

# AYAAN

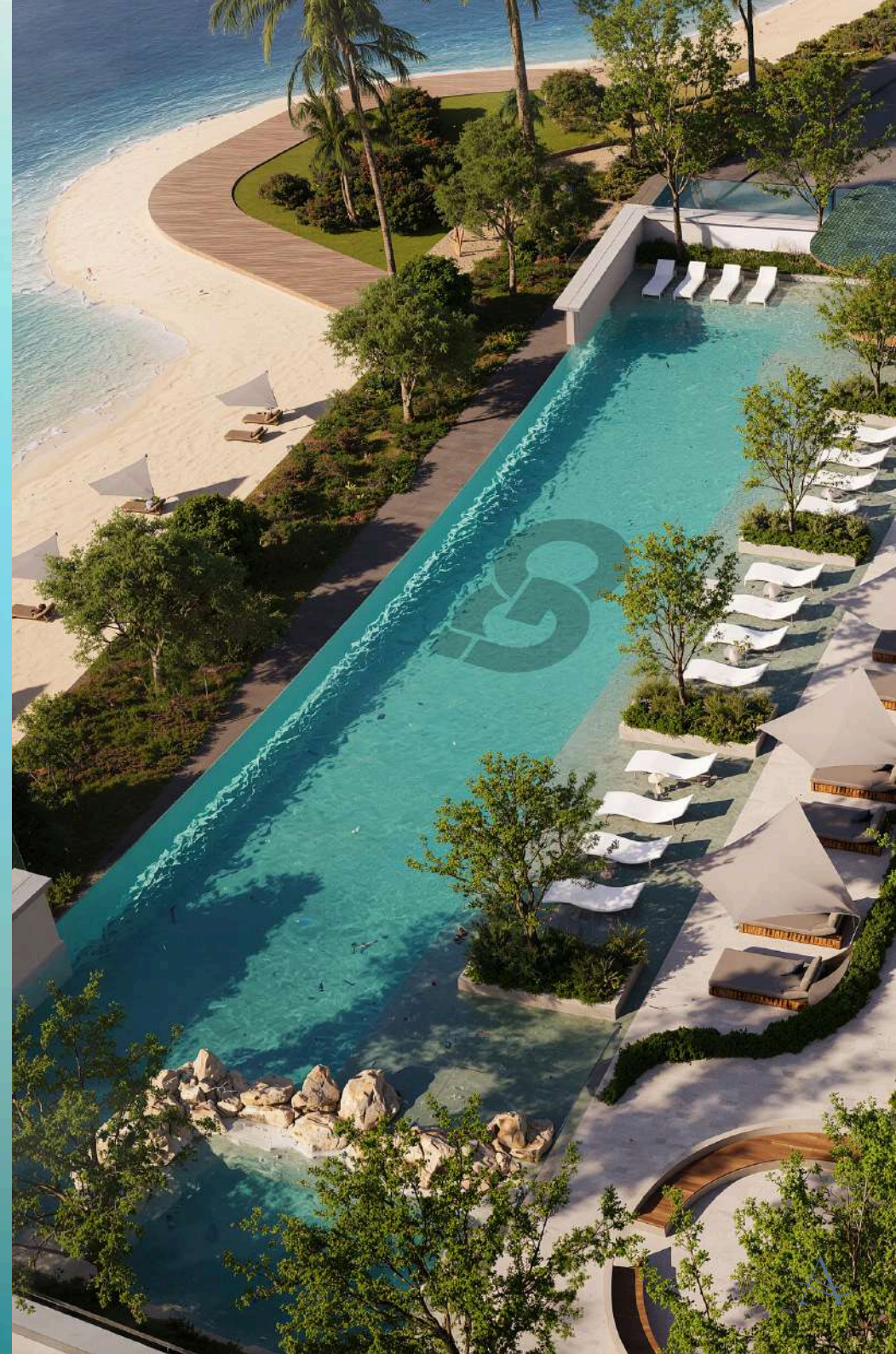
HEIGHTS - I

 INVEST  
GROUP  
OVERSEAS  
مجموعة الاستثمار





# Welcome to Crystal Lagoon Living





# AYAAN

AYAAN is a design-led, mixed-use development that redefines the most coveted luxury in Dubai—TIME. Thoughtfully crafted to integrate work, living, and lagoon-front wellness into one effortless daily flow, AYAAN creates a lifestyle of balance and intention. It offers enduring value for residents and sustained returns for discerning investors—where every moment, and every square meter, is designed to matter.







# Discover Meydan Horizon

Set in the heart of Dubai, Meydan Horizon is a visionary 88-hectare mixed-use development blending residential, commercial, and lifestyle spaces. Its standout feature is a crystal-clear recreational lagoon, offering a fresh take on urban living.

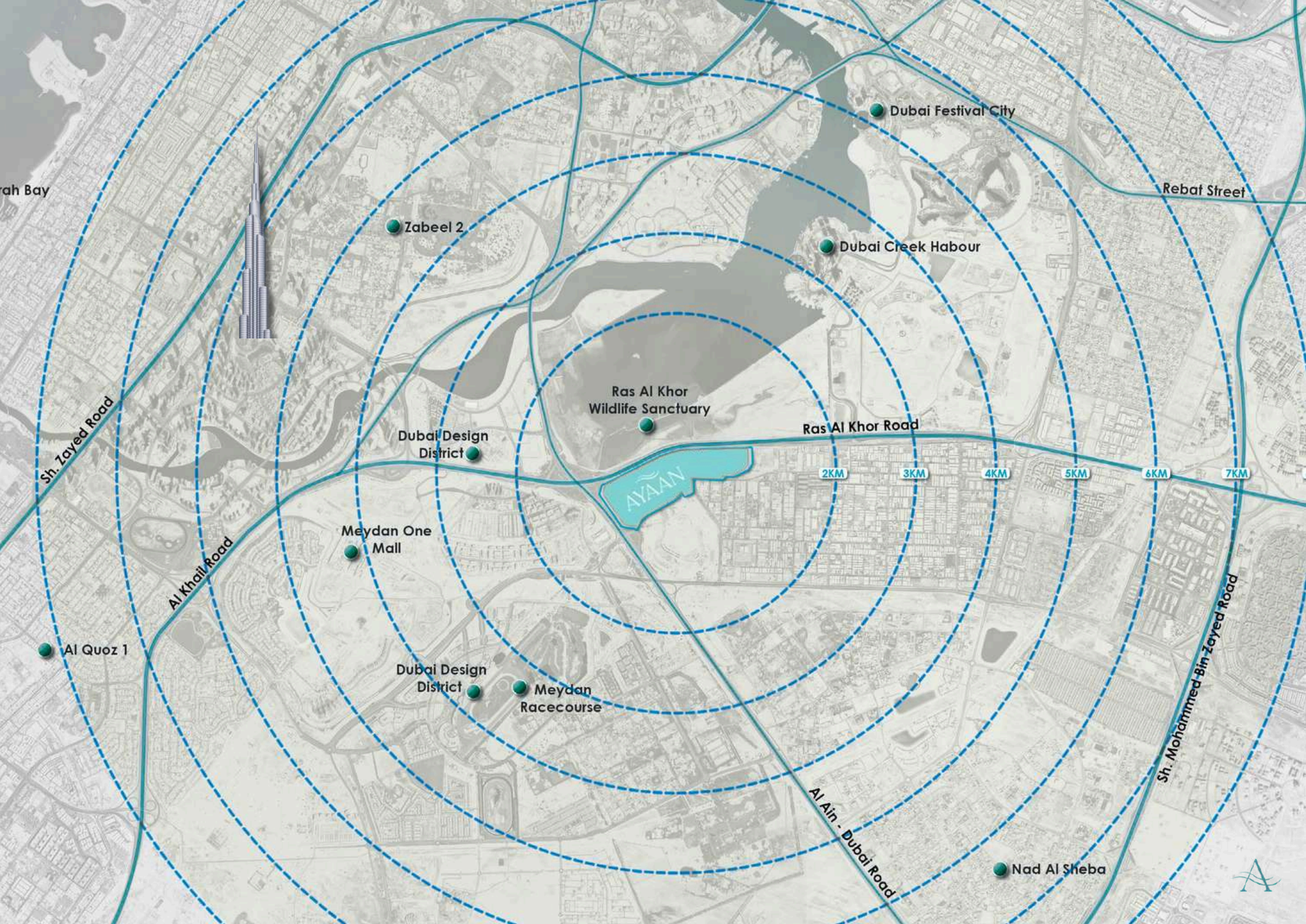




# Where Urban Living Meets Waterfront Serenity







ah Bay

Sh. Zayed Road

Al Quoz 1

Al Khail Road

Zabeel 2

Dubai Design District

Meydan One Mall

Dubai Design District

Meydan Racecourse

Ras Al Khor Wildlife Sanctuary

AYAN

Ras Al Khor Road

2KM

3KM

4KM

5KM

6KM

7KM

Dubai Festival City

Dubai Creek Harbour

Rebat Street

Al Ain - Dubai Road

Sh. Mohammed Bin Zayed Road

Nad Al Sheba







AYAAN HEIGHTS I

PROMENADE

LAGOON

PARK

# The Master Community

MEYDAN HORIZON





20 KM  
PALM  
JUMEIRAH

5 KM  
WORLD  
ISLANDS

10 KM  
BUSINESS  
BAY

6 KM  
DOWNTOWN  
DUBAI

8 KM  
DUBAI  
DESIGN  
DISTRICT

12 KM  
DIFC

# Time is luxury

Experience the privilege of living where everything is within reach. Seamless connections and effortless commutes redefine what it means to move through the city with ease.





# Designed for Life. Built Around Time.

AYAAN was created with one goal in mind:  
To restore balance in a city that never slows down.

Instead of just offering square footage, AYAAN offers  
more of what people truly crave — time, peace,  
connection, and wellness.

Every element, from its architecture to its amenities,  
is crafted to help residents live, work, and breathe in  
one seamless flow.







# Built Around Real Life

Designed for the way people truly live—prioritizing peace, family connection, and focus. Not driven by trends, but by timeless human needs that never go out of style.



