

**DAMAC**



**AYKON CITY**

LUXURY FURNISHED APARTMENTS



## DAMAC

Live the luxury

DAMAC Properties has been at the forefront of the Middle East's luxury real estate market since 2002, delivering award-winning residential, commercial and leisure properties across the region, including the UAE, Saudi Arabia, Qatar, Jordan, Lebanon, and Oman, as well as the United Kingdom. Since then, the Company has delivered over 27,400 homes, with a development portfolio of more than 35,000 at various stages of planning and progress.\*

Joining forces with some of the world's most eminent fashion and lifestyle brands, DAMAC has brought new and exciting living concepts to the market in collaborations that include a golf course by Tiger Woods Design, managed by The Trump Organization, and luxury homes in association with Versace, Fendi, Just Cavalli, Paramount Hotels & Resorts, Rotana and Radisson Hotel Group. With a consistent vision, and strong momentum, DAMAC Properties is building the next generation of Middle Eastern luxury living.

DAMAC places a great emphasis on philanthropy and corporate social responsibility. As such, the Hussain Sajwani-DAMAC Foundation, a joint initiative between DAMAC Group and its Chairman, Hussain Sajwani, is supporting the One Million Arab Coders Initiative. The programme was launched by Vice President and Prime Minister of the UAE, and Ruler of Dubai, His Highness Sheikh Mohammed bin Rashid Al Maktoum, and is focused on creating an empowered society through learning and skills development.

\*Figures as of 30th September 2019.



