

# AIRE

THE NEW ERA IN DUBAI



## AIRE

Introducing a place where light, luxury and wellbeing come together, and where the elements of a life well-lived are yours every day. This is a rare opportunity to own one of Dubai's next great residences; intelligently designed, impeccably detailed, and complemented by an exceptional level of lifestyle amenity.



## AT A GLANCE

### LOCATION

Dubai

### SKY UNITS

134 Two, three and four-bedroom single-level residences

### SKY HOMES

2 Two-level duplexes  
1 Three-level triplex  
5 Full-floor penthouses with exclusive amenities

### EXPECTED COMPLETION

Q4, 2026

### PRICE RANGE

Available on Request

### GENERAL AMENITIES

- Cafe / co-working space downstairs
- Large beach-style pool
- Jacuzzi spa
- Juice bar
- Pilates room
- Yoga room
- 2 Levels of gym equipment
- Male and female spas:sauna and steam, icebath, treatment room
- Smoking and non-smoking lounges
- Games lounge
- Cinema
- Golf simulator
- Pets area
- Kids area

### PENTHOUSE AMENITIES

- Running / walking track
- Sky garden
- Zen meditation areas
- Terraces
- Rest / stretch area
- Workout areas
- Water feature

LOCATION

An ideal location in downtown, close to everything residents need:

Shopping

Dining



We want the new.  
A place we've not yet known.  
A height of living not yet scaled.

We want to live free.  
Our way. No limits.  
With the world at our door.



#### INCOMPARABLE INTERIORS

The interior design of Aire is defined by light tones, rounded corners and refined finishes. Every residence and common area has been thoughtfully designed to invite sunlight within to fill expansive spaces and stream across natural materials.

## KEY SELLING POINTS

There are so many benefits to talk about.

These are the most important:

### IDEAL LOCATION

Your base to experience the best of downtown Dubai, with the city's best shopping and dining at the door.

### WORLD-CLASS DESIGN

Alta has brought two leading, award-winning international studios, Arquitectonica in Miami and mckimm in Melbourne.

### LARGE-SCALE RESIDENCES

A wide range of residences is on offer, all sharing a design language of expansive spaces and natural light.

