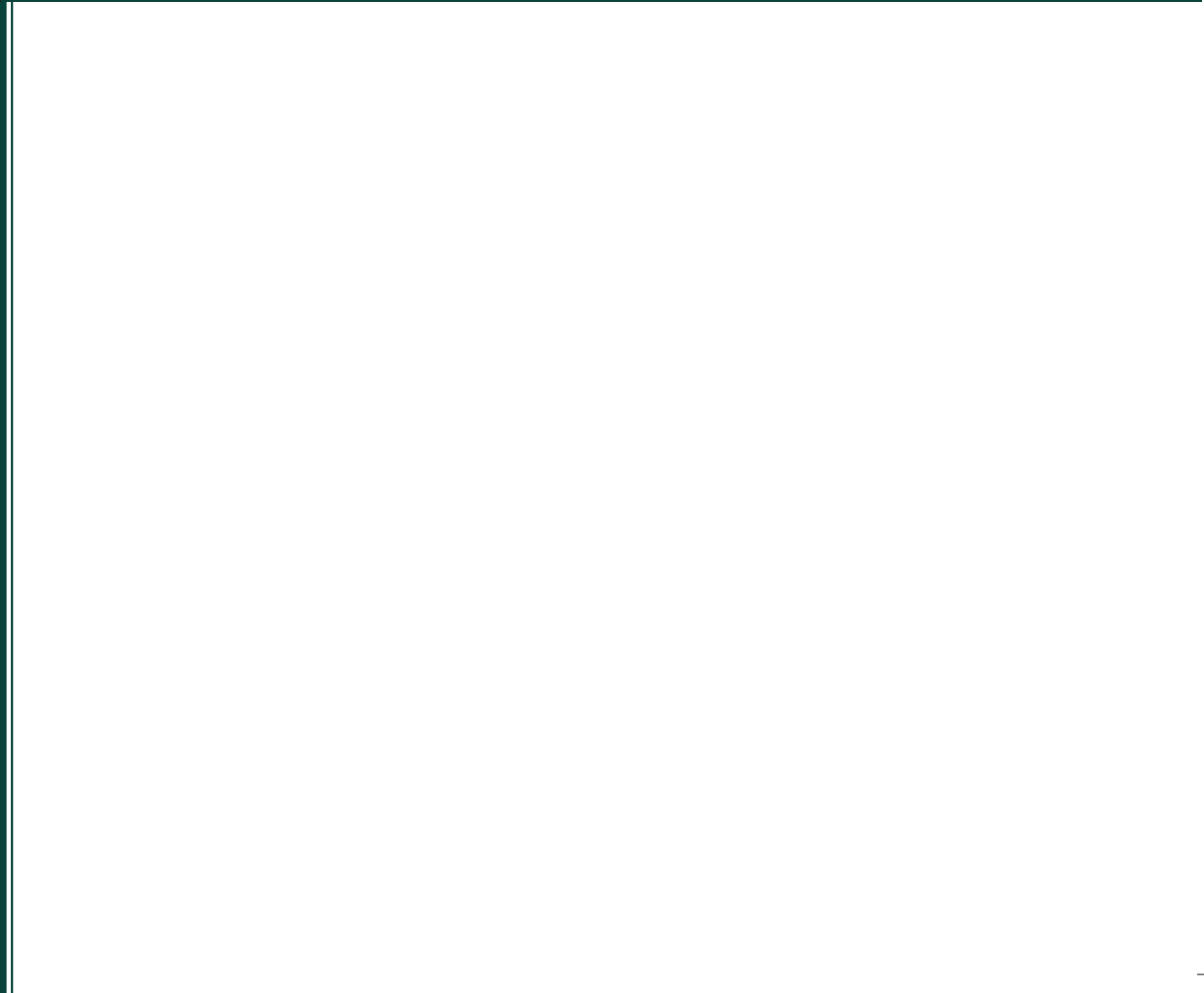




Aurion
— Residence —



You **Dream**

We Develop



Al Khail Avenue



AURION LOCATION

LANDMARK	MINUTES	KM
The Circle Mall	4	2
American School Of Dubai	12	10
Dubai American Academy	12	10
Saudi German Hospital	10	7
Medcare Hospital	17	20
Mall of the Emirates	15	11
Jumeirah Beach Residences	17	14
Burj Khalifa	20	22
Dubai International Airport Terminals 1 & 3	23	30
Maktoum International Airport	23	28
Dubai Expo 2020	25	30

JUMEIRAH VILLAGE CIRCLE

Jumeirah Village is a residential and commercial community featuring a mix of Arabic and Mediterranean villas and stylish town-houses.

