

AVELINE

RESIDENCES

| by

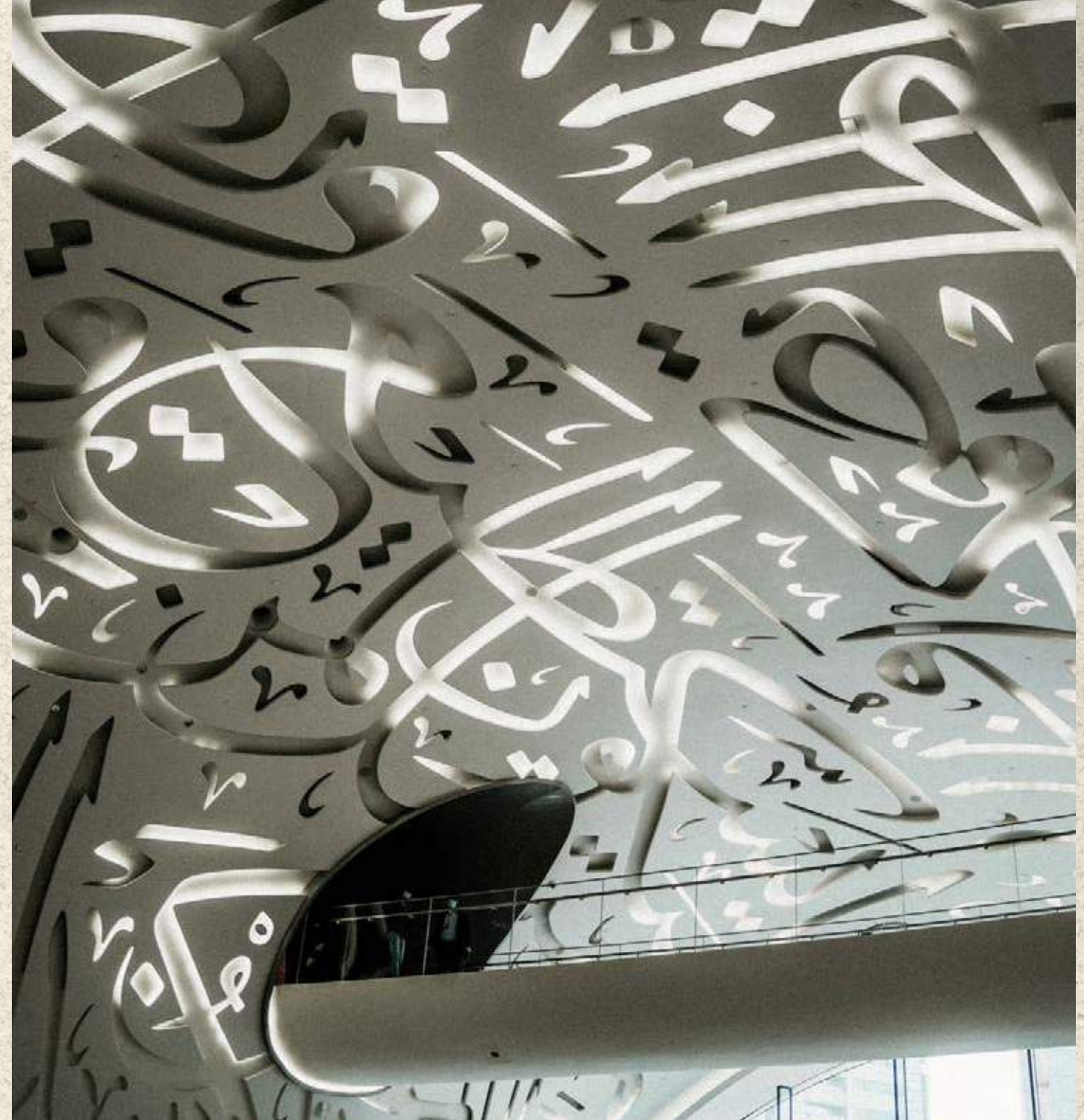


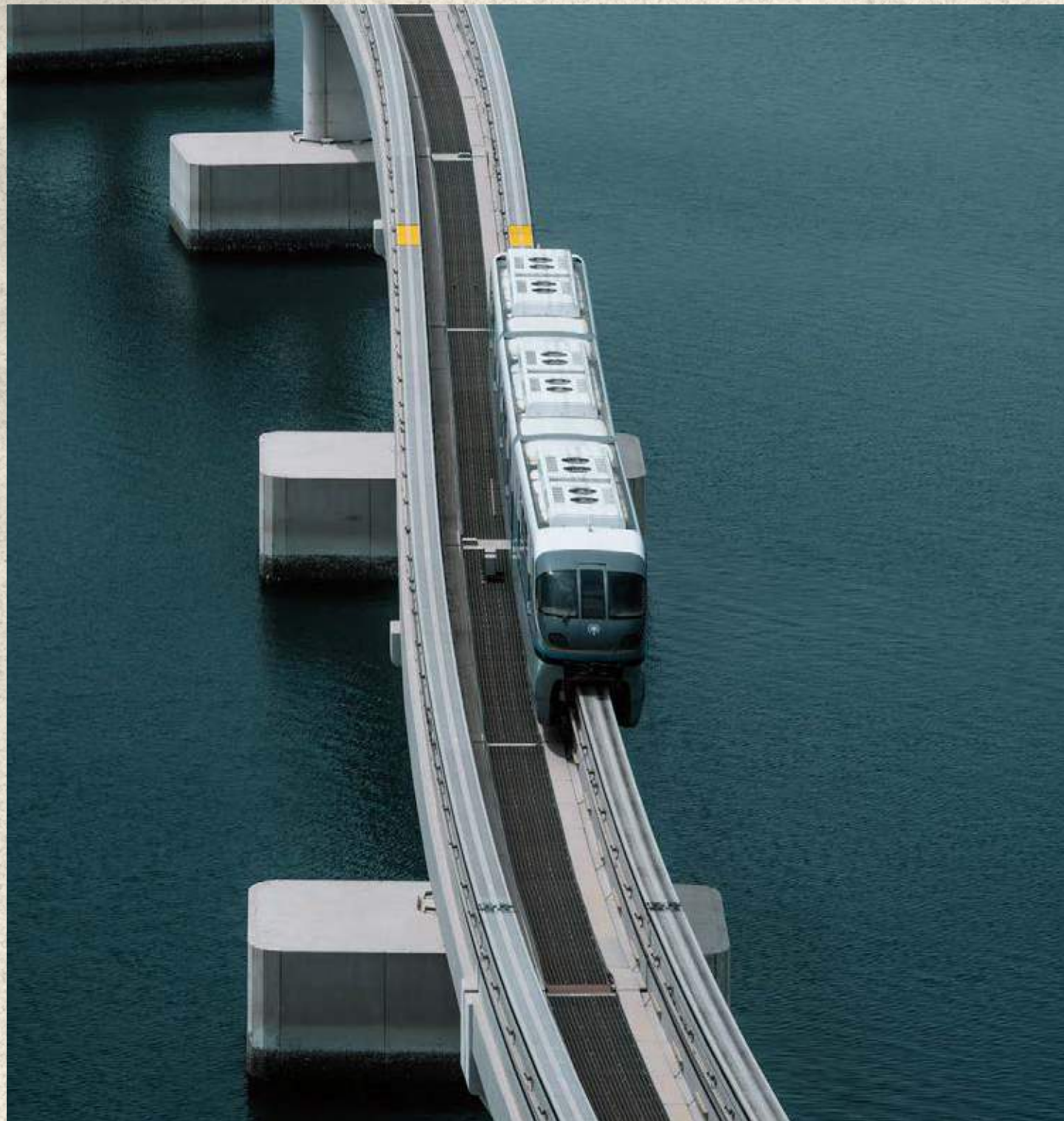
CITI
DEVELOPERS

A CITY WHERE EXTRAORDINARY IS ORDINARY

In Dubai, the remarkable is a daily occurrence. This city thrives on pushing the boundaries, from its iconic skyline to its lavish lifestyle.

It's where dreams take flight, and possibilities are boundless. Welcome to a city where the extraordinary is simply a way of life.





WHY INVEST IN DUBAI.

- Strategic Location
- Investor-Friendly Policies
- Tax-Free Economy
- Golden Visa
- One of the World's Safest Cities
- World-Class Infrastructure
- Quality of Life
- State-of-the-Art Education & Healthcare
- The Cleanest City in the World*
- Most Desirable Global Destination for Expats**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'

LIVE CONNECTED.



JUMEIRAH VILLAGE CIRCLE.

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



LIVE SOCIALLY.

Where convenience meets culture.

LIVE TO LAUGH.

Where joy knows no boundaries.

LIVE FIT.

Embrace an active lifestyle.

LIVE TO SHARE.

A neighborhood of possibilities.

LIVE WITHIN REACH.

Your neighborhood, your convenience.

