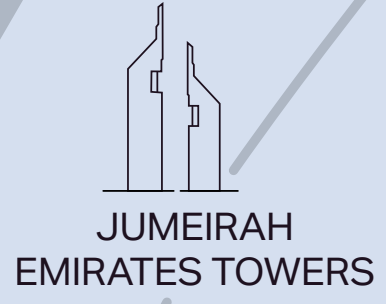


ATÉLIS ^{AT} d3

LOCATION



SHEIKH ZAYED ROAD



JUMEIRAH EMIRATES TOWERS

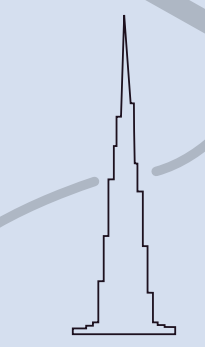


DXB

DIFC

DUBAI CREEK

SHEIKH ZAYED ROAD



BURJ KHALIFA

FINANCIAL CENTER STREET

ATÉLIS AT d3

AL ASAYEL STREET

AL KHAIL ROAD



RAS AL KHOR WILDLIFE SANCTUARY

DUBAI DESIGN DISTRICT

AL AIN - DUBAI ROAD

AL ASAYEL STREET

AL KHAIL ROAD



MEYDAN RACECOURSE

MBR CITY

AL MEYDAN ROAD

RAS AL KHOR ROAD

