

حياتي افنيو من أورورا

[HYATI  
AVENUE  
BY AURORA]









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## WHO WE ARE

Aurora is a contemporary property developer in the UAE with a robust culture and ethos of quality, transparency and attention to detail that offers a personalized service in delivering creative concepts at an affordable price.

Founded in 2013, Aurora was established to address a need in the market for efficiently designed affordable luxury spaces that optimize value for its customers, primarily in the residential property market. To date, Aurora has delivered 600,000 sq. ft. of residential developments and currently holds 540,000 sq. ft. of new developments in the pipeline. Aurora prides itself on limiting the number of its projects, allowing the company to focus strongly on each and every one of its developments.





## Message from the CEO

“Hyati Avenue is born out of a vision for a clean, contemporary and modern space, the likes of which Dubai has never seen before. Every detail of this project has been meticulously designed keeping you and your family in mind, a testament of our commitment to deliver unique, creative and comfortable homes with elegant finishes. Our vision at Aurora is to put ourselves in your shoes and create a beautiful home in Hyati Avenue that lasts forever, a home I would love to live in.”

*CT*  
Cian Farah



# HYATI AVENUE







## Hyati Avenue

A premium-affordable development which represents phase 2 of the award-winning project Hyati Residence, situated in the heart of Jumeirah Village Circle (JVC) District 14. Designed by the renowned Italian interior designer, David Algranti (with over 18 years of international experience) Hyati Avenue captures contemporary architecture, complemented by distinctive design and premium finishes.

The Development consists of 103 meticulously designed two bedrooms, one bedroom and studio apartments as well as 19 elegant townhouses, which have a personal lift and four luxurious ensuite bedrooms. In addition, the community amenities include a gymnasium, swimming pool and jacuzzi, along with a lush landscape accompanied by water features and an outdoor kids' play area.

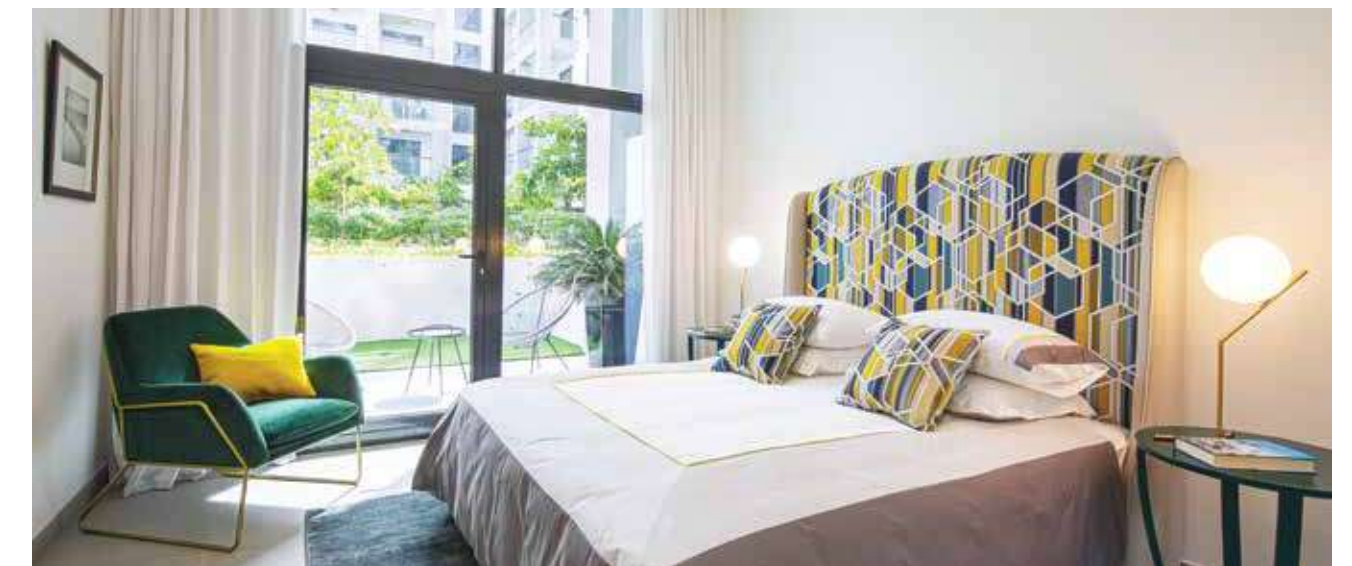
Hyati Avenue, to be delivered in December 2019, continues the ethos of delivering creative, contemporary and unique homes for life. According to Property Monitor, JVC is one among the top communities in Dubai that offered the best net rental yields of 7.98% in 2018.





