

GD CITI
DEVELOPERS
OVER A DECADE OF TRUST

Over a
decade of trust. _____G



Portfolio Stats

Homes

350,000+

Developed Area

450 Million Sq Ft

Countries

3

Happy Customers

500,000+



Beginning with Jumeirah Village Circle (JVC) in Dubai and then Dubai Island, every project is a level up from previous one.

UAE



Citi Developers has an active presence in the UK, featuring exquisite properties in some of its most beautiful towns.

UK



Our roots are in Pakistan, where we have been instrumental in building entire townships, changing the face of cities, and modernizing and evolving them.

Pakistan

AVELINE

RESIDENCES | by  CITI
DEVELOPERS

Consciously designed to *foster* connections, celebrate *community*, as well as *embrace convenience* as you step into "*Aveline*" you step into a *Narrative* where *every detail forms* the foundation for an *Exceptional "Residential" Experience.*

G+3+17



Allura

RESIDENCES | by  CITI
DEVELOPERS

Crafting Elegance in Living.

G+5P+29+R



The background is an impressionistic landscape painting. It features a body of water in the foreground, a distant shoreline with trees and hills, and a sky with soft, blended colors. The brushstrokes are visible and textured, creating a sense of movement and light.

AGUA

RESIDENCES

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OVER A DECADE OF TRUST







ART OF ISLAND LIVING

- 21 - kilometer *beachfront*.
- Features 9 *world-class marinas*.
- 86 opulent *resorts and hotels*.
- 2 *championship-level golf courses*.

The
ARCHIT
ECTURE

AGUA



A woman with long brown hair is seen from behind, wearing a large black straw hat with white stripes. She is looking out over a beach and ocean. The text "ESCAPE. LIVE. BELONG." is overlaid in white serif font at the bottom.

ESCAPE. LIVE. BELONG.



BUILDING CONFIGURATION.

Discover a masterpiece of modern architecture in our building configuration, boasting a *Ground floor, 2 Podiums, and 8 floors of sophisticated residences*, offering a total of 61 exclusive units that redefine luxury living.

2 TOWERS

G + 2P + 8

TOTAL UNITS: 61 (EACH TOWER)

