

AVION

RESIDENCE

DUBAI SOUTH



RERA PROJECT REGISTRATION NUMBER: 3653 | DEVELOPER REGISTRATION NUMBER: 2142



Redefining Luxury Living

AVION RESIDENCE

Why Dubai South?

Dubai South is a next-generation urban masterplan spanning 145 square kilometers, crafted to embody the vision of a self-sustaining, smart city that offers a dynamic blend of lifestyle, business, and innovation. Strategically located near Al Maktoum International Airport and the Expo 2020 site, this landmark development is set to become the beating heart of Dubai's economic and residential expansion.

Why Avion Residence?

Avion is a luxury family-focused development in Dubai South, offering spacious layouts, top-quality materials, and standout amenities like a rooftop artificial beach, infinity pool, and a high-end gym. Its unmatched features ensure a stronger return on investment compared to surrounding projects.

Why Sky View?

Established in 2006, Sky View is a trusted Dubai-based real estate group with 19 years of experience. Known for exceptional customer service and a strong market presence, Sky View continues to deliver premium developments with long-term value.



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A woman with long brown hair, wearing a wide-brimmed straw hat with a black band, is sitting in a swimming pool. She is seen from the back, looking out over a city skyline across a body of water. The pool's edge is visible in the foreground, and the water reflects the city lights. The background shows a dense urban landscape with various skyscrapers under a clear blue sky. The overall mood is serene and luxurious.

Experience the Comfort

Step into a world where luxury and comfort seamlessly blend to create an unparalleled living experience. Our meticulously designed luxury apartments are more than just a place to live—they are a sanctuary where every detail is crafted to elevate your lifestyle.

From spacious, elegantly designed interiors to world-class amenities, every element is tailored for your ultimate comfort. Whether you're unwinding after a long day or entertaining in style, you'll find every moment at home a true indulgence.

Discover a place where comfort meets sophistication. Experience the height of luxury living today.



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The Perfect Family Heaven

At Avion Residence, we believe that home is where families grow and memories are made. Designed with the modern family in mind, this luxurious development features spacious residences that seamlessly blend style, comfort, and functionality. With state-of-the-art smart home technology, expansive living areas, and breathtaking views, Avion Residence provides an ideal space for families to thrive in a truly elevated environment.

Located in the heart of Dubai, Avion Residence offers unmatched convenience with easy access to top schools, parks, and a range of family-friendly amenities. Whether you're enjoying the serene surroundings or exploring the city's vibrant culture, Avion Residence ensures that your family enjoys both peace of mind and the excitement of urban living. Discover the ultimate family sanctuary, where every moment is cherished and every need is met.



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Prime Location

10 MINUTES*
Drive to District 2020: the future vision of Expo 2020 Dubai



15 MINUTES*
Drive to Al Maktoum International Airport



25 MINUTES'
Drive to Dubai Marina



45 MINUTES*
Drive to Downtown Dubai



50 MINUTES*
Yas Island, Disneyland



60 MINUTES*
Drive to Abu Dhabi



Timing based on non-peak traffic conditions*



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Building Amenities

- Rooftop Beach
- Infinity Pool
- Kids' Pool
- Kids' Play Area
- Jogging Track
- Techno Gym
- Yoga Area
- CrossFit Zone
- Walkway
- Floating Lounge
- Rooftop Botanical Garden
- Home Automation
- Home Automated Door Lock
- 24-Hour Security

Dubai South Amenities

- Retail Center
- Community Center
- Schools
- Pocket Parks
- 24 Hours Supermarket
- Sports Club House





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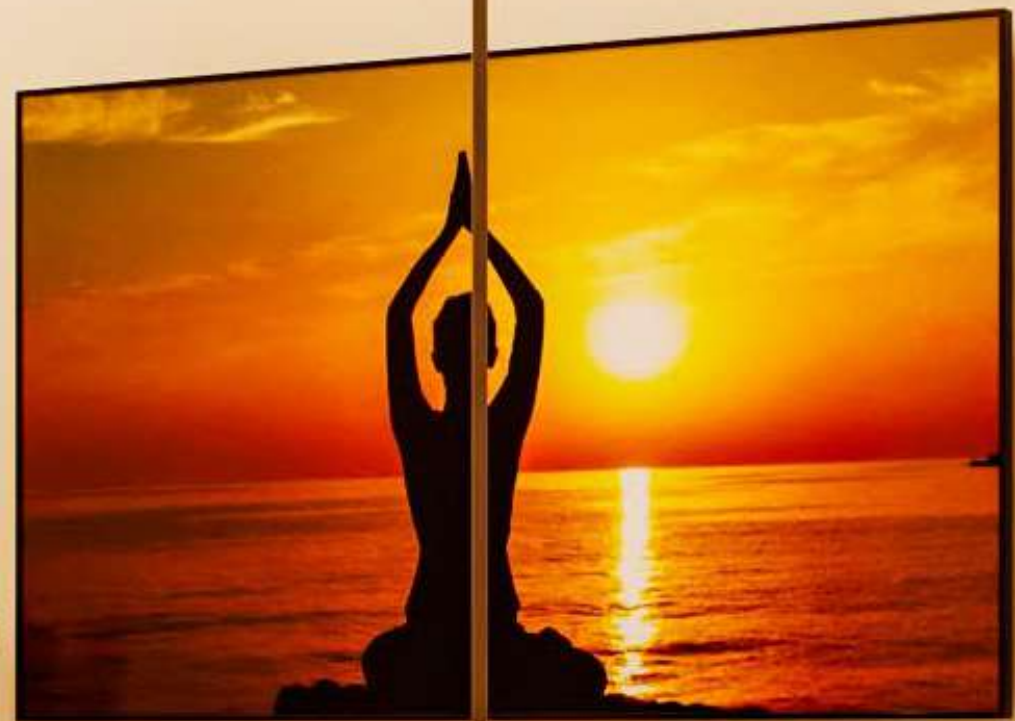














Project Details

Property Name:	Avion Residence
Developer:	Sky View Development L.L.C
Location:	Dubai South
Features:	World-class Amenities, Spacious Living
Unit Types:	1.5, 2 & 2.5 Bedroom Apartments
Total Residential Floors:	6
Total Number of Units:	66 Premium Apartments
Payment Plan:	50/50
Handover:	Q2, 2027
Starting Price:	AED 895K



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UNIT DETAILS

APARTMENTS	66 UNITS	AREA IN SQ.FT		STARTING PRICE
		Min	Max	
1.5 Bedroom	30	824 Sq.ft.	894 Sq.ft.	AED 895K
2 Bedroom	12	1189 Sq.ft.	1202 Sq.ft.	AED 1,282M
2.5 Bedroom	24	1194 Sq.ft.	1217 Sq.ft.	AED 1,365M

PAYMENT PLAN

A SPECIAL RELEASE FOR THE LAUNCH



5%

DOWN-PAYMENT
On Booking



5%

ON SIGNING SPA
(Within 60 Days)



