

# AYKON CITY

- INVESTOR PREVIEW PACK -



# AYKON CITY

*AYKON City is a unique concept  
– an entire city set within the magnificent metropolis  
of Dubai. Located in the Golden Quadrant on  
Sheikh Zayed Road, the development will be a new  
architectural icon on the majestic city skyline*



# THE VERY FIRST PROJECT LAUNCH ON DUBAI CANAL





## AN ENVIABLE LOCATION

*Close to the heart of everything*

AYKON City boasts one of the most iconic settings in Dubai on the illustrious Sheikh Zayed Road, the city's most important vehicular artery connecting Dubai to Abu Dhabi. The development overlooks the new Dubai Canal network and forms the gateway to the glamorous Burj area.

From here, the city's attractions are all just moments away and it's very easy to get around, whether it's by car, metro or water taxi.





## THE FIRST FREEHOLD RESIDENCES ON SHEIKH ZAYED ROAD AND DUBAI CANAL

*An unrivalled opportunity*

Freehold property in Dubai is some of the most sought after by property investors from all over the world, as government legislation makes it easy and secure for foreign owners.

The location of AYKON City makes it one of the most desirable locations in the emirate in this first-of-its-kind development.

# IN THE HEART OF THE GOLDEN QUADRANT OF DUBAI







Photo: Sifa Park



Photo: BOXPARK

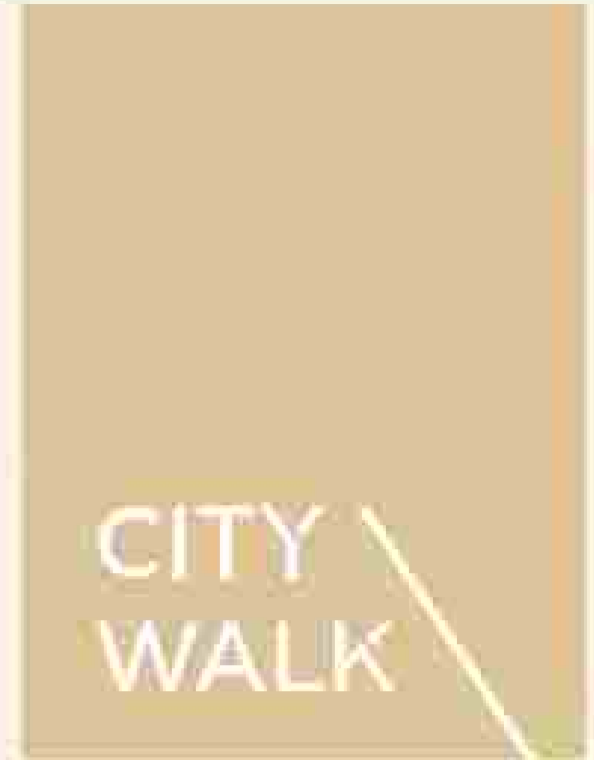


Photo: Dubai Beach

## MERAAS

*An exceptional collaboration  
with DAMAC Properties*

Meraas was established to make a positive contribution to the Dubai economy with a portfolio of investments across various industry sectors. The Company collaborates with best-in-class global partners to produce sustainable urban environments that utilise innovative architecture and design.

AYKON City is located within the 40-million-square-foot Dubai Canal project master development, of which Meraas Holding is one of the major developers, along with the RTA and Meydan Group. Also in this neighbourhood are Meraas's CITY WALK, the vibrant retail destination, and BOXPARK, a revolutionary lifestyle environment with shopping, dining, and a great outdoor ambience.



## AYKON CITY

*AYKONIC design*

Taking its architectural inspiration from the regional landscape's undulating sand dunes and the glittering quartz crystals from which they are fashioned,

the stunning configuration of the towers is designed to offer magnificent views of some of Dubai's finest attractions and landmarks from every aspect.







