



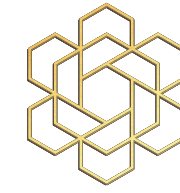
# THEWINGS

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

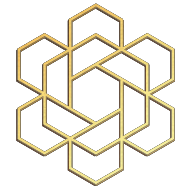
Nestled in the strategic location of Arjan, The Wings is Al Mizan's flagship project with three residential buildings, a retail boulevard, and unparalleled amenities.



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 SKY DECK POOL 3 + KIDS POOL GRAND WELCOMING (Double-heighted lobbies for each building)





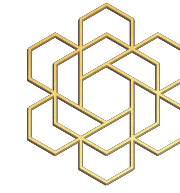
LIFESTYLE

# 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

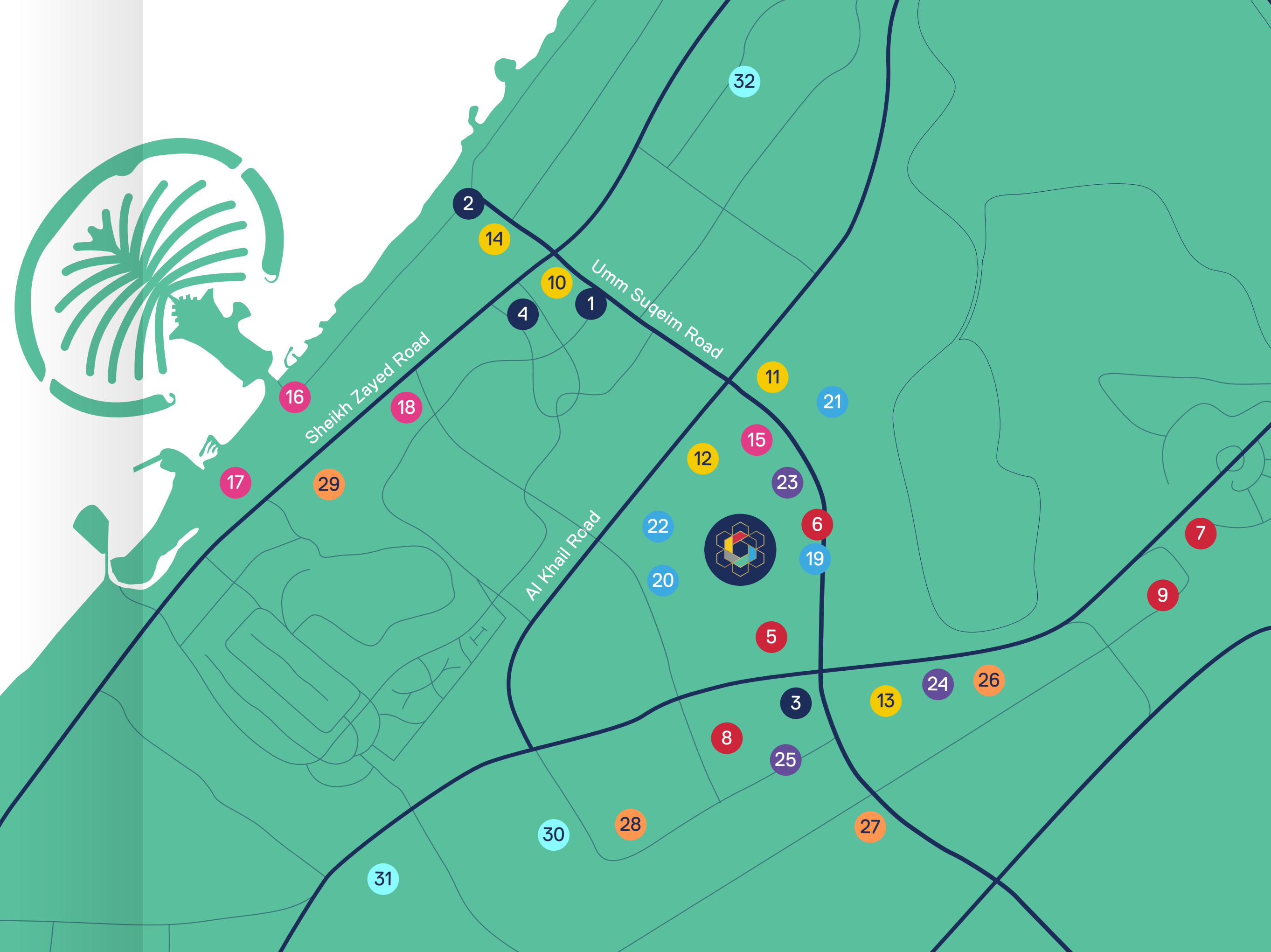
- Commercial**
15. Dubai Science Park
  16. Dubai Internet City
  17. Dubai Media City
  18. Dubai TECOM

