

# AYKON CITY

SHEIKH ZAYED ROAD, DUBAI

SERVICED APARTMENTS & LUXURY RESIDENCES

**DAMAC**



AS ICONIC AS THE CITY  
IT BELONGS TO





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

Since then, the Company has delivered 33,000 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 and retail destinations.

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 31st March 2021

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

---



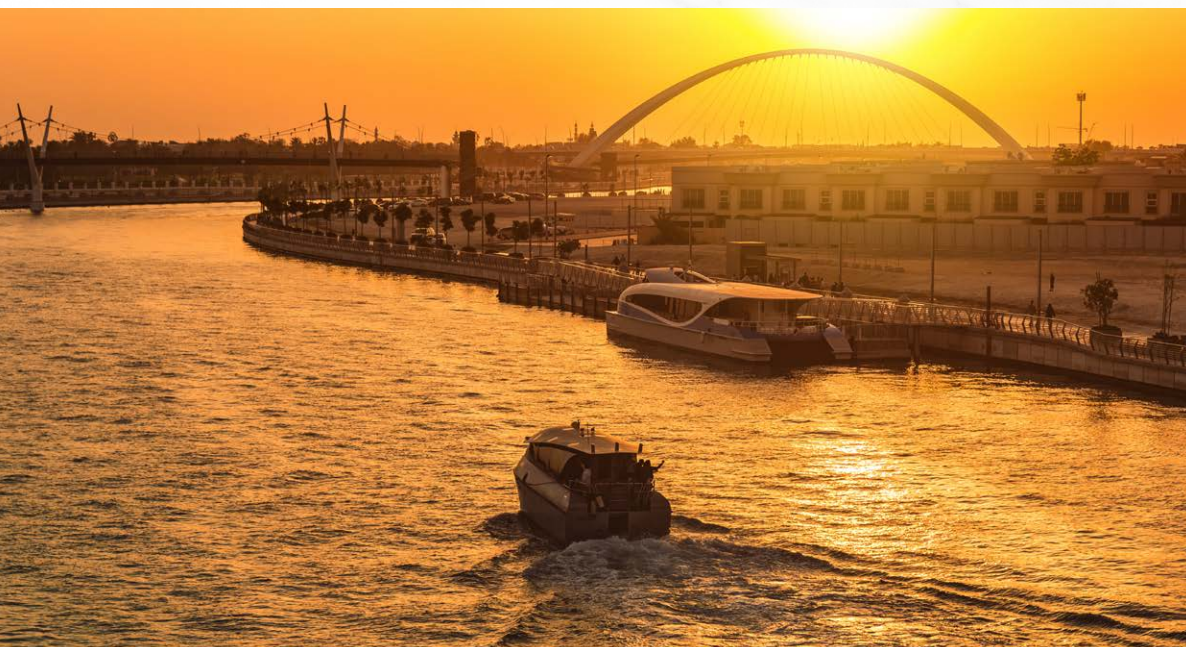
# AYKON CITY

## 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.







## ICONIC LOCATION

AYKON City is located in one of the most iconic settings along the prestigious Sheikh Zayed Road overlooking the stunning Dubai Canal and the spectacular Tolerance Bridge, which forms a gateway to the glamorous Burj area.

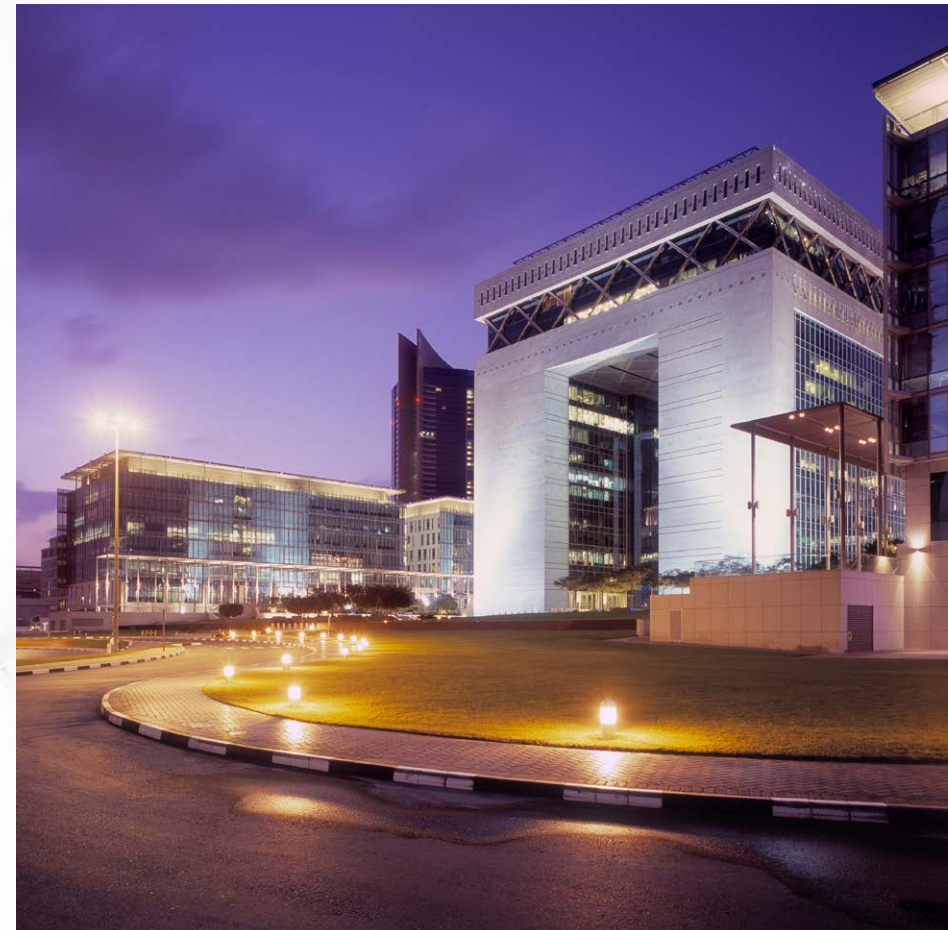
---





## 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 throw away while Boxpark is a striking addition to Jumeirah, where 'urban chic meets contemporary sophistication'.



