

HQ

BY ARISTA

AI FURJAN

HQ

BY ARISTA  
RE DUCIAN



ARISTA

INTRODUCTION

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AT FURJAN

Workspaces are more than glass and walls.  
It's the rhythm of ideas turning into action.  
They are environments that hold time,  
intention, and ambition. Places where  
decisions are made, futures are shaped, and  
legacies quietly begin.

  
ARISTA

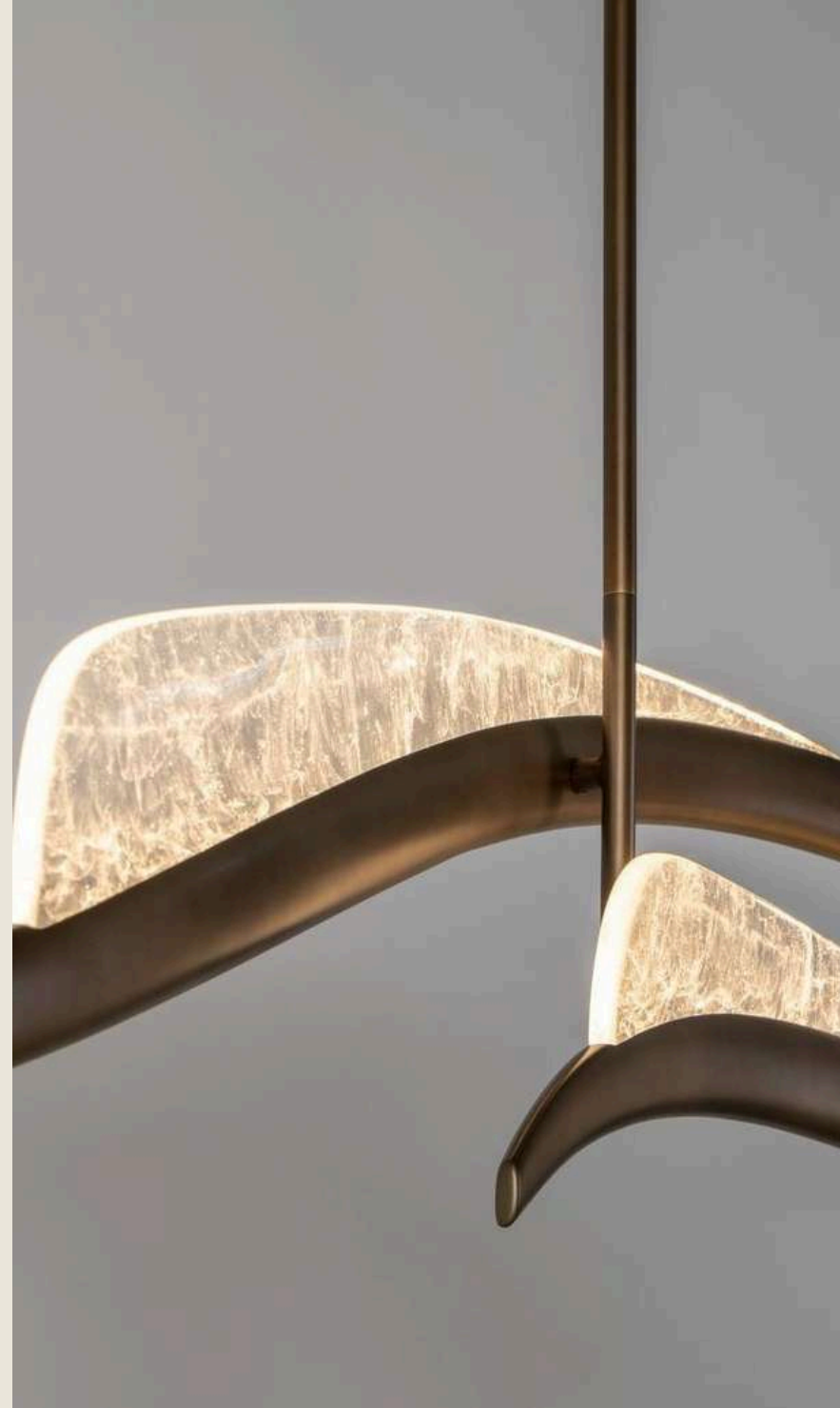
INTRODUCTION

A balance of energy and calm, movement and stillness. Within these spaces, conversations spark change, moments of focus shape direction, and ambition finds momentum.



INTRODUCTION

Each desk, each corner,  
a story in motion, of people shaping  
what's next.



Where the future is being designed,  
built, and brought to life.

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It becomes a community.  
A living ecosystem of possibility.

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LOCATION  
*Positioned for what's next*



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LOCATION

## A NEW LANDMARK IN FURJAN

Positioned between the sophistication of Dubai Marina and the global commerce hub of Jebel Ali, Al Furjan offers a distinguished business address within one of Dubai's most well-connected districts.

Its seamless accessibility to major highways, metro links, and emerging commercial destinations enhances operational efficiency while elevating the long-term value of ownership.



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# DUBAI'S FUTURE CBD

At the Centre of Wealth and emerging centers of Commerce and Business

Jebel Ali Port & Freezone:  
10,000+ companies

JBR, Dubai Marina & Blue  
Waters: 150+ hotels, waterside  
retail outlets and malls

Media City, Internet City &  
Knowledge Village: 11,000+  
companies, 124,000+ professionals  
/ 27+ academic institutions,  
28,000+ students

Jumeirah Lakes Towers: world's  
fastest growing economic zone;  
24,000+ companies, 100,000+  
professionals



Downtown Dubai



	Furjan West Park	0 MIN
	Furjan West Community Centre	1 MIN
	Upcoming Etihad Rail Station	5 MINS
	Dubai Investment Parks	9 MINS
	Jebel Ali Free Zone	10 MINS
	Festival Plaza	12 MINS
	Dubai Marina	12 MINS
	Dubai Media City Internet City	13 MINS
	Al Furjan Metro Station	15 MINS

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HQA BY ARISTA  
*Built for those who move with purpose.*

  
ARISTA

ABOUT

## DESIGNED FOR LEADERS, BUILT FOR LEGACY

HQA by Arista represents the next evolution of workspace design — spaces crafted for thinkers, leaders, and visionaries. It embodies the balance between structure and fluidity, ambition and clarity, discipline and creativity — the true rhythm of modern work.

HQA  
BY ARISTA  
AL FUJIAN



ARISTA

ABOUT



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With only 42 boutique offices, HQA by Arista reimagines workspace ownership. Envisioned for those who build with purpose and think beyond the immediate, it offers a design driven environment where focus, creativity, and pride of ownership naturally coexist.