- 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

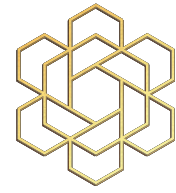
- Golf Courses**
26. Arabian Ranches Golf Club
  27. Polo Club
  28. ELS Golf Club
  29. Emirates Golf Club

- Connectivity**
30. Expo 2020
  31. Al Maktoum International Airport
  32. Dubai International Airport









## WELCOME TO DUBAI'S COMMUNITY-FOCUSED NEIGHBOURHOOD



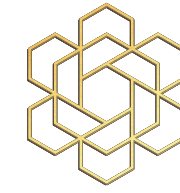
Occupying the largest & most strategic area in Arjan, the residences at The Wings overlook the popular tourist hotspot of Dubai Miracle Garden, and Dubai Butterfly Garden, which are just minutes away.

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

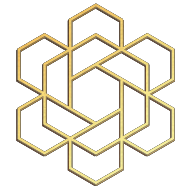
## Celebrating Everyday Life

*"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

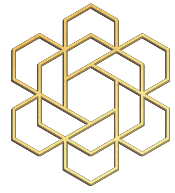
-  Sky Lounge
-  Retail Boulevard
-  Secluded spaces with private seating
-  Sky Deck
-  Fully equipped gymnasiums
-  Adult & children pools
-  Kids play area
-  Sky Club

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

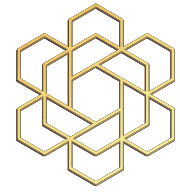
*"The Wings gets the essentials right. It's not just what a place looks like, it's about how it makes you feel."*

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.

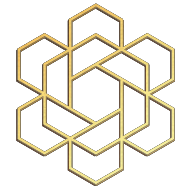






Residents feel welcomed as soon as they walk through the double-height lobby entrance with elevators from **Kone**. They're immediately reminded this is home, and the demands of a busy day melts away.





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

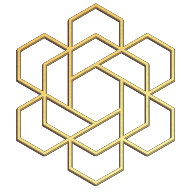
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

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.



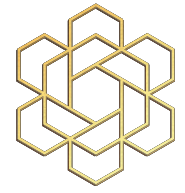
Actual Show Apartment Image





CAREFUL PRECISION,  
INFUSED WITH CRAFT.



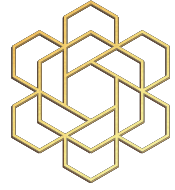


# WHERE MODERN DESIGN MEETS TRADITIONAL VALUES



Actual Show Apartment Image





TEAM

*“We always ensure our projects are crafted with exquisite beauty, built with distinct quality, and are created to add meaning and significance to the lives of the people.”*

Al Mizan’s vision is to positively contribute to the development and progression of Dubai. The group’s existing projects serve as a testament to its futuristic approach and are aligned with its comprehensive vision to transform Dubai into a city of the future.

Our rich history and enduring legacy, strong corporate values and unwavering commitment to excellence, is what gives us a stellar reputation for being a credible integrated real estate developer in the region. We commenced our journey back in 1995 by trading in computers and its peripherals and expanded our business to Dubai in 1998. We foresaw opportunities in real estate and decided to contribute our expertise and leadership to this industry in 2004.

We aim to not only build but also allure our customers with our distinctive building design, world-class infrastructure build quality, and appealing aesthetics. We strongly believe in the timely delivery of projects where investors are given value for their money and this belief is what makes us a credible developer.

PROJECT DEVELOPER



**AL MIZAN**

GROUP SINCE 1998

CONSULTANT



CONTRACTOR



**GCC CONTRACTING**  
جي سي سي للمقاولات

# CONNECT

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Opposite Miracle Garden,  
Arjan, Dubai**

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M: +971 52 345 5055**

**E: [connect@thewings.ae](mailto:connect@thewings.ae)  
W: [thewings.ae](http://thewings.ae)**

Project RERA number: 1948  
Plot number: 278

## **Escrow Account Details**

Escrow account number : 019500000170  
Escrow bank details: Mashreq Bank PSC,  
Internet city branch, Dubai

## **DISCLAIMER**

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