

# VXP

VERTEX POINTE



A woman in silhouette is walking on a staircase, set against a vibrant red background. The scene is captured in a way that emphasizes the geometric lines of the stairs and the woman's form. The overall composition is clean and modern, with a focus on light and shadow.

## THE VERTEX OF POSSIBILITY

Vertex Pointe is a boutique commercial development in Arjan designed as a place of progress, where workspaces evolve into platforms for growth. With only 32 offices and 20 retail spaces, it offers a focused environment shaped by smart design and efficient planning. Each office features a balcony and access to wellness-driven amenities, including paddle courts, landscaped greens, and a top-floor gym. Retail on the ground level adds convenience, completing a setting built for ideas to take form and ambition to thrive.



## ARJAN

### A GROWING HUB FOR MODERN ENTERPRISE

Located in Dubailand at the crossroads of Sheikh Mohammad Bin Zayed and Umm Suqeim Roads, Arjan offers direct access to Dubai’s key business and residential hubs. Home to landmarks like Miracle Garden and Butterfly Garden, it combines commercial potential with everyday convenience through nearby retail, clinics, and supermarkets; making it a smart, future-ready destination for business.

### CONNECTED TO EVERY CORNER OF THE CITY

#### WITHIN 10 MINUTES

- ① Dubai Miracle Garden ..... 5 Minutes
- ② Dubai Sports City ..... 7 Minutes
- ③ Dubai Hills Mall ..... 9 Minutes

#### WITHIN 15 MINUTES

- ④ Global Village ..... 12 Minutes
- ⑤ Dubai Autodrome ..... 12 Minutes
- ⑥ Mall of the Emirates ..... 12 Minutes

#### WITHIN 20 MINUTES

- ⑦ Expo City ..... 14 Minutes
- ⑧ Burj Al Arab ..... 16 Minutes
- ⑨ Palm Jumeirah ..... 16 Minutes
- ⑩ Dubai Mall ..... 18 Minutes
- ⑪ The Beach, JBR ..... 18 Minutes

#### WITHIN 25 MINUTES

- ⑫ Dubai International Airport ..... 22 Minutes
- ⑬ Al Maktoum Airport ..... 24 Minutes



## AMENITIES

### MOMENTUM BUILT INTO EVERY DETAIL

Vertex Pointe combines productivity with well-being through thoughtfully planned facilities that enhance daily work life. From fitness to recreation and convenience, every feature supports focus and balance.



Top-floor gym



Paddle courts & landscaped greens



Water features & outdoor seating areas



Retail spaces on the ground level



Dedicated parking (2.5x standard capacity)

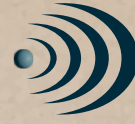




## PROJECT DETAILS

Type	Commercial Building
Configuration	2B + G + 4 Floors
Total Offices	32
Retail Spaces	20
Parking	229 (2.5x standard capacity)
Ground Floor Area	22,135 sq.ft.
First Floor Area	13,250 sq.ft. + 10,000 sq.ft.
First Floor Amenities	Paddle courts, garden, and open area
Typical Floor Area	13,000 sq.ft. of office space

DEVELOPED BY



AUM

DEVELOPMENT

AUM Development is a Dubai-based firm with 21 years of experience in real estate. Led by Deepak Batra, a recognized industry expert and DLD promotional trustee, AUM delivers high-quality, high-speed projects with clear market value. Backed by an integrated ecosystem of group companies, AUM stands out for precision, execution, and a unique vision for each development.

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