

ARTHOUSE

PRIVATE RESIDENCES

BY



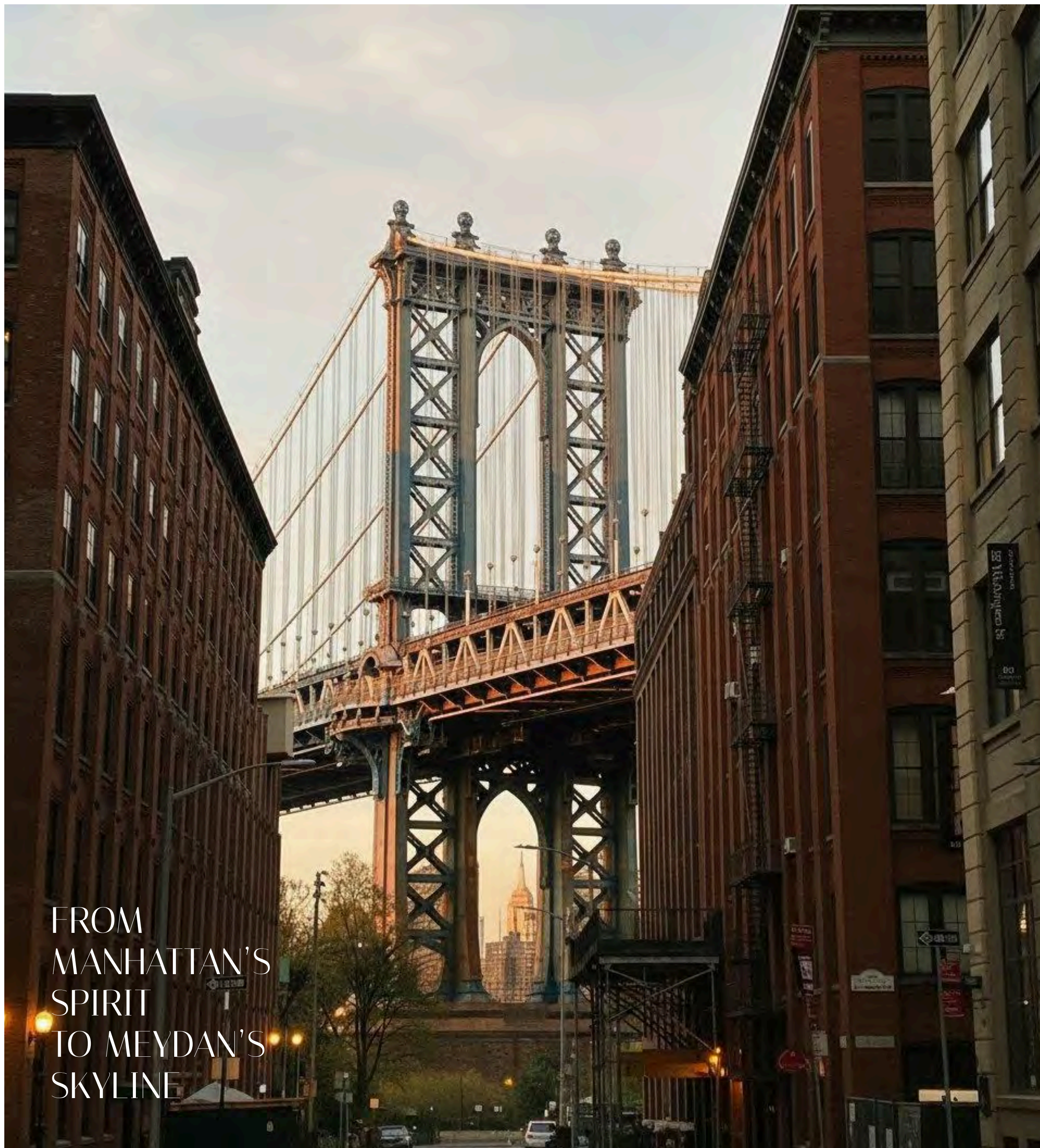
DEVELOPMENT PARTNER

 CLÉDOR



A Signature of Refined Living

Arthouse Private Residences bring the essence of elegant living to the heart of Dubai — where art meets architecture and every detail is thoughtfully curated for comfort and style.



