

Investor Deck

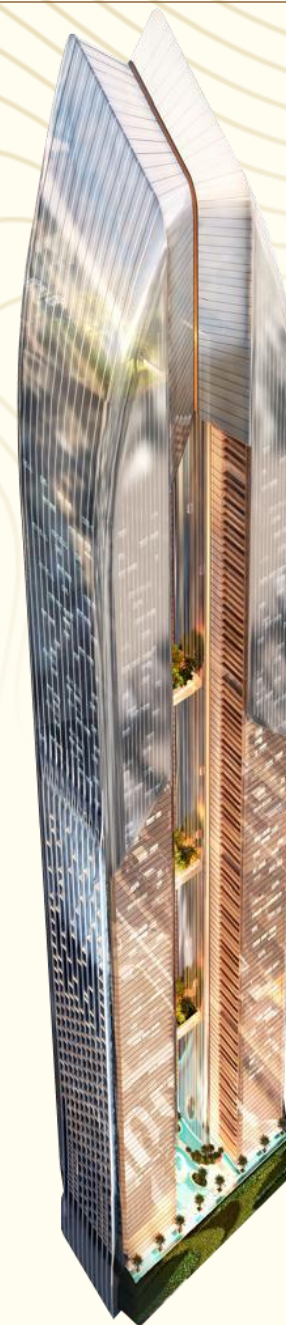
Aiming Beyond the Clouds—An Ultra-Luxury Residential Development on Sheikh Zayed Road, Dubai



