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

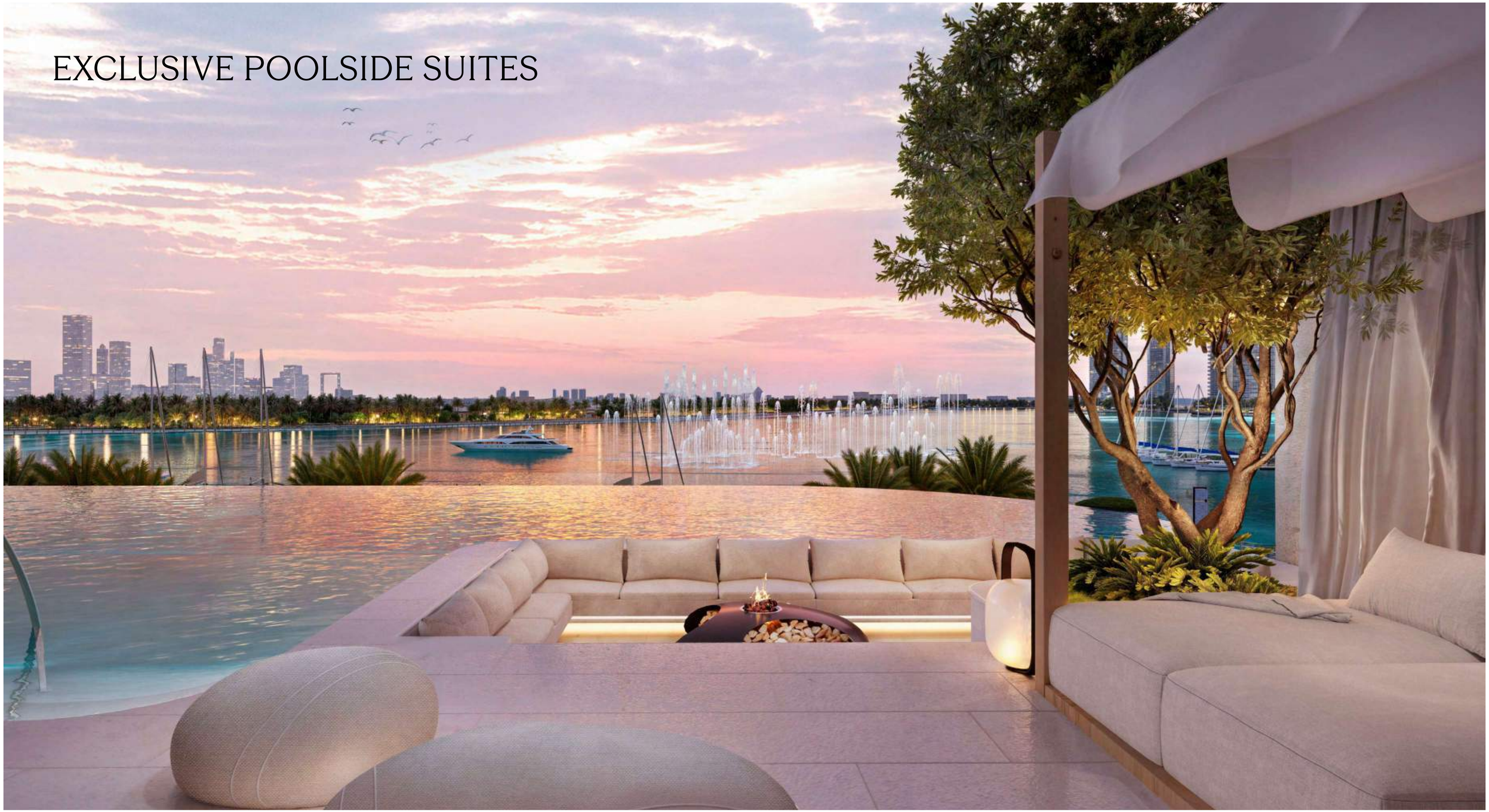
FRAMING DUBAI'S BEST VIEWS

ELEVATED LIVING
ABOVE THE CITY

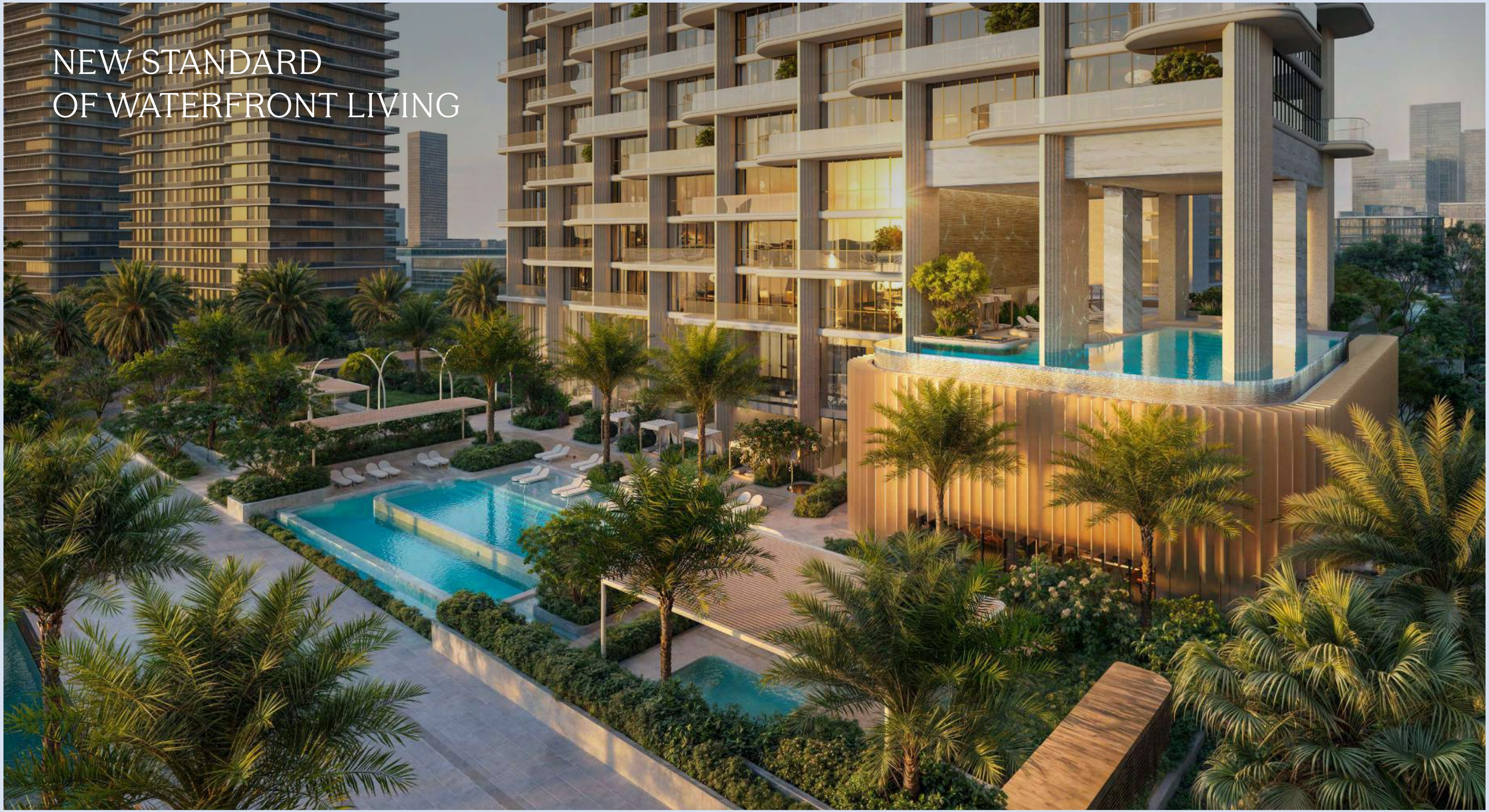
CURATED LIFESTYLE
WITH PANORAMIC VIEWS

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

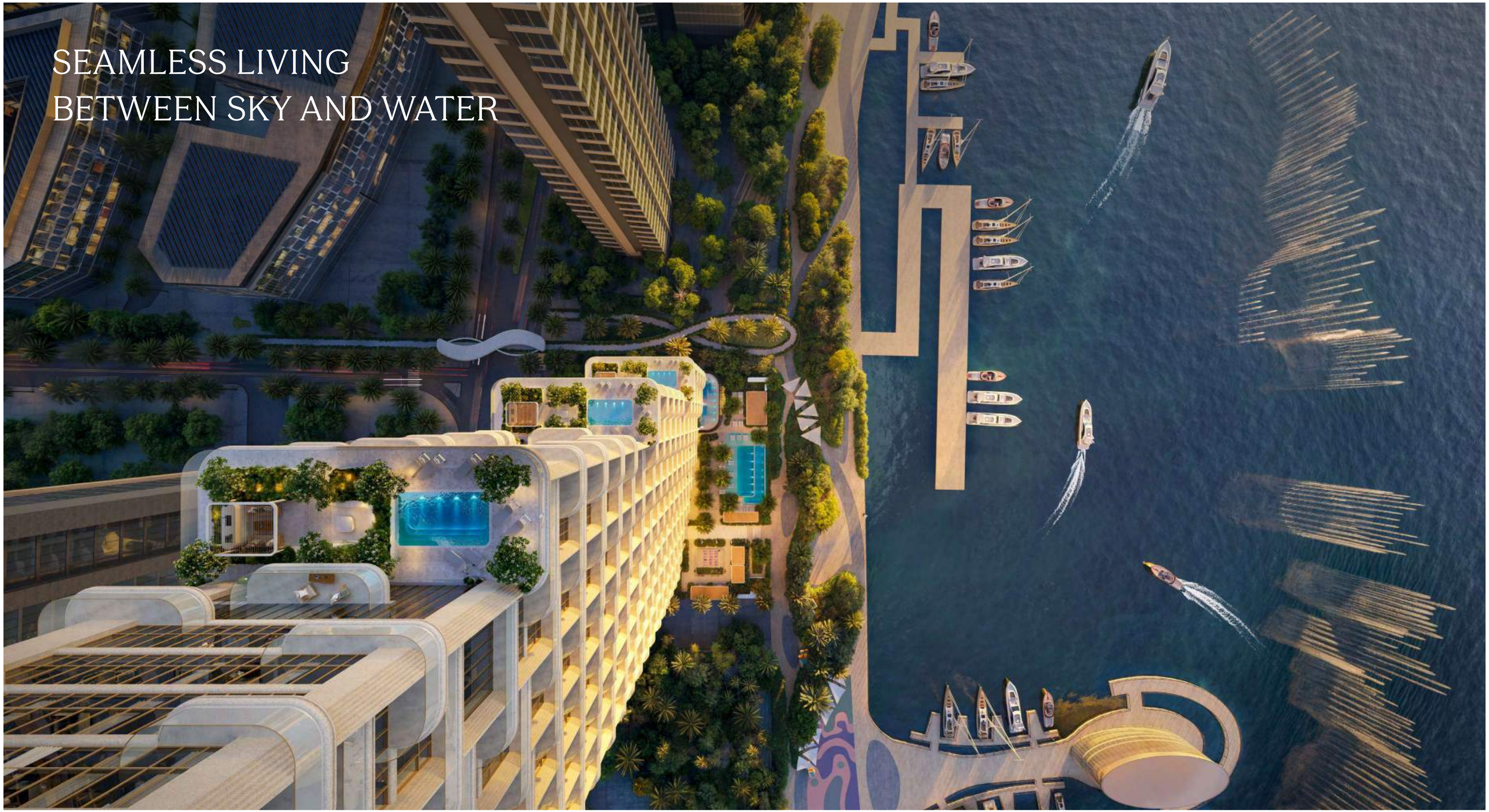