FROM
MANHATTAN'S
SPIRIT
TO MEYDAN'S
SKYLINE



Arthouse Hotel

Born on New York's Upper West Side, Arthouse began as an art-inspired hotel brand defined by creativity, character, and community. Blending historic charm with contemporary design, it offers more than hospitality — it offers a sense of belonging.

Now reimaged in Dubai, Arthouse Private Residences by VIVA bring the soul of the iconic New York brand to modern living.

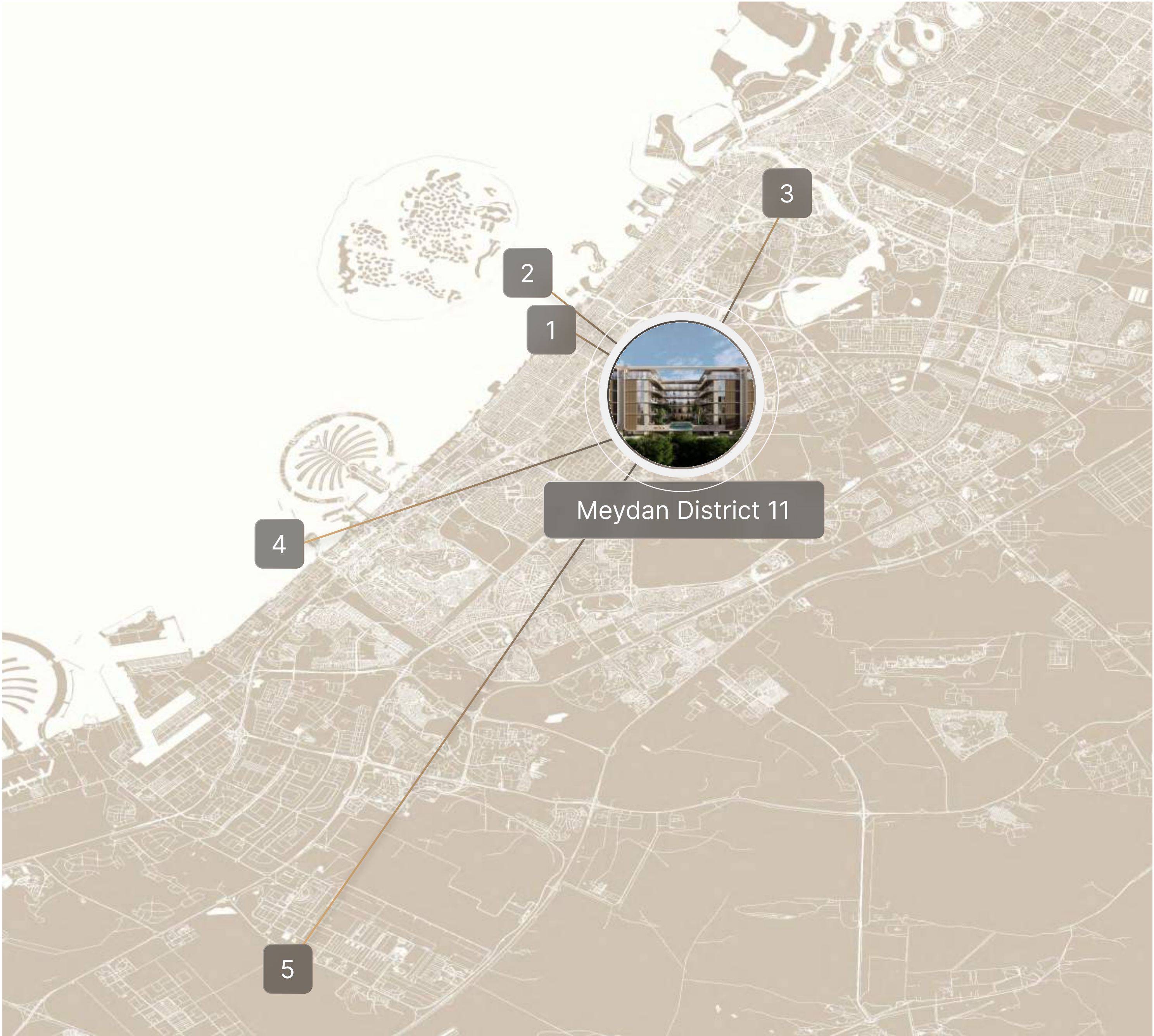




Meydan District 11

A new dimension of luxury living

- | | | |
|---|---------------------------------|--------|
| 1 | Business Bay | 10 min |
| 2 | Burj Khalifa and Downtown Dubai | 15 min |
| 3 | Dubai International Airport | 15 min |
| 4 | Dubai Marina | 20 min |
| 5 | Al Maktum Airport | 35 min |





Meydan District 11

A flagship address in the heart of Dubai

Home to over 6,000 premium residences, District 11 perfectly combines peaceful living with urban convenience — offering parks, nurseries, mosques, retail spaces, and vibrant community hubs.

Ideally located at the intersection of Dubai–Al Ain Road and Sheikh Mohammed Bin Zayed Road.





