



BY ARISTA

AL FURJAN

CURATED WORKSPACES FOR VISION-MAKERS



YOU SET THE AGENDA,  
OWN EACH DECISION AND EXPECT MORE  
FROM WHERE YOU WORK. HQA BY ARISTA  
MATCHES YOUR STANDARD.  
BUILT FOR HOW YOU LEAD.



## WHERE VISION MEETS ARCHITECTURE

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In a city defined by ambition, HQA by Arista stands apart, not as another office building, but as a statement about what work becomes when space, purpose, and people align.

Here, architecture doesn't follow function, it amplifies it.







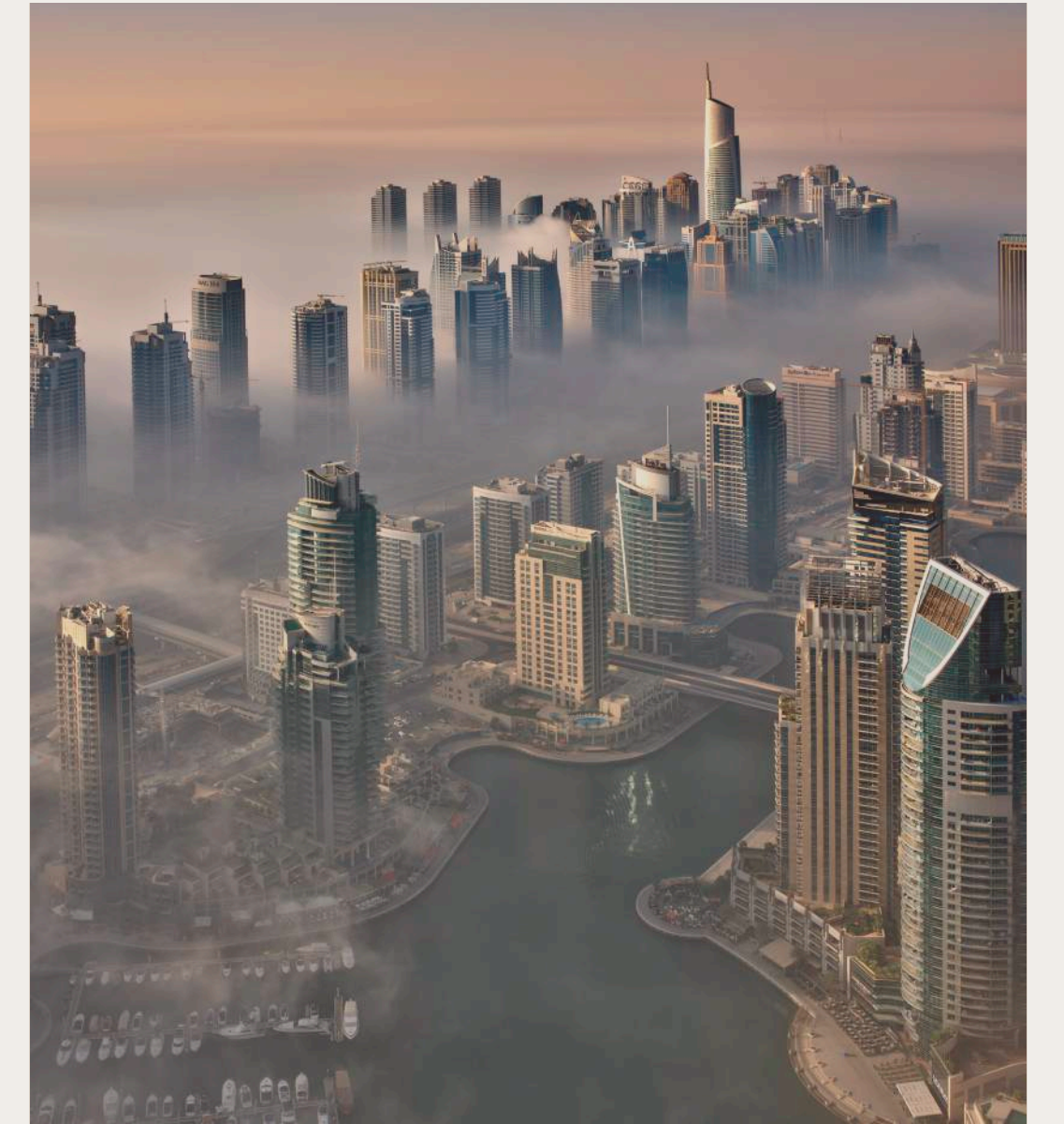
The quiet hum of concentration.