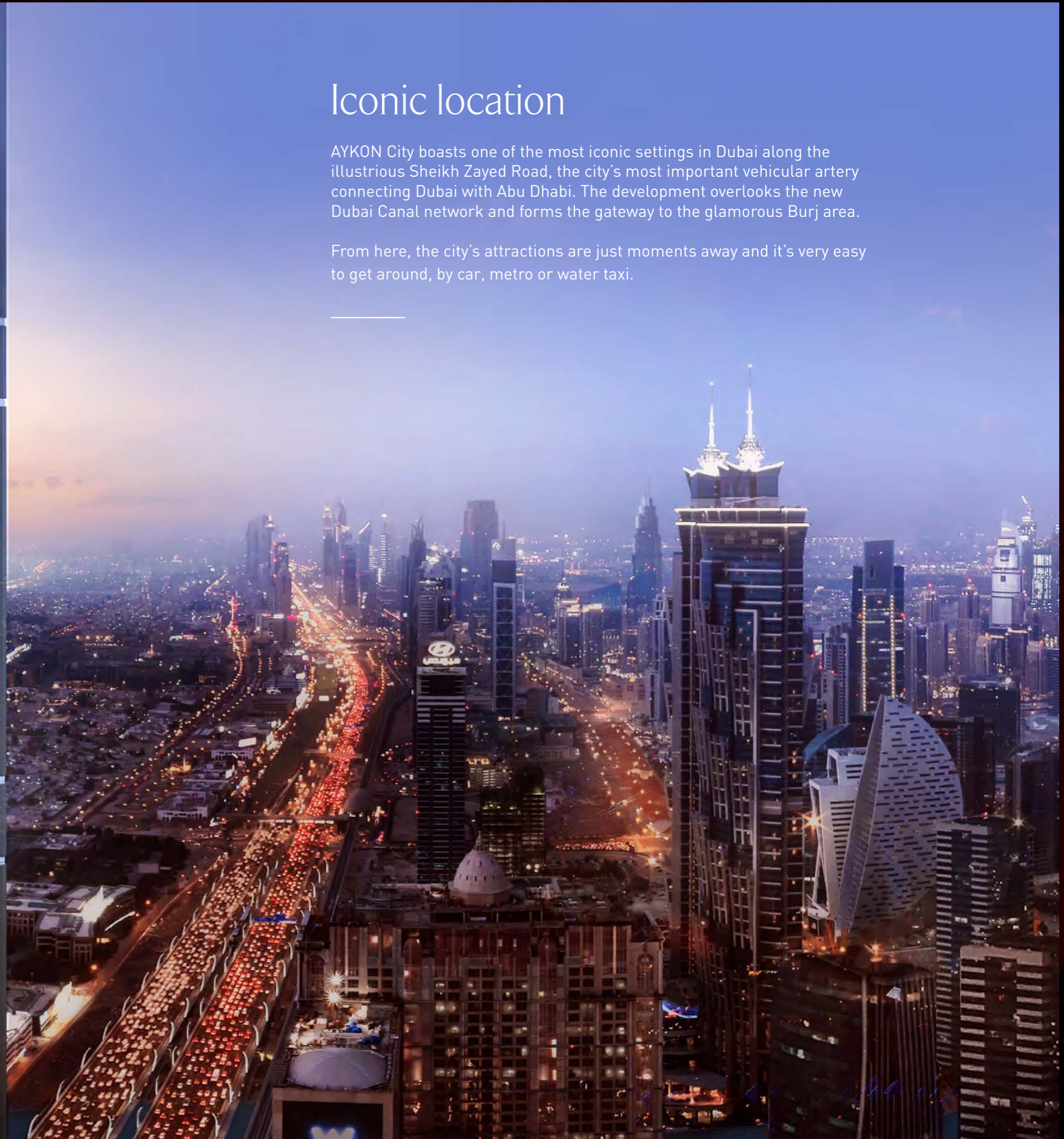
## AYKON CITY

an entire city set within the  
metropolis of Dubai

## Iconic location

AYKON City boasts one of the most iconic settings in Dubai along the illustrious Sheikh Zayed Road, the city's most important vehicular artery connecting Dubai with Abu Dhabi. The development overlooks the new Dubai Canal network and forms the gateway to the glamorous Burj area.

From here, the city's attractions are just moments away and it's very easy to get around, by car, metro or water taxi.





## Inspiring architecture, powerful perspectives

Linked by a central podium, each of the four majestic towers offers dramatic views of some of Dubai's most prominent landmarks and the spectacular surroundings.

The architecture of the buildings, their sharp lines, glistening glass façades and breathtaking heights create a bold statement in unison – AYKON City is set to become the next landmark on Dubai's skyline.



## Where it all happens

AYKON City has a host of Dubai's major attractions close by, from the pristine beaches and maritime city to the glamorous Burj area, along with the Financial Centre and Dubai World Trade Centre.

The dynamic outdoor concept, City Walk – located along Al Wasl Road and the Safa Park junction – blends street café culture and gourmet dining with entertainment, retail and grooming; whilst the funky neighbouring Boxpark is a striking addition to Jumeirah, where 'urban chic meets contemporary sophistication'.

Not to mention, AYKON City is an entire city in itself, with its own collection of retail and leisure avenues.



## Dubai Canal

AYKON City opens out to the most spectacular views of Dubai Canal, which bisects Sheikh Zayed Road and makes a significant part of the city an island.

Flanked by an exciting array of dining and lifestyle offerings, along with a running track, generous walkways and public seating areas, the highlight has to be the stunning mechanical waterfall from Sheikh Zayed Road bridge, which is beautifully lit at night in a vibrant display.



## The new way to travel

AYKON City is easily accessible from Sheikh Zayed Road by car. But a more fascinating way to commute is via the canal, from Dubai Marina to Dubai Creek, taking in Business Bay, Jadaf and Festival City. Taxis and buses are easily available while access to the metro is also convenient.

# Iconic viewpoints

Each of the towers has been carefully designed to feature stunning view corridors from every perspective; from Sheikh Zayed Road to the Arabian Gulf; from Dubai Canal to the very heart of the city; from Safa Park to Dubai Marina.

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## Luxury furnished apartments

Live in Dubai's most prestigious and supremely connected community. Be neighbours with landmarks and global luxury brands through a collection of luxury furnished apartments, exquisitely planned and complemented by thoughtful details.

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## Iconic interiors

Beautifully proportioned and finished to the highest standards, the interiors celebrate the extraordinary vistas of the Dubai skyline, reaching out to the Arabian Gulf. The generous living spaces are flooded with natural light, thanks to the floor-to-ceiling windows.