## AYKON CITY

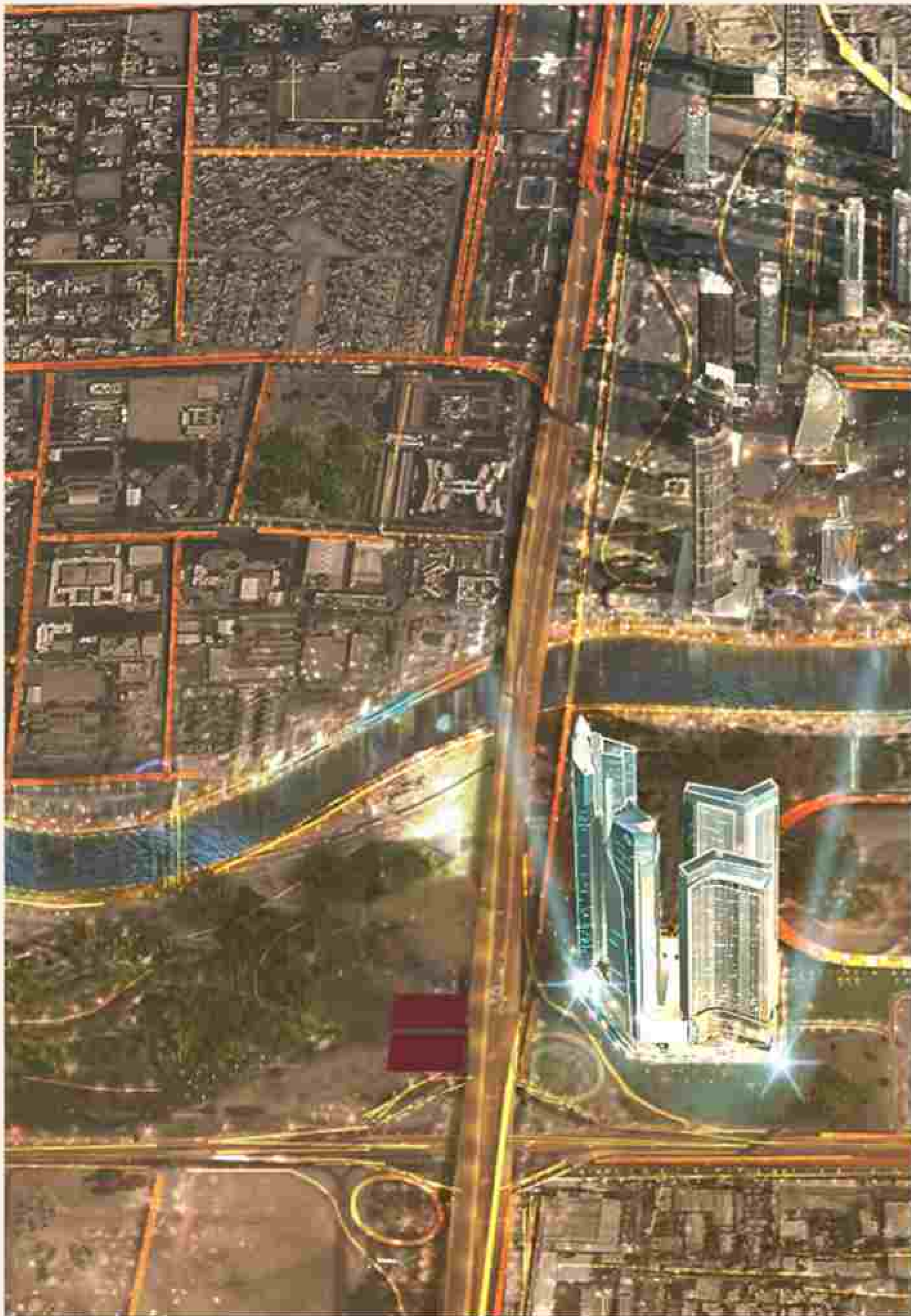
*Six towers, two stages  
One AYKON*

AYKON City will be developed in two distinct stages. The first part will comprise four statuesque towers linked by a central podium. The second part will further enhance an already iconic project.

**Stage 1**  
TOWER A AYKON Hotel & Serviced Residences  
TOWER B Hotel Apartments by DAMAC Maison Hotels & Resorts  
TOWER C The Residences  
TOWER D The Office Tower

**Stage 2**  
TOWERS E and F to be unveiled





## TOWERS E AND F

*Stretching the boundaries  
of imagination*

Following the grand launch, there will be a new major unveiling at the AYXON City development - and yet another Dubai 'first'.

**A HINT.** Imagine arriving home to your penthouse and parking your car outside your front door - on the 28th floor.



- 2016 -

"Among the key projects to be completed this year is the Dubai Water Canal project, which would be fully complete by the end of this year"