The spark of an idea finding its moment.



The weight of a decision that shapes tomorrow.



This is where intention lives.





Companies aren't built in boardrooms alone.  
They're forged in the corridors between meetings,  
the pauses that invite clarity,  
the spaces that hold ambition without compromise.





For those who don't settle.  
Who measure success not in square footage,  
but in what those spaces enable.  
HQA by Arista is that standard.







## FOR LEADERS WHO MOVE WITH CONVICTION

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HQA by Arista is Dubai's definitive boutique commercial address, purpose-built for leaders, founders, and future makers.

Designed in collaboration with John R Harris & Partners (Aukett Swanke Group), HQA combines contemporary Grade A architecture, LEED Gold sustainability, and an amenity-rich work ecosystem.

It delivers spacious layouts, efficient planning, and hospitality led shared spaces that support productivity, wellbeing, and a clear daily workflow for businesses that care more about quality than size.





DUBAI  
INVESTMENT GUIDE





## DUBAI. A GLOBAL HUB FOR BUSINESS & CAPITAL.

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Dubai sits at the meeting point of Europe, Asia, and Africa, with a time zone that works for both East and West.

A tax efficient regime, stable regulation, and deep banking network support regional headquarters, private capital, and fast growth firms.

Two major airports, a leading seaport, and a mature hospitality sector keep talent, clients, and investors flowing through the city year round.





# COMMERCIAL PROPERTY, BY THE NUMBERS

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Commercial property in Dubai is driven by sustained business growth, rising office demand, and limited premium supply. Strong occupancy levels, longer lease terms, and higher rental benchmarks support stable income and capital appreciation, particularly in established and emerging commercial districts.







KEY FIGURES

43%

Growth in commercial  
sales trasactions

AED 135bn+

Total commercial  
sales value

93%

Office sales up

90-95%

Occupancy in  
prime areas

27%

Increase in rents

77,000

New companies registered

AED 200 PSF

Average commercial rent  
VS AED 87 PSF residential

3-5 year

Average commercial  
lease terms

28%

Increase in office prices  
YoY



# A MARKET DEFINED BY DEMAND

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Clear supply gap in Dubai's commercial market, especially for Grade A, medium-sized offices

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Business growth and decentralised work patterns increasing pressure on available stock

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Operational priorities such as parking and accessibility outpacing suitable supply

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Demand concentrated around efficient, well-located offices ready for immediate occupation and daily business use







AL FURJAN: A CONNECTED  
BUSINESS DISTRICT





## AL FURJAN AT A GLANCE

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Al Furjan sits between Sheikh Zayed Road (E11) and Sheikh Mohammed Bin Zayed Road (E311), placing it within reach of Dubai's key commercial, logistics, and residential zones. Residential density, completed infrastructure, and long-term transport planning support steady commercial activity in the area.





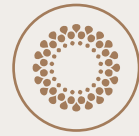
Dubai Marina, Jabel Ali Port, Dubai Media City,  
Al Maktoum International Airport and Dubai Knowledge Village



2 metro stations  
(Red Line)



Proximity to the biggest commercial  
clusters in the UAE - Jebel Ali Port & Free Zone



Close to Expo City  
& logistics corridors



Planned Etihad Rail connection supporting  
regional movement opening in September 2026







## COMMERCIAL IS THE NEW RETAIL. DECENTRALIZED AND ESSENTIAL IN EVERY COMMUNITY

Al Furjan provides an alternative to central business districts such as DIFC and Business Bay, where congestion, parking limitations, and higher occupancy costs impact daily operations. Its position between established commercial zones allows businesses to remain connected while operating from a location that supports easier access and movement.





