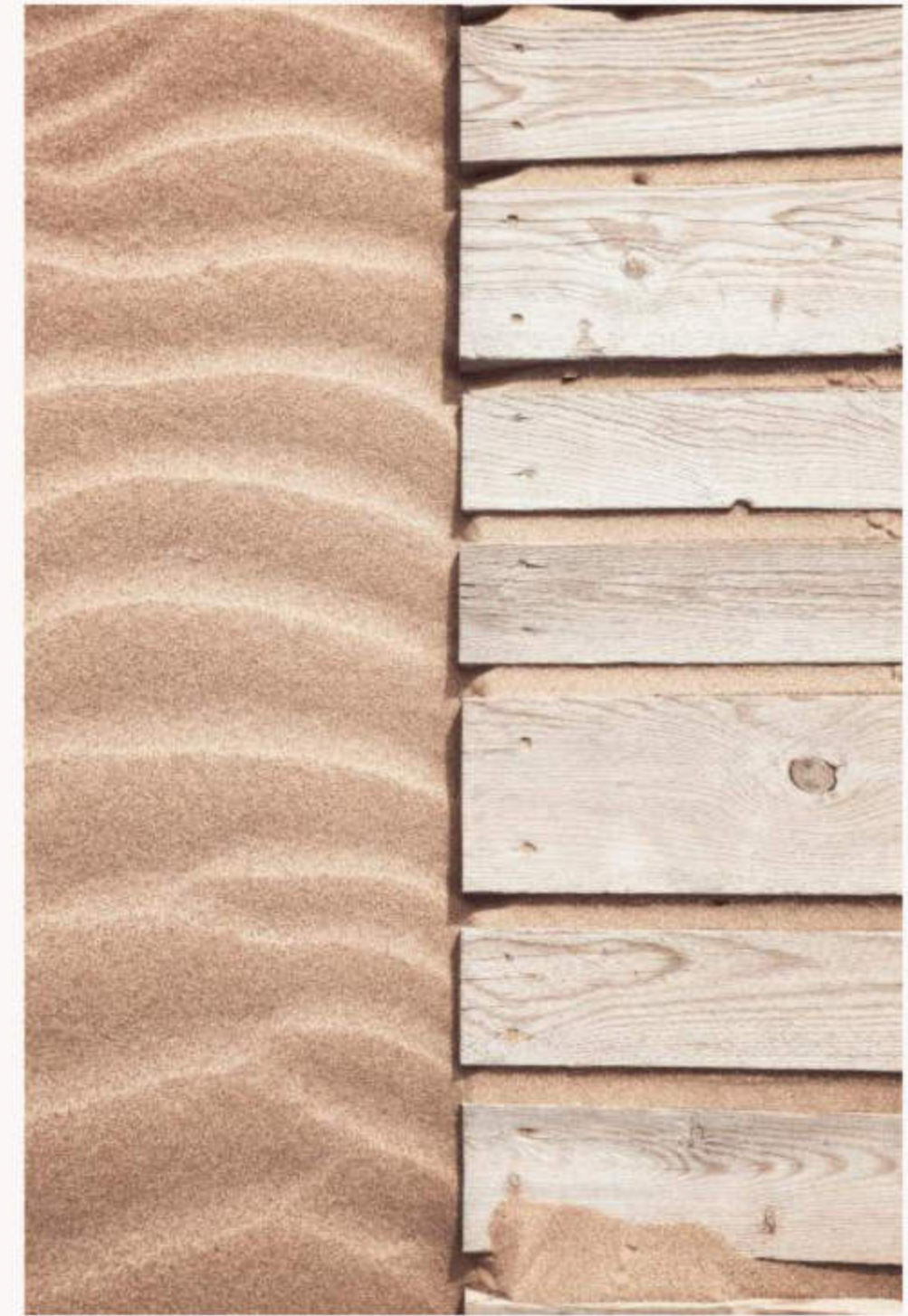




Z e p h y r a

Residences



We have created for you a special world where modern luxury is intertwined with the pristine beauty of nature. Located on the Dubai Islands, our residential complex offers you endless opportunities for recreation and entertainment.

