



# Investor Deck

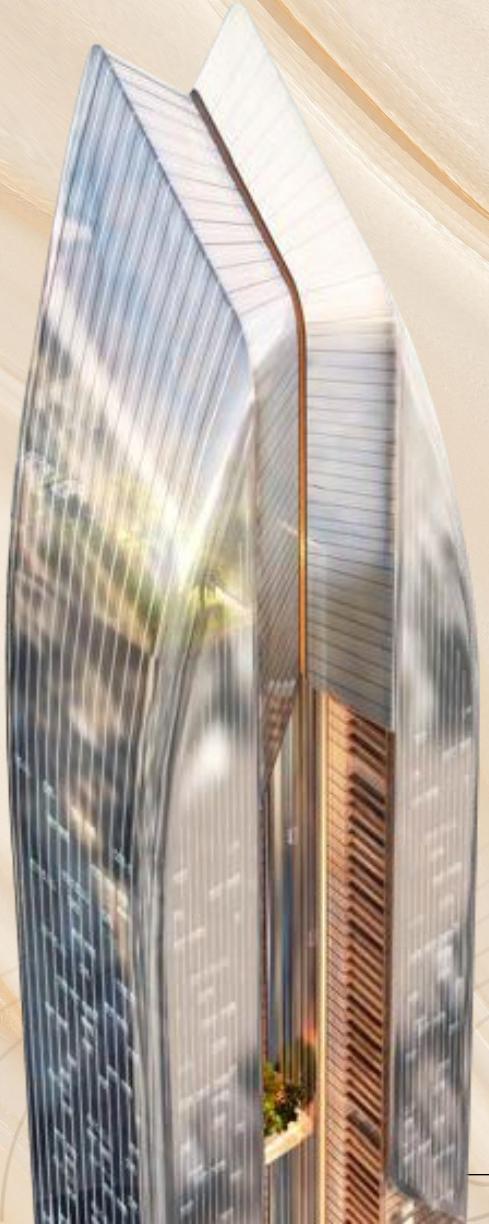
Aiming Beyond the Clouds—An Ultra-Luxury Residential Development on Sheikh Zayed Road, Dubai



