# ATÉLIS AT d3

# LOCATION

SHEIKH ZAYED ROAD
JUMEIRAH
EMIRATES TOWERS
DXB
DIFC
AL ASAYEL STREET
AL KHAIL ROAD
DUBAI CREEK
SHEIKH ZAYED ROAD
FINANCIAL CENTER STREET
BURJ KHALIFA
ATÉLIS AT
AL ASAYEL STREET
AL AIN - DUBAI ROAD
RAS AL KHOR
WILDLIFE
SANCTUARY
DUBAI
DESIGN
DISTRICT
RAS AL KHOR ROAD
AL MEYDAN ROAD
AL KHAIL ROAD
MEYDAN
RACECOURSE
MBR CITY

# NEW EXCLUSIVE RESIDENCES
# RISING ON THE EDGE

# AN ARTISTIC EXPRESSION OF LIVING

# GRAND STATEMENT ARRIVAL
# EMBRACED BY NATURE

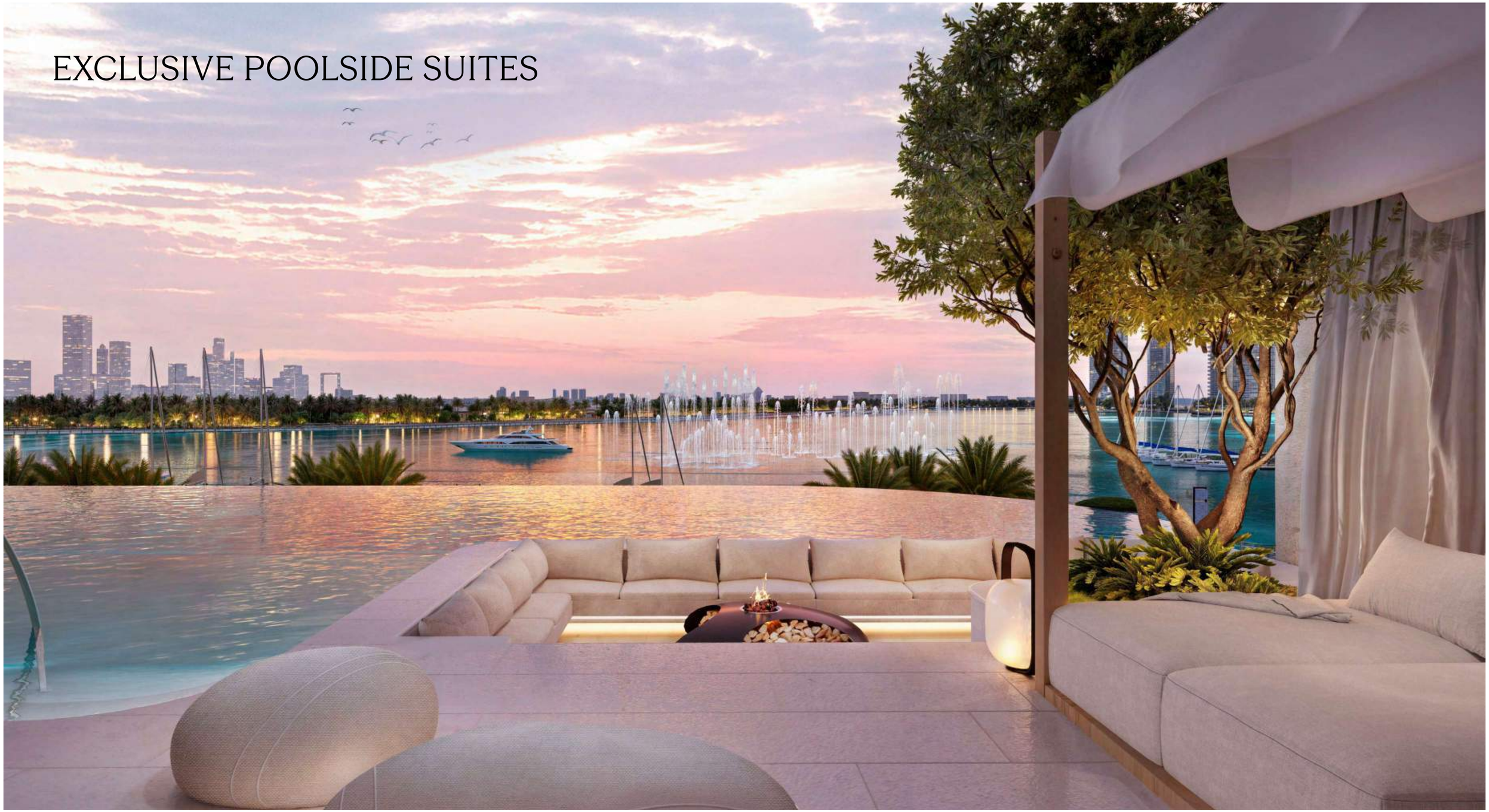
# FRAMING DUBAI'S BEST VIEWS

# ELEVATED LIVING
# ABOVE THE CITY

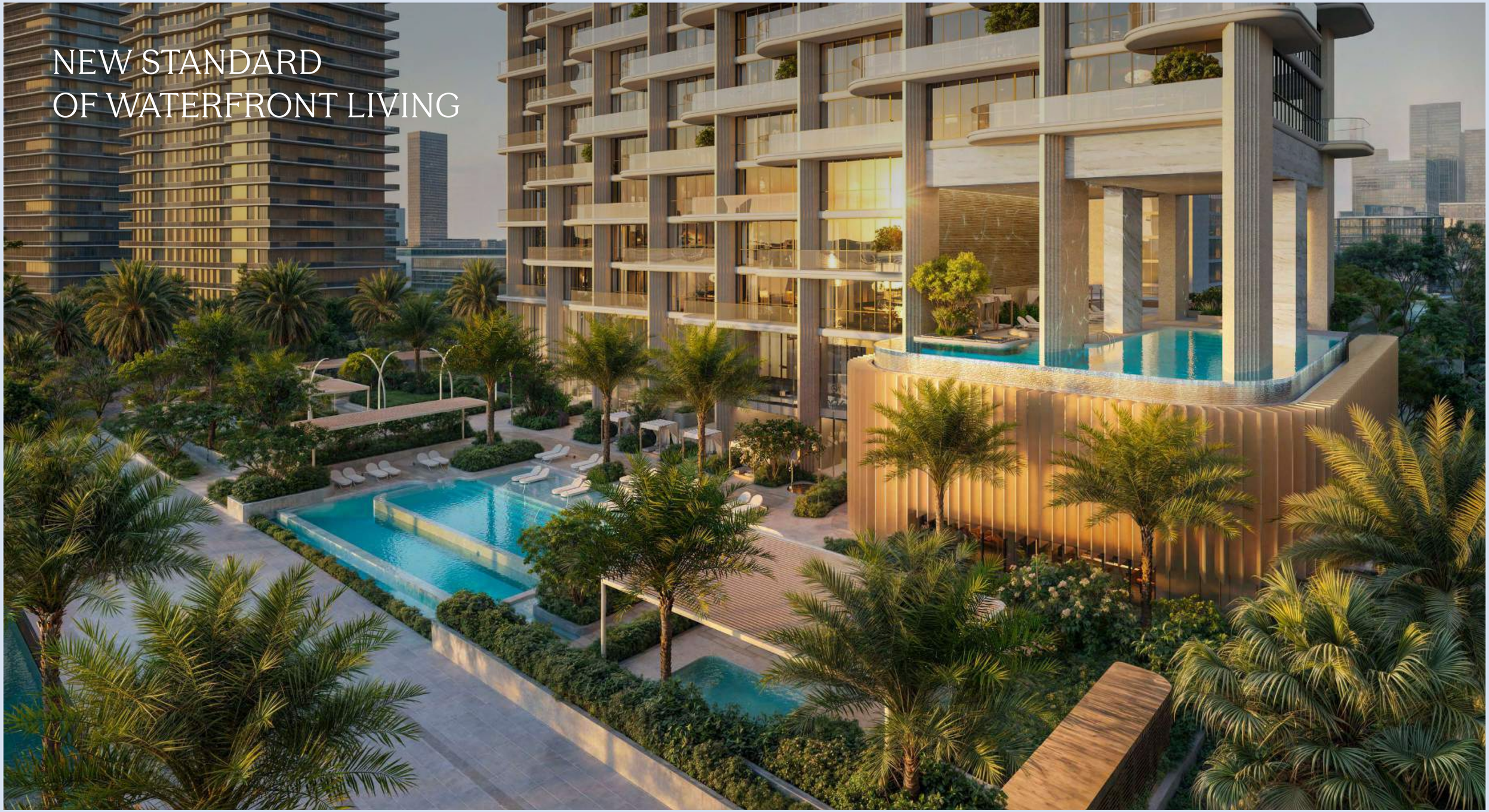
CURATED LIFESTYLE
WITH PANORAMIC VIEWS

# 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

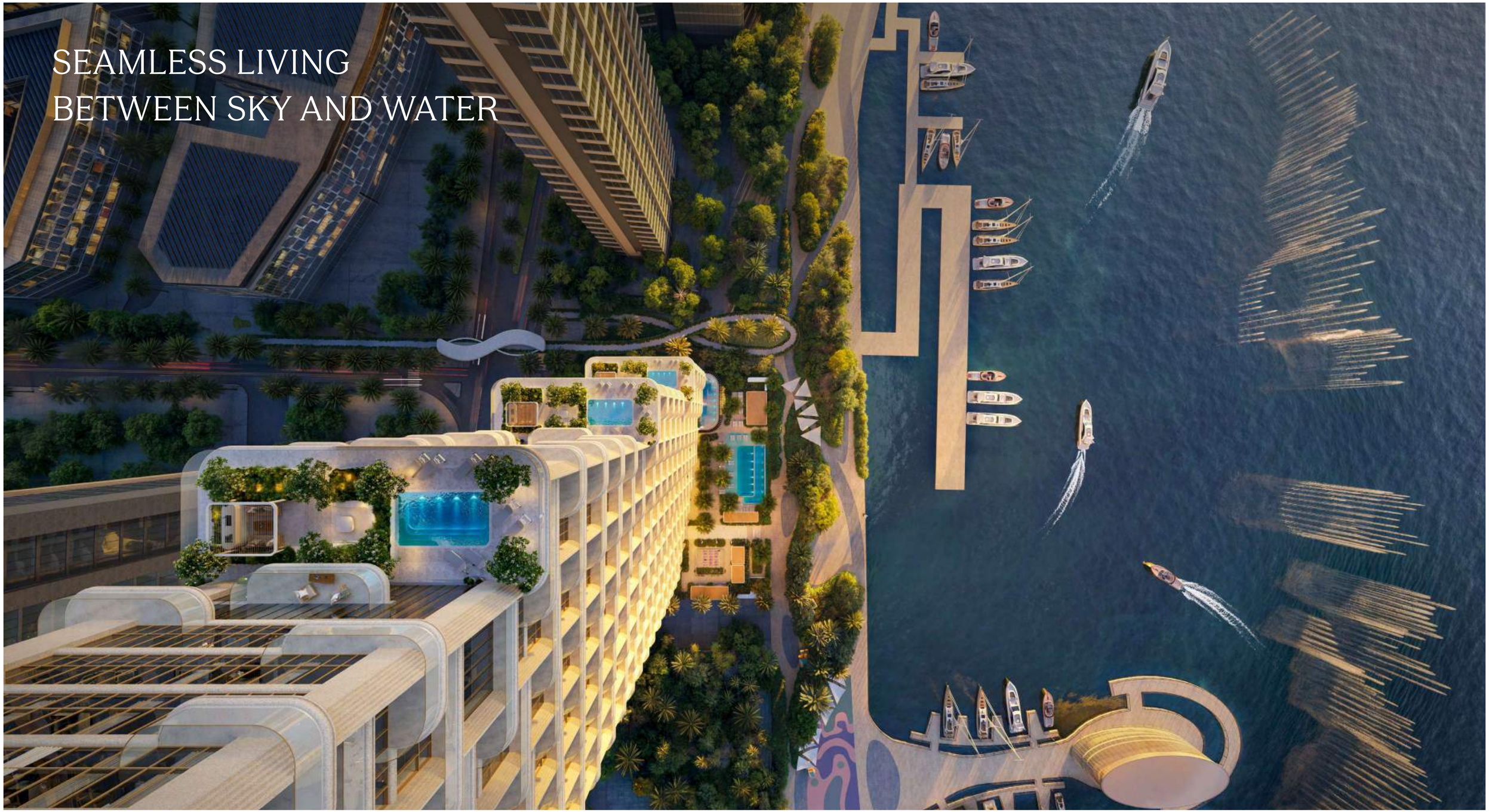
ELEGANCE REFLECTED
ON THE WATERFRONT

# 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

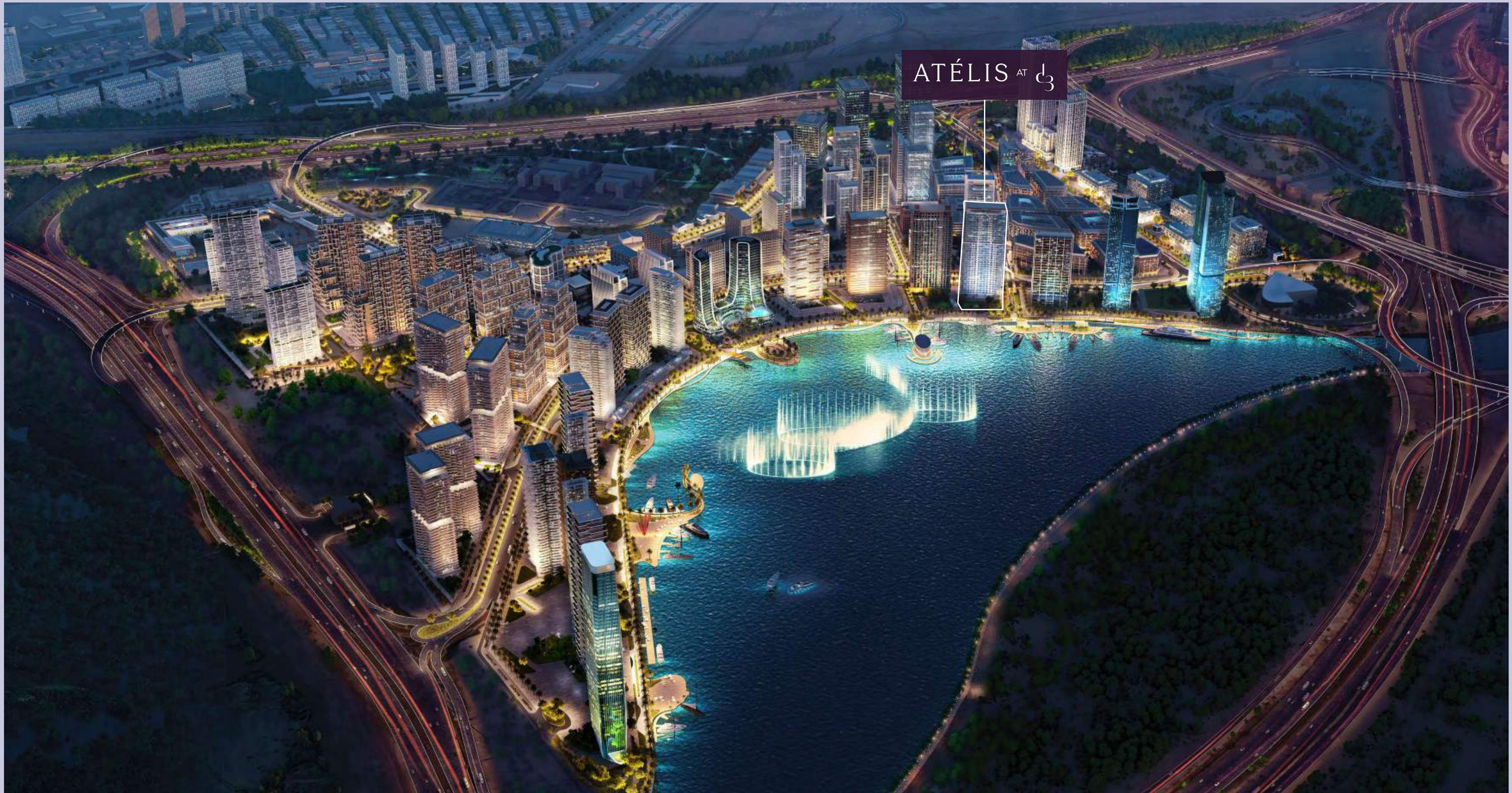


