# THE ARCHIVE

ESTD BY IMTIAZ 1993




IMTIAZ

A life, *well read.*



# Contents




I. A Life Well Read

II. A Short Passage

III. Come Home Through a Library

IV. A Room That Reads you Back

V. The Body Keeps the Mind

VI. The Outdoors Read Slowly

VII. A Book Well Bound

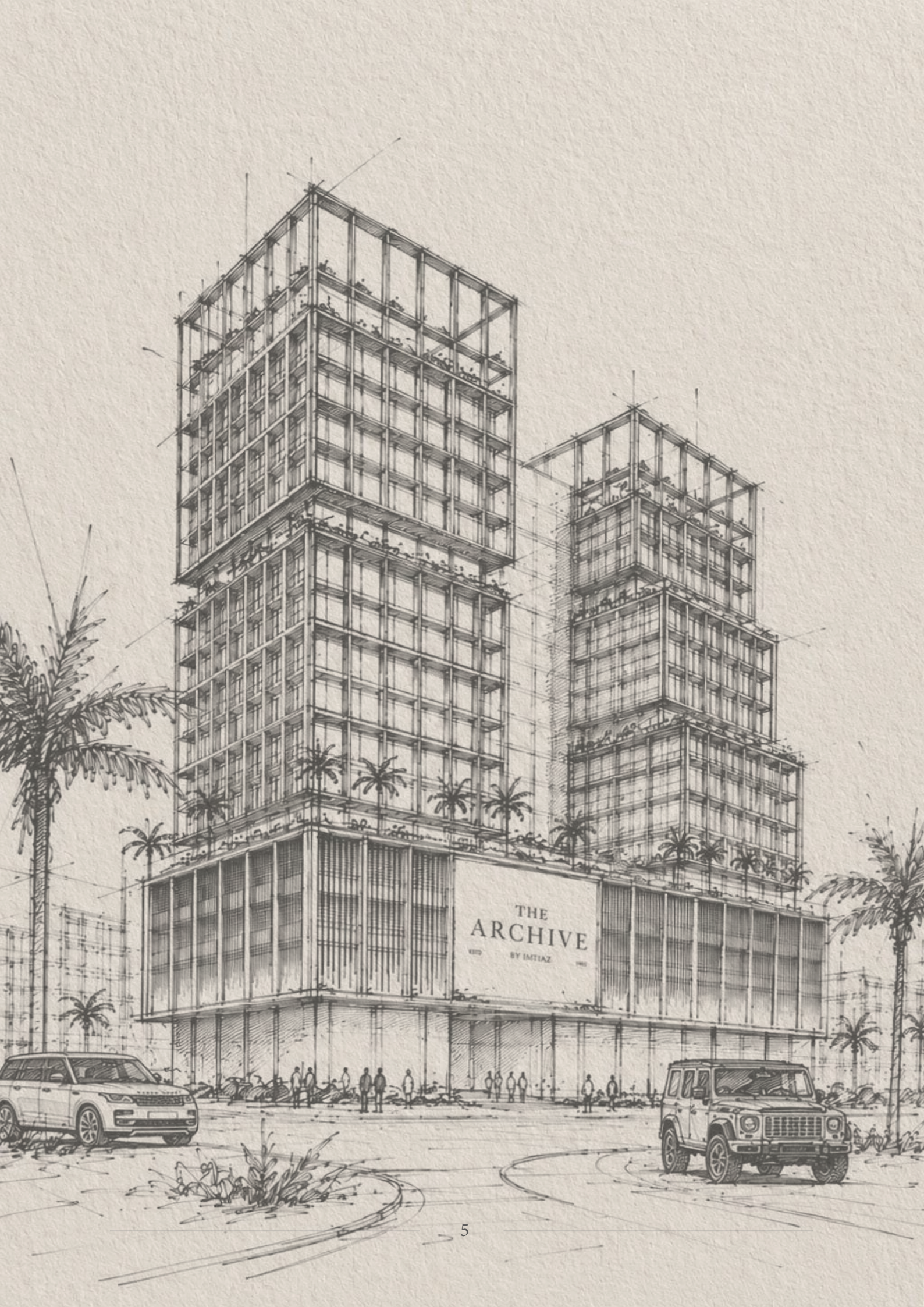
VIII. The Facts

IX. A Journey to Perfection



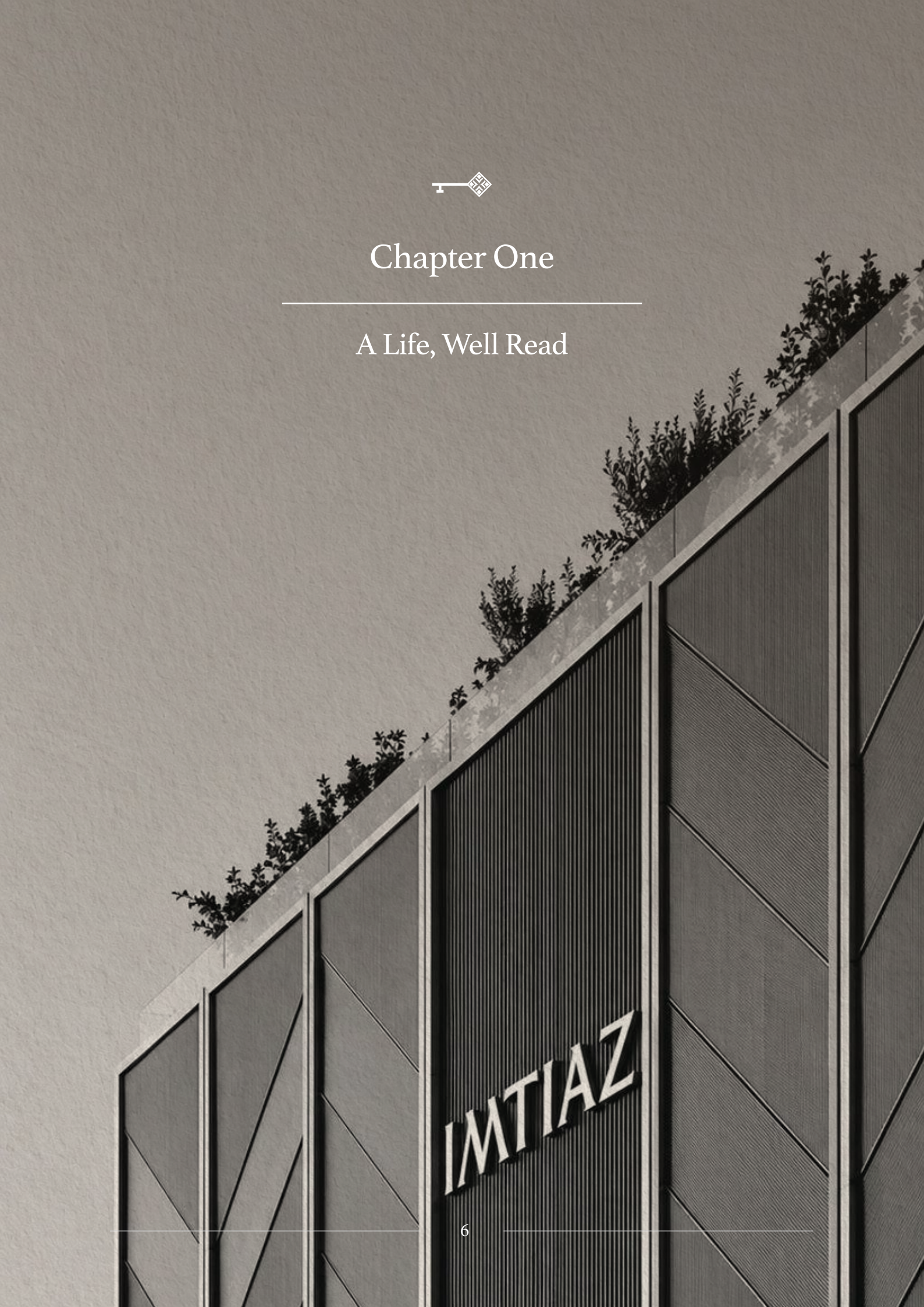
# Prologue

*A life is measured not in square feet,*
*but in what you have taken the time*
*to understand.*


