



ARIS

BY GRID

DUBAI SOUTH





SHAPING AMBITION

OUR GLOBAL PRESENCE

UAE | UK | CYPRUS

50+

Projects

4 M+ sq.ft.

Delivered

11.7 M sq.ft.

Development
Portfolio

£11.3 B

Development
Value

Projects beyond Dubai

THE LUCAN
London, UK

ELIE SAAB RESIDENCES
London, UK

PALAZZO TISSOLI
Marjan Island, Ras Al Khaimah

MONJAY RESIDENCES
Nicosia, Cyprus

OUR GLOBAL PRESENCE



DISTINCTIVE ADDRESSES ACROSS MARKETS

With a presence across the **UAE, UK** and **Cyprus**, GRID's portfolio includes remarkable projects in **Dubai** and **London**.



DUBAI SOUTH: HOME TO WORLD'S LARGEST AIRPORT

AED 128 billion

Committed to the Al Maktoum Airport expansion

500,000 jobs

Target at build-out – in aviation, logistics and retail

260 million

Annual passenger capacity

5 mins

From upcoming Gold Metro Line Station



DUBAI SOUTH: ALIGNED WITH DUBAI'S 2040 VISION

A new chapter of growth, shaped by connected communities, greener living and global opportunity.

A New Urban Centre

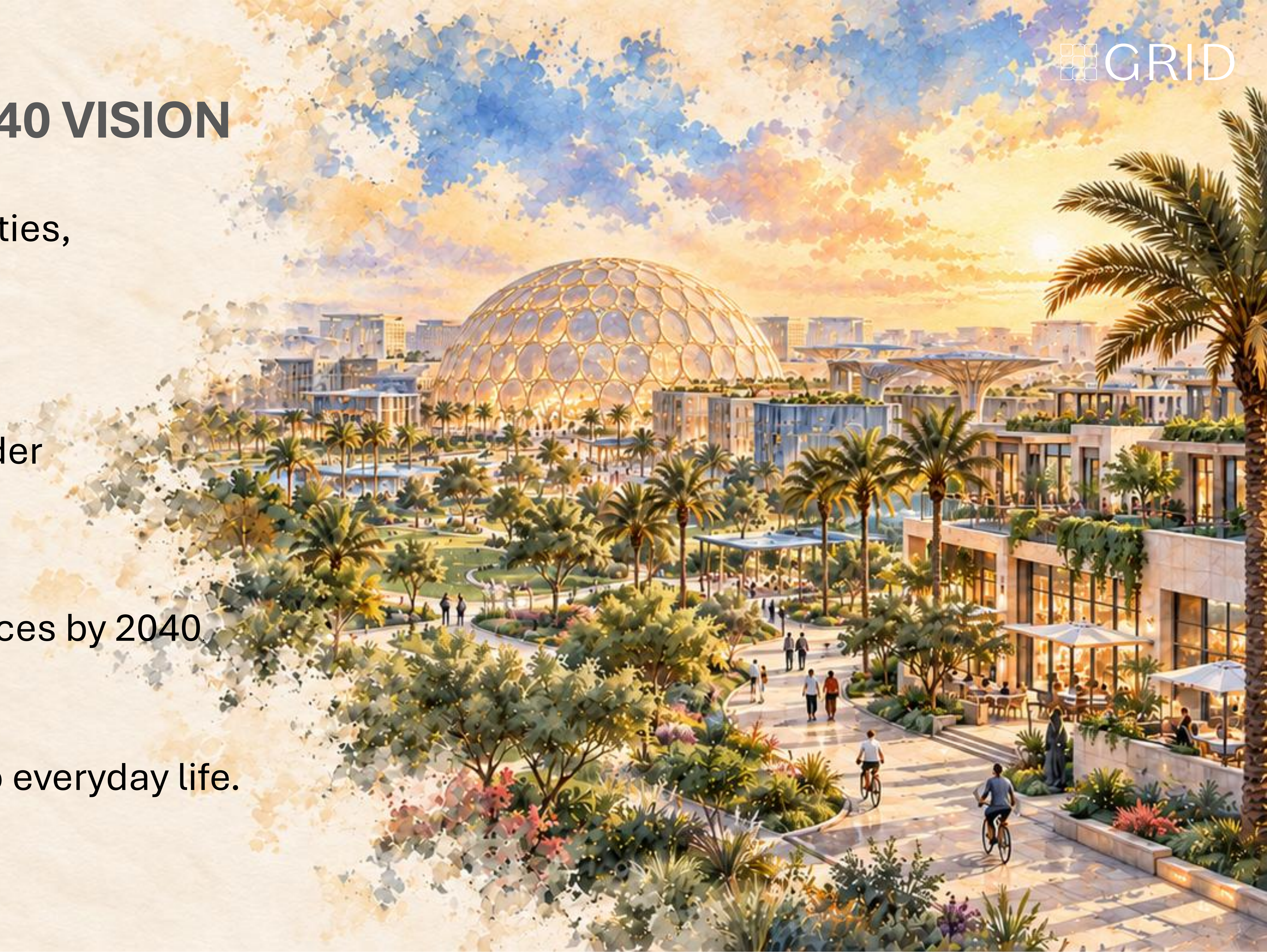
Neighboring Expo City is one of five key urban centers under Dubai's 2040 plan.

