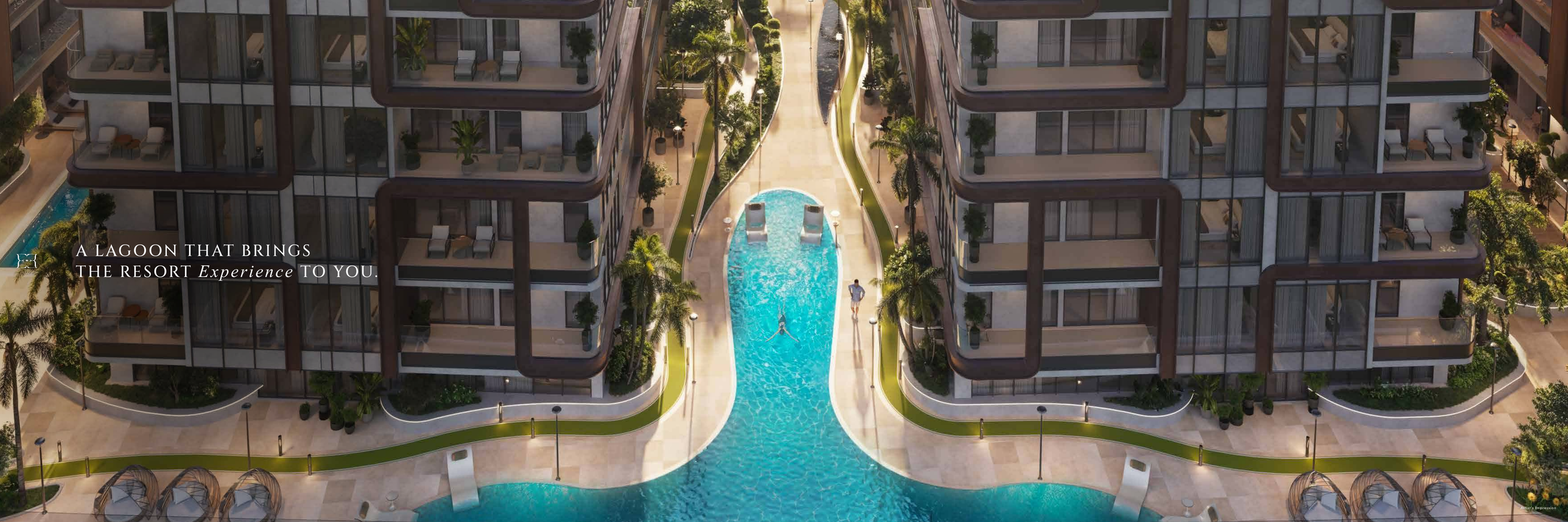
A PRIVATE *Podcast* HUB,
RIGHT AT HOME.



Representative Image

IMMERSE
YOURSELF IN
PURE *Indulgence*.




A LAGOON THAT BRINGS
THE RESORT *Experience* TO YOU.
Artist's Impression


A JOGGING TRACK FOR A *Lifestyle*
THAT NEVER SLOWS DOWN.
Artist's Impression

WELCOME TO A *realm*
THAT LEAVES YOU
WONDERSTRUCK.



Artist's Impression

A PARK YOUR *Companions*
WILL LOVE AS MUCH AS
YOU DO.



Artist's Impression



A *Wonderland* WHERE
FAIRY TALES COME ALIVE.

Artist's Impression

TRAIN *Better.*
LIVE *Better.*



Artist's Impression

A *Natural* STATE OF BALANCE.
YOURS, EVERY DAY.



Artist's Impression

A *thriving* RETAIL ARCADE,
RIGHT DOWNSTAIRS.



Artist's Impression

RESIDENCES AT ENCHANTÉ, CRAFTED FOR AN *Extraordinary Life.*

The residences at Enchanté reflect a life of timeless beauty. Generous spaces, natural light, and masterfully designed layouts create an atmosphere that feels open, balanced, and beautifully composed.

IMPECCABLY DESIGNED
STUDIO, 1 & 2 BEDS



Artist's Impression

BEAUTIFULLY *crafted* HOMES FOR EVERY CHAPTER OF LIFE.

