





Student Living At Its Finest



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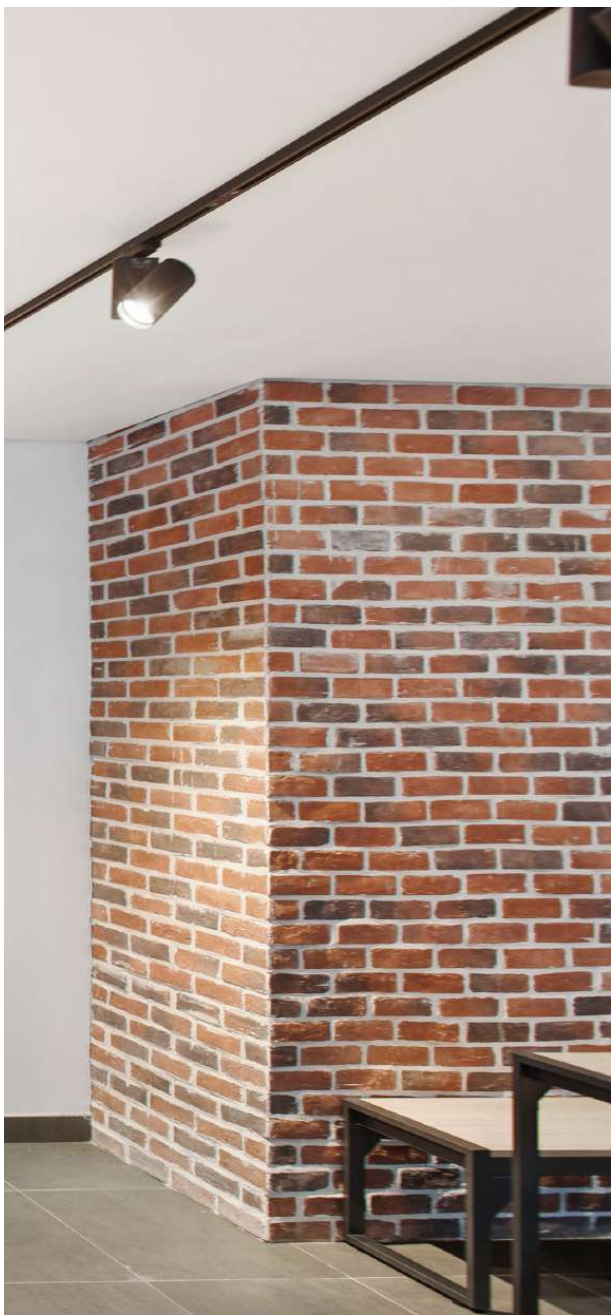
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DUBAI INTERNATIONAL ACADEMIC CITY

Home of the Academic Community



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Dubai International Academic City (DIAC), a member of the TECOM Group, is the world's largest free zone dedicated to higher education. Located on a modern campus with state-of-the-art facilities spread across 18 million square feet, it is home to numerous regional and international colleges and universities.

Established in 2007, DIAC has continued to grow annually and currently hosts 23 universities from nine countries offering more than 500 undergraduate, postgraduate and PhD programmes to over 25,000 students representing 149 nationalities. This number is only expected to rise as more and more transnational students and international higher education institutions head to this emerging academic destination.