### AN INSTANT ICON

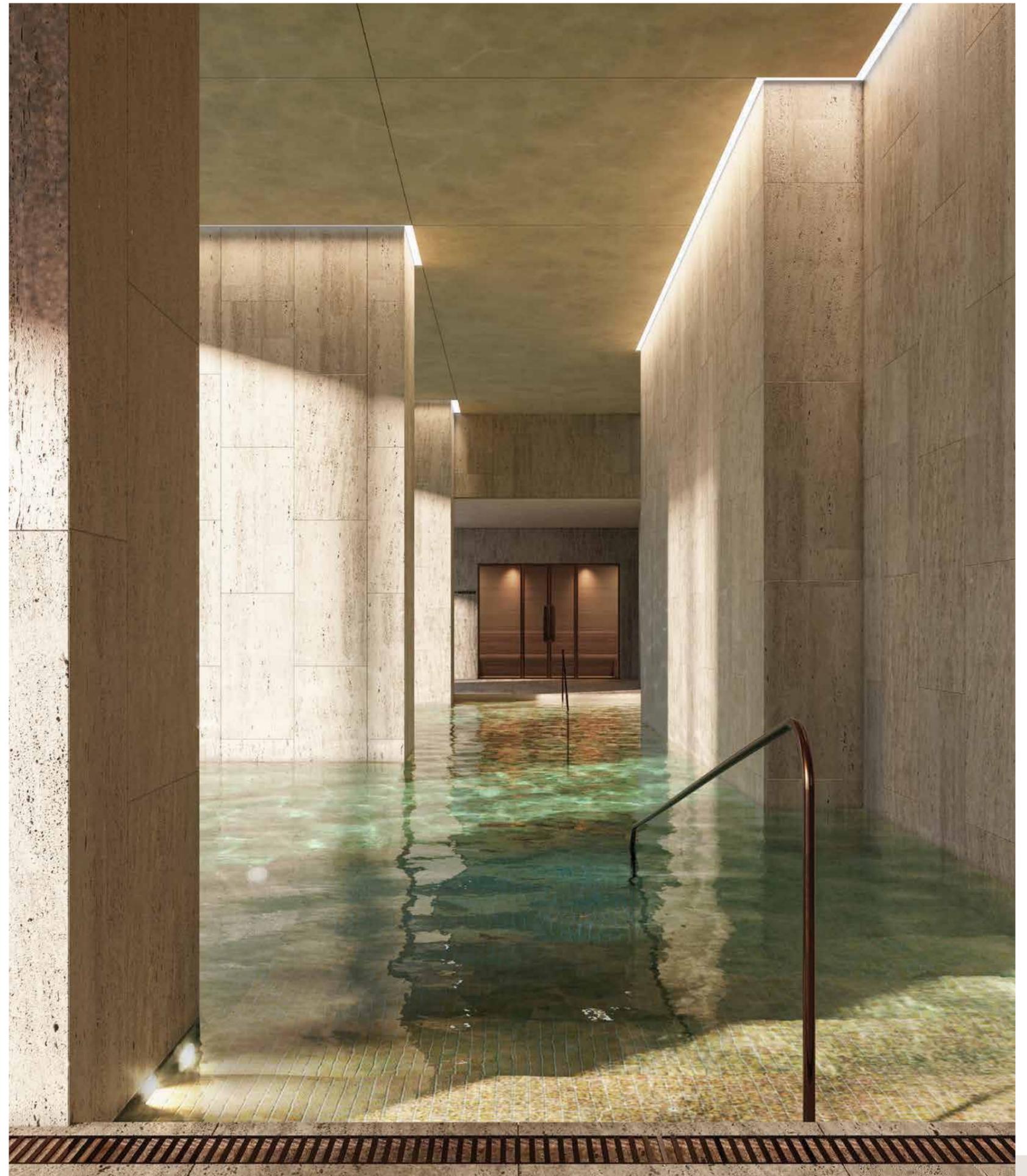
In a city known for its iconoclastic towers, Aire is the latest addition. A tower of grace, beauty and prestige.

### EXTENSIVE AMENITIES

Everything residents need is here, including pools, a running track, wellness spaces, bars, lounges and more.