World's Tallest Twin Tower

# Avior

By Acube Developments

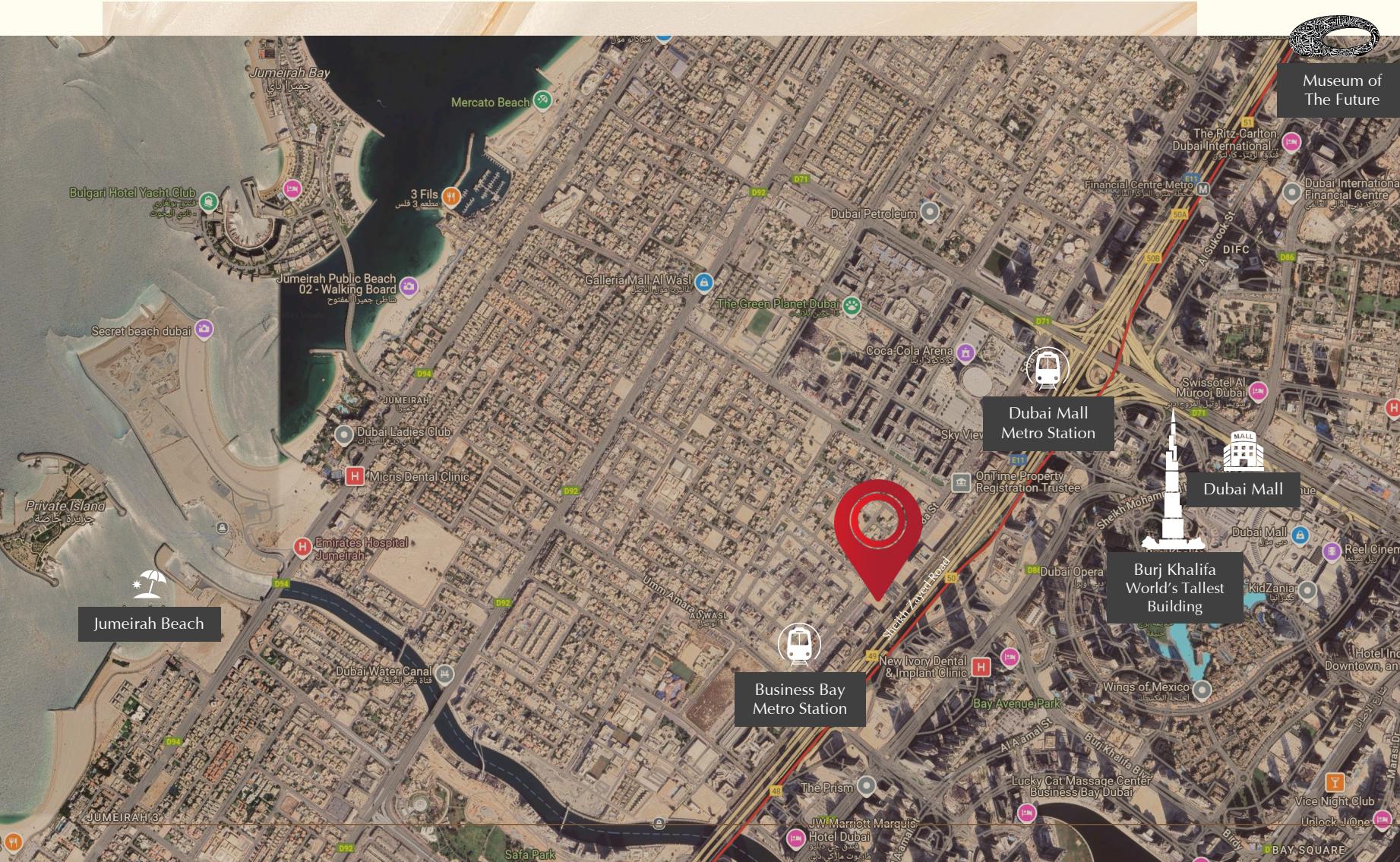


# AVIOR

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.

## Vision

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



# World's Tallest Twin Tower

# Avior

Rising in the heart of Downtown Dubai, Avior is set to rise as the World's Tallest Twin Tower, an architectural triumph that reimagines the skyline and the future of luxury living in Dubai. Offering sweeping views of the Burj Khalifa, the Dubai skyline, and the tranquil expanse of the Arabian Gulf, Avior is crafted to inspire generations and redefine what it means to live among the stars. Within its sculpted form lies a world beyond imagination, encompassing residences of exceptional grace, from Sky Villas and Duplexes, and others, complemented by 100+ meticulously curated amenities devoted to wellness, recreation, and refined indulgence.

# Avior

**World's Tallest**  
Panoramic View External Elevators

Experience vertical travel like never before. Avior's world's tallest panoramic external elevators offer breathtaking, unobstructed views of the Burj Khalifa, Dubai skyline, and the Arabian Gulf as you ascend in unparalleled style. Every ride is a journey, a seamless fusion of engineering mastery, architectural brilliance, and the exhilaration of living above the clouds.

# Levels of Legacy



Indulgence



Services



Amenities



The Lumina  
Residences



The Solara  
Residences



The Crown  
Duplexes



Signature  
Sky Villas



Zanza, Le  
Clubhouse



A Heaven of Indulgence,  
Where Every Desire is

*within reach*

O1

INDULGENCE



## / 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.

## / Zanza, Le Clubhouse

Immerse yourself in breathtaking Burj Khalifa views from a shimmering infinity pool. Zanza presents a curation of world-class experiences, private indulgences, and refined spaces, crafted for a lifestyle of unparalleled luxury, every day.