10%

1ST INSTALMENT
September 2025



10%

2ND INSTALMENT
February 2026



10%

3RD INSTALMENT
July 2026



10%

4TH INSTALMENT
December 2026



50%

ON COMPLETION



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Floor Plans

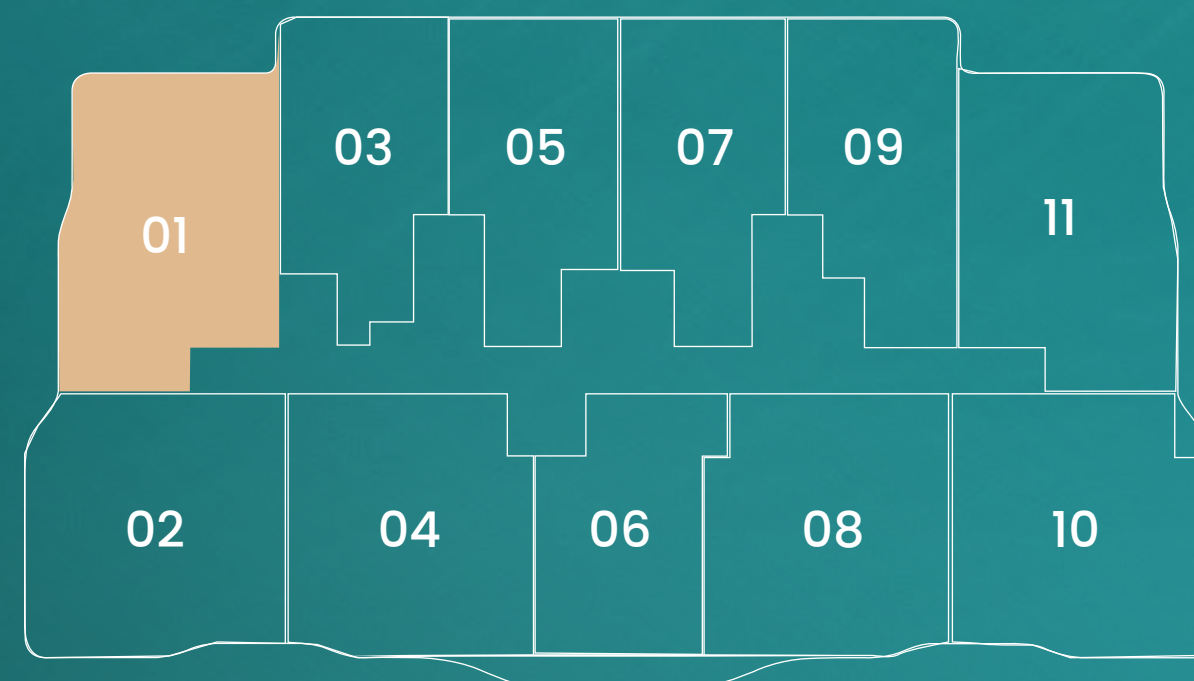
APARTMENT PLANS

2 BHK – TYPE A

Unit Area 962.40 sq ft.
Balcony Area 224.64 sq ft.

Total 1187.04 sq.ft.

FLOOR PLATE (1ST TO 6TH FLOOR)



DISCLAIMERS

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APARTMENT PLANS

2.5 BHK – TYPE A

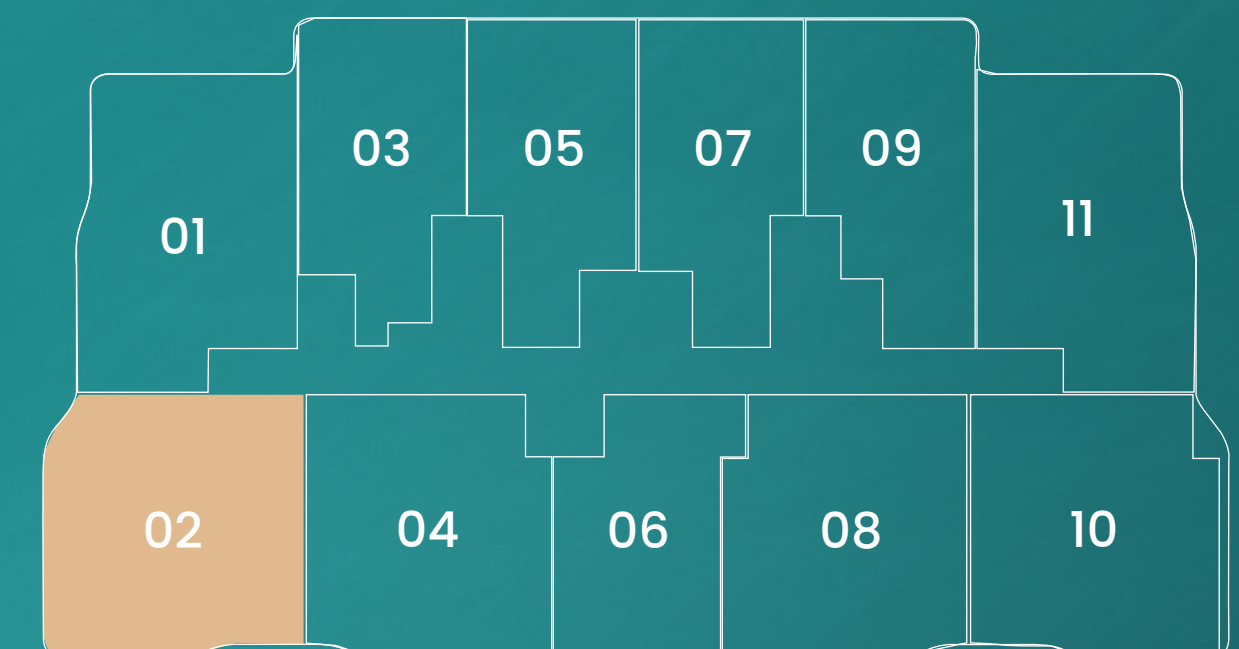


Unit Area 1018.91 sq ft.

Balcony Area 182.87 sq ft.

Total 1201.78 sq.ft.

FLOOR PLATE (1ST - 3RD - 5TH FLOOR)