### FOUR-YEAR COMPLETION

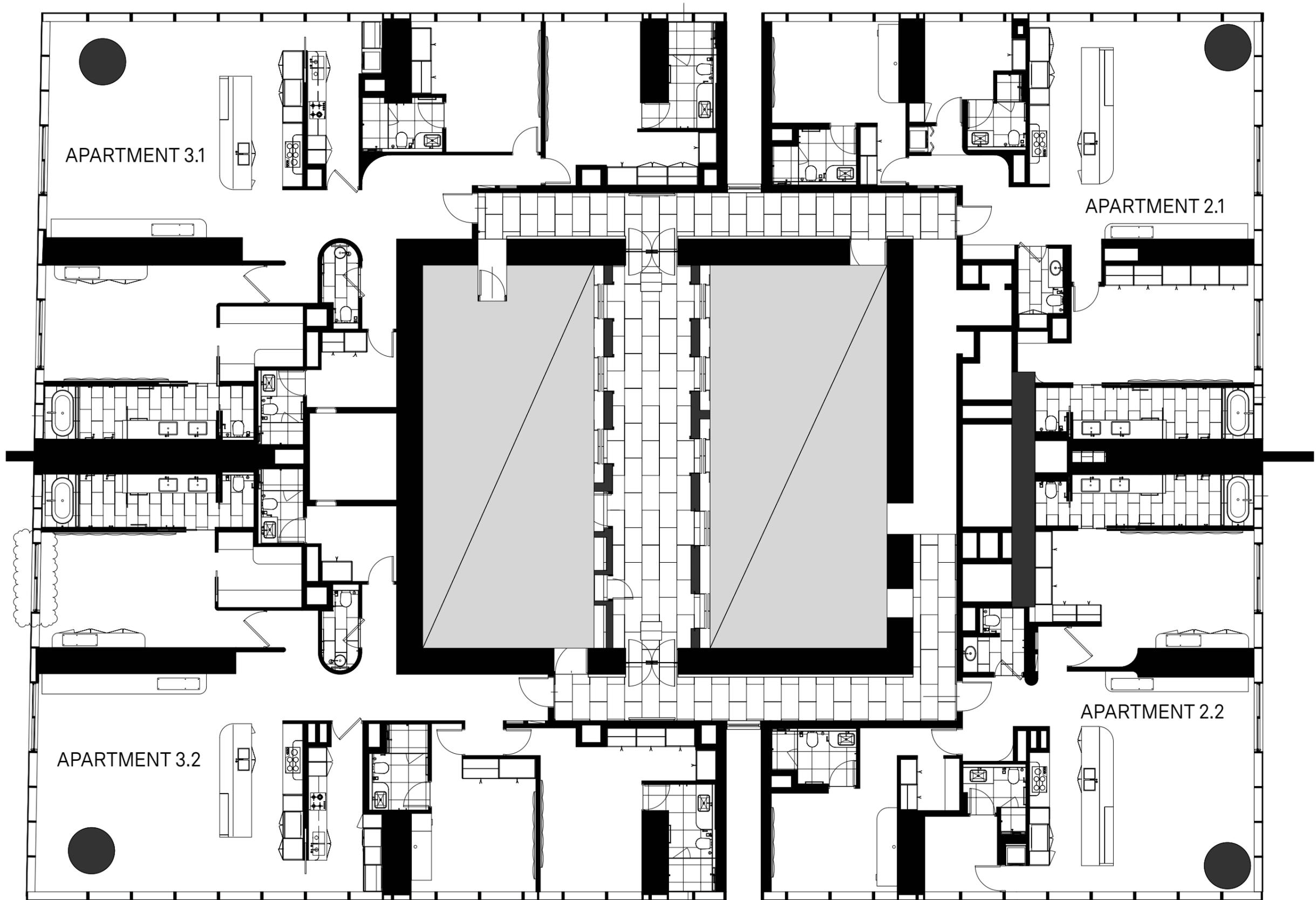
Alta is a trusted name in property, and they are on track to deliver Aire in just four years.





