

AYAAN

HEIGHTS - I

 INVEST
GROUP
OVERSEAS
مجموعة الاستثمار



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.





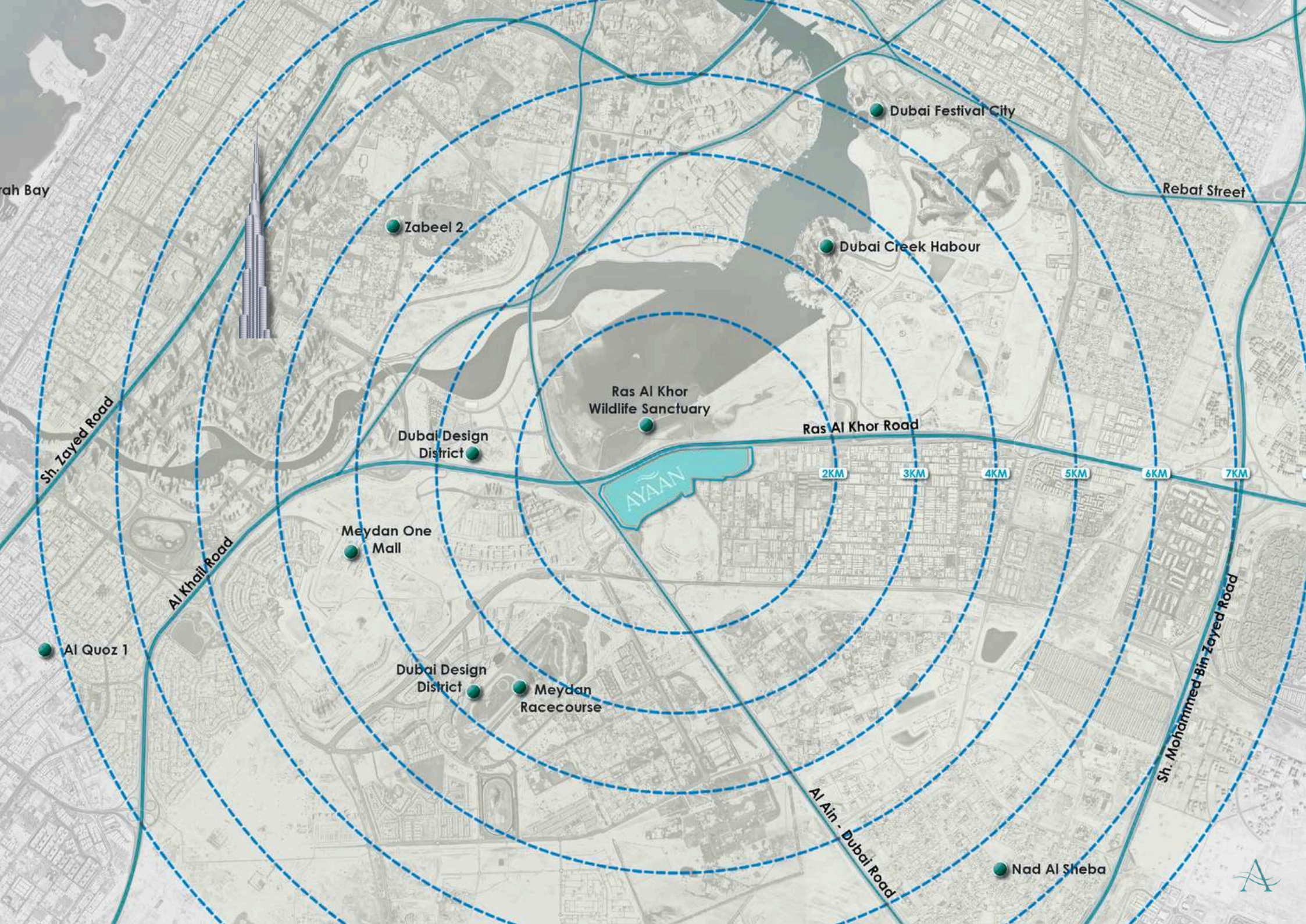
Discover Meydan Horizon

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.