SV SKY VIEW
DEVELOPMENT

APARTMENT PLANS

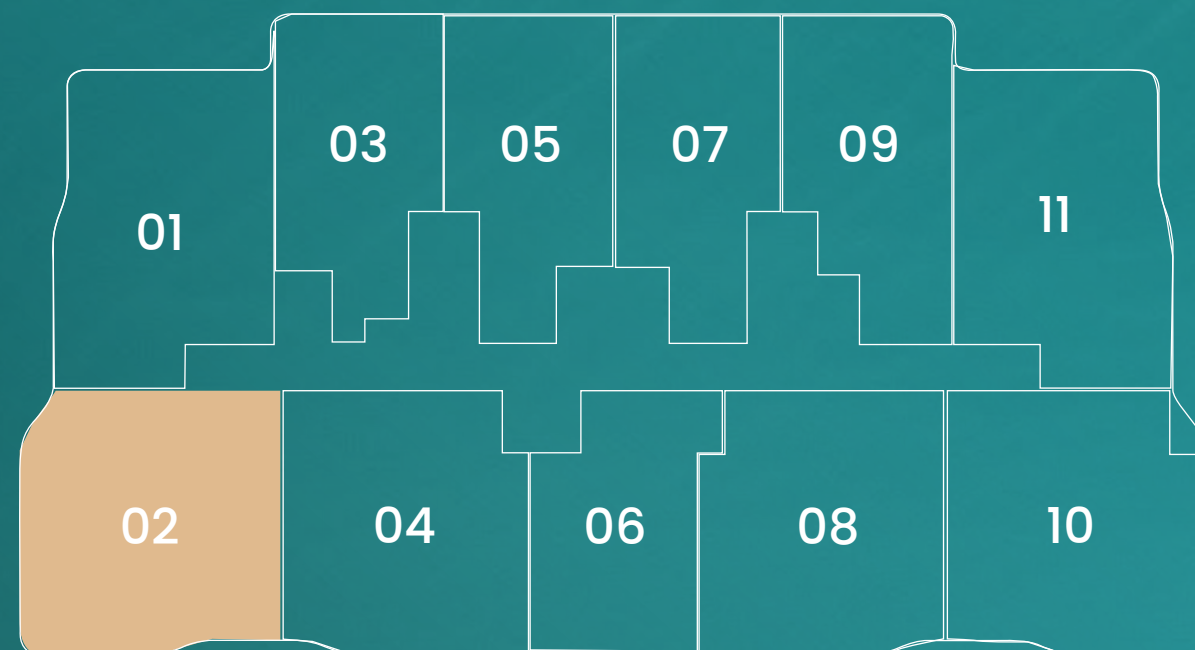
2.5 BHK – TYPE A1

Unit Area 1018.80 sq.ft.

Balcony Area 197.73 sq.ft.

Total 1216.53 sq.ft.

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



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APARTMENT PLANS

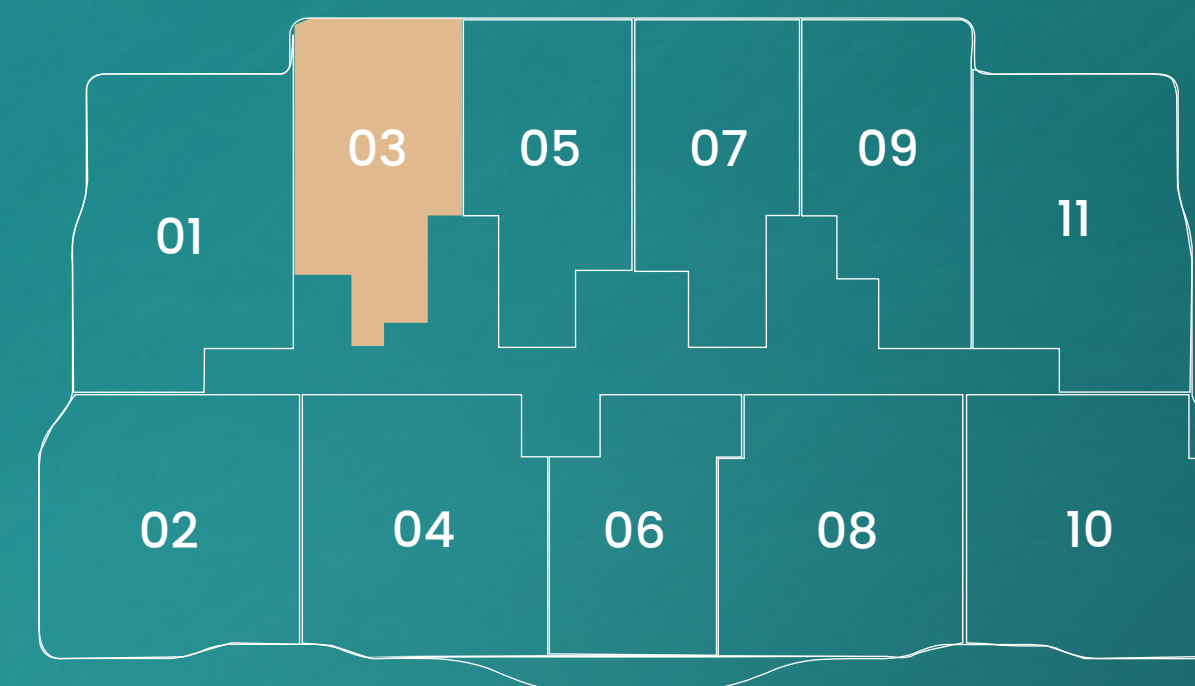
1.5 BHK – TYPE A



Unit Area 746.48 sq ft.
Balcony Area 139.50 sq ft.

Total 885.98 sq.ft.

FLOOR PLATE (1ST TO 6TH FLOOR)



SV SKY VIEW
DEVELOPMENT

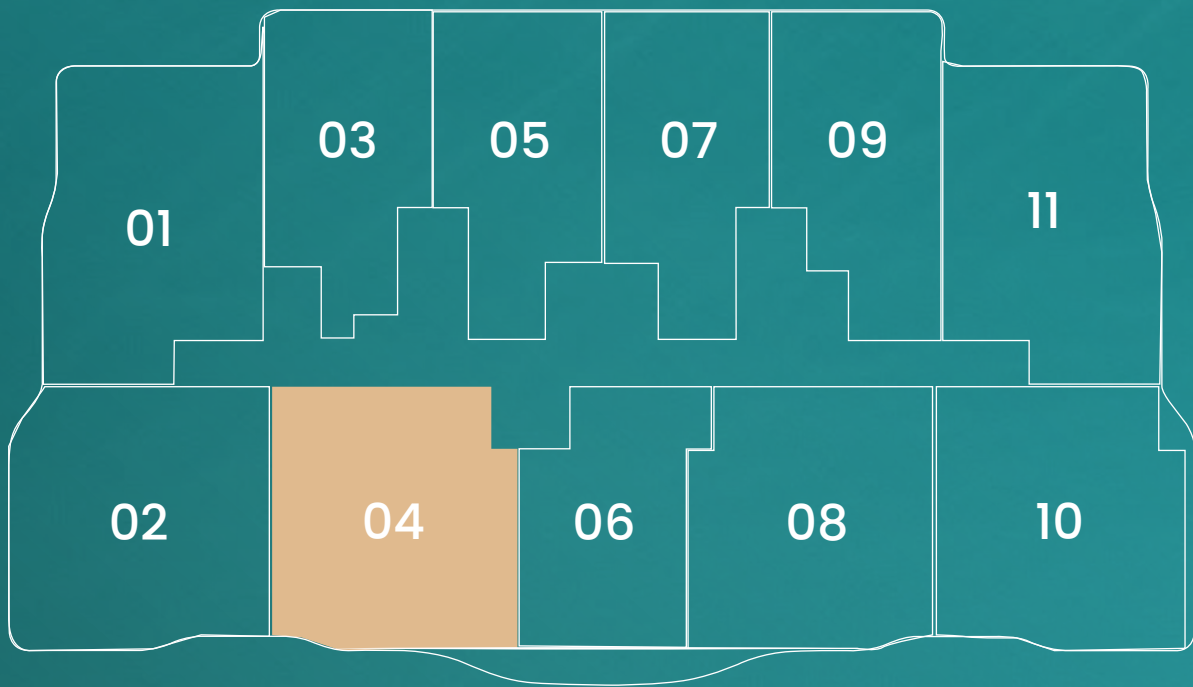
APARTMENT PLANS

2.5 BHK – TYPE B

Unit Area 1010.62 sq ft.
Balcony Area 197.95 sq ft.