Covering two distinct areas - the Triangle and the Circle - Jumeirah Village comprises a variety of residences, offices, commercial, retail, and leisure facilities, spread over 811 hectares. Jumeirah Village offers residents a real sense of community living. Coming soon to Jumeirah Village are two new Nakheel retail developments: Al Khail Avenue at Jumeirah Village Triangle and The Circle Mall at Jumeirah Village Circle.

The Circle Mall





Aurion

R e s i d e n c e

This new development, strategically situated at three entry and exit points from the surrounding highways and streets is most conveniently located in the new and upcoming part of the town and is in close proximity to the major landmarks of Dubai.

Built to the highest specifications and standards utilising premium materials, finishes and textures - the Aurion Residence offers well designed and elegantly built residential units and only a few commercial units to discerning buyers looking to enjoy the amenities, comforts and location of this property.



*“I love opening
my curtains in the
morning; the sunlight
embraces my home with
happiness.”*

Aurion exudes a western contemporary style with a stunning play of architectural form and natural light. Your home enjoys the utmost view of the city as well as the natural scenery surrounding it.

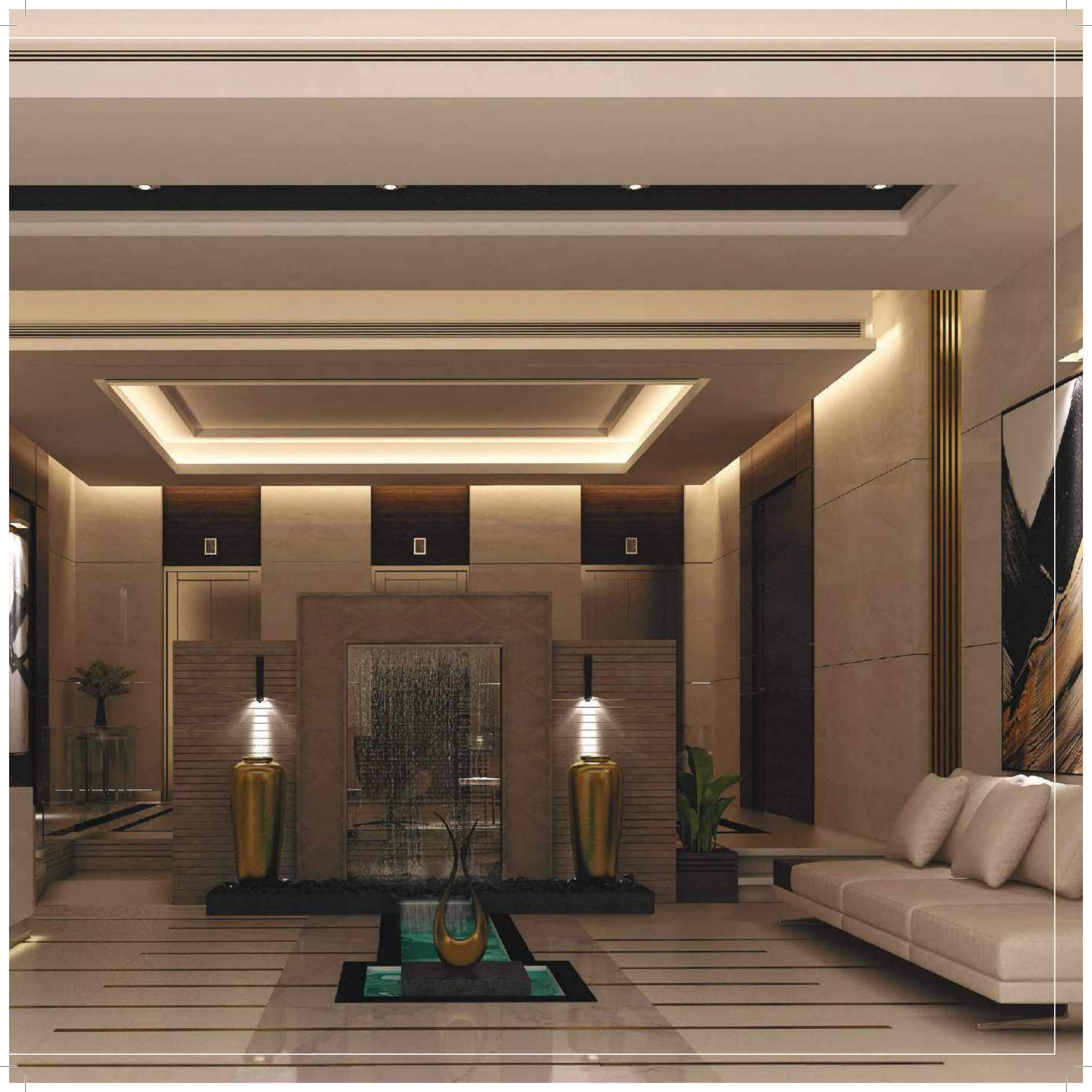
Luxurious finishes throughout the main entrance bedrooms, bathrooms and kitchen include high end architectural designs that keep your home comfortable and beautiful. The family space and private refuge abound allowing you to have enjoyable holidays, movie nights, family events and even a quiet reading time.