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



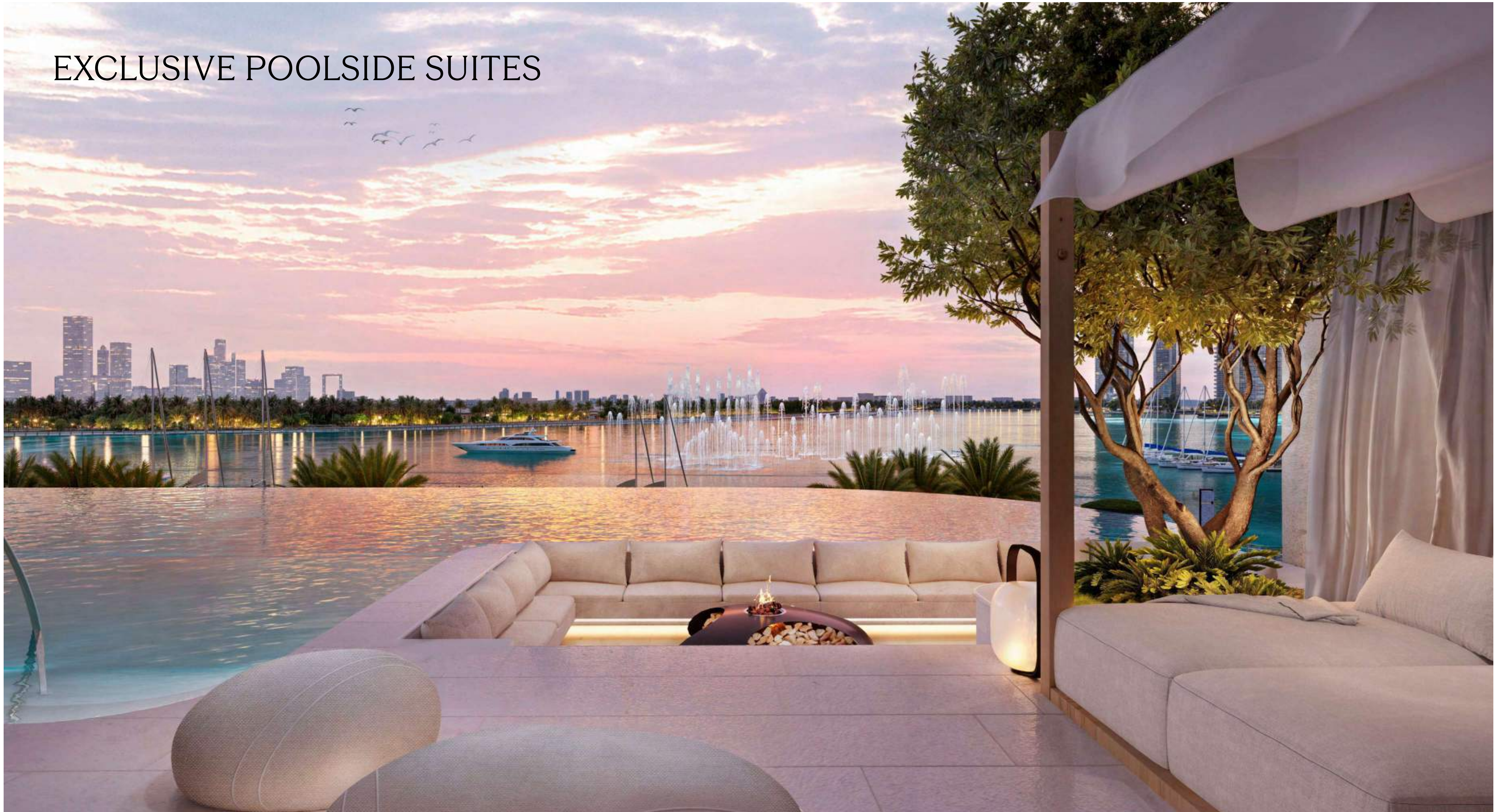
CURATED LIFESTYLE
WITH PANORAMIC VIEWS



SIGNATURE EXPERIENCES
AT EVERY LEVEL



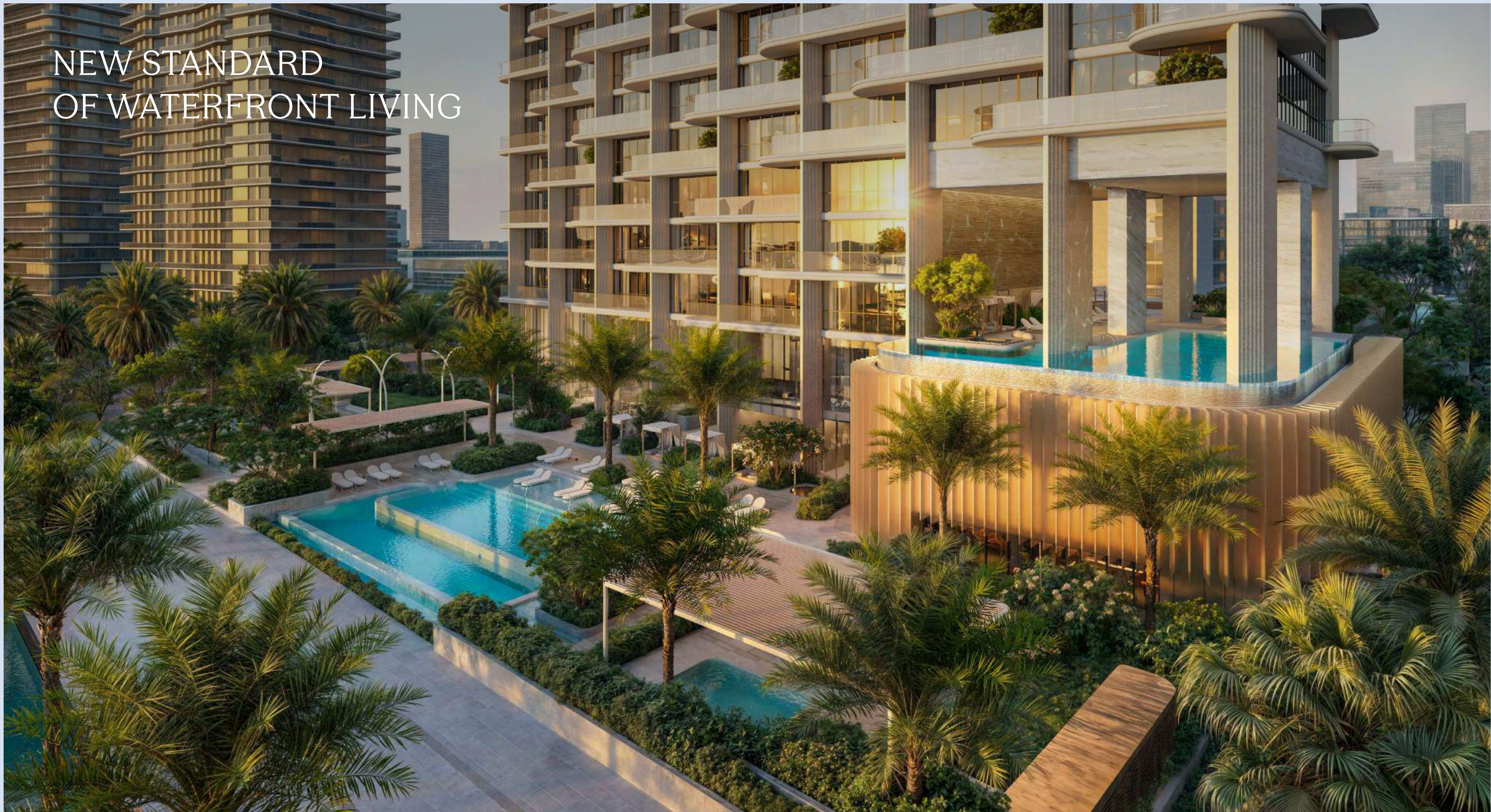
EXCLUSIVE POOLSIDE SUITES



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



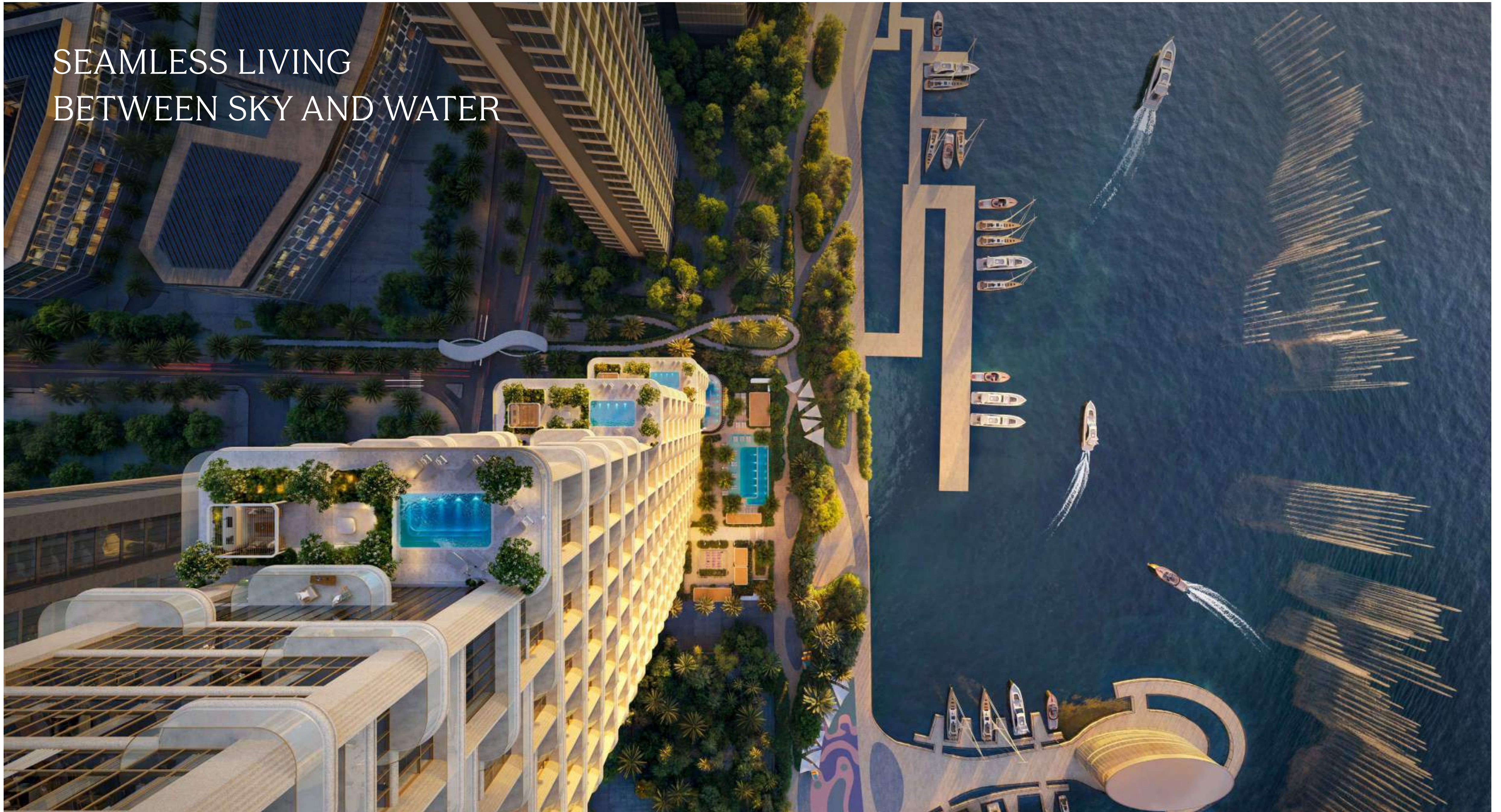
SHIMMERING LIGHTS,
DANCING WATERS



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



