

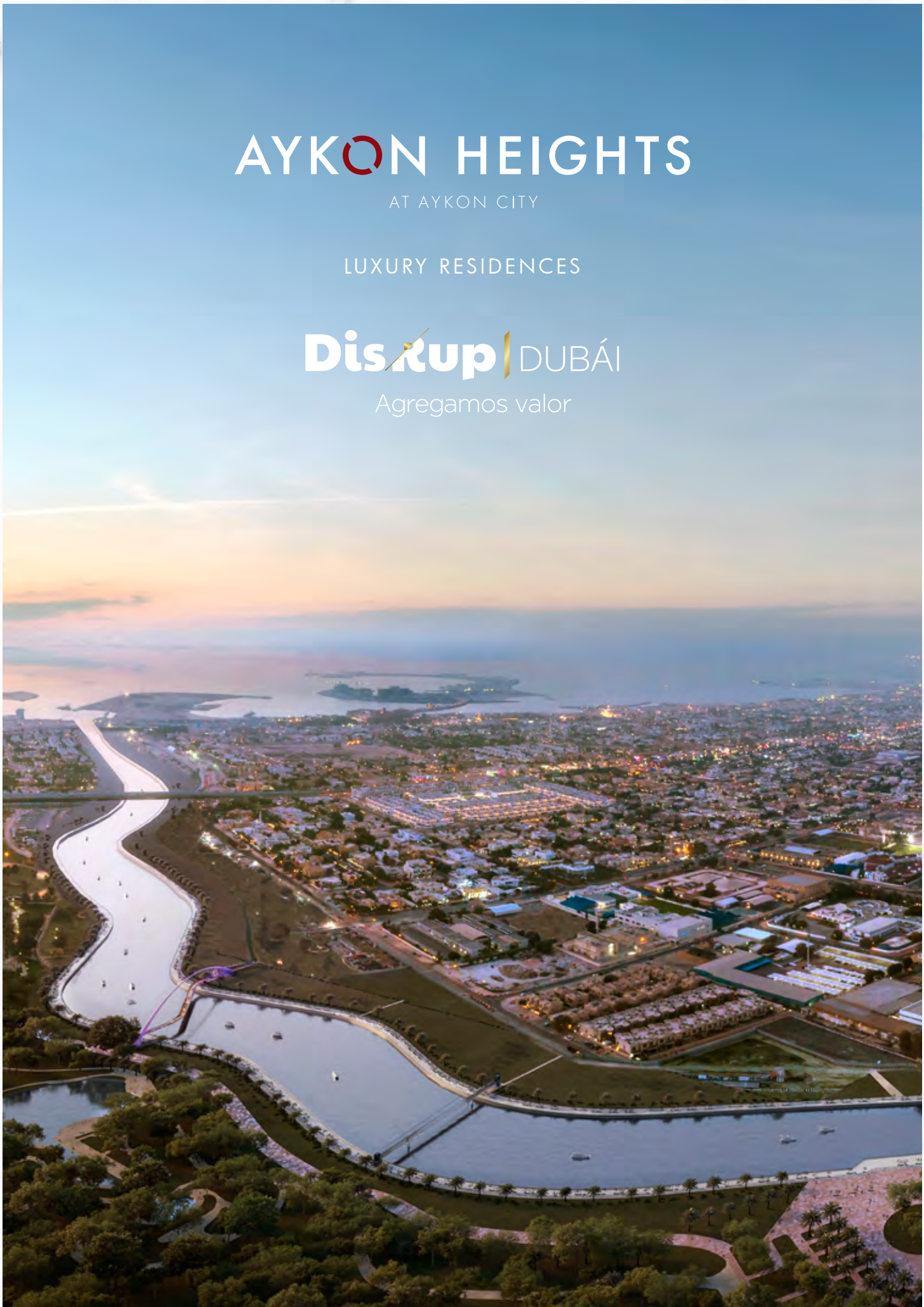
# AYKON HEIGHTS

AT AYKON CITY

LUXURY RESIDENCES

**Disrup** | DUBÁI

Agregamos valor

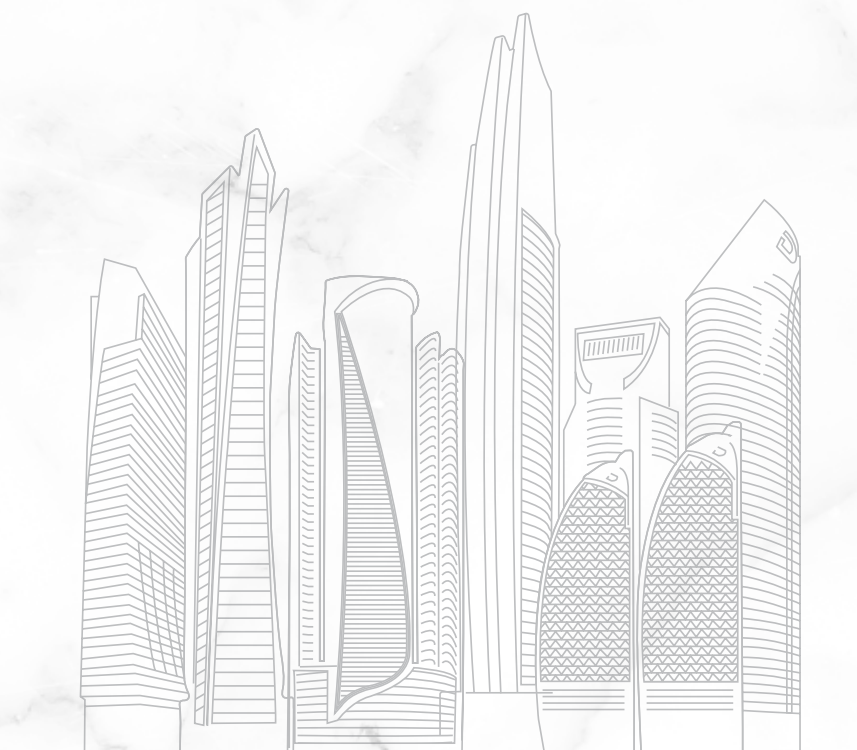


**DAMAC**



*As iconic as the city it belongs to*





**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 29,000 homes, with a development portfolio of more than 33,000 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.

