

ATÉLIS <sup>AT</sup> d<sub>3</sub>

LOCATION



NEW EXCLUSIVE RESIDENCES  
RISING ON THE EDGE



AN ARTISTIC EXPRESSION  
OF LIVING



GRAND STATEMENT ARRIVAL  
EMBRACED BY NATURE



# FRAMING DUBAI'S BEST VIEWS



ELEVATED LIVING  
ABOVE THE CITY



CURATED LIFESTYLE  
WITH PANORAMIC VIEWS



SIGNATURE EXPERIENCES  
AT EVERY LEVEL



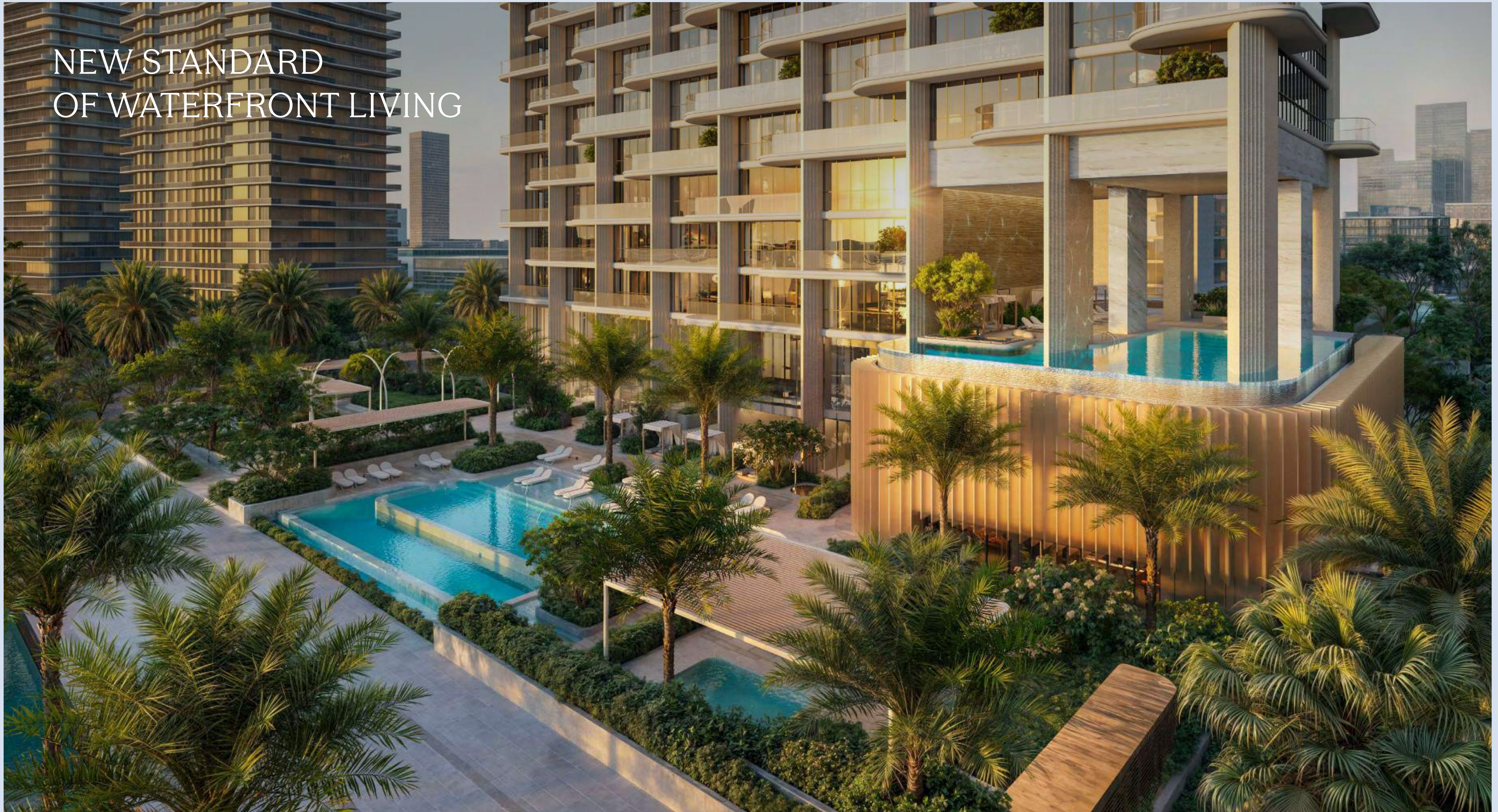
# EXCLUSIVE POOLSIDE SUITES



RESORT-STYLE POOLSIDE  
SERENITY



NEW STANDARD  
OF WATERFRONT LIVING



TRANQUIL CONTRAST TO  
THE ENERGY OF THE CITY



ELEGANCE REFLECTED  
ON THE WATERFRONT



CURVING BALCONIES THAT GIVE  
A DISTINCTIVE EXPRESSION



SHIMMERING LIGHTS,  
DANCING WATERS



CRAFTED FOR THOSE  
WHO ASPIRE BEYOND  
THE SKYLINE



SEAMLESS LIVING  
BETWEEN SKY AND WATER



AN ATMOSPHERE OF PRIVACY  
AND EXCLUSIVITY



CASCADING POOLS, LUSH GARDENS  
AND SECLUDED LOUNGES





# SIGNATURE EXPERIENCES

# MASTER PLAN



# MASTER PLAN

1. Dubai Canal
2. Waterfront Promenade
3. Atélis at d3
4. Entrance
5. North Boulevard
6. Existing d3 Office Buildings
7. Adjacent Hotel Plot
8. Adjacent Residential Plot
9. Highline Pedestrian Connection
10. Open Space



# GROUND FLOOR

1. Auto Arrival
2. Porte-Cochère
3. Pedestrian Entry
4. Guest Parking
5. Ramp Access to Basement
6. Garden Access From Lobby
7. Pool Deck
8. Social Lounges & Cabanas
9. California Rooms
10. Community Pool
11. Children's Pool
12. Bike Parking
13. Lawn
14. Outdoor Co-Working
15. Children's Outdoor
16. Buffer Planting
17. EV Parking
18. Children's Play Area



# SECOND FLOOR

- 1. Wellness Infinity Pool
- 2. Sunken Seating
- 3. Submerged bench
- 4. Reading Lawn
- 5. Signature Tree
- 6. Outdoor Seating
- 7. Cabanas (6)
- 8. Chaise Lounges (14)
- 9. Shower area
- 10. Fire Exit Stairs



