



auresta

BY TIGER PROPERTIES



WELCOME TO AURESTA

WHERE LUXURY  
ASCENDS, AND  
SO DO YOU.



Rising gracefully above the skyline, Auresta is more than a tower, it's a symbol of aspiration, achievement, and architectural excellence. Developed by the visionary minds at Tiger Properties, Auresta stands as a 63-story statement of modern luxury, innovation, and lifestyle, situated in the heart of Jumeirah Village Circle.

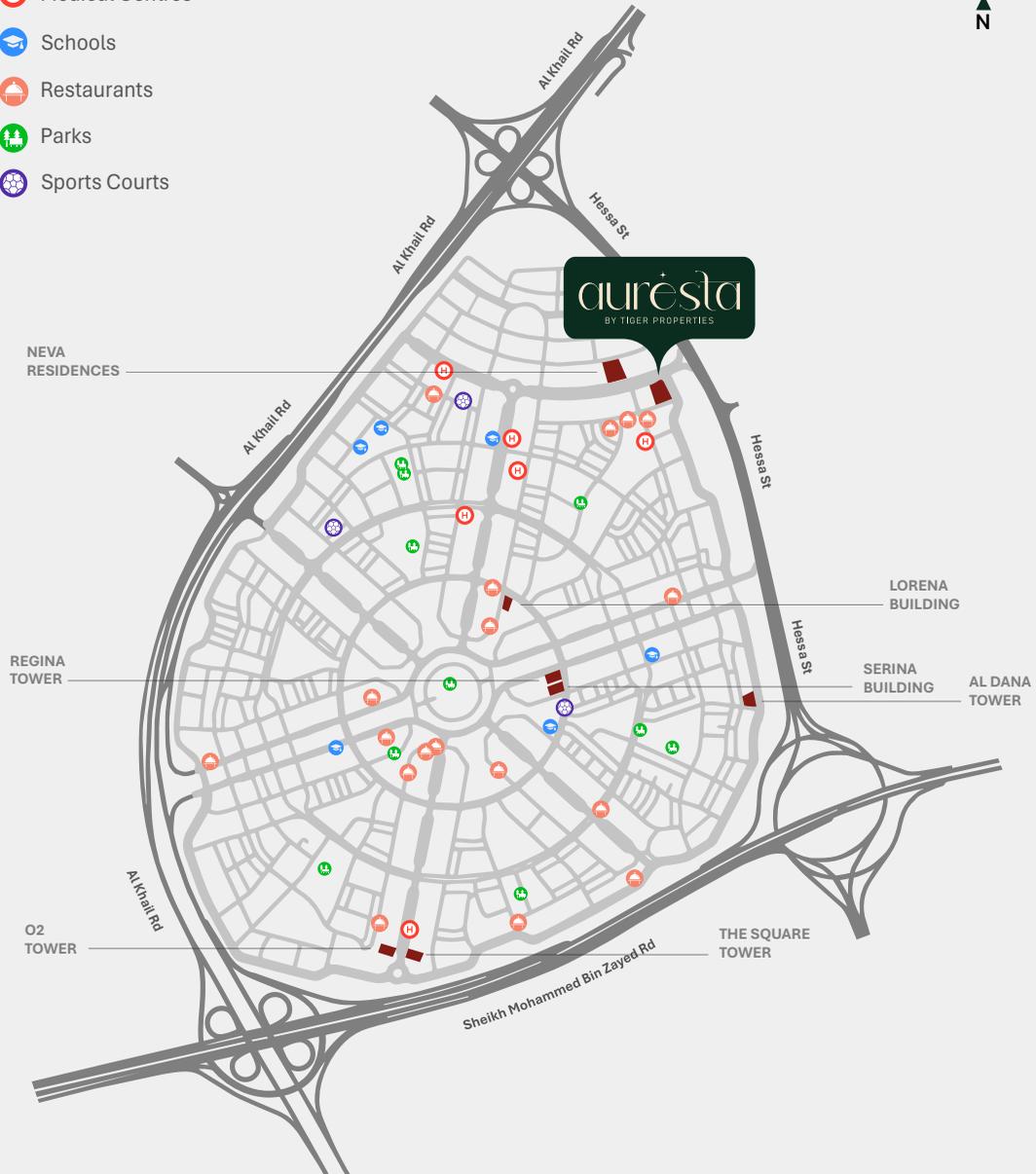


# THE CIRCLE OF CONVENIENCE – JVC

Auresta Tower rises in the heart of JVC, bringing a new level of sophistication to one of Dubai's most sought-after communities. JVC offers the perfect blend of tranquility and connectivity. A peaceful, family-friendly environment just minutes away from Dubai's key destinations. With lush parks, schools, cafes, and seamless access to major highways like Al Khail Road and Sheikh Mohammed Bin Zayed Road, life at Auresta means you're always close to what matters, yet far from the city's hustle.



-  Medical Centres
-  Schools
-  Restaurants
-  Parks
-  Sports Courts



# A PERFECT GATEWAY TO DUBAI'S LANDMARKS CONNECTED TO DUBAI'S ICONS.

**10**  
MINUTES

Dubai Hills  
Mall

**10**  
MINUTES

Dubai  
Autodrome

**13**  
MINUTES

Dubai  
Marina

**14**  
MINUTES

Emirates  
Golf Club

**15**  
MINUTES

Burj Al  
Arab

**16**  
MINUTES

Downtown  
Dubai

**18**  
MINUTES

Palm  
Jumeirah

**25**  
MINUTES

Dubai International  
Airport



BREATHE  
GREEN...

IMMERSE  
FRESH...



Where every day begins with  
peace, and ends in balance.

A space designed to nurture your  
well-being inside and out.

”

REFRESH  
YOUR  
PERSPECTIVE





## PROJECT SUMMARY

This luxury residential tower features fully-furnished Studio, 1-2 Bedroom Apartments & 3 Bedroom Duplexes.

Available Units:

STUDIOS	1 BED	2 BED	DUPLEX
<b>568</b>	<b>202</b>	<b>40</b>	<b>4</b>

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PARKING	RETAIL	OFFICE
<b>7 Levels</b>	<b>G</b>	<b>1-4 Floors</b>

Handover: **Q4 - 2028**

## INDULGE IN A WORLD OF EXQUISITE AMENITIES

Live to the max with next-level comfort and curated amenities designed to elevate every moment.

