

# Allura

RESIDENCES | by  CITI  
DEVELOPERS

Crafting Elegance In Living



Live in Luxury.  
Where dreams come true.

Live Fit.  
Embrace an active lifestyle.

Live Socially.  
Where convenience meets culture.

Live to Share.  
A neighborhood of possibilities.

Live to Laugh.  
Where joy knows no boundaries.

Live within Reach.  
Your neighborhood, your convenience.



# Tailored Spaces Natural Harmony.

Every home at Allura epitomizes the essence of sophistication. As you enter, a world of refined elegance awaits, defined by superior finishes and meticulous craftsmanship.

Here, every detail is curated with an unwavering commitment to aesthetic perfection, ensuring that style and substance coexist beautifully.

Allura  
RESIDENCES | BY CITY DEVELOPERS





## Tailored Spaces Natural Harmony.

Our architectural ethos at Allura prioritizes a seamless integration of indoor and outdoor living, offering you the serenity of natural surroundings right at your doorstep.

Each open area is meticulously designed to foster a tranquil atmosphere and a deep connection with nature, making every instant spent in Allura a truly enchanting experience.

Allura  
RESIDENCES | BY SITI DEVELOPERS

## Experience elevated luxury at Allura.

Allura's design seamlessly blends opulence with nature, creating a serene yet sophisticated living environment.

Different floors feature exquisite garden spaces perfect for relaxation and leisure. Highlighting architectural innovation, our suspended pool with a stunning glass base offers a unique and breathtaking aquatic experience.

**Allura**  
RESIDENCES | by GST DEVELOPERS





## Experience the epitome of tranquil living.

Where wellness and elegance harmoniously converge.

At Allura, the wellness of residents is prioritized with a serene outdoor yoga space, perfect for mindful practice amid natural surroundings.

Additionally, select apartments feature private pools, providing an exclusive touch of luxury and a personal oasis to unwind and rejuvenate.

Allura  
RESIDENCES | by GEMINI GROUP

## A perfect haven for families to relax and connect.

At Allura, the infinity pool offers a resort-like retreat right at your doorstep, complete with a nearby bar space for your leisure and socializing needs.

On the same floor, the dedicated kids' play area ensures young residents have a safe and fun environment to explore and enjoy.

Allura  
RESIDENCES | BY GULF DEVELOPERS



# The 18th Floor At Allura

Where luxury reaches new heights

This exclusive level features a suspended lap pool with a stunning glass base, offering breathtaking views of the cityscape below.

Residents can indulge in the state-of-the-art gymnasium, unwind in the Roman Bath, or socialize at the sophisticated bar. The steam and sauna facilities provide a serene escape, making the 18th floor a pinnacle of opulence and relaxation.

**Allura**  
RESIDENCES | BY **QATAR DEVELOPERS**



# Prime Location Unmatched Convenience.

Discover the Heartbeat of Jumeirah Village Circle.

Nestled within the heart of Jumeirah Village Circle, JVC district 12, a community known for its harmonious blend of convenience, culture, and connectivity, you'll discover a vibrant and thriving neighborhood.



- 1 2 min  
Circle Mall
- 2 9 min  
Dubai Hills Mall
- 3 9 min  
Jebel Ali Racecourse
- 4 10 min  
Al Khail Metro Station
- 5 10 min  
Sufouh Beach
- 6 15 min  
Mall of the Emirates
- 7 15 min  
Dubai Marina
- 8 25 min  
Downtown Dubai



# Elegant Living, Redefined

Welcome to Allura, where sophistication meets comfort in every corner. Designed with meticulous attention to detail.

Allura offers a range of luxurious living options tailored to suit your lifestyle.

**Allura**  
RESIDENCES | BY CITI DEVELOPERS

## Project Details

**Project Name :** Allura Residences by Citi Developers

**Location :** District 12, Jumeirah Village Circle

**Building Configuration :** G+5P+29+R

**Property Type :** Apartments

**Number of Units :** 263

**Handover :** Q2, 2027

### Unit Types

**Studio :** 418-467 sq ft

**1 Bedroom :** 723 to 760 sq ft

**2 Bedroom :** 1045 to 1111 sq ft

**3 Bedroom :** 1281 to 1316sq ft





## Amenities & Facilities

Unparalleled Amenities at Your Doorstep.