WHERE GRAND DESIGN  
MEETS FIRST IMPRESSIONS



AN EXQUISITE ARRIVAL



# MULTI-PURPOSE ROOM



# WELLNESS-FOCUSED GYM





# RESIDENCES

# 1-4 BEDROOM | LIVING ROOM



# 1-4 BEDROOM | DINING ROOM



# 1-4 BEDROOM | KITCHEN



# 1-4 BEDROOM | MASTER BEDROOM



# 1-4 BEDROOM | MASTER BATHROOM



# 1-BEDROOM

TYPE A.1 / A.9 / A.11

ATÉLIS <sup>AT</sup> d<sub>3</sub>



| UNIT NUMBER                  | UNIT TYPE    | Suite Area NIA |        | Balcony Area |        | Total Area NSA |        |
|------------------------------|--------------|----------------|--------|--------------|--------|----------------|--------|
|                              |              | SQM            | SQFT   | SQM          | SQFT   | SQM            | SQFT   |
| 0205, 0407, 0610, 0810, 1010 | 1BR TYPE A.1 | 73.14          | 787.27 | 11.08        | 119.26 | 84.22          | 906.54 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images. Including features. Finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions. Layout and material s may differ from those stated.

2-BEDROOM  
TYPE A.1



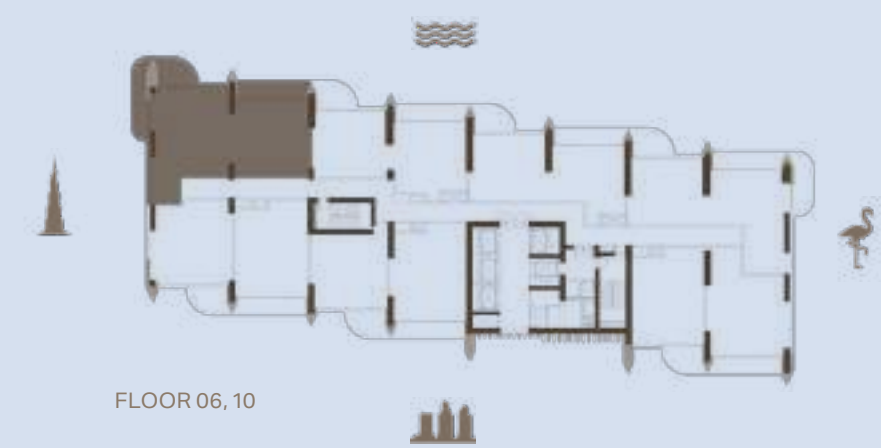
| UNIT NUMBER | UNIT TYPE    | Suite Area NIA |         | Balcony Area |        | Total Area NSA |         |
|-------------|--------------|----------------|---------|--------------|--------|----------------|---------|
|             |              | SQM            | SQFT    | SQM          | SQFT   | SQM            | SQFT    |
| 2402        | 2BR TYPE A.1 | 108.19         | 1164.55 | 23.61        | 254.14 | 131.80         | 1418.68 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images. Including features. Finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions. Layout and material s may differ from those stated.