STUDIO

An open, light-filled residence designed to feel both refined and expansive. A defined entrance, integrated storage, and seamless flow create a sense of ease and luxury. Ideal for individuals who value a sophisticated lifestyle with space that feels calm and complete.

1 BEDROOM

A warm and elegant retreat with a natural balance of openness and privacy. Thoughtfully designed living spaces extend onto a generous balcony, creating a seamless indoor-outdoor experience. Ideal for individuals and couples seeking comfort, versatility, and a home that feels effortlessly refined.

2 BEDROOM

A spacious, beautifully composed home with distinct living and private areas. Expansive layouts, a corner balcony, and abundant light create a sense of openness perfect for both living and hosting. Ideal for growing families and those who value flexibility, comfort, and a well-balanced lifestyle.



THE ESSENCE OF ENCHANTÉ

A refined palette shaped by warmth and texture,
chosen to bring balance, depth, and a sense of lasting calm to your life.

01. Laminate Finish - Door
02. Wall & Floor Tile - Washroom
03. Wall Tile - Washroom
04. Backsplash Tile - Kitchen
05. Quartz - Kitchen Countertop
06. Laminate Finish - Kitchen Shutter
07. Floor Tile - Apartment, Kitchen & Balcony
08. Laminate Finish - Wardrobe
09. Vanity Counter Tile - Washroom



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APARTMENTS

INTERIOR FINISHES

- Paint for main areas & porcelain tiles for kitchen & bathrooms
- Bespoke designed & fitted wardrobes in all bedrooms, (fitted internally with rails, shelves and drawers)
- Anti-break front door with spyhole for the main door

KITCHEN

- Bespoke designed & fitted kitchens incorporating concealed handle, soft-closing doors & drawers throughout
- High quality cupboard doors with quality durable finishes
- Stone worktops with splashbacks
- Deep Single undermount kitchen sink

APPLIANCES (ELECTROLUX OR EQUIVALENT)

- Microwave-oven combo
- 30cm cook hob for studios & 60cm for 1 & 2 bed
- Recirculating hood
- Integrated fridge freezer
- Combo washer dryer for laundry



Representative Image

MASTER SUITES

- Porcelain tiled walls and floors in bathroom
- Undercounter basins
- Frameless, glass shower screens
- Ceiling mounted shower heads
- WCs and concealed cistern (Geberit or equivalent WCs)
- Accessories – Grohe or equivalent
- Bath mixer with hand shower – Grohe or equivalent
- Separate Shower area

BATHROOMS

- Porcelain tiles on walls and floor in all bathrooms
- Undercounter basins
- Frameless, glass shower screens
- WCs and concealed cistern with soft-close seat covers (Geberit or equivalent WCs)
- Accessories – Grohe or equivalent
- Hand shower kit in all bathrooms





Representative Image

COMMON AREA

ENTRANCE & CORRIDORS

- Signature entrance lobby with bespoke concierge desk
- Polished stone floor tiling
- Timber feature panels with stone skirting
- Tile flooring in corridors & lift lobbies
- Walls finished with polished plaster & premium wallpapers

AMENITIES

- Temperature-controlled outdoor pools (family, lap, kids' splash)
- Fully equipped fitness centre: Gym, yoga, meditation
- Wellness facilities: Spa, steam, sauna, massage rooms
- Multipurpose and co-working spaces
- Outdoor kids' play area
- Recording studio
- Landscaped zones with BBQ, rain shower, jogging track, pet park
- Outdoor seating & residents gathering areas
- Resident-focused landscape area on the podium





BUILDING SPECIFICATIONS

DETAIL SPECIFICATIONS

- Air Conditioning – VRF DAIKIN/LG or equivalent
- Ceiling – Gypsum ceiling, MR Gypsum in wet areas
- Lift – Kone, Schindler, Mitsubishi or equivalent
- Paint – Premium range of Caparol or equivalent
- Switches & Sockets – Legrand, ABB or equivalent
- Porcelain – Premium Grade
- Façade System - Alumil or equivalent with sliding balcony doors and double glazed panels

ELECTRICAL

- Audio door entry system
- Quality slim line switches and sockets
- Energy efficient lighting throughout
- EV chargers for selective parking

TELECOMMUNICATIONS

- Containment/wiring for TV, and data connection in all areas

PRIVACY AND SECURITY

- Controlled access to the building
- 24 hours security
- CCTV surveillance in common areas



Representative Image



1 BED - LIVING & KITCHEN

Artist's Impression



2 BED - BATHROOM

2 BED - LIVING & KITCHEN

Artist's Impression



2 BED - BEDROOM

Artist's Impression



2 BED - LIVING & KITCHEN



2 BED - LIVING & KITCHEN

Artist's Impression

TO SHAPE *beauty* IS TO
RESPECT ITS TRACE.