Business Lounge



Suspended Lap Pool  
with Glass Base



Terrace Cinema



Family BBQ Terrace



Infinity Pool



Yoga Space



Outdoor Play Area



Roman Bath



Kids Play Area



Gymnasium



Steam & Sauna



Pool Bar

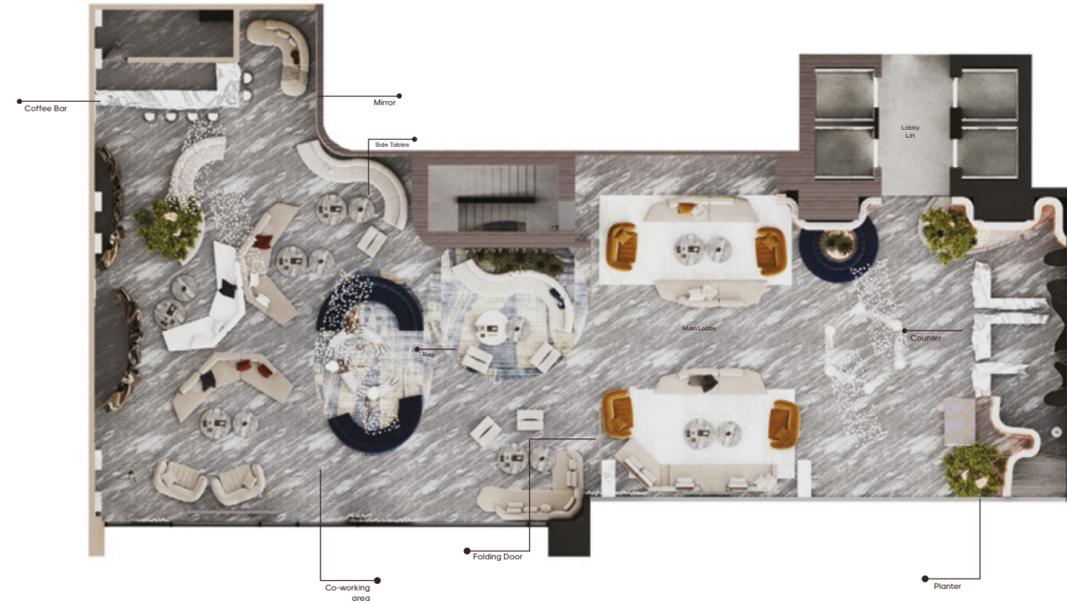


Cigar Lounge



Concierge Service

Crafting Elegance In Living



## Luxurious *Lobby*

A *Space* that delights the *Senses*

As you step into the cavernous lobby of Allura Residence, you are immediately struck by the overwhelming sense of luxury and artistry that permeates the space.



Every inch of this lobby is a *feast* for the senses, a sensory pandemonium that delights and inspires.



Lobby Reception



It is a space that not only exudes luxury, but also elevates the art of living.



Allura's concierge service is here to make life simpler, handling everyday tasks with efficiency and professionalism.

## Concierge *Service*

The concierge at Allura is dedicated to ensuring a comfortable experience for all residents and guests. Their services include:



- **24/7 Assistance:**

From booking taxis, or answering general inquiries the concierge is available around the clock to assist with your everyday needs.



- **Travel & Transport:**

Need a taxi or an airport transfer? The concierge will ensure your transport is booked and ready on time.



- **Amenity Reservations:**

Amenity Reservations: Need to book Allura's Roman Bath, yoga room, or other amenities? The concierge can assist with scheduling these facilities to fit your schedule.

*Vitality to the Space*

The true delight comes from the life that dances above - schools of brightly colored fish appear to swim gracefully through the air.

*Lobby Lounge*



A unique oasis of comfort and style.

Artistic entrance, where texture, color, and sculpture meet.

A grand lobby of sumptuous textures, captivating art, and architectural splendor.

01



The mix of rich textures, bold colors, and avant-garde sculptural elements .

04



The mix of rich textures, bold colors, and avant-garde sculptural elements .

03



The mix of rich textures, bold colors, and avant-garde sculptural elements .

05



The mix of rich textures, bold colors, and avant-garde sculptural elements .

06



The mix of rich textures, bold colors, and avant-garde sculptural elements .

07



The mix of rich textures, bold colors, and avant-garde sculptural elements .