# AN ATMOSPHERE OF PRIVACY AND EXCLUSIVITY

CASCADING POOLS, LUSH GARDENS
AND SECLUDED LOUNGES

# SIGNATURE EXPERIENCES

# MASTER PLAN

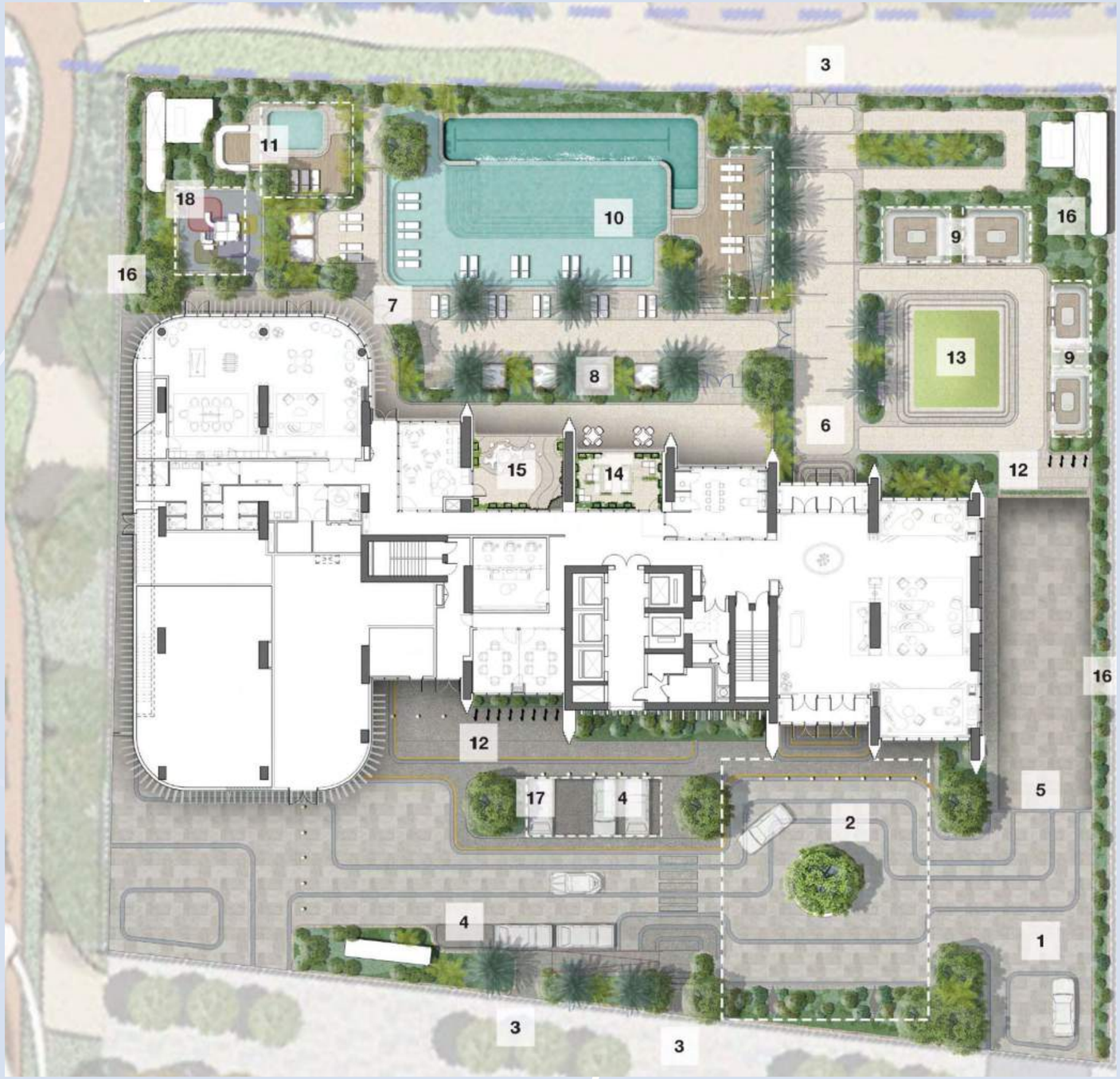


# MASTER PLAN

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



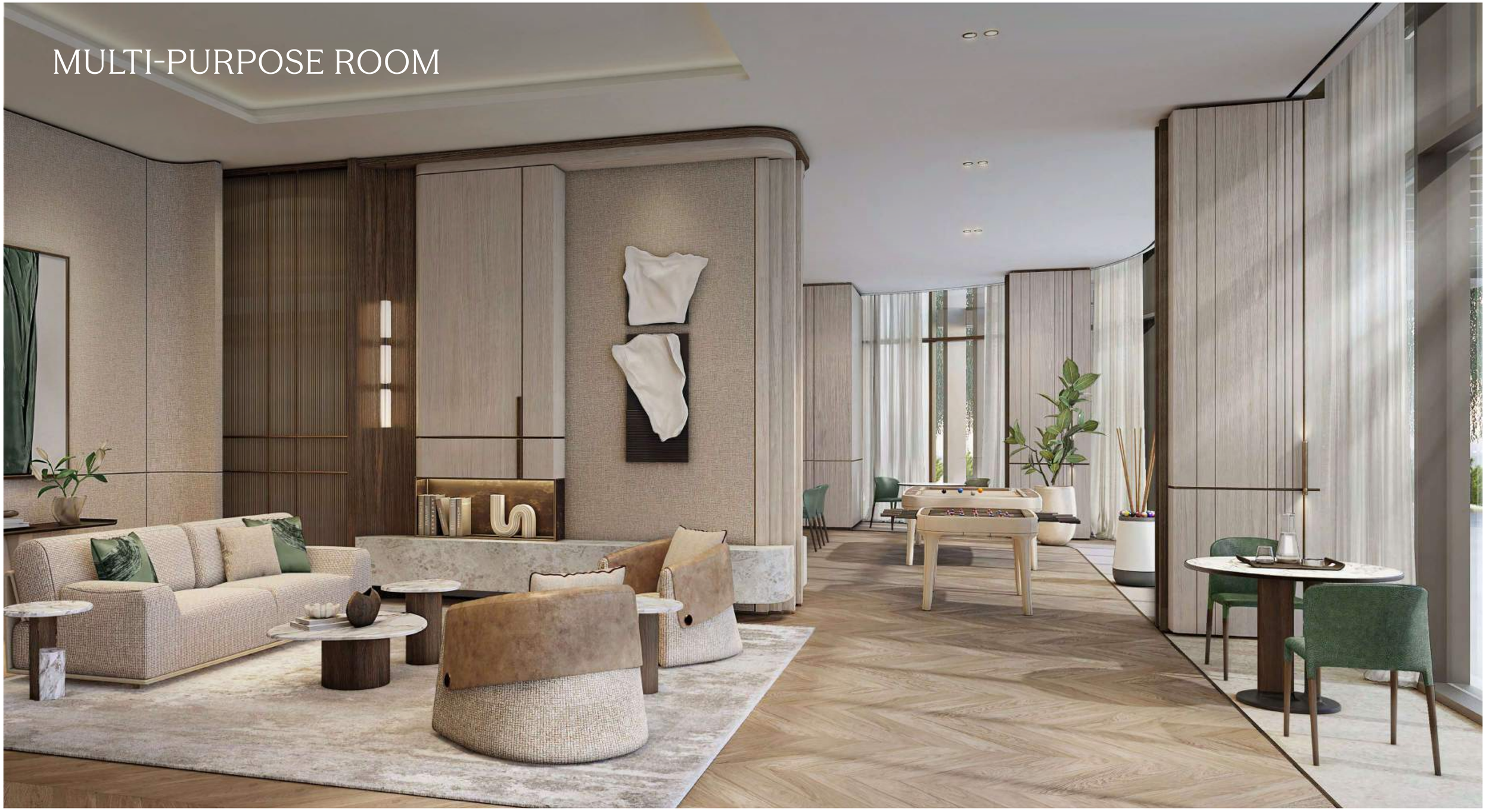
# SECOND FLOOR

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

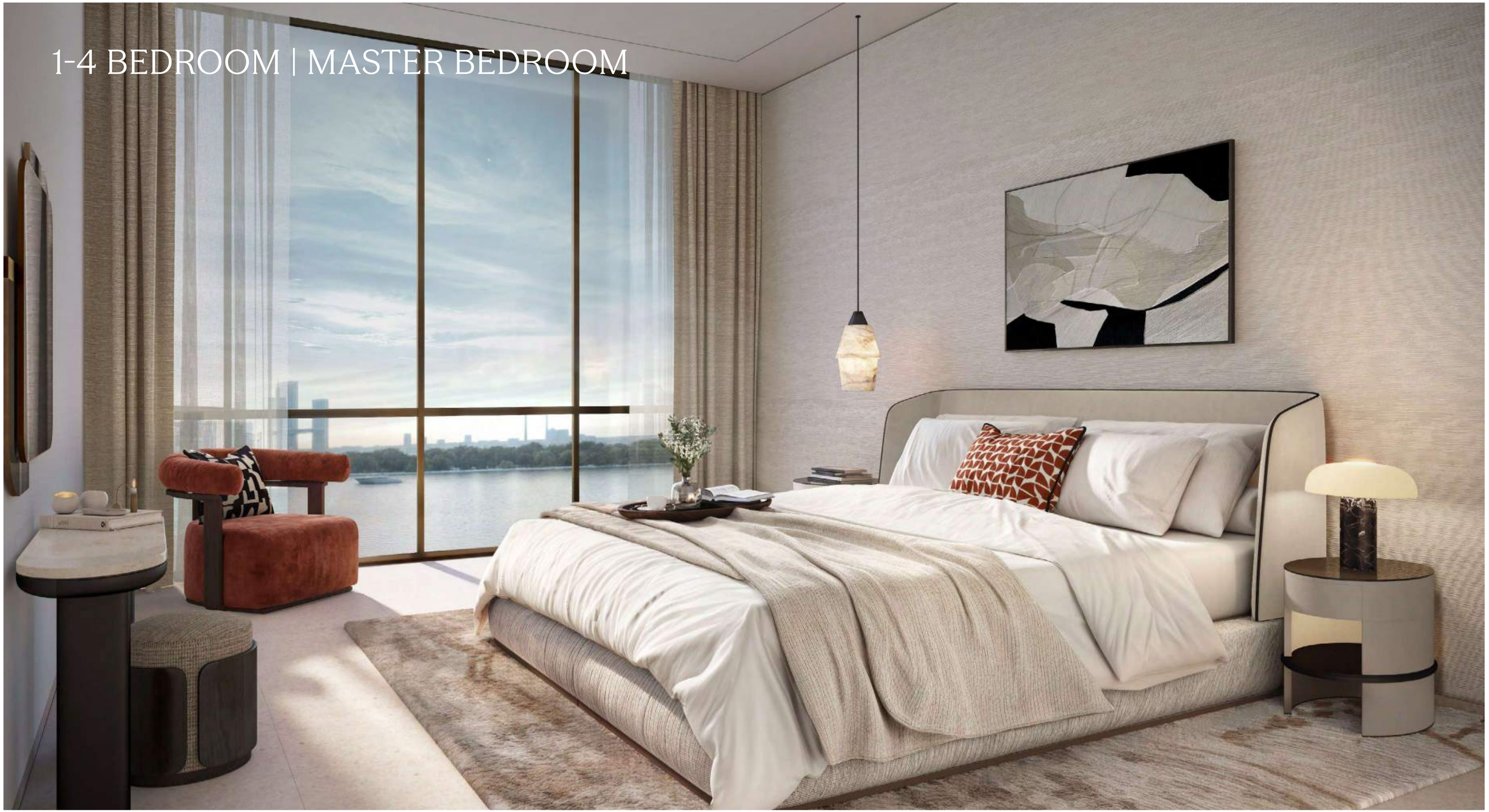