31st December 2019

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[www.damacproperties.com](http://www.damacproperties.com)



# Introducing AYKON Heights

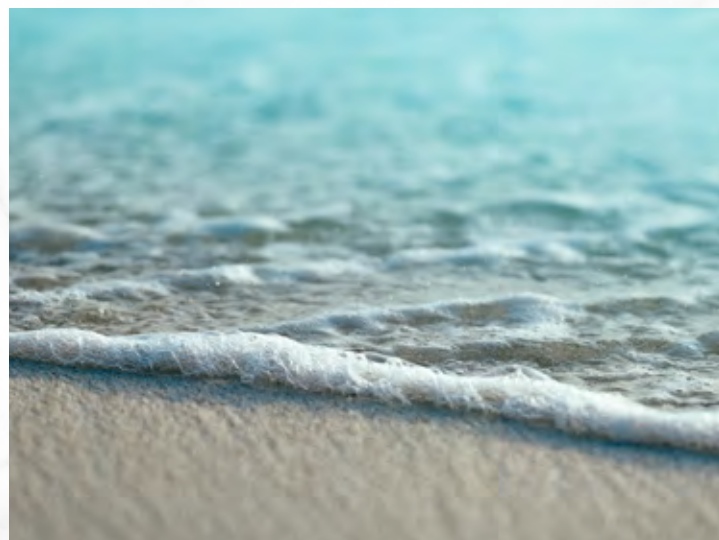
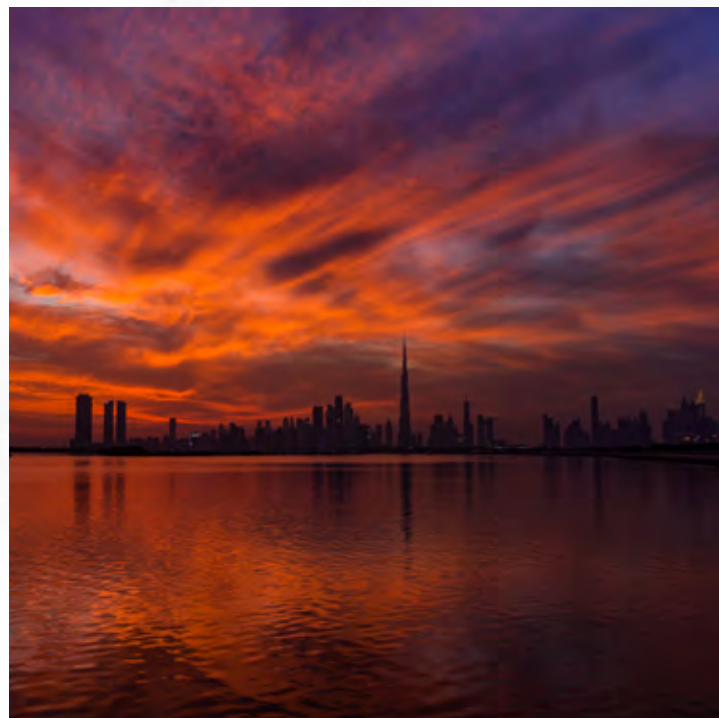
LUXURY RESIDENCES

AYKON Heights is your window to Dubai's most prestigious and supremely connected community. Be neighbours with landmarks and world-class brands through a collection of luxury residences, exquisitely complemented by thoughtful details.

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## Iconic location

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

Getting to AYKON Heights by car is an easy experience through Sheikh Zayed Road. 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.

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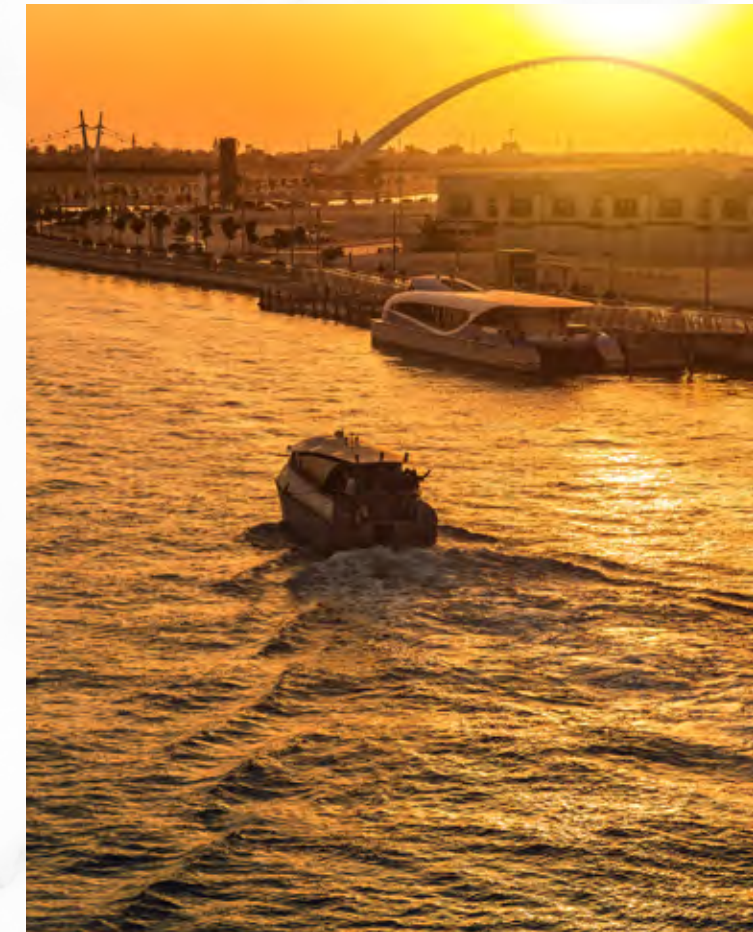


## Iconic neighbourhood

From the pristine beaches and maritime city to the glamorous Burj area, along with the Financial Centre and Dubai World Trade Centre, AYKON Heights is surrounded by Dubai's major attractions.

