

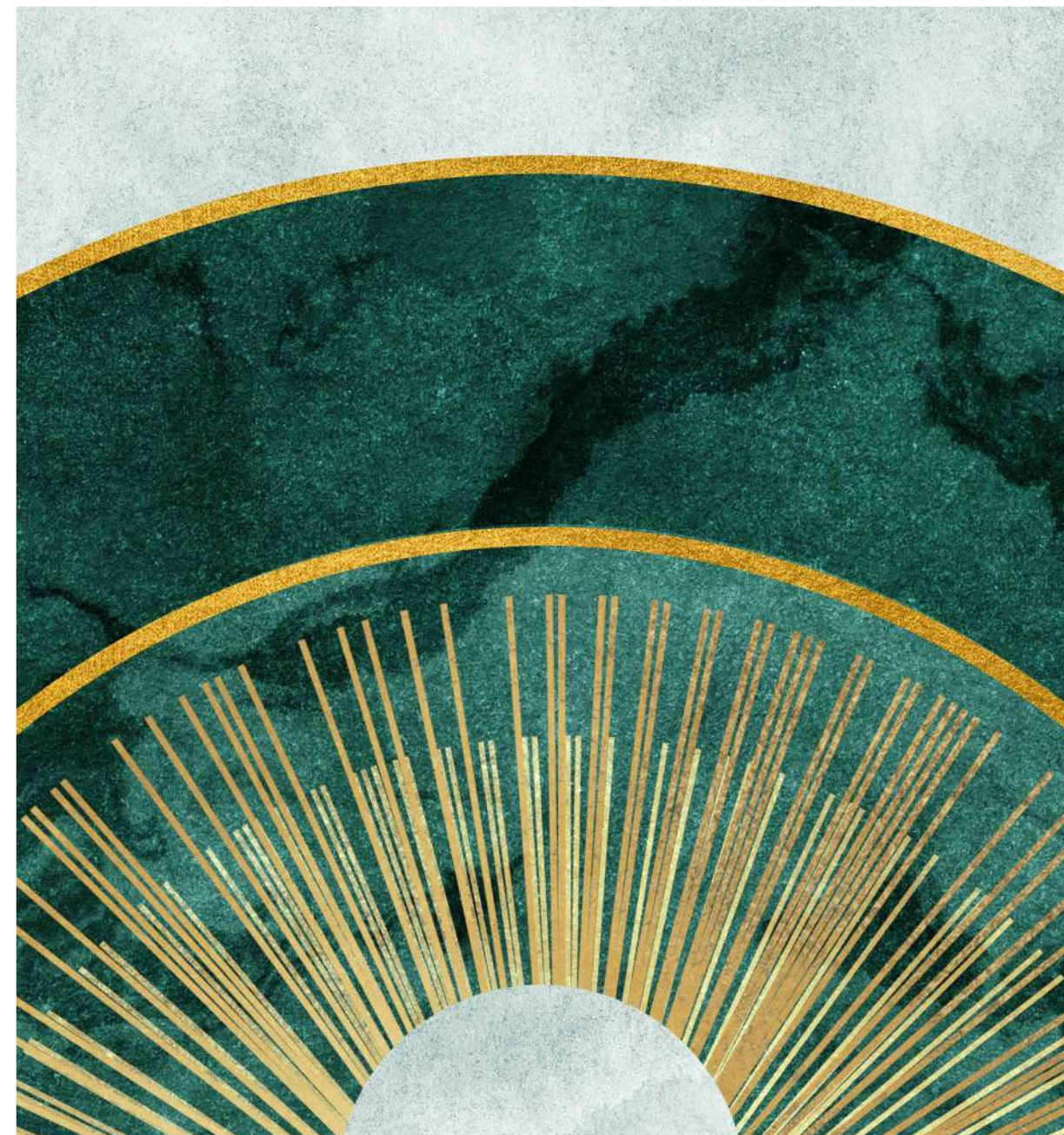


sky))gardens  
PARK AVENUE DIFC



# Park Avenue

On the Eastern edge of the development this district contains a mix of major office buildings with a proportion of residential and retail accommodation including a prestigious hotel. It is characterized by extensive landscaping which gives a high quality park-like environment in which to sit, relax or watch the world go by. A perfect location to live in with every amenity on your doorstep.