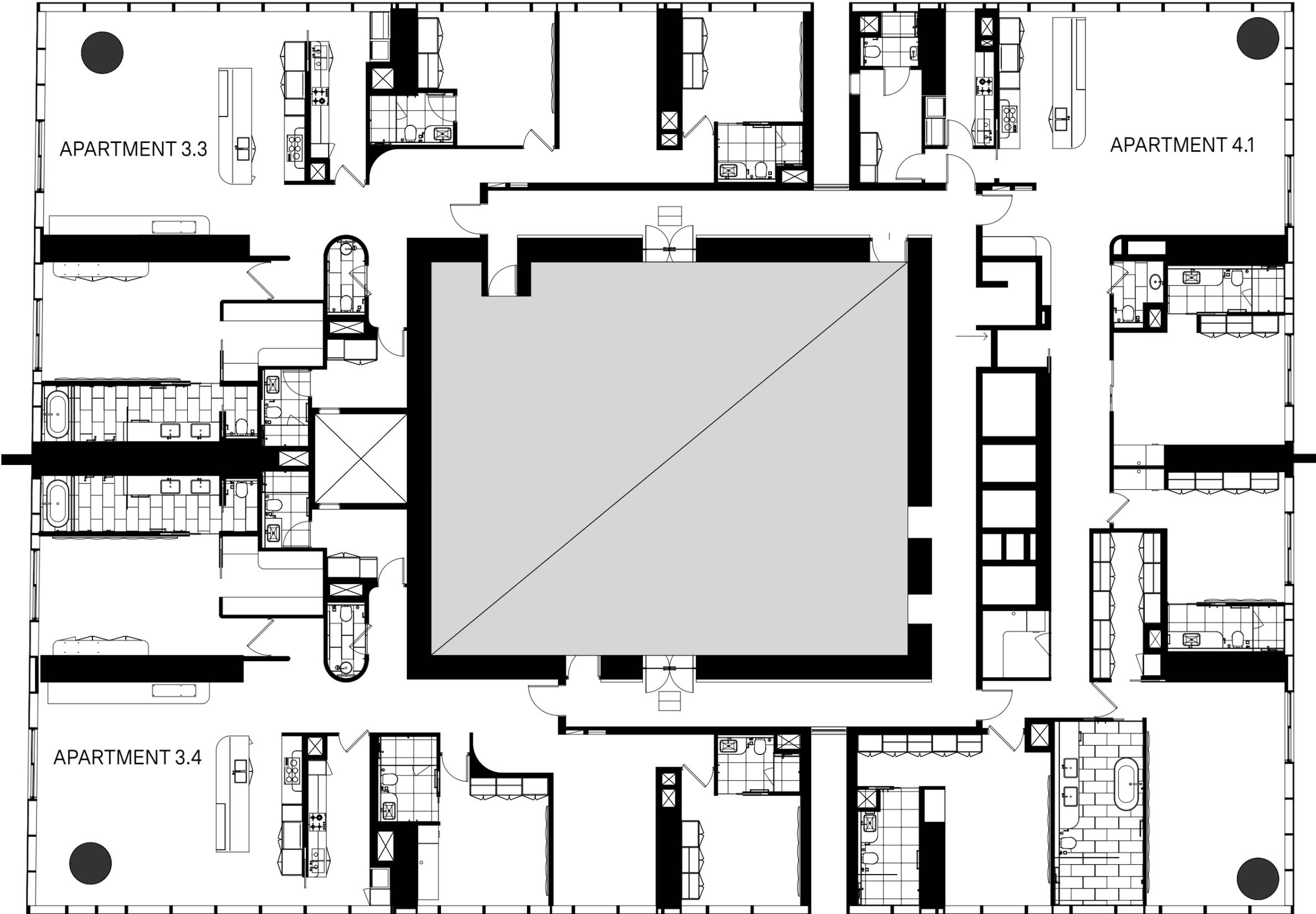
TYPICAL 1 - FULL FLOOR PLATES

