ACUBE DEVELOPMENTS

Avior

INVESTOR DECK

ACUBEDEVELOPMENTS.COM





Named after AVIOR, a brilliant binary star in the southern constellation of Carina, this celestial marvel is among the brightest in the night sky. Positioned approximately 560-660 light years from the Sun, its primary star is an evolved giant, radiating with immense luminosity as the third-brightest in its constellation.

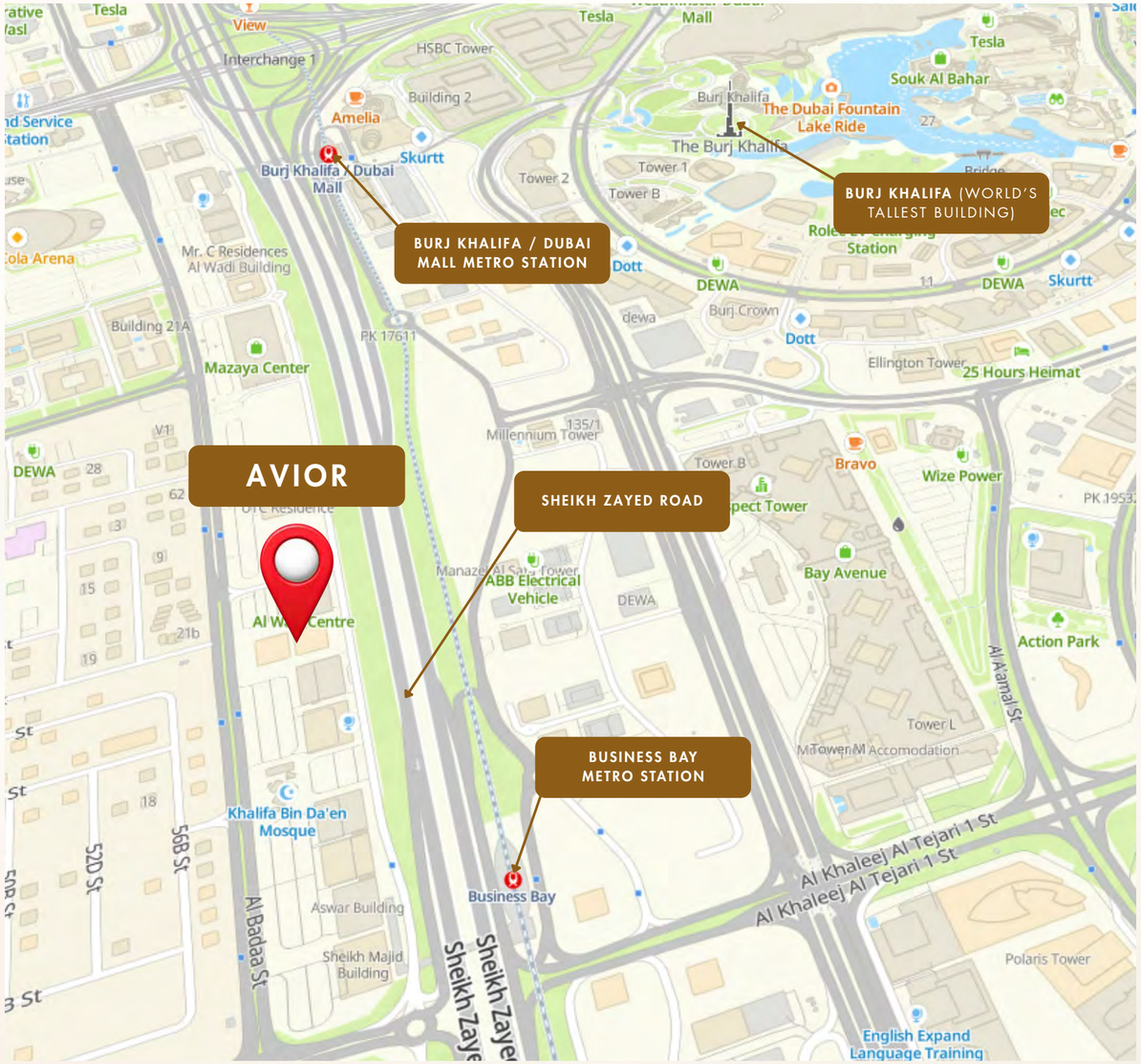
Its companion star, with an apparent magnitude of 3.85, shines brightly enough to be visible to the naked eye—if it stood alone. This secondary star is a hot, hydrogen-fusing main sequence star, a beacon of energy and endurance.