# Waterfront Wellness

More than a view—it's a lifestyle. Lagoon-side living that soothes the mind, supports daily balance, and invites you to slow down, breathe, and recharge.







COMMUNITY VIEW - MEYDAN HORIZON







# Sustainable Living

This is long-term value, built in. AYAAN is designed to attract real people who want to live—not just invest. Its thoughtful layout, waterfront lifestyle, and work-life integration create end-user magnetism that leads to consistent occupancy and strong tenant retention.

For investors, that means dependable rental income and asset performance rooted in real demand—not hype. It's sustainability not just in materials, but in purpose.





# Building Configuration

**TOTAL BUA**

306,006.37

**SELLABLE AREA**

143,412.21 Sq. Ft.



RETAIL

OFFICES  
(15<sup>th</sup> to 20<sup>th</sup>)

RESIDENTIAL  
(2<sup>nd</sup> to 14<sup>th</sup>)





# Mixed-Use Real Estate Development



## RETAIL OUTLETS

Curated retail spaces just steps from home and office, offering everyday convenience for residents and steady income potential for investors.



## RESIDENTIAL

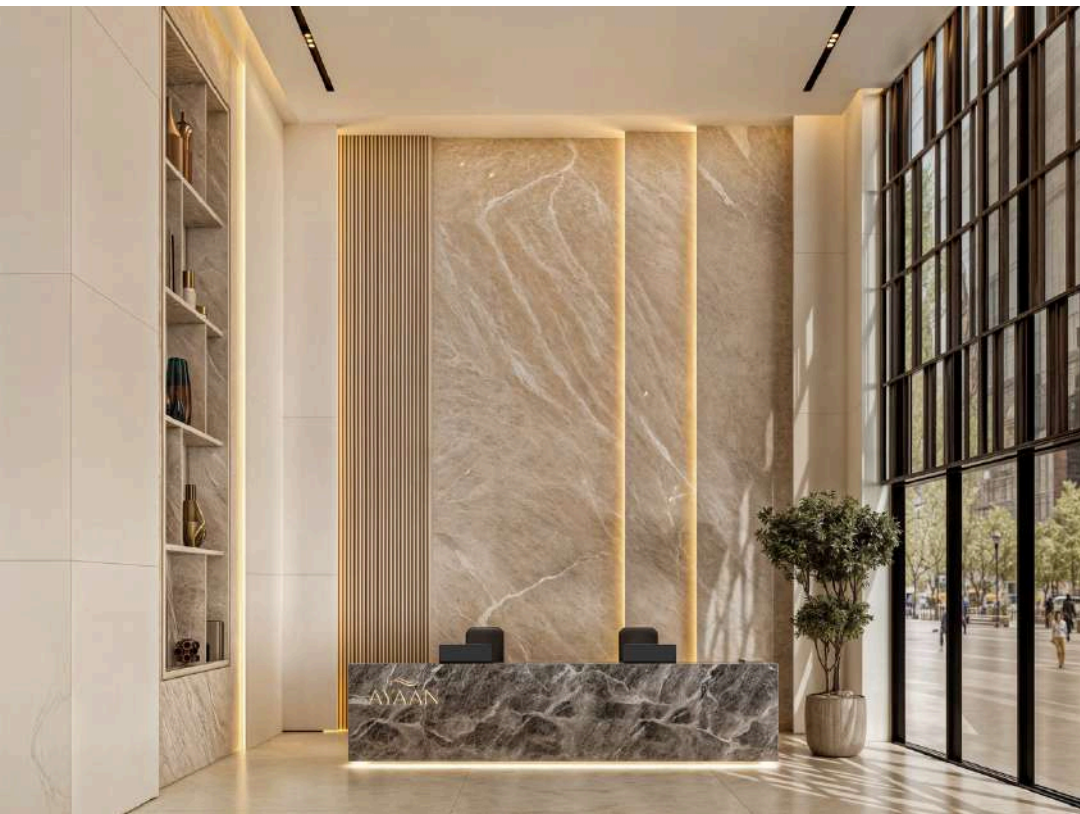
Thoughtfully designed 1, 2 & 3-bedroom apartments featuring premium finishes, open layouts, and serene lagoon-facing views—crafted for comfort, calm, and contemporary living.



# The Residences

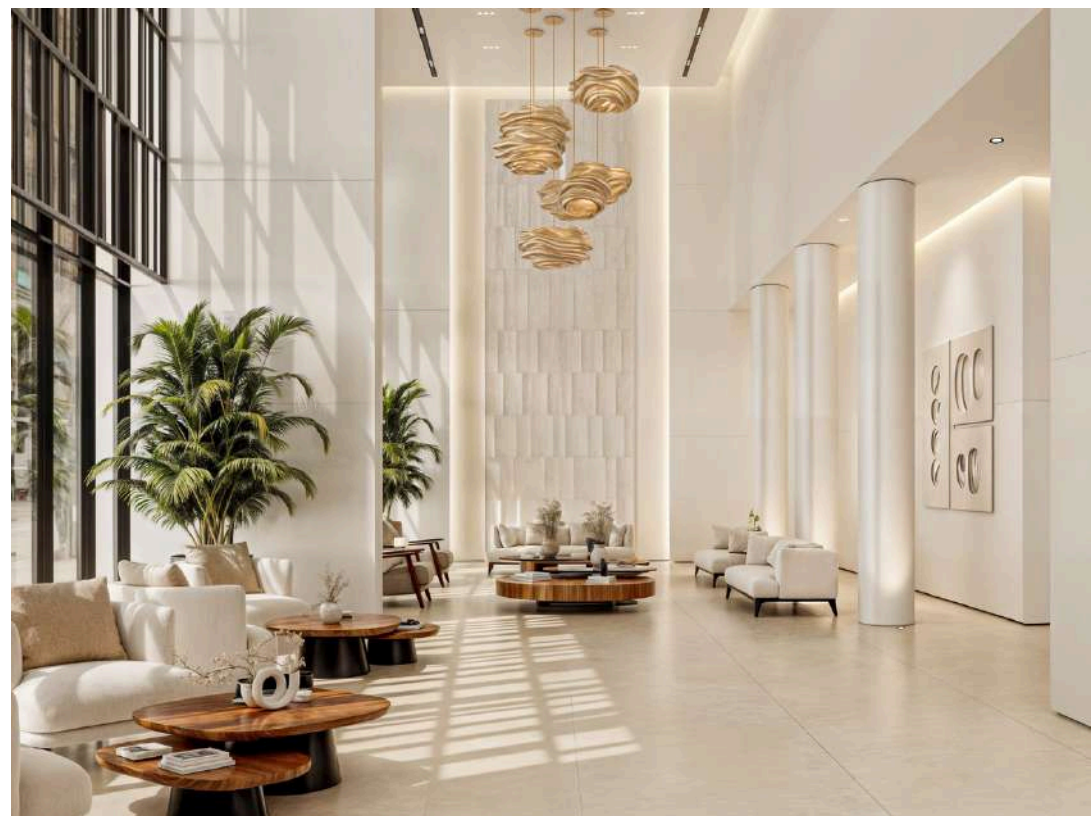




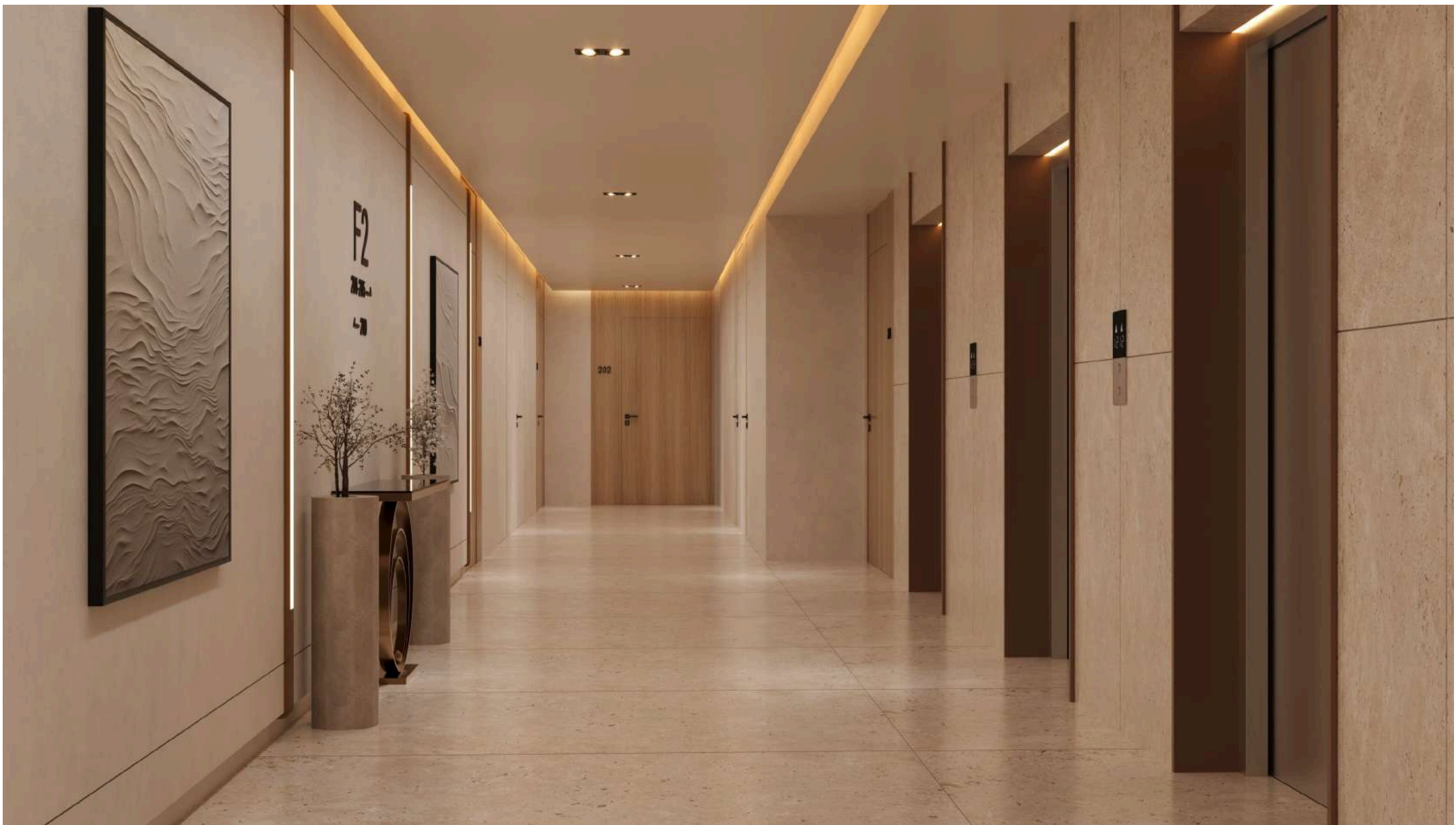


## Residential Lobby

Welcome Home in Style. Step into a serene sanctuary where warm tones, curated textures, and soft lighting set the tone for elegant everyday living.