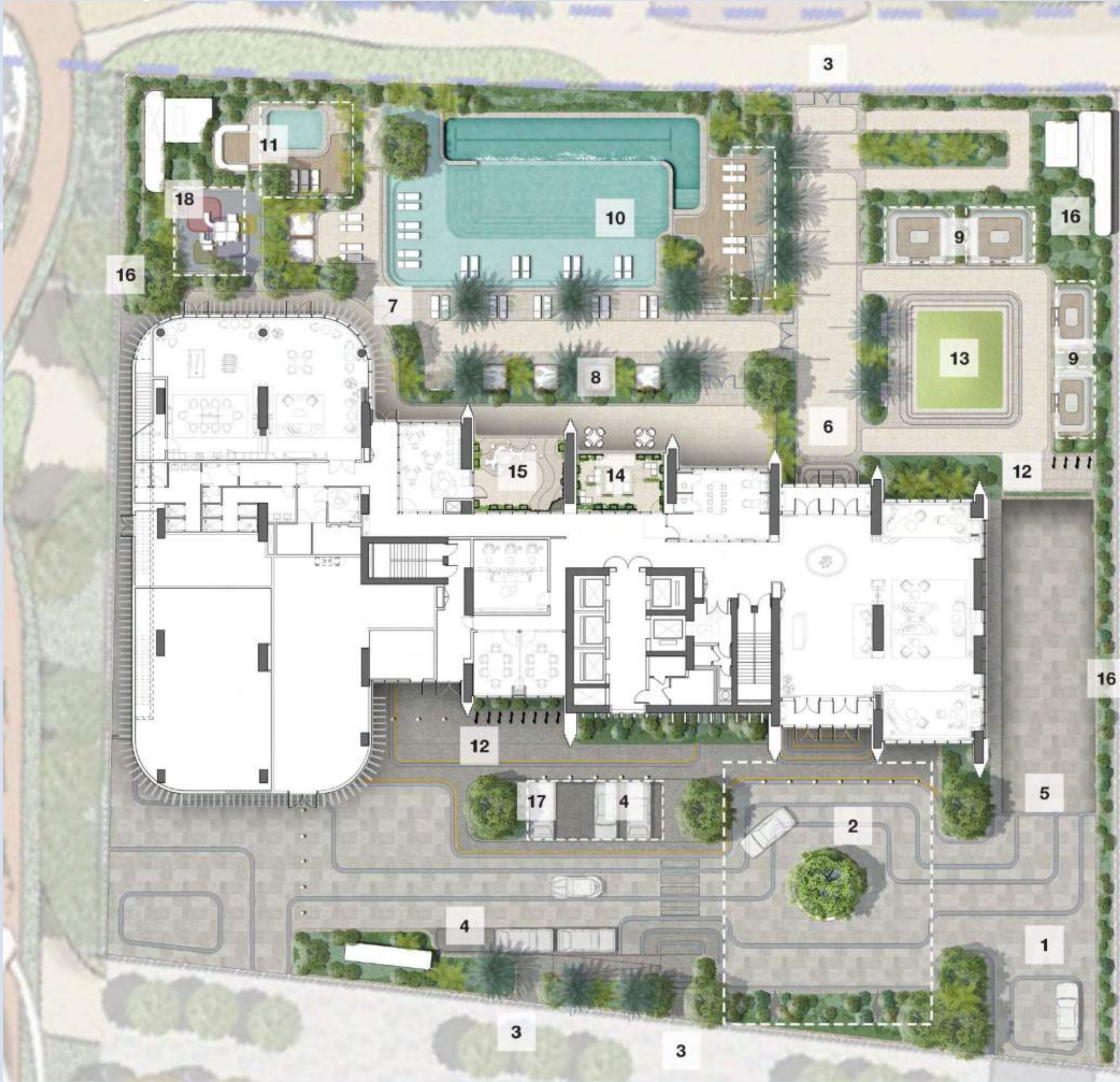
MASTER PLAN

- 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



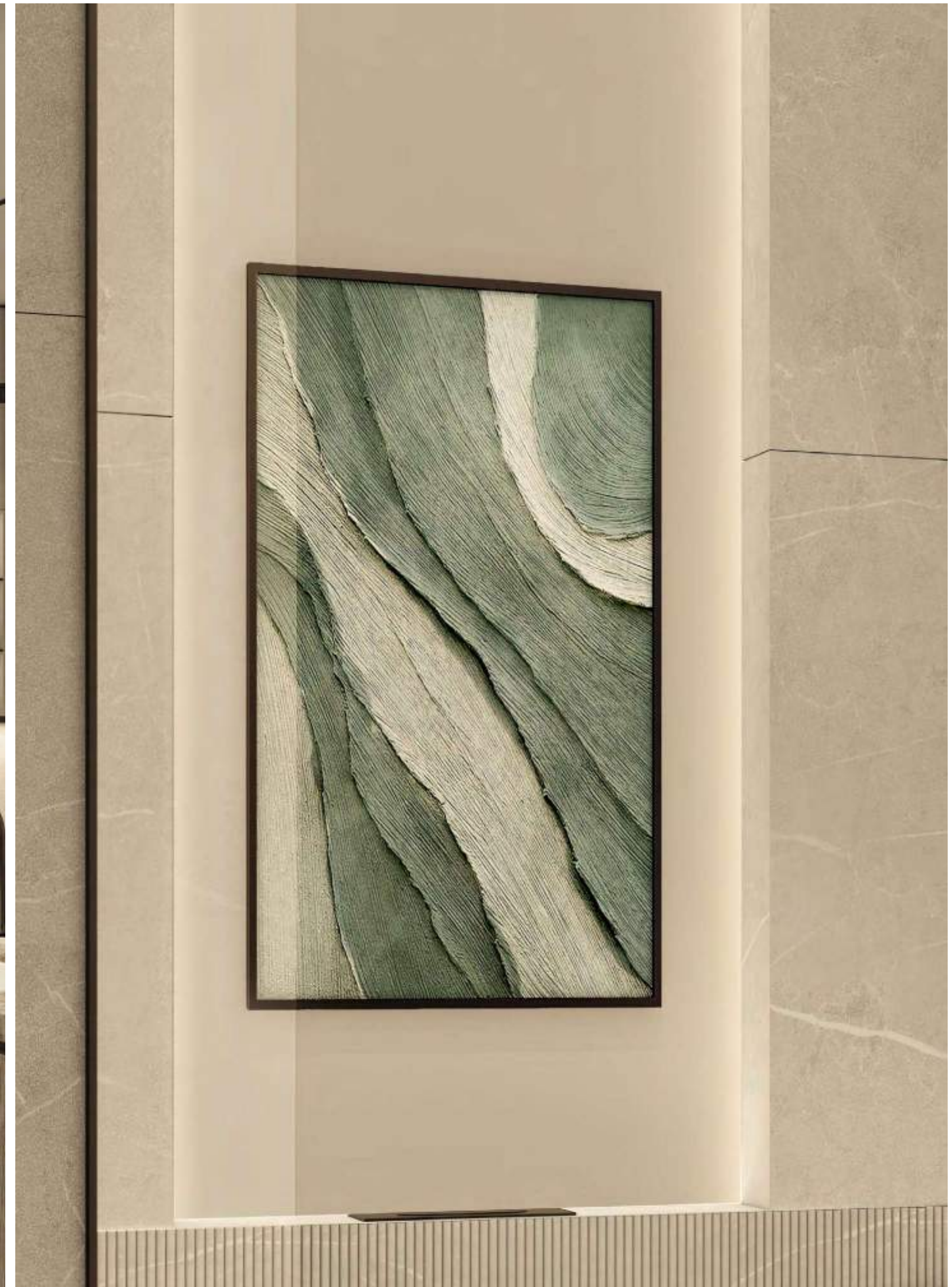
1-4 BEDROOM | KITCHEN



1-4 BEDROOM | MASTER BEDROOM

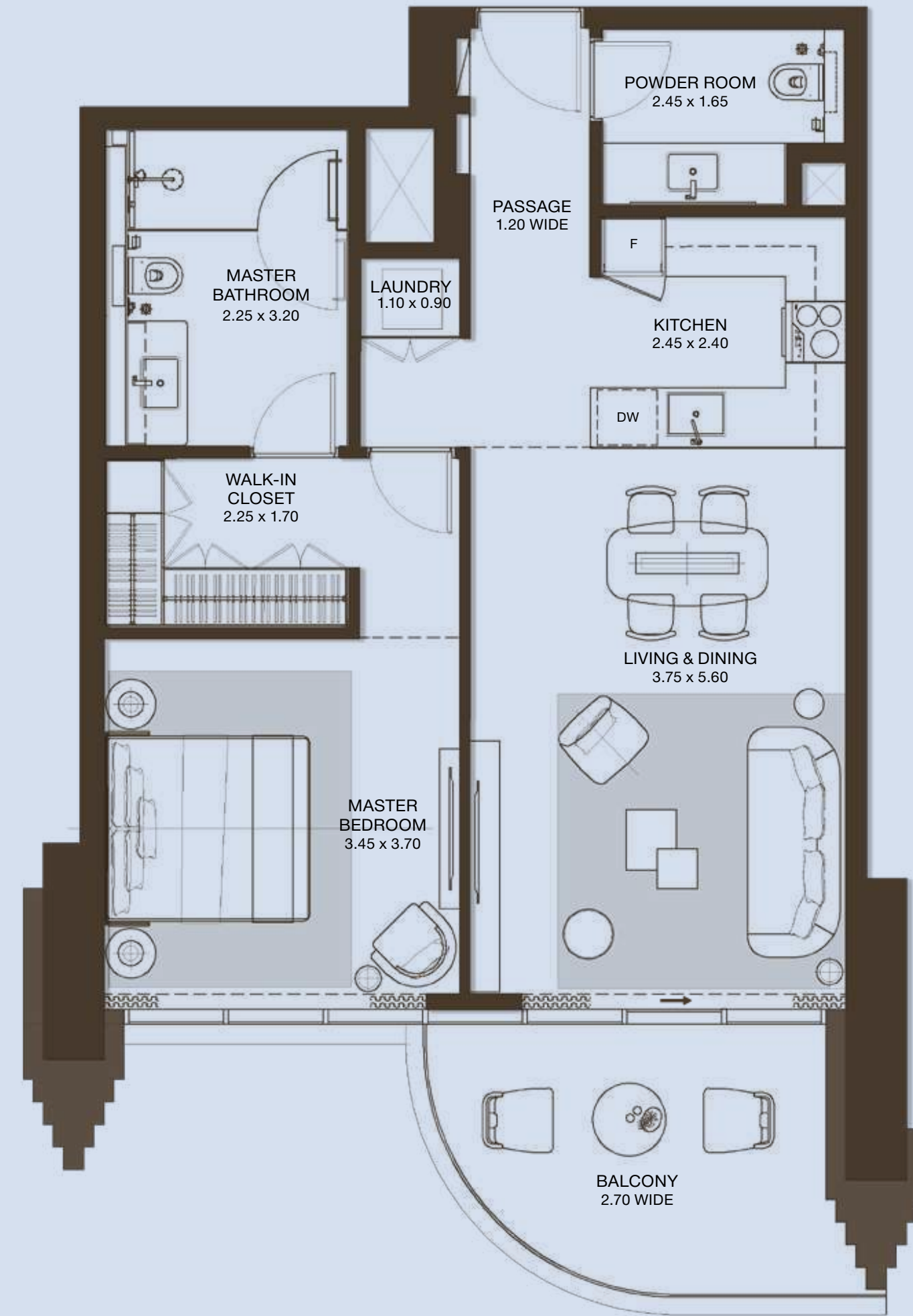
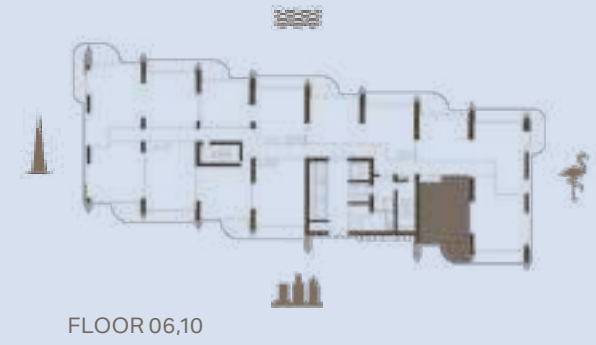
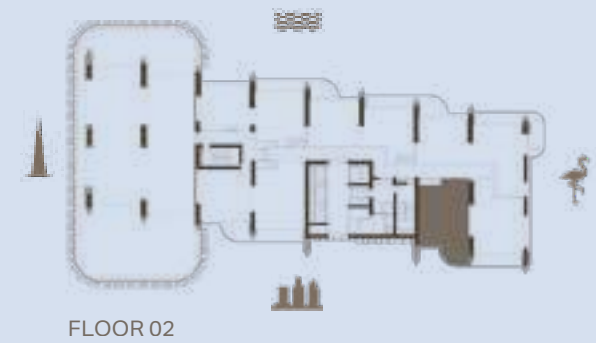


1-4 BEDROOM | MASTER BATHROOM



1-BEDROOM

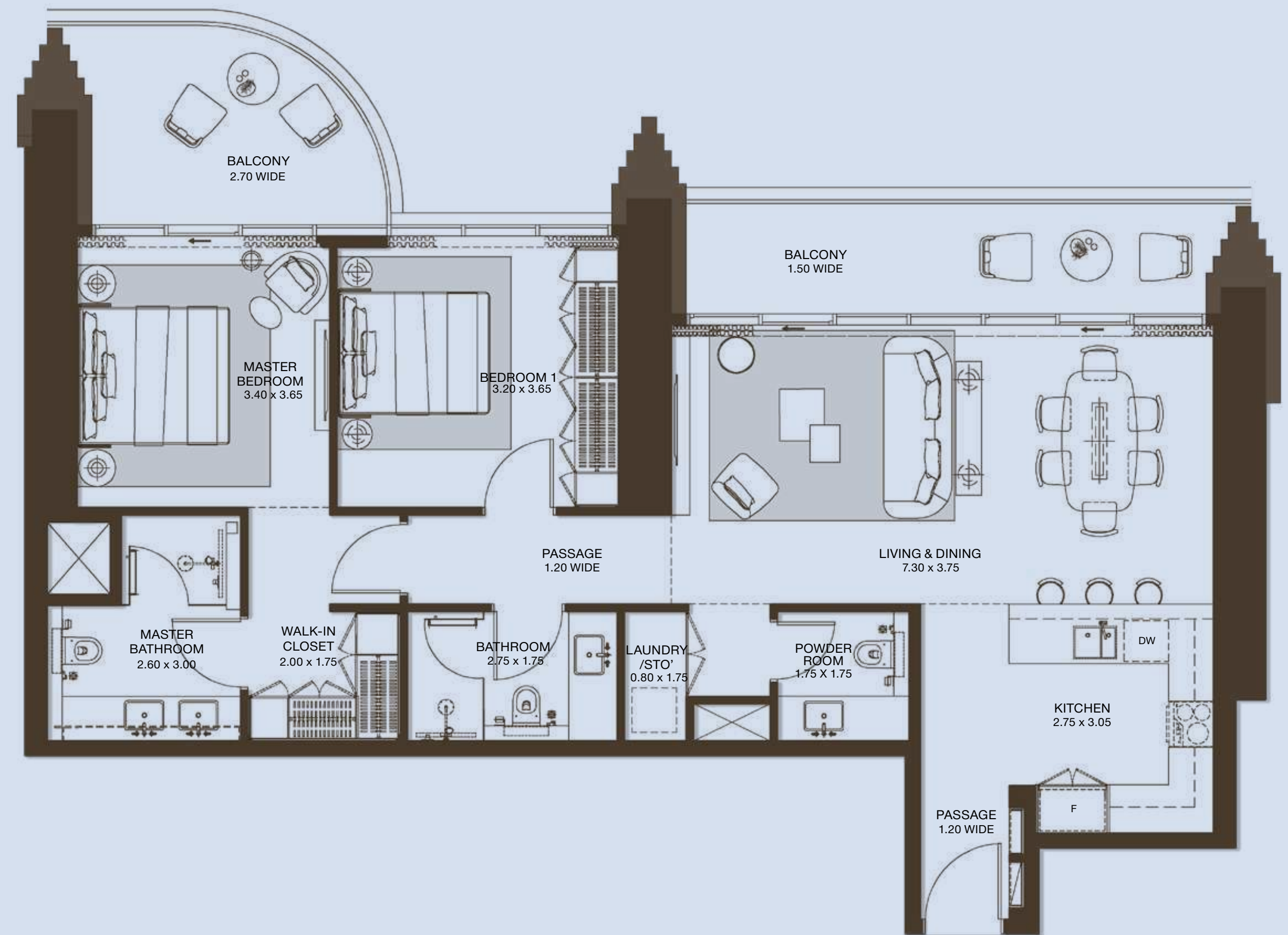
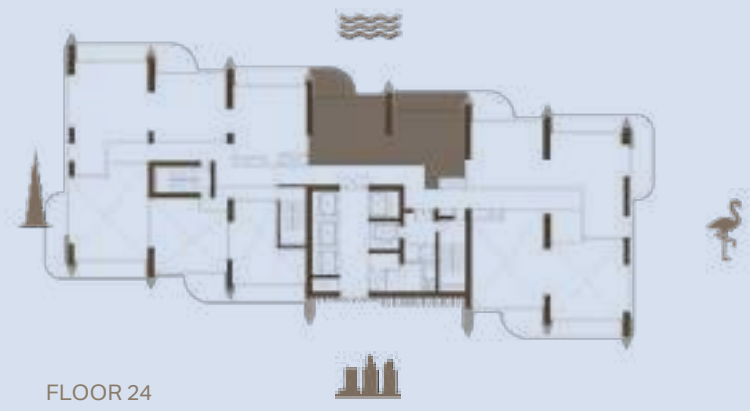
TYPE A.1 / A.9 / A.11