THE
ARCHIVE
BY IMTIAZ

# Chapter One

## A Life, Well Read

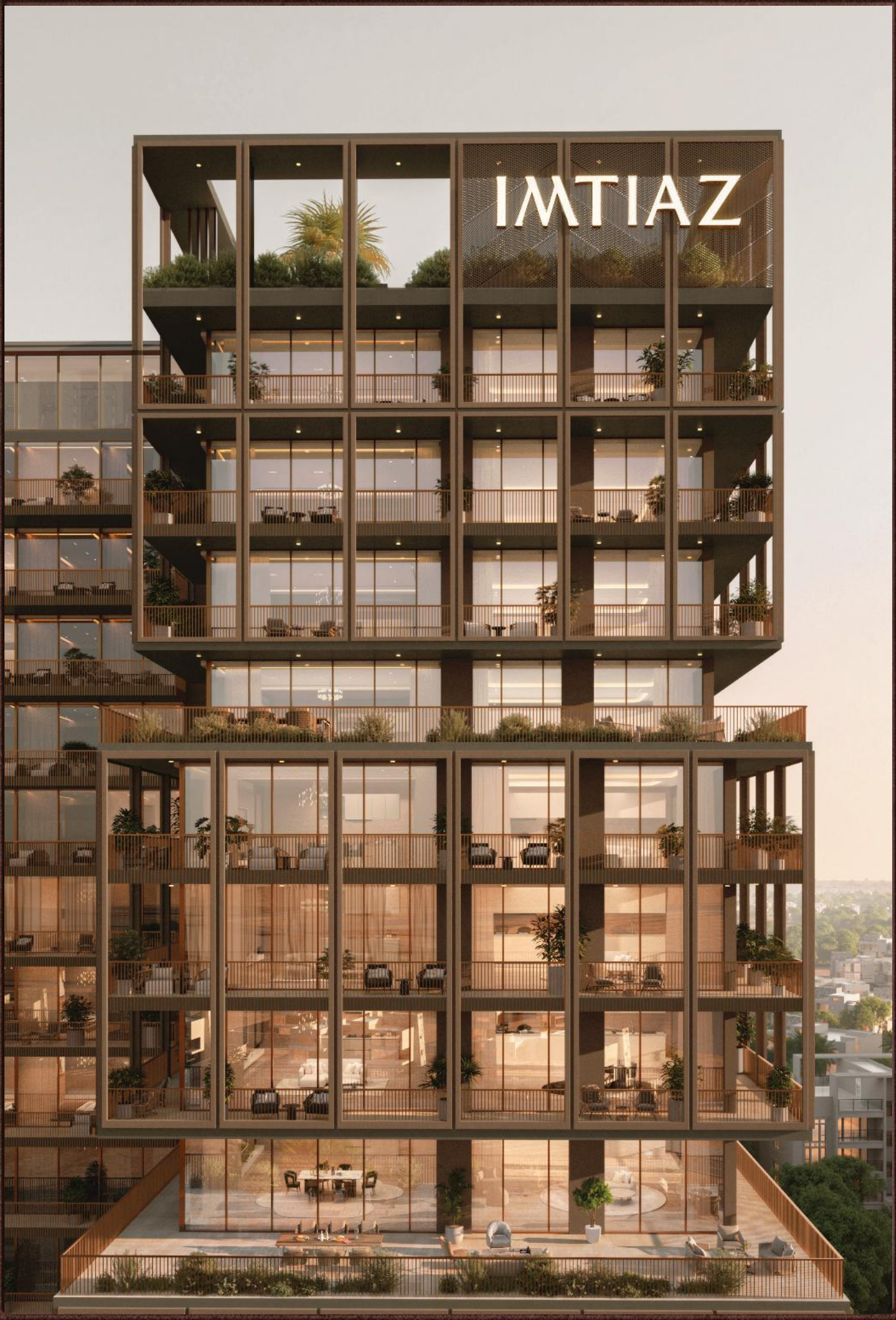


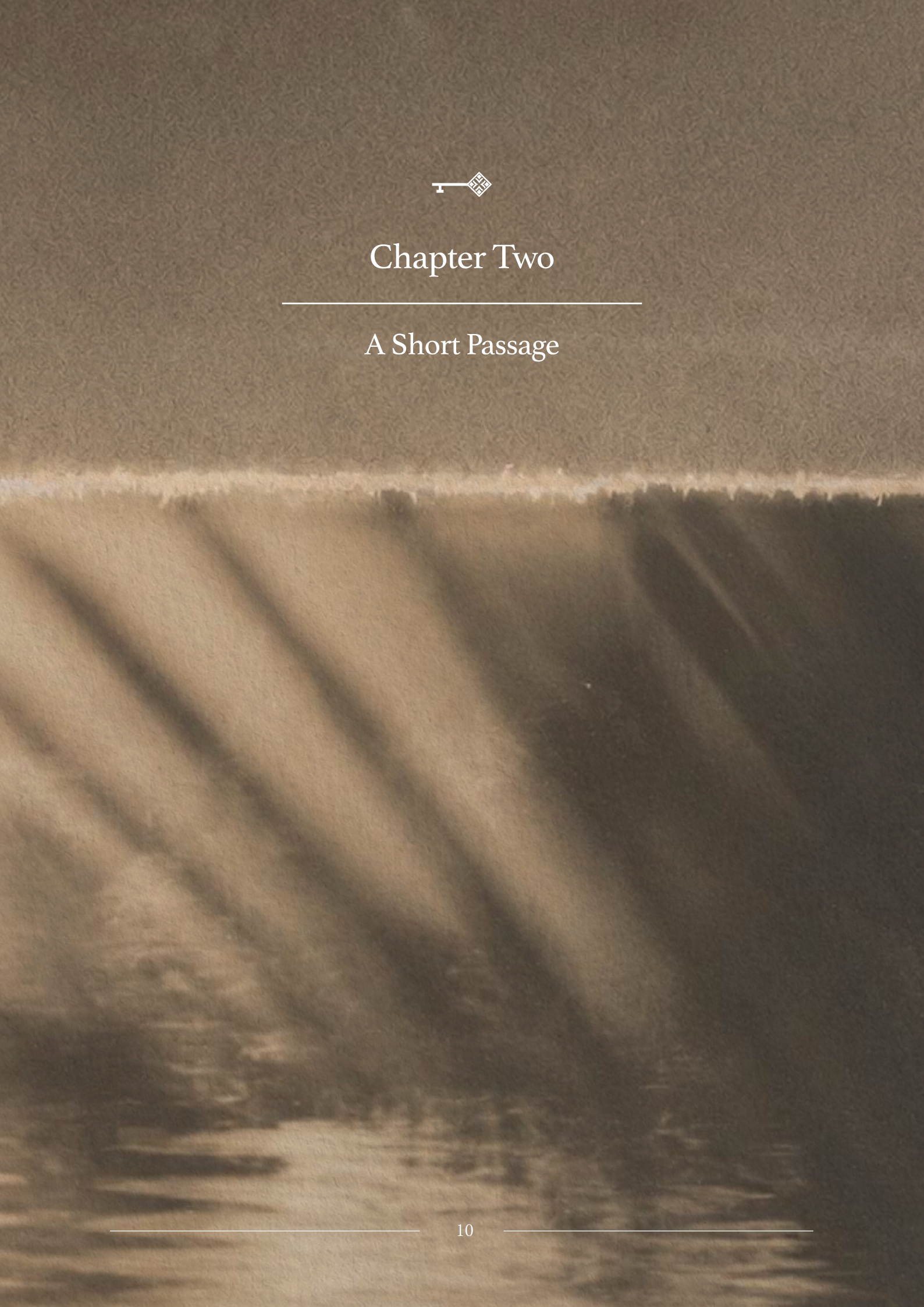

IMTIAZ
IMTIAZ
THE
ARCHIVE
IMTIAZ




The Archive is not a building that keeps books. It is a way of living arranged around reading, where the quiet hours are the ones that count. Most homes measure the view. This one, how far a chapter takes you.

It is built for a certain kind of attention: the ones who read past midnight, who go far into one thing rather than briefly across many.


IMTIAZ



# Chapter Two

## A Short Passage


IMTIAZ
THE
ARCHIVE

A library is only as useful as its reach. Sheikh Mohammed Bin Zayed Road opens at your door like a first chapter. Downtown Dubai, minutes beyond that. The airport in twenty. From here, every part of the city is a short passage away.