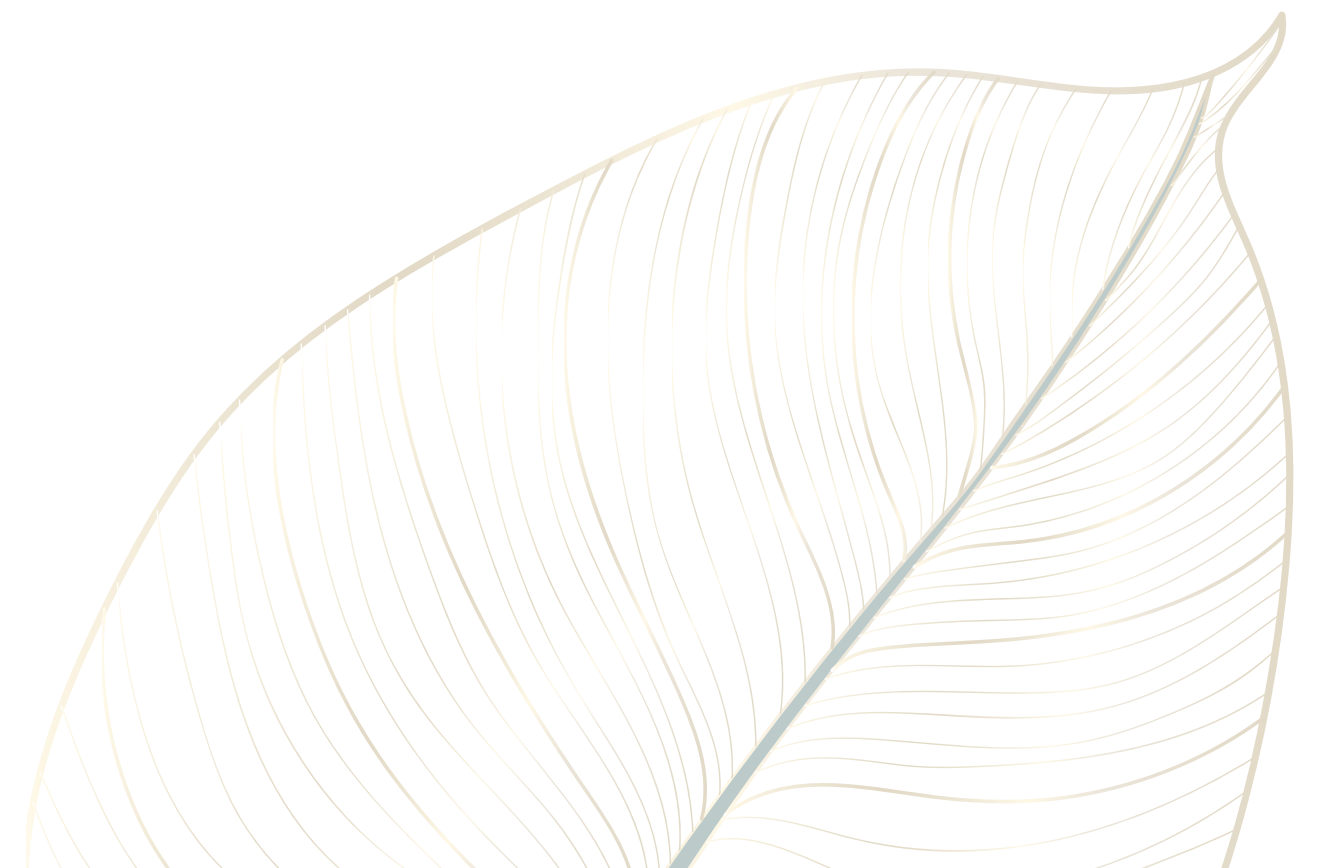


# Skygardens

A living space that's exclusive,  
elegant & truly unique.

Skygardens residents enjoy commuting that is reduced to the bare minimum. With main office towers situated in the DIFC, Skygardens residents can take joy in the finer things in life.