“It puts a smile on my face when I invite people over and they tell me how beautiful the entrance & lobby of my building is.”


The building foyer features a spacious high-ceiling reception to give you a feel of open spaciousness. The beautiful pasted shades of the marble and complimentary lighting provides an inviting, soft and relaxing setting.

It also offers a rich amenities package that includes a luxuriously designed pool area with a state-of the-art gym overlooking the pool.









“Our home tells who we are and is a collection of what we love.”

The interiors of our amenities are of European standards allowing residents to feel comfortable and have pure serenity in their home. Engineered flooring and deluxe finishing paired with decorative tiles in the walls gives our amenities a modern and classy look.





*“We always invite
friends over. Our
place is always the top
choice for our weekend
gatherings.”*


Spaciously styled, thoughtfully designed and meticulously appointed, the open, airy studios, 1 and 2 bedroom residences at Aurion accommodate the diverse needs and lifestyles of today's discerning buyers.





“I can’t wait to come back home after a long day at work... it’s my sanctuary.”

Our homes target residents who aim for tranquillity with an urban setting. Hard-working singles as well as families appreciate our residences as it allows them to live in a modern home that enriches their lives with happiness, prosperity and comfort.



“I can finally start cooking my famous recipes to share with my family... seeing their smiles as they taste my cooking is what makes my day.”



Our beautifully appointed apartment is located in the heart of the most energetic and upcoming place in Dubai. These professionally designed interior spaces offer the best of contemporary interior design.

