

The Seen *Effect*



Introduction



Live the Beauty of *Change*

Rising in the heart of Dubai's skyline, Butterfly Towers is a modern residential development by Al Sayyah Group that embodies the beauty of transformation. This architectural masterpiece features twin towers that soar gracefully upward. Their distinctive golden accents and contemporary design create a striking silhouette against the city's horizon.

The project's unique butterfly-inspired design philosophy extends beyond aesthetics, it symbolizes growth, renewal, and the beautiful evolution of urban living.

Lifestyle

Designed for Every Chapter *of life*

Butterfly Towers offers a lifestyle that adapts to you, whether you're a young professional, a growing family, or an investor drawn to the energy of a thriving neighborhood.

Surrounded by schools, parks, clinics, and everyday conveniences, the community is designed to support balanced living. From morning coffee runs at nearby cafés to weekend strolls in green open spaces, everything you need is just steps away.

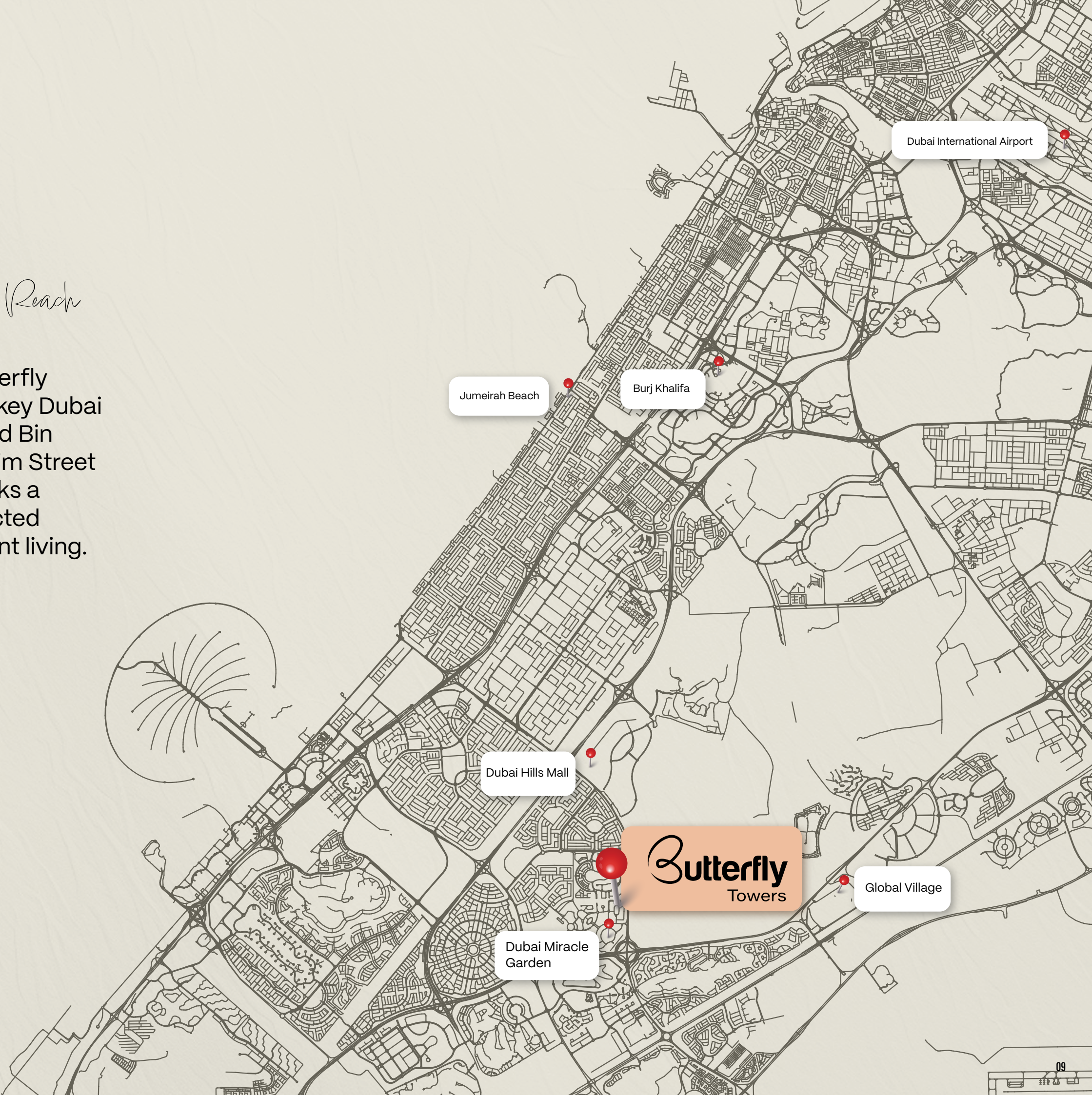


Location

Arjan Living with *Cityside Reach*

With a prime address in Arjan, Butterfly Towers offers seamless access to key Dubai destinations via Sheikh Mohammed Bin Zayed Road (E311) and Umm Suqeim Street (D63). With malls, schools, and parks a short drive away, it's a well-connected community designed for convenient living.

