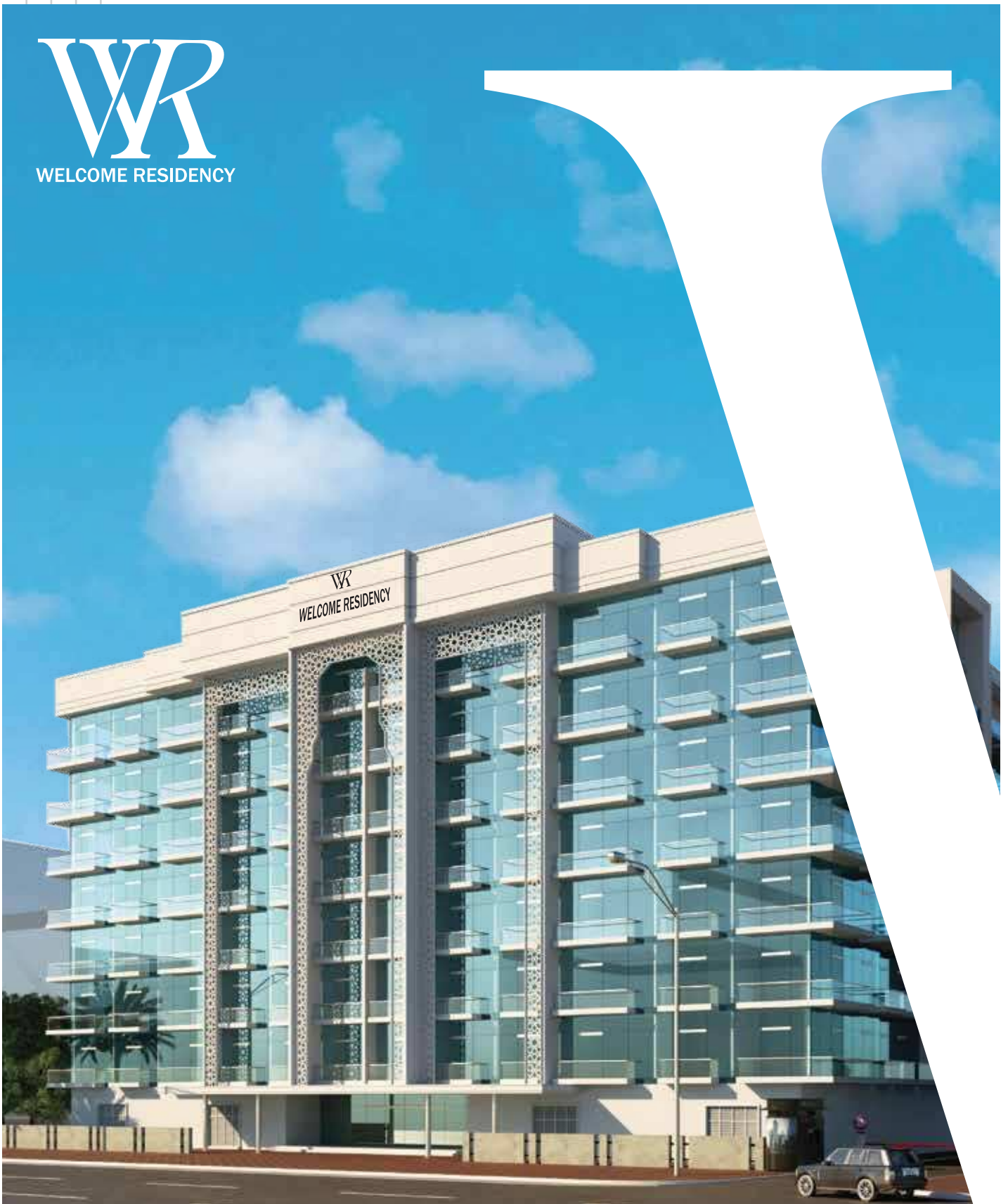


Pinnacle of
modern architecture



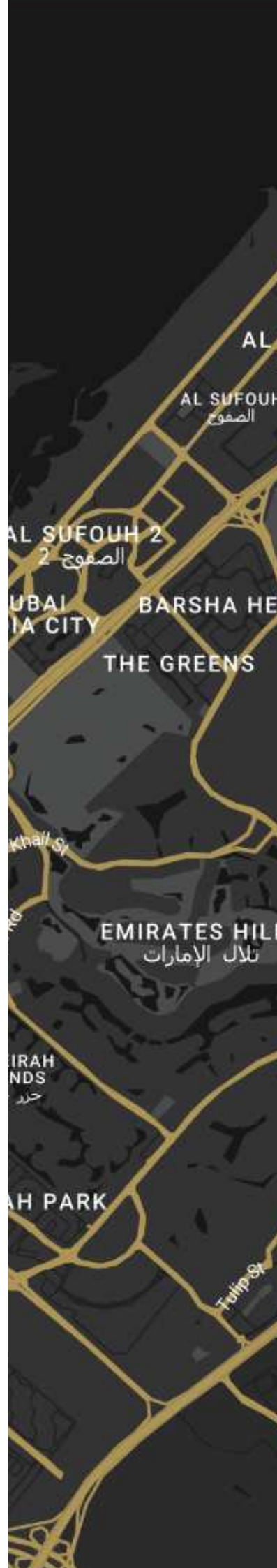
Arjan Dubai Land

A district within Dubailand, Arjan is located opposite to Dubai Motor City & Dubai Hills. The community borders Al Barsha South Third towards the north and Sheikh Mohammed Bin Zayed Road towards the south. Further down, there's Dubai Autodrome – home of a motor racing track that hosts Formula One races every year!

Imagine the most luxurious, well-connected city in the world. Imagine being so close to an exciting event or landmark that you could literally walk there. Imagine living in this once-in-a-lifetime location and having your own apartment in the heart of Dubai.

Nearby locations

- | | | | |
|--------------------------|-------|--------------------|--------|
| • Dubai Butterfly Garden | 550 m | • Dubai Hills Mall | 6.9 km |
| • Dubai Miracle Garden | 650 m | • Dubai Autodrome | 7.7 km |
| • Al Azhar Park | 950 m | • Global Village | 9.7 km |





AL MANARA
المنارة

AL QUOZ
INDUSTRIAL
AREA 1

UMM
SUQEIM 3
أم سقيم ٣

AL QUOZ
الفوز

AL QUOZ
INDUSTRIAL
AREA 3
منطقة الفوز