## Mock-up

The two-bedroom mock-up apartment of Hyati Avenue showcases premium interior finishes giving you a glimpse of your new home.





# THE TOWNHOUSES

BLOCK B







# TOWNHOUSES

## OVERVIEW

A total of 19 units, G+2, 4 bedroom townhouses that are designed meticulously in a contemporary fashion and fitted with internationally-sourced premium materials.

Residents will enjoy features and amenities including: a personal lift, 4 ensuite bedrooms, feature staircase, maids room, storage area, swimming pool fitted with a heating and cooling pump (corner units only), large living areas, full height windows, multiple balconies at the front and rear-end, large terrace, covered car parking area for 2 cars with access to the swimming pool and a gym in the adjacent building.

## KEY FEATURES:

- 4 ensuite bedrooms
- Personal lift
- Maid's room
- Modular private kitchen
- Franke appliances (Fridge, Freezor, Cooker, Microwave, Dishwasher built-in)
- Built-in wardrobes with sliding mirror shutters
- Multiple balconies & terraces
- Covered parking for 2 cars with access to your home
- Outdoor seating area
- Swimming pool (corner units only)
- Access to a swimming pool and a gym in the adjacent building





	APT AREA	BALCONY AREA	TERRACE AREA
	SQ. M.	SQ. M.	SQ. M.
GROUND FLOOR	106.99	0.0	0.0
1st FLOOR	88.79	9.02	0.0
2nd FLOOR	98.12	9.07	8.18
TOTAL AREA	293.90	18.09	8.18
<b>TOTAL TYPICAL UNIT AREA</b>		<b>320.17</b>	

Note: Please note that, these are average unit areas.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



	APT AREA	BALCONY AREA	TERRACE AREA
	SQ. M.	SQ. M.	SQ. M.
GROUND FLOOR	105.6	0.0	0.0
1st FLOOR	87.4	9.02	0.0
2nd FLOOR	88	9.07	8.18
TOTAL AREA	281	18.09	8.18
<b>TOTAL TYPICAL UNIT AREA</b>		<b>307.27</b>	

Note: Please note that, these are average unit areas.





# THE APARTMENTS

BLOCK A







# APARTMENTS

## OVERVIEW

A total of 103 units, the development consists of two bedrooms, one bedroom and studio apartments equipped with large bedrooms and living areas, stylish kitchens fitted with cutting-edge built-in appliances supplied by Franke, porcelain tiles, sliding system wardrobes with mirror shutters, along with state-of-the-art bathrooms. Each apartment is meticulously designed to provide a spacious environment, fitted with internationally-sourced materials and features large windows to ensure natural lighting throughout your home.

Residents will enjoy the many amenities including convenient basement parking, a gym, a roof-top swimming pool and kids' pool, children's play area and a Zen courtyard along with big private terraces for selected units.

