

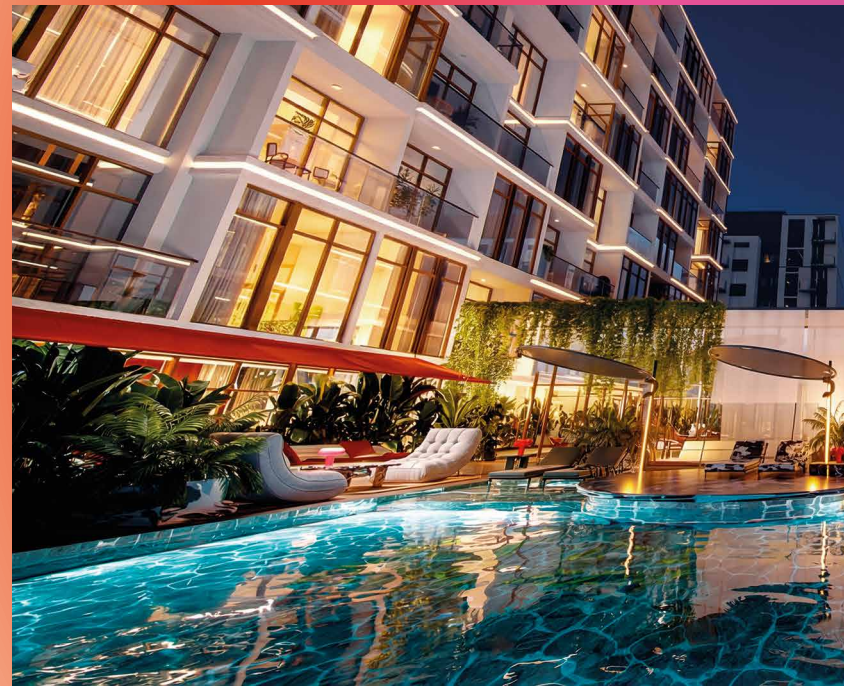
yibe

MAKE IT YOURS!

Nice to meet you!

ARSENAL EAST

To expand a living space and think beyond square meters. This approach and our extensive professional experience helps us to create innovative, outstanding projects with high demand in the market. This project is our Dubai reimagination, with vibrancy and creativity in it's DNA.





29 YEARS

on the market

> 100

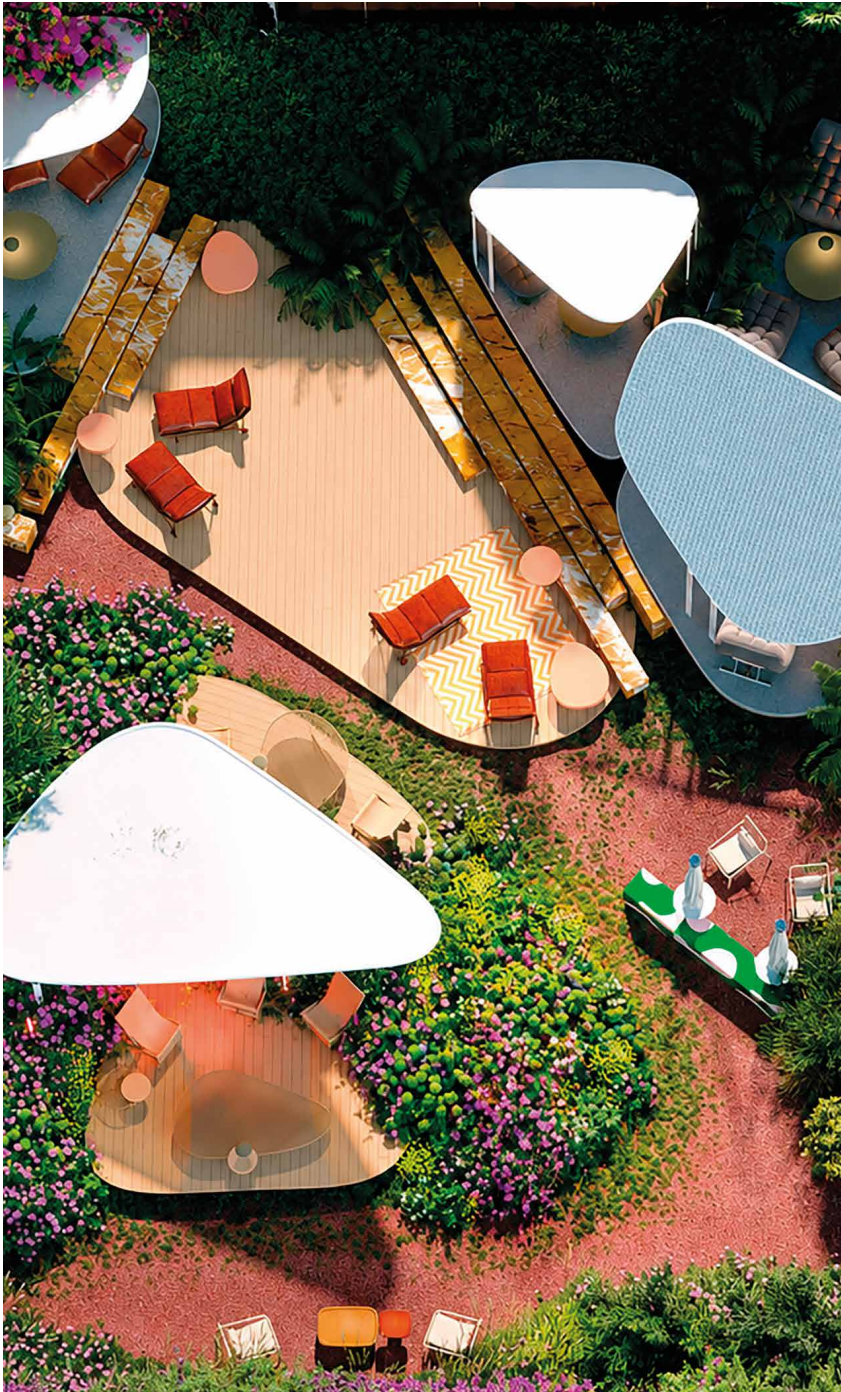
professional awards

> 44,000

residents live in our homes

> 1,300,000 m²

were built



TO CO-CREATE
THE OUTSTANDING

DA BUREAU

One of the world most entitled
creative architects and interior
design collaboration.

INT design awards
DNA Paris design award
London Design Award
HD Awards
AMP masterprize
FX Design Awards





It's not about
"fitting in", it's all
about standing out,
mixing with and
going with the city's
energy flow