To Perfect Every  
Detail, To Enrich  
*every moment*

# 02 SERVICES



## / La Grande Arrivée (Arrival Lobby)

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.

## / Expansive Parking Facilities

Efficiently designed and 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



## Lumina Residences

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

## Solara Residences

Perched high above the sky, our Solara 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.

## The Crown Duplexes

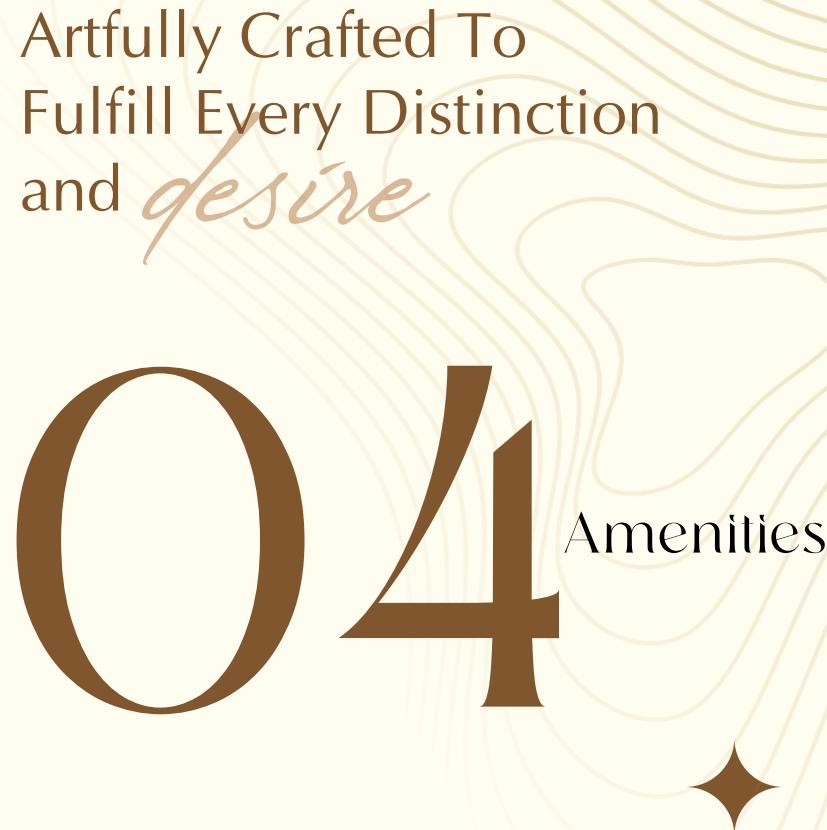
The Crown Duplexes is an elegantly designed residences that elevate the art of sophisticated living, featuring exclusive private amenities, bespoke services among opulent finishes, and sweeping vistas.