## KEY FEATURES:

- Sizeable study room in selected one and two bedrooms
- Bespoke kitchen with built-in Franke appliances (Dishwasher, Cooker+hood, Built-in)
- Exquisite fittings and sanitary ware, bathtubs and walk-in showers
- Fitted wardrobes with sliding mirror shutters
- Black ironmongery & switches
- Basement parking space
- Large terrace on the fourth-floor units
- Private garden for the apartments on the ground floor
- Roof-top swimming pool and kids' pool
- Jacuzzi
- GYM
- Children's play area
- A peaceful landscaped outdoor area
- Access control and CCTV



## TYPE 01



TYPE 01 without Garden / Balcony

	SQ. M.	SQ. FT.
APARTMENT AREA	36.6	394.07
<b>TOTAL</b>	<b>36.6</b>	<b>394.07</b>

Note: Please note that, these are average unit areas.







TYPE 01



TYPE 02

TYPE 01 TYPICAL

	SQ.M.	SQ.FT.
APARTMENT AREA	70.77	761.76
BALCONY	8.40	90.41
<b>TOTAL</b>	<b>79.17</b>	<b>852.17</b>

TYPE 02 TYPICAL WITH BIG BALCONY

	SQ.M.	SQ.FT.
APARTMENT AREA	76	818.06
BALCONY	34.74	373.94
<b>TOTAL</b>	<b>110.74</b>	<b>1,192.00</b>

Note: Please note that, these are average unit areas.





TWO BEDROOM  
CORNER



CORNER WITH BIG BALCONY

	SQ.M.	SQ.FT.
APARTMENT AREA	121.77	1,310.73
BALCONY	104.17	1,121.28
<b>TOTAL</b>	<b>225.94</b>	<b>2,432.01</b>

Note: Please note that, these are average unit areas.





TWO BEDROOM  
LINEAR



LINEAR WITH BIG BALCONY

	SQ.M.	SQ.FT.
APARTMENT AREA	119.49	1,286.19
BALCONY	80.68	868.43
<b>TOTAL</b>	<b>200.19</b>	<b>2,154.62</b>

Note: Please note that, these are average unit areas.







TYPE 01 TYPICAL

	SQ.M.	SQ.FT.
APARTMENT AREA	102.70	1,105.46
BALCONY	8.35	89.87
<b>TOTAL</b>	<b>111.05</b>	<b>1,195.33</b>

TYPE 02 TYPICAL WITH 2 BALCONIES

	SQ.M.	SQ.FT.
APARTMENT AREA	103.53	1,114.30
BALCONY	16.01	172.33
<b>TOTAL</b>	<b>119.54</b>	<b>1,286.72</b>

Note: Please note that, these are average unit areas.







# PAYMENT PLAN

5% (Booking)

4% (registration) + RERA charges

5%

5%

5%

5%

75%

On signing

Within 60 days of signing the sales & purchase agreement

After 30% construction completion\*

After 50% construction completion\*

After 70% construction completion\*

After 90% construction completion\*

On the Handover date

\* All the construction completion dates are to be in accordance with RERA's approval



# HYATI AVENUE

## - Health care

- 01 Saudi German Hospital - 9 minutes (7.2 km)
- 02 Lifeline Medical Centre, Al Sufouh Road - 17 minutes (13.7 km)
- 03 Medcare Medical Centre 11 minutes (9.6 km)

## - Supermarket

- 04 Spinneys JVC - minutes (2 km)
- 05 LuLu Hypermarket Al Barsha 13 minutes (11.9 km)
- 06 Carrefour Hypermarket 16 minutes (12.3 km)

## - Educational

- 07 GEMS World Academy - 9 minutes (6.3 km)
- 08 Dubai British School - 13 minutes (9.5 km)
- 09 Dubai International Academy - 10 minutes (9.1 km)