## CORRIDOR

Minimalist with warm tones, ambient lighting, and refined finishes—designed to offer a serene and sophisticated welcome.





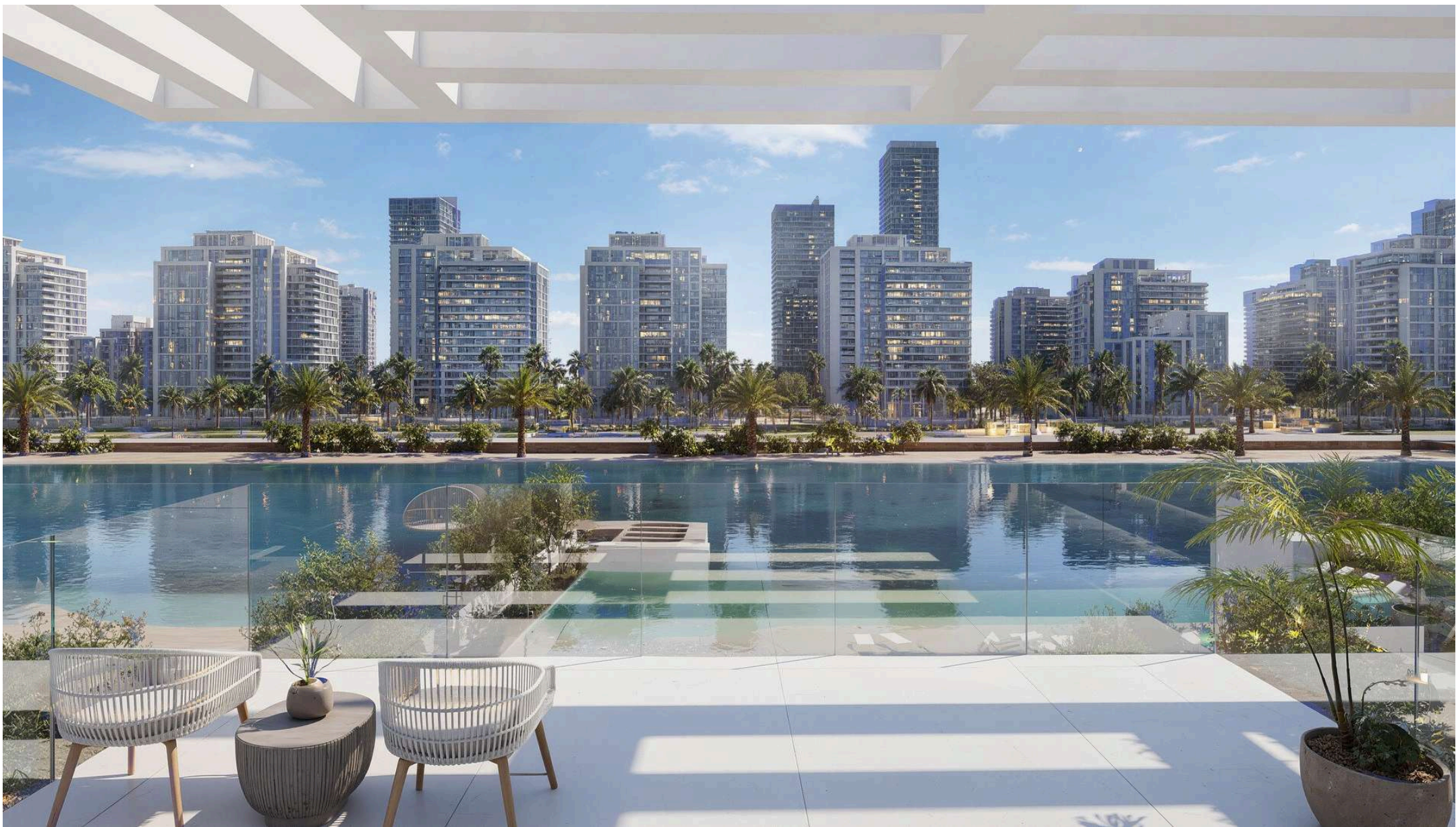


## LIVING & DINING

An open-concept living and dining space designed for both comfort and sophistication.





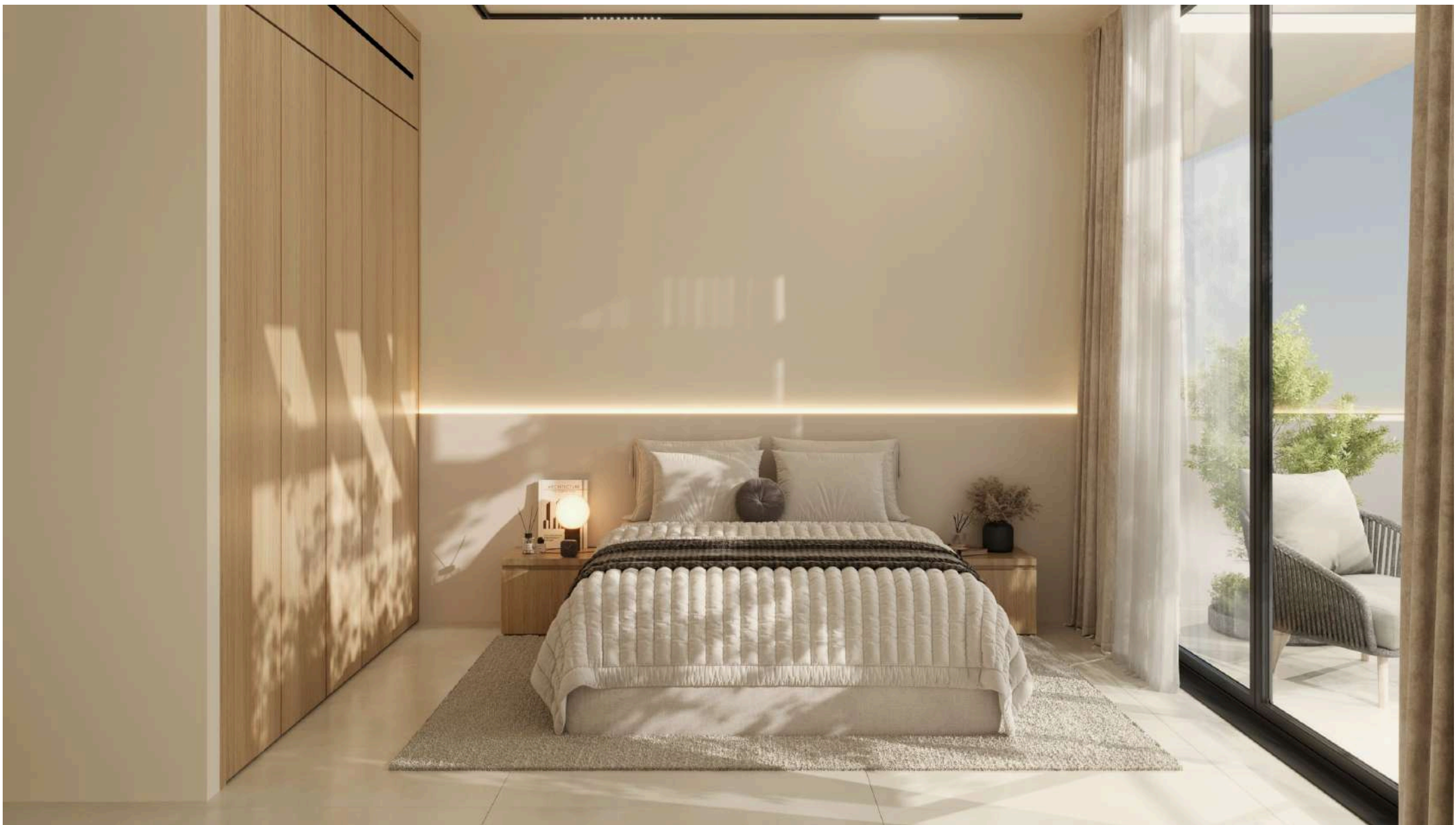


## BALCONY

From sunrise to sunset, your balcony captures the perfect frame of the crystal lagoon—inviting light, breeze, and beauty into your home.







## B E D R O O M

Your most personal space. Designed with intention, this room brings together comfort, clarity, and quiet focus, creating the perfect environment to reset, recharge, and rise ready for what's next.







## BATHROOM

Every element serves a purpose. From the floating vanity to the glass-framed shower, built for simplicity, comfort, and flow.







# 1-Bedroom Residential Units

Efficient and elegant, perfect for singles, couples, and investors.

Sizes range from 777.37 Sq. Ft. to 809.77 Sq. Ft.