RESORT STYLE AMENITIES

► ROOFTOP

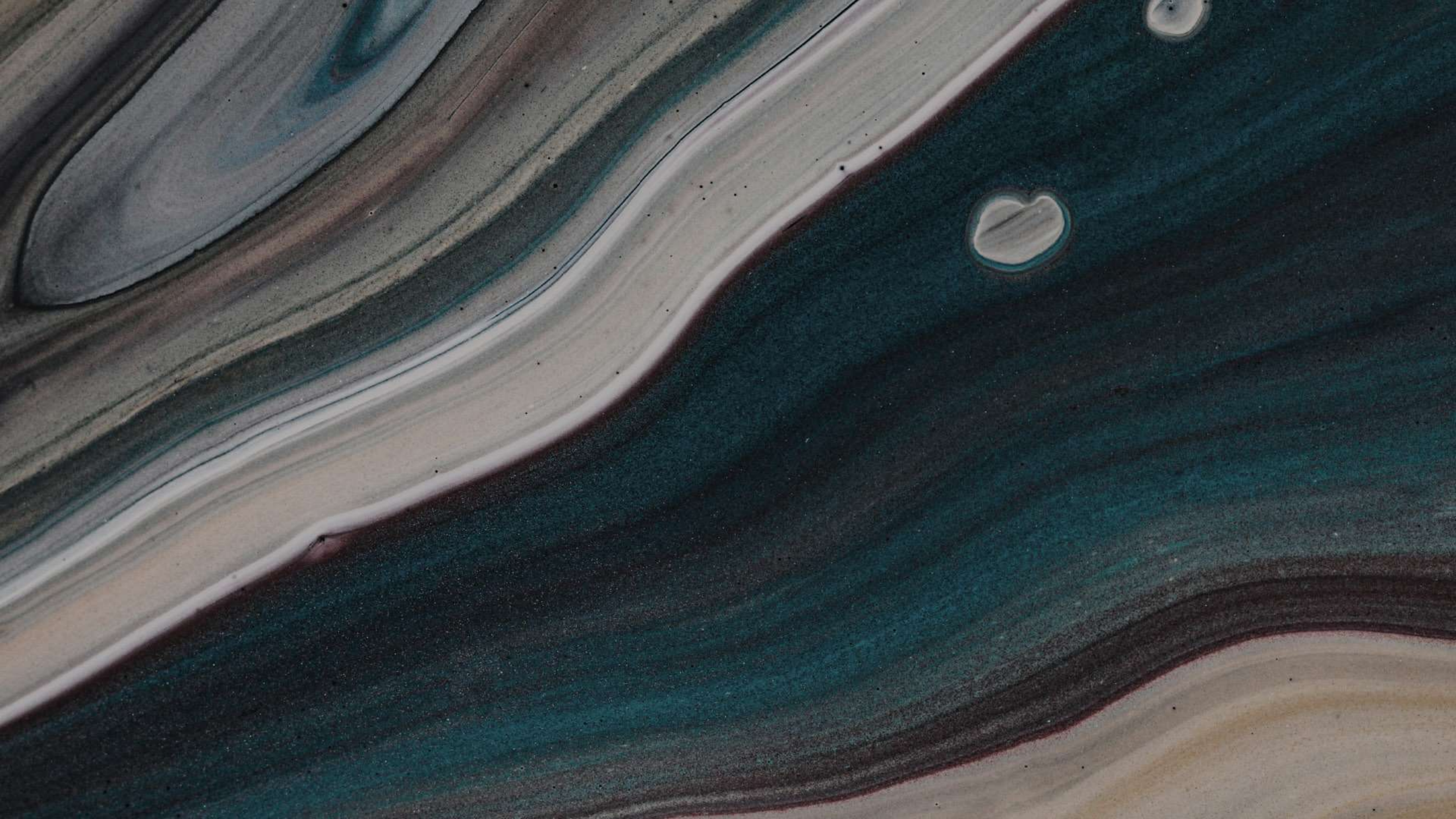
Private and Public Sky Cabanas
Floating Sun Loungers
Expansive Infinity Pool
Infinity Deck
Main Pool Bar

► FIRST FLOOR

Roman Bath
Spa
Sauna Rooms | Steam Rooms
Indoor & Outdoor Yoga Studios
Infinity Pool
Kids Pool
Kids Play Area
Pool Bar & Restaurant
Private Cinema
Game Room
Fitness Studio

