

AARK  
TERRACES







# About Aark Developers

AARK Developers is a real estate developer based in Dubai, UAE with over 25 years of collective experience crafting iconic residential and hospitality projects. Founded on the pillars of innovation, quality, and service, Aark Developers aims to redefine luxury living in the UAE.

Under the visionary leadership of our Chairman Mr. Rahul Kumar Gupta, we have consistently delivered projects on time while exceeding customer expectations.

Our upcoming developments worth over 5 billion dirhams, will establish new benchmarks of design excellence, sustainability, and premium lifestyle experiences.



*As* Tranquil as nature,  
Luxurious as home.











Mr. Rahul Kumar Gupta

Chairman - Aark Developers

With over 30 years of experience in the real estate industry, Mr. Rahul Kumar Gupta has transformed urban landscapes and crafted iconic living spaces across the UAE. His expertise spans project planning, negotiation, and delivering cost-effective, innovative solutions.

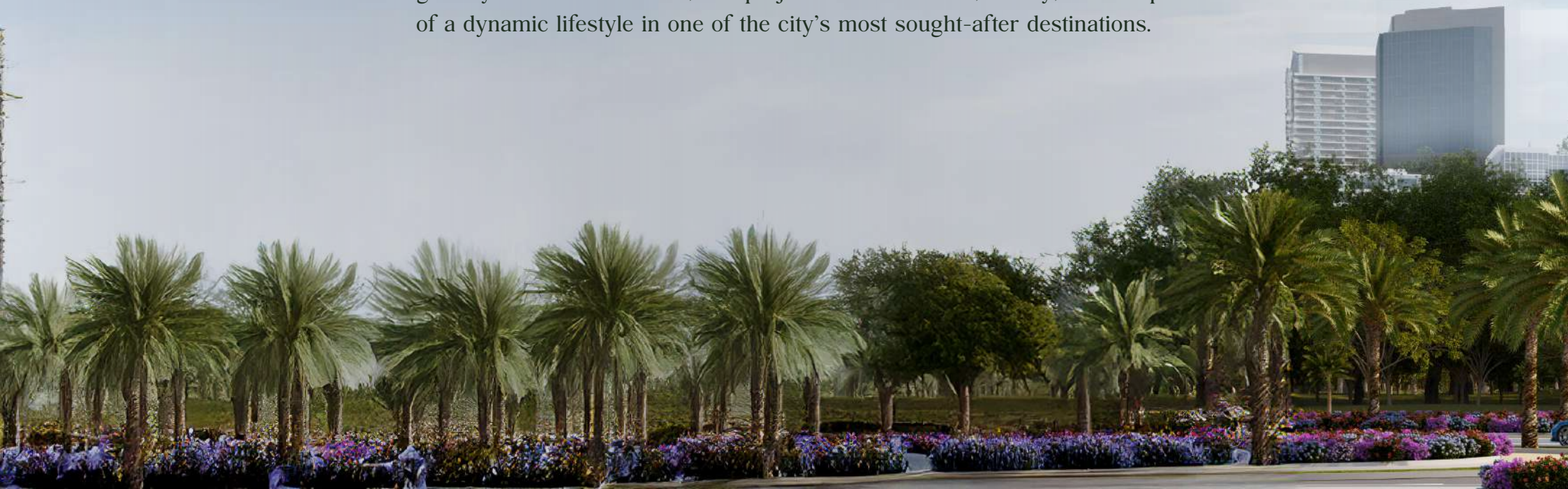
As the Founder and CEO of Aark Developers, Mr. Gupta drives initiatives that combine innovative design with sustainability, setting new benchmarks in luxury living. His leadership has positioned Aark Developers as a leader in the market, with successful projects like Gardenia Livings in Arjan and Aark Residences in Dubai.

Currently, he leads two ambitious ventures: Sora Beach Residences, a USD 1.2 billion project on Al Marjan Island, Ras Al Khaimah, and Aark Terraces in Dubailand. Both projects redefine modern luxury with cutting-edge technologies and eco-friendly practices.

Mr. Gupta's forward-thinking approach ensures that Aark Developers' projects are not only luxurious but also minimize environmental impact, shaping the future of real estate in dynamic markets.

# Aark Terraces

Discover Aark Terraces, the latest residential masterpiece by Aark Developers, located in the heart of Dubailand — one of Dubai's most vibrant and rapidly growing communities. Offering a refined collection of 1 and 2 bedroom apartments, Aark Terraces is designed for modern living with elegant interiors and private Jacuzzis in select units. With a total of 131 thoughtfully crafted residences, this project blends comfort, luxury, and the promise of a dynamic lifestyle in one of the city's most sought-after destinations.