# RESIDENCES

# 1-4 BEDROOM | LIVING ROOM

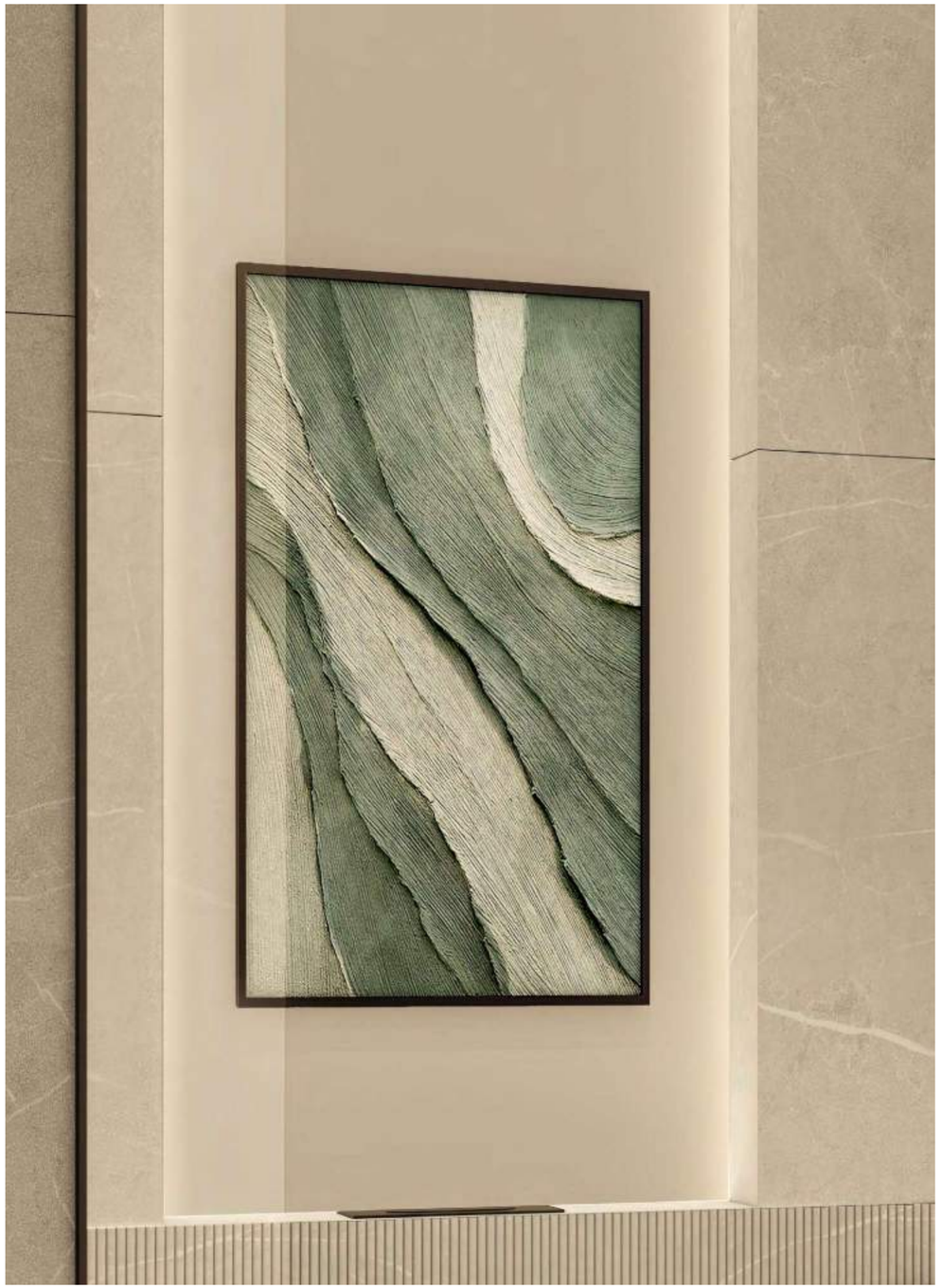
# 1-4 BEDROOM | DINING ROOM

# 1-4 BEDROOM | KITCHEN

# 1-4 BEDROOM | MASTER BEDROOM

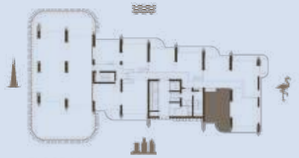


# 1-4 BEDROOM | MASTER BATHROOM



# 1-BEDROOM

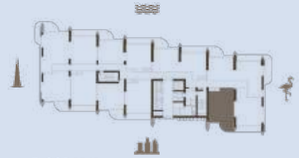
## TYPE A.1 / A.9 / A.11



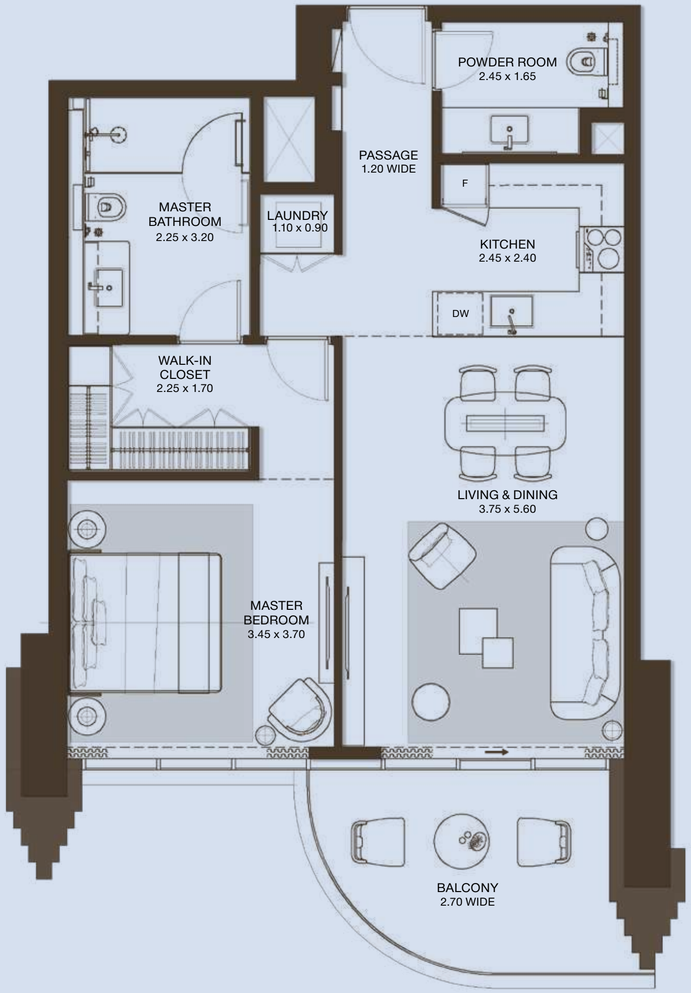
FLOOR 02

FLOOR 04

FLOOR 06,10



FLOOR 08,12




