

# AYKON CITY

SHEIKH ZAYED ROAD, DUBAI

SERVICED APARTMENTS & LUXURY RESIDENCES

**DAMAC**



AS ICONIC AS THE CITY  
IT CALLS HOME





**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, Canada and the Maldives, as well as the United Kingdom.

Since then, the Company has delivered close to 35,000 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 managed by The Trump Organization, and luxury homes in association with Versace, Fendi Casa, 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.

\*Figures as of 30st June 2021

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

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# AYKON CITY

## SERVICED APARTMENTS & LUXURY RESIDENCES

Rising through the heart of Sheikh Zayed Road, AYKON City presents the most spectacular view of Dubai's skyline. Striking exteriors, impressive interiors and unrivalled amenities come together to represent the epitome of luxury urban living.







## LIVE IN THE WORLD'S MOST DESIRED CITY

Centrally located as a strategic hub connecting the continents of Asia, Europe and Africa, Dubai has established itself as the city of endless possibilities. Today Dubai's incredible success story, written over a short span of less than five decades, has enabled this dynamic emirate to become a regional business powerhouse. It is globally recognised as one of the world's leading destination for tourism and real estate investments. Moreover Dubai's penchant for record breaking feats and realising ambitious visions is unparalleled.

A haven of safety and high standards of living, it is not surprising that over 200 nationalities work and reside in vibrant Dubai. You too can make this unique cosmopolitan metropolis, where creativity and opportunities abound, your home.

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**AED 226 BILLION**  
in real estate transactions in 2019

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**TOURIST  
HOTSPOT**

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**16.73 MILLION**  
overnight international visitors  
to Dubai in 2019

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**STRATEGIC LOCATION**  
Dubai is one the world's leading hubs for  
intercontinental travel

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**RANKED AMONG THE  
SAFEST CITIES GLOBALLY**

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**COSMOPOLITAN SOCIETY**  
There are more than 200 nationalities  
living and working in Dubai

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**OPEN AND  
FREE SYSTEM**

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**EASE OF BUSINESS  
SET UP**

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**STABLE  
CURRENCY**

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**WORLD-CLASS  
INFRASTRUCTURE**





## ICONIC LOCATION

AYKON City stands tall along the prestigious Sheikh Zayed Road as it overlooks Dubai Canal and Tolerance Bridge, forming a gateway to the glamorous Burj area.







## WONDERS ALL AROUND

The world's largest mall; the tallest tower; the highest dancing fountain – inspired urban concepts that make the world sit up and take notice. You couldn't wish for a more iconic neighbourhood. Look around and everything is spectacular.