The dynamic outdoor concept, City Walk is located moments away along Al Wasl Road and the Safa Park junction while Boxpark is a striking addition to Jumeirah, where 'urban chic meets contemporary sophistication'.

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## Iconic viewpoints

Carefully designed and thoughtfully planned, AYKON Heights presents 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.



## 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.

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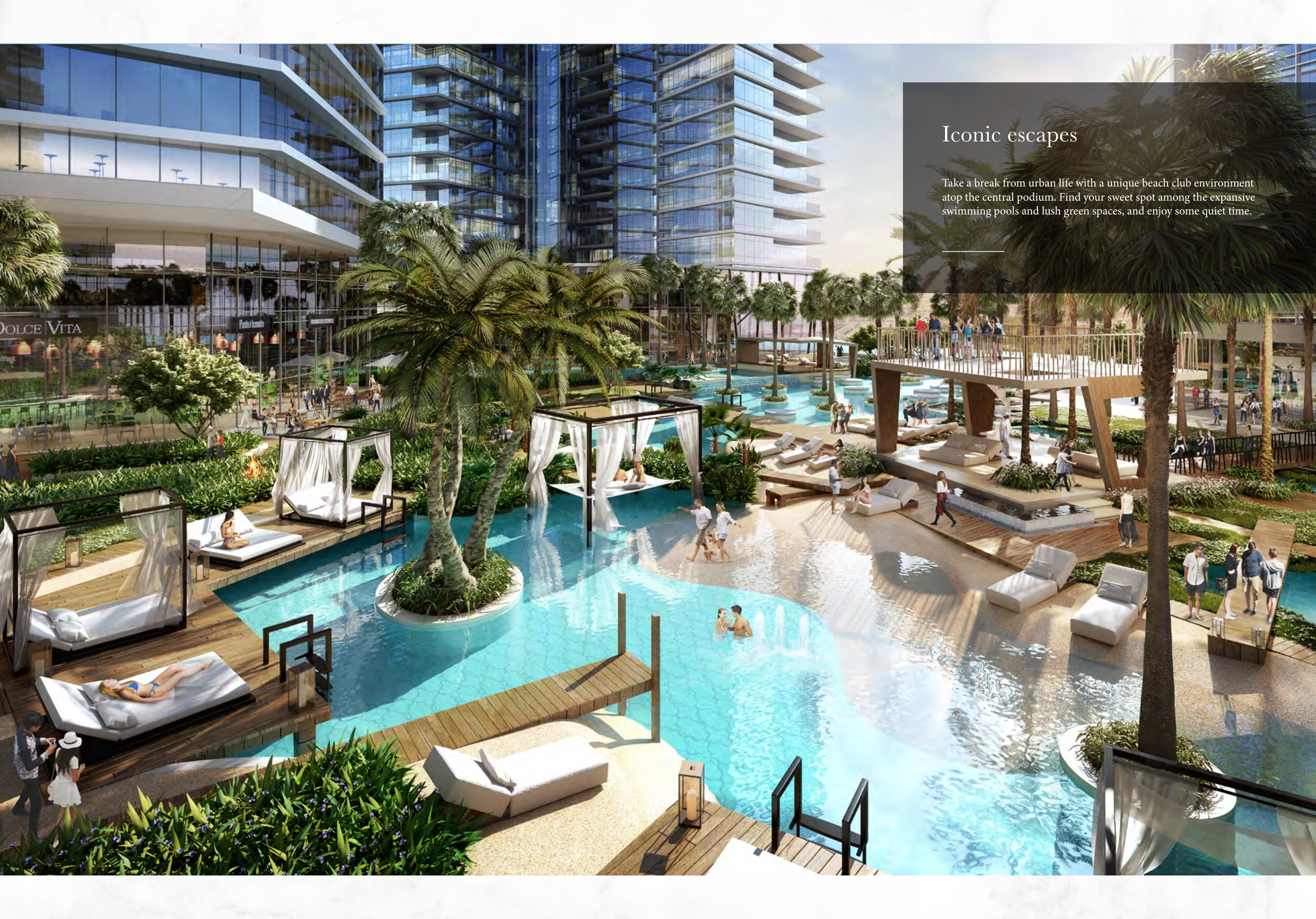


## Iconic settings

Linking old and new Dubai, Dubai Canal traverses an array of lifestyle, dining and leisure experiences, and is home to a marina, boardwalk, and multiple stations that transform it into a first-rate marine transport hub.

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## Iconic escapes

Take a break from urban life with a unique beach club environment atop the central podium. Find your sweet spot among the expansive swimming pools and lush green spaces, and enjoy some quiet time.