## - Mall

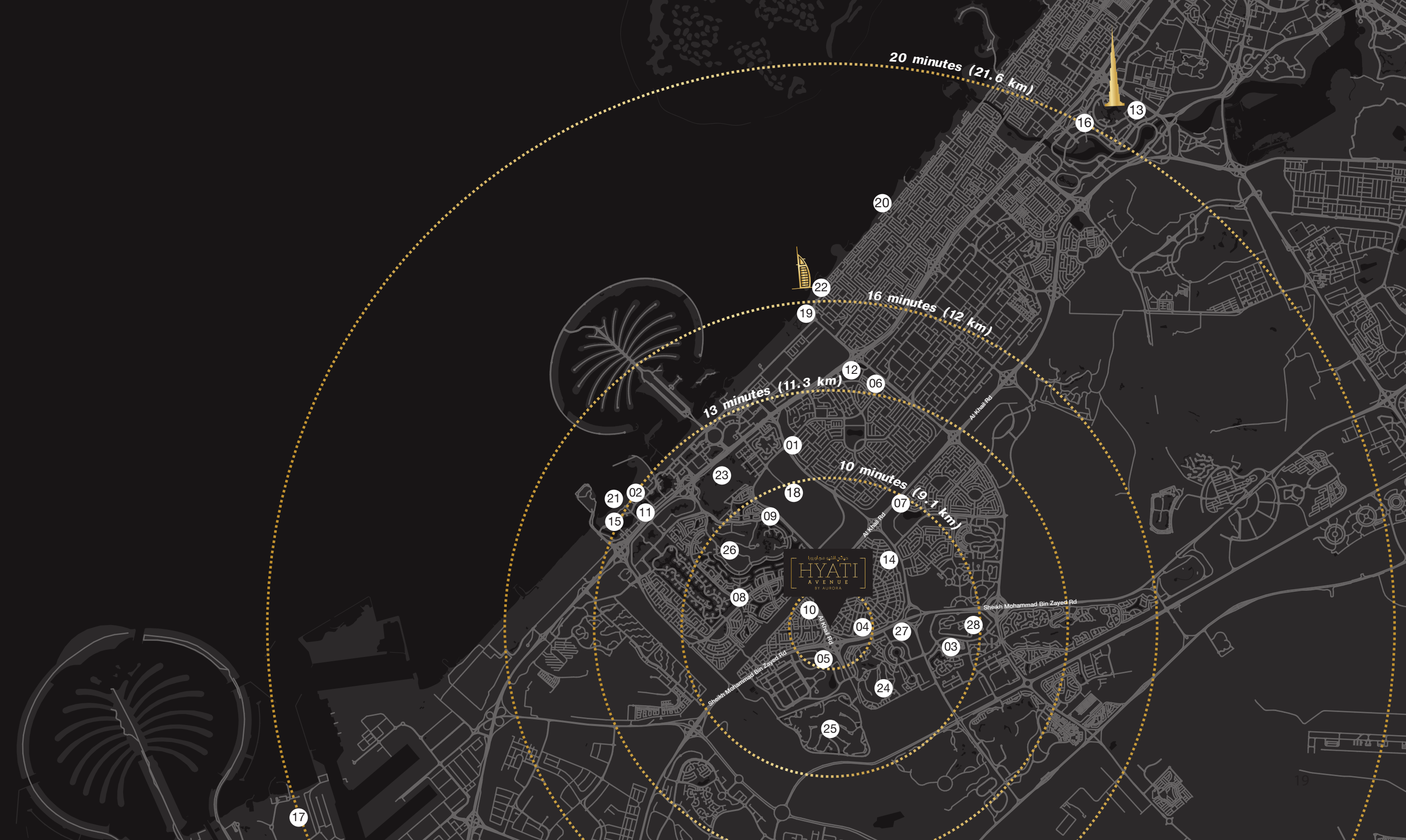
- 10 Al Nakheel Mall - 13 minutes (8.9 km)
- 11 Dubai Marina Mall - 16 minutes (13.2 km)
- 12 Mall of Emirates - 13 minutes (11.3 km)
- 13 Dubai Mall - 25 minutes (32 km)
- 14 Circle Mall - 8 minutes (3.5 km)

