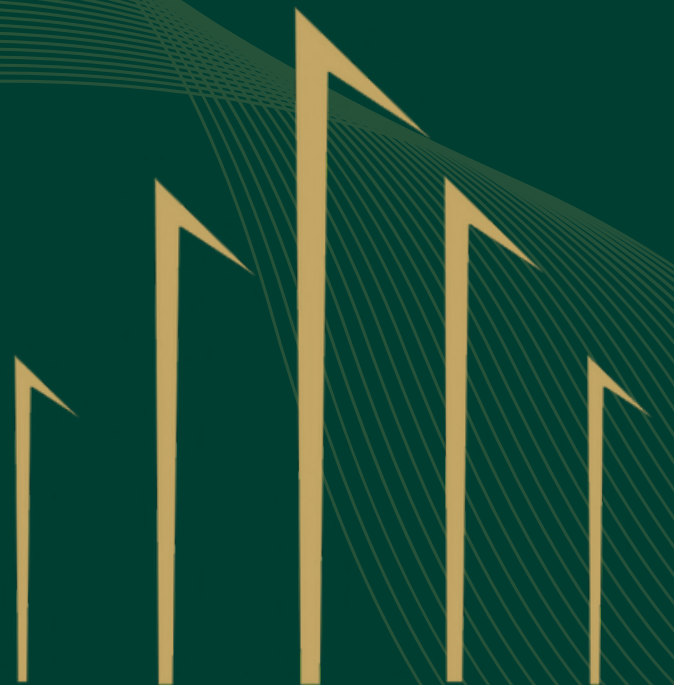




DAR AL AIHAM ONE



Presented by
DAR AL AIHAM properties L.L.C

INTRODUCTION

WHERE MODERN ELEGANCE MEETS EFFORTLESS LIVING

A new benchmark for modern residential living, Designed for those who seek elevated everyday living, Where contemporary design meets timeless comfort.





- BUILDING STRUCTURE
G + 1P + 6 floors.
- RESIDENTIAL UNITS 70
units.
- UNIT MIX Studio, 1, 2 & 3
bedroom.
- UNIT SIZE Up to 1647.20
SQ FT.



This residential development offers a modern living experience defined by elegant architecture, expansive outdoor spaces, and a welcoming community environment. The project is designed to deliver both comfort and sophistication, creating a balanced lifestyle for residents seeking quality and convenience.



2 MIN BUS STATION



3 MIN BLUELINE METRO STATION



7 MIN HOSPITAL



Dubai Airport



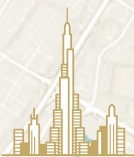
Dubai Festival City



City Centre Mirdif



Mirdif Hills

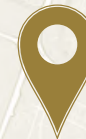


Burj Khalifa



Dubai Creek Tower

DAR AL AIHAM ONE



SILICON OASIS



PROJECT AMENITIES



GYM



Swimming Pool



Jogging Track



Lush Landscaping



24/7 Security



Outdoor Family Seating



Wellbeing Design



Fully Fitted Kitchen



Kids Area



Regular Maintenance

YOUR HOME, YOUR DREAM.











RECEPTION AREA LOBBY AREA

- An elegant entrance finished with premium marble, where the natural veining creates a serene ambiance and a refined visual composition that reflects luxury from the very first step.

DAR ALAIHAM

RECEPTION AREA
LOBBY AREA

RECEPTION AREA
LOBBY AREA



● The interplay of natural light, premium finishes, and modern fixtures defines us. Floor-to-ceiling windows maximize natural light and connect to the outdoors. Thoughtfully designed layouts provide a perfect balance of intimacy and openness, offering spaces that adapt to your lifestyle.









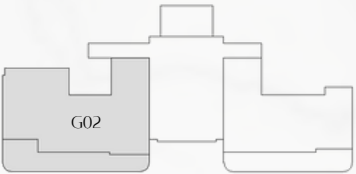




3 Bedroom apartment



G02	Square Meter	Square Foot
Suite Area	119.62 SQ.M	1287.58 SQ.F
Balcony Area	33.41 SQ.M	359.62 SQ.F
Total Area	153.03 SQ.M	1647.20 SQ.F



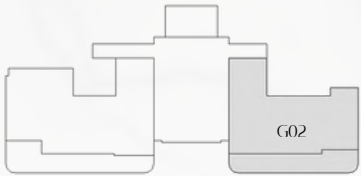
Ground Floor



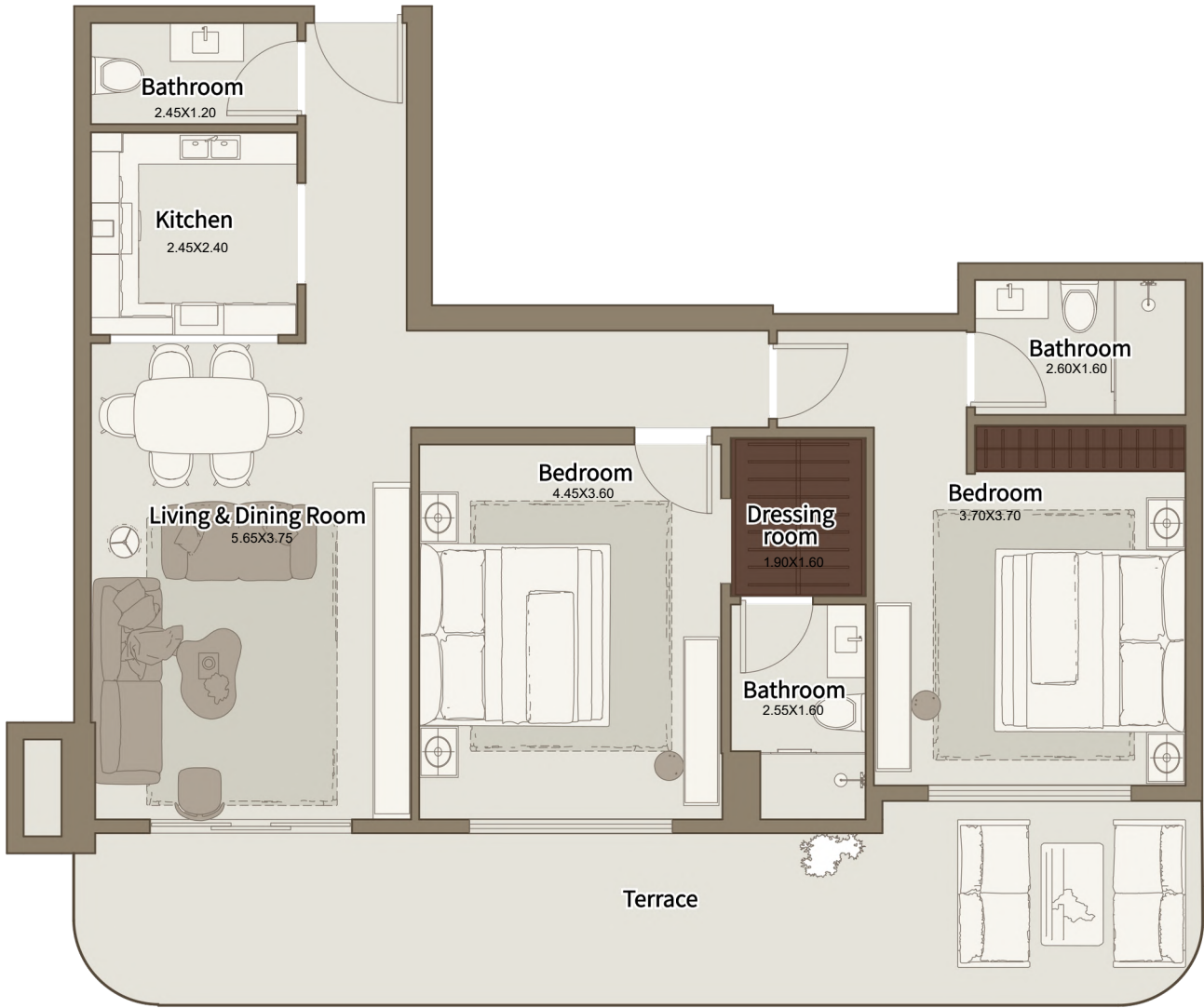
2 Bedroom apartment / Type A



G02	Square Meter	Square Foot
Suite Area	94.64 SQ.M	1018.70 SQ.F
Balcony Area	27.10 SQ.M	291.70 SQ.F
Total Area	121.74 SQ.M	1310.40 SQ.F

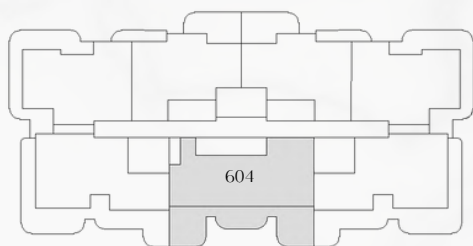


Ground Floor

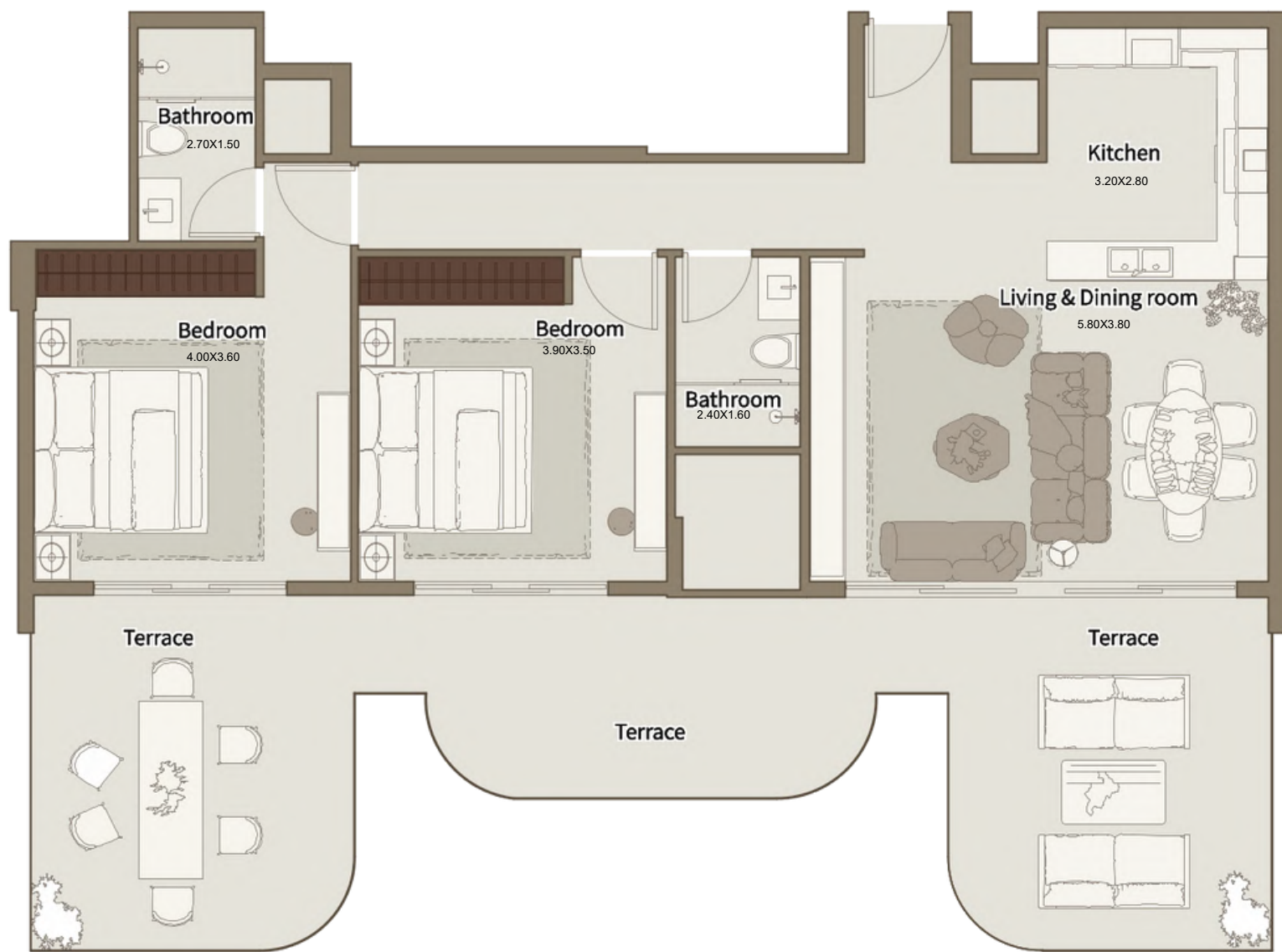


2 Bedroom apartment / Type B

604	Square Meter	Square Foot
Suite Area	92.96 SQ.M	1000.61 SQ.F
Balcony Area	52.19 SQ.M	561.77 SQ.F
Total Area	145.15 SQ.M	1562.38 SQ.F



