YOUR GENUINE HOME



ARISHA
TERRACES

“We plant a transparent thread between us and the homes that have taken root in our hearts, growing a tree of memory.”



A testament to authentic living

‘Arisha’ is an Arabian pergola that shades you with twirling vines and hanging fruits from the scorching desert sun. It’s the feeling of belonging to a place. A genuine attachment. Its four low-rise buildings, each eight stories high, are arranged around a central courtyard, creating an oasis away from the glaring lights of city life.

Located in Studio City, Dubai, Arisha Terraces is surrounded by prestigious neighborhoods and golf clubs. In addition to being Dubai’s creative hub for film and television production, Studio City is ideally located near top schools, supermarkets, leisure destinations, and main roads, making it perfect for investors and residents.

At Arisha Terraces, there are 122 different apartment layouts, each with a balcony or terrace that extends your living space beyond the walls of your home. This makes each unit truly one of a kind and tailored to suit every lifestyle, giving the sense of resort living. The top-notch amenities cover more than 64,000 sq ft—almost 20% of the project’s total area.

At Arisha Terraces, beauty is not mass-produced. It is meticulously crafted just for you.

QUBE DEVELOPMENT


QUBE
DEVELOPMENT

Crafting landscapes that inspire generations to come

QUBE stands on a 30-year legacy of excellence in real estate development, delivering high-quality residential and commercial spaces focusing on quick project completion and lasting value.

With a forward-thinking approach to wealth creation, QUBE seamlessly blends these spaces into visionary projects that reflect their commitment to durability, reliability, and artistic expression.

Collaborating with international partners, QUBE brings exceptional design excellence to the UAE market, ensuring each development embodies the pinnacle of innovation and expertise.

- Developments covering a Gross Floor Area (GFA) of 2.3m sq ft
- AED 2.6 billion worth of property inventory will be introduced by end of 2025
- Quality is guaranteed with an in-house contractor
- Projects located in JVC, Business Bay, Studio City, Meydan, and Ras Al Khaimah, with many more to come!



Dubai: A landmark within a landscape of possibilities

Dubai continues its upward trajectory to solidify its position as a top global real estate investment destination, boasting a 31% rise in total sales volume in the first nine of months of 2024, compared to the same period in 2023. Similarly, the total sale value of off-plan properties surged by 39%.

The city's attractive property prices, competitive payment plans, and 0% tax on property ownership, rental income, and capital gains make it desirable for local and international investors seeking profitable opportunities.



Studio City: the prime investment opportunity

With a vast potential for real estate capital appreciation and being Dubai's hub for world-class film and television production, Studio City is expected to be fully developed in the next five years, making it the up-and-coming investment destination.

Studio City's low-rise neighborhood offers a comfortable living environment designed with residents' well-being in mind. The spacious surroundings and organized landscapes create a genuine sense of community.

4 minutes to GEMS Metropole School.
5 minutes to Waitrose Supermarket.
9 minutes from Dubai Miracle Garden and Dubai Butterfly Garden.
10 minutes from Dubai Autodrome.
11 minutes to Mediclinic Parkview Hospital.
20 minutes to Al Maktoum International Airport (DWC).



INSPIRED LIVING

Born from the pergolas of Arabia, Arisha Terraces is an oasis of harmony. It engulfs residents with a balance of youthfulness and maturity.

QUBE DEVELOPMENT

Shaped by nature

Arisha Terraces is built with durable, high-quality, low-maintenance materials designed to complement its natural surroundings:

- Water
- Metal
- Air
- Greenery

These materials reflect the dedication to quality craftsmanship that is behind every detail, shaping buildings that stand the test of time.


Micro Cement


Natural Wood


Stucco


Travertine

QUBE DEVELOPMENT

FEEL THE DIFFERENCE IN EVERY MOMENT



QUBE DEVELOPMENT

ABUNDANT AMENITIES

Craft your own lifestyle experiences at Arisha Terraces, whether you are seeking an active lifestyle, meaningful connections, or a world of fun and exploration. There is truly something for everyone.



QUBE DEVELOPMENT



For the social butterflies

The community center is all about bringing people together. Enjoy a movie in the cinema, get productive in the co-working space, dive into a good book in the library, or cook with friends in the shared kitchen.

Outside, the BBQ stations and bonfire pits make gatherings more delightful. Every detail enhances your sense of belonging and makes your home genuinely special.