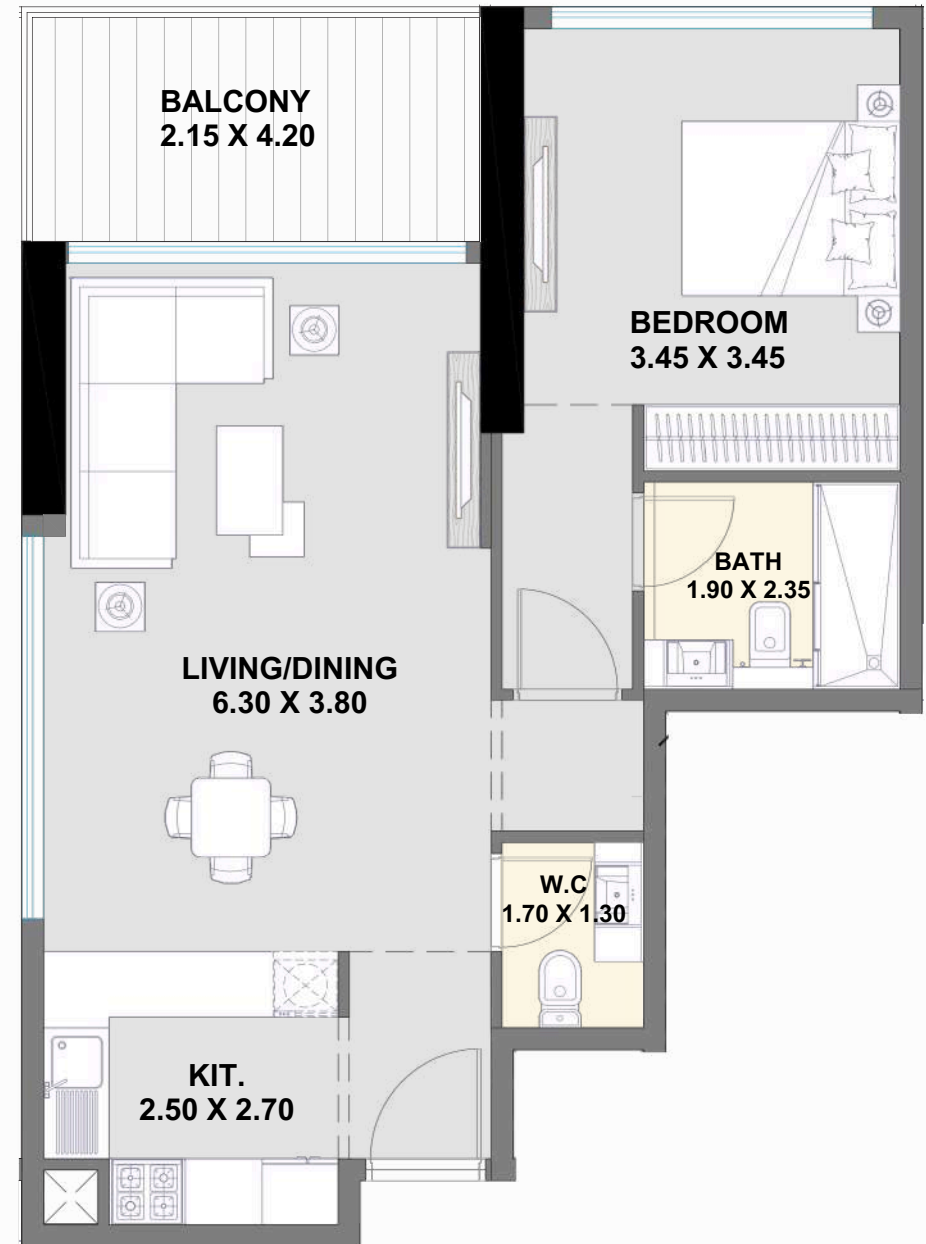
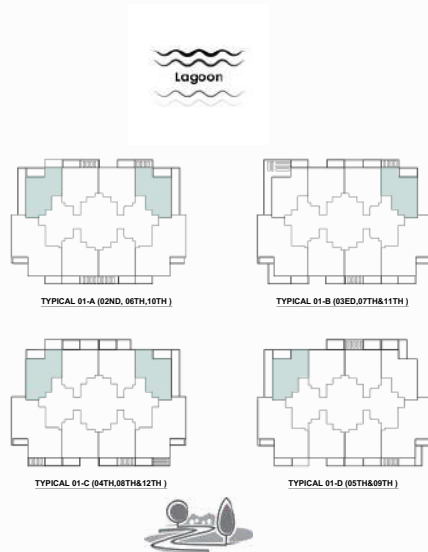


## 1 BEDROOM TYPE - A1

UNITS 202,207,307,402,407,502,602,607,707,802,  
807,902,1002,1007,1107,1202,1207,

**TOTAL NO. OF UNITS = 17**

UNIT SIZE	65.59 m <sup>2</sup>	706.00 sq.ft
BALCONY SIZE	9.64 m <sup>2</sup>	103.76sq.ft
TOTAL UNIT	75.23 m <sup>2</sup>	809.77 sq.ft



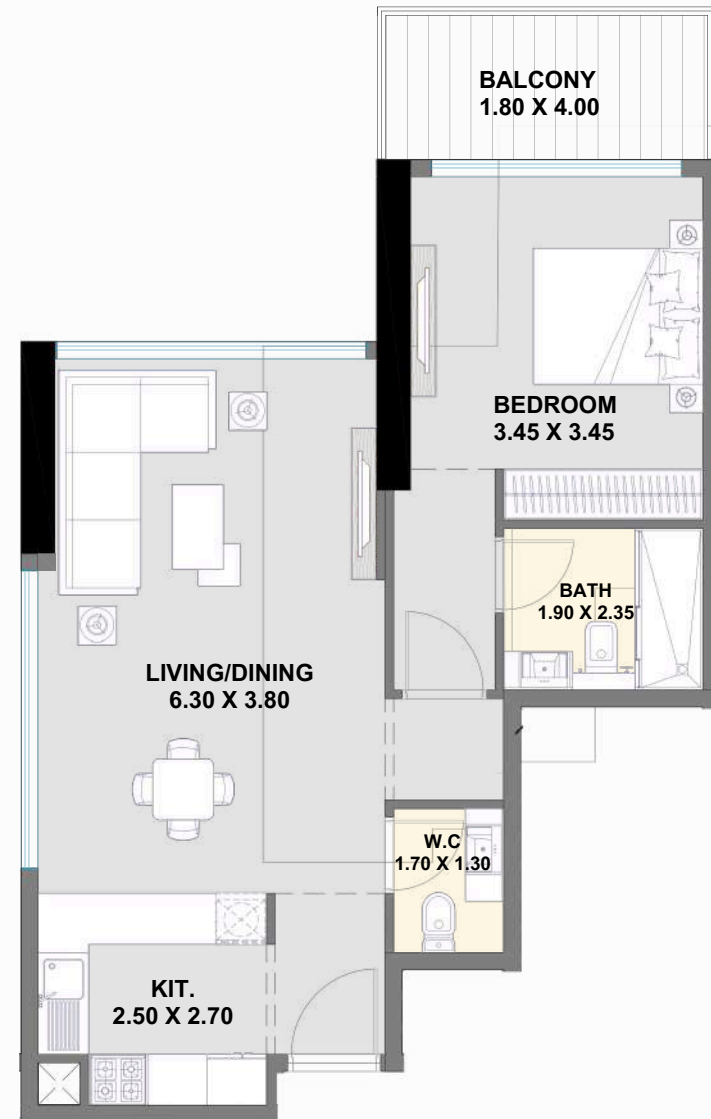
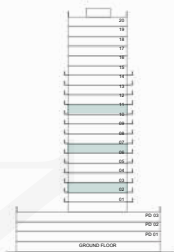


## 1 BEDROOM TYPE - A2

UNITS 302,702,1102

TOTAL NO. OF UNITS = 03

UNIT SIZE	65.46 m <sup>2</sup>	704.61 sq.ft
BALCONY SIZE	7.35 m <sup>2</sup>	79.11 sq.ft
TOTAL UNIT	72.81 m <sup>2</sup>	783.72 sq.ft



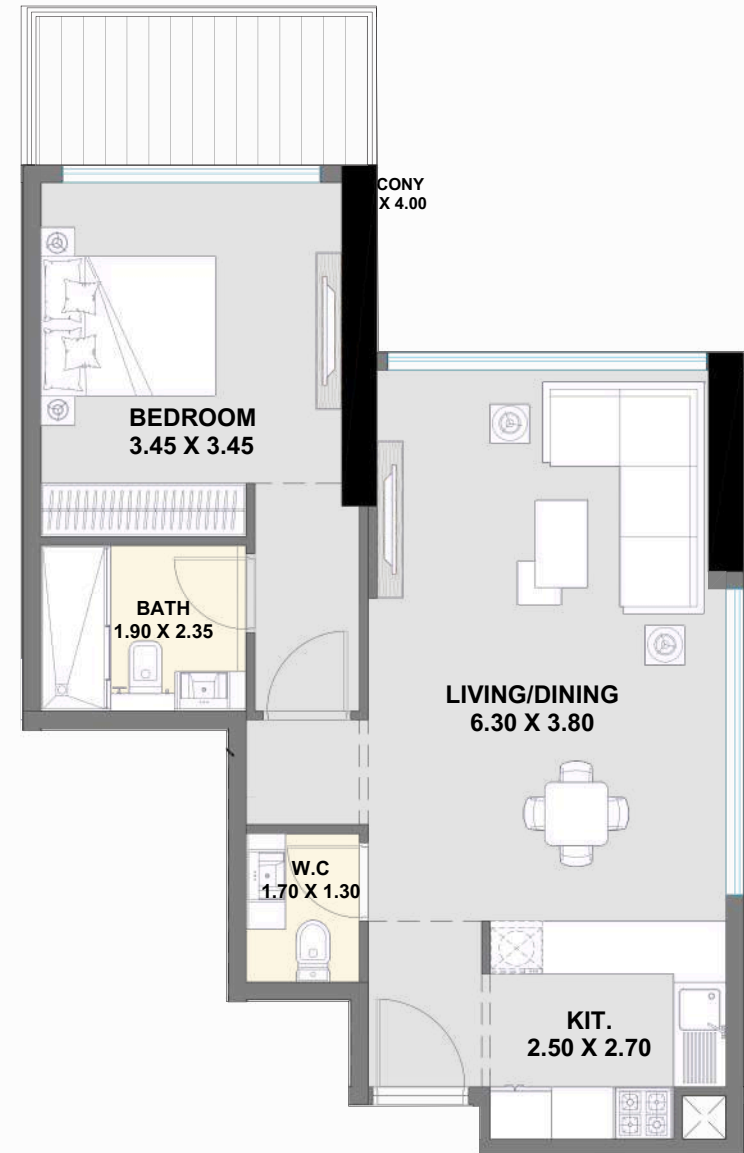
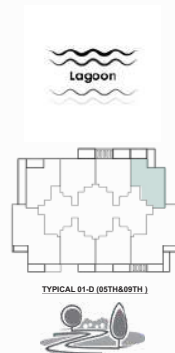
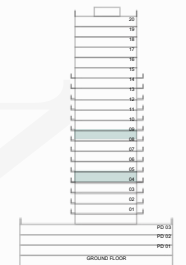