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ABOUT

Thoughtfully designed to accommodate diverse business needs, HQA by Arista offers single-tenancy floors, direct lift access, and efficient layouts that balance productivity with prestige.



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ARISTA  
PROPERTIES



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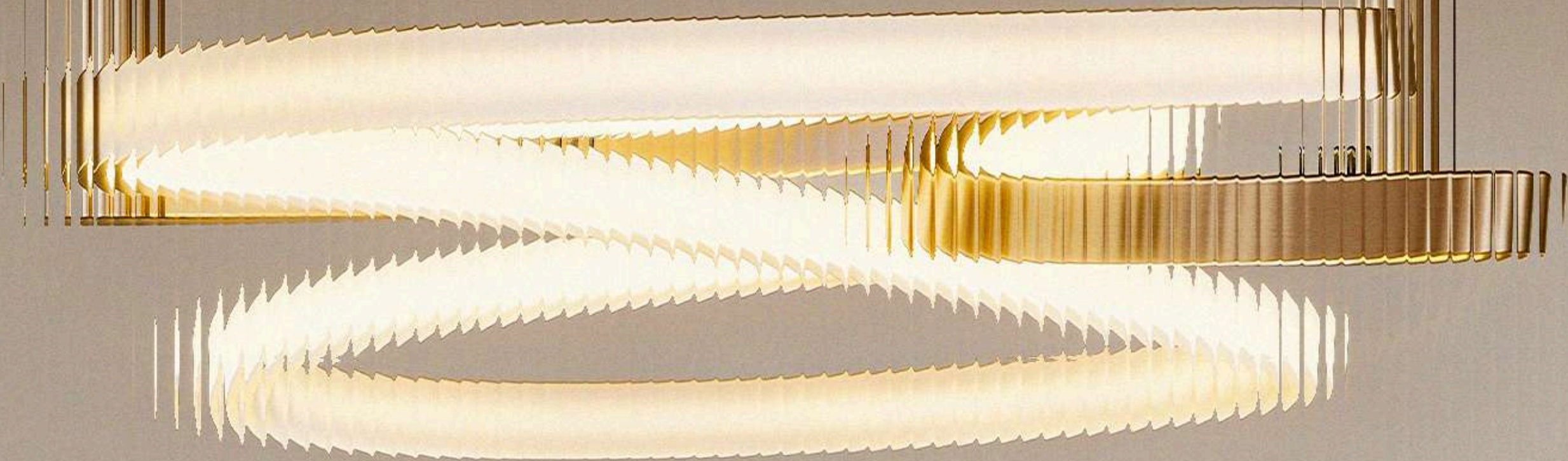


ARISTA

COWORKING SPACE

## DESIGN LED

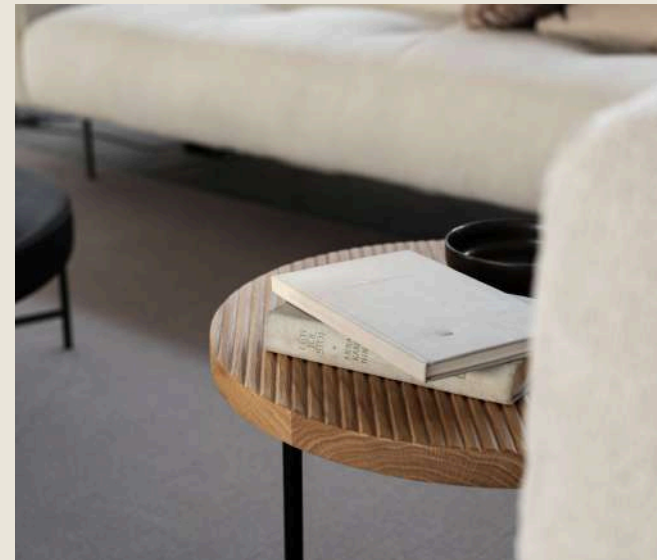
*Every decision considered. Every detail curated.*





DESIGN LED

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Every detail has been curated for clarity, light, and presence. Expansive glass façades invite natural light to flood in, while high ceilings and flexible floorplates create an atmosphere of openness and potential.

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DESIGN LED

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The layouts are designed to be highly flexible, accommodating a wide range of occupancies and interior visions. Full-height windows and generous ceiling heights fill each space with natural light, creating a sense of openness and palatial scale.

  
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DESIGN LED

Landscaped terraces offer direct access to nature, providing an elevated alternative setting for moments of collaboration or quiet reflection. With single-tenancy floor plates and direct lift access, each office benefits from complete privacy and an unmistakable sense of exclusivity.

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MARKET

ARISTA



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ARISTA

SHELL and CORE  
*Created as a foundation. Claimed by visionaries.*

SHELL AND CORE

EVERY SPACE BEGINS  
AS A BLANK CANVAS.

A shell-and-core offering that invites vision, not limitation, allowing each business to design an environment that reflects its culture, pace, and ambition. From layout to finishes, every decision is yours — enabling a workplace that is personal, purposeful, and distinctly your own.



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### OFFICE TYPE 2A

Indoor Area	1765 sq.ft.
Terrace Area	0 sq.ft.
Total Area	1765 sq.ft.
Office Numbers	201

### OFFICE TYPE 2B

Indoor Area	1801 sq.ft.
Terrace Area	0 sq.ft.
Total Area	1801 sq.ft.
Office Numbers	202,203,206 & 207