- Cinema
- Co-working place
- BBQ & bonfire zone
- Library
- Shared Kitchen

QUBE DEVELOPMENT



BBQ & bonfire zone



Library

QUBE DEVELOPMENT



Shared kitchen



Cinema

QUBE DEVELOPMENT

For the energetic

Discover a place where every moment invites you to enjoy movement, build strength, and find peace. Dive into the refreshing swimming pool and stay fit in the fully equipped gym with its outdoor stretching area.

The yoga studio offers a space for mindfulness, while the padel court promises engaging workouts.

- Refreshing swimming pool
- Revitalizing gym & stretching area
- Sauna & Steam Room
- Restorative yoga studio
- Top-tier padel court





Revitalizing gym & stretching area



Restorative yoga studio

QUBE DEVELOPMENT



Top-tier padel court



Refreshing swimming pool

For the little adventurers

Let your children wander in a world of playfulness, where laughter and imagination are nurtured in safe yet dynamic spaces. With a dedicated kids' swimming pool and indoor and outdoor play areas, they'll have endless opportunities for fun and adventure.

- Kids' Swimming Pool
- Indoor Play Area
- Outdoor Playground





Outdoor Playground

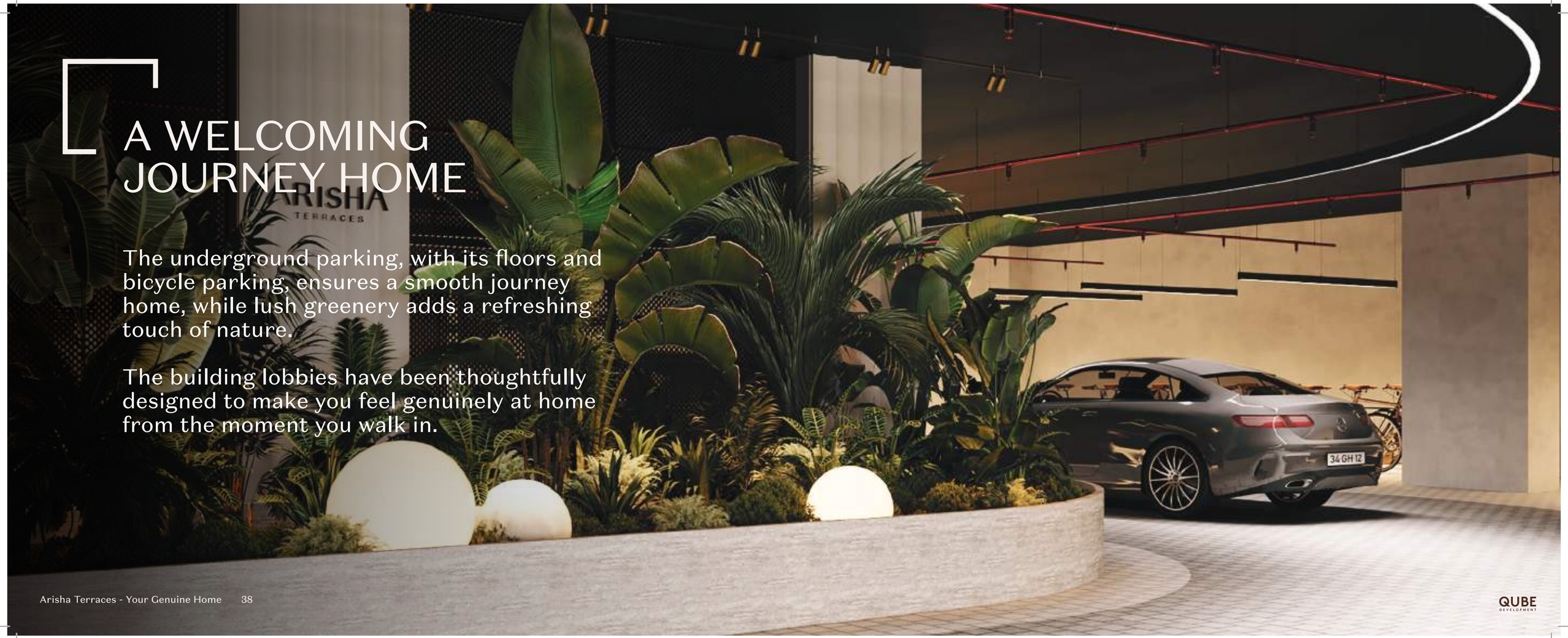


Indoor Play Area

A WELCOMING JOURNEY HOME

The underground parking, with its floors and bicycle parking, ensures a smooth journey home, while lush greenery adds a refreshing touch of nature.

The building lobbies have been thoughtfully designed to make you feel genuinely at home from the moment you walk in.