HE Mattar Al Tayer, 15th Feb 2016



- 2021 -

AYKON CITY





NOT FOR THE  
FAINT-HEARTED

AYKON DARE



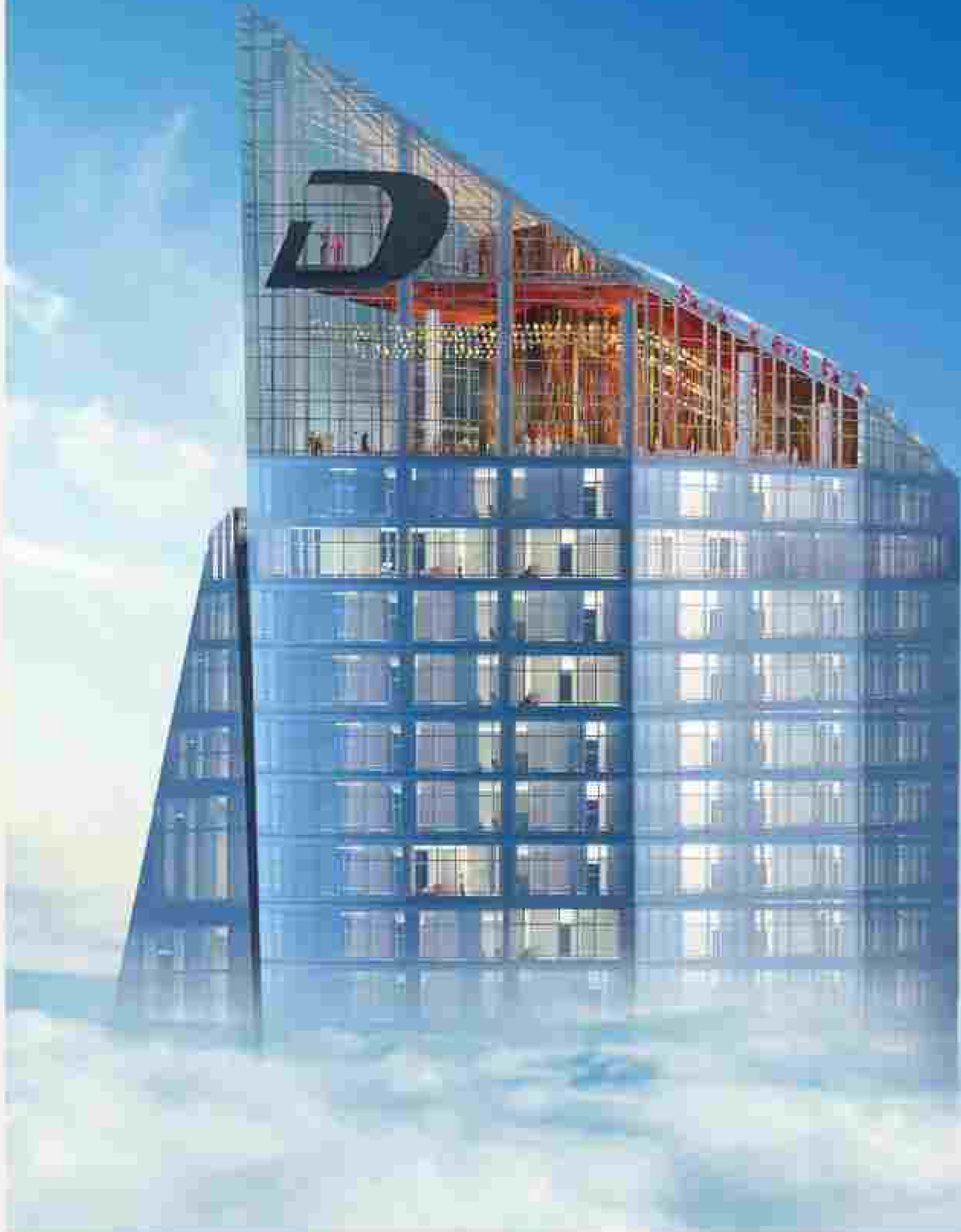
## AYKON DARE

*Dubai's newest tourist attraction*

AYKON Dare is set to be Dubai's newest tourist attraction – and another first for the region. Dare devils can venture outside wearing a special harness attached to the sky walk. An incredible al fresco climb along the roofline leads to the upper level, and the glass-floored viewing box, for the ultimate experience of the city's most distinguished neighbourhood. Enjoy nothing but thin air between you and the city – 285 metres below.

This is a carefully managed experience utilizing world-class safety equipment and fully qualified guides.

FLOORS	7th floor
HEIGHT	285 to upper level of AYKON Dare, 295 metres (entire tower)
VIEW	360° panoramic views
JOURNEY	100 metres
LINE	among the top 25 highest observation decks worldwide
TIME	45 minutes to an hour
SERVICE	Telescopes available and juice bar on upper level
CAPACITY	up to 10 people per journey
AVISOR	60 kilometres on a clear day





## THE AYKON CLUB

*Exclusively for members*

Private members clubs represent a centuries-old tradition, associated in London with the British upper classes from as far back as 1693. Despite their longevity, the principles have always run along similar lines – they provide an exclusive environment in which like-minded individuals can network and socialise.

The AYKON Club is an exclusive residents-only club that harks back to the old-world charm of the traditional members club with the addition of a modern twist to keep it refreshingly relevant. Set just below the 295-metre summit of its tower, the club will offer spectacular views of the surrounding neighbourhood, and a great place in which to feel at home.

