

AYAAN

HEIGHTS - I

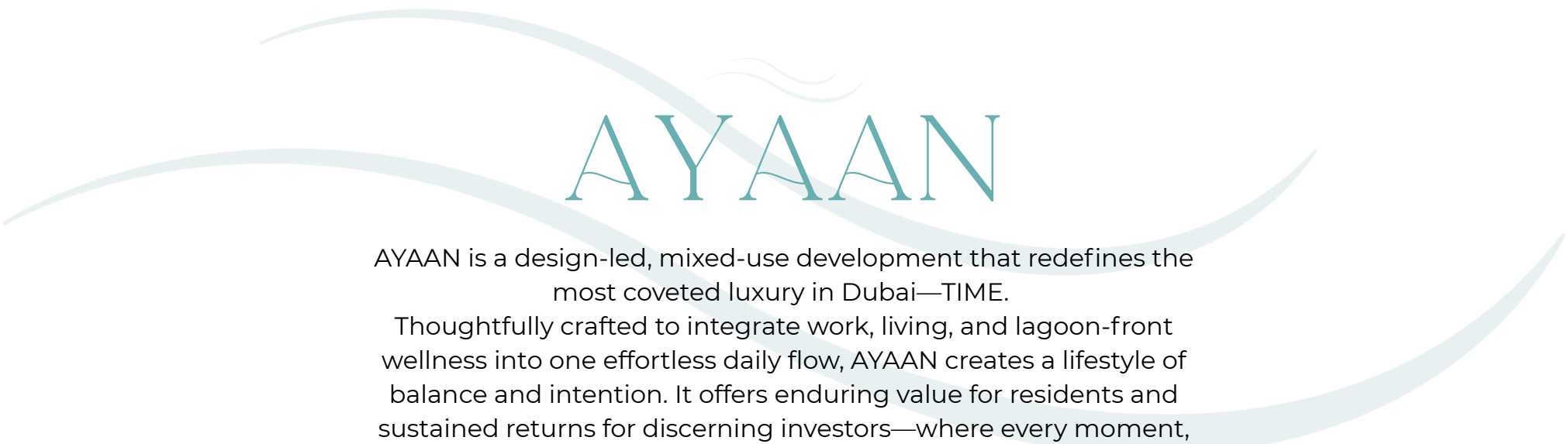
WHERE LIFE FLOWS BETTER

 INVEST
GROUP
OVERSEAS
مجموعة الاستثمار



Welcome to Crystal Lagoon Living





AYAAN

AYAAN is a design-led, mixed-use development that redefines the most coveted luxury in Dubai—TIME.

Thoughtfully crafted to integrate work, living, and lagoon-front wellness into one effortless daily flow, AYAAN creates a lifestyle of balance and intention. It offers enduring value for residents and sustained returns for discerning investors—where every moment, and every square meter, is designed to matter.



An aerial architectural rendering of a large-scale urban development project. The scene is divided into three main areas. The top right shows a body of water with a sandy beach and some greenery. The bottom right shows an existing urban area with a grid of streets and various buildings. The central and left portions of the image show the proposed development, which includes several clusters of modern, white, angular high-rise buildings. These buildings are arranged in a way that follows the curve of the waterfront. Interspersed among the buildings are green spaces, including parks with trees and sports fields. A winding road or path runs through the development, connecting different parts of the site. The overall impression is one of a planned, modern community integrated with its natural surroundings.

Where Urban Living Meets Waterfront Serenity



Discover Meydan Horizon

Set in the heart of Dubai, Meydan Horizon is a visionary 88-hectare mixed-use development blending residential, commercial, and lifestyle spaces. Its standout feature is a crystal-clear recreational lagoon, offering a fresh take on urban living.