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## ICONIC NEIGHBOURHOOD

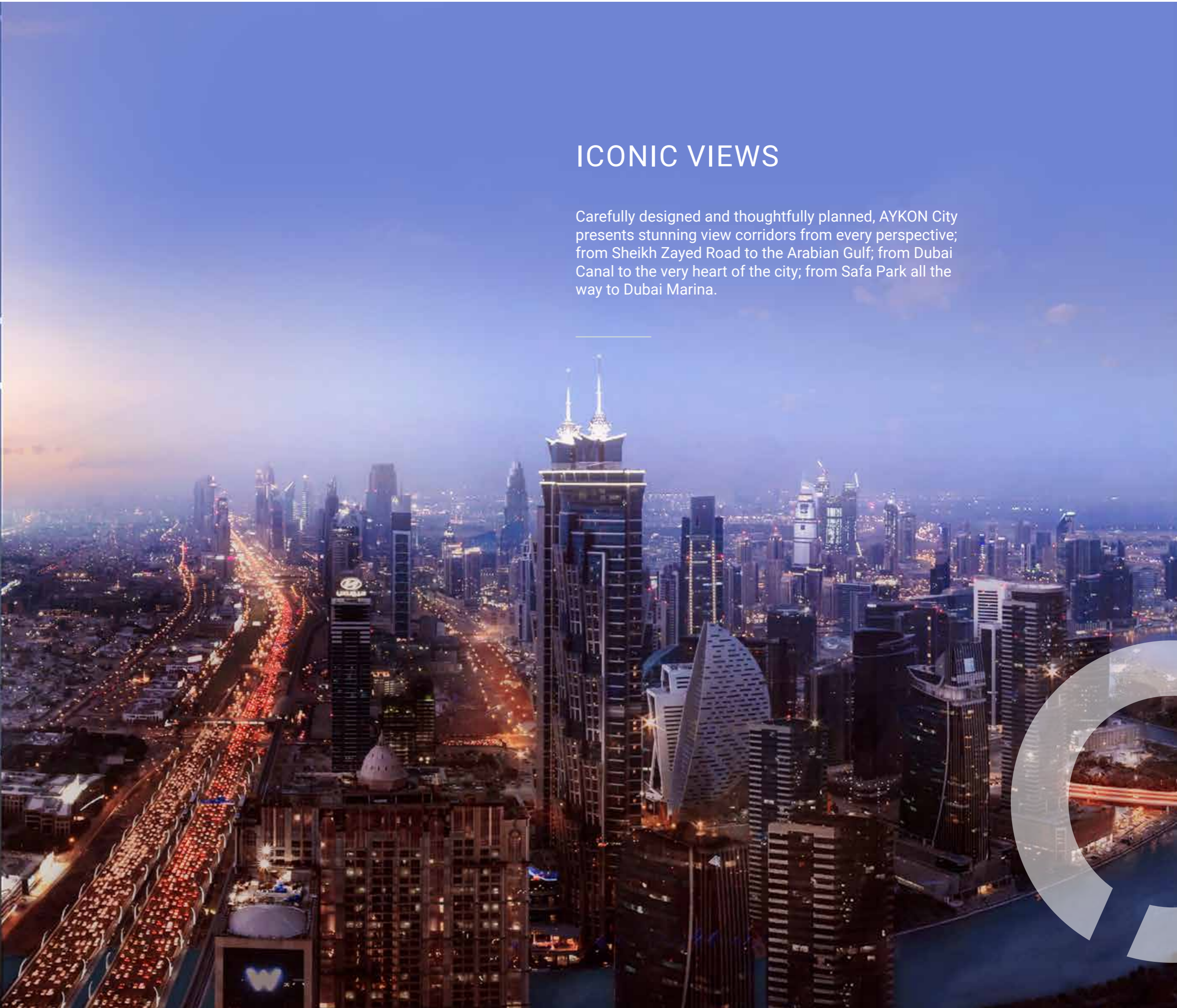
Encompassing AYKON City are Dubai's most prominent attractions, from pristine beaches to the glamorous Burj area, along with the Financial Centre and Dubai World Trade Centre.