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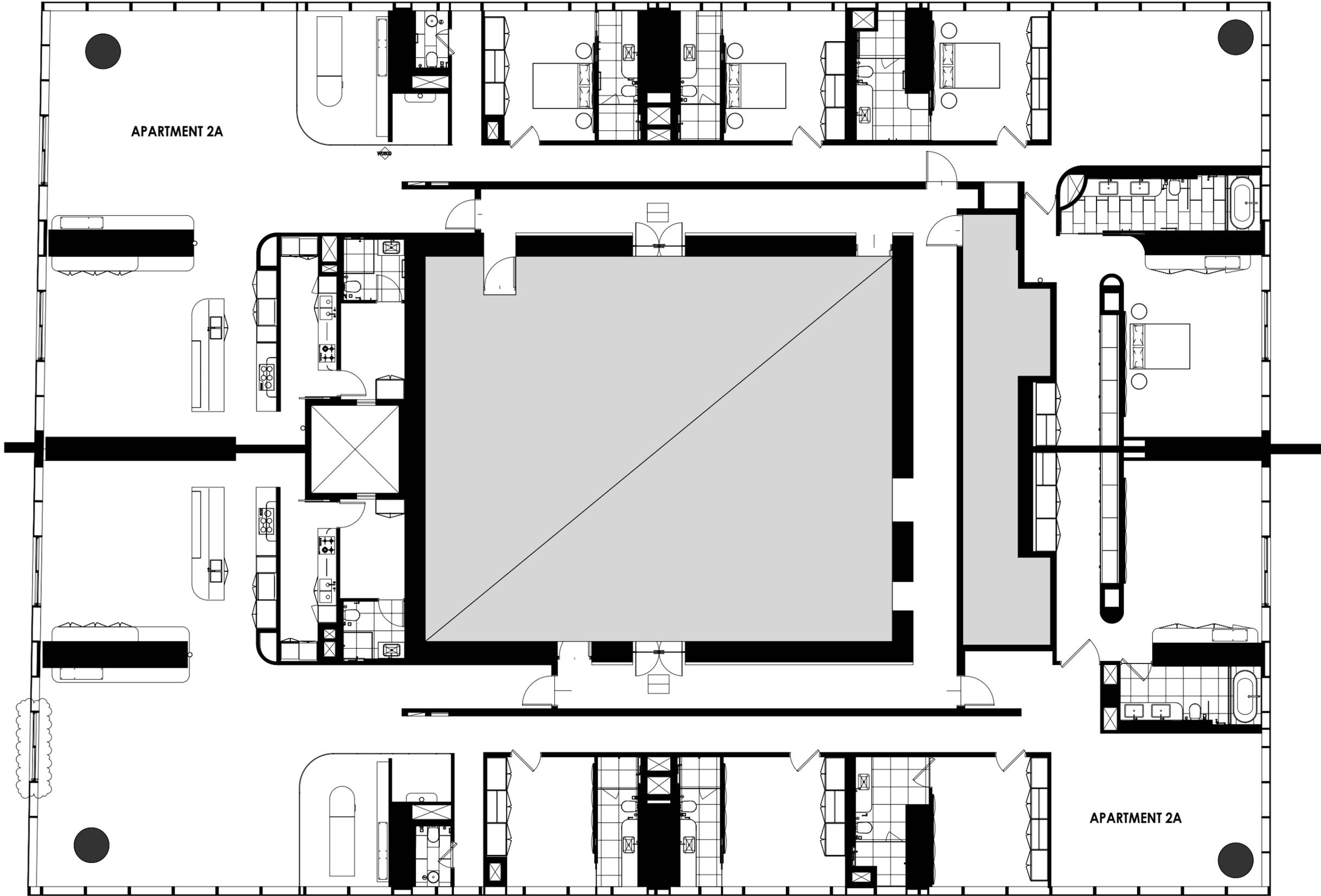


