

# AIRE

DUBAI



PROINVEST

## AIRE DUBAI

LOCATION: AL WASL

COMPLETED: Q4 2026

Aire Dubai will have a fantastic location alongside the SZR and will consist of 69 floors and 151 residential units. The residences will be separated into Sky Units and Sky Homes. The Sky Units will sit across floors 11-45 and includes 2-4 bedroom single residences and Sky Homes will be situated across levels 58-69. The Sky Homes include 1 triplex residence, 2 duplex residences and 5 full floor penthouses. Residents will be able to enjoy excellent private amenities and facilities, as well as 8-levels of parking.

### FACILITIES

- BEACH STYLE POOL
- GAMES LOUNGE
- RESIDENTS' CINEMA
- PILATES/YOGA ROOM
- 8 PARKING LEVELS & VALET
- SMOKING & NON-SMOKING LOUNGE
- JACUZZI
- 2-LEVEL GYM
- AIRE CONCIERGE & APP
- CAFÉ
- JUICE BAR
- GOLF SIMULATOR
- MALE & FEMALE SPA

### SIZES & PRICES

#### SKY UNITS (11-45 FLOORS)

2 BR – 2,267 SQFT TO 2,402 SQFT	FROM AED 8,221,000
3 BR – 2,961 SQFT TO 3,232 SQFT	FROM AED 10,954,000
4 BR – 4,385 SQFT TO 5,552 SQFT	FROM AED 21,583,000

#### SKY HOMES (58-69 FLOORS)

4 BR DUPLEX	FROM AED SOLD OUT
4 BR TRIPLEX	FROM AED SOLD OUT
5 BR FULL FLOOR PENTHOUSE – 11,763 SQFT	FROM AED SOLD OUT

### LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Geant Express, Al Shehaib Grocery, Carrefour Market, Supermarche, New Safest Way Supermarket

**PUBLIC TRANSPORT:** METRO-Burj Khalifa/ The Dubai, BUS – City Walk 2, DEWA Al Wasl Customer Happiness Center

**SCHOOLS/NURSERIES:** Al Raya Girl's School, St Mark School, Shfa Private School, Qartabat Intermediate School, Fantasy Land Montessori Nursery

**MEDICAL FACILITIES:** Valiant Clinic & Hospital, Monroe Medical Center, Jafza Medical Center, New Hope Medial Center

**RETAIL/F&B:** On-site, City Walk, Galleria Mall, Mazaya Shopping Center, Al Wasl Road

**PETROL STATION:** ENOC, Emarat- Safa, EDNOC

**LANDMARKS:** City Walk, Burj Khalifa, Downtown Dubai, Business Bay, Jumeirah Beach, Box Park

### LOCATION FACTORS

- LOCATED IN THE HEART OF THE CITY IN BETWEEN DOWNTOWN DUBAI AND AL WASL ROAD
- SITS ALONG THE SZR
- EASY ACCESS TO AL WASL ROAD, AL KAIL ROAD AND THE SHEIKH ZAYED ROAD
- EXCELLENT ROAD CONNECTIONS
- 15 MINUTE WALK TO THE DUBAI MALL METRO STATION
- INCREDIBLE VIEWS OF DUBAI SKYLINE & CITY WALK NEIGHBOURHOOD
- EXTREMELY WELL-CONNECTED AREA
- NEXT TO CITY WALK, DOWNTOWN DUBAI, DIFC, BUSINESS BAY AND SATWA
- RETAIL, F&B AND MEDICAL FACILITIES ALL LOCATED WITHIN WALKING DISTANCE
- 5 MINUTE WALK TO CITY WALK
- 5 MINUTES TO DOWNTOWN DUBAI
- LESS THAN 20 MINUTES TO DXB AIRPORT



+7 969 179 97 79





The interior design of Aire will be designed by mckimm interiors, who specializes in contemporary, luxury residential design. Spaces will be defined by light tones, rounded corners and refined finishes. Every residence and common area has been thoughtfully designed to invite sunlight within, to fill the expansive spaces and stream across the natural materials. Lots of textures will be used throughout each room to create space, interest and a feeling of luxury.

## PITCH POINTS / WHY BUY?

- EXCELLENT CITY LOCATION – LOCATED BETWEEN THE SZR, CITY WALK AND AL WASL ROAD
- FREEHOLD DEVELOPMENT
- EXCELLENT ROI POTENTIAL
- ATTRACTIVE PAYMENT PLAN
- GREAT SURROUNDING INFRASTRUCTURE WITH PLENTY OF SCHOOLS, MEDICAL FACILITIES AND RETAIL/GROCERY STORES ALL WITHIN WALKING DISTANCE
- ALTA IS A RENOWNED DEVELOPER, KNOWN FOR SOME OF THE MOST LUXURIOUS RESIDENTIAL PROJECTS IN DUBAI
- PLENTY OF ENTERTAINMENT AND LEISURE OPTIONS SURROUNDING THE COMPLEX – GREEN PLANET, BOX PARK, HUB-ZERO, COCA COLA ARENA
- VERY SPACIOUS RESIDENCES COMPARED WITH SIMILAR DEVELOPMENTS WITHIN THE SURROUNDING AREAS

**PAYMENT PLAN:** 50/50 (5% booking fee)

**ROI:** 6%

## DEVELOPER OVERVIEW

Head quartered in Dubai, Alta is a privately owned global real estate development company. Founded and led by Abdulla Al Tayer, Alta is highly specialized in identifying and acquiring land in prime geographical areas with strong growth potential. Alta embraces international partnerships with world-renowned designers, architects and consultants that combine the finest elements of exceptional design and construction.

## THINGS TO KNOW

SERVICE CHARGE:	FROM AED 30-35 PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 50% PAYMENT

## IN CLOSE PROXIMITY

- 200m CITY WALK
- 550m CITY WALK 2 BUS STOP
- 850m VALIANT CLINIC & HOSPITAL
- 1km AL WASL ROAD
- 1km GEANT EXPRESS SUPERMARKET
- 1.6km EDNOC PETROL STATION
- 1.6km ST MARK SCHOOL



## KEY FEATURES

- FLOOR TO CEILING WINDOWS AND GORGEOUS DOUBLE HEIGHT LIVING SPACES
- MIELE APPLIANCES IN THE KITCHENS AND LAUNDRY ROOMS
- WOODEN OAK FLOORING IN THE BEDROOMS AND THE LIVING SPACES
- NATURAL STONE WILL BE USED IN THE BATHROOM FLOORS AND THE KITCHENS
- TINTED GLASS FOR THE WARDROBE DOORS AND THE BATHROOMS
- JUST ONE 4BR TRIPLEX UNIT
- ONLY 2 DUPLEX 4BR UNITS
- 5 FULL FLOOR PENTHOUSES WITH 5BR
- PENTHOUSES WILL INCLUDE A PRIVATE GYM WITH TECHNOGYM EQUIPMENT AND A WELLNESS ROOM
- RESIDENTS WILL HAVE A DEDICATED RESIDENTS APP AND A LA CARTE SERVICES