الصناعية 3

AL QUOZ
INDUSTRIAL
AREA 4
منطقة الفوز
الصناعية 4

SUFOUH 1
الصفوح 1

AL BARSHA 1
البرشاء 1

AL BARSHA 2
البرشاء 2

AL BARSHA 3
البرشاء 3

DUBAI HILLS
MALL
★ 6.9 km

AL BARSHA
البرشاء

AL BARSHA
SOUTH
جنوب البرشاء

WR
WELCOME RESIDENCY



MIRACLE GARDEN
★ 650 m



JUMEIRAH
VILLAGE CIRCLE
قرية جميرا
النافورة

ARJAN-DUBAILAND
أرجان دبي لاند

JUMEIRAH
VILLAGE
TRIANGLE

ARABIAN
RANCHES
المراعي
العربية

DUBAI
PRODUCTION
CITY

DUBAI
SPORTS CITY
مدينة دبي
الرياضية

MOTOR CITY

ARABIAN
RANCHES 2

DAMAC HILLS
داماك هيلز

MUDON

JUMEIRAH
GOLF ESTATES
ملاعب عقارات
جميرا للغولف



About

Welcome Residency is a new project being developed by Al Seeb Real Estate Development L.L.C. You'll be living in the desirable location of Dubai's most exclusive area, just besides the Miracle Garden. It comprises of one, two and three bedroom apartments providing luxurious accommodation for all types of owners, from single professionals to families with children. You and your family will love the luxurious atmosphere, posh amenities and spacious balconies that comes with all of our apartments and facing the garden and a city skyline.