Where Urban Living Meets Waterfront Serenity







AYAAN HEIGHTS I

PROMENADE



PARK

LAGOON

The Master Community
MEYDAN HORIZON



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

SELLABLE AREA

143,412.21 Sq. Ft.



RETAIL

OFFICES
(15th to 20th)

RESIDENTIAL
(2nd to 14th)



Mixed-Use Real Estate Development



RETAIL OUTLETS

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

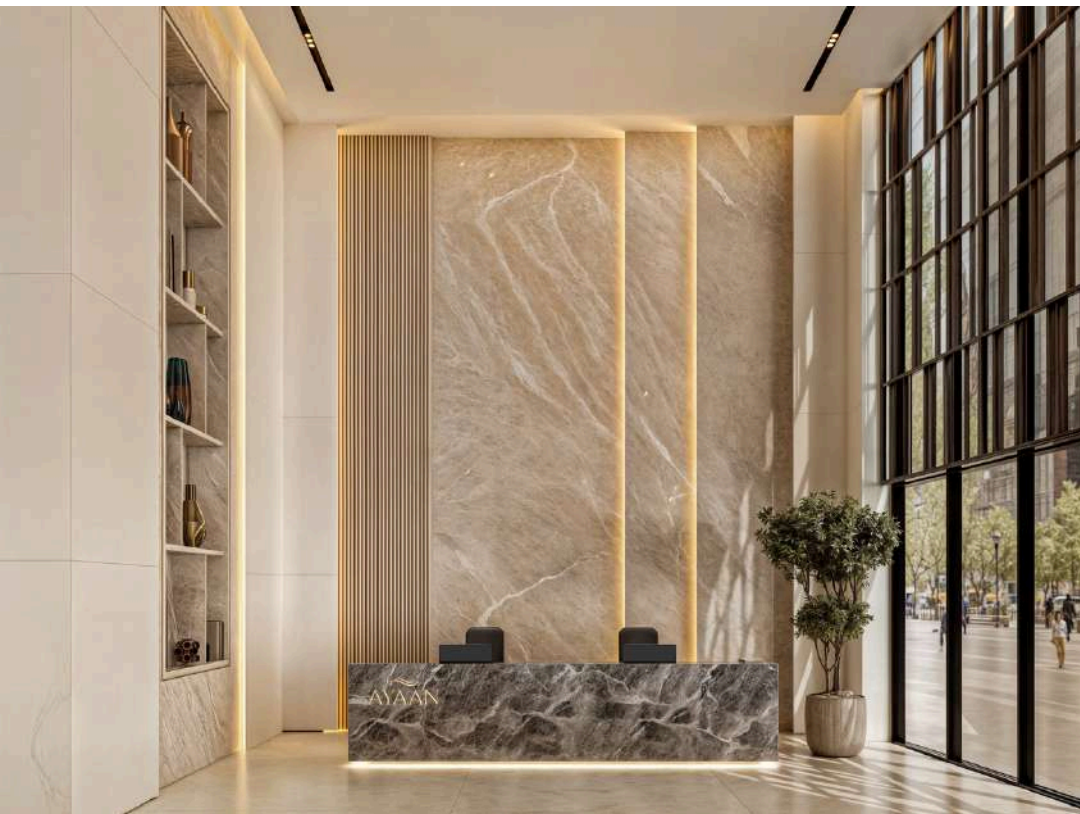


RESIDENTIAL

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

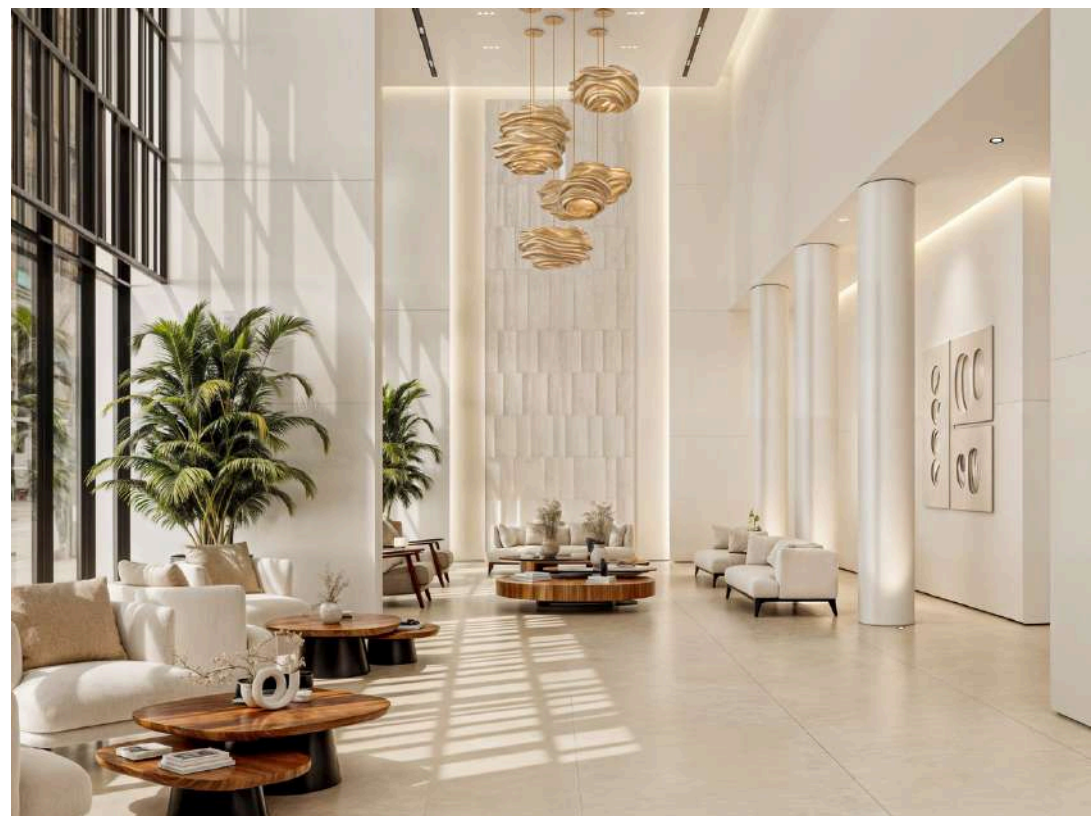