# AYKON CITY

*An entire city set within the  
metropolis of Dubai*

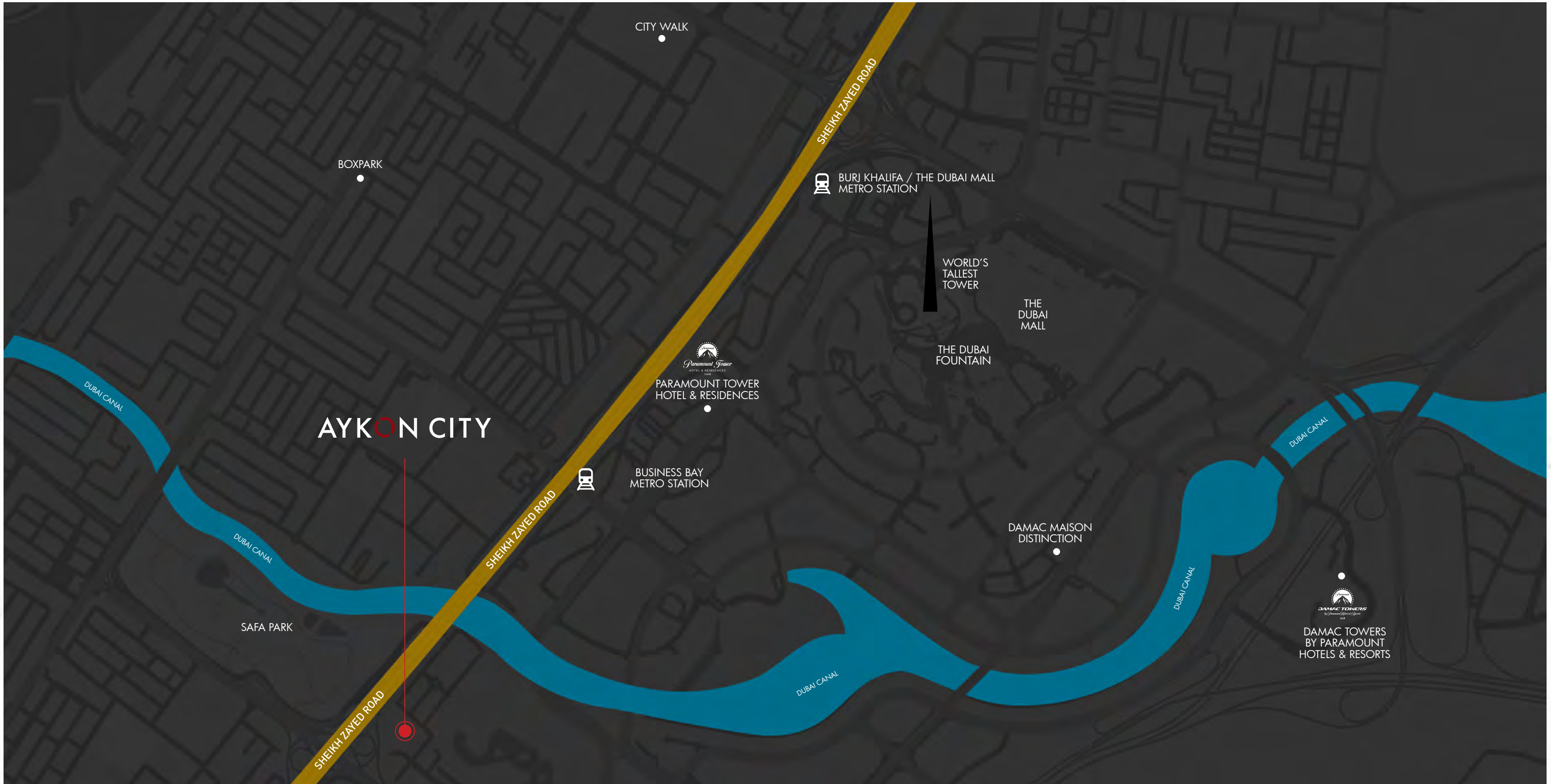
AYKON Heights is one of the four majestic towers at AYKON City – a destination that's set to become the next landmark on Dubai's skyline.

Linked by a central podium, the towers present dramatic views of some of Dubai's most prominent landmarks as well as the spectacular surroundings.

The architecture of the buildings, the sharp lines, glistening glass façades and breathtaking heights create a bold statement in unison.