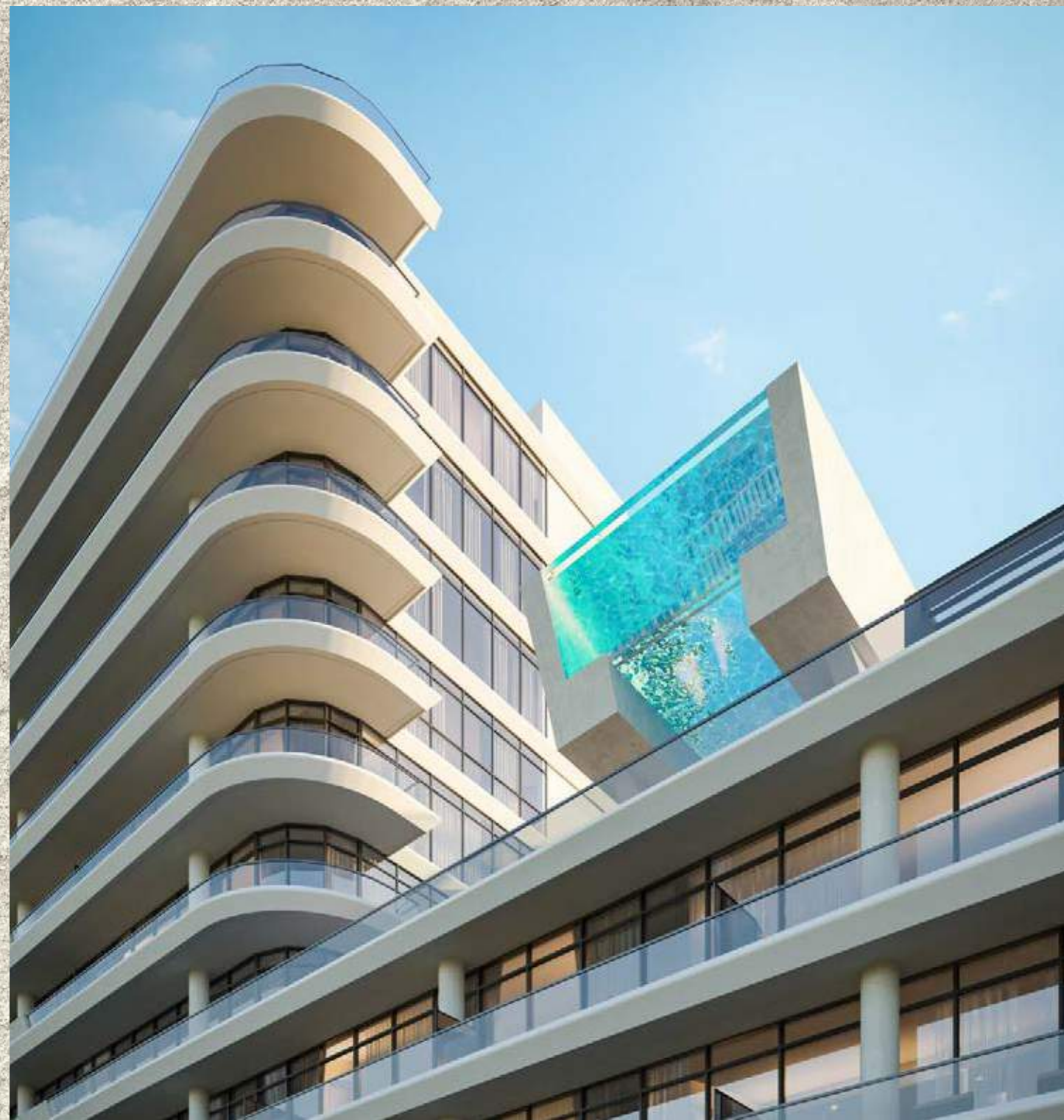


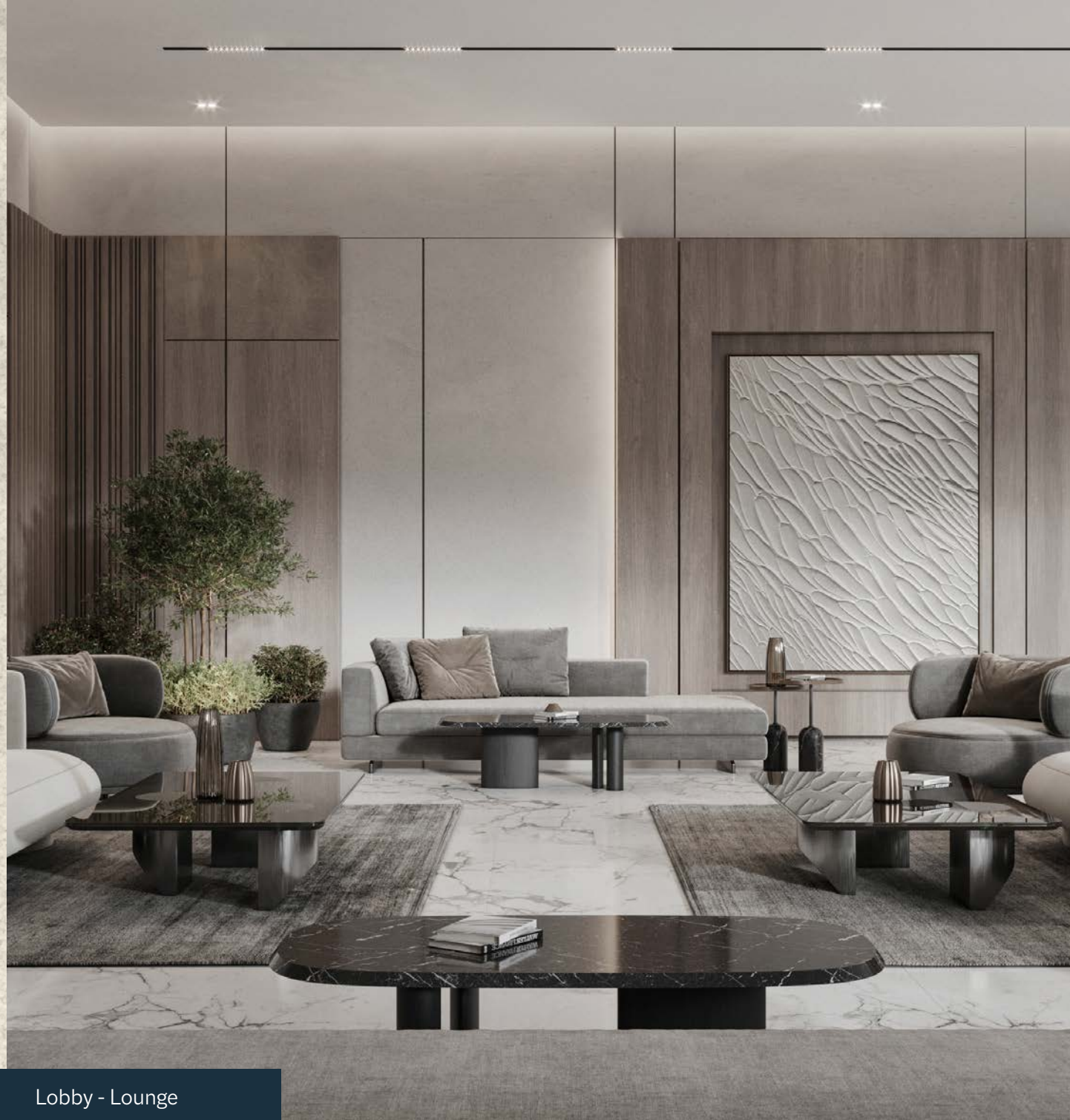
START YOUR NEXT CHAPTER AT A VELINE

RESIDENCES | by G CITI
DEVELOPERS

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







Lobby - Lounge

THE ART OF PANACHE.

Every residence at Aveline is a sanctuary of style. From the moment you step into your home, you'll be enveloped in an atmosphere