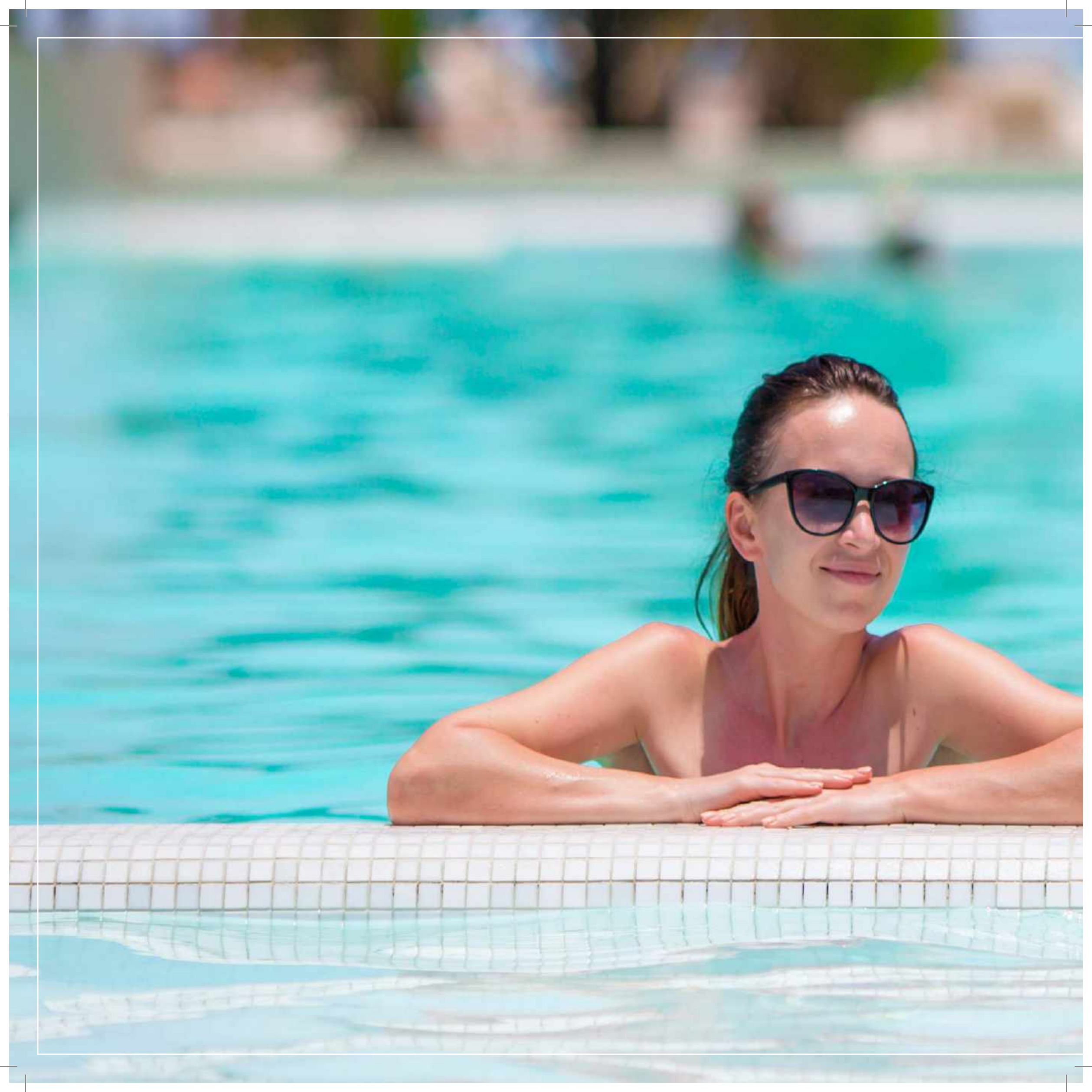
Each residence has been carefully designed to maximize space and enjoy high quality fixtures in the kitchen and bathroom facilities.






“Playtime with my daughter is the best way to bond with her in our cosy living room.”

Our interiors are designed to comfortably gather family and friends for personal celebrations. The living rooms and common areas are thoughtfully designed to maximize space and enjoy the naturally engineered lighting.





“Enjoying the summer sun at our pool with my children is our preferred weekend activity”

Our aquatic facilities allow you to enjoy the fresh breeze on a rooftop that overlooks the neighbourhood. A contemporary design has been engineered to allow you to relax in a luxury pool with your loved ones.




Hitting the gym after work is a must in my book - while working out, I get to enjoy watching amazing view of the pool."

Enjoy the European lifestyle while working out in the fully equipped gym and world class swimming pool. Our gym has floor to ceiling windows overlooking the beautifully engineered outdoor pool area.







“I enjoy grabbing my cup of coffee right under my home before going off to work... It gives me a fresh start for the day”

Our very limited commercial/retail units within the building will offer invaluable support and convenience to the residents by fulfilling their day to day needs within close proximity to their residences.

Typical Floor Plan

*“A choice of amazing,
unrestricted views no
matter where you look”*

Our well thought out architectural plan provides open and unrestricted views on all sides of the tower and beautiful views of the pool area from units at the back of the building. So no matter where you find your dream home you will have a great view to enjoy everyday.

Typical Floor Plan



*“Thoughtful attention
to detail harmonised with
carefully crafted spaces”*

The architectural design, common areas and amenities of the Aurion Residence have been carefully planned to ensure, a comfortable, convenient and easy living for the residents. From a large high ceiling and spacious lobby, wide-open passages, easy access to entry and exit points and quick connectivity to the main roads makes the Aurion Residence a great place to live.