| 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 |

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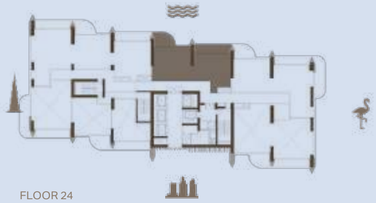
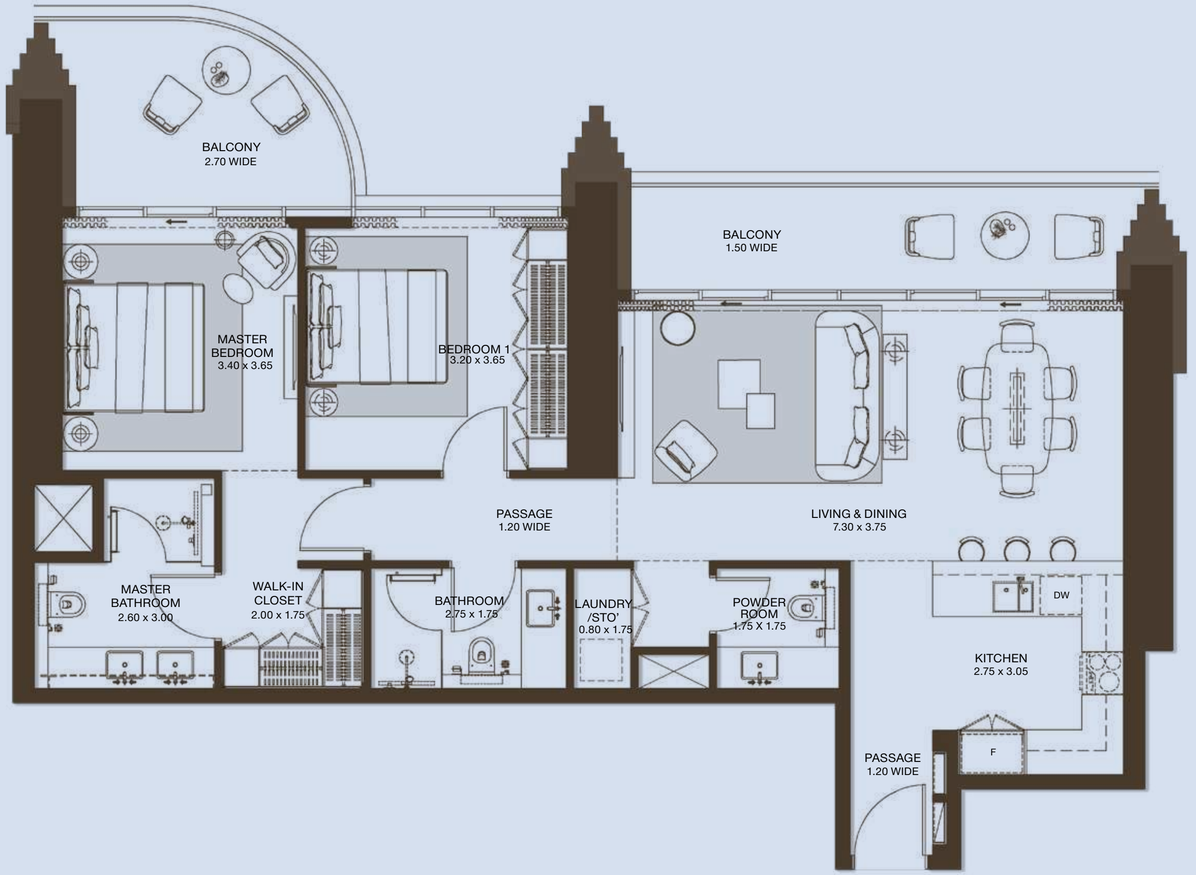
# 2-BEDROOM

## TYPE A.1



FLOOR 24




| 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 |

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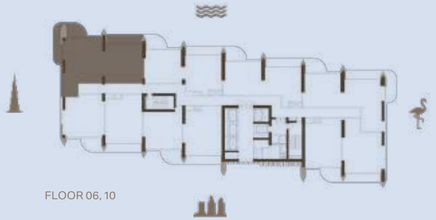
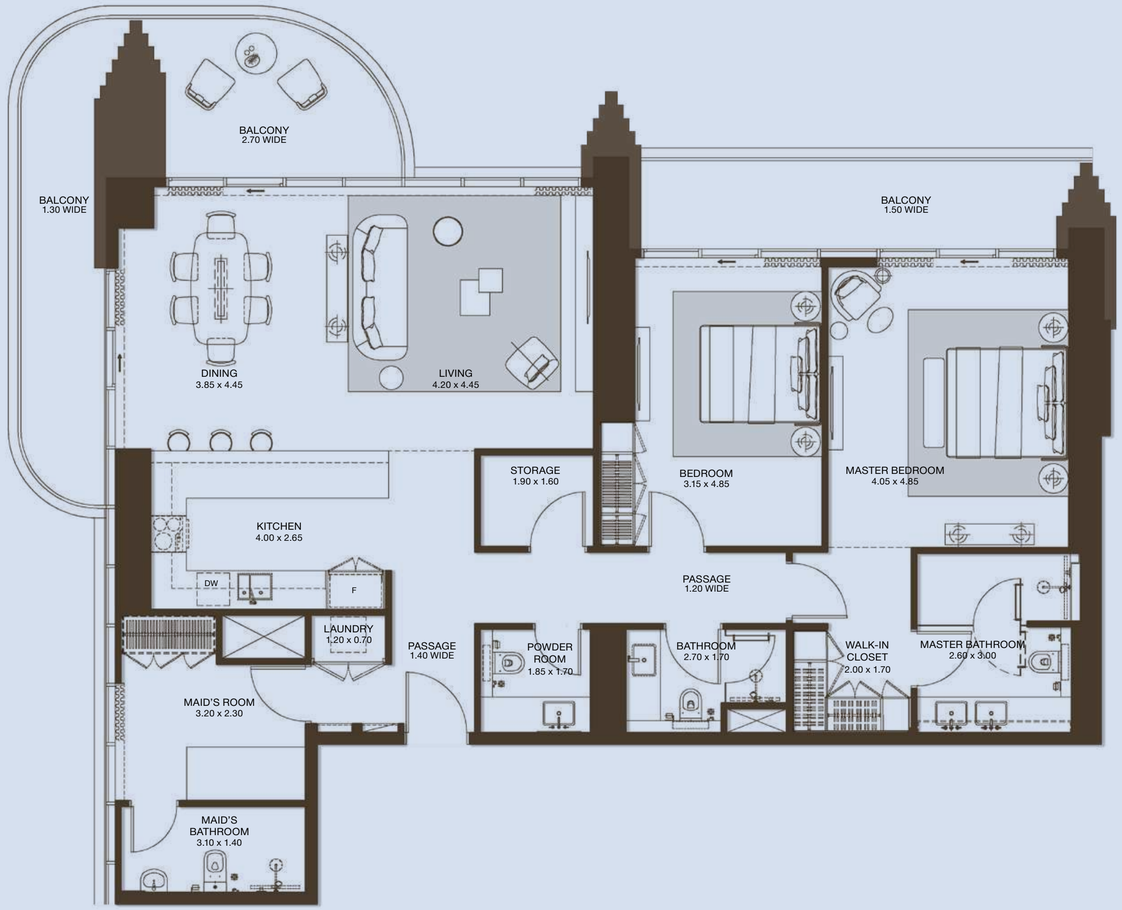
# 2-BEDROOM + MAID

