



FOR SALE · OFF-PLAN

Studio · Office space

Aura Central · Arjan

2 370 600 AED

1 800 AED/sq.ft · 1 317 sq.ft · Studio · 3 bath

DLD Permit 71673970421

Bedrooms Studio	Bathrooms 3	Area 1 317 sq.ft	Type Office space
Completion Off-plan	Furnishing Unfurnished	Price per sq.ft 1 800 AED/sq.ft	

HIGHLIGHTS

- Three combined office units
 - Highest floor in the building
 - Open view towards Miracle Garden
- Corner office layout
 - Panoramic floor-to-ceiling windows
 - 7 allocated parking spaces

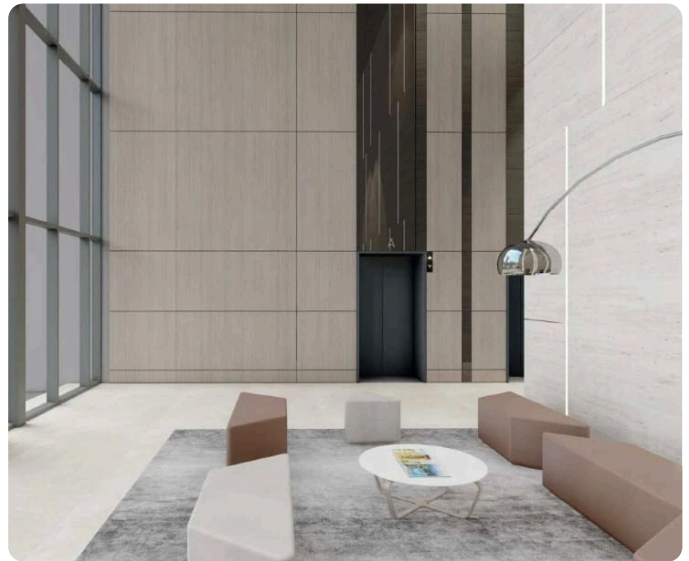
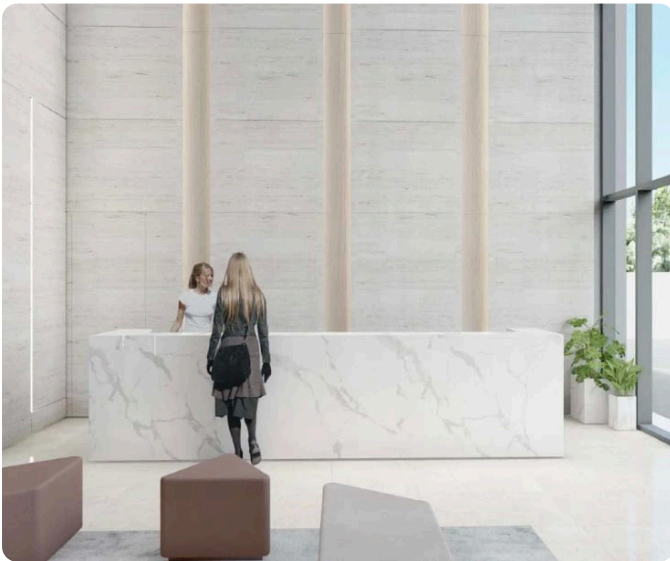
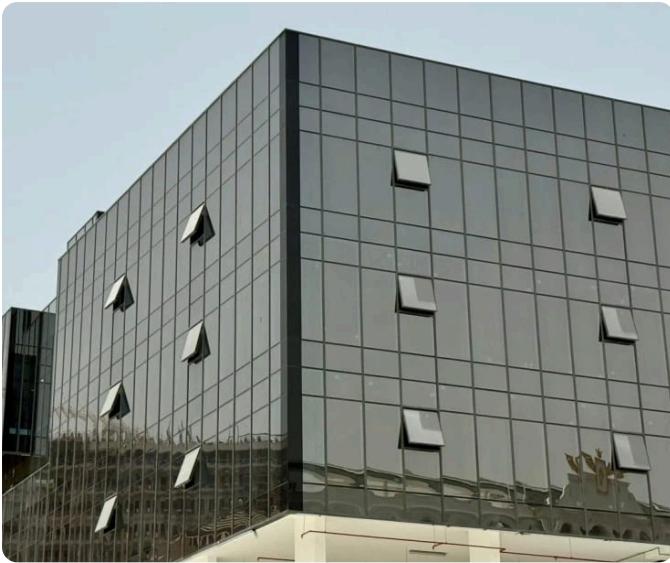
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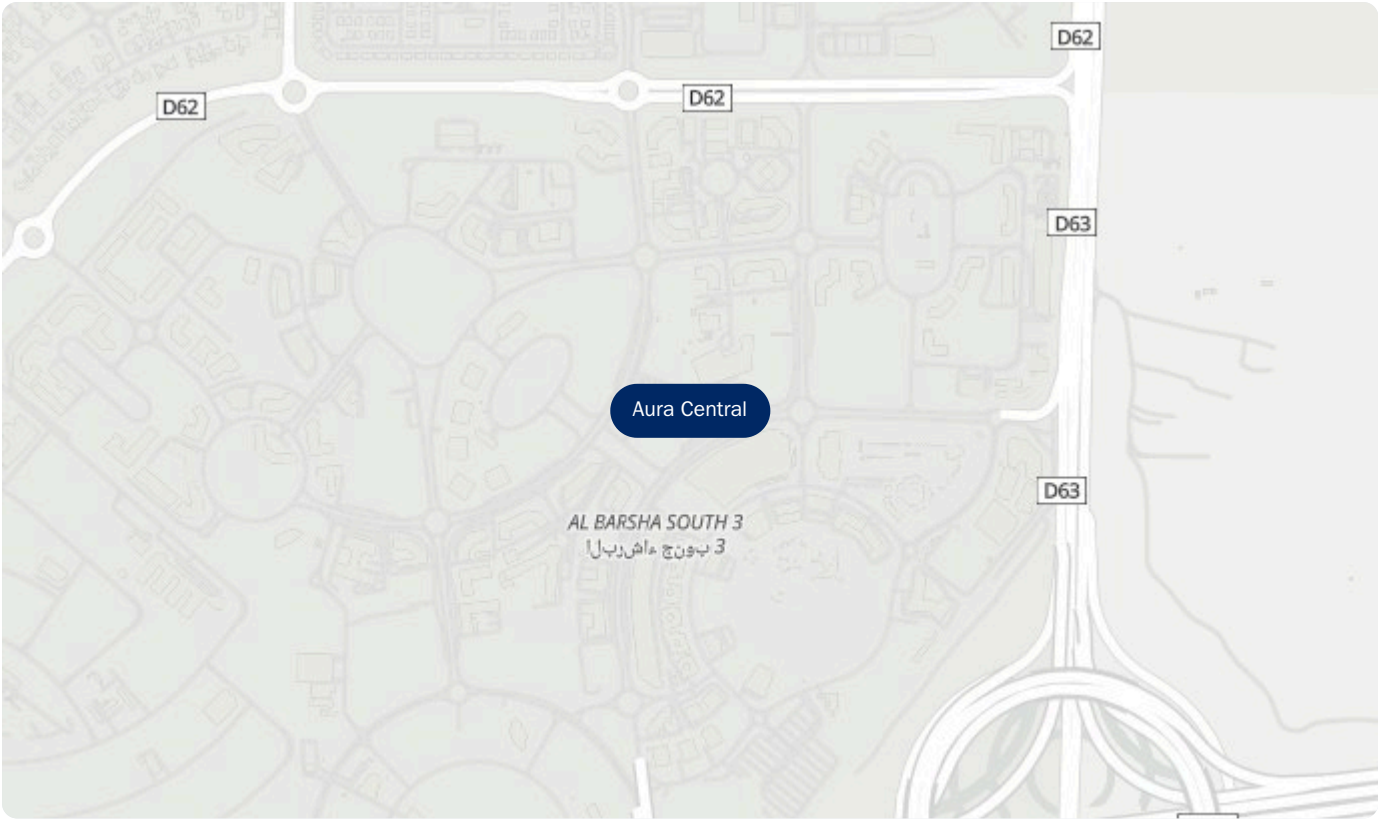
Located in Aura Central, Arjan, this office offers a rare opportunity to secure an entire corner commercial setup on the top floor of one of the area’s newest developments. The office combines three separate units into one large workspace with abundant natural light, panoramic views, and an efficient to feel suitable for headquarters, medical clinics, corporate offices, or premium commercial operations. Aura Central is strategically located in Arjan with easy access to Umm Suqeim Road, Sheikh Mohammed Bin Zayed Road, and key business districts across Dubai. The building is nearing completion and is expected to be handed over next month, making it an excellent option for buyers looking for a ready commercial asset in a rapidly growing area.

WHAT'S INCLUDED

- Networked
 - Dining in building
 - Lobby in building
- Covered parking
 - Conference room







WHAT'S NEARBY

Dubai Hills Mall	~11 min · 7.4 km	Dubai Marina	~19 min · 16.9 km
JBR Beach	~21 min · 17.8 km	Expo City	~24 min · 22.8 km
Downtown / Dubai Mall	~25 min · 23 km	Palm Jumeirah	~25 min · 19.3 km



Developer	Aura Infinite
Handover	Q3 2027
Community	Arjan
Status	Off-plan

This unit

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AMENITIES

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- Covered parking
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- Conference room
- Lobby in building