of understated elegance, where high-quality finishes, craftsmanship, and a devotion to design excellence take center stage.





Lobby - Front Desk



Lobby - Lifts

STUDIO APARTMENT.



Studio - Living Room



Studio - Living Room



Studio - Living Room

Studio - Bathroom



Studio - Bedroom

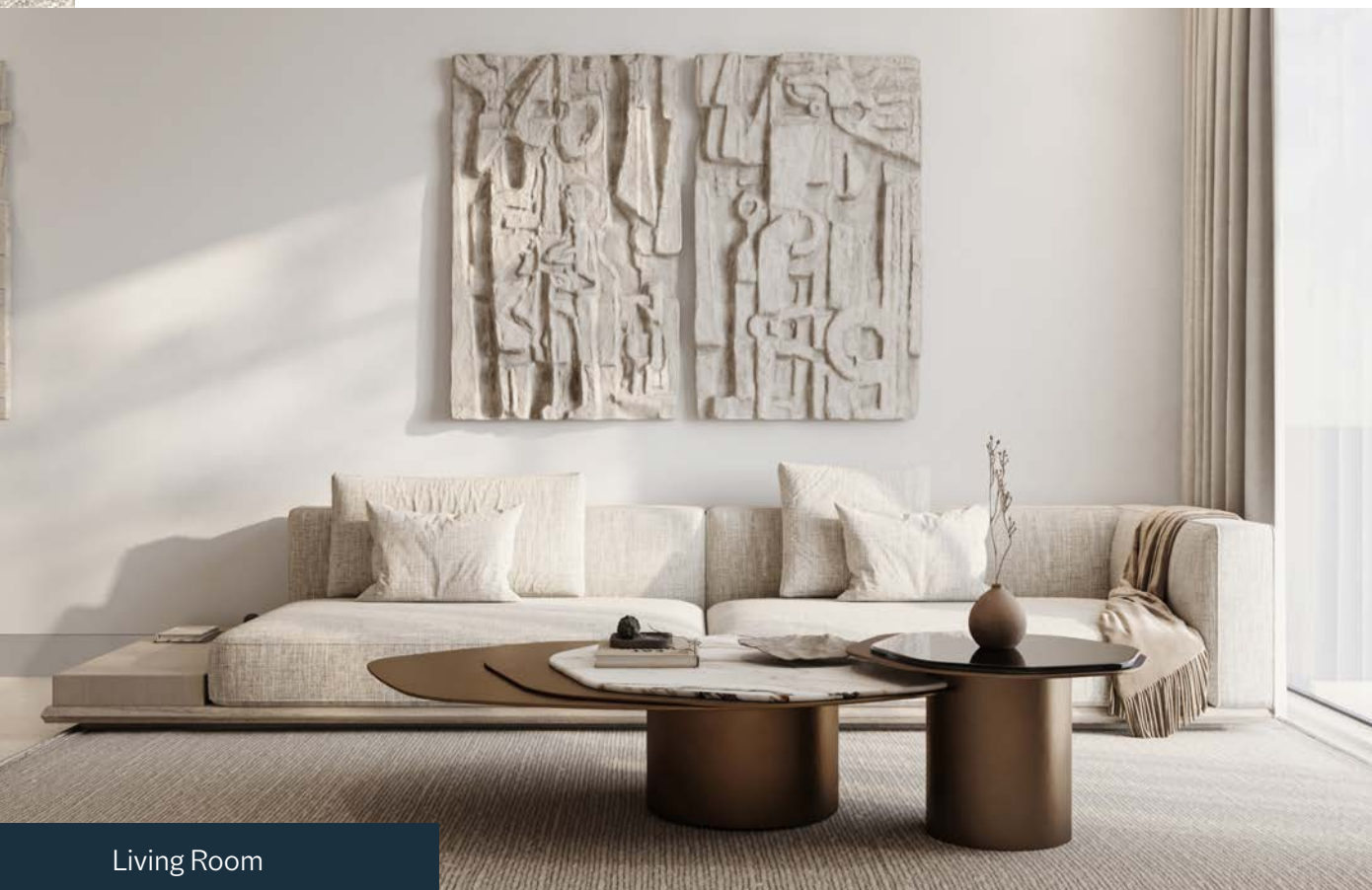


Studio - Bedroom

ONE BEDROOM APARTMENT.



