

AURELIA
RESIDENCE

Object 1



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.

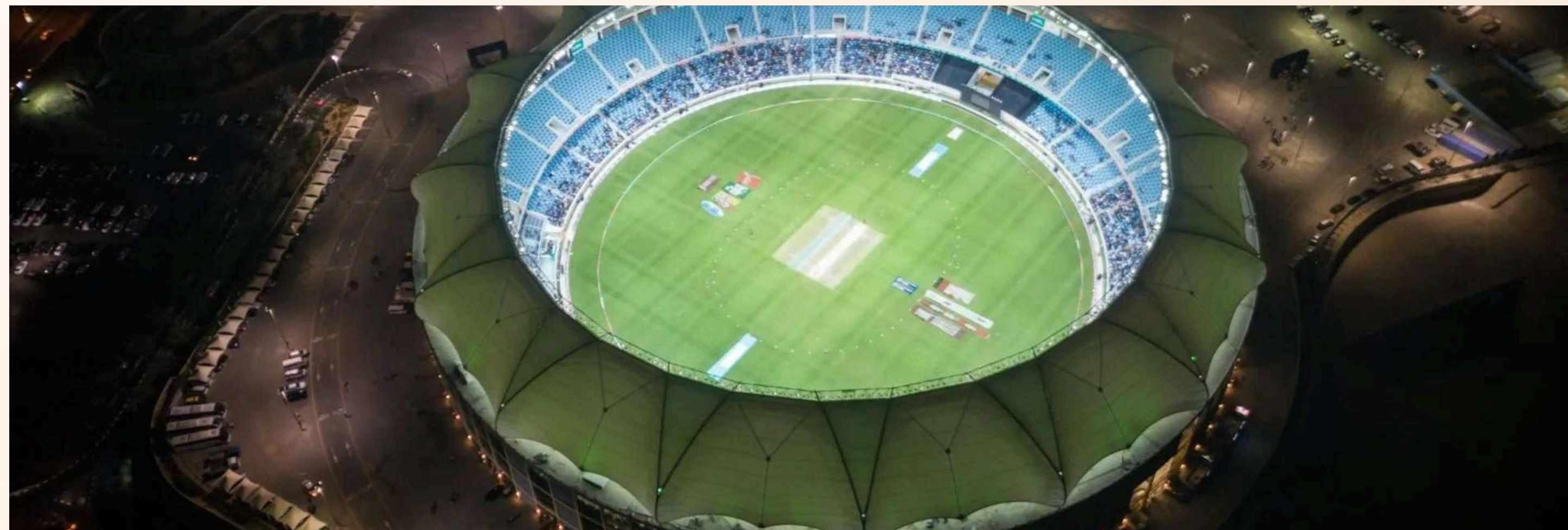
With top-tier sports facilities and proximity to essential amenities and schools, it offers a balanced lifestyle. Whether you're into sports, family living, or exploring the city, Dubai Sports City has something to offer everyone.



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 **AURELIA 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



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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

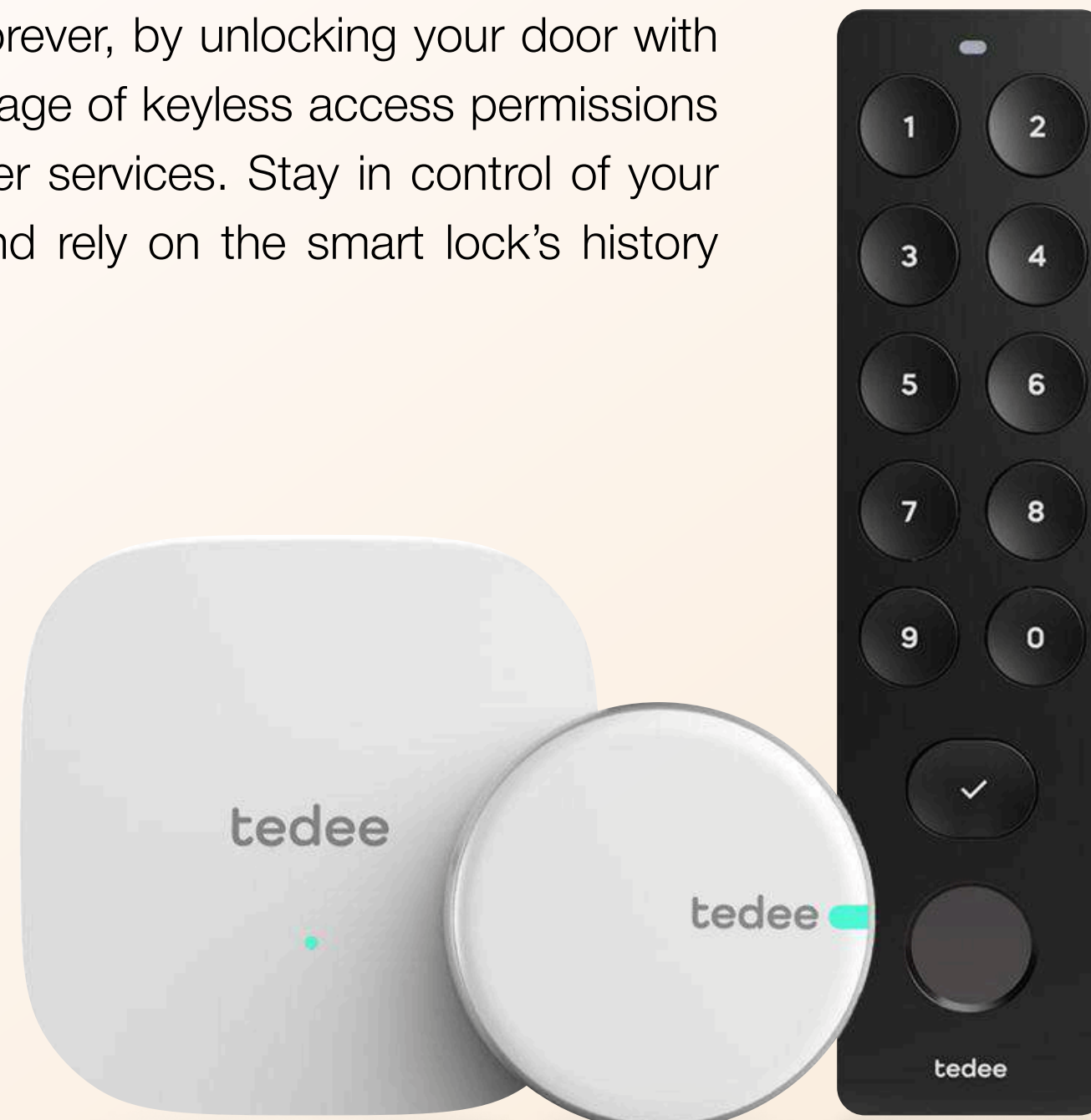
Smart Home System

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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.



MyHOME+
becomes even smarter



Ground Floor Plan

- 1 MAIN ENTRANCE
- 2 LOBBY

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

Studio

Kitchen

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Apartments

1 Bedroom

Living Room

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Apartments

1 Bedroom

Bedroom

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Apartments

2 Bedroom

Living Room, Kitchen

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Apartments

2 Bedroom

Bedroom

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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

RESIDENT VISA

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

SAFETY

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

EDUCATION

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

HEALTHCARE

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

DEVELOPMENT

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

REMOTE BOOKING

Remote booking of transactions, official payment in cryptocurrency

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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www.object-1.com