The Residences

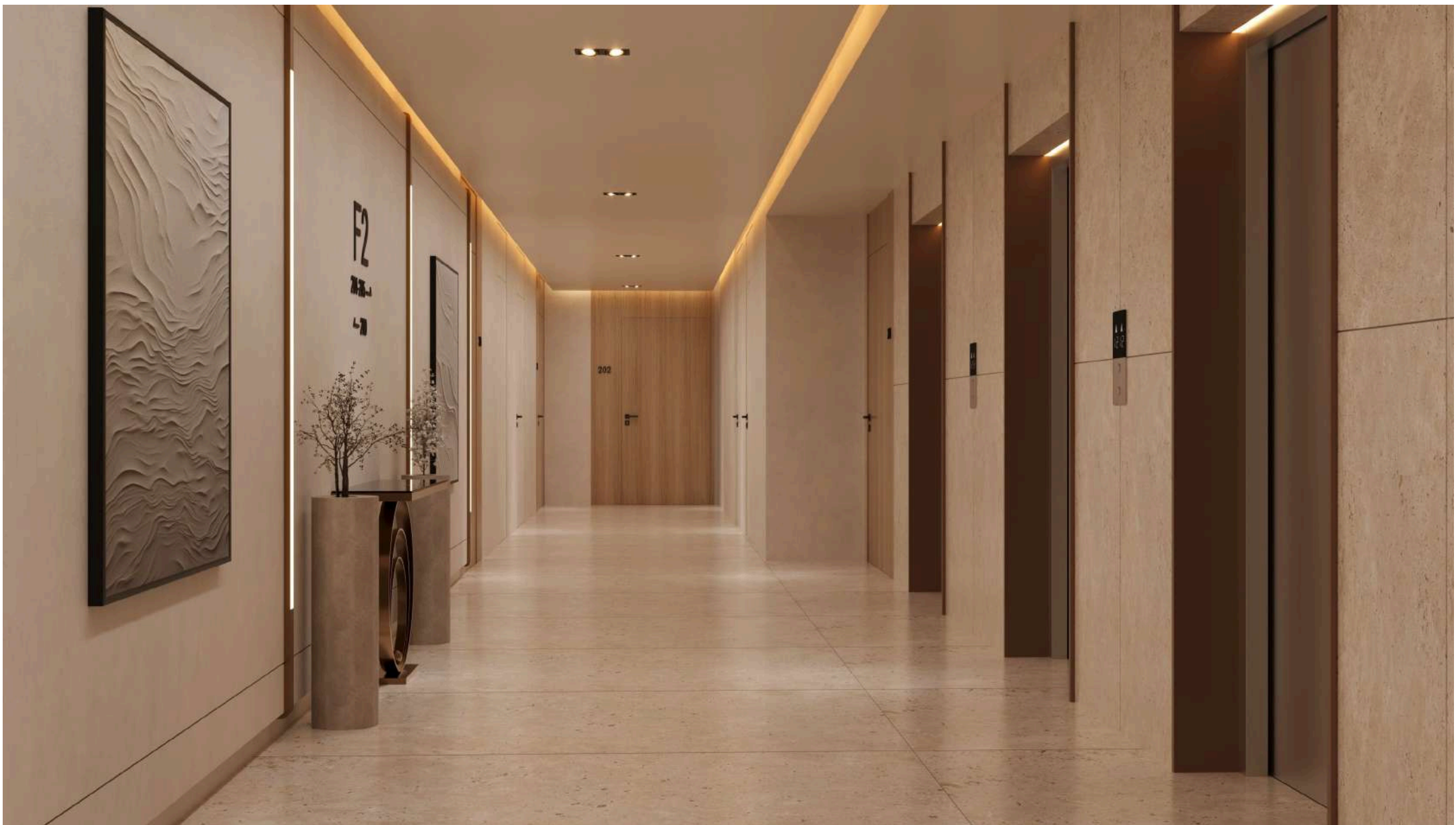




Residential Lobby

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





CORRIDOR

Minimalist with warm tones, ambient lighting, and refined finishes—designed to offer a serene and sophisticated welcome.