## 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.

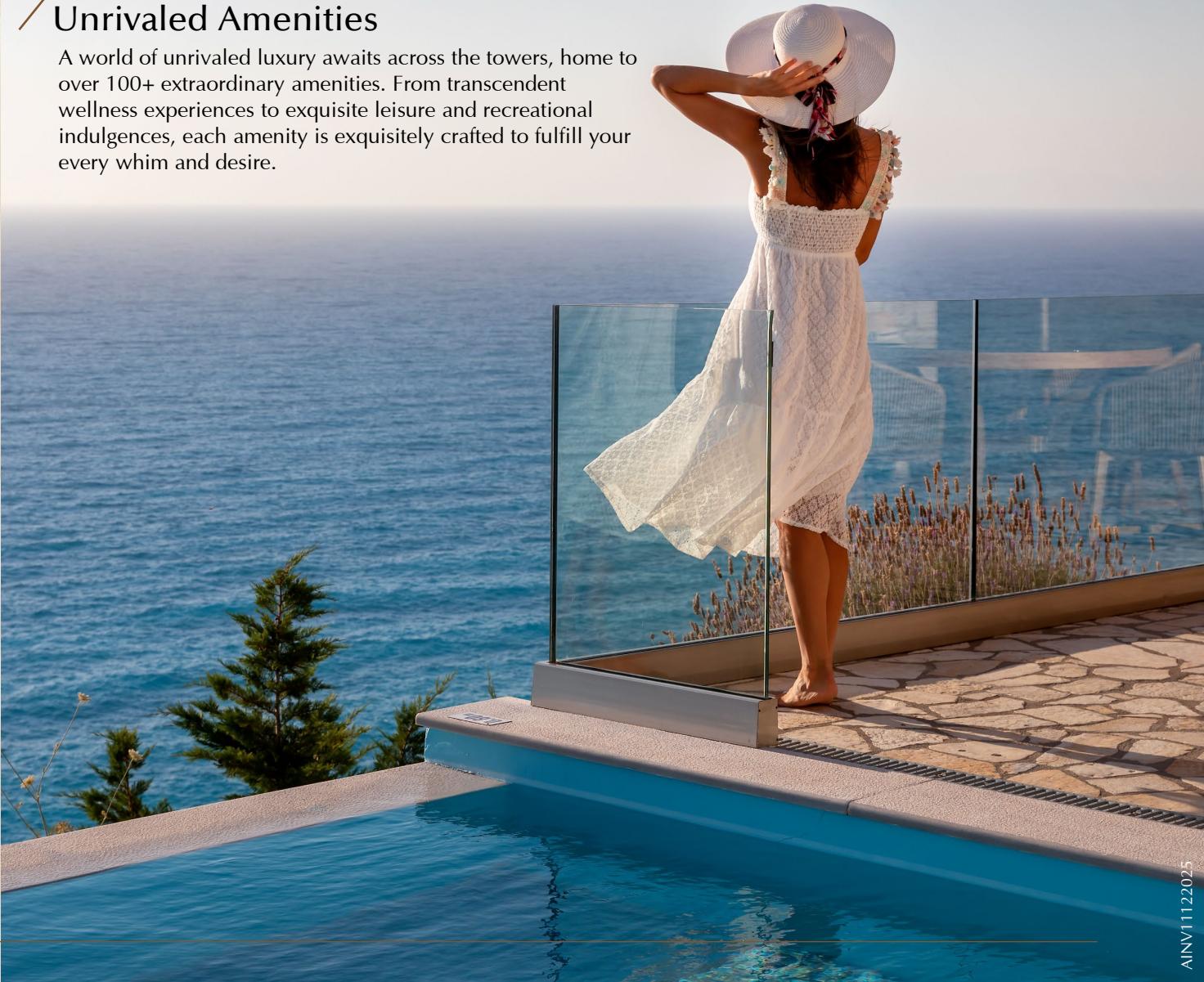
Artfully Crafted To  
Fulfill Every Distinction  
and *desire*

# 04 Amenities



## Unrivaled Amenities

A world of unrivaled luxury awaits across the towers, 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 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, every detail is designed to elevate your performance, restore your energy, and support your lifestyle—mind, body, and soul.

### 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” (5-Bedroom, Sky Villas & Duplexes Exclusive Amenities)

Redefining private luxuries reserved for the residents of the 5-Bedroom, Sky Villas and Duplexes. 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. Zanza offers world-class Amenities, exclusive entertainment, and more—designed for a lifestyle of unparalleled luxury, every day.

# 100+

## Amenities

An extraordinary selection of 100+ curated amenities designed for every dimension of living.