ARTHOUSE PRIVATE RESIDENCES

Designed for
a bespoke lifestyle



ARTHOUSE
PRIVATE RESIDENCES

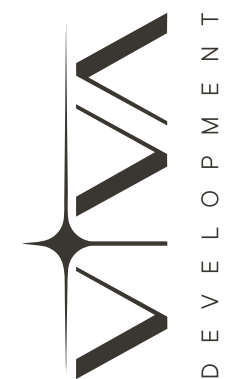
BY



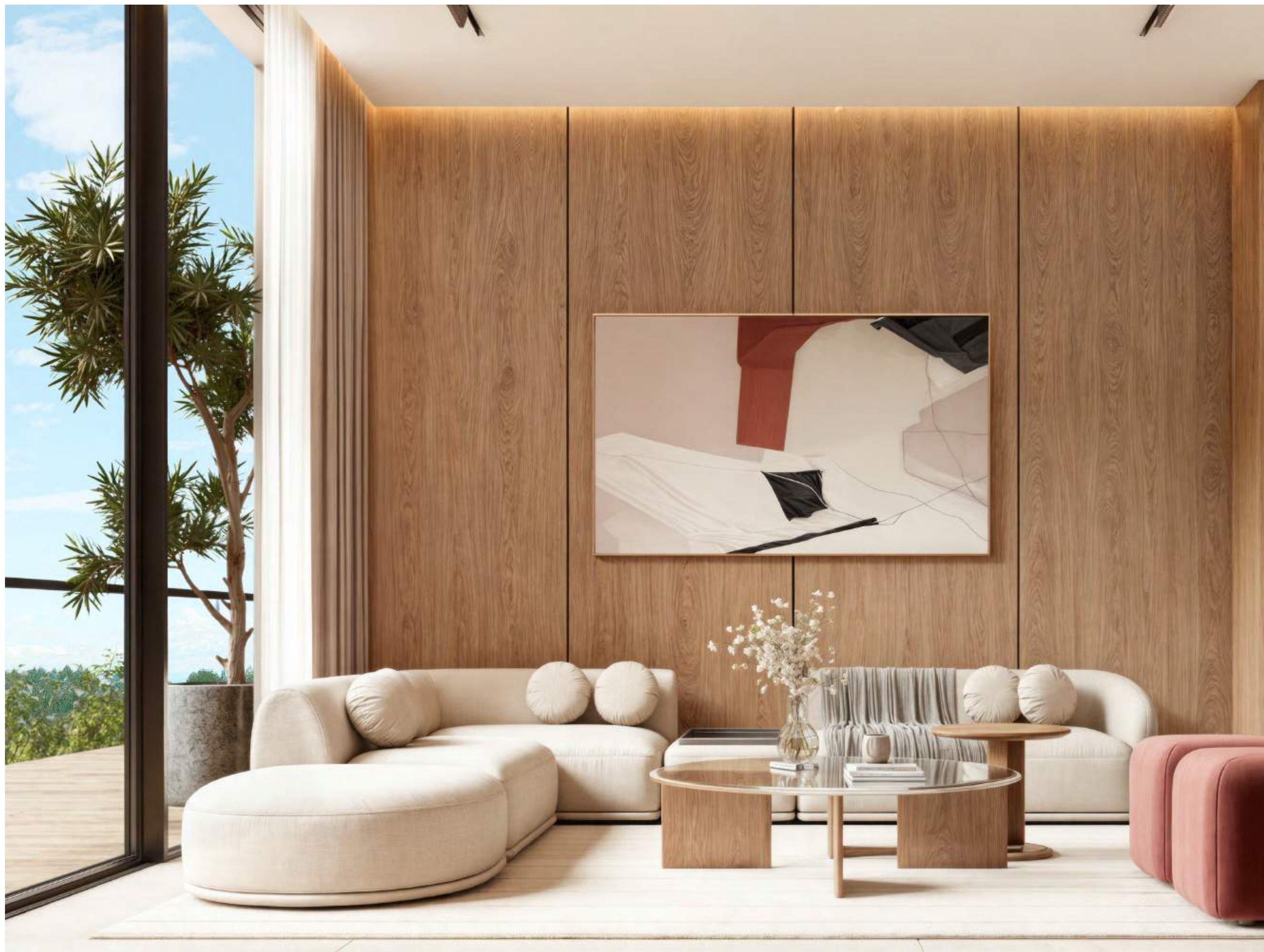








One-Bedroom Residences with Study



Where Luxury Feels Personal

These residences embody a philosophy of natural harmony and modern comfort. Natural materials —wood, stone, linen, and cotton—predominate in the decor, creating a feeling of warmth and serenity.





