Rising in Downtown Dubai, AVIOR redefining luxury living and the skyline. Overlooking Burj Khalifa, the city, and the Arabian Gulf, it is designed to inspire generations and elevate life above the stars.





Location:

Sheikh Zayed Road, Dubai – A prime location in the heart of Dubai's business and luxury lifestyle hub.

Vision:

To create an iconic, sustainable, and ultra-luxurious residential development that redefines urban living.

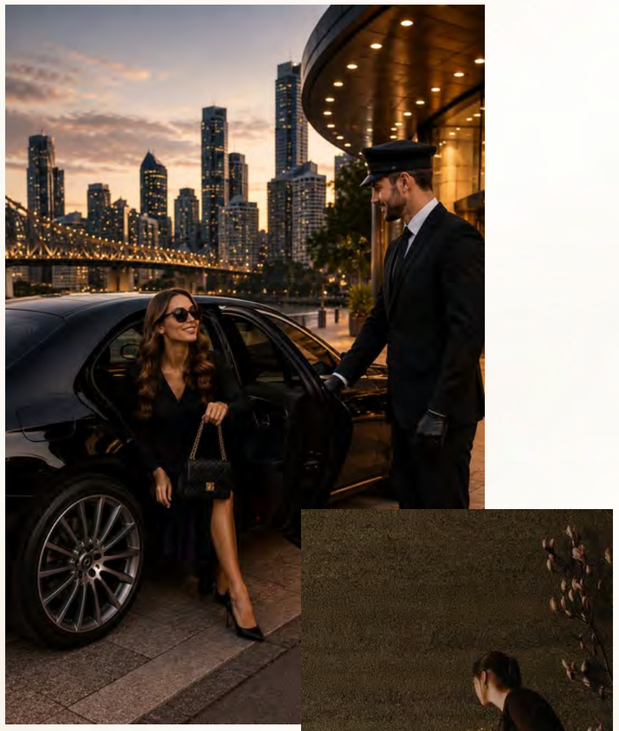
A Legacy of Elevated Living

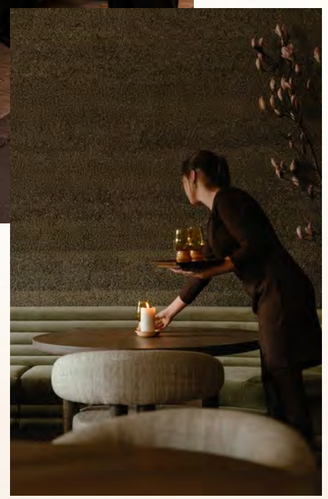
An iconic landmark of refined living, offering exceptional residences, curated amenities, world-class services, and exclusive clubhouses for a lifestyle of timeless prestige and comfort.

Indulgence	Services	Amenities	The Lumina Residences
The Solara Residences	The Crown Duplexes	Signature Sky Villas	Zanza Le Clubhouse



To Perfect Every Detail, To Enrich Every Moment





✦ La Grande Arrivée (Arrival Lobby)

A majestic expanse, dedicated to multiple awe-inspiring entrances, each a testament to grandeur. With exclusive valet services and VIP lobbies, every arrival is an experience of seamless elegance and unparalleled hospitality, setting the tone for a truly royal welcome.

✦ Expansive Parking Facilities

Efficiently designed and spacious podiums offer abundant parking spaces, ensuring seamless access and effortless convenience for residents and their esteemed guests.

✦ Immersive Panoramic Elevators

Step into our crystal-clear panoramic elevators, reimagining the ascent to every level at AVIOR. Experience an immersive rise as you glide effortlessly through the heights of an ultra-luxurious lifestyle. Encased in seamless transparency, these glass sanctuaries unveil an array of spectacles from hundreds of meters above.