23

Universities from
9 countries

18M FT²

World's largest
free zone dedicated
to higher education

500

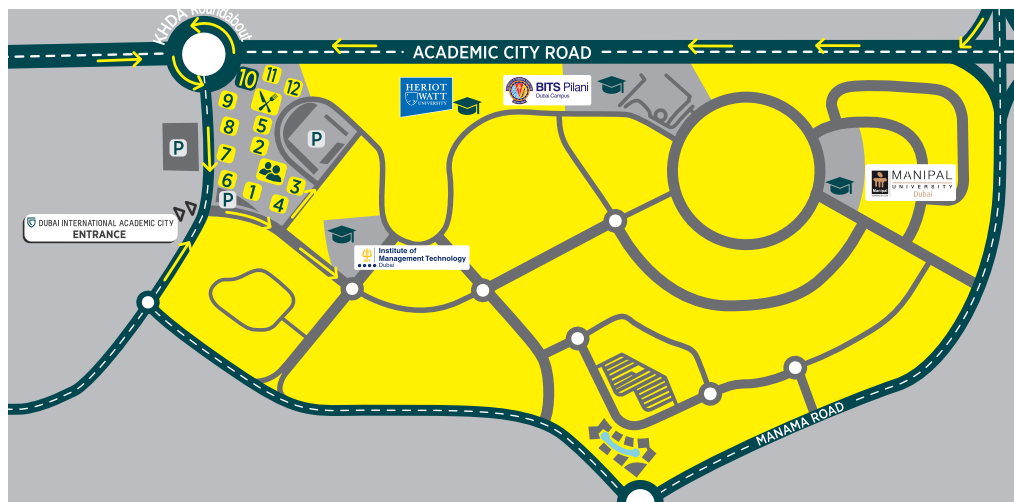
Programmes

25,000+

Students



149



Nationalities








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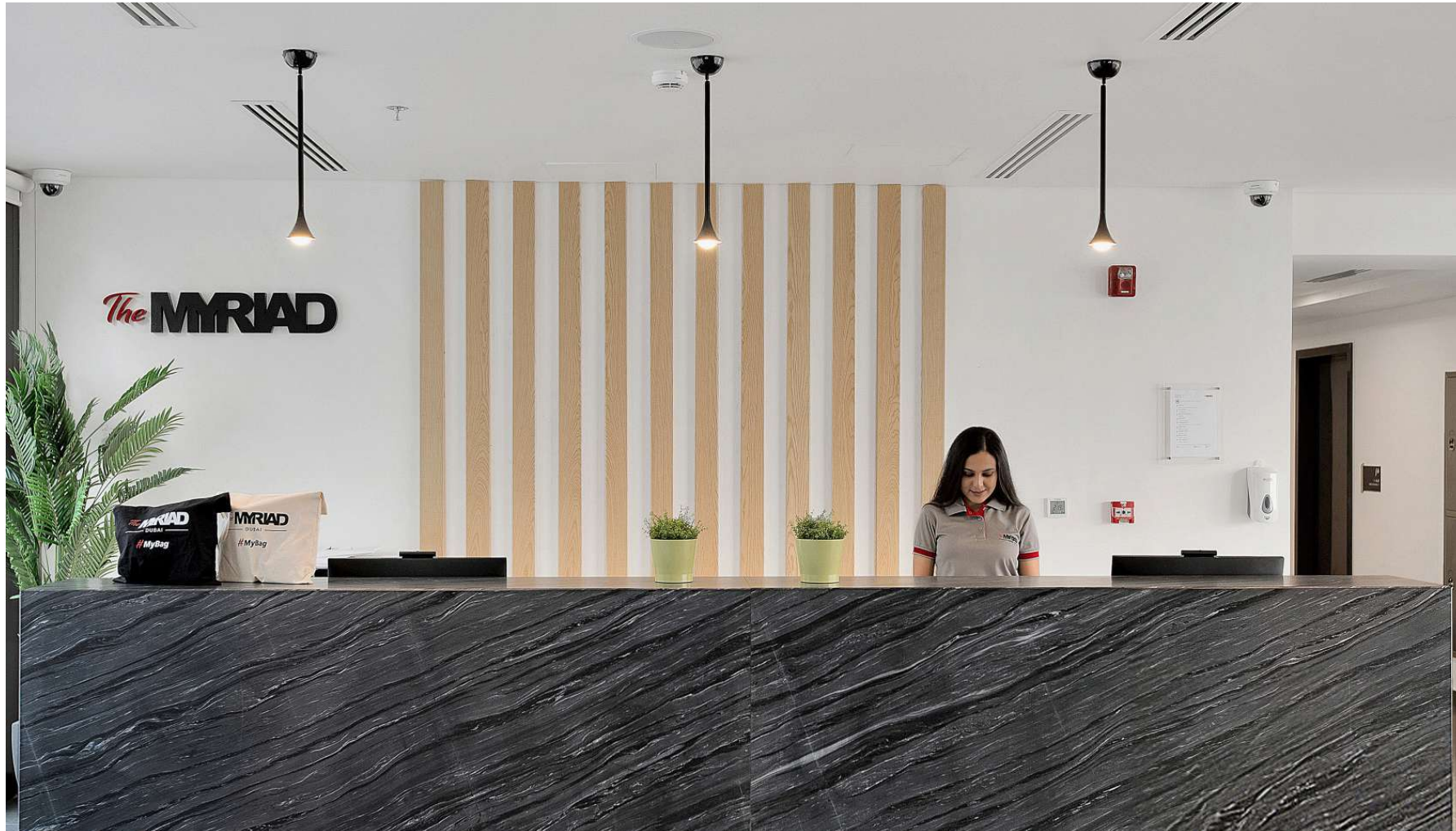
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STUDENT HOUSING