1 Bedroom - Kitchen



Living Room

Each room tells a story of curated taste and cultivated sensibilities.

Clean lines define our design ethos, ensuring that every nook of your home resonates with a sense of order, purpose, and grace. These lines aren't just architectural; they are the threads of a narrative that weaves together flair, style, and sophistication into a seamless whole.



Living Room



Bedroom



Bedroom Closet



Bathroom

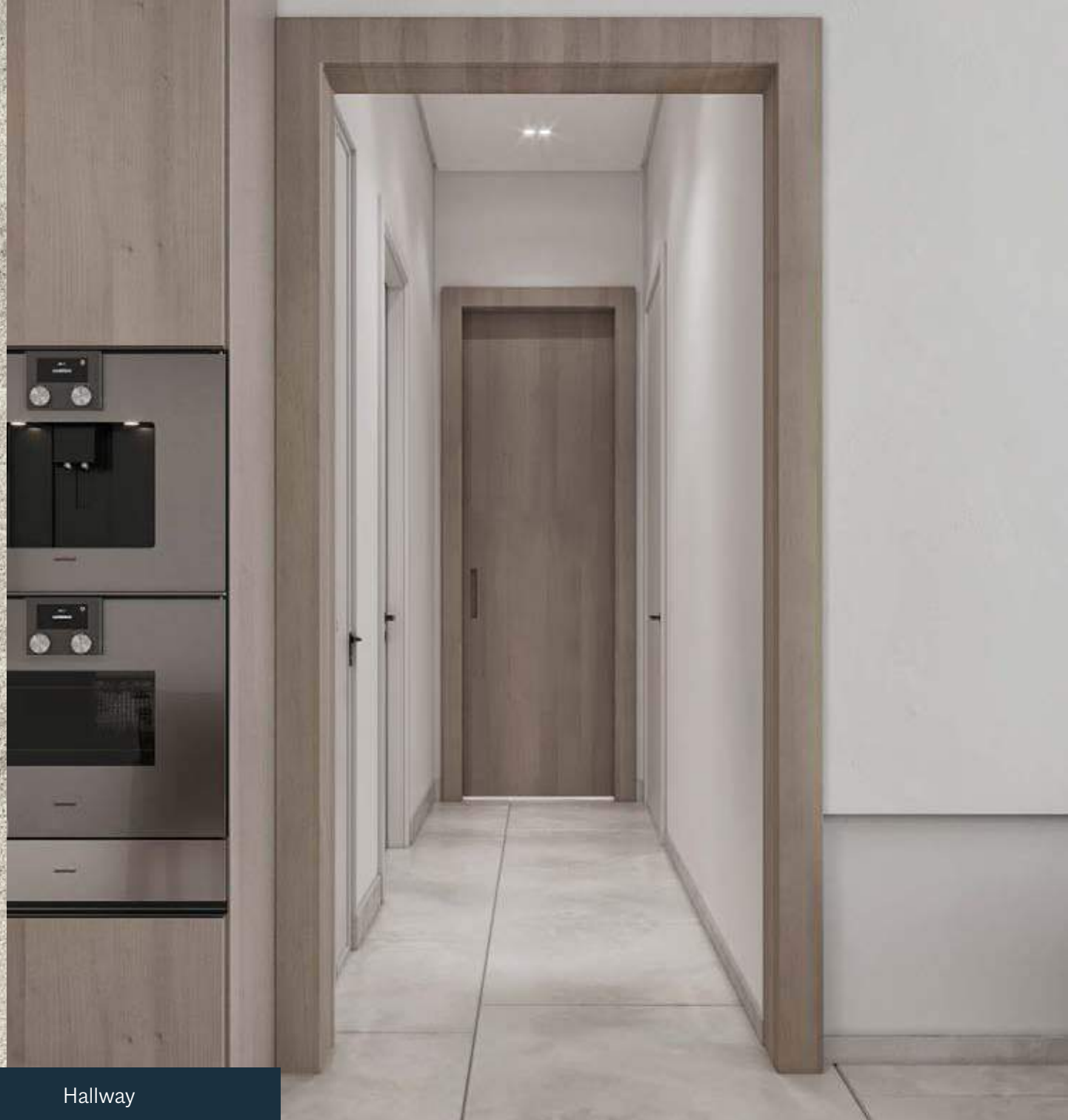


Bedroom

TWO BEDROOM APARTMENT.

