



DISCOVER A NEW EXPRESSION OF
MODERN LIVING, A PLACE WHERE
THOUGHTFUL DESIGN, NATURAL
LIGHT, AND EVERYDAY COMFORT
COME TOGETHER THE MOMENT
YOU UNFOLD THIS EXPERIENCE.

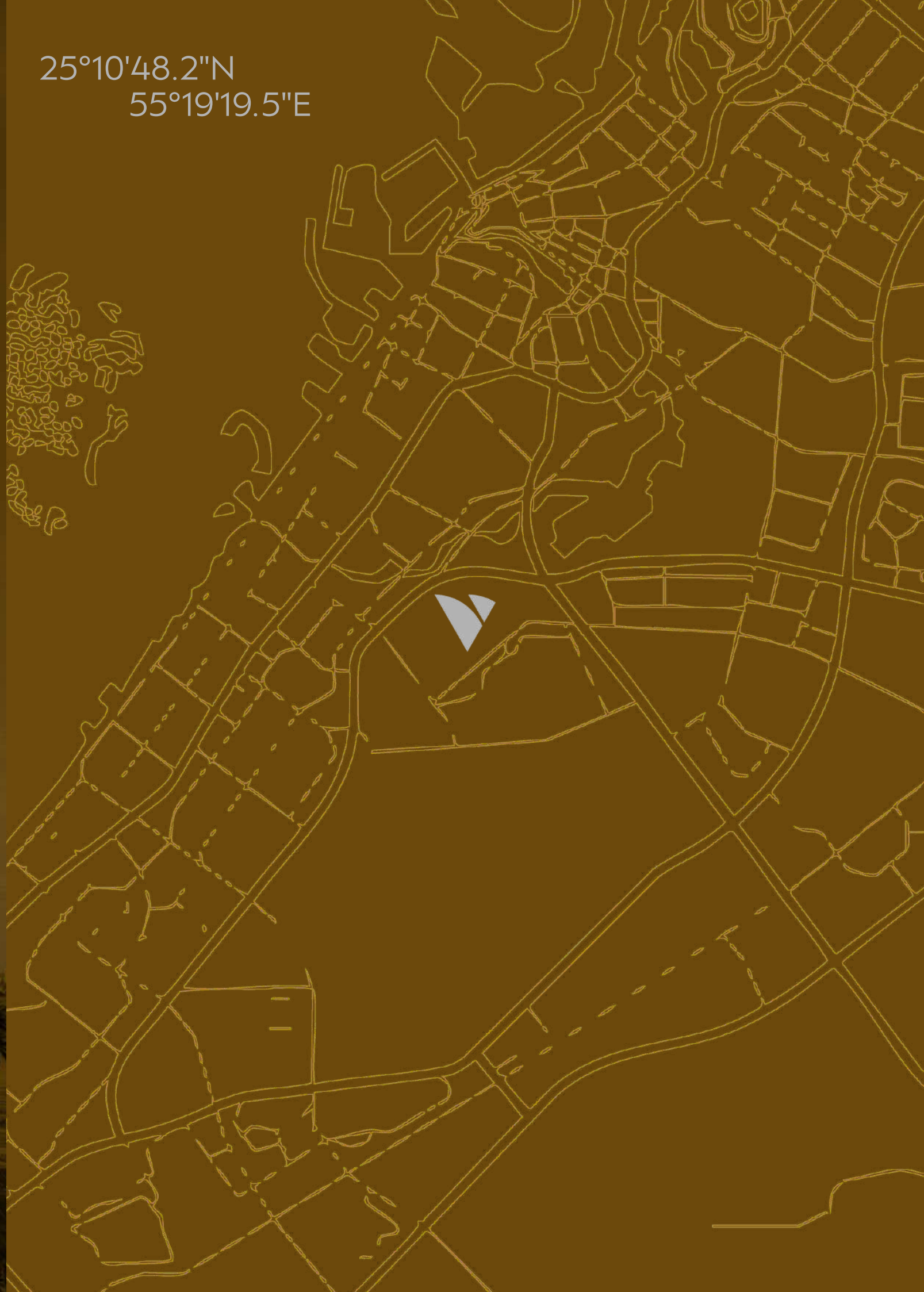


DUBAI'S
NEW POINT
OF VIEW

AL VISTA



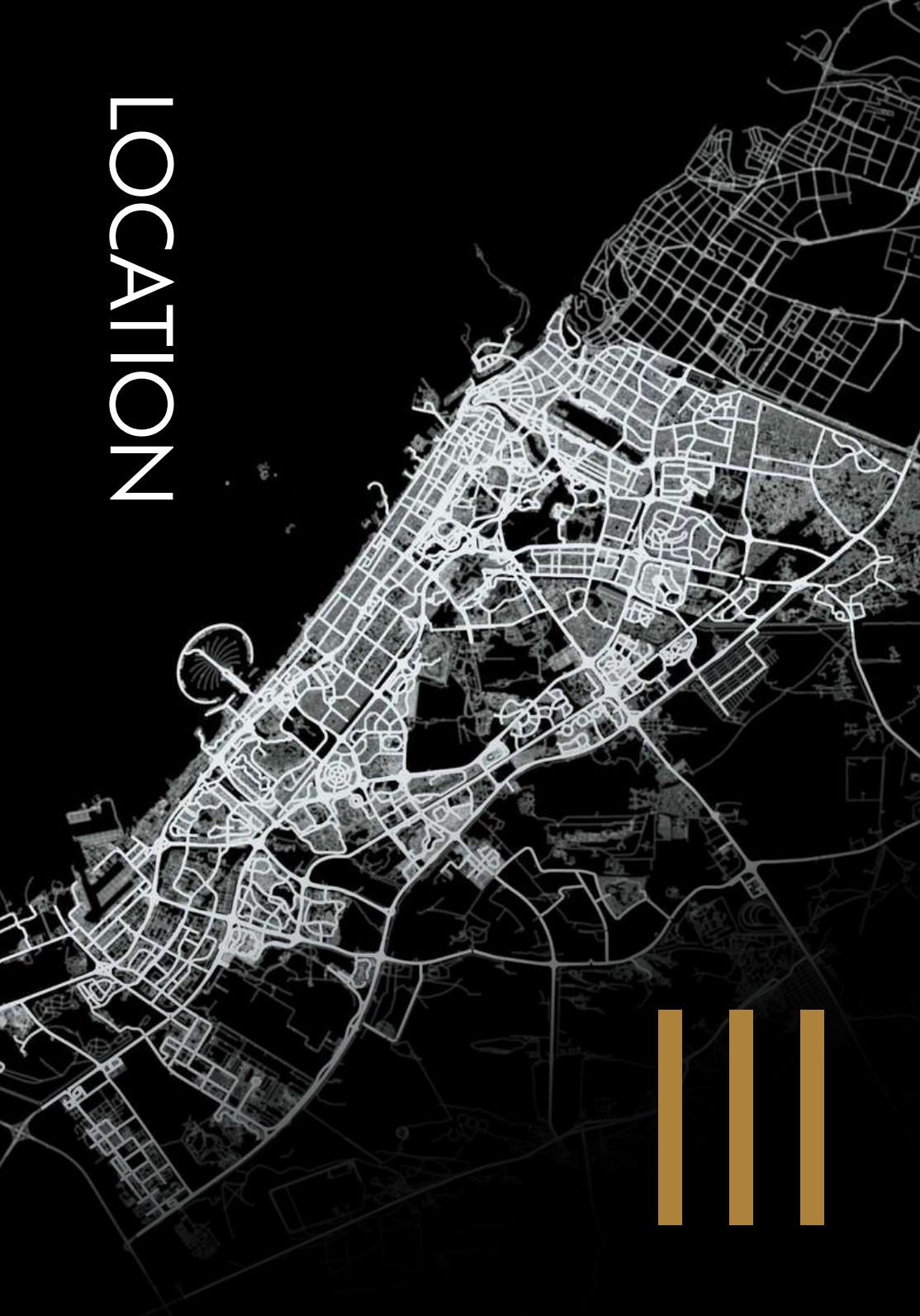
AL VISTA



25°10'48.2"N
55°19'19.5"E