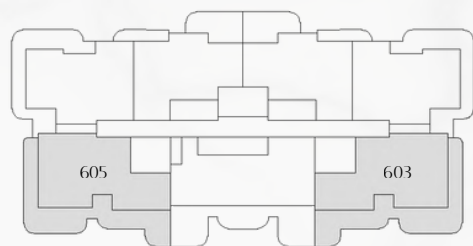
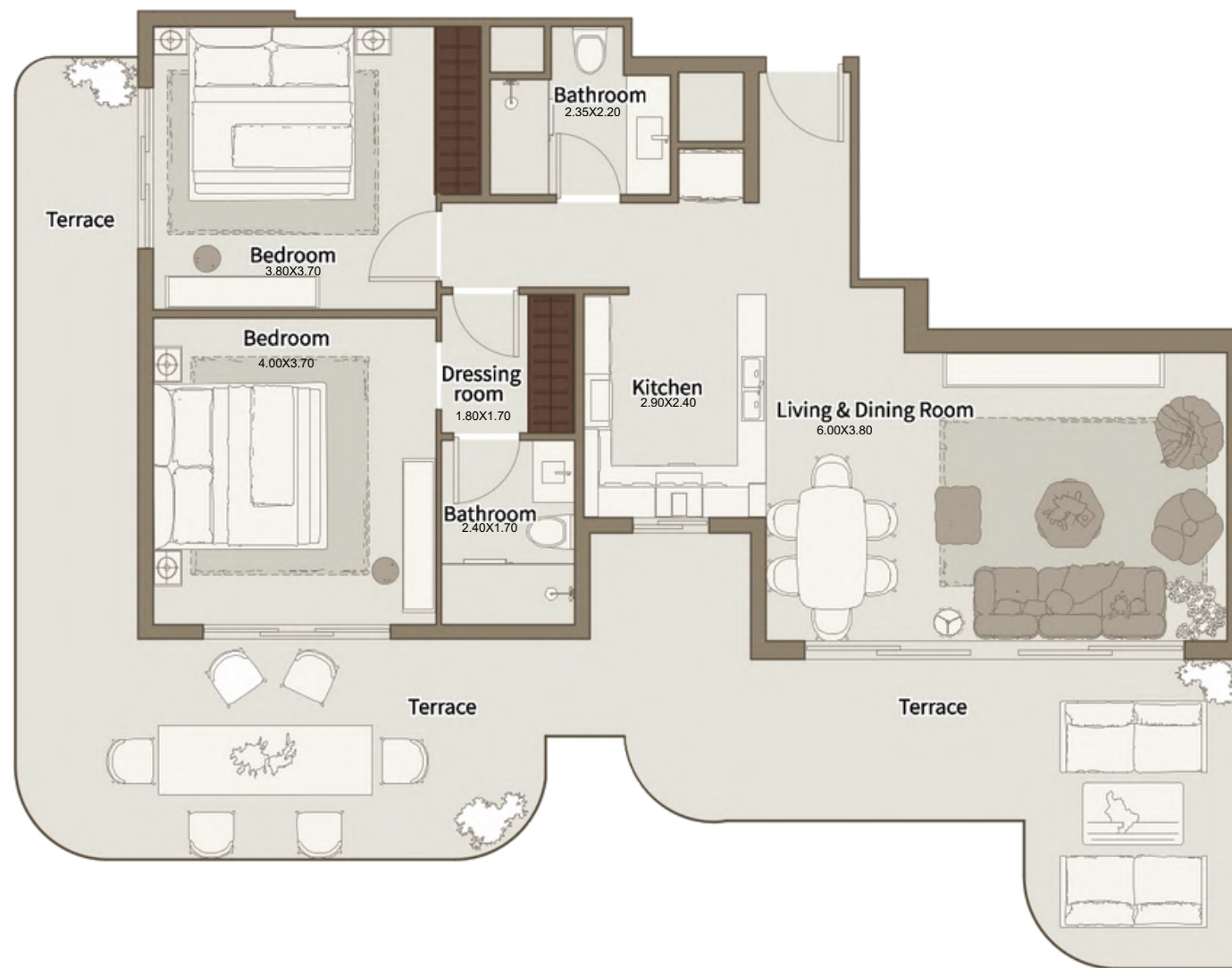
Sixth floor



2 Bedroom apartment / Type C



603 605	Square Meter	Square Foot
Suite Area	88.60 SQ.M	953.68 SQ.F
Balcony Area	58.63 SQ.M	631.09 SQ.F
Total Area	147.23 SQ.M	1584.77 SQ.F

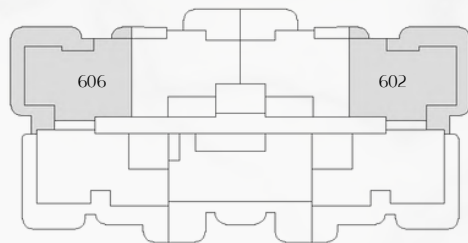


Sixth floor

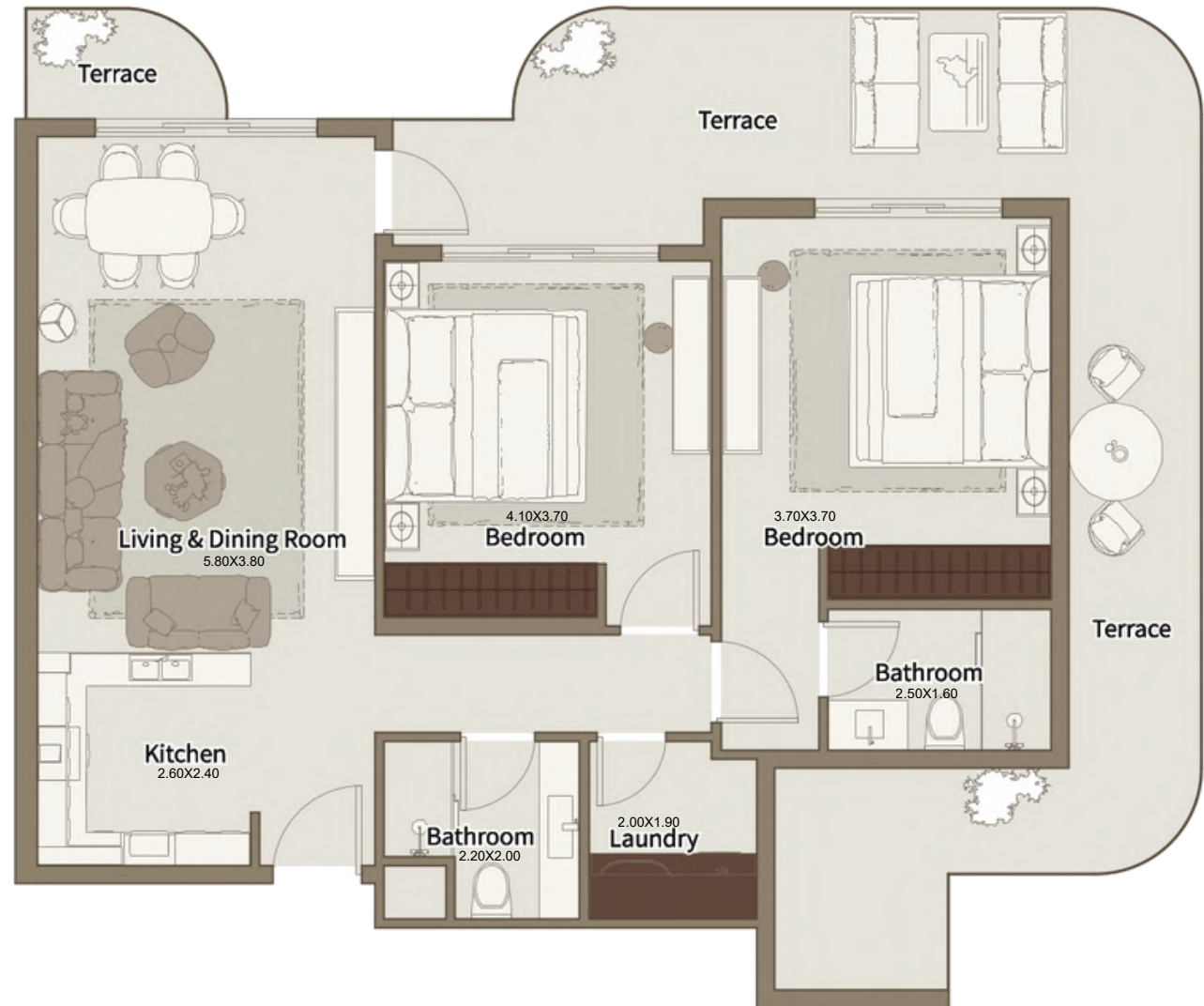
2 Bedroom apartment / Type D



602 606	Square Meter	Square Foot
Suite Area	86.51 SQ.M	933.69 SQ.F
Balcony Area	42.15 SQ.M	453.70 SQ.F
Total Area	128.89 SQ.M	1387.39 SQ.F