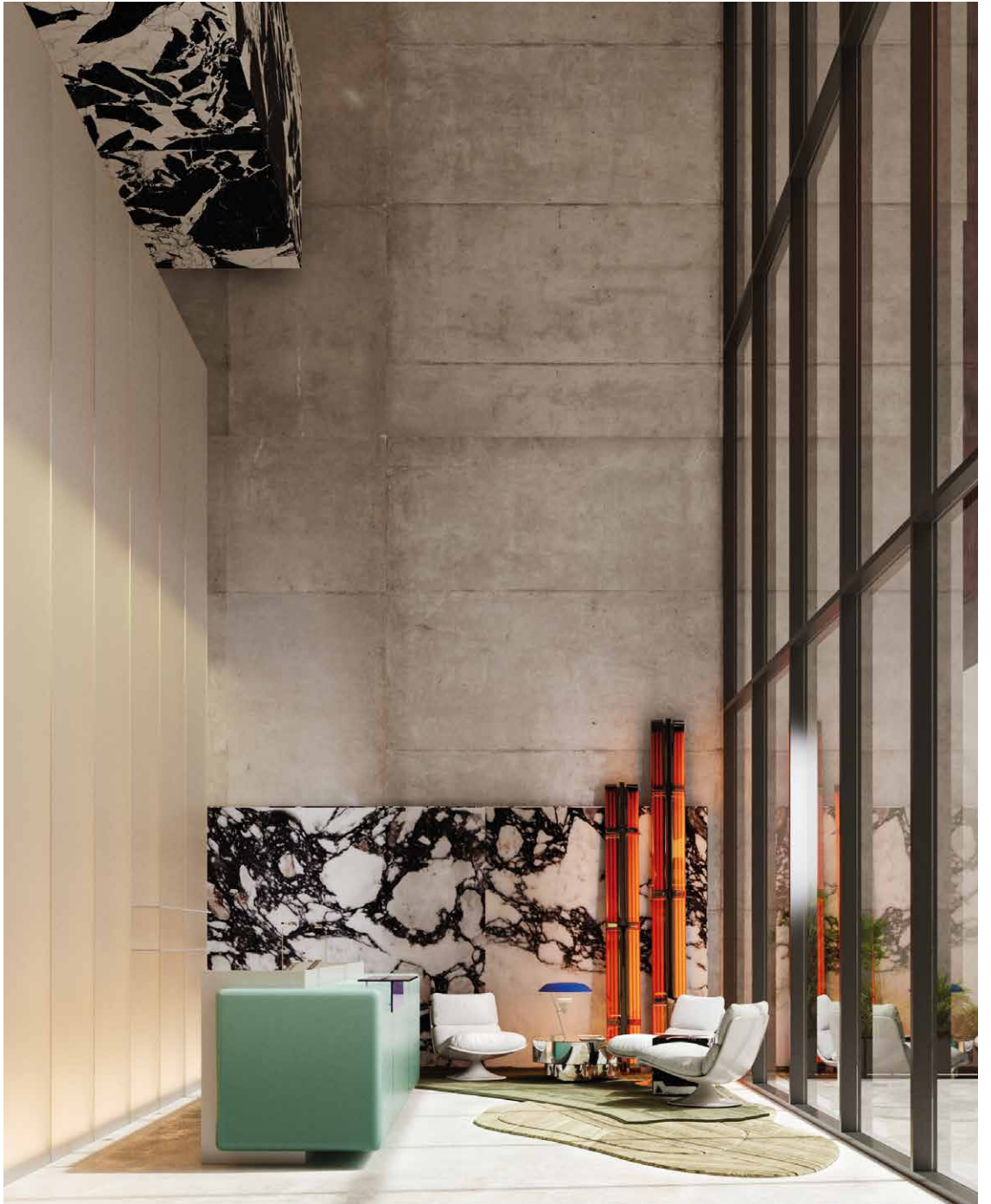


Boris Lvovsky,
Head Architect, Co-founder DA bureau



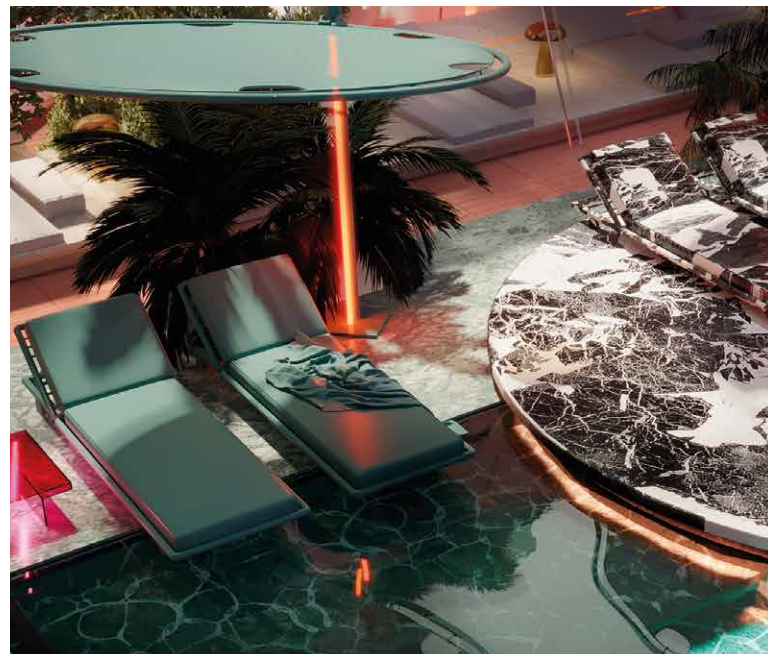


yibe



Completion date — Q3 2028





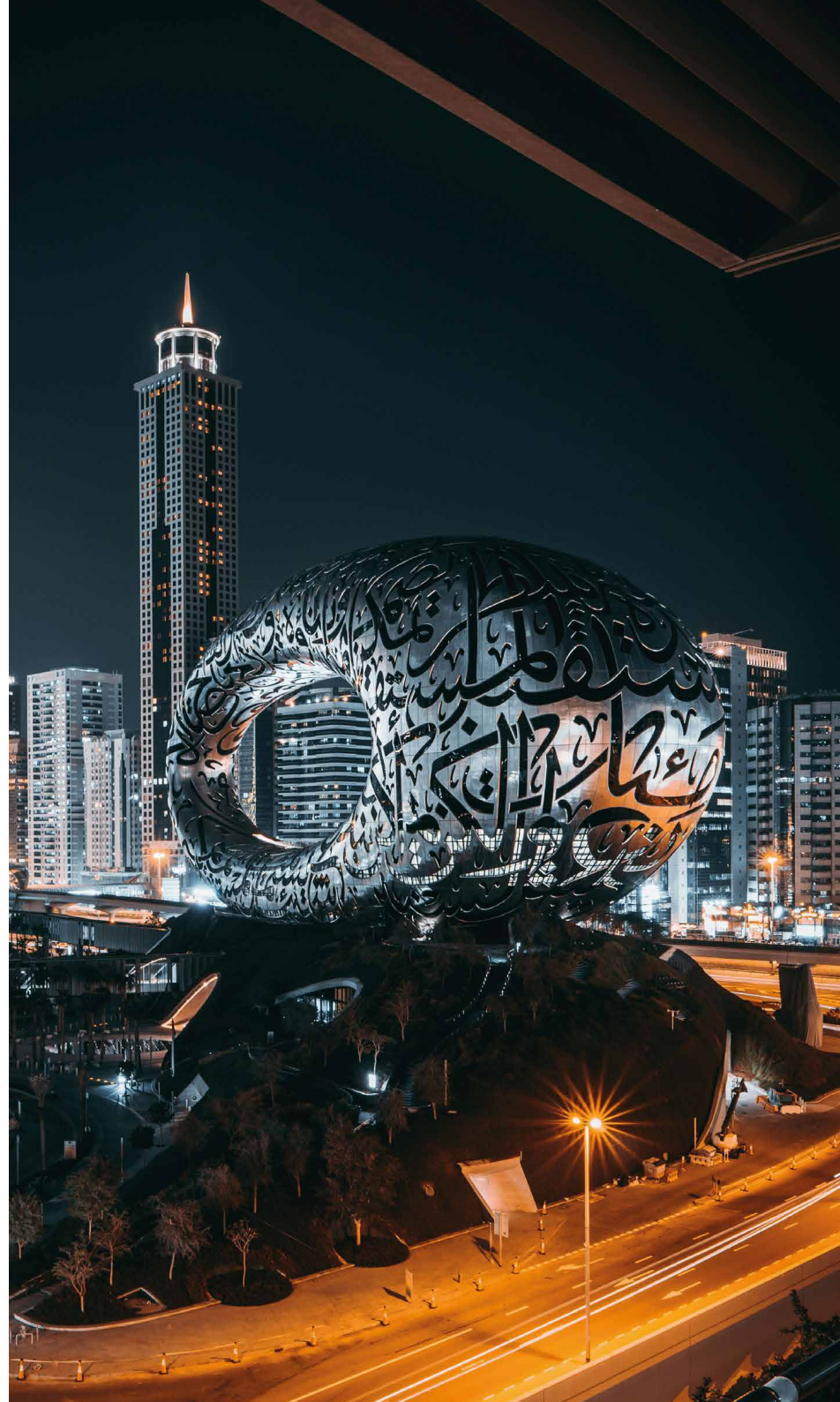






TO BE IN THE THICK OF THINGS

Situated in the Al Satwa district, a multi-cultural, artistic and business hub filled with museums, fashion, business districts and public spaces. The diverse mix of lifestyles and closeness to the Downtown creates the unique locale.





IN THE CITY STREAM

1.	AL SATWA	
2.	EMIRATES TOWERS / MUSEUM OF THE FUTURE	3 KM
3.	ZABEEL PARK / DUBAI FRAME	3 KM
4.	COCA COLA ARENA	3 KM
5.	BURJ KHALIFA	3 KM
6.	DUBAI MALL	3 KM
7.	DUBAI OPERA	3 KM
8.	LA MER BEACH	3 KM
9.	DIFC LEADING FINANCIAL HUB IN THE MEASA REGION	3 KM
10.	BUSINESS BAY	5 KM
11.	DUBAI DESIGN DISTRICT	5 KM
12.	RAS AL KHOR SANCTUARY	16.5 KM
13.	BULGARI RESORT	5 KM
14.	DOWNTOWN	5 KM
15.	AL KARAMA	6.7 KM