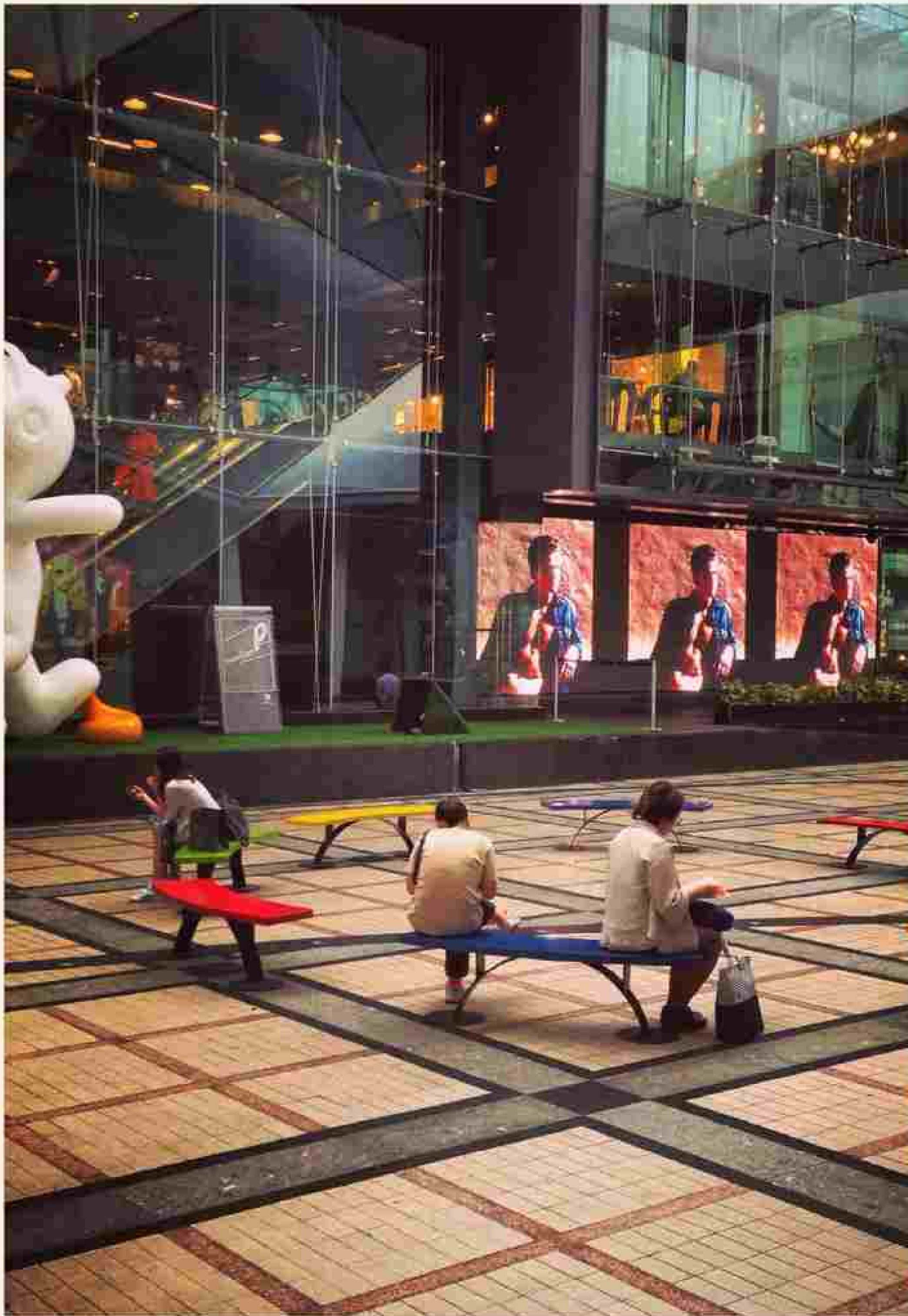


## AN AYKONIC ATMOSPHERE

*Relax, dine & socialise*

AYKON City presents its own selection of lounge and dining experiences. From the casual cafés and open plan areas on the podium level to the height of elegance under the eaves of the 205-metre AYKON hotel tower, relaxing and dining has never been so refined.





## AYKON PLAZA

### *Community spirit*

Central to the unique 'city' is the AYKON Plaza, an elevated platform that links the development and provides the community with its own beautiful areas in which to unwind and relax. There's something for every age and mood, from inviting swimming pools and specialist exercise areas to street café culture and luxurious boutiques - with lots more in between.



## AN AYKONIC HAVEN

*Rest and rejuvenation at AYKON Plaza*

AYKON Plaza offers a beach club environment atop its central podium, with a choice of expansive swimming pools and lush green spaces, ideal places in which to relax on a lounge and enjoy some restful moments.

For those seeking a little pampering, the AYKON Spa offers a range of luxurious holistic treatments delivered by the hands of specialists in their field.