DUBAI'S NEW POINT OF VIEW

LOCATION



¹
05 min
to Meydan
Racecourse

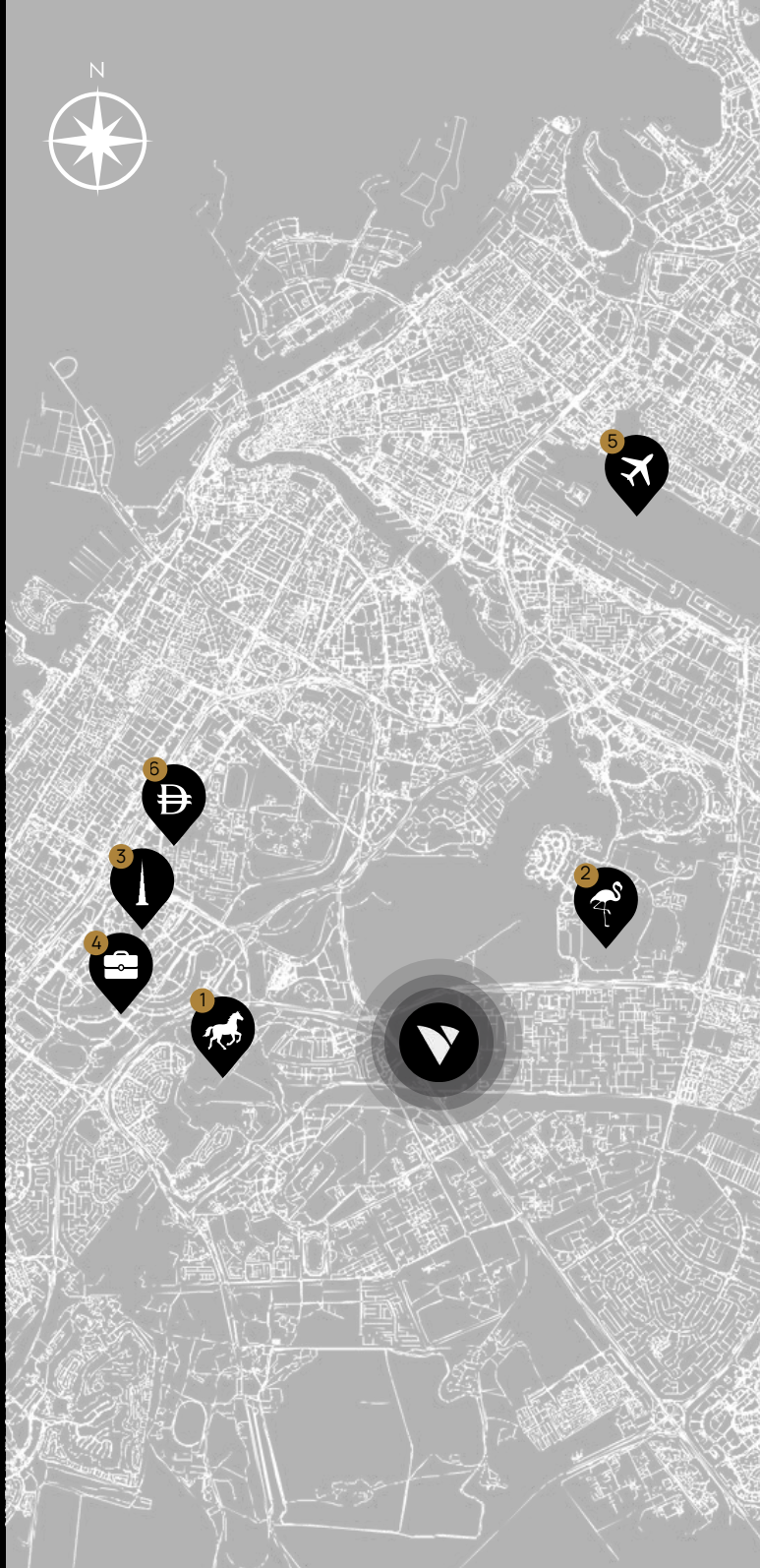
²
05 min
to Ras al Khor
Wildlife Sanctuary

³
15 min
to Burj Khalifa
& Dubai Mall

⁴
15 min
to Business Bay
District

⁵
17 min
to Dubai
International Airport

⁶
20 min
to Dubai International
Finance Centre





OVERVIEW



THE NEW BENCHMARK OF MODERN LIVING

Al Vista is a contemporary mixed-use destination that brings together elegant residences, modern workspaces, and vibrant retail in a single, well-connected address. Its prime location in Meydan offers immediate access to the city while maintaining a sense of calm and elevation.