ELEGANCE REFLECTED
ON THE WATERFRONT

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

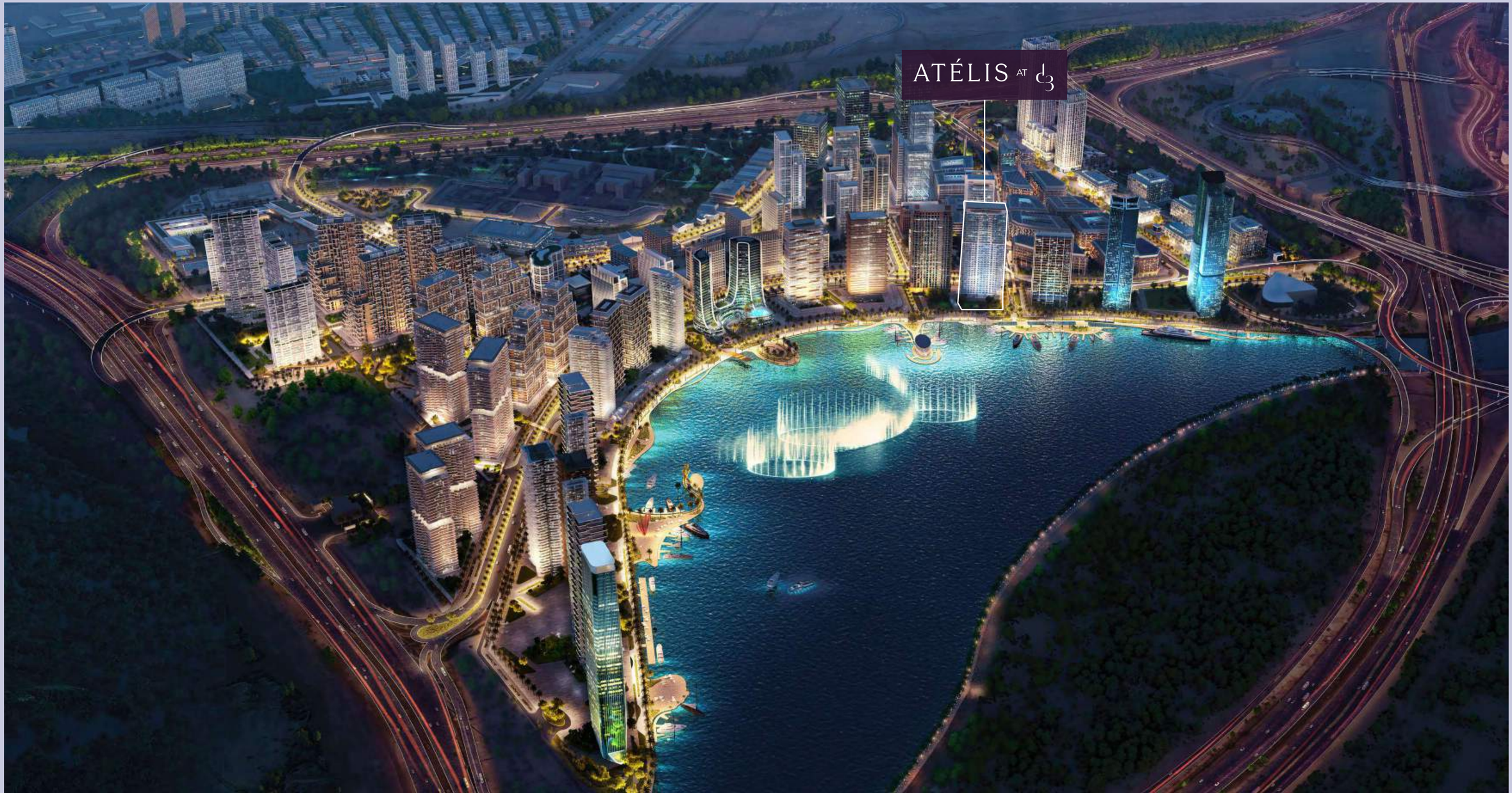


AN ATMOSPHERE OF PRIVACY AND EXCLUSIVITY

CASCADING POOLS, LUSH GARDENS
AND SECLUDED LOUNGES

SIGNATURE EXPERIENCES

MASTER PLAN

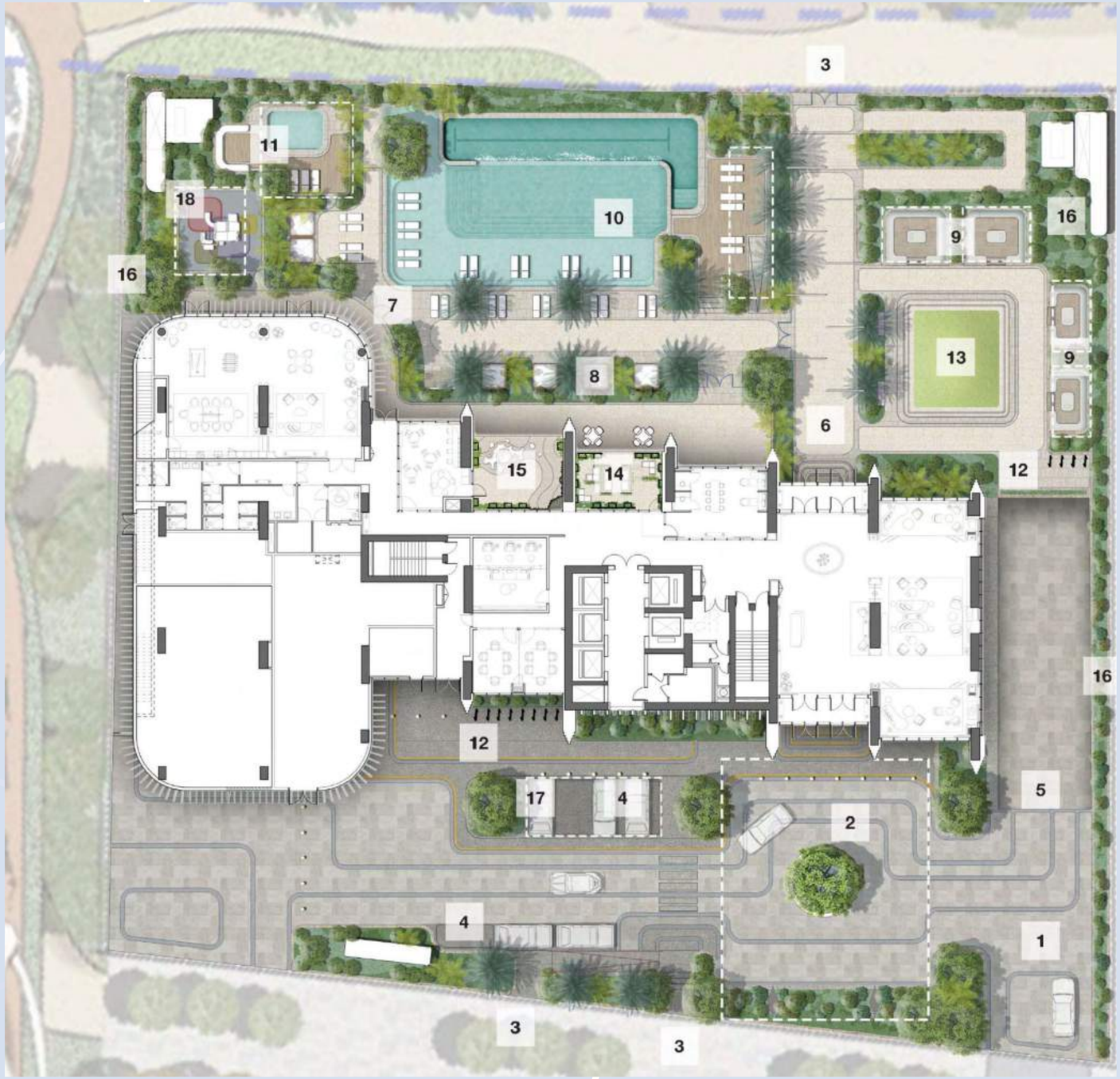


MASTER PLAN