- Swimming Pool
- Fitness Center
- Kids' Pool
- Kids' Play Area
- Sauna & Steam Rooms
- Sports Courts
- Jogging & Cycling Tracks
- Yoga & Meditation Decks
- Garden Zones
- Indoor Lounge
- 24/7 Surveillance
- BBQ Areas

## EMBRACE THE VIBRANT JVC COMMUNITY

Experience a vibrant JVC community with essential and leisure amenities close by.

- Malls
- Schools & Nurseries
- Healthcare Centres
- Dining & Cafés
- Parks & Recreation Areas
- Community Mosques



LIFESTYLE







## A GRAND WELCOME, EVERY TIME

Step into elegance the moment you arrive. The lobby at Auresta Tower blends high design with warm hospitality, offering a sophisticated space that sets the tone for the lifestyle within. From refined finishes to serene lighting and curated details, every element is designed to make you feel right at home.



Hospitality



Surveillance



Waiting Area







## WHERE MINIMALISM MEETS SOPHISTICATION

A journey through refined design begins the moment you enter. Clean lines, ambient lighting, and thoughtful details create a tranquil atmosphere that whispers luxury without saying a word. This is more than a corridor. It's a prelude to the elegance that lies beyond.



Ambience



Quietude



Aesthetic

## RELAXATION MEETS REFINED DESIGN

Step into a living room where sophistication is seamlessly woven into every element. Sleek forms, natural textures, and ambient warmth come together to create a welcoming retreat that balances style with serenity. It's not just a space to unwind. It's where memories are made, and moments are lived beautifully.







## WHERE SERENITY EMBRACES STYLE

Step into a bedroom designed to be your personal sanctuary where every element evokes calm, elegance, and quiet luxury. Soft textures, ambient lighting, and thoughtfully selected finishes create an atmosphere that soothes the senses and invites rest. This is more than a place to sleep; it's a retreat where comfort is elevated and tranquility is reimagined. Here, peaceful nights and inspired mornings begin.