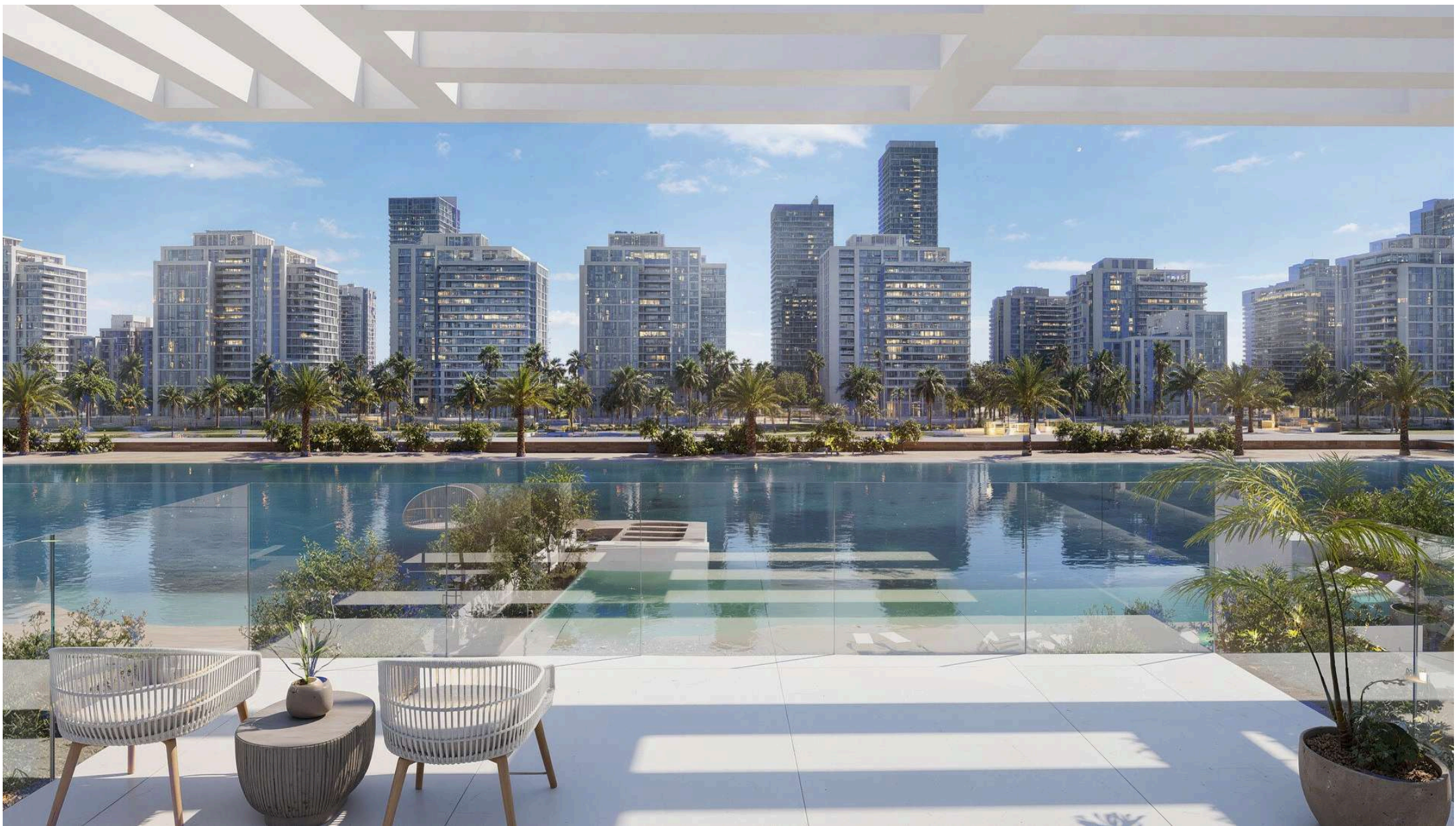




LIVING & DINING

An open-concept living and dining space designed for both comfort and sophistication.