Home Away from Home



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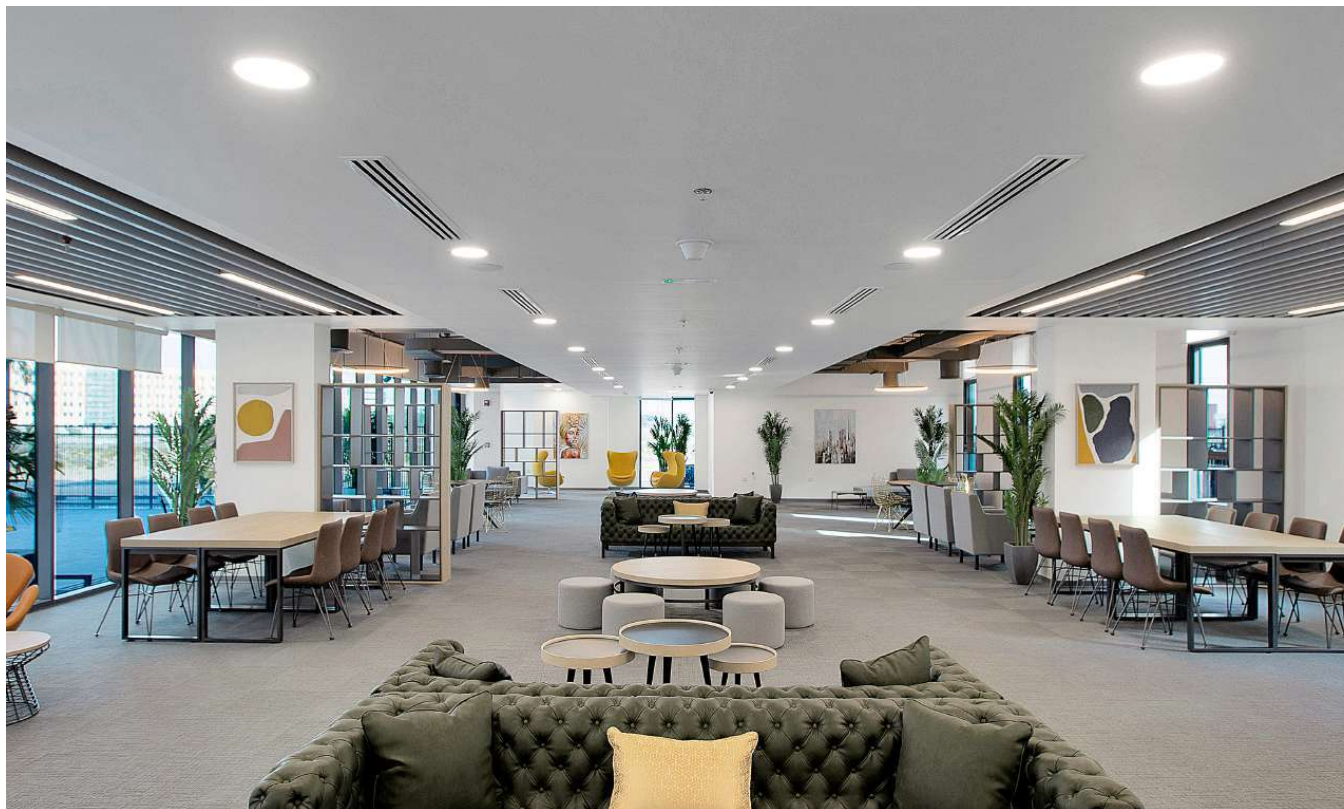
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Over the years, studies have proven that positive student progress and better academic outcomes are directly related to the quality of the student's educational surroundings and overall living environment.



