

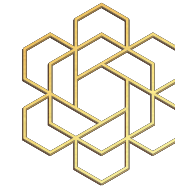


THEWINGS

by AL MIZAN



LIVE.
ENJOY.
UNITE.



OVERVIEW

Feel the Pulse of a Vibrant Address

- Retail Boulevard
- Array of Amenities
- G+4 Storey Buildings
- Studio, 1, 2 & 3 Bed Apartments
- Terrace Apartments

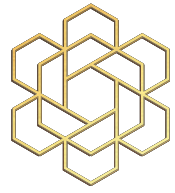
Nestled in the strategic location of Arjan, The Wings is Al Mizan's flagship project with three residential buildings, a retail boulevard, and unparalleled amenities.

The image features a light beige background with several thin, dark beige geometric outlines in the corners. In the top-left corner, there is a parallelogram with a small rectangular notch on its right side. In the top-right corner, there is a long, thin parallelogram. In the bottom-left corner, there is a parallelogram with a small rectangular notch on its top side. In the bottom-right corner, there is a parallelogram with a small rectangular notch on its top side. In the center of the image, the text "WELCOME TO THE WINGS" is written in a bold, dark beige, sans-serif font.

WELCOME TO THE WINGS



- TERRACE APARTMENTS (First Floor)
- SKY CLUB (Gym, Pool 1 and Deck)
- POOL 2 + KIDS POOL
- SKY LOUNGE
- KIDS PLAY AREA
- RETAIL BOULEVARD
- AMPLE PARKING ON THE GROUND
- LANDSCAPED SEATING AREA
- SKY GYM
- POOL 3 + KIDS POOL
- SKY DECK
- GRAND WELCOMING (Double-heighted lobbies for each building)



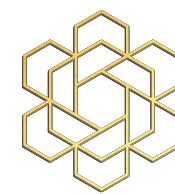
LIFESTYLE

Architecture That Nurtures Creativity

*"I wanted to live somewhere 'real',
somewhere with a soul.
And I found that in The Wings."*

Al Mizan being a boutique developer has introduced their high standards to the project, including meticulous commitment to detail and craftsmanship, resulting in state-of-the-art buildings that are destined to become convivial homes.