TYPICAL 2 - FULL FLOOR PLATES





TYPICAL 2A - FULL FLOOR PLATES





## SPECIFICATIONS

### FINISHES

Wood flooring: bedrooms & living room

Oak: millwork (or equivalent)

Natural stone: bathroom floors and walls (or equivalent)

Natural stone: kitchen island and counters (or equivalent)

Tinted glass: closet doors and bathrooms (or equivalent)

### KITCHEN

By Poliform (or equivalent)

Appliances: Miele (or equivalent)

### WARDROBES

By Poliform (or equivalent)

### WHITEGOODS

Washing machine: Miele (or equivalent)

Drying machine: Miele (or equivalent)

### SANITARY WARE

Mixers & accessories: Vola, Corian, Rohl, Rado (or equivalent)

Bathtub & washbasin: By Apaiser, Laufen, Corian, Sanipex

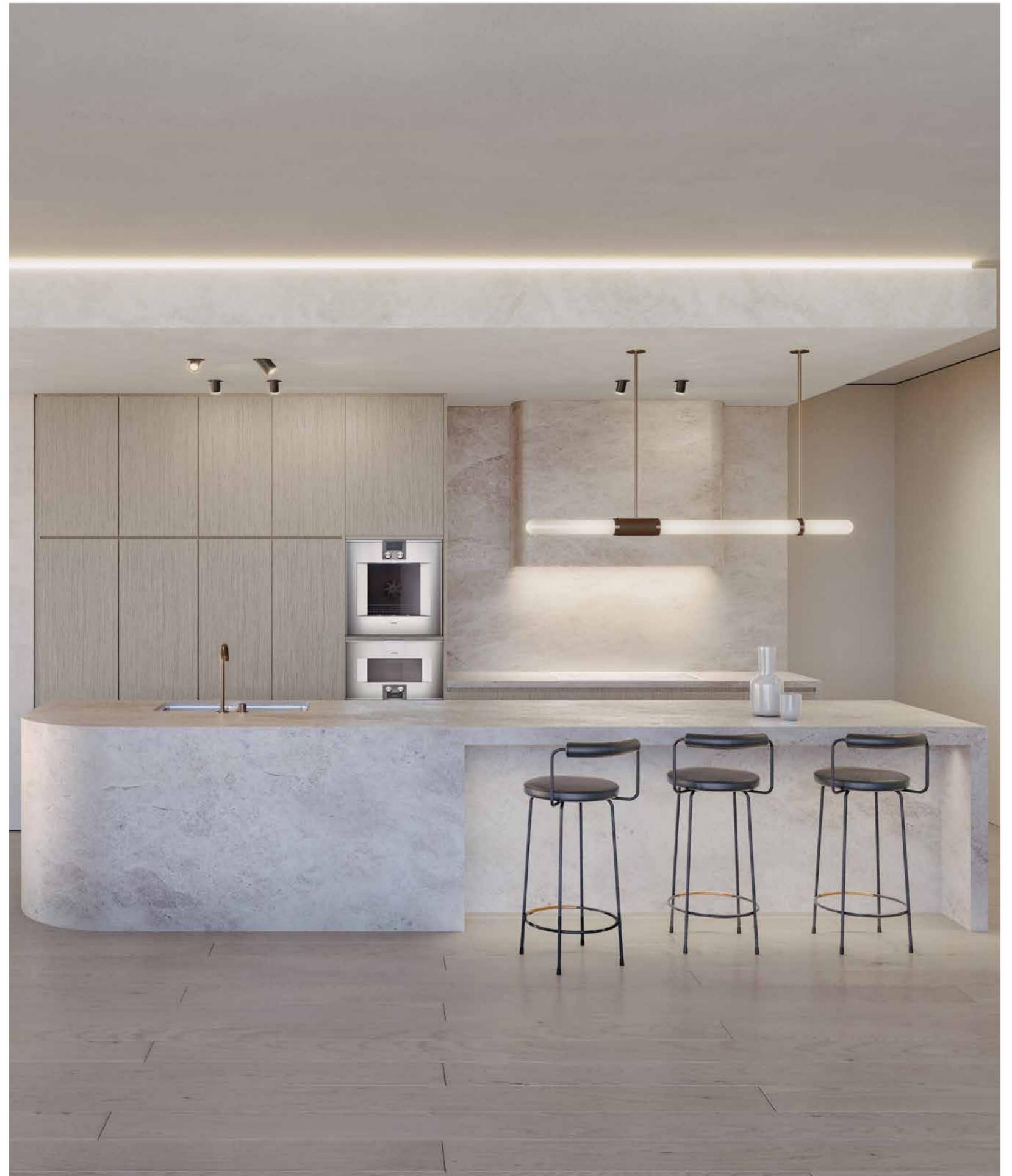
Washbasin: By Apaise, Laufen, Corian, Sanipex (or equivalent)

