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OFF PLAN

Butterfly Towers

Location: Al Barsha, Dubai

Starting From: AED 561,000

Permit No: 2

Butterfly Towers

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Al Sayyah Group	**Apartments**	**Q1 2029**	**60/40**	**Off Plan**

ABOUT THE PROJECT

Butterfly Towers by Al Sayyah Group is a contemporary twin-tower residential development in **Arjan, Dubai**, designed to combine modern architecture, furnished residences and an extensive lifestyle offering within one of Dubailand's most established apartment communities. The development features studios and 1, 2 and 3-bedroom apartments, providing options for individual residents, couples, families and property investors.

The project comprises **two residential towers** with a registered configuration of basement, ground floor, two podium levels and 17 upper floors. Its twin-building concept creates a distinctive architectural identity while integrating residential, leisure and supporting commercial spaces into a cohesive development.

Butterfly Towers contains **596 DLD-registered residences**, giving the development substantial scale while retaining a more community-oriented environment than many of Dubai's larger high-rise complexes. The residential collection includes compact studios alongside significantly larger 1, 2 and 3-bedroom configurations.

Studios begin from approximately **422 sq. ft.**, with current registered transactions showing configurations around 422–438 sq. ft. Officially marketed floor-plan ranges extend to approximately 439 sq. ft. and above depending on the specific layout.

One-bedroom apartments generally offer approximately **848 to 973 sq. ft.**, creating comparatively spacious layouts for individual residents and couples. Two-bedroom residences extend from approximately **1,350 to 1,480 sq. ft.**, while the largest marketed **3-bedroom apartments reach approximately 2,335 sq. ft.**

The apartments are designed around contemporary living, with carefully planned layouts that maximise usable internal space. Large windows introduce natural light into the residences, while balconies extend living areas outdoors and provide views across Arjan and the surrounding Dubai skyline.

The project's larger layouts are particularly noteworthy. With 1-bedroom homes approaching 1,000 sq. ft., 2-bedroom apartments extending towards 1,500 sq. ft. and 3-bedroom residences exceeding 2,300 sq. ft., Butterfly Towers offers options for buyers who prioritise more substantial living areas alongside modern apartment amenities.

The development's design also places emphasis on **sustainability and landscaped living**. The project's concept incorporates green elements and environmentally conscious design considerations intended to create a more balanced relationship between contemporary urban architecture and nature.

Lifestyle facilities complement the residences and are designed to support fitness, relaxation, recreation and family living. Swimming facilities and landscaped leisure environments create spaces for residents to relax, while dedicated fitness facilities support active lifestyles.

Family-oriented recreational areas provide spaces for younger residents, while communal lounges and landscaped social areas contribute to a more complete residential environment. The podium configuration allows many of these amenities to be separated from the main residential floors.

Butterfly Towers is located in **Arjan**, a well-established residential district within Dubailand. The community has grown considerably in recent years and now contains a diverse mix of apartment developments, schools, healthcare facilities, supermarkets, restaurants and everyday services.

One of Arjan's most recognisable attractions is **Dubai Miracle Garden**, located close to the development. The community also provides convenient access to Dubai Butterfly Garden and a growing collection of neighbourhood retail and dining destinations.

Road connectivity is another important advantage. Residents have convenient access to **Sheikh Mohammed Bin Zayed Road (E311) and Umm Suqeim Street (D63)**, providing connections towards Dubai Hills Estate, Motor City, Dubai Sports City, Jumeirah Village Circle and other major communities.

These routes also provide connectivity towards **Mall of the Emirates, Dubai Marina, Palm Jumeirah, Business Bay and Downtown Dubai**, making Arjan relevant to professionals working across several parts of the city.

From an investment perspective, Butterfly Towers benefits from Arjan's established rental market and its diverse apartment mix. Studios provide a comparatively accessible acquisition point, while the larger 1 and 2-bedroom residences can target professionals, couples and families seeking more generous accommodation.

DLD transaction records show continued off-plan activity within the project. Recent registered transactions include studios around **422–438 sq. ft.**, 1-bedroom residences around **848–959 sq. ft.**, and 2-bedroom apartments around **1,350–1,421 sq. ft.**, providing buyers with real transaction evidence when assessing individual unit pricing.

The availability of 3-bedroom residences further broadens the project's end-user profile. With marketed layouts reaching approximately **2,335 sq. ft.**, these larger homes provide an alternative for families that want substantial internal space while retaining the convenience and amenities of apartment living.

For end-users, Butterfly Towers combines contemporary residences, generous floor plans and lifestyle facilities within an established neighbourhood. For investors, its unit diversity, active DLD transaction history and Arjan location provide several strategies across different acquisition budgets and tenant profiles.

Why Buy Butterfly Towers Through A1 Properties?
Buying a residence at **Butterfly Towers through A1 Properties** gives clients access to experienced Dubai property advisors who can compare available apartments according to exact square footage, tower, floor level, orientation, layout, DLD transaction benchmarks, price per square foot and payment structure.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties provides extensive knowledge of Dubai's residential and off-plan property market, helping buyers evaluate Butterfly Towers against other opportunities throughout Arjan and surrounding communities.

For investors, our advisors can assess entry pricing, DLD-recorded transactions, rental demand, unit selection, surrounding residential supply and potential resale positioning. End-users can receive tailored guidance according to apartment size, layout, views, amenities and individual lifestyle requirements.

A1 Properties provides end-to-end support throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

10%	**50%**	**40%**
Down Payment	During Construction	On Handover

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