# 50+

Adults' Amenities

# 40+

Health & Wellness Facilities

# 20+

Children's Amenities

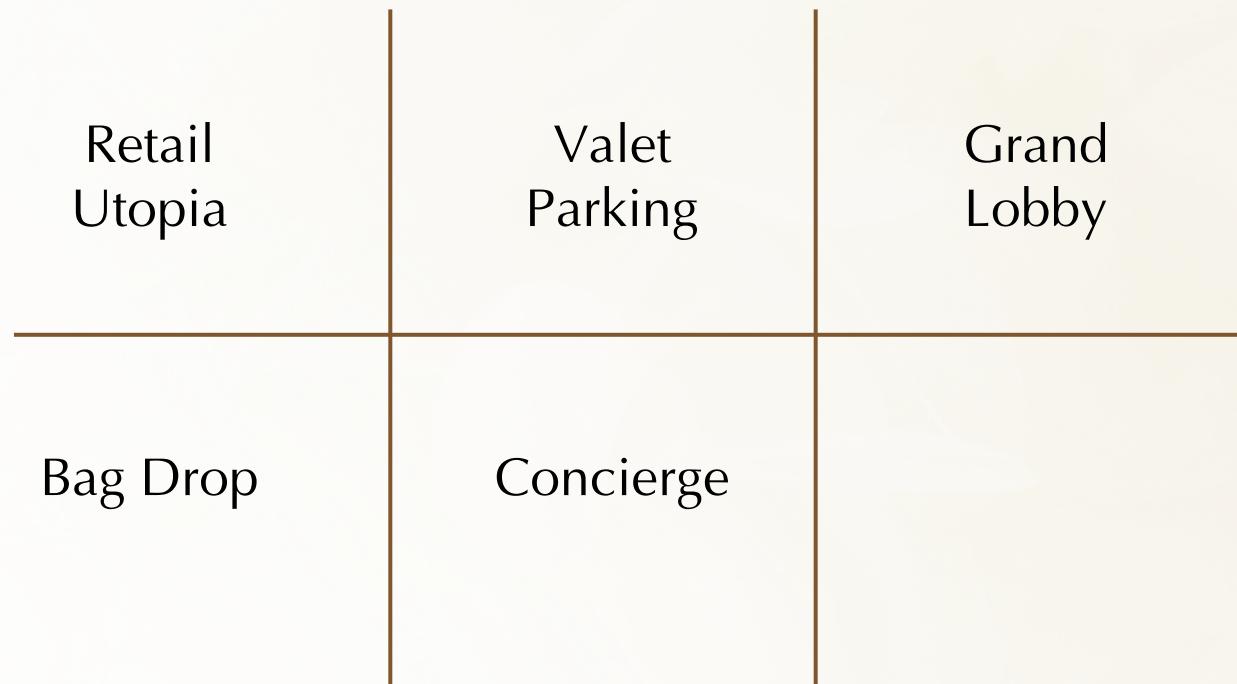
# 12

Infinity Pool  
Tropical Beach Club  
Children's Waterpark  
Lazy Rizer  
Lap Pool  
Sky Pool  
Hydrotherapy Pool (Spa)

# Ground Floor Amenities



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.



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Wet Area (Children Area)	Dry Area (Children Area)	Soft Area (Children Area)	Outdoor Playground
Sensory Room Kids	Outdoor Cinema	Pet Park	Action Park (Kids Gym)
Climbing Wall	Trampoline Park	Kidtopolis (Tiny town Roleplay)	Board Game Deck
Nursery + Kids Library	Children's Cinema	Arcade	Experience Room (VR/Simulators)
Mystical Garden	Business Lounge/VIP	Indoor Cinema	BBQ
Indoor Kitchen	Swimming Pool	Snow Room	

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Jogging Track	Paddle Tennis Court	Basketball Court	Gym
Yoga Room	Pilates	The Spa	Squash
Net Cricket	Sports Simulator	Indoor Golf Simulator	Cross Fit
Pickle Ball	Table Tennis	Skate Park	Snooker
Water Rehab Area	Indoor Lap Pool	Pool Table (The Gentlemen's Club)	Tropical Garden

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Indoor Cinema	The Spa	Infinity Swimming Pool
Sunbathing lounge + Cabanas	The Social Club	Kids (Wet)
Kids (Dry)	Kids (Soft)	Indoor Pool (Spa)
Art Installations	Club House	Gym - Club House
Japanese Sky Garden	The Gentlemen's Club	Zanza Le Clubhouse