Total 1208.57 sq.ft.

FLOOR PLATE (1ST - 3RD - 5TH FLOOR)



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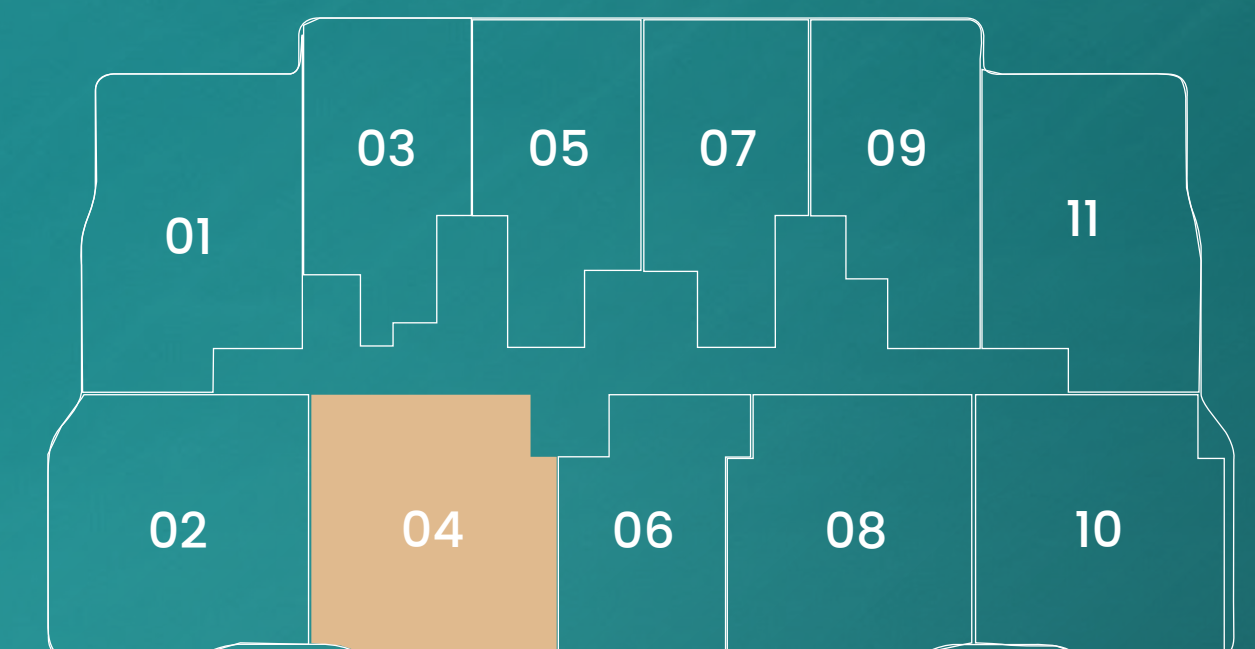
APARTMENT PLANS

2.5 BHK – TYPE B1

Unit Area 1010.62 sq ft.
Balcony Area 183.09 sq ft.

Total 1193.71 sq.ft.

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



SV SKY VIEW
DEVELOPMENT

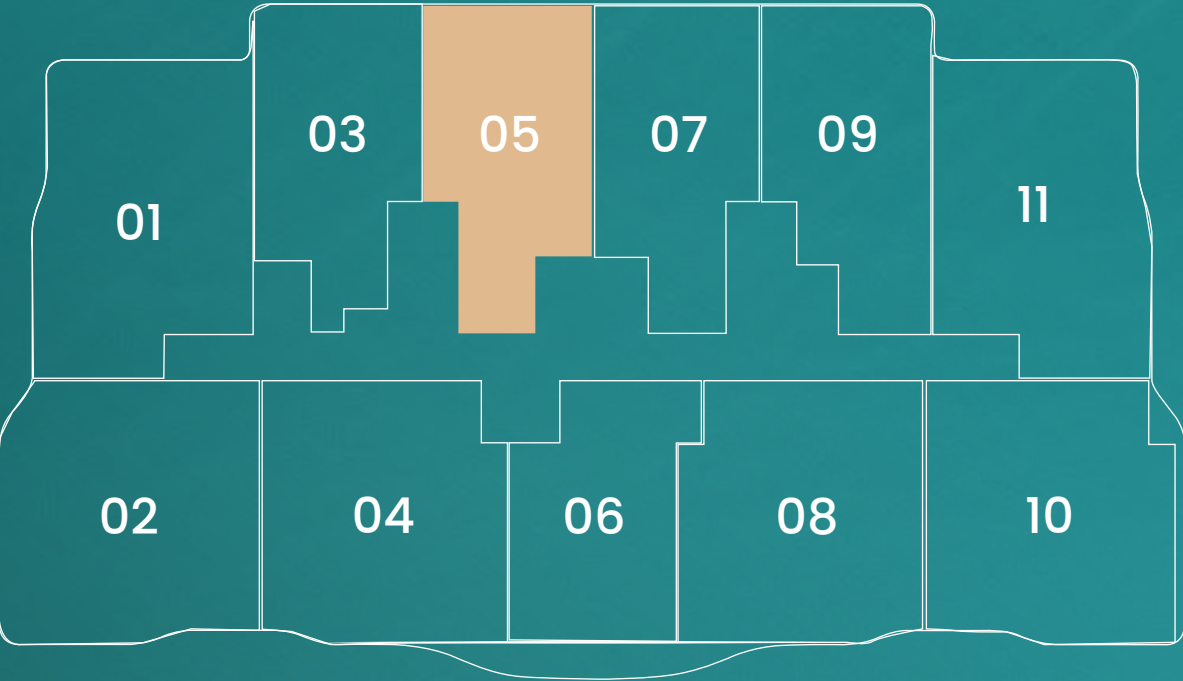
APARTMENT PLANS

1.5 BHK – TYPE B

Unit Area 742.17 sq. ft.
Balcony Area 143.37 sq. ft.

Total 885.54 sq.ft.

