



AYAAAN

HEIGHTS - I

OFFICES





Welcome to A New Era of Executive Space





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 Demand Drives Return

This is long-term value, built for business. AYAAN's office spaces are thoughtfully designed to attract dynamic enterprises—not just investors. With a waterfront setting, efficient layouts, and a balanced work environment, it offers a professional address that encourages productivity, tenant satisfaction, and long-term retention.

For investors, this translates to steady occupancy, reliable returns, and performance driven by genuine demand—not market trends. It's sustainability not just in structure, but in strategy.





OFFICES
(15th to 20th)

RESIDENTIAL
(2nd to 14th)

RETAIL

Building Configuration

TOTAL BUA
306,006.37 Sq. Ft.

SELLABLE AREA
143,412.21 Sq. Ft.



Work Where You Live.
Thrive Where You Invest.



Designed for Smart Business

Offices Floor BUA is 9,923 Sq. Ft.
GFA is 7,924 Sq. Ft.

OFFICE SPACE | 6 FLOORS

40,128.80 Sq. Ft.

At AYAAN, the future of flexible living includes smart, modern office spaces designed for the hybrid era.

Whether you're an entrepreneur, freelancer, or investor, AYAAN's office units provide the perfect blend of sophistication, efficiency, and location.

Discover a unique opportunity to own or lease commercial units in a visionary mixed-use development, surrounded by green zones, lagoon views, and a growing residential community.



PREMIUM LOCATION IN MEYDAN HORIZON

Strategically located within Dubai's emerging business and lifestyle hub, with quick access to Downtown and Business Bay.

EXPANSIVE FLOOR PLANS

Spacious layouts with a Built-Up Area of 9,923 Sq. Ft. and a Net Area of 7,924 Sq. Ft. per floor—ideal for privacy and professional focus.

MODERN AND MINIMALIST DESIGN

Sleek office interiors with expansive windows overlooking the skyline and lagoons—perfect for elevating your business presence.

HIGH INVESTMENT POTENTIAL

With limited supply and strong demand, these offices offer excellent capital appreciation and rental income prospects.

FREEHOLD OWNERSHIP

100% ownership available for both local and international investors—rare in Dubai's commercial real estate market.

INTEGRATED LIFESTYLE ACCESS

Benefit from direct proximity to on-site retail, cafés, and essential amenities that support a dynamic, convenient work environment.





Office Lobby

Professional First Impressions A contemporary, polished space that reflects sophistication — designed to impress and inspire from the moment you arrive.





Built for Long-Term Value

Designed to attract quality tenants and modern businesses, AYAAN's prime location and premium features drive lasting demand. With limited new freehold commercial supply, it offers a rare opportunity for value growth—ideal for rental or personal use.



Positioned for Growth

More than just an address—AYAAN offers lasting investment potential. Its waterfront setting, business-ready design, and lifestyle-driven appeal position it for long-term capital appreciation, tenant retention, and strong market relevance in a competitive landscape.



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