Dubai Airport
15-20 minutes



Downtown Dubai
10 minutes



Dubai Design District
15 minutes



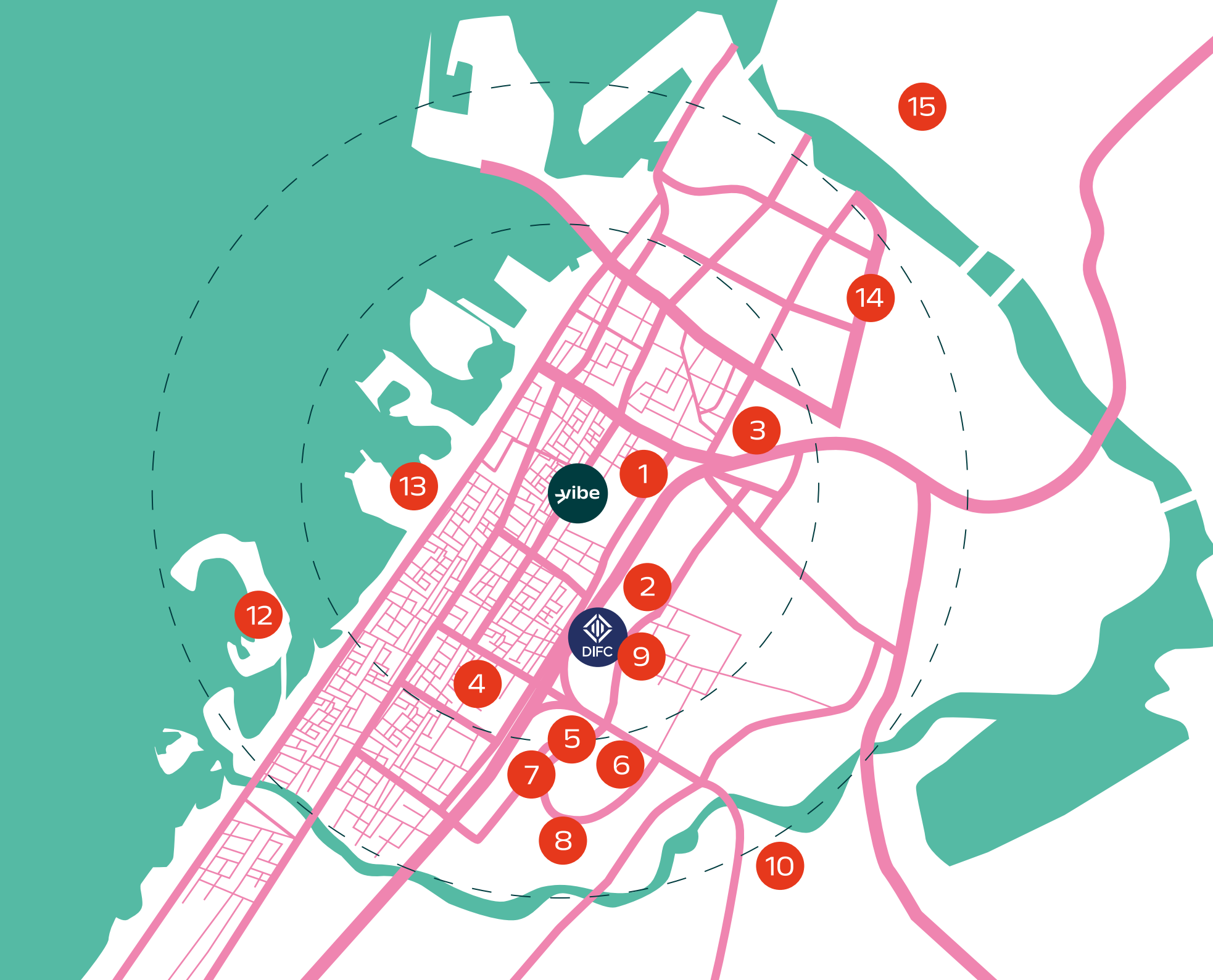
DIFC
15 minutes



Museum of the Future
10-15 minutes



Dubai Opera
10-15 minutes



15

14

3

1

vibe

2

DIFC

9

4

5

7

6

8

10

13

12

TO LIVE INSIDE OUT

Creating a value of public spaces and function mix.
Shaping communities, neighbourhood and social gathering.

AMENITIES:

- Luxurious lobby
- Lounge with cinema
- Coworking with meeting room
- Library
- Outdoor pool with art installation
- 25 m indoor swimming pool
- Yoga and meditation area, gym
- Three-story parking
- Terrace with garden
- Unique children's playground
- Healthy food restaurant
- Full-service living









LOBBY

We didn't strive to show off, but to be expressive, that's felt from the first step. The lobby becomes a point of balance—the place where the feeling of home begins.

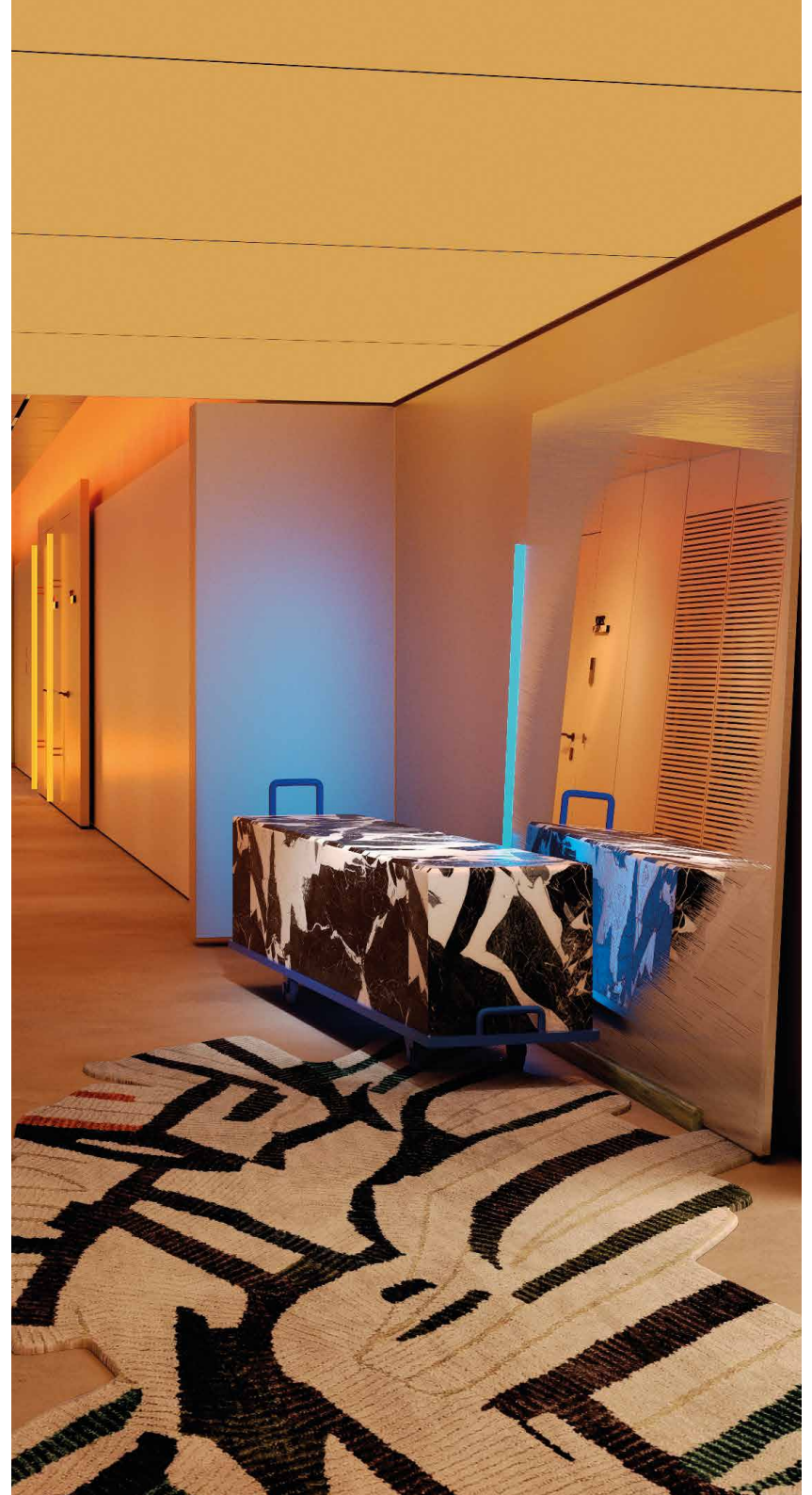
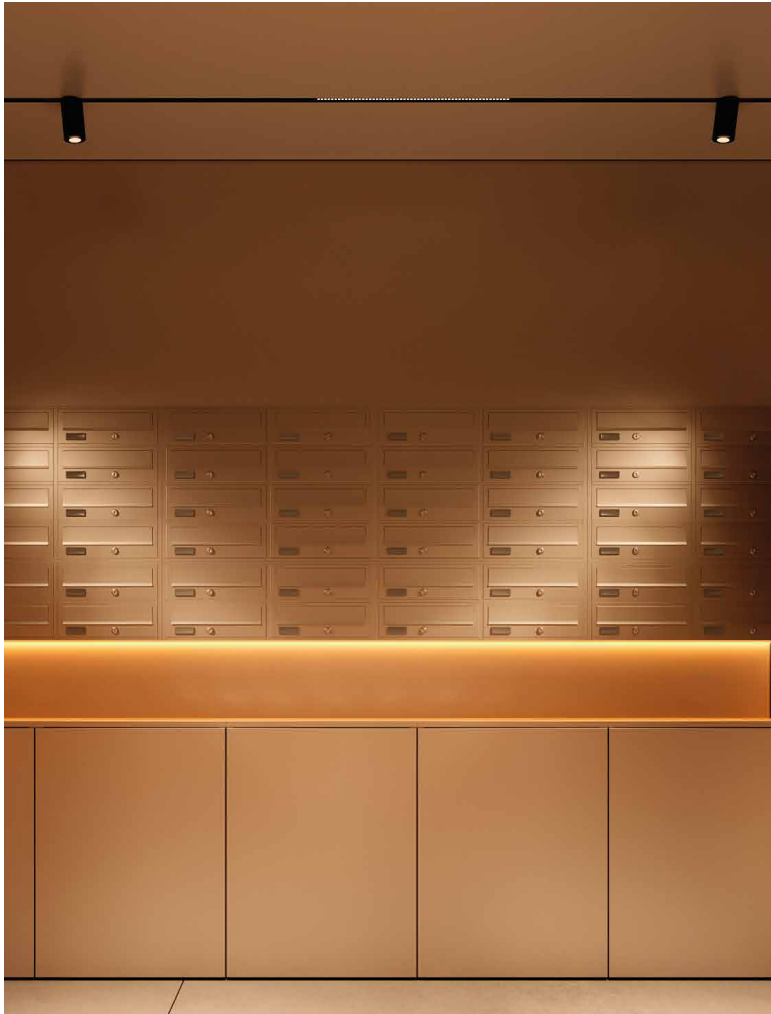




