

AYKON HEIGHTS

AT AYKON CITY



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📍 LOCATION: BUSINESS BAY 📅 COMPLETED: Q4 2022

AYKON Heights is one of the four majestic towers within AYKON City, set on the outskirts of Business Bay, adjacent to the SZR. Linked by a central podium, the towers present dramatic views of some of Dubai's most prominent landmarks as well as its surroundings. The architecture of the buildings, the sharp lines, glistening glass façades and breathtaking heights create a bold statement, that is now a feature of the city skyline.

FACILITIES



SIZES & PRICES

STD - FROM 414 SQFT	FROM AED 599,999
1 BR - FROM 600 SQFT	FROM AED 1,200,000
2 BR - FROM 800 SQFT	FROM AED 1,500,000
3 BR FROM 1,300 SQFT	FROM AED 2,400,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Choithrams Al Wasl, Union Coop-Jumeirah, LuLu Express-Al Quoz, Al Maya Supermarket

PUBLIC TRANSPORT: METRO-Business Bay Metro Station, BUS- Al Quoz-Dubai Municipality Center 2

SCHOOLS/NURSERIES: Maple Bear Pre School, Global Indian International School, JSS Private School

MEDICAL FACILITIES: Medcare Hospital Al Safa, Al Quoz Health Center, Prime Medical Center

RETAIL/F&B: On-site, The Maine, The Eloquent Elephant, Billionaire Mansion, Lock, Stock & Barrel

PETROL STATION: EPPCO - 73

LANDMARKS: The Burj Khalifa, The Dubai Mall, DIFC, Dubai Opera

DAMAC

LOCATION FACTORS

- BUSINESS CENTER OF THE CITY
- CLOSE TO MOST OF THE MAJOR ATTRACTIONS IN DUBAI
- ADJACENT TO DUBAI CANAL
- 10 MINUTES FROM THE DUBAI MALL
- GREAT VIEWS OF DOWNTOWN DUBAI/BUSINESS BAY AND THE GULF SEA
- EASY ACCESS TO THE SHEIKH ZAYED ROAD AND AL KHAIL ROAD
- EXCELLENT SURROUNDING INFRASTRUCTURE
- PLENTY OF ON-SITE AMENITIES
- 20 MINUTES TO DXB AIRPORT
- 10 MINUTES TO DOWNTOWN DUBAI
- COSMOPOLITAN LUXURY LIVING IN THE HEART OF DUBAI



+7 969 179 97 79



Beautifully proportioned and finished to the highest standards, the interiors reflect the skyline of Dubai. Dark interior features compliment the generous living spaces which are flooded with natural light, thanks to the floor-to-ceiling windows in every residence.

PITCH POINTS / WHY BUY?

- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY
- HIGHLY
- FREEHOLD RESIDENCES OPEN TO ALL NATIONALITIES
- GREAT ROI POTENTIAL (CIRCA 8%)
- PERFECT LOCATION FOR BUSINESS PROFESSIONALS
- VERY REPUTABLE DEVELOPER AND WELL KNOWN ACROSS THE REGION
- EXCELLENT ON-SITE AMENITIES AND FACILITIES
- OUTDOOR AREAS AND GARDENS ARE FEATURED IN THE COMMUNITY WHICH SITS IN THE HEAT OF THE CITY

PAYMENT PLAN: Tower B – 5% VAT Waiver (Furnished Serviced)

ROI: Up to 8% depending on property type

DEVELOPER OVERVIEW

DAMAC PROPERTIES HAS BEEN SHAPING THE MIDDLE EAST'S LUXURY REAL ESTATE MARKET SINCE 2002, DELIVERING ICONIC RESIDENTIAL, COMMERCIAL AND LEISURE PROPERTIES ACROSS THE REGION AND BEYOND. OVER 36,000 HOMES HAVE BEEN DELIVERED AND 29,000 UNITS ARE CURRENTLY IN PROGRESS.

THINGS TO KNOW

SERVICE CHARGE:	AED 19 APPROX PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY – ANYTIME.

IN CLOSE PROXIMITY

- 600m PETROL STATION
- 700m SHEIKH ZAYED ROAD
- 3km SUPERMARKET
- 2.1km NURSERY
- 2.6km BUS STOP- AL QUOZ
- 2.9km HOSPITAL
- 5km SCHOOL
- 7km THE DUBAI MALL



KEY FEATURES

- ALL UNITS FEATURE FLOOR-TO-CEILING WINDOWS
- ALL RESIDENCES COME FULLY FURNISHED
- ALL UNITS COME WITH A BALCONY
- PRIME CITY CENTER LOCATION
- STUNNING VIEWS OF THE CITY SKYLINE, SAFA PARK, BUSINESS BAY AND DUBAI CANAL