Kitchen



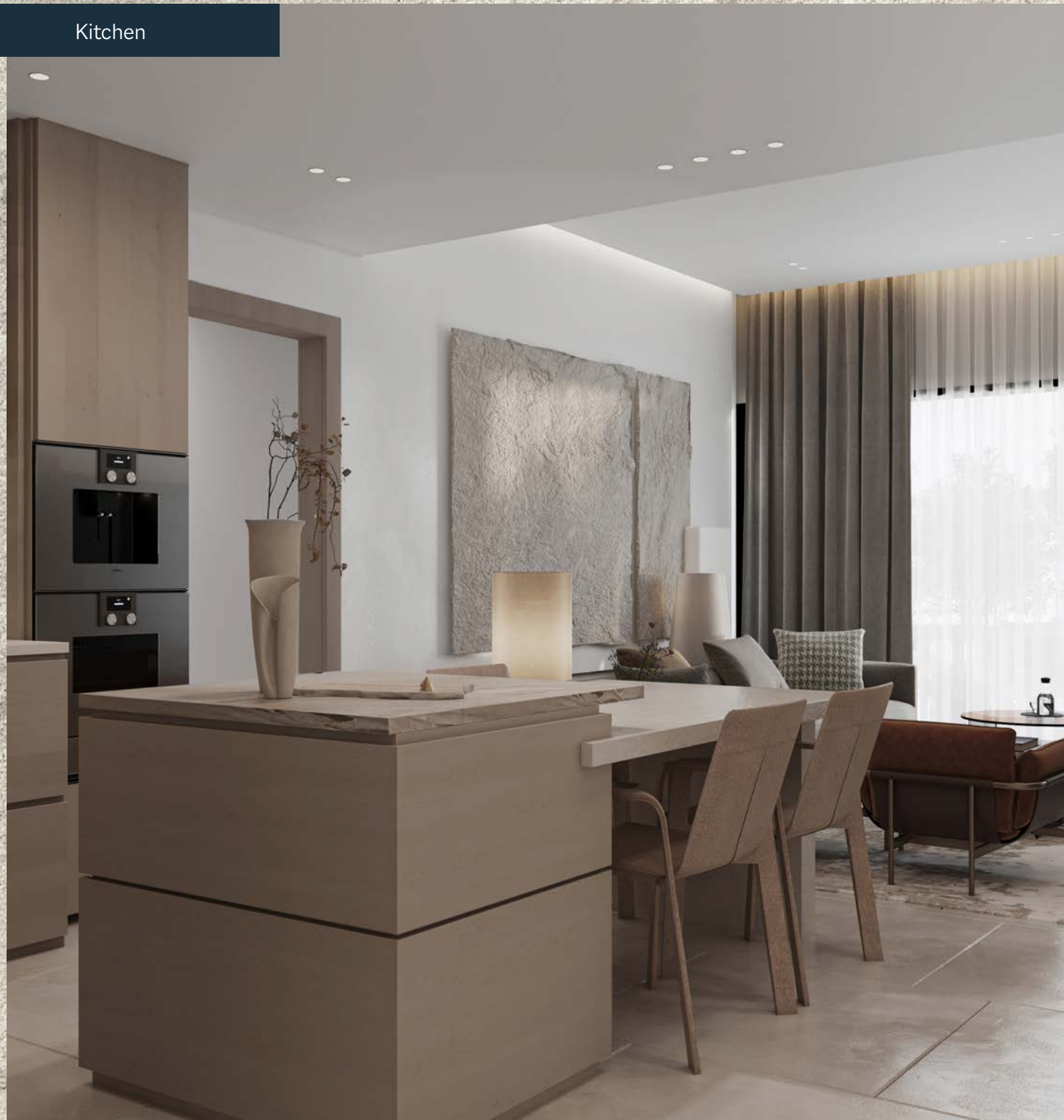


Hallway



Living Room

Kitchen

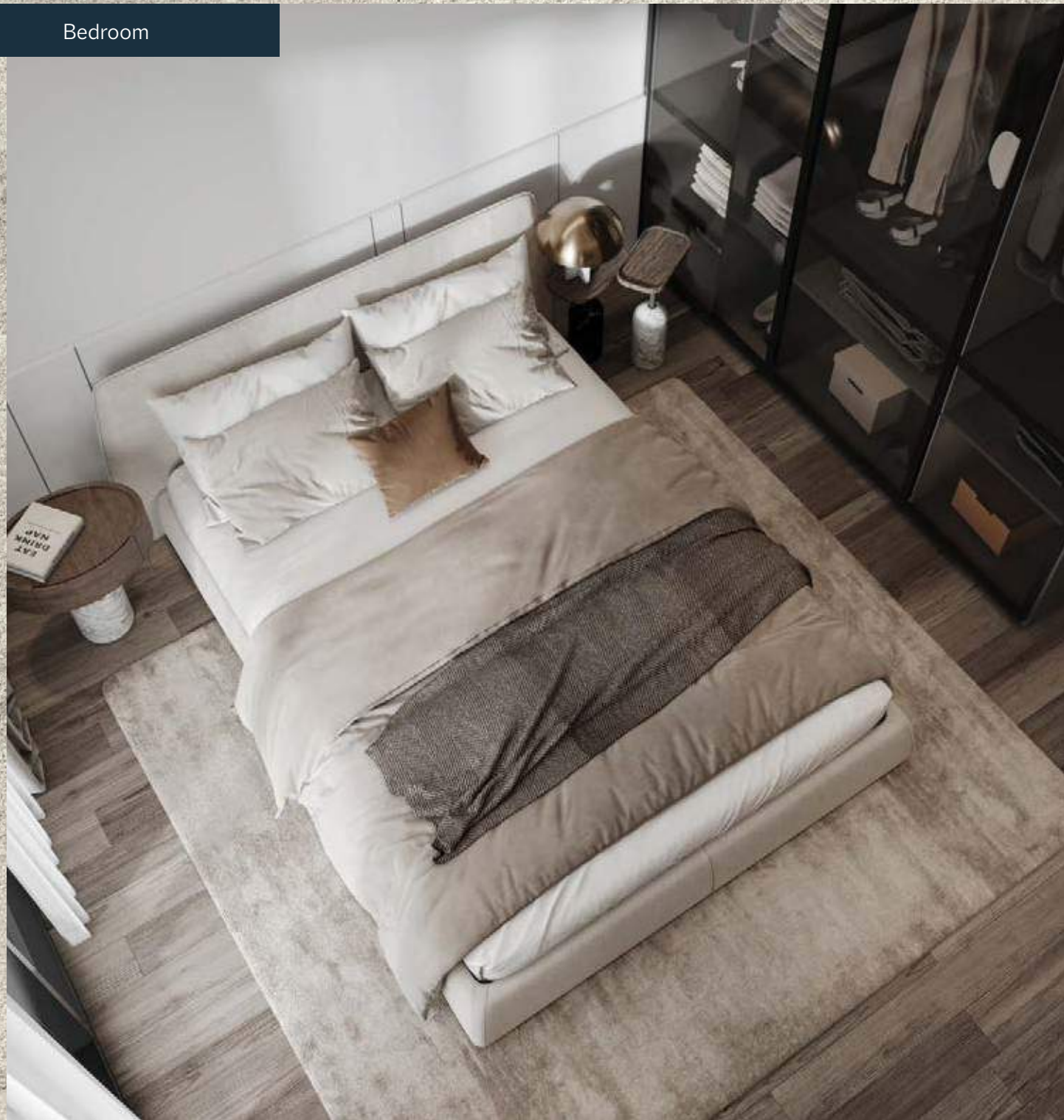


Living Room

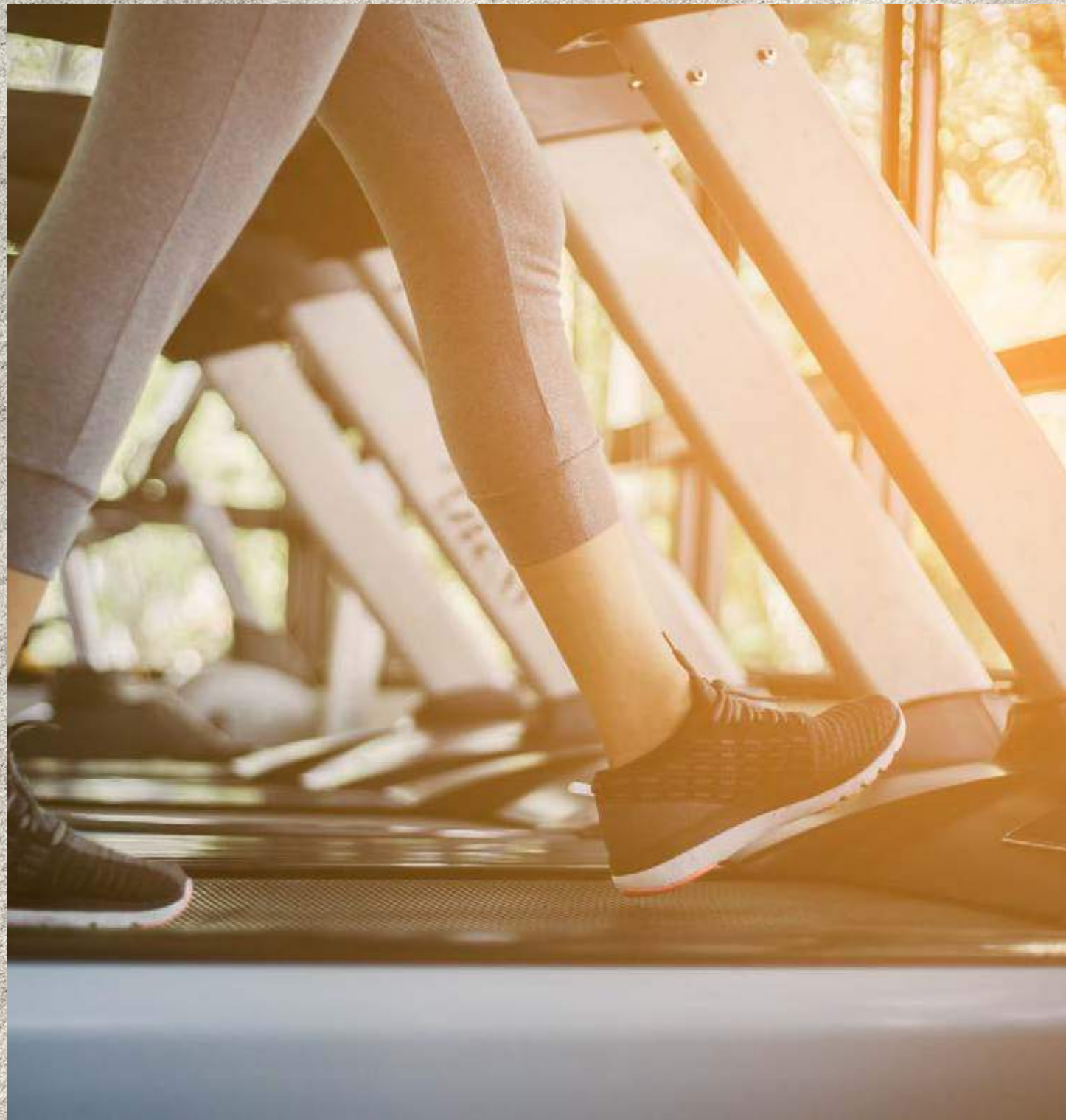
Bedroom



Bedroom



Bedroom



A SPACE THAT WAS MADE FOR YOU.

Our design philosophy emphasises the creation of a