## DESIGNED AROUND DAILY BUSINESS NEEDS

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Established residential base supporting  
workforce access



Retail, gyms, cafés, and daily services  
within the district



Schools, clinics,  
and hospitals nearby



Parks, walking routes,  
and a lower-density environment



Shorter commutes contributing to  
operational efficiency





# UNMATCHED ACCESSIBILITY

|                                        |            |
|----------------------------------------|------------|
| Furjan West Park                       | 0 Minutes  |
| Furjan West Community Centre           | 1 Minutes  |
| Upcoming Etihad Rail Station           | 5 Minutes  |
| Al Furjan Metro Station                | 6 Minutes  |
| Dubai Investment Park                  | 9 Minutes  |
| Jebel Ali Free Zone                    | 10 Minutes |
| Festival Plaza                         | 12 Minutes |
| Dubai Marina                           | 12 Minutes |
| Dubai Media City / Internet City       | 13 Minutes |
| Al Maktoum International Airport (DWC) | 28 Minutes |









# HIGHLIGHTS

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Double-height atrium

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Full-height glazing

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Upper outdoor terraces

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Four ground-floor retail and café spaces

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Architectural lighting defining the atrium,  
roofline, and landscape



48 Boutique office units



8 Ground floor retail spaces



Grade A commercial office specification



Leed Gold targeted certification



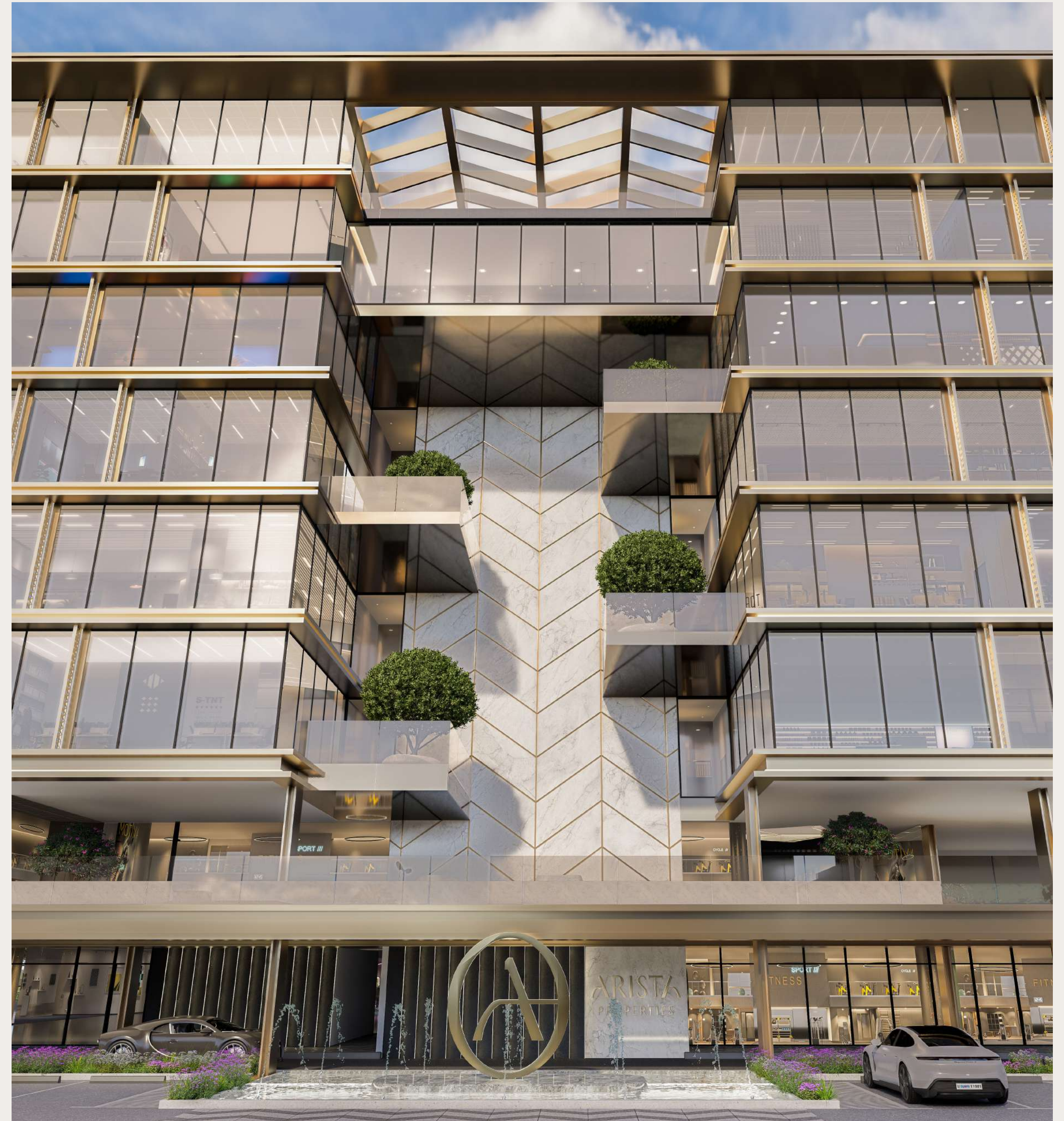
Amenity-rich work ecosystem