World's Tallest Residential Tower

Avior

By Acube Developments



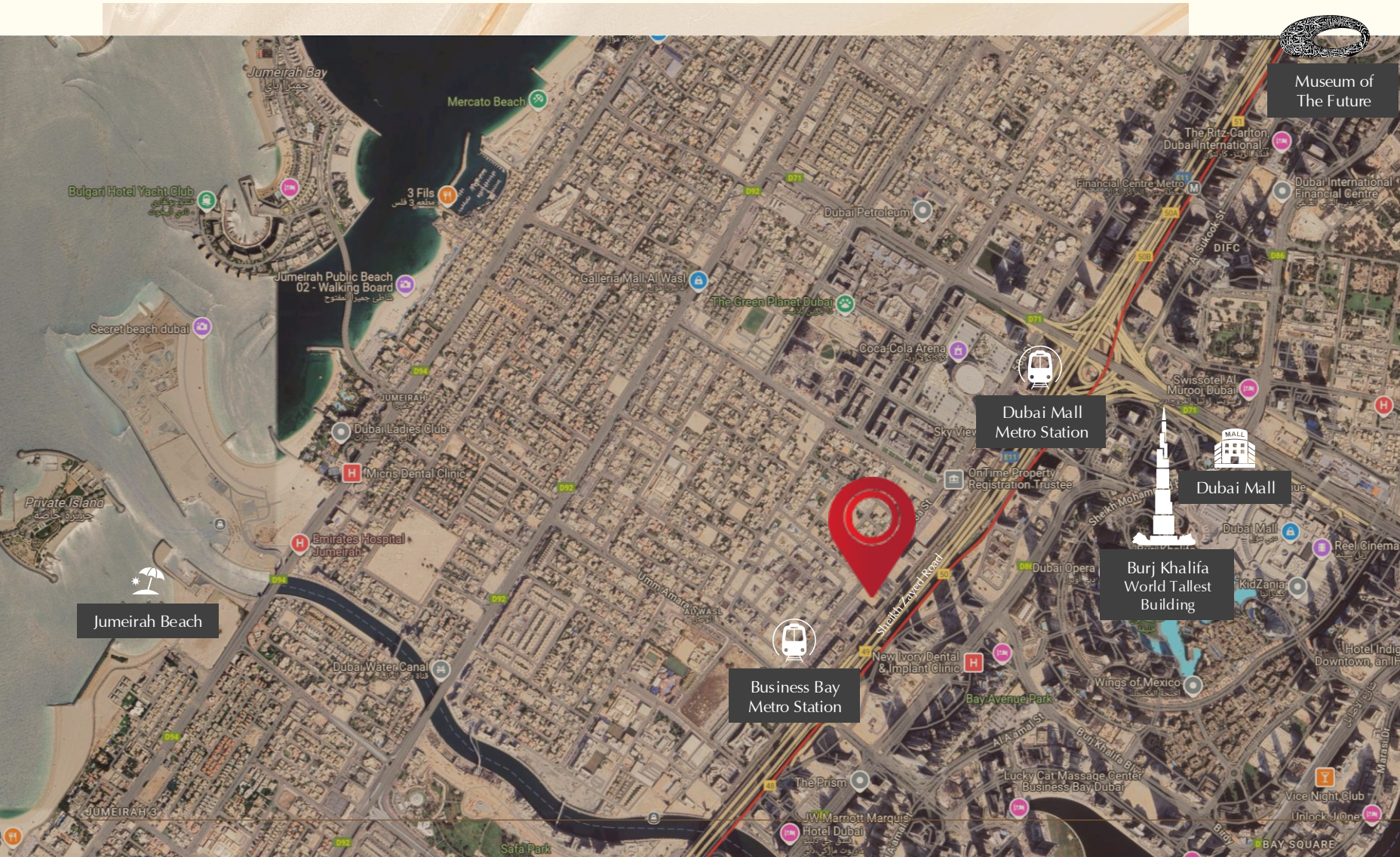


Avior

A Rarified Jewel Transcending Between Earth and Sky

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.

Project Overview



Location

Sheikh Zayed Road, Dubai –

A prime location in the heart of Dubai's business and luxury lifestyle hub.

Plot Size

68,000 Sq. Ft.

Total GFA : 2.5 Million Sq. Ft.

Vision

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

Levels of *legacy*



Indulgence



Services



Amenities



The Elite
Residences



The Imperial
Residences



The Lumière
Residences



The Crown
Duplexes



Signature
Sky Villas



Presidential
Palace



Zanza, Le
Clubhouse



A Heaven of Indulgence,
Where Every Desire is

within reach

01

INDULGENCE



Ground & Upper Ground Floors

Level 36

Levels 123 & 124

Ground & Upper Ground Floors

A Retail Utopia

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.

Levels 36

The Collective - Culinary Heights

Encompassing 57,500 sq. ft. of pure elegance, experience a world of gastronomic artistry. Each venue is home to distinguished, globally acclaimed restaurants with both luxurious indoor spaces and al fresco terraces.

Levels 123 & 124

Zanza, Le Clubhouse

An Elevated Haven of Opulence: Immerse yourself in breathtaking Burj Khalifa views from a shimmering infinity pool. Spanning over 115,000 sq. ft., Zanza offers world-class dining, exclusive entertainment, and more—designed for a lifestyle of unparalleled luxury, every day.

To Perfect Every
Detail, To Enrich

every moment

02

SERVICES



Upper Ground

3 Basements & 9 Podiums

Immersive Elevators

Upper Ground

La Grande Arrivée (Arrival)

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.

Convenience

Gourmet market, a curated selection of wellness and beauty products at the pharmacy, delightful coffee shops, bespoke floral gift boutiques, and more to cater to your every need, offering a world of luxury and convenience at your doorstep.

3 Basements & 9 Podiums

Expansive Parking Facilities

Three efficiently designed underground levels and nine spacious podiums offer abundant parking spaces, ensuring seamless access and effortless convenience for residents and their esteemed guests.

Immersive Panoramic Elevators

A Voyage Through the Skies

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 the sky.

An abode of peace & *love*

03 RESIDENCES



Levels 14 to 35 & 38 to 60

Levels 63 to 71

Levels 72 to 80

Levels 83 to 102

Levels 105 to 120

Level 122

Levels 14 to 35 & 38 to 60

The Elite Residences

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

Levels 63 to 71

The Imperial Residences

Perched high above the sky, our Imperial 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.

Levels 72 to 80

The Lumière Residences

The Lumière Residences offer an elevated living experience, where space, light, and design come together in perfect harmony. These residences are an ode to the art of fine living; designed for those who desire more than just a home—with soaring ceilings, sweeping panoramas, and meticulously crafted interiors that exude warmth and refinement.

Levels 83 to 102

The Crown Duplexes

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

Levels 105 to 120

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.

Level 122

Presidential Palace

Exquisite, one-of-a-kind penthouses, intricately designed to embody the essence of regal living. Fit for a monarch or those who aspire to live with the grandeur, dignity & authority that the highest elites of society deserve.



Artfully Crafted To
Fulfill Every Distinction
and *desire*

04

Amenities

Levels 13, 62, 82, 104, 123-124

Levels 13, 62, 82, 104, 123-124

Unrivalled Amenities

A world of unrivalled luxury awaits across 402,500 sq. ft., home to over 100+ extraordinary amenities. From transcendent wellness experiences to exquisite leisure and recreational indulgences, each amenity is exquisitely crafted to fulfill your every whim and desire.