Enabled by Olive Gaea's Zero Platform,
sustainability has become the standard.

OLIVEGAEA



Artist's Impression

UNIT *Plans*

TOWER 1 & TOWER 4

01 SERIES

TOWER 1 & 4

CONFIGURATION
1BR

INTERNAL AREA
535 SQ. FT.

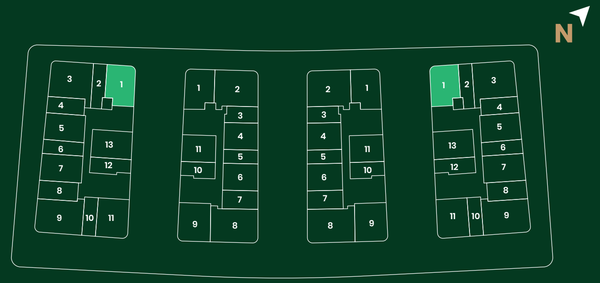
VIEW
COMMUNITY

EXTERNAL AREA
129 SQ. FT.

PARKING
1

TOTAL AREA
664 SQ. FT.

SQ. M²
61.05





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02 SERIES

TOWER 1 & 4

CONFIGURATION
STUDIO

INTERNAL AREA
269 SQ. FT.

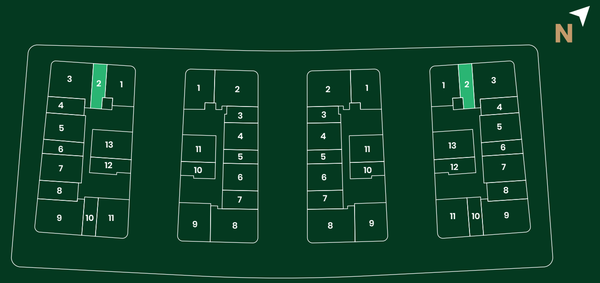
VIEW
COMMUNITY

EXTERNAL AREA
55 SQ. FT.

PARKING
1

TOTAL AREA
324 SQ. FT.

SQ. M²
31.64





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03 SERIES

TOWER 1 & 4

CONFIGURATION
2BR

INTERNAL AREA
843 SQ. FT.

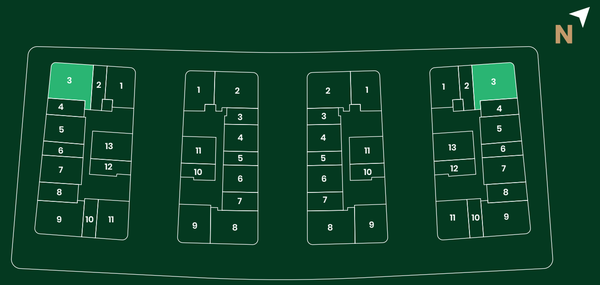
VIEW
COMMUNITY

EXTERNAL AREA
130 SQ. FT.

PARKING
1

TOTAL AREA
973 SQ. FT.

SQ. M²
88.77





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04 SERIES

TOWER 1 & 4

CONFIGURATION
STUDIO

INTERNAL AREA
322 SQ. FT.

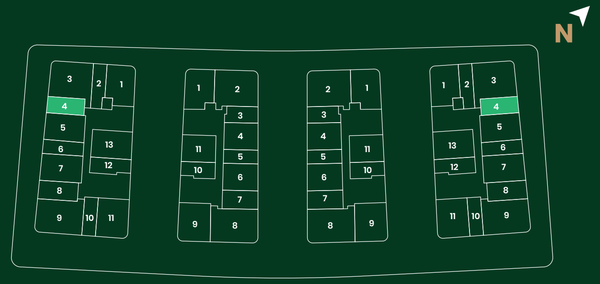
VIEW
COMMUNITY

EXTERNAL AREA
53 SQ. FT.