## 1 BEDROOM TYPE - A2

UNITS 507,907

TOTAL NO. OF UNITS = 02

UNIT SIZE	65.59 m <sup>2</sup>	706.00 sq.ft
BALCONY SIZE	9.40 m <sup>2</sup>	101.18 sq.ft
TOTAL UNIT	74.99 m <sup>2</sup>	807.19 sq.ft



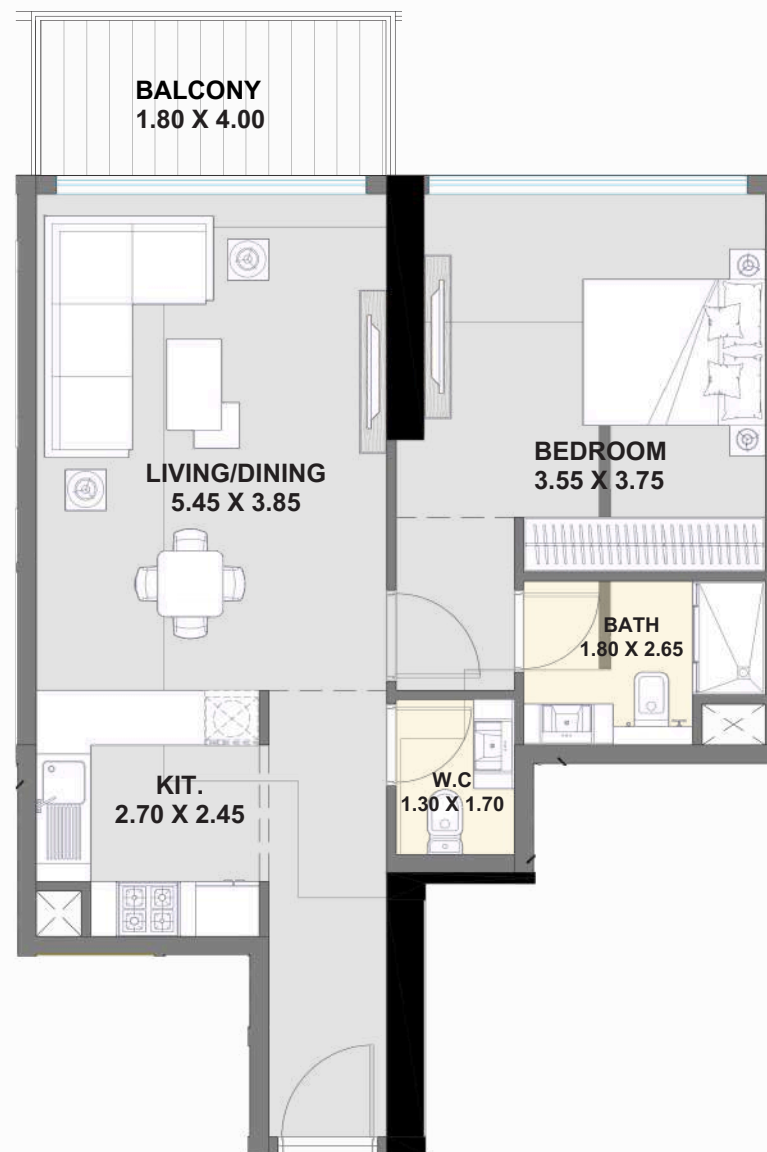
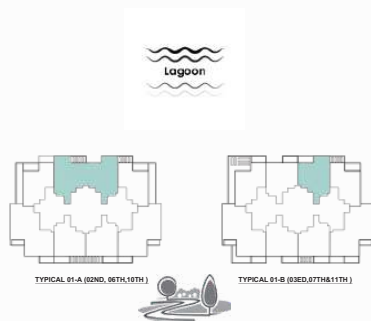
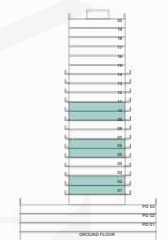


## 1 BEDROOM TYPE - B1

UNITS 201,208,308,601,608,708,1001,1008,1108

TOTAL NO. OF UNITS = 09

UNIT SIZE	64.86 m <sup>2</sup>	698.15 sq.ft
BALCONY SIZE	7.33 m <sup>2</sup>	78.90 sq.ft
TOTAL UNIT	72.19 m <sup>2</sup>	777.05 sq.ft



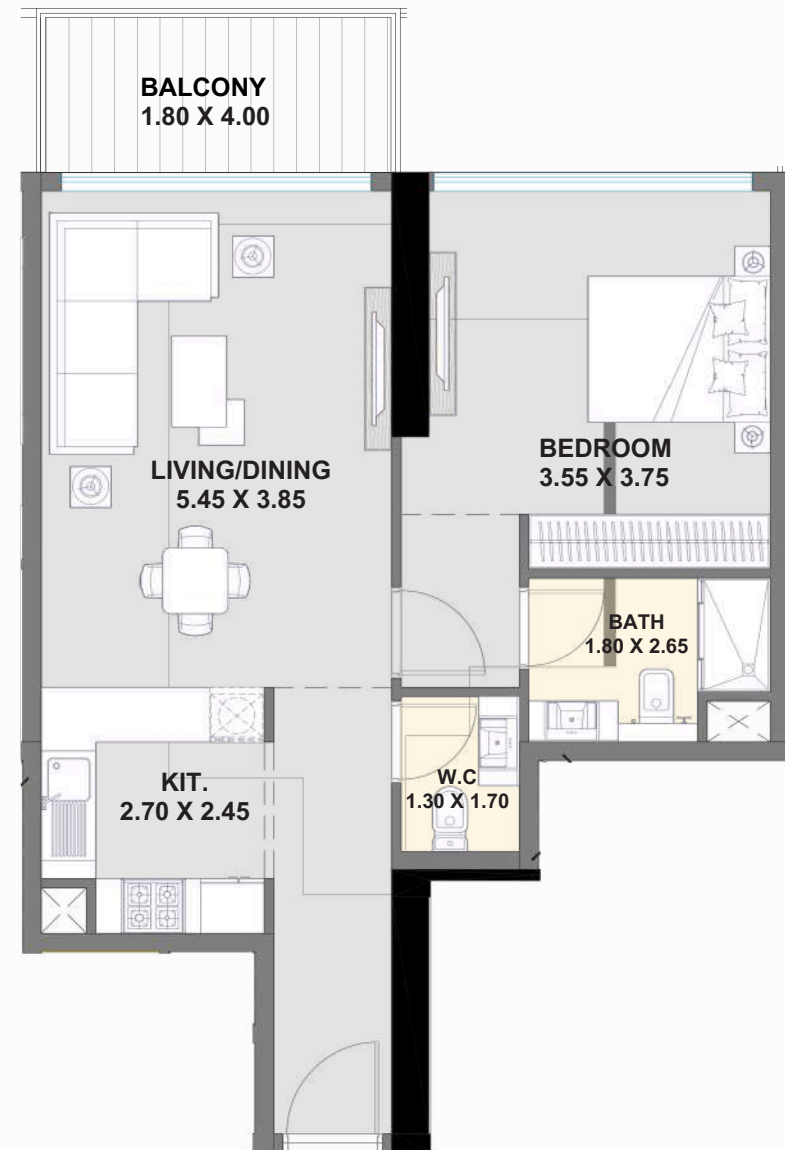
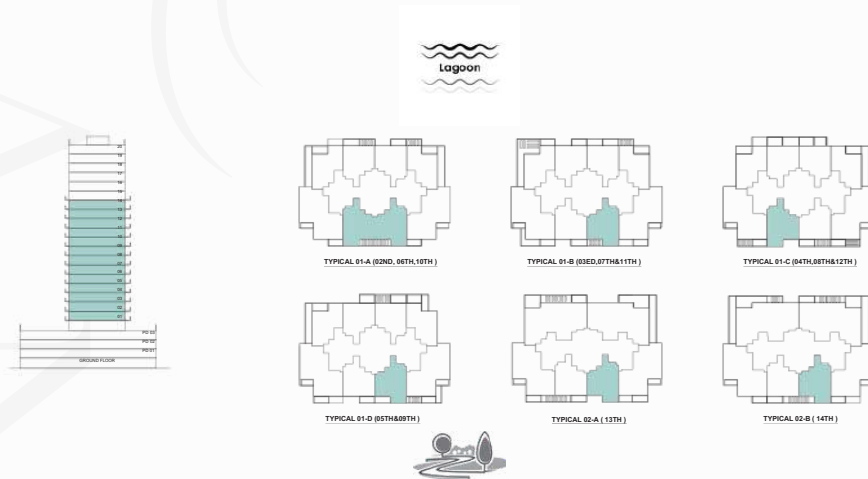


## 1 BEDROOM TYPE - B1

UNITS 204,205,305,404,505,604,605,  
705,804,905,1004,1005,1105,1204,1304,1403,1404

TOTAL NO. OF UNITS = 17

UNIT SIZE	65.53 m <sup>2</sup>	705.36 sq.ft
BALCONY SIZE	7.42 m <sup>2</sup>	79.87 sq.ft
TOTAL UNIT	72.95 m <sup>2</sup>	785.23 sq.ft



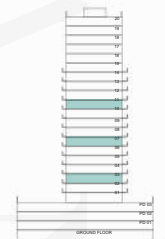


## 1 BEDROOM TYPE - B2

UNITS 301,701,1101

TOTAL NO. OF UNITS = 03

UNIT SIZE	64.86 m <sup>2</sup>	698.15 sq.ft
BALCONY SIZE	7.36 m <sup>2</sup>	79.22 sq.ft
TOTAL UNIT	72.22 m <sup>2</sup>	777.37 sq.ft