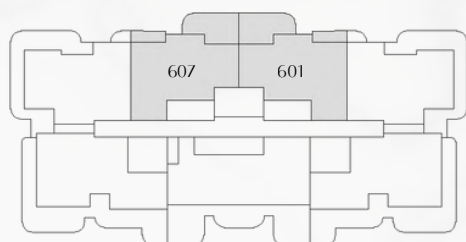
Sixth floor



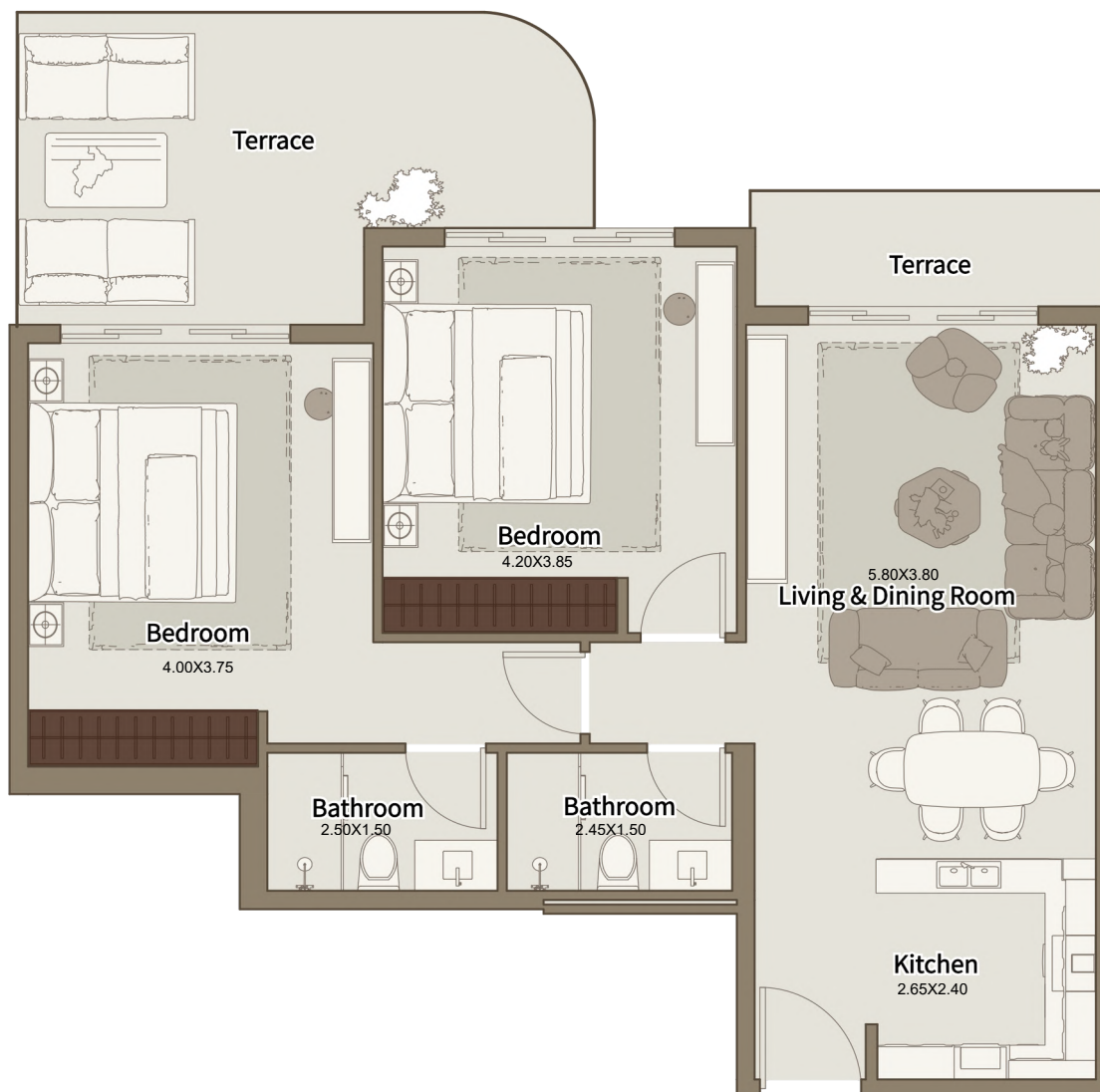
2 Bedroom apartment / Type E



601 607	Square Meter	Square Foot
Suite Area	82.95 SQ.M	892.87 SQ.F
Balcony Area	23.59 SQ.M	253.92 SQ.F
Total Area	106.54 SQ.M	1146.79 SQ.F



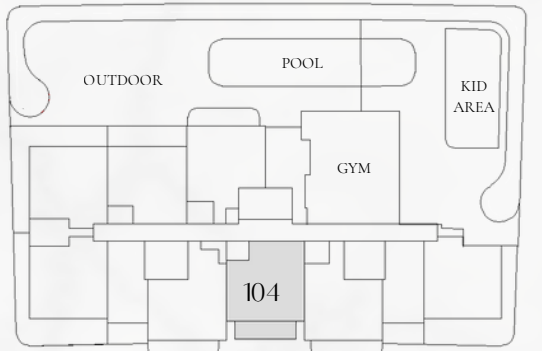
Sixth floor



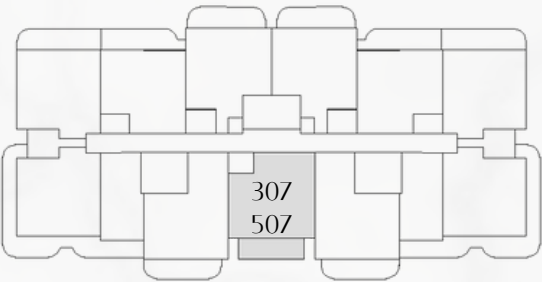
1 Bedroom Apartment / Type A



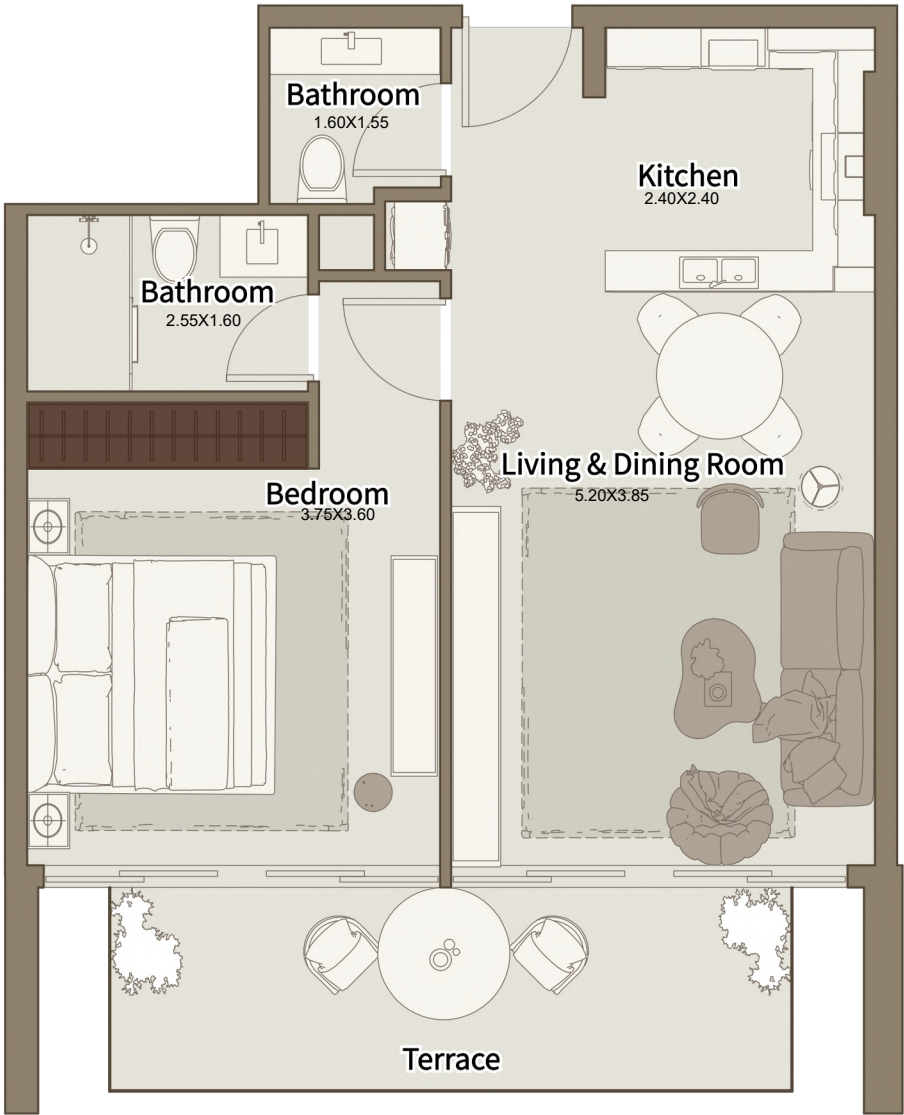
104 307 507	Square Meter	Square Foot
Suite Area	58.09 SQ.M	625.28 SQ.F
Balcony Area	12.21 SQ.M	131.43 SQ.F
Total Area	70.30 SQ.M	756.70 SQ.F



First Floor



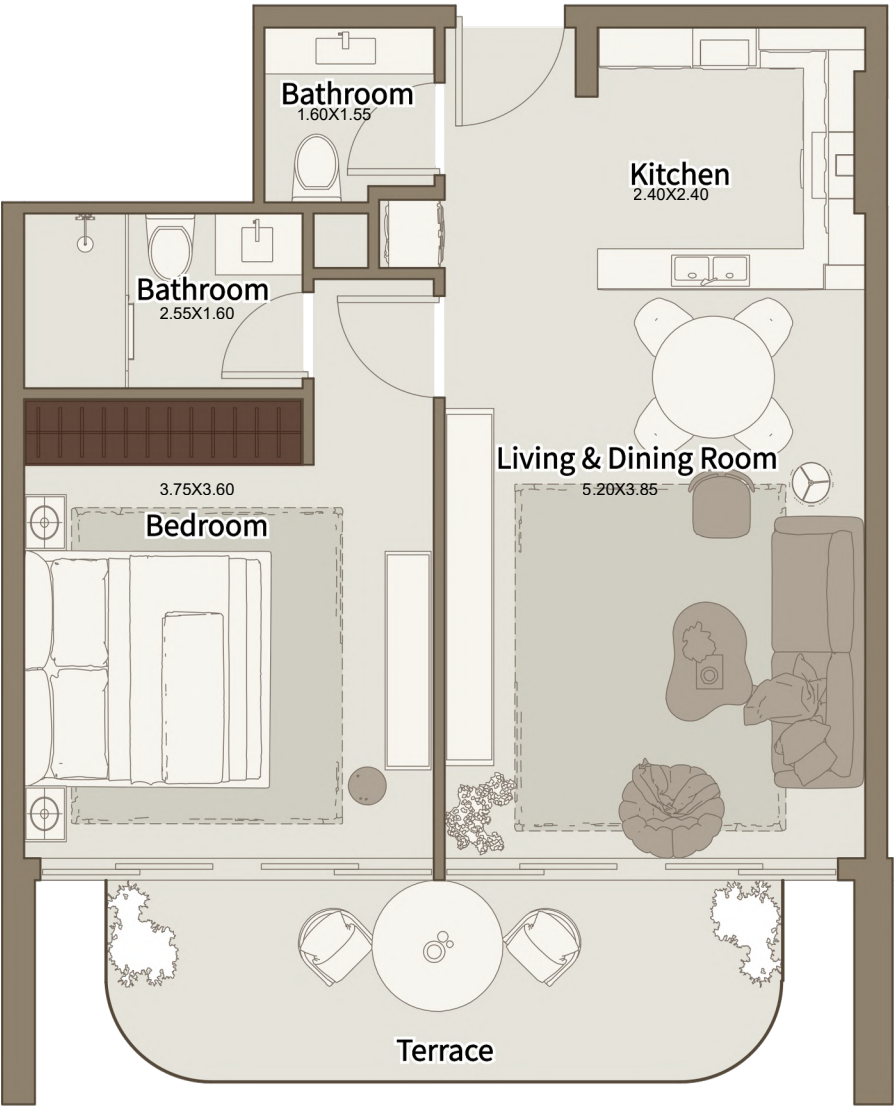
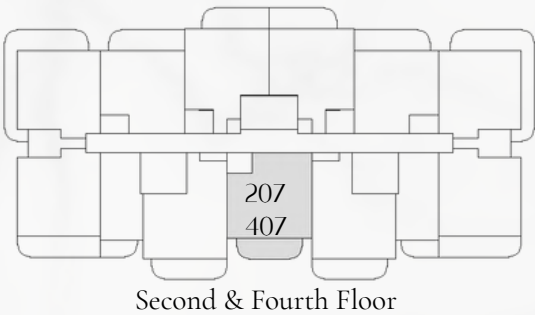
Third & Fifth Floor