PARKING
1

TOTAL AREA
375 SQ. FT.

SQ. M²
34.19





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05 SERIES

TOWER 1 & 4

CONFIGURATION
1BR

INTERNAL AREA
557 SQ. FT.

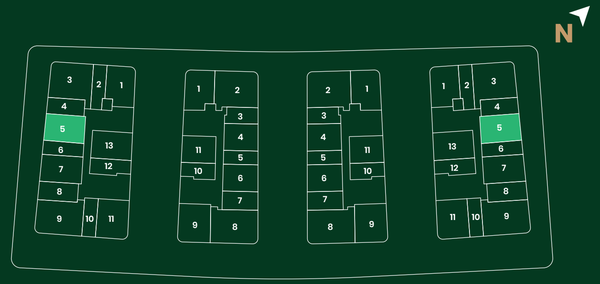
VIEW
COMMUNITY

EXTERNAL AREA
95 SQ. FT.

PARKING
1

TOTAL AREA
652 SQ. FT.

SQ. M²
60.10





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06 SERIES

TOWER 1 & 4

CONFIGURATION
STUDIO

VIEW
COMMUNITY

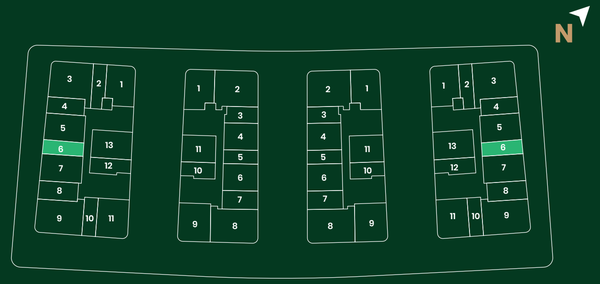
PARKING
1

SQ. M²
30.15

INTERNAL AREA
285 SQ. FT.

EXTERNAL AREA
43 SQ. FT.

TOTAL AREA
328 SQ. FT.





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07 SERIES

TOWER 1 & 4

CONFIGURATION
1BR

INTERNAL AREA
552 SQ. FT.

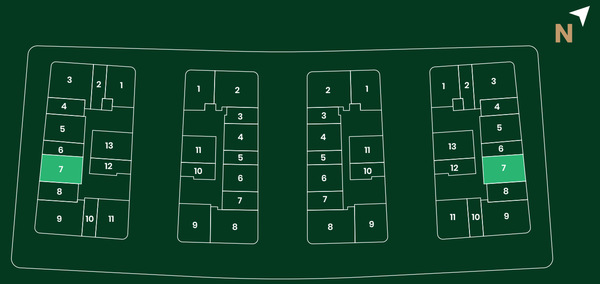
VIEW
COMMUNITY

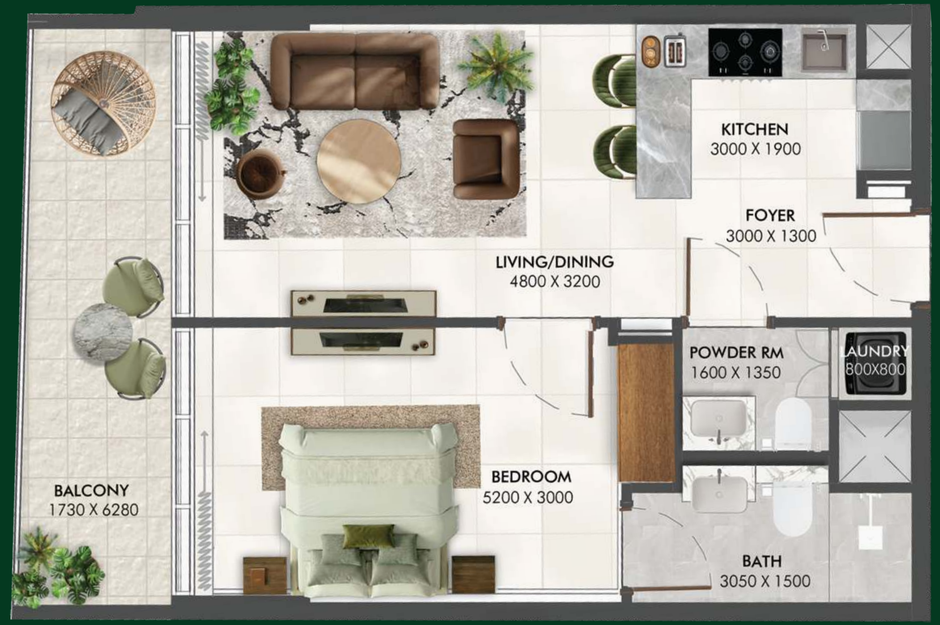
EXTERNAL AREA
118 SQ. FT.