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



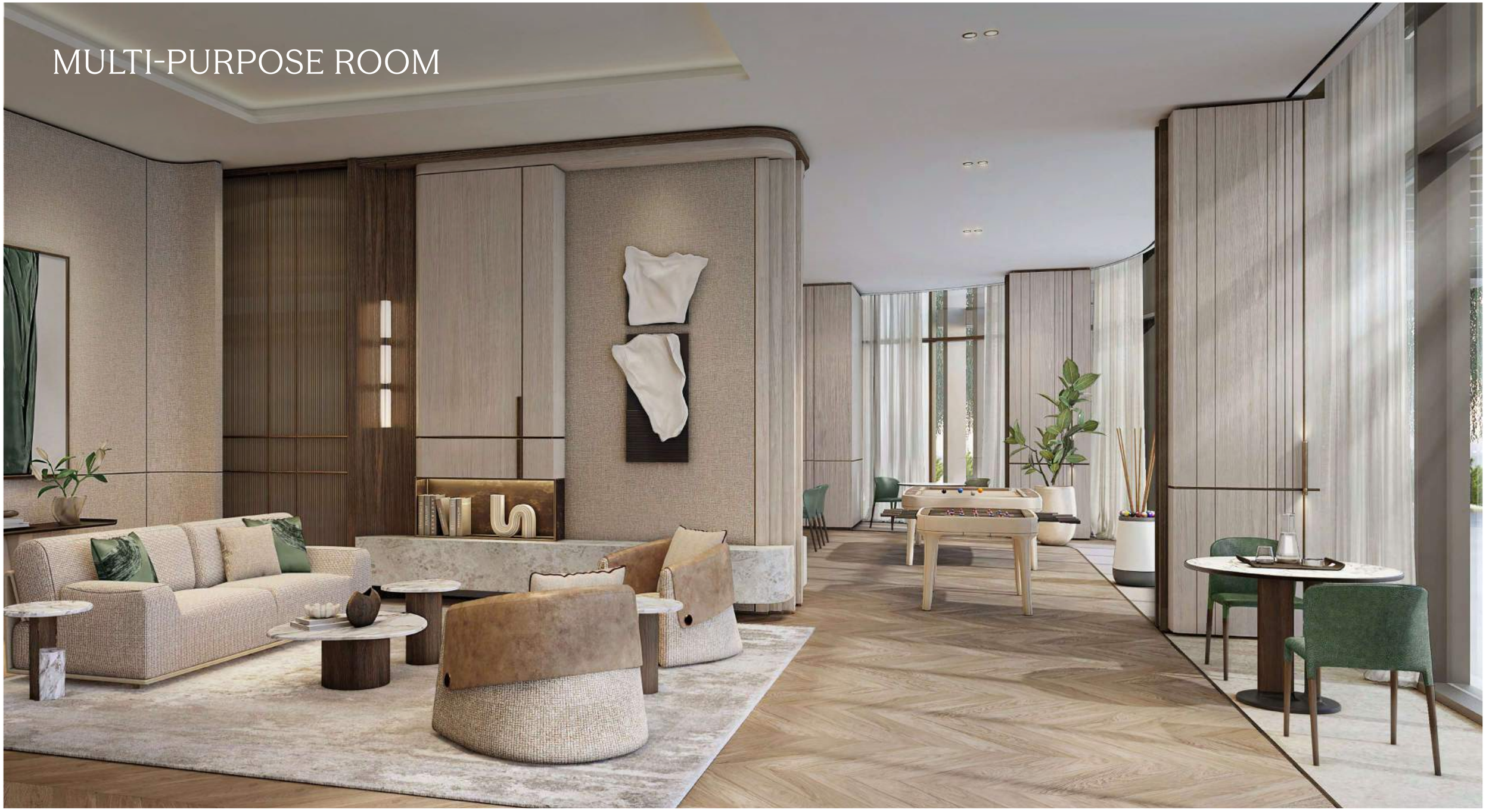
SECOND FLOOR

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

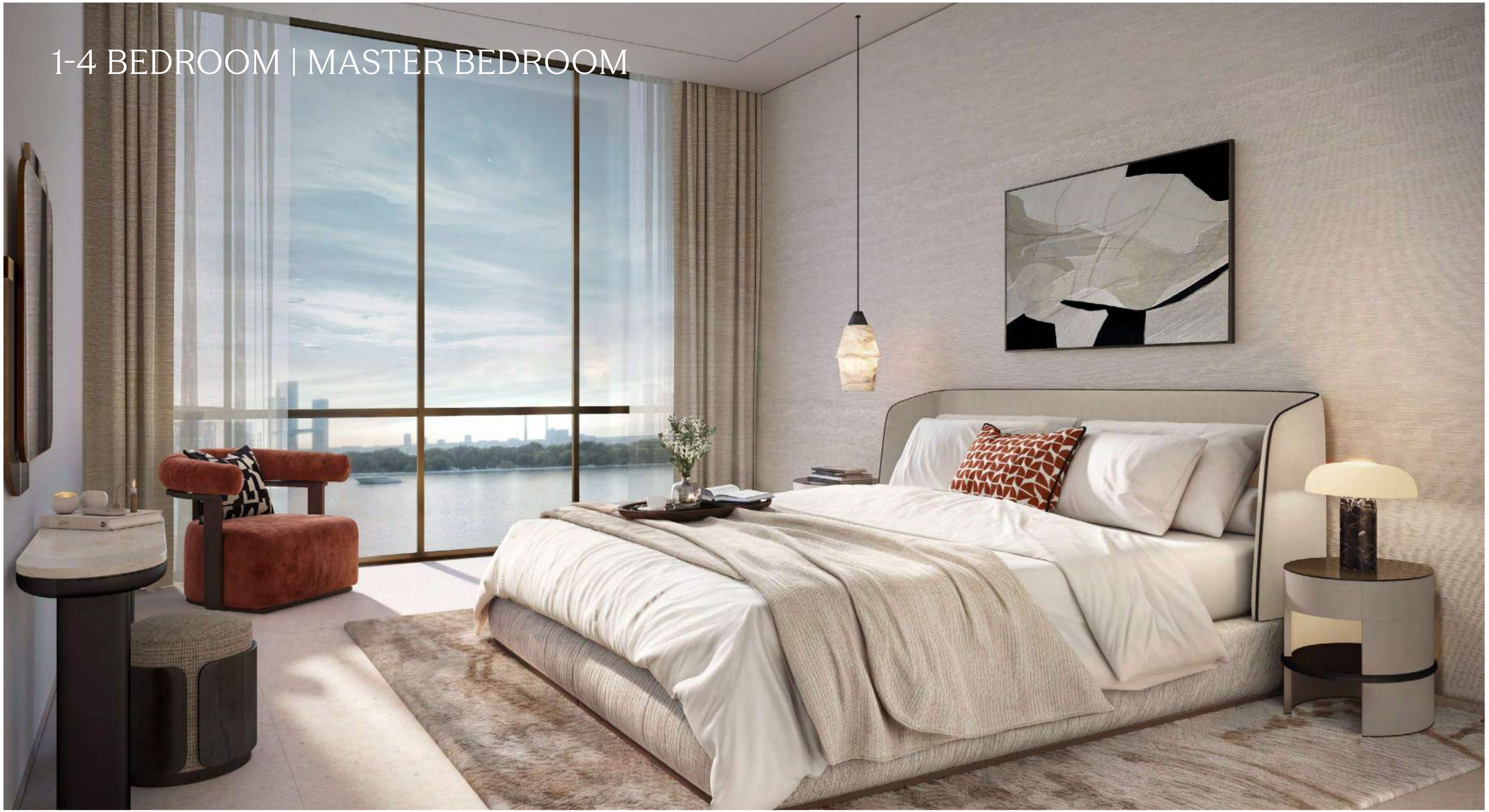
RESIDENCES

1-4 BEDROOM | LIVING ROOM

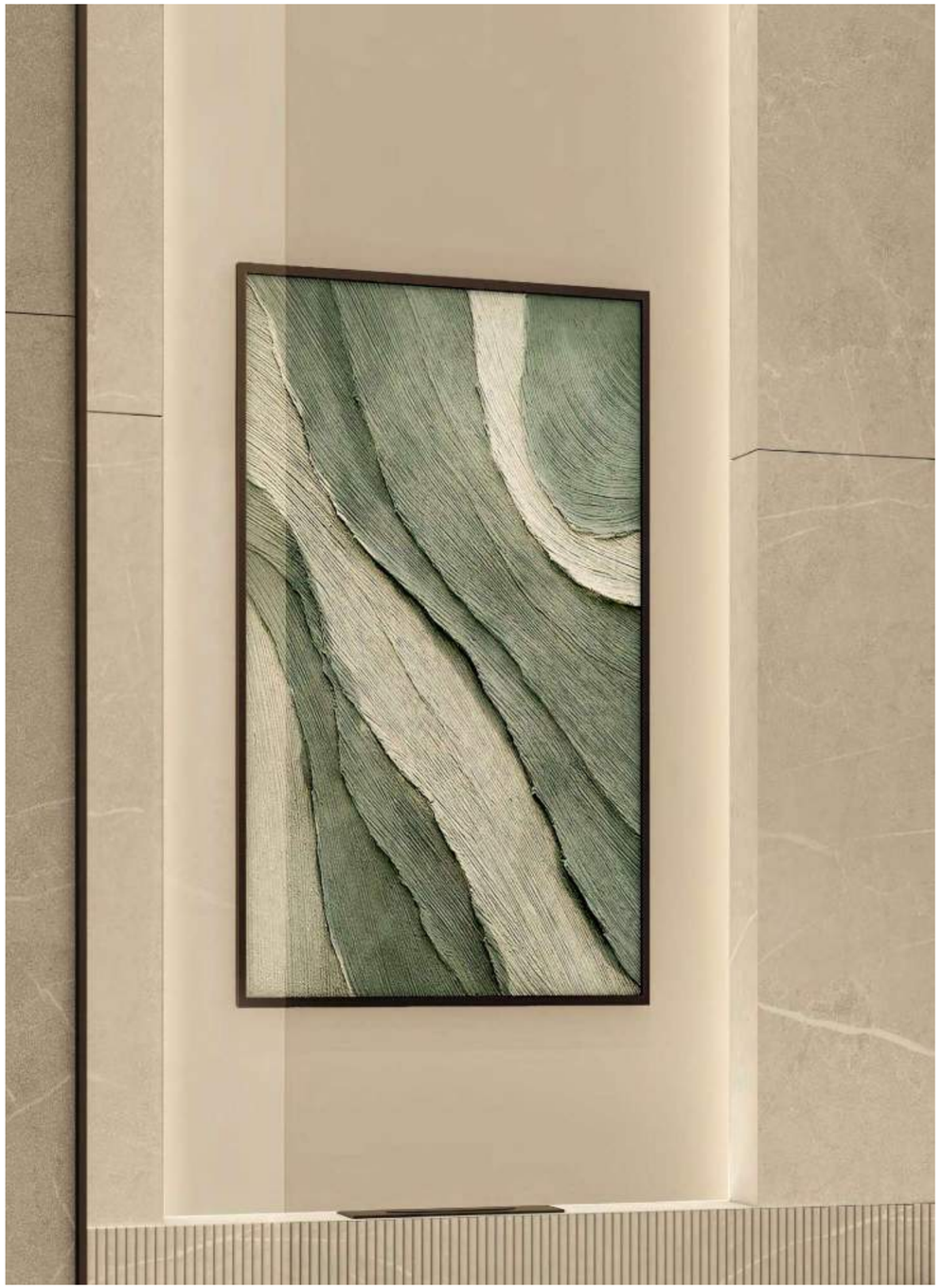
1-4 BEDROOM | DINING ROOM

