



# ALDER



PARKFIVE



Live  plenty



AROUND YOU

WELCOME TO ALDER AT PARKFIVE  
DUBAI PRODUCTION CITY



GETTING AROUND

LIFESTYLE  
COMMUNITY RETAIL & SIKKAS  
ALDER TOWER AMENITIES



YOUR NEW HOME

INTERIORS  
RESIDENCES



THE MINDS  
BEHIND PARKFIVE

DEVELOPER



WELCOME TO PARK FIVE



ALDER

WELCOME TO PARKFIVE



EMBRACE  
A LIFE  
OF PLENTY.



Alder encompasses a comprehensive self-sufficient residential community consisting of biophilic design principles, positioned to maximize park and lake vistas. The layout of the community revolves around meandering sikkas—pedestrian corridors that facilitate resident interaction and community cohesion while promoting lifestyle enhancement and wellness outcomes.



WHERE PEACEFUL PARKS  
MEET WATERSIDE TRANQUILITY.

As its name suggests, Parkfive presents five distinctive residential towers by Deyaar Development in Dubai Production City, seamlessly integrated within expansive green landscapes.





# ARCHITECTURAL ARTISTRY.



FACADES THAT  
ELEVATE THE  
ORDINARY.

Alder at Parkfive harmonizes peaceful natural settings with striking modern architecture.

The structured facade showcases crisp geometric forms and generous outdoor spaces that seamlessly connect interior and exterior environments. This architectural approach weaves heritage elements with contemporary innovation, creating a timeless dialogue between eras.

# WHERE SOPHISTICATION CALLS HOME.



## THE ALDER TOWER REDEFINES MODERN LIVING.

The Alder Tower stands as an iconic residential centerpiece within the distinguished Parkfive community.

Offering thoughtfully designed 1, 2, and 3 bedroom residences, the tower presents a tri-level amenity experience spanning the podium level, 5th floor, and spectacular rooftop.





SAKURA H



RANGE ROVER  
M 1856

# PERFECTLY POSITIONED.

## WHERE CITY ENERGY MEETS REFINED LIVING.

Dubai Production City becomes your backdrop for sophisticated living at Alder at Parkfive.

Essential amenities—from retail and restaurants to recreational facilities, educational institutions, and healthcare—are all moments away. This unique setting blends metropolitan energy with peaceful retreat, creating limitless possibilities for personal development and community engagement.

### COMMERCIAL

- 01. Dubai Media City
- 02. Dubai Knowledge Park
- 03. Business Bay
- 04. DIFC
- 05. Dubai Design District
- 06. Dubai Healthcare City

### LEISURE

- 07. Dubai Marina Mall
- 08. Jumeirah Golf Estates
- 09. Mall of the Emirates
- 10. Dubai Butterfly Garden
- 11. Dubai Miracle Garden
- 12. Trump International Golf Course
- 13. Dubai Autodrome
- 14. Global Village
- 15. IMG Worlds of Adventure
- 16. Kite Beach
- 17. Jumeirah Beach
- 18. The Green Planet
- 19. Dubai Mall
- 20. Ras Al Khor Wildlife Sanctuary

### PARKS

- 21. Al Barsha Park
- 22. Safa Park
- 23. Zabeel Park

### HOSPITALITY

- 24. FIVE Palm Jumeirah Hotel
- 25. Novotel Dubai Al Barsha
- 26. Courtyard by Marriott Dubai
- 27. Address Montgomerie
- 28. JW Marriott Marquis Hotel

### HEALTHCARE

- 29. Emirates Hospital Day Surgery
- 30. Right Health Medical Centre
- 31. Saudi German Hospital
- 32. Mediclinic Meaisem
- 33. NMC Royal Hospital



# EFFORTLESS CONNECTIONS.

CONNECTED TO EVERYTHING THAT MATTERS.



Located near Sheikh Mohammed bin Zayed Road and Al Khail Road, Alder at Parkfive provides easy access to Dubai's key destinations. City Centre Me'aisem is minutes away, while Dubai Exhibition Centre and Expo City are within 15 minutes. Dubai International Airport is just 25 minutes away, making the city's essentials part of your lifestyle.

