NOVARA

RESIDENCE

CAVARA

DEVELOPMENT

A NEW LIGHT
FOR EVERY CHAPTER OF HOME



CAVARA

DEVELOPMENT

CARVED, NOT BUILT

Dubai is a city that never pauses, constantly reshaping its skyline and redefining what comes next. CAVARA Developments chooses a different path — one guided not by urgency, but by intention.

Every residence begins as an idea, refined through patience, precision, and uncompromising attention to detail. Nothing is hurried. Nothing is ordinary. Every space is thoughtfully shaped to enrich the lives of those who will call it home.

This philosophy is reflected in CAVARA's collection of low-rise residential projects across Dubai. Each development offers more natural light, openness, privacy, and calm. Human-scale architecture replaces excess, creating homes that feel intimate, elegant, and deeply livable.

CAVARA focuses on craftsmanship, enduring quality, and purposeful design. Every proportion is considered, every material carefully selected, and every detail reflects the belief that true luxury lies not in abundance, but in thoughtful restraint.

Whether creating a boutique residence or a larger community, the philosophy remains the same: fewer homes, greater attention, purposeful design, and craftsmanship that endures beyond trends and generations.

Each CAVARA address is created not simply as a landmark, but as a place where memories are made, families grow, and time adds meaning rather than age.

A GREEN, GROWING COMMUNITY

Welcome to Arjan — one of Dubai's most sought-after family communities, where contemporary living is surrounded by lush greenery and renowned attractions, including **Dubai Miracle Garden** and **Dubai Butterfly Garden**.

Blending nature, everyday convenience, and excellent connectivity, Arjan offers a vibrant lifestyle with a true sense of belonging. It's a place designed to enjoy today and invest in for the future.







ARJAN:
YOUR ADDRESS FOR FAMILY LIVING

Arjan is one of Dubai's most desirable residential communities, combining greenery, connectivity, and everyday convenience. Located near **Dubai Miracle Garden** and **Dubai Butterfly Garden**, it offers a peaceful, family-friendly lifestyle with easy access to **Dubailand** and **Sheikh Mohammed Bin Zayed Road**.

Residents benefit from nearby schools, healthcare, cafés, restaurants, wellness facilities, essential services, and boutique retail, while remaining well connected to Dubai's key business districts and major roads.

ATTRACTIONS

3 MIN
Dubai Miracle Garden,
Dubai Butterfly Garden

15 MIN
Arabian Ranches
Golf Course

20 MIN
Dubai Autodrome,
Mall of the Emirates

EDUCATION

6 MIN
Nord Anglia
International School

5 MIN
Safa Community
School

8 MIN
GEMS
World Academy

SHOPPING

4 MIN
My City Centre
Al Barsha

15 MIN
Dubai Hills Mall

20 MIN
Mall of the Emirates

TRANSPORT

12 MIN
Al Khail Road
(E44)

8–10 MIN
Future Metro Blue Line
station (opening 2026–2027)

15 MIN
Sheikh Zayed
Road (E11)

HEALTHCARE

5 MIN
Mediclinic
Parkview Hospital

5 MIN
Clinics & pharmacies
within Arjan itself

15 MIN
Additional hospitals
in Al Barsha









WELL CONNECTED
PERFECTLY PLACED

Located at the crossroads of Dubai's major highways, Arjan offers seamless access to **Sheikh Mohammed Bin Zayed Road (E311), Al Khail Road (E44)**, and **Sheikh Zayed Road (E11)**. Reach **Downtown Dubai**, **Dubai Marina, Mall of the Emirates**, and key business hubs in minutes, while the future **Metro Blue Line** will make connectivity even more convenient.





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NOVARA
RESIDENCE

Novara inspired by nova — a star's light that shines with renewed brilliance, represents new beginnings and lasting growth.

