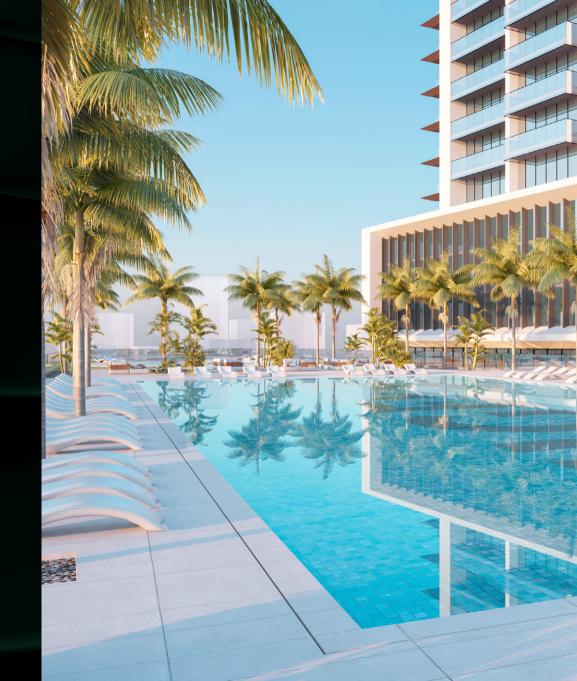
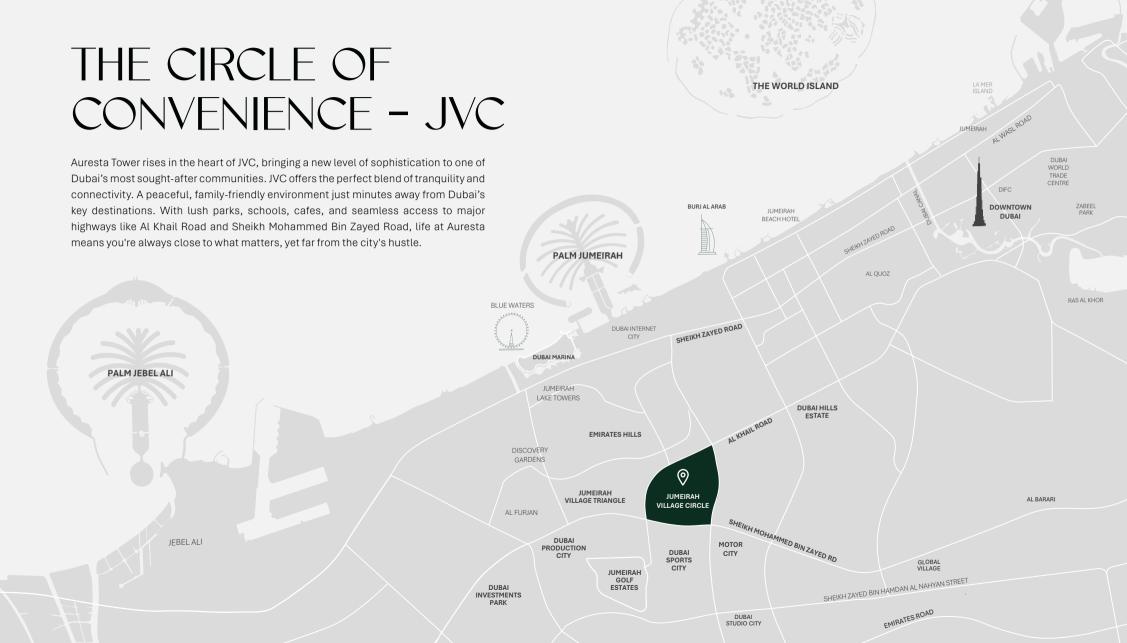
BY TIGER PROPERTIES