## SHOPPING

1. City Centre Me'aisem
2. Centro Al-Andalus
3. Circle Mall
4. The Town Center
5. The Springs Souk

## MOSQUES

6. DPC Mosque
7. Yousuf Mohammad Mosque
8. City Centre Me'aisem Mosque

## SPORT

9. Dubai International Cricket Stadium
10. Jumeirah Golf Estates Golf & Country Club
11. Top Padel - City Centre Me'aisem
12. IMPZ Pond Running Track

## HOSPITALS

13. Mediclinic Me'aisem
14. Saudi German Clinic, Sports City
15. Aster Clinic, Sports City
16. Aster Clinic, JVC

## GROCERIES

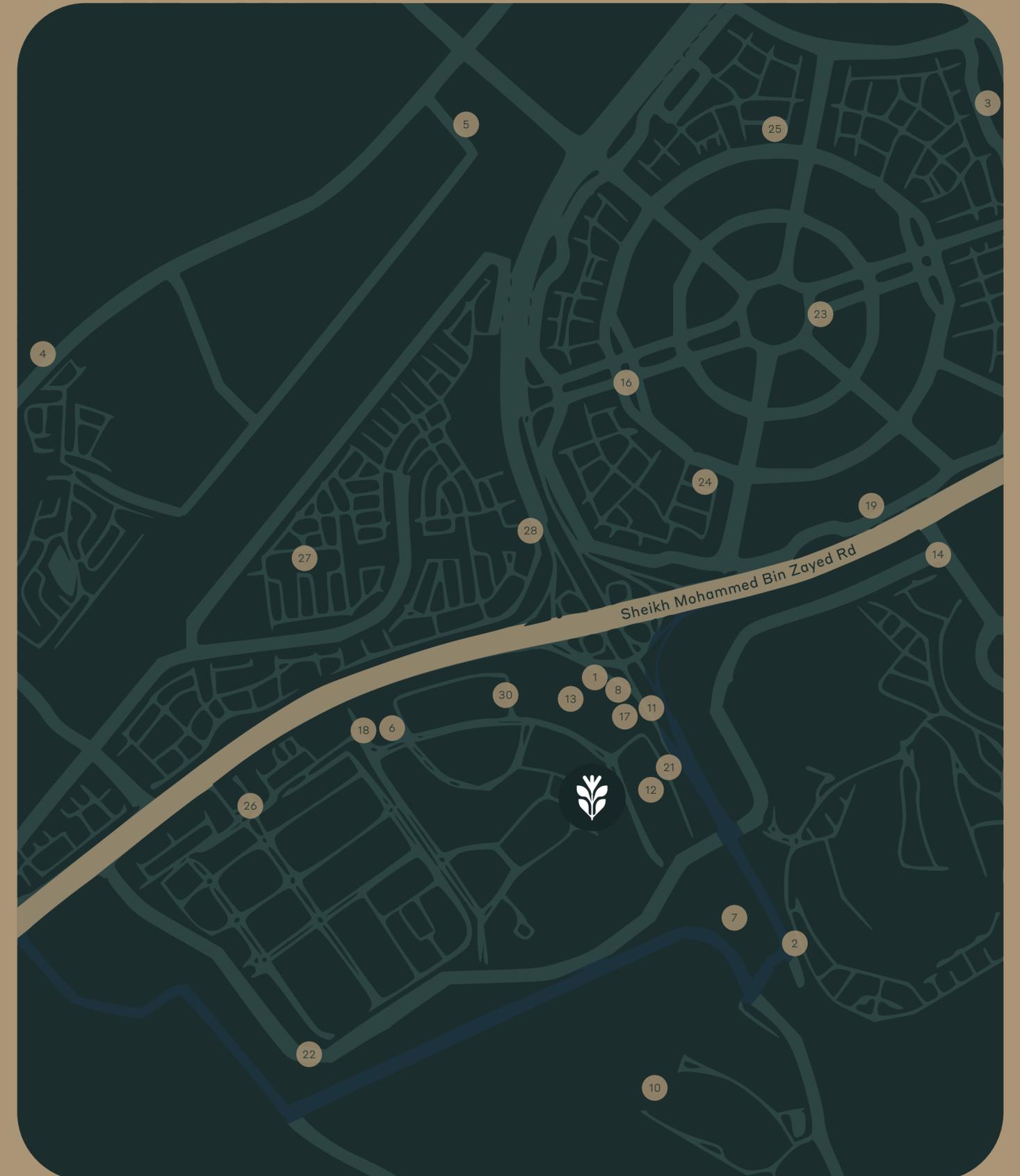
17. Carrefour Hypermarket
18. Mango Hypermarket
19. Al Maya Supermarket, JVC
20. Al Maya Supermarket, Sports City
21. New W Mart Supermarket
22. Carrefour Midtown

## PARKS

23. Circle Community Park
24. Halfa Park - JVC
25. Roolh Park - JVC

## SCHOOLS

26. Roots Montessori Nursery IMPZ
27. Arcadia British School
28. Sunmarke School
29. Victory Heights Primary School
30. Kids Kingdom Daycare





LIFESTYLE AMENITIES



# 75+ AMENITIES & RETAIL.

REDEFINING ROOFTOP REVELRY  
AND PODIUM PERFECTION.