Within a short drive: the largest library in the region, the district where Dubai designs its ideas, the campuses where the next generation is taught, and the towers where the work gets done. This is not the edge of the city; it is the middle of everything worth reaching, and all of it sits inside twenty minutes.

Dubai Academic City..... 5 min

Dubai Outlet Mall..... 5 min

Dubai Silicon Mall..... 5 min

IMG World..... 10 min

Global Village..... 10 min

Mohammed Bin Rashid Library..... 15 min

The Dubai Mall..... 20 min

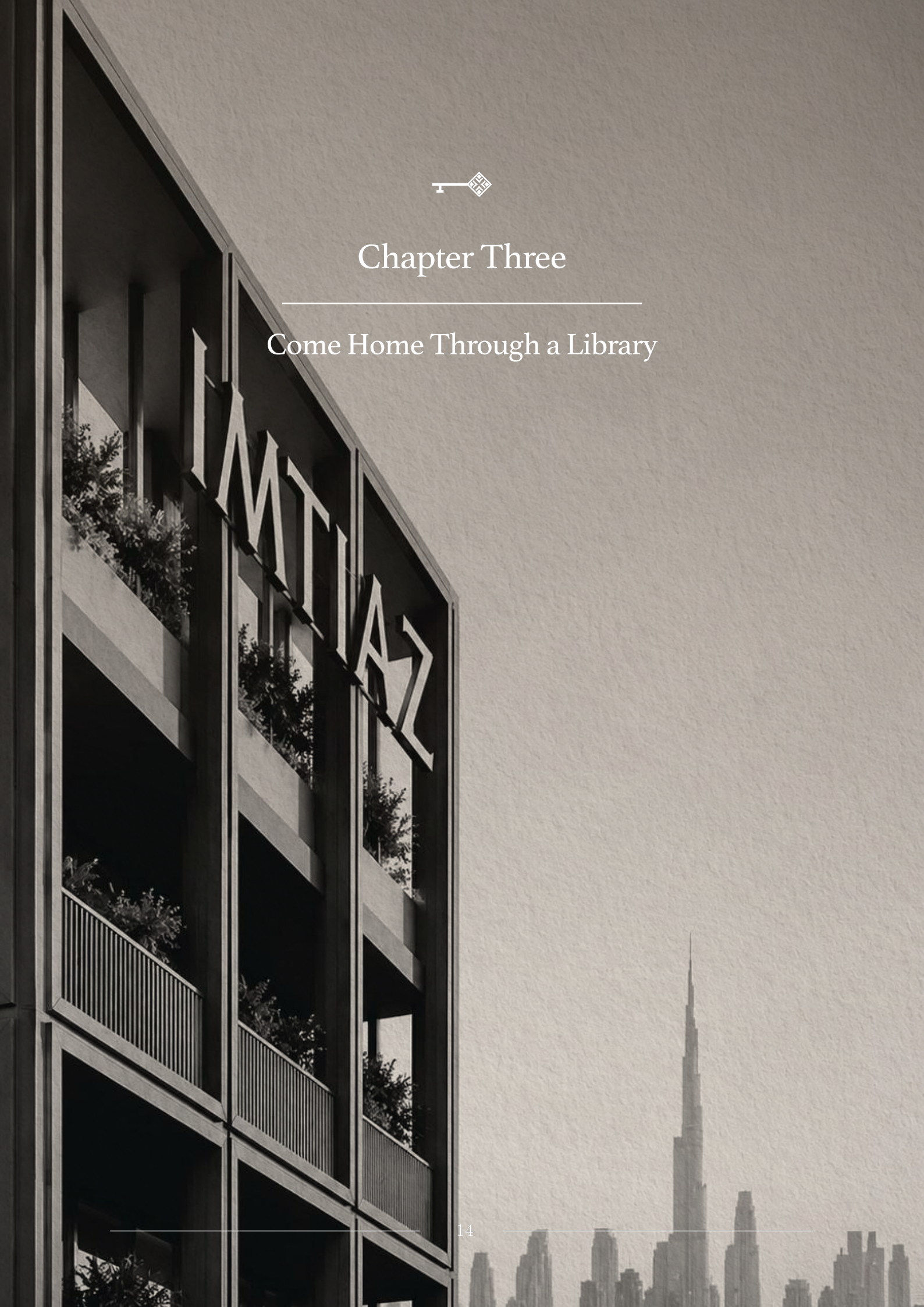
Culture Village..... 20 min

Dubai Creek Harbour..... 20 min

Dubai Design District (d3)..... 20 min

Dubai International Airport..... 20 min






# Chapter Three

## Come Home Through a Library

# Already, *Bookmarked.*




The front desk doesn't announce itself. It's built from books, stacked and bound, standing where a check-in counter usually would. Behind it, a wall of drawers rises to the ceiling, each one lit like something worth finding. This is the first page, before you've even reached your door.



