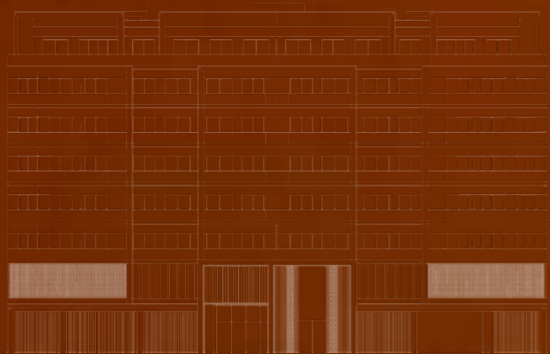


# ANDI Aura

A Home In Dubai, A Future With Andi

ANDI  
PROPERTIES



Dubai's population surpassed 3.79 million in 2024 and is projected to reach 5.8 million by 2040, fueling strong demand for residential and rental properties. As the region's leading commercial free zone, the city attracts over 50,000 new businesses annually, reinforcing its position as a global economic powerhouse. Real estate prices rose by around 20% year-on-year in 2024, driven by rising land values and a surge in international investment. With its dynamic economy, investor-friendly policies, and visionary urban development, Dubai continues to offer unparalleled opportunities in the global real estate market.

## Dubai: A Thriving Hub for Real Estate Investment



## Why ANDI AURA ?

ANDI Aura | Smart, Stylish, Limited 112 freehold smart apartments in the heart of International City Phase 2. Modern living meets high rental potential — with flexible layouts and returns up to 12% annually.

Located just 3 minutes from Silicon Oasis and surrounded by five major government-backed districts, ANDI Aura is positioned at the center of Dubai's next wave of urban growth.



### Quick Facts :

- Location: International City Phase 2, Dubai ;
- Total Units: 112 | G + P + 6 Floors
- Delivery: Q4 2026
- Freehold | Fully furnished handover
- Flexible layouts with split-rental potential
- Approx. AED 9-12/sqft property fees

### Perfect For:

- Families seeking comfort and convenience
- Investors looking for strong ROI
- Young professionals embracing smart living

### Highlights:

- 💰 Projected Returns of 12% or Higher
- 🌬️ Fresh air system in every unit
- 🍳 Advanced Kitchen Ventilation (Western & Asian cooking)
- 📱 Full smart home integration
- 🏠 Fully furnished + appliances included
- 🚗 Free dedicated parking
- 🛎️ Hotel-style property management
- 🛡️ AI security: facial ID, CCTV, alarm
- 🏊 Pool & 🏋️ Gym
- 🌿 270° open views & natural light

- About the Developer: ANDI Properties brings 18+ years of experience in real estate and construction, focused on delivering quality and innovation to Dubai's housing market.

## International City Phase 2: A Rising Star in Dubai

- Prime location connected to major highways like 311
- Upcoming Metro Blue Line (completion by 2029) for enhanced accessibility
- Just 3 minutes from Dubai Silicon Oasis — one of Dubai's five key government development zones
- Billion-dirham municipal investments and mature infrastructure promise outstanding growth potential

### Proximity Highlights:



Silicon Oasis—3mins



Burj Khalifa—18mins



Burj Al Arab—20mins



Dubai International Airport—10mins



Jumeirah Mosque—20mins



Palm Jumeirah—28mins



Al Maktoum International Airport—30mins



## Education Facilities Nearby

- Vernus International Primary School – 1 mins
- GEMS Wellington Academy – 10 mins
- German International School Dubai – 8 mins
- University of Birmingham Dubai – 6 mins
- Amity University Dubai – 6 mins
- Repton School Dubai – 6 mins
- Kings' School Nad Al Sheba – 8 mins
- Dubai Chinese School – 10 mins
- Academic City – 8 mins .

## Healthcare Facilities Nearby

- Hunan University of Chinese Medicine Clinic – 10 mins
- Fakeeh University Hospital – 12 mins
- HealthHub Clinic & Pharmacy – 6 mins



## Area Growth Potential

- Metro Blue Line under construction—expected to open in 2029, and significantly enhance accessibility across Dubai.
- Located next to Silicon Oasis, one of Dubai's five strategic development zones, where property prices have already surpassed AED 2,000/sqft.
- Extensive government investment in infrastructure, education, and lifestyle facilities fueling long-term appreciation.

## Market Outlook

- Dubai's population reached 3.79 million by the end of 2024, growing 8% year-on-year.
- 87% of residents are expatriates, ensuring steady rental demand.
- Stable rental market with average yields of 8% — ANDI Aura projected up to 12%.
- Property prices in Dubai rose 16.4% year-on-year.



## ARCHITECTURAL DESIGN & FEATURES

*A lifestyle shaped by light, framed by nature.*

ANDI Aura introduces the first semi-enclosed building layout in the area — maximizing cross-ventilation, sunlight, and unobstructed 270° views.

## ARCHITECTURAL HIGHLIGHTS

- Tiered garden-style balconies and modern facades
- Glass and gold finishes inspired by the warm hues of sunrise and sunset
- Floor-to-ceiling windows enhance light and openness
- Central landscaped courtyard with panoramic views
- Fully equipped with pool, gym, and smart community security

Every aspect of the design reflects our commitment to setting new standards for smart, luxurious living in Dubai.