The current student housing offering in Dubai is limited in options which are appropriate for young individuals. There is a need for a safe and productive environment, services and facilities in close proximity to academic institutions.



Additionally, renting an apartment remains an expensive alternative that not only increases the overall cost of studying in the UAE but also comes with certain restrictive contractual requirements.

With more and more international students enrolling in Dubai, there is an increasing demand for viable student housing that's affordable, comfortable and secure. One that matches not only the standards set by international higher education institutions but by the city itself.









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THE MYRIAD DUBAI

An Urban Student Living Destination



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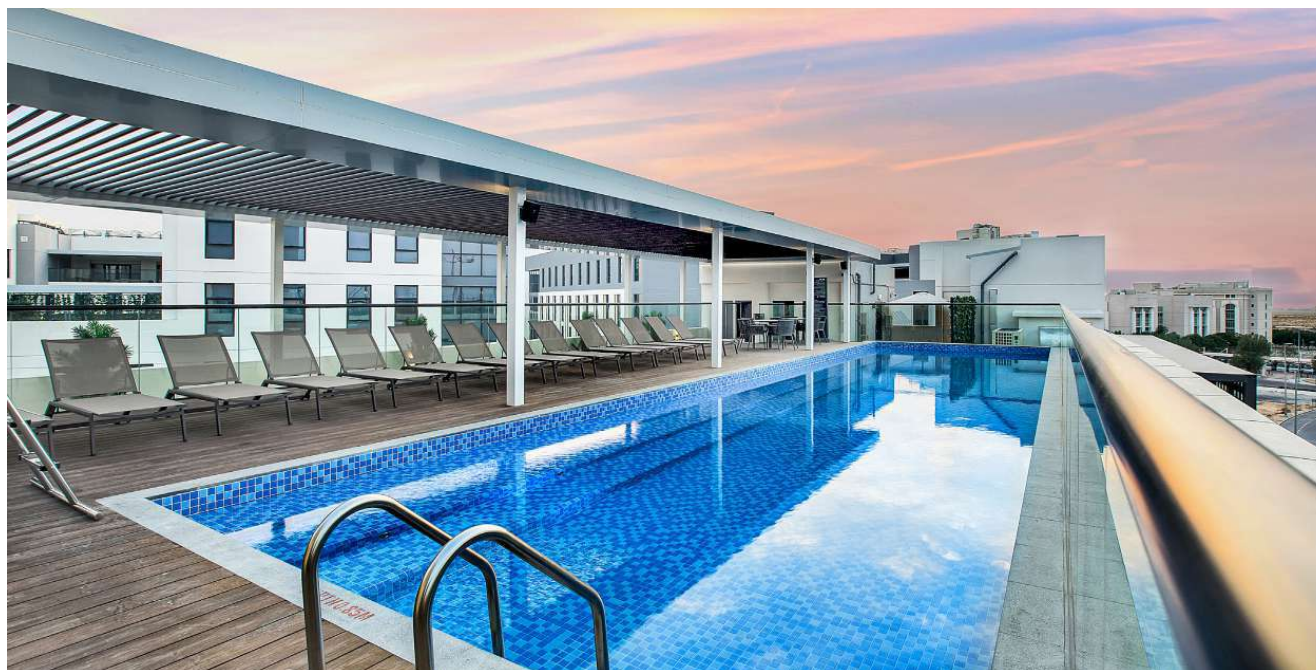
Welcome to The Myriad Dubai, a fully-integrated urban-styled residential community of innovative spaces, comfortable accommodations and relaxing ambience designed for students and inspired by Dubai.