## Iconic escapes

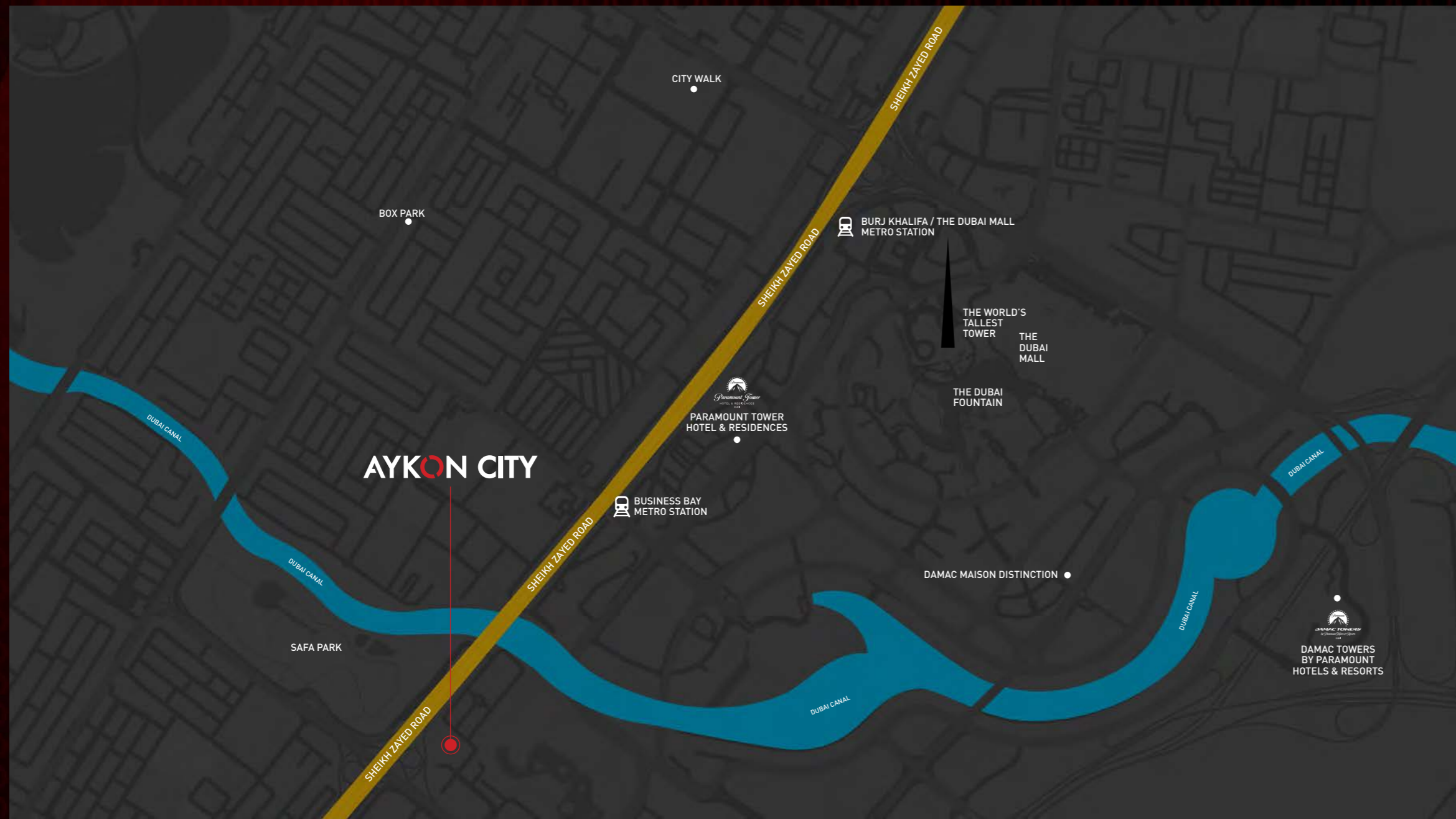
AYKON City offers a beach club environment atop its central podium, with a choice of expansive swimming pools and lush green spaces, ideal places in which to relax on a lounge and enjoy some quiet time.

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## Iconic experiences

AYKON City presents its own selection of leisure and lounge experiences, including casual cafés and open planned areas on the podium level, along with other ways to relax and savour precious moments.



## Iconic settings

Linking old and new Dubai, the canal traverses several lifestyle and leisure developments, and boasts a marina, boardwalk, and multiple stations to transform it into a first-rate marine transport hub.

As Dubai's main vehicular artery, Sheikh Zayed Road provides seamless access to the rest of the city, and the other emirates; as well as being a stunning setting for Dubai's most distinguished high-rises.