The dynamic City Walk, situated along Al Wasl Road and Safa Park junction is a stone's throw away, while Boxpark is a striking addition to Jumeirah, where 'urban chic meets contemporary sophistication'.

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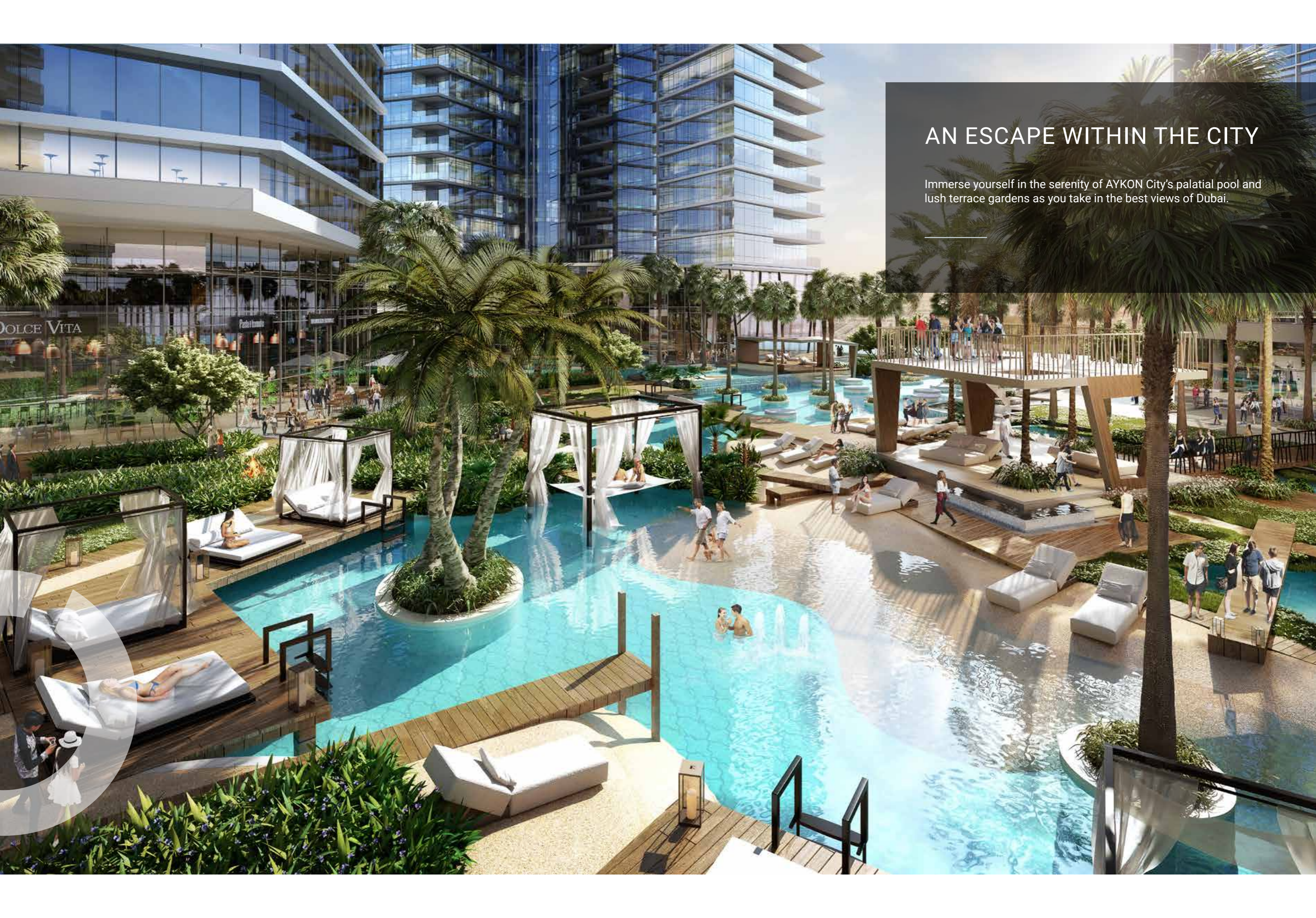