Greener Living

A citywide ambition to double green and recreational spaces by 2040.

Integrated Communities

Homes, schools, healthcare and leisure brought closer to everyday life.



DUBAI SOUTH: WHERE FUTURE COMES HOME

Future-Focused

Shaped by airport expansion and Dubai's long-term vision.

An Address for Both Emirates

A Dubai home for buyers working in Dubai or Abu Dhabi.

A New Population Hub

Expected to attract residents as jobs and infrastructure grow.

A Global Community

Bringing together professionals and families from around the world.



DUBAI SOUTH HAS THE FOUNDATIONS OF A GLOBAL COMMUNITY



DIFFERENT BACKGROUNDS. SHARED ASPIRATIONS. SOMETHING FOR EVERYONE

A vibrant **community** of diverse nationalities and backgrounds

Connectivity for professionals

Everyday **convenience** for families

Growth potential for investors and forward-looking buyers

One community. Multiple reasons to call it home.



TO MOVE FORWARD, WE LOOKED BACK

When shaping a home for this international community, we returned to GRID's beginnings in 2019 and our signature projects in London.

Our roots provided the inspiration for our next chapter.



OUR STRENGTH: A GREAT PRODUCT

Our London portfolio reinforced what we do best:

Bring architecture, interiors and lifestyle together into a distinctive residential experience.

THREE ELEMENTS. ONE CLEAR VISION.

Dubai South's
Location



An International
Community



GRID's London
Expertise

A clear vision for London-inspired living in Dubai South.



LONDON IS MOVING SOUTH



London's timeless **charm**.
Dubai's eternal **promise**.

A new chapter brings them together.



A NAME WITH CHARACTER

Inspired by ‘**Aristocracy**’



A TIMELESS FIRST IMPRESSION



**CONTRASTING DUAL TONES,
BALANCED PROPORTIONS**

B+G+6+R

 **GRID**



AN ARRIVAL TO REMEMBER



EVERY EXPERIENCE BEGINS WITH AN IDEA





**A PODIUM ENVISIONED AS
A TROPICAL RESORT, WITH
200+ PLANTERS**

A TOUCH OF LONDON IN EVERY DETAIL





LIVING ROOM

BEDROOM





DUBAI SOUTH - IN NUMBERS



DUBAI SOUTH DYNAMICS (STUDIO)

Performance | 1 Jan 2026 – 6 Oct 2026

Dubai South

Studio

Sales

Rental

Off-plan

Primary ...

Apartm...

More

Search

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1 Jan, 2026 to 6 Oct, 2026

Download

Beds

Compare

Most Sold

Trends

Share

Median price

AED 650,000

Transactions

5,835

Rental yield

9%

DUBAI SOUTH DYNAMICS (1 BED)

Performance | 1 Jan 2026 – 6 Oct 2026

Dubai South

X

1 Bed

▼

Sales

Rental

Off-plan

▼

Primary ...

▼

Apartm...