LEGEND



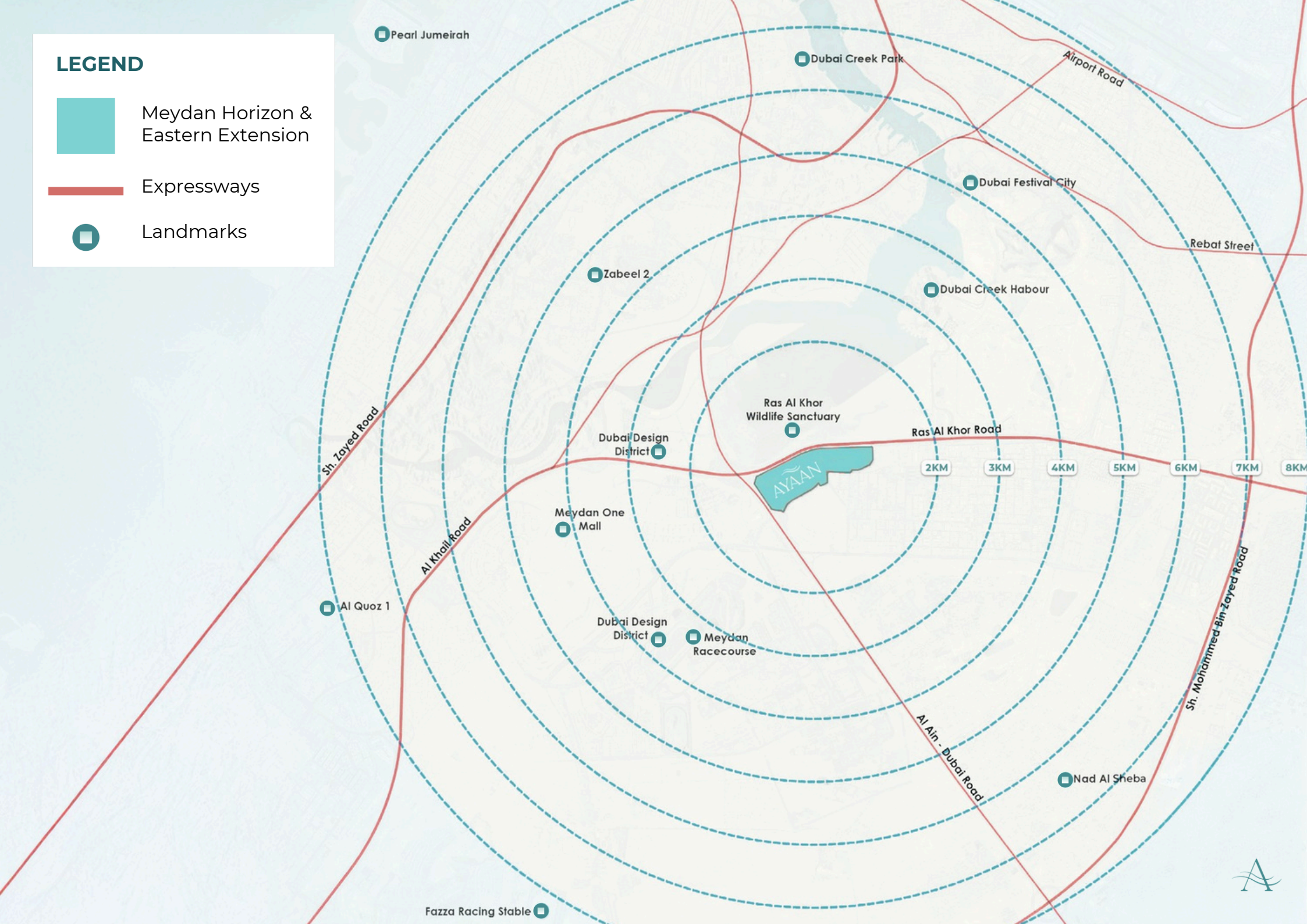
Meydan Horizon &
Eastern Extension



Expressways



Landmarks



20 KM
PALM
JUMEIRAH

5 KM
WORLD
ISLANDS

10 KM
BUSINESS
BAY

6 KM
DOWNTOWN
DUBAI

8 KM
DUBAI
DESIGN
DISTRICT

12 KM
DIFC

Time is luxury

Experience the privilege of living where everything is within reach. Seamless connections and effortless commutes redefine what it means to move through the city with ease.