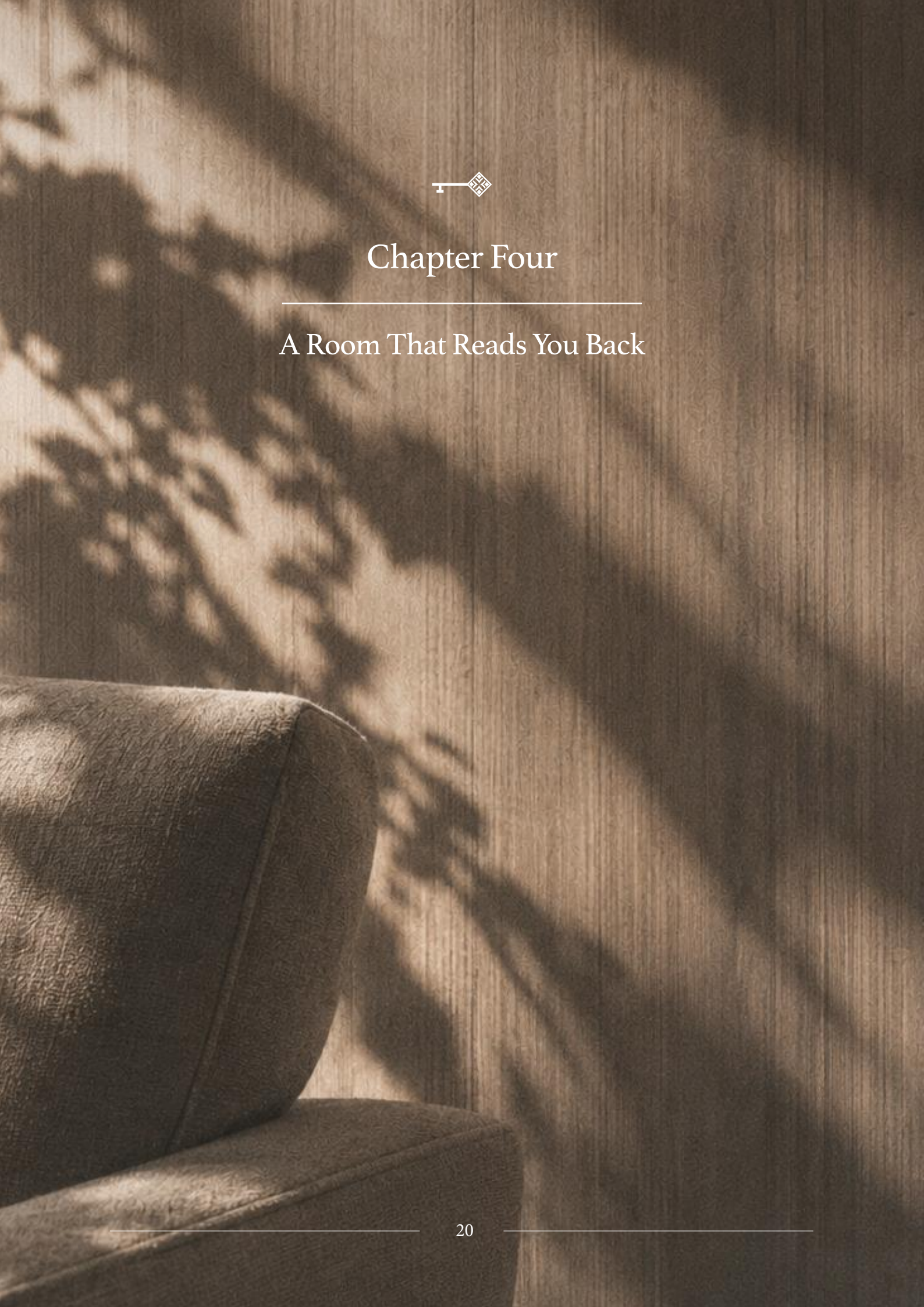


# Welcomed
## *by a Library*



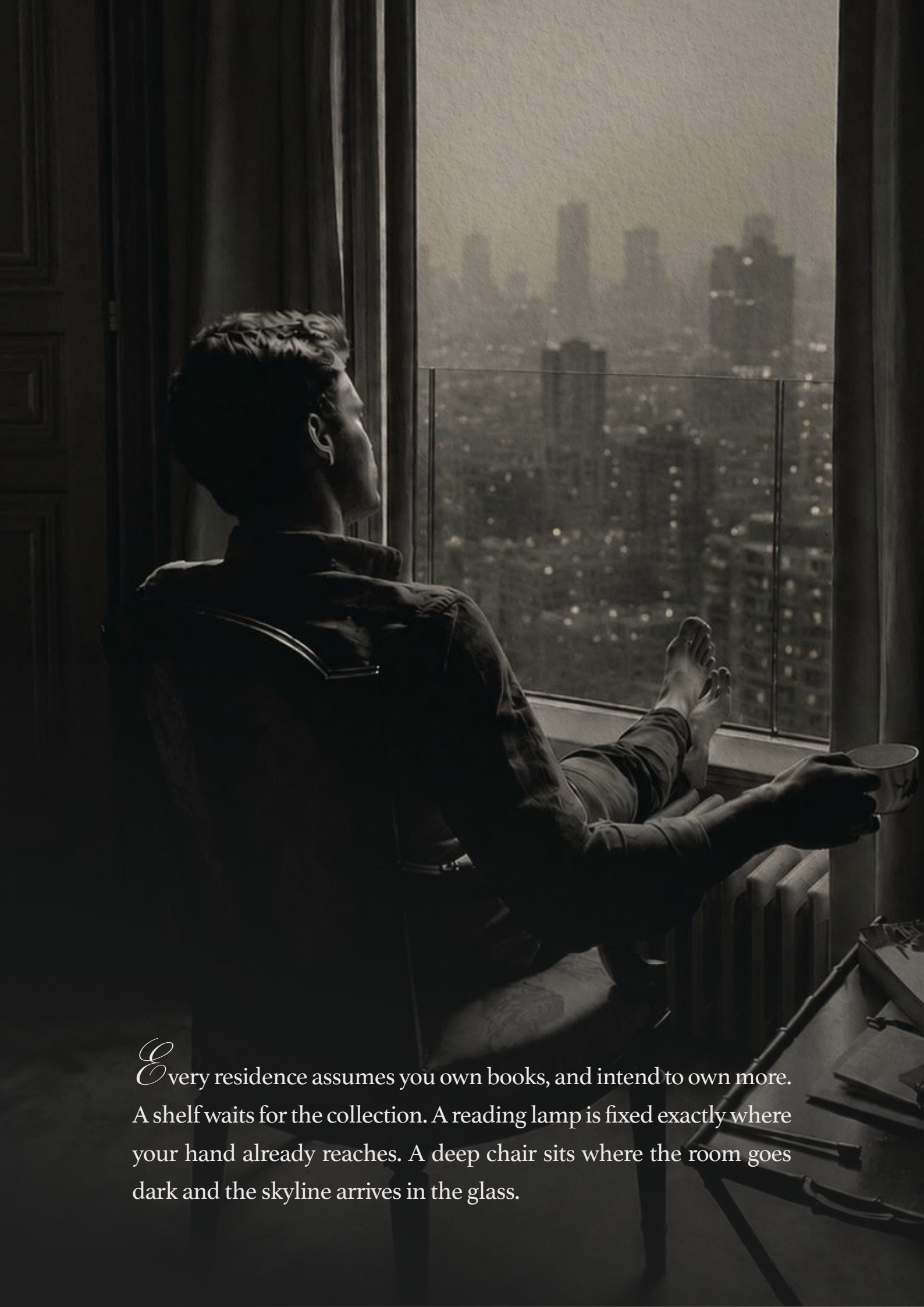
You do not arrive through a lobby. Two storeys of shelves rise from the ground floor, wrapped by a spiral stair. Ten thousand books, a real collection meant to be read, not admired. Most residents mean only to pass through. Most stop.