# 2-BEDROOM + MAID

TYPE A.2

ATÉLIS AT d3



| UNIT NUMBER | UNIT TYPE      | Suite Area NIA |         | Balcony Area |        | Total Area NSA |         |
|-------------|----------------|----------------|---------|--------------|--------|----------------|---------|
|             |                | SQM            | SQFT    | SQM          | SQFT   | SQM            | SQFT    |
| 0605, 1005  | 2BR+M TYPE A.2 | 151.93         | 1635.36 | 36.90        | 397.19 | 188.83         | 2032.55 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

3-BEDROOM  
TYPE C.2

ATÉLIS AT d3



| UNIT NUMBER | UNIT TYPE    | Suite Area NIA |         | Balcony Area |        | Total Area NSA |         |
|-------------|--------------|----------------|---------|--------------|--------|----------------|---------|
|             |              | SQM            | SQFT    | SQM          | SQFT   | SQM            | SQFT    |
| 2802, 3202  | 3BR TYPE C.2 | 173.65         | 1869.15 | 37.07        | 399.02 | 210.72         | 2268.17 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images. Including features. Finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions. Layout and material s may differ from those stated.

# 4-BEDROOM

## TYPE B.1



ATÉLIS AT d3



| UNIT NUMBER | UNIT TYPE    | Suite Area NIA |         | Balcony Area |        | Total Area NSA |         |
|-------------|--------------|----------------|---------|--------------|--------|----------------|---------|
|             |              | SQM            | SQFT    | SQM          | SQFT   | SQM            | SQFT    |
| 3802, 4202  | 4BR TYPE B.1 | 219.65         | 2364.29 | 49.25        | 530.12 | 268.90         | 2894.42 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images. Including features. Finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions. Layout and material s may differ from those stated.



# SKY VILLAS

# SKY VILLA | LIVING ROOM



# SKY VILLA | LIVING ROOM



# SKY VILLA | DINING ROOM



# SKY VILLA | KITCHEN



# SKY VILLA | MASTER BEDROOM



# SKY VILLA | MASTER BATHROOM



# SKY VILLA

TYPE A | LOWER LEVEL



ATÉLIS AT d3



| UNIT NUMBER | UNIT TYPE        | Suite Area NIA |         | Balcony Area |         | Total Area NSA |         |
|-------------|------------------|----------------|---------|--------------|---------|----------------|---------|
|             |                  | SQM            | SQFT    | SQM          | SQFT    | SQM            | SQFT    |
| 1403        | SKY VILLA TYPE A | 303.63         | 3268.25 | 303.52       | 3267.06 | 607.15         | 6535.31 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

SKY VILLA  
TYPE A | UPPER LEVEL



ATÉLIS AT d3



| UNIT NUMBER | UNIT TYPE        | Suite Area NIA |         | Balcony Area |         | Total Area NSA |         |
|-------------|------------------|----------------|---------|--------------|---------|----------------|---------|
|             |                  | SQM            | SQFT    | SQM          | SQFT    | SQM            | SQFT    |
| 1403        | SKY VILLA TYPE A | 303.63         | 3268.25 | 303.52       | 3267.06 | 607.15         | 6535.31 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images. Including features. Finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions. Layout and material s may differ from those stated.