PARKING
1

TOTAL AREA
670 SQ. FT.

SQ. M²
61.82





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08 SERIES

TOWER 1 & 4

CONFIGURATION
STUDIO

INTERNAL AREA
331 SQ. FT.

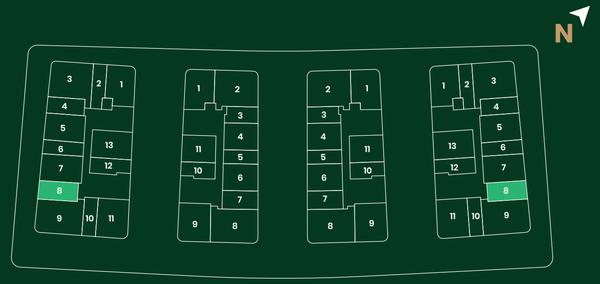
VIEW
COMMUNITY

EXTERNAL AREA
64 SQ. FT.

PARKING
1

TOTAL AREA
395 SQ. FT.

SQ. M²
36.36





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09 SERIES

TOWER 1 & 4

CONFIGURATION
2BR

INTERNAL AREA
821 SQ. FT.

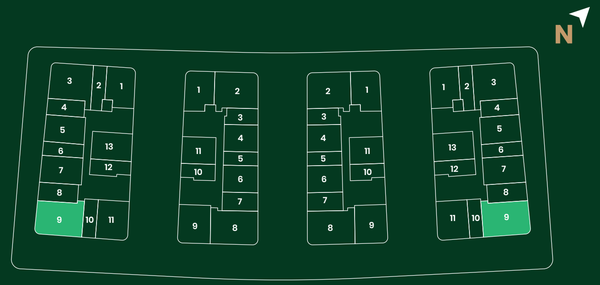
VIEW
AMENITIES

EXTERNAL AREA
125 SQ. FT.

PARKING
1

TOTAL AREA
946 SQ. FT.

SQ. M²
87.92





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10 SERIES

TOWER 1 & 4

CONFIGURATION
STUDIO

VIEW
AMENITIES

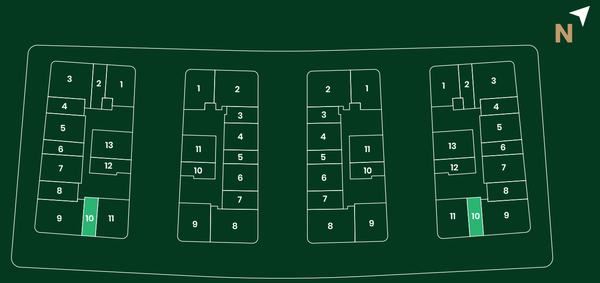
PARKING
1

SQ. M²
28.48

INTERNAL AREA
271 SQ. FT.

EXTERNAL AREA
40 SQ. FT.

TOTAL AREA
311 SQ. FT.





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11 SERIES

TOWER 1 & 4

CONFIGURATION
1BR

INTERNAL AREA
565 SQ. FT.