The approximately 725,000 square foot contemporary development, specifically licensed by the authorities as a student accommodation, is located in the heart of Dubai International Academic City in close proximity to universities and academic institutions. It consists of seven well-appointed three to five floor buildings offering 1,716 fully furnished rooms and dynamic recreational services and facilities operated by The Myriad Dubai. These include an indoor and outdoor gym, swimming pools, a



basketball court, a jogging track, a gaming arcade, and an outdoor amphitheatre along with a host of student-centric communal amenities such as laundry rooms, kitchen lounges, study and activity rooms, food and beverage outlets, and a supermarket.



Overall, The Myriad Dubai, with its well-thought-out rooms, green courtyards, vibrant common areas, distinct features and amenities and nurturing environment, will not only provide a sense of community, but capture the very essence of university living.


This unique urban destination opened its doors to its first residents in September 2020.









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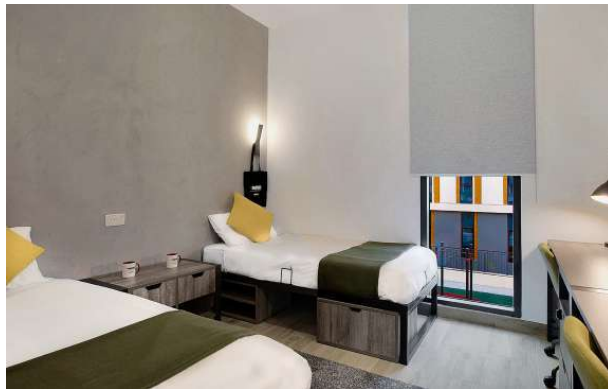
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THE HOMES

Setting the Right Mood



Single Room



Double Room



Studio Room

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The vibrant rooms at The Myriad Dubai have been designed as urban spaces for young adults to express themselves.

Single rooms are offered to those who prefer their privacy. The Myriad Dubai also provides double rooms for students who prefer the company of a roommate. The third room type offered is a single-occupancy studio room for those seeking more space and additional amenities, such as a sofa, TV and coffee table.

Each of the spaces under the three room types offered at The Myriad Dubai are fully furnished with en-suite bathrooms. Each room includes a bed, built-in storage units, study desk, fridge, curtains, Wi-Fi and utilities.

The residential floors are exclusively accessible only to students living at The Myriad Dubai and the property is gender segregated to ensure the comfort of both male and female residents. Common areas and certain facilities and amenities are available for all residents.

As we believe in inclusive spaces accessible to everyone, there are designated rooms to residents of determination, and the property is designed to ensure ease of movement.







Accessible Room




Key Features




- Seven buildings with services and facilities operated by The Myriad Dubai
- Resident only access floors of fully furnished rooms with en-suite bathrooms
- Gender segregated residential floors and separate access points for male and female residents
- Three room types and accessible rooms inclusive of utilities and Wi-Fi
- Rooms furnished with bed, built-in storage, desk, chair, reading lamp, phone and fridge
- Room types and sizes (approximate*):
 - Single Room: 140* FT²
 - Double Room: 180* FT²
 - Studio Room: 180* FT²
 - Accessible Room: 250* FT²




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THE LIFESTYLE



Fresh Opportunities and Experiences






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

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In addition to the dynamic student living spaces, what truly sets The Myriad Dubai apart from alternative options available in the city are the plethora of features, amenities and activities offered within the community.

Residents can take advantage of convenient on-site facilities and services, designed to enhance humble day-to-day tasks. The first of such are the kitchen lounges, located on each residential floor, featuring a central island with several cooking stations, seating around the room and a television screen. These areas are designed to transform cooking into a fun social activity that can be shared amongst friends. Alternatively, residents can choose to dine at one of the various restaurants and cafes available at The Myriad Dubai or at MyBistro, a catered cafeteria offering multiple cuisine choices with buffet service and live cooking stations.