1-4 BEDROOM | KITCHEN

1-4 BEDROOM | MASTER BEDROOM

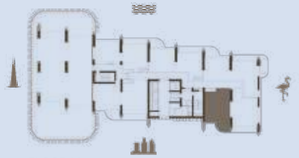


1-4 BEDROOM | MASTER BATHROOM



1-BEDROOM

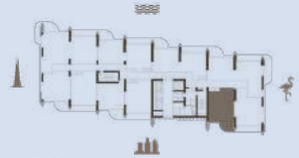
TYPE A.1 / A.9 / A.11



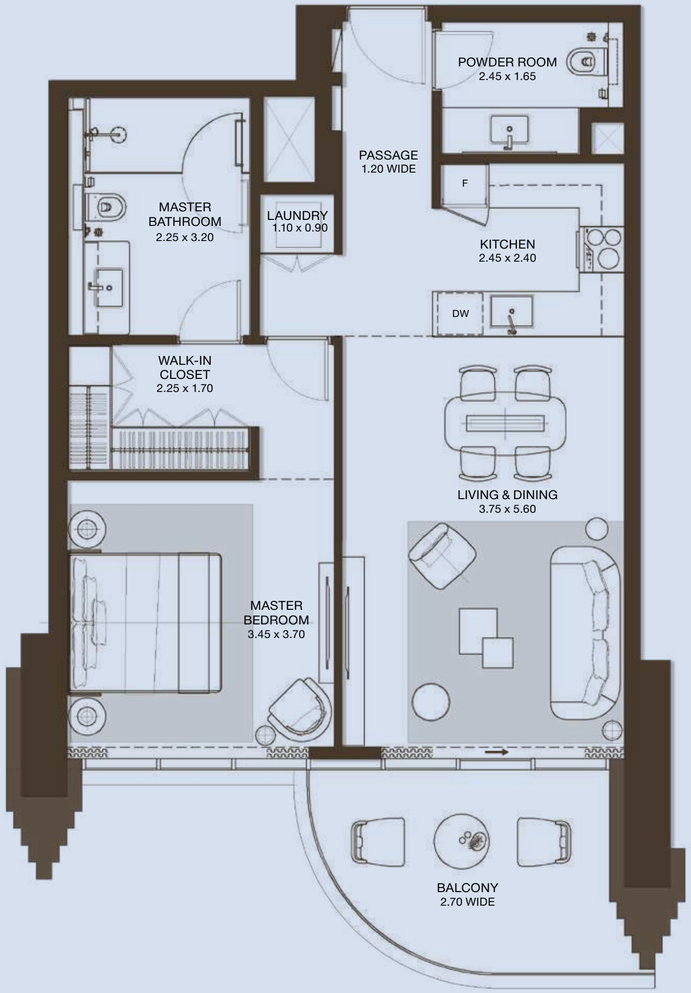
FLOOR 02

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