ZANZA, a  
piece of *heaven*



# ZANZA

## THE EXPERIENCE

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



# Exquisite Bespoke Services

**Event Planning & Coordination**  
Bespoke expert assistance in organizing extraordinary events, from intimate soirees 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

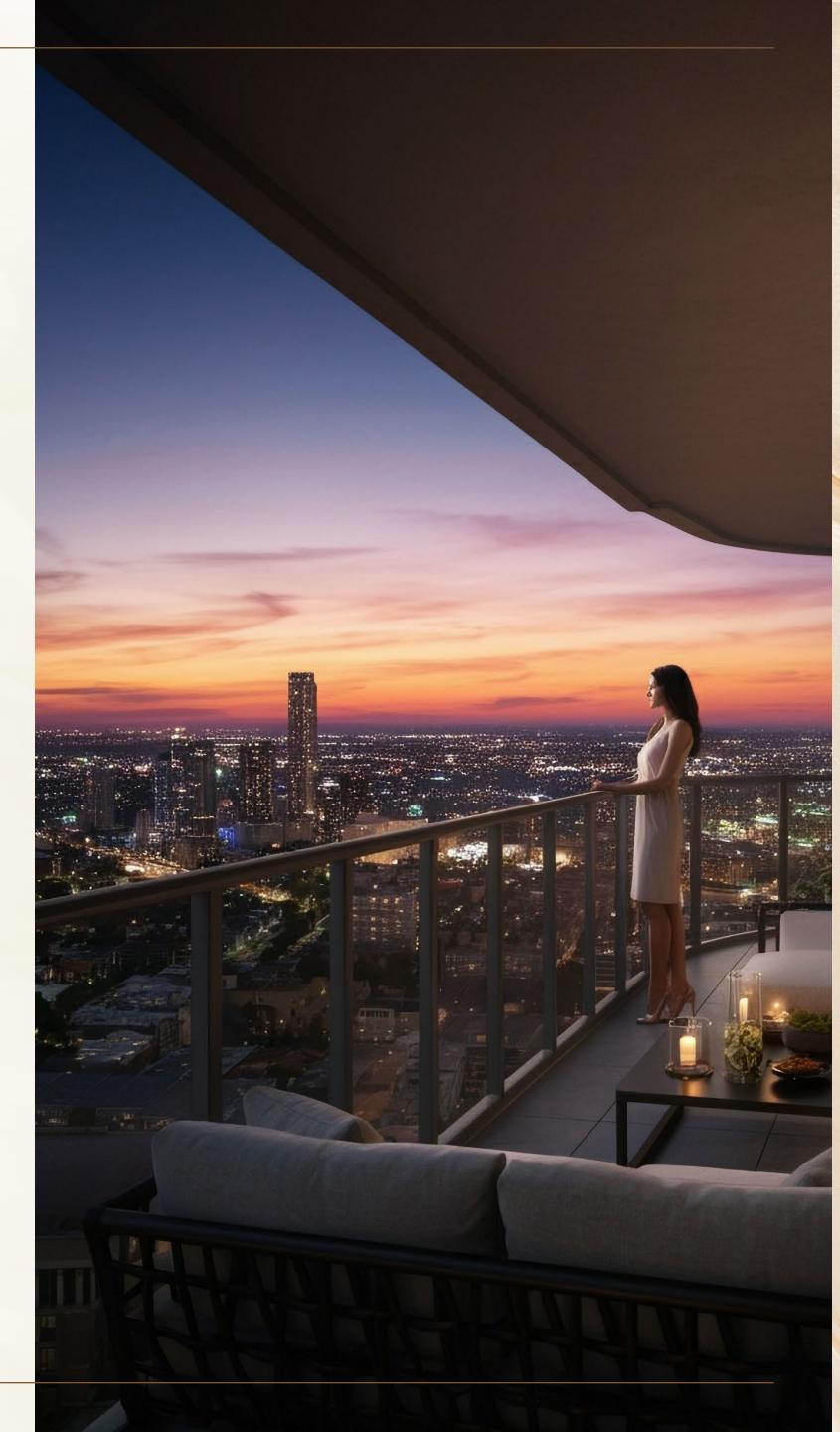