Parkfive's ground level offers vibrant community space.

Alder Tower features amenities across its podium, 5th floor and rooftop with breathtaking views. Shaded areas and indoor-outdoor transitions create sanctuaries for connection and solitude.

# CRAFTED FOR LIVING.

WHERE NATURE AND  
SOPHISTICATION  
CONVERGE.

Welcome to a life tailored by  
master artisans and adorned by  
nature's grand design.



Alder at Parkfive champions the harmony of nature, wellness, and sustainable design. At the community's foundation are 'Sikkas'—authentic Arabian walkways that curve through expansive green zones and communal spaces. These organic pathways, complemented by rich vegetation, foster a dynamic community where artistic expression and human connection take root.



PARKFIVE

PARKFIVE

TORTILLA

food truck

CAFÉ

PARKFIVE



COMMUNITY RETAIL & SIKKAS





TIMELESS SIKKAS, THREADS OF COMMUNITY. **WEAVING MOMENTS INTO MEMORIES.**

At Parkfive's heart, sikkas whisper tales of connection as timeless pathways etched into the landscape. These arteries of community pulse with shared experiences, where neighbors become friends and stories intertwine, nurturing vibrant, inclusive growth.



URBAN CONVENIENCE. **ELEVATING THE EVERYDAY.**

Find life's essentials steps from your door. Thoughtfully integrated shops and services ensure your needs are met with ease and style.



PARKFIVE'S FOOD MARKET HALL



**EPICUREAN ODYSSEY:**  
**A WORLD OF FLAVORS AT**  
**YOUR DOORSTEP.**

Embark on a culinary journey through vibrant eateries and gourmet shops, from farm-fresh produce to artisanal delights.

PARKFIVE'S CONTEMPORARY ARABIAN ART



**TIMELESS TALES IN MODERN**  
**STROKES: WHERE HERITAGE**  
**MEETS INNOVATION.**

Murals and sculptures are silent storytellers bridging past and future. Immerse yourself in striking artworks that blend cultural heritage with modern expression.

PARKFIVE'S SHADED SPACES



**WHISPERS OF NATURE**  
**IN THE URBAN SYMPHONY.**

Discover pockets of tranquility where dappled sunlight plays through leaves, creating retreats for peaceful reflection or friendly conversation.

PARKFIVE'S INSIDE OUT SPACES



**SEAMLESS HORIZONS:**  
**WHERE INTERIOR LUXURY**  
**MEETS OUTDOOR FREEDOM.**

Blur the lines between indoors and out in areas that capture the best of both worlds, adapting to your lifestyle whatever the occasion.





AMENITIES AT THE ALDER TOWER

# WHERE LUXURY LIFESTYLE SOARS.



## AN ADULT OASIS IN THE SKY.

Alder features amenities across three levels - the vibrant podium, 5th floor and rooftop. Each level offers unique spaces from social gathering areas to wellness zones, creating a complete lifestyle destination.