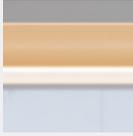
## SERENE LIVING, IMMERSED IN CALM

Experience a sanctuary of sophistication where timeless elegance meets serene functionality. Meticulously appointed with premium materials, bespoke fixtures, and an expansive layout, the bathroom is thoughtfully designed to evoke a spa-like ambiance, elevating everyday rituals into moments of pure tranquility and renewal.

## Entrance



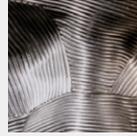
High-gloss glass panels



Cylindrical LED Light



Designer Area rug



Matte ceiling panels



Dark wood veneer finish



Large-format surface tiles



Plush upholstered furniture



Artistic Floral Arrangement

## Apartment



Grooved decorative wall



Wall & Ceiling Special Paint



Bronze Mixers



Furniture Fabric - 2



Kitchen & Bathroom Travertine Marble



Furniture Beige Marble



Furniture - Brown Calacatta Marble



Flooring - Crema Marble

# BUILT TO INSPIRE. DESIGNED TO ENDURE.

At Auresta every element is thoughtfully curated to embody timeless sophistication and enduring quality. From refined stone surfaces and warm wood textures to sleek glass panels and contemporary finishes, each material tells a story of elevated living. The seamless blend of form and function ensures that your home isn't just beautifully crafted — it's built to stand the test of time.



Premium Finishes



Smart Climate Control



Acoustic Comfort

\* The images (only) shown are for illustrative purposes and may not accurately represent the actual materials used in the project.