► GROUND FLOOR

Luxurious Lobby
Business Center
Cigar Lounge
Concierge





 CITI
DEVELOPERS

ARYA

RESIDENCES

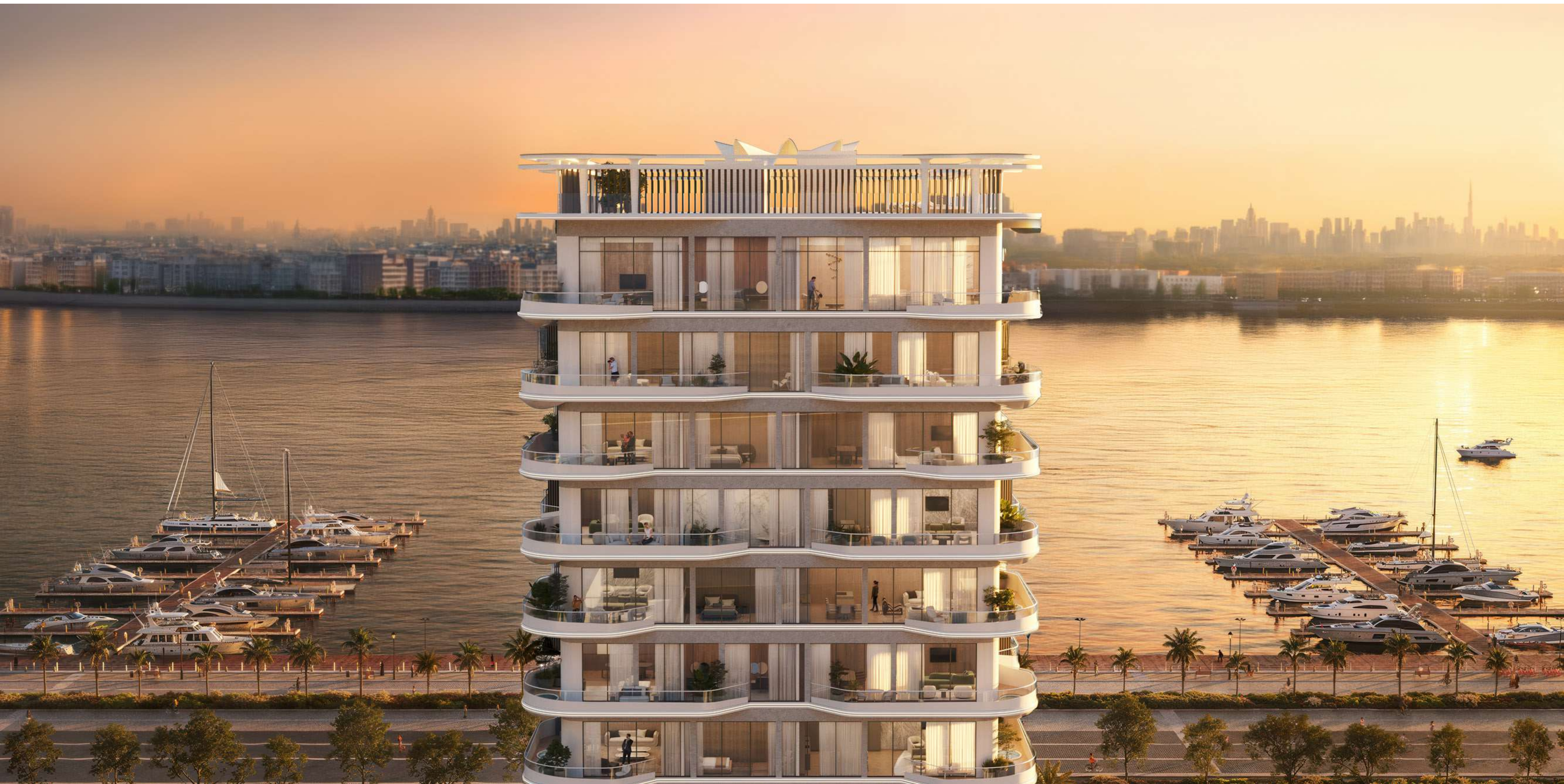
THE ART OF NEO LUXURY



ART OF

- **21 km** shoreline
- **9** World-Class Marinas
- **86** Design-Led Resorts and Hotels
- **2** Championship-Level Golf Courses