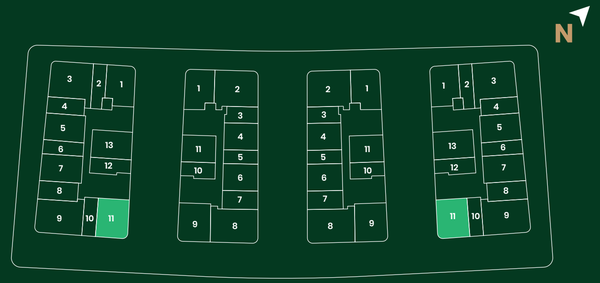
VIEW
AMENITIES

EXTERNAL AREA
131 SQ. FT.

PARKING
1

TOTAL AREA
696 SQ. FT.

SQ. M²
65.29





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12 SERIES

TOWER 1 & 4

CONFIGURATION
STUDIO

VIEW
AMENITIES

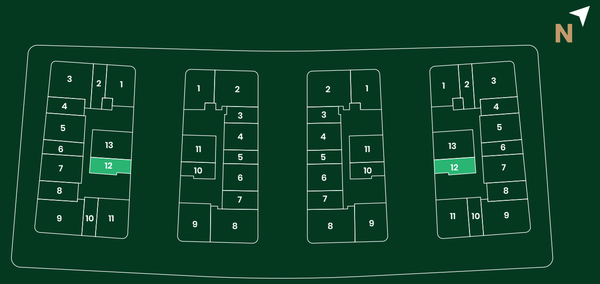
PARKING
1

SQ. M²
34.39

INTERNAL AREA
328 SQ. FT.

EXTERNAL AREA
45 SQ. FT.

TOTAL AREA
373 SQ. FT.





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13 SERIES

TOWER 1 & 4

CONFIGURATION
1BR

INTERNAL AREA
555 SQ. FT.

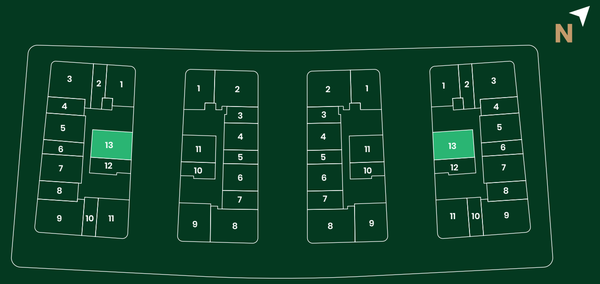
VIEW
AMENITIES

EXTERNAL AREA
103 SQ. FT.

PARKING
1

TOTAL AREA
658 SQ. FT.

SQ. M²
61.08





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UNIT *Plans*

TOWER 2 & TOWER 3

01 SERIES

TOWER 2 & 3

CONFIGURATION
1BR

INTERNAL AREA
606 SQ. FT.

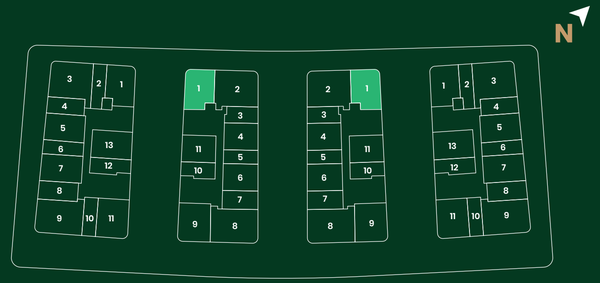
VIEW
COMMUNITY

EXTERNAL AREA
61 SQ. FT.

PARKING
1

TOTAL AREA
667 SQ. FT.

SQ. M²
61.97





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02 SERIES

TOWER 2 & 3

CONFIGURATION
2BR

INTERNAL AREA
836 SQ. FT.

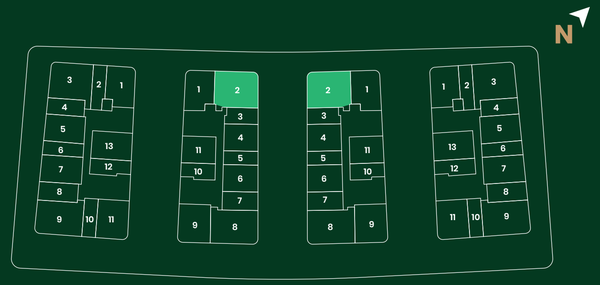
VIEW
AMENITIES

EXTERNAL AREA
121 SQ. FT.

PARKING
1

TOTAL AREA
957 SQ. FT.