This exclusive low-rise residence is designed for families, where every home evolves with life's changing moments. Filled with natural light, privacy, and timeless design. **Novara** is more than a place to live — it's a home created to grow with you.

Building Description:	B+G+7+R W/ RETAIL ON THE GROUND FLOOR
Completion Date:	30th OF SEPTEMBER 2026
Construction Status:	95%

1 BEDROOM	2 BEDROOM	TOTAL
14	28	42

NOVARA
RESIDENCE

Inspired by the meaning of its name, **Novara** is designed as an expression of light, balance, and timeless architecture. Its elegant low-rise form embraces natural daylight, creating bright, open spaces that feel calm and inviting.

A refined palette of white stone, light oak, soft bouclé textures, brushed brass, and rich walnut accents complements the architectural language, delivering warmth and understated luxury. Every residence and shared space is thoughtfully crafted to offer privacy, comfort, and enduring sophistication — an architecture that speaks quietly yet leaves a lasting impression.



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From the quiet craftsmanship of its courtyard gardens to the warmth of its shared interiors, **NOVARA RESIDENCE** is a place where light comes first — offering residents low-rise, garden-facing living with a rare human scale in Arjan.

Whether gathering by the courtyard fountain or settling into the calm of a family-first home, **NOVARA RESIDENCE** represents the perfect balance of community and comfort — a new light for every chapter still to come.



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NOVARA
RESIDENCE

A NEW LIGHT, GROUNDED

NOVARA RESIDENCE offers a thoughtfully designed low-rise residence that feels warm from the moment you arrive. Its courtyard opens toward Arjan's green landscape, filling every shared space with natural light.

With soft curves, warm materials, and quiet detail, **Novara** creates a lifestyle closer to nature and further from the noise of the city — a home perfectly balanced between light and calm.

NOVARA
RESIDENCE

THE ARCHITECTURE OF A NEW BEGINNING

Every name in the **CAVARA** family carries its own light, and Novara's is the light of something just beginning.

This is a home built for that first spark — the rare point where ambition meets calm. **NOVARA** rises gently above Arjan's quiet horizon, its warm façade and soft edges standing apart from the towers around it.



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NOVARA
RESIDENCE

THE ART OF EVERYDAY LIGHT

Step into a life where the pace is unhurried and the focus is on family. **NOVARA** is designed to hold every chapter of that life — flourishing, changing, well-lived. Your days shift from the rush of the city to the richness of a home that grows with you.
The quiet echo of laughter in the courtyard replaces the weight of the skyline beyond it.



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NOVARA
RESIDENCE

A HOME IDEALLY LIT
AND GENTLY CONTAINED.
WARM IN ITS WELCOME,
CLOSE TO ITS GARDEN,
NEW IN EVERY CHAPTER

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THE ART OF EVERYDAY LIVING

NOVARA
RESIDENCE

- Panoramic windows provide abundant natural light
- Living spaces rise to a ceiling height of 3.2 meters, kitchens to 2.58 meters
- Smart Home System
- AC Chiller Free
- 1-bedroom apartments include a master bathroom and a powder room
- Each typical floor accommodates just 6 apartments
- 2-bedroom apartments include 2 master bathrooms and a powder room

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AMENITIES

- Lobby
- Swimming Pool
- Poll deck with sun loungers
- Promenade Area on the 1st and 8th Floors
- Gym
- Clubhouse



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LOBBY

A welcoming arrival designed with warmth and understated elegance, setting the tone for a place that feels unmistakably like home.