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

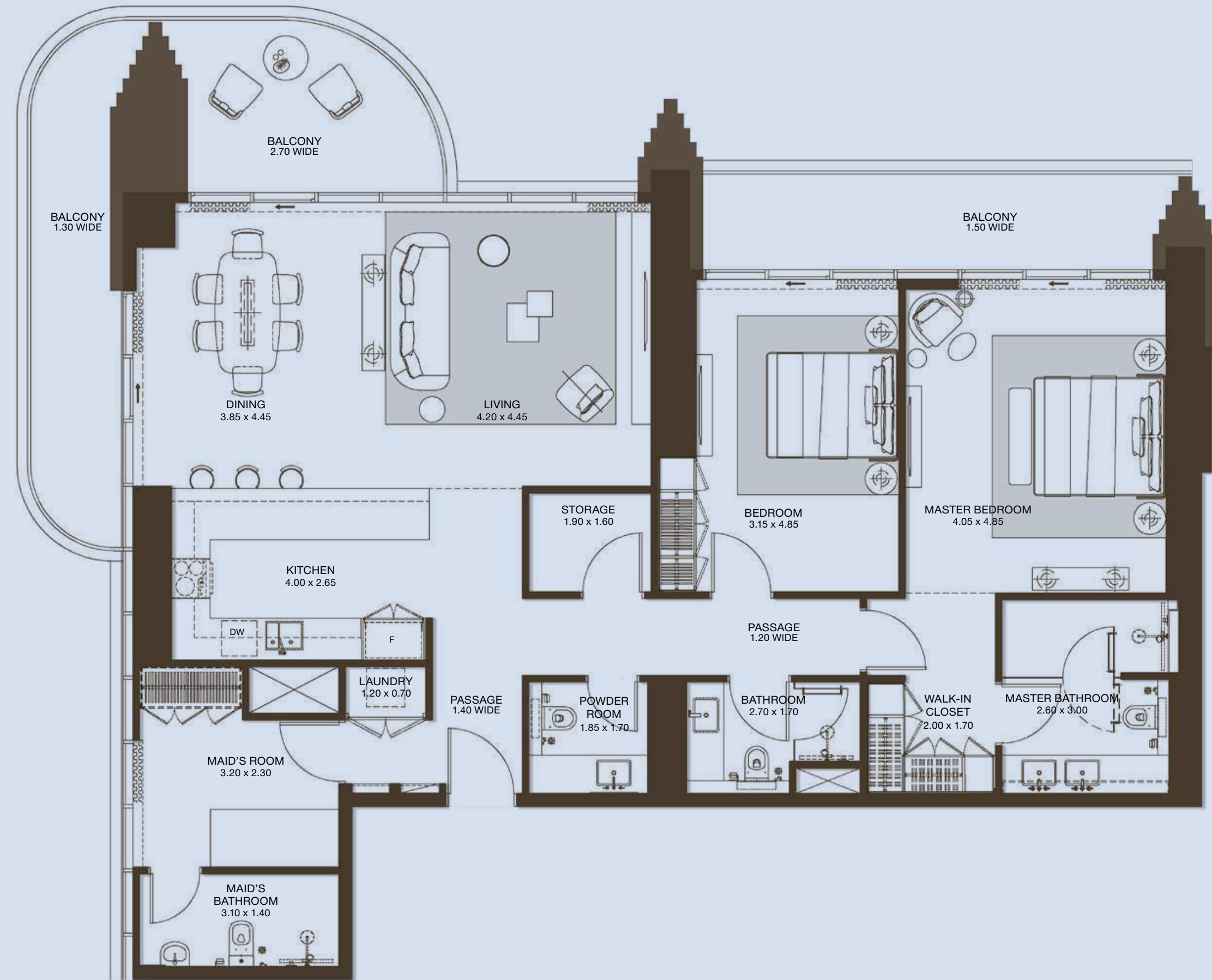
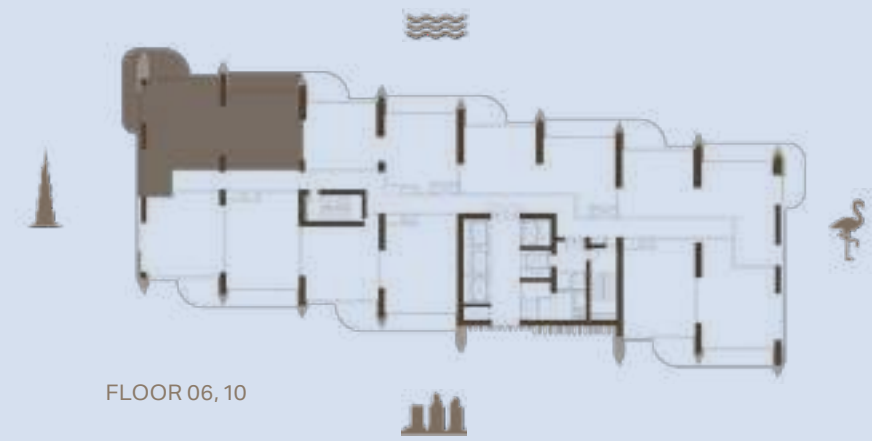


UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
2402	2BR TYPE A.1	108.19	1164.55	23.61	254.14	131.80	1418.68

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2-BEDROOM + MAID

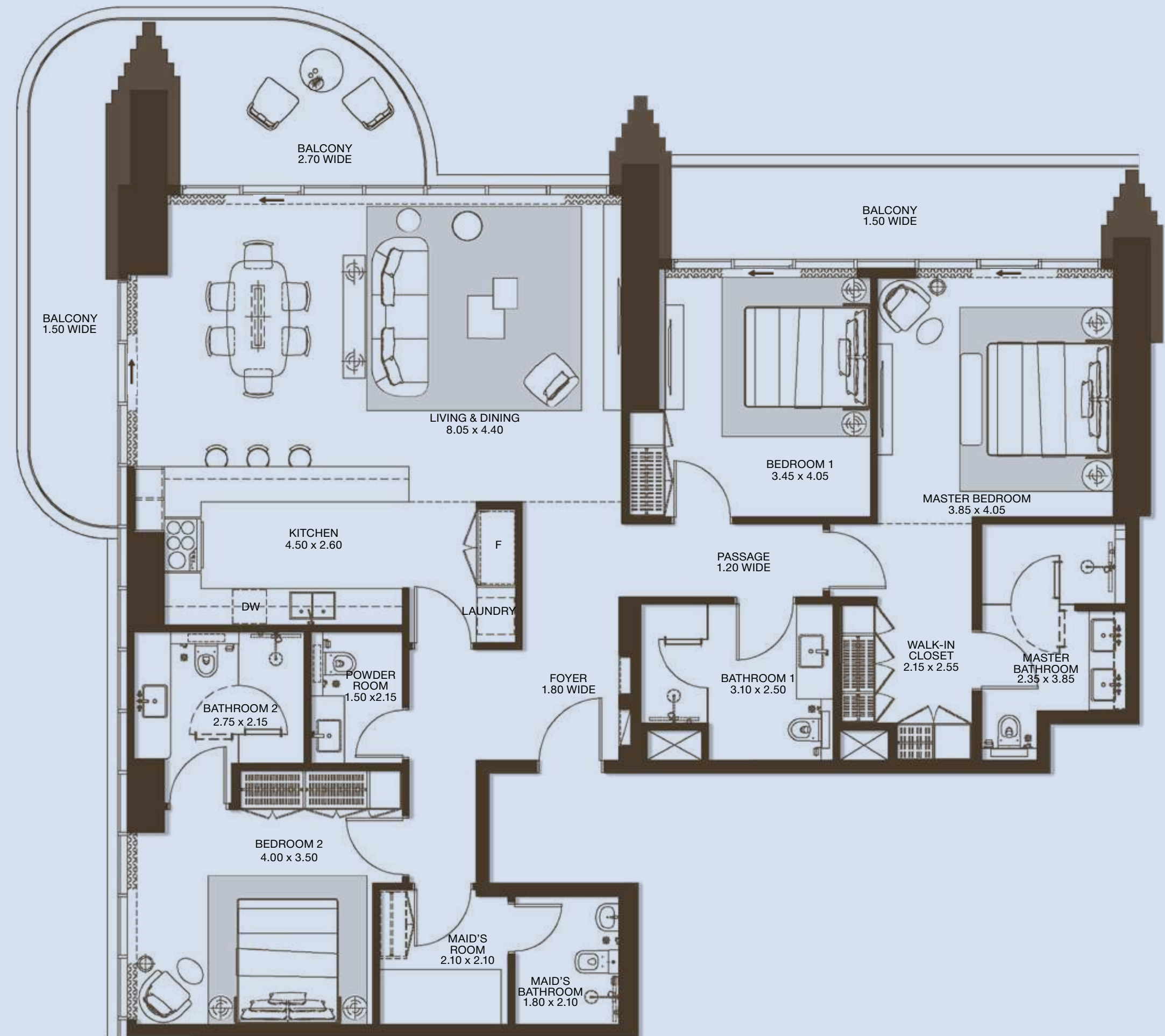
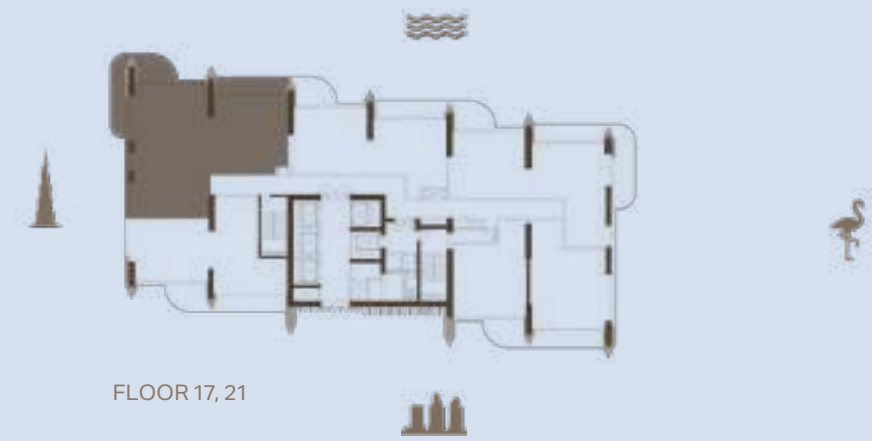
TYPE A.2