1 Bedroom Apartment / Type A

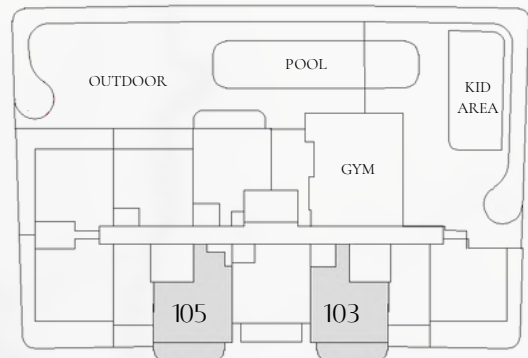


207 407	Square Meter	Square Foot
Suite Area	58.07 SQ.M	625.06 SQ.F
Balcony Area	11.77 SQ.M	126.69 SQ.F
Total Area	69.84 SQ.M	751.75 SQ.F

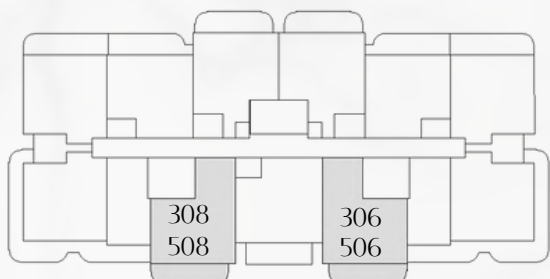


1 Bedroom Apartment / Type B

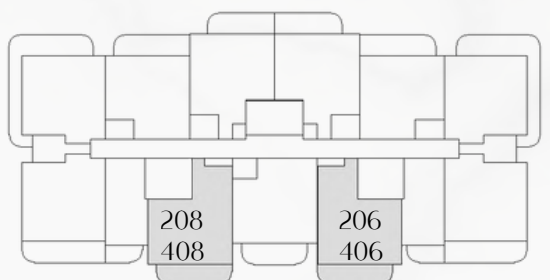
103 – 105	Square Meter	Square Foot
208 – 206		
306 – 308		
408 – 406		
506 – 508		
Suite Area	59.91 SQ.M	644.87 SQ.F
Balcony Area	13.15 SQ.M	141.55 SQ.F
Total Area	73.06 SQ.M	786.41 SQ.F



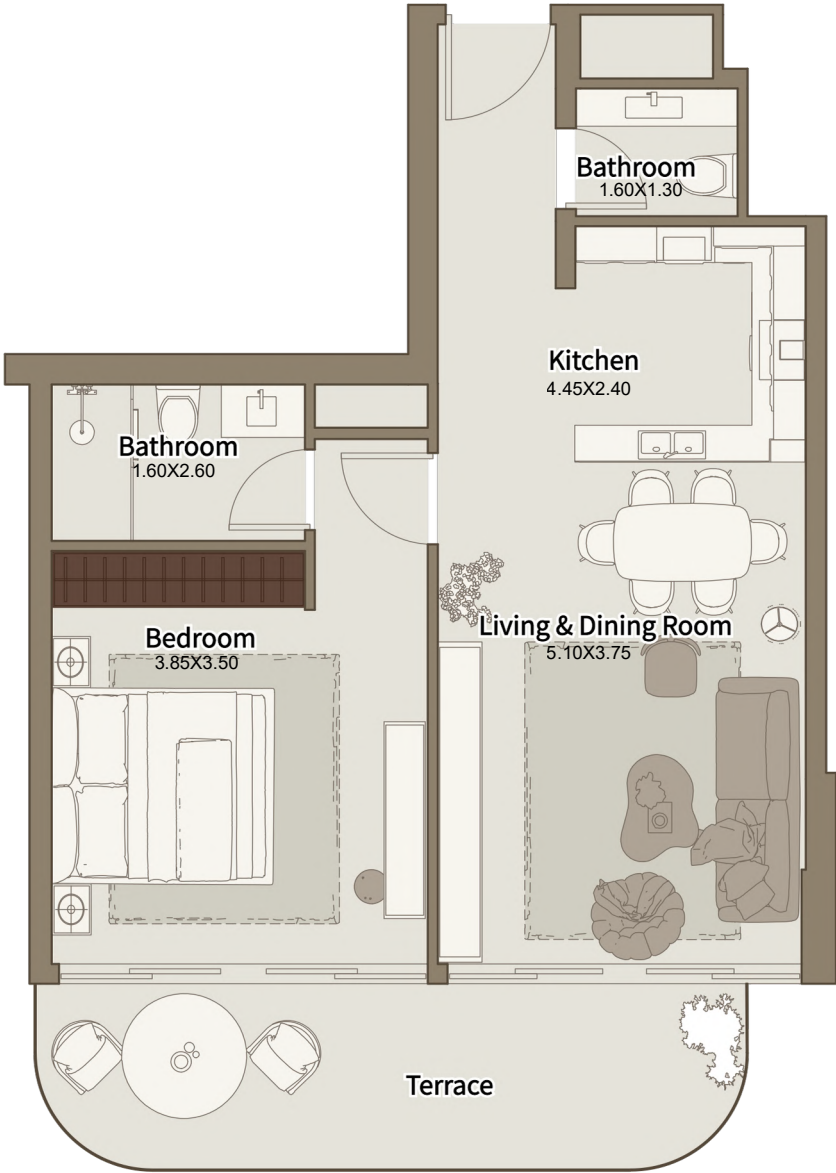
First Floor



Third & Fifth Floor



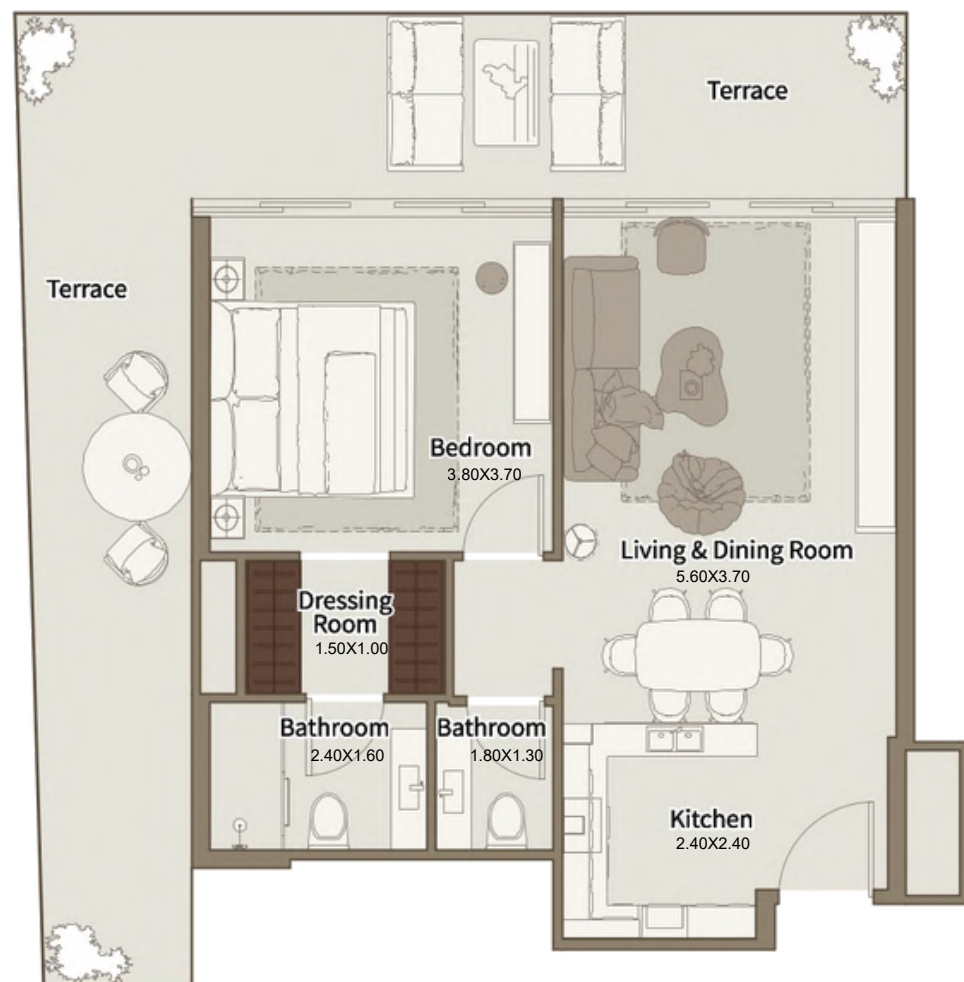
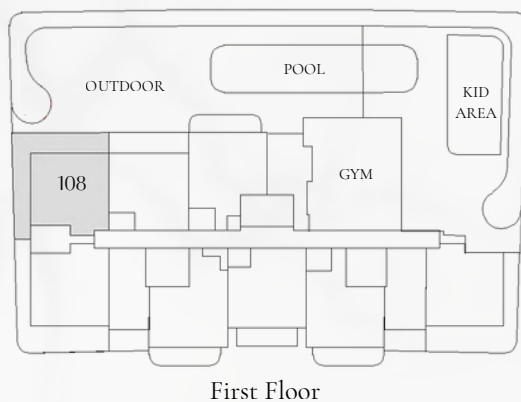
Second & Fourth Floor