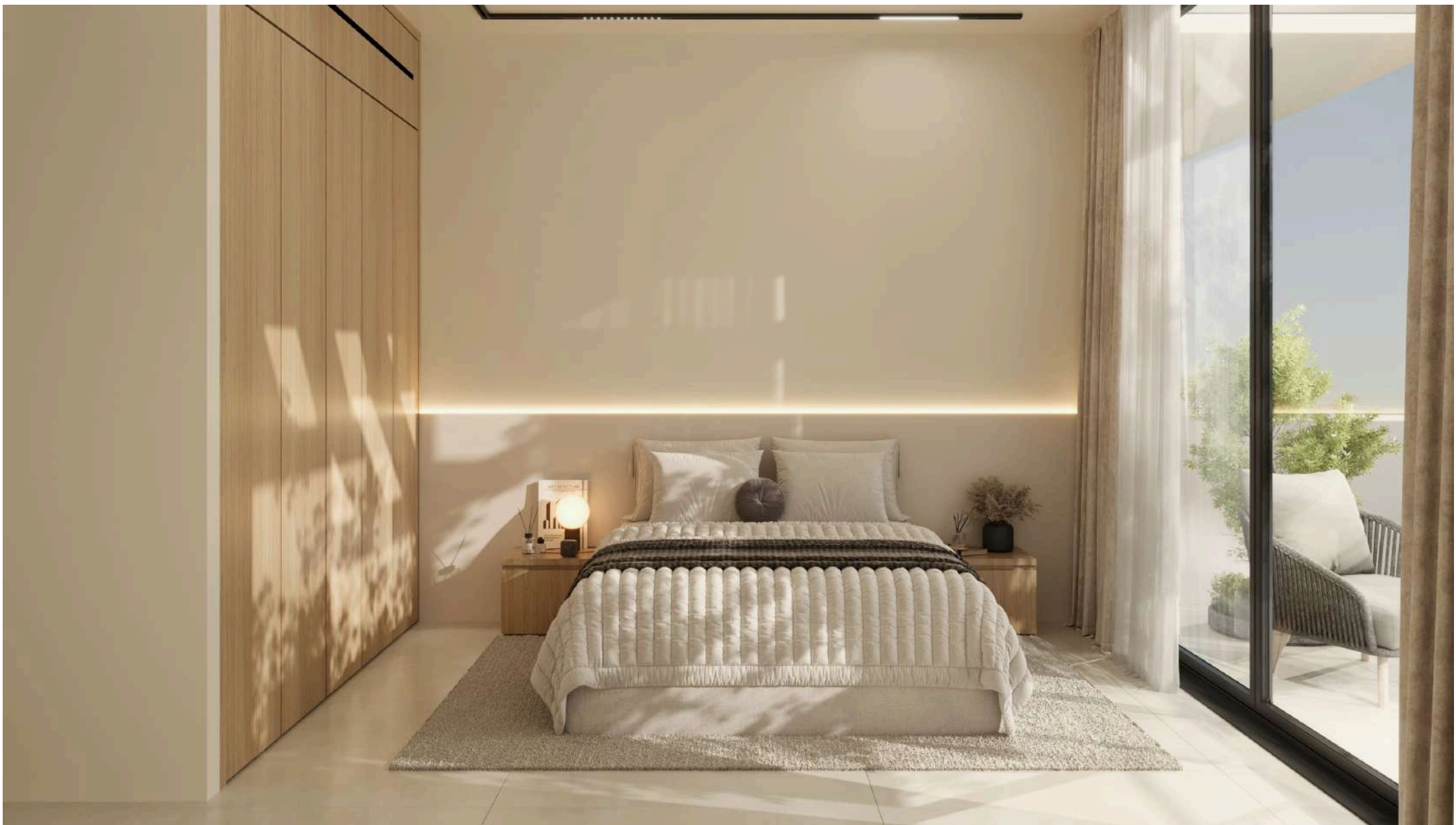




BALCONY

From sunrise to sunset, your balcony captures the perfect frame of the crystal lagoon—inviting light, breeze, and beauty into your home.





B E D R O O M

Your most personal space. Designed with intention, this room brings together comfort, clarity, and quiet focus, creating the perfect environment to reset, recharge, and rise ready for what's next.





BATHROOM

Every element serves a purpose. From the floating vanity to the glass-framed shower, built for simplicity, comfort, and flow.