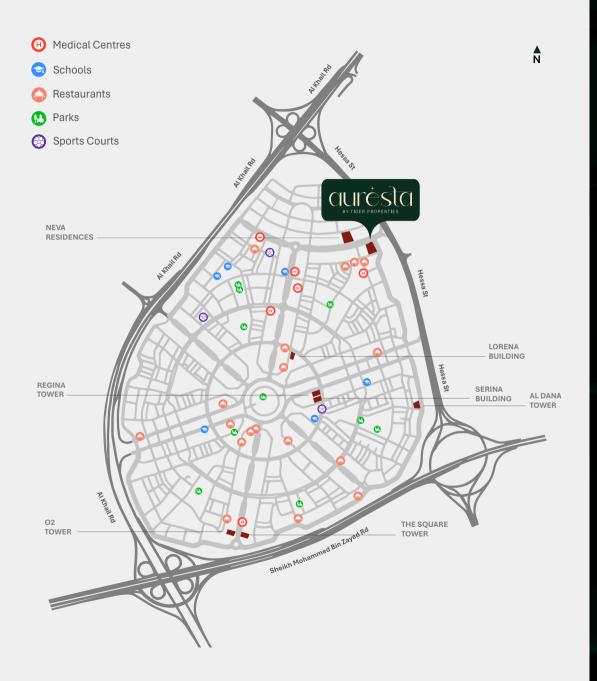
WELCOME TO AURESTA

WHERE LUXURY ASCENDS, AND SO DO YOU.









A PERFECT GATEWAY TO DUBAI'S LANDMARKS CONNECTED TO DUBAI'S ICONS.

10 MINUTES	Dubai Hills
	Mall

10 Dubai MINUTES Autodrome

Emirates

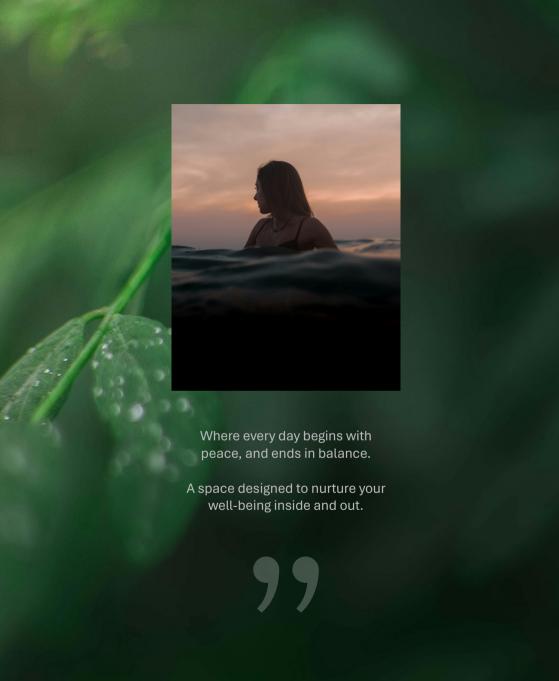
INUTES Golf Club

5 Burj Al Inutes Arab 16 Downtown
Dubai

18 Palm
Jumeirah

25 Dubai International Airport









PROJECT SUMMARY

This luxury residential tower features fully-furnished Studio, 1-2 Bedroom Apartments & 3 Bedroom Duplexes.

Available Units:

568 202 40 DUPLEX 4

PARKING RETAIL OFFICE

7 Levels G 1-4 Floors

Handover: **Q4 - 2028**

INDULGE IN A WORLD OF EXQUISITE AMENITIES

Live to the max with next-level comfort and curated amenities designed to elevate every moment.

- Swimming Pool
- · Fitness Center
- · Kids' Pool
- · Kids' Play Area
- · Sauna & Steam Rooms
- Sports Courts

- Jogging & Cycling Tracks
- Yoga & Meditation Decks
- Garden Zones
- Indoor Lounge
- 24/7 Surveillance
- BBQ Areas

EMBRACE THE VIBRANT JVC COMMUNITY

Experience a vibrant JVC community with essential and leisure amenities close by.

- Malls
- Schools & Nurseries
- Healthcare Centres
- Dining & Cafés
- Parks & Recreation Areas
- Community Mosques









A GRAND WELCOME, EVERY TIME

Step into elegance the moment you arrive. The lobby at Auresta Tower blends high design with warm hospitality, offering a sophisticated space that sets the tone for the lifestyle within. From refined finishes to serene lighting and curated details, every element is designed to make you feel right at home.

B-







Waiting Area







WHERE MINIMALISM MEETS SOPHISTICATION

A journey through refined design begins the moment you enter. Clean lines, ambient lighting, and thoughtful details create a tranquil atmosphere that whispers luxury without saying a word. This is more than a corridor. It's a prelude to the elegance that lies beyond.