## AURESTA TOWER MASTERPLAN

# A STRATEGIC OVERVIEW OF LAYOUT & CONNECTIVITY





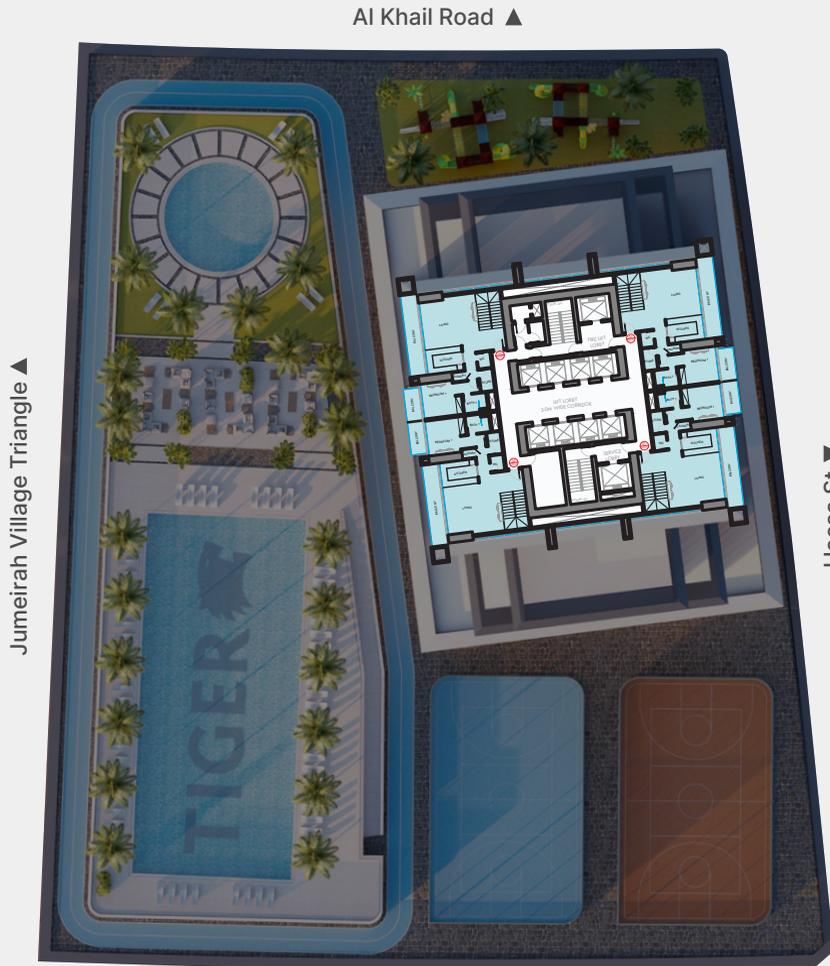
36<sup>th</sup> - 50<sup>th</sup> Floor

STUDIO 1 BEDROOM



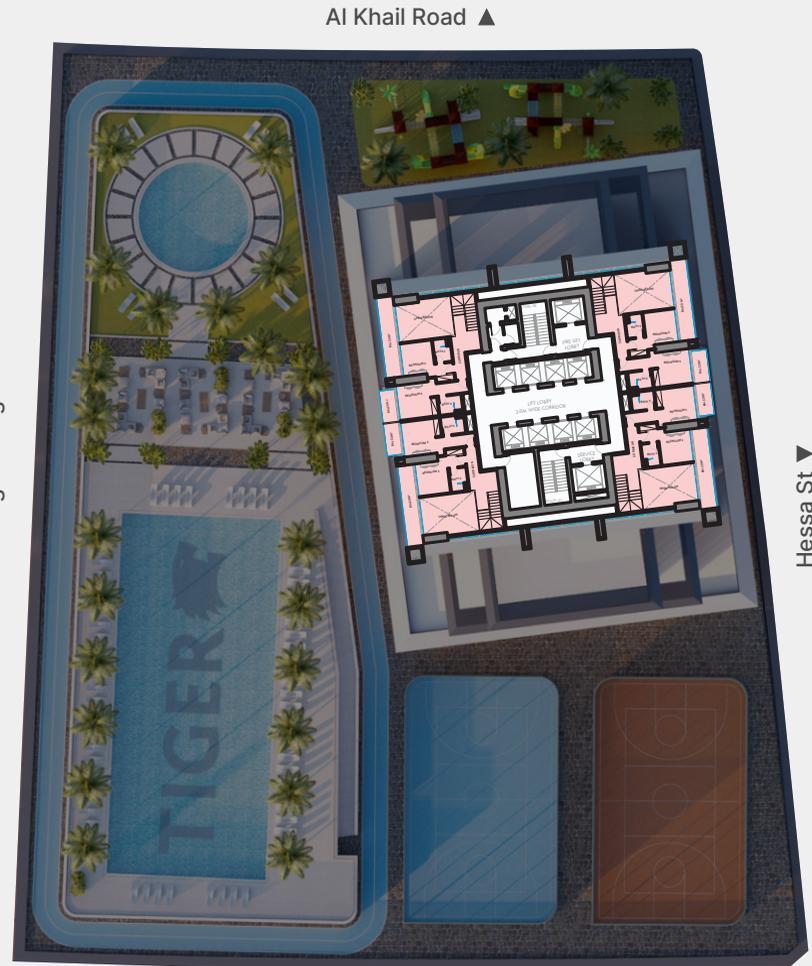
52<sup>nd</sup> - 61<sup>st</sup> Floor

2 BEDROOM



**DUPLEX - 62<sup>nd</sup> Floor (Lower Level)**

■ DUPLEX LOWER LEVEL



**DUPLEX - 62<sup>nd</sup> Floor (Upper Level)**

■ DUPLEX UPPER LEVEL

SOME OF OUR  
ONGOING  
PROJECTS



**Ananda Residences**  
Motor City, Dubai



**Guzel Towers**  
JVT, Dubai



**Tiger Sky**  
Business Bay



**Jade Tower**  
Majan, Dubai



**Faradis Tower**  
Sharjah



**Red Square**  
JVT, Dubai



**Volga Tower**  
JVT, Dubai



**Renad Tower**  
Abu Dhabi

SOME OF OUR  
ONGOING  
PROJECTS



**Liliun Tower**  
JVT, Dubai



**Altai Tower**  
JVT, Dubai



**Elbrus Tower**  
JVT, Dubai



**Seslia Tower**  
JVT, Dubai



**Cloud Towers**  
JVT, Dubai