Exclusive Multi-Tiered Amenities

The Aetherium – Family Centric Amenities

The Aetherium embodies an open space designed with every family in mind, where comfort, connection, and joy flourish at every corner. Here, families can embrace a life of togetherness and tranquility, surrounded by thoughtfully curated spaces that promote wellness, relaxation, and play. From vibrant play zones to serene, peaceful retreats, The Aetherium fosters a harmonious environment where bonds are strengthened, memories are made, and each moment feels eternal.

The Collective - Culinary Heights

Encompassing 132,000 sq. ft. of pure elegance, experience a world of gastronomic artistry. Each venue is home to distinguished, globally acclaimed restaurants with both luxurious indoor spaces and al fresco terraces.

The Arena – Sports & Fitness Amenities

The Arena caters to every pursuit—a dynamic field where athleticism, vitality, and passion converge. Designed for those who seek excellence in movement and performance, it offers a state-of-the-art environment for every fitness enthusiast. Whether you're chasing personal bests in the gym, competing on world-class courts, or seeking balance through rejuvenating wellness spaces,

La Sirena – Wet Area Amenities

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.

Ciel Privé – Your “Private Sky” (Sky villas & Penthouses Exclusive Amenities)

Redefining private luxuries reserved solely for the elite residents of the Signature Sky Villas and the Presidential Penthouses. No detail is overlooked, and no desire is left unmet. Here, amidst sweeping, uninterrupted views of the skyline, every space is meticulously crafted to offer a transcendent lifestyle.

Zanza Le Clubhouse

An Elevated Haven of Opulence: Immerse yourself in breathtaking Burj Khalifa views from a shimmering infinity pool. Spanning over 115,000 sq. ft., Zanza offers world-class dining, exclusive entertainment, and more—designed for a lifestyle of unparalleled luxury, every day.



402,500 Sq. Ft. of Unrivaled Amenities & Indulgences

Elevated across wide Sky Bridges

Lofted between earth and infinity, the large breakaways between the towers are more than an architectural feat—they are the foundation of a breathtaking lifestyle.

ZANZA, a
piece of *heaven*

ZANZA

THE EXPERIENCE

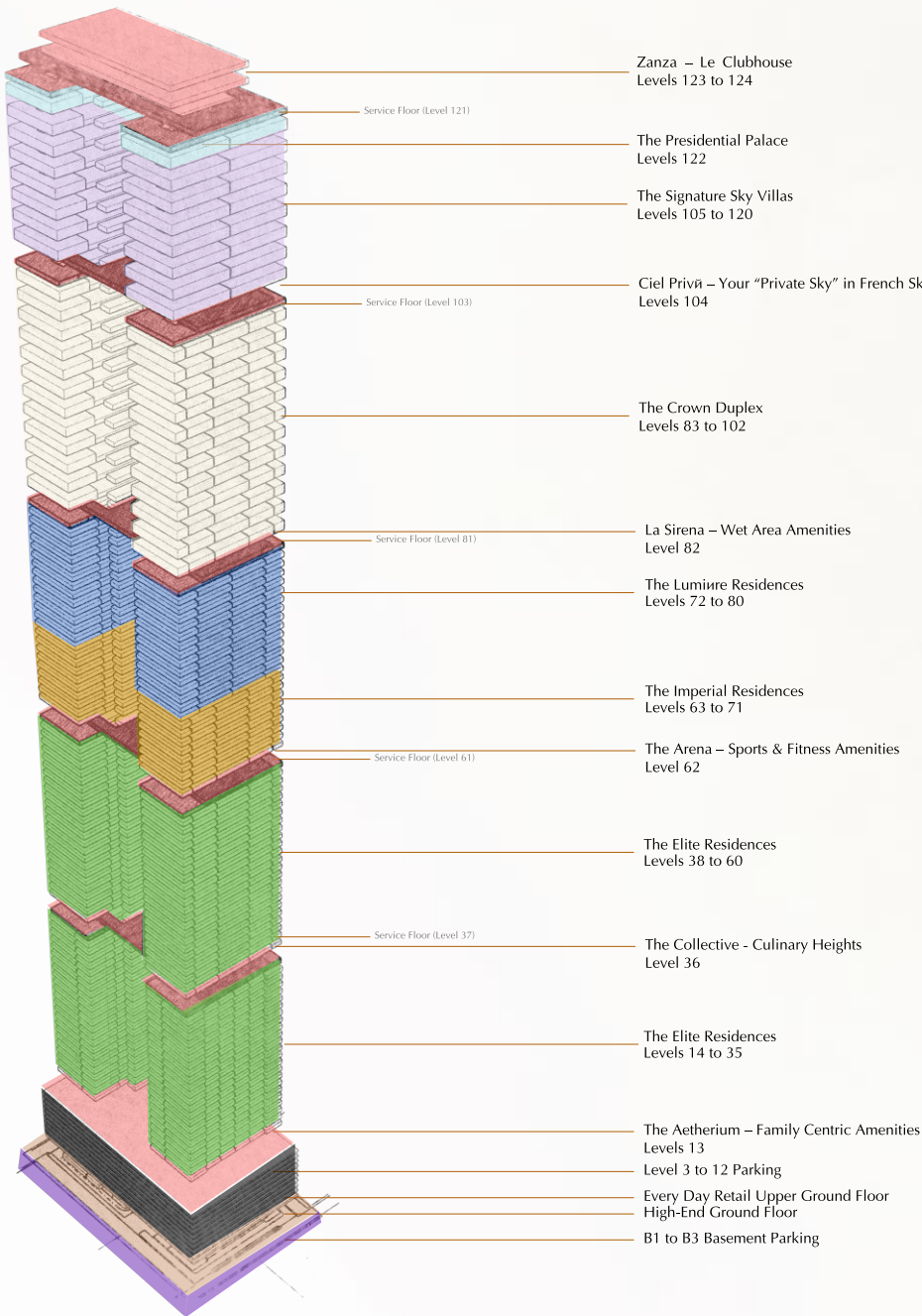
Beyond the Clouds – 360° Views of the Iconic Landmarks of Dubai