### OFFICE TYPE 2C

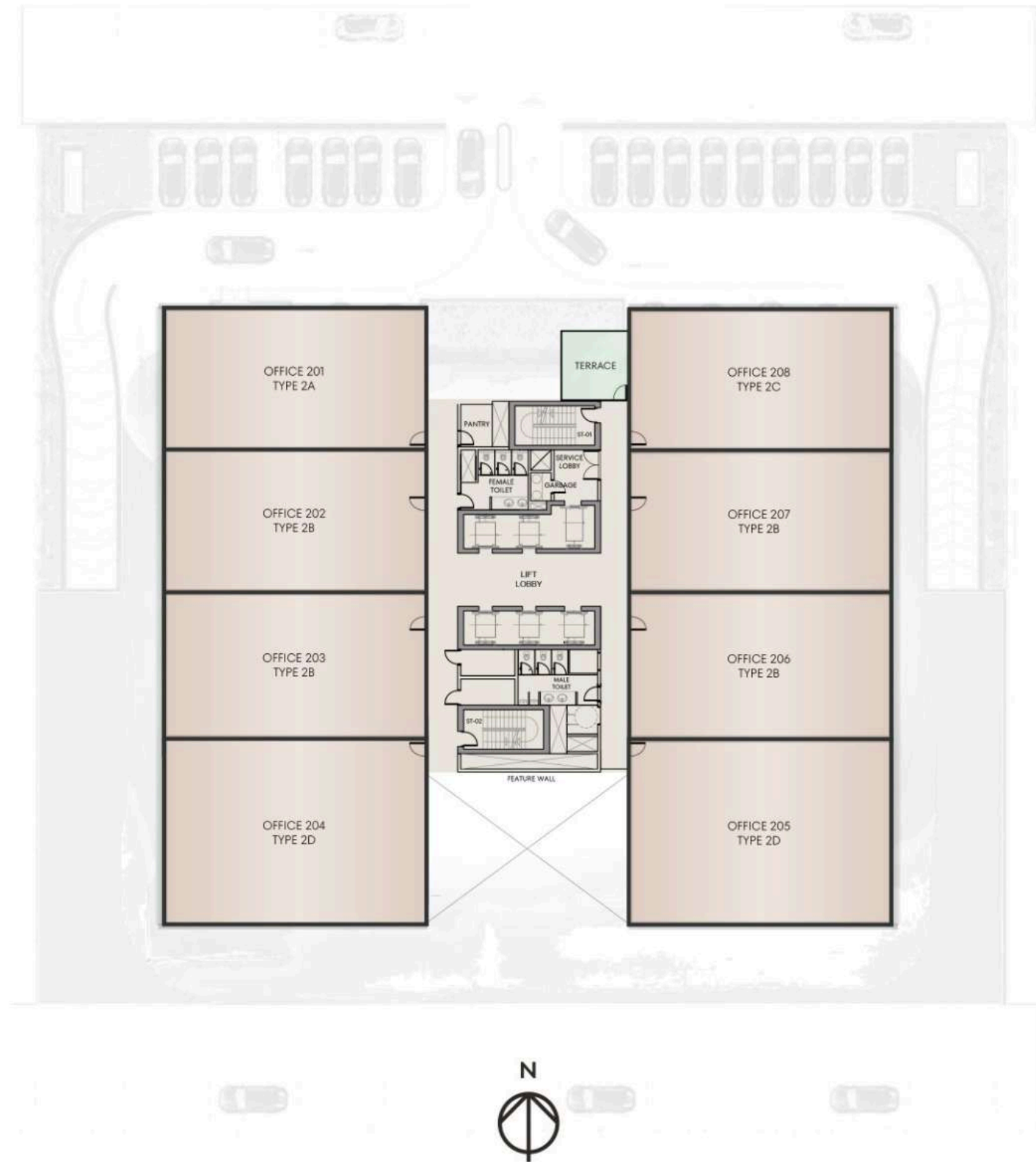
Indoor Area	1765 sq.ft.
Terrace Area	232 sq.ft.
Total Area	1997 sq.ft.
Office Numbers	208

### OFFICE TYPE 2D

Indoor Area	2221 sq.ft.
Terrace Area	0 sq.ft.
Total Area	2221 sq.ft.
Office Numbers	204 & 205

## 2<sup>ND</sup> FLOOR

**DISCLAIMER:** PLANS, DETAILS AND UNIT ORIENTATION INCLUDED ARE INDICATIVE ONLY AND ARE SUBJECT TO CHANGE BY THE DEVELOPER/SELLER AT ITS SOLE DISCRETION WITHOUT NOTICE AND/OR LIABILITY. ALL IMAGES, INCLUDING FEATURES, FINISHES, FURNISHINGS, VIEW AND SCALE ARE ILLUSTRATIVE ONLY. FINAL AREAS, ORIENTATION, DIMENSIONS, LAYOUT AND MATERIALS MAY DIFFER FROM THOSE STATES.



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ARISTA

### OFFICE TYPE 3D

Indoor Area	1929 sq.ft.
Terrace Area	231 sq.ft.
Total Area	2160 sq.ft.
Office Numbers	301

### OFFICE TYPE 3C

Indoor Area	1527 sq.ft.
Terrace Area	438 sq.ft.
Total Area	1965 sq.ft.
Office Numbers	302,303,306 & 307

### OFFICE TYPE 3B

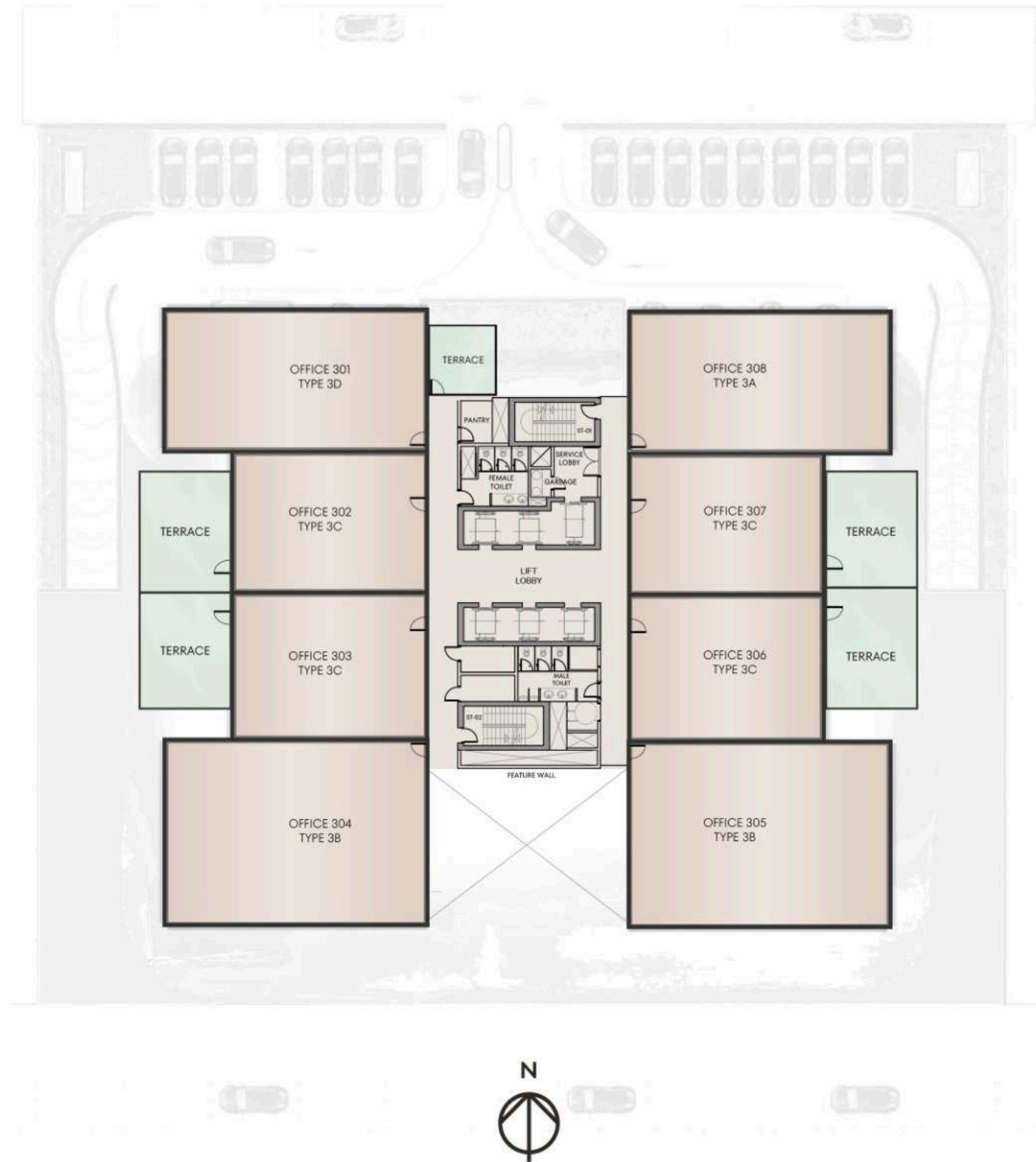
Indoor Area	2427 sq.ft.
Terrace Area	0 sq.ft.
Total Area	2427 sq.ft.
Office Numbers	304 & 305