## - Destinations

- 15 Dubai Marina - 15 minutes (13.4 km)
- 16 Downtown Dubai - 20 minutes (21.6 km)
- 17 Jebel Ali - 23 minutes (24.5 km)
- 18 Jebel Ali Racecourse - 14 minutes (10.3 km)
- 19 Souk Madinat Jumeirah - 19 minutes (16.4 km)
- 20 Kite Beach - 19 minutes (18.5 km)
- 21 JBR Beach - 15 minutes (14 km)
- 22 Wild Wadi Water Park - 16 minutes (14.6 km)

## - Sports facility

- 23 Emirates Golf Club - 15 minutes (12.6 km)
- 24 Ernie Els Golf Club - 13 minutes (9.2 km)
- 25 Jumeirah Golf Estates - 20 minutes (15 km)
- 26 Montgomerie Golf Club - 23 minutes (10 km)
- 27 Dubai International Cricket Stadium - 16 minutes (12 km)
- 28 Dubai Autodrome & Go Kart Track - 10 minutes (8.7 km)







## HYATI RESIDENCE

Hyati Residence, the winner of the 'Premium-Affordable Residential Development 2018' award, is the latest boutique offering developed by Aurora Real Estate Development emphasizing quality, affordability and attention to detail. This truly unique project offers personalized living spaces reflecting the identity and individual creative tastes of each customer.

Consisting of a collection of 122 apartments and 20 townhouses, Hyati Residence is home to over 37 nationalities and has been developed to address a need in the market for efficiently-designed contemporary spaces. The development covers a total area of 265,503 sq. ft. and stands out within the new investment hotspot Jumeirah Village Circle, which is quickly becoming one of the key hubs of Dubai.

Hyati Residence provides easy access to all the prominent areas of the city. The development is equipped with amenities such as security & CCTV, water features, large industrial themed gym and a lush roof-top swimming pool and barbeque area.





## WHY BUY WITH US

Aurora Real Estate Development is a part of ECC Group, a group established in the market for over 44 years, consisting of 10 associated companies and manpower of 10,000 employees. ECC Group's involvement along with its associated entities includes Engineering Contracting Company (ECC), Abanos Interior Fit-out and Joinery, Prime Metal Industries (PMI), United Masters Electromechanical (UME) and CoreServ Facilities Management. By working more closely as a team, ECC Group is able to minimize the risk of the construction process whilst adding greater control on quality, resulting in projects delivered on time and to a very high standard.



[eccgroup.ae](http://eccgroup.ae)



[primemetal.ae](http://primemetal.ae)



[abanos.ae](http://abanos.ae)



[coreserv.ae](http://coreserv.ae)



[unitedmasters.net](http://unitedmasters.net)



[eccrenovations.com](http://eccrenovations.com)





#### Engineering Contracting Company (ECC):

One of the most established and diverse contracting companies in the region, offering unified construction services through its integration with ECC Group. With a track record of innovative and challenging projects, it is able to deliver dynamic solutions to its clients at all stages of construction.



#### Abanos Interior Fit-out and Joinery:

Abanos is one of the largest and most reliable holistic interior fit-out and joinery companies in the UAE, with a track-record of delivering high-quality and tailor-made projects, all fabricated at its state-of-the-art production facilities.



#### United Masters Electromechanical (UME):

UME is one of the most established and reputable MEP contracting companies in the region; offering unified electromechanical services through its integration with ECC Group. With a track record of innovation and challenging projects, it is able to deliver dynamic solutions to its clients.



#### Prime Metal Industries (PMI):

PMI is one of the most committed companies operating in the UAE for more than 3 decades, with a track record of delivering landmark and high-quality projects, while providing innovative design and technical expertise for all types of metal and aluminum works using its state-of-the-art production facility.



#### CoreServ Facility Management:

Coreserv is a maintenance company offering international standards of property management services focused on customer satisfaction – while placing a strict emphasis on reliability, transparency, efficiency and attention to details via its team of experts.



#### ECC Renovations:

ECC Renovations is a UAE-based construction, renovations, and fit-out entity offering international standards of expertise with local knowledge and innovation.



# CONTACT US

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IT'S YOUR LIFE