QUBE DEVELOPMENT

RETAIL CONVENIENCE

Wander downstairs to find everything you need close at hand—a morning coffee to awaken your senses or fresh groceries waiting without the journey.



QUBE DEVELOPMENT



A home for everyone

Arisha Terraces offers an impressive selection of 122 unique apartment layouts, spread across a total of 419 apartments. The individuality of the units gives residents the freedom to truly personalize their living experience, making Arisha Terraces a place where every home feels uniquely yours.

- Studios size range from 337 to 571 sq ft
- One-bedroom sizes range from 514 to 1,130 sq ft
- Two-bedroom sizes range from 1,029 to 1,427 sq ft

Scan the QR code to immerse yourself in Arisha Terraces with our virtual tour.

QUBE DEVELOPMENT

Studio

Studios size range from 337 - 571 sq ft.





Studio A



Studio B

QUBE DEVELOPMENT

One-bedroom apartment

One-bedroom size range from 514 – 1,130 sq ft.





One-bedroom apartment A



One-bedroom apartment B

QUBE DEVELOPMENT

Two-bedroom apartment

Two-bedroom size range from 1,029 – 1,427 sq ft.





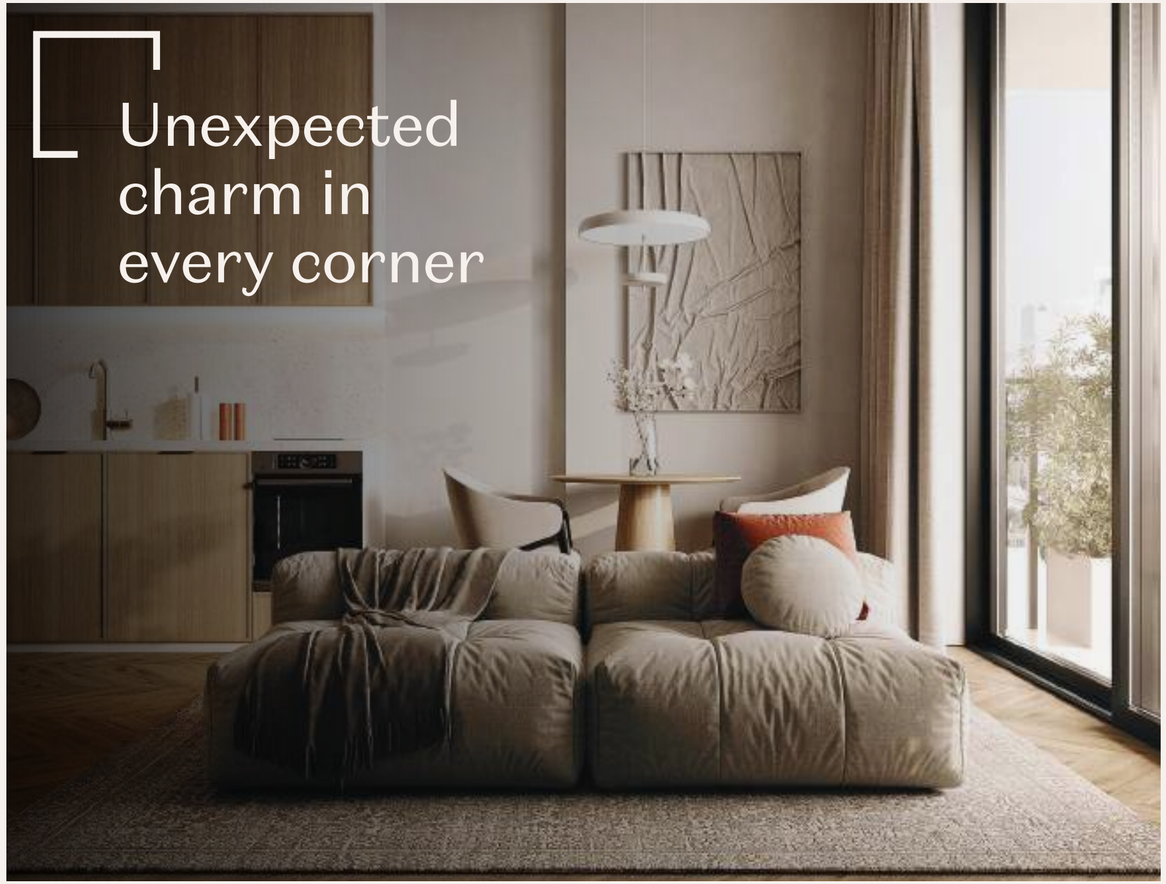
Two-bedroom apartment A



Two-bedroom apartment B

QUBE DEVELOPMENT

Unexpected charm in every corner




Chevron Warm Oak


Earthy Ceramic


Veneer Warm Oak


White Quartz

QUBE DEVELOPMENT

STUNNING FEATURES

Arisha Terraces is a blend of beauty and functionality, with each element reflecting a commitment to quality and elegance. Every detail enhances your lifestyle and creates a home that feels naturally refined.



