

# ARTHOUSE

PRIVATE RESIDENCES

BY



DEVELOPMENT PARTNER  
 CLÉDOR

EXCLUSIVE SALES PARTNER



GLOBAL PEDIGREE.  
DUBAI SOPHISTICATION.



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# ARTHOUSE HOTEL NEW YORK CITY

Arthouse is a boutique hotel brand born on New York's Upper West Side. Built on character, creativity, and community, it blends historic charm with modern, lived-in style.

Each space reflects the rhythm of its surroundings — layered with art, texture, and a sense of discovery. The atmosphere feels personal and effortlessly curated, where every corner hums with quiet energy and local character.





# ARTHOUSE PRIVATE RESIDENCES MEYDAN

A private retreat designed for those who value balance and distinction, Arthouse Private Residences introduces a new benchmark of refinement and exclusivity in the city's lifestyle capital.

A NEW ADDRESS FOR MODERN LIVING  
AND REFINEMENT





# A PRIVATE COLLECTION OF DISTINCTIVE RESIDENCES



Limited to 120 Residences

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49 1-Bedroom Residences

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59 1-Bedroom + Study

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12 2-Bedroom Residences

# CONNECTED AND EXCLUSIVE

10 MINUTES  
Business Bay  
Meydan Racecourse

15 MINUTES  
Burj Khalifa & Downtown Dubai  
Dubai International Airport (DXB)

20 MINUTES  
Burj Al Arab

25 MINUTES  
Palm Jumeirah  
Dubai Marina



CLOSE TO EVERYTHING.  
FAR FROM THE NOISE.



Community Park

Al Ain Road

Swimmable Lagoons

Lycee School

Kent College

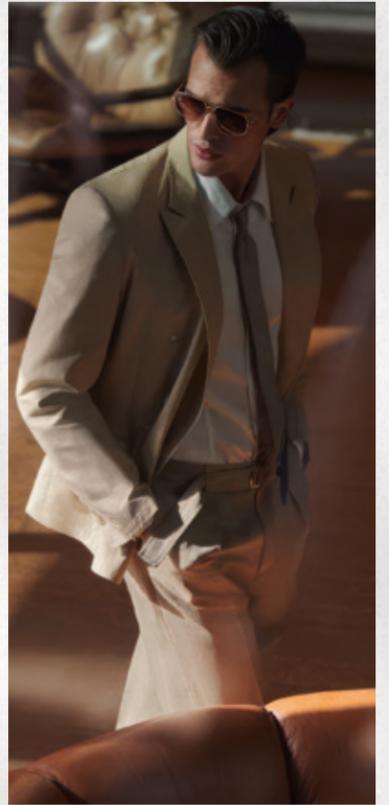
Community Centre

Sheikh Muhammad Bin Zayed Road

# THE PINNACLE OF LUXURY LIVING.

An exclusive residential address where architecture and lifestyle set a new benchmark for the district.





INTERIOR



Reception



Reception



Lobby



Lobby



Lift Lobby



CRAFTED WITH VISION.  
DEFINED BY ARTISTRY.



# THE RESIDENCES

Design clarity at every scale

From kitchen and dining spaces to bedrooms and baths, every element combines function with an elevated aesthetic. Hallways and common areas maintain a sense of openness and quiet.