The range of amenities are designed to meet your needs and cater for all members of the family, including stunning leisure facilities like a swimming pool, panoramic gym and a spacious cozy lobby area. Welcome Residency is an excellent choice for those who are looking for a home that combines luxury and comfort with an affordable price tag.



WHEN FORM & FUNCTION
WORK IN SEQUENCE,
ONLY THEN A HOME
CAN BE CREATED

A cultivated balance of deluxe interiors,
sophisticated design and beauty which
come together to frame your life

APARTMENT TYPES	AREA RANGE (SQ.M)	UNITS
1 Bedroom	148.02 Approx	2
2 Bedrooms	123.03 to 143.16 Approx	78
3 Bedrooms	155.79 to 157.66 Approx	14
TOTAL UNITS		94

 Located in
Arjan Dubailand

 Total Covered Area
199,235.50 sq. ft

 Best in Class
amenities

 Total Floors
07





Apartment Features

- Balconies (as per the plan)
- 4 Elevators connecting to all floors



Kitchen

- Premium quality cabinets system installed
- Washable emulsion paints for wall



Bathroom Features

- Corner-to-corner procelain tile walls
- Premium Sanitary ware, fitting and accessories



Living & Dining

- Marble flooring across the Lobby



Facilities & Finishes

Live where you play, work and relax!



7th Floor

1 BEDROOM | Type 1

Units

1BHK-T1 702, 709

LEVEL 7

Inside Area Range	92.78 SQ.M - 92.82 SQ.M
Balcony Area Range	55.22 SQ.M - 55.24 SQ.M
Total Area Range	148.00 SQ.M - 148.06 SQ.M

Disclaimer 1. All room dimensions are measured to structural elements and exclude wall finished and construction tolerance | 2. All dimensions have been provided by our consultant architects | 3. All materials, dimensions & drawings are approximate. Information is subject to change without notice | 4. Actual suite area may vary from the stated area. Drawing not to scale. The developer reserves the right to make revisions | 5. Calculation of suit area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the exterior face of all exterior walls and the exterior face of the corridor wall enclosing the adjoining unit | 6. Calculation of balcony area is measured as the area bounded by the centre line of demising or partition walls separating one unit from another unit, the outmost face of the enclosing guard and the external face of the unit adjoining the balcony | 7. The units are measured at typical floor in the building. columns may vary in size depending on the floor level



2 BEDROOM | Type 1

Units

2BHK-T1 701, 710

LEVEL 7

Inside Area Range	106.54 SQ.M - 106.55 SQ.M
Balcony Area Range	36.56 SQ.M - 36.62 SQ.M
Total Area Range	143.10 SQ.M - 143.17 SQ.M



2 BEDROOM | Type 3

Units

2BHK-T3_1 1O5, 1I0, 2O5, 2I0, 3O5, 3I0, 4O5, 4I0, 5O5, 5I0, 6O5, 6I0, 7O3, 7O8

2BHK-T3_2 1O3, 1O4, 1I1, 1I2, 2O3, 2O4, 2I1, 2I2, 3O3, 3O4, 3I1, 3I2, 4O3, 4O4, 4I1, 4I2, 5O3, 5O4, 5I1, 5I2, 6O3, 6O4, 6I1, 6I2

LEVEL 1-7

2BHK-T3_1

Inside Area Range 106.49SQ.M - 106.65 SQ.M
Balcony Area Range 16.70 SQ.M - 16.90 SQ.M

Total Area Range 123.19 SQ.M - 123.55 SQ.M

2BHK-T3_2

Inside Area Range 106.26 SQ.M - 106.62 SQ.M
Balcony Area Range 18.02 SQ.M - 18.18 SQ.M

Total Area Range 124.28 SQ.M - 124.80 SQ.M



7th Floor

2 BEDROOM | Type 4

Units

2BHK-T4

705,706

LEVEL 7

Inside Area Range	106.41 SQ.M - 106.52 SQ.M
Balcony Area Range	16.62 SQ.M - 16.88 SQ.M
Total Area Range	123.03 SQ.M - 123.40 SQ.M