## TYPE A.2

ATÉLIS AT



FLOOR 06, 10




| 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 |

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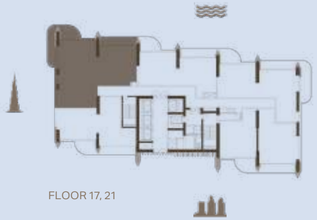
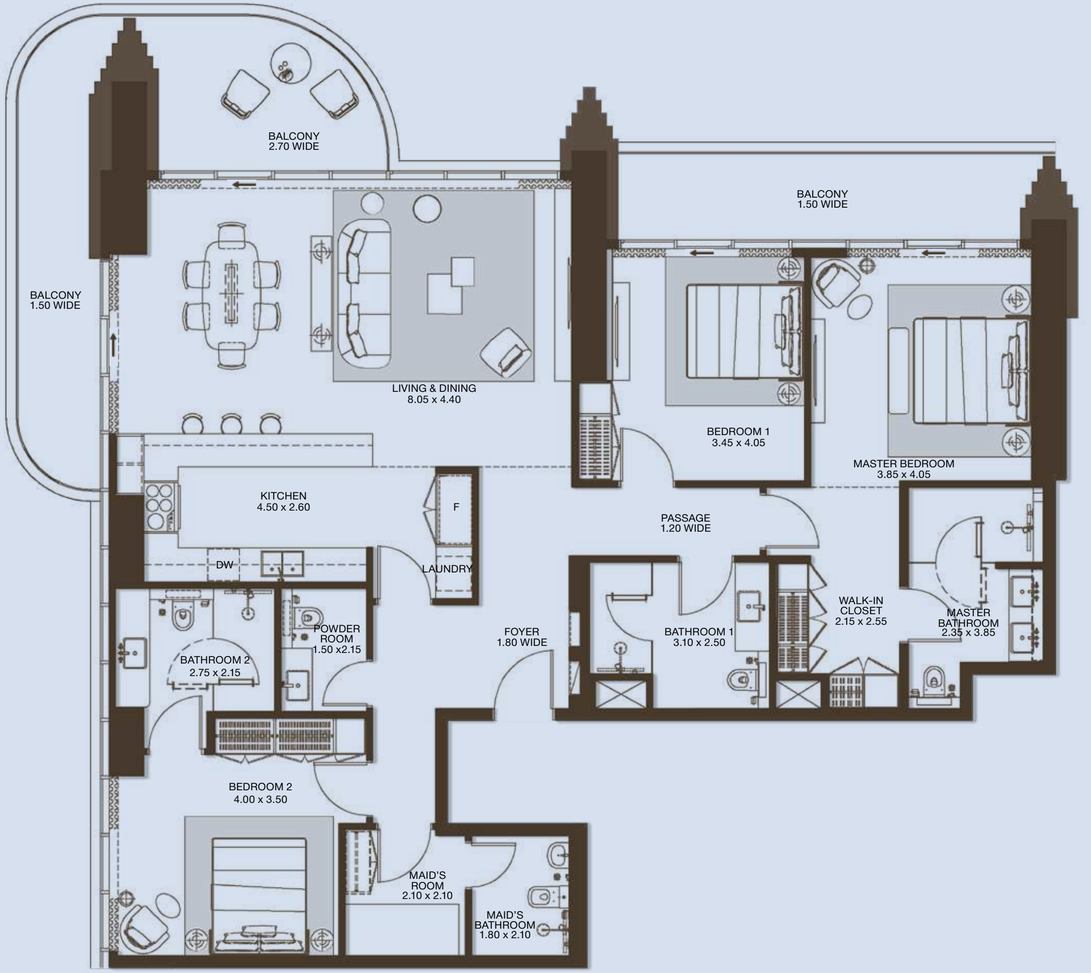
# 3-BEDROOM

## TYPE C.2



FLOOR 17, 21




| 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 |

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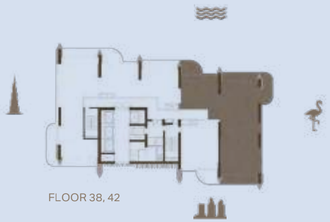
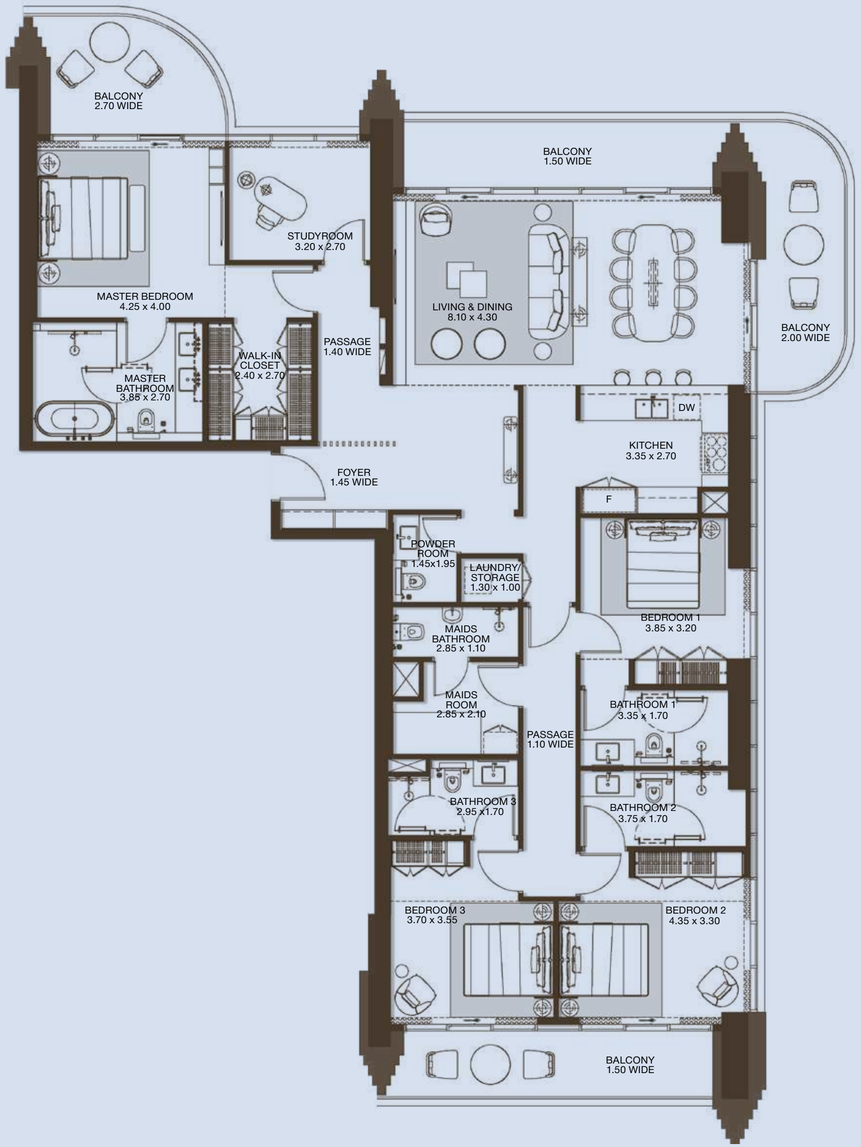
# 4-BEDROOM