AARK

AARK TERRACES

# Strategically Located





Dubai Land Residence Complex enjoys a prime location with seamless connectivity to major highways, including Sheikh Mohammed bin Zayed Road (E311), Al Ain Road (E66), and Emirates Road (E611). Its strategic position offers residents quick and convenient access to Downtown Dubai, Dubai International Airport, and a host of iconic landmarks across the city — making it an ideal address for both comfort and connectivity.



EDUCATION	LEISURE	RETAIL	SERVICES
2 MINS AQUILA SCHOOL	WALKING DISTANCE PUBLIC PARKS	3 MINS THE CENTRO	10 MINS CLINICS & HOSPITALS
10 MINS GEMS WELLINGTON ACADEMY	5 MINS AL HABTOOR POLO RESORT	5 MINS DUBAI OUTLET MALL	20 MINS DUBAI INTERNATIONAL AIRPORT
10 MINS ACADEMIC CITY	10 MINS GLOBAL VILLAGE	8 MINS SILICON CENTRAL MALL	30 MINS AL MAKTOUM INTERNATIONAL AIRPORT
	10 MINS IMG WORLDS OF ADVENTURE	15 MINS DRAGON MART	
	20 MINS BURJ KHALIFA	20 MINS DUBAI MALL	







An aerial photograph of a dense, lush green forest. A winding river or stream flows through the lower-left portion of the image, reflecting the surrounding foliage. The trees are thick and vibrant green, creating a textured canopy. The lighting is soft, suggesting a calm, serene atmosphere.

*Where Urban Luxury  
Meets Natural Serenity*









## *Elevated Poolside Luxury*

Unwind in style at Aark Terraces, where serene waters meet elegant open-air lounges. Whether you're basking under the sun, enjoying a quiet moment in a private cabana, or sharing laughter by the firepit, every detail is designed for effortless relaxation. Experience coastal living redefined.





# *A Sanctuary of Serenity*

Discover the perfect balance of luxury and nature. Immerse yourself in the tranquility of lush greenery, elegant cabanas, and a stunning infinity pool.









# *Where Fun and Creativity Thrive*

From imaginative playhouses to interactive climbing walls and engaging social areas, this is where families come together, and children's curiosity knows no bounds





*Elevated Outdoor Living*





# *A Rooftop Retreat*







AARK TERRACES



# *Grand Entrance*











# *The Art of Timeless Elegance*

Aark Terraces welcomes you with a masterpiece of luxury where marble, gold accents, and bespoke design create an ambiance of refined sophistication.









*Elevate Your Fitness Experience*





# Amenities



INFINITY SWIMMING POOL



CABANA



KIDS SWIMMING POOL



STEAM & SAUNA



WATER FOUNTAIN



FIRE PIT



SUNBATHING AREA



WALKING TRACK



OUTDOOR CINEMA



OUTDOOR SEATING AREA



OUTDOOR YOGA



OUTDOOR KIDS PLAY AREA



BBQ AREA



OUTDOOR GYM AREA



RAINFOREST PLAY AREA













# *Timeless Luxury, Modern Sophistication*

A space where every detail reflects excellence—sophisticated interiors, bespoke finishes, and an ambiance that exudes contemporary refinement.

This is more than a home, it's a statement.















*Refined Comfort,  
Breathtaking Views*







*Where Design Meets Tranquility*

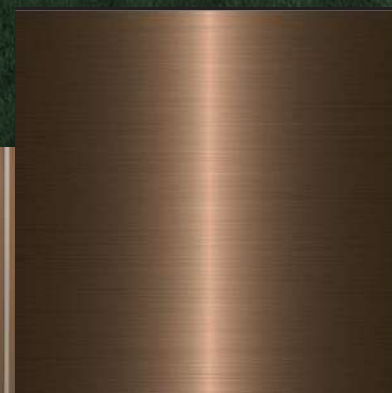








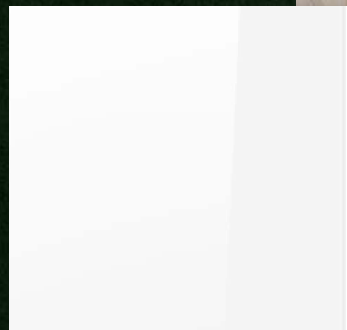
Porcelain bathroom walls & floors



Metal with bronze finish



Painted finish kitchen cupboard



# The Materials



Porcelain countertops wall decor



Porcelain tile room floor



Oak veneer wall panels









*Beyond Luxury.  
Beyond Imagination*