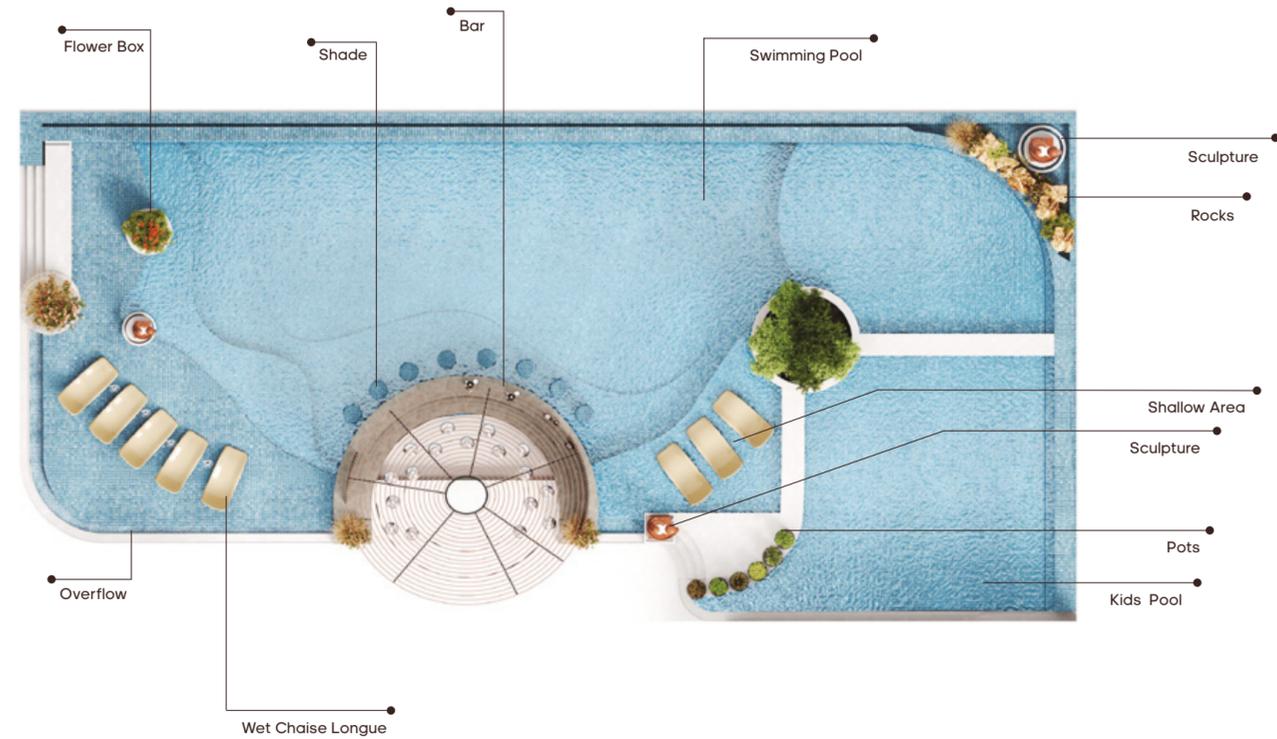
*Dazzling* Lighting Design



Overhead, a series of massive, cascading chandeliers hang suspended, their hundreds of crystal shards glittering like a school of ethereal fish swimming through the air.

*Dedicated Business Center*

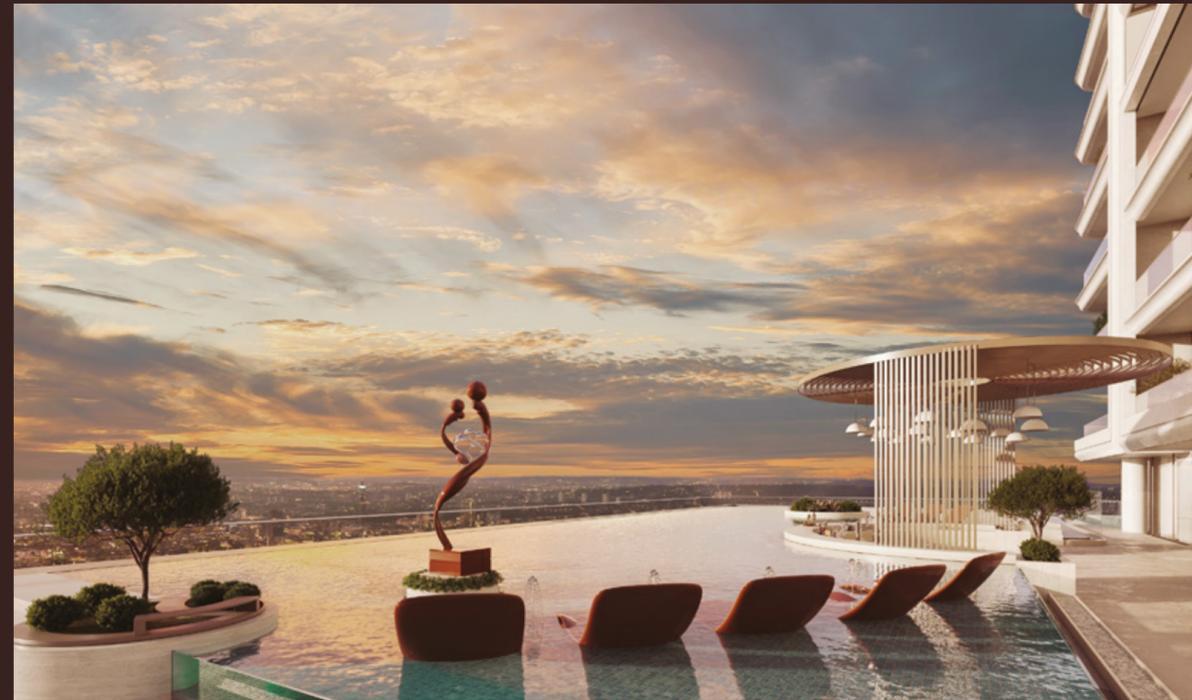




## Infinity Pool

The infinity pool's sleek design seamlessly integrates with the surrounding landscape, creating a visually stunning oasis that blends effortlessly





## Vision

The pool's sophisticated design and luxurious amenities are carefully integrated into the surrounding architecture, creating a harmonious balance of form and function, evoking a sense of endless possibility and serene tranquility.