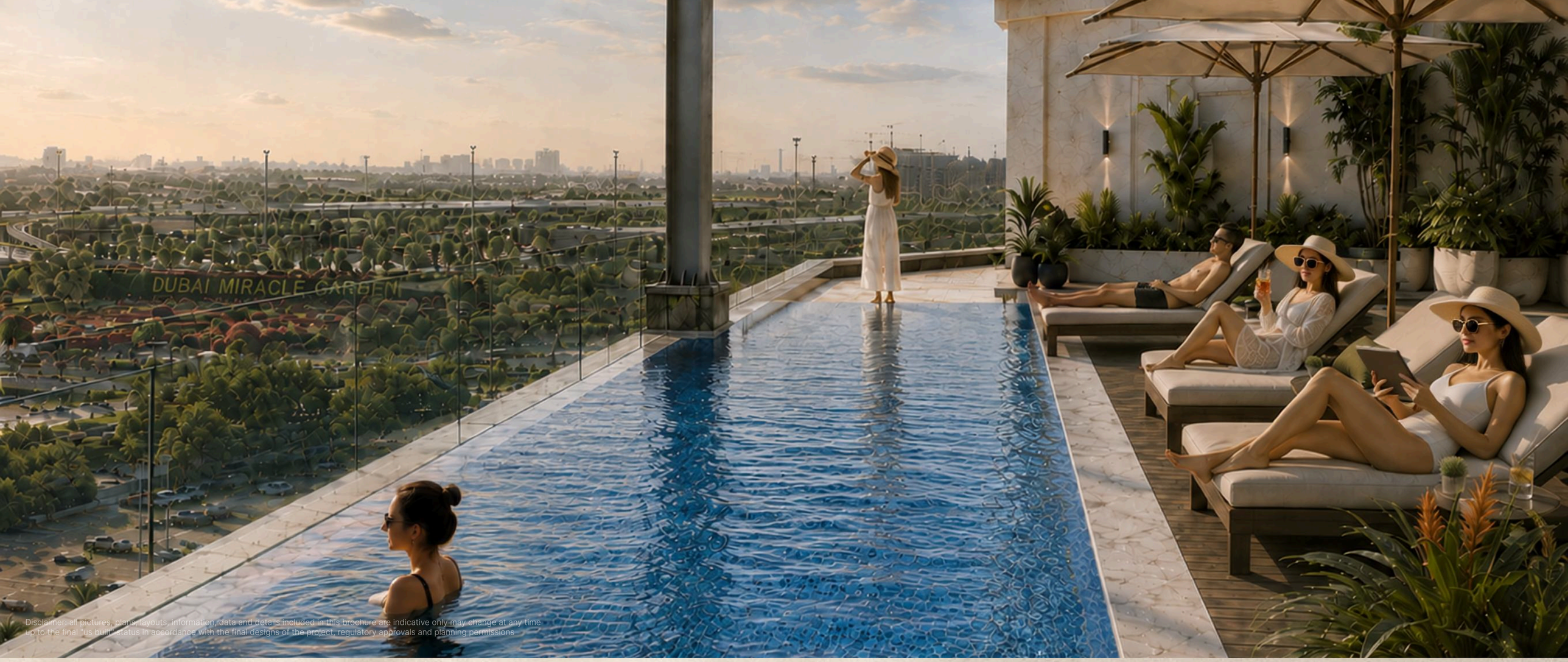
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PROMENADE AREA

Beautifully landscaped promenades offering peaceful walks, quiet moments, and elevated views across Arjan's lush surroundings.



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SWIMMING POOL

A serene retreat at the heart of the community,
inviting moments of relaxation from sunrise to sunset.



POOL DECK WITH SUN LOUNGERS

An inviting sun deck with comfortable loungers, perfect for relaxing, socializing, or simply enjoying the peaceful surroundings.

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FULLY EQUIPPED GYM WITH PANORAMIC VIEW

A full range of equipment set against floor-to-ceiling views over Arjan — training with the same natural light that defines the rest of **Novara**, rather than a windowless room lit by fluorescents.

CLUBHOUSE

A shared living room for the whole community — warm, low-lit, and furnished for lingering rather than passing through, where neighbors become the kind of familiar faces a low-rise building makes possible.