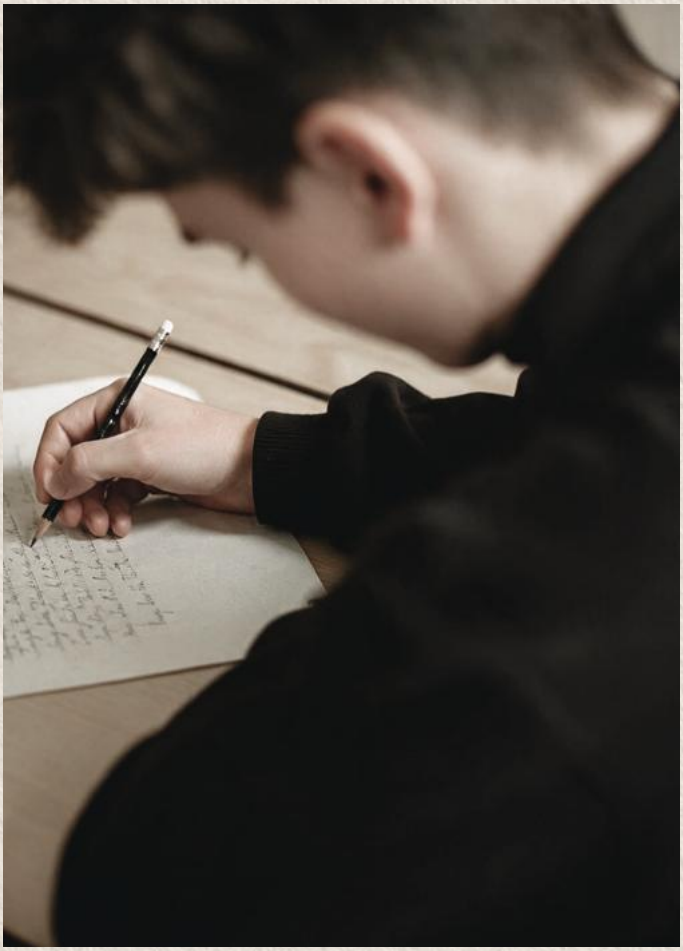
# Chapter Four

## A Room That Reads You Back



Every residence assumes you own books, and intend to own more. A shelf waits for the collection. A reading lamp is fixed exactly where your hand already reaches. A deep chair sits where the room goes dark and the skyline arrives in the glass.

# The *Writer's Room*



Not every thought needs an audience. Off the library, a smaller room holds a desk, a door that closes properly, and nothing else asking for attention. Some residents will read here. A few will finally write something.





# The *Reading Lounge*



A Reading Lounge for solitude that asks nothing of you, built for company of one, or two, where the quiet doesn't need explaining. Close enough to the library so that nothing has to be carried far. Some residents come here to finish a chapter. Others, just to sit somewhere quiet.









# The *Reading Salon*



On the roof, a Reading Salon for the guest you bring: fireplace, deep seating, and the kind of quiet that makes people have a deep conversation. Outside, a firepit and water feature for the cool months, when the company matters more than the page.




THE ILIAD HOMER
ROMEO AND JULIET
Shakespeare
MACBETH
WILLIAM SHAKESPEARE
CHURCHILL
HAMLET
THE ODYSSEY HOMER
THE DA VINCI CODE




ARCHIVE



# Chapter Five

## The Body Keeps the Mind

# The *Gym*



A gym set beneath a lattice of gold and glass, where movement and thought exist side by side. Treadmills face the skyline, curtained off like a page you'd turn to on purpose. Brick and timber set the tone. The space is shaped by Imtiaz's Raw Theory health philosophy, where wellbeing is approached as a daily ritual rather than a destination.