Thoughtfully planned open spaces, refined architecture, and expansive views of the lagoon and skyline create a setting where life feels balanced and quietly sophisticated. Every element is designed to enhance daily living and deliver long-term value through comfort, convenience, and modern design.

Al Vista stands as a new benchmark in urban living, a place where ambition meets elegance, and where home, work, and lifestyle come together with effortless harmony.



TWO TOWERS. ONE PRIME DESTINATION.

Al Vista is defined by two contemporary towers that rise together as one unified destination in Meydan. The residential tower offers bright, modern living spaces designed for comfort and balance, while the office tower provides flexible, high quality work environments supported by vibrant retail at the podium level.

39 Residential Floors
Ground floor, 4 parking, 39 floors

19 Office Floors
Ground floor, 4 parking, 19 floors





LIVING SPACES CRAFTED FOR COMFORT AND THE RHYTHM OF DAILY LIFE



The residences at Al Vista are crafted for modern urban living. Each home is shaped by natural light, clean lines, and thoughtful proportions that make daily life feel intuitive and refined.

With bright interior spaces, functional planning, and scenic balconies, Al Vista's homes are the ideal fit for those who want a living experience shaped by quality, clarity, and flow.

Unit Type	Number of Units	Size Range (sqft)
1 Bedroom	198	722 – 1102
2 Bedroom	98	1182 – 1525
3 Bedroom	16	1902 – 2186



WORKSPACES THAT PAIR PRODUCTIVITY WITH PRESTIGE

The office tower at Al Vista delivers flexible, premium work environments designed to support growth, from rising enterprises to established regional offices. Shell-and-core configurations allow businesses to shape spaces that reflect their identity, offering a setting where ambition can thrive in a polished, professional environment.

WORLD-CLASS AMENITIES

The amenities at Al Vista are designed to elevate everyday living and create a sense of balance throughout the community. Thoughtfully curated indoor and outdoor spaces support wellness, family time, and leisure, offering residents an environment that feels both refined and effortlessly livable.