Designed for Life. Built Around Time.

AYAAN was created with one goal in mind:
To restore balance in a city that never slows down.

Instead of just offering square footage, AYAAN offers
more of what people truly crave — time, peace,
connection, and wellness.

Every element, from its architecture to its amenities,
is crafted to help residents live, work, and breathe in
one seamless flow.





Built Around Real Life

Designed for the way people truly live—prioritizing peace, family connection, and focus. Not driven by trends, but by timeless human needs that never go out of style.



Waterfront Wellness

More than a view—it's a lifestyle. Lagoon-side living that soothes the mind, supports daily balance, and invites you to slow down, breathe, and recharge.



COMMUNITY VIEW - MEYDAN HORIZON





Sustainable Living

This is long-term value, built in. AYAAN is designed to attract real people who want to live—not just invest. Its thoughtful layout, waterfront lifestyle, and work-life integration create end-user magnetism that leads to consistent occupancy and strong tenant retention.

For investors, that means dependable rental income and asset performance rooted in real demand—not hype. It's sustainability not just in materials, but in purpose.



Building Configuration

TOTAL BUA

306,006.37 Sq. Ft.

SELLABLE AREA

143,412.21 Sq. Ft.



OFFICES
(15th to 20th)

RESIDENTIAL
(2nd to 14th)

RETAIL

Mixed-Use Investment Opportunity



RETAIL OUTLETS

7,200.09 Sq. Ft.

Curated retail spaces just steps from home and office, offering everyday convenience for residents and steady income potential for investors.



RESIDENTIAL

96,082.54 Sq. Ft.

100 Units | 70x 1BR, 26x 2BR, 4x 3BR

Thoughtfully designed 1, 2 & 3-bedroom apartments featuring premium finishes, open layouts, and serene lagoon-facing views—crafted for comfort, calm, and contemporary living.