Swimming pool



Swimming pool



Lobby



Lobby



Living Room



Bedroom

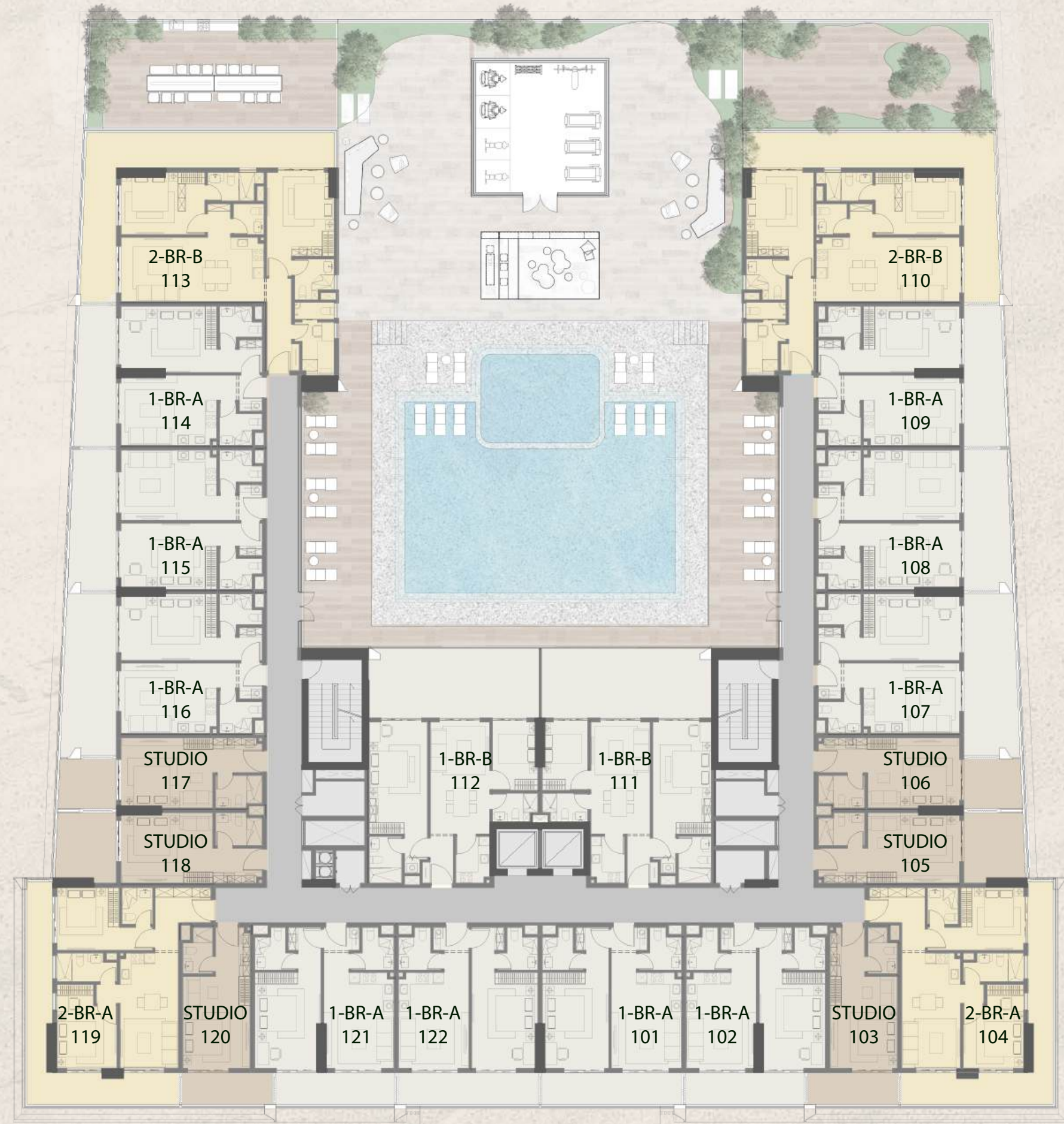


Kitchen



Bathroom

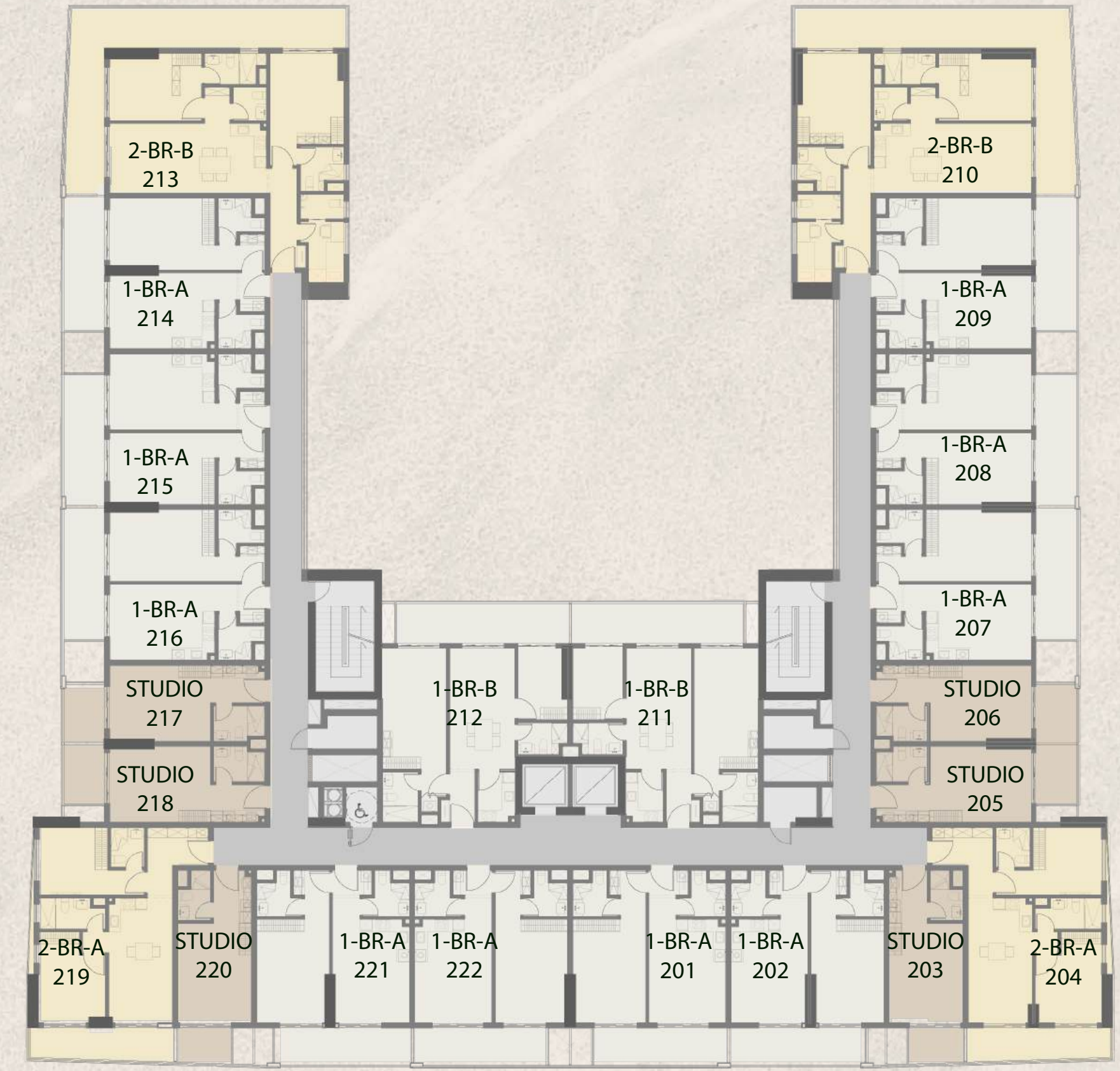
FLOOR PLAN - 1st LEVEL



STUDIO 1-BEDROOM 2-BEDROOM



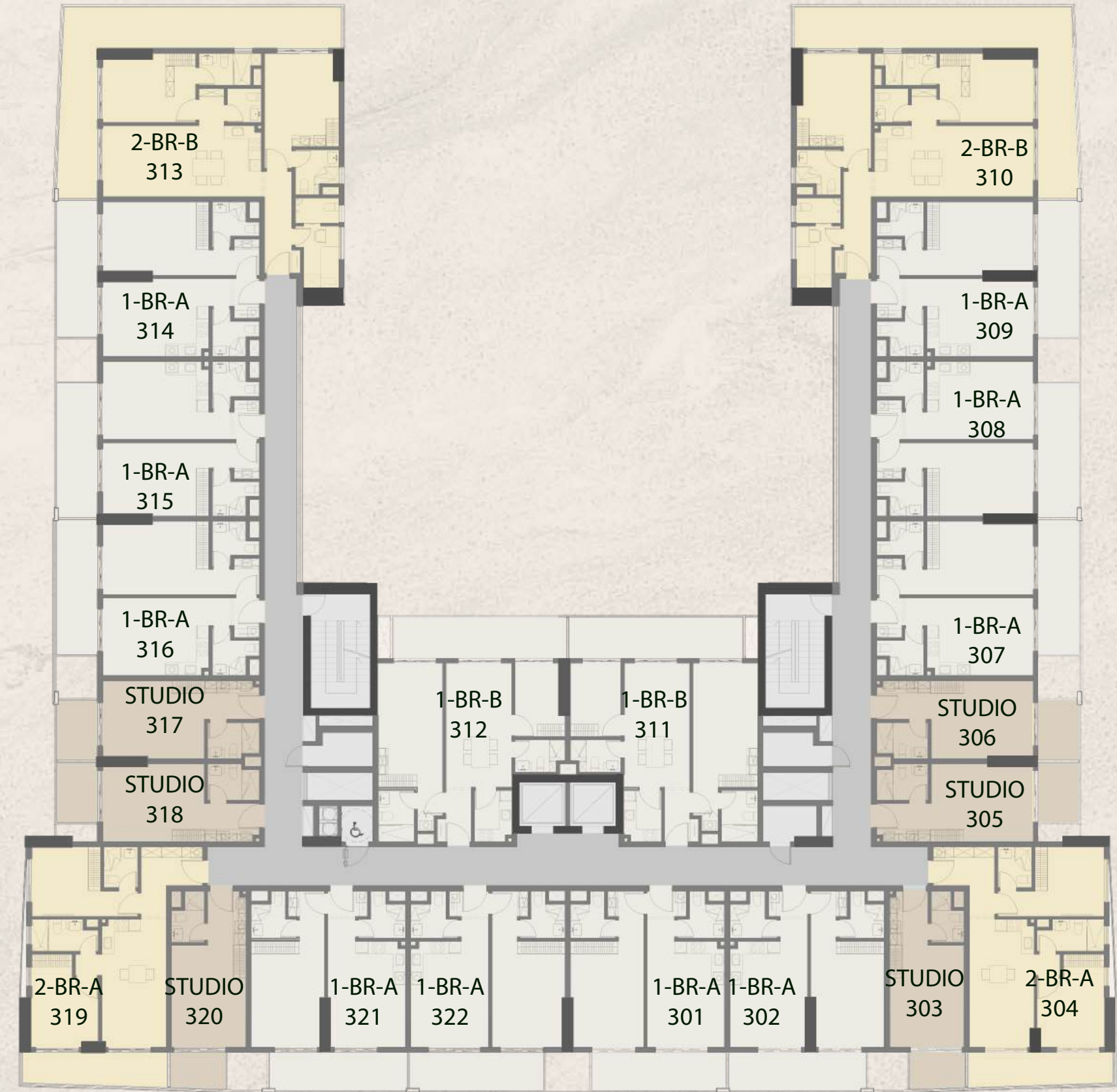
FLOOR PLAN - 2nd LEVEL



STUDIO 1-BEDROOM 2-BEDROOM



FLOOR PLAN - 3rd LEVEL



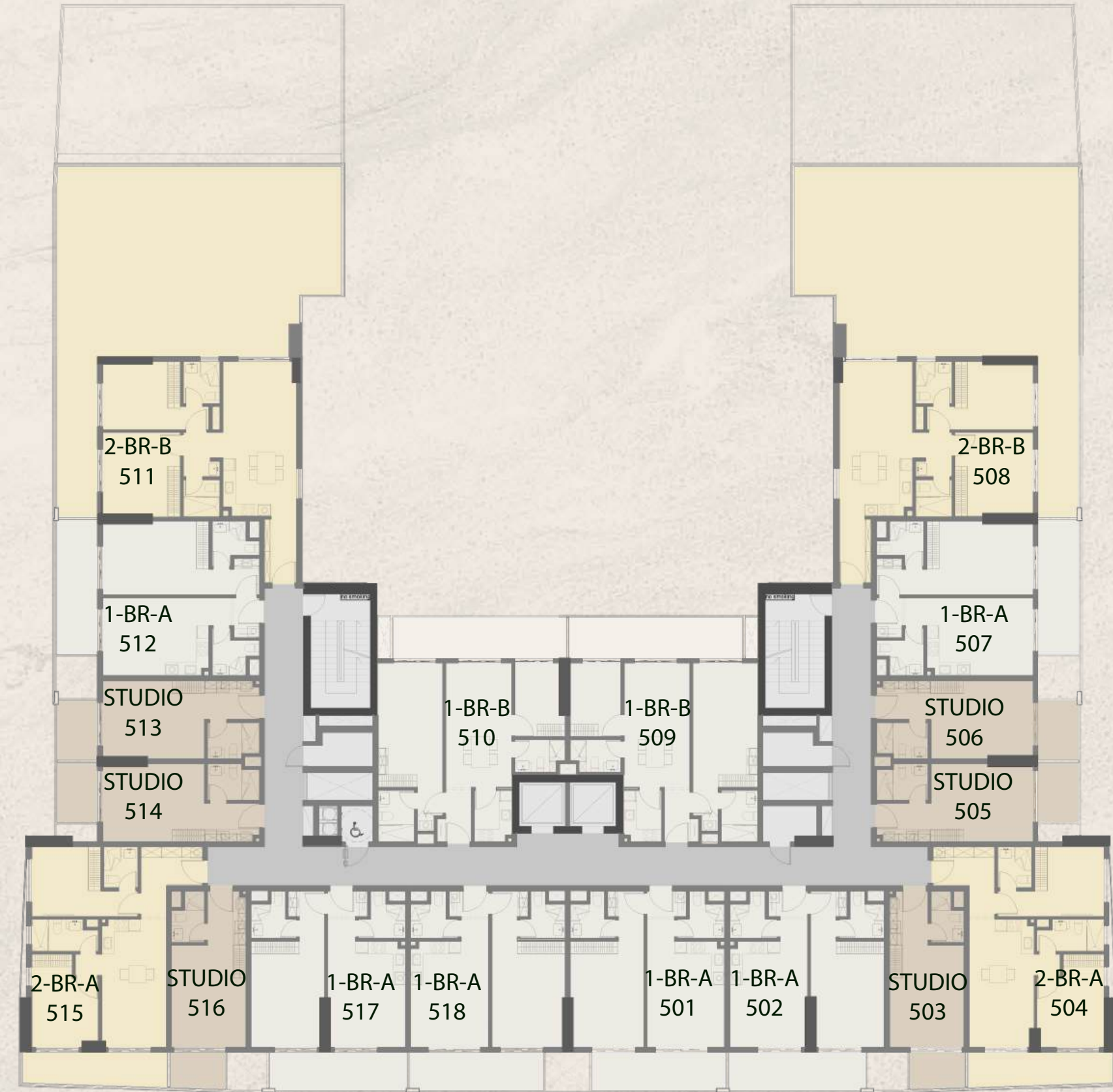
STUDIO 1 BEDROOM 2 BEDROOM

FLOOR PLAN - 4th LEVEL