WATERFRONT LIVING





CITY DEVELOPERS
ARYA
RESIDENCES

BRIDGE



THE ARCHITECTURE

ARYA





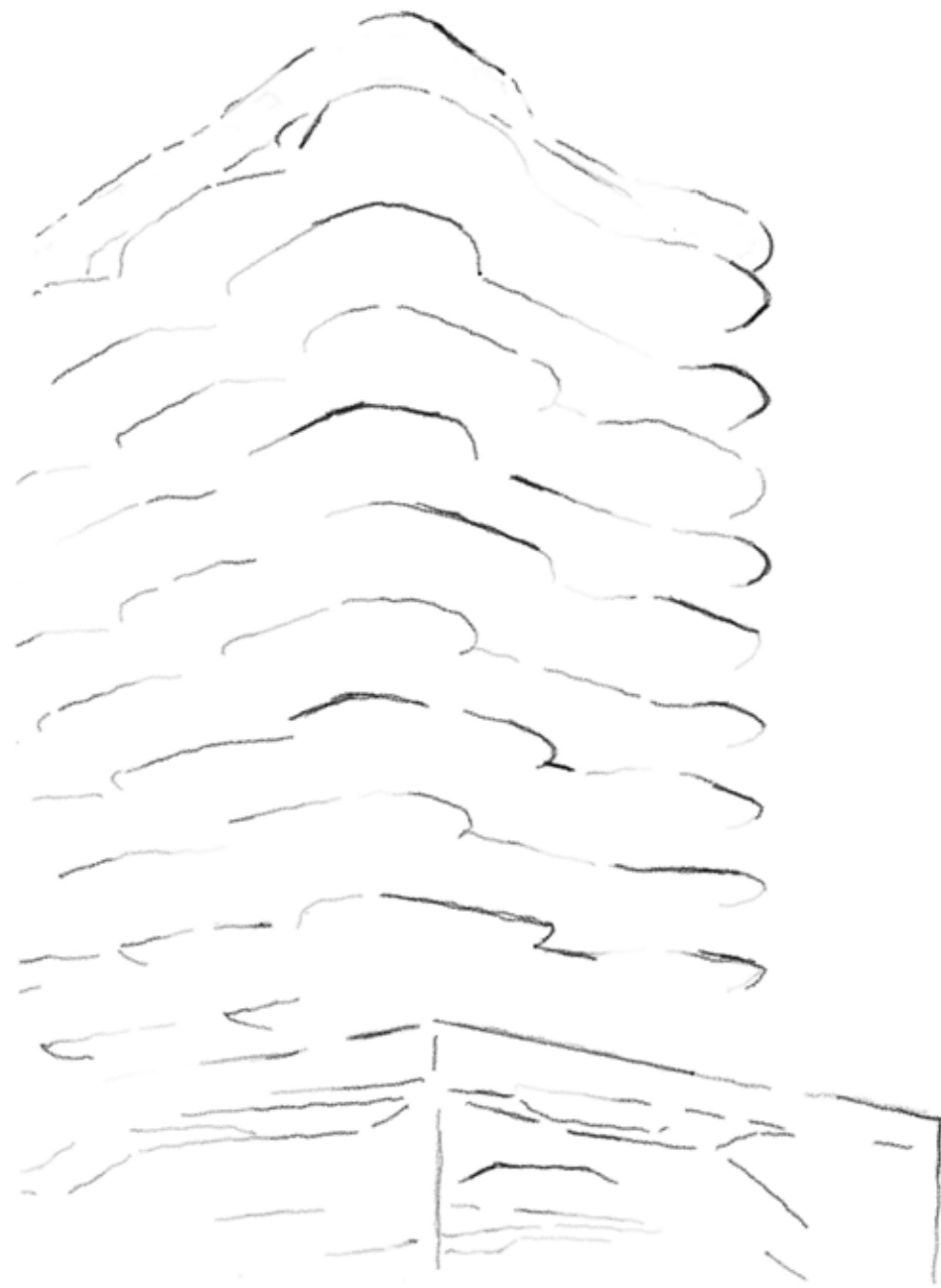


PROXIMITY.

- **1-minute** walk to the Marina
- **2-minutes** drive to the Beach
- **3-minutes** walk to the Retail Boulevard
- **10-minutes** drive to Dubai International Airport
- **15-minutes** drive to Downtown Dubai

BUILDING CONFIGURATION.

A masterpiece of modern architecture in our building configuration, boasting a Ground floor, **2 Podiums** and **10 floors** of sophisticated residences, offering a total of **68 exclusive units**.



G+2P+11+R
TOTAL UNITS: 68



	QUANTITY	PARKING
1 Bedroom Apartments	49	1
2 Bedroom Apartments	7	1
3 Bedroom Apartments	7	2
4 Bedroom Duplex Penthouses	4	3
5 Bedroom Duplex Penthouse	1	5
TOTAL APARTMENTS	68	





PREMIUM FEATURES.

- [Marina View](#)
- [Fully Furnished Apartments with Custom Furniture](#)
- [Miele Appliances | Villeroy & Boch Cutlery](#)
- [All Décor Pieces Included](#)
- [All Electronic Appliances Included](#)
- [All Apartments Include a Personal Assistant Robot](#)
- [IoT-Enabled Building & Apartments](#)
- [Sky Pools in All Apartments](#)

SIGNATURE AMENITIES.