Community members will also have access to 24-hour laundry rooms and a number of retail outlets, including a supermarket, banking services, and more.



MYBISTRO


Key Features




- Convenience:
 - Kitchen lounges
 - Restaurants
 - Cafes
 - MyBistro Cafeteria
 - Supermarket
 - Laundry rooms
 - Banking services




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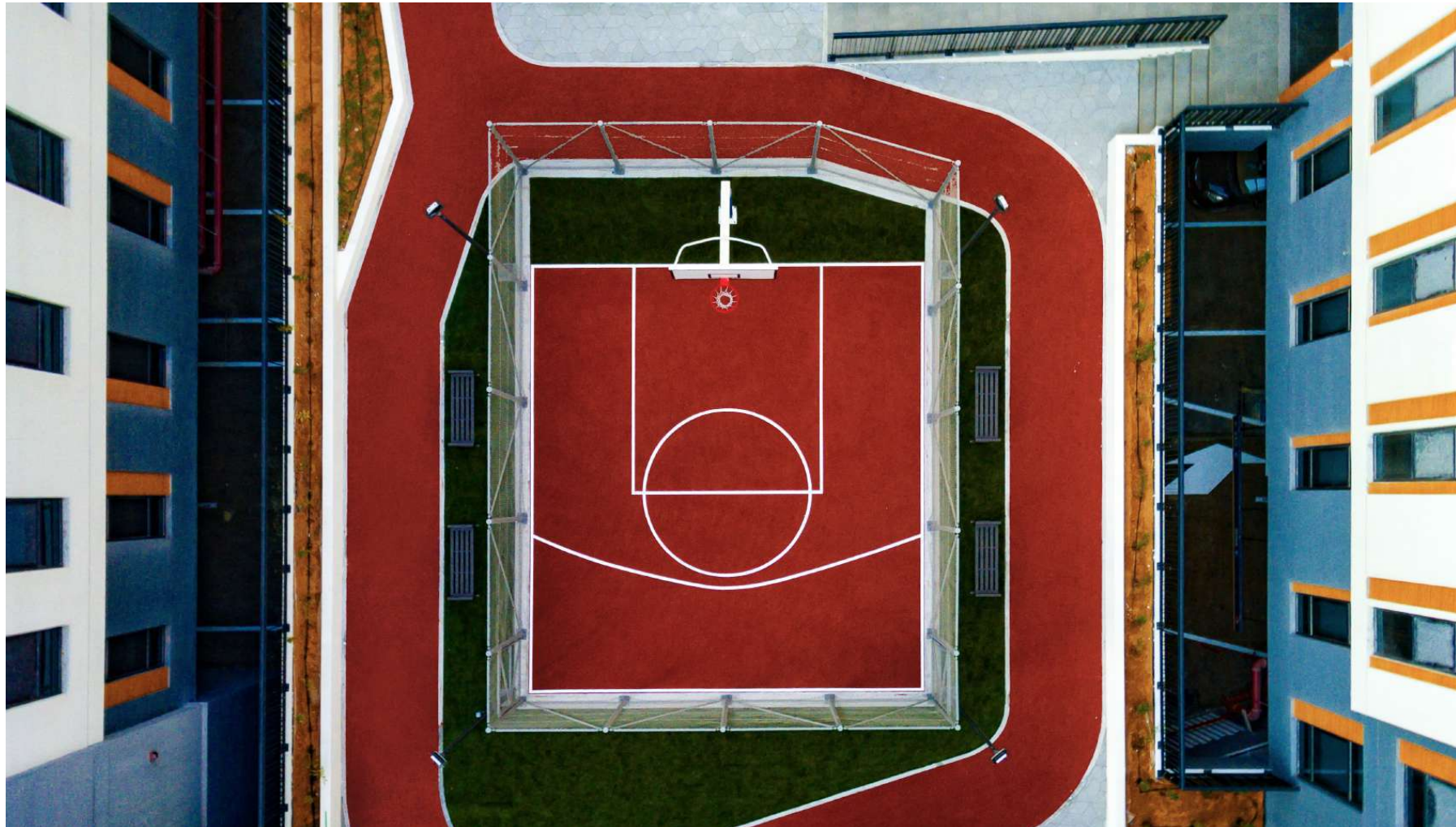
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Health is vital for young adults, which is why The Myriad Dubai offers an array of sporting facilities for residents to keep fit. Residents can benefit from the indoor fitness centre, outdoor callisthenics gym, jogging track, basketball court and two separate rooftop pools, one female only and one for mixed use.