LIVING ROOM



AMENITIES



LIVING ROOM







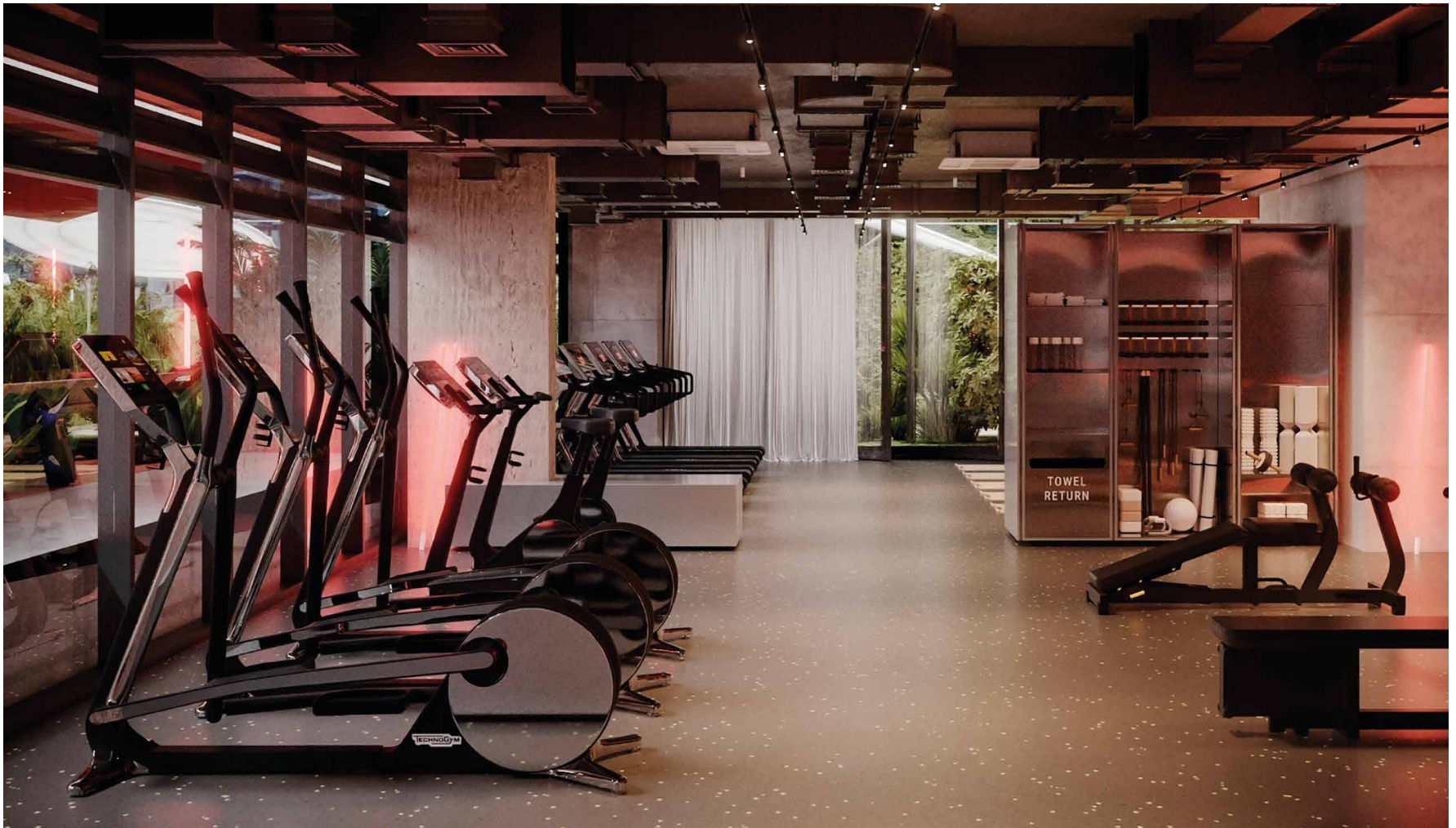
**WORK-LIFE BALANCE
ENVIRONMENT**



GYM

172.4 m² / 1855.6 ft²

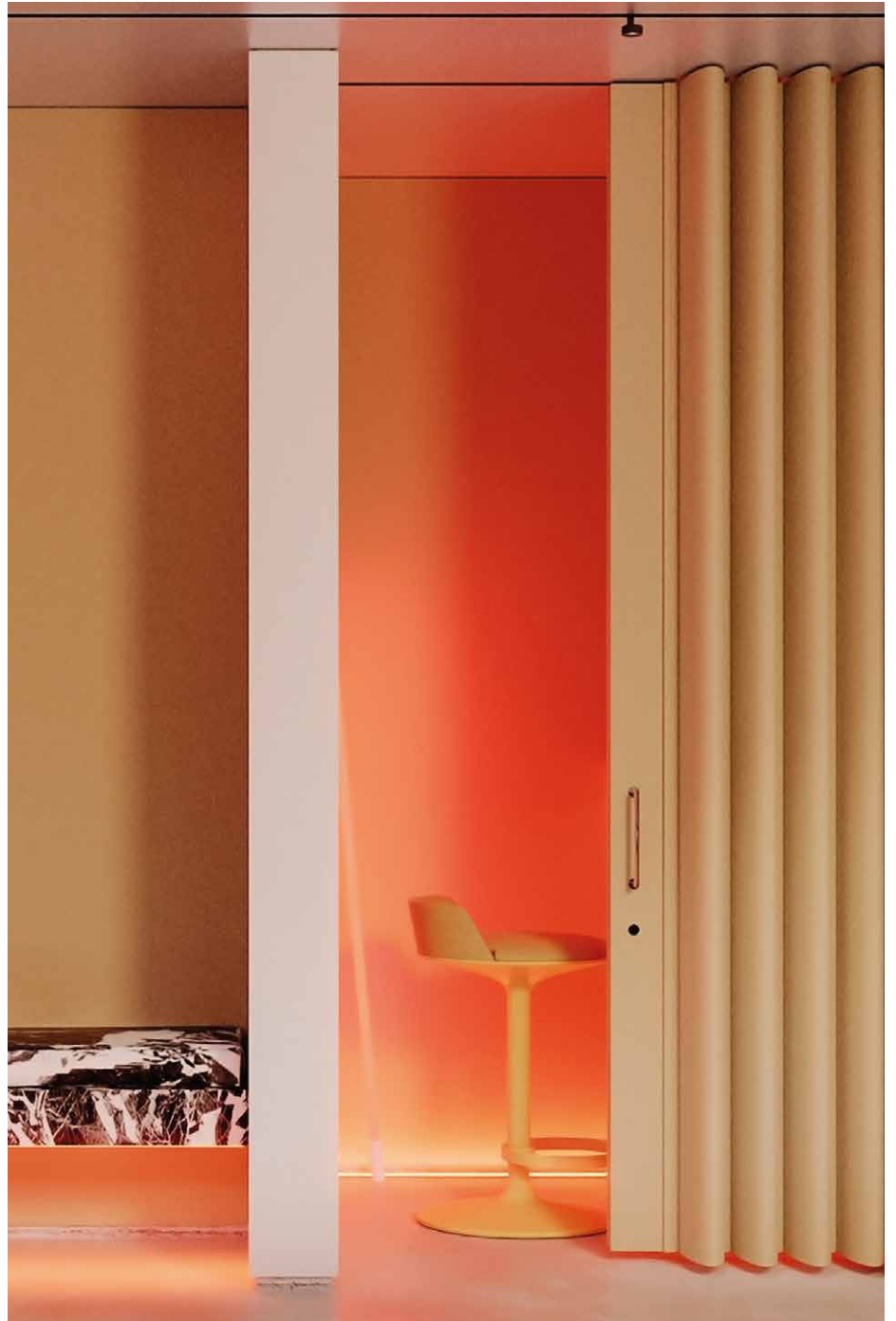
VIBE is designed as a place where everything works for the comfort and rhythm of a person.