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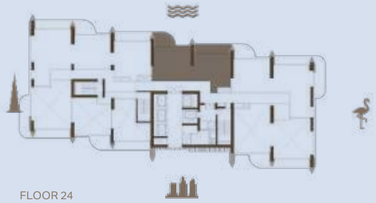
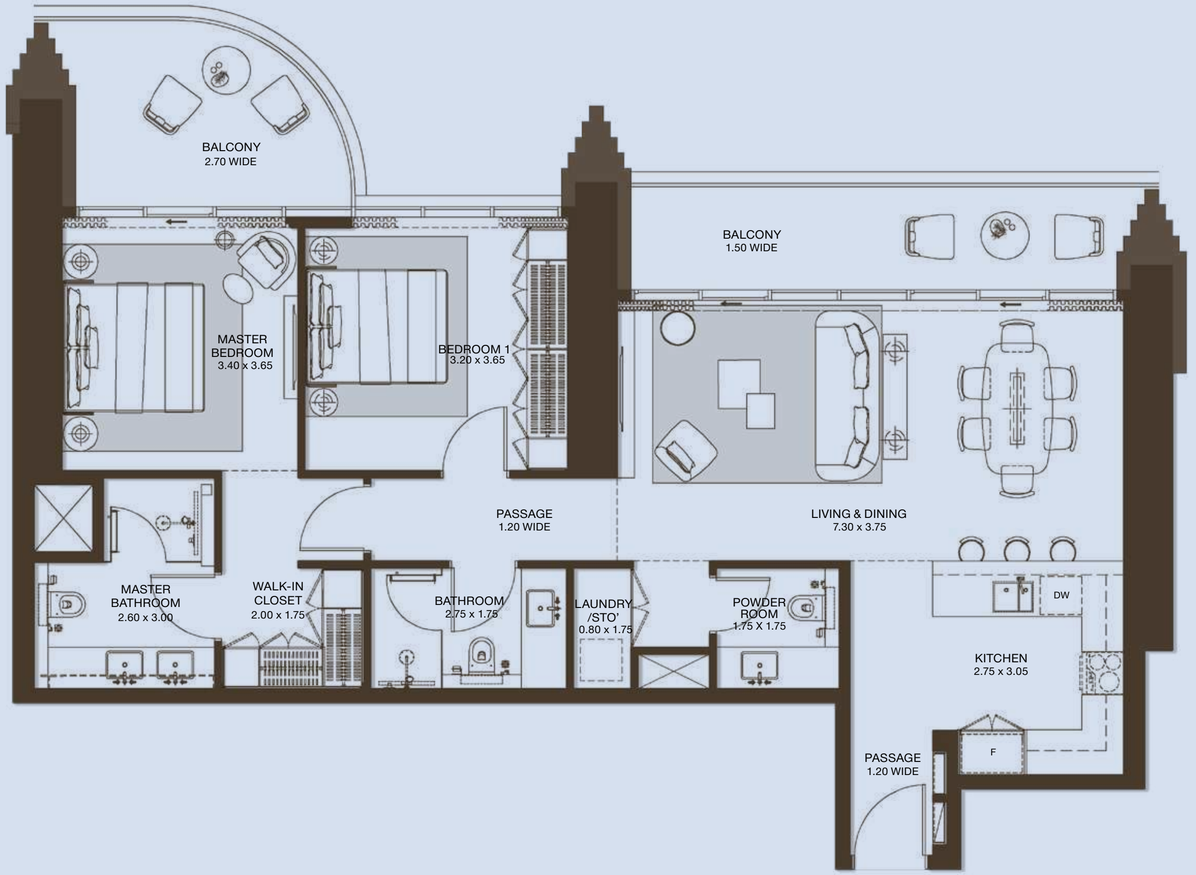
2-BEDROOM

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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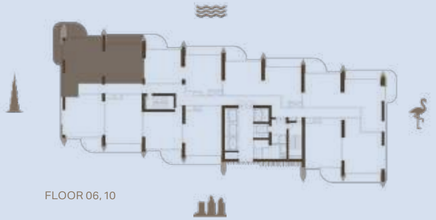
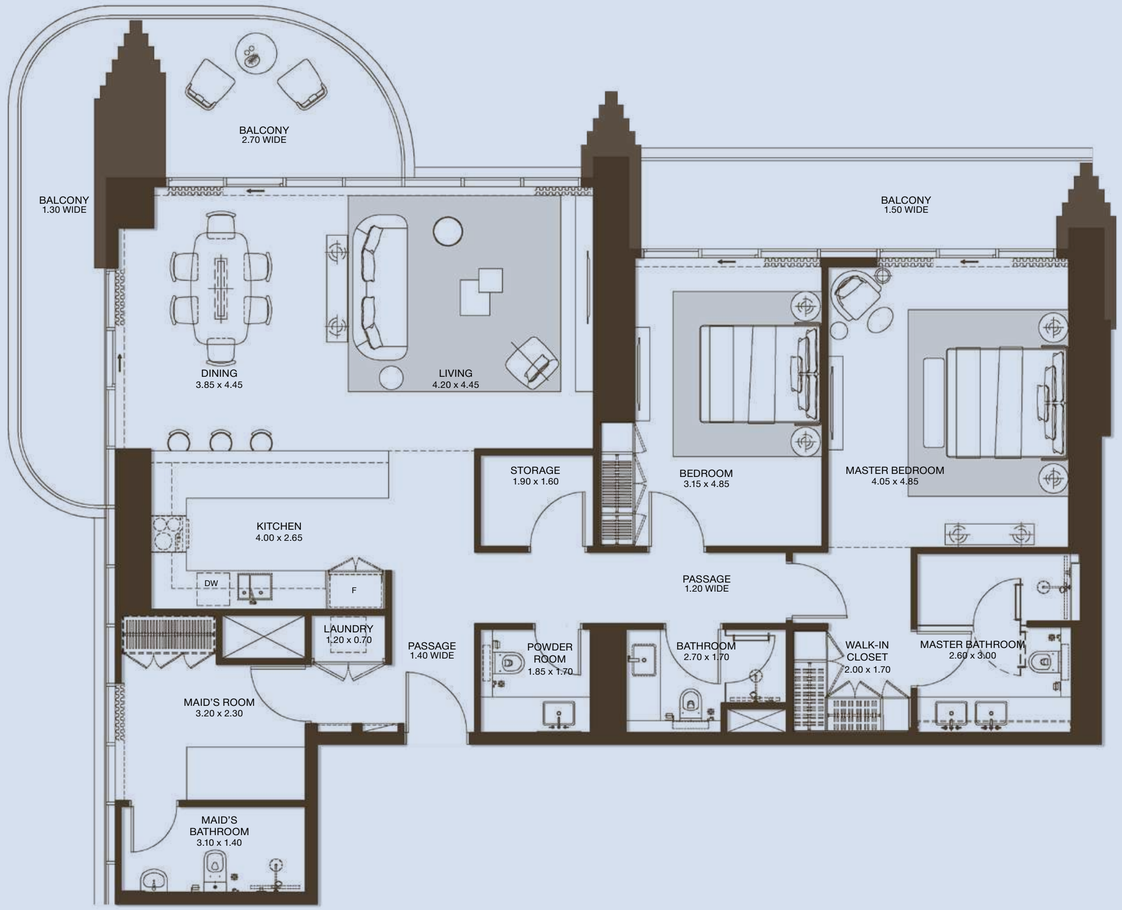
2-BEDROOM + MAID