**9 Minutes**  
To The Dubai Mall /  
Burj Khalifa



**10 Minutes**  
To Mall of the Emirates



**9 Minutes**  
To Jumeirah Beach



**13 Minutes**  
Dubai International Airport



**10 Minutes**  
To an International School



**16 Minutes**  
To Palm Jumeirah



**14 Minutes**  
To Burj Al Arab



**16 Minutes**  
To Dubai Yacht Harbour



**8 Minutes**  
To Dubai World Trade Centre



**20 Minutes**  
To the Supermarket



*Floor Plans and  
Unit Plans*

**UNIT PLAN**

**TOWER B**  
STUDIO



**TOWER B**  
1 BEDROOM



**TOWER B**  
2 BEDROOMS



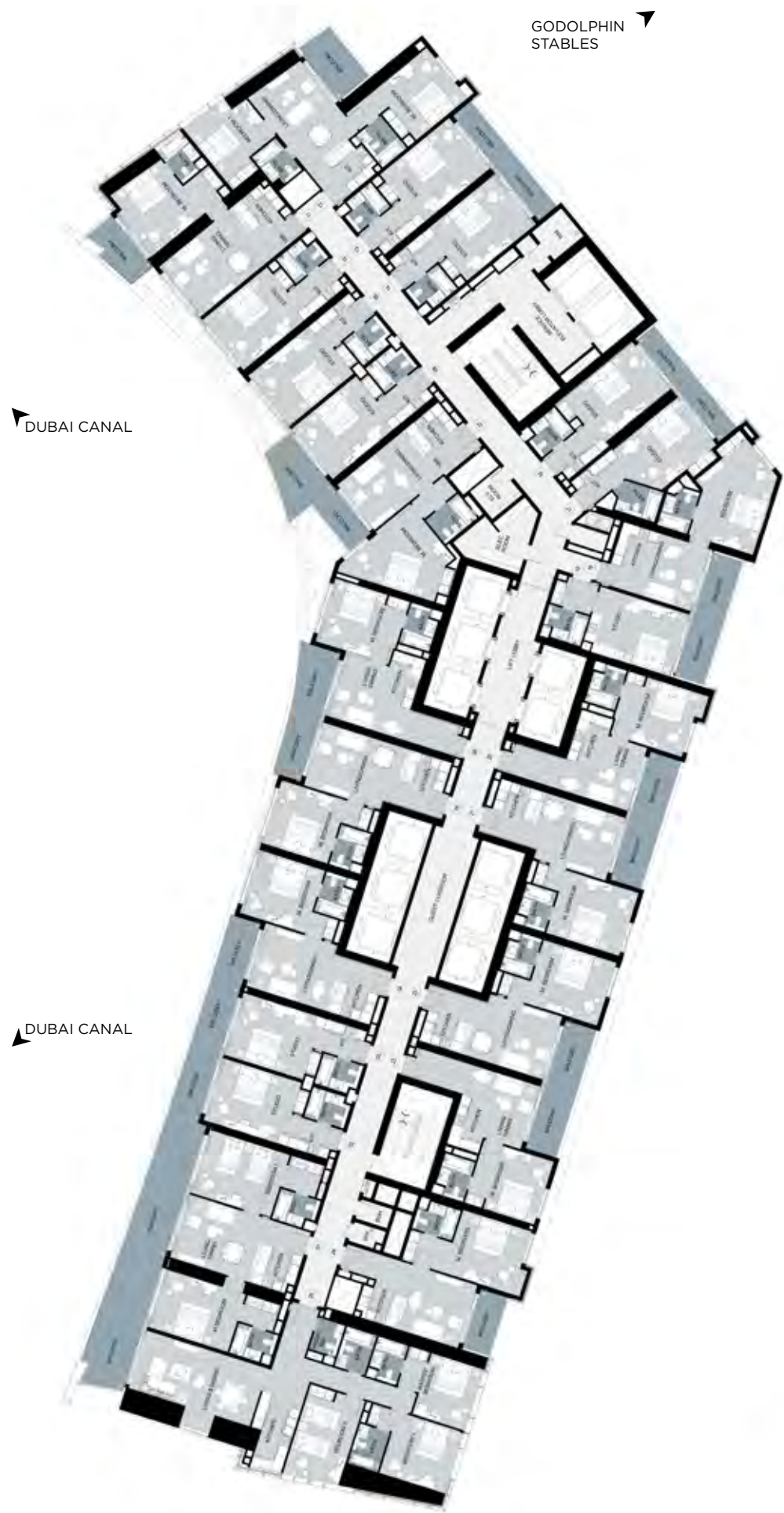
**TOWER B**  
3 BEDROOMS





TOWER - B  
LEVEL 12

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 13-25

TYPICAL FLOOR PLANS



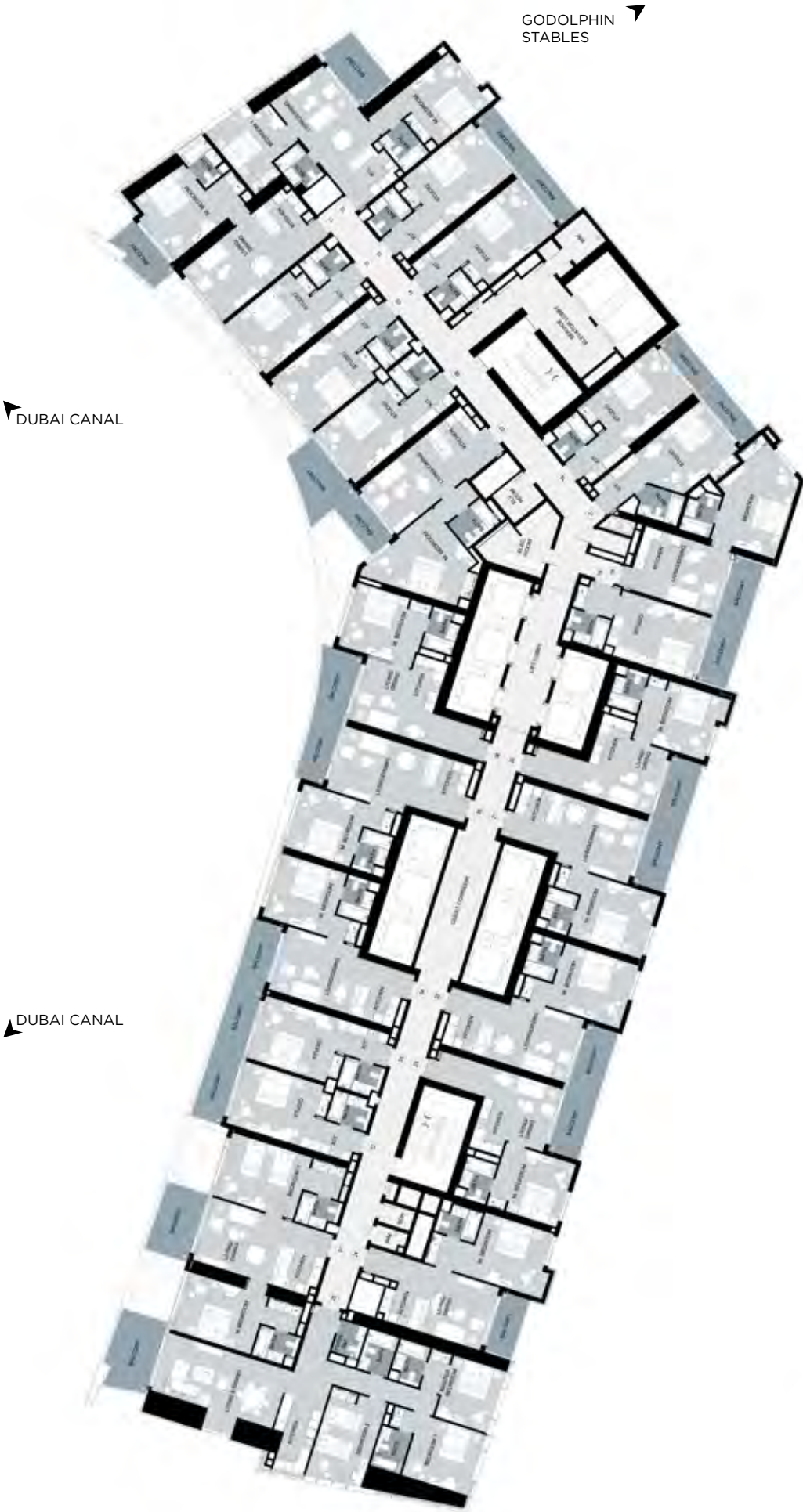
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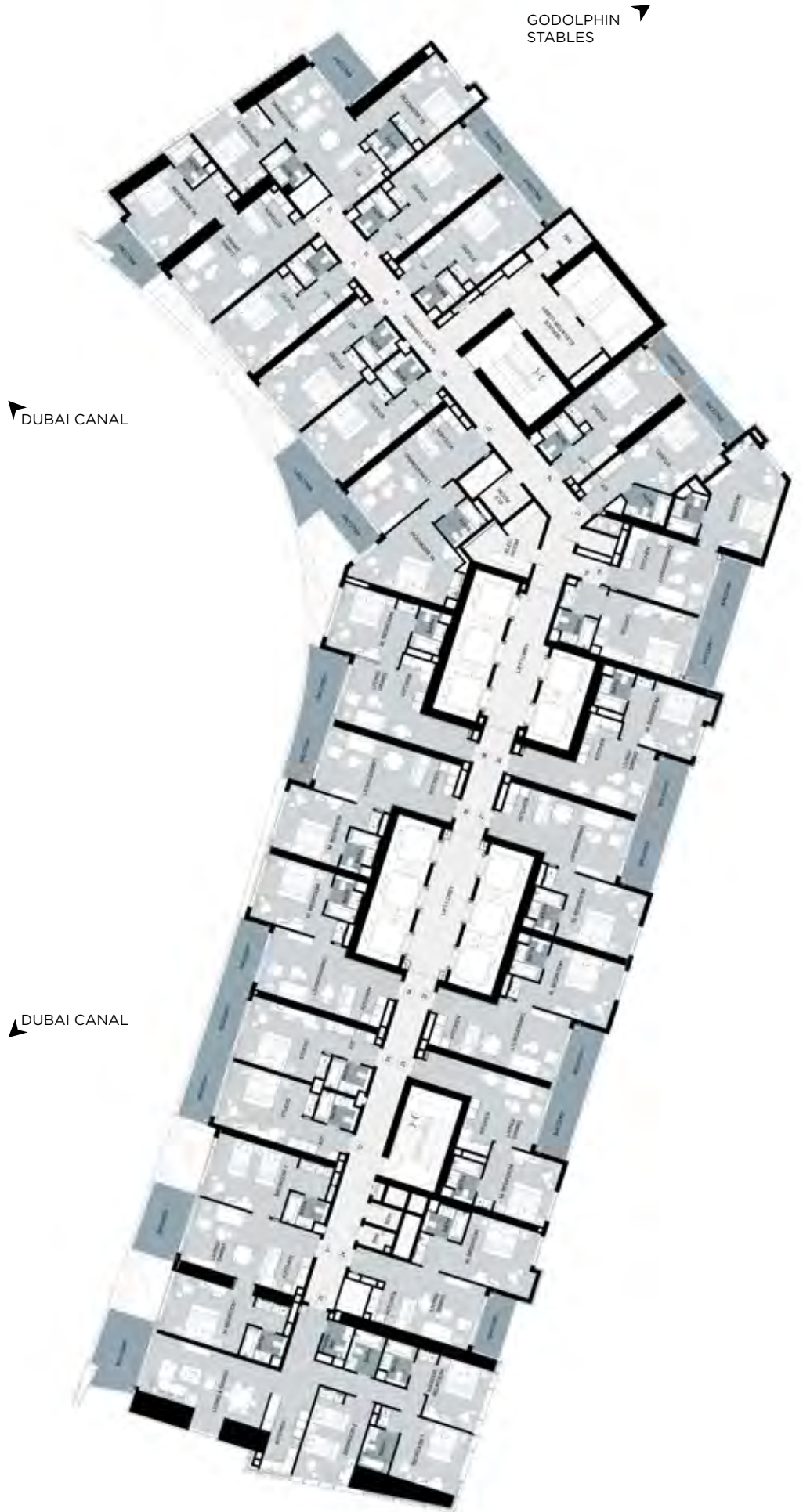
TOWER - B  
LEVEL 26-32