INFINITY POOL



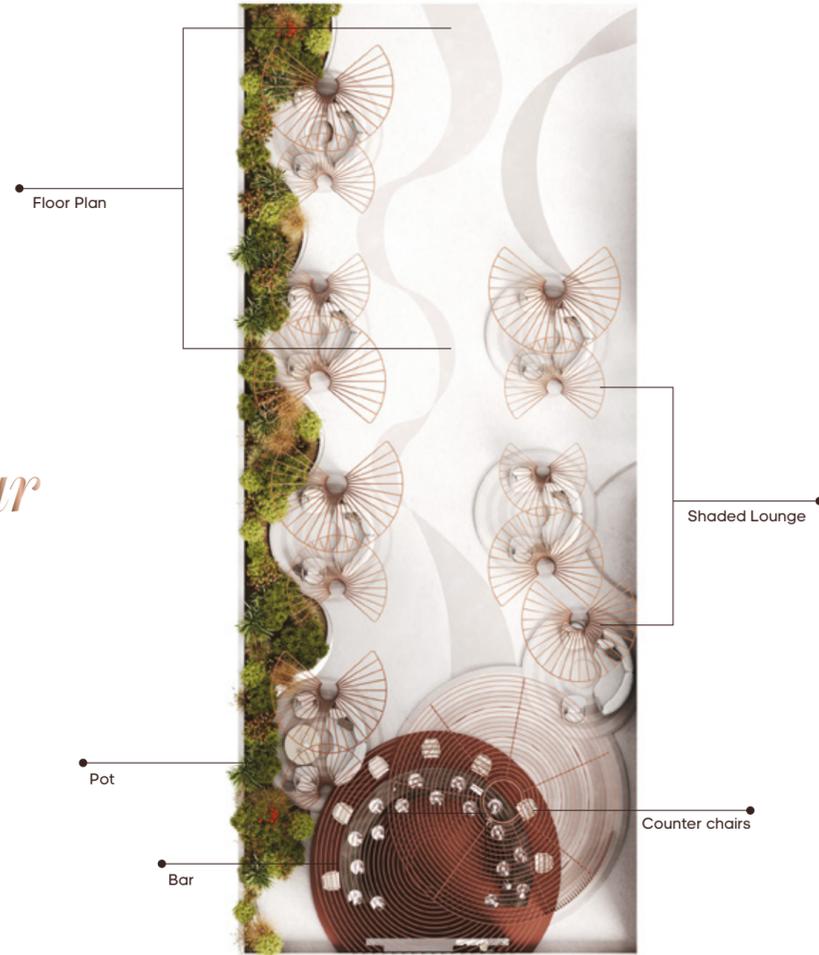
# Kids *Play Area*



Imagination meets innovation in our vibrant kids' area, where modern design and playful energy come together in perfect harmony. This dynamic space is tailored to inspire creativity, spark curiosity, and fuel young minds, making it the ultimate destination for kids to learn, play, and thrive.



# Pool Bar



Unwind by the water's edge at our Pool Bar, featuring a comfortable sitting area, refreshing pool, stylish back counter, and lush artificial lawn, creating the perfect spot to relax and enjoy a cool drink on a warm day.



The combination of the table's polished wood surface and the soft, diffused lighting creates an effortlessly elegant setting, perfectly suited for family gatherings and alfresco dining.

## Family *BBQ Terrace*





As you make your way to the terrace, you're immediately struck by the airy and inviting ambiance that permeates the space. The focal point of the area is a long, sleek dining table, its clean lines and minimalist aesthetic lending an undeniable sense of sophistication to the space. Overhead, a series of modern lighting fixtures cast a warm, ambient.

Allura



Refined luxury meets unbridled fun



## Game Terrace



From the captivating marble ball displays to the carefully curated gaming amenities, every aspect of this space exudes a sense of refined luxury and unbridled fun.



*Game terrace*

where sleek design meets serene oasis,  
blending play and relaxation.





The game terrace's perfect blend of form and function.

01



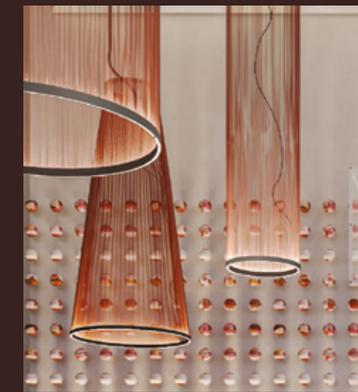
The overall aesthetic is both sleek and whimsical.

02



A cascading arrangement of oversized, polished marble balls

03



A variety of high-end gaming amenities, each with its own distinctive flair.

04



Seamlessly blending the indoors and outdoors.