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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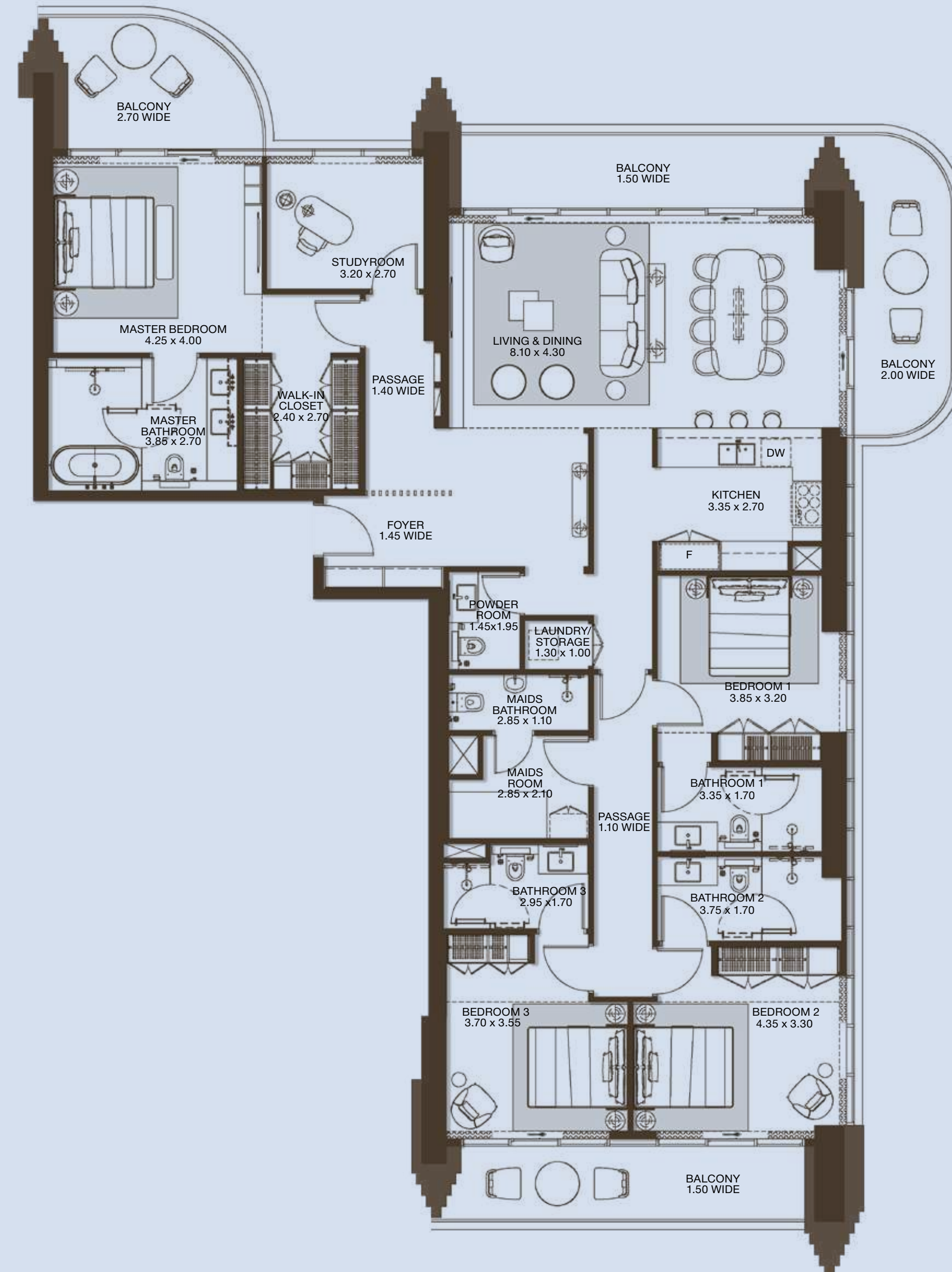
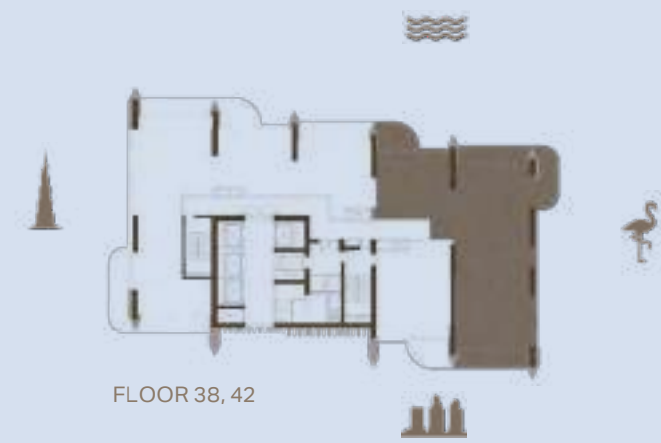
3-BEDROOM TYPE C.2