Infinity-edge
leisure pool



Barbecue
deck



Gym /
health club



Outdoor
gym



Aquatic
pool



Pool
lounge



Kids
pool



Outdoor kids
play area



Multipurpose
court



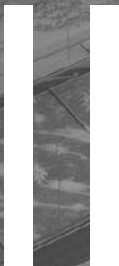
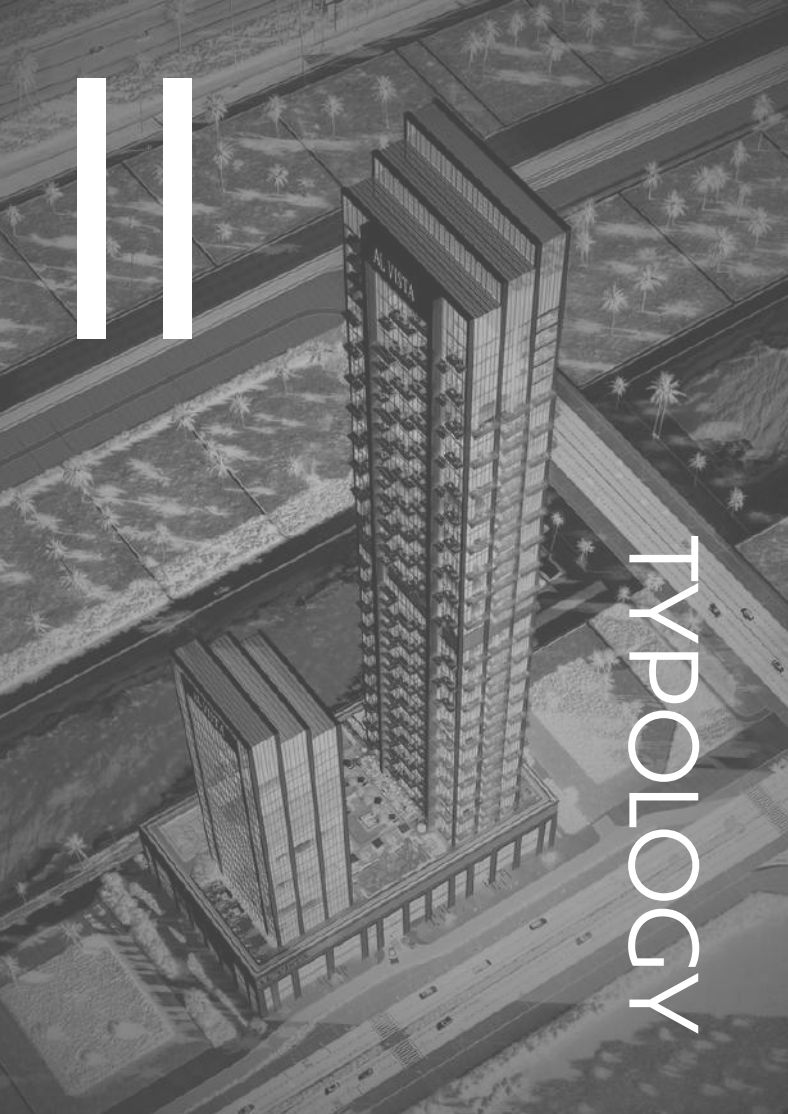
1/2 basketball
court



Gaming
Area



Billiards
Lounge



TYPOLGY

RESIDENTIAL TOWER

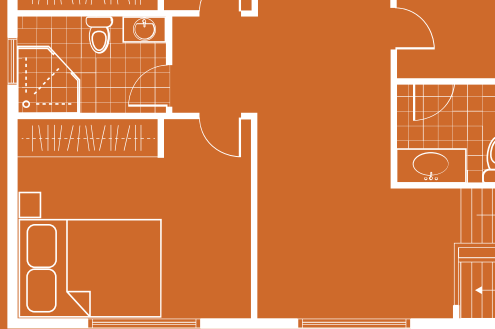
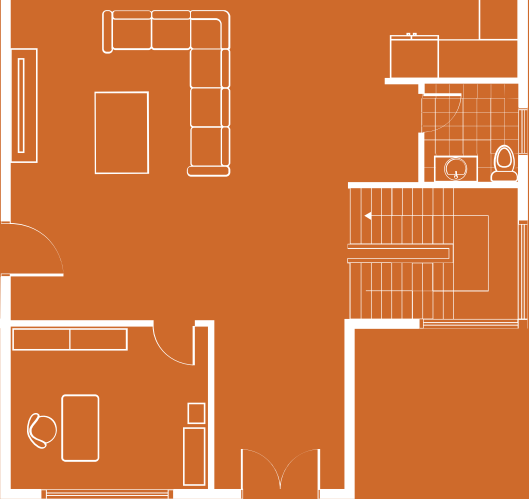
Unit Types, Areas & Prices

Type	Units	Area (sq ft)	Average Price (AED)	Price per sq ft (AED)
1BR	193	722 – 1102	1.626 – 2.668 M	2,000 – 2,475
2BR	98	1182 – 1525	2.779 – 3.770 M	2,150 – 2,600
3BR	16	1902 – 2186	4.945 – 6.112 M	2,600 – 2,800

TYPE OF VIEWS

Number of Units by View & Bedroom Type

View	TOTAL	1 Bed	2 Beds	3 Beds
Lagoon	76	–	68	8
Partial Lagoon	4	–	–	4
Community	4	–	–	4
Pool Partial Lagoon	102	102	–	–
Sikka Partial Lagoon	53	38	15	–
Road Community	68	53	15	–
Total	307	193	98	16



GALLERY

IV







AL VISTA

INTERIORS











AMENITIES