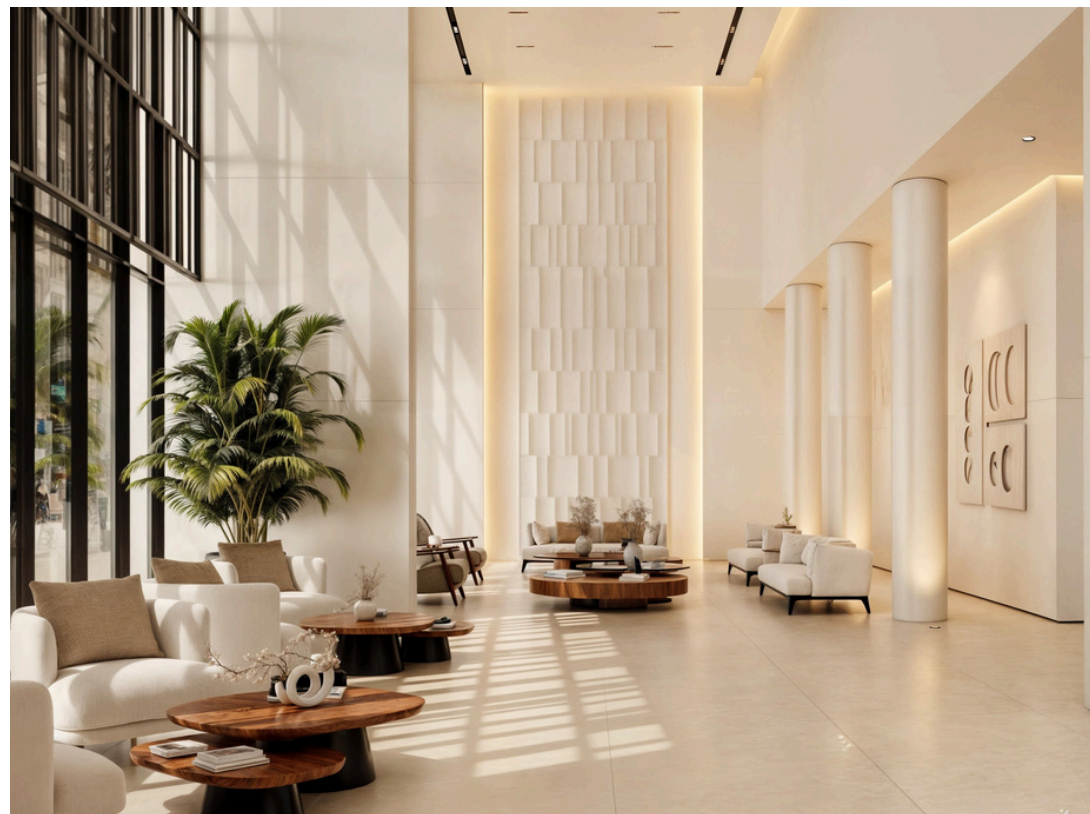
The Residences





Residential Lobby

Welcome Home in Style. Step into a serene sanctuary where warm tones, curated textures, and soft lighting set the tone for elegant everyday living.



Sanctuary in the Sky

PODIUM LEVEL





PODIUM LEVEL





LIVING & DINING



Crystal Lagoon View



BALCONY





BATHROOM



BEDROOM



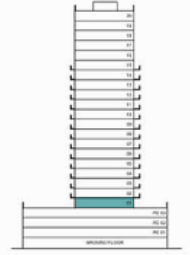
Lifestyle Amenities





First Floor

INDOOR & OUTDOOR AMENITIES



Wellness & Leisure

- Fully Equipped Fitness Gym
- Scenic Lagoon Views
- Tranquil Walking Trails
- Landscaped Outdoor Sitting Areas

Community & Family

- Elegant Residential Lobby
- Multipurpose Room for Events or Gatherings
- Relaxed Outdoor Spaces for Socializing

Work & Lifestyle

- On-site Retail Outlets for Daily Essentials
- Ground-Level Convenience Stores and Cafés
- Multipurpose Room for Meetings or Remote Work
- 24/7 Concierge and Security Services
- Smart Building Technology for Enhanced Living





Crystal Lagoon Living

Wake up to turquoise views and unwind by the water—every day feels like a retreat.





Infinity Pool

A tranquil escape elevated above the city — the podium-level infinity pool is surrounded by lush greenery, designer loungers, and serene water features, offering a seamless blend of luxury and nature.





Fully Equipped Fitness Gym

A fitness space as elevated as your lifestyle.
Push limits, stay grounded—wellness begins here.





Multi-Purpose Lounge

A refined space designed for both relaxation and gatherings — where modern elegance meets everyday versatility.



Kids' Play Zone

Safe, imaginative spaces where little ones can laugh, explore, and thrive.



The only true luxury in
Dubai isn't location or design
— it's *TIME*.

THE DEVELOPER



REPUTATION IN EXCELLENCE

Invest Group Overseas (IGO) provides real estate developments and masterplans that create premium properties.

Established in 2004, IGO has delivered landmark projects to buyers and investors in cities and countries worldwide, ensuring maximum return on investment and contributing significantly to growth.

Today, IGO's impressive portfolio includes some of the world's most sought-after properties, by its most meticulous clients, and serves as a testament to their reputation for quality, excellence and investment expertise.

With AYAAN, IGO brings its vision to Meydan Horizon:

A place where work, home, and wellness come together effortlessly.





Your **Trusted** Partner in Dubai Real Estate

At fäm Properties, we don't just sell real estate — we guide investments, shape communities, and elevate lifestyles. As one of Dubai's most respected real estate brokerages, our mission is rooted in delivering unmatched value through transparency, technology, and a client-first approach.

A Decade of **Excellence**

Founded in 2009, fäm has grown to become a multi-award-winning, data-driven real estate company trusted by thousands of investors, end-users, and developers. We've closed billions in real estate transactions and continue to redefine industry benchmarks.

The **fäm** Difference

Over AED 15 Billion in closed transactions
350+ Consultants across Dubai's top-performing communities
Exclusive Access to high-performing off-plan projects
Smart Tech & Market Data Tools for smarter decisions
Full-Service Advisory from investment to resale

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