

AHAD | *Residences*

800 7771 | [ahadresidences.ae](http://ahadresidences.ae)



AHAD Residences

# AHAD GROUP

Ahad Group is an experienced, quality driven property developer dedicated to transform the Dubai skyline through unique and innovative properties.

# DUBAI

Dubai has become synonymous with luxury and excellence. Other than being home to the world's tallest building, it's been proclaimed the most desirable city to live in the MENA region. This city offers an ideal business environment through the wide range of facilities and accommodations like stunning architecture, busy night life, an endless range of cuisines, golf courses and beach resorts.



# THE ULTIMATE LOCATION

Business Bay is one of the most ever-growing and dynamic neighborhoods in Dubai. Known as the skyscraper district, it is the business hub of Dubai. With five-star hotels, top-notch dining options, trendy bars, wellbeing centers and more, it is easily considered one of the most prestigious communities to live and invest in.



BOUNDLESS  
LUXURY



# AHAD RESIDENCES

Ahad Residences is a 30 storey residential building located in the heart of Business Bay. It has a mix of studio, 1, 2 and 3 bedroom apartments. Ahad offers a unique living experience, allowing residents to be a part of a vibrant, modern and dynamic community.







# FACILITIES & AMENITIES



Outdoor  
Lounging Pool



Indoor  
Gym



Outdoor  
Calisthenics Park



Sauna  
Room



24/7  
Security



Valet  
Parking



Concierge  
Service



Retail  
Shops

AH  
AD | Residences



CHIC  
DESIGN







AHD



LAVISH  
LIVING  
SPACE







# CONNECTING YOU TO THE CITY



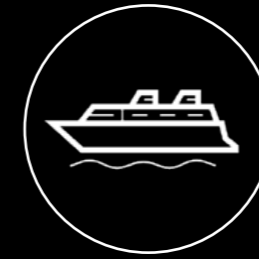
15Min  
Dubai  
Airport



5Min  
Metro  
Station



5Min  
Burj Khalifa  
& Downtown



20Min  
Dubai  
Marina



10Min  
Mall of  
the Emirates



20Min  
Palm  
Jumeirah



20Min  
Burj Al  
Arab



10Min  
Beach  
Access



5Min  
Dubai  
Mall

PRESTIGIOUS  
FACILITIES

# MODERN LOUNGING POOL



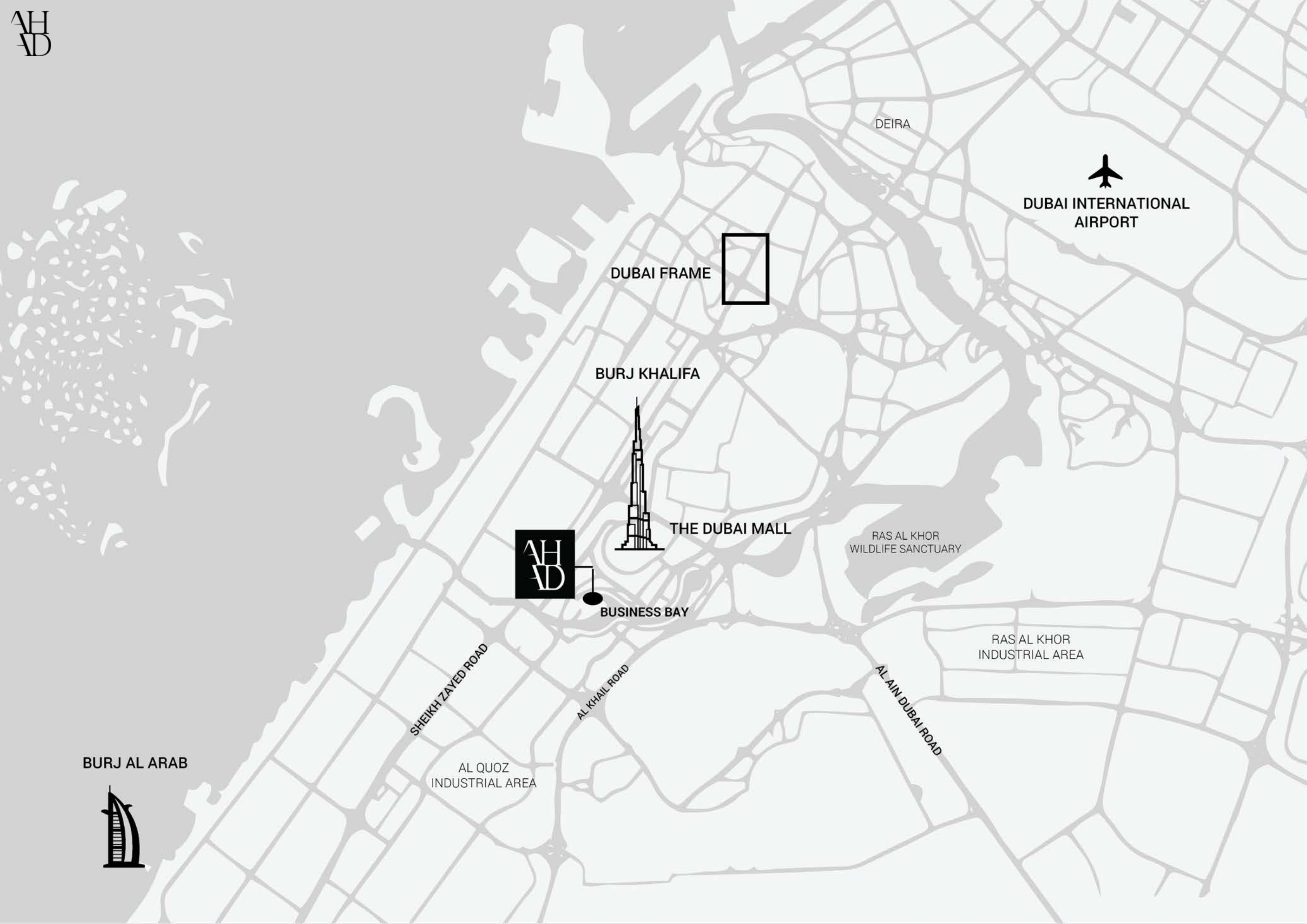
## OUTDOOR CALISTHENICS GYM





# INDOOR GYM & SAUNA





DEIRA



DUBAI INTERNATIONAL  
AIRPORT

DUBAI FRAME



BURJ KHALIFA



THE DUBAI MALL

RAS AL KHOR  
WILDLIFE SANCTUARY



BUSINESS BAY

RAS AL KHOR  
INDUSTRIAL AREA

SHEIKH ZAYED ROAD

AL KHAIL ROAD

AL AIN DUBAI ROAD

BURJ AL ARAB

AL QUOZ  
INDUSTRIAL AREA



FLOOR  
PLANS

# STUDIO



**Type A**  
417 sq.ft



**Type B**  
457 sq.ft



**Type SB**  
455 sq.ft

# 1 BEDROOM



**Type A**  
From 654 sq.ft  
to 796 sq.ft



**Type B**  
1,025 sq.ft



**Type B1**  
From 996 sq.ft  
to 1,013 sq.ft

# 1 BEDROOM



**Type B2**  
878 sq.ft



**Type C**  
From 847 sq.ft  
to 927 sq.ft



**Type D**  
920 sq.ft



**Type E**  
From 900 sq.ft  
to 1,829 sq.ft