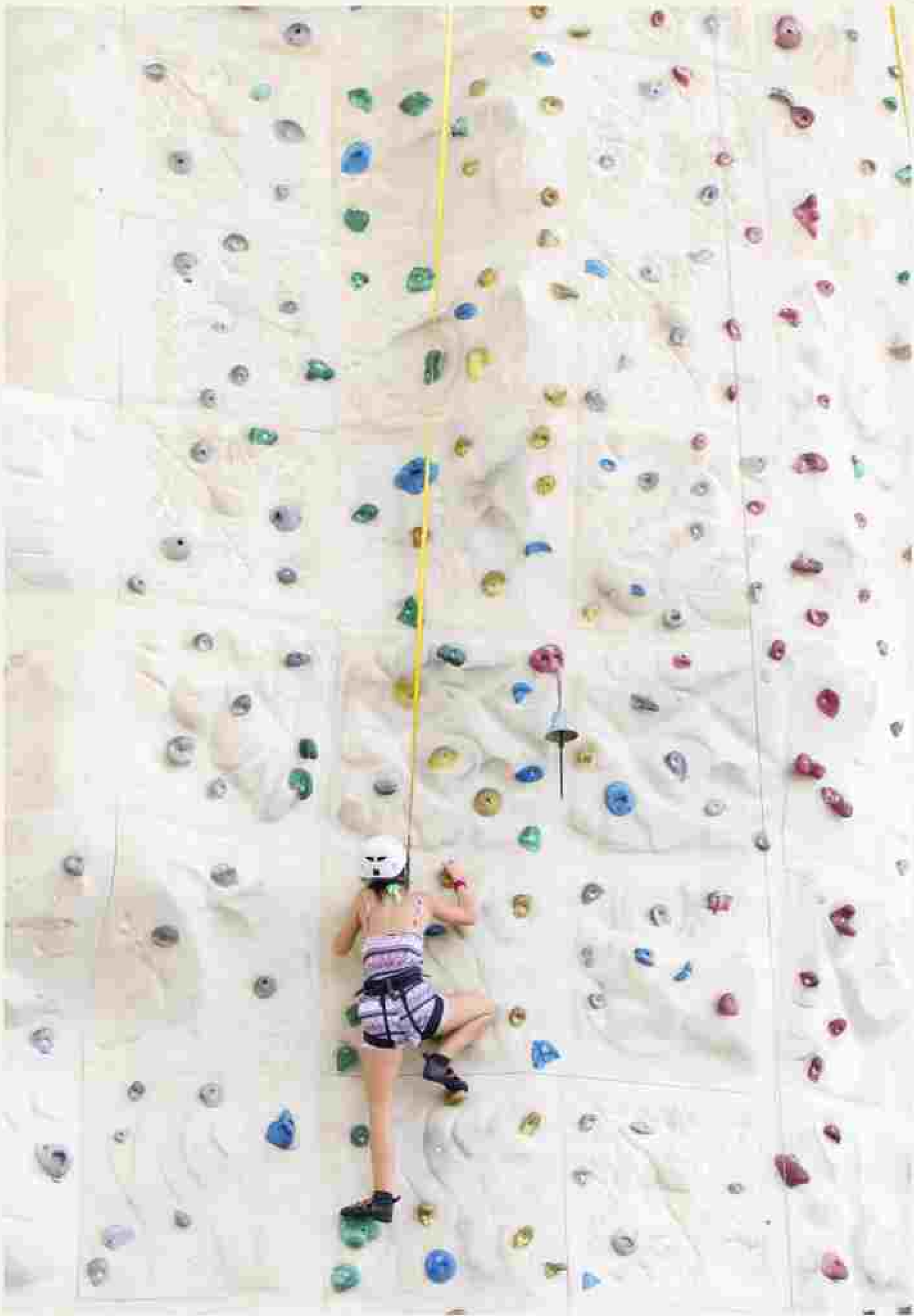


## **AYKONIC FITNESS**

*Health and exercise at AYKON Plaza*

For those who like to run, the jogging track meanders through the plaza with its special, soft surface that's gentle on the joints. There's also a quiet yoga lawn too, on which to practice outdoors and connect with the beautiful surroundings.





## AYKONIC ACTIVITIES

*Fun for little ones at AYKON Plaza*

AYKON Plaza provides hours of fun for young residents and guests with a large play area set with a selection of engaging and colourful climbing frames, swings and other equipment. There are plenty of benches for parents to sit and keep an eye on things too - all in a lovely landscaped area.



## AYKONIC GASTRONOMY

*In an al fresco setting at AYKON Plaza*

AYKON Plaza offers a selection of lounge and dining options in a relaxed and engaging setting. Whether it's a quick coffee over a catch-up with friends, or a more intimate, gourmet experience à deux, there will be an eaterie and a cuisine to suit.

# STAYING AT **AYKON CITY**

- HOSPITALITY -





Programme Information: [www.aykon.com](http://www.aykon.com) / [info@aykon.com](mailto:info@aykon.com) / [+971 4 333 3333](tel:+97143333333)



TOWER A  
**AYKON HOTEL**  
& SERVICED RESIDENCES

*Introducing a brand for the distinguished*

The AYKON Hotel & Serviced Residences represent the first project from the supreme AYKON hospitality brand, with a spacious suites-only ethos. The guest experience is for those who require intelligent, sophisticated service from a brand that has class appeal and exudes exclusivity, with every detail crafted to inspire and enchant. AYKON Hotels & Resorts is for those who appreciate attention to detail, innovation and understated elegance.

The **hotel suites** vary in size from a generous 60 square metres, all the way up to a capacious 400 square metres.

The **serviced residences** are available in a variety of arrangements and residents can opt to benefit from hotel services, if they wish.





PHOTO: REFLECTIVE MEDIA GROUP / IMAGE: PHOTONIC / COURTESY: DAMAC HOTELS



## TOWER B HOTEL APARTMENTS

*Managed by DAMAC Maison Hotels & Resorts*

This collection of hotel apartments comprises a variety of furnished and serviced units that combine a relaxed, 'home from home' ambiance, with the service standards of the world's finest hotels.

Every luxury is considered and nothing is too much to ask. Choose from suites to one, two and three bedroom arrangements that are also a lucrative investment opportunity into Dubai's hospitality market.





DAMAC  
MAISON

LIVING AT **AYKON CITY**

- THE RESIDENCES -



PHOTO: JACOBS + JACOBS ARCHITECTS



## TOWER C THE RESIDENCES

*An inspiring address*

Make your home at AYKON City and you'll have an enviable address. One of the finest locations in Dubai will allow amazing views and easy access to the surrounding neighbourhood, and when you don't wish to venture outside, a whole host of five-star amenities in a place you can call home. Choose from studios, and one, two and three bedroom residences.



The background is a dark blue-grey color with several thin, light-colored lines intersecting at various angles, creating a grid-like pattern. The lines are thin and light, contrasting with the dark background.

# WORKING AT AYKON CITY

- THE OFFICE TOWER -



Programme Information: [www.aedas.com](http://www.aedas.com) / [www.aedas.com](http://www.aedas.com) / [www.aedas.com](http://www.aedas.com)



## TOWER D THE OFFICE TOWER

*Elevate your corporate profile*

You'll find some of the world's most esteemed names in business here. Join the ranks of respected companies with boutique office space that boasts some of Dubai's finest views and community facilities. Supreme finishes and flexible arrangements are complemented by state-of-the-art technology, along with meeting rooms and conference facilities to inspire.

COMING TO **AYKON CITY**





PHOTO: JEFFREY MAYER/GETTY IMAGES FOR THE NEW YORK TIMES



## TOWERS E AND F

*The grand finale*

Suffice to say these new towers will add an extra degree of exclusivity and a further dimension of aspiration to an already incredible project.

### **A CLUE**

Have you heard about a particular tower in Miami where you don't have to leave your car until you are inside your apartment?

## TOWER A

# AYKON HOTEL & SERVICED RESIDENCES

## FLOOR PLANS

### TOWER A - AYKON HOTEL & SERVICED RESIDENCES TYPICAL FLOOR 12-39

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' state in accordance with final design of the project, regulatory approvals and planning permissions.



