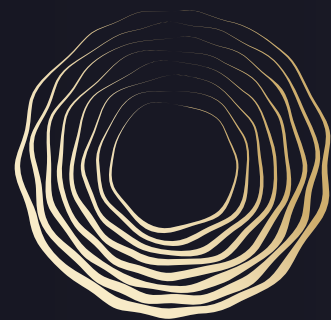




SKYSCAPE
AURA

FACTBOOK

WHERE EVERY HORIZON TELLS
A NEW STORY

Where luxury living meets unparalleled vistas. Perched atop the city skyline, this residential tower redefines urban elegance with its breathtaking views, deluxe amenities, and expansive apartments. Experience a lifestyle of refinement and grandeur, where every moment is framed by the spectacular panorama of the cityscape.



PROJECT HIGHLIGHTS
(G+3P+39 Floors+Roof)





PROJECT HIGHLIGHTS

Configuration

1, 1.5, 2, 2.5 & 3 bedroom homes
Total Units in the tower – 453 approx.

TYOLOGY	NO. OF UNITS
1 Bed	129
1.5 Bed	102
2 Bed	49
2.5 Bed	159
3 Bed	14

LOCATION MAP



MASTER PLAN



AMENITIES

DISCOVER UNPARALLELED URBAN LUXURY

Skyscape Aura epitomizes urban luxury with its sleek design and premium finishes, setting new standards of sophistication. From the opulent lobby to the serene waterfront terrace, every corner exudes unparalleled comfort and indulgence.



AMENITIES

TOWER EXCLUSIVE AMENITIES



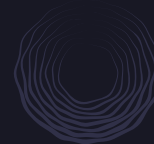
Co-Working Space



Retail



Zen Garden



PODIUM LEVEL AMENITIES

RECREATIONAL



Music Room



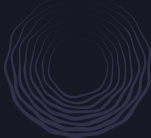
Art Room



Gardening Zone



Submerged seating in pool



WATER AMENITIES



Leisure Pool



Toddler Pool



Infinity Pool



Sun Lounger



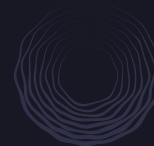
Jacuzzi



Wet Bed Deck



Day Bed/Cabana



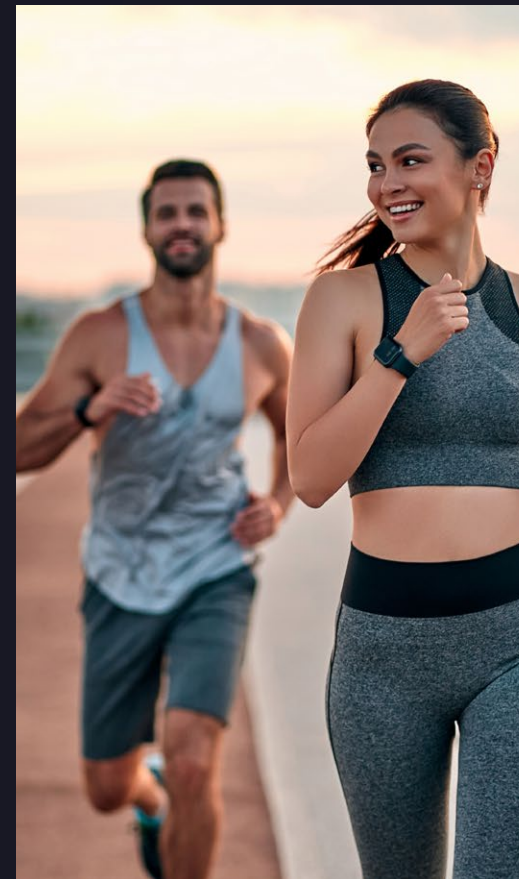
FITNESS AMENITIES



Outdoor Gym



Indoor Gym



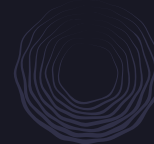
Walking/jogging track



Indoor Yoga Studio



Sauna & Steam



ENTERTAINMENT



Multipurpose Hall with outdoor Space



Indoor Movie Theatre



Amphitheatre



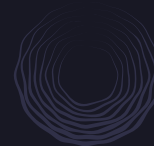
Barbeque Area



Party Terrace



Executive Lounge



SENIOR CITIZEN ZONE



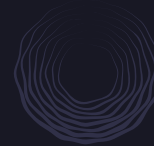
Meditation Lounge



Game Room



Garden



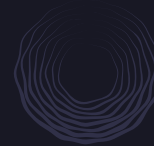
KIDS & TODDLERS ZONE



Indoor Kids Playroom



Outdoor Kids Play Area



THE APARTMENTS



- ◆ Each tower to have dedicated lobby with multiple lifts.
- ◆ Porcelain tiles in all living areas
- ◆ Matt acrylic emulsion paint finishes
- ◆ Fully fitted kitchen with white goods
- ◆ Door, Kitchen, Wardrobe, and vanity to be finished with Laminate, Melamine, High Gloss PET or equivalent.

KITCHEN



- ♦ White goods include Refrigerator, oven, Gas Hob & Hood and Washer-Dryer from Bosch or equivalent.
- ♦ High quality reconstituted stone or equivalent provided for counter-tops in kitchen.
- ♦ Kitchen cabinet to be finished with laminate/melamine or equivalent.



BATHROOMS AND POWDER ROOM

- ♦ WC and wash-basin are provided by Duravit or equivalent brands.
- ♦ Floor and wall finishing with high quality porcelain tiles.
- ♦ Vanity to be finished with laminate/ melamine or equivalent.
- ♦ Vanity Countertop to be Reconstituted stone or equivalent.

MEP FEATURES

- ♦ District Cooling and FCU provided.
- ♦ Home Automation provisions for lighting and temperature control.

SOBHA
REALTY

AFY

REALTY & DEVELOPMENT



www.afygroup.ae



info@afygroup.ae



+971 52 140 1623