FLOOR PLATE (1ST TO 6TH FLOOR)



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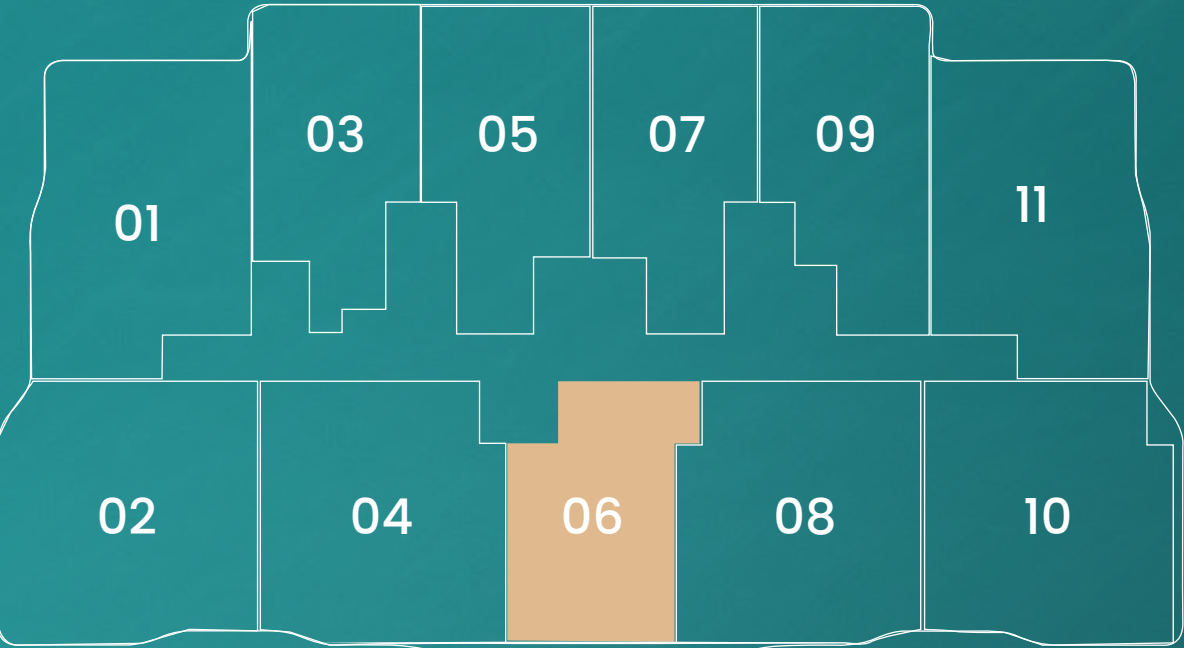
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APARTMENT PLANS

1.5 BHK – TYPE C

Unit Area	684.15 sq ft.
Balcony Area	139.50 sq ft.
Total	823.65 sq.ft.

FLOOR PLATE (1ST TO 6TH FLOOR)

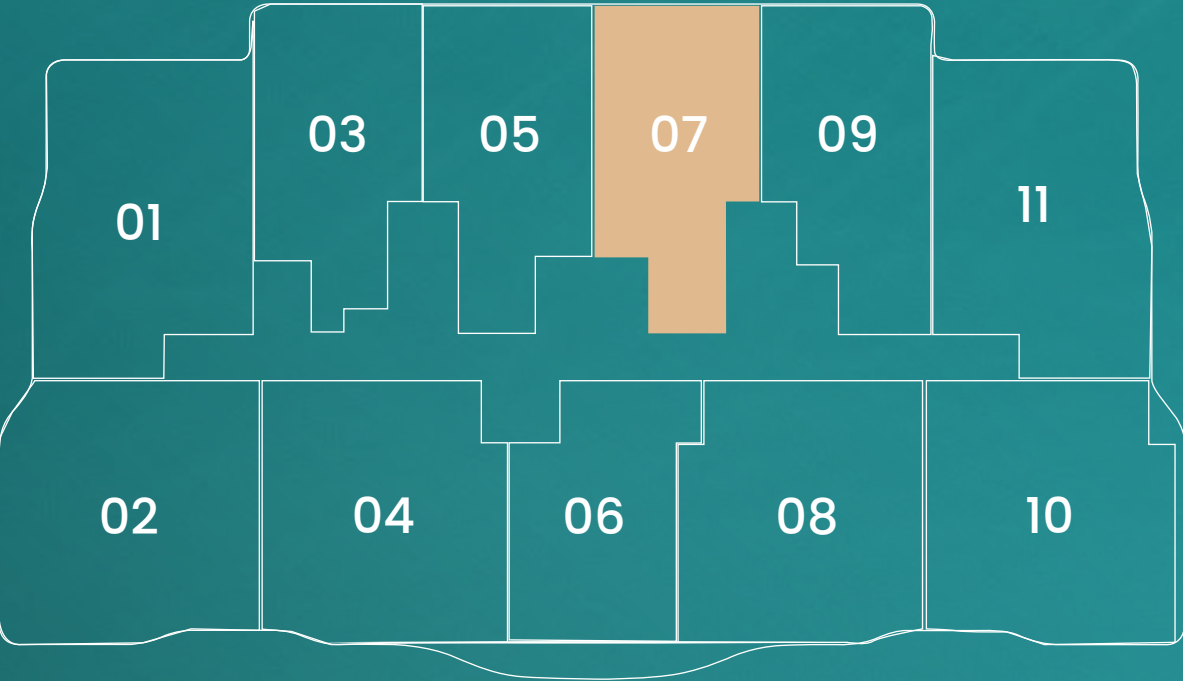


APARTMENT PLANS

1.5 BHK – TYPE B

Unit Area	742.17 sq ft.
Balcony Area	143.37 sq ft.
Total	885.54 sq.ft.

FLOOR PLATE (1ST TO 6TH FLOOR)



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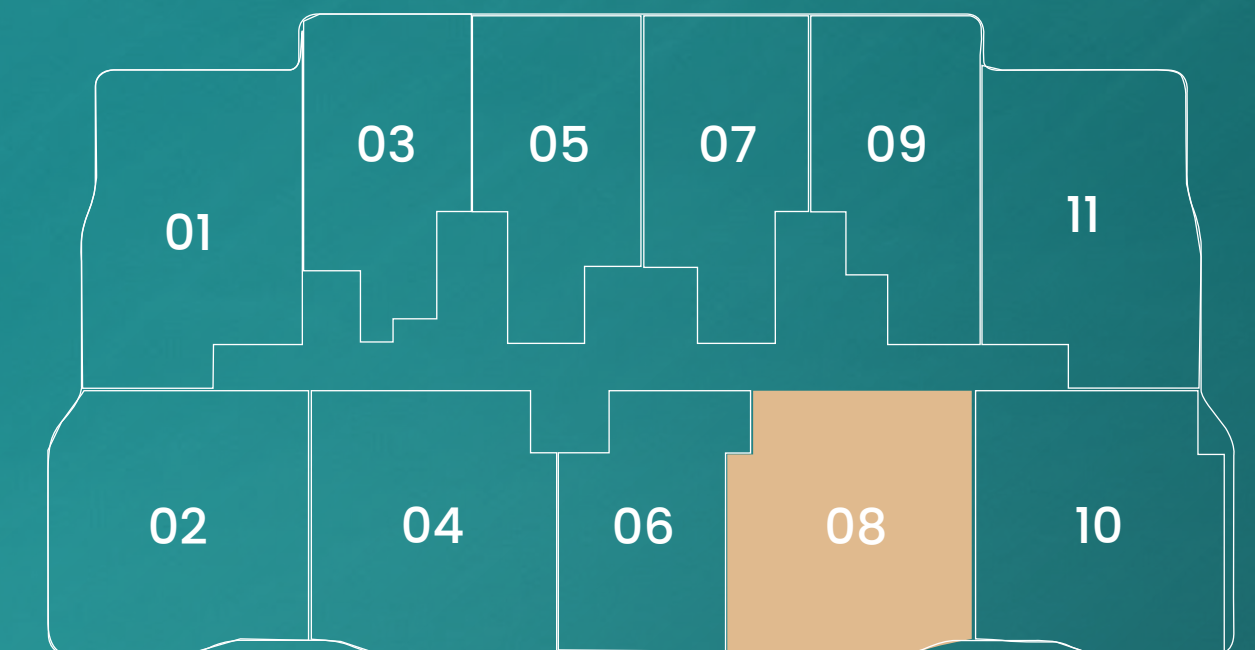
APARTMENT PLANS