05



A serene, almost oasis-like atmosphere

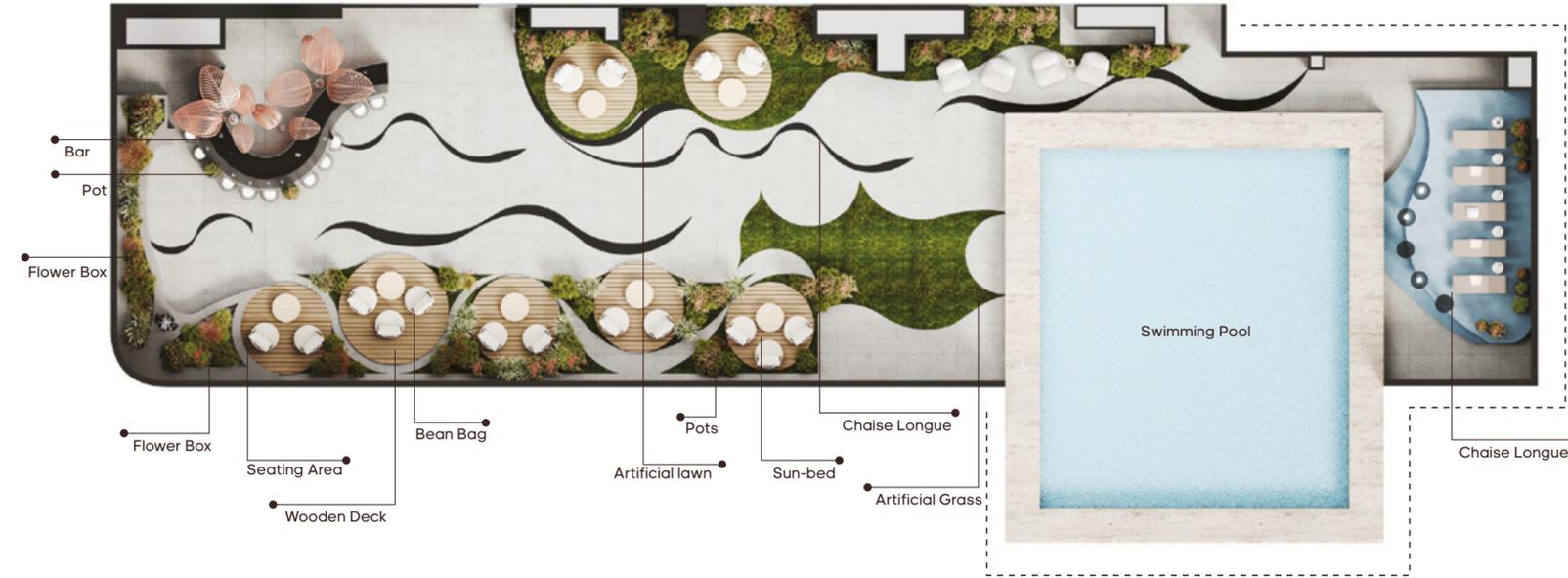
06



A quirky, custom-designed front desk

# Elevé at Allura

The 18th Floor



## Suspended *Lap Pool*

Elevated *Elegance*  
Suspended *Serenity*

Architectural innovation meets leisurely luxury at the suspended lap pool, where a cantilevered designs are curated carefully.

