

VXP

VERTEX POINTE

BY



AUM
DEVELOPMENT

FACTSHEET

THE VERTEX OF POSSIBILITY

Vertex Pointe is a boutique commercial development in Arjan, designed as a place of progress where workspaces support growth. With only 32 offices and 20 retail spaces, it offers a focused environment shaped by efficient planning and natural light. Across the building, each office includes a balcony and access to wellness-driven amenities, complemented by ground-level retail that adds everyday convenience.









ARJAN: A GROWING HUB FOR MODERN ENTERPRISE

Situated in Dubailand at the crossroads of Sheikh Mohammad Bin Zayed Road and Umm Suqeim Road, Arjan offers direct access to Dubai's key business and residential zones. The area is known for its growing commercial potential, balanced by landmarks, local retail, clinics, and supermarkets that add everyday ease, while upcoming transport links continue to strengthen its appeal as a smart, future-ready location for business.

EXCEPTIONALLY WELL CONNECTED







 5 Min Dubai Miracle Garden	 9 Min Dubai Hills Mall	 12 Min Global Village	
 12 Min Mall of the Emirates	 14 Min Expo City	 15 Min IMG Worlds of Adventure	 18 Min Dubai Mall
 18 Min The Beach, JBR	 22 Min Dubai International Airport	 24 Min Al Maktoum International Airport	

PROJECT OVERVIEW

 Commercial Building	 2B + G + 4 Floors Configuration	 32 Office Units
 20 Retail Spaces	 13,000 sq.ft. of Office Space	 Q2 2028 Estimated Completion



KEY FEATURES



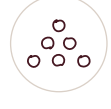







 Double-height atrium	 Full-height glazing	 Private balcony for every office
 Upper outdoor terraces	 229 parking spaces (over 2.5x standard capacity)	 Architectural lighting defining atrium, roofline, landscape

PAYMENT PLAN





40% During Construction	60% On Completion	Q2 2028 Estimated Completion
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AMENITIES: MOMENTUM BUILT INTO EVERY DETAIL




FIRST FLOOR

 Zen Garden	 Reflexology Garden	 Six Senses Garden	 Paddle Court
 Half Basketball Court	 Seating Cabanas	 Outdoor Meeting Zone	
 Amphitheater	 Water Features	 Cinema Screen	 Gym

GROUND FLOOR

 Triple Floor Grand Entrance lobby	 Security	 Lobby Cafe	 Retail Outlets
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ROOFTOP

 Outdoor Gym	 Yoga Garden	 Prayer Rooms	 Female Indoor Gym	 Male Indoor Gym
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INVESTMENT ADVANTAGE

WHERE DEMAND OUTPACES SUPPLY

 Limited supply, strong demand for quality office space	 90-95% occupancy across offices	 +14% rental growth (2025)
 +28% price growth (2024-2025)	 250,000 new company registrations (2025)	 3-5 year average leases supporting stable income



THE DEVELOPER



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.

21 YEARS OF EXPERIENCE	\$500M USD TOTAL VALUE	DLD OFFICIAL PARTNER
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