**Neva Residences**  
JVC, Dubai

SOME OF OUR  
**COMPLETED**  
PROJECTS



**Nobles Tower**  
Business Bay, Dubai



**The Square Tower**  
JVC, Dubai



**O2 Tower**  
JVC, Dubai



**Regina Tower**  
JVC, Dubai



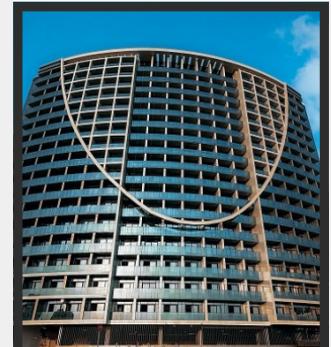
**Lake City Tower**  
JLT, Dubai



**Al Jawahara Tower**  
JVT, Dubai



**Marina Pinnacle**  
Dubai Marina



**The V Tower**  
Dubai Land

# DECADES OF ACHIEVEMENTS

Tiger Properties is a leading real estate development company in the UAE. With over 120 million square feet of built-up area and more than 270 towers across residential, retail, and hospitality sectors, Tiger continues to shape the skyline. Presenting our newest architectural jewel in Jumeirah Village Circle.

**48+**  
**YEARS**

of Building  
Trust

**270+**  
**PROJECTS**

Completed &  
Counting

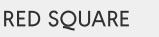
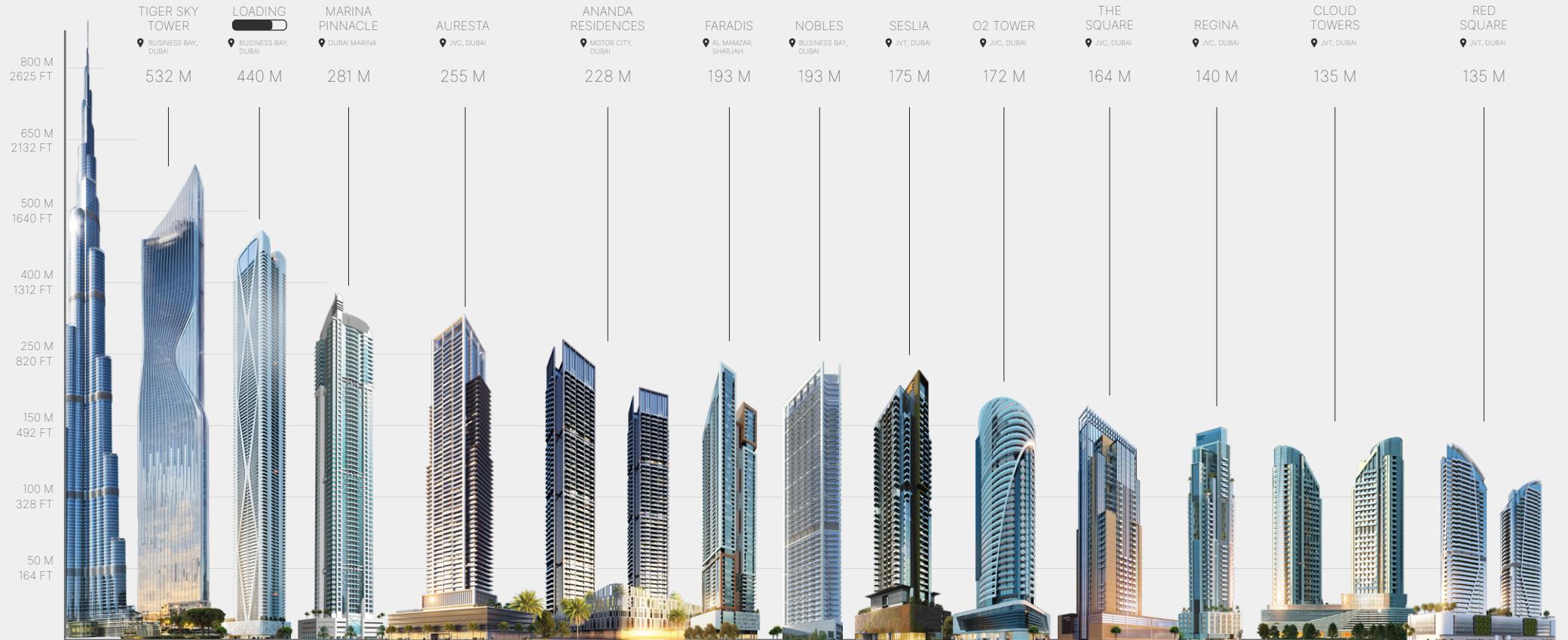
**40+**  
**COMPANIES**