# ONE-BEDROOM RESIDENCES\*



\*Some units come with a study



Kitchen and Dining



Living Room



Living Room



Powder Room





Bedroom



ARTHOUSE  
PRIVATE RESIDENCES

Bedroom



Bathroom



Study



# TWO-BEDROOM RESIDENCES





Kitchen and Dining



Living Room



Powder Room





Bedroom



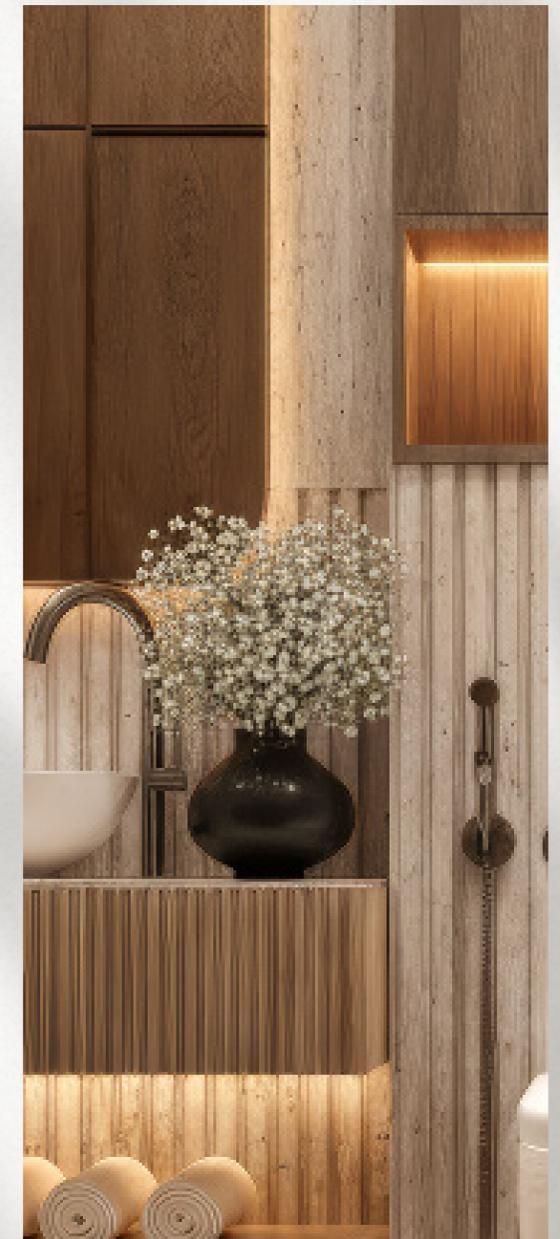
Walk-In Wardrobe



Bedroom



Bathroom



# AMENITIES





WHERE EVERY DAY FEELS  
EFFORTLESSLY EXTRAORDINARY





# HEALTH & LIFESTYLE



Juice bar & health café



Outdoor barbecue pavilion



Connected park & biophilic greenery



Potable water system



Advanced air filtration system



Steam & Sauna

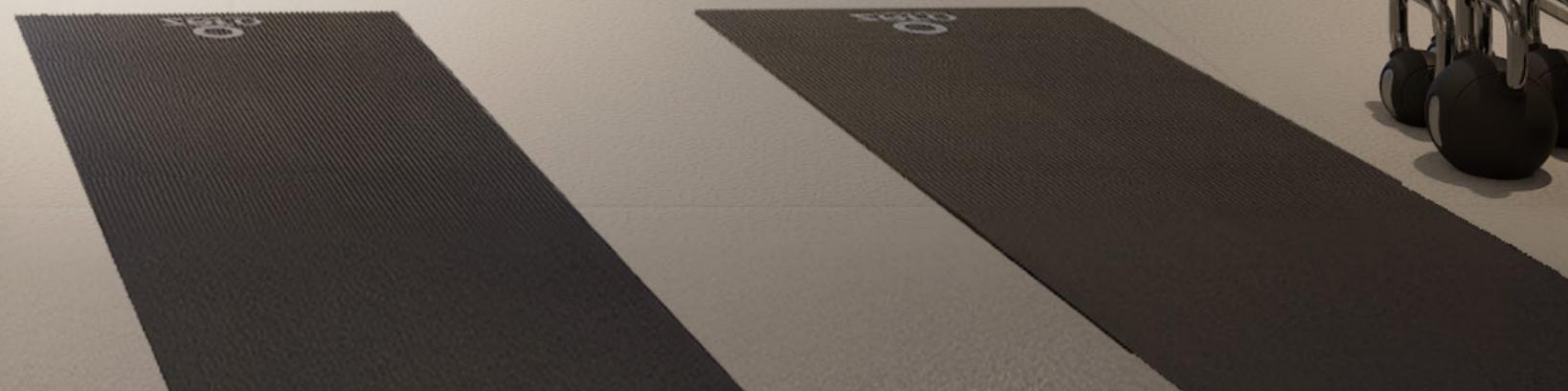




## FITNESS & MOVEMENT

 State-of-the-art fitness center

 Yoga studio





# FAMILY AND COMMUNITY

 Children's play area



# SERVICES & CONVENIENCE

 Valet service

 Concierge

 A la carte services

 24/7 security



# THE DEVELOPER | VIVA DEVELOPMENT

At Viva Development, we celebrate the art of refined living. Each residence is thoughtfully designed to embody sophistication, comfort, and timeless elegance. Rooted in Dubai's vision for excellence, our communities are crafted for those who seek more than a home, spaces where luxury becomes a way of life and every detail inspires a life well-lived.



Arthouse Hills  
Arjan



Arthouse Residences  
Meydan



Arthouse Residences  
Al Marjan Island



The Woodland Residences  
District 11, Meydan



Valores Residences  
Al Furjan

DEVELOPMENT PARTNER

# CLÉDOR

Clédor Developments is a UAE-based real estate group specializing in premium lifestyle projects. We manage the full property lifecycle, from land acquisition to post-handover, with a focus on design excellence, market relevance, and strong investor returns.