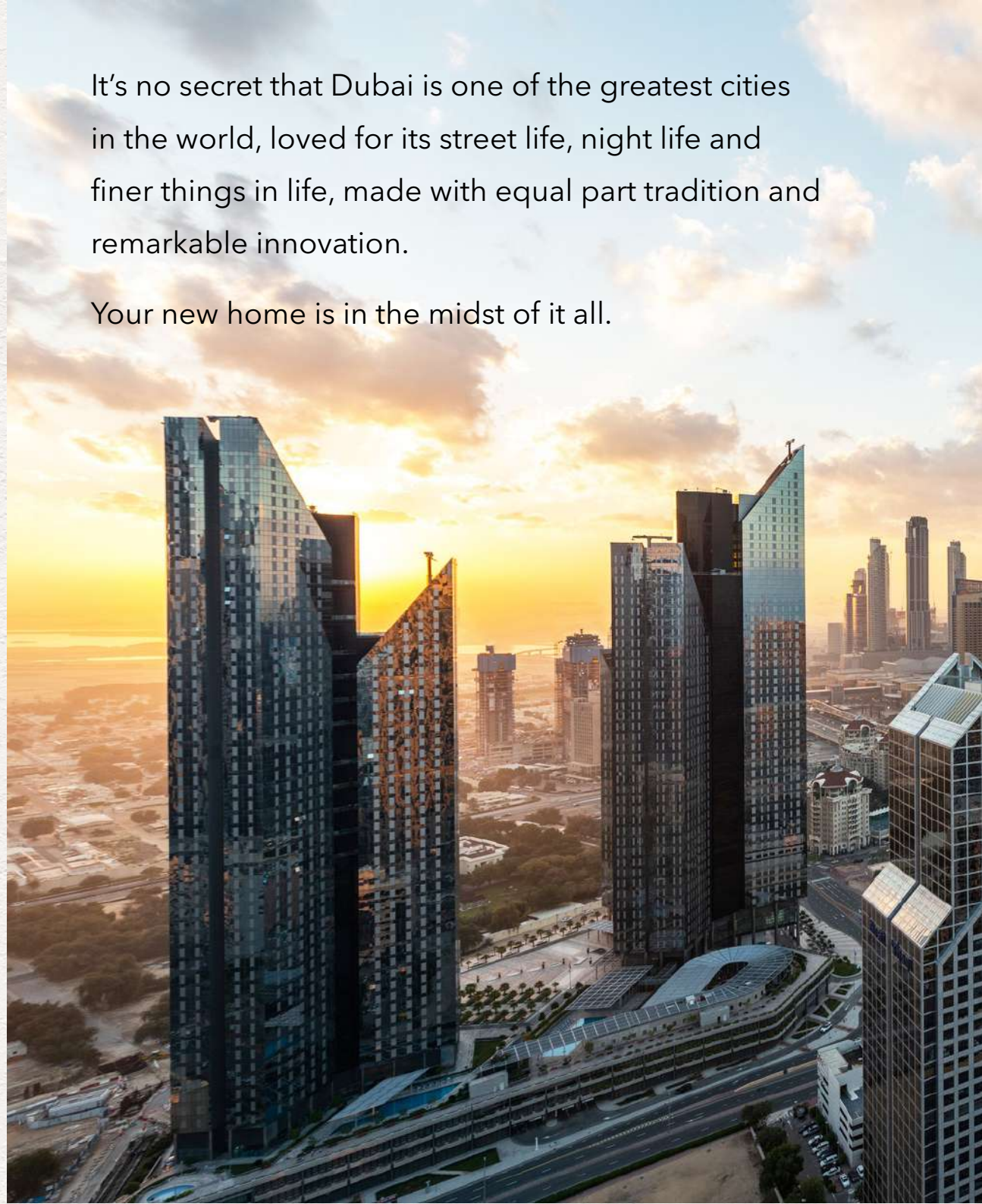


Aura  
By Grovy

Welcome Home

It's no secret that Dubai is one of the greatest cities in the world, loved for its street life, night life and finer things in life, made with equal part tradition and remarkable innovation.

Your new home is in the midst of it all.