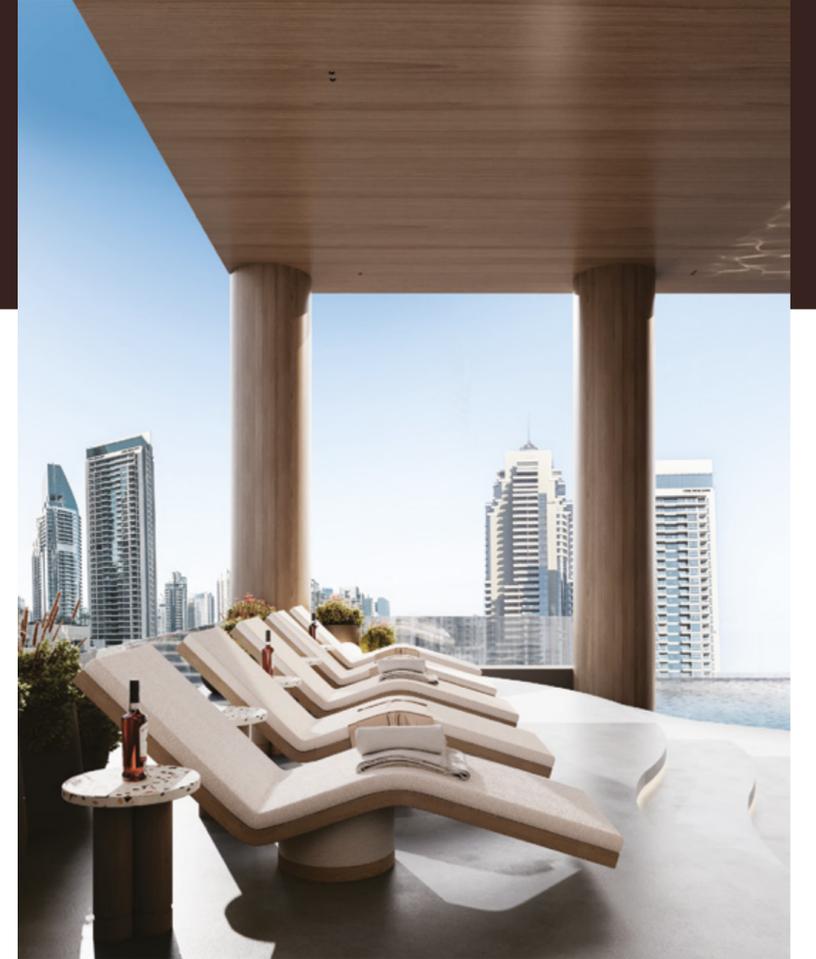
LAP POOL



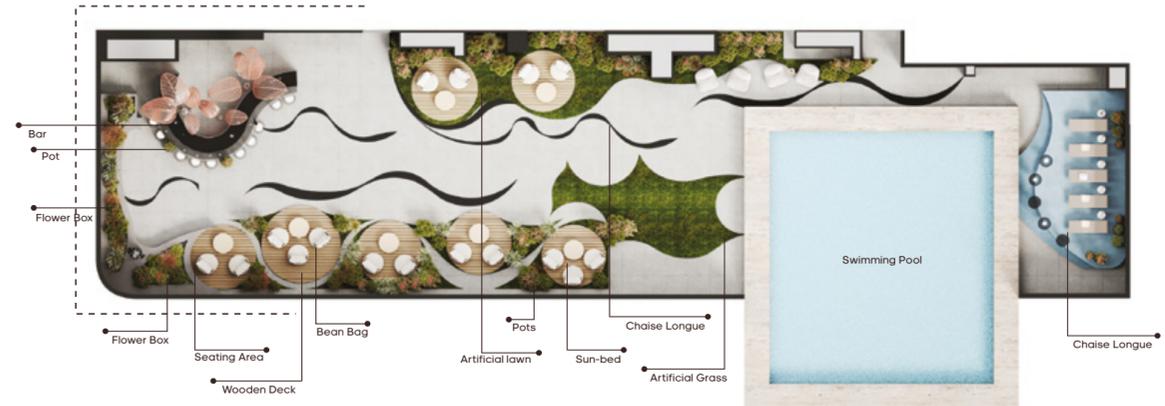
A stylish lounge, offering comfortable seating, refreshing cocktails, and light bites



Architectural innovation meets leisurely luxury at the suspended lap pool, where a cantilevered design is curated carefully



# Pool Bar

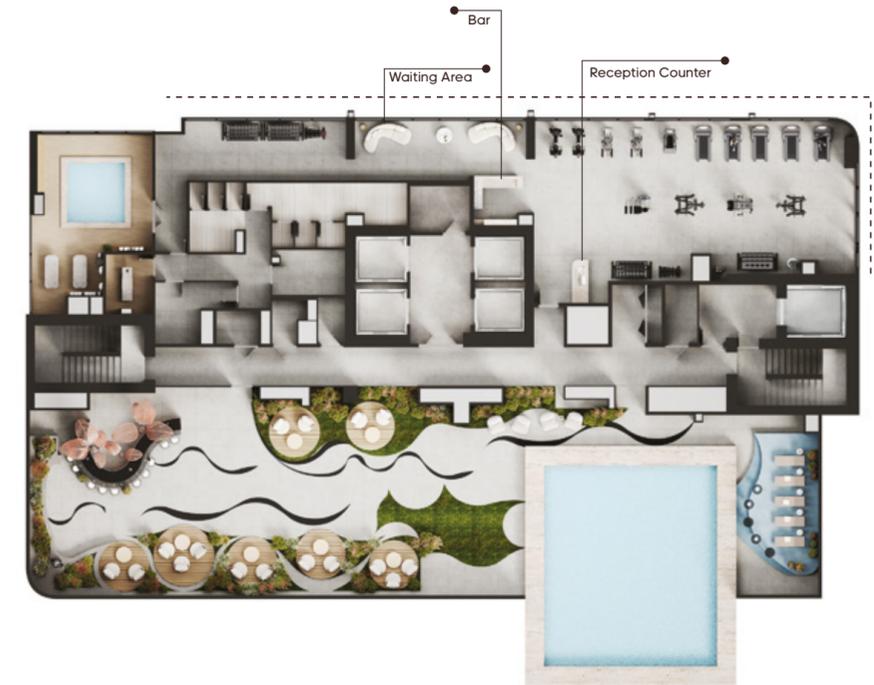




A spacious, open-plan layout creates a sense of fluidity and freedom, while a sophisticated palette of materials including polished steel, rich wood accents, and cool glass imbues the atmosphere with a sense of refined energy.

Every detail, from the precision-crafted flooring to the carefully calibrated lighting, has been meticulously designed to create an environment that is at once inspiring, motivating, and deeply rewarding - a true sanctuary for the body and soul.

A cutting-edge sports performance lab, offering advanced training and analysis tools.