2.5 BHK – TYPE A1

Unit Area 1010.62 sq ft.
Balcony Area 197.94 sq ft.

Total 1208.56 sq.ft.

FLOOR PLATE (1ST – 3RD – 5TH FLOOR)



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APARTMENT PLANS

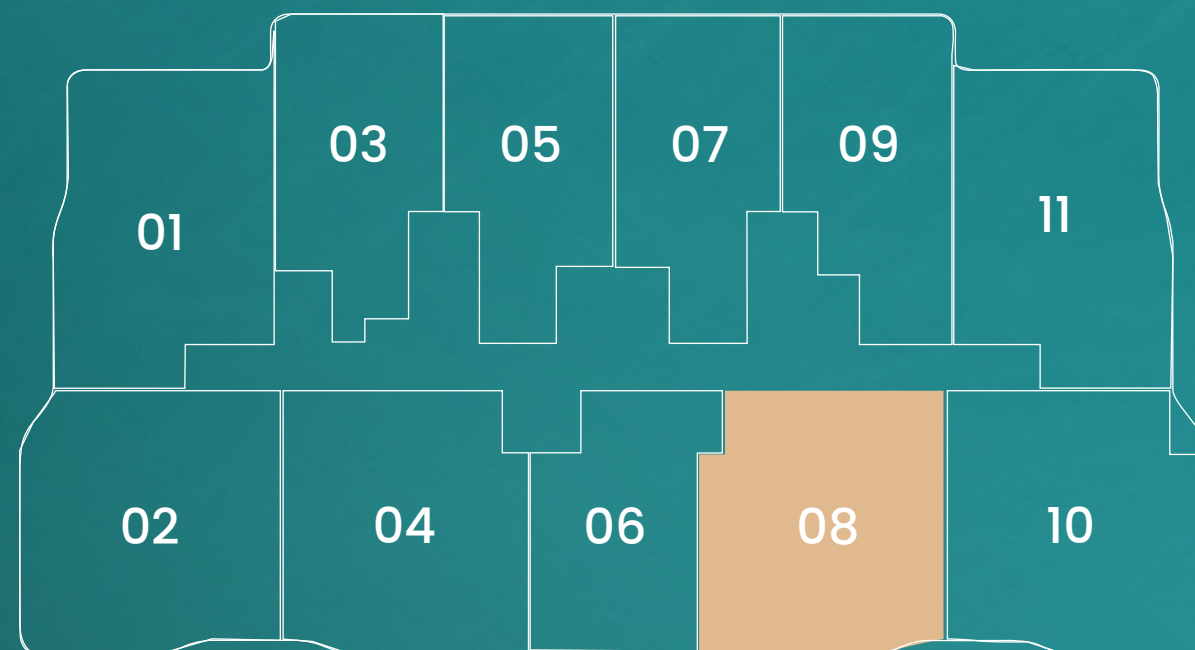
2.5 BHK – TYPE A

Unit Area 1010.62 sq ft.

Balcony Area 183.09 sq ft.

Total 1193.71 sq.ft.

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



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APARTMENT PLANS

1.5 BHK – TYPE A1



Unit Area 753.69 sq ft.
Balcony Area 139.50 sq ft.

Total 893.19 sq.ft.

FLOOR PLATE (1ST TO 6TH FLOOR)



SV SKY VIEW
DEVELOPMENT

APARTMENT PLANS

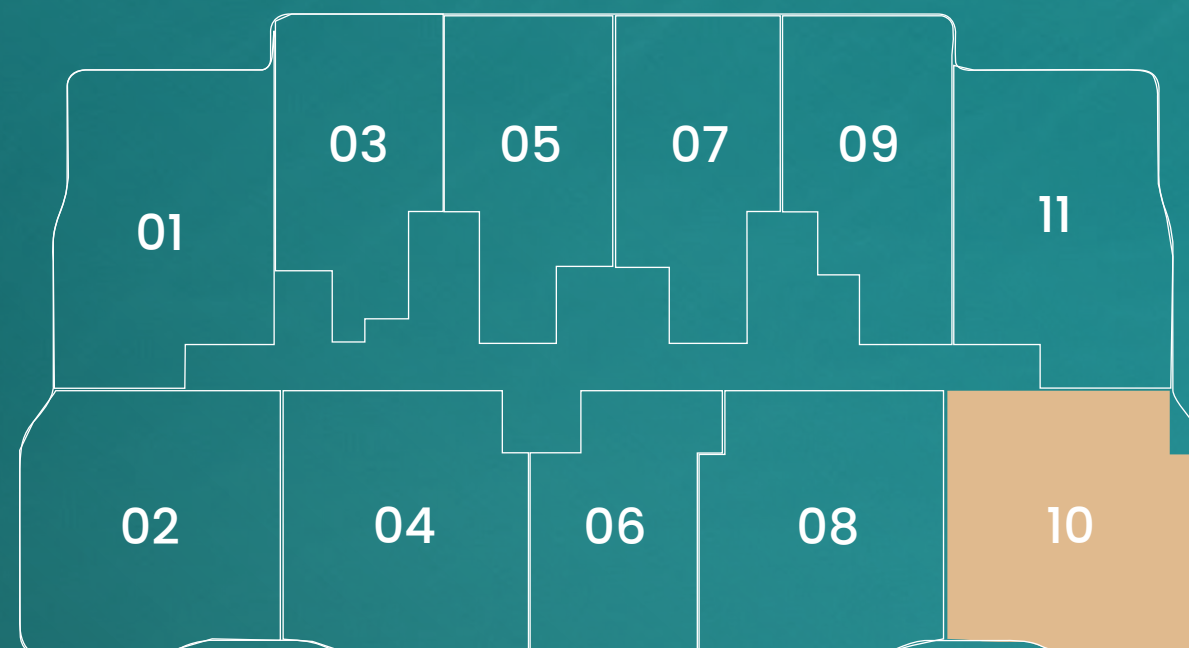
2.5 BHK – TYPE A

Unit Area 1018.80 sq ft.

Balcony Area 182.87 sq ft.

Total 1201.67 sq.ft.