### OFFICE TYPE 3A

Indoor Area	1929 sq.ft.
Terrace Area	0 sq.ft.
Total Area	1929 sq.ft.
Office Numbers	308

## 3<sup>RD</sup> FLOOR

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### OFFICE TYPE 3A

Indoor Area	1929 sq.ft.
Terrace Area	0 sq.ft.
Total Area	1929 sq.ft.
Office Numbers	401

### OFFICE TYPE 4A

Indoor Area	1527 sq.ft.
Terrace Area	0 sq.ft.
Total Area	1527 sq.ft.
Office Numbers	402,403,406 & 407

### OFFICE TYPE 3B

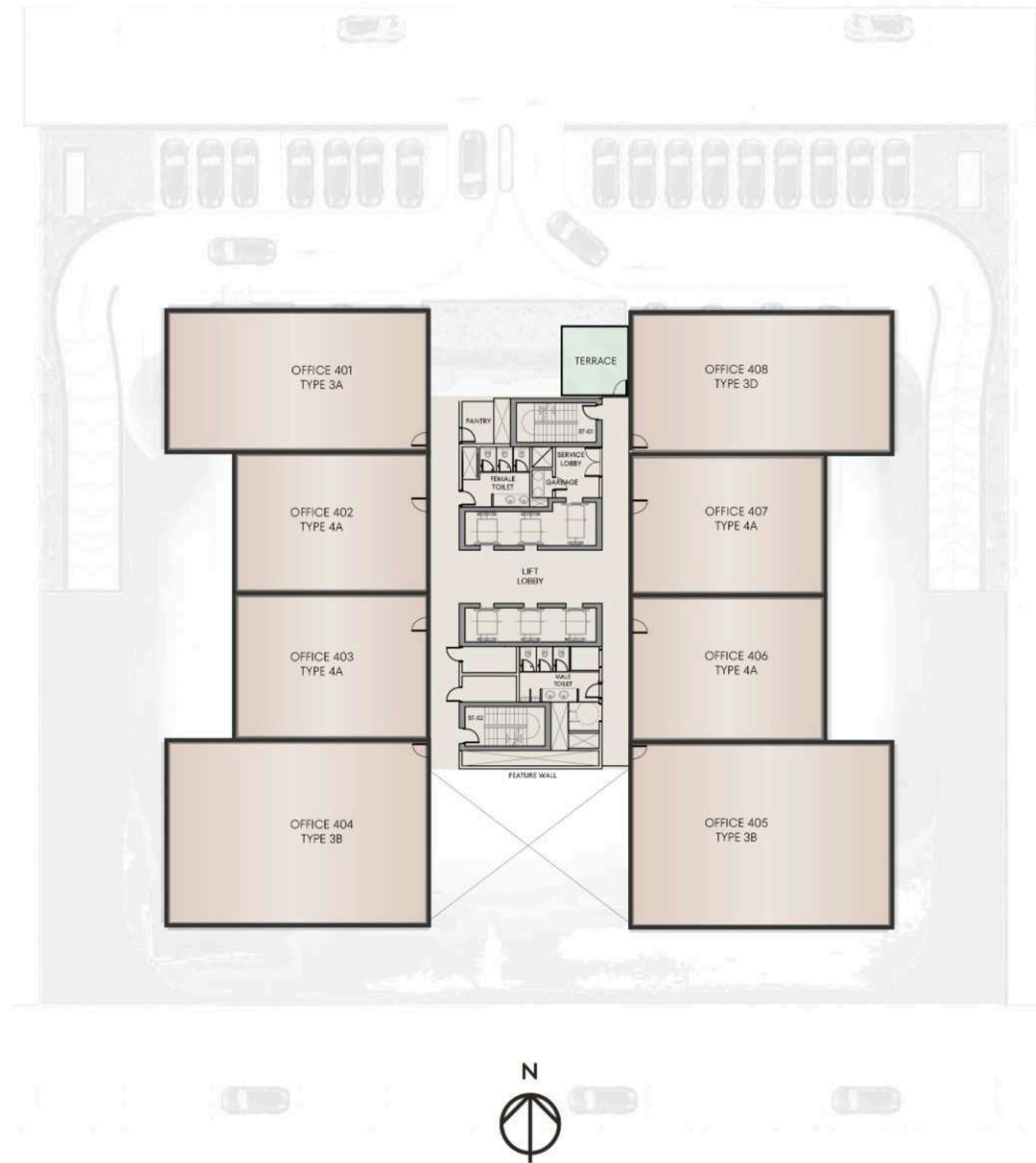
Indoor Area	2427 sq.ft.
Terrace Area	0 sq.ft.
Total Area	2427 sq.ft.
Office Numbers	404 & 405

### OFFICE TYPE 3D

Indoor Area	1929 sq.ft.
Terrace Area	232 sq.ft.
Total Area	2161 sq.ft.
Office Numbers	408