## ICONIC VIEWS

Carefully designed and thoughtfully planned, AYKON City 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 all the way to Dubai Marina.







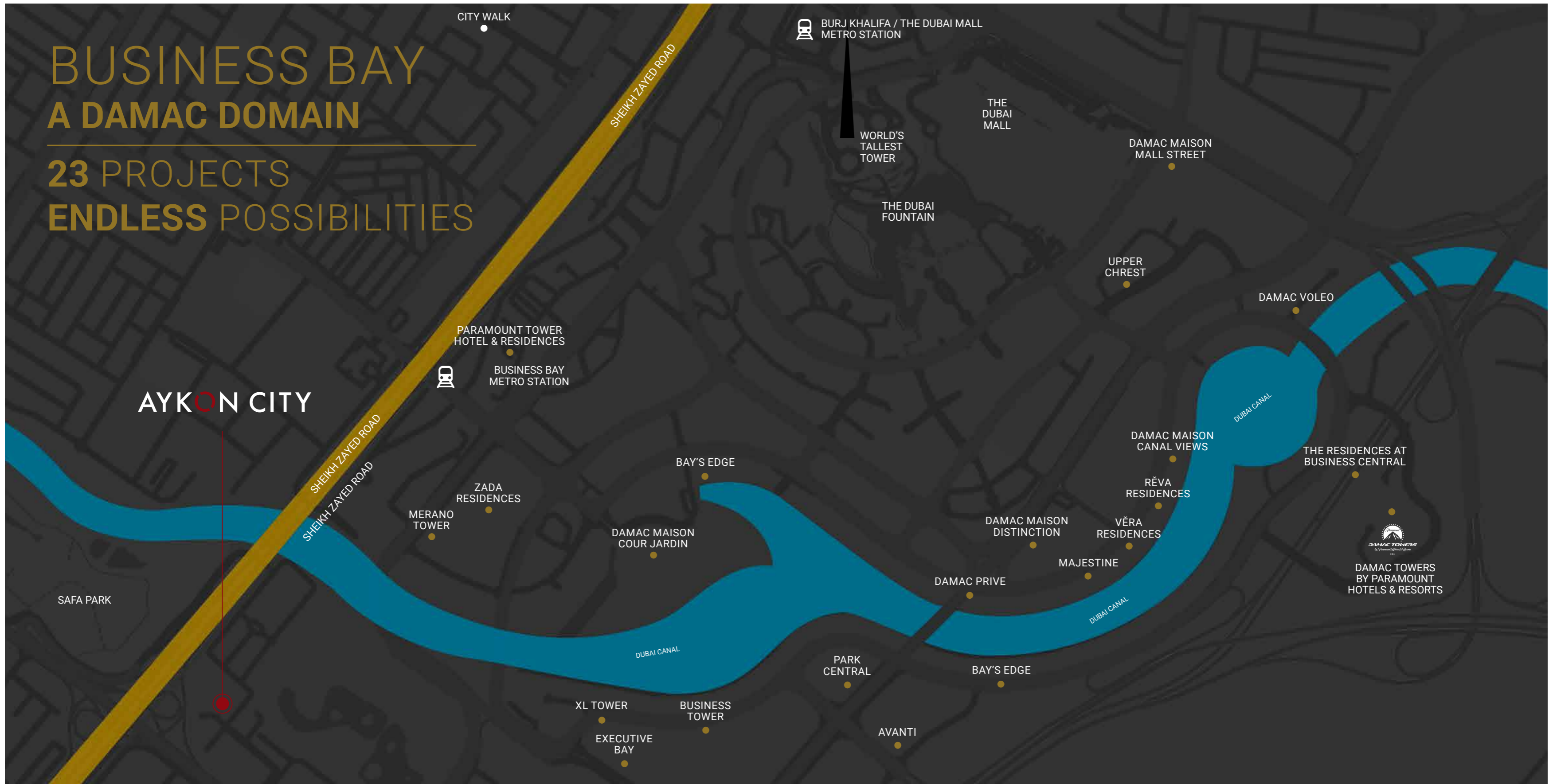
## AN ESCAPE WITHIN THE CITY


Immerse yourself in the serenity of AYKON City's palatial pool and lush terrace gardens as you take in the best views of Dubai.





# BUSINESS BAY A DAMAC DOMAIN


23 PROJECTS  
ENDLESS POSSIBILITIES




 **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





## AYKON CITY - TOWER B

SERVICED APARTMENTS

The AYKON City Serviced Apartments tower presents living styles ranging from studios, one, two and three-bedroom apartments that promise utmost comfort and convenience.

The apartments are a tasteful combination of luxurious exteriors and interiors accompanied by world-class amenities.

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## STEP INTO LUXURY

Experience a luxurious welcome as you enter the majestic lobby where a dedicated reception, round-the-clock security and bespoke concierge are at your service.

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## TASTE OF LUXURY

Whether you're craving a little bite or a lavish three-course meal, stop by Level 11 to discover AYKON City's gastronomical side.

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## MIND, BODY & SOUL

Recharge and reinvigorate yourself at AYKON City's tranquil spa that provides an extraordinary choice of treatments to pamper your senses in every way.

Fitted with a wide range of world-class equipment, indulge in physical fitness and good health at the exclusive gym as you take in panoramic city views.

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## BUSINESS & PLEASURE

AYKON City's bright, spacious meeting rooms are designed keeping in mind the needs of today's businesses.

While you work, let the little ones have their share of fun at the AYKON City Kids Club, located just a level below.

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## ELEGANT INTERIORS

Each apartment is an impressive medley of form and function. The thoughtfully designed living spaces feature striking floor-to-ceiling windows, allowing for an abundance of natural light and open views.







## AYKON CITY - TOWER C

LUXURY RESIDENCES

The AKYON City Luxury Residences tower offers a selection of contemporary studios, one, two and three bedroom, as well as duplex apartments, all overlooking the captivating landmarks of Dubai.

The charm of Dubai Canal, the dazzle of Sheikh Zayed Road and the urban vibe of Business Bay abounds on the outside.

Within the residences, it only gets more captivating with inspired design and sleek finishing. Everywhere you turn, luxury is in residence.

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## A GRANDIOSE WELCOME

Luxury awaits your arrival at the AYKON City residence tower lobby. Take in the lavish yet avant-garde finishing and decor and feel a sense of pride in your residential address.

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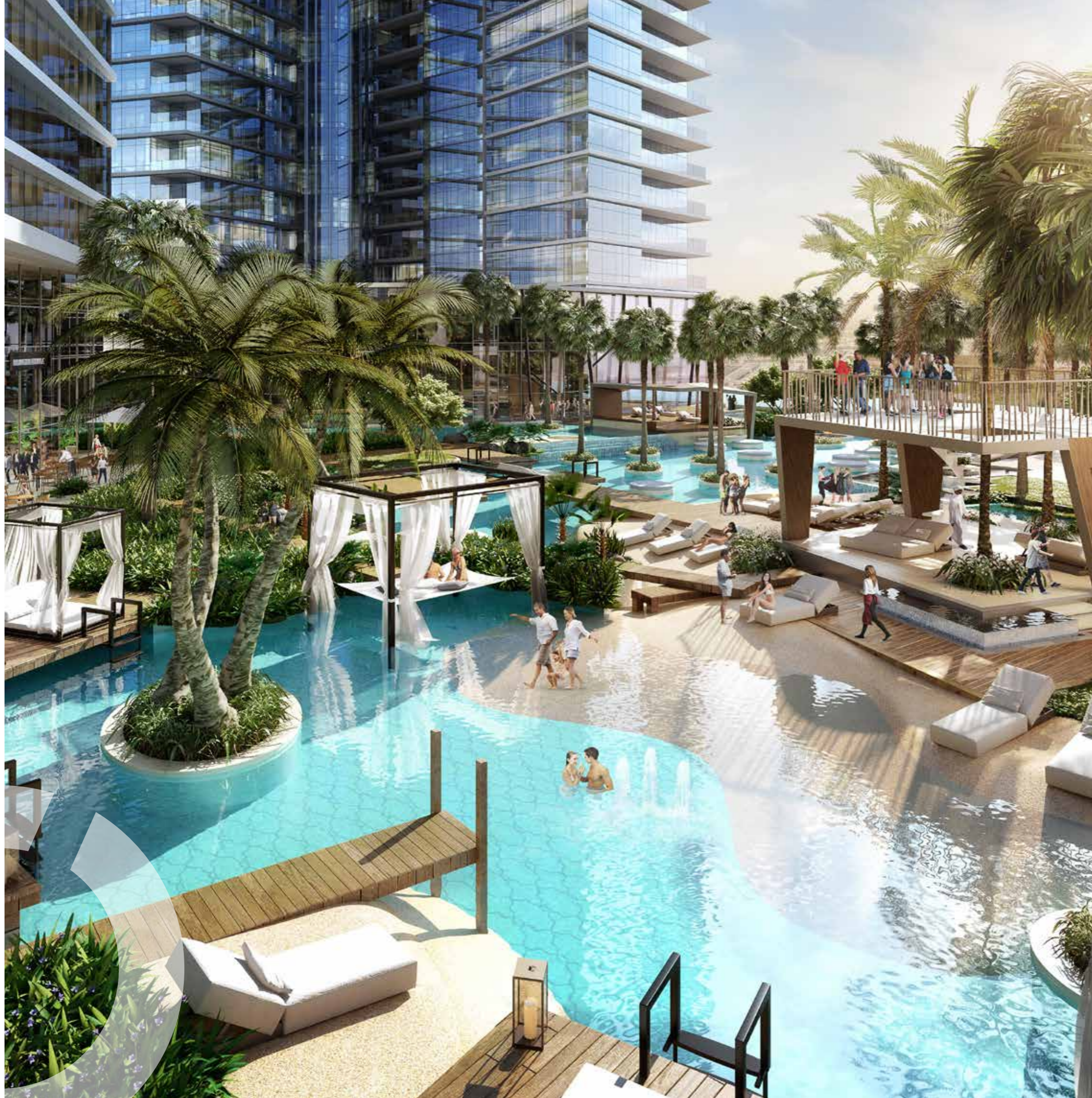
## INVEST IN WELLNESS

Indulge in health & fitness when you use the world-class gym facilities at AYKON City. Choose from state-of-the-art equipment that invites you to be your fittest self.

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## LIVE THE RESORT LIFE

Escape to tranquility in the midst of the city when you live at AYKON City. With its stupendously expansive pools, magnificently lush gardens and ravishing views, the podium top level of the residential tower is surely a passage to serenity.

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# UNIT PLANS

## TOWER B







**UNIT PLAN**  
STUDIO



**UNIT PLAN**  
1 BEDROOM



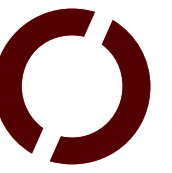


**UNIT PLAN**  
2 BEDROOMS

**UNIT PLAN**  
3 BEDROOMS







# UNIT PLANS

## TOWER C







**UNIT PLAN**  
STUDIO

**UNIT PLAN**  
1 BEDROOM







**UNIT PLAN**  
2 BEDROOMS

**UNIT PLAN**  
3 BEDROOMS







# LUXURY BY APPOINTMENT

CONTACT US AT ANY OF OUR OFFICES OR VISIT [DAMACPROPERTIES.COM](http://DAMACPROPERTIES.COM)

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