- 5 Minutes Dubai Miracle Garden
- 10 Minutes Global Village
- 10 Minutes Dubai Hills Mall
- 20 Minutes Burj Khalifa
- 20 Minutes Jumeirah Beach
- 25 Minutes Dubai International Airport



The Epitome of *Luxury Living*

Crafted to the highest standards of perfection, The Butterfly represents a bold new landmark in the thriving community of Arjan.

Building Structure: 2B + G + 2P + 17 Floors
Total units: 570 (Tower A: 285 units, Tower B: 285 units)
Unit Features: All units are fully furnished
Payment Plan: 50% During construction
10% On handover
40% Post handover
Handover: Q1 2029

Unit Type	Number of Units	Size Range (sq. ft)
Studio	200	408.5 to 500.7
1 Bedroom	270	830.7 to 1,098.8
2 Bedroom	100	1,349.6 to 1,723.9
Retail	26	406.4 to 3,759.4



Residences



Modern *Spaces*. Memorable *Moments*.

The contemporary residences at Butterfly Towers are thoughtfully designed to balance comfort, elegance, and function. Residents can enjoy stunning views of Dubai Science Park, lush green parks, and the vibrant Arjan neighborhood.

Choose from **fully-furnished** studios, 1 and 2 bedroom apartments, complete with premium kitchen appliances from renowned brands. Enjoy effortless comfort and style designed for modern living.

