MATRIX



# The *Pool*

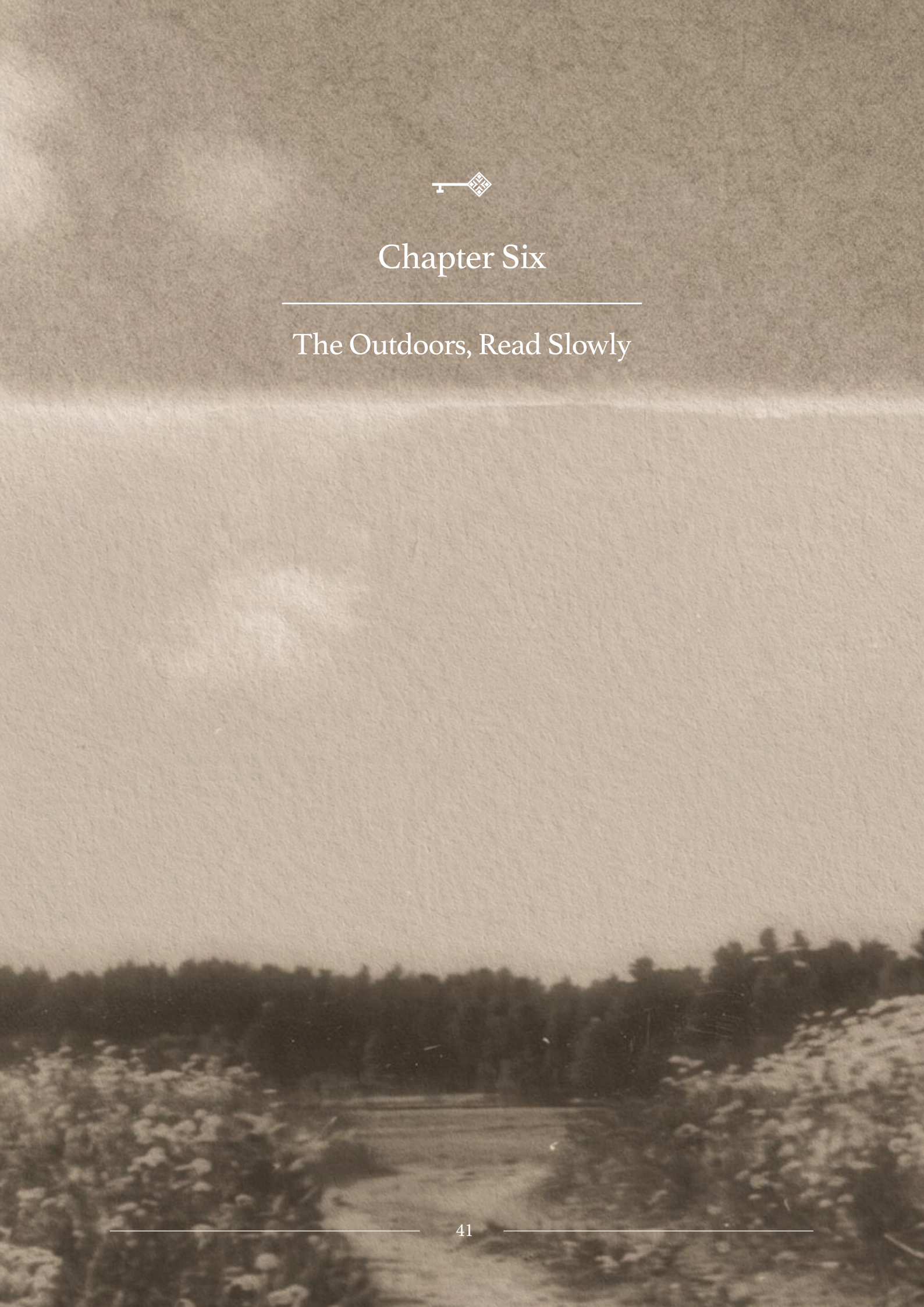


The water holds still long enough to catch the whole city in it. A chair, a shaded corner, nothing asking to be finished by a certain hour. Even up here, the pace stays exactly the one you brought with you.





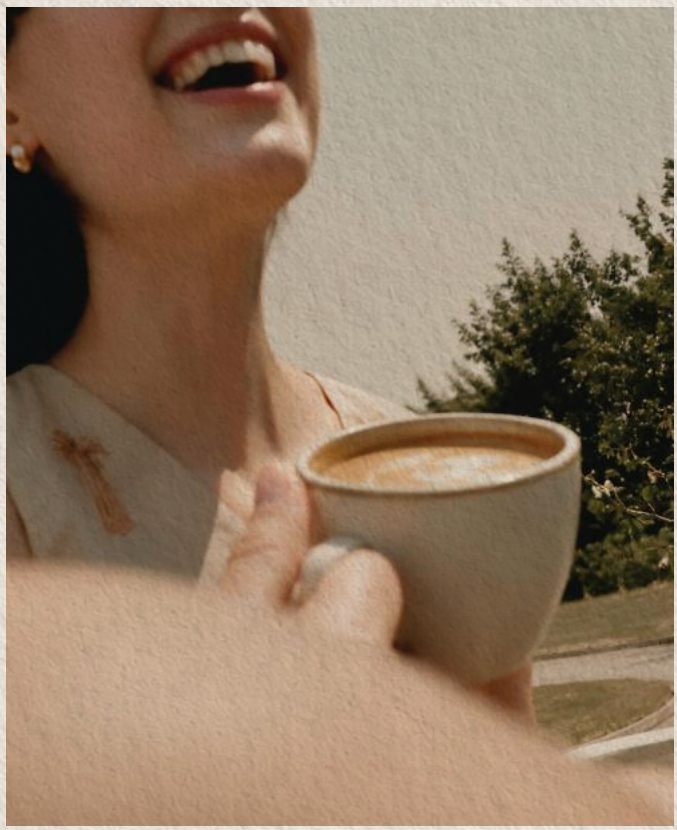




# Chapter Six

## The Outdoors, Read Slowly

# Everything,
# *Slowed Down*



At the top of the building, the garden continues: a rooftop terrace, a barbecue lounge for the nights guests stay late, and an outdoor cinema for the evenings a screen earns its place outside. Slow is the rarest thing a city like this has to offer. Here, it's the default.