FLOOR PLATE (1ST - 3RD - 5TH FLOOR)



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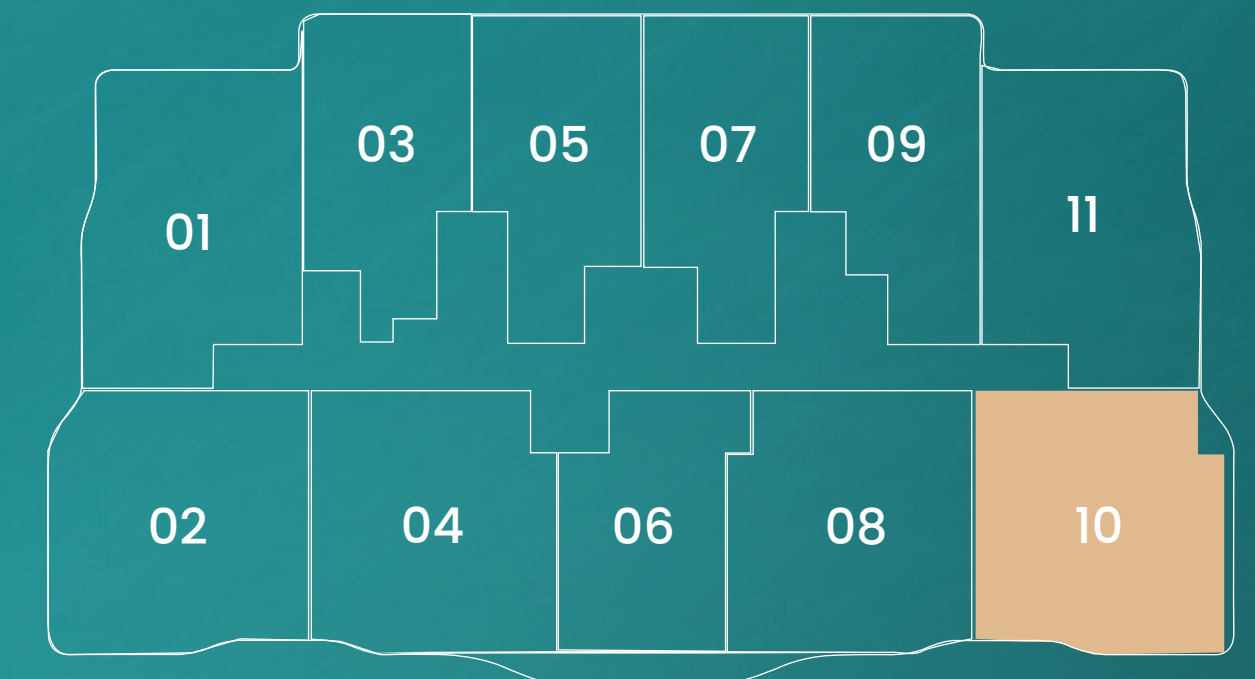
APARTMENT PLANS

2.5 BHK – TYPE B

Unit Area 1018.91 sq ft.
Balcony Area 197.73 sq ft.

Total 1216.64 sq.ft.

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



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APARTMENT PLANS

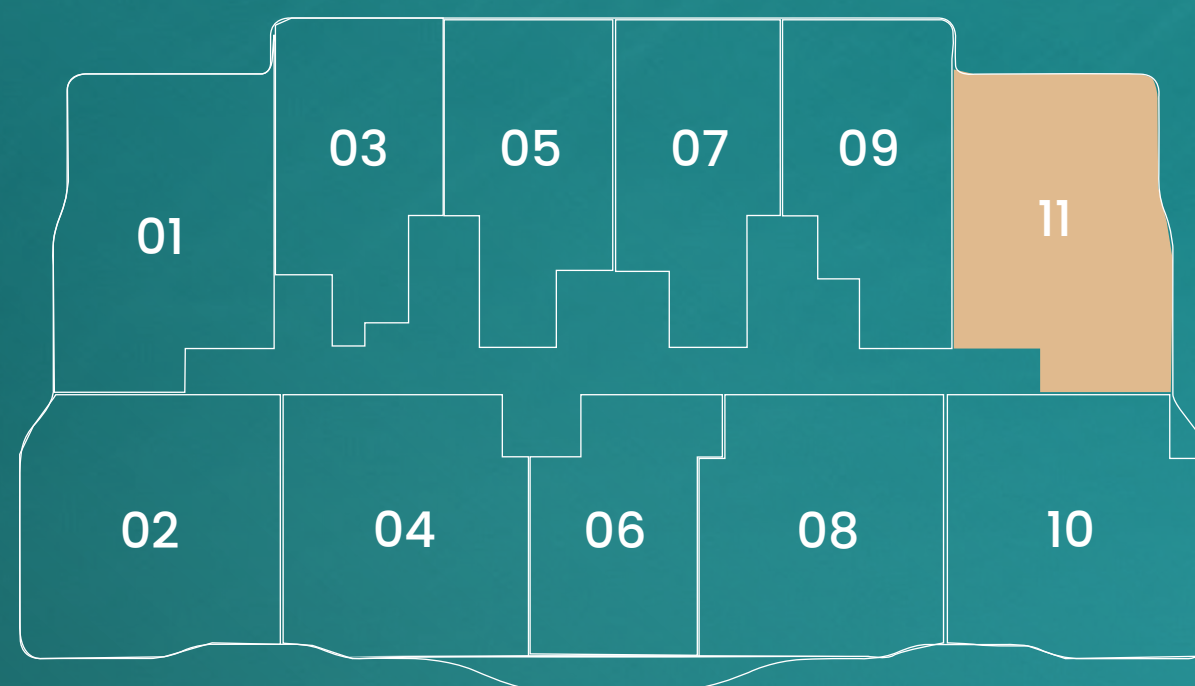
2 BHK – TYPE B

Unit Area 964.01 sq ft.

Balcony Area 224.75 sq ft.

Total 1188.76 sq.ft.