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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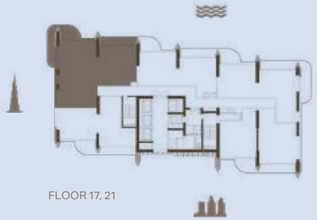
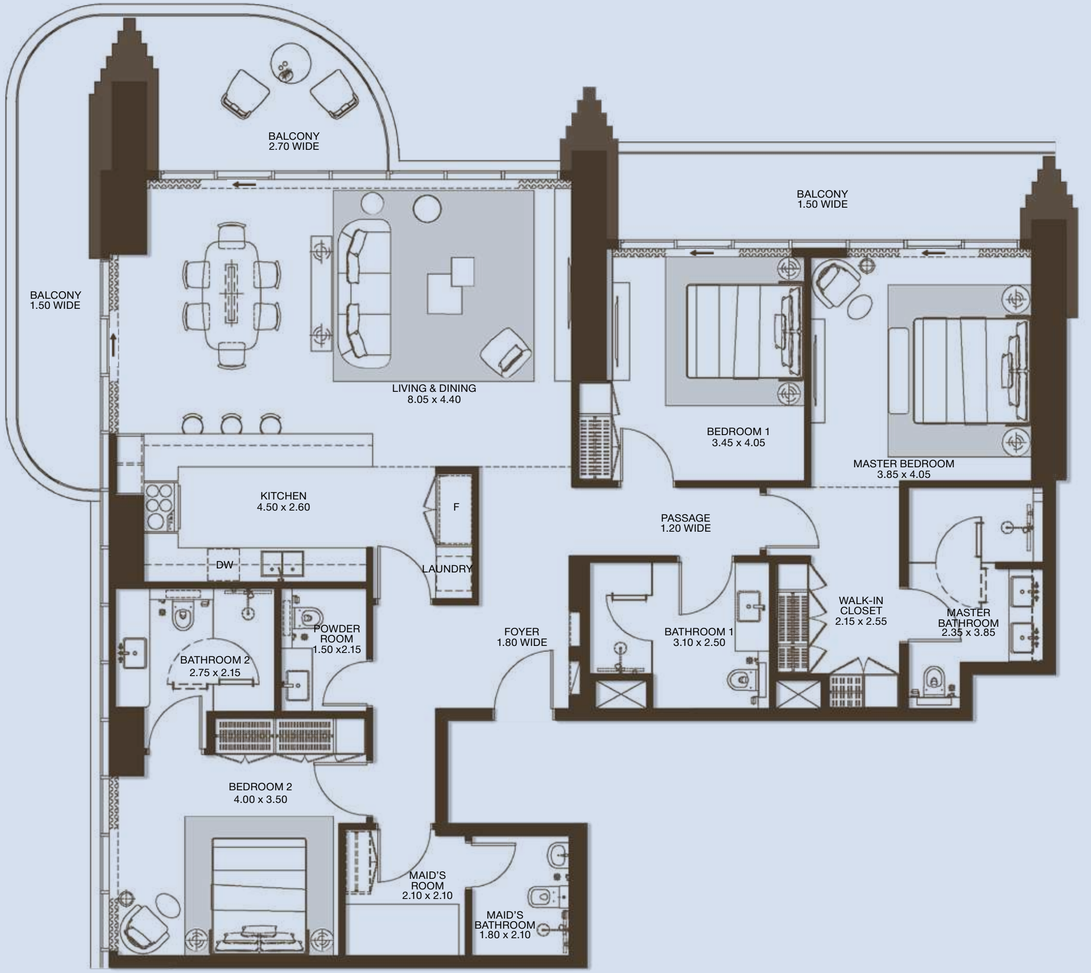
MERAAS

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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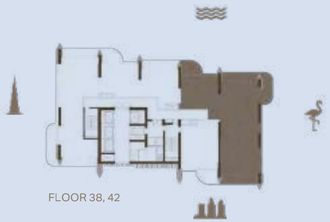
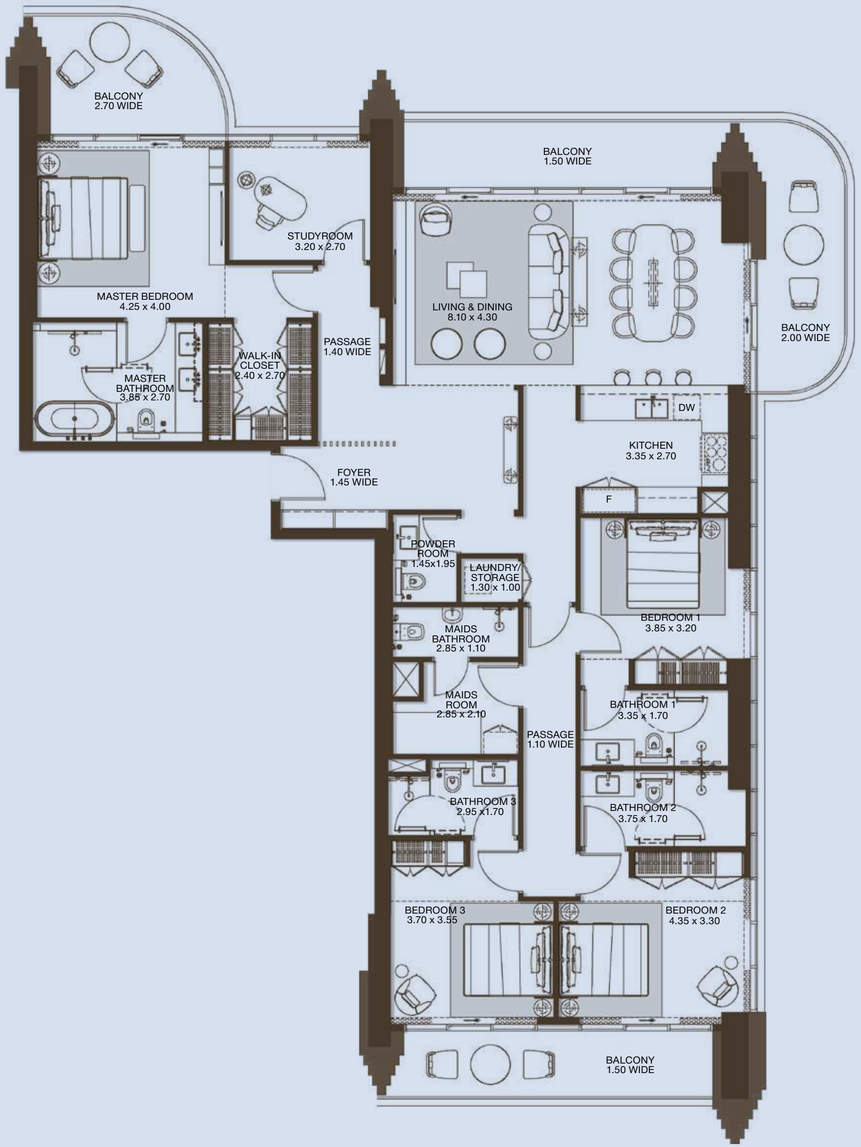
4-BEDROOM