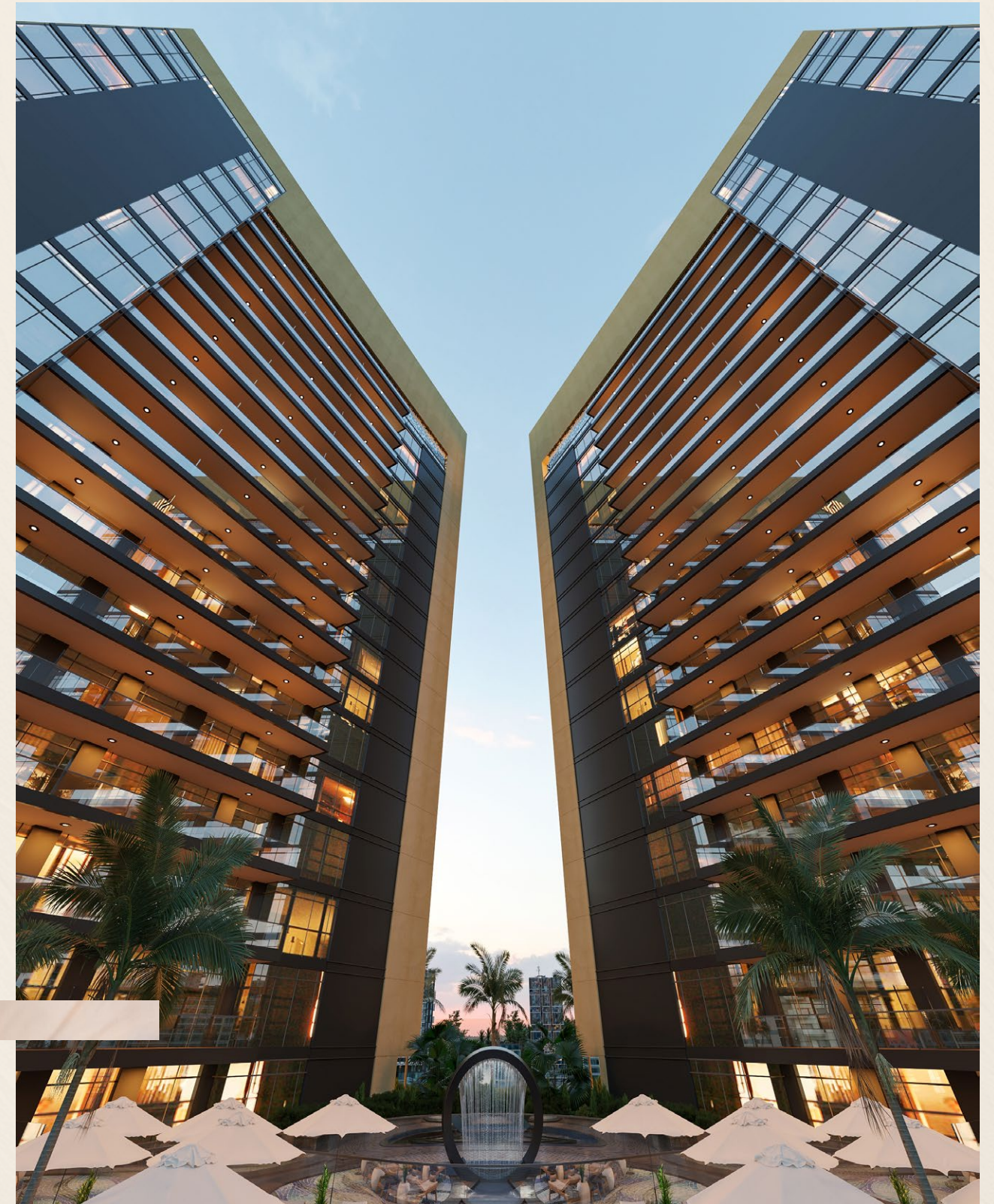


Amenities

Spaces That Elevate Your Lifestyle

Butterfly Towers is crafted for comfort, connection, and contemporary living.

Whether it's unwinding on your private balcony, enjoying shared spaces, or exploring the community's lively scene, every element is designed to enrich your lifestyle.



Lifestyle



Amenities

Live Beyond *Expectations*

From fitness and leisure to family-friendly spaces, The Butterfly offers amenities of elevated expectations, giving way to comfort, convenience, and connection to your daily life.

2 Gyms
Sauna
Steam Room
Kids' Swimming Pool
Adult Swimming Pool
Kids' Play Area









General

Porcelain Tiles (Alicante Light Grey Matt)
Matt finish, contemporary look, and easy maintenance. Suitable for all indicated spaces.

Wall & Ceiling Paint (White / Fenomastic)
Enhances natural lighting with a smooth, durable finish.

Switches & Sockets (Black)
Modern accent with a sleek and minimal design.

Floor-to-Ceiling Windows
Maximizes natural light and provides a premium aesthetic.

Chandeliers in Main Areas
Adds a touch of luxury and visual interest.

U-shaped Metal Detail on Skirtings
Modern and subtle detail.

Kitchen

Integrated Appliances
Seamless and premium finish.

Cabinet Material
MR MDF with wood grain melamine for durability and warmth.

Countertop
Colonial White Granite, stylish and durable with stain resistance.

Backsplash
Porcelain tile for durability and cohesion with countertop and cabinets.

Bedrooms

Wardrobes

MDF with wood grain melamine, providing a functional and modern solution.

Drawers

White powder-coated finish for a clean, refined look.

Bathrooms

Built in Mirrors

Integrated for a streamlined appearance.

Granite Countertop + Semi-Recessed Basin

Modern, space-efficient solution with smooth detailing.

Porcelain Tile for Shower Floor

Non-slip finish for safety.

Walk-in Shower with Glazing

Stylish and open design.

Stainless Steel Fixtures

Durable and timeless finish.

White Light Fixtures

Consistent modern look throughout.