## WHY INVEST IN DUBAI?



Higher rental yields



Tax free and freehold



Property investor visa



World class infrastructure



International transport and business hub



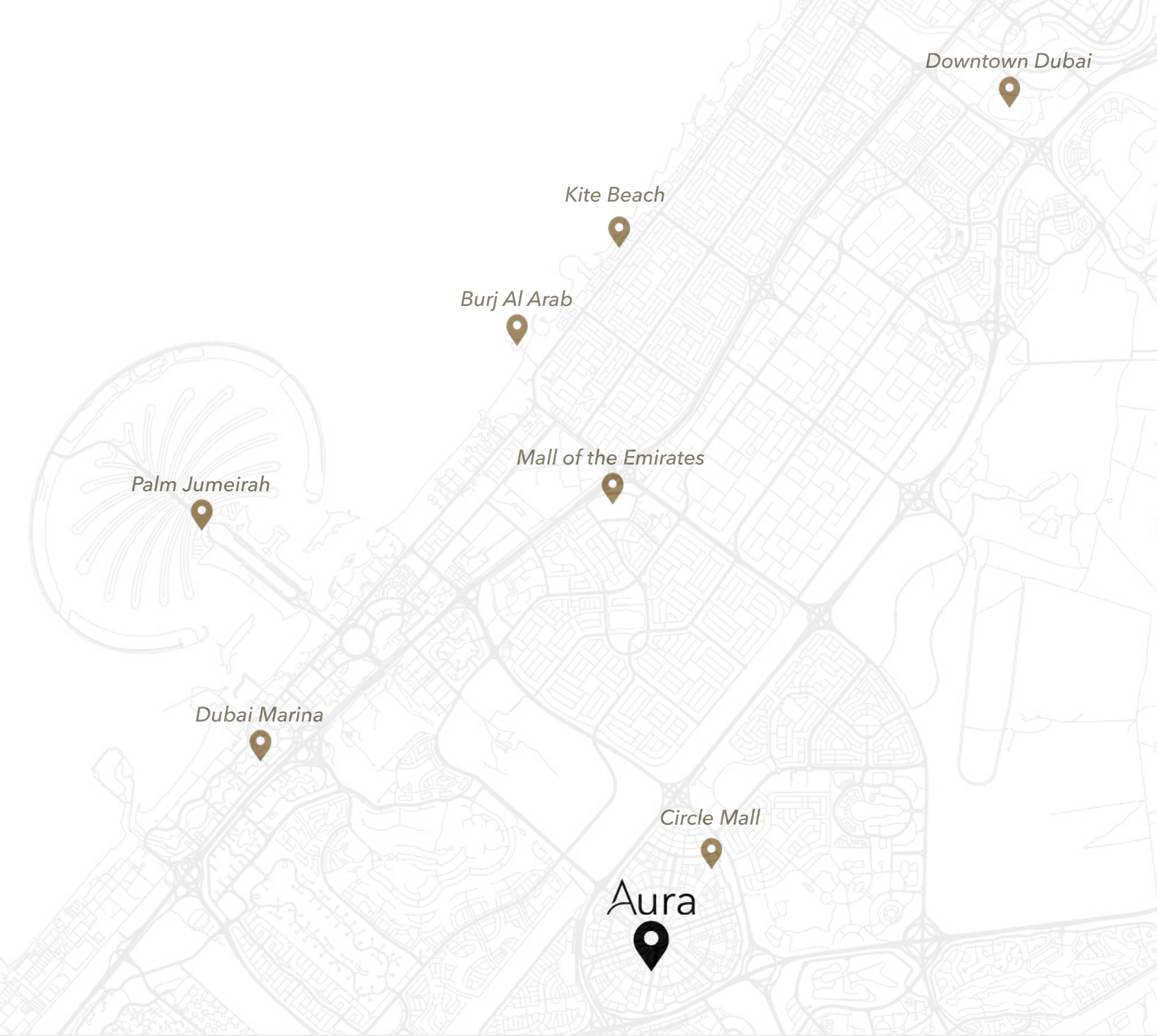
Safe and stable



World-class education standards



Vast professional opportunities



*Downtown Dubai*

*Kite Beach*

*Burj Al Arab*

*Palm Jumeirah*

*Mall of the Emirates*

*Dubai Marina*

*Circle Mall*

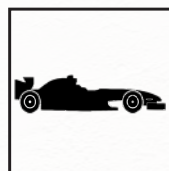
**Aura**



# CONNECTED TO THE CITY



**5**  
*mins*  
Circle Mall



**10**  
*mins*  
Dubai Autodrome



**10**  
*mins*  
Mall of the Emirates



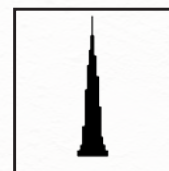
**15**  
*mins*  
Dubai Marina



**15**  
*mins*  
Kite Beach



**15**  
*mins*  
Palm Jumeirah



**20**  
*mins*  
Burj Khalifa



**25**  
*mins*  
Dubai Intl. Airport

# YOUR NEW HOME AT A GLANCE

Temperature controlled swimming pool

Pool bar area

Jogging track

Multi-sport court

Fully equipped gym

Spa

BBQ area

Communal gardens

Children's play area

Co-working lounge

Smart home automation

Vaastu / Feng Shui compliant

Electronic vehicle charging station

100% covered parking

24/7 security surveillance

Access controlled entry points



## EXQUISITE DESIGN IN EVERY DETAIL

Arriving at your home in Aura is an experience equal to entering the most exclusive hotels.



## LIFT LOBBY

Careful thought has been put into the lift lobbies as much as to the apartments and amenities.







## GENEROUS LIVING SPACE

Open-plan living spaces lets you create a space that best suits your furnishing needs.



## HOTEL-STYLE AMENITIES

Communal space for residents is mixed with private space and play areas, ensuring residents always have a welcoming place to be.







## **STREAMLINED KITCHENS**

Designed and curated for the most optimal culinary experience.

## SPACIOUS BEDROOMS

Thoughtfully planned to create a beautiful haven for rest and relaxation.





## **BATHROOMS**

Ensuite and Guest Bathrooms are all fitted and finished to the highest standard.

