

OFF PLAN

LX by Mulk

Location: Arjan, Dubai**Starting From:** AED 1,870,000**Permit No:** 1248436706

LX by Mulk

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Mulk Properties	Offices	Q3 2027	40/60	Off Plan

ABOUT THE PROJECT

LX by Mulk is a premium commercial development by **Mulk Properties**, strategically located in **Arjan, Dubailand**. Created to redefine the modern workplace, the project combines sophisticated architecture with highly flexible office spaces designed for entrepreneurs, established businesses, professional firms, and corporate investors. With contemporary design, extensive natural lighting, premium specifications, and landscaped surroundings, LX by Mulk establishes a new benchmark for boutique commercial developments in Dubai.

The development comprises **71 Grade A boutique office units** and **two premium retail spaces**, offering office sizes from approximately **944 sq. ft. to 3,000 sq. ft.** Buyers also have the flexibility to acquire **half-floor offices of approximately 10,500 sq. ft.** or **entire floors measuring approximately 21,000 sq. ft.**, making the project suitable for both growing businesses and large corporate occupiers. Offices are delivered in **shell-and-core condition**, allowing owners complete freedom to customise layouts according to their operational requirements. Most office units feature private balconies overlooking the renowned Dubai Miracle Garden, while floor-to-ceiling glazing maximises daylight and creates inspiring work environments.

Residents and business owners benefit from a carefully curated commercial environment featuring an elegant double-height entrance lobby, premium business lounges, high-speed elevators, extensive visitor parking, 234 dedicated parking spaces, landscaped outdoor areas, modern building management systems, 24-hour security, and spacious retail outlets at ground level that enhance convenience for tenants and

visitors alike. The building has also been designed to support efficient business operations while delivering a prestigious corporate address.

Strategically positioned in **Arjan**, LX by Mulk offers excellent connectivity to **Sheikh Mohammed Bin Zayed Road, Umm Suqeim Road, Dubai Hills Estate, Dubai Science Park, Motor City, Dubai Hills Mall**, and **Mall of the Emirates**. The location provides easy access to major residential communities and commercial hubs while benefiting from Arjan's rapid transformation into one of Dubai's fastest-growing mixed-use districts. With freehold ownership, flexible office configurations, and Mulk Properties' vision for high-quality commercial developments, LX by Mulk presents an outstanding investment opportunity for businesses and investors seeking long-term capital appreciation and sustainable rental returns.

Why Buy LX by Mulk Through A1 Properties?

Purchasing **LX by Mulk** through **A1 Properties** gives you access to experienced Dubai commercial real estate specialists with extensive expertise in office investments and business property acquisitions. Our consultants provide personalised guidance to help you identify the ideal office configuration based on your business requirements or investment objectives while ensuring access to the latest availability, competitive pricing, and exclusive developer opportunities whenever available. From investment consultation and payment plan guidance to legal documentation, company setup support, and ownership transfer, A1 Properties delivers comprehensive end-to-end assistance throughout your commercial property journey. **Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.** With our in-depth understanding of Dubai's commercial real estate market and Arjan's emerging business landscape, we ensure a seamless purchasing experience while helping you maximise the long-term value of your investment.

PAYMENT PLAN

10% Down Payment	30% During Construction	60% On Handover
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