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 33

TYPICAL FLOOR PLANS



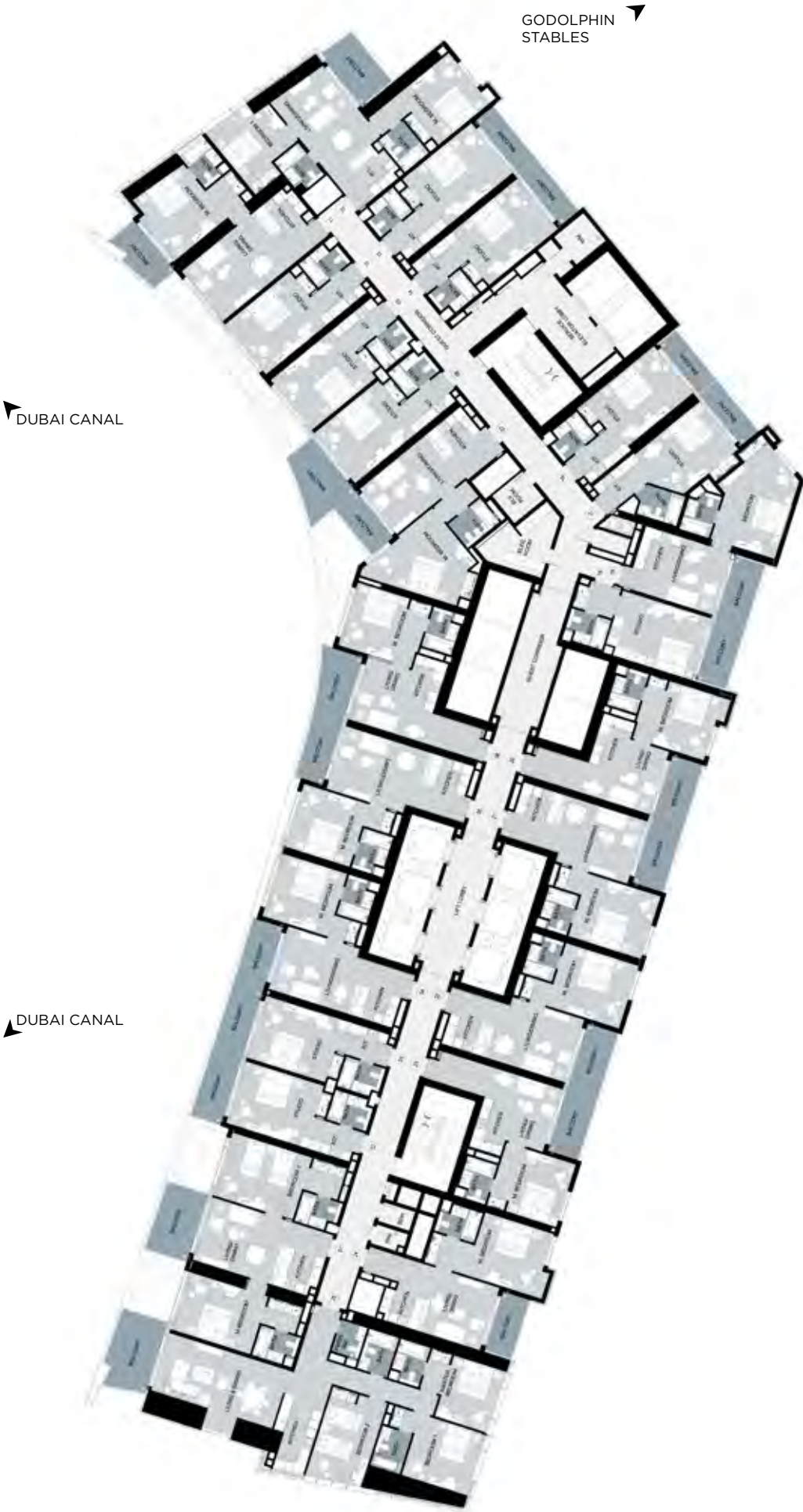
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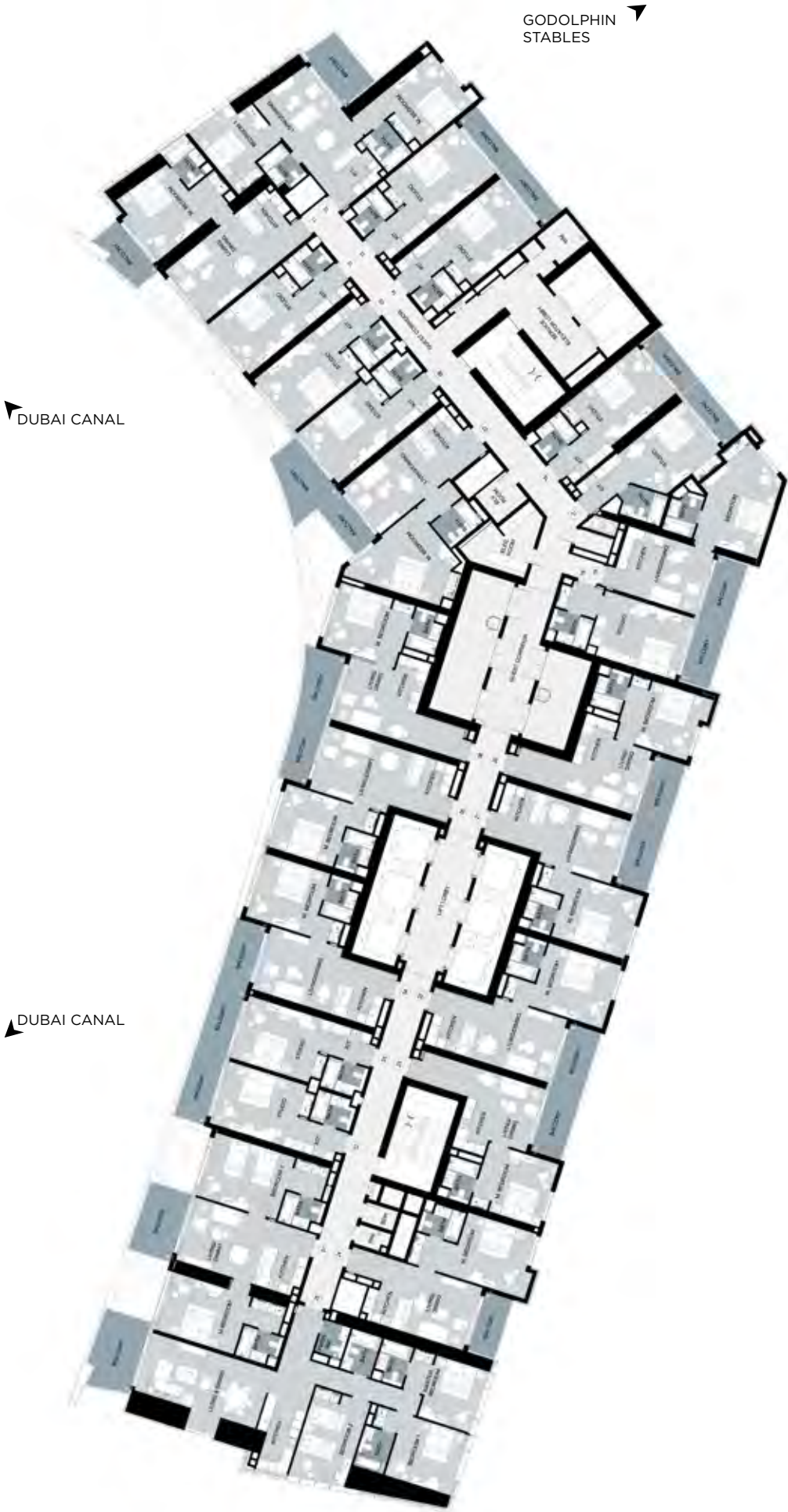
TOWER - B  
LEVEL 34