2 BEDROOM | Type 5

Units

2BHK-T5

107, 108, 207, 208, 307, 308,
407, 408, 507, 508, 607, 608

LEVEL 1-6

Inside Area Range 112.69 SQ.M - 112.81 SQ.M

Balcony Area Range 11.85 SQ.M - 11.87 SQ.M

Total Area Range 124.54 SQ.M - 124.68 SQ.M



1st - 5th Floor

2 BEDROOM | Type 6

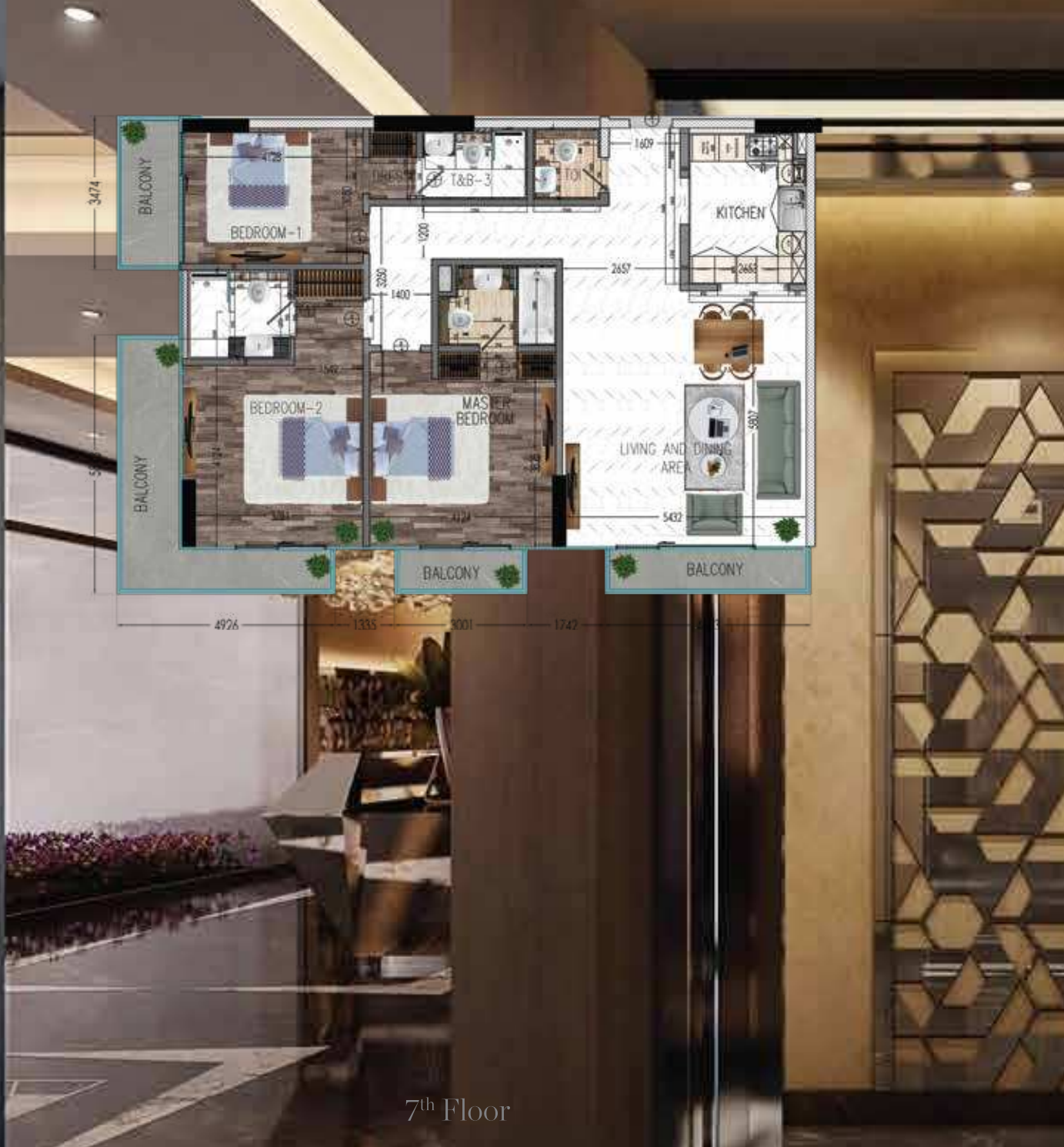
Units

2BHK-T6

102, 113, 202, 213, 302, 313,
402, 413, 502, 513, 602, 613

LEVEL 1-6

Inside Area Range	106.73 SQ.M - 106.79 SQ.M
Balcony Area Range	32.02 SQ.M - 32.14 SQ.M
Total Area Range	138.75 SQ.M - 138.93 SQ.M



3 BEDROOM | Type 1-1

Units

3 BHK-Type1_L1 606, 609, 704, 707

LEVEL 6-7

Inside Area Range	127.54 SQ.M - 127.79 SQ.M
Balcony Area Range	28.14 SQ.M - 28.26 SQ.M
Total Area Range	155.68 SQ.M - 156.05 SQ.M



1st - 5th Floor

3 BEDROOM | Type 1-2

Units

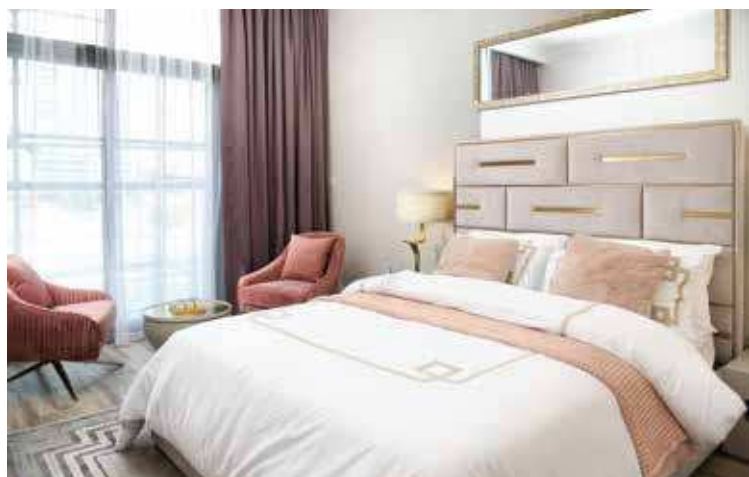
3BHK-Type 1_2

106, 109, 206, 209, 306,
309, 406, 409, 506, 509

LEVEL 1-6

Inside Area Range	134.81 SQ.M - 134.88 SQ.M
Balcony Area Range	22.78 SQ.M - 22.78 SQ.M
Total Area Range	157.59 SQ.M - 157.66 SQ.M

SUCCESS IS ACHIEVING WHAT
YOU TRIVE FOR