# Unit features and specifications

## UNIT FEATURES

- Kitchen cabinets and countertops with refrigerator, washing machine with dryer option, hob and oven
- Balconies as per unit plan
- Wardrobes in bedrooms
- Fully-tiled bathrooms, en-suites and guest toilets, wherever applicable
- Shower or bath tub with handle and shower in each bathroom
- Electrical shaver point with mirror in master bathroom
- Vanity units and mirrors
- Central air conditioning
- Double-glazed windows
- Cable television or equivalent and telephone connection points
- Provision for high-speed internet access
- Ceramic tiling

## UNIT FURNITURE

- Double bed with mattress in studio and one bedroom apartments
- One double bed in the master bedroom and two single beds with mattresses in the other bedroom(s) of the two and three bedroom apartments
- Curtains
- Bedside table with drawer

### The following furniture in each living room and studio:

- Breakfast table in studio apartments
- Dining table with chairs in one, two and three bedroom apartments only
- Settee or arm chair
- Couch in one, two and three bedroom apartments
- Coffee table
- Television

Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.

UNIT PLANS

TYPICAL FLOOR PLANS

**TOWER B**  
STUDIO



**TOWER B**  
1 BEDROOM



**TOWER B**  
2 BEDROOMS



**TOWER B**  
3 BEDROOMS

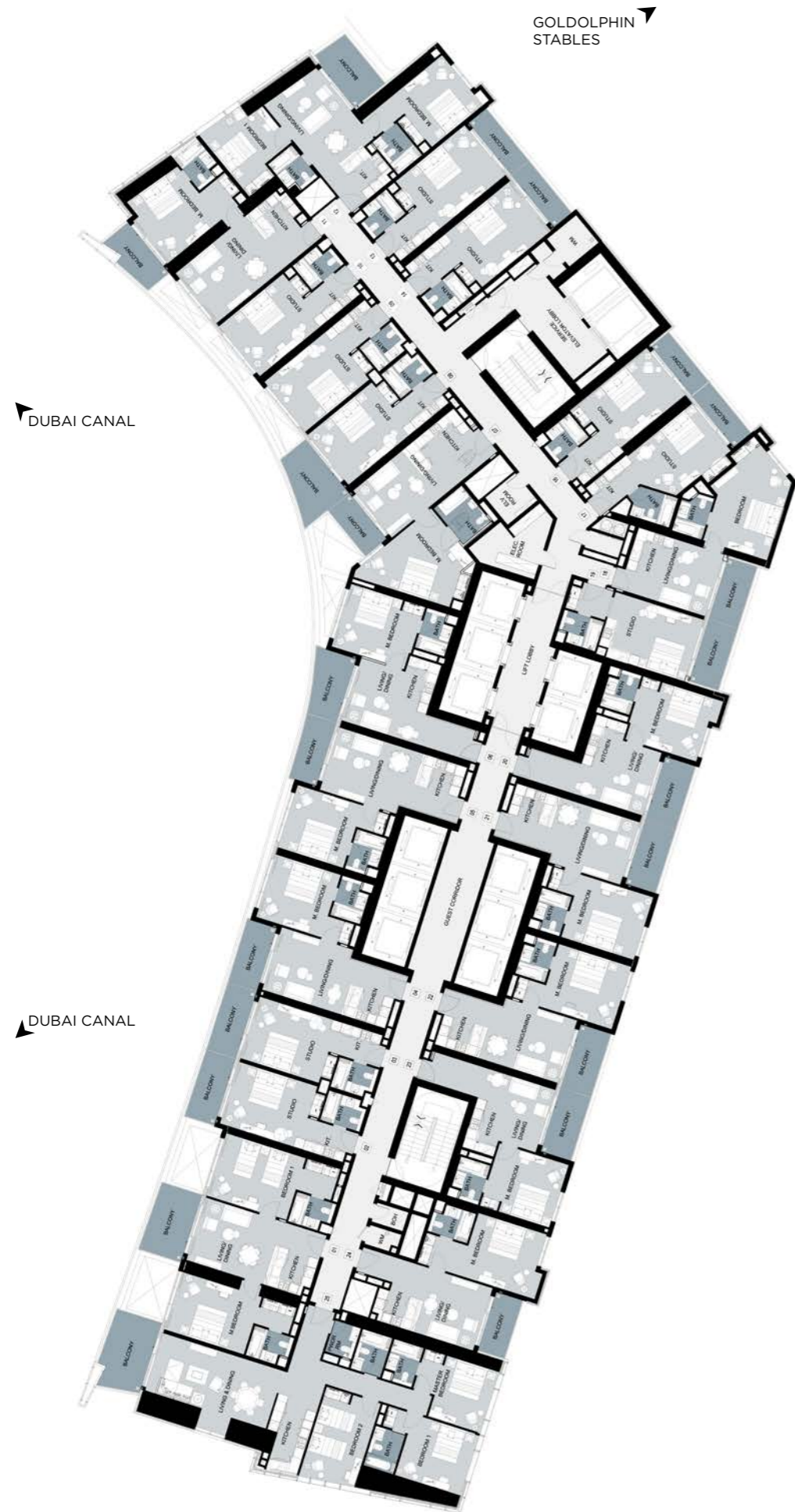


**TOWER - B**  
LEVEL 12



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 13-25



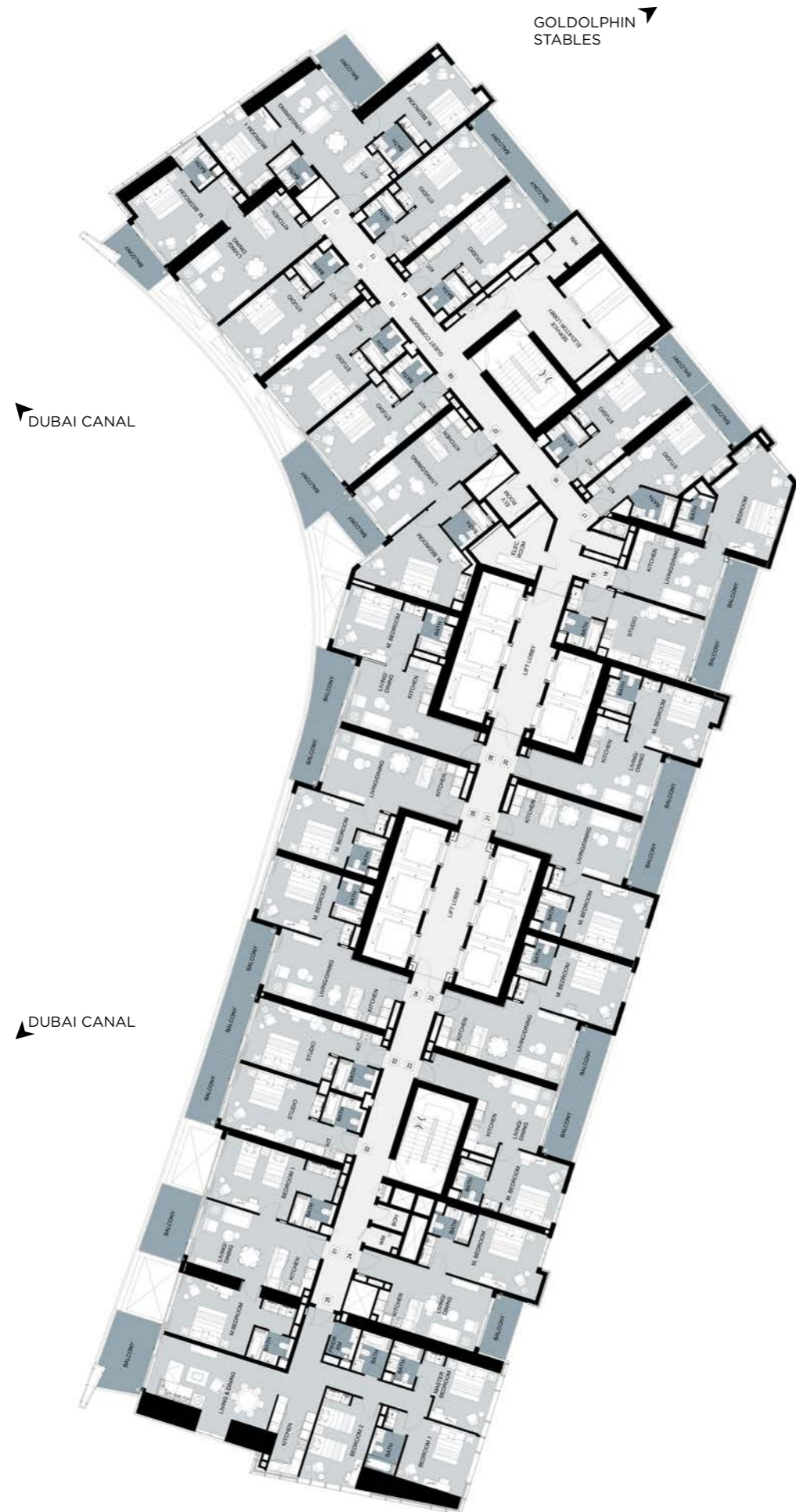
TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 26-32