YOGA AND MEDITATION AREA



COWORKING





COWORKING







THE LUX SUMMER CONCEPT

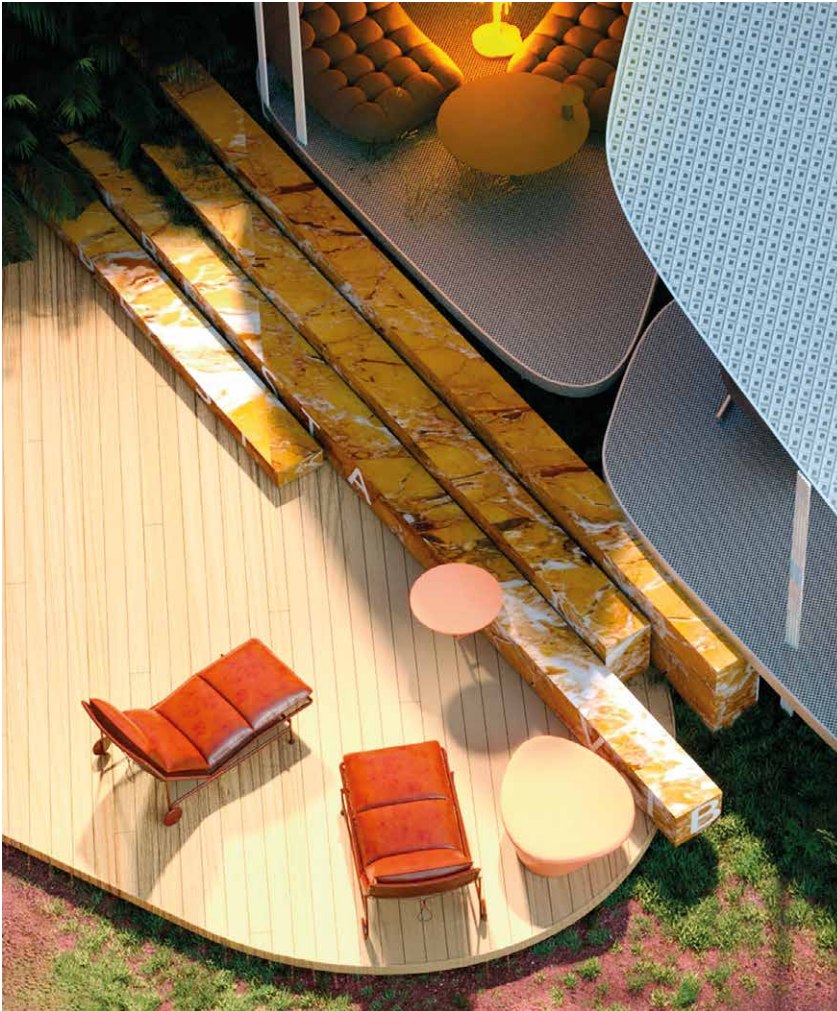
Where architecture, facilities, garden, light
and shadow create the living landscape



ST A

TERRACE GARDEN

VIBE's look is cinematic. We were inspired by the films of Paolo Sorrentino. Every frame is beautiful and atmospheric, yet still vibrant. The architecture becomes the backdrop, with you in the starring role.





TERRACE SWIMMING POOL





INDOOR SWIMMING POOL

25 meters of serenity, all year round.
Swim beyond time and seasons.



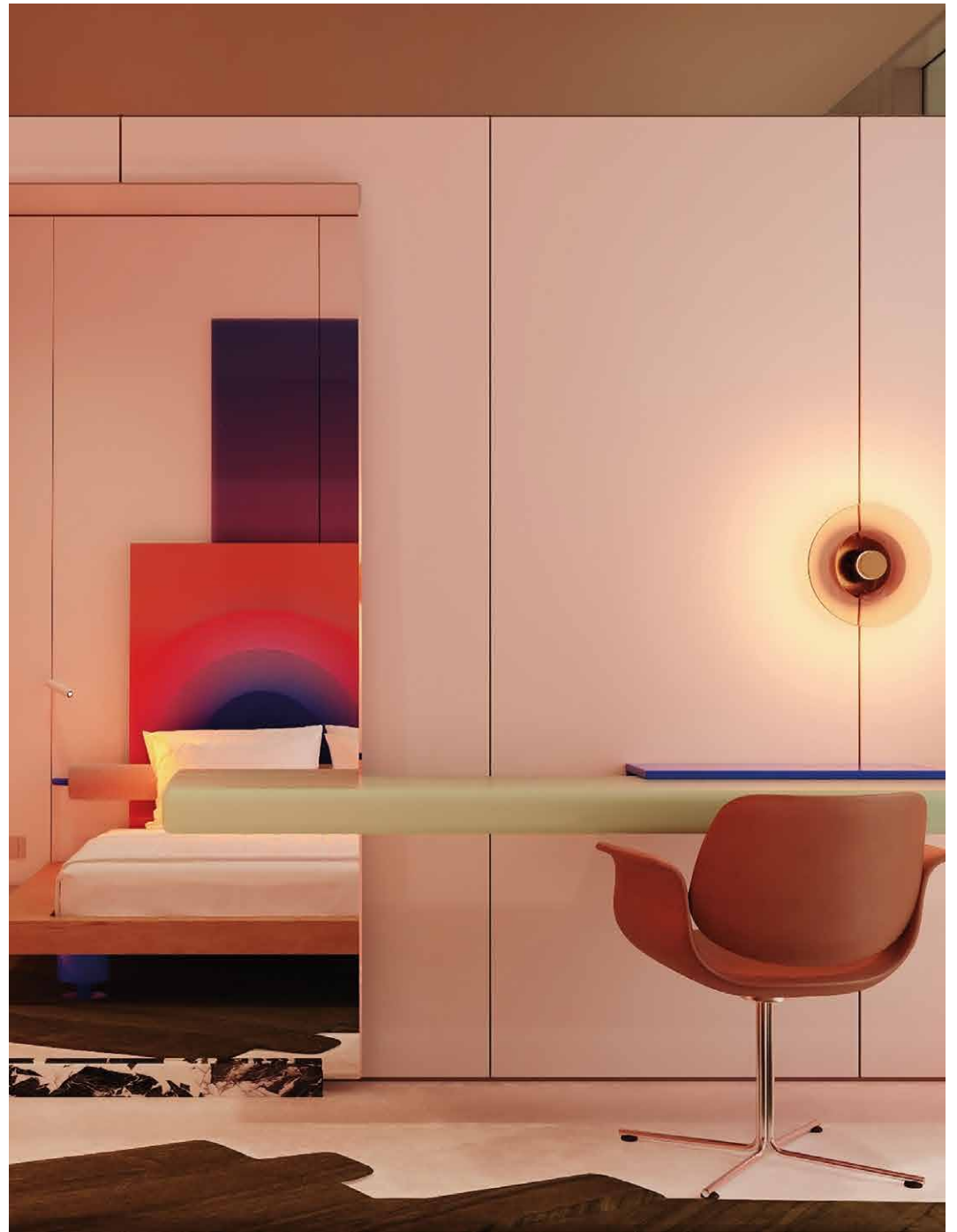
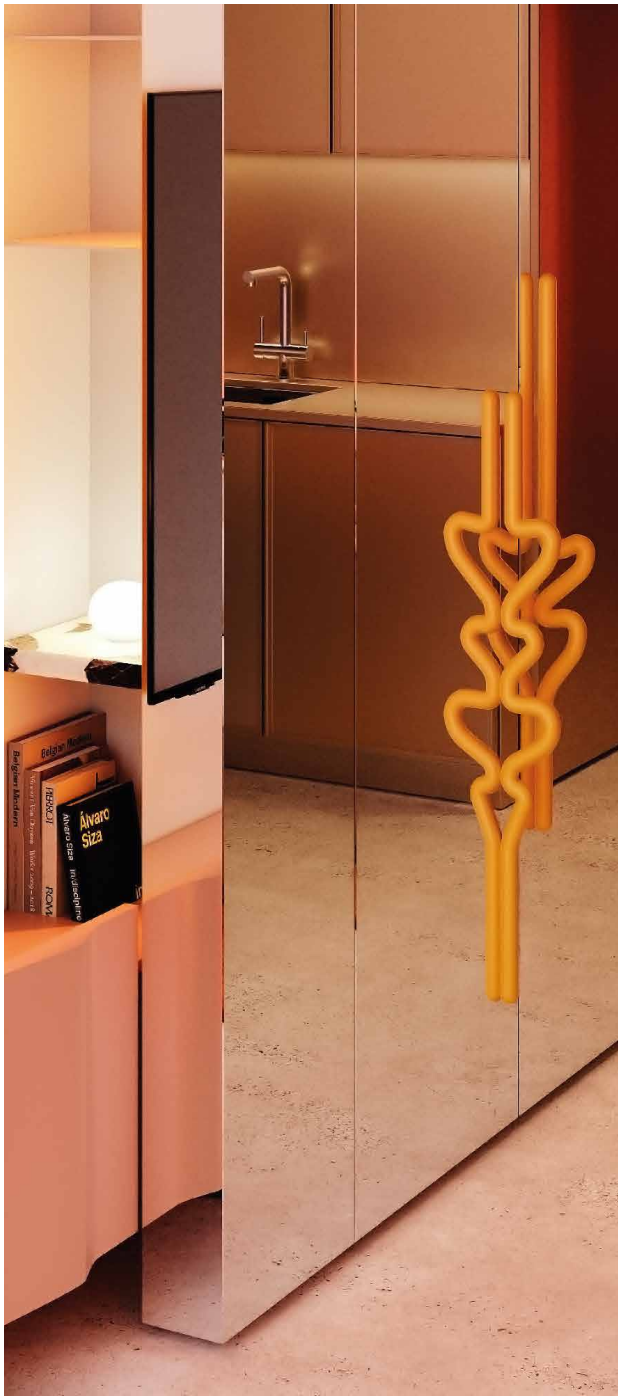