## TYPE B.1



FLOOR 38, 42




| 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 |

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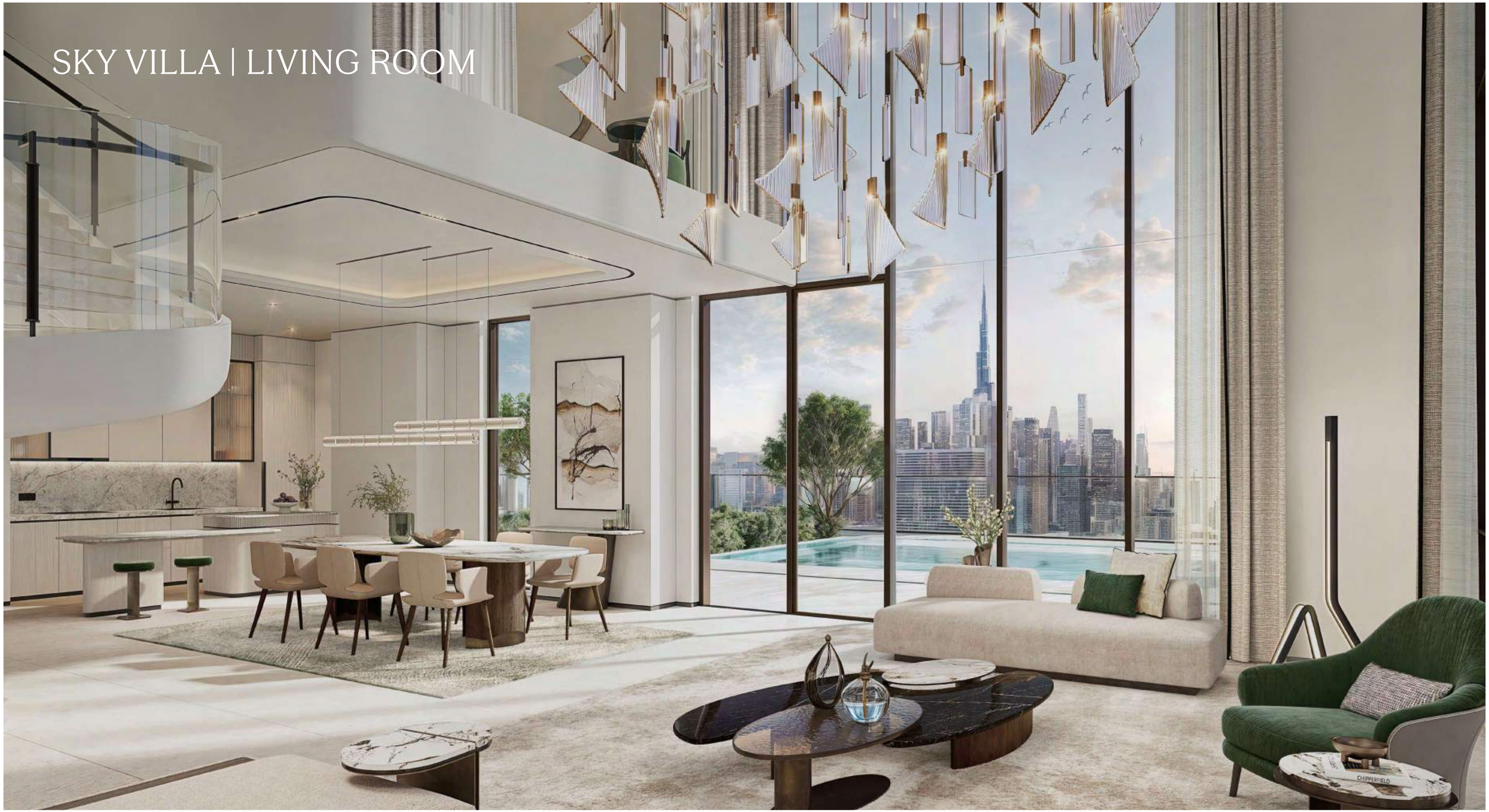
# SKY VILLAS

# SKY VILLA | LIVING ROOM

# SKY VILLA | LIVING ROOM



# SKY VILLA | DINING ROOM

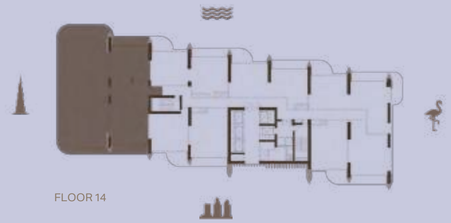
# SKY VILLA | KITCHEN

# SKY VILLA | MASTER BEDROOM

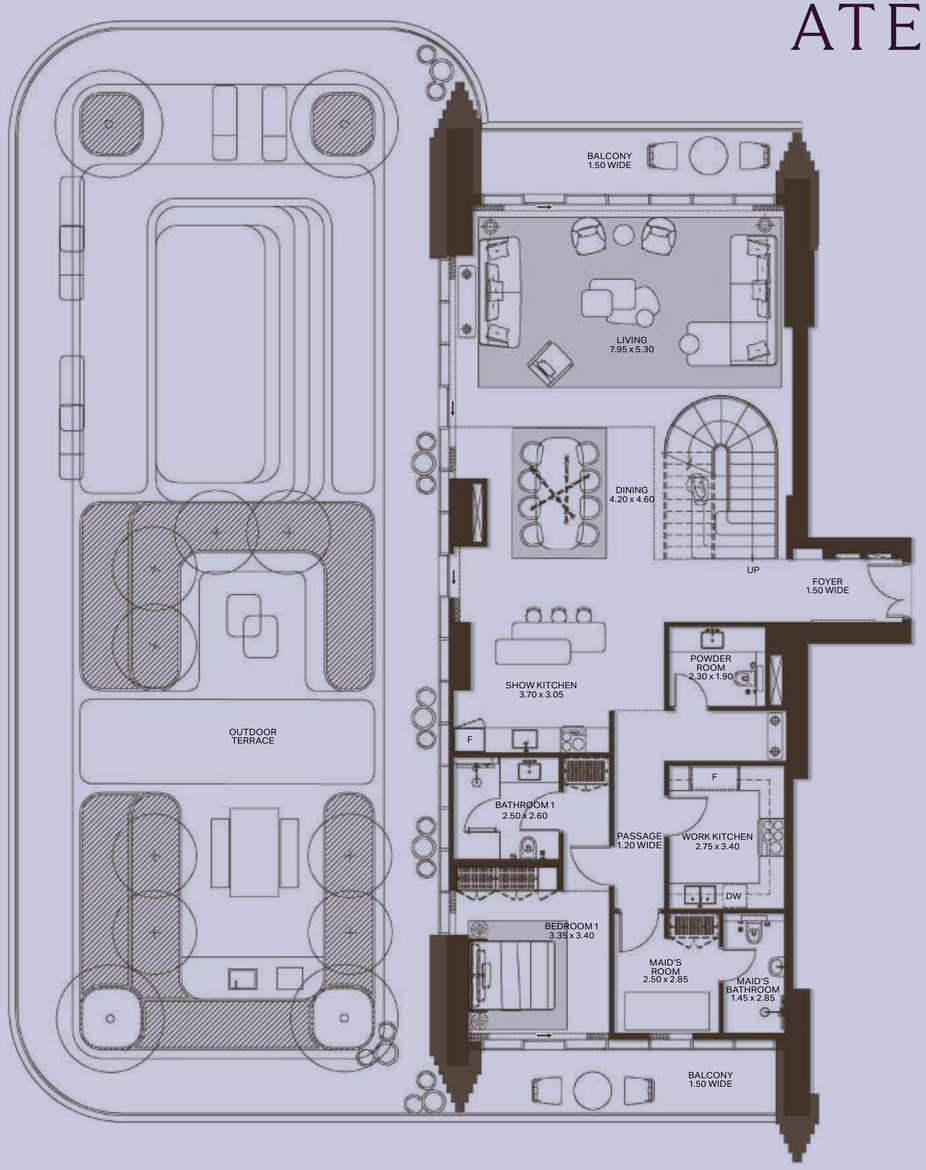
# SKY VILLA | MASTER BATHROOM

# SKY VILLA

## TYPE A | LOWER LEVEL



FLOOR 14




| 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 |

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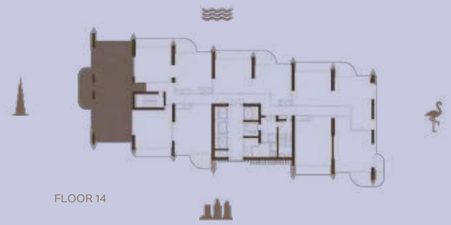
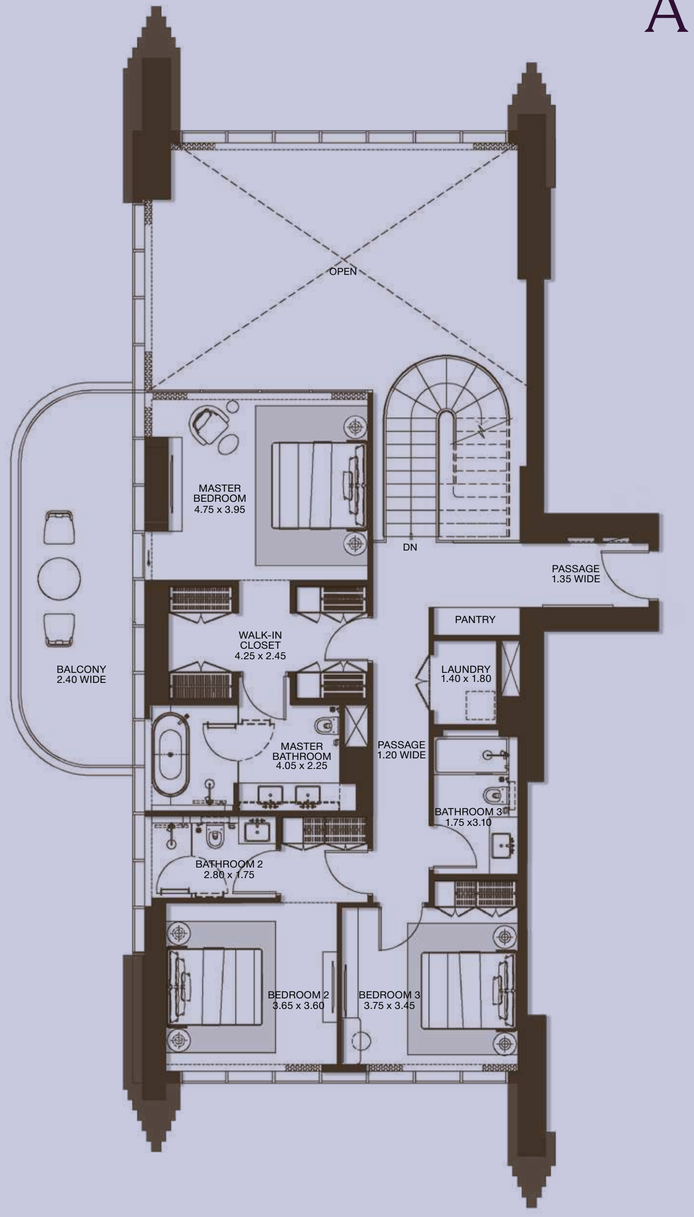
# SKY VILLA