LOCATION

A Desirable Place To Live

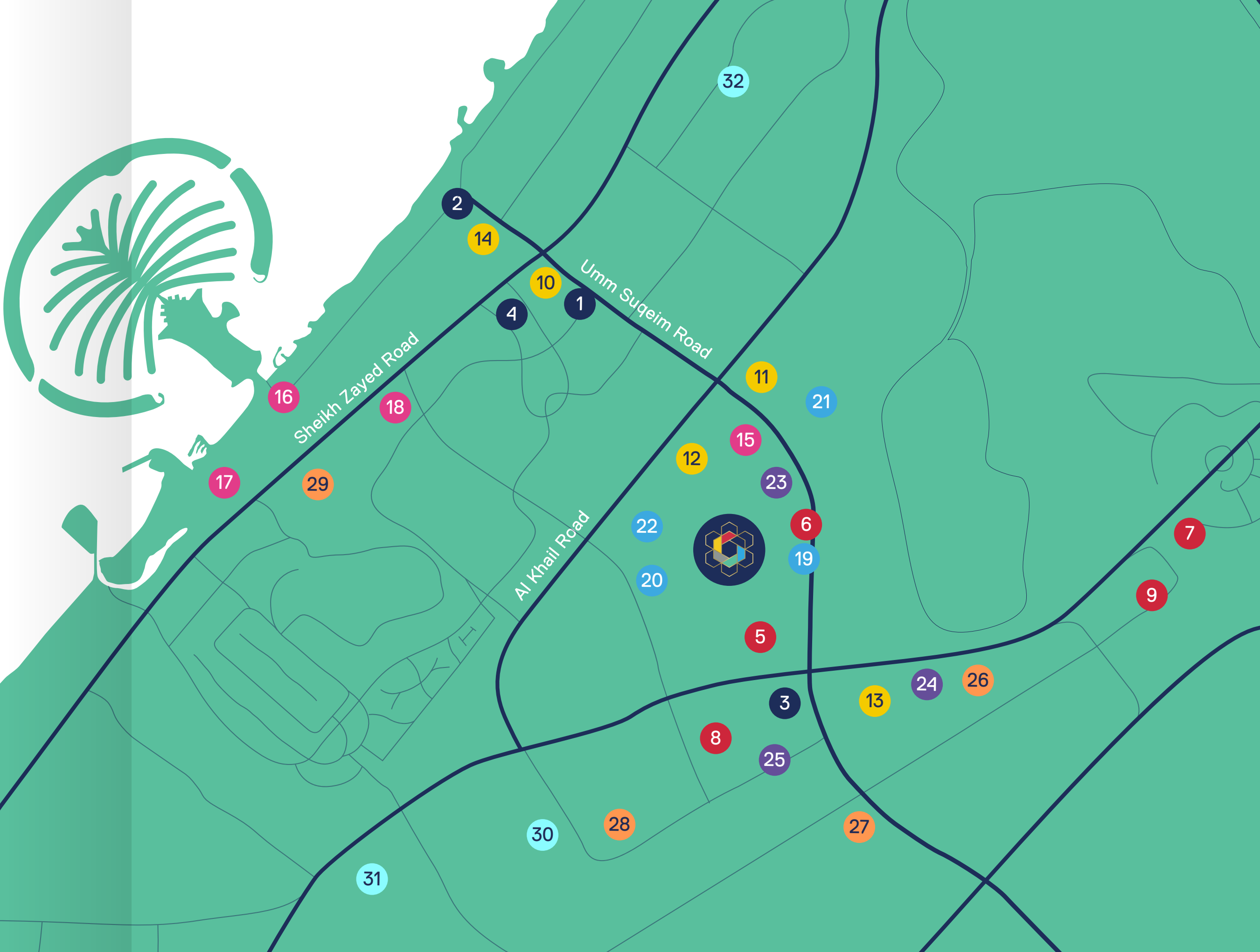
"It's interesting to see how much Dubai has developed over the years, yet it still retains its unique charm."

Dubai has been chosen to host the upcoming Expo 2020, a major event that will support its reputation as the centre of knowledge, creativity and innovation, as well as boost its already thriving economy.

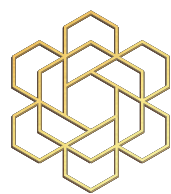
Arjan being a master-planned-community in Dubailand holds paramount significance due to its strategic location. Within this community is The Wings - Al Mizan's flagship and leading development. Connected by three major thoroughfares of Al Khail Road, Mohammed Bin Zayed Road and Sheikh Zayed Road, the residents are far from nothing. My City Centre Al Barsha is close by and will complement the wide range of convenience stores at The Wings.

Creating a sustainable & community-focused future

- Hospitality**
1. Sheraton Mall of the Emirates
2. Madinat Jumeirah
3. Park Inn by Radisson
4. Kempinski Hotel
- Attractions**
5. Dubai Miracle Garden
6. Dubai Butterfly Garden
7. IMG Worlds of Adventure
8. Dubai Autodrome
9. Global Village
- Retail**
10. Mall of the Emirates
11. Dubai Hills Mall
12. My City Centre Al Barsha
13. Arabian Ranches Souq
14. Souk Madinat Jumeirah
- Commercial**
15. Dubai Science Park
16. Dubai Internet City
17. Dubai Media City
18. Dubai TECOM
- Education**
19. Safa Community School
20. Nord Anglia International School Dubai
21. Kings' School Al Barsha
22. GEMS Founders School Dubai
- Healthcare**
23. Mediclinic Parkview Hospital- Umm Suqeim
24. Mediclinic Arabian Ranches
25. MediCentres, MotorCity
- Golf Courses**
26. Arabian Ranches Golf Club
27. Polo Club
28. ELS Golf Club
29. Emirates Golf Club
- Connectivity**
30. Expo 2020
31. Al Maktoum International Airport
32. Dubai International Airport







WELCOME TO DUBAI'S COMMUNITY-FOCUSED NEIGHBOURHOOD



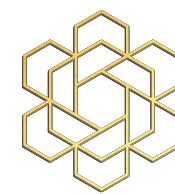
Occupying the largest & most strategic area in Arjan, the residences at The Wings overlook the popular tourist hotspot of Dubai Miracle Garden, and Dubai Butterfly Garden, which are just minutes away.