TOWER A - AYKIN HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 40

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TOWER A - AYKIN HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 41

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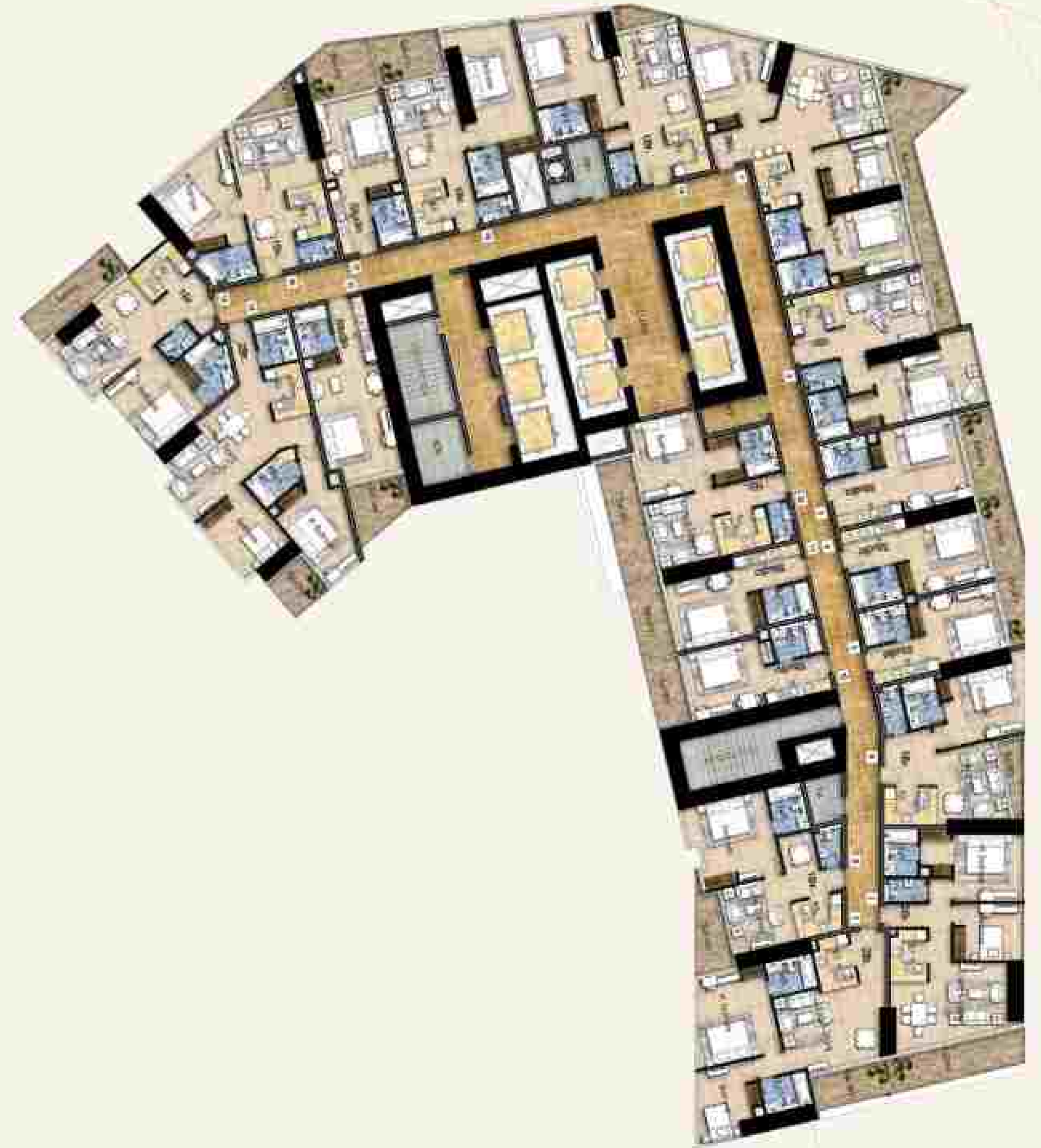
TOWER A - AYKON HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 42-43

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TOWER A - AYKON HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 44-56

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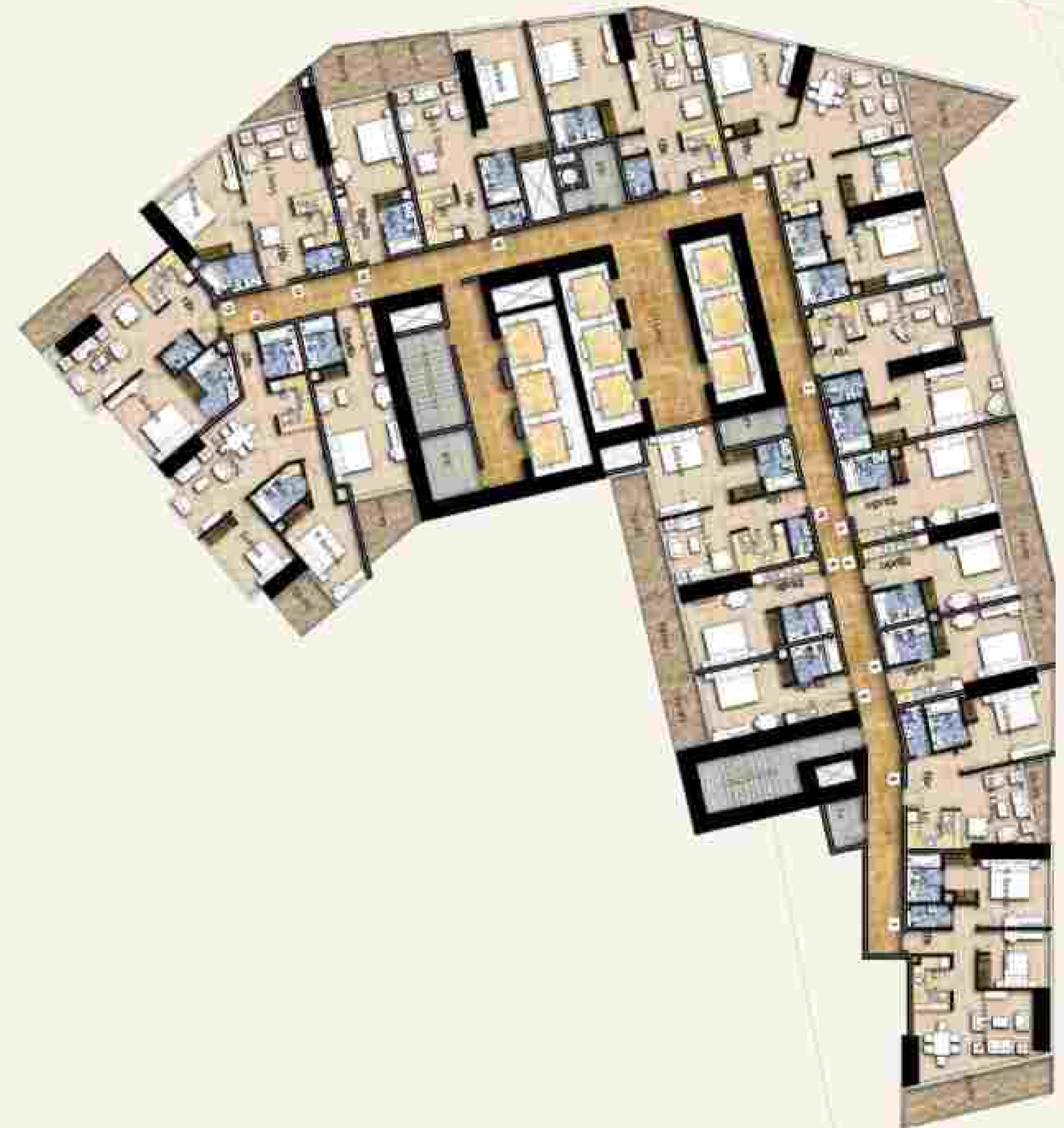
TOWER A - AYKIN HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 57