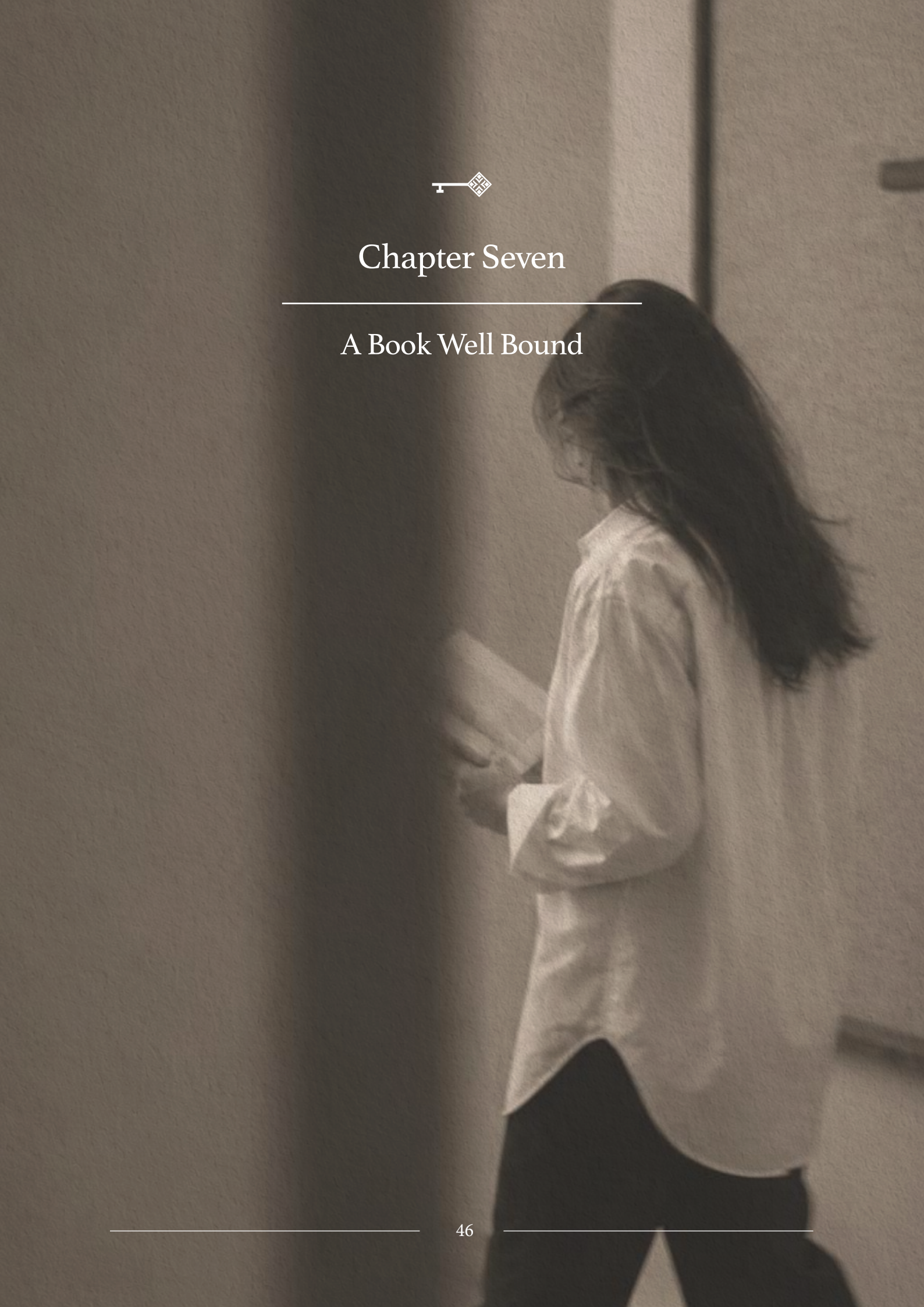




The property is pet-friendly by design, with a dedicated area of its own. A separate play area gives the youngest residents somewhere that belongs entirely to them.



A lush garden runs the length of the ground level, with lounges built for reading outdoors when the light allows it. Floating cabanas sit over a shallow water feature, for the kind of afternoon that has nowhere else to be. Beyond them, a stretch of grass and a mini golf course for the evenings that don't call for a book at all.



# Chapter Seven

## A Book Well Bound

# The *Residences*




The Residences aren't defined by any one room. They're defined by how the day moves through all of them — quickly in some, slowly in others, and not at all in the ones that ask nothing of you. That's the kind of home this is. One that already fits the life being lived in it.




ARABIA
STIFTER



# The *Kitchen*




Built into the same wall as the coffee machine, a shelf holds space for the pause before breakfast. The kind of pause that deserves something to read. Coffee on one side. A chapter on the other. Neither one waits for the other to finish.




A VERY SERIOUS COOKBOOK

# The *Bedroom*



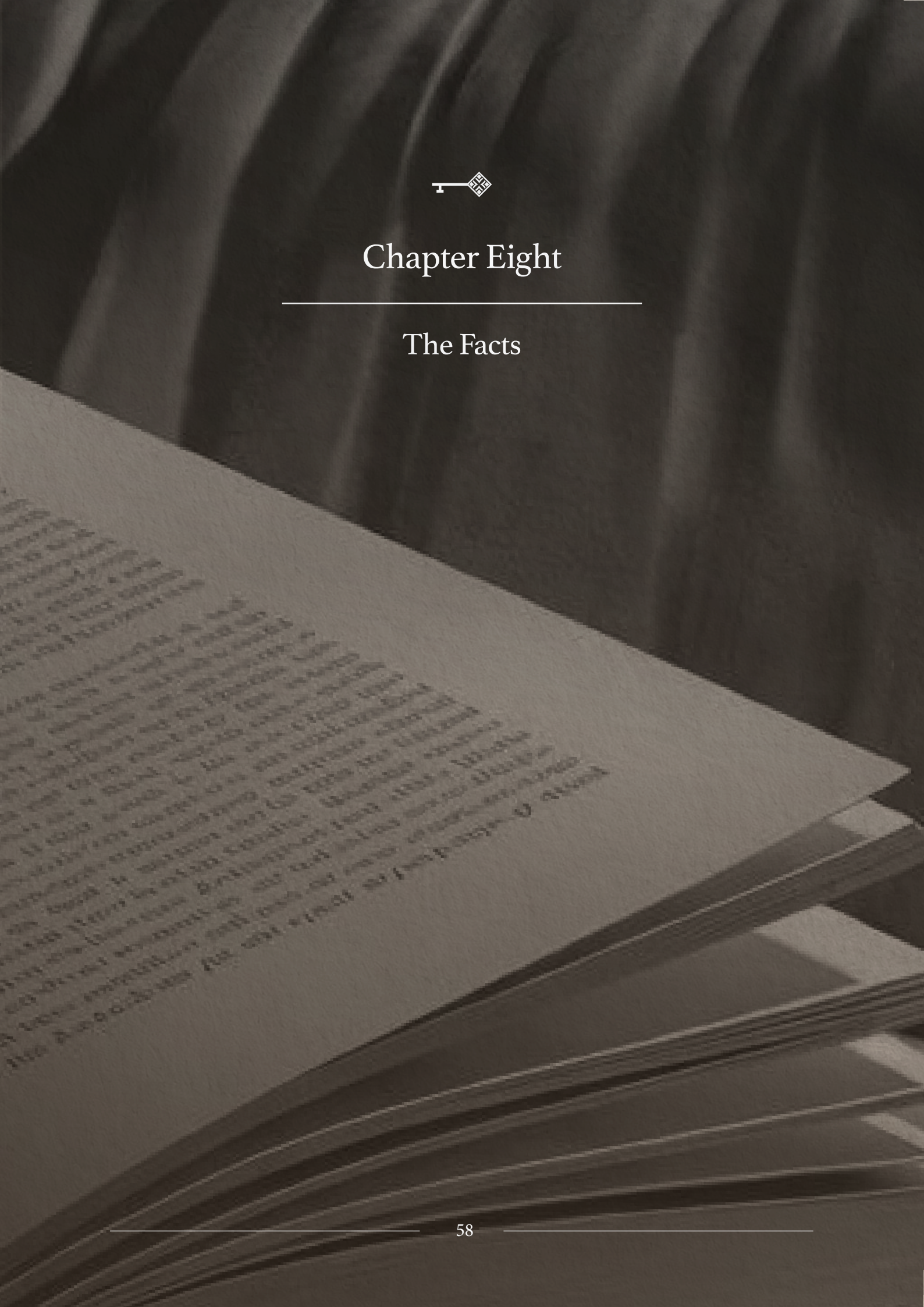
A shelf runs the length of the wall, close enough to reach without leaving the bed. A light angles exactly where a hand would need it, for the chapter that outlasts the rest of the house going quiet.