Two-Bedroom Residences

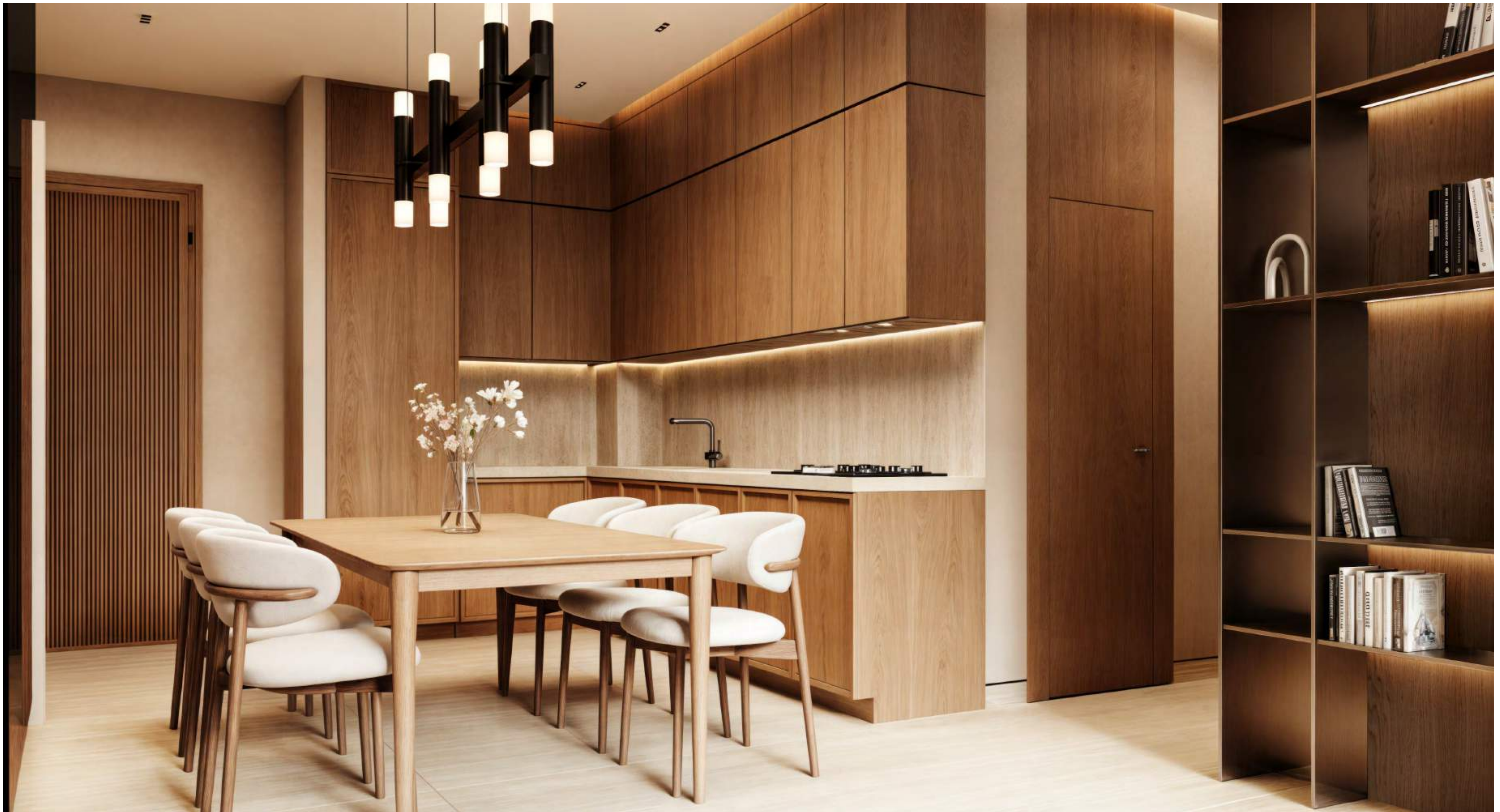


Artistry in Every Detail

These residences reflect a vision of seamless balance between nature and contemporary comfort.

Spacious and light-filled, blending modern comfort with timeless sophistication.





ARTHOUSE

PRIVATE RESIDENCES

BY

VIVA
DEVELOPMENT















Amenities

Pool Area



Your Private Oasis in the City

From wellness to leisure, every
space reflects a refined approach
to modern living.