Zanza, Le Clubhouse

Ascend to ZANZA, above the shimmering Arabian Gulf, where the air itself vibrates with the pulse of Dubai. Here, time seems to pause as the city unfolds beneath you, a tapestry of architectural wonders crowned by the majestic Burj Khalifa, its gleaming silhouette piercing the horizon. The expanse of the Gulf stretches out like a sapphire dream, merging seamlessly with the sky. But ZANZA is more than just a view. It's a vibrant suite of experiences. Start your day with an exquisite brunch, savoring gourmet creations under golden sunlight. Then, drift into the infinity pool, where the sky and cityscape merge in a breathtaking illusion. As night falls, indulge in culinary masterpieces, sip expertly crafted cocktails, and immerse yourself in electrifying entertainment. For moments of tranquility, retreat to the serene spa, where skilled hands melt away stress. ZANZA is more than a destination—it's an experience that ignites the senses, where every moment is a fusion of indulgence, revelry, and serenity, set against the dazzling backdrop of Dubai's skyline.





It's the only
way to *live*

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.

- The Presidential Palace
- The Signature Sky Villas
- The Crown Duplex
- The Lumière Residences
- The Imperial Residences
- The Elite Residences
- Amenities
- Podium Parking
- Ground Floor
- Basement Parking

Exquisite Bespoke Services

Event Planning & Coordination

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

Art & Antiques Advisory

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

Travel Concierge & Arrangements

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


Personal Shopper & Stylist

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

Business & Legal Services

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

And many more refined necessities of everyday living...