SQ. M²
88.37





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03 SERIES

TOWER 2 & 3

CONFIGURATION
STUDIO

INTERNAL AREA
285 SQ. FT.

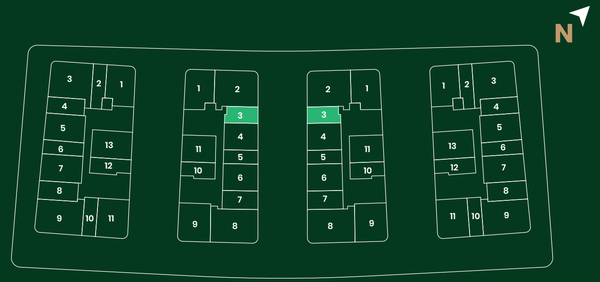
VIEW
AMENITIES

EXTERNAL AREA
41 SQ. FT.

PARKING
1

TOTAL AREA
326 SQ. FT.

SQ. M²
30.06





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04 SERIES

TOWER 2 & 3

CONFIGURATION
1BR

INTERNAL AREA
461 SQ. FT.

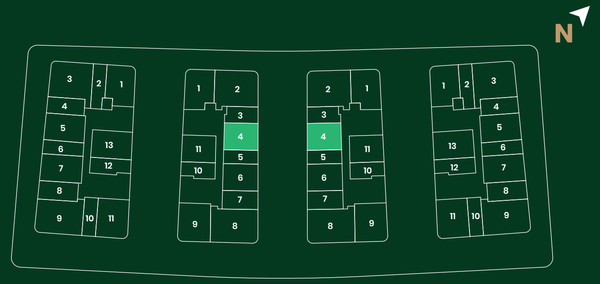
VIEW
AMENITIES

EXTERNAL AREA
80 SQ. FT.

PARKING
1

TOTAL AREA
541 SQ. FT.

SQ. M²
50.49





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05 SERIES

TOWER 2 & 3

CONFIGURATION
STUDIO

VIEW
AMENITIES

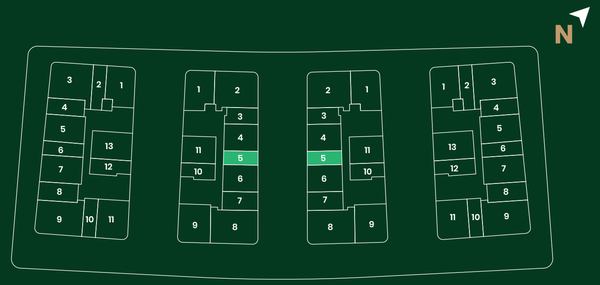
PARKING
1

SQ. M²
25.44

INTERNAL AREA
241 SQ. FT.

EXTERNAL AREA
32 SQ. FT.

TOTAL AREA
273 SQ. FT.





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06 SERIES

TOWER 2 & 3

CONFIGURATION
1BR

VIEW
AMENITIES

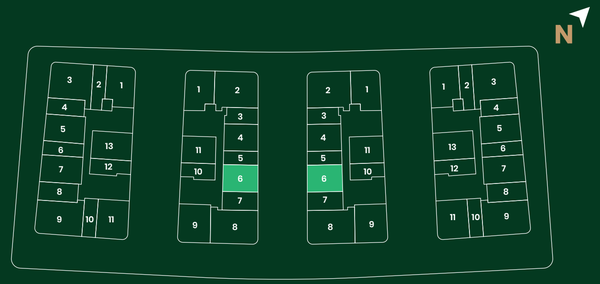
PARKING
1

SQ. M²
51.93

INTERNAL AREA
461 SQ. FT.

EXTERNAL AREA
96 SQ. FT.

TOTAL AREA
557 SQ. FT.





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07 SERIES

TOWER 2 & 3

CONFIGURATION
STUDIO

VIEW
AMENITIES

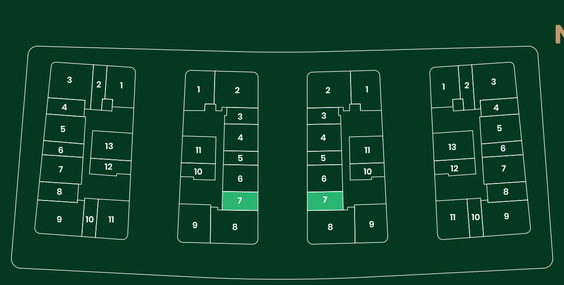
PARKING
1

SQ. M²
34.00

INTERNAL AREA
327 SQ. FT.

