

aura Gardens



AURA GARDENS

LOCATION: TILAL AL GHAF COMPLETED: 2024

Aura Gardens is the second phase of the Aura Gardens community that features 3 & 4BR townhouses and 4BR stand-alone villas, designed to create a life of perfect balance. Townhouses and villas different layout options depending on the needs of owners, and 4BR villas come with an additional 'sky suite' roof terrace which can be customized into either a 'live' or 'entertainment' space. The community is minutes from the beach and has plenty of residential amenities within the TAG area.

FACILITIES

- SWIMMING POOLS
- SANDY BEACHES
- BBQ AREAS
- CLUBHOUSE
- WATER THEMED PLAY AREA
- LAGOON
- OPEN SPACES
- MOSQUE
- LANDSCAPED GARDENS
- OUTDOOR GYM
- KINDERGARTEN

SIZES & PRICES

3 BR TOWNHOUSE – FROM 2,175 SQFT	FROM AED 1,800,000
4 BR TOWNHOUSE – FROM 2,470 SQFT	FROM AED 2,099,000
4 BR VILLA – FROM 3,411 SQFT	FROM AED 2,999,000

LOCAL AMENITIES / INFRASTRUCTURE

SUPERMARKETS: Rightbuy Supermarket, Day Mart, Al Maya Supermarket, All Day Fresh

PUBLIC TRANSPORT: METRO – DMCC Metro Station, BUS – Dubai Production City, The Crescent Tower 2

SCHOOLS/NURSERIES: Kinder Castle Nursery, GEMS United School

PETROL STATION: ADNOC fuel station, ADNOC Studio City

MEDICAL FACILITIES: Medical Specialist Centre, Medcare Medical Centre JBR, Medcare Medical Centre Al Barsha

RETAIL/F&B: MBC Shopping Mall, First Avenue Mall, The Pangolin Restaurant & Lounge

LANDMARKS: Trump International Golf Club, Motor City, DAMAC Hills, Dubai Polo & Equestrian Club

LOCATION FACTORS

- GOOD TRANSPORT LINKS TO THE REST OF THE CITY-SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET, SHEIKH MOHAMMED BIN ZAYED ROAD
- ALL INCLUSIVE COMMUNITY - MASTERPLAN INCLUDES A SCHOOL AND MOSQUE, RETAIL, F&B ONCE COMPLETE
- 25 MINUTES TO DOWNTOWN DUBAI
- 20 MINUTES TO DUBAI MARINA
- 35 MINUTES TO DXB
- 17 MINUTES TO EXPO 2020 SITE
- CLOSE TO OTHER WELL KNOWN LOCAL COMMUNITIES- JUMEIRAH GOLF ESTATES, DAMAC HILLS, DUBAI SPORTS CITY



+7 969 179 97 79



Open-plan living spaces and neutral, earthy colour palettes are the key features throughout each residence in Aura Gardens. All units come with highly functional layouts and details and have European kitchens which can be closed off for a more feel. Four-bedroom units come with a sky suite roof terrace options which can be customized to either a 'live' or 'entertain' space.

PITCH POINTS / WHY BUY?

- THE NEW MOSQUE & INTERNATIONAL SCHOOL WILL OPEN ONCE THE ENTIRE COMMUNITY IS COMPLETE
- COMMUNITY WILL HOUSE CAFES, RESTAURANTS AND RETAIL HUBS
- ROI MAY INCREASE WITH THE DEVELOPMENT OF THE TILAL AL GHAF DISTRICT
- THE ENTIRE PROJECT HAS 6 SUB-COMMUNITIES
- ROI IS EXPECTED TO INCREASE ONCE THE WHOLE TILAL AL GHAF COMMUNITY IS COMPLETED
- GROUND FLOOR LEVELS COME IN DIFFERENT LAYOUT OPTIONS

PAYMENT PLAN: 60/40 over 2yrs (10% down payment)

ROI: 5% average in nearby areas

DEVELOPER OVERVIEW

MAJID AL FUTTAIM IS ONE OF THE MOST WELL KNOWN CONGLOMERATE GROUPS IN THE REGION. FOUNDED IN 1995, MAF HAS COMPANIES ACROSS 8 DIFFERENT SECTORS, INCLUDING RETAIL, SHOPPING MALLS, HOTELS, REAL ESTATE, ENTERTAINMENT, LIFESTYLE, PROJECT MANAGEMENT AND ENERGY MANAGEMENT. MAJID AL FUTTAIM CURRENTLY HAS 5 ACTIVE COMMUNITY PROJECTS, HOUSING MORE THAN 114,000 RESIDENTS.

THINGS TO KNOW

SERVICE CHARGE:	AED 3.5-4 PER SQFT
ALLOCATED PARKING:	YES (CARPORT FOR 2 CARS)
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME.

IN CLOSE PROXIMITY

- 2.6km PETROL STATION
- 4.4km MBC SHOPPING MALL
- 4.5km TRUMP GOLF CLUB
- 4.5km SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
- 5.9km SOUTH VIEW SCHOOL DUBAI
- 11.3km RIGHTBUY SUPERMARKET
- 15.9km MEDCARE MEDICAL CLINIC



KEY FEATURES

- CUSTOMIZABLE SKY SUITE OPTIONS AND GROUND FLOOR LAYOUTS
- MASTER BEDROOM COMES WITH A WALK-IN-WARDROBE
- FIRST FLOOR LEVEL INCLUDES TWO TERRACES
- ALL RESIDENCES COME WITH A CARPORT FOR 2 CARS, LAUNDRY AND STORAGE ROOM, MAID'S ROOM WITH EN-SUITE AND A POWDER ROOM
- 4BR UNITS HAVE A ROOF TERRACE WHICH CAN BE CUSTOMIZED AS EITHER LIVE OR ENTERTAIN SKY SUITE
- ALL UNITS COME WITH A GARDEN AND PATIO AREA AT THE BACK OF THE PROPERTY