PENTHOUSE

# PENTHOUSE | LIVING ROOM



PENTHOUSE | LIVING  
AND DINING ROOM



# PENTHOUSE | DINING ROOM



# PENTHOUSE | MASTER BEDROOM

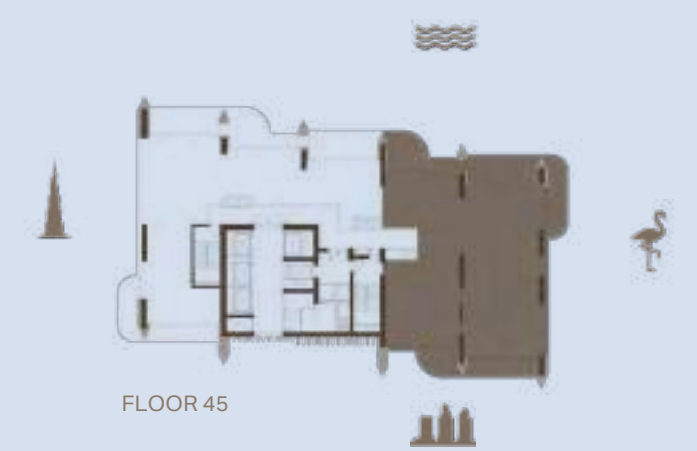


# PENTHOUSE | MASTER BATHROOM



# PENTHOUSE

TYPE B | LOWER LEVEL



ATÉLIS AT d3



| UNIT NUMBER | UNIT TYPE        | Suite Area NIA |         | Balcony Area |         | Total Area NSA |         |
|-------------|------------------|----------------|---------|--------------|---------|----------------|---------|
|             |                  | SQM            | SQFT    | SQM          | SQFT    | SQM            | SQFT    |
| 4402        | PENTHOUSE TYPE B | 532.66         | 5733.50 | 143.47       | 1544.30 | 676.13         | 7277.80 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated.

PENTHOUSE  
TYPE B | UPPER LEVEL



ATÉLIS AT d3



| UNIT NUMBER | UNIT TYPE        | Suite Area NIA |         | Balcony Area |         | Total Area NSA |         |
|-------------|------------------|----------------|---------|--------------|---------|----------------|---------|
|             |                  | SQM            | SQFT    | SQM          | SQFT    | SQM            | SQFT    |
| 4402        | PENTHOUSE TYPE B | 532.66         | 5733.50 | 143.47       | 1544.30 | 676.13         | 7277.80 |

Disclaimer: plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images. Including features. Finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions. Layout and material s may differ from those stated.

# TOWER

## CHARACTERISTICS

- Height = 3 Basements + Ground + 45 Floors
- 280 Residential Units
- 1 to 4-Bedroom Residences
- 3 Sky Villas and 2 Penthouses

### INDOOR AMENITIES

1. Grand double-height entrance lobby / lounge and reception
2. Entertainment room
3. Flexible meeting rooms
4. Co-working space (indoor and outdoor)
5. Kids’ learning space (indoor and outdoor)
6. Multi-purpose room
7. Indoor gym with breathtaking views
8. Spa treatment rooms (men and women)

### OUTDOOR AMENITIES

1. Resort-style community pool and kids’ pool at ground level
2. Adult infinity pool at second level
3. Social lounges and cabanas
4. Exclusive poolside suites
5. Green lawn
6. Bike parking spaces
7. Reading lawn at second level

| UNIT TYPE        | TOTAL COUNT | AVG. SUITE AREA | AVG. BALCONY AREA | AVG . TOTAL AREA |
|------------------|-------------|-----------------|-------------------|------------------|
| 1-Bedroom        | 141         | 785 sq.ft       | 153 sq.ft         | 938 sq.ft        |
| 2-Bedroom        | 57          | 1,184 sq.ft     | 264 sq.ft         | 1,448 sq.ft      |
| 2-Bedroom + Maid | 45          | 1,419 sq.ft     | 332 sq.ft         | 1,751 sq.ft      |
| 3-Bedroom + Maid | 20          | 1,958 sq.ft     | 376 sq.ft         | 2,334 sq.ft      |
| 4-Bedroom + Maid | 12          | 2,510 sq.ft     | 593 sq.ft         | 3,103 sq.ft      |
| Sky Villas       | 3           | 3,109 sq.ft     | 3,252 sq.ft       | 6,361 sq.ft      |
| Penthouses       | 2           | 5,203 sq.ft     | 1,562 sq.ft       | 6,765 sq.ft      |
| TOTAL            | 280         |                 |                   |                  |

| AREAS                       |                             |
|-----------------------------|-----------------------------|
| GFA                         | BUA                         |
| 39,947 sq.m / 429,985 sq.ft | 68,867 sq.m / 741,278 sq.ft |

# PAYMENT PLAN

20%

DOWN PAYMENT

---

ON BOOKING

10%

1ST INSTALMENT

---

SEPTEMBER 2025

5%

2ND INSTALMENT

---

JANUARY 2026

10%

3RD INSTALMENT

---

JUNE 2026

10%

4TH INSTALMENT

---

NOVEMBER 2026

10%

5TH INSTALMENT

---

APRIL 2027

10%

6TH INSTALMENT

---

AUGUST 2027

25%

7TH INSTALMENT

---

JULY 2029 (HANDOVER)

STARTING PRICE

2.1M

1-BEDROOM

3.8M

2-BEDROOM

4.9M

2-BEDROOM + MAID

7.4M

3-BEDROOM

10.4M

4-BEDROOM

13M

SKY VILLA

21.6M

PENTHOUSE

\*ALL PRICES ARE IN AED

# ONLINE REGISTRATION PROCESS

## DO'S

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

## DON'TS

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