STUDIO 1 BEDROOM 2 BEDROOM

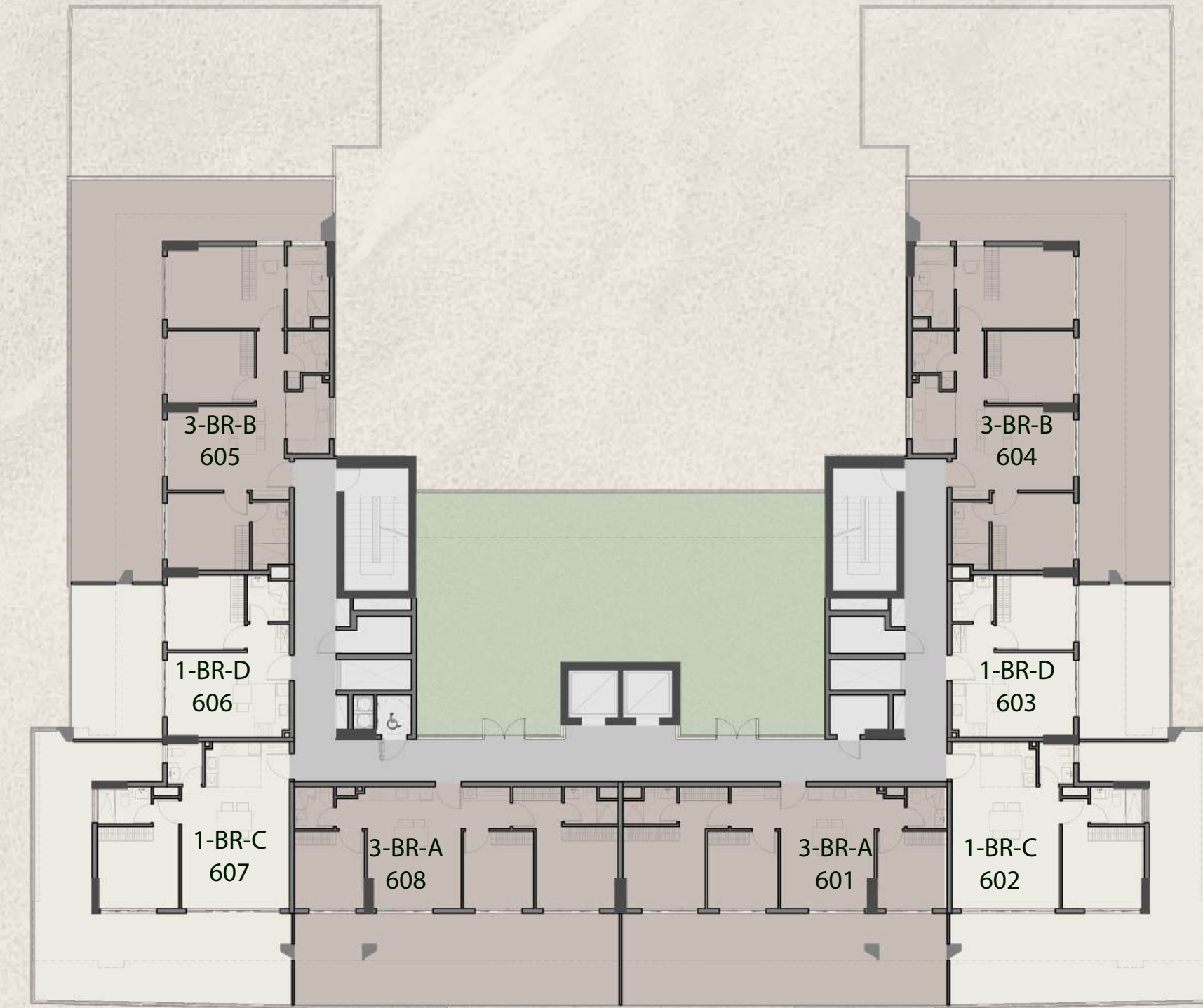
FLOOR PLAN - 5th LEVEL



STUDIO 1 BEDROOM 2 BEDROOM



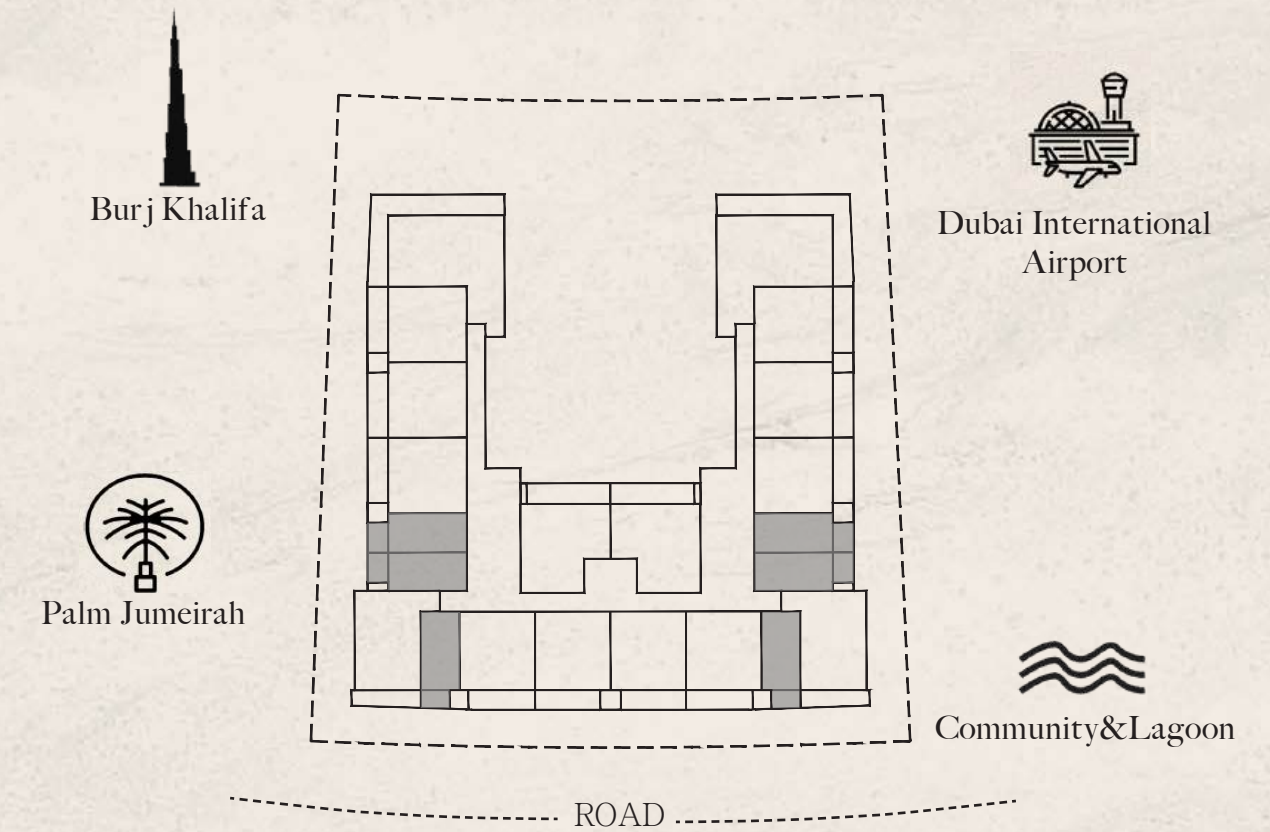
FLOOR PLAN - 6th LEVEL



1 BEDROOM 3 BEDROOM



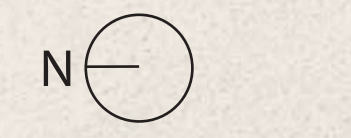
STUDIO



Internal Living Area:  
298.59 sq.ft

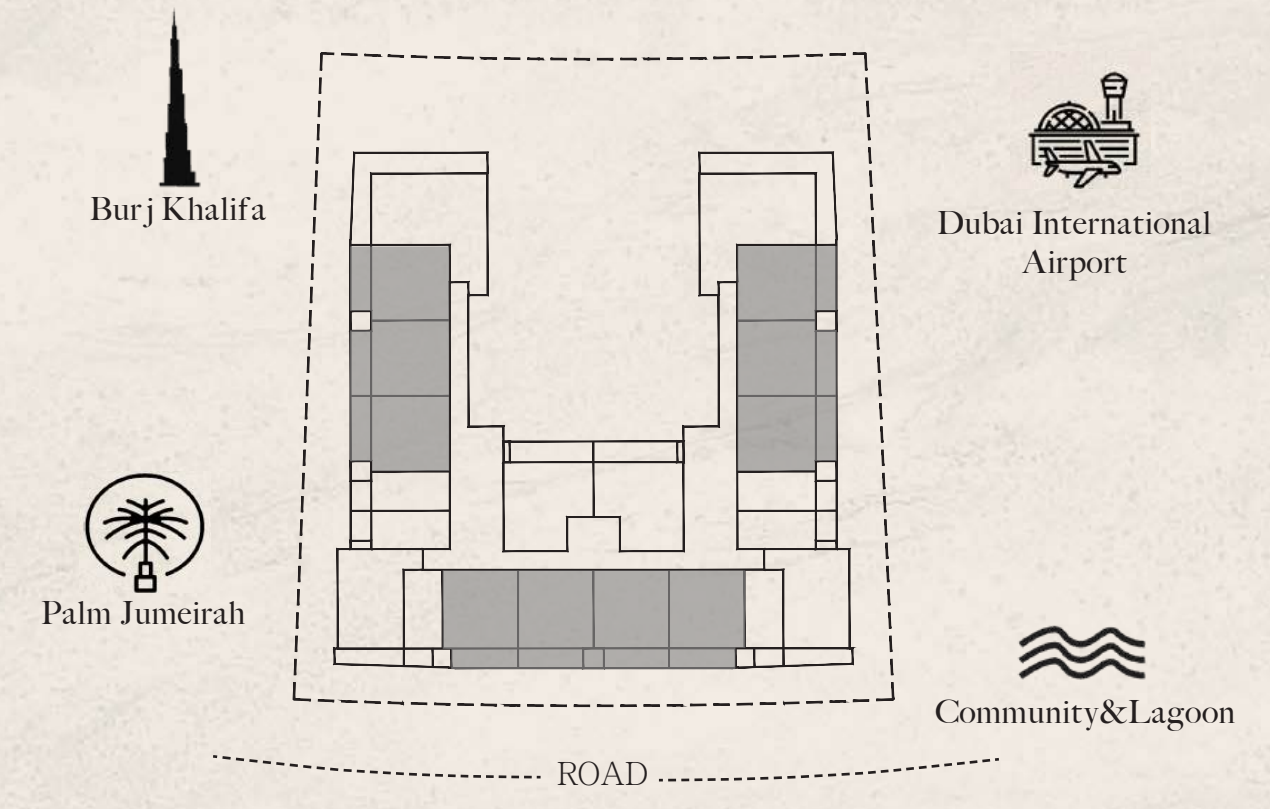
Outdoor Living Area :  
62.75sq.ft

Total Living Area :  
361.34sq.ft



Disclaimer:(1) All materials, dimensions and drawings are approximate and for illustration purposes. (2) Information is subject to change without notice(3) Actual suite area may vary from the stated area. (4) Suite & the balcony area may vary from floor to floor.(5) Drawings not to scale.(6) The developer reserves the right to make revisions/alterations without any liability whatsoever.(7) Apartments are sold as unfurnished apartments, without furniture, furnishings, etc.