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

Beyond the Clouds. Right
at the Heart of *downtown*

05

Two Iconic Towers



Unit Types & Features

Unit Types

1 BR

2 BR

3 BR

4 BR

**Duplex Option Available*

5 BR

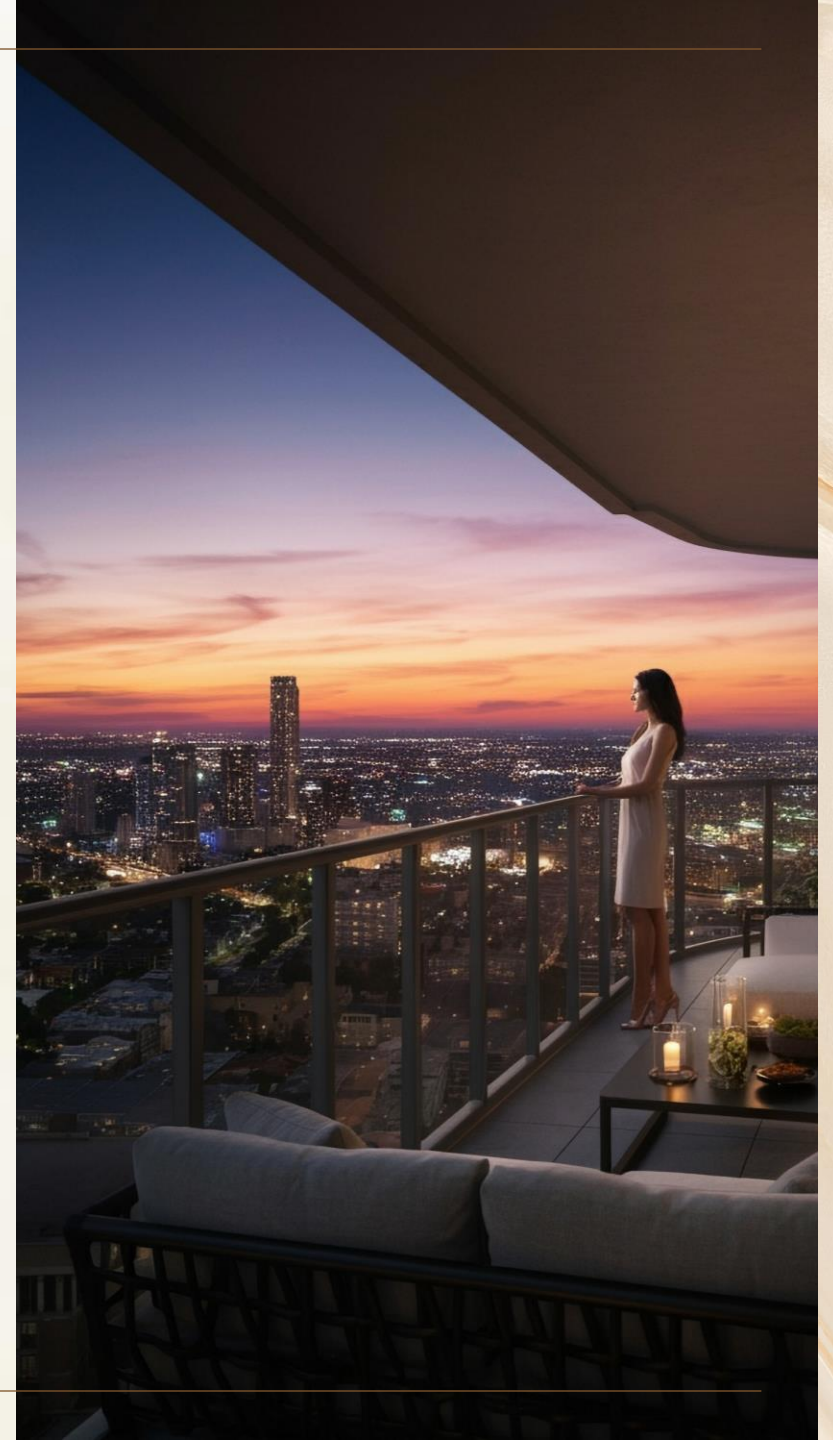
**Duplex Option Available*

6 BR

**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.



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.

& Many Many More.....



The Presidential Palace

Exquisite, one-of-a-kind penthouses, intricately designed to embody the essence of regal living. Fit for a monarch or those who aspire to live with the grandeur, dignity & authority that the highest elites of society deserve.

Majestic Rooftop Terrace:

Immerse yourself in inspiring views of Dubai's skyline and the Burj Khalifa from your private elevated terrace.

Bespoke, Designer Interiors:

Every inch of your penthouse is designed with exquisite materials from around the globe, reflecting an unparalleled level of refinement and sophistication.

Panoramic Views:

Revel in sweeping 360-degree views of Dubai's iconic landmarks and the blue ocean, each room offering an ever-changing masterpiece of cityscape and skyline.

Vaulted Ceilings of Grandeur:

Every corner is filled with light and air with our expansive double-height ceilings.

Private Ascension:

A set of AI-enabled elevators provide direct entry to the Presidential Palace residences—reserved for an elite few.

Private Swimming Pool:

Set against some of Dubai's breathtaking views, your private infinity pool offers unrivaled vistas and space for rejuvenation.

Command the Sky,
Live Like a *king*



An Investment in
Extraordinary *heights*

06 Investment



Investment Highlights

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 everyday 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.



Why Invest?

Iconic Development

**A landmark project
on Sheikh Zayed Road.**

Luxury and Exclusivity

**Catering to the most
discerning buyers.**

Sustainability

**Incorporating eco-friendly
solutions for long-term
value.**

Strong Market Demand

**Growing demand for Dubai's real
estate market, with increasing
demand for luxury properties.**





DISCLAIMER:

DISCLAIMER: The information in this document is preliminary and may be subject to change.
The specific project is currently in the design phase and not eligible for regular sale.

ACUBE

DEVELOPMENTS