Al Seeb Developers bring affordable luxurious & Spacious lifestyle to every doorstep. With world class service, top of the line realtors and a firm belief in providing a selection of recherché spaces at affordable prices, our professionalism and practical outlook translates into projects that envision the future of real estate. In the last 35 years, group created a legacy built on reputation of delivering excellence in residential projects, hotels, shopping malls and commercial spaces.

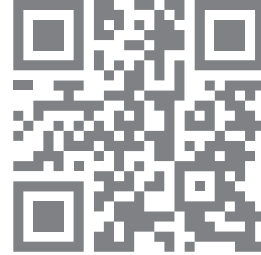




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**SCAN QR CODE
TO GET A 3D
TOUR OF THE
READY MOCK-UP
APARTMENT**



Al Seeb
REAL ESTATE DEVELOPMENT LLC

WR
WELCOME RESIDENCY

AL SAFEER
group of companies

Pinnacle of modern architecture

ESCROW ACCOUNT DETAILS

Account Title - WELCOME RESIDENCY ALSEEB REAL ESTATE DEVELOPMENT LLC

Account Number - 001-582-2739326-01

Bank Name - DUBAI ISLAMIC BANK | IBAN NO - AE8302400001582273932601

Swift Code - DUIBAEAD

Developer No : 1014 - Project No : 2360

www.welcome-residency.com