1 Bedroom apartment / Type C1



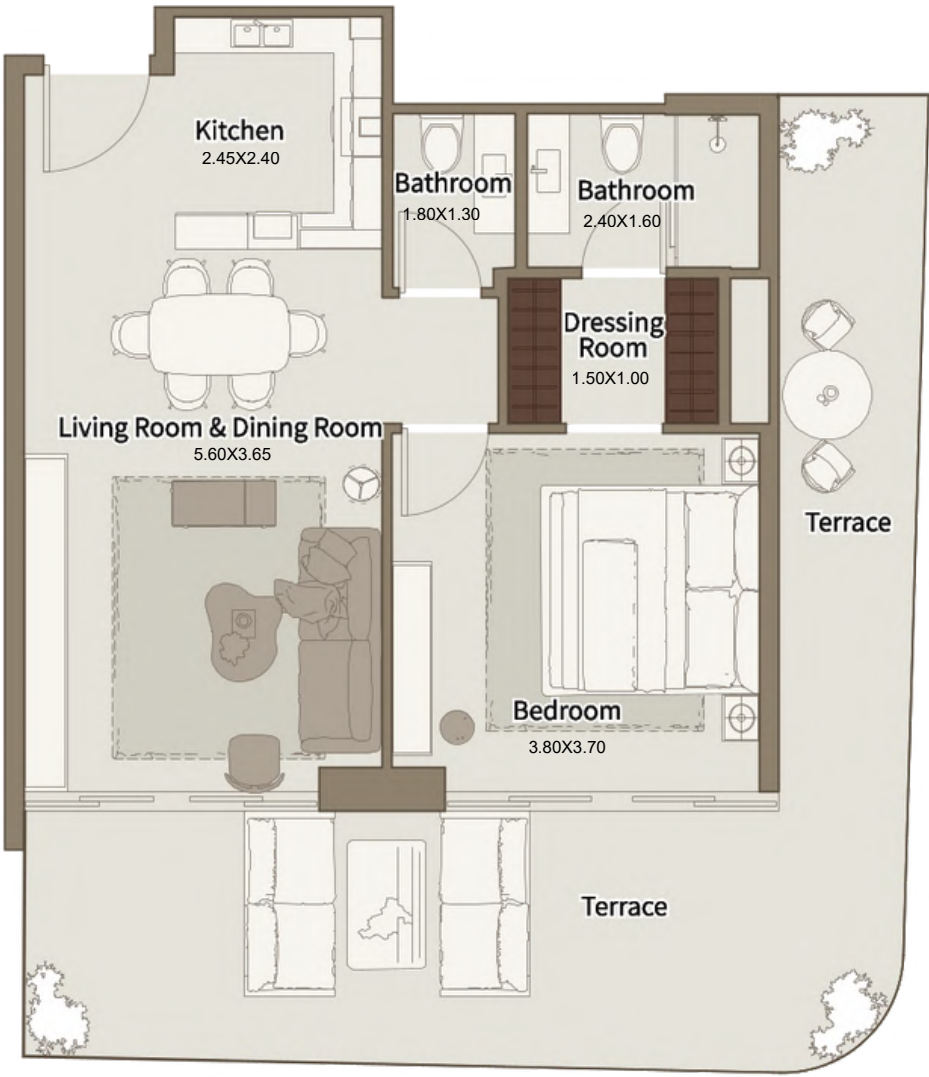
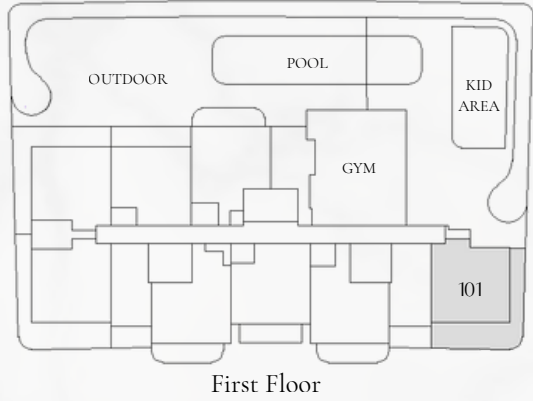
108	Square Meter	Square Foot
Suite Area	58.47 SQ.M	629.37 SQ.F
Balcony Area	35.96 SQ.M	387.07 SQ.F
Total Area	94.43 SQ.M	1016.44 SQ.F



1 Bedroom Apartment / Type C2

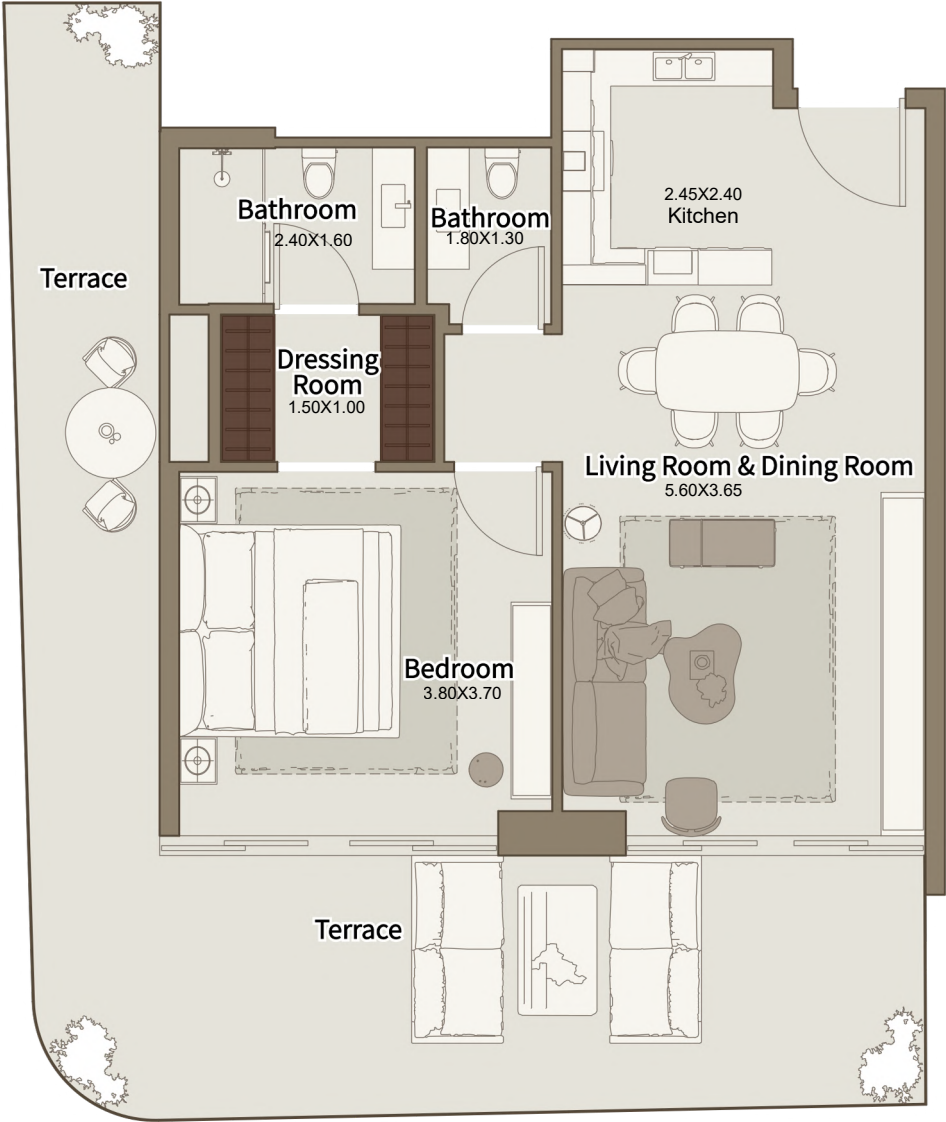
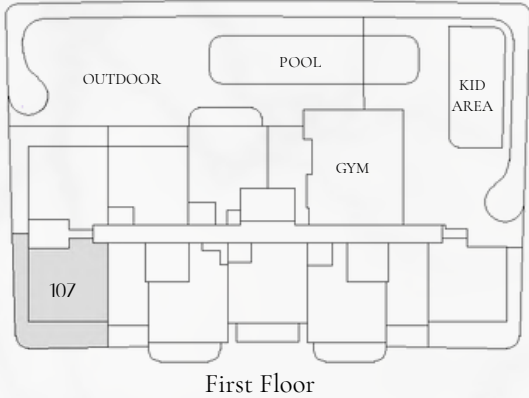


101	Square Meter	Square Foot
Suite Area	58.78 SQ.M	632.70 SQ.F
Balcony Area	35.73 SQ.M	384.59 SQ.F
Total Area	94.51 SQ.M	1017.30 SQ.F



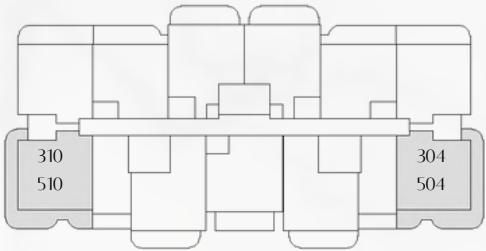
1 Bedroom Apartment / Type C2

107	Square Meter	Square Foot
Suite Area	58.51 SQ.M	629.80 SQ.F
Balcony Area	37.87 SQ.M	407.63 SQ.F
Total Area	96.38 SQ.M	1037.43 SQ.F

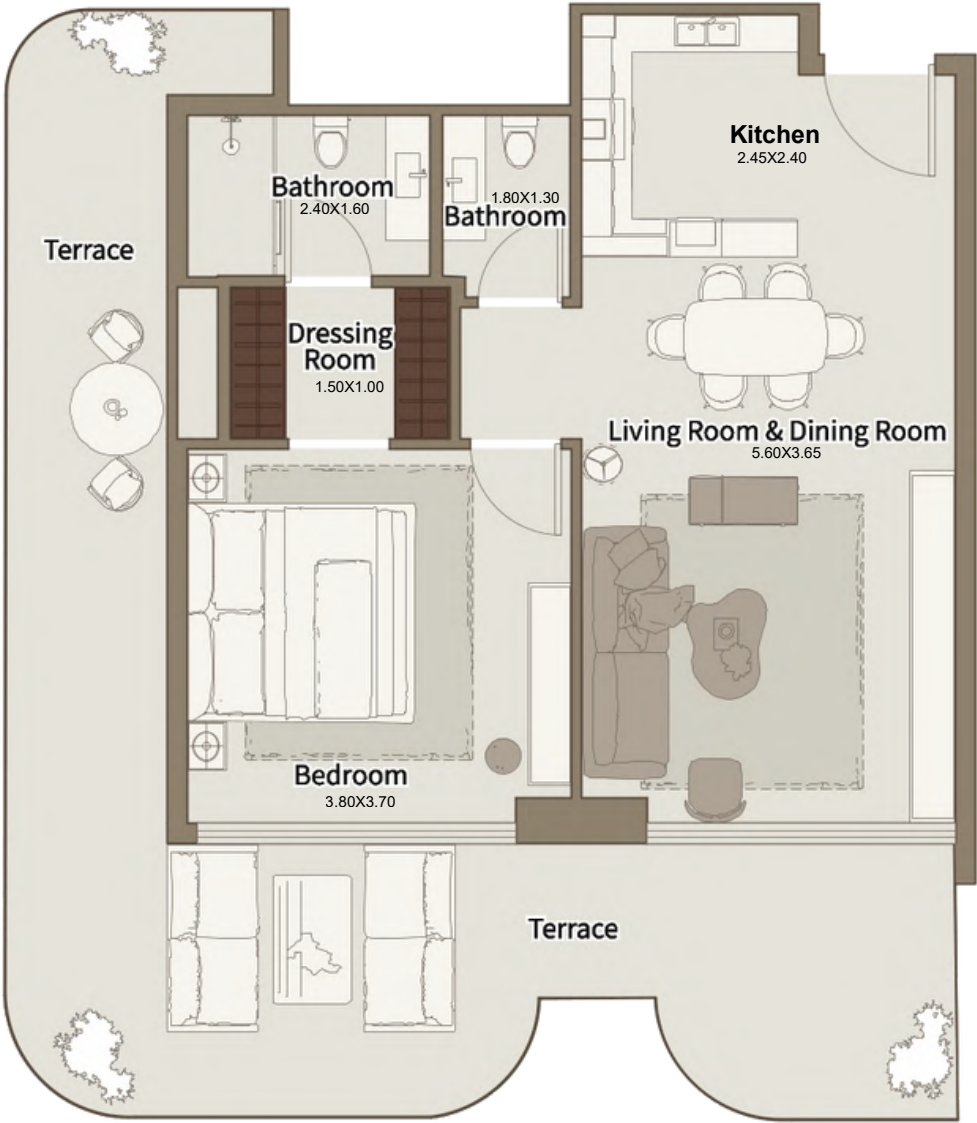


1 Bedroom Apartment / Type C3

304 – 310 504 – 510	Square Meter	Square Foot
Suite Area	58.57 SQ.M	630.44 SQ.F
Balcony Area	29.37 SQ.M	316.14 SQ.F
Total Area	87.94 SQ.M	946.58 SQ.F



