MAJARA
LUXURY REAL ESTATE L.L.C

AUREL1A
RESIDENCE

Object 1

www.majara-realestate.com

Where Vibrant Living Meets
Timeless Comfort

A Thriving Community

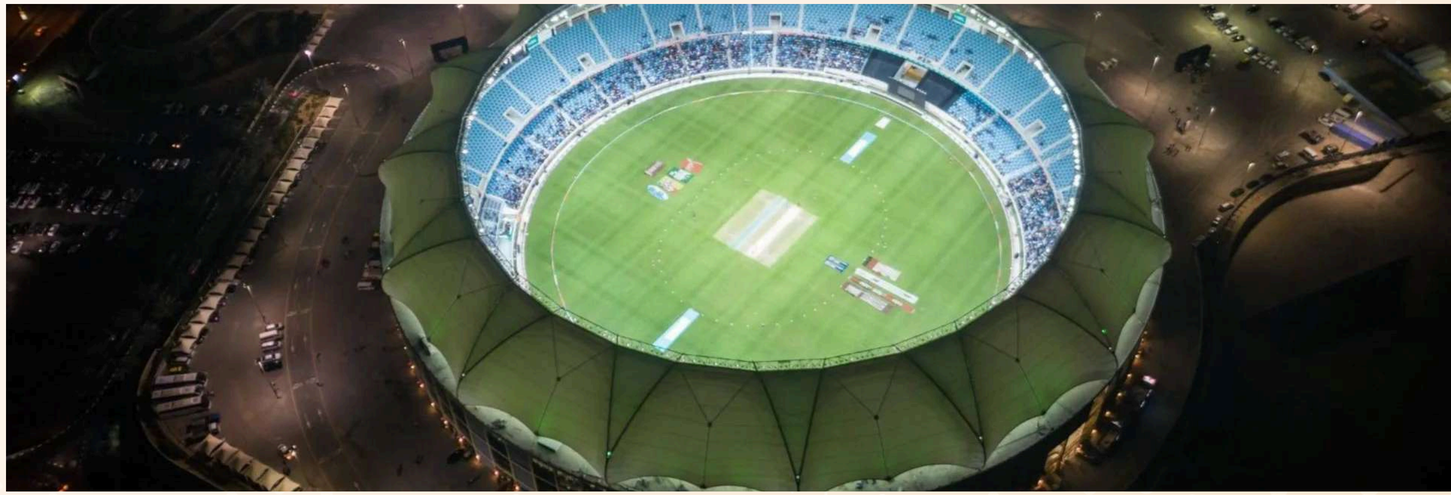
Welcome to Dubai Sports City, a thriving residential community where sports, leisure, and a vibrant way of life. Nestled close to the visionary Dubai Green Spine project, this area offers a unique blend of urban convenience and natural beauty.

With top-tier sports facilities and proximity to essential amenities and schools, it offers a balanced lifestyle. Whether you're into sports, family living, or exploring the city, Dubai Sports City has something to offer everyone.

Dubai Sports City: Ideal For Long-Term Rentals

Dubai Sports City is one of Dubai's most rapidly developing areas, combining the thrill of world-class sports venues with the convenience of urban living. Residents will have easy access to nearby landmarks like the **Dubai International Cricket Stadium, The Els Golf Club,** and the **ICC Academy**, making it an ideal location for sports enthusiasts and those who appreciate an active lifestyle.

With numerous **cafes, restaurants,** and **retail** outlets located nearby, as well as essential services like schools and healthcare facilities, long-term tenants enjoy unmatched convenience and comfort. Whether you're a professional or simply looking for a vibrant and well-connected community, **Dubai Sports City** offers the perfect blend of work-life balance.



Connected To The City

Dubai Sports City has a strong infrastructure and is accessible from many areas of Dubai. Major highways including Sheikh Mohammed Bin Zayed Road (E311) and Al Khail Road (E44), making it simple to commute to different parts of the city.

Attractions

8 MINUTES
- Dubai Butterfly Garden
- Dubai Autodrome

13 MINUTES
- Global Village
- IMG Worlds of Adventure

17 MINUTES
- Dubai Marina
- Palm Jumeirah

23 MINUTES
- Burj Khalifa Downtown

Education

1 MINUTE
- Bradenton Preparatory Academy

4 MINUTES
- Victory Heights Primary School
- Renaissance School

Sport

3 MINUTES
- Dubai International Stadium
- Sports Village

7 MINUTES
- ICC Academy
- The Els Club
- LaLiga Academy

Healthcare

2 MINUTES
- Saudi German Clinic
- Aster Clinic

9 MINUTES
- Mediclinic Parkview Hospital

Transport

25 MINUTES
- Al Maktoum International Airport
- Dubai International Airport

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Dubai Sports City, Dubai

Welcome to **AUREL1A Residence** – a premier living destination, offering modern collection of Studio, 1-3 bedroom apartments designed for an active and balanced lifestyle.

This contemporary residential building combines dynamic architectural design with exceptional amenities, making it the perfect choice for those seeking a comfortable and sustainable living environment in one of Dubai's most vibrant neighborhoods.

Building Description G+3P+23+MF+R

Anticipated Handover Q1 2028

STUDIO	1 BEDROOM	2 BEDROOM	3.5 BEDROOM	TOTAL
70	84	114	12	280

Project Inspiration

AUREL1A reflects the building's warm and radiant character. Like the golden rays of the sun, it creates an inviting and sophisticated environment where comfort and well-being come together.