A CURATED SELECTION OF PRIVATE RESIDENCES

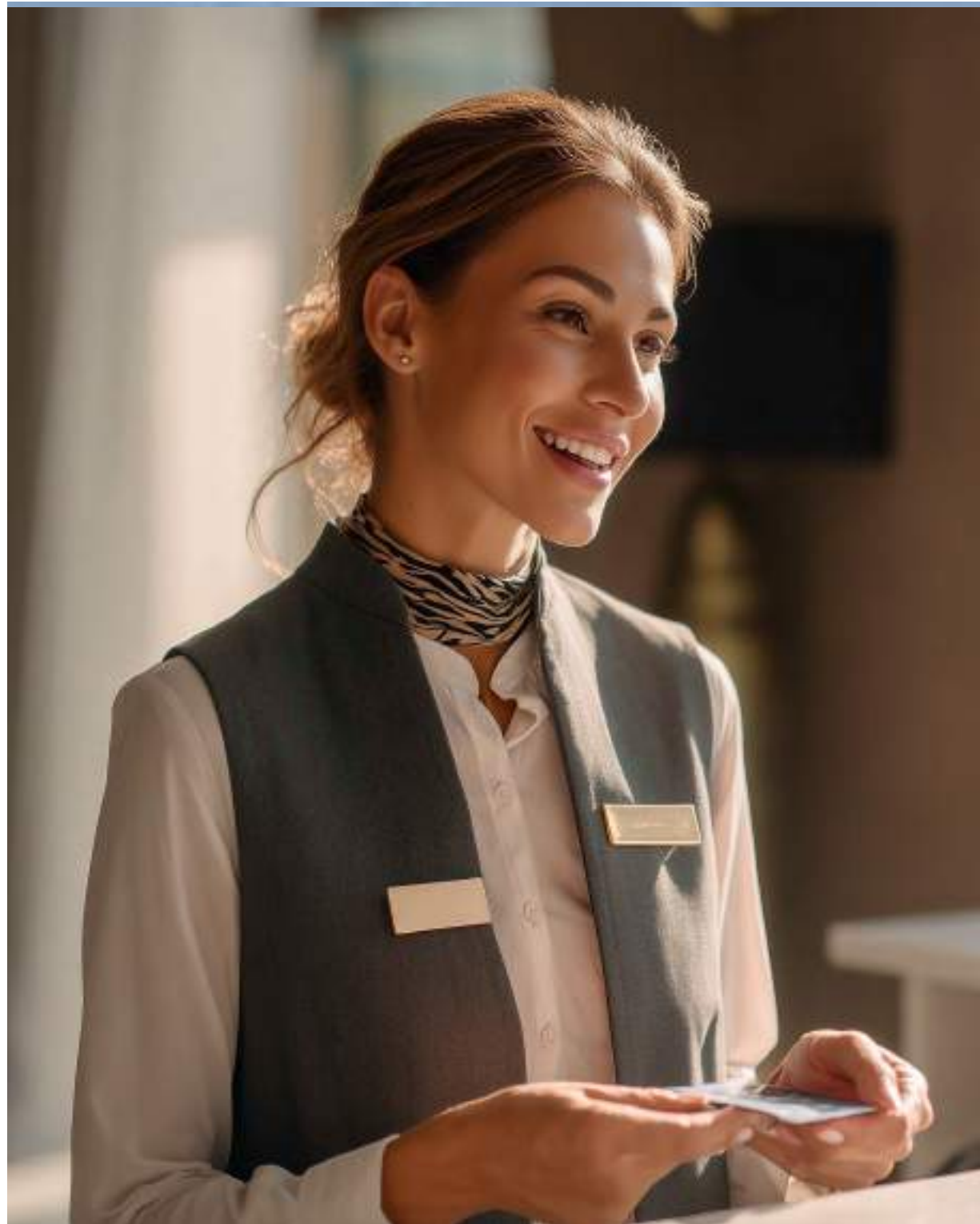
One-Bedroom Residences	49
One-Bedroom Residences with Study	59
Two-Bedroom Residences	12



2026

ARTHOUSE PRIVATE RESIDENCES

Artistry in Every Detail



24/7 Concierge

Seamless concierge service — available anytime to make every request, from dining to travel, smooth and exceptional.



Valet

Professional valet service ensures effortless parking and peace of mind. Simply arrive at the entrance — we'll take care of the rest.



A La Carte Services

Five-star comforts at your doorstep — private dining, chef service, and more, tailored to your lifestyle.



Housekeeping On Call

Effortless living made simple: professional cleaning on demand, ensuring your home stays immaculate at all times.



DESIGNED BY MODEL CONTRACTING

One of the UAE's most renowned
architectural firms





Developer Details

The Developer

VIVA Real Estate Development is a pioneering Dubai-based developer dedicated to refined, timeless living.

Its debut project, Arthouse Private Residences by VIVA, embodies the brand's vision — a flagship creation that sets the foundation for VIVA's legacy of quality, elegance, and customer-focused design.





Development Partner

Cle Dor Developments is a UAE-based luxury real estate company recognized for design excellence, premium craftsmanship, and value-driven projects. With a portfolio exceeding AED 2.5 billion, Cle Dor delivers visionary spaces that seamlessly combine innovation, quality, and enduring value.

ARTHOUSE

PRIVATE RESIDENCES

BY



DEVELOPMENT PARTNER



Disclaimer: Any images and visualizations contained herein are provided for illustrative and marketing purposes only. All information contained herein is subject to change without notice and without liability. Only the information contained in the final Sales and Purchase Agreement entered into between the Seller and the Buyer will have any legal effect. E&OE