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



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



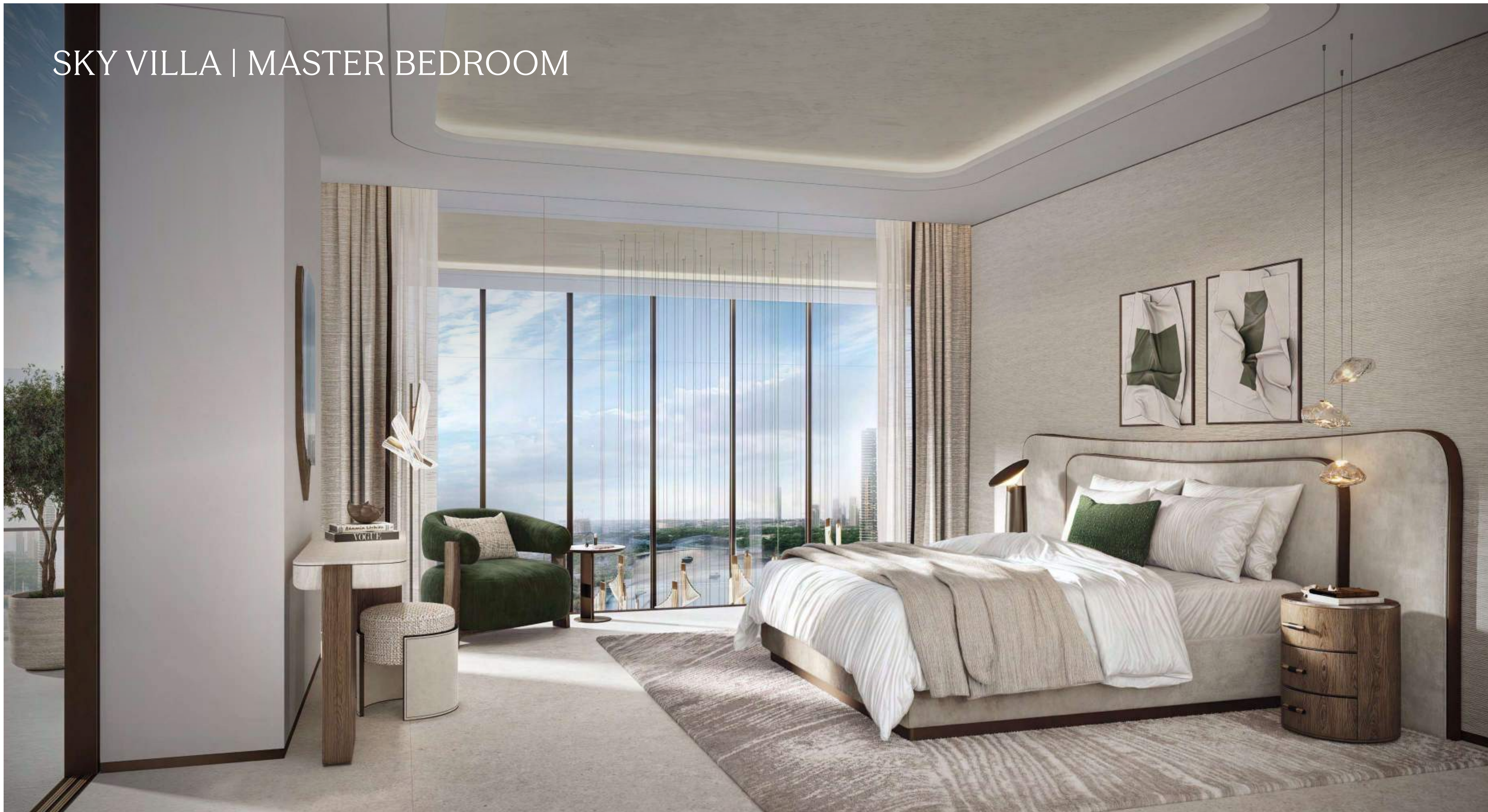
SKY VILLA | DINING ROOM



SKY VILLA | KITCHEN



SKY VILLA | MASTER BEDROOM



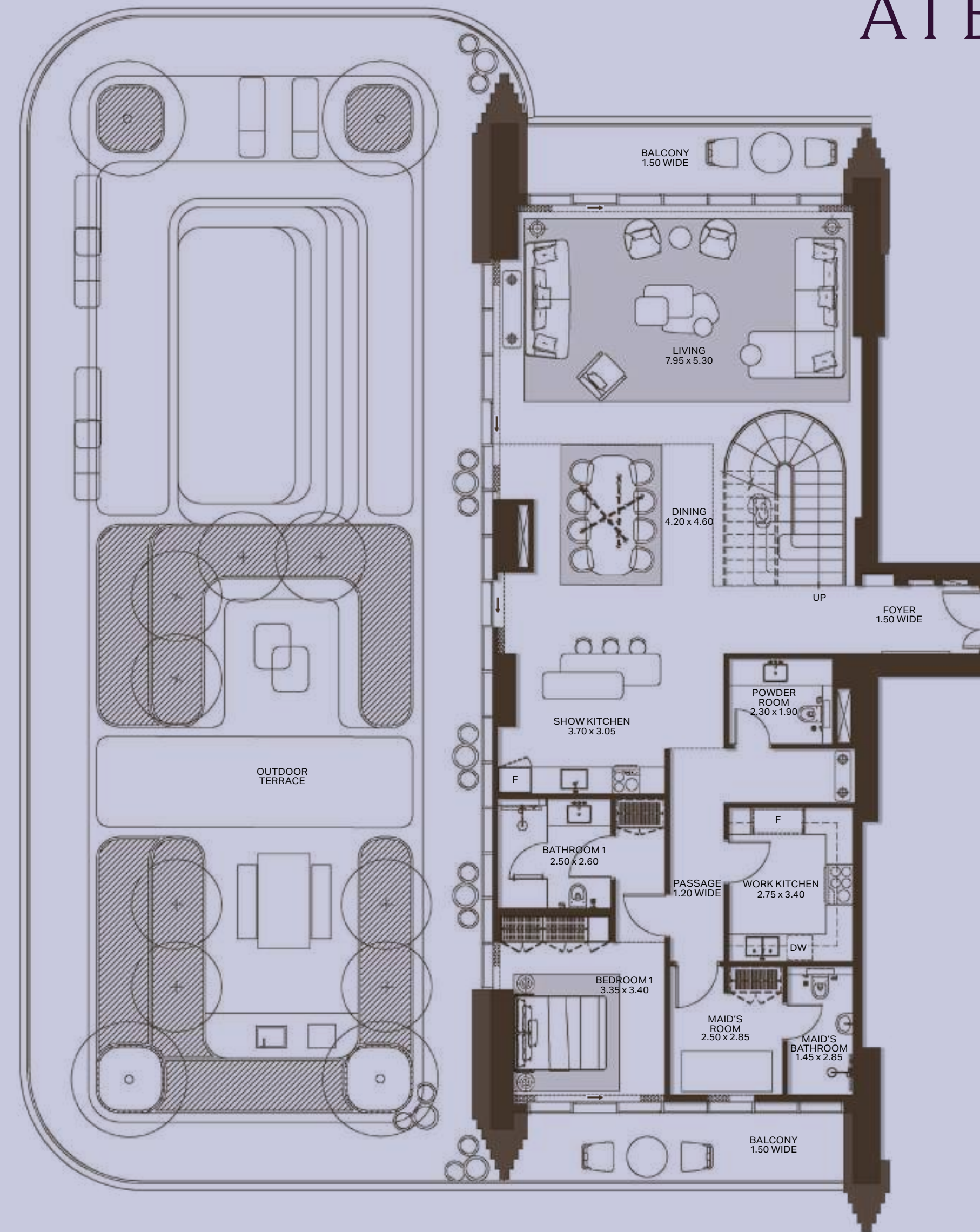
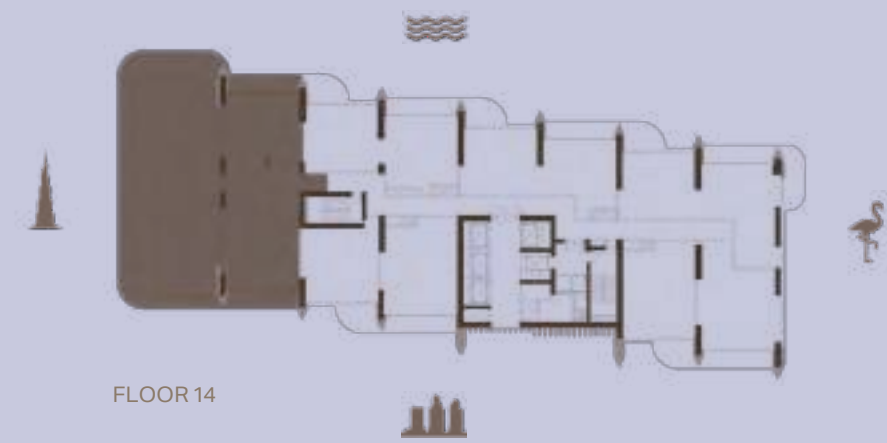
SKY VILLA | MASTER BATHROOM



SKY VILLA

TYPE A | LOWER LEVEL

ATÉLIS AT 



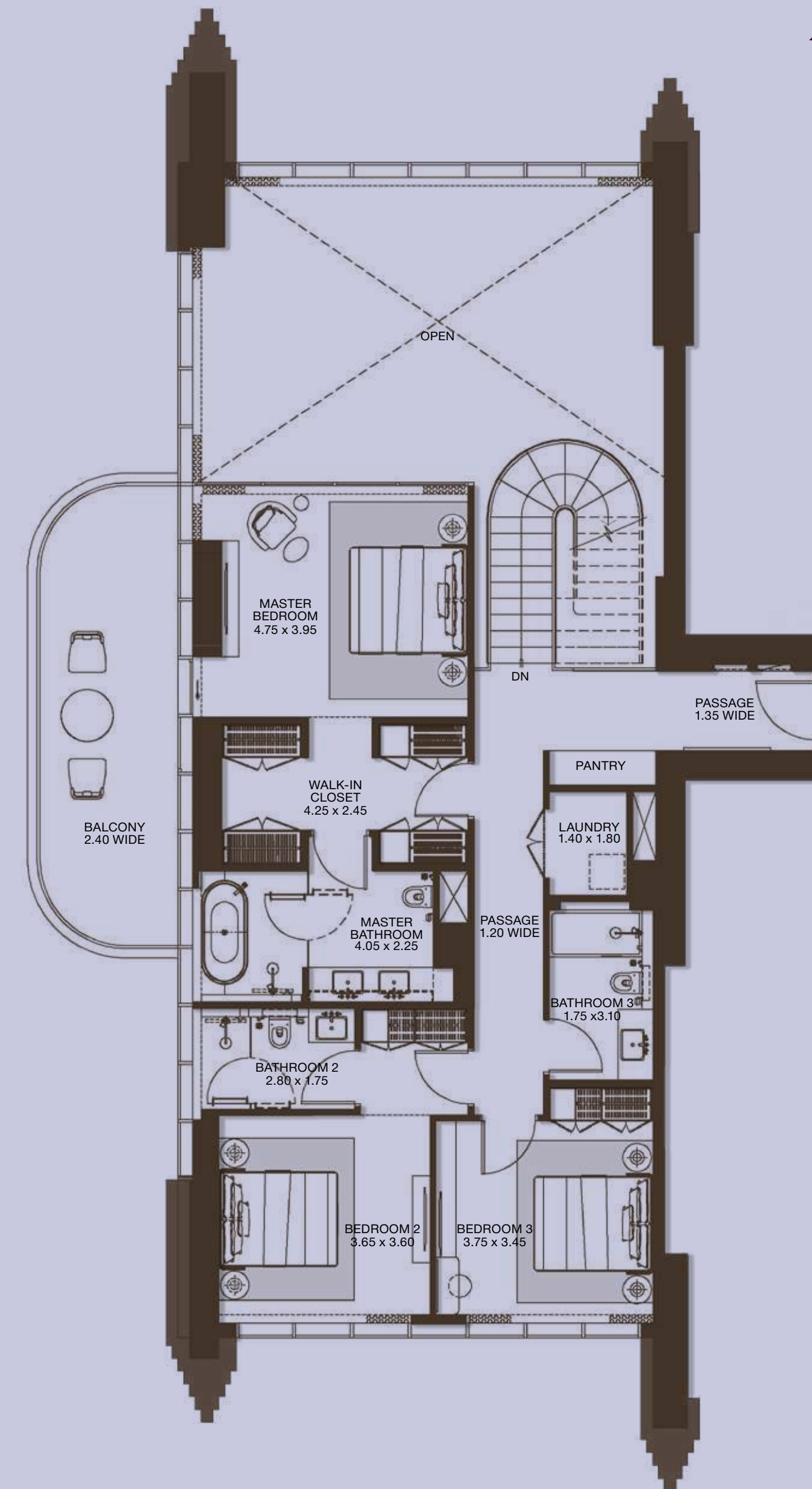
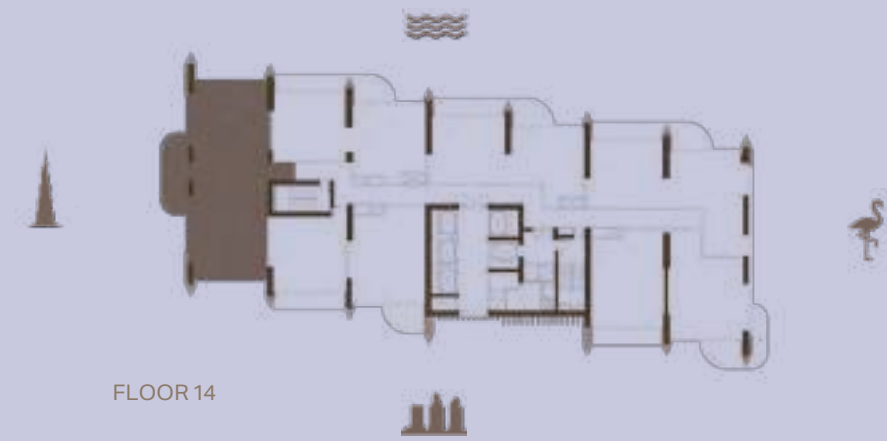
UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
1403	SKY VILLA TYPE A	303.63	3268.25	303.52	3267.06	607.15	6535.31