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 35

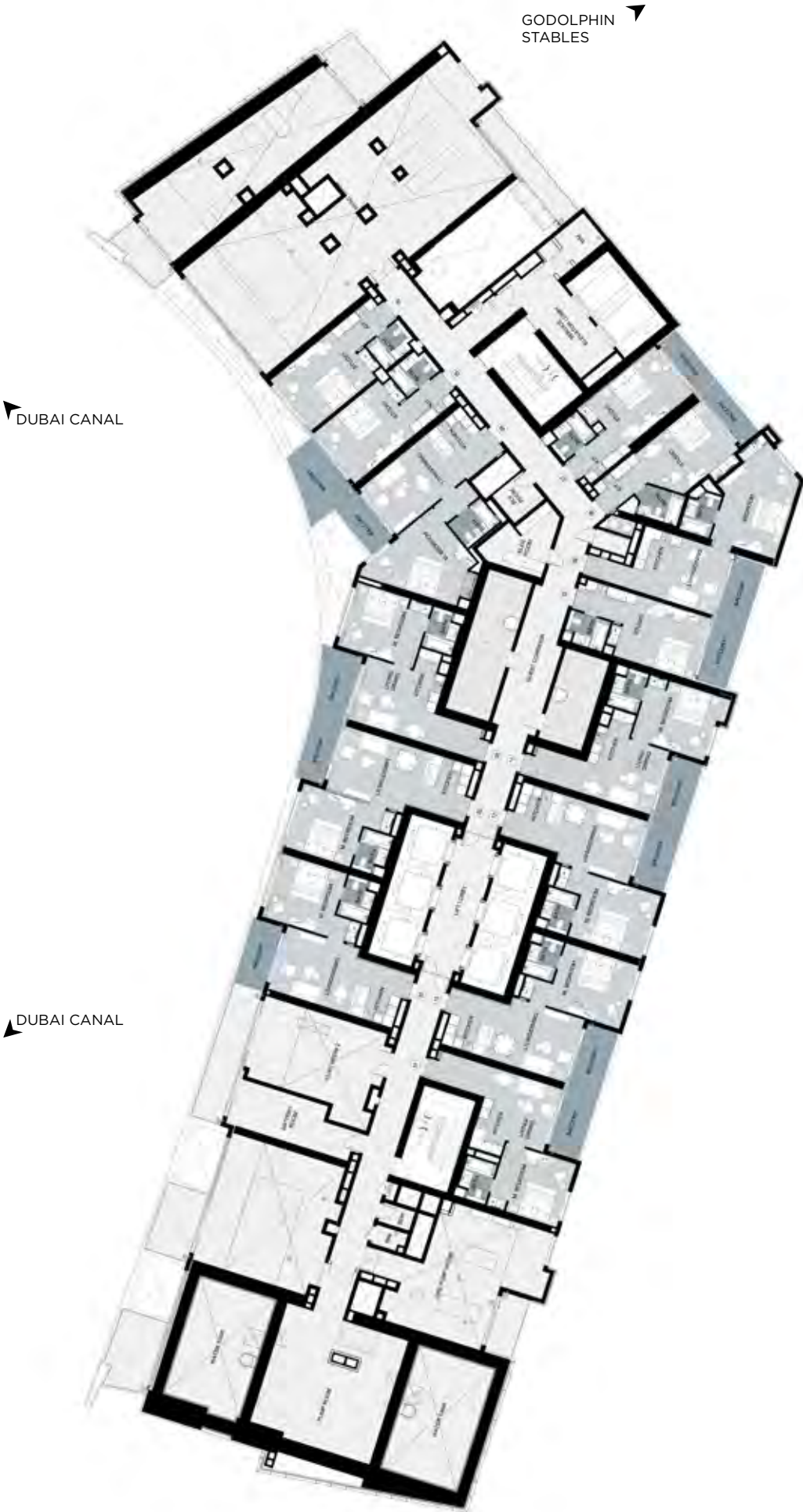
TYPICAL FLOOR PLANS





TOWER - B  
LEVEL 36

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 37

TYPICAL FLOOR PLANS



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TOWER - B  
LEVEL 38-42

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 43-49

TYPICAL FLOOR PLANS



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TOWER - B  
LEVEL 50

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 51

TYPICAL FLOOR PLANS



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TOWER - B  
LEVEL 52

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 53-54, 59-62

TYPICAL FLOOR PLANS



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TOWER - B  
LEVEL 55-58

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 63

TYPICAL FLOOR PLANS



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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.





# DisRup| DUBÁI

Agregamos valor