### Gym Area

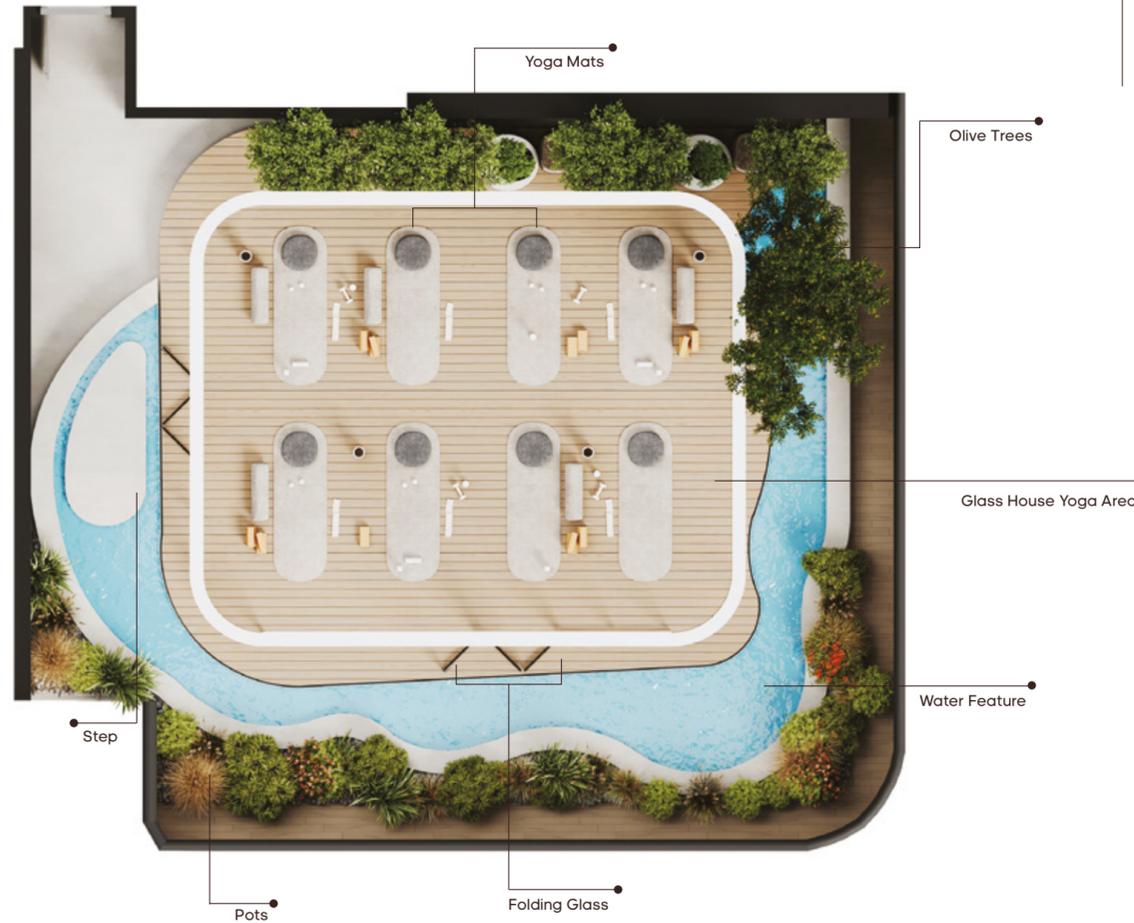
# Roman Bath



Spacious lockers and changing areas, complete with plush amenities and refined finishes.



21st & 22nd Floor



The glass house yoga area, cantilevered over the serene water feature and nestled beneath the majestic olive tree, exemplifies a masterful blend of modern architecture and organic elegance.

## Yoga Terrace

YOGA TERRACE



Serenity meets sophistication at the yoga terrace, where nature entwines



# Cinema Terrace

Imagine stepping out into the balmy Dubai evening and being transported to an enchanting outdoor cinema experience that oozes cozy sophistication.



the cinema terrace transforms into a captivating setting, perfect for film enthusiasts and those seeking a unique night out. Savor the moment, surrounded by the sights and sounds of the great outdoors.



Open-air cinema seating, comfortable and spacious.



A unique ambiance, blending relaxation and entertainment





## Cigar Lounge



Cigar Lounge offers a sophisticated retreat with secure cigar storage, fine spirits, and a comfortable seating area, perfect for relaxing and savoring the moment.



The Cigar Lounge is a sophisticated retreat, meticulously crafted for the discerning individual who appreciates the art of fine living.



Within this refined realm, luxury and comfort seamlessly blend, creating an extraordinary experience that surpasses expectations. Every detail is carefully considered to provide a haven where aficionados can unwind.

# Three Bedroom Apartment

The airy and spacious atmosphere is perfectly captured through the open-concept layout.



The thoughtful combination of open-concept design and generous natural light infuses the space with a refreshing sense of airiness, making it feel expansive, uplifting, and effortlessly spacious.







Elevate your sanctuary with the headboard's majestic design, where copper and gold converge in a mesmerizing dance of geometric shapes, casting a warm glow and inviting the eye to linger.

## Premium *Appliances:*

Residences at Allura come fully equipped with premium SMEG kitchen appliances, renowned for their distinctive design, exceptional performance, and lasting reliability.

### Kitchen Island & Counter Top

- Material: Granite
- Finish: Matt finish

### Under Mounted Kitchen Sink

- Finish: Matt finish

### Faucet & Soap Dispenser

- Finish: Matt Black

### Disposal

- Pull Out Trash Can Under Cabinet

### Flooring

- Porcelain Tiles

### Drainage System

- Anti Odor & Pest Restrained

### Ventilation System

- Centralized Ecology System

### Cabinetry

- Custom Designed

### Type C Socket

### Bath

### Faucet & Soap Dispenser

- Finish: Matt Finish

### Flooring

- Porcelain Tiles

### Drainage System

- Anti Odor & Pest Restrained

### Ventilation System

- Centralized Ecology System

### Cabinetry

- Custom Designed



With its striking fusion of copper and gold, the headboard's geometric design becomes a true showstopper, injecting the room with a sense of glamour and refinement while its intricate details draw the eye and spark the imaginations.

# Two Bedroom Apartment



The overall vibe of the space is one of clean, contemporary sophistication. The use of natural materials, such as the light-toned wood and the warm brown accents, infuses the area with a sense of organic warmth, while the streamlined furniture and minimalist decor maintain a modern and refined aesthetic.