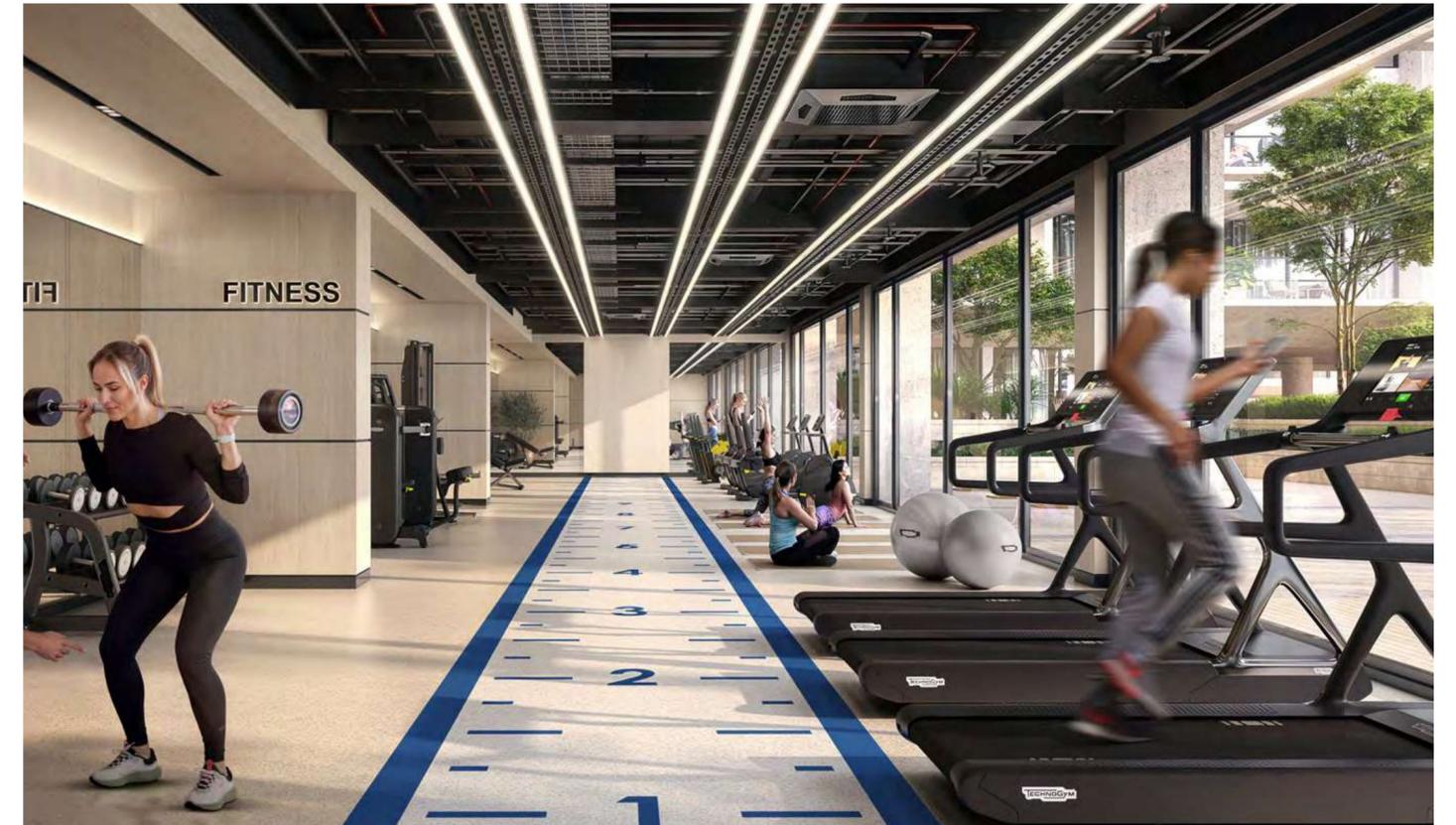
INDOOR PODIUM AMENITIES

KIDS CLUB



WHERE IMAGINATIONS FIND  
THEIR **PLAYGROUND.**

A vibrant haven designed exclusively for children, the Kids' Club blends creativity, fun, and learning in a safe and inspiring setting.



MULTIPURPOSE CLUB



WHERE COMMUNITY AND  
OCCASION COME  
TOGETHER.

The multipurpose club is the heart of ParkFive's social life — a flexible venue that adapts to every gathering.

GYM + CHANGING ROOMS



WHERE WELLNESS  
**TRANSCENDS** BOUNDARIES.

Alder's podium features a cutting-edge gym that blends indoor fitness with outdoor tranquility.



## OUTDOOR PODIUM AMENITIES

### KIDS POOL



WHERE SPLASHES OF **JOY ECHO** ACROSS GENERATIONS.

The kids' pool offers a delightful retreat designed for endless fun and safety, where little ones can splash and play in crystal-clear waters.

### ADULT POOL



WHERE SKY AND WATER EMBRACE IN **INFINITE HARMONY**.

Crystalline waters merges with the horizon, surrounded by tranquil trees and elegant bamboo decking with plush lounges.

### COWORKING SPACE



WHERE INSPIRATION **FLOWS IN THE OPEN AIR**.

Carefully designed outdoor workstations surrounded by gentle breezes. Residents experience enhanced productivity in this unique blend of professional space and natural ambience.