A Heaven of Indulgence, Where Every Desire is Within Reach



✦ Ground & Upper Ground Floors

Discover a world where luxury meets everyday elegance. The Retail Utopia brings together an exclusive mix of elite, high-end showrooms and accessible everyday retail outlets, offering a curated selection of the world's most coveted treasures alongside refined essentials.

✦ Zanza, Le Clubhouse

Immerse yourself in breathtaking Burj Khalifa views from a shimmering infinity pool. Zanza presents a curation of world-class experiences, private indulgences, and refined spaces, crafted for a lifestyle of unparalleled luxury, every day.

Every nuance of your lifestyle is flawlessly crafted, granting you the freedom to focus on what truly defines your legacy.

Event Planning & Coordination

Bespoke expert assistance in organizing extraordinary events, from intimate soirées to grand celebrations, tailored to perfect every special moment.

Personal Shopper & Stylist

Tailored shopping experiences and bespoke fashion advice, meticulously crafted to reflect your unique style and elegance.

Art & Antiques Advisory

Expert guidance on curating an exquisite art collection, appraising masterpieces, and acquiring timeless treasures.

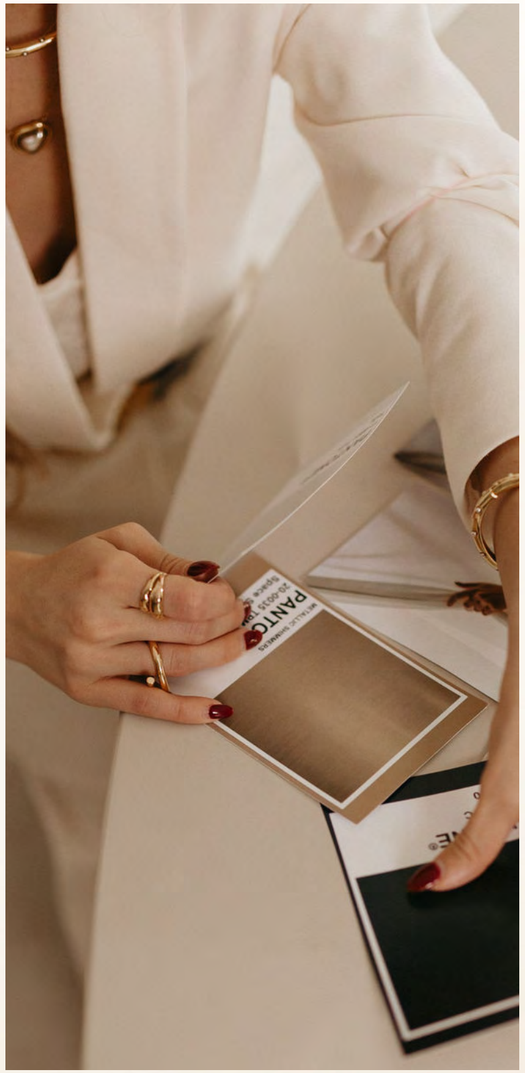
Business & Legal Services

On-site PRO services and privileged access to expert legal advisors, offering bespoke solutions for both your personal and business requirements.

Travel Concierge & Arrangements

Effortless planning, exclusive bookings, and curated recommendations for your next extraordinary journey.

And many more refined necessities of everyday living...



Office Floors — Currently On Hold

Spread across both towers. Presently withheld from sale and scheduled for release at a later date.

FLOOR	NET AREA (SQ.FT)
12	24,219
13	45,956
14	45,768
15	45,956
16	45,768
17	45,956
18	45,768
19	45,956
20	45,768
21	45,956
22	24,219
TOTAL	461,288

11 Office floors (12–22)

461,288 Total Net Area (sq. ft)

Luxury Offices with Special Amenities

The Office Amenities

Featuring refined workspaces, private meeting areas, and elegant lounge settings, it provides the perfect environment for collaboration, networking, and focused success.