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 33



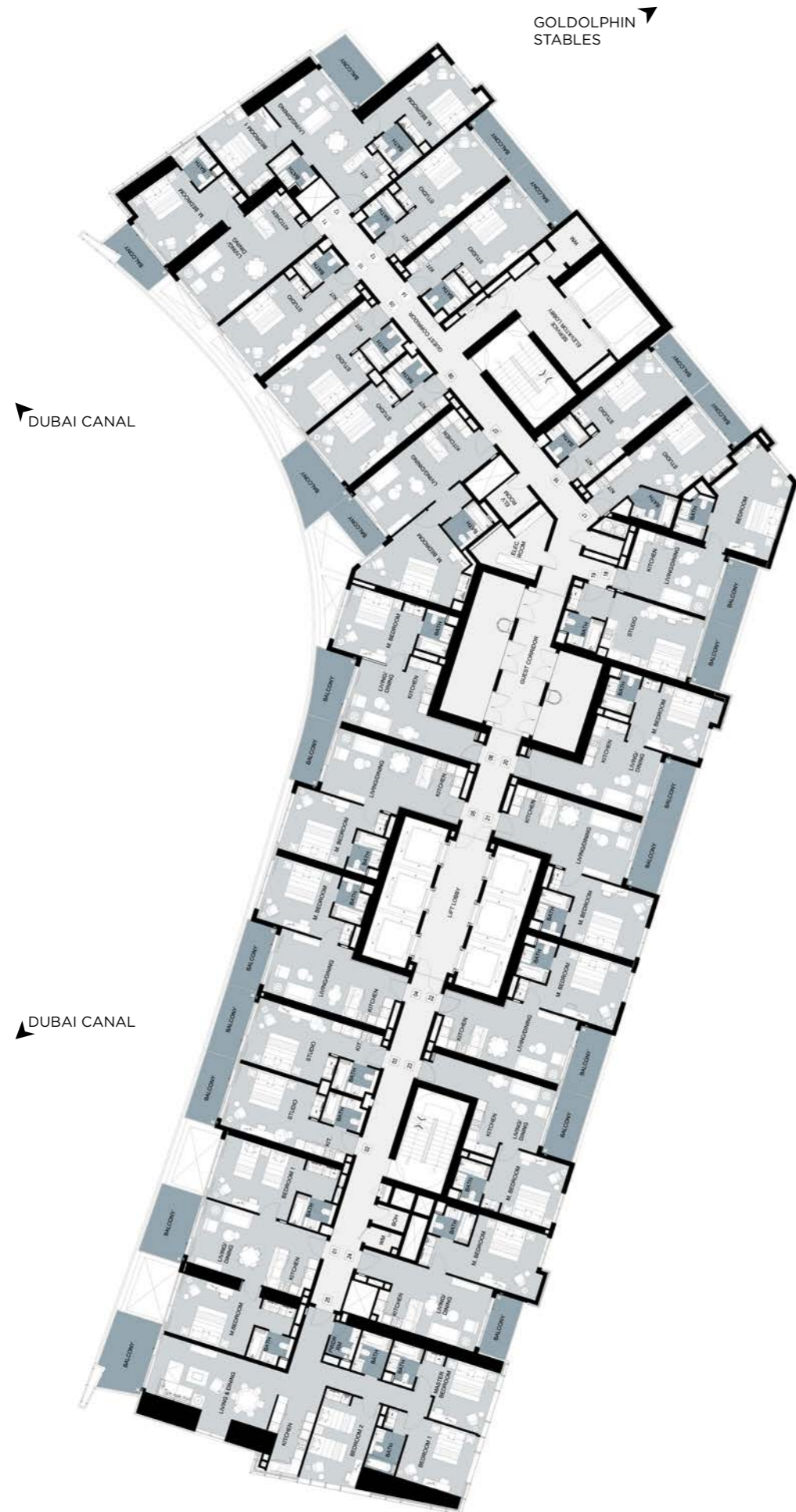
TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 34



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 35



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 36



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 37



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 38-42





TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 51



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 52



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 53-54, 59-62



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 55-58



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 63



TYPICAL FLOOR PLANS

**TOWER - B**  
LEVEL 64



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