▼

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1 Jan, 2026 to 6 Oct, 2026

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Beds

Compare

Most Sold

Trends

Share

Median price

AED 1,180.000

Transactions

3,873

Rental yield

8%

DUBAI SOUTH DYNAMICS (2 BED)

Performance | 1 Jan 2026 – 6 Oct 2026

Dubai South

X

2 Beds

Sales

Rental

Off-plan

Primary ...

Apartm...

More

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1 Jan, 2026 to 6 Oct, 2026

Download

Beds

Compare

Most Sold

Trends

Share

Median price

AED 1,854,000

Median price /sqft

AED 1,540

Transactions

1,890

Rental yield

8%

A detailed watercolor illustration of a London street scene. In the foreground, a red double-decker bus is driving on a wet, cobblestone street that reflects the lights. To the left, there are ornate buildings with flower boxes and a black lamppost. In the background, the Houses of Parliament and the Elizabeth Tower (Big Ben) are visible under a hazy, overcast sky. The overall style is soft and painterly, with a focus on autumnal colors like reds, oranges, and yellows.

SIZES AND STARTING PRICE

Typology	Average Area (sq.ft.)
STUDIO	320
1 BED	630
2 BED	950



THE PAYMENT PLAN



10%

On
booking

10%

Per year until
handover

10%

On
handover

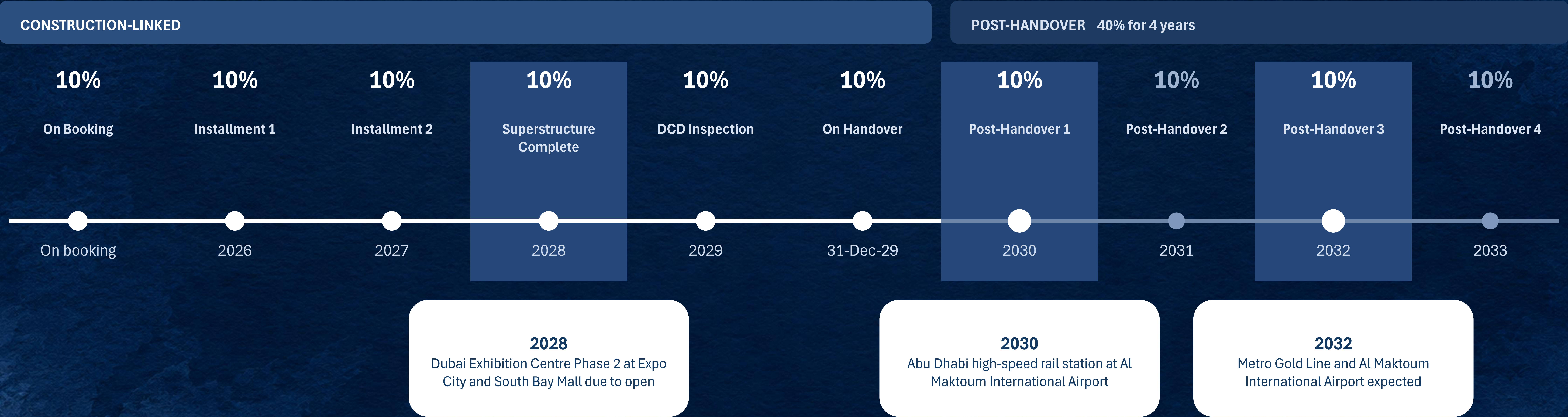
40%

Post handover
for 4 years

Construction linked payment plan



Till handover, every payment is linked to construction progress



4%

DLD Waiver*

*Applicable to 1 BR and 2 BR





RESERVE YOUR EOI NOW

Configuration	Studio	1 bed	2 bed
Average size	320 sq. ft.	630 sq.ft.	950 sq. ft.
Starting price	AED 599,000	AED 999,000	AED 1.25 mn

Payment Plan	10% on booking 10% in 2026 10% every year until handover 10% on handover 40% Post handover for 4 years
Pre-launch offer	4% DLD Waiver*
EOI Amount	AED 10,000
Handover	Dec 2029

*Applicable to 1 BR and 2 BR