DESIGN
FULFILLMENT:
FOCUS,
INTENSITY
AND CHILL

CHIC, REDEFINED

Where proportions, colors and textures take part

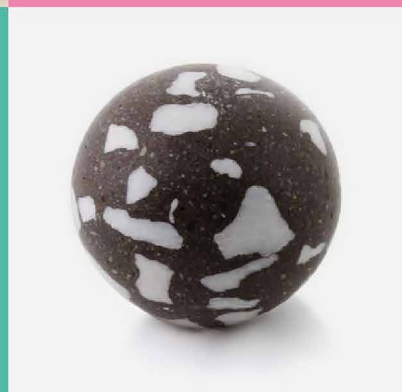
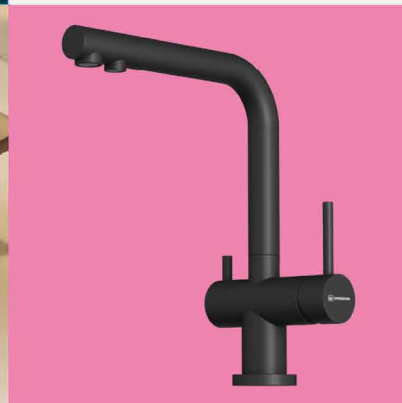
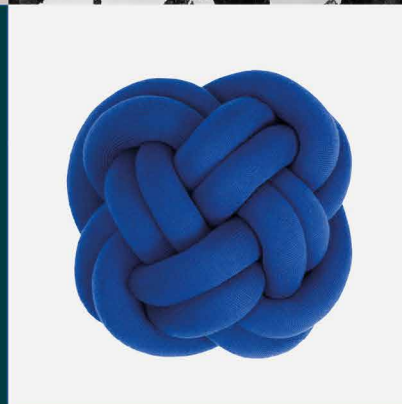




FULLY FURNISHED

The apartment features a fully finished design, where surface textures, minimalist designer furniture, and textiles come together to create a conceptual interior.

Exceptional bathroom materials, a kitchen equipped with appliances and thoughtful solutions — everything fills the space not just with things, but with mood, energy and hassle-free comfort.

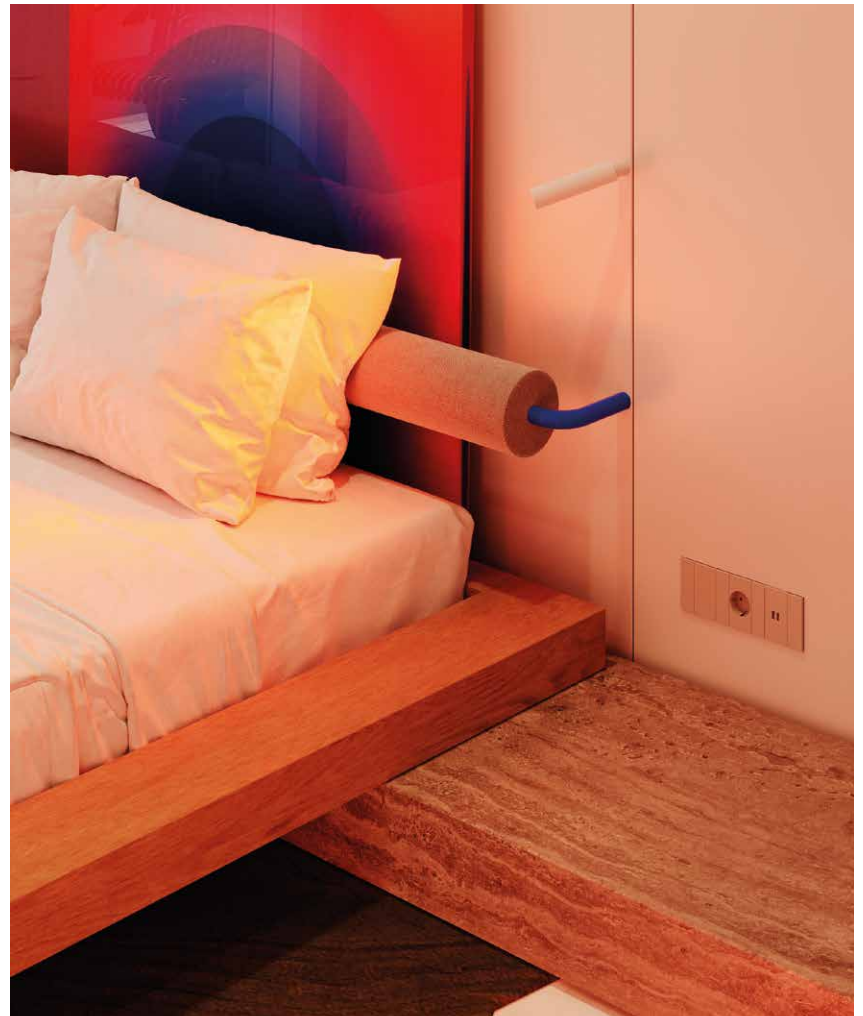




1 BEDROOM

153 units

This is how "ironic luxury" is born:
not pretentious, but very expressive.