QUBE DEVELOPMENT



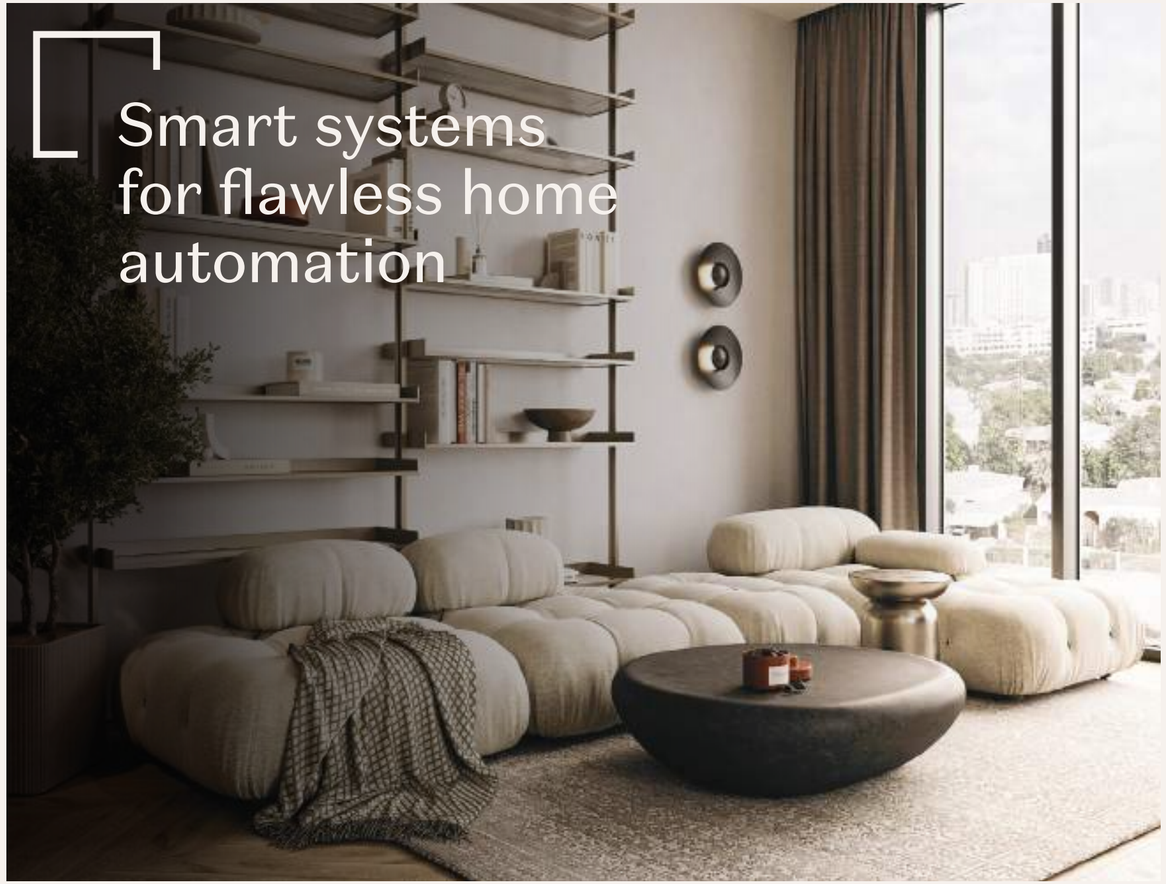
Floor-to-ceiling windows



Exquisite kitchens with Bosch appliances*

* Appliances include stove, oven, microwave, dishwasher and fridge.

QUBE DEVELOPMENT



Smart systems for flawless home automation

Designed for sustainable living

Arisha Terraces embraces modern sustainability initiatives, creating an efficient and environmentally conscious community. Solar panels harness renewable energy, fostering a greener future, while hydroponic rooftop gardens provide fresh, organic produce, promoting a healthy and harmonious lifestyle. Additionally, drinkable tap water flows to every apartment, enhancing convenience for residents and supporting a greener future.

Notes