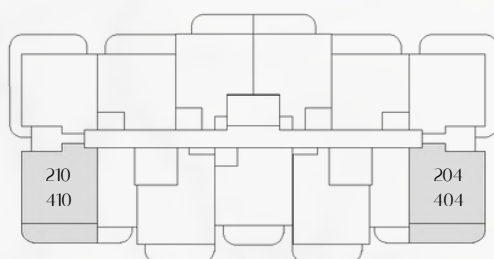
Third & Fifth Floor



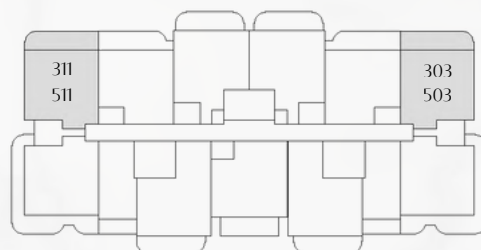
1 Bedroom Apartment / Type C4



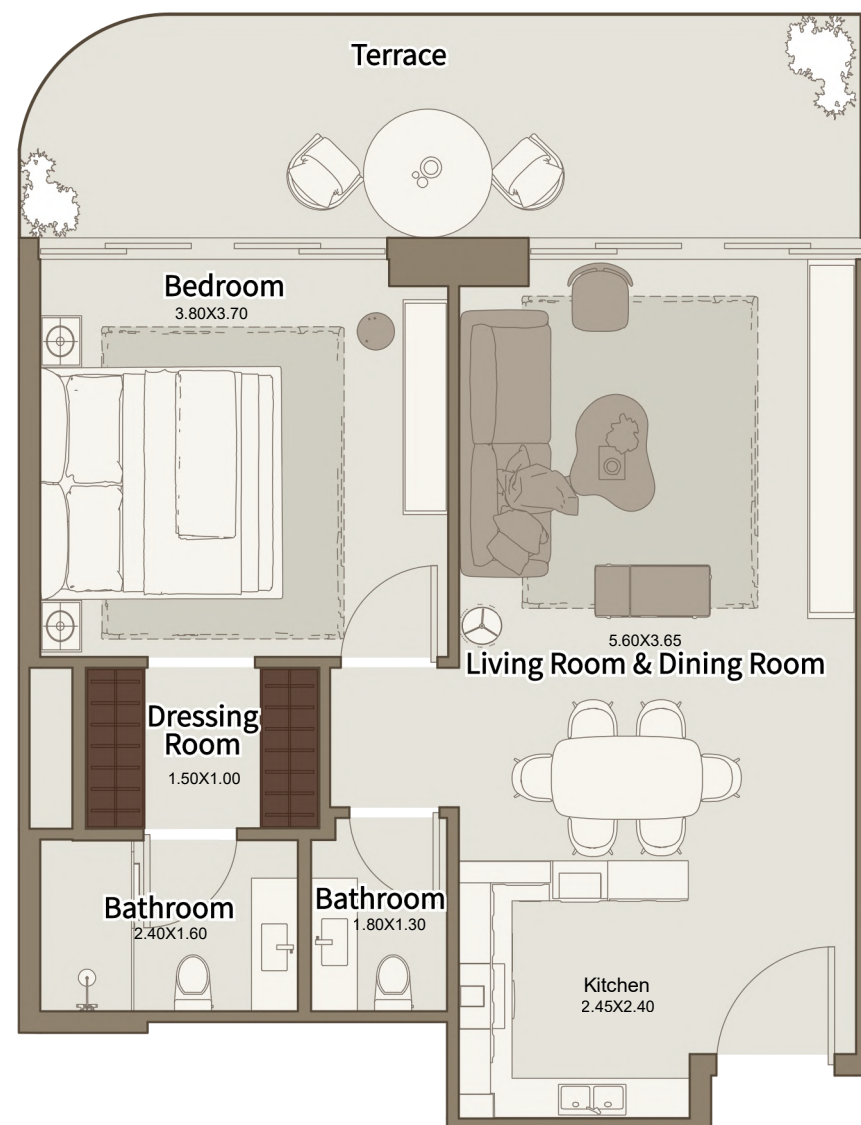
204 – 210 404 – 410 303 – 311 503 – 511	Square Meter	Square Foot
Suite Area	58.56 SQ.M	630.33 SQ.F
Balcony Area	15.38 SQ.M	165.55 SQ.F
Total Area	73.94 SQ.M	795.88 SQ.F



Second & Fourth Floor



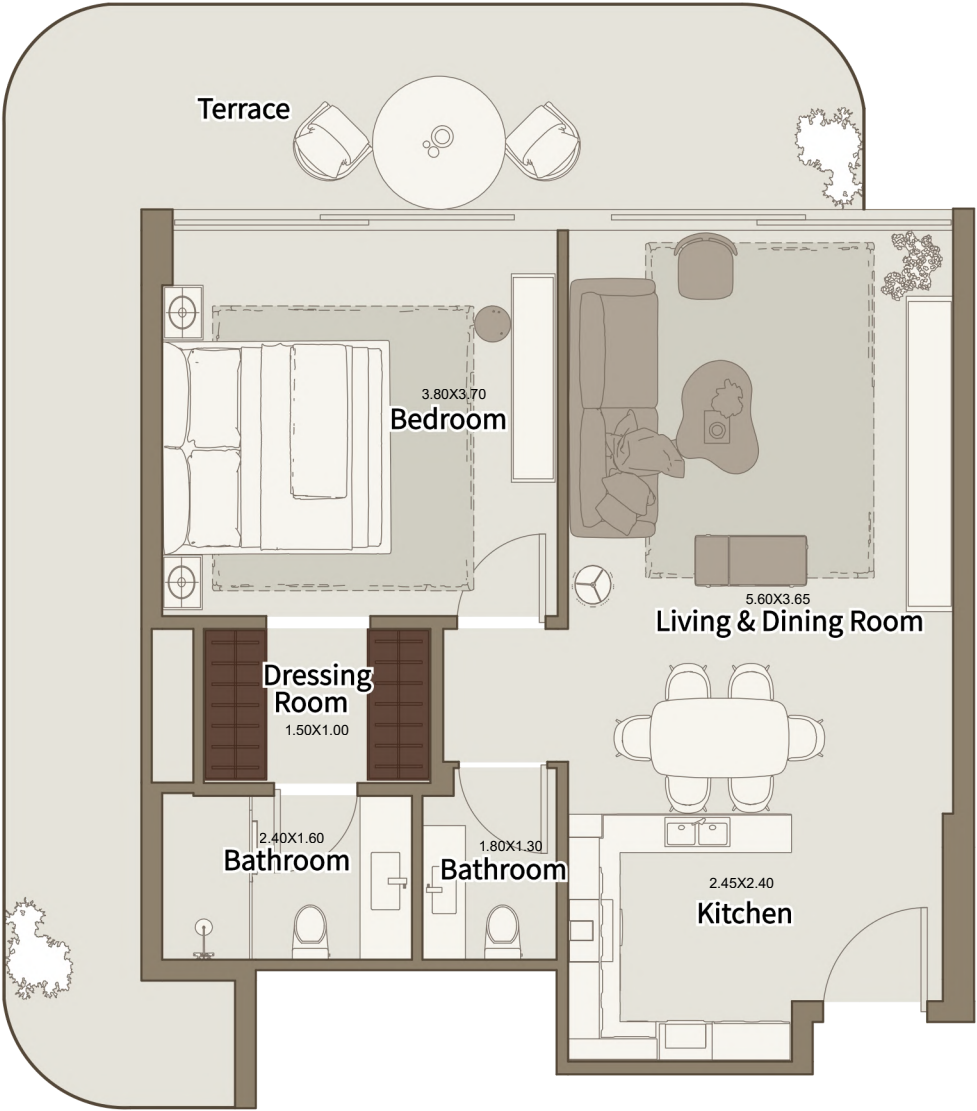
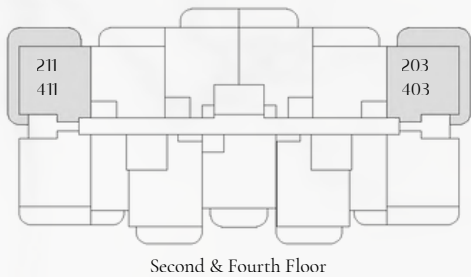
Third & Fifth Floor



1 Bedroom Apartment / Type C₅



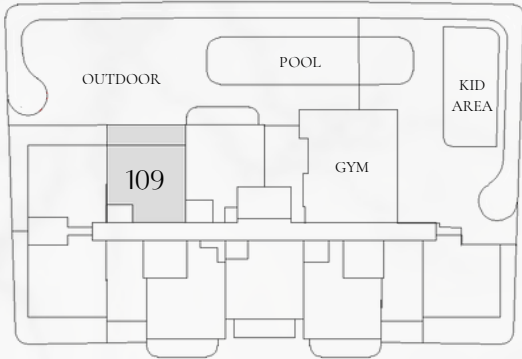
203 – 211 403 – 411	Square Meter	Square Foot
Suite Area	58.38 SQ.M	628.40 SQ.F
Balcony Area	27.33 SQ.M	294.18 SQ.F
Total Area	85.71 SQ.M	922.57 SQ.F



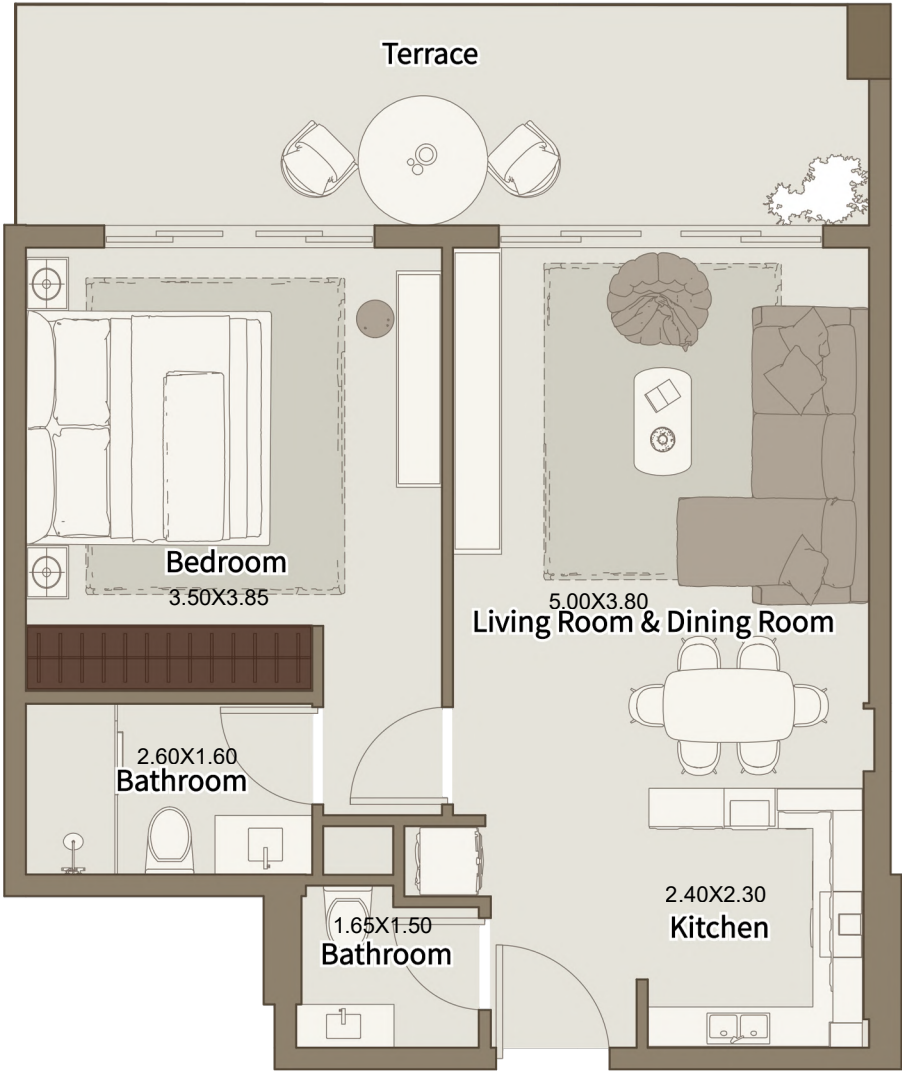
1 Bedroom apartment / Type D1



109	Square Meter	Square Foot
Suite Area	56.64 SQ.M	609.67 SQ.F
Balcony Area	16.56 SQ.M	178.25 SQ.F
Total Area	73.20 SQ.M	787.92 SQ.F