\*Duplex Option Available

5 BR

\*Duplex Option Available

### 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

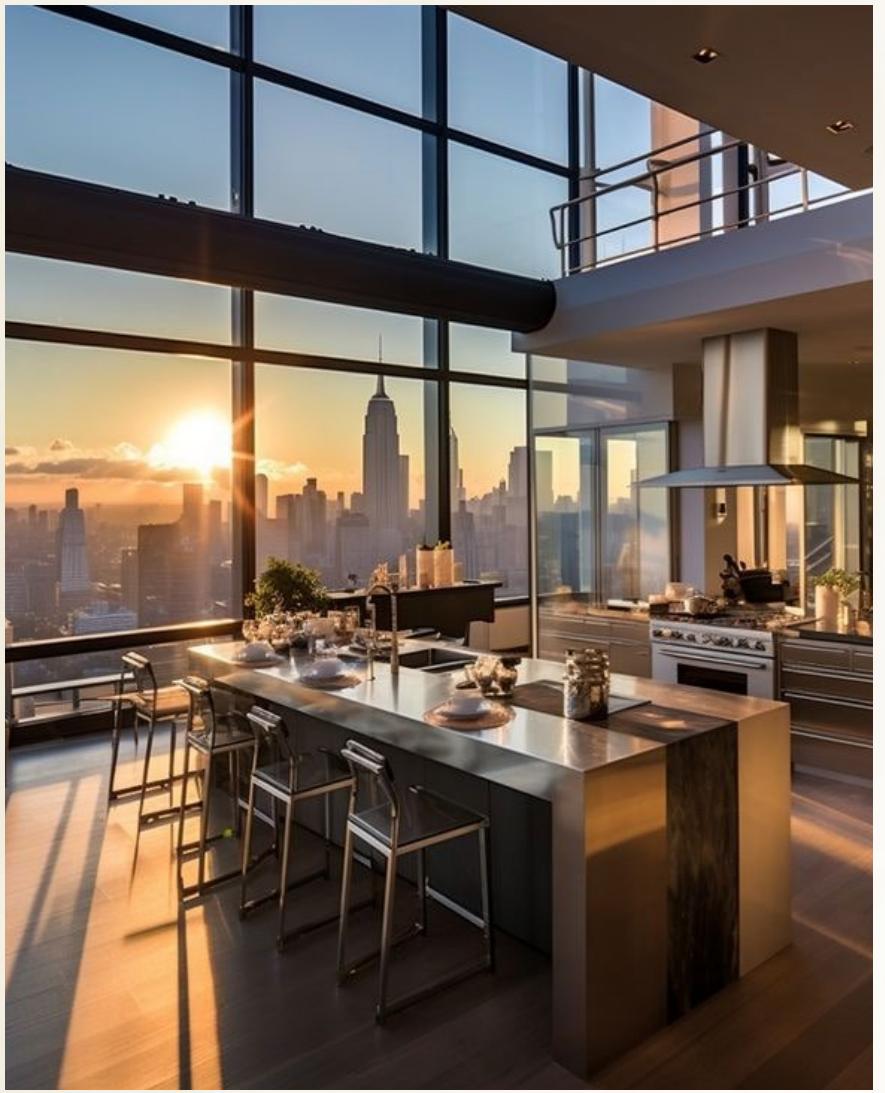
Step into your own private Eden, surrounded by carefully curated landscapes, lush greenery, and fragrant blooms offering a calming and energizing sensory experience.