## TYPE A | UPPER LEVEL



FLOOR 14




| 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 |

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# PENTHOUSE

# PENTHOUSE | LIVING ROOM

# PENTHOUSE | LIVING AND DINING ROOM

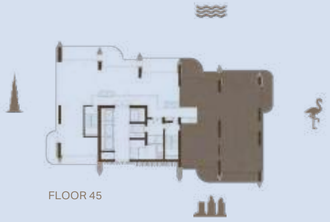
# PENTHOUSE | DINING ROOM

# PENTHOUSE | MASTER BEDROOM

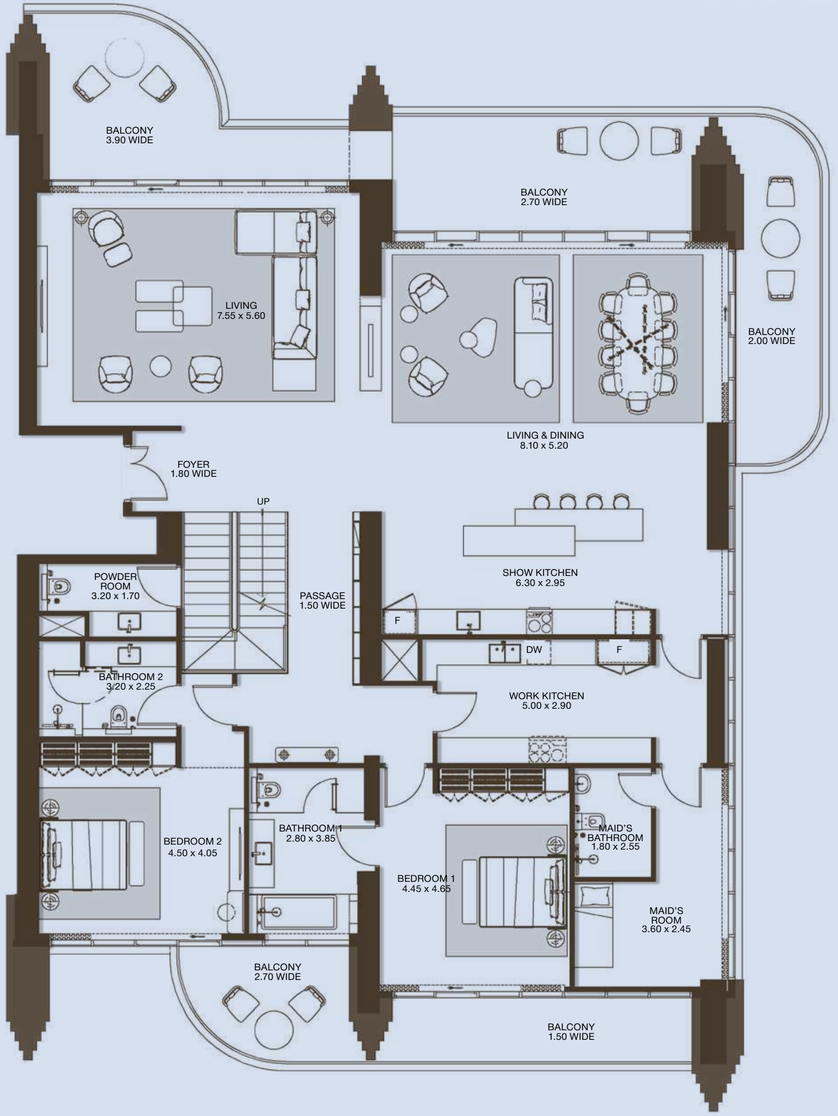
# PENTHOUSE | MASTER BATHROOM

# PENTHOUSE

## TYPE B | LOWER LEVEL




ATÉLIS AT 3




| 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 |

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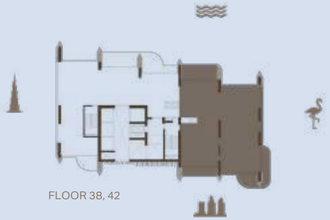
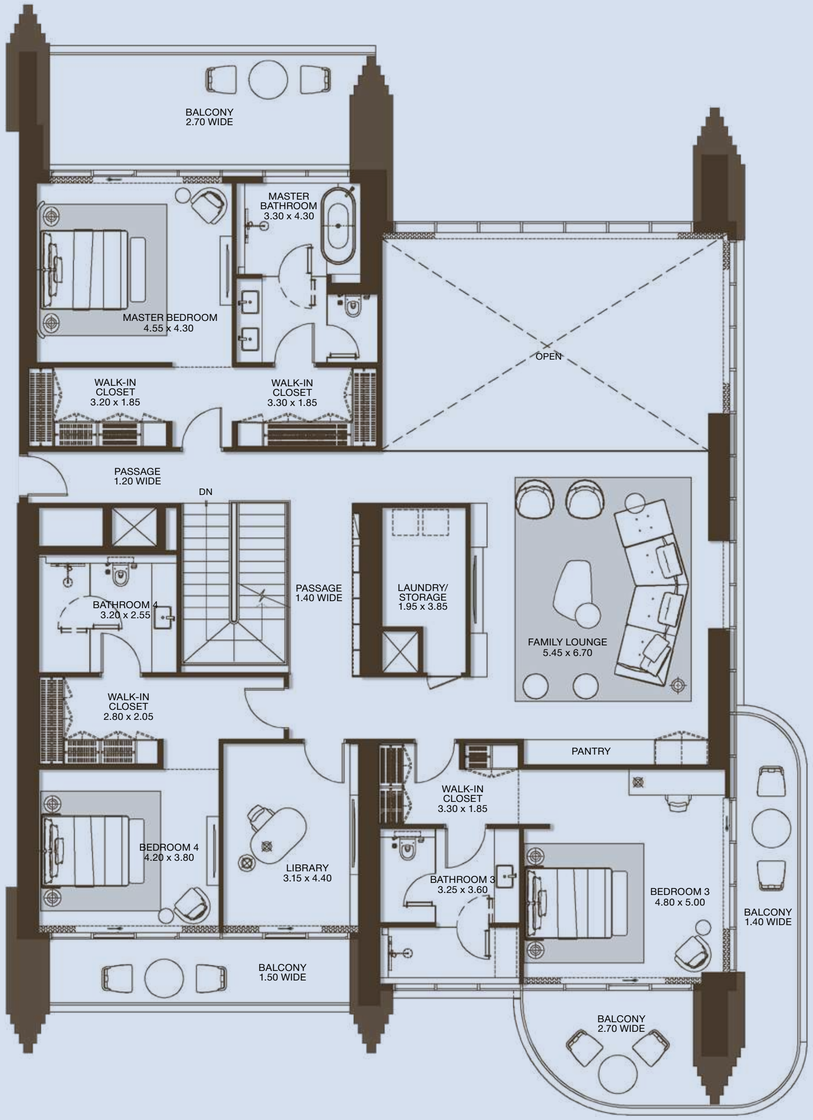
# PENTHOUSE

## TYPE B | UPPER LEVEL



FLOOR 38, 42

ATÉLIS AT 3




| 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 |

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MERAAS

# 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%

IST 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 | 3.8M | 4.9M |
| 1-BEDROOM | 2-BEDROOM | 2-BEDROOM + MAID |
| 7.4M | 10.4M | 13M |
| 3-BEDROOM | 4-BEDROOM | 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.

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