THE ALCHEMIST
Hi-Fi


ROMEO AND JULIET
LUCIAN
FREUD
HERBARIUM
CYAN
17:14
KINFOLK


POEMS
FROM THE DESERT
THE ALCHEMIST
Hi-Fi
Álvaro Siza In/discipline





# Chapter Eight

## The Facts

## Q3, 2028
Handover Date

---

## ৳ 666,000
Studio
starting from 360 sq. ft.

## ৳ 979,000
One Bedroom
starting from 600 sq. ft.

## ৳ 1.55 M
Two Bedroom
starting from 1035 sq.ft.

## ৳ 1.9 M
Three Bedroom
starting from 1314 sq. ft.

# Amenities



- The Library
- Reading Lounge
- Writer's Room
- Gym
- Reading Salon
- Relaxation Lounges
- Kids' Play Area
- Pets' Area
- Floating Cabanas
- Shallow Water Feature Lounge
- Sunken Seating
- Mini Golf
- Rooftop BBQ & Lounge
- Outdoor Cinema
- Adult Rooftop Pool
- Kids Rooftop Pool
- Rooftop Terrace Garden
- Changing Rooms

## Building Configuration

**Residential (B + G + 3P + 13 + R)**

| Typologies | Size Range (including balconies) (min. size in sq. ft.) | Size Range (including balconies) (max. size in sq. ft.) |
|---|---|---|
| Studio | 384 | 426 |
| 1 Bedroom Compact | 546 | 1053 |
| 1 Bedroom Executive | 605 | 1234 |
| 2 Bedroom | 1022 | 1686 |
| 3 Bedroom | 1305 | 1884 |

## Payment Plan

50% **during construction**

50% **on completion**

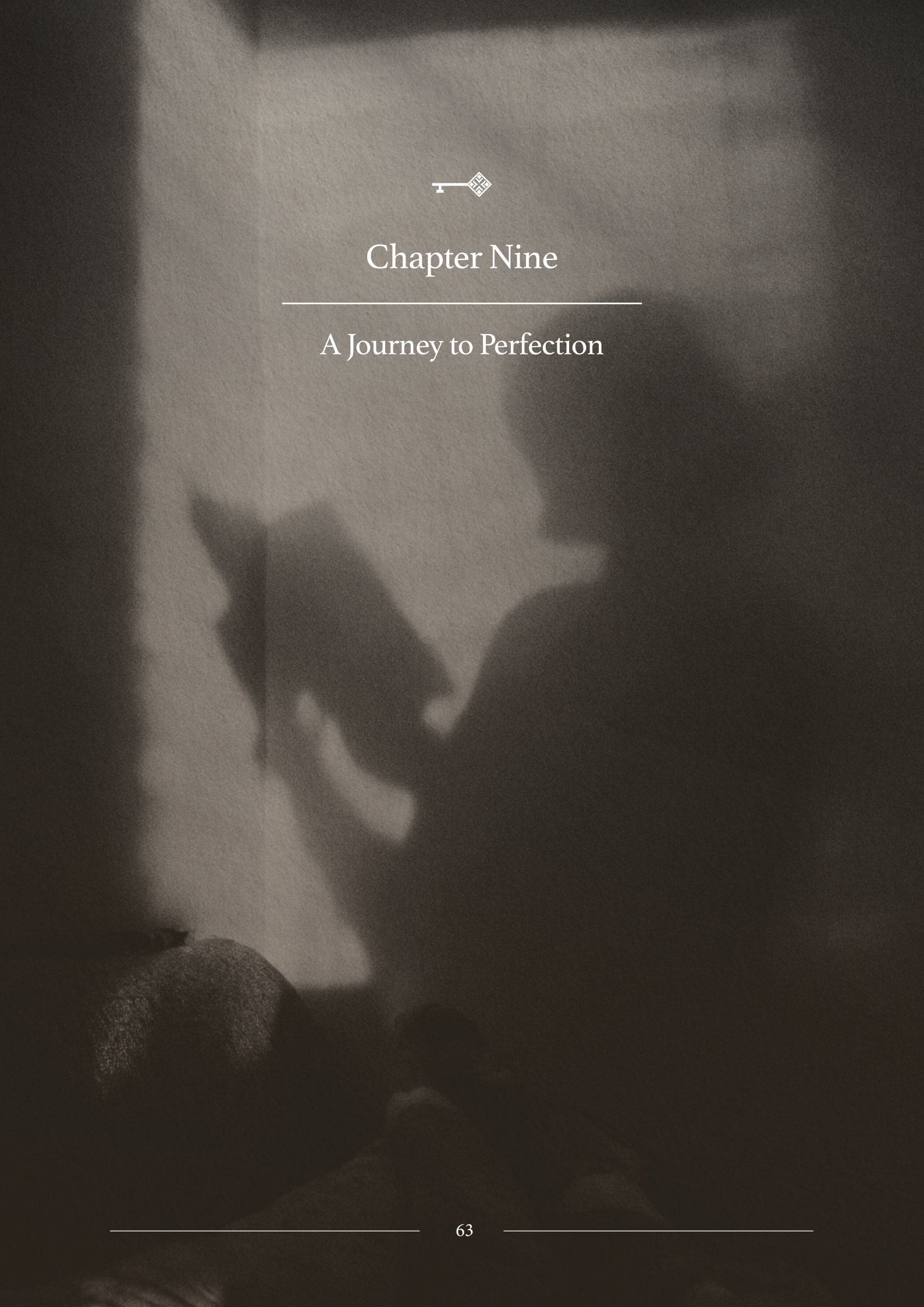
| Installment | Payment | Date |
|---|---|---|
| 1st | (20% + 4% DLD Fee + Admin Fee) | On Booking |
| 2nd | 5% | 15/11/2026* |
| 3rd | 5% | 01/04/2027* |
| 4th | 5% | 15/08/2027* |
| 5th | 5% | 01/11/2027* |
| 6th | 5% | 15/02/2028* |
| 7th | 5% | 01/07/2028* |
| On Completion | 50% | Q3 2028 |

## Post Handover Payment Plan

60% **during construction**

40% **post handover**

| Installment | Payment | Date |
|---|---|---|
| 1st | (20% + 4% DLD Fee + Admin Fee) | On Booking |
| 2nd | 5% | 15/11/2026* |
| 3rd | 10% | 01/04/2027* |
| 4th | 5% | 15/08/2027* |
| 5th | 10% | 01/11/2027* |
| 6th | 5% | 15/02/2028* |
| 7th | 5% | 01/07/2028* |
| Post Handover | 40% (3.3% Quarterly) | in 3 Years |



# Chapter Nine

## A Journey to Perfection

IMTIAZ

# A Journey to *Perfection*

Imtiaz Developments is a Dubai-based real estate developer founded in 1993, with an AED 15 billion portfolio across 50+ projects and 2,000+ delivered units. Led by CEO Masih Imtiaz, it operates a fully integrated model spanning design, construction, joinery, aluminium and glass, investment, property management and after-sales. This vertical integration ensures every detail is refined in-house, creating spaces shaped by craftsmanship, control and long-term thinking rather than outsourced delivery. Guided by its philosophy “A Journey To Perfection”, Imtiaz develops environments designed to evolve with the people who inhabit them.

1993 — 2026

800 IMTIAZ | info@imtiaz.ae

THE

# ARCHIVE

ESTD BY IMTIAZ 1993



IMTIAZ