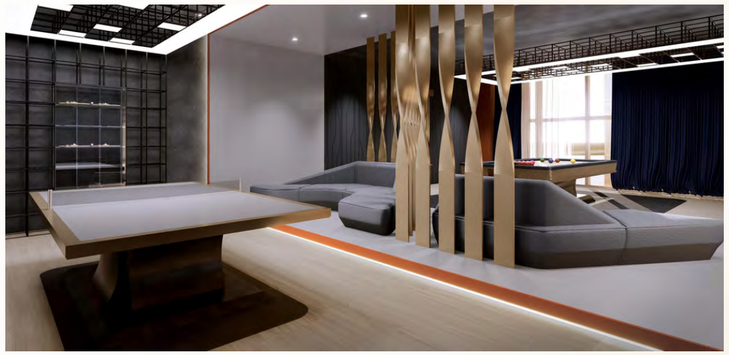


CONCIERGE & LOUNGE	BILLIARDS / SNOOKER / FOOSBALL	PRAYER ROOMS (M/F)
BOARD ROOMS	GYM	MOTHER'S ROOM & NURSERY
CONFERENCE & MEETING ROOMS	INNOVATION / CONTENT STUDIO	BUSINESS LOUNGE
MEDIA ROOMS	SMOKER'S LOUNGE	EXECUTIVE DINING
OUTDOOR EVENT AREA	SERVICE KITCHEN	RESTROOMS
JOGGING TRACK	SQUASH COURTS	SHOWER + LOCKER ROOM (M/F)
RESTROOMS		
PARKS & LANDSCAPING		
AMPHITHEATRE		
WATER FEATURES		
CO-WORKING SPACE		



BUSINESS DECK (OFFICE AMENITIES)









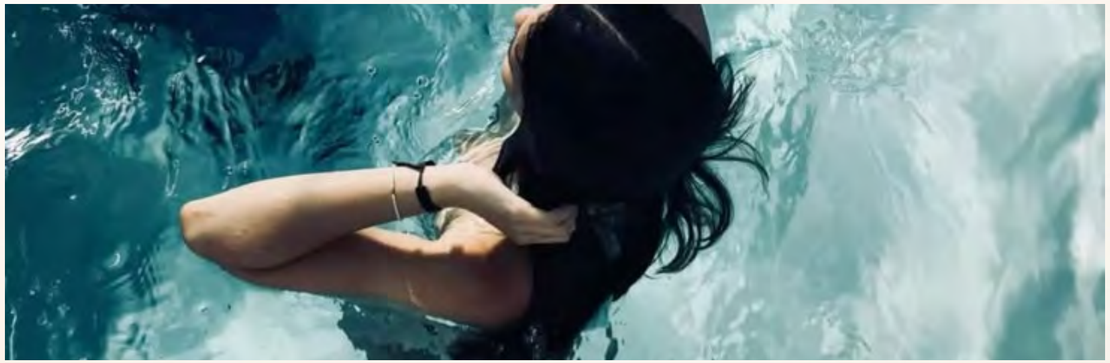


La Serena

A paradise of serenity, offering a rejuvenating escape from the ordinary. Designed to envelop you in tranquility, featuring the gentle flow of water, inspired by the concept of 'Elysium,' this collection of wet area amenities offers a sublime escape, enveloping you in tranquility and grace.

BEACH / INFINITY POOL & DECK	POOL BAR	OBSERVATORY	SKYBRIDGE
CABANAS	SHOWER & CHANGING ROOMS (M/F)	MALE SPA	FEMALE SPA
INTERACTIVE WATER PLAZA	POOL CINEMA	SURF SIMULATOR & DECK	SURF SIMULATOR WITH POOL DECK
AQUA THERAPY	LAP POOL & LOUNGE	FOAM PARTY ZONE WITH POOL	YOGA POOL
LOUNGE / CAFE	LOCKER ROOMS (M/F)	HYDRO POOL	
FAMILY POOL	BBQ AREA	GARDEN	







WATER LIFESTYLE DECK (WATER-BASED AMENITIES)

















The Arena

The Arena is a dynamic destination where fitness, performance, and wellness come together. From state-of-the-art training facilities and world-class courts to rejuvenating wellness spaces, every detail is designed to enhance performance, restore energy, and support a balanced lifestyle.