A residential development on Dubai Islands

Prime location in Dubai Islands



RELAX+ ENTERTAINMENT:

Dubai Island beach

Deira Corniche (promenade)

Souk AL Marfa Market: 2 min / 2 kms

Gold Souk Market: 10 min / 6 kms

Spice Souk Market: 11 min / 7 kms

Deira Waterfront Market: 5 min / 4.5 kms

MALLS

Deira mall: 2min / 1kms

Burjuman: 18min / 11kms

Dubai Mall: 25min / 18kms

SCHOOLS

Victoria International School: 19min / 12kms

Pristine Private School Main Campus: 14min / 10kms

The Elite English School: 6min / 6kms

The Apple International School Primary Campus: 16min / 11kms

Swiss International Scientific School in Dubai: 30min / 24kms

Safa British School: 26min / 20kms

Collegiate International School: 34min / 30kms

HOSPITALS

Dubai Hospital: 8min / 6kms

Canadian Specialist Hospital: 10min / 7kms

International Modern Hospital: 14min / 10kms

Clemenceau Medical Center Hospital: 22min / 17kms

POINTS OF INTEREST

Infinity Bridge: 5min / 5kms

Cruise Terminal: 19min / 12kms

Dubai International Airport: 18min / 13kms

Downtown Dubai: 26min / 19kms

Prime location in Dubai Island



A luxury residential location at the Dubai Islands area

A CENTARA MIRAGE BEACH RESORT

Sandy beach within walking distance, smooth access to the sea, bars, toilets, free sun beds, umbrellas and beach towels: 1000 meters

B MALL

A luxury shopping mall with over 100 brands and premium stores. 100 meters from Zephyra, you can do the best shopping in Dubai.

C SOUK AL MARFA

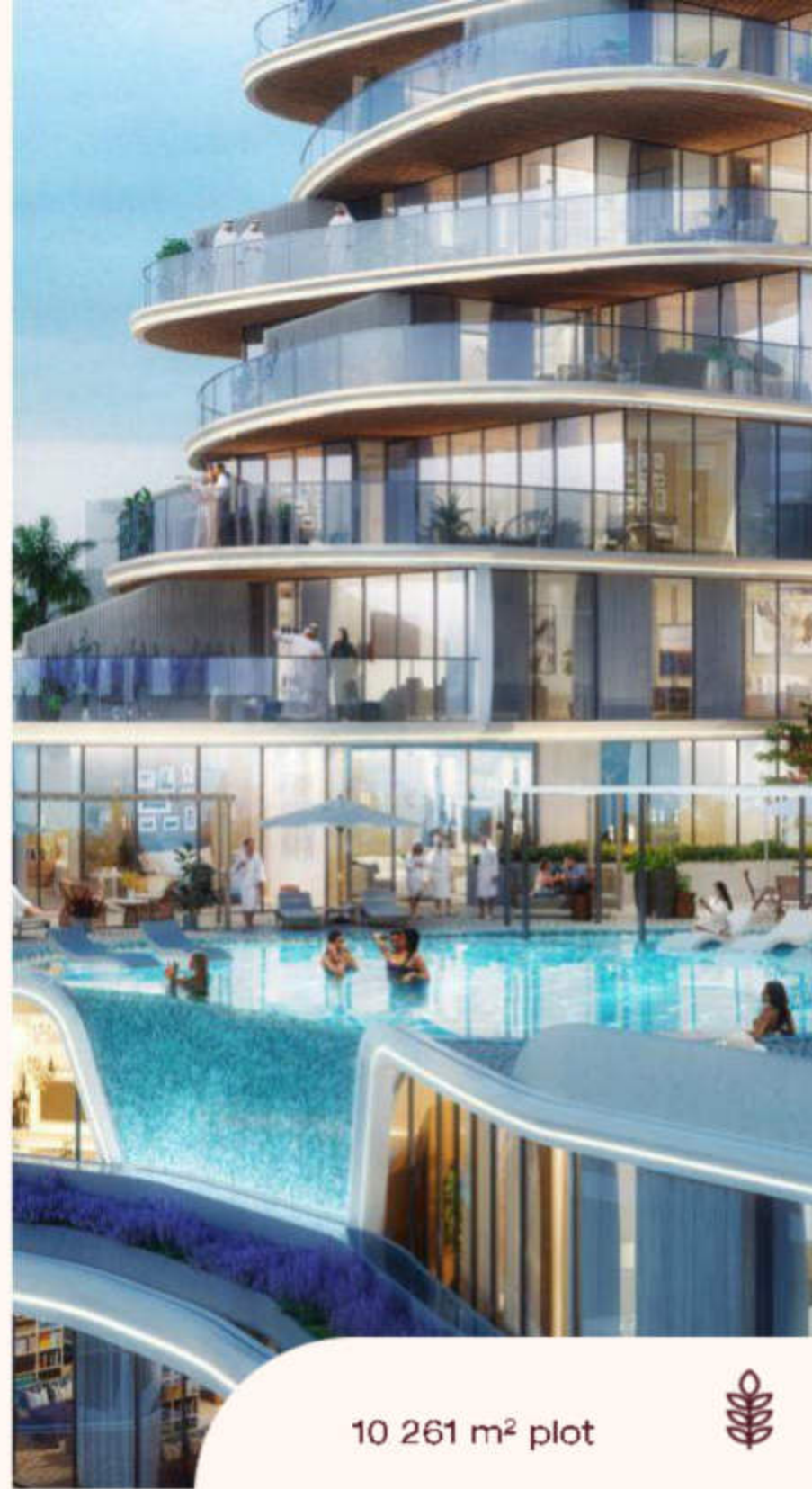
Your Souk of More at Dubai Islands Visit the largest market in Dubai, with over 950 shops along a waterfront view: 700 meters