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SKY VILLA

TYPE A | UPPER LEVEL

ATÉLIS AT 



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



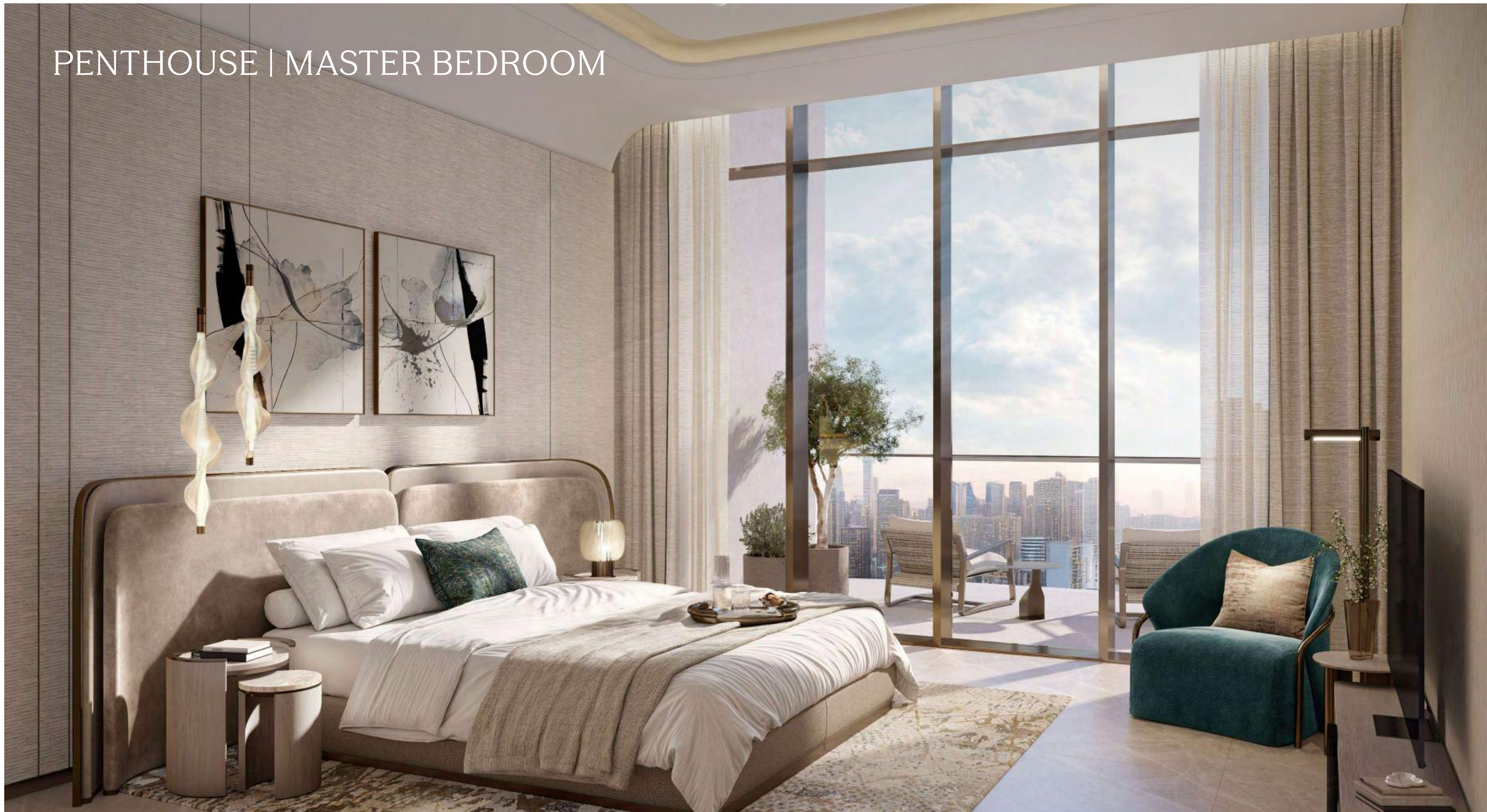
PENTHOUSE | LIVING
AND DINING ROOM



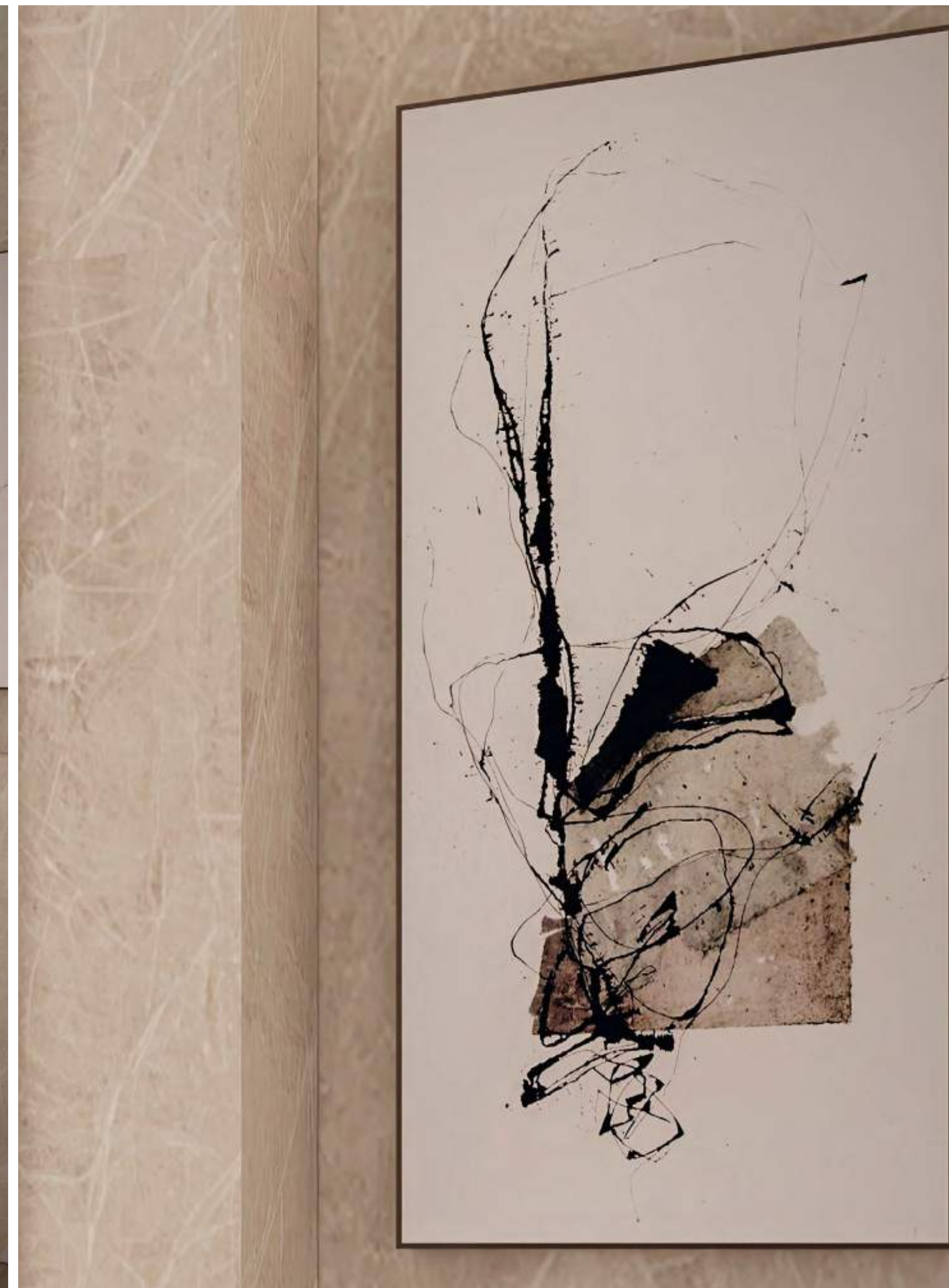
PENTHOUSE | DINING ROOM



PENTHOUSE | MASTER BEDROOM



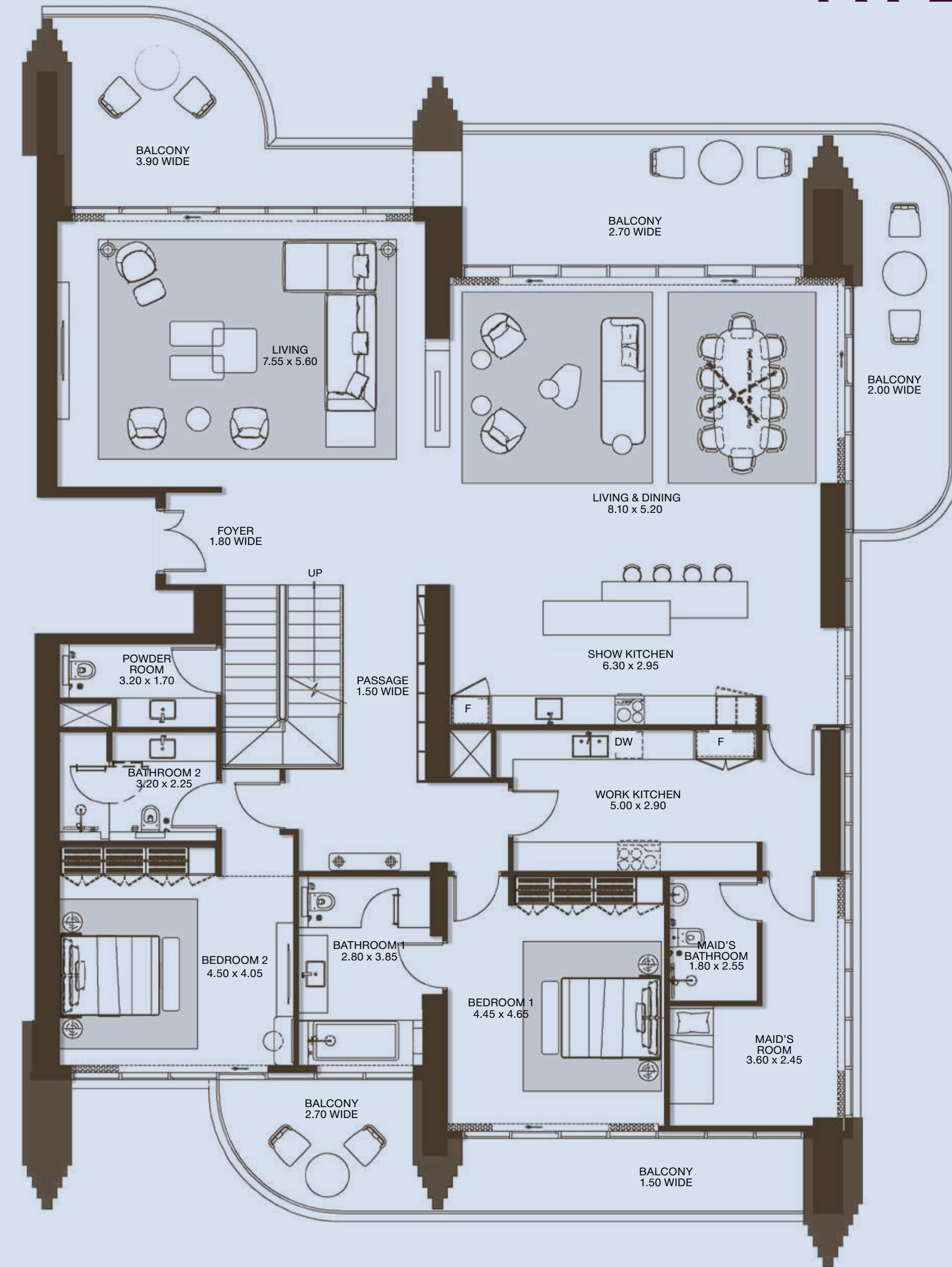
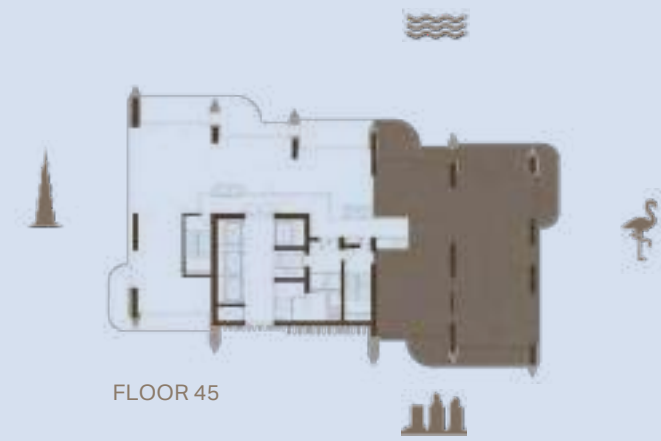
PENTHOUSE | MASTER BATHROOM



PENTHOUSE

TYPE B | LOWER LEVEL