# 2 BEDROOM



**Type A**  
1,375 sq.ft



**Type B**  
From 1,467 sq.ft  
to 1,677 sq.ft



**Type C**  
From 1,321 sq.ft  
to 1,487 sq.ft



**Type C1**  
From 1,470 sq.ft  
to 1,617 sq.ft



**Type D**  
From 1,275 sq.ft  
to 1,698 sq.ft

# 2 BEDROOM



**Type DPA**  
From 1,635 sq.ft  
to 2,050 sq.ft

**Type DPB**  
2,606 sq.ft



**Type DPC**  
1,737 sq.ft



# 2 BEDROOM



**Type E**  
2,391 sq.ft



**Type M**  
From 1,595 sq.ft  
to 1,643 sq.ft

# 3 BEDROOM



**Type A**  
From 1,674 sq.ft  
to 1,923 sq.ft



**Type C**  
2,560 sq.ft

# 3 BEDROOM



**Type D**  
2,769 sq.ft



**Type DP**  
2,344 sq.ft



# PAYMENT PLAN

10%

ON BOOKING

10%

30 DAYS  
AFTER BOOKING

10%

6 MONTHS  
AFTER BOOKING

10%

12 MONTHS  
AFTER BOOKING

60%

ON COMPLETION  
JUNE 2023

# FAQs

## **Q: Who is the developer of Ahad Residences?**

A: The developer of Ahad Residences is Ahad Group and the contractor is a well known, reputable Singaporean developer called Evan Lim-Penta who is heavily involved in the project. Sofitel Palm Jumeirah and Saba Tower in JLT are some of their projects in Dubai, in addition to several high-end projects around the city. They recently received an award for their work in Expo 2020 on the Singapore, Netherland and Sweden Pavilions.

## **Q: Where is Ahad Residences located?**

A: Ahad Residences is located in Business Bay, facing the Oberoi Hotel and Adjacent to the iconic Opus building. It is strategically located within walking distance from the metro, 15 mins from Dubai Airport and 5 mins from Burj Khalifa and Dubai Mall.

## **Q: How many floors is Ahad Residences?**

A: Ahad Residences has 30 floors of residential units along with ground floor retail spaces.

## **Q: Do the apartments come furnished?**

A: Owners will be offered a furniture package that is specially tailored for the project.

# FAQs

**Q: Do the apartments come with kitchen white goods?**

A: Yes, all apartments will be equipped with a fridge, gas hob, gas oven, range hood, washing machine and dishwasher. The studios will not have a dishwasher.

**Q: When is the completion date of Ahad Residences?**

A: The estimated completion date is in the 2nd quarter of 2023.

**Q: What are the amenities in Ahad Residences?**

A: Ahad Residences will feature an outdoor lounging pool, indoor gym, one of the first residential outdoor gyms in the UAE, changing rooms, showers, sauna, valet parking, concierge and selected retailers for the retail space.

**Q: Can you manage my property?**

A: Yes, we have a dedicated Property Management department who will manage your property after handover.

**Q: What is the service charge of Ahad Residences?**

A: It is expected to be AEd16-18/sq.ft.

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