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TOWER A - AYKIN HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 58-62

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TOWER A - AYKON HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 63

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TOWER A - AYKON HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 64-69

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TOWER A - AYKIN HOTEL & SERVICED RESIDENCES  
TYPICAL FLOOR 70

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## TOWER B

# HOTEL APARTMENTS

## FLOOR PLANS

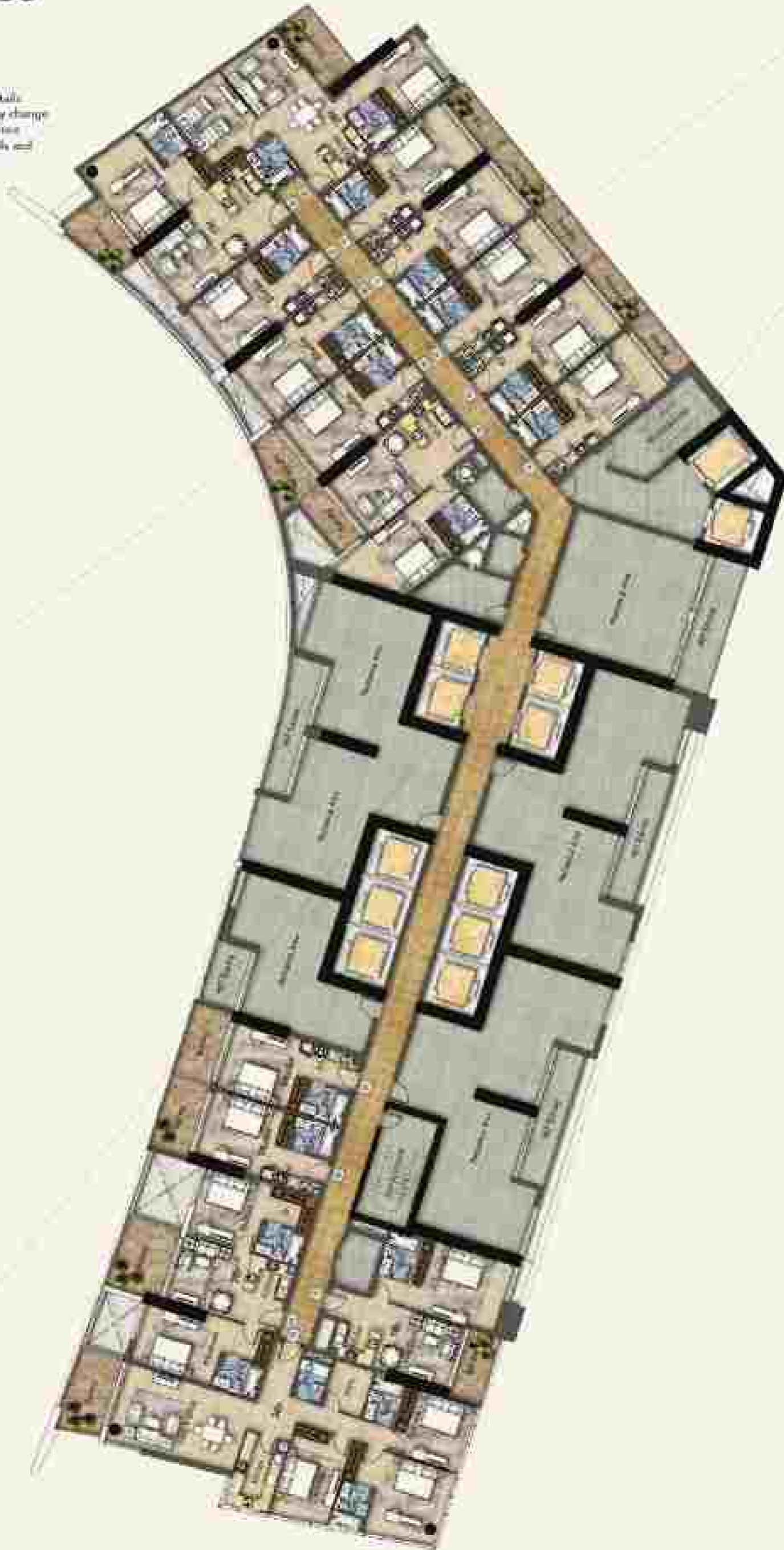
### TOWER B: HOTEL APARTMENTS TYPICAL FLOOR 12-35

