DECA projects, side by side.

Signature residences, island living and the announced Meydan project.

DECA DEVELOPMENTS

						 SUPPLIED BUILDING RENDER
	ALAYA Al Zorah · Ajman ↗	**Avana Residences** JVC · Dubai ↗	**Milos Residences** DLRC · Dubai ↗	**Trinity** Arjan · Dubai ↗	**Park Beach II** Al Marjan Island · RAK ↗	**Meydan Horizon** Meydan · Dubai ↗
HOME TYPES	Studio, 1 & 2 BR	Studio, 1 & 2 BR	1, 2 & 3 BR	1, 2 & 3 BR	Studio, 1 & 2 BR	Residence mix not released
SIZE RANGE	**308–1,328 sq ft**	**373–1,324 sq ft**	**640–1,642 sq ft**	**723–1,394 sq ft**	**398–1,312 sq ft**	**Not published**
PROJECT SCALE	178 residences Retail component	Smart-home apartments	195 apartments 13 storeys	17 storeys Selected private pools	Select homes with private plunge pools	97 residences* Nikken Sekkei
LIFESTYLE	Infinity & kids pools Gym, padel, BBQ Al Zorah marina, golf & mangrove setting	Resort pool & rooftop Octopus play zone Yoga, padel court Outdoor cinema	Pool & sauna Gym, fitness track Outdoor cinema Kids' splash zones	Infinity pool Cinema & BBQ Gym, yoga pavilion Children's play area	Rooftop infinity pool Beach club & spa Gym, kids' pool Co-working & cinema	Amenity schedule not yet published
HANDOVER	To be confirmed	Q3 2027*	April 2027*	Date not stated on project page	Q4 2027*	Q3 2028* announced target
PAYMENT TERMS	Release terms to be confirmed	60% construction 10% completion 30% post-handover	Post-handover option Confirm full schedule	4-year post-handover Confirm full schedule	Post-handover option Confirm full schedule	Not published

* Published targets / terms; current confirmation required. Sources and qualifications in the project register.

More addresses. One portfolio.

Four further DECA portfolio addresses, from island homes to villa plots.

DECA DEVELOPMENTS

	Park Beach I	Arabian Hills Estate	Olivia Residences	Gardenia Livings
		 ILLUSTRATIVE VILLA DESIGN		
	Al Marjan Island · RAK ↗	Dubai–Al Ain Road · E66 ↗	Dubai Investments Park 1 ↗	Arjan · Dubai ↗
HOME TYPES	Studio, 1 & 2 BR	Villa, mansion & estate plots	1, 2 & 3 BR*	1 & 2 BR
SIZE RANGE	**423–1,145 sq ft***	**12,000–132,000 sq ft plots**	**634–1,490 sq ft**	**756–1,247 sq ft**
PROJECT SCALE	Beachfront apartments	Master-planned plot community	229 apartments G + 6	7 storeys Multiple floor plans
LIFESTYLE	Infinity pool & beach Gym & jogging track Yoga, kids' play Splash pool & cinema	Swimmable lagoons Equestrian facilities Parks & cycle track Padel, golf & spa	Infinity pool Gym & sauna Kids' play & BBQ Rooftop lounge	Rooftop fitness Yoga & kids' play BBQ & event space Concierge
HANDOVER	Current status to be confirmed	Phase-specific confirmation required	Current status TBC Legacy target: October 2024	Current status TBC Site dates conflict: 2023 / 2024
PAYMENT TERMS	Post-handover option Confirm full schedule	10% booking* 18 / 24 / 36 months Confirm full schedule	Post-handover option Confirm full schedule	Post-handover option Confirm full schedule

* Published targets / terms; current confirmation required. Sources and qualifications in the project register.

The wider development pipeline.

Additional schemes named in the 29 April 2026 company announcement.

PROJECT / WORKING NAME	LOCATION	REPORTED SCALE	ANNOUNCEMENT STATUS
01 **Grand Vista**	Al Zorah · Ajman	215 apartments	Planned residential project
02 **DLRC owned project**	DLRC · Dubai	200 residences	Name not published; design finalised
03 **Dubai Science Park**	Dubai	303 hotel apartments	Operator alignment progressing
04 **Dubai Production City**	IMPZ · Dubai	295 hospitality keys	Four-star concept; operator alignment progressing

NAME RECONCILIATION

Zorah Waterfront / ALAYA

The earlier 178-home marina scheme may correspond to ALAYA. Treat it as an unresolved name match; do not add both to a portfolio total.

DECA'S TWO TRACKS

Development + execution

DECA describes its role across owned residential and hospitality assets, plus launch, marketing and sales execution for third-party developers.

PUBLISHED DATA QUALITY

Confirm the current release

Some official pages contain conflicting dates, payment headings and copied location text. The project register records these gaps. Historic targets are not completion receipts.

PRIMARY SOURCES

DECA project directory · DECA company release, 29 Apr 2026 / Zawya

Individual project pages · Supplied ALAYA review-draft fact sheet · Full links and qualifications in the included source register.

Announced schemes are not a confirmation of current sales availability or delivery.