THE ELEVENTH SKY ROOFTOP

- › Horizon-edge infinity pool with private cabanas
- › Plunge pools with lounging enclaves
- › Sunken bar suspended over water
- › Rooftop bar
- › Al fresco social lounges

THE FORTE FIRST FLOOR

- › Bespoke Men's & Women's Hamams
- › Dedicated Roman Bath Suites
- › Private Spa Suites with massage rooms
- › Wellness Chambers: Sauna Steam | Recovery Lounges
- › Infinity pool with cabanas + children's water play zone
- › Poolside bar and sunken conversation pits
- › Outdoor Yoga Deck nestled in green canopy
- › Immersive Private Cinema
- › Interactive Game Zone
- › Fitness Pavilion

THE GALORE GROUND FLOOR

- › Grand Arrival Lobby with concierge
- › Executive Business Lounge

THE UNDER CANVAS MEZZANINE FLOOR

- › Cigar Lounge





LOBBY & CONCIERGE



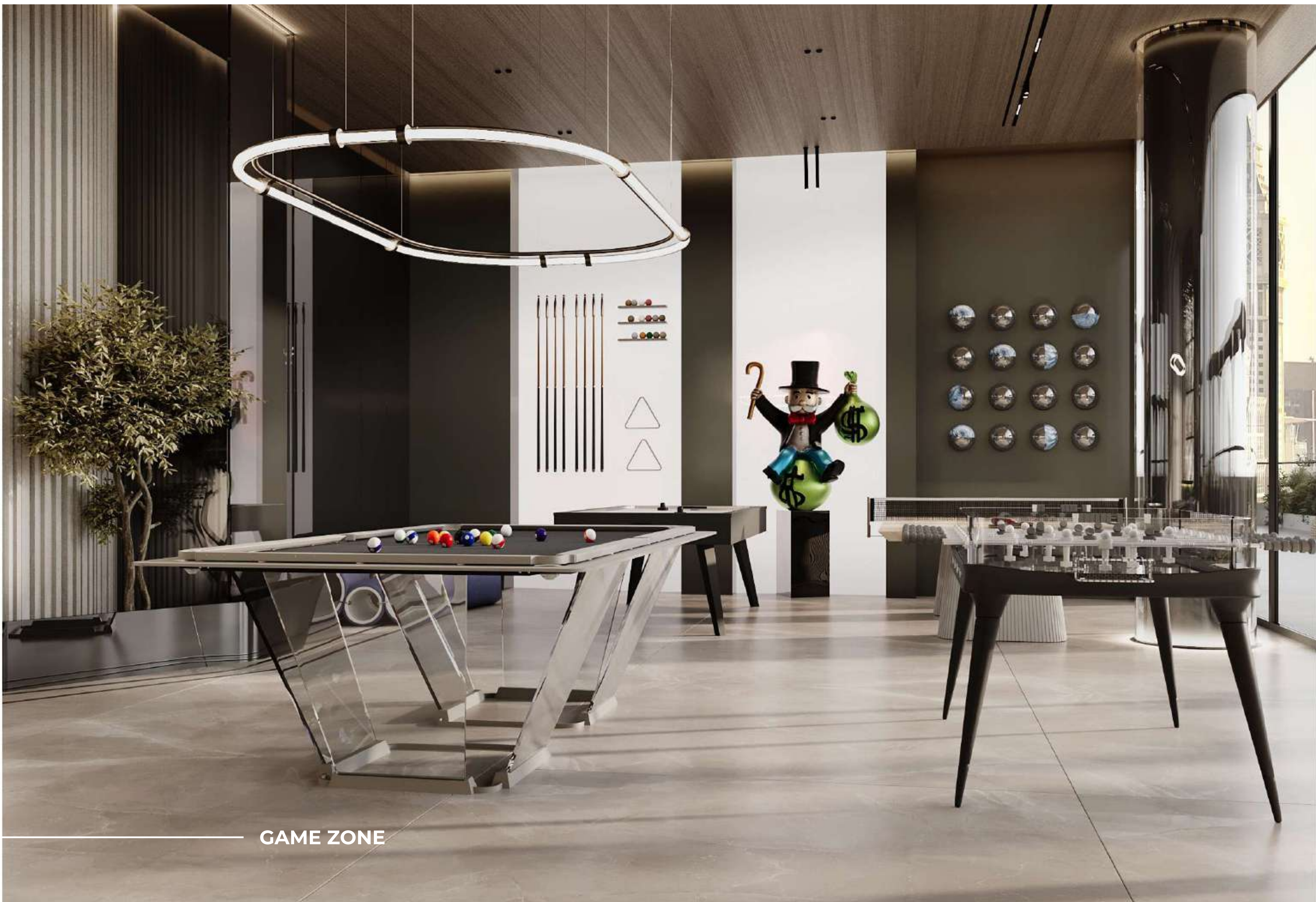
ROMAN BATH



FITNESS PAVILION



PRIVATE CINEMA



GAME ZONE



INFINITY POOL WITH PRIVATE CABANAS



— ROOFTOP BAR

APARTMENTS'
INTERIORS.

UNIT TYPES.

One-Bedroom
Apartments

Two-Bedroom
Apartments

Three-Bedroom
Apartments

Four-Bedroom
Duplex Penthouses

Five-Bedroom
Duplex Penthouse

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RESIDENCES











APPLIANCES & MATERIALS

FURNISHING

- FULLY FURNISHED - CUSTOM MADE
- ACCESSORIES INCLUDED

CROCKERY & CULINARY

- VILLEROY & BOCH

KITCHEN APPLIANCES

- MIELE

ELECTRONICS

- DEVIALET SPEAKER
- LG SMART TVS
- APPLE IMAC

VENTILATION SYSTEM

- CENTRALIZED ECOLOGY SYSTEM

TECHNOLOGY

- IOT INTEGRATED SMART HOME
- PERSONAL ASSISTANT ROBOT

CABINETRY

- CUSTOM DESIGNED

APARTMENT FINISHIES

- TRAVERTINE
- WOOD WORK
- ORIGINAL STONE