## STUDIO APARTMENTS

Carefully planned for space optimization, your storage needs are covered in our spacious studios.



## PINNACLE APARTMENT LIVING

Our luxurious penthouse apartments come with a private terrace and fitted jacuzzi.







Grovy India limited was established in the year 1985, with a purpose of developing extraordinary real estate properties that would change the dynamic of the construction industry. Equipped with teams of skilled and experienced engineers, architects, planners and designers, Grovy has established itself as developers of 'Boutique Apartments'.

Grovy Real Estate Development LLC is a real estate developer focused on luxury and high-end projects in the Middle East with focus on Dubai, which is already recognized as one of the most attractive investment hubs in the MENA region. The company engages skilled professionals covering all phases of real estate development from design and project planning, selecting a prime location (land identification), land acquisition, choosing high quality and contemporary building materials and delivering the project with outstanding quality standards.

### COMPLETED DEVELOPMENTS IN DUBAI



ARIA, JVC  
completed 2021  
[www.ariagrovy.com](http://www.ariagrovy.com)



ALCOVE, JVC  
completed 2016  
[www.grovy.ae/alcove](http://www.grovy.ae/alcove)

# FLOOR PLATE

1ST FLOOR



- STUDIO APARTMENTS
- 1 BEDROOM APARTMENTS
- CORRIDOR & AMENITIES



- 1- JOGGING TRACK
- 2- SWIMMING POOL
- 3- RESIDENT'S LOUNGE
- 4- POOL BAR
- 5- GYM
- 6- STEAM & SAUNA
- 7- KID'S PLAY AREA
- 8- BBQ AREA
- 9- MULTISPORT COURT
- 10-COMMUNAL GARDEN

# FLOOR PLATE

2ND - 4TH FLOOR



- STUDIO APARTMENTS
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- CORRIDOR & UTILITY



# FLOOR PLATE

5TH - 14TH FLOOR

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- CORRIDOR & UTILITY



# FLOOR PLATE

15TH FLOOR



-  3 BEDROOM APARTMENTS
-  CORRIDOR & UTILITY
-  OUTDOOR COMMON AREA





# Aura

By Grovy