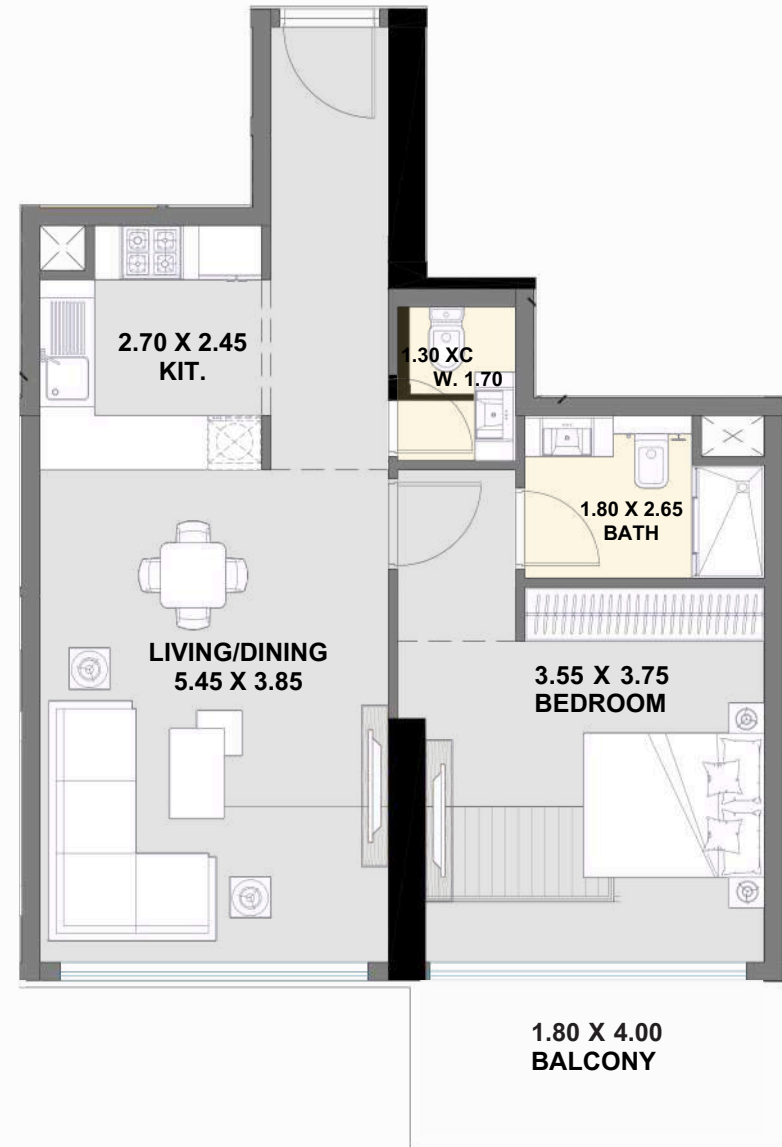


## 1 BEDROOM TYPE - B2

UNITS 304,405,504,704,805,904,  
1104,1205,1303

TOTAL NO. OF UNITS = 09

UNIT SIZE	65.53 m <sup>2</sup>	705.36 sq.ft
BALCONY SIZE	7.36 m <sup>2</sup>	79.22 sq.ft
TOTAL UNIT	72.89 m <sup>2</sup>	784.58 sq.ft



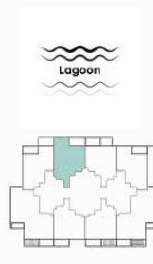
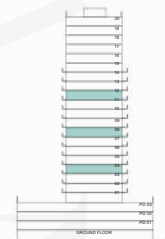


## 1 BEDROOM TYPE - B3

UNITS 401,801,1201

TOTAL NO. OF UNITS = 03

UNIT SIZE	64.86 m <sup>2</sup>	698.15 sq.ft
BALCONY SIZE	9.34 m <sup>2</sup>	100.53 sq.ft
TOTAL UNIT	74.20 m <sup>2</sup>	798.68 sq.ft

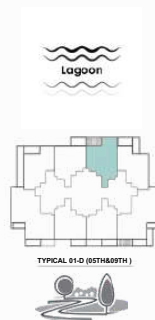
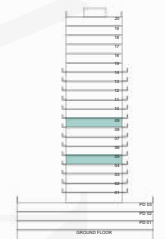


## 1 BEDROOM TYPE - B3

UNITS 508,908

TOTAL NO. OF UNITS = 02

UNIT SIZE	64.51 m <sup>2</sup>	694.38 sq.ft
BALCONY SIZE	9.50 m <sup>2</sup>	102.26 sq.ft
TOTAL UNIT	74.01 m <sup>2</sup>	796.64 sq.ft



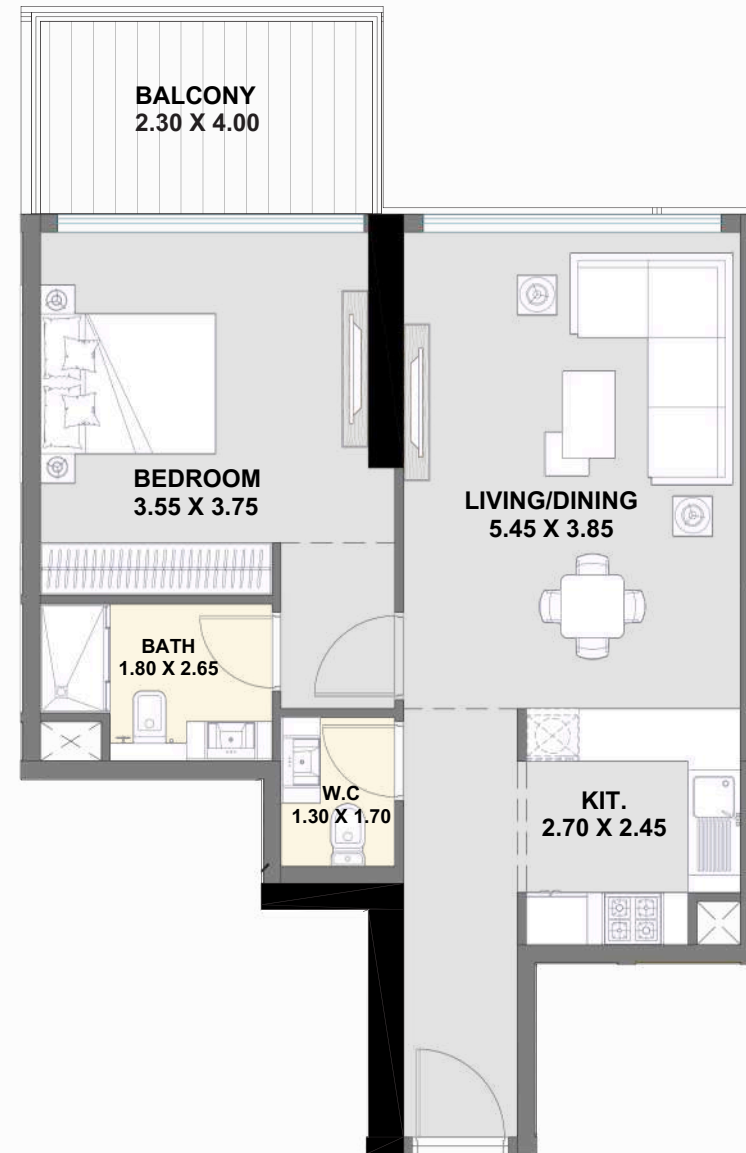
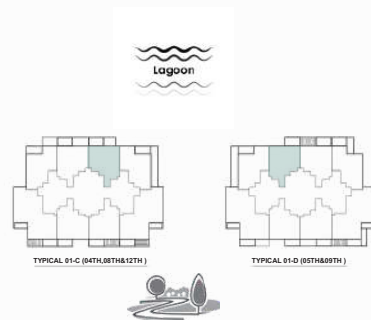
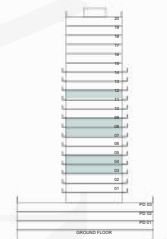


## 1 BEDROOM TYPE - B4

UNITS 408,501,808,901,1208

TOTAL NO. OF UNITS = 05

UNIT SIZE	64.86 m <sup>2</sup>	698.15 sq.ft
BALCONY SIZE	9.31 m <sup>2</sup>	100.21 sq.ft
TOTAL UNIT	74.17 m <sup>2</sup>	798.36 sq.ft





# 2-Bedroom Residential Units

Spacious living with functional layouts and ample natural light.

Size 1,296 Sq. Ft.



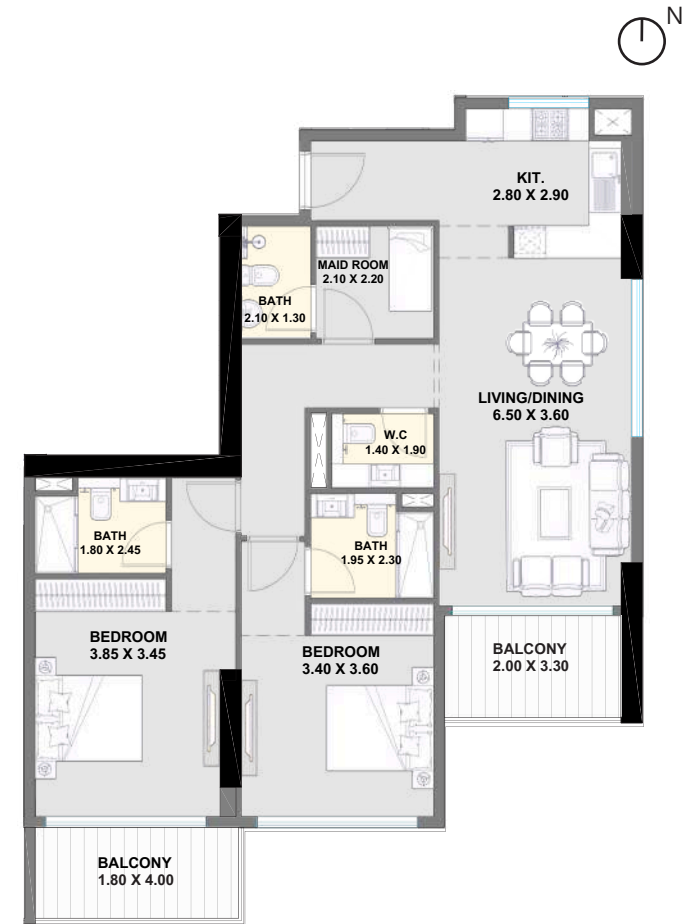
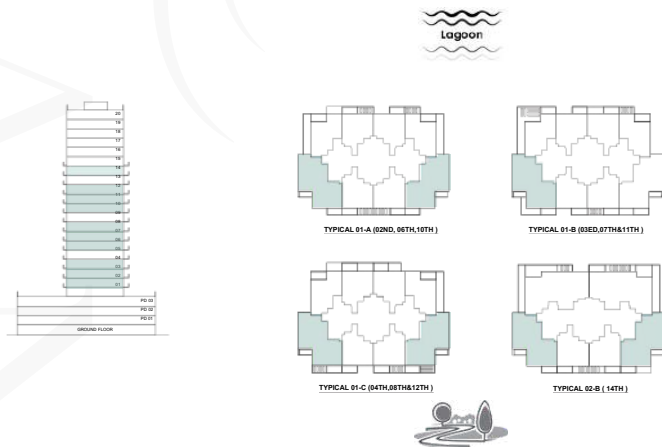