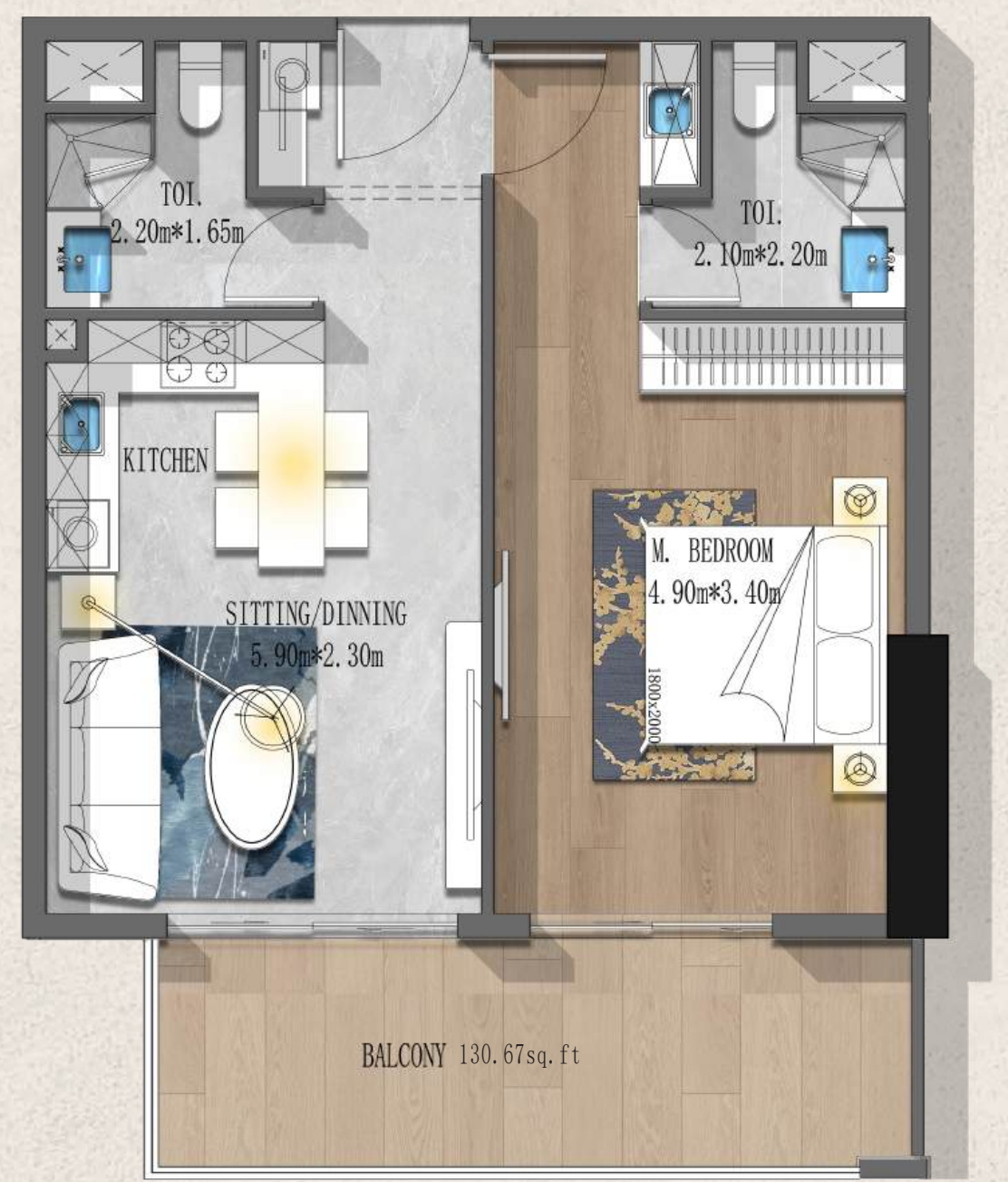
1-BR-A



Internal Living Area:  
566.72 sq.ft

Outdoor Living Area :  
130.67 sq.ft

Total Living Area :  
697.39sq.ft



Living Room

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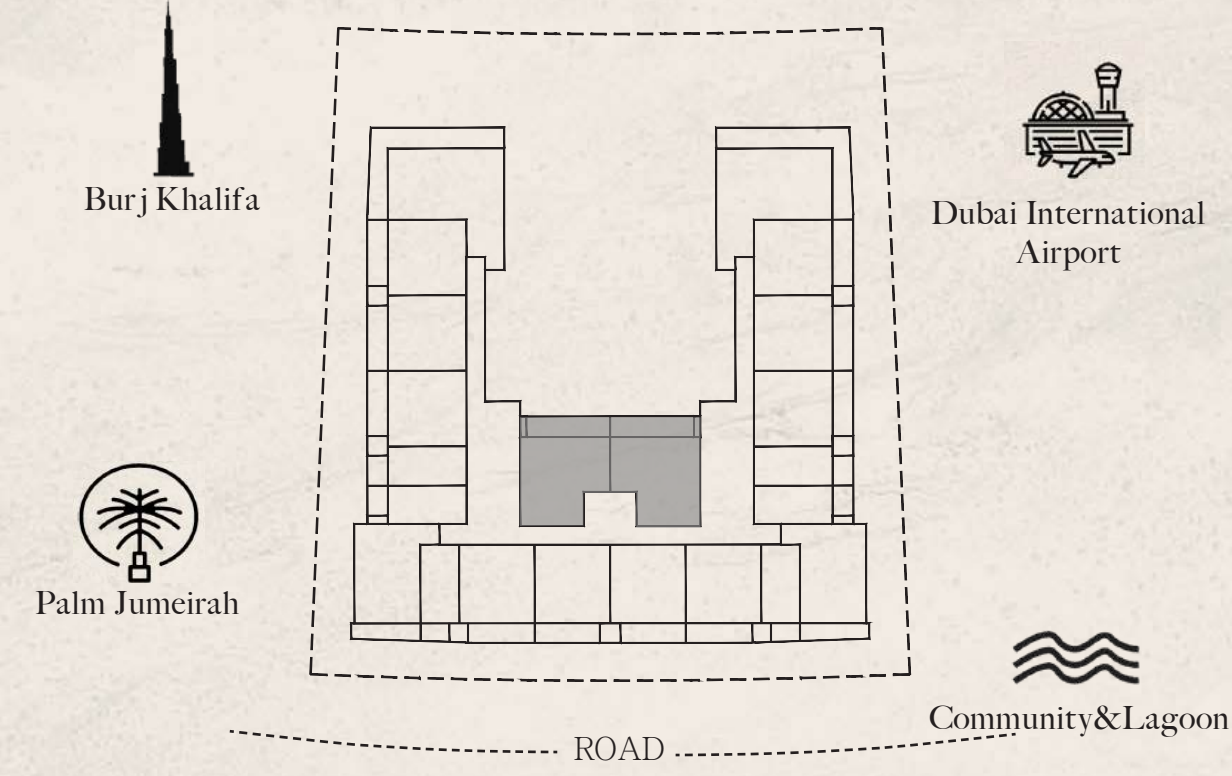


Bedroom



Kitchen

1-BR-B



Internal Living Area:  
713.54 sq.ft

Outdoor Living Area :  
177.60sq.ft

Total Living Area :  
891.14sq.ft



Living Room

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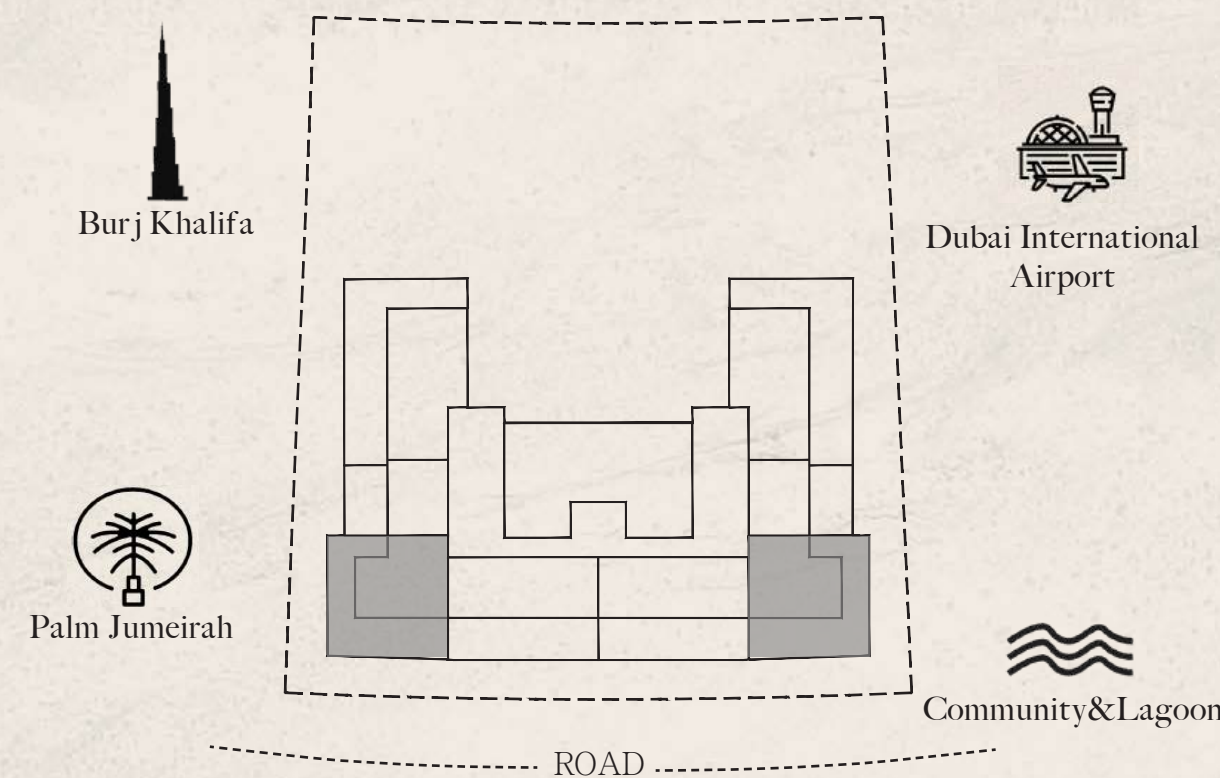


Bathroom



Bedroom

i-BR-C



Internal Living Area:  
589.22 sq.ft

Outdoor Living Area :  
703.21 sq.ft

Total Living Area :  
1292.43 sq.ft



Living Room

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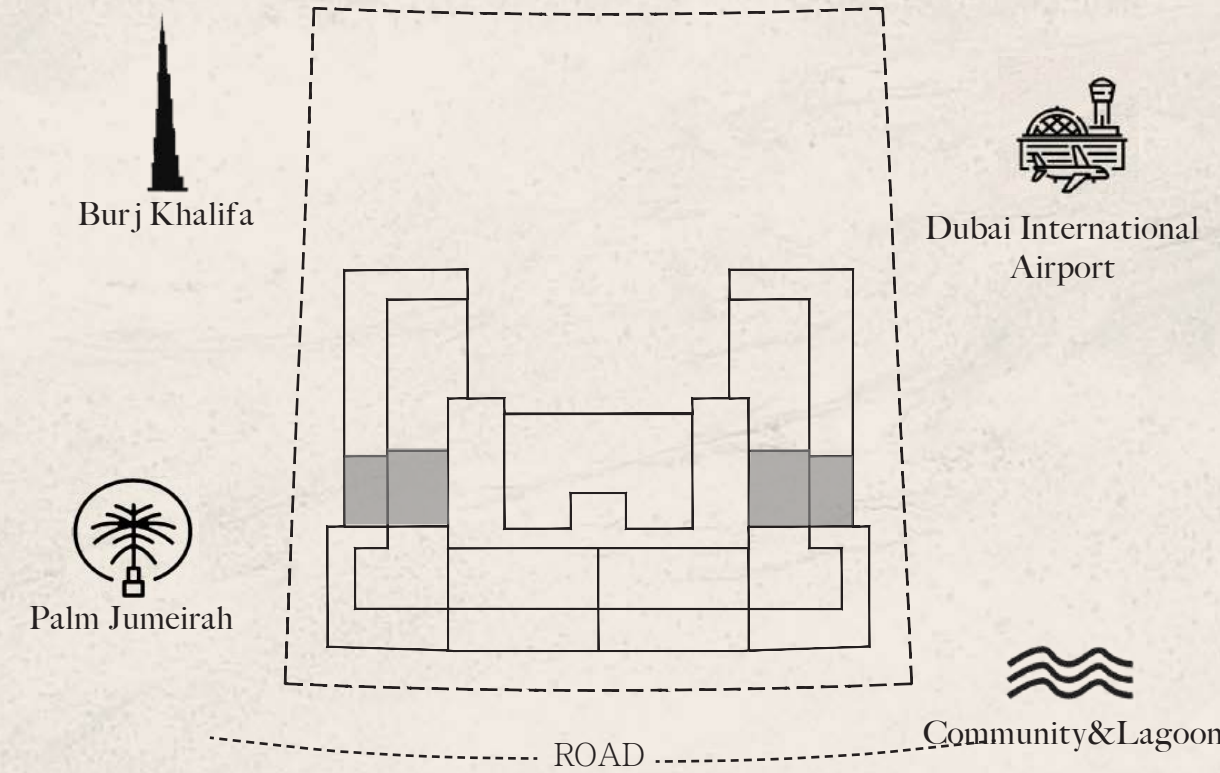