Lifestyle Amenities

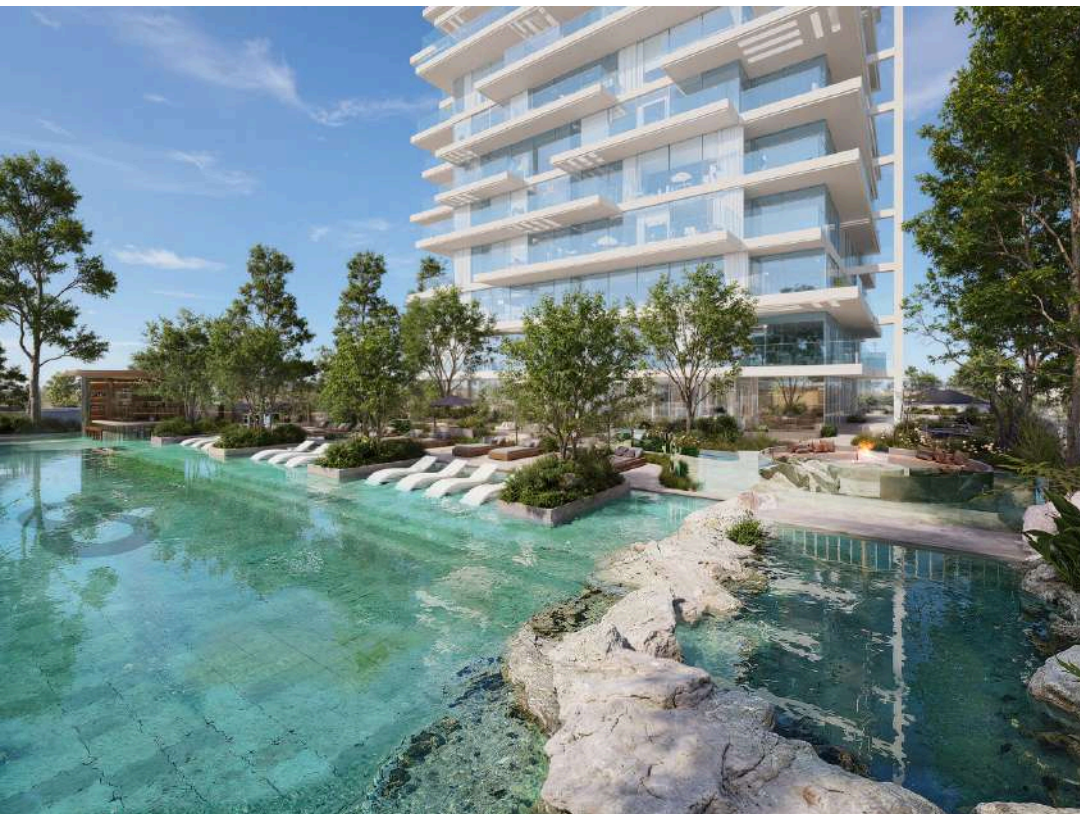




Crystal Lagoon Living

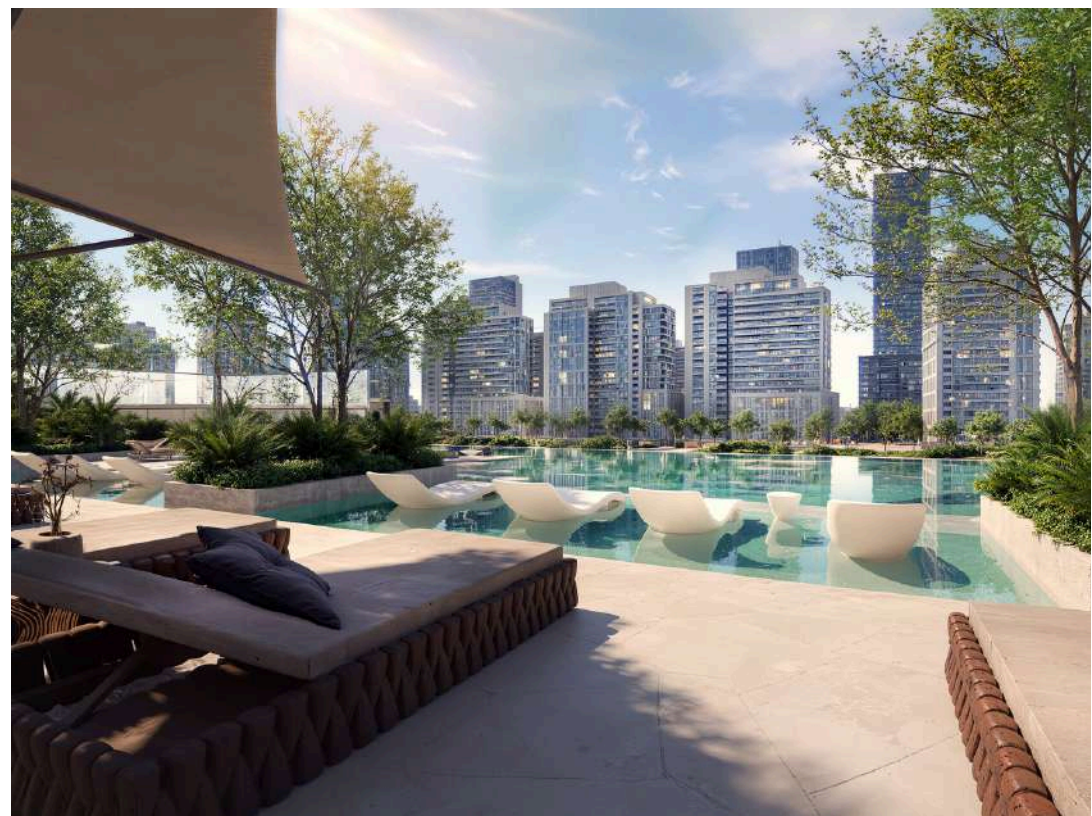
Wake up to turquoise views and unwind by the water—every day feels like a retreat.