Driving  
Innovation



# VERTICAL EXCELLENCE

## A COMPARISON OF TIGER'S ICONIC TOWERS





# TIGER

PROPERTIES

[contact@tigergroup.ae](mailto:contact@tigergroup.ae)

[www.tigergroup.ae](http://www.tigergroup.ae)



# auresta

BY TIGER PROPERTIES

Modern Luxury in the Heart of JVC



Jumeirah Village  
Circle, Dubai



- 63 Floors | 814 Units | Fully Furnished
- Studios, 1BR, 2BR & Duplexes
- Resort-Style Amenities
- Prime JVC Location
- 10-18 mins from Dubai's Top Landmarks
- Developed by Tiger Properties

[www.pfocproperties.com](http://www.pfocproperties.com)

Estimated  
Completion Date  
Q4 2028

1 Bed Apartment Payment Plan

<b>Total Price</b> 259,141 (€)	<b>Total Area</b> 671 sq.ft	<b>PSF</b> 386 (€)
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Installment	Milestone	Amount (AED)	Amount (€)	Due Date
1	Down Payment	207,313	51,828	12/07/2025
2	Before Handover	31,894	7,974	15/10/2025
3	Before Handover	31,894	7,974	15/01/2026
4	Before Handover	31,894	7,974	15/04/2026
5	Before Handover	31,894	7,974	15/07/2026
6	Before Handover	31,894	7,974	15/10/2026
7	Before Handover	31,894	7,974	15/01/2027
8	Before Handover	31,894	7,974	15/04/2027
9	Before Handover	31,894	7,974	15/07/2027
10	Before Handover	31,894	7,974	15/10/2027
11	Before Handover	31,894	7,974	15/01/2028
12	Before Handover	31,894	7,974	15/04/2028
13	Before Handover	31,894	7,974	15/07/2028
14	Before Handover	31,894	7,974	15/10/2028
15	On Handover	103,656	25,914	31/12/2028
16	After Handover	38,871	9,718	15/01/2029
17	After Handover	38,871	9,718	15/04/2029
18	After Handover	38,871	9,718	15/07/2029
19	After Handover	38,871	9,718	15/10/2029
20	After Handover	38,871	9,718	15/01/2030
21	After Handover	38,871	9,718	15/04/2030
22	After Handover	38,871	9,718	15/07/2030
23	After Handover	38,874	9,719	15/10/2030
<b>Total</b>		<b>1,036,563</b>	<b>259,141</b>	

Estimated  
Completion Date  
Q4 2028

2 Bed Apartment Payment Plan

<b>Total Price</b> 491,071 (€)	<b>Total Area</b> 1139 sq.ft	<b>PSF</b> 431 (€)
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Installment	Milestone	Amount (AED)	Amount (€)	Due Date
1	Down Payment	392,856	98,214	12/07/2025
2	Before Handover	60,439	15,110	15/10/2025
3	Before Handover	60,439	15,110	15/01/2026
4	Before Handover	60,439	15,110	15/04/2026
5	Before Handover	60,439	15,110	15/07/2026
6	Before Handover	60,439	15,110	15/10/2026
7	Before Handover	60,439	15,110	15/01/2027
8	Before Handover	60,439	15,110	15/04/2027
9	Before Handover	60,439	15,110	15/07/2027
10	Before Handover	60,439	15,110	15/10/2027
11	Before Handover	60,439	15,110	15/01/2028
12	Before Handover	60,439	15,110	15/04/2028
13	Before Handover	60,439	15,110	15/07/2028
14	Before Handover	60,439	15,110	15/10/2028
15	On Handover	196,428	49,107	31/12/2028
16	After Handover	73,661	18,415	15/01/2029
17	After Handover	73,661	18,415	15/04/2029
18	After Handover	73,661	18,415	15/07/2029
19	After Handover	73,661	18,415	15/10/2029
20	After Handover	73,661	18,415	15/01/2030
21	After Handover	73,661	18,415	15/04/2030
22	After Handover	73,661	18,415	15/07/2030
23	After Handover	73,667	18,417	15/10/2030
<b>Total</b>		<b>1,964,283</b>	<b>491,071</b>	