Featuring top-class social developments such as leading academic schools like Nord Anglia International School, Foremarke School and Kings' School Al Barsha, unrivalled private healthcare at dedicated medical clinics and

world-class hotels, Arjan is a truly dynamic place to live. It's a place that puts the interest of its residents first.

Situated 5 minutes from Dubai Autodrome, 15 minutes from Mall of the Emirates, and 20 minutes from Dubai Internet City and Dubai Media City, The Wings is perfectly positioned to get the best out of the city. Dubai International Airport is within easy reach and the future Metro line extension is a few steps from the new residences.





RETAIL BOULEVARD

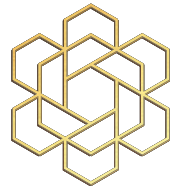
Celebrating Everyday Life

"A private haven and a social meeting point – to me, the boulevard is both these things."

Lined with a choice of cafes and restaurants, here's where residents catch up over frothy cappuccinos, al fresco lunches or family dinners. At the entrance of the residences is the retail boulevard. This spacious zone features shaded seating areas and an array of retail offerings.

Covering a total area of nearly half a million square feet, the residences feature a choice of studio, one, two and three bedroom apartments and terrace apartments as well as a vast array of amenities that include a vibrant retail. Residents are welcome to make use of the amenities at the sky bridge to entertain family and friends. The large podium allows residents to unwind and relax.

A separate kids play area with child-friendly amenities keeps the children entertained which includes an indoor play room equipped with toys.



PROJECT AMENITIES

Convenience is the new luxury



Sky Lounge



Retail Boulevard



Secluded spaces with private seating



Sky Deck



Fully equipped gymnasiums



Adult & children pools



Kids play area



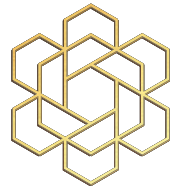
Sky Club

The sky club on the rooftop with the Miracle Garden as a backdrop, serves as a perfect place to socialise, and catch up with family and friends.

Fans of cardio workouts can get their heart rate going at the fully equipped indoor gyms. Residents can unwind, relax and indulge in numerous activities with loved ones and friends at the Sky Lounge, Sky Club and Sky Deck.

With comfortable couches, pool tables, foosball tables and more, residents and guests can enjoy a remarkable escape.





ARCHITECTURE & DESIGN

Homes That Inspire

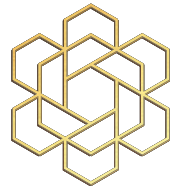
"The Wings gets the essentials right. It's not just what a place looks like, it's about how it makes you feel."

A wealth of on-site facilities with a dedicated Sky Club, Sky Lounge and Sky Gym promotes a sense of community, whilst at the same time appeals to those who appreciate well thought out design details. These are spaces meticulously designed to uplift and re-energise.

Recognising the positive impact nature has, considered landscaping and fragrant planting are in evidence around the residences.

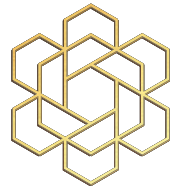






Residents feel welcomed as soon as they walk through the double-height lobby entrance with elevators from **Kone**. They're immediately reminded this is home, and the demands of a busy day melts away.





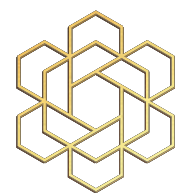
Where every detail is built for a purpose,
and designed with **great connotation**.

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

The functional unit sizes at The Wings are carefully crafted to cater to the residents. The **Italian Toscana** kitchens feature high-end Electrolux appliances from Sweden and the bathrooms feature **Villeroy & Boch**, and **Grohe** sanitary ware serving as the epitome of design excellence. The airy master bedrooms offer **Toscana** wardrobes.



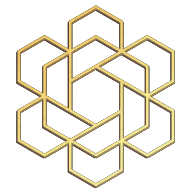
Actual Show Apartment Image



CAREFUL PRECISION,
INFUSED WITH CRAFT.



Actual Show Apartment Image



WHERE MODERN DESIGN MEETS TRADITIONAL VALUES



Actual Show Apartment Image