Infinity Pool

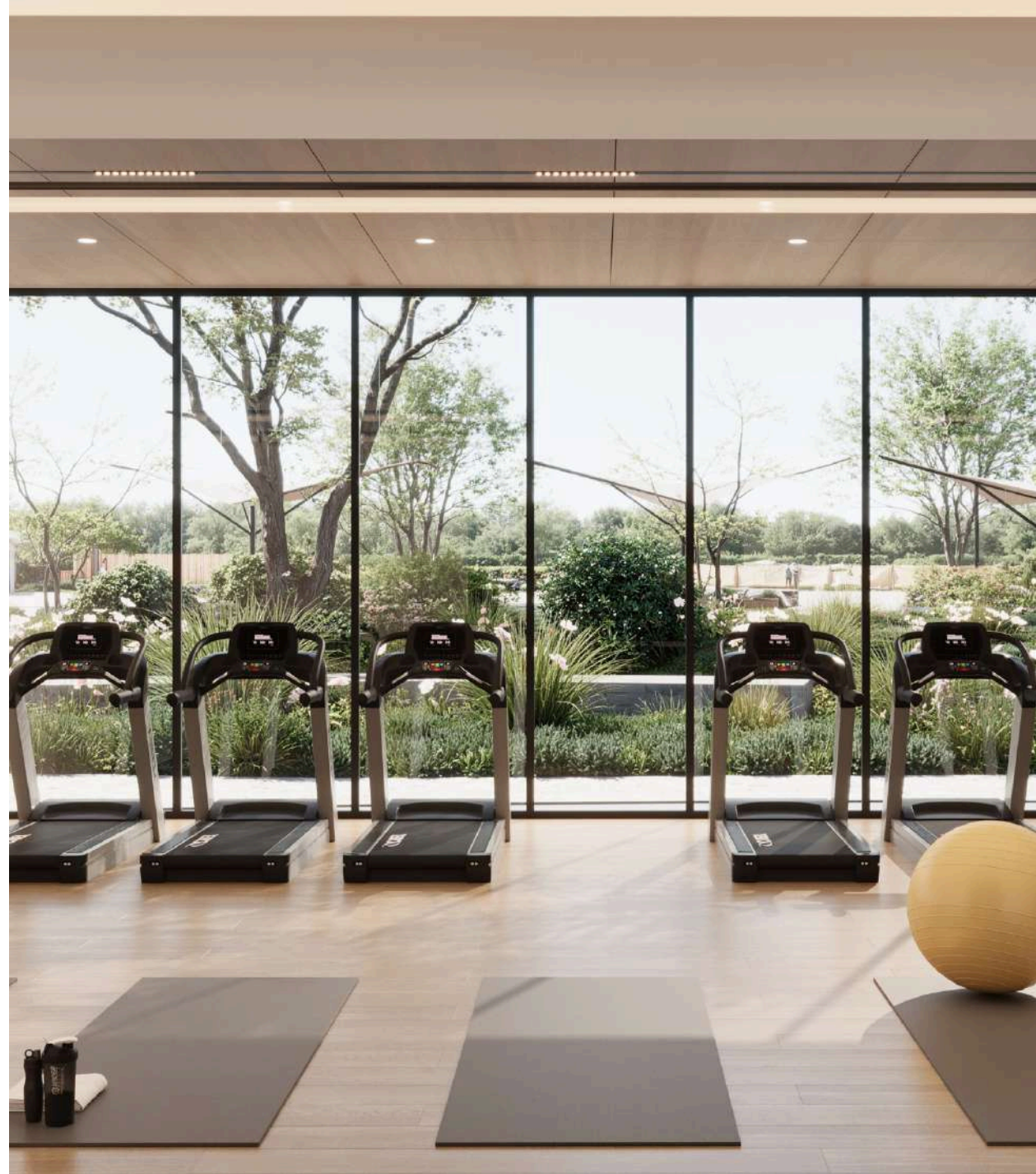
A tranquil escape elevated above the city — the podium-level infinity pool is surrounded by lush greenery, designer loungers, and serene water features, offering a seamless blend of luxury and nature.





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.