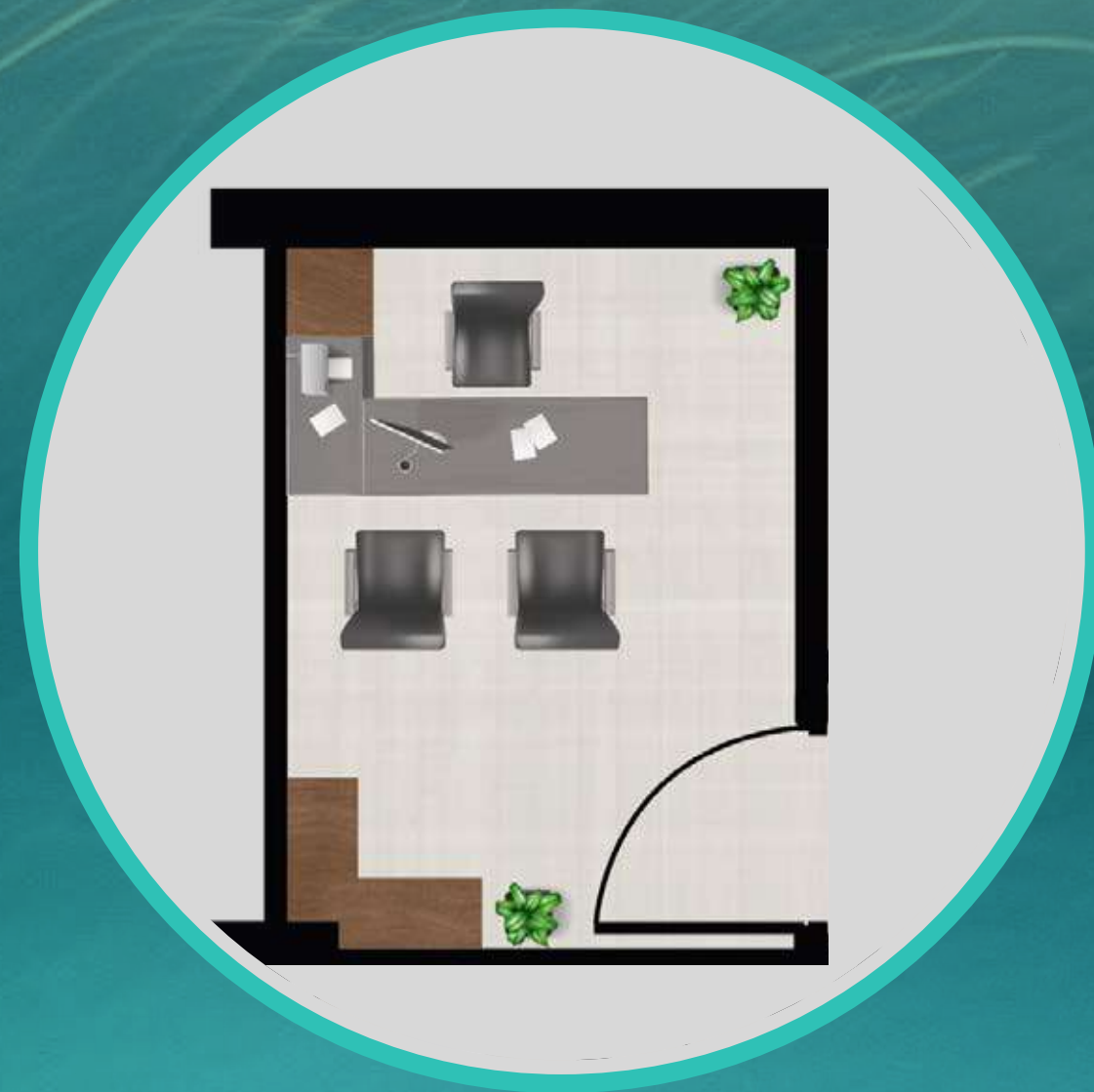
FLOOR PLATE (1ST TO 6TH FLOOR)



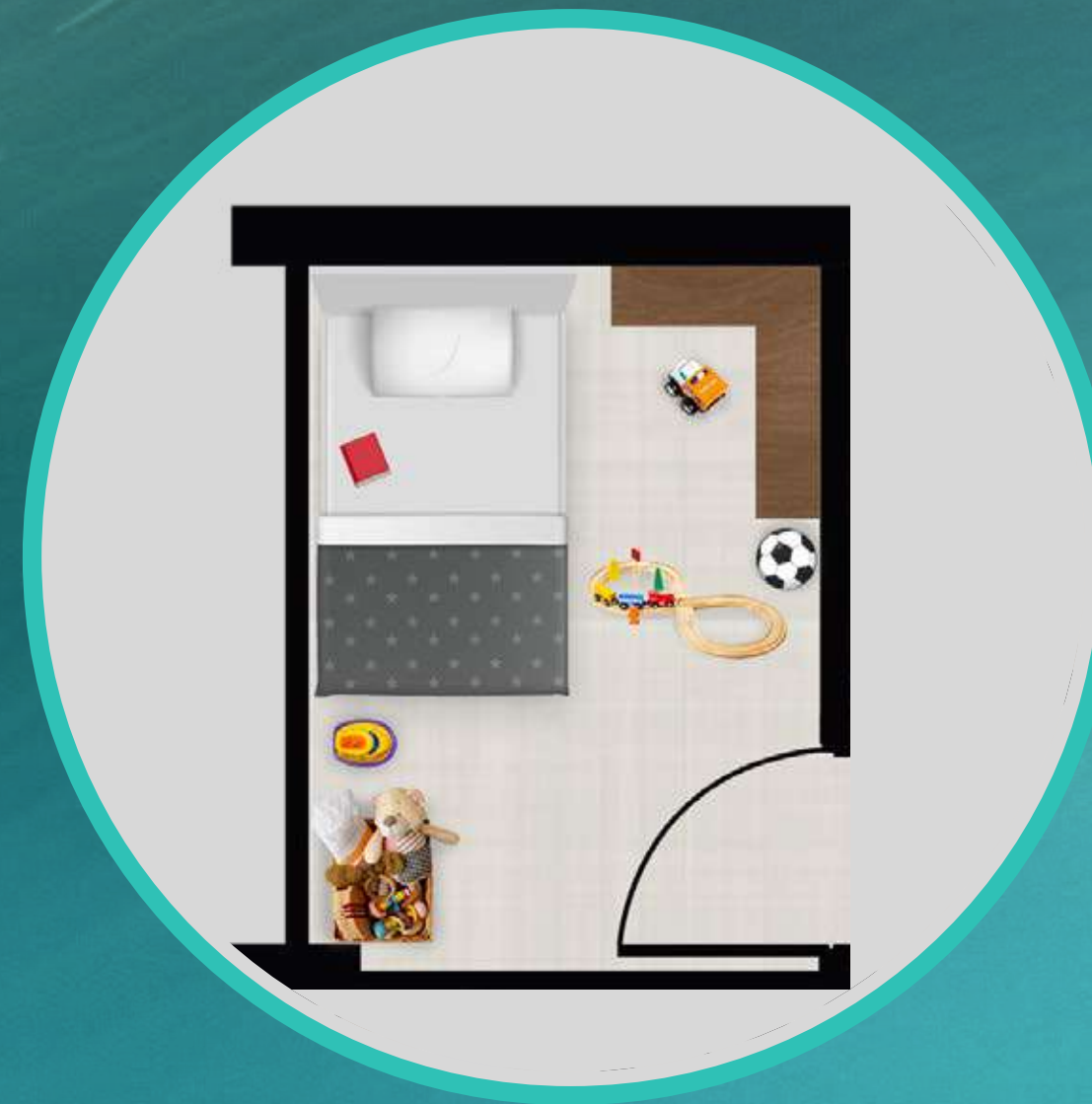
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MULTI PURPOSE ROOM OPTIONS



OFFICE SPACE



KIDS ROOM



YOGA ROOM

Floor Plate

(1ST - 3RD - 5TH FLOOR)



Community View



Street View



Community View



Avenue View

Floor Plate

(2ND - 4TH - 6TH FLOOR)



Community View



Street View



Community View



Avenue View



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