Estimated  
Completion Date  
Q4 2028

3 Bed Apartment Payment Plan

<b>Total Price</b> 910,446 (€)	<b>Total Area</b> 2063 sq.ft	<b>PSF</b> 441 (€)
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Installment	Milestone	Amount (AED)	Amount (€)	Due Date
1	Down Payment	728,357	182,089	12/07/2025
2	Before Handover	112,055	28,014	15/10/2025
3	Before Handover	112,055	28,014	15/01/2026
4	Before Handover	112,055	28,014	15/04/2026
5	Before Handover	112,055	28,014	15/07/2026
6	Before Handover	112,055	28,014	15/10/2026
7	Before Handover	112,055	28,014	15/01/2027
8	Before Handover	112,055	28,014	15/04/2027
9	Before Handover	112,055	28,014	15/07/2027
10	Before Handover	112,055	28,014	15/10/2027
11	Before Handover	112,055	28,014	15/01/2028
12	Before Handover	112,055	28,014	15/04/2028
13	Before Handover	112,055	28,014	15/07/2028
14	Before Handover	112,055	28,014	15/10/2028
15	On Handover	364,178	91,045	31/12/2028
16	After Handover	136,567	34,142	15/01/2029
17	After Handover	136,567	34,142	15/04/2029
18	After Handover	136,567	34,142	15/07/2029
19	After Handover	136,567	34,142	15/10/2029
20	After Handover	136,567	34,142	15/01/2030
21	After Handover	136,567	34,142	15/04/2030
22	After Handover	136,567	34,142	15/07/2030
23	After Handover	136,565	34,141	15/10/2030
<b>Total</b>		<b>3,641,784</b>	<b>910,446</b>	

Estimated  
Completion Date  
Q4 2028

Studio Apartment Payment Plan

<b>Total Price</b> 167,882 (€)	<b>Total Area</b> 489 sq.ft	<b>PSF</b> 343 (€)
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Installment	Milestone	Amount (AED)	Amount (€)	Due Date
1	Down Payment	134,305	33,576	12/07/2025
2	Before Handover	25,828	6,457	15/10/2025
3	Before Handover	25,828	6,457	15/01/2026
4	Before Handover	25,828	6,457	15/04/2026
5	Before Handover	25,828	6,457	15/07/2026
6	Before Handover	25,828	6,457	15/10/2026
7	Before Handover	25,828	6,457	15/01/2027
8	Before Handover	25,828	6,457	15/04/2027
9	Before Handover	25,828	6,457	15/07/2027
10	Before Handover	25,828	6,457	15/10/2027
11	Before Handover	25,828	6,457	15/01/2028
12	Before Handover	25,828	6,457	15/04/2028
13	Before Handover	25,828	6,457	15/07/2028
14	Before Handover	25,828	6,457	15/10/2028
15	On Handover	67,153	16,788	31/12/2028
16	After Handover	16,788	4,197	15/01/2029
17	After Handover	16,788	4,197	15/04/2029
18	After Handover	16,788	4,197	15/07/2029
19	After Handover	16,788	4,197	15/10/2029
20	After Handover	16,788	4,197	15/01/2030
21	After Handover	16,788	4,197	15/04/2030
22	After Handover	16,788	4,197	15/07/2030
23	After Handover	16,789	4,197	15/10/2030
<b>Total</b>		<b>671,527</b>	<b>167,882</b>	

Terms and conditions:

- » Applicable fees to Dubai Land Department are:  
4% of the property net price + 1250 Euro admin fee.
- » Prices and availability are subject to change without notice.
- » The Estimated Completion Date is a mere estimate and subject to change from time to time