D Dubai Islands Beach & Marina

The promenade is located a few minutes' walk from the Zephyra. Convenient access to relaxation by the sea, as well as to bright marine entertainment, or yachts.



2 buildings only



10 261 m² plot



3 floors of parking



10 residential floors



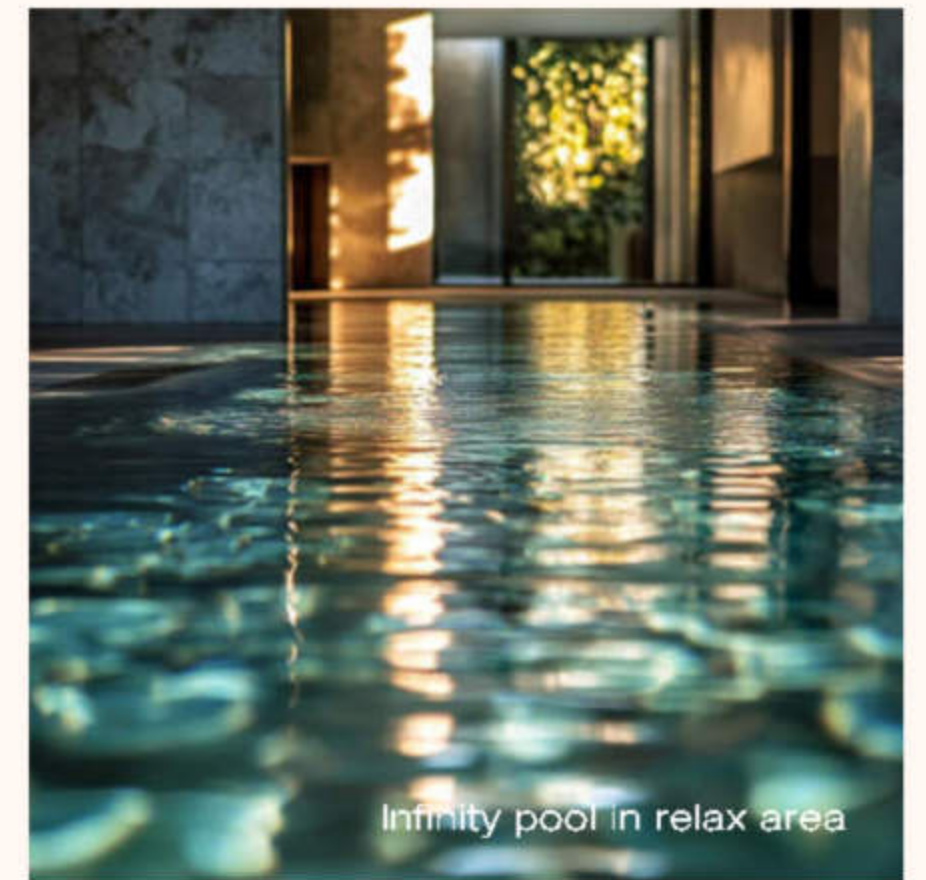
We offer a unique experience of refined luxury that is full of elegance.
The modern design effortlessly blends with the timeless beauty of nature.