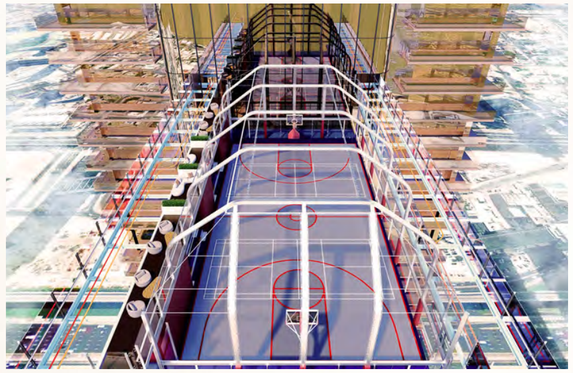
OUTDOOR MULTISPORT COURT	PADEL TENNIS	VIEW DECK
CHANGING & SHOWER ROOMS (M/F)	PICKLE BALL	LOUNGE
CLIMBING WALL	TABLE TENNIS / SNOOKER	KIDS ARCADE ROOM
PADEL TENNIS	PADEL TENNIS	KIDS CINEMA
MINI GARDEN	KIDS SOFT PLAY AREA	TRAMPOLINE PARK
	RECEPTION	PET PARK

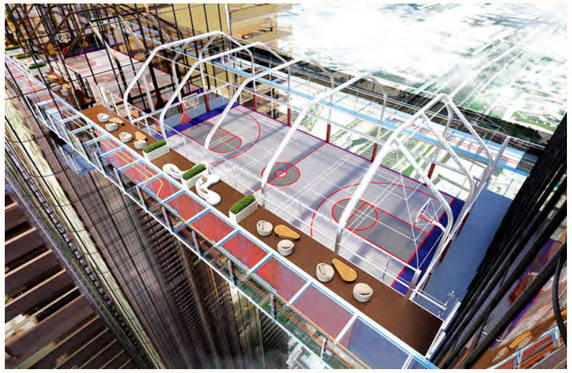






SPORTS LIFESTYLE DECK (SPORTS & FITNESS AMENITIES)



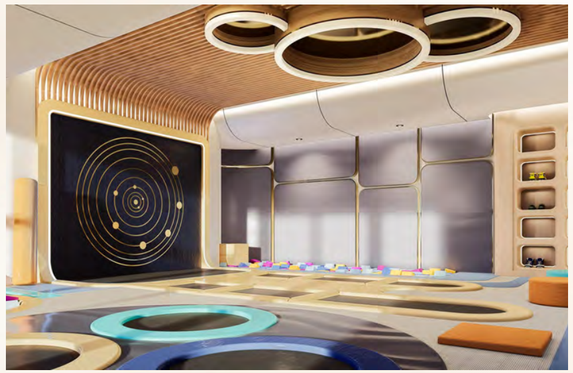






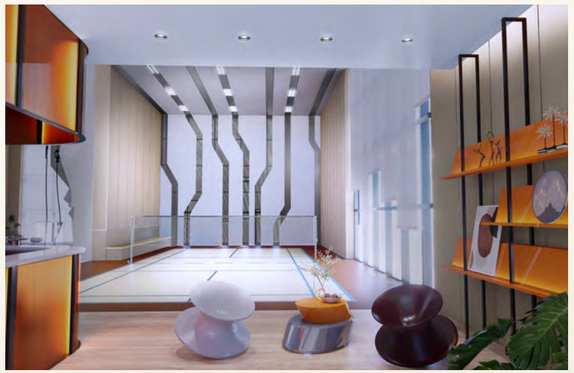












Ciel Privé

A premium fitness destination featuring state-of-the-art equipment, dedicated training zones, and wellness-focused spaces designed to elevate performance, strength, and overall well-being.