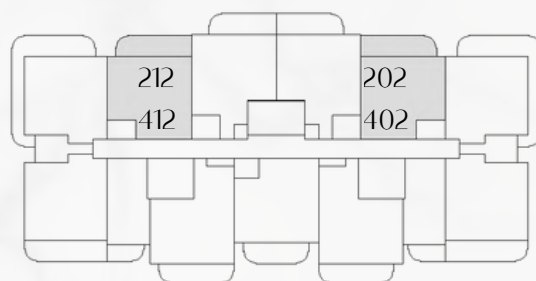
First Floor



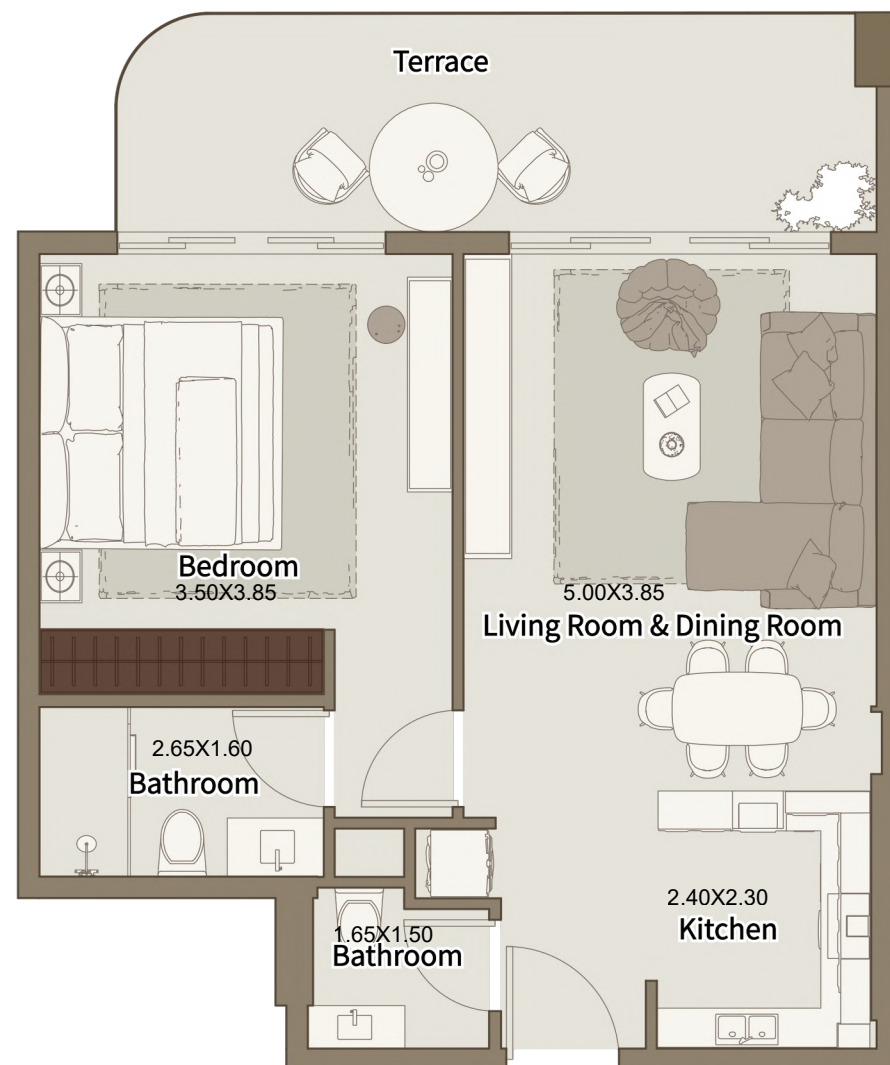
1 Bedroom apartment / Type D2



202 – 212 402 – 412	Square Meter	Square Foot
Suite Area	56.47 SQ.M	607.84 SQ.F
Balcony Area	14.39 SQ.M	154.89 SQ.F
Total Area	70.86 SQ.M	762.73 SQ.F



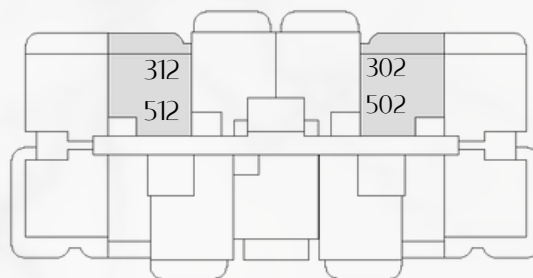
Second & Fourth Floor



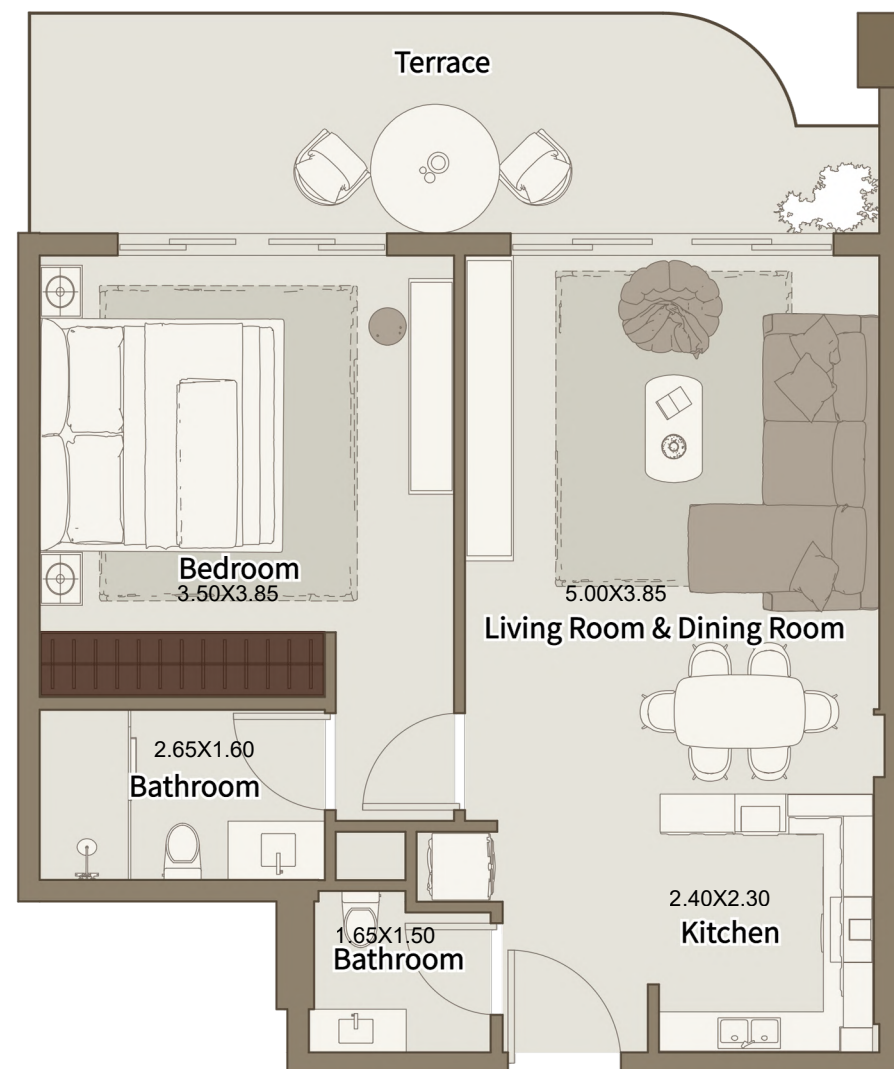
1 Bedroom apartment / Type D2



302 – 312 502 – 512	Square Meter	Square Foot
Suite Area	56.46 SQ.M	607.73 SQ.F
Balcony Area	15.06 SQ.M	162.10 SQ.F
Total Area	71.52 SQ.M	769.83 SQ.F



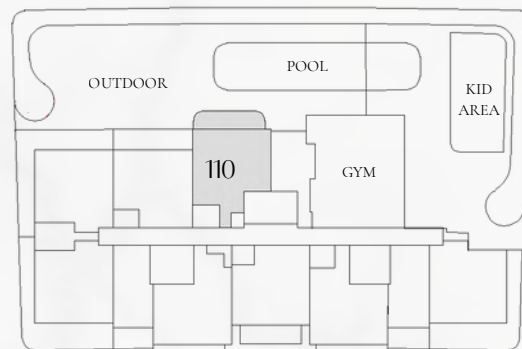
Third & Fifth Floor



1 Bedroom apartment / Type E

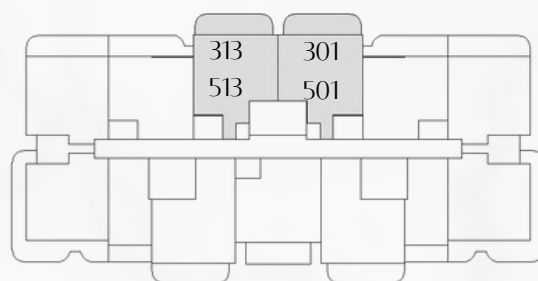


301 – 313 501 – 513	Square Meter	Square Foot
Suite Area	59.51 SQ.M	640.56 SQ.F
Balcony Area	13.96 SQ.M	150.26 SQ.F
Total Area	73.47 SQ.M	790.82 SQ.F