Crafted with a blend of copper and gold, the headboard's intricate, geometric design adds depth and visual interest to the space.



The modern, luxurious design elements, combined with the warm and inviting atmosphere, create a truly exceptional bedroom that serves as a private oasis of comfort and refined elegance.





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### Bath

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- Finish: Matt Finish

### Flooring

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### Drainage System

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### Ventilation System

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### Cabinetry

- Custom Designed

# One Bedroom Apartment

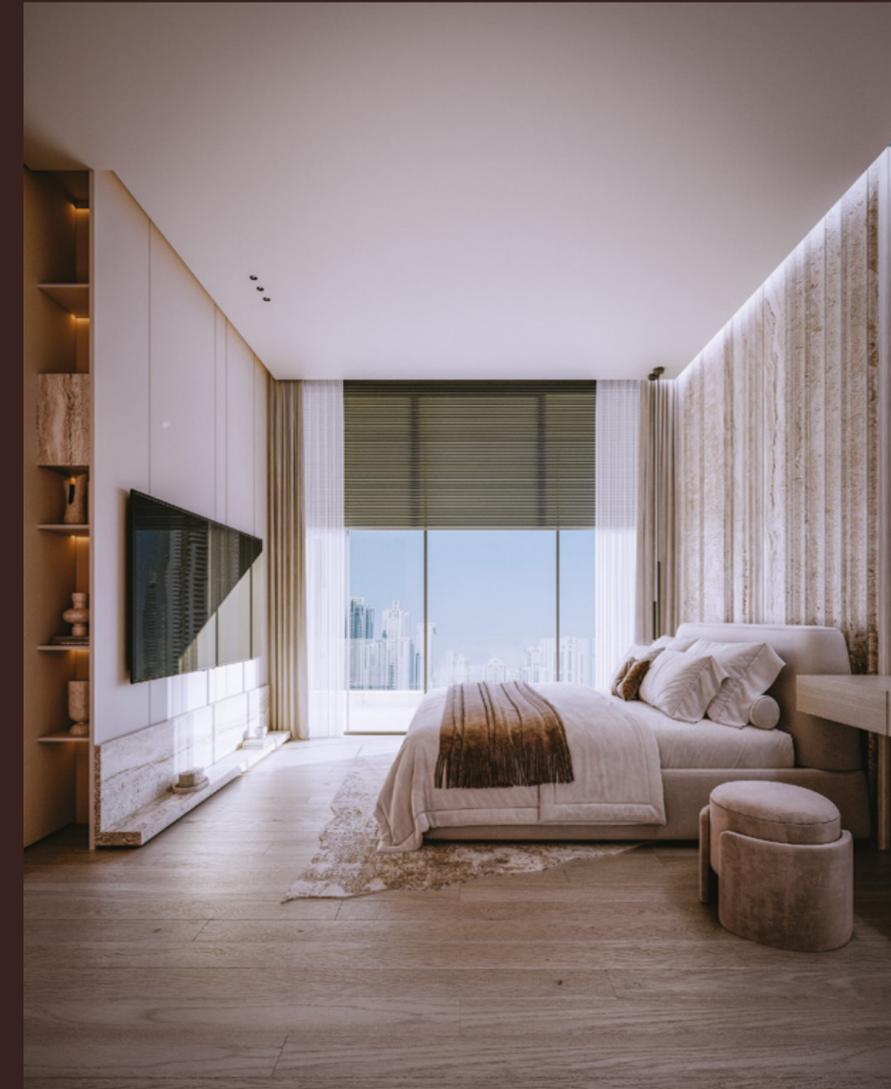


As you enter, the open floor plan immediately captures your attention, allowing the space to flow effortlessly from one area to the next. The overall aesthetic is one of clean lines, minimalist elegance, and a harmonious color palette that exudes a sense of tranquility.





Throughout, premium materials and finishes – including rich hardwoods, sleek metals, and luxurious textiles – create a warm, inviting atmosphere.





Highly *Functional*  
and *Practical*



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### Ventilation System

- Centralized Ecology System

### Cabinetry

- Custom Designed

### Type C Socket

### Bath

### Faucet & Soap Dispenser

- Finish: Matt Finish

### Flooring

- Porcelain Tiles

### Drainage System

- Anti Odor & Pest Restrained

### Ventilation System

- Centralized Ecology System

### Cabinetry

- Custom Designed

# Studio Apartment





## Premium *Appliances:*

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### Kitchen Island & Counter Top

- Material: Granite
- Finish: Matt finish

### Under Mounted Kitchen Sink

- Finish: Matt finish

### Faucet & Soap Dispenser

- Finish: Matt Black

### Disposal

- Pull Out Trash Can Under Cabinet

### Flooring

- Porcelain Tiles

### Drainage System

- Anti Odor & Pest Restrained

### Ventilation System

- Centralized Ecology System

### Cabinetry

- Custom Designed

### Type C Socket

### Bath

### Faucet & Soap Dispenser

- Finish: Matt Finish

### Flooring

- Porcelain Tiles

### Drainage System

- Anti Odor & Pest Restrained

### Ventilation System

- Centralized Ecology System

### Cabinetry

- Custom Designed

# Your Invitation To Elevated Living.

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DEVELOPERS**  
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