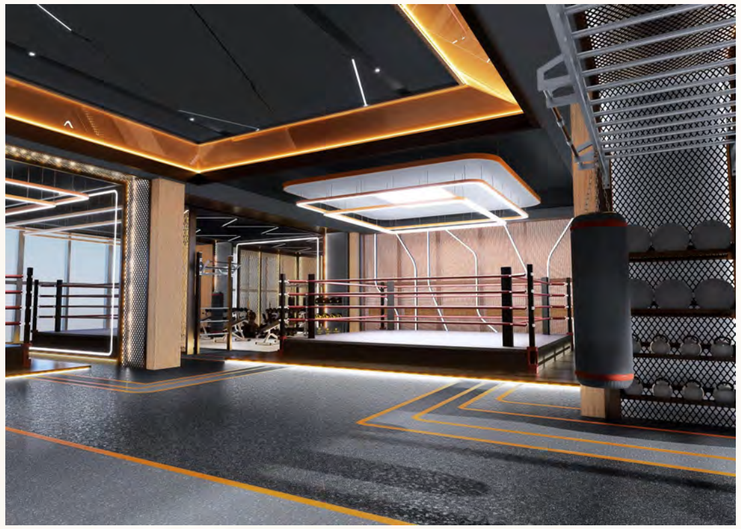


CENTRAL GARDEN	MMA / CROSSFIT	FENCING & ARCHERY
ARRIVAL PLAZA	VIEWING DECK	YOGA
LOUNGE AREA	PILATES	HYDRATION BAR
POCKET PLAZA	EXECUTIVE DINING	BUSINESS CLUB
BOXING RING	GOLF SIMULATOR	INDOOR CINEMA
GOLF SIMULATOR	GAMING / RACING	SMOKER'S LOUNGE
GAME SIMULATORS		
OUTDOOR CINEMA		





WELLNESS DECK (EXCLUSIVE AMENITIES)

















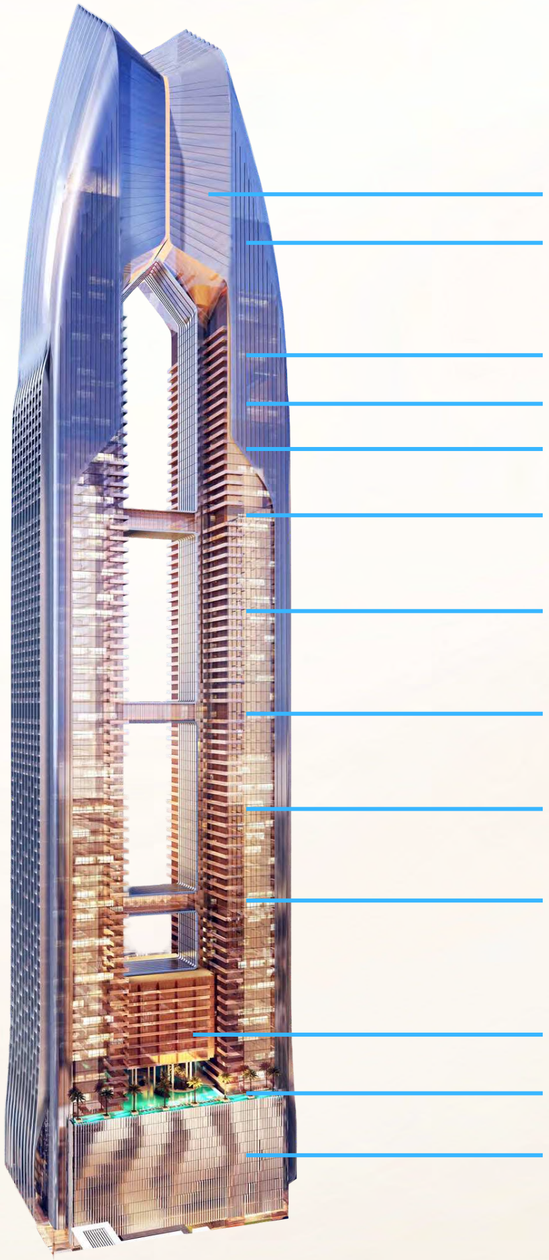
ZANZA

The Experience

Beyond the Clouds – 360° Views of the Iconic Landmarks of Dubai

Large Breakaways–The Art of Space & Structure

Carved into the sky, an architectural breakaway separates the towers–as a masterpiece of structural ingenuity. More than soaring voids, each breakaway serves as the foundation for our exclusive amenity floors, transforming necessity into an immersive experience.