RELAXATION MEETS REFINED DESIGN

Step into a living room where sophistication is seamlessly woven into every element. Sleek forms, natural textures, and ambient warmth come together to create a welcoming retreat that balances style with serenity. It's not just a space to unwind. It's where memories are made, and moments are lived beautifully.







WHERE SERENITY EMBRACES STYLE

Step into a bedroom designed to be your personal sanctuary where every element evokes calm, elegance, and quiet luxury. Soft textures, ambient lighting, and thoughtfully selected finishes create an atmosphere that soothes the senses and invites rest. This is more than a place to sleep; it's a retreat where comfort is elevated and tranquility is reimagined. Here, peaceful nights and inspired mornings begin.





SERENE LIVING, IMMERSED IN CALM

Experience a sanctuary of sophistication where timeless elegance meets serene functionality. Meticulously appointed with premium materials, bespoke fixtures, and an expansive layout, the bathroom is thoughtfully designed to evoke a spa-like ambiance, elevating everyday rituals into moments of pure tranquility and renewal.

Entrance



High-gloss glass panels



Cylindrical LED Light



Designer Area rug



Matte ceiling panels



Dark wood veneer finish



Large-format surface tiles



Plush upholstered furniture



Artistic Floral Arrangement

Apartment



Grooved decorative wall



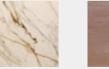
Wall & Cieling Spcial Paint



Bronze Mixers



Furniture Fabric - 2



Kitchen & Bathroom Travertine Marble



Furniture Beige Marble



Furniture - Brown Calacatta Marble



Flooring - Crema Marble

BUILT TO INSPIRE. DESIGNED TO ENDURE.

At Auresta every element is thoughtfully curated to embody timeless sophistication and enduring quality. From refined stone surfaces and warm wood textures to sleek glass panels and contemporary finishes, each material tells a story of elevated living. The seamless blend of form and function ensures that your home isn't just beautifully crafted — it's built to stand the test of time.



Premium Finishes



Smart Climate Control



Acoustic Comfort

^{*} The images (only) shown are for illustrative purposes and may not accurately represent the actual materials used in the project.

AURESTA TOWER MASTERPLAN

A STRATEGIC OVERVIEW OF LAYOUT & CONNECTIVITY

Al Khail Road



Jumeirah Village Triangle ▲

Sheikh Mohammed Bin Zayed Rd ▼

6th-15th & 17th-34th Floor

STUD

1 BEDROOM

Sheikh Mohammed Bin Zayed Rd ▼

36th - 50th Floor

STUDIO 1 BEDROOM





Sheikh Mohammed Bin Zayed Rd ▼

52nd - 61st Floor

2 BEDROOM

Jumeirah Village Triangle ▲

Sheikh Mohammed Bin Zayed Rd ▼

DUPLEX - 62nd Floor (Lower Level)

Al Khail Road A



Hessa St ▼

Jumeirah Village Triangle ▲

Sheikh Mohammed Bin Zayed Rd ▼

DUPLEX - 62nd Floor (Upper Level)

DUPLEX LOWER LEVEL

DUPLEX UPPER LEVEL

SOME OF OUR

ONGOING PROJECTS

















SOME OF OUR

ONGOING PROJECTS

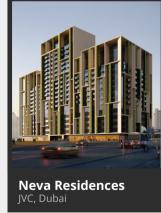






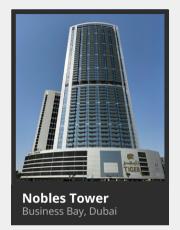






SOME OF OUR

COMPLETED PROJECTS





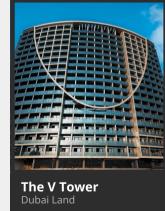












DECADES OF ACHIEVEMENTS

Tiger Properties is a leading real estate development company in the UAE. With over 120 million square feet of built-up area and more than 270 towers across residential, retail, and hospitality sectors, Tiger continues to shape the skyline. Presenting our newest architectural jewel in Jumeirah Village Circle.

48+ YEARS

of Building Trust 270+ PROJECTS

Completed & Counting

40+ COMPANIES

Driving Innovation



VERTICAL EXCELLENCE

A COMPARISON OF TIGER'S ICONIC TOWERS