Bedroom



Bathroom

r-BR-D



Internal Living Area:  
408.28 sq.ft

Outdoor Living Area :  
292.02 sq.ft

Total Living Area :  
700.30 sq.ft



Living Room

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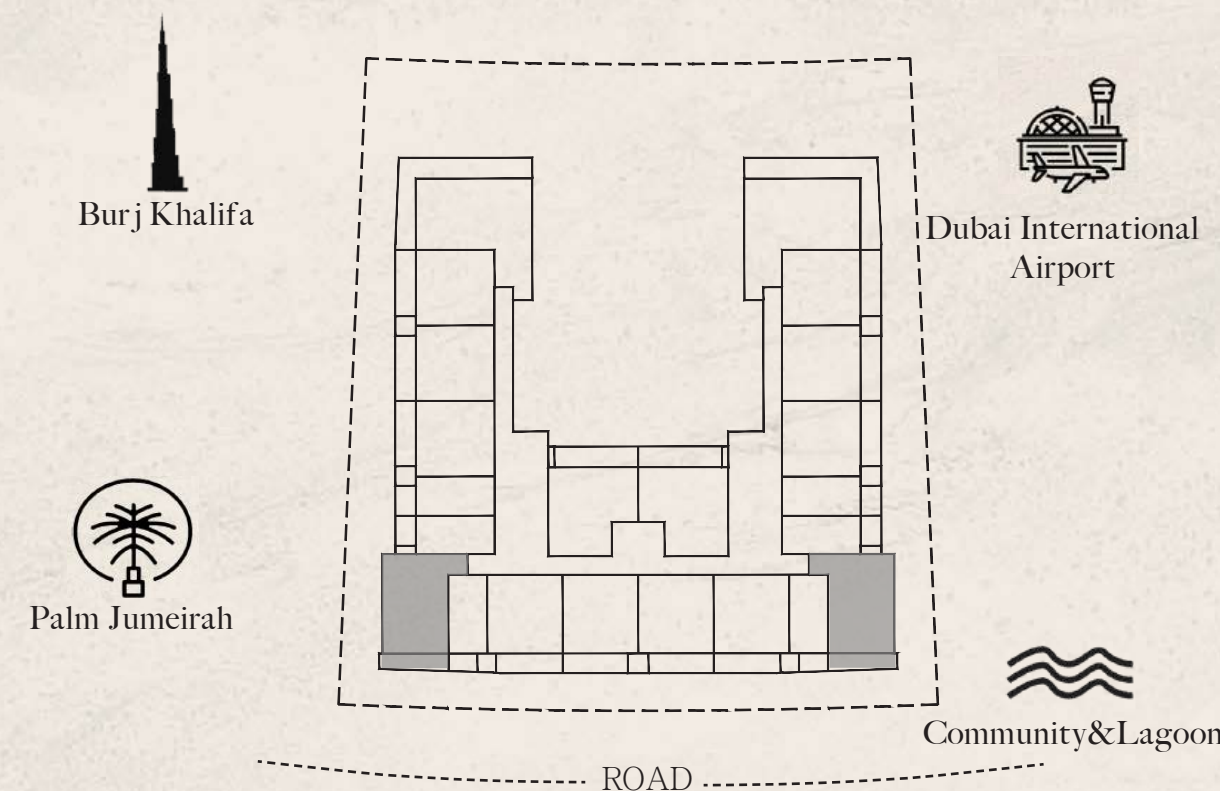


Bedroom



Bathroom

2-BR-A



Internal Living Area:  
683.73 sq.ft

Outdoor Living Area :  
122.06 sq.ft

Total Living Area :  
805.79sq.ft



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Living Room

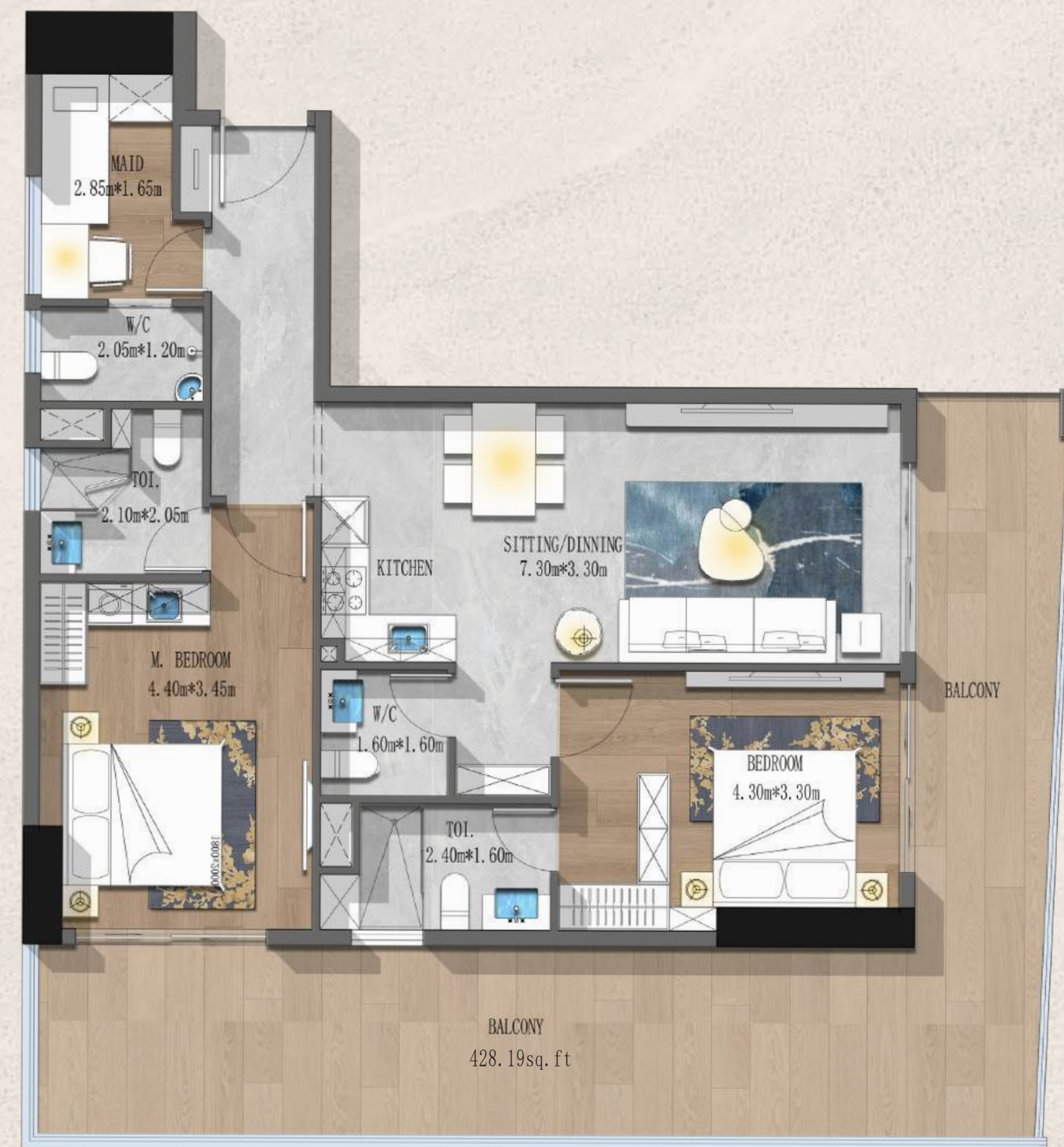
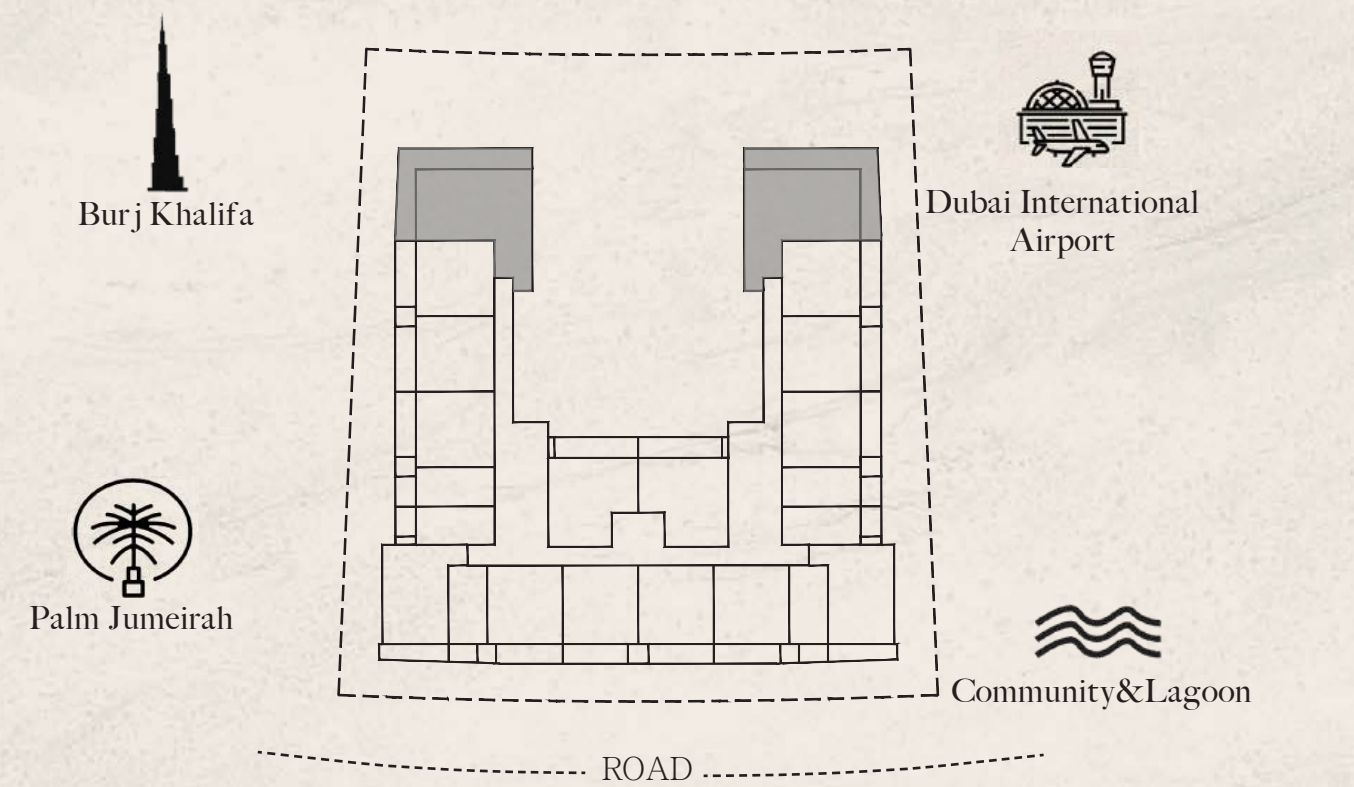