The interior design of **AUREL1A Residence** focuses on a seamless blend of contemporary style and a balanced lifestyle. The design incorporates dynamic elements to reflect the active spirit of Dubai Sports City, while also promoting a calming atmosphere for relaxation.

A vibrant yet soothing color palette shapes the interiors, featuring energizing khaki, sunset oranges, and calming neutrals that balance energy with serenity. These colors are used thoughtfully to create inviting common spaces and elegant private living areas.

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Amenities

- LOBBY
- POOL
- POOL DECK WITH SUN LOUNGERS
- KIDS POOL
- KIDS PLAY ROOM
- OUTDOOR KIDS PLAY AREA
- CLUBHOUSE
- BBQ AREA & LOUNGE
- JOGGING TRACK
- TABLE TENNIS
- SEATING AREA
- GAME ROOM
- CINEMA
- GYM
- SAUNA
- OUTDOOR CROSSFIT
- OUTDOOR LOUNGE
- YOGA/MEDITATION AREA

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Lobby

The lobby warmly welcomes residents and their guests with an interplay of light, the perfect blend of relaxation and socialization

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Pool

Dive into relaxation in our outdoor swimming pool with poolside sun loungers, where azure waters meet sun-kissed serenity

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Kids Pool

Splash into endless fun and safety for your little ones in our dedicated kids' swimming pool, designed for joy-filled aquatic adventures

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Outdoor Kids Play

Outdoor play area with just enough play elements to keep children busy and enough space to let them create their own worlds

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Kids Play Room

Ignite your child's imagination and creativity in our vibrant kids' playroom, where laughter echoes and friendships blossom amidst a world of interactive games and whimsical adventures

Clubhouse

A great place for socializing, playing games, and relishing the vibrant community of the residence

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BBQ Area

Savor the taste of outdoor living in our BBQ area, where the aroma of grilled delicacies mingles with the joy of communal dining, creating unforgettable moments under the open sky

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Game Room

Immerse yourself in a world of entertainment and excitement in our gaming room, where endless fun awaits with a variety of interactive experiences for residents to enjoy

Cinema

A cozy space for family movie nights or watching sports with friends

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Gym

Elevate your fitness routine with our state-of-the-art sports equipment, set against a backdrop of stunning city views, energizing residents for another productive day ahead

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Sauna

Experience ultimate relaxation and wellness in our sauna, a haven of soothing heat and rejuvenation where stresses melt away, leaving you refreshed and revitalized

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Outdoor CrossFit

A cozy outdoor space for the fitness experience, allowing you to find inner peace

Outdoor Lounge

Unwind in the stylish Outdoor Lounge, a cozy spot for socializing or enjoying the fresh air

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Yoga/Meditation Area

Find tranquility amidst nature's embrace in our outdoor yoga lounge, where serenity and rejuvenation intertwine beneath the open sky, inviting residents to harmonize mind, body, and spirit

Smart Home System

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With the growth of digital technology, our daily lives and constantly evolving, just like our relationship to our habitat. Proliferation of connected devices, ageing population, energy savings or new ways of working from home: all of these factors are gradually being incorporated into our interiors.

SMART LOCK

Change the way you access your home forever, by unlocking your door with a smartphone or smartwatch. Take advantage of keyless access permissions for your family members, friends, and other services. Stay in control of your property with three tiers of virtual keys and rely on the smart lock's history feature to monitor who enters and leaves.

HOME AUTOMATION CONTROLS

Control light levels, play music, set the temperature or control your home security with radiant Home automation solutions.

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Ground Floor Plan

1 MAIN ENTRANCE

2 LOBBY

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Podium Floor Plan

1 POOL
2 POOL DECK WITH SUN LOUNGERS
3 KIDS POOL
4 KIDS PLAY ROOM
5 OUTDOOR KIDS PLAY
6 CLUBHOUSE
7 BBQ AREA
8 JOGGING TRACK
9 TABLE TENNIS
10 SEATING AREA
11 GAME ROOM
12 CINEMA ROOM
13 GYM
14 SAUNA
15 OUTDOOR CROSSFIT
16 OUTDOOR LOUNGE
17 YOGA/MEDITATION AREA

Apartments | Studio | Bedroom, Bathroom

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Apartments | 1 Bedroom | Living Room

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Apartments | 2 Bedroom | Living Room, Kitchen

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Why Dubai

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EXCHANGE RATE

For 25 years, the dirham exchange rate has been stable against the dollar at the level of 1$ = 3.65 AED

EDUCATION

School education in the UAE is one of the most progressive in the world

DEVELOPMENT

According to the Urban Master Plan, by 2040 Dubai should become the best place to live

RESIDENT VISA

When buying real estate for an amount of $205,000 in Dubai you can get a resident visa for all family members

HEALTHCARE

An excellent healthcare system with hundreds of hospitals with expensive equipment and excellent specialists

REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency

SAFETY

Dubai is ranked 11th in the world for safety according to Numbeo, requiring crime rates and a high level of living environment

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Golden Visa

Investing in real estate over $545,000 you and your family receive a 10-year Gold Visa, which provides a number of strong benefits:

- Being in the country without restrictions
- Opening a local bank account for international transactions
- Medical care in the UAE's world clinics under insurance programs
- Secondary and higher education of premium class by the standards of educational programs of the UK, USA and European countries
- Free to open and conduct business in the UAE
- Ability to apply for a Schengen visa and a U.S. visa
- Obtaining a local driving license, which is an international license

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