## 4<sup>TH</sup> FLOOR

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### OFFICE TYPE 3D

Indoor Area	1929 sq.ft.
Terrace Area	231 sq.ft.
Total Area	2160 sq.ft.
Office Numbers	501

### OFFICE TYPE 5A

Indoor Area	3054 sq.ft.
Terrace Area	876 sq.ft.
Total Area	3930 sq.ft.
Office Numbers	502,503 & 506,507

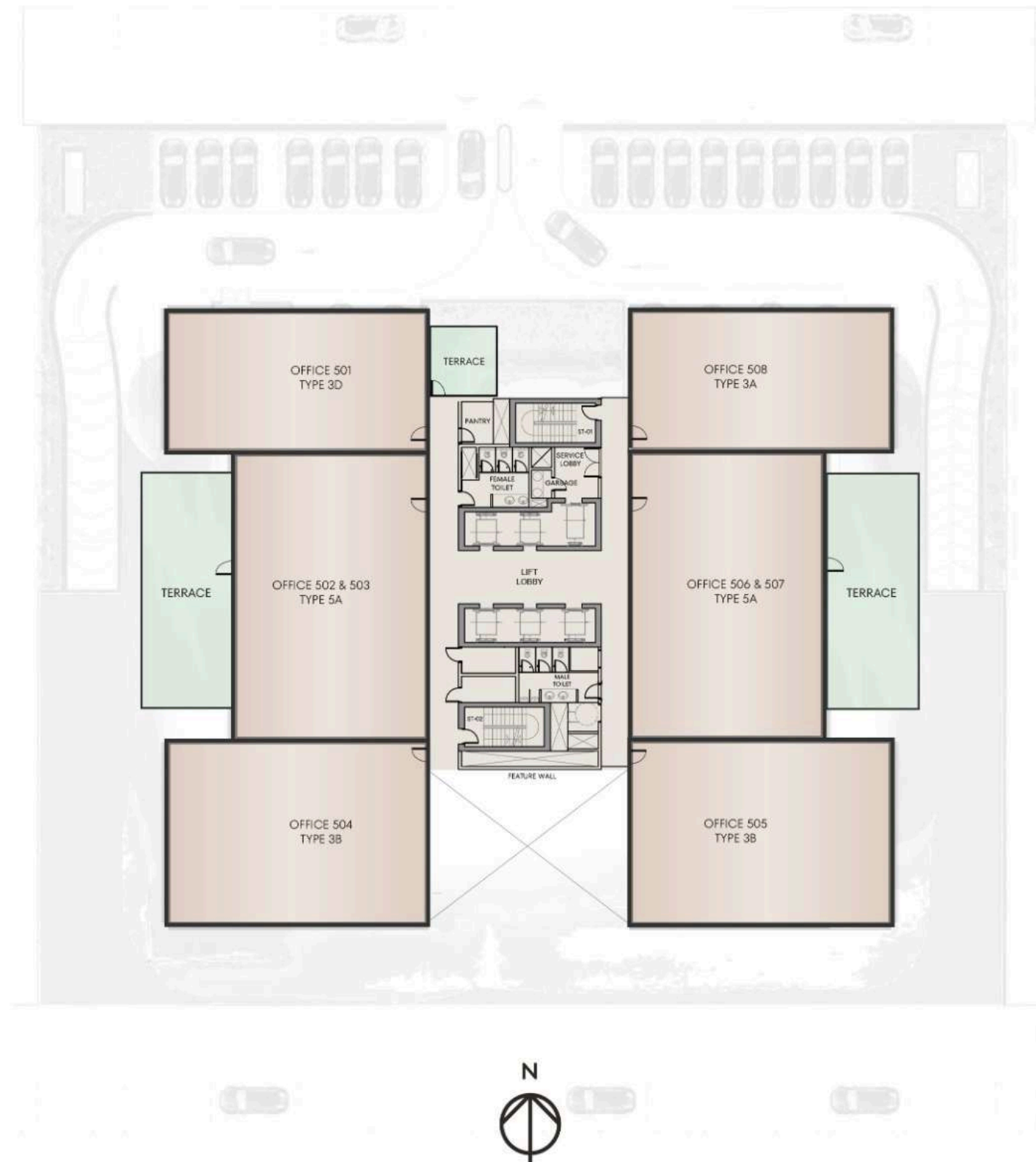
### OFFICE TYPE 3B

Indoor Area	2427 sq.ft.
Terrace Area	0 sq.ft.
Total Area	2427 sq.ft.
Office Numbers	504 & 505

### OFFICE TYPE 3A

Indoor Area	1929 sq.ft.
Terrace Area	0 sq.ft.
Total Area	1929 sq.ft.
Office Numbers	508