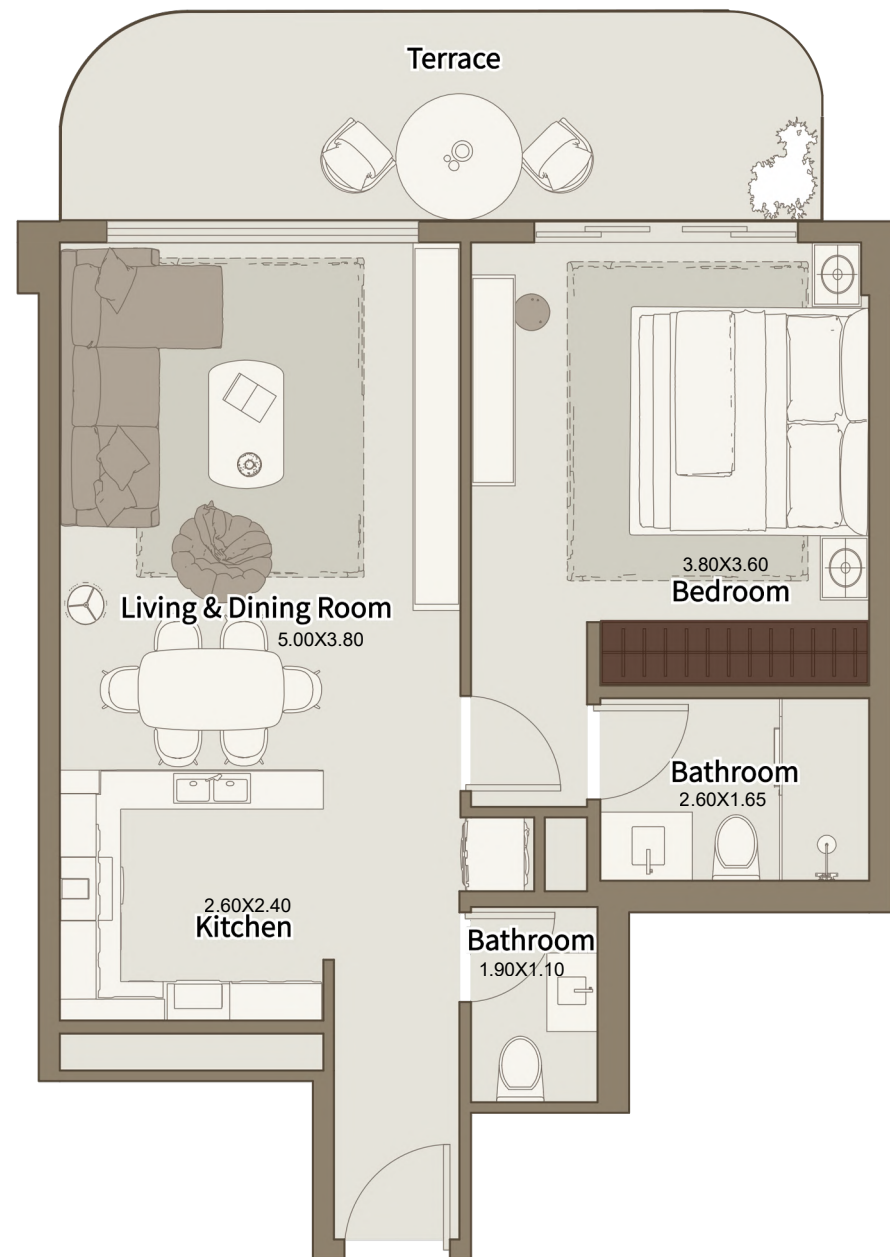


First Floor

301 – 313 501 – 513	Square Meter	Square Foot
Suite Area	59.51 SQ.M	640.56 SQ.F
Balcony Area	14.93 SQ.M	160.71 SQ.F
Total Area	74.44 SQ.M	801.27 SQ.F



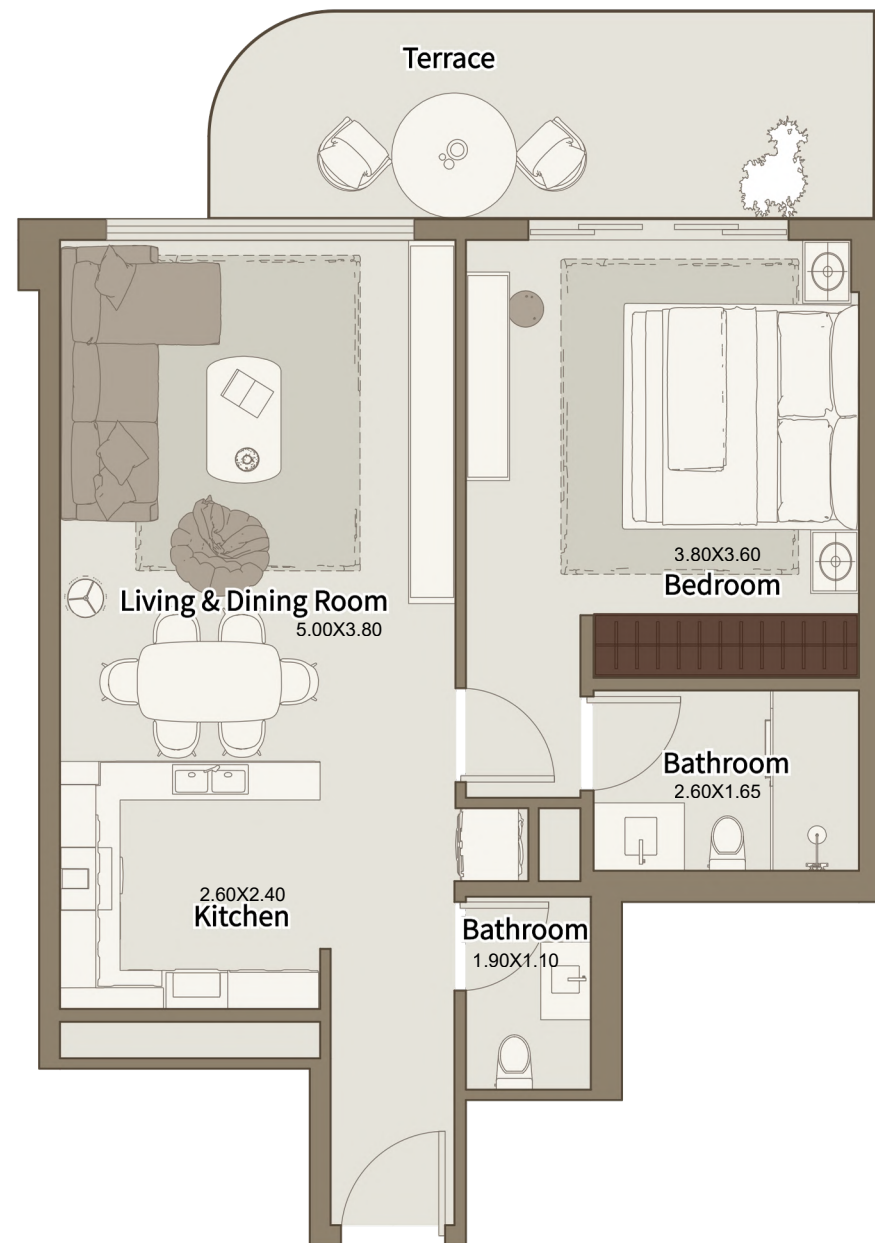
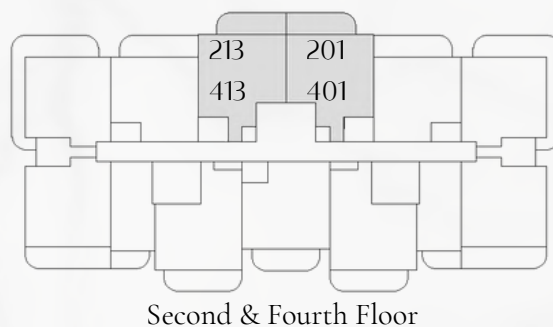
Third & Fifth Floor



1 Bedroom apartment / Type E



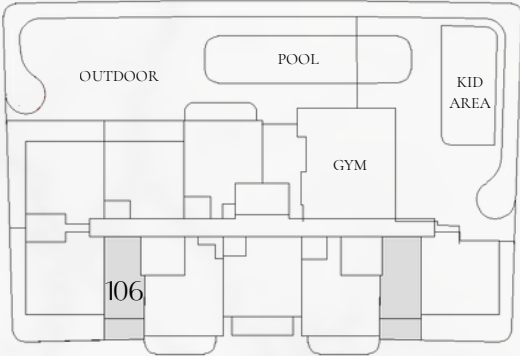
201 – 213 401 – 413	Square Meter	Square Foot
Suite Area	60.43 SQ.M	650.46 SQ.F
Balcony Area	12.61 SQ.M	135.73 SQ.F
Total Area	73.04 SQ.M	786.20 SQ.F



Studio

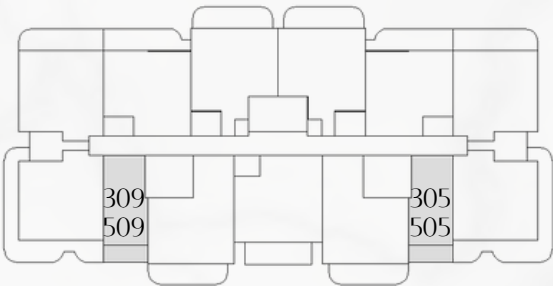


102 – 106	Square Meter	Square Foot
Suite Area	30.70 SQ.M	330.45 SQ.F
Balcony Area	8.98 SQ.M	96.66 SQ.F
Total Area	39.68 SQ.M	427.11 SQ.F

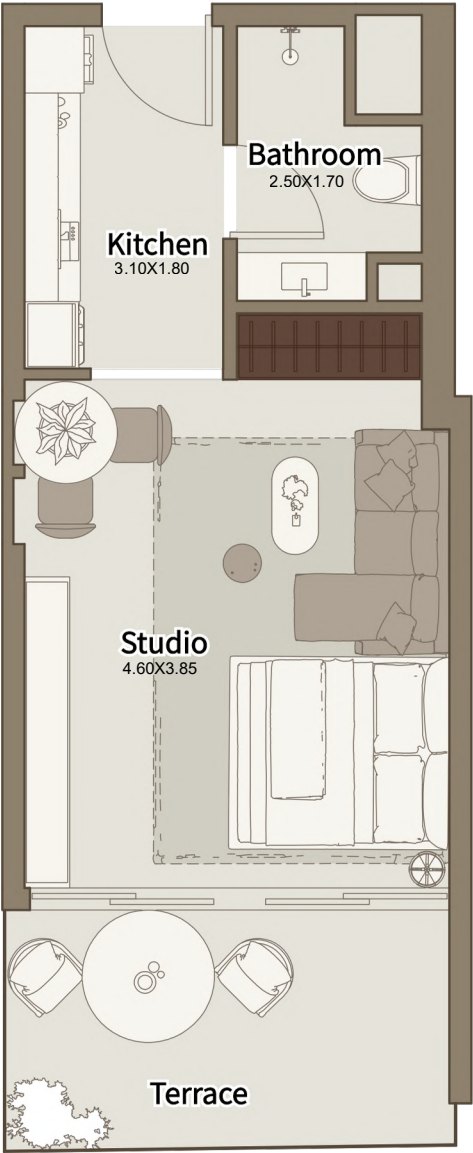


First Floor

305 – 309 505 – 509	Square Meter	Square Foot
Suite Area	30.73 SQ.M	330.77 SQ.F
Balcony Area	6.68 SQ.M	71.90 SQ.F
Total Area	37.41 SQ.M	402.68 SQ.F



Third & Fifth Floor



Studio



205 – 209 405 – 409	Square Meter	Square Foot
Suite Area	30.73 SQ.M	330.77 SQ.F
Balcony Area	5.31 SQ.M	57.16 SQ.F
Total Area	36.04 SQ.M	387.93 SQ.F