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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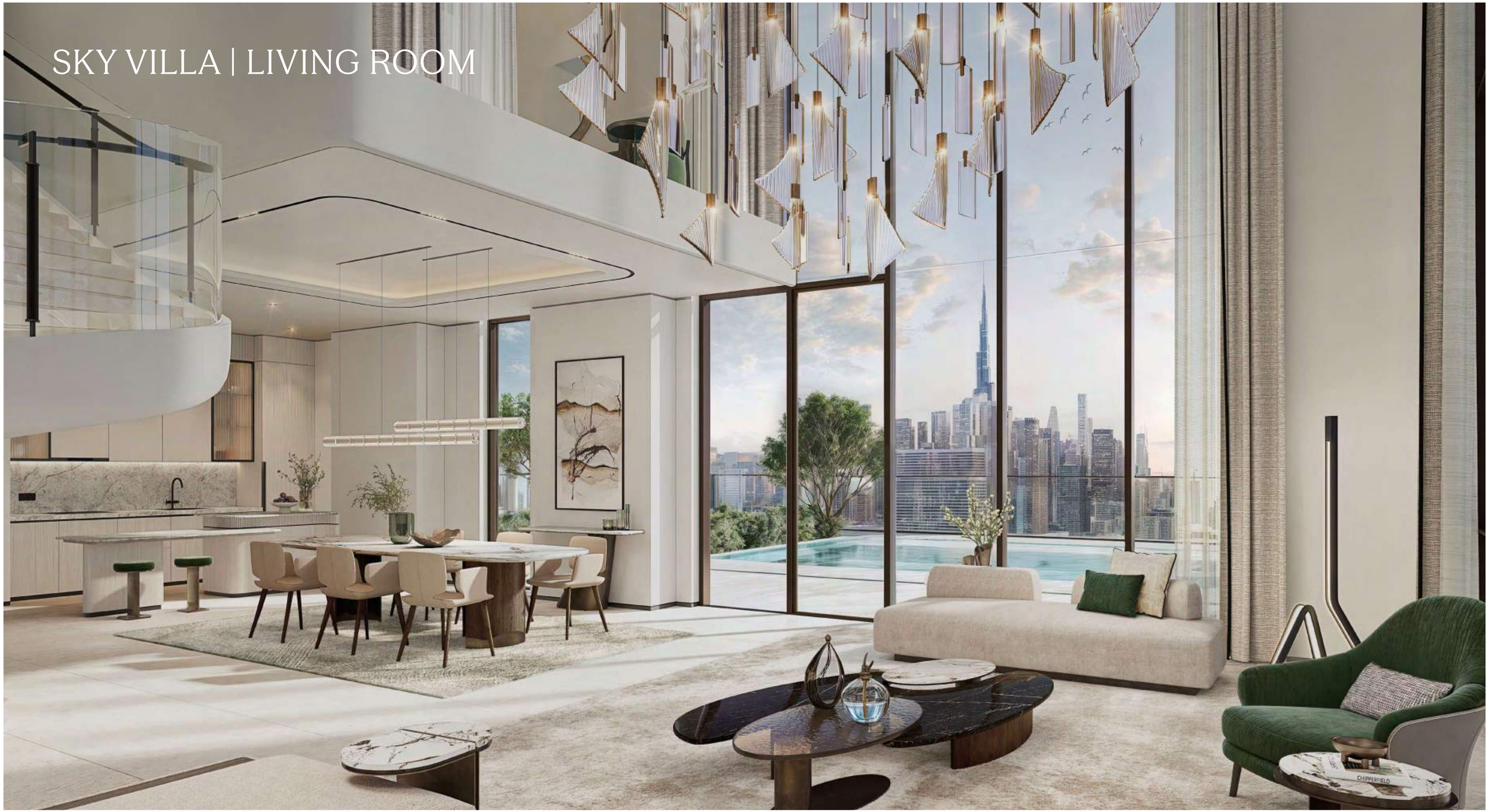
SKY VILLAS

SKY VILLA | LIVING ROOM

SKY VILLA | LIVING ROOM



SKY VILLA | DINING ROOM

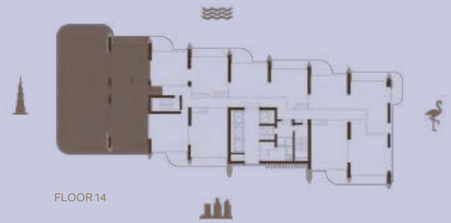
SKY VILLA | KITCHEN

SKY VILLA | MASTER BEDROOM

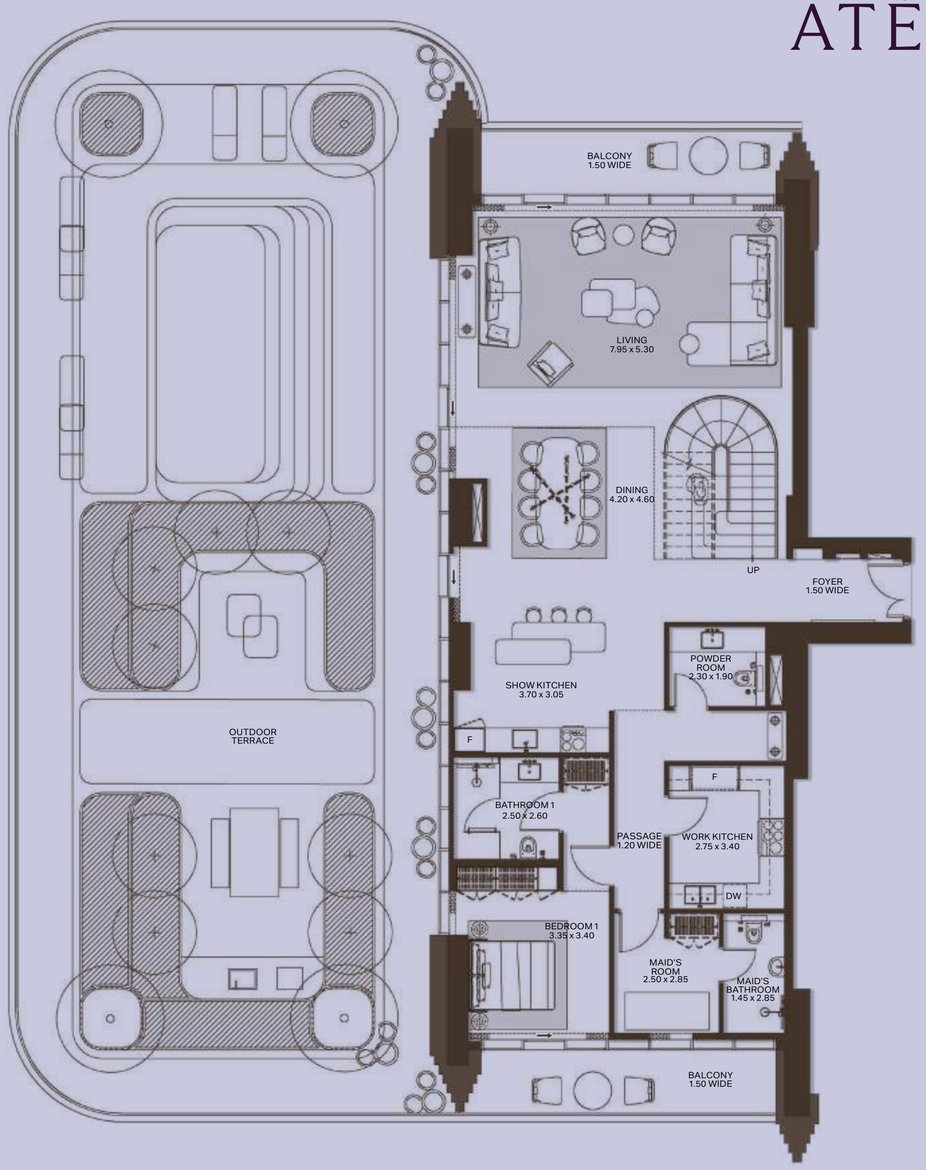
SKY VILLA | MASTER BATHROOM

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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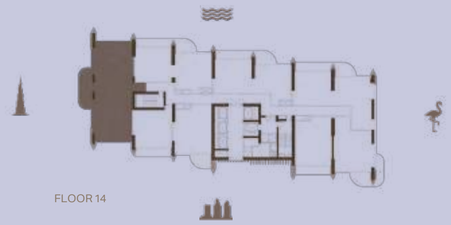
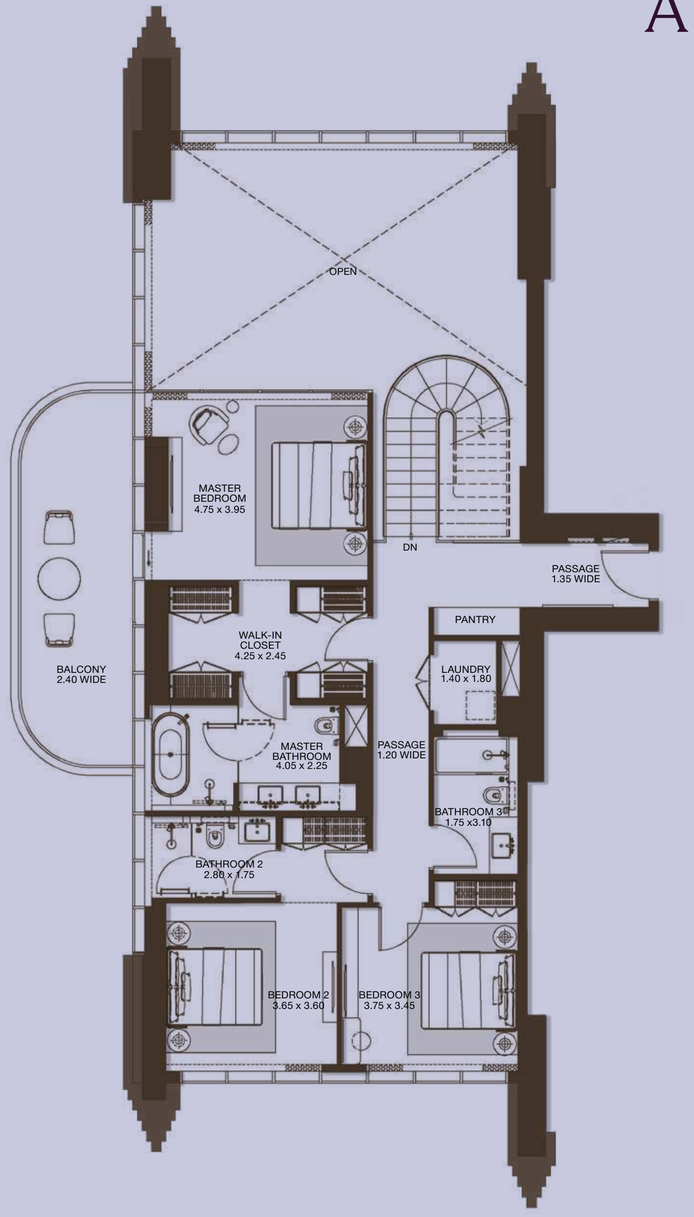
SKY VILLA