## 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.....





An Investment in  
Extraordinary

06 Investment

*heights*

Investment Highlights

## 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 every day 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

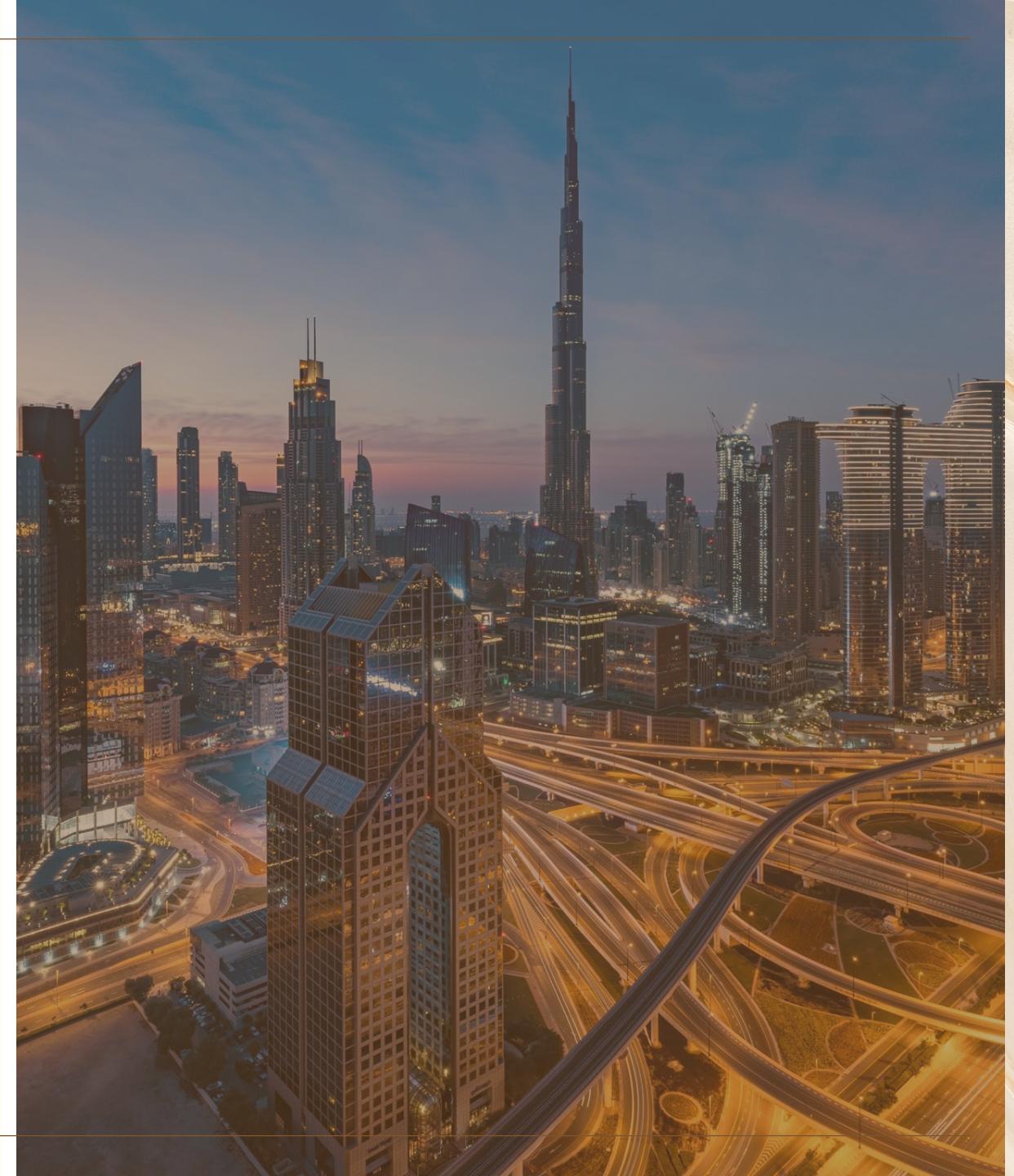
**Catering to the most  
discerning buyers.**

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



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