



Where Your  
Story Unfolds





Your home is your canvas,  
painting the backdrop to your fondest memories.



# Ayana Gardens: Meydan's hidden serenity gem

Introducing Ayana Gardens in Dubai's Meydan Avenue by Tuscany Real Estate Development.

More than a residence, Ayana Gardens unfolds as your canvas for harmonious living, seamlessly blending opulence with thoughtful design. Embrace a lifestyle that prioritises tranquility and connection in this distinguished enclave, where serenity meets verdant landscapes, offering a personal touch and inviting introspection.

# An exquisite residential oasis

Ayana Gardens, derived from the Arabic term for 'wild flower', is your haven for self-discovery and connection with loved ones: where distinctive charm and allure come to life.

Amidst the lush greenery and meticulously landscaped gardens, residents are invited to embark on a journey of serenity and rejuvenation.





Add colour to your stories,  
inspire creativity & connect with peaceful living.



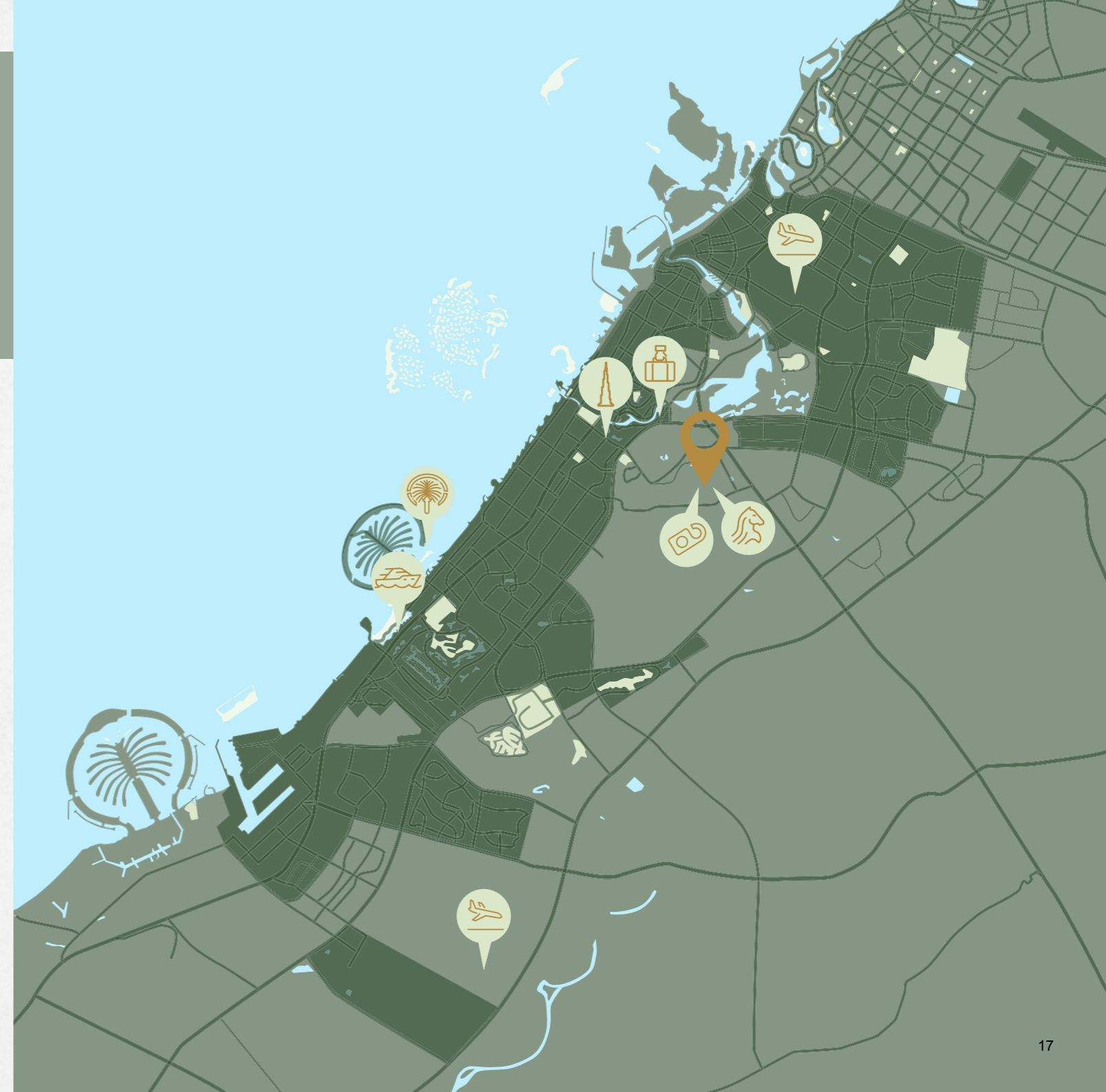
# Your story in the heart of Meydan

Ayana Gardens, gracefully situated in Meydan Avenue, reveals an intimate escape within the bustling city. This carefully chosen locale seamlessly combines the tranquility of secluded living with easy access to urban necessities, providing residents with a distinctive retreat where every detail whispers of a unique sense of intimacy.



# Seamless connectivity from Meydan

-  **5 Minutes** to Meydan Racecourse
-  **5 Minutes** to The Meydan Hotel
-  **10 Minutes** to Business Bay
-  **12 Minutes** to Downtown Dubai
-  **20 Minutes** to DXB International Airport
-  **30 Minutes** to Palm Jumeirah
-  **30 Minutes** to Dubai Marina
-  **35 Minutes** to Al Maktoum International Airport



# With you in mind

In the heart of the dynamic emirate of Dubai, Ayana Gardens unveils residences that transcend mere living spaces.

Thoughtfully designed with you in mind, studios, 1- & 2-bedroom apartments and penthouses redefine urban luxury across 68 meticulously curated units.





## Serenity blooms in green

Nestled in nature's embrace, Ayana Gardens transcends the ordinary, fusing contemporary design with lush serenity. This architectural masterpiece harmonises sleek lines with verdant landscapes, offering a retreat from the city's dynamic energy.