# THE ADDRESS SHAPES THE IMPRESSION

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HQA by Arista establishes a professional first impression with its double-height arrival lobby, generous glazing, and well-positioned shared spaces that serve daily business use. From lobby to workplace, the environment reads composed and credible, giving companies a base that supports how they are perceived by clients, partners, and teams.







## DESIGNED TO PERFORM

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At HQA by Arista, performance goes beyond appearance, as the building is designed in line with established Grade A commercial standards in Dubai and achieves LEED Gold certification. Material selection, building systems, and spatial planning are coordinated to support indoor environmental quality and long-term operational performance, with sustainability delivered as a measured result and reflected in an internationally recognized rating.





## FLEXIBILITY & EFFICIENCY

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MAKE THE SPACE YOURS



Shell-and-core customization



All layouts with natural light



Wet pantry and shared utilities on every floor



Water and drainage provision in every unit



A modern interior space featuring a curved wall with a warm, orange-brown hue. In the foreground, a round wooden table with a thick top and a single leg holds a white ceramic vase filled with green eucalyptus leaves. A black plastic chair with a curved back is positioned next to the table. In the background, a curved bench with a brown cushioned top and a white base is visible. The floor is covered in a grey carpet. The overall atmosphere is warm and minimalist.

20+ CURATED LIFESTYLE  
AMENITIES



## FULL FLOOR OF AMENITIES FOR MARKET LEADING COMPANIES

HQA by Arista concentrates its amenities where they affect the day. Spaces to work, meet, move, host, and adapt are stacked in a way that respects time and focus.

With all essential amenities integrated on site, the day flows seamlessly without interruptions.