## 5<sup>TH</sup> FLOOR



### OFFICE TYPE 6A

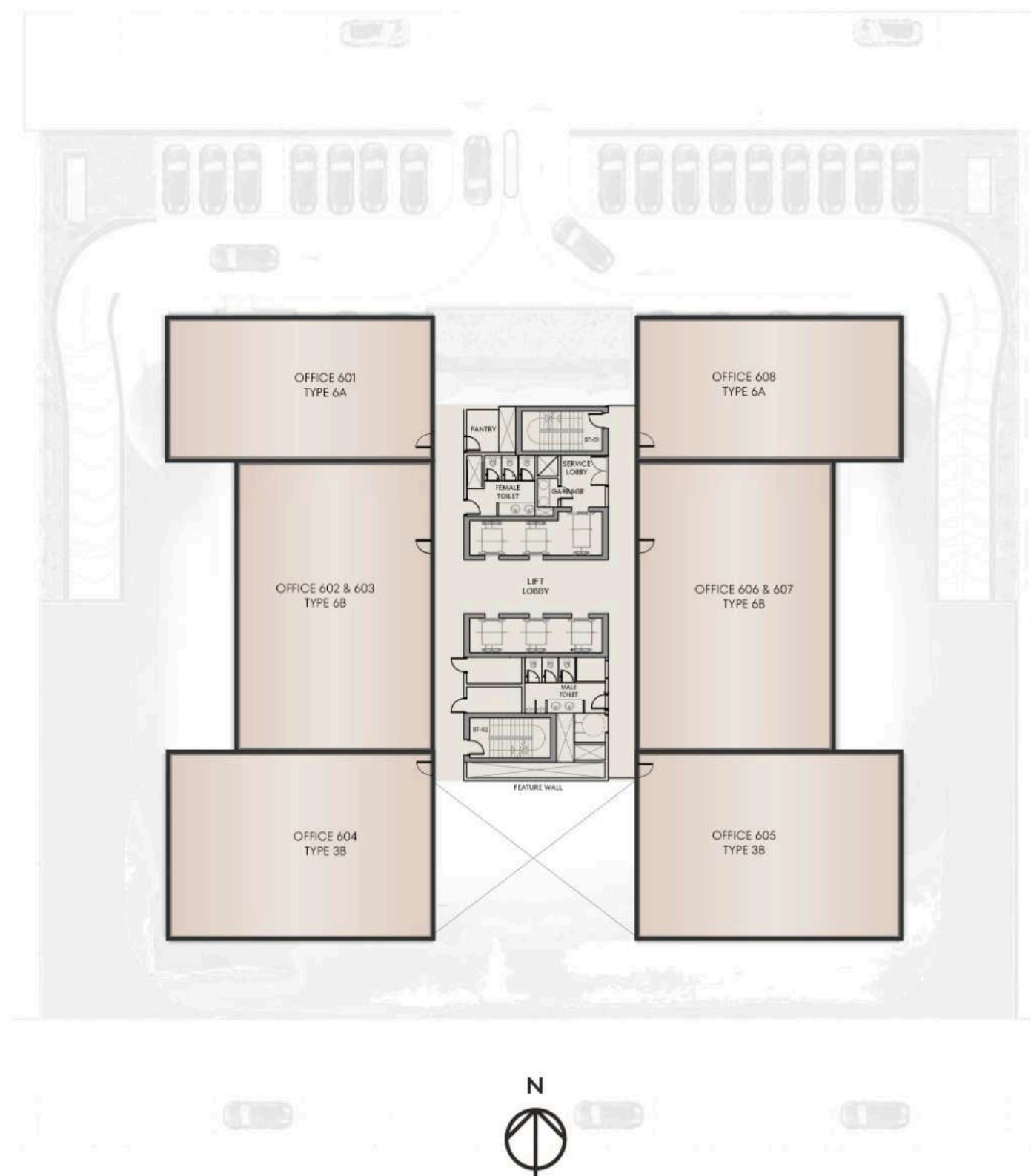
Indoor Area	2217 sq.ft.
Terrace Area	0 sq.ft.
Total Area	2217 sq.ft.
Office Numbers	601 & 608

### OFFICE TYPE 6B

Indoor Area	3054 sq.ft.
Terrace Area	0 sq.ft.
Total Area	3054 sq.ft.
Office Numbers	602,603 & 606,607

### OFFICE TYPE 3B

Indoor Area	2427 sq.ft.
Terrace Area	0 sq.ft.
Total Area	2427 sq.ft.
Office Numbers	604 & 605



## 6<sup>TH</sup> FLOOR

### OFFICE TYPE 7A

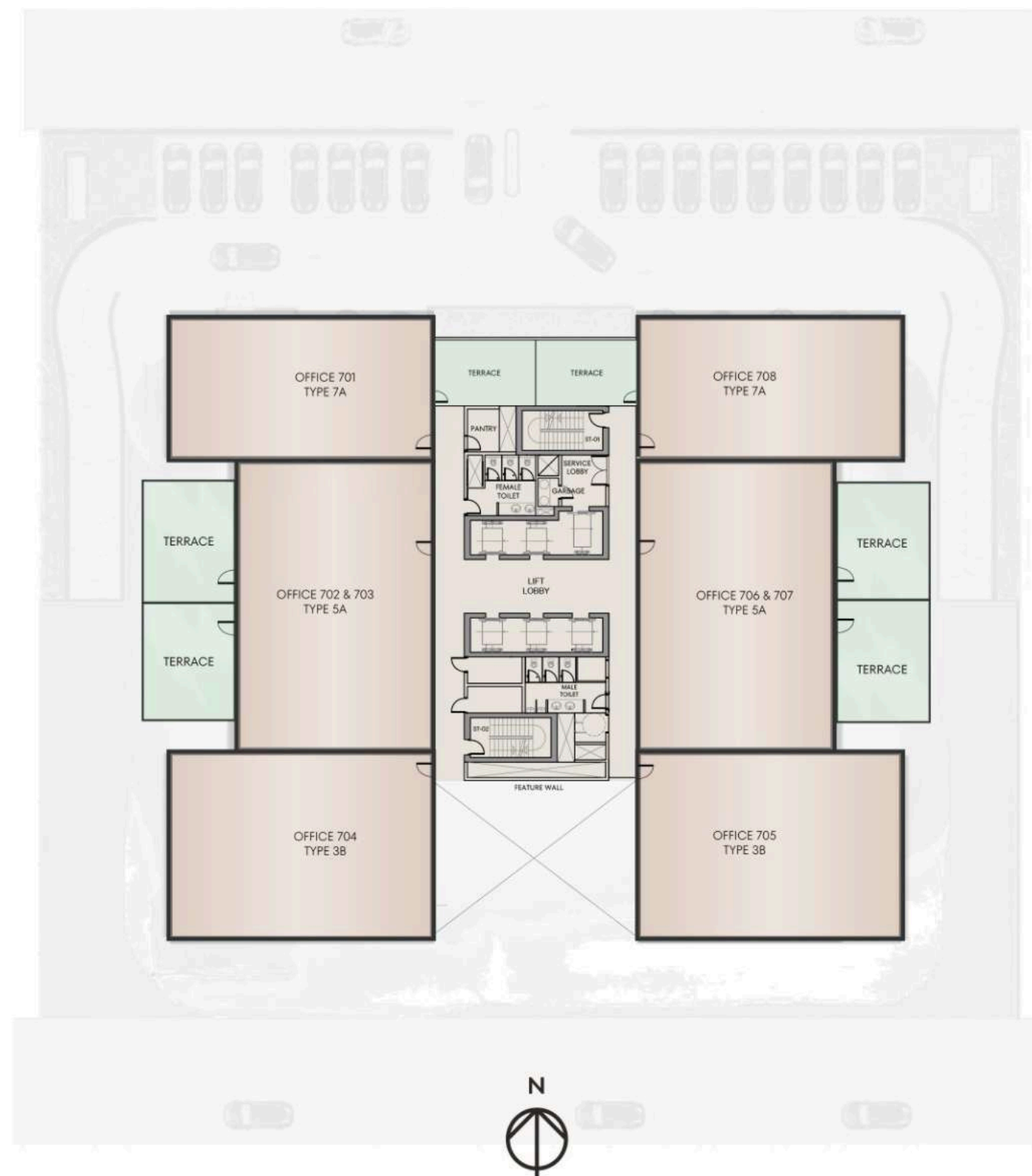
Indoor Area	1930 sq.ft.
Terrace Area	339 sq.ft.
Total Area	2269 sq.ft.
Office Numbers	701 & 708