harmonious balance between the indoor and outdoor areas, providing residents with the luxury of nature just outside their doorstep.

These open spaces are thoughtfully integrated to create a sense of tranquillity and connection with the environment, ensuring that each moment spent within Aveline is an experience of wonder.





Main Bathroom



Balcony

Master Bedroom





Master Bedroom



Master Bedroom

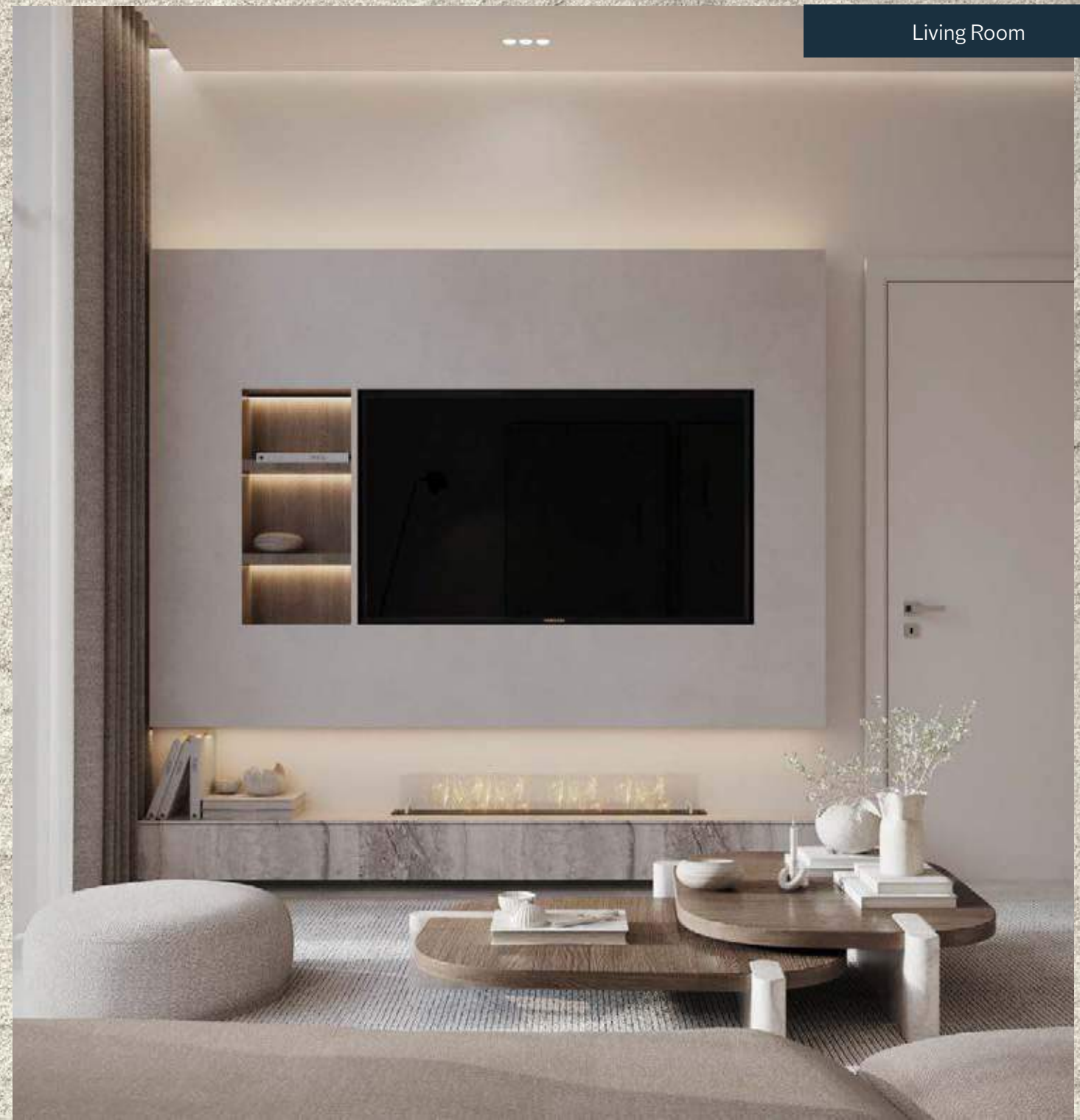
THREE BEDROOM APARTMENT.



Living Room/Kitchen



Kitchen



Living Room

Living Room





Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