## 2 BEDROOM TYPE - A1

UNITS 203,206,303,403,406,603,606,703,803,806,1003,  
1006,1103,1203,1206,1402,1405

TOTAL NO. OF UNITS = 17

UNIT SIZE	105.64 m <sup>2</sup>	1137.10 sq.ft
BALCONY SIZE	14.78 m <sup>2</sup>	159.09 sq.ft
TOTAL UNIT	120.42 m <sup>2</sup>	1296.19 sq.ft

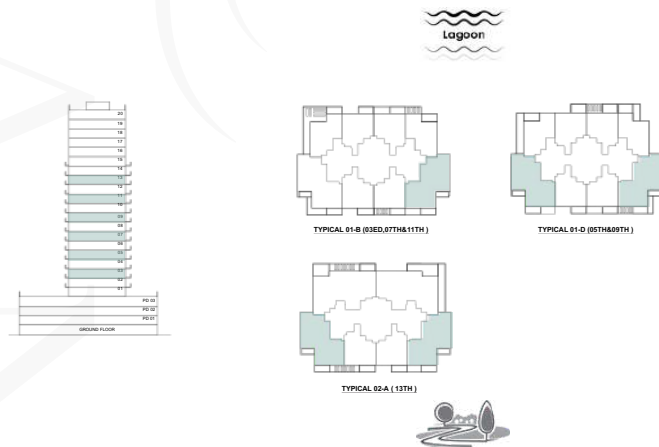


## 2 BEDROOM TYPE - A2

UNITS 306,503,506,706,903,906,1106,1302,1305

TOTAL NO. OF UNITS = 09

UNIT SIZE	105.65 m <sup>2</sup>	1137.21 sq.ft
BALCONY SIZE	14.78 m <sup>2</sup>	159.09 sq.ft
TOTAL UNIT	120.43 m <sup>2</sup>	1296.30 sq.ft







# 3-Bedroom Residential Units

Designed for families or end-users seeking comfort and space.

Sizes range from 1,723.73 Sq. Ft. to 1,763.77 Sq. Ft.

***Limited 3-bedroom inventory available.***

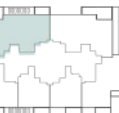


## 3 BEDROOM TYPE - A1

UNITS 1301

TOTAL NO. OF UNITS = 01

UNIT SIZE	141.72 m <sup>2</sup>	1525.46 sq.ft
BALCONY SIZE	22.14 m <sup>2</sup>	238.31 sq.ft
TOTAL UNIT	163.86 m <sup>2</sup>	1763.77 sq.ft



TYPICAL 02-A (13TH)



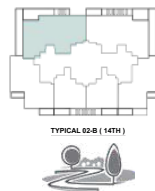


## 3 BEDROOM TYPE - A2

UNITS 1401

TOTAL NO. OF UNITS = 01

UNIT SIZE	141.74 m <sup>2</sup>	1525.68 sq.ft
BALCONY SIZE	20.60 m <sup>2</sup>	221.74 sq.ft
TOTAL UNIT	162.34 m <sup>2</sup>	1747.41 sq.ft



## 3 BEDROOM TYPE - B1

UNITS 1306

TOTAL NO. OF UNITS = 01

UNIT SIZE	139.74 m <sup>2</sup>	1504.15 sq.ft
BALCONY SIZE	21.84 m <sup>2</sup>	235.08 sq.ft
TOTAL UNIT	161.58 m <sup>2</sup>	1739.23 sq.ft



KEY SECTION



TYPICAL 82-A (13TH)



KEY PLAN



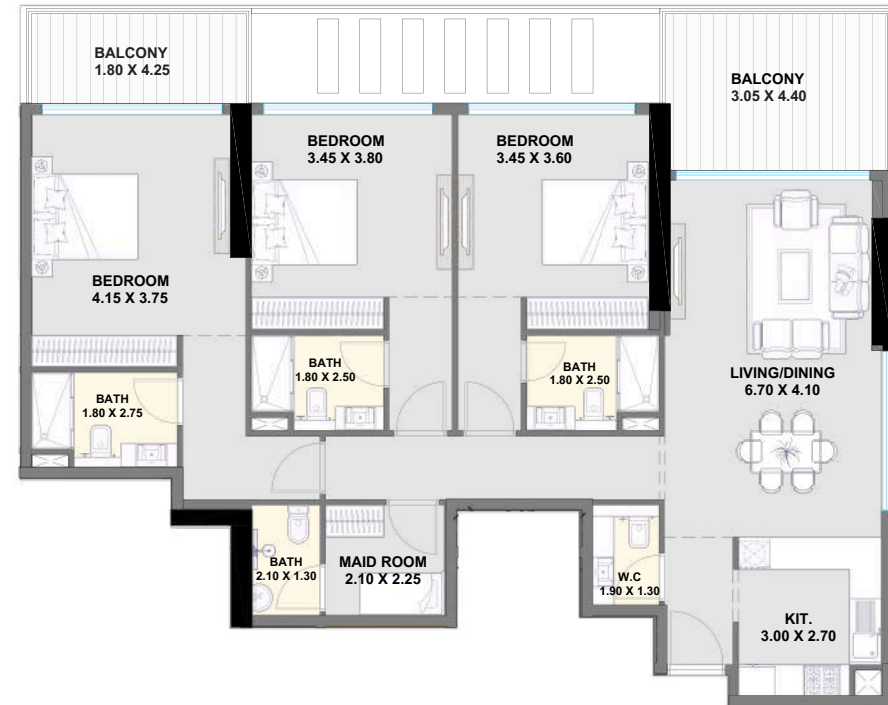
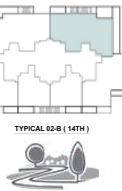
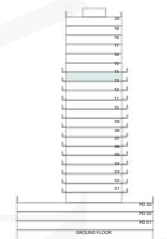


## 3 BEDROOM TYPE - B2

UNITS 1406

TOTAL NO. OF UNITS = 01

UNIT SIZE	139.67 m <sup>2</sup>	1503.40 sq.ft
BALCONY SIZE	20.47 m <sup>2</sup>	220.34 sq.ft
TOTAL UNIT	160.14 m <sup>2</sup>	1723.73 sq.ft



# Unit Types, Sizes & Starting Prices

Apartment Type	No. of Units	View	Size Range (Sq. Ft.)	Starting Price (AED)
1 Bedroom	70	Lagoon & Pool View	774.57 – 809.88	1,633,570
		Park View	784.04 – 785.23	1,625,091
2 Bedroom	26	Park View	1,296.19 – 1,296.84	2,585,899
			1,294.79 – 1,295.97	2,610,093
3 Bedroom	4	Lagoon & Pool View	1,723.73 – 1,763.77	3,564,126





# Lifestyle Amenities





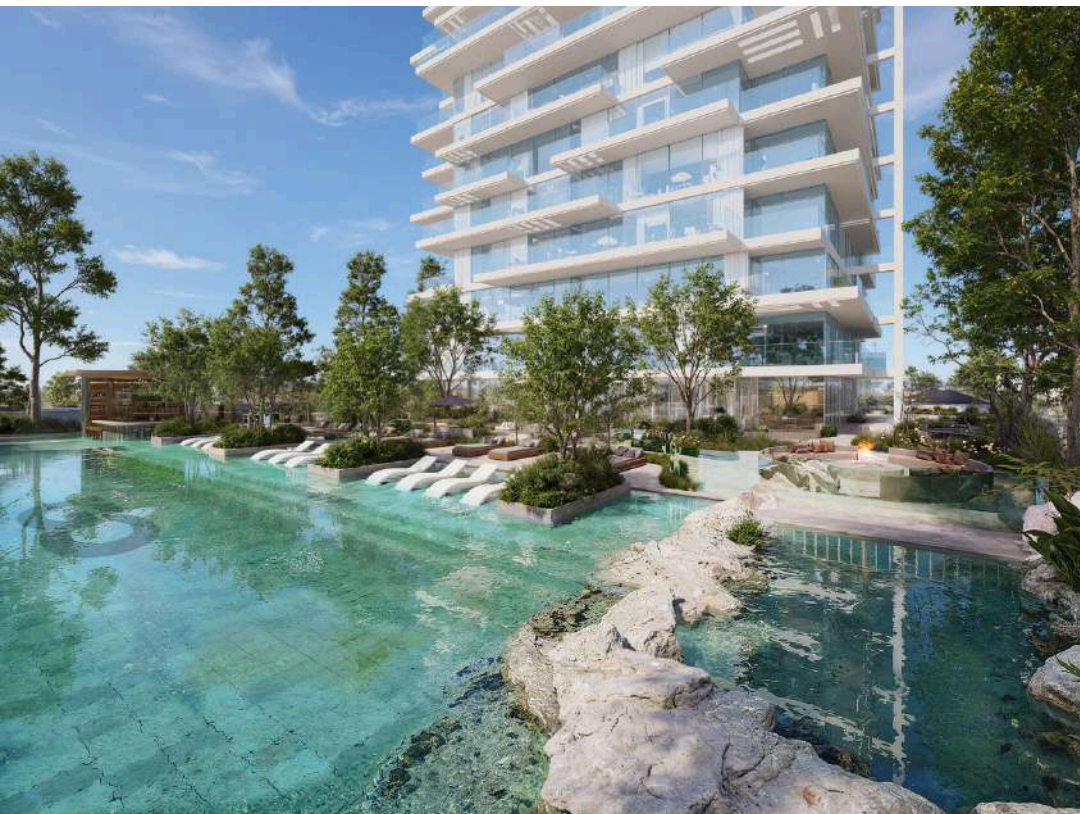


# Crystal Lagoon Living

Wake up to turquoise views and unwind by the water—every day feels like a retreat.