Kitchen



Bedroom

2-BR-B



Internal Living Area:  
961.00 sq.ft

Outdoor Living Area :  
428.19sq.ft

Total Living Area :  
1389.19sq.ft



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Living Room

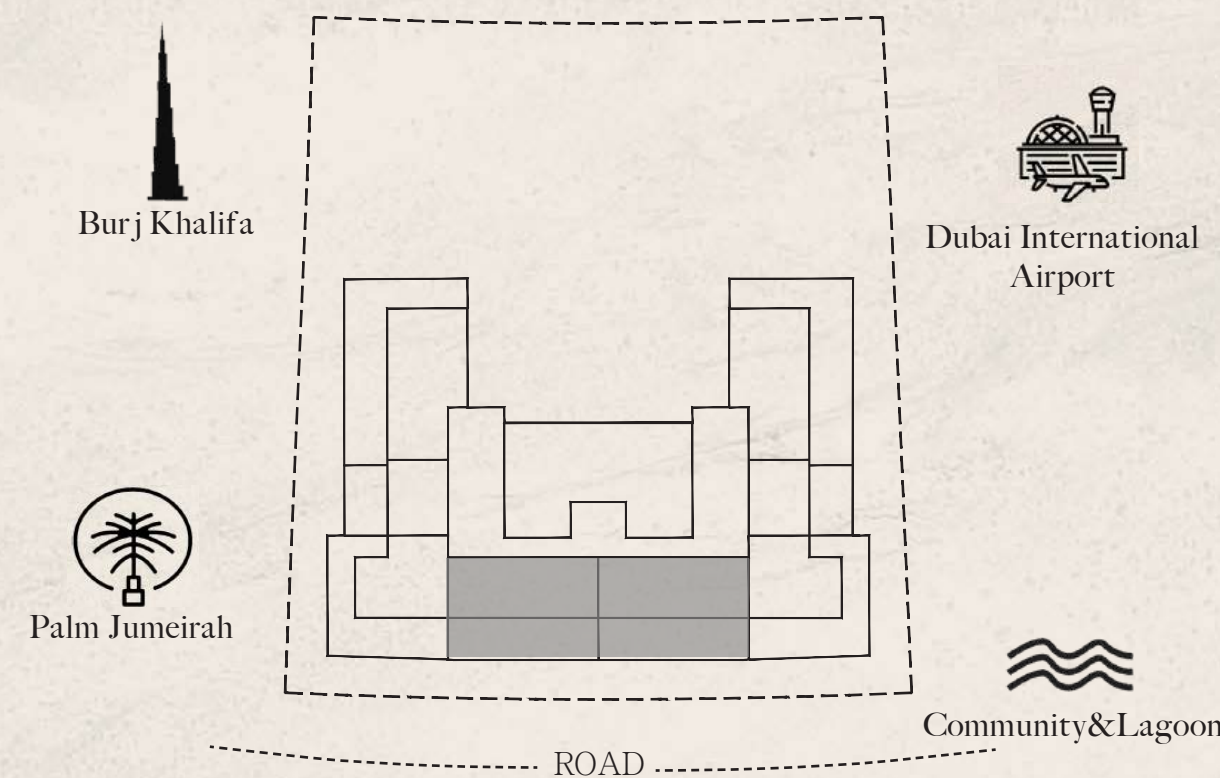


Kitchen



Bedroom

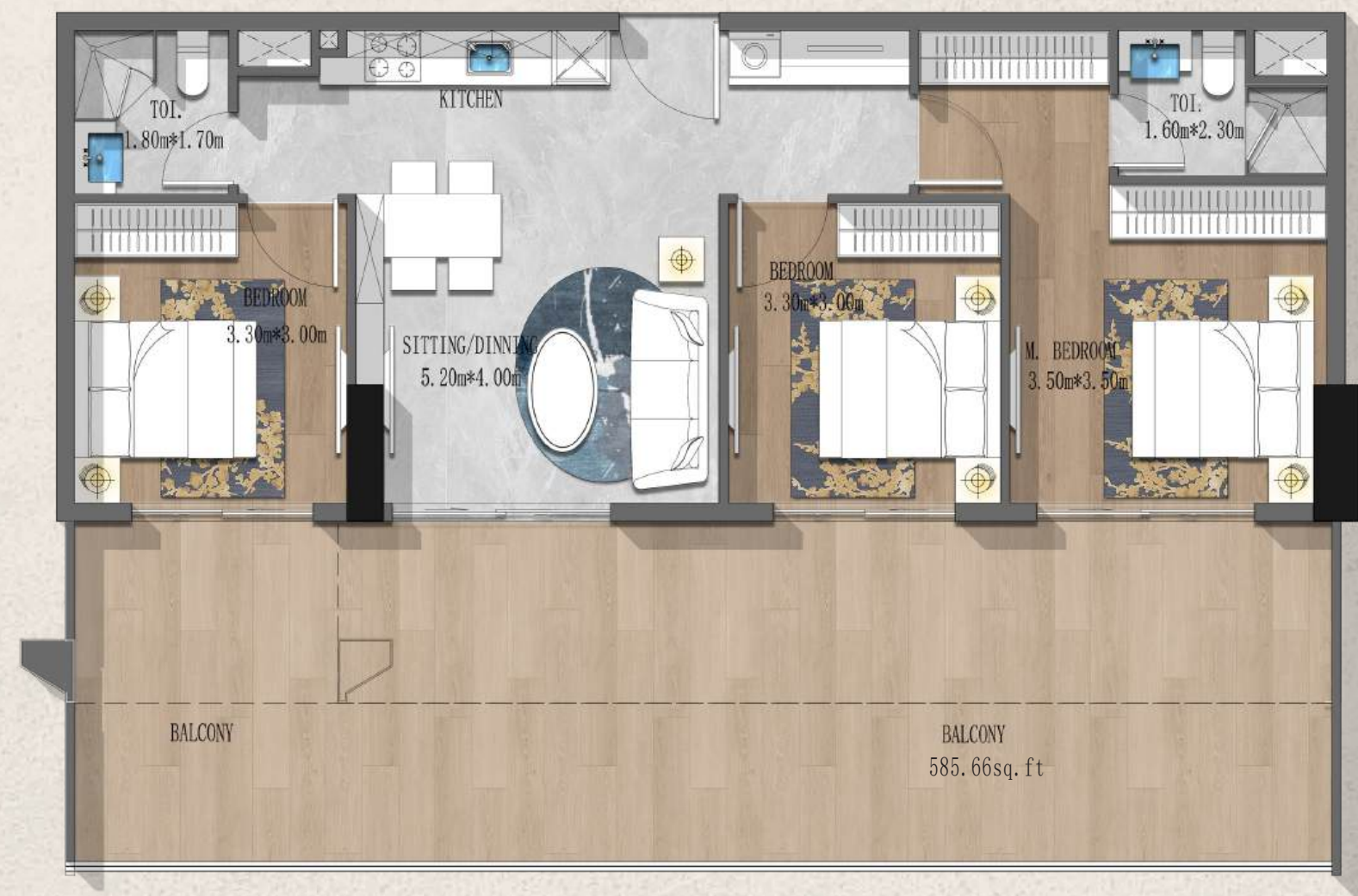
3-BR-A



Internal Living Area:  
800.62 sq.ft

Outdoor Living Area :  
585.66 sq.ft

Total Living Area :  
1386.28sq.ft



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Living Room

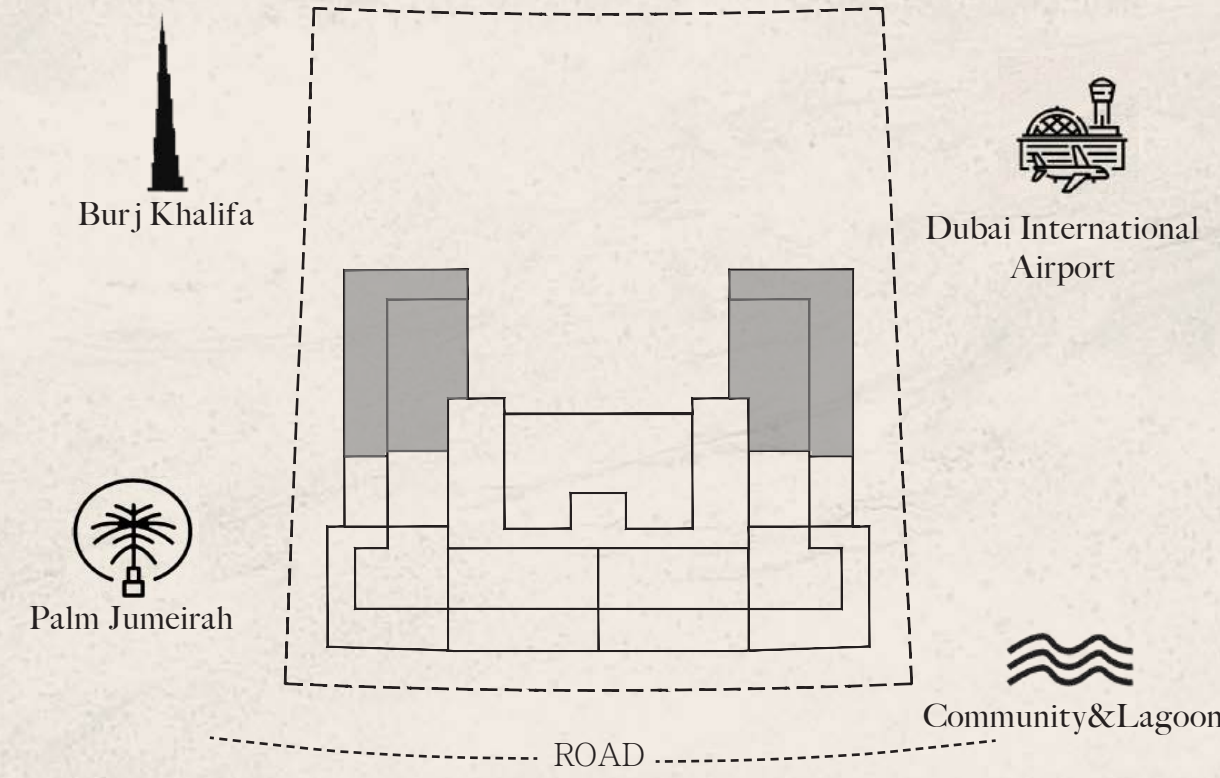


Bedroom



Bathroom

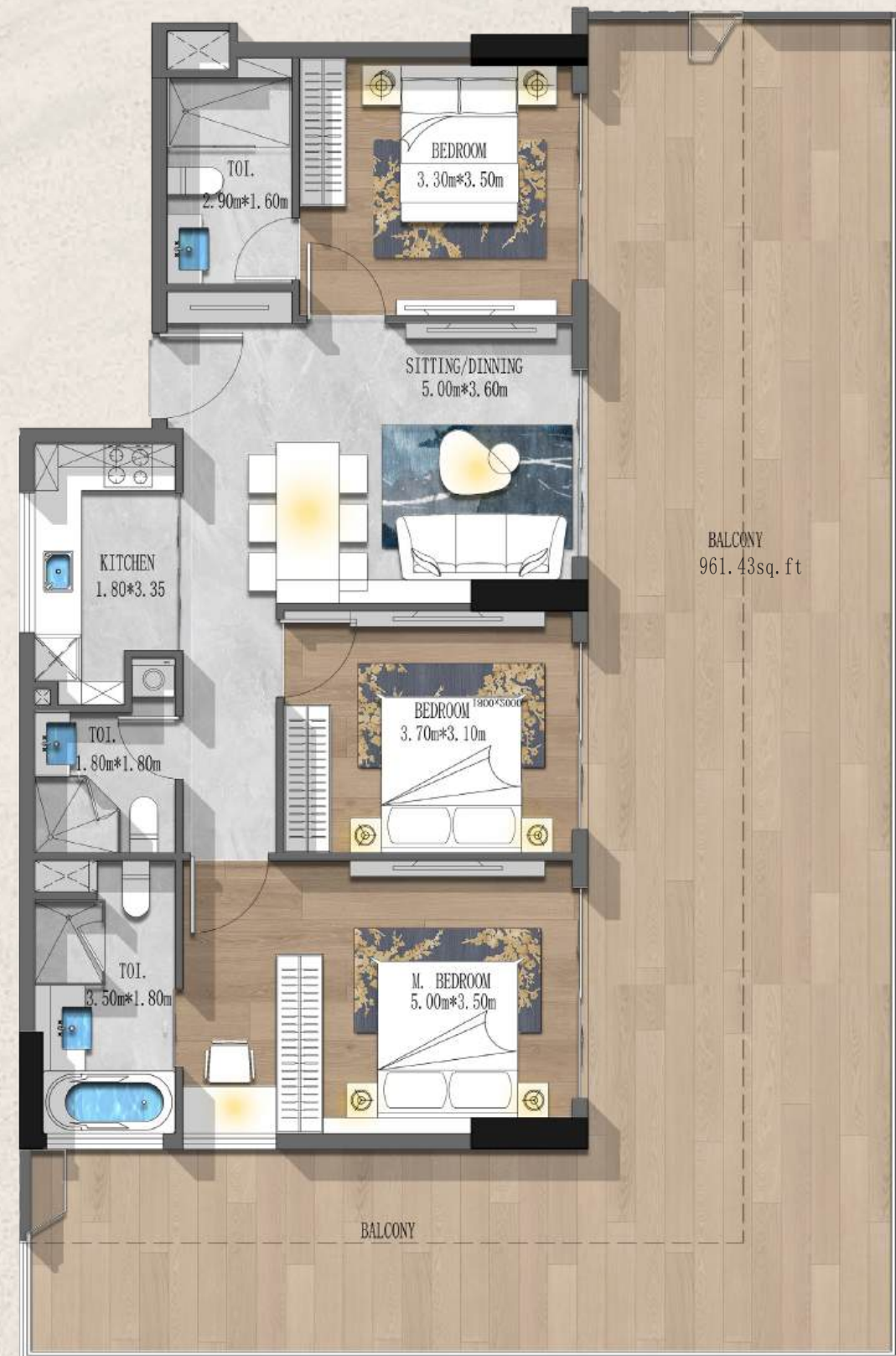
3-BR-B



Internal Living Area:  
968.32 sq.ft

Outdoor Living Area :  
961.43 sq.ft

Total Living Area :  
1929.75sq.ft



Living Room

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Bedroom



M.Bedroom



## ENTRANCE

Step into a space where first impressions linger. From the moment you arrive, the transition from the parking area to the lobby unfolds in a seamless blend of warmth and refinement. The entrance is thoughtfully designed to welcome both residents and guests with a calming, elegant atmosphere — a prelude to the lifestyle that awaits within. Exclusive parking spaces are reserved for residents, ensuring daily convenience and security. The building's subtle golden textures are more than a design choice — they reflect the essence of ANDI Aura. Inspired by the radiant light at sunrise and sunset, this golden hue symbolizes warmth, renewal, and the quiet beauty of new beginnings and serene endings — just like the aura that surrounds each day.

## SWIMMING POOL

*Dive into Relaxation — Your Private Urban Oasis.*

Refresh your body and mind in our thoughtfully designed swimming pool, a perfect escape from the city's bustle.



## FITNESS CENTER

*Empower Your Routine – A Modern Gym Just Steps Away.*

Stay active and energized with our fully equipped fitness center, designed to support every lifestyle.





## ROOFTOP GARDEN

*Above It All – A Sky Garden to Soothe the Soul.*

Find a quiet moment or take in sweeping views from our beautifully landscaped rooftop garden – your private sanctuary in the sky.