Typical Floor Plan



Studio



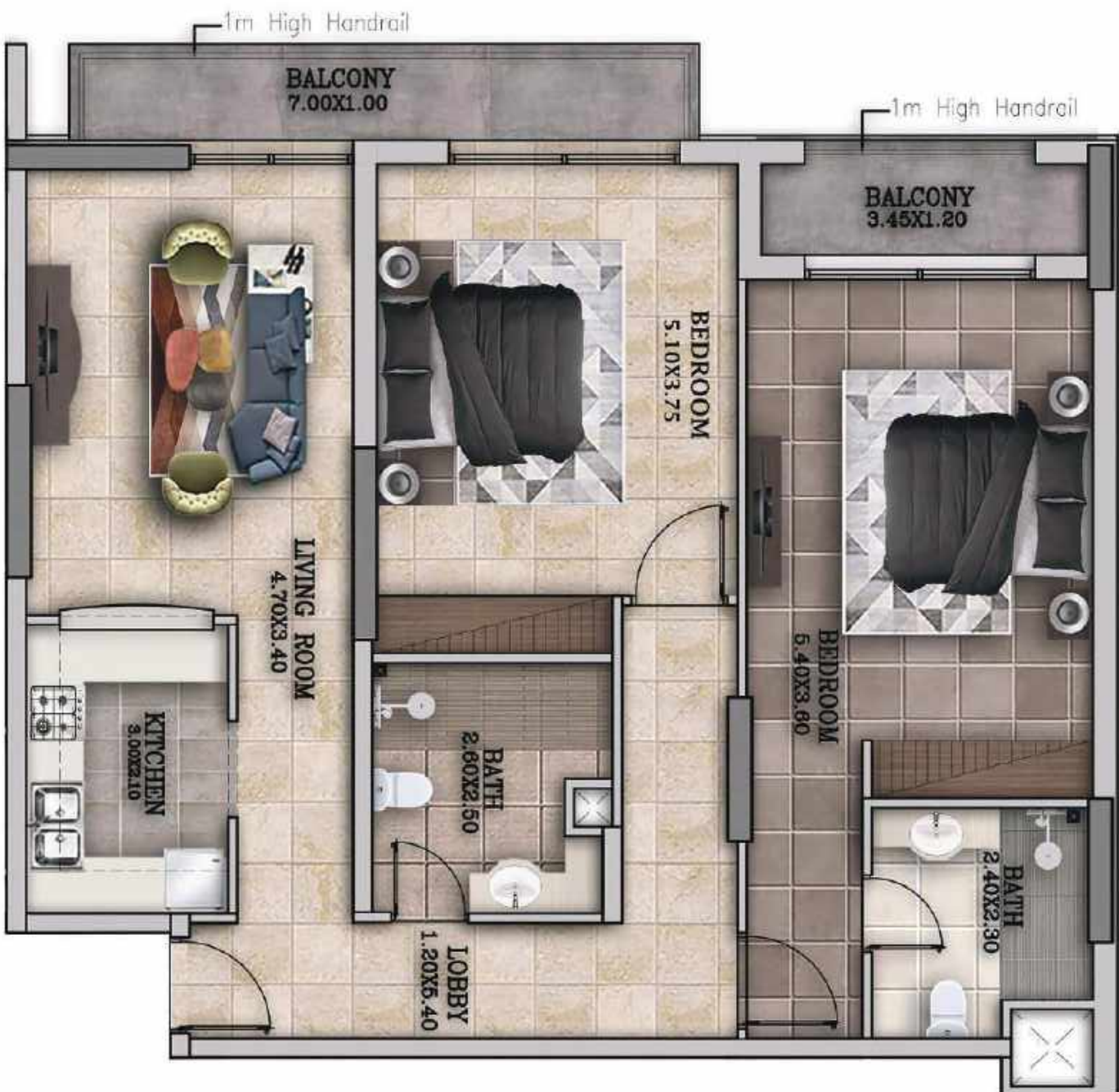
*One
Bedroom*



*One Bedroom
Dining + Living Room*

Typical Floor Plan

Typical Floor Plan



Two Bedrooms

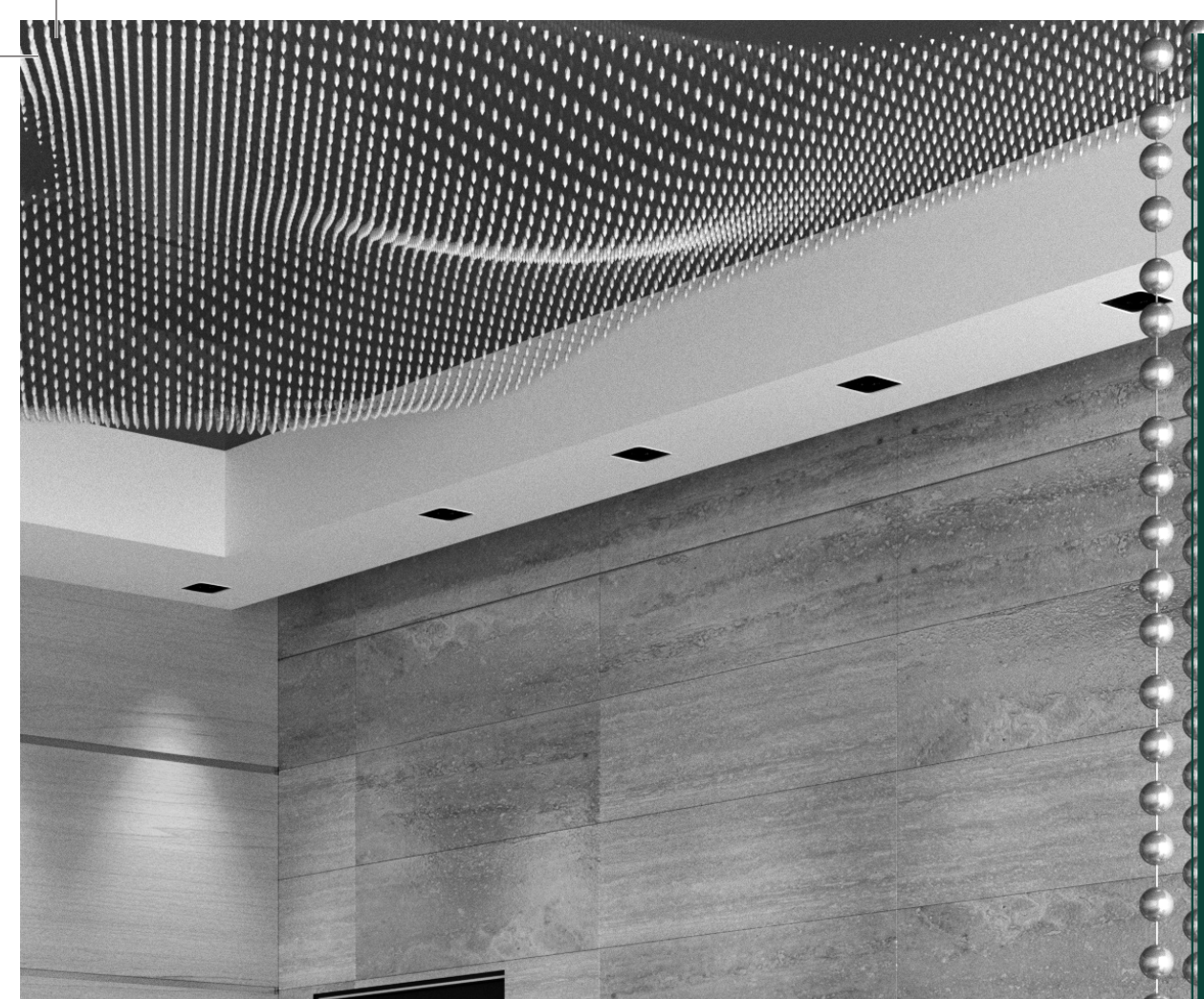
SALE



LEASING

“We meet our real estate goals with a focused, knowledge-driven approach to meet your expectations”

We manage an extensive portfolio of tenants and investors across the country with the aim to provide the optimal customer-centric quality and service. We establish benchmarks for ourselves by monitoring and measuring our standards and ensuring we exceed them with every project we develop.



DEVELOPED BY:

ARIVON
PROPERTIES

A PROJECT BY:



MOHAMMED DAWOUD GROUP OF COMPANIES



For More Information Call Us +971 4 248 3400 Or Visit Us
<https://www.tanamiproperties.com/Projects/Aurion-Residence>