- MARBLE
- PORCELEAN TILES

KITCHEN ISLAND & COUNTER TOP

- TRAVERTINE
- MATT FINISH

FLOORING

- PORCELAIN TILES

UNDER MOUNTED KITCHEN SINK

- FINISH: MATT FINISH

FAUCET & SOAP DISPENSER

- FINISH: MATT BLACK

DRAINAGE SYSTEM

- ANTI ODOR & PEST RESTRAINED

DISPOSAL

- PULL OUT TRASH CAN UNDER CABINET

PARKING

- 1 DEDICATED PARKING
- E-PARKING OPTION

STARTING FROM – **AED 1.9M**

PAYMENT PLAN – **60-40**

HANDOVER – **Q4 2027**

BOOKING

10%

AFTER 30 DAYS

14%

MONTHLY

1%

30 MONTHS

6TH & 12TH MONTH

5%

HANDOVER

40%

CITI BUDDY



INCLUDED IN ALL APARTMENTS

30+ FEATURES



DESIGNED BY CITI VISION

- A Citi Developer's initiative pioneering AI, robotics, and super apps for an intelligent lifestyle.



AI THAT WORKS FOR YOU

- Citi Buddy's advanced AI agents handle multiple tasks, simplifying daily life effortlessly.



SMART PARENTING MADE EASY

- Monitors screen time limits, reminding kids and alerting parents when needed.



YOUR HOME'S ULTIMATE GUARDIAN

- Your personal assistant, streamlining daily routines.
- A caring nanny, ensuring toddler safety.
- A trusted companion, supporting kids, elders, and pets.
- A vigilant security officer, safeguarding your home 24/7.



TOTAL CONTROL, ANYTIME, ANYWHERE

- Customize features via the Citi Developer's Customer App and operate Citi Buddy remotely.



MORE THAN A ROBOT

- More Than a RobotA Cloud-Connected Supercomputer Manages IoT-enabled apartments at AGUA Residences, operating 24/7, 365 days for seamless automation.



FORTIFIED SECURITY & PRIVACY

- Protected by 256-bit encryption, ensuring your



Visit our experience center.