### OFFICE TYPE 5A

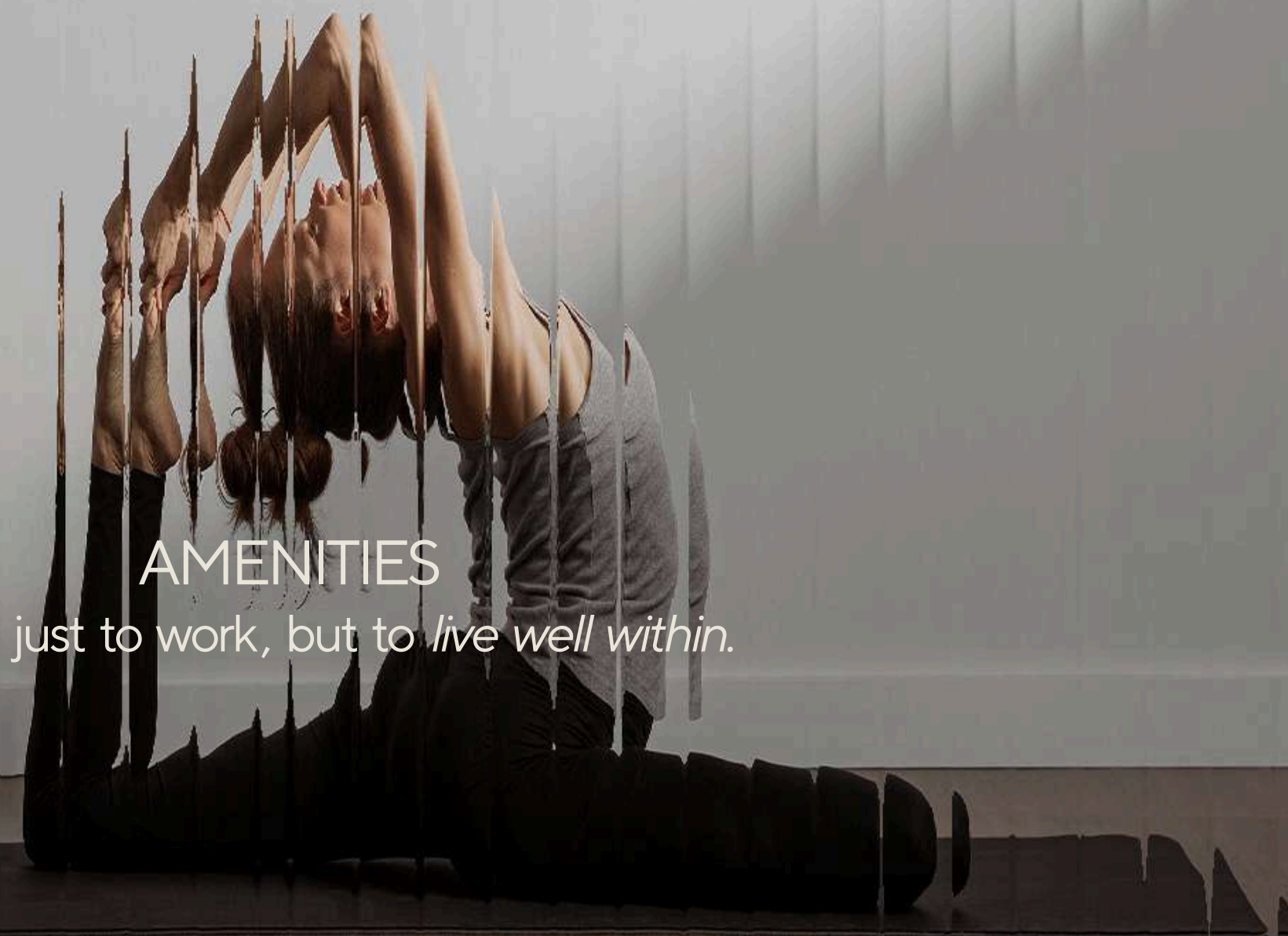
Indoor Area	3054 sq.ft.
Terrace Area	876 sq.ft.
Total Area	3930 sq.ft.
Office Numbers	702,703 & 706,707

### OFFICE TYPE 3B

Indoor Area	2427 sq.ft.
Terrace Area	0 sq.ft.
Total Area	2427 sq.ft.
Office Numbers	704 & 705



## 7<sup>TH</sup> FLOOR



AMENITIES  
Not just to work, but to *live well within.*

AMENITIES



An environment that supports how you work,  
think, and unwind. Designed for work, for life, for  
everything in between.

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AMENITIES



Yoga Corner



Outdoor  
Workout Zone



Gymnasium

Within its walls, HQA by Arista opens into wellness zones, ideas meet recreation, and focus finds renewal.

Whether it's a quiet pause in the yoga corner, an invigorating swim, a recording session in the podcast studio, or a friendly game that sparks laughter. Every moment here feeds the mind as much as the soul.



Meeting  
Pods



Podcast  
Rooms



Hot  
Desks



Coffee  
Stations



Breakout  
Zone



Aqua  
Pool





COWORKING SPACE

HQ  
EMARISIA  
DUBAI

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AT FURJAN

COFFEE



ARISTA



GAME ON!

PLAY

GAME ZONE

AMENITIES



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A dedicated amenities floor that redefines the work day through effortless luxury and thoughtful design.

Fluid, refined spaces encourage movement, reflection, and creative exchange - shaping an environment where productivity and well-being are equally valued.