Zanza - Le Clubhouse | Level 89 & 90

Signature Sky Villas | Level 85 - 88

The Crown Duplexes | Level 80 - 83

The Solara Luxe| Level 77 - 79

The Solara Residences 2 | Level 65 - 76

Ciel Privé - Exclusive Amenities | Level 64

The Solara Residences 1 | Level 51 - 63

The Arena - Sports & Fitness Amenities | Level 46

The Lumina Residences | Level 23 - 50

La Serena - Water-Based Amenities | Level 28

Corporate Offices | Level 12 - 22

The Office Amenities

Parking
- Podium | Level 1 - 10
- Basement | 1 - 3

Beyond the Clouds
Right at the Heart of Downtown

✦ Unit Types

1 Bedroom Residences

2 Bedroom Residences

3 Bedroom Residences (*Duplex Option Available)

4 Bedroom Residences (*Duplex Option Available)

5 Bedroom Residences (*Duplex Option Available)

✦ Features

- **Exquisite Breakaways** – Exclusive breakaway spaces designed for 100+ Amenities.
- **Premium Finishes** – Exquisite materials and masterful craftsmanship elevate every detail.
- **Smart Living** – State-of-the-art smart home systems for effortless luxury.
- **Sustainable Homes** – Cutting-edge energy solutions that blend innovation with environmental consciousness.
- **World-class Kitchens** – Modern kitchens adorned with prestigious branded appliances and sintered stone countertops.
- **Refined European Aesthetics** – Premium sanitary ware and fittings that embody timeless sophistication.



An Abode of Peace & Love



✦ Lumina Residences

Magnificently crafted residences, designed to epitomize refined elegance and modern sophistication. Every element is thoughtfully designed to offer an extraordinary living experience.

✦ The Crown Duplexes

The Crown Duplexes are elegantly designed residences that elevate the art of sophisticated living, featuring exclusive private amenities, bespoke services, among opulent finishes, and sweeping vistas.

✦ Solara Residences

Perched high above the sky, our Solara Residences are a masterclass in refined luxury. Each residence is a private abode exquisitely designed for those who seek refinement, enveloped among the finest materials, crafted by the best the world has to offer.

✦ Signature Sky Villas

Exclusively designed, Signature Sky Villas that blend the elegance of the ocean with the majestic grandeur of Dubai's skyline. Crafted for the connoisseurs of luxury who demand nothing less, our Signature Sky Villas offer a lifestyle of unparalleled sophistication.

Signature Sky Villas

A limited collection of tastefully designed duplex Signature Sky Villas for those seeking the ultimate in luxury.

Expansive Double-Height Lounges

Our double-height lounges, soaring ceilings & floor-to-ceiling windows offer expansive views of Business Bay, Jumeirah Beach & the shimmering blue oceans beyond.



Private Terraces with Exclusive Pools

Each villa bears its own sprawling private terrace & a private pool, framed by lush greenery and panoramic views, creates an inviting space for relaxation.



Manicured Gardens

Step into your own private Eden, surrounded by carefully curated landscapes, lush greenery, and fragrant blooms offering a calming and energizing sensory experience

Sun Decks with Luxurious Loungers

Elevate your outdoor living experience with raised decks designed to offer breathtaking views of the city, sky & sea. The loungers are perfect for soaking up the sun in absolute comfort.

An Investment in Extraordinary Heights



PRIME LOCATION

Located on Sheikh Zayed Road
The heart of the city, Dubai’s most prestigious address.



ULTRA-LUXURY LIVING

Exquisite, high-end finishes, integrated smart home systems, and energy-efficient solutions.



EXCLUSIVE AMENITIES

Multiple residents-only amenity floors with state-of-the-art facilities.



EXCLUSIVE SKY VILLAS

Luxurious duplex villas offering panoramic views, private amenities, and unparalleled opulence.



RETAIL AND DINING

Premium world-class and every day retail outlets, multi-cuisine, gourmet dining options with indoor & outdoor spaces.



STRONG ROI POTENTIAL

Positioned in one of Dubai's most lucrative markets, with high demand for luxury properties.