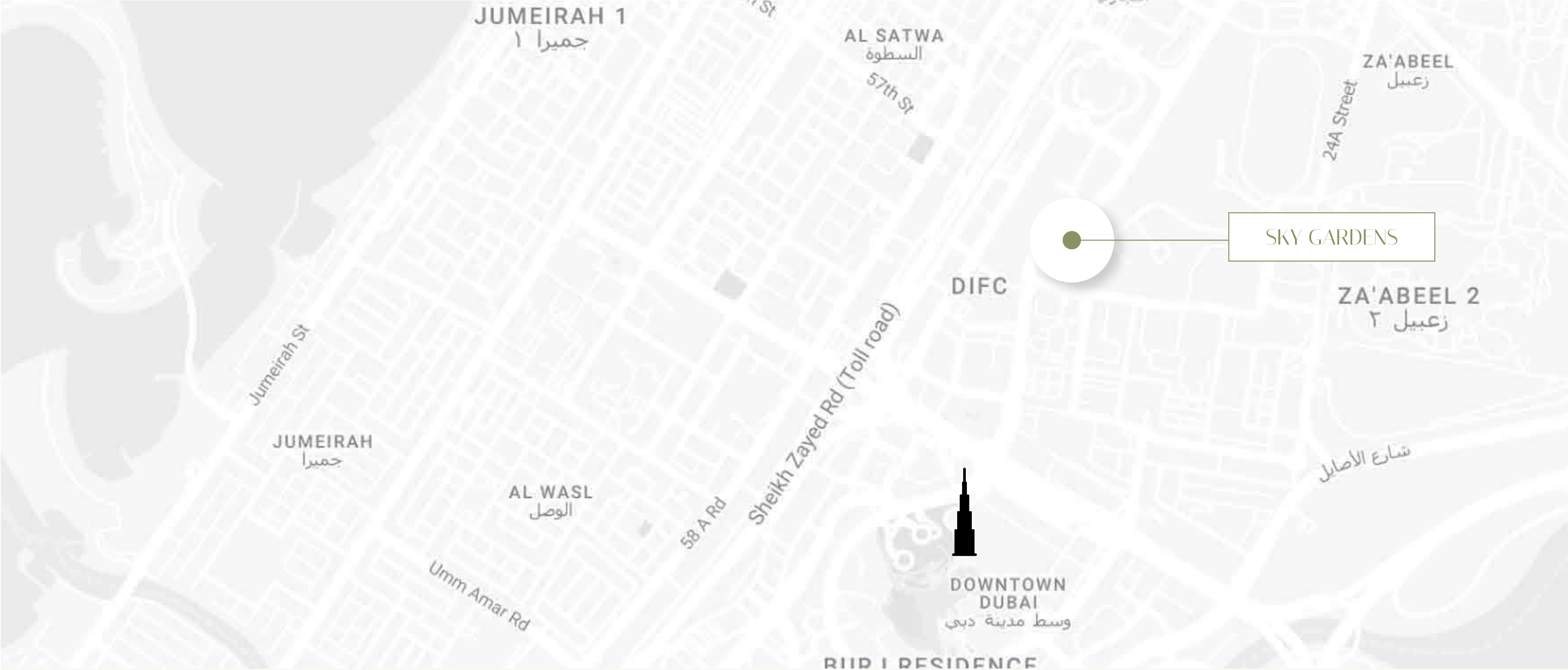
The tower is a thirty five storey luxurious amalgam of slick design and state of the art technology. The structure of the tower seamlessly creates a functionality of geometric volumes that display purity and consistency next to the Gate District.





# Connection & Connectivity

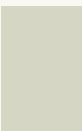
## Convenient Accessibility



**DIFC**  
Walking Distance - 3 Mins



**SHEIKH ZAYED ROAD**  
5 mins



**BURJ KHALIFA**  
8 mins



**DUBAI MALL**  
9 Mins



**DUBAI AIRPORT**  
17 Mins



**BURJ AL-ARAB**  
20 Mins



SKL(gardens)

