CAFE





CO-WORKING SPACE



# WORK & PRODUCTIVITY

SPACES THAT ACCELERATE  
YOUR WORKDAY



Coworking lounge



Meeting pods



Conference room



Two podcast studios



Highly connected infrastructure



WiFi in common areas



PODCAST STUDIOS





# WELLNESS & BALANCE

RESET BUILT INTO ROUTINE



Gymnasium



Outdoor yoga deck



Rooftop garden



Swimming pool



Wellness terraces

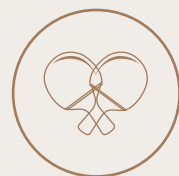


Workout zone



# LIFESTYLE & COMMUNITY

EXPERIENCES BEYOND  
THE DESK



Game zone



In-house café



Smart access control



AI-enabled security



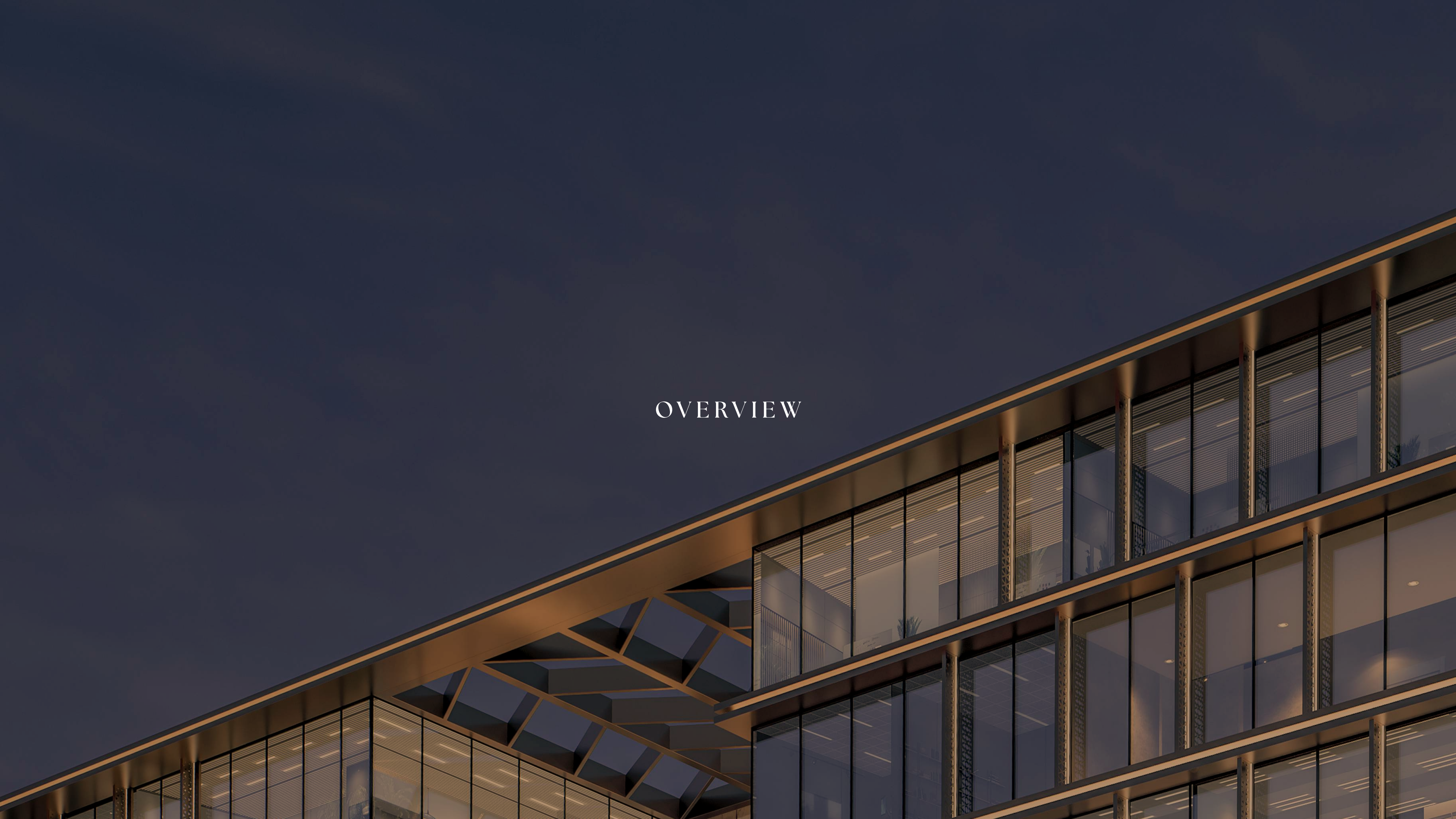
Dedicated service lobby



Double height arrival lobby





A low-angle, upward-looking photograph of a modern building's exterior at dusk. The building features a prominent glass curtain wall and a series of horizontal, illuminated metal louvers that create a rhythmic pattern. The interior lights are visible through the glass, and the sky above is a deep, dark blue. The overall aesthetic is sleek and architectural.

## OVERVIEW



# PROJECT OVERVIEW

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3B + G + 7 + R Commercial Building



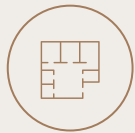
Grade A & LEED Gold Offices



48 Offices & 8 Retail Units



Hospitality-inspired Amenities



Shell-and-core Flexible Layouts



4 Floors of Parking



6 High Speed Elevators







## ARCHITECTS

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John R Harris & Partners is an architecture and design studio with more than 55 years of work across cities and communities. The practice has shaped masterplans, buildings, and interiors that stay useful and legible long after opening.

Their approach is simple. Understand the brief, read the context, and design spaces that work well for the people who use them every day. Each project is developed with clients as partners, balancing clear planning, careful detailing, and long term performance, socially, culturally, and environmentally.

john r.  
harris 



## PREVIOUS PROJECTS

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Arcus III (Moscow)

Etisalat Tower (Dubai)

Tekfen Oz Levent Ofis (Istanbul)

Verde SW1 (London)

Vantage Point Towers (Nairobi)

john r.  
harris 







## THE DEVELOPER

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Arista Properties is an award-winning ultra-luxury boutique developer in Dubai, known for its design-led philosophy and collaborations with globally respected partners. Its flagship project, Wadi Villas, set a new benchmark in private luxury living through partnerships with HBA and Coopers Hill, earning strong market acclaim and progressing ahead of schedule, reinforcing Arista's reputation for craftsmanship and disciplined delivery. For HQA, Arista continues its commitment to world-class design through its collaboration with John R Harris & Partners, one of the region's most established architectural firms, delivering refined, high-end developments that balance contemporary aesthetics with long-term value.