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GYMNASIUM

GYMNASIUM

ARISTA



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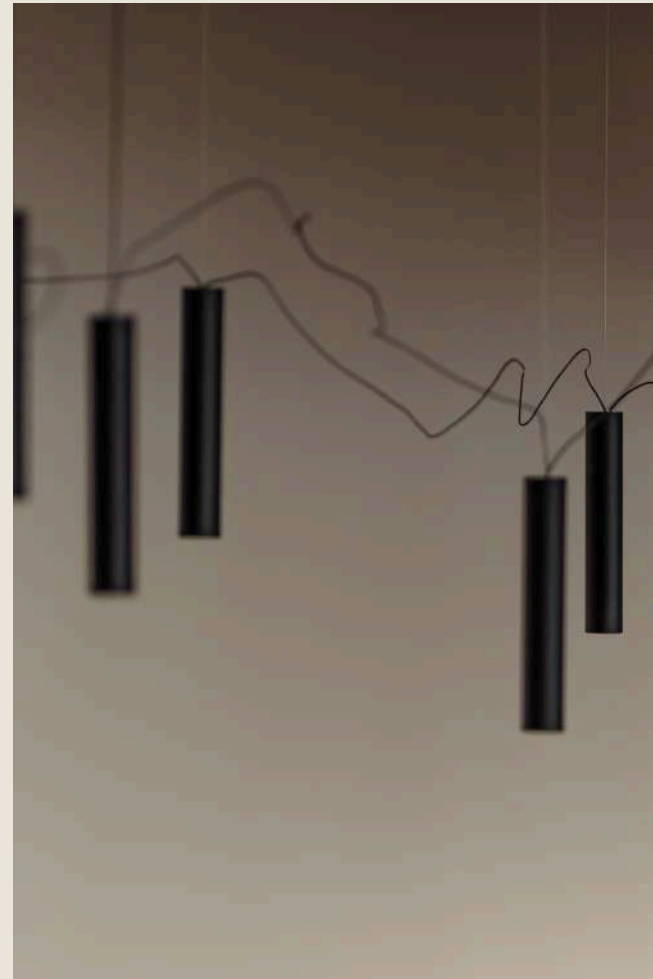
SUSTAINABILITY EXCELLENCE  
*Responsibility, built into every decision.*



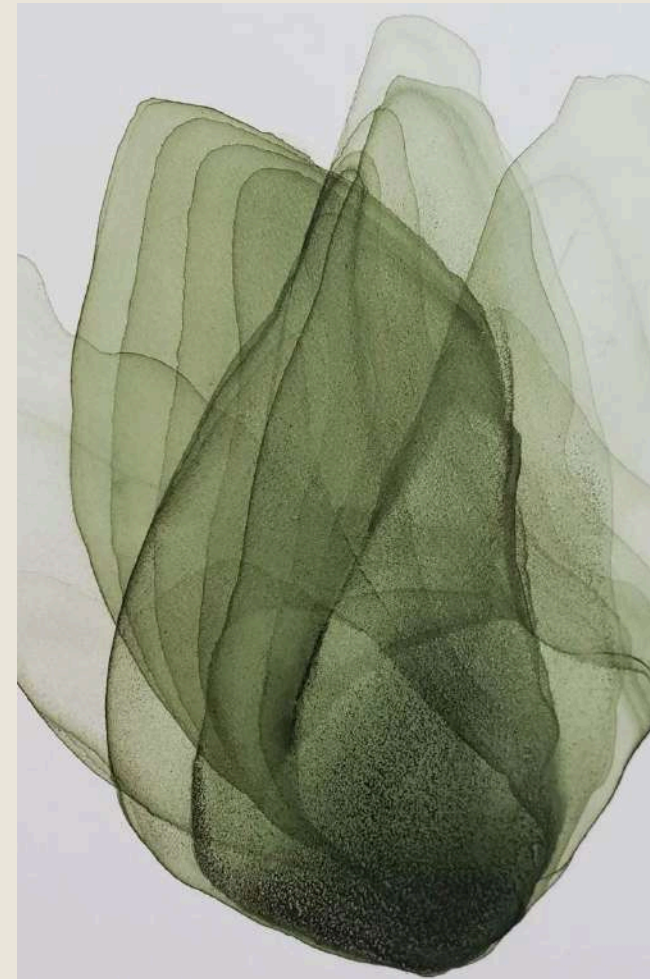
SUSTAINABILITY

HQA is not merely a Grade A office complex; it is a beacon of sustainability, meticulously designed to achieve Gold LEED (Leadership in Energy and Environmental Design) certification.

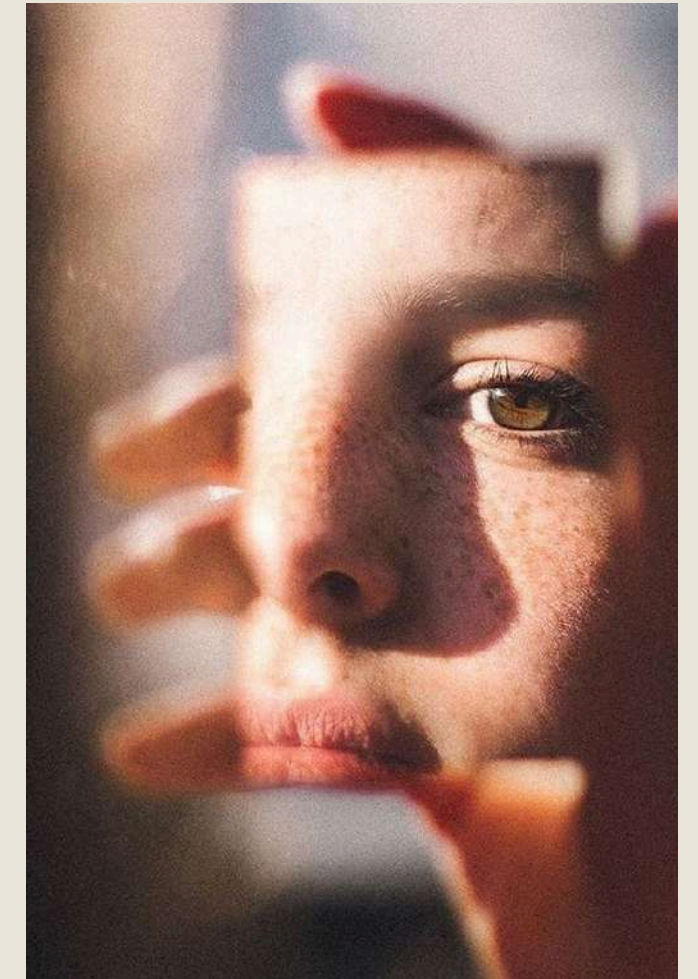
This commitment to green building standards underscores our dedication to environmental stewardship while delivering tangible economic benefits for investors and tenants alike.



Energy  
Efficiency



Minimal  
Carbon Footprint



Improved  
Wellbeing

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# PAYMENT PLAN

*A measured path forward.*



ARISTA

PAYMENT PLAN

- 10%** Booking
- 10%** 30 days from Booking
- 10%** 150 days from Booking
- 5%** 240 days from Booking
- 5%** 330 days from Booking
- 5%** 410 days from Booking
- 50%** on handover December 2027





## ABOUT ARISTA

Arista Properties is an award-winning ultra-luxury boutique developer in Dubai, known for its design led philosophy and collaborations with globally respected partners. Its flagship project, Wadi Villas, set a new benchmark in private luxury.

Living through partnerships with HBA and Coopers Hill— earning strong market acclaim and progressing ahead of schedule, reinforcing Arista’s reputation for craftsmanship and disciplined delivery.