# Amenities



VISITOR'S PARKING



RESERVED PARKING



24 HR. SECURITY



24 HR. CONCIERGE



# Facilities



DAY CARE & KIDS AREA



ATM MACHINES



LOUNGE AREA



INTERNAL GARDEN



GYMNASIUM

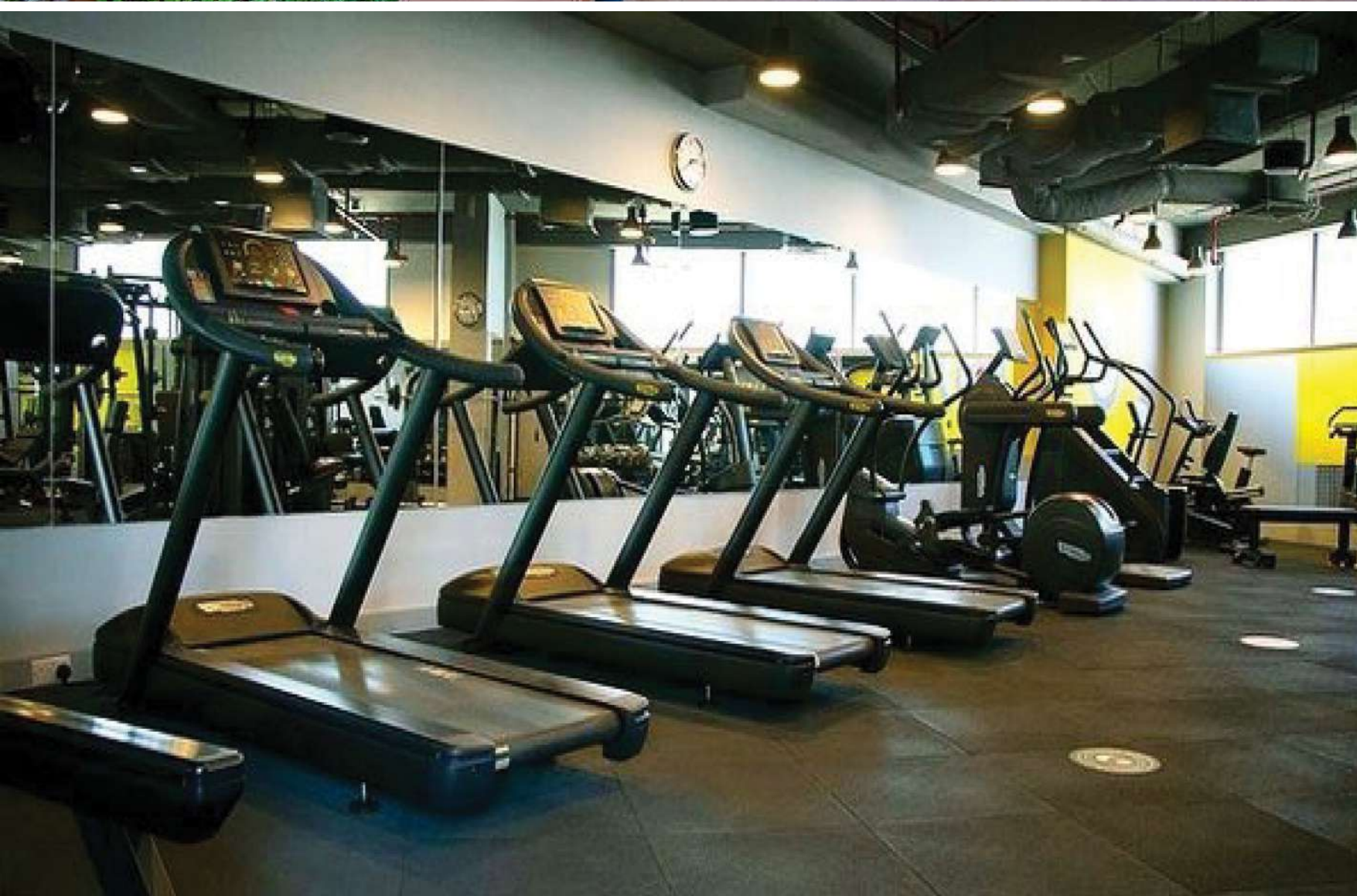


SWIMMING POOL



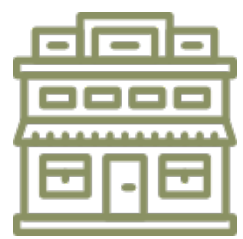


# Enjoy A Luxurious Lifestyle Fitness & Recreational Amenities





# Retail



24 HRS. SUPERMARKET



LAUNDRY



NAIL SPA



FITNESS CENTRE



SPA



CAFE





Studio 1









1 Bedroom





# 1 Bedroom





Duplex



Spectacular  
Location



sky)(gardens





# 13 Full Floors | 6 Partial Floors

Unit Type	Nos.	Unit Size
Small Studio	30	547.46-548.10
Medium Studio	58	557.46-622.19
Large Studio	33	906.54-941.40
Small 1 BR	30	806.87-812.04
Medium 1BR	29	857.14-864.89
Large 1BR	5	1170.5-1198.30
Small Duplex 1BR	5	955.12-970.60
Medium Duplex 1BR	5	1012.99-1047.05
Large Duplex 1BR	3	1543.38-1624.11
Small 2BR	28	1279.09-1284.90
Large 2BR	34	1759.81-1807.81
Small Duplex 2BR	3	1192.62-1236.89
Large Duplex 2BR	1	1297.98-1317.29
Large Duplex 3BR	2	2611.33-2684.71
Retail Shops Total	5	700.23-2681.38
Total	271	
Total BUA		257734.31 sq.ft.

## Unit Breakdown



# About The Developer

Al Mazaya Holding Company is the result of an idea for investment taken to its logical conclusion. Thinking big, unlocking high value, generating growth and profitability and maintaining the trust of leading investors in the Kuwaiti market and abroad, have been the hallmark of Al Mazaya since its establishment. We provide a wide range of real estate products and customised services and solutions across the spectrum, including purchasing, apportionment and development of large areas in select zones, going all the way down to providing ready-to-move-in residential and commercial spaces in different parts of the region.