ATÉLIS AT 3

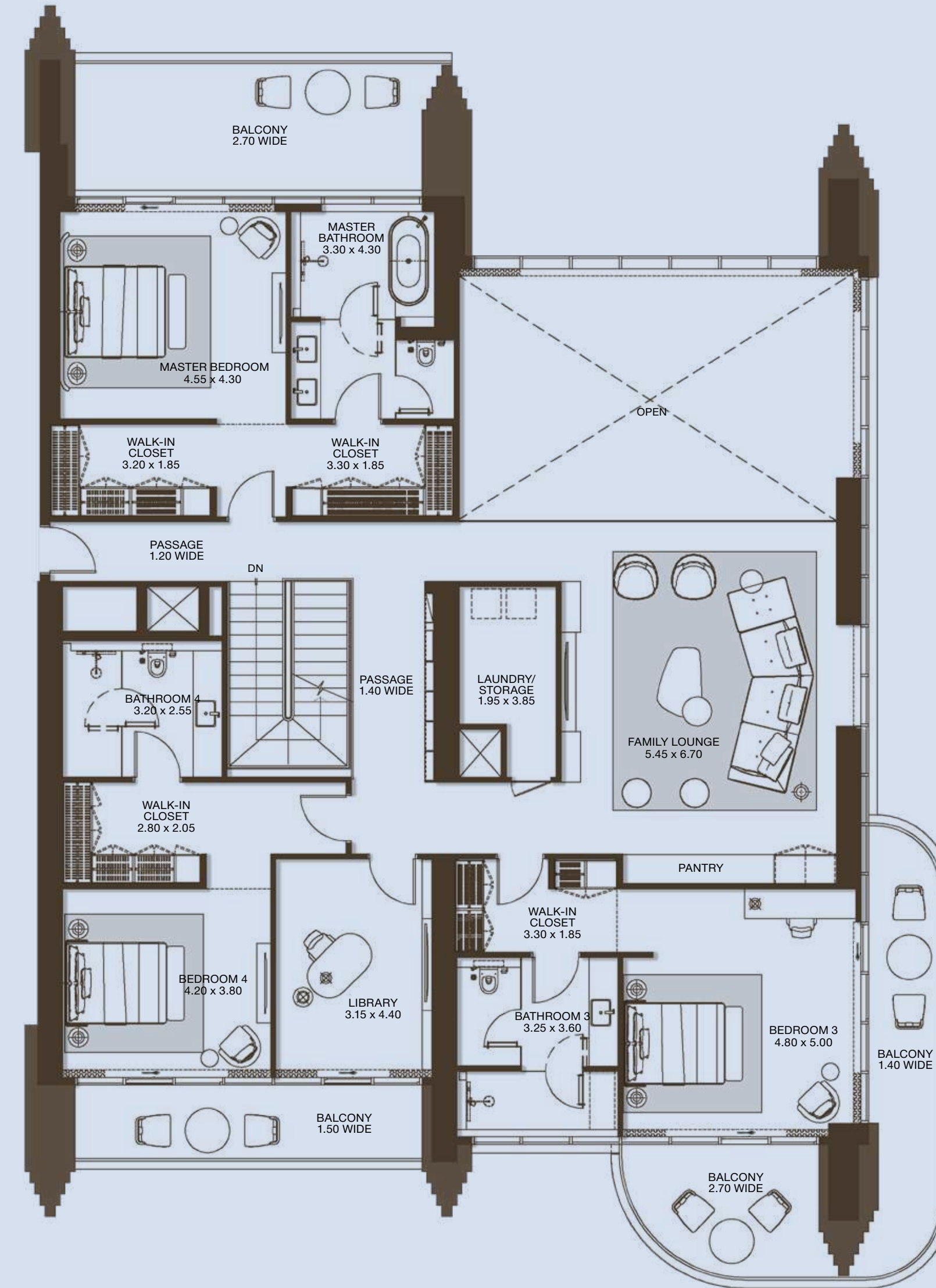
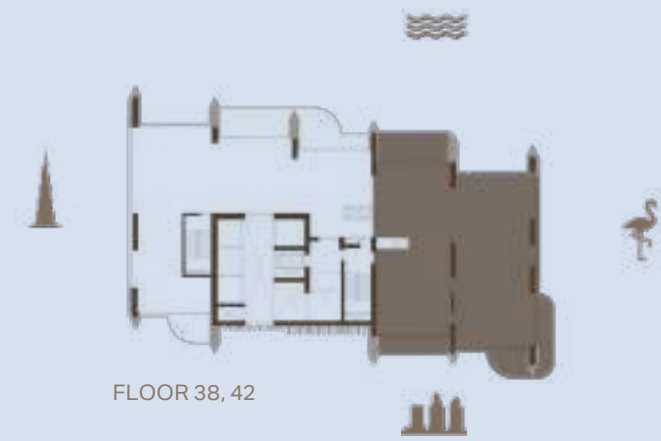


UNIT NUMBER	UNIT TYPE	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
4402	PENTHOUSE TYPE B	532.66	5733.50	143.47	1544.30	676.13	7277.80

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PENTHOUSE

TYPE B | UPPER LEVEL



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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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.