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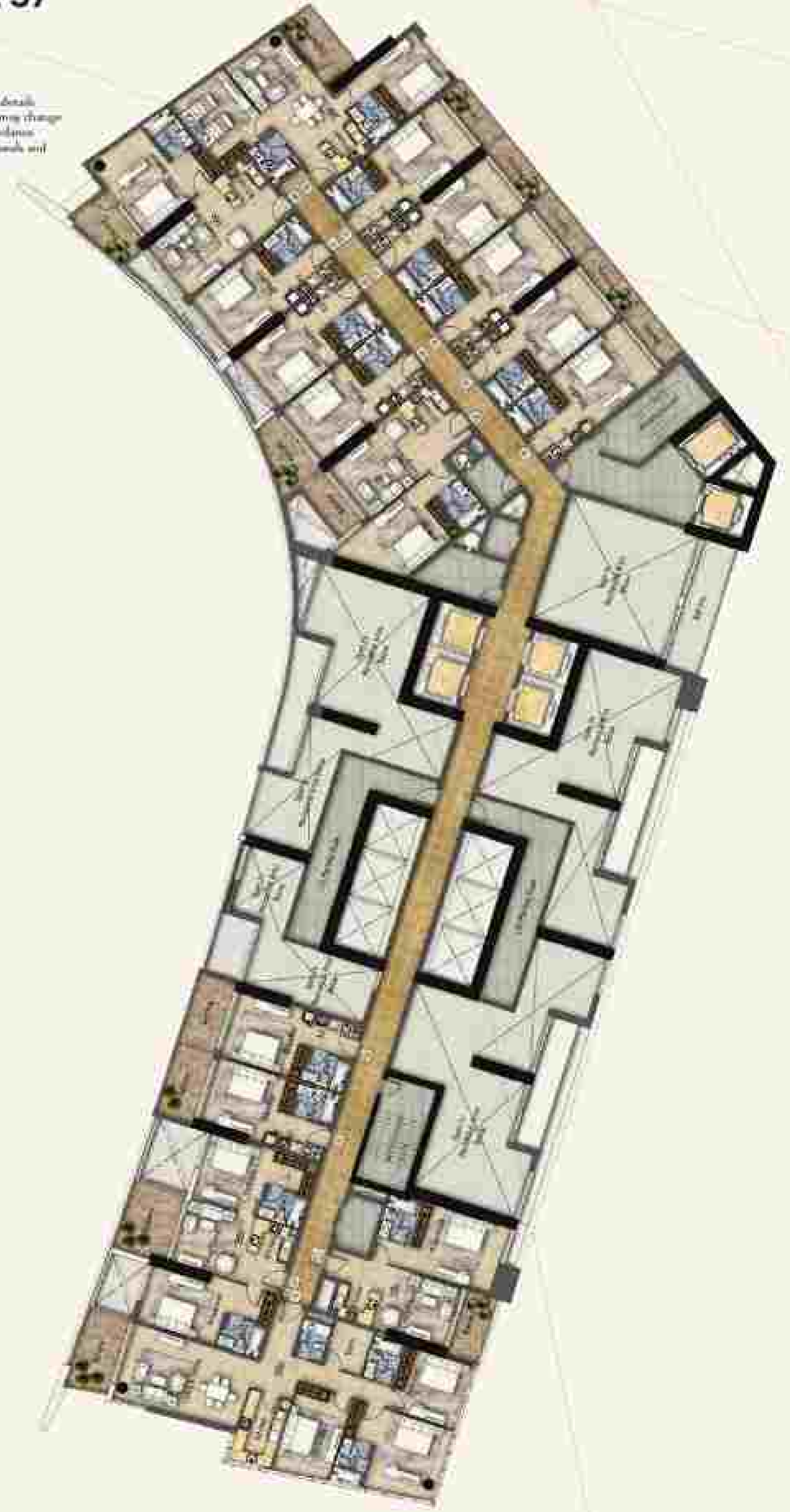
TOWER B - HOTEL APARTMENTS  
TYPICAL FLOOR 36

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TOWER B - HOTEL APARTMENTS  
TYPICAL FLOOR 37

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TOWER B - HOTEL APARTMENTS  
TYPICAL FLOOR 38-59

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TOWER B - HOTEL APARTMENTS  
TYPICAL FLOOR 60-62

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# DAMAC PROPERTIES

*Live the luxury*

The superior design and details of DAMAC developments are a result of working with the finest craftsmen and women as well as partnering with some of the most prestigious fashion and lifestyle brands to bring new and exciting living concepts to the market.

To date, the Company has completed 15,500 units and currently has a development portfolio of over 40,000 units at various stages of planning and progress. DAMAC Properties' hospitality portfolio will extend to reach around 13,000 hotel rooms, serviced hotel-apartments and serviced villas.\*

\*Figures as of 31st December 2016.

## LUXURY BY DESIGN

Contact us at any of our offices or visit [damacproperties.com](http://damacproperties.com)

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