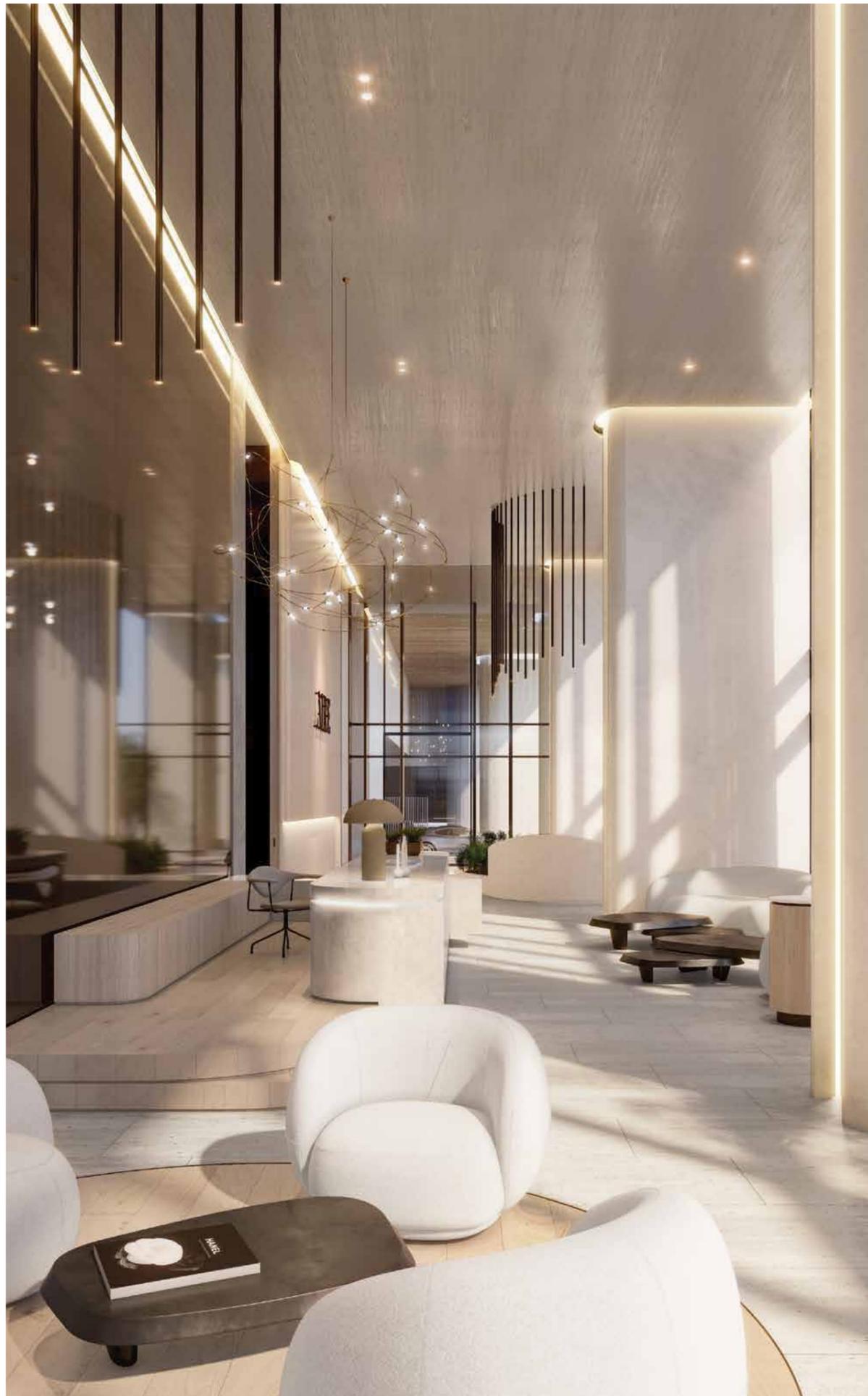
Toilet: Caroma, Sanipex (or equivalent)

### LIGHTING

Lighting control by Lutron (or equivalent)

Lighting fixtures: Lucent, Lightgraphix, Osram (or equivalent)





## TECHNICAL INFORMATION

### TYPES OF MEP, AC, SANITARY WARE

Vola, Rohl, Vado (or equivalent)

### ARCHITECTURAL LIGHTS

Flos (or equivalent)

Types of floor finishes, type, materials

Travertine, oak, Loloey or synthetic flooring carpet (or equivalent)

### TYPES OF CEILING FINISHES, MATERIALS, SPECIFICATIONS

Gypsum plastered and special decorative paint (or equivalent)

### TYPES OF WALL COVERINGS, TYPE, MATERIALS

Wall paper, natural stone, timber, special decorative paint

### KITCHENS

Poliform (or equivalent)

### CEILING HEIGHTS

Typical Residential Floors: type 1, type 2 and type 2a = 3.80m

Sky Homes:

Penthouse floors = 4.65m

Duplex 1, 2 & triplex floors = 5.50m

### WINDOW SPECIFICATIONS, BRAND, QUALITIES

Double glazed and aluminum framed sliding doors based on Schüco system or equivalent

### HOME AUTOMATION BRAND AND SPECIFICATIONS

Lutron (or equivalent)

### APPLIANCES FITTED, BRAND, SPECIFICATIONS, GUARANTEES

Miele (or equivalent)

### SPECIFICATIONS / INCLUSIONS FOR TERRACES & BALCONIES

Typical Residential Floors:

Pebble bed at corners

Porcelain tiles, matte finish, timber effect

Sky Homes:

Pebble bed at corners

Porcelain tiles, matte finish, timber effect

Travertine, honed, light beige