The Myriad Dubai also provides a multitude of leisure and entertainment facilities and activities. Each building has an activity room equipped with two screens, one for gaming consoles and another for watching movies and series. Additionally, these rooms will have varying games such as table tennis, pool or foosball, as well as comfortable seating and a kitchenette.

The Myriacade is the in-house retro themed gaming arcade, where residents can play various games with friends, travel to new worlds with the virtual reality headsets, or watch a movie at the indoor Myriaplex cinema.



Community members can also make the most of rooftop terraces and landscaped courtyards to socialise in the outdoors. The amphitheatre is another dynamic outdoor feature where residents will be able to enjoy anything from congregating with friends to movie nights, performances and events.



Being a community dedicated to students, The Myriad Dubai has implemented a diverse offering of areas where residents can go to study. Whether it be individual study, group study or silent sessions, there are spaces to accommodate all of the residents' academic needs. Each of the seven buildings has its own study room with multiple seating arrangements to facilitate different study methods. Students may also choose to study in the bustling library lounge, the outdoor courtyards, cafes or in their own rooms. In order to further support the residents' academics, The Myriad Dubai offers job opportunities such as, part time jobs, internships, full time jobs, event roles and much more.




Key Features




- Sporting:
 - Indoor fitness centre
 - Outdoor callisthenics gym
 - Jogging track
 - Basketball court
 - Female rooftop pool
 - Mixed rooftop pool
- Leisure:
 - Activity rooms
 - Gaming arcade & indoor cinema
 - Outdoor amphitheatre & cinema
 - Outdoor terraces
 - Landscaped courtyards
- Academics:
 - Study rooms
 - Library Lounge & MyGallery
- Job opportunities




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THE COMMUNITY



A Sense of Belonging








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At the heart of it, The Myriad Dubai aims to be an innovative and inspiring community for students with a calm, tranquil and revitalising ambience that will not only motivate them but also foster their well-being.

Offering ease of convenience with close proximity to higher education campuses, safe and secure surroundings with restricted resident only access floors, separate entrances for boys and girls, and spacious landscaped courtyards to relax, study and socialise in - the affordable development with its friendly and nurturing atmosphere will bring about a sense of belonging and security to all its residents.



The Myriad also offers a way for its residents to stay interconnected, informed and involved with all things related to the community at all times through its proprietary portal and mobile app.



With bespoke accommodations and state-of-the-art facilities and amenities, designed keeping the needs of transnational students in mind, the dynamic and urban campus of The Myriad Dubai is set to become the **ultimate student living destination** in one of the world's fastest growing educational hubs.




Key Features




- Close proximity to campuses
- Safe and secure premises
- Close-knit community
- Friendly, nurturing and inspiring environment
- Latest technologies to stay connected
- State-of-the-art facilities and amenities
- Dynamic and urban lifestyle
- Modern and comfortable living
- Value for money




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ABOUT THE MYRIAD



Student Living Communities









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The Myriad is a dedicated student-housing property operator. The firm and its management team set operational standards to ensure best in class assets and services. The Myriad brand endeavours to incorporate comfort and safety in a modern and ethical living atmosphere dedicated to students and trainees. Furthermore, by engaging specialist consultants with local knowledge, the firm ensures and facilitates the cultural needs of its tenants and surroundings.

The Myriad is the exclusive partner of Asset Living, one of the most reputable student housing management organisations headquartered in the United States with over 140,000 student beds under management. As the largest student housing company in the United States and with over 35 years of experience, Asset Living will continue to deliver an exceptional student living experience and exceed customers' expectations.







Student Living at its Finest




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