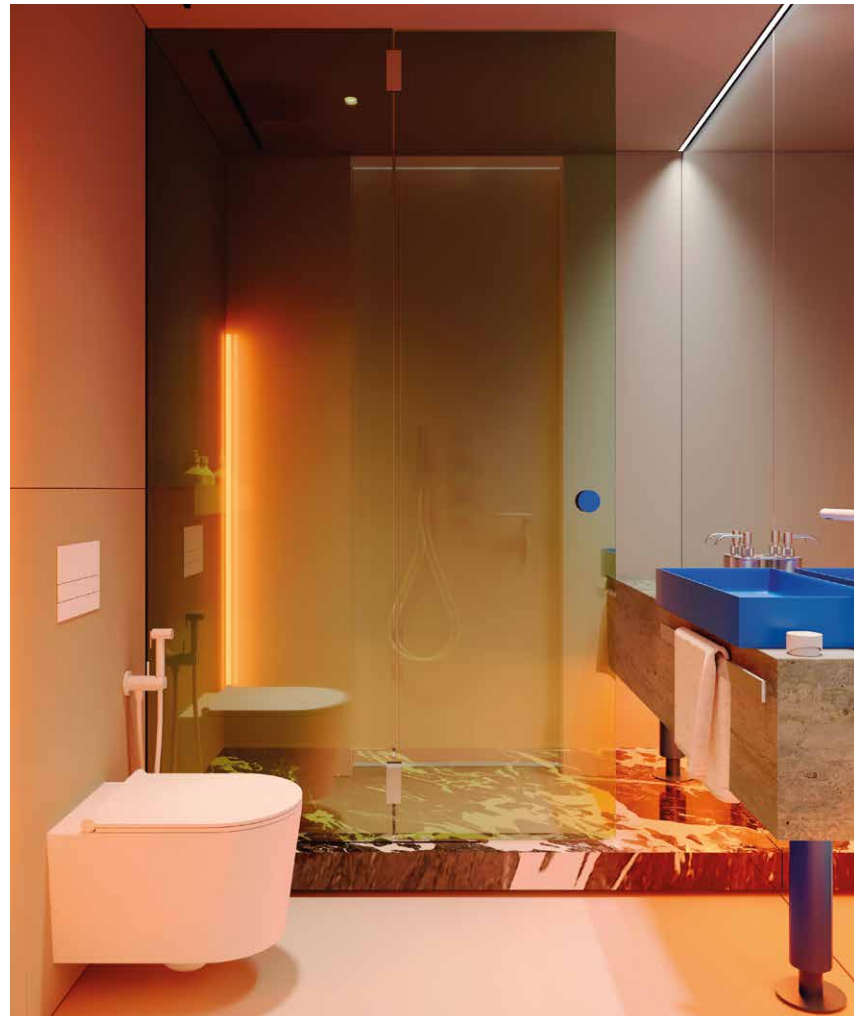


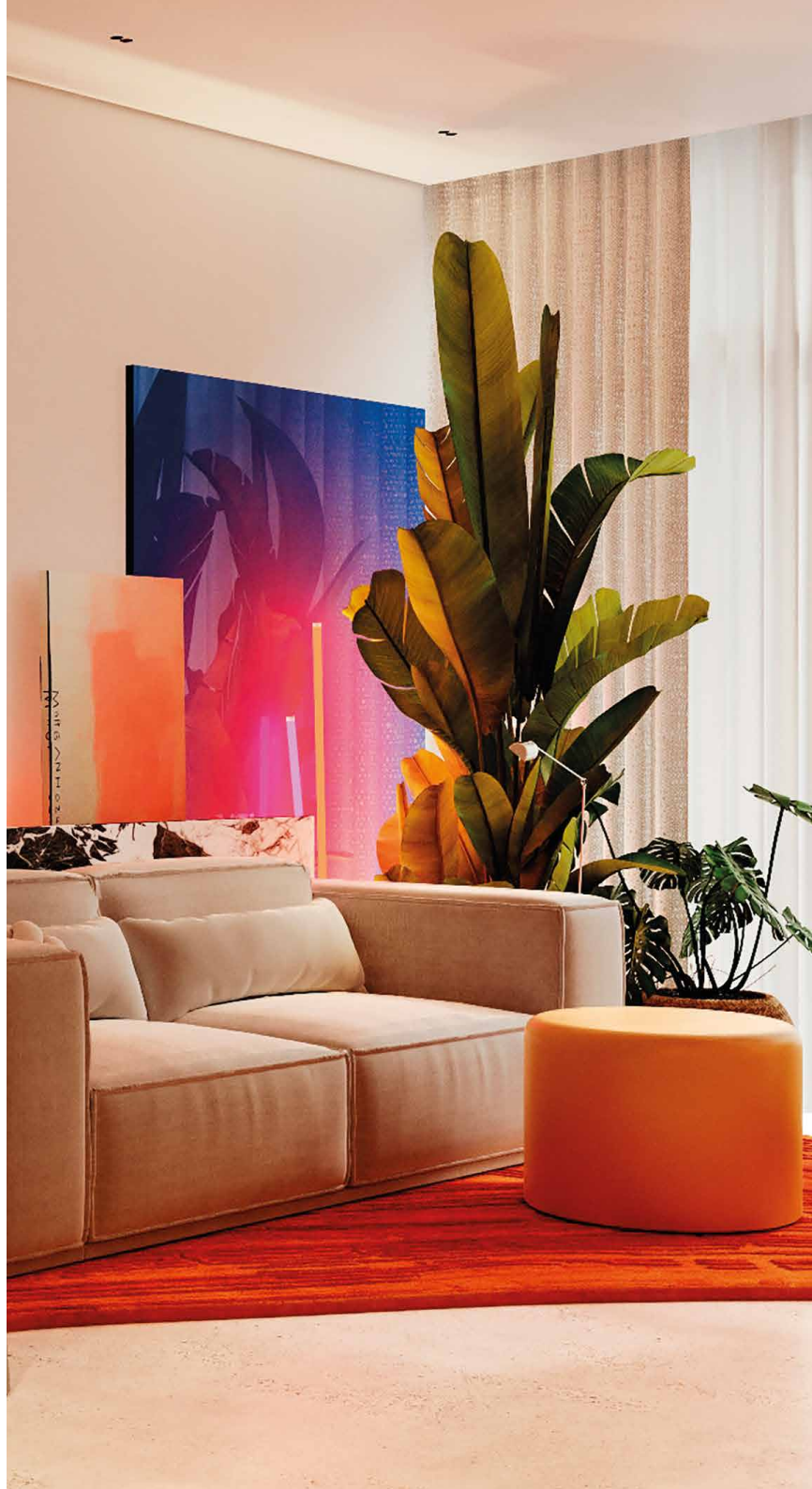




STUDIO

54 units

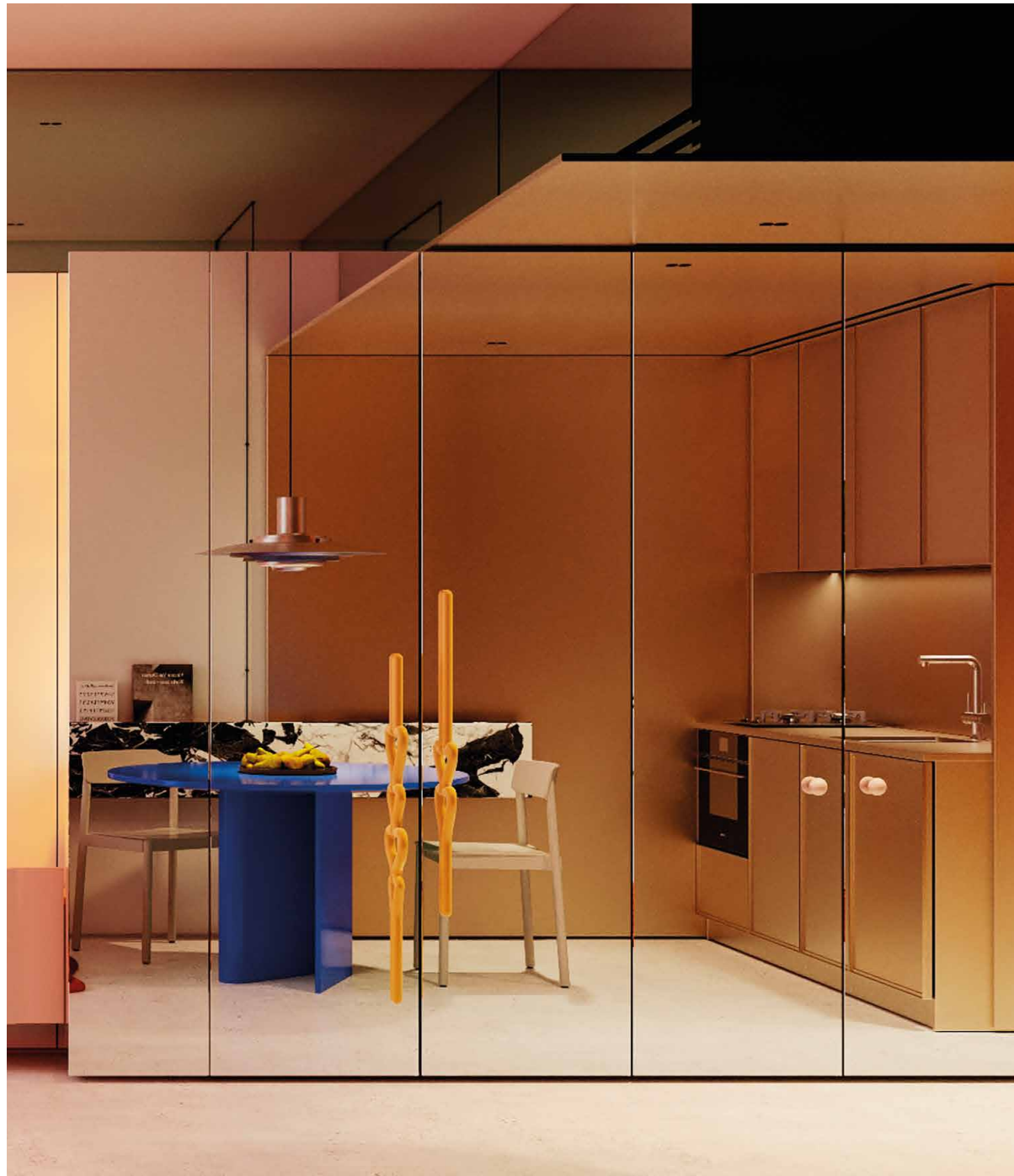












207 UNITS ONLY

NOT FOR EVERY ONE, BUT
FOR EXACT ONES

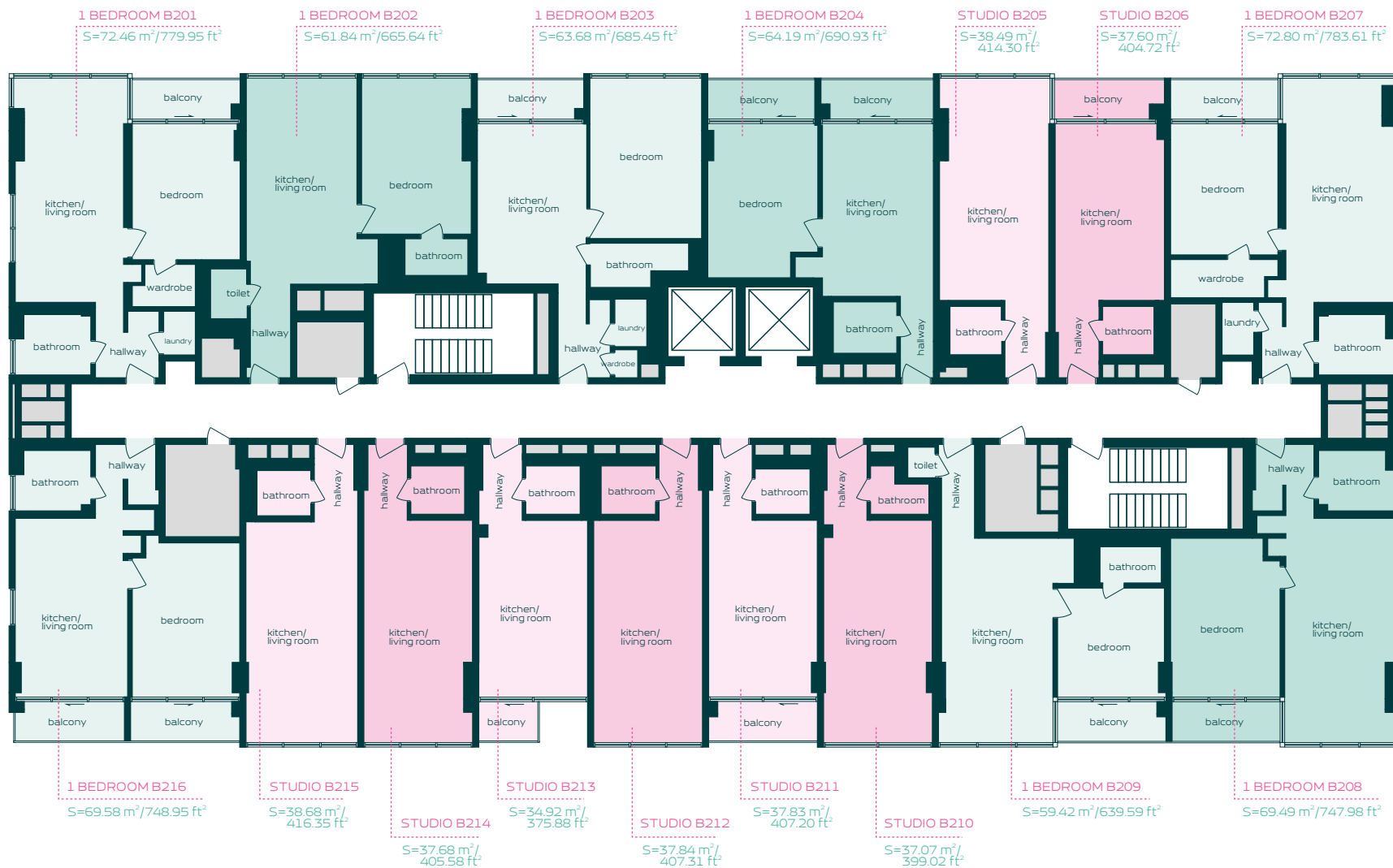
- 153 one-bedroom appt
- 54 studios
- 227 parking lots
- 1 floor commercial
- 8 residential floors
- VIBE — Q3 2028





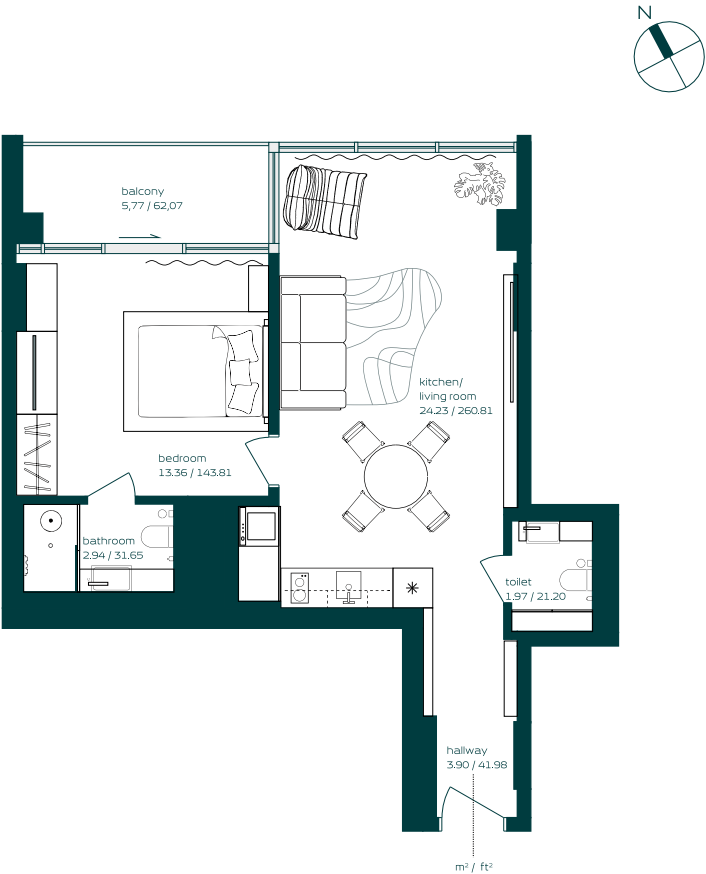
FLOOR PLAN





1 BEDROOM

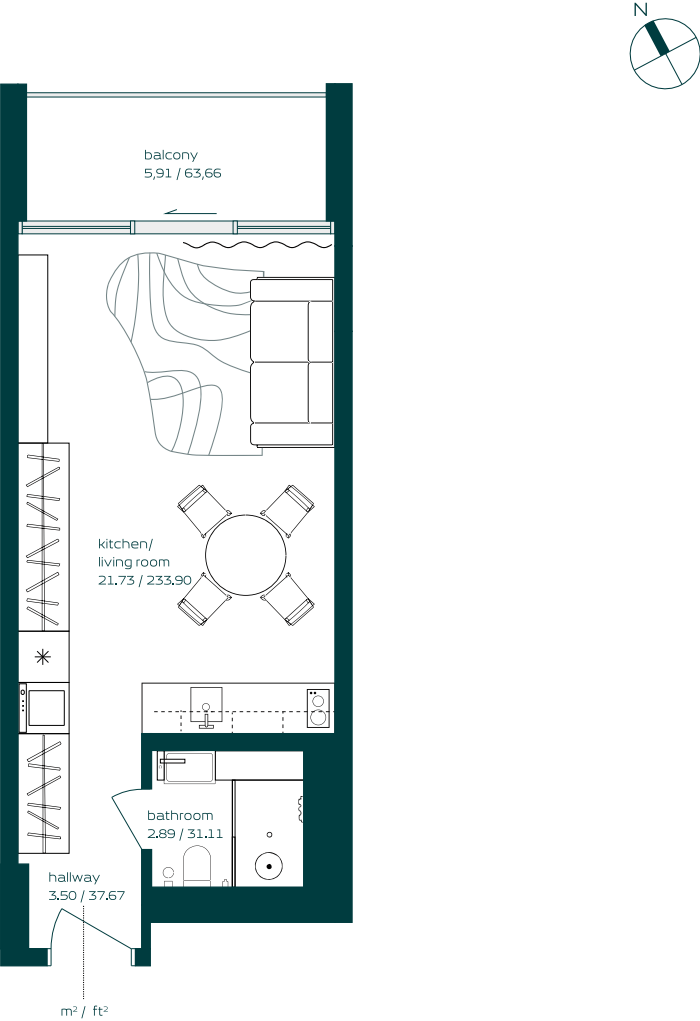
suite area	53.5 m ² / 575.6 ft ²
balcony area	5.6 m ² / 60.5 ft ²
total area	59.1 m ² / 636.1 ft ²





STUDIO

suite area	32.3 m ² / 348.1 ft ²
balcony area	5.9 m ² / 63.7 ft ²
total area	38.3 m ² / 411.8 ft ²





VIBE 360 SERVICE

Get extra services and just enjoy the Vibe:
from airport pick-ups and convenient travelling
to artistic and immersive experiences: seaside,
museums or just private cozy dinner at the terrace.

VIBE 360 SERVICE IS:

- airport pick-up
- car rent
- booking of business venues and meeting rooms
- leisure services
- transfer from the apartment to the beach

*Available upon receipt of keys





FULL SERVICE LIVING

PERSONAL CONCIERGE- SERVICE

- We are your reliable expert and assistant
- Our mission is to create a seamless experience for you by taking on organization, selection, and recommendations
- We work with the city's best partners, and you pay them directly, retaining control over your budget

*Available upon receipt of keys





FULL SERVICE LIVING

PROPERTY MANAGEMENT BY H&H

H&H manages over 4,000 properties across the UAE, maintaining asset value and liquidity. For property owners, H&H focuses on marketing and attracting reliable tenants, maximizing profits, and ensuring full financial control and reporting. For residents, H&H finds fast solutions of everyday issues and repairs, responses to complaints, ensures service standards, and supervises staff.

www.h-hpm.ae

*Available upon receipt of keys



PAYMENT PLANS

STUDIO

10% Down payment	40% During the construction	50% On handover
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ONE BEDROOM APT

10% Down payment	30% During the construction	60% On handover
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WE SHARE
THE SAME VIBE

Arsenal
EAST



arsenaleast.com

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