Meticulously crafted residences echo nature's precision, boasting open layouts, high-end finishes, and premium amenities that redefine urban living within a tranquil haven.



Here,  
you define what comes next for you.









Two bedroom apartment





## Surrounding you with premium amenities

Ayana Gardens is a serene retreat where bespoke facilities serve as the backdrop for your everyday experiences.

This intimate haven weaves emotions seamlessly with facilities, creating a tapestry of unforgettable moments.



Gym



Swimming pool & sun deck



Indoor play area



Lush landscaping



Lobby lounge



Yoga area



Indoor gym





Residences:

Studios, 1- and 2-bedroom apartments and penthouses

Structure:

G + 4 + Rooftop

Units:

68 Apartments

Unit Mix

Apartment Type	Residence Size
Studio	Up to 468 Sqft
1 Bedroom	Up to 1,216 Sqft
2 Bedroom	Up to 1,770 Sqft
2 Bedroom Penthouses	Up to 2,980 Sqft





Tuscany Real Estate Development LLC is a Dubai-based company founded in 2022, devoted to cultivating a prominent presence in the real estate market and asserting itself as a premier entity in the UAE. The company upholds a steadfast commitment to completing projects within designated timelines while upholding the utmost standards of quality. Drawing upon its extensive experience in the real estate sector and strategic alliances with experts in property-related fields, Tuscany Real Estate Development LLC endeavours to establish fresh standards of excellence within the industry.

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# EVOLUTIONS

Evolutions is the first-of-its-kind real estate intelligence hub in Dubai that combines a concept store of exclusive developments, a 360-degree consultancy that specialises in the entire real estate lifecycle, and a global network of industry experts to facilitate connections with major industry players. The company serves as a bridge connecting all stakeholders, including developers, investors, brokers, and end-users. It actively supports the interests of every stakeholder, working towards creating, developing, and delivering valuable assets.



Call 800 EVOL (3865) today

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