TYPE A | UPPER LEVEL



FLOOR 14



UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
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PENTHOUSE

PENTHOUSE | LIVING ROOM

PENTHOUSE | LIVING AND DINING ROOM

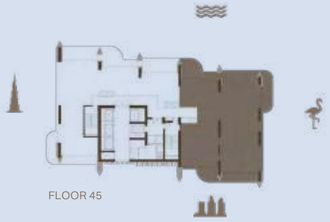
PENTHOUSE | DINING ROOM

PENTHOUSE | MASTER BEDROOM

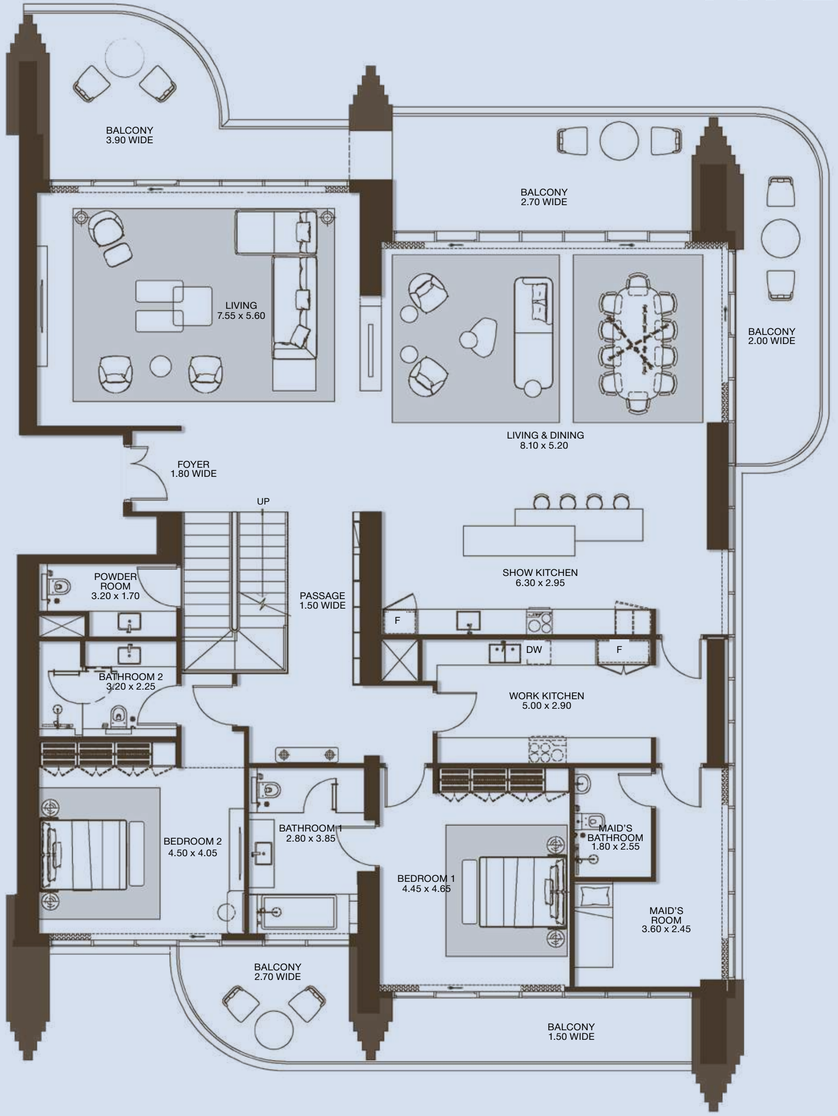
PENTHOUSE | MASTER BATHROOM

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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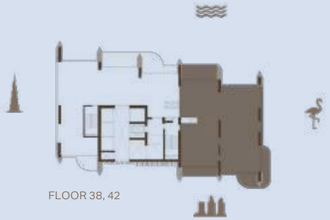
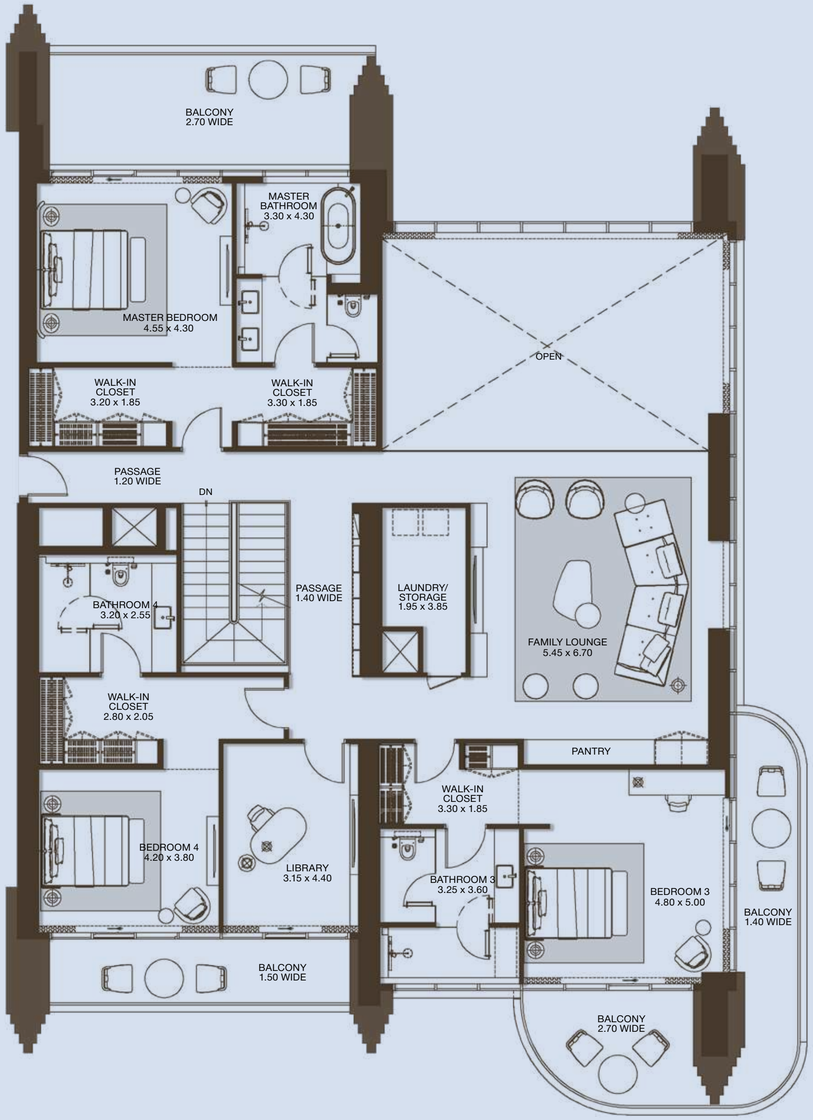
PENTHOUSE

TYPE B | UPPER LEVEL



FLOOR 38, 42

ATÉLIS AT 3



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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.

MERAAS