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NOVARA
RESIDENCE

SMART HOME SYSTEM

At **Novara**, technology is treated like every other material — used with intention, kept quiet, and built to serve daily life rather than complicate it. Powered by TIS, a fully connected smart home platform, each apartment brings lighting, climate, security, and shading together under one system, controlled from a single app or wall panel. It's the same philosophy carried from architecture into automation: nothing loud, nothing unnecessary — just a home that responds to how a family actually lives.



SMART LOCK

Change the way you access your home, unlocking your door by smartphone, fingerprint, PIN code, or card — no keys to carry, no locks to worry about. Grant keyless access to family members, guests, or service providers with tiered permissions, and keep a full history of who enters and leaves. Built on the same platform as the rest of the home, the smart lock is one more quiet detail doing its job in the background, so you don't have to think about it.

TIS
CONTROL EVERYTHING

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NOVARA
RESIDENCE



GROUND FLOOR PLAN

1. LOBBY
2. RETAIL

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FIRST FLOOR PLAN

3. PROMENADE AREA

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NOVARA
RESIDENCE



ROOFTOP FLOOR PLAN

4. CLUBHOUSE
5. SWIMMING POOL
6. POOL DECK WITH SUN LOUNGERS
7. PROMENADE AREAS — LEVEL 8
8. FULLY EQUIPPED GYM WITH PANORAMIC VIEWS

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NOVARA
RESIDENCE

APARTMENTS

ONE BEDROOM | LIVING ROOM



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NOVARA
RESIDENCE

APARTMENTS

ONE BEDROOM | BATHROOM



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NOVARA
RESIDENCE

APARTMENTS

ONE BEDROOM | BEDROOM



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NOVARA
RESIDENCE

APARTMENTS

TWO BEDROOM | LIVING ROOM

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NOVARA
RESIDENCE

APARTMENTS

TWO BEDROOM | KITCHEN

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NOVARA
RESIDENCE

APARTMENTS

TWO BEDROOM | BEDROOM

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WHY INVEST IN ARJAN?

NOVARA
RESIDENCE

EXCEPTIONAL CONNECTIVITY

Strategically located with direct access to Sheikh Mohammed Bin Zayed Road, Al Khail Road, Sheikh Zayed Road, and Umm Suqeim Street, ensuring effortless travel across Dubai.

A FAMILY-CENTRIC COMMUNITY

A peaceful, landscaped neighborhood with low-rise architecture, walkable streets, and green open spaces designed for modern family living.

LEADING EDUCATION NEARBY

Minutes from renowned international schools, including Nord Anglia International School, Safa Community School, and GEMS World Academy.

EVERYDAY CONVENIENCE

Close to My City Centre Al Barsha, Dubai Hills Mall, and Mall of the Emirates, offering world-class shopping, dining, and entertainment.

HEALTHCARE WITHIN REACH

Adjacent to Mediclinic Parkview Hospital, providing residents with exceptional medical care just moments from home.

NATURE AT YOUR DOORSTEP

Home to Dubai Miracle Garden and Dubai Butterfly Garden, creating a unique lifestyle surrounded by greenery and open spaces.

WELLNESS-FOCUSED LIVING

NOVARA RESIDENCE features premium lifestyle amenities, including a fully equipped fitness centre, swimming pool, and landscaped courtyard.

STRONG INVESTMENT POTENTIAL

One of Dubai's fastest-growing residential communities, Arjan continues to attract long-term residents while offering attractive rental yields and strong capital appreciation prospects.

UAE GOLDEN VISA

NOVARA RESIDENCE

Invest in property valued at AED 2 million (USD 545,000) or more and become eligible for the 10-Year UAE Golden Visa, extending the benefits to your immediate family.



10-year renewable residency for you and your family



Freedom to live, work, and study in the UAE



Access to leading healthcare and education



Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries



Eligibility to open UAE bank accounts and financial services



Opportunity to establish and operate businesses in the UAE



Ability to obtain a UAE driving licence

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