EXTERNAL AREA
40 SQ. FT.

TOTAL AREA
367 SQ. FT.





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08 SERIES

TOWER 2 & 3

CONFIGURATION
2BR

VIEW
AMENITIES

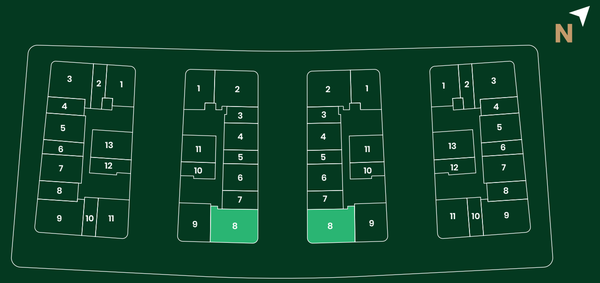
PARKING
1

SQ. M²
87.83

INTERNAL AREA
827 SQ. FT.

EXTERNAL AREA
109 SQ. FT.

TOTAL AREA
936 SQ. FT.





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09 SERIES

TOWER 2 & 3

CONFIGURATION
1BR

INTERNAL AREA
602 SQ. FT.

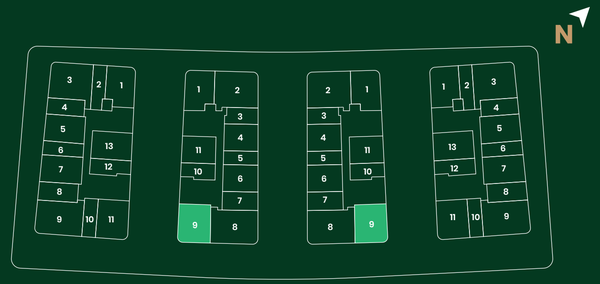
VIEW
AMENITIES

EXTERNAL AREA
126 SQ. FT.

PARKING
1

TOTAL AREA
728 SQ. FT.

SQ. M²
68.07





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10 SERIES

TOWER 2 & 3

CONFIGURATION
STUDIO

VIEW
AMENITIES

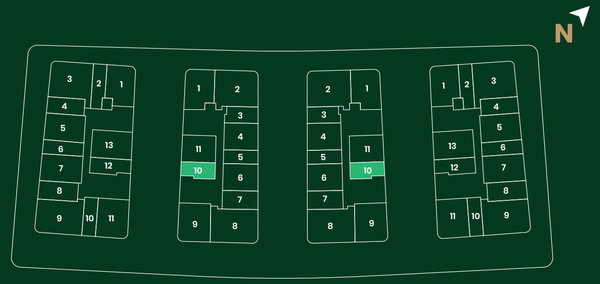
PARKING
1

SQ. M²
28.86

INTERNAL AREA
270 SQ. FT.

EXTERNAL AREA
35 SQ. FT.

TOTAL AREA
305 SQ. FT.





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11 SERIES

TOWER 2 & 3

CONFIGURATION
1BR

INTERNAL AREA
462 SQ. FT.

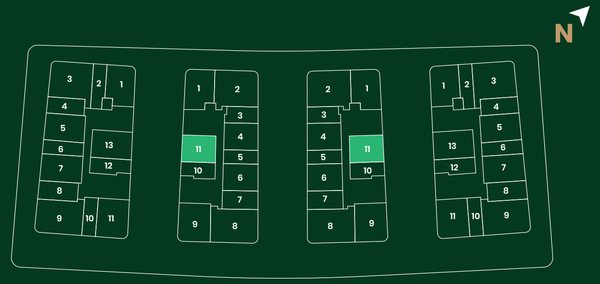
VIEW
AMENITIES

EXTERNAL AREA
87 SQ. FT.

PARKING
1

TOTAL AREA
549 SQ. FT.

SQ. M²
50.32





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GRID