### COMMUNITY LAWN



WHERE NATURE AND **COMMUNITY DANCE IN SYMPHONY**.

Pristine landscaping surrounds the development. Lush green spaces and modern amenities complement dynamic pathways, embodying the fusion of cultural heritage and contemporary living.





GREENAD

PARKWAY

PARKWAY

OUTDOOR PODIUM AMENITIES

KIDS PLAY AREA



WHERE CHILDHOOD  
ADVENTURES COME ALIVE.

The little ones will explore in this expansive playground designed for creative play with engaging equipment and comfortable parent seating.



BBQ HAVEN



WHERE FLAVORS  
SIZZLE UNDER OPEN SKIES.

Sleek grills and comfortable seating invite residents to craft culinary masterpieces under the stars, creating cherished memories.



## 5<sup>TH</sup> FLOOR AMENITIES

### SWIMMING POOL

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WHERE SERENITY MEETS **THE SKYLINE.**

Retreat to private infinity-edge plunge pools that merge tranquility with breathtaking views. Find your private oasis, perfect for peaceful relaxation.

### SEATING AREAS

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WHERE CONVERSATIONS FLOW WITH **PANORAMIC VIEWS.**

Thoughtfully arranged lounges and intimate seating nooks. Curated furniture creates perfect spots for socializing with stunning vistas.

### POOL DECK

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WHERE SUNLIGHT DANCES ON **TRANQUILITY.**

Bask in the glow of golden afternoons on an elevated pool deck designed for both relaxation and connection.

## ROOFTOP AMENITIES

### KIDS PLAY AREA

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WHERE CHILDHOOD ADVENTURES **COME ALIVE.**

The little ones will explore in this expansive playground designed for creative play with engaging equipment and comfortable parent seating.

### OUTDOOR LOUNGE

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WHERE CONVERSATIONS BLOOM IN **COOL COMFORT.**

Communal seating areas serve as oases for social connection, where neighbors become friends in comfortable elegance.

### BBQ AREA

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WHERE FLAVORS **SIZZLE** UNDER OPEN SKIES.

Sleek grills and comfortable seating invite residents to craft culinary masterpieces under the stars, creating cherished memories.



# THOUGHTFULLY CURATED INTERIORS.

CRAFTED FOR  
QUINTESSENTIAL LIVING.



The light-filled interiors feature high-end finishes and premium appointments, creating chic living spaces for discerning residents. These modern interiors harmonize with the striking architecture and vibrant neighborhood, where design and nature dance in perfect harmony.



# ELEVATING CITY LIVING TO NEW HEIGHTS.



## LIVING ROOM

The living room features the highest specification design with a color scheme reflecting timeless contemporary energy from the precinct's vibrant atmosphere and natural surroundings.



WHERE EXCEPTIONAL DESIGN FRAMES STUNNING VISTAS.

Alder at Parkfive residences testify to contemporary elegance and masterful craftsmanship.

These thoughtfully designed homes blend biophilic elements with eclectic aesthetics, embodying a quintessential lifestyle that marries elegant charm with modern sophistication.

The 1, 2, and 3 bedroom homes cater to families. These living spaces feature breathtaking views - expansive windows frame spectacular park and lagoon vistas, creating an intimate connection with nature.





#### KITCHEN

Sleek, contemporary, and expansive kitchens showcase exquisite craftsmanship and premium materials. Every detail exudes quality, and the surfaces are meticulously finished.



#### BATHROOMS

Minimalist bathrooms with modern vanity and aesthetics, high-end fixtures, and elegant finishes create a sanctuary of relaxation and rejuvenation.



## BEDROOMS

Tranquil bedrooms offer a perfect retreat with their refined design and soothing ambience. Thoughtful layouts and premium materials ensure comfort and style in equal measure.



THE MINDS BEHIND PARKFIVE

A LEGACY OF  
VALUE, A FUTURE  
OF VISION.

DEYYAAR

## 23 YEARS OF SHAPING SKYLINES AND STANDARDS.



DEYAAR is a Dubai-based property developer established in 2002. Since inception, Deyaar has grown to become one of the region's largest developers, delivering landmark commercial towers, residential buildings, and hotels.

Recognized for its iconic developments across Dubai, Deyaar expanded its operations after its 2007 IPO into six business units offering a range of services, including property development, property management, and hospitality. With a strong land bank, a robust project portfolio, and a forward-looking vision, Deyaar is committed to shaping Dubai's urban landscape and delivering value to investors and customers alike.

800 DEYAAR



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