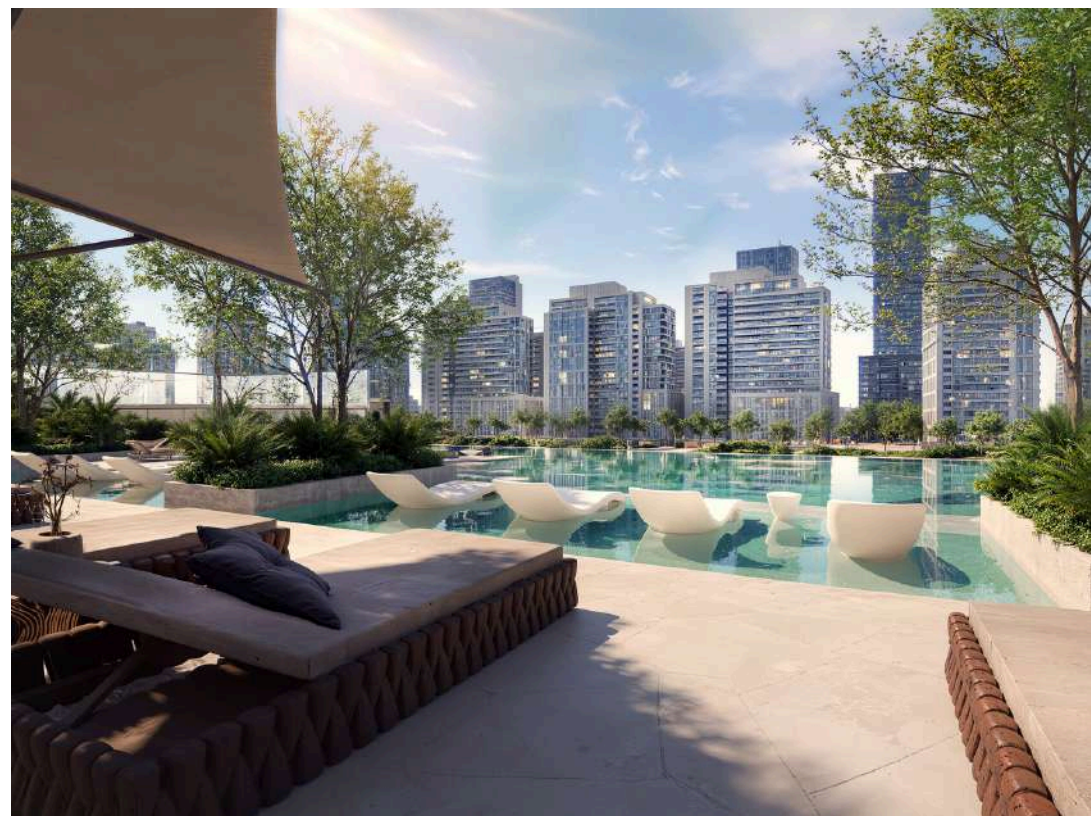






## Infinity Pool

A tranquil escape elevated above the city — the podium-level infinity pool is surrounded by lush greenery, designer loungers, and serene water features, offering a seamless blend of luxury and nature.

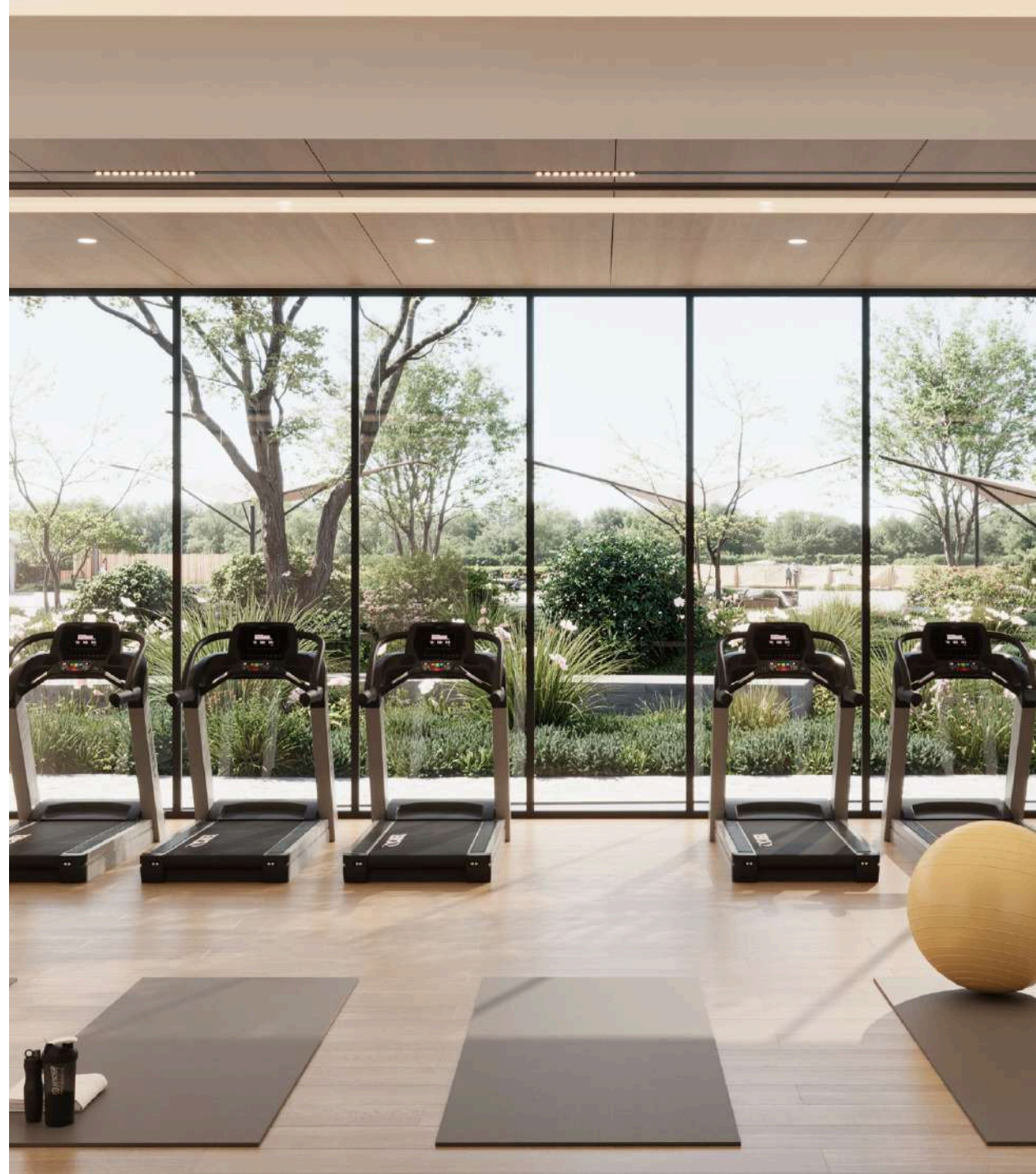






## Fully Equipped Fitness Gym

A fitness space as elevated as your lifestyle.  
Push limits, stay grounded—wellness begins here.







## Multi-Purpose Lounge

A refined space designed for both relaxation and gatherings — where modern elegance meets everyday versatility.



# Kids' Play Zone

Safe, imaginative spaces where little ones can laugh, explore, and thrive.





The only true luxury in Dubai  
isn't location or design —  
it's *time*.



60/40 PLAN WITH 4% DLD FEE WAIVER

# Payment Plan (Non-Post Handover)

60% during Construction | 40% on Handover | 4% DLD Fee Waiver

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20%

Immediate or  
Upon Signing of SPA

10%

Payment Due on  
January 1, 2026

10%

Payment Due on  
May 1, 2026

10%

Payment Due on  
Sept 1, 2026

10%

Payment Due on  
January 1, 2027

40%

Upon Handover or  
100% Completion

ADMIN FEE | AED 5,250





60/40 PLAN WITHOUT DLD FEE WAIVER

# Payment Plan (Post Handover)

60% during Construction | 40% on Handover

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20%

Immediate or  
Upon Signing of SPA

10%

Payment Due on  
January 1, 2026

10%

Payment Due on  
May 1, 2026

10%

Payment Due on  
Sept 1, 2026

10%

Payment Due on  
January 1, 2027

10%

Upon Handover or  
100% Completion

5%

After 3 months  
from Handover

5%

After 6 months  
from Handover

5%

After 9 months  
from Handover

5%

After 12 months  
from Handover

5%

After 15 months  
from Handover

5%

After 18 months  
from Handover

ADMIN FEE | AED 5,250



THE DEVELOPER



## Reputation in Excellence

Invest Group Overseas (IGO) provides real estate developments and masterplans that create premium properties.

Established in 2004, IGO has delivered landmark projects to buyers and investors in cities and countries worldwide, ensuring maximum return on investment and contributing significantly to growth.

Today, IGO's impressive portfolio includes some of the world's most sought-after properties, by its most meticulous clients, and serves as a testament to their reputation for quality, excellence and investment expertise.

With AYAAN, IGO brings its vision to Meydan Horizon:

A place where work, home, and wellness come together effortlessly.





# AYAAN

HEIGHTS - I

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