Modern Gym



Grand Lobby



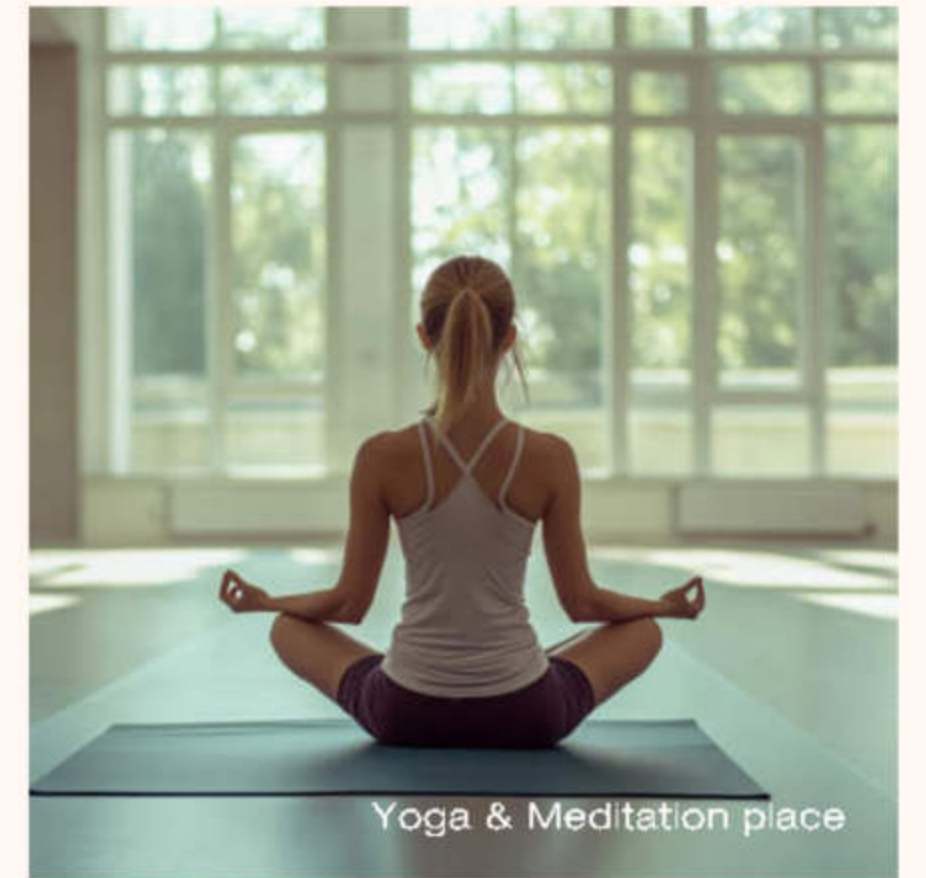
Infinity pool in relax area



Green Surrounding



Contemporary and luxury apartments



Yoga & Meditation place



Panoramic Glazing



Terraces with swimming pool



Bathroom with window



Beautiful view of the city

Unique houses exceeding expectations



The 1-2 bedroom apartment is an elegant space decorated in a stylish and modern way. The laconic design creates an exquisite atmosphere conducive to a sophisticated lifestyle.

Such apartments are delivered with ready-made designer finishes and professionally selected furniture to immediately create the perfect living space.



Smeg built in gas oven sf6341ggxk

Smeg freestanding washing machine lb2t92ga

Smeg built in combi fridge ukc87721e

Smeg built in dishwasher st512lar1

Smeg Built in gas hob s60ghs

Smeg integrated hood kset62e



Smeg has designed innovative and premium household appliances. Thanks to the cooperation with SMEG, our customers receive household appliances with important qualities such as durability, safety, elegance, energy efficiency and ease of use.

Constant monitoring of the production process indicates the brand's desire to guarantee absolute reliability.



GROHE is the world's leading brand offering complete solutions for bathroom and kitchen fittings.

All products created by pure water pleasure are based on the values of quality, technology, design and sustainability.



Mattresses



Hanse is a brand to serve the worldwide luxury hotel market with 5 Star beds.

Sustainable production of natural products through the use of renewable and biodegradable raw materials.

Luxury mattresses ergonomically optimized & infinitely comfortable.





Zephyra Holiday Service

Holiday Home Service, you don't just rent out your apartment with an attractive annual yield of up to 8%, but also receive a comprehensive range of services designed to make your stay as comfortable as possible.

We offer everything from airport meet-and-greets to support in any situation, whether it involves renting a car or need for dry cleaning, whatever is required to ensure your peace of mind and comfort at every turn of your vacation.

Payment plan

1	10%	On booking	2	10%	March 2025
3	5%	June 2025	4	5%	September 2025
5	5%	December 2025	6	5%	March 2026
7	5%	June 2026	8	5%	September 2026
9	5%	December 2026	10	5%	March 2027
11	40%		December 2027 (on handover)		



About Arsenal East

Achievements & Trusted Brand

27+

27 Years
in the real estate

30

More than 30
awards for the
Company projects

100

More than 100
professional awards

42K

More than 42,000
residents live in our
buildings

1M+

More than
1,000,000 m²
built



+971 (4) 412-5000

Affiliate
managers



**Alevtina
Kapustina**



**Svetlana
Guseva**

Office

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