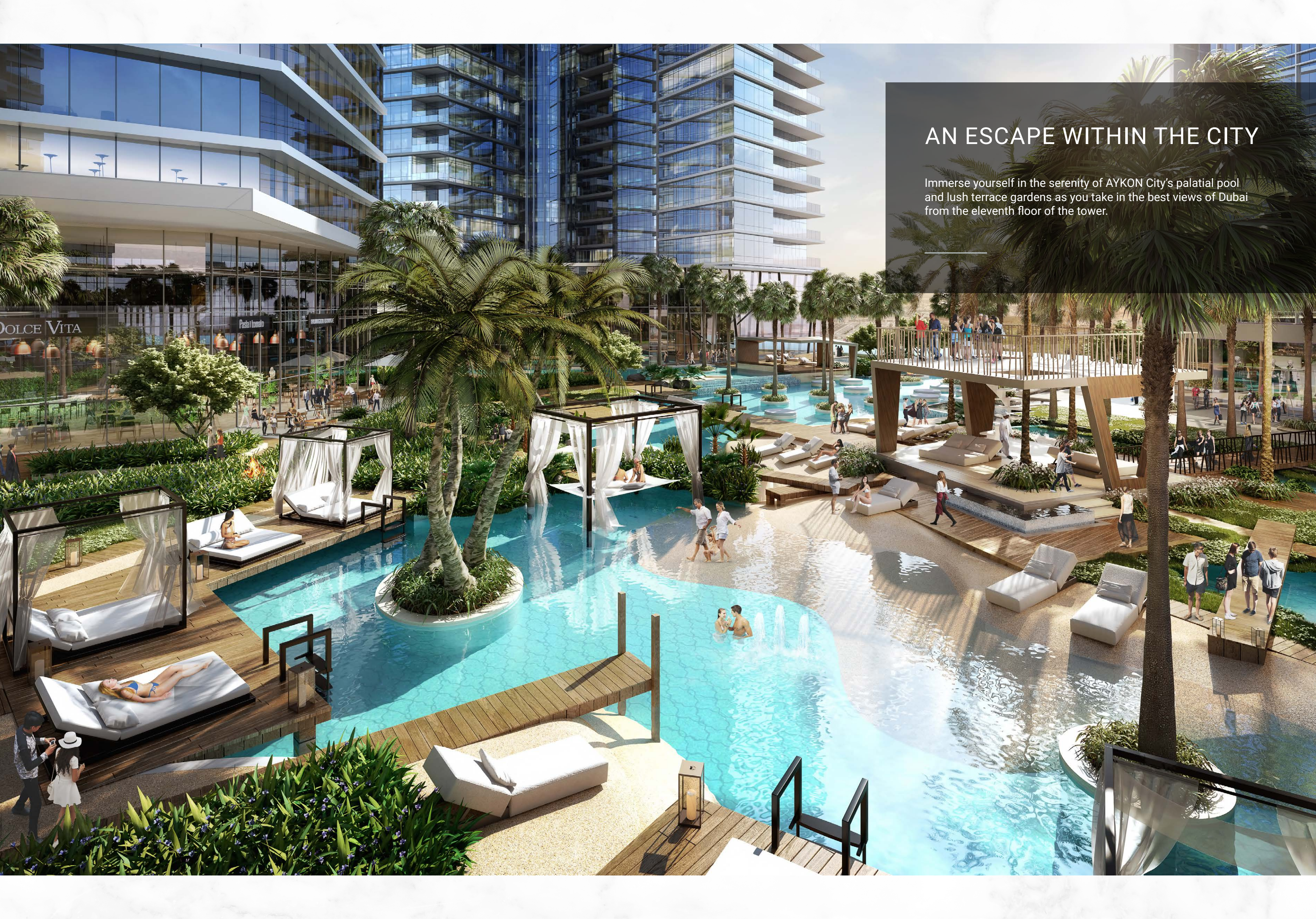




## ICONIC VIEWS

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.

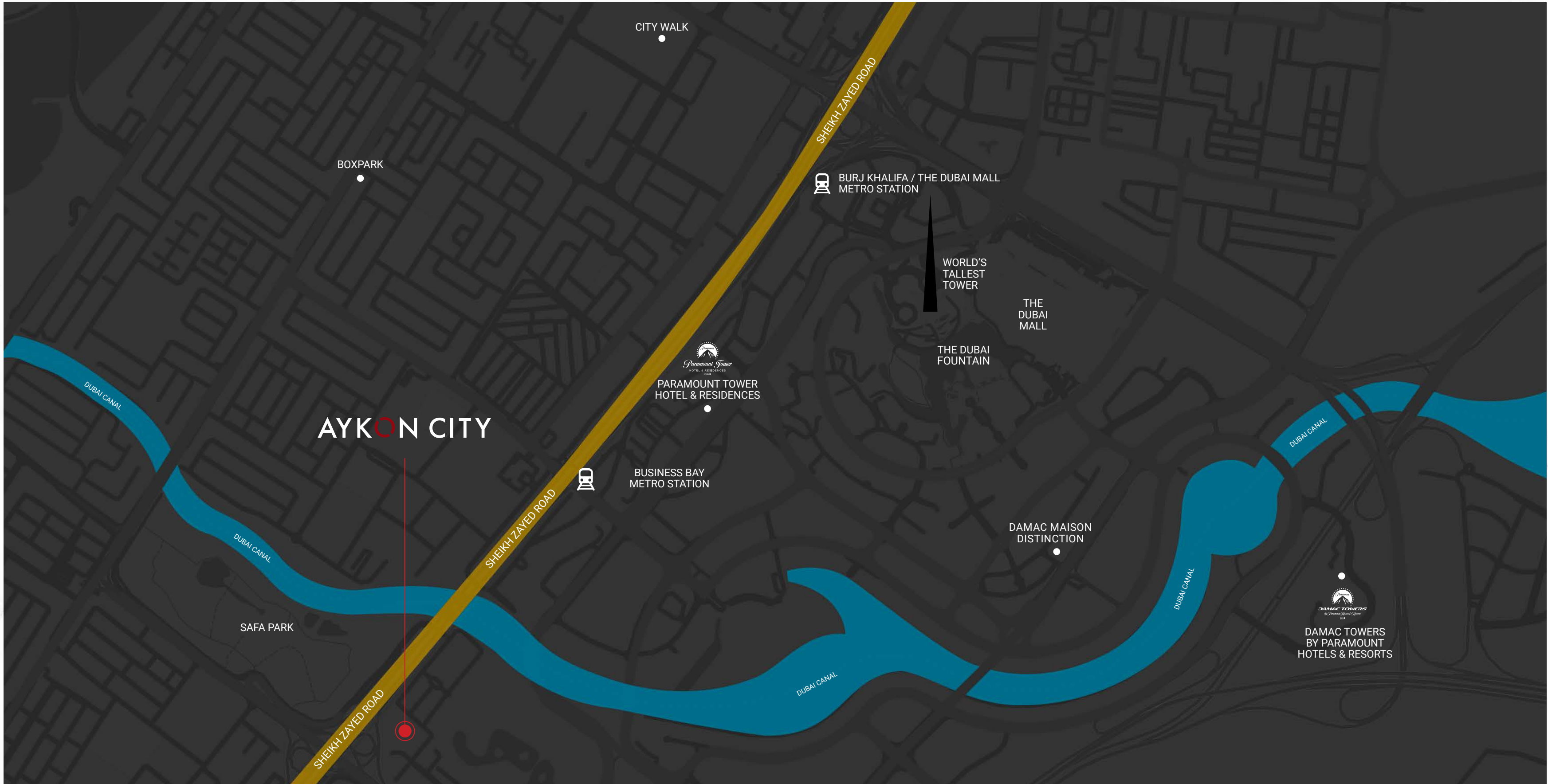




## AN ESCAPE WITHIN THE CITY

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





**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

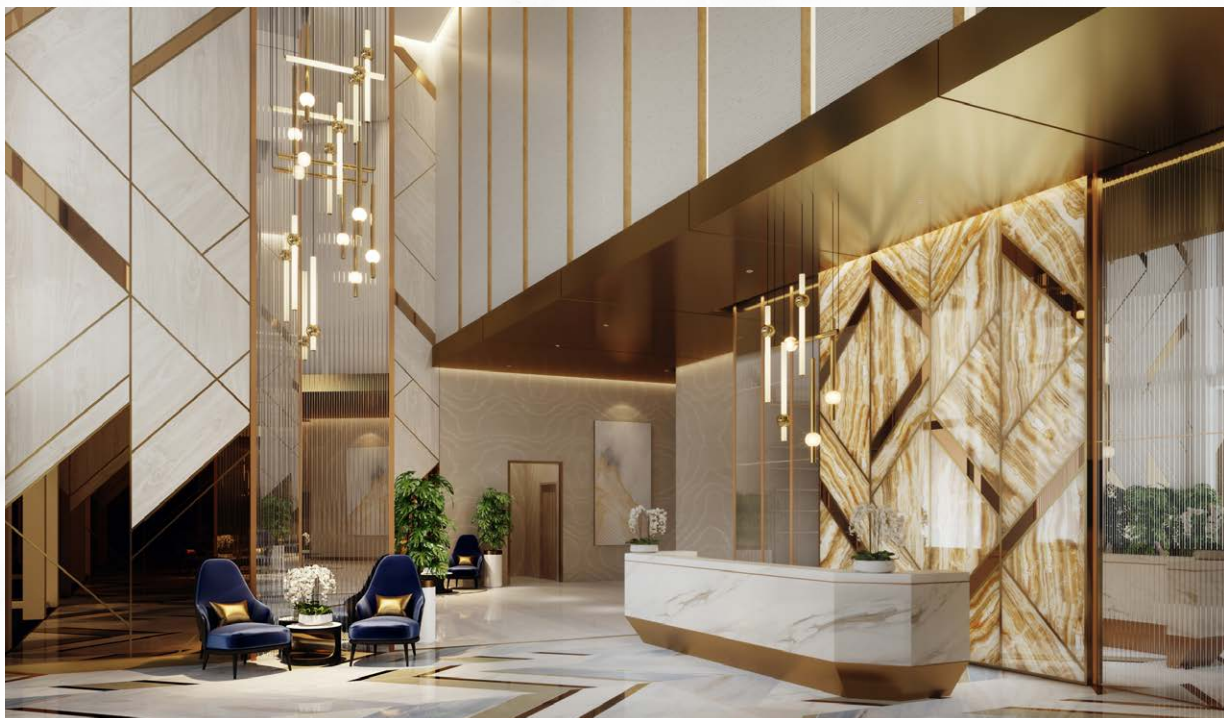
SERVICED APARTMENTS

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

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







## STEP INTO LUXURY

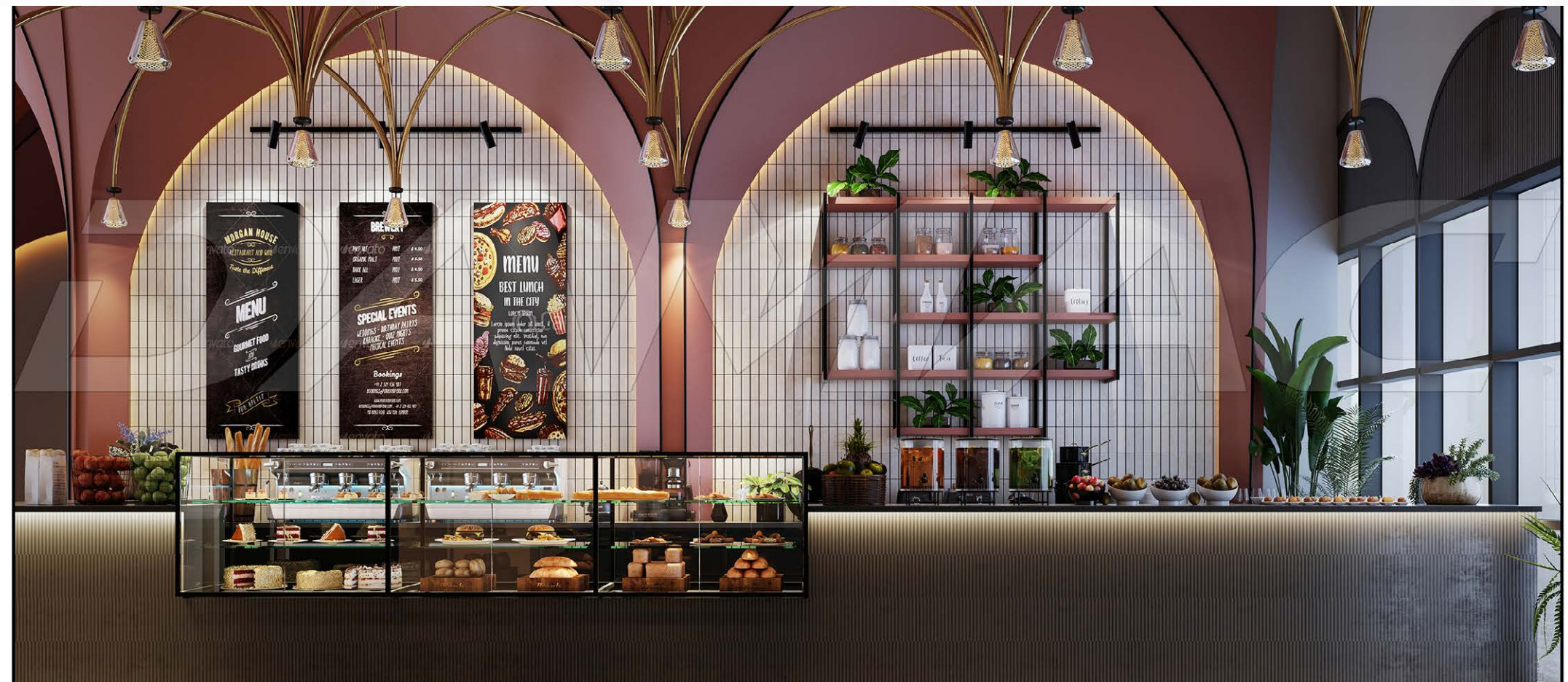
Experience a welcome unlike any other as you enter the majestic lobby where a dedicated reception, round-the-clock security and bespoke concierge are at your beck and call.

---

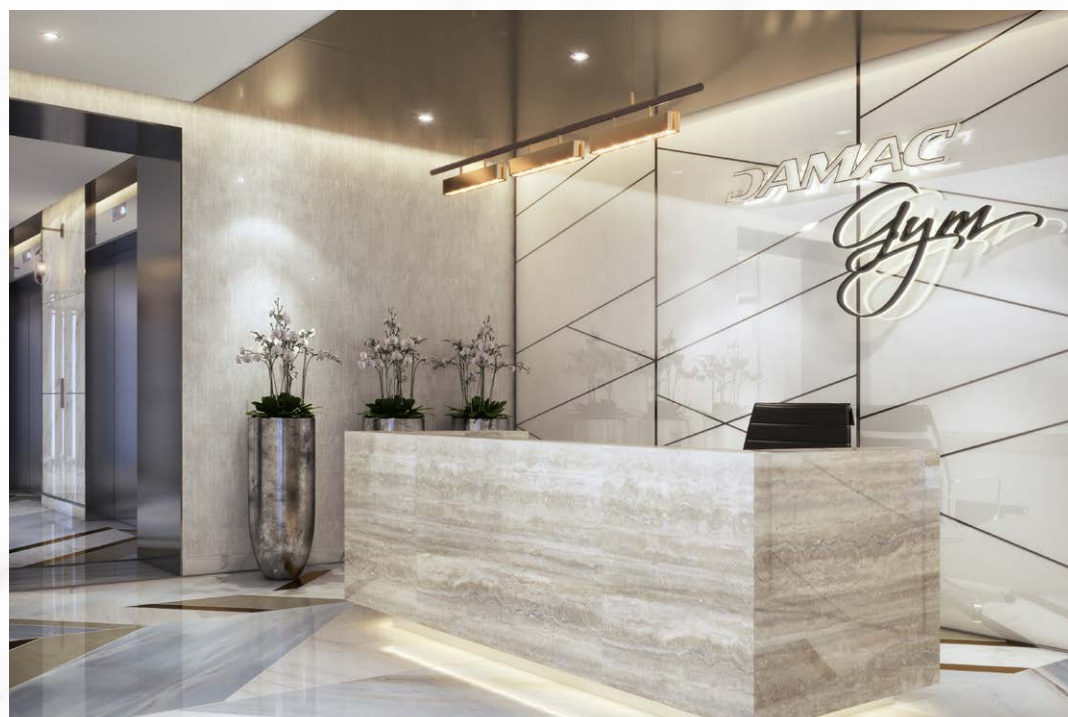


## TASTE OF LUXURY

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







## 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. Indulge in physical fitness and health at the exclusive gym, fitted with the latest top-end equipment, whilst you enjoy the panoramic views of the city.

---



## BUSINESS & PLEASURE

AYKON City's bright, spacious meeting rooms with endless stunning views of Dubai's most famous landmarks are fit for a local entrepreneur or an international business tycoon. Keep your children safely entertained at the AYKON City Kids Club, located just a level below the meeting rooms.







## ELEGANT INTERIORS

Each AYKON City apartment is a lush combination of sleek aesthetics and regal elegance. The luxuriously decorated living spaces are adorned with gorgeous floor-to-ceiling windows that offer abundant natural lighting as well as panoramic views of Dubai's top landmarks.





# AYKON CITY - TOWER C

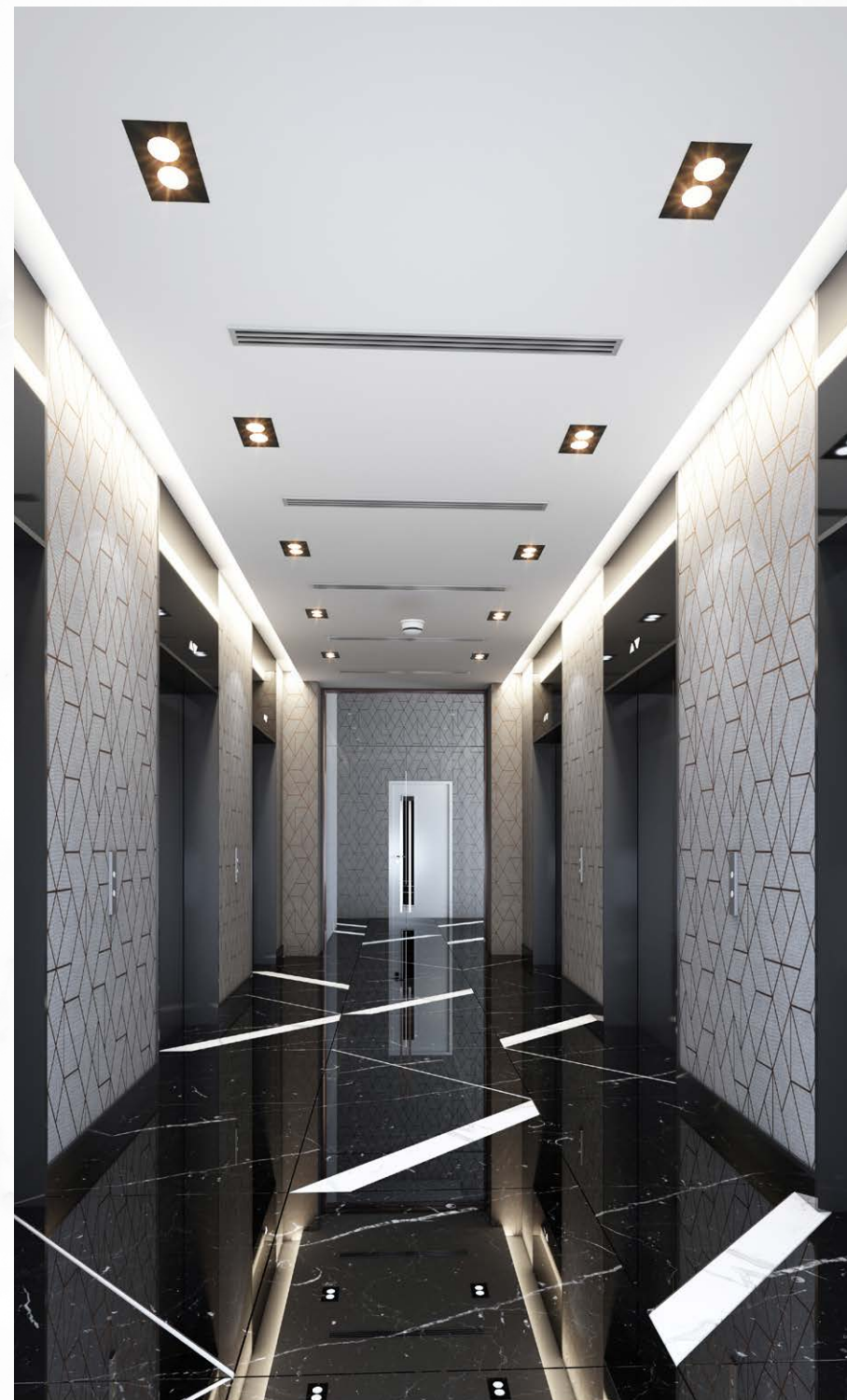
## LUXURY RESIDENCES

The AKYON City Luxury Residence tower offers an excellent selection of contemporary studios, one, two and three bedroom apartments, 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 at AYKON City, it only gets more captivating with inspired design and sleek finishing. Everywhere you turn, luxury is in residence.

---







## 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 enjoy a sense of pride in your residential address.

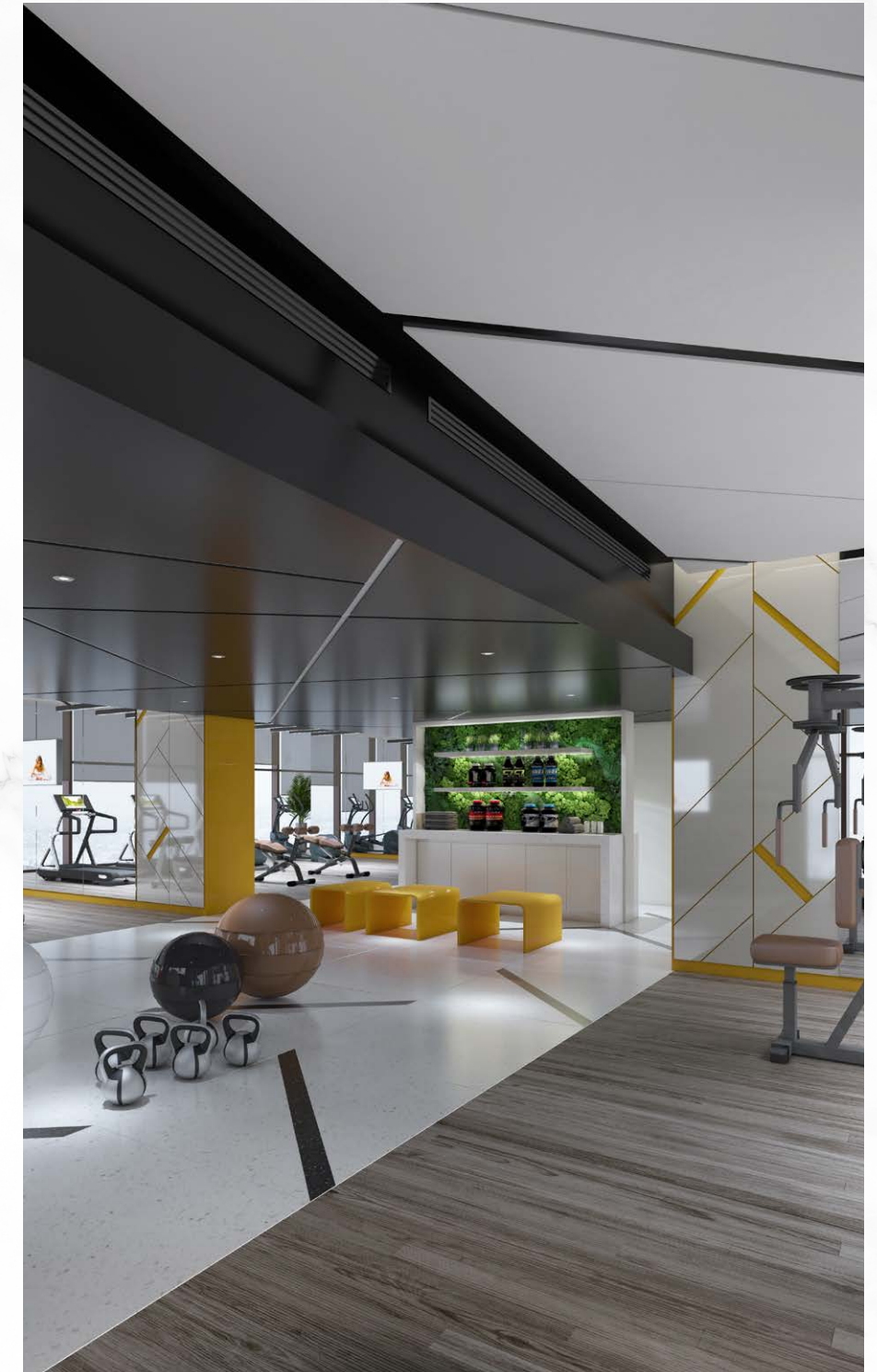
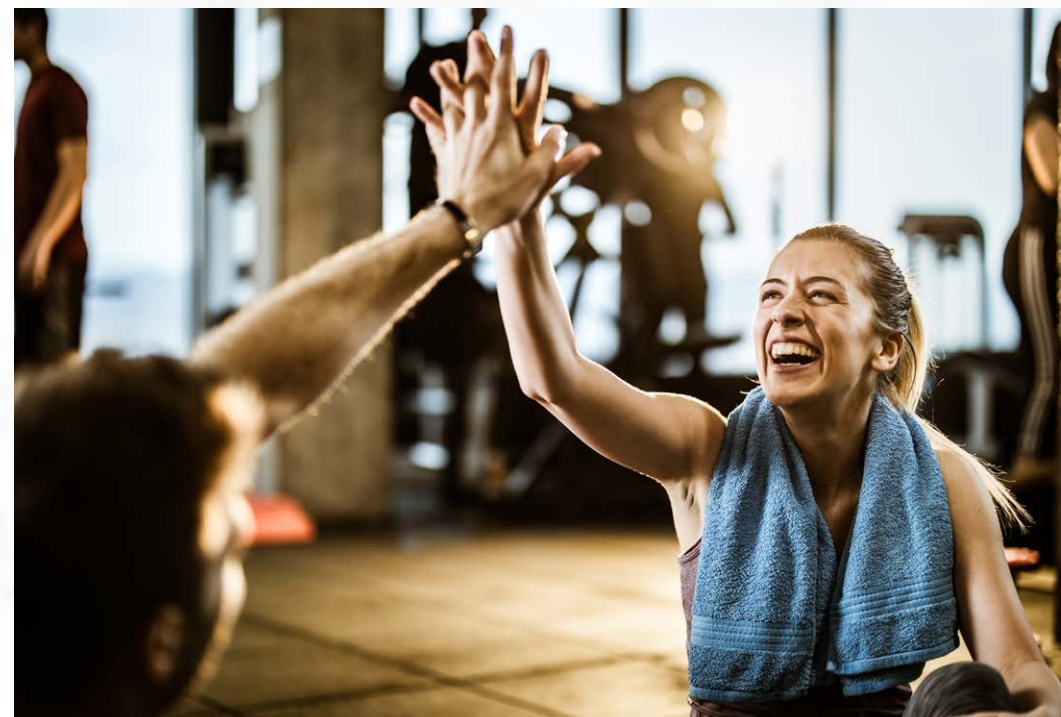
---



## INVEST IN WELLNESS

Indulge in health & fitness when you use the state-of-the-art gym facilities at AYKON City. Choose from a variety of equipment and machines that entice and motivate you to be your fittest self.

---







POOL IMAGE FOR TOWER C

## 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.



TOWER B  
FLOOR PLANS  
AND  
UNIT PLANS

UNIT PLAN

TOWER B  
STUDIO



TOWER B  
1 BEDROOM



TOWER B  
2 BEDROOMS



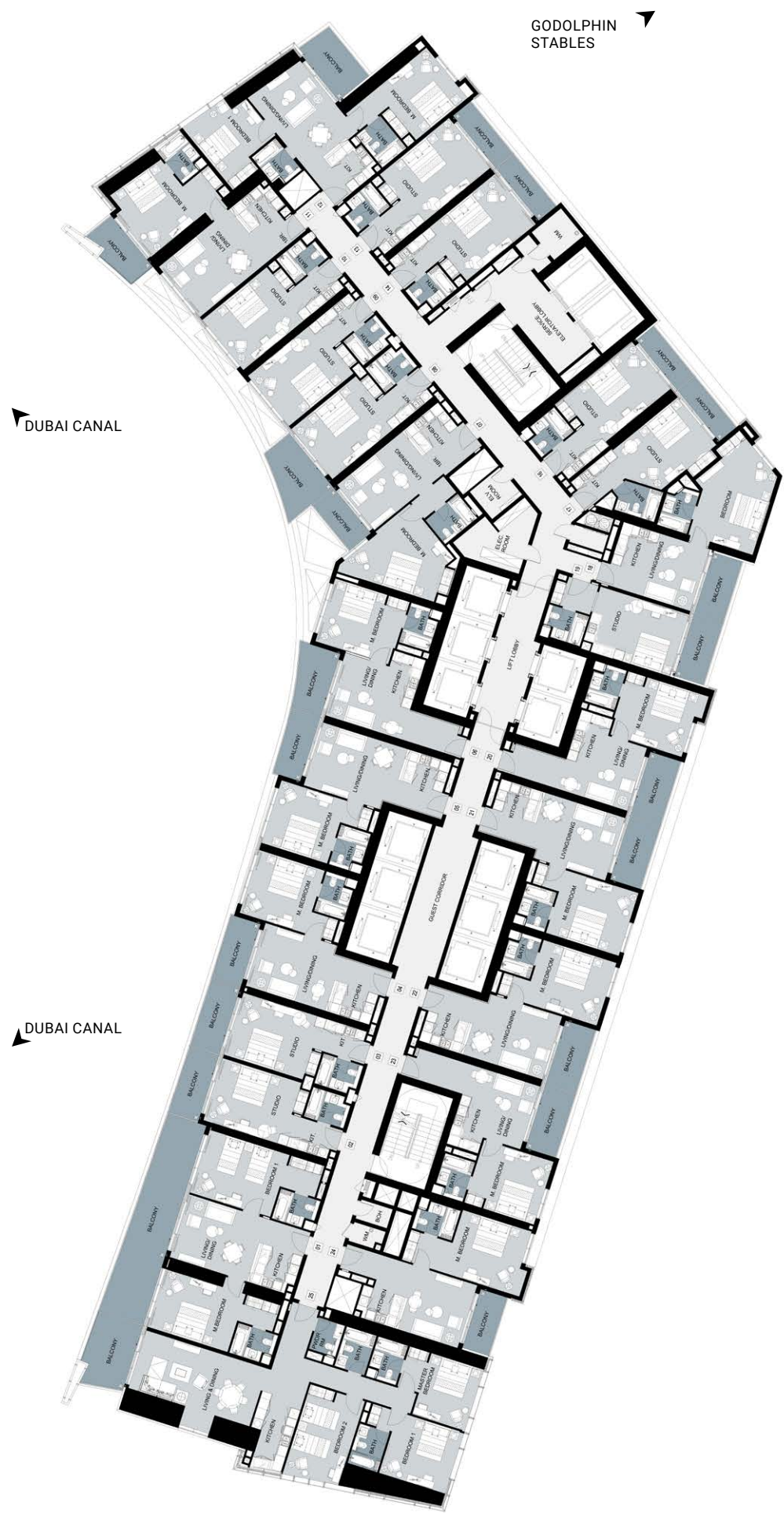
TOWER B  
3 BEDROOMS





TOWER - B  
LEVEL 12

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 13-25

TYPICAL FLOOR PLANS



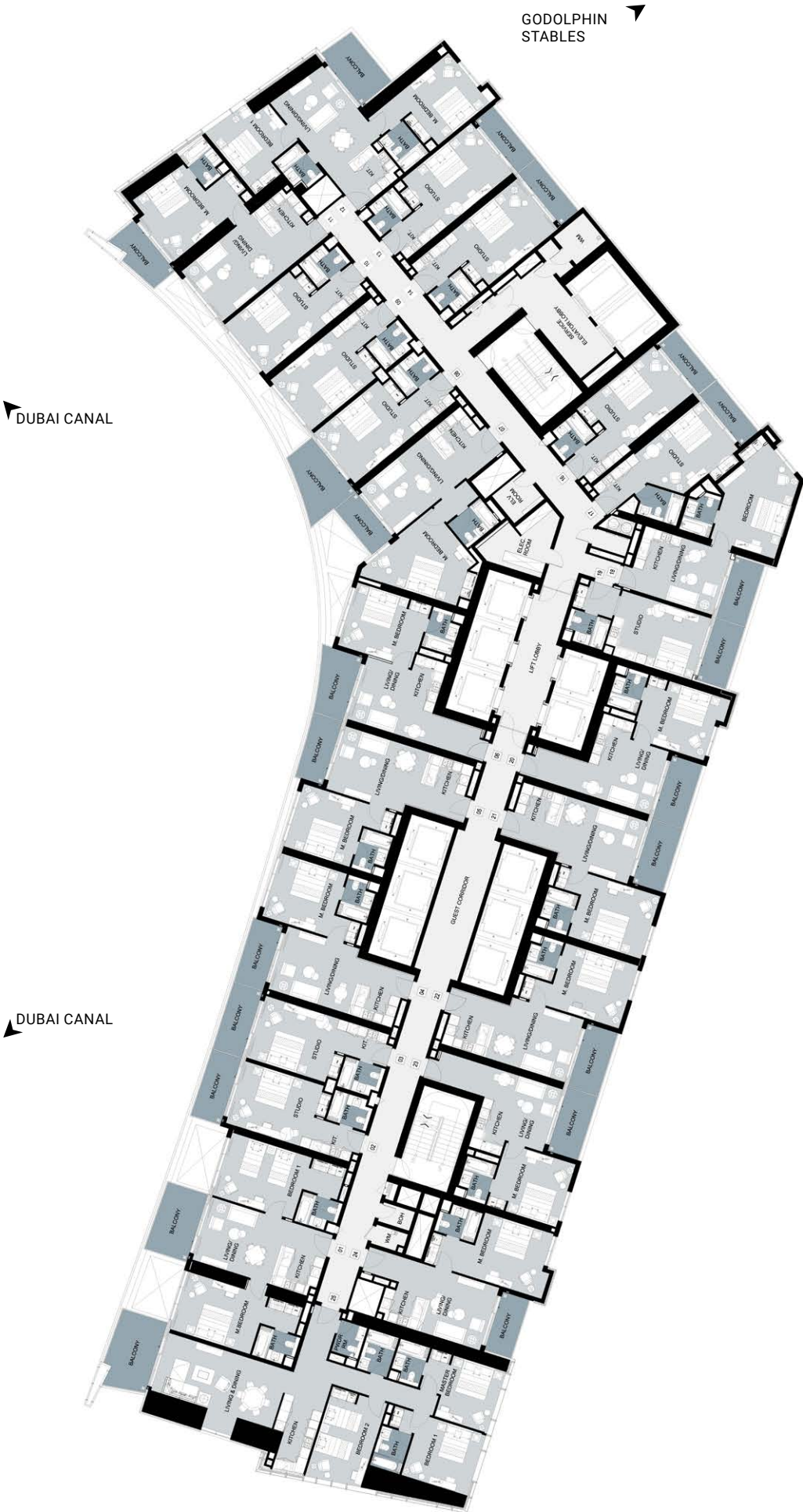
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - B  
LEVEL 26-32

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 33

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



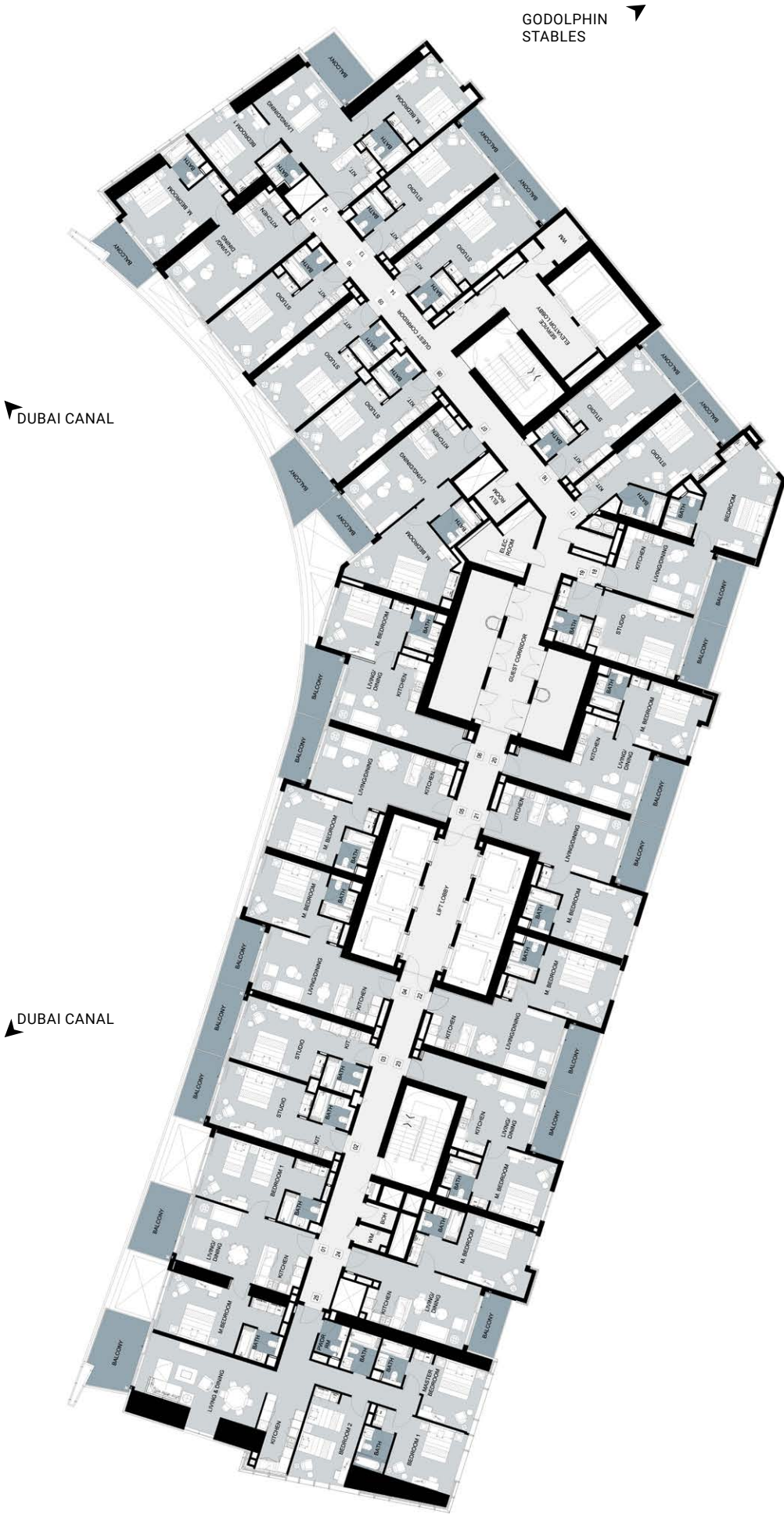
TOWER - B  
LEVEL 34

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 35

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - B  
LEVEL 36

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 37

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - B  
LEVEL 38-42

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 43-49

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - B  
LEVEL 50

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 51

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - B  
LEVEL 52

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 53-54, 59-62

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - B  
LEVEL 55-58

TYPICAL FLOOR PLANS



TOWER - B  
LEVEL 63

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.





UNIT FEATURES AND SPECIFICATIONS

UNIT FEATURES

- Kitchen cabinets and countertops with refrigerator, washing machine with dryer option, hob and oven
- Balconies as per unit plan
- Wardrobes in bedrooms
- Fully-tiled bathrooms, en-suites and guest toilets, wherever applicable
- Shower or bath tub with handle and shower in each bathroom
- Electrical shaver point with mirror in master bathroom
- Vanity units and mirrors
- Central air conditioning
- Double-glazed windows
- Cable television or equivalent and telephone connection points
- Provision for high-speed internet access
- Ceramic tiling

UNIT FURNITURE

- Double bed with mattress in studio and one bedroom apartments
- One double bed in the master bedroom and two single beds with mattresses in the other bedroom(s) of the two and three bedroom apartments
- Curtains
- Bedside table with drawer

The following furniture in each living room and studio:

- Breakfast table in studio apartments
- Dining table with chairs in one, two and three bedroom apartments only
- Settee or arm chair
- Couch in one, two and three bedroom apartments
- Coffee table
- Television

Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.



TOWER C  
FLOOR PLANS  
AND  
UNIT PLANS

UNIT PLAN

TYPICAL FLOOR PLANS

TOWER C  
STUDIO



TOWER C  
1 BEDROOM



TOWER C  
2 BEDROOMS



TOWER C  
3 BEDROOMS





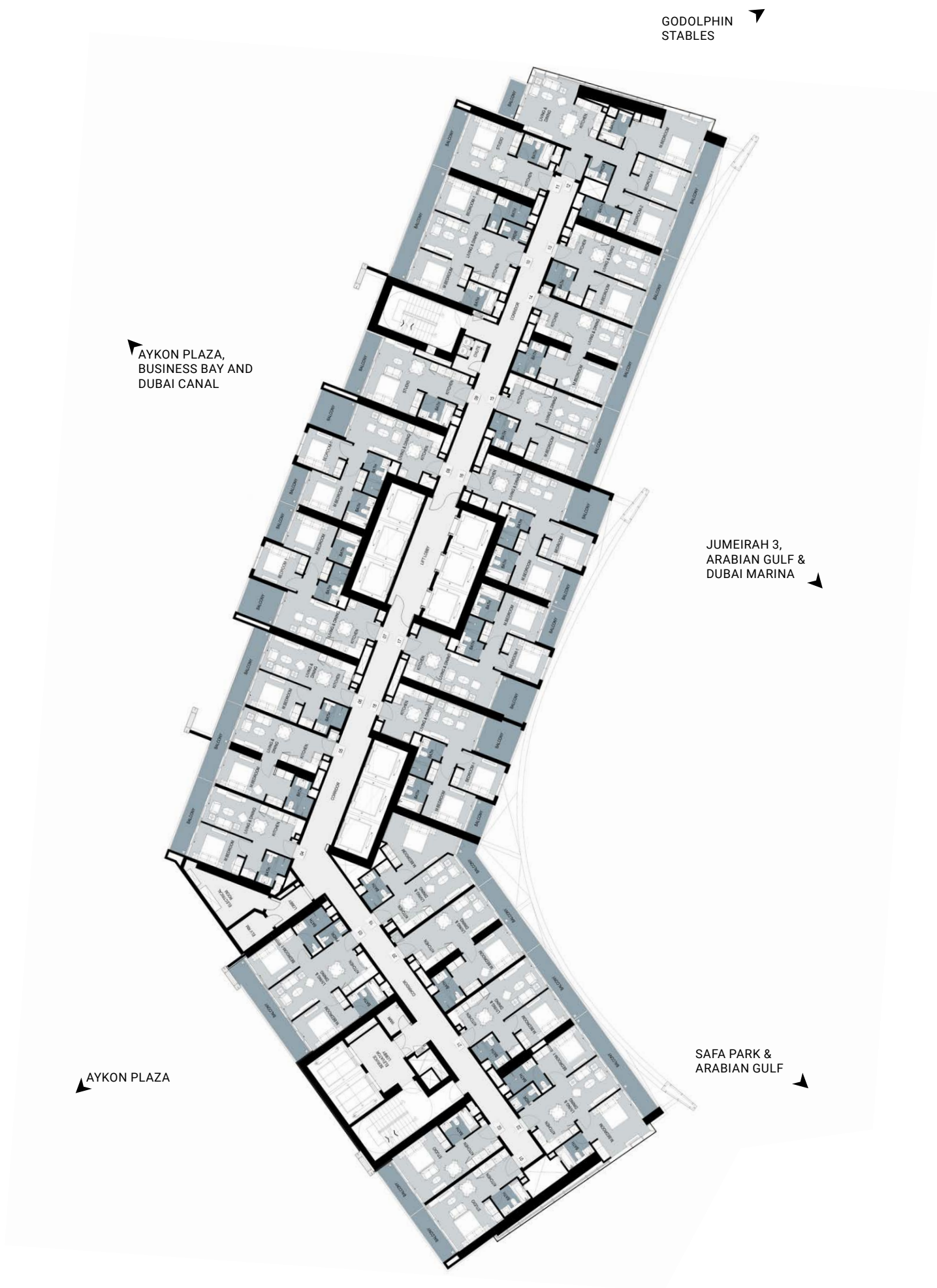
TOWER - C  
LEVEL 12

TYPICAL FLOOR PLANS



TOWER - C  
LEVEL 13-21

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



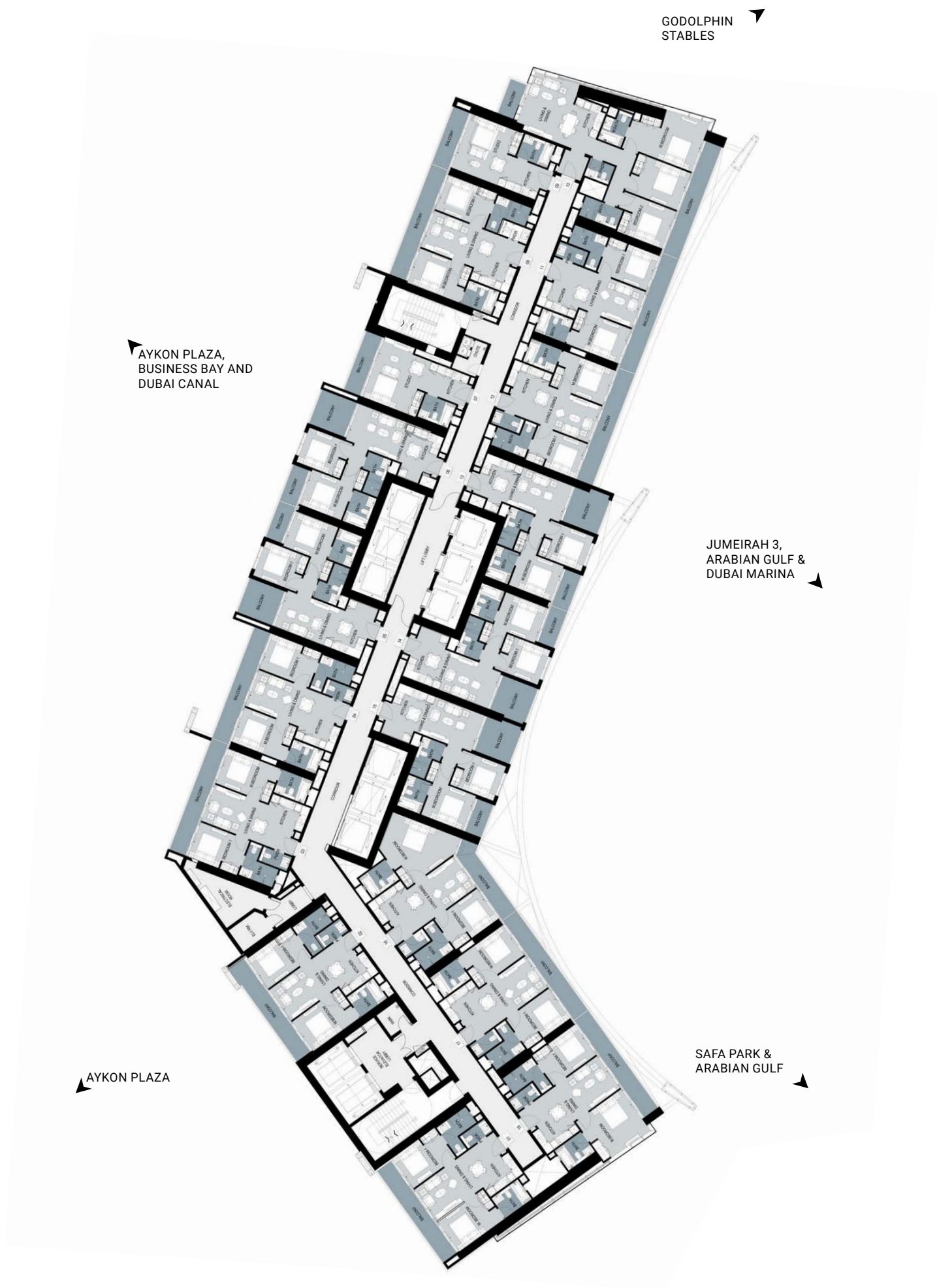
TOWER - C  
LEVEL 22-26

TYPICAL FLOOR PLANS



TOWER - C  
LEVEL 27-29

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

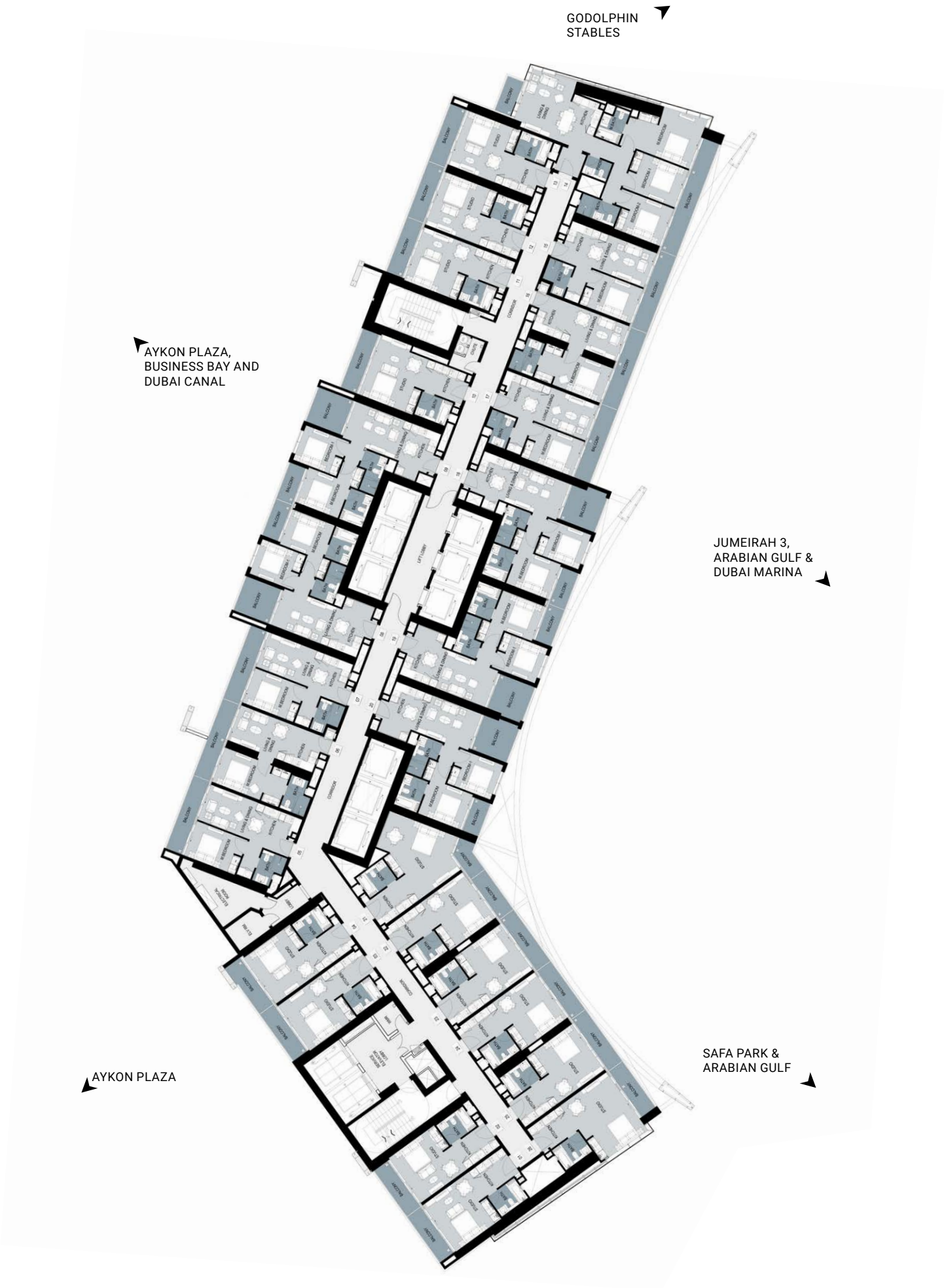


TOWER - C  
LEVEL 30

TYPICAL FLOOR PLANS

TOWER - C  
LEVEL 31-33

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - C  
LEVEL 34

TYPICAL FLOOR PLANS



TOWER - C  
LEVEL 35\_43-44

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - C  
LEVEL 36

TYPICAL FLOOR PLANS



TOWER - C  
LEVEL 37

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - C  
LEVEL 38-42

TYPICAL FLOOR PLANS



TOWER - C  
LEVEL 45

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - C  
LEVEL 46-49

TYPICAL FLOOR PLANS



TOWER - C  
LEVEL 50

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - C  
LEVEL 51-58

TYPICAL FLOOR PLANS



TOWER - C  
LEVEL 59

TYPICAL FLOOR PLANS



Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.



TOWER - C  
LEVEL 60

TYPICAL FLOOR PLANS

UNIT FEATURES AND SPECIFICATIONS

ENVIRONMENT

- Lobby with a concierge desk offering 24 hour service
- Landscaped gardens
- Gym, separate men/women changing rooms.
- Swimming pool

APARTMENT FEATURES

- Balconies
- Centrally air conditioned
- Satellite TV and telephone connections
- Wardrobes in Bedrooms as applicable

CONVENIENCE

- High-speed elevators to all floors
- Security access control

LIVING AND DINING

- All rooms feature double glazed windows
- Porcelain tiled floors throughout
- Painted plastered walls and soffit

KITCHEN

- Fitted kitchens with built in refrigerator, cooker and hob.
- Ceramic tiled floors
- Ceramic tiles for walls between floor and wall kitchen units
- Emulsion paints for walls
- Laminated kitchen cabinet
- Stone countertop

BATHROOM FEATURES

- Floor / Wall ceramic tiles
- Shower over the bath
- Standard white sanitary ware
- Standard sanitary fittings and accessories
- Mirror
- Threshold

MAINTENANCE

- Owners Association to manage the maintenance and upkeep of the common facilities in the building

Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final as built status in accordance with the final designs of the project, regulatory approvals and planning permissions.





# LUXURY BY APPOINTMENT

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

## UNITED ARAB EMIRATES

Tel: +971 4 301 9999  
PO Box 2195, Dubai, UAE

Dubai  
Park Towers  
Dubai International Financial Centre  
Tel: +971 4 376 3600  
Fax: +971 4 373 1490  
Email: [dubai@damacgroup.com](mailto:dubai@damacgroup.com)

DAMAC Hills Sales Centre Gate 1  
Sheikh Zayed bin Hamdan  
Al Nahyan Street  
Tel: +971 4 818 3300  
Email: [dubai@damacgroup.com](mailto:dubai@damacgroup.com)

## KUWAIT

Al Bawader Real Estate Broker WLL  
Office 42A, 12th Floor  
Panasonic Tower, Building 6, Block 14  
Al Qibla Street, Kuwait City  
Tel: +965 2249 8727  
Fax: +965 2245 6766  
Email: [kuwait@damacgroup.com](mailto:kuwait@damacgroup.com)

## KINGDOM OF SAUDI ARABIA

Riyadh  
DAMAC Towers Riyadh  
South Tower  
Olaya District  
King Fahd Road  
PO Box 102460  
Tel: +966 11 835 0300  
Email: [ksa@damacgroup.com](mailto:ksa@damacgroup.com)

Jeddah  
Al Jawharah Tower  
Next to Rosewood Jeddah Hotel  
Said Ibn Amir, Ash Shati  
Tel: +966 12 233 0210  
Fax: +966 12 284 5446  
Email: [ksa@damacgroup.com](mailto:ksa@damacgroup.com)

## LEBANON

Unit 1801, 18th Floor  
DAMAC Tower  
Omar Daouk Street  
Mina El Hosn, Beirut Central District  
Tel: +961 81 647 200  
Email: [beirut@damacgroup.com](mailto:beirut@damacgroup.com)

## QATAR

Building 90, New Solta Area  
Ali bin Abi Talib Street  
Next to Omar bin Al Khattab Health Centre  
Tel: +974 44 666 986  
Fax: +974 44 554 576  
Email: [doha@damacgroup.com](mailto:doha@damacgroup.com)

## JORDAN

Al Istithmar Street  
Abdali Project  
Amman  
Opposite Abdali Mall Gate #1  
Tel: +962 6 510 7000  
Fax: +962 6 565 7896  
Email: [amman@damacgroup.com](mailto:amman@damacgroup.com)

## UNITED KINGDOM

4th Floor, 100 Brompton Road  
Opposite Harrods  
Knightsbridge, London  
SW3 1ER, United Kingdom  
Tel: +44 (0) 207 590 8050  
Email: [sales@damactower.co.uk](mailto:sales@damactower.co.uk)

## CHINA

Beijing  
Offices 203, 205, 206  
Macau Centre  
No. 8, Wangfujing East Street  
Dongcheng District, Beijing  
China, 100006  
Tel: +86 10 5989 8489

Shanghai  
Room 803  
8th Floor, Building 2  
1266 West Nanjing Road  
Jing'an District, Shanghai  
China, 200040  
Tel: +86 21 6086 1266



/DAMACPropertiesOfficial



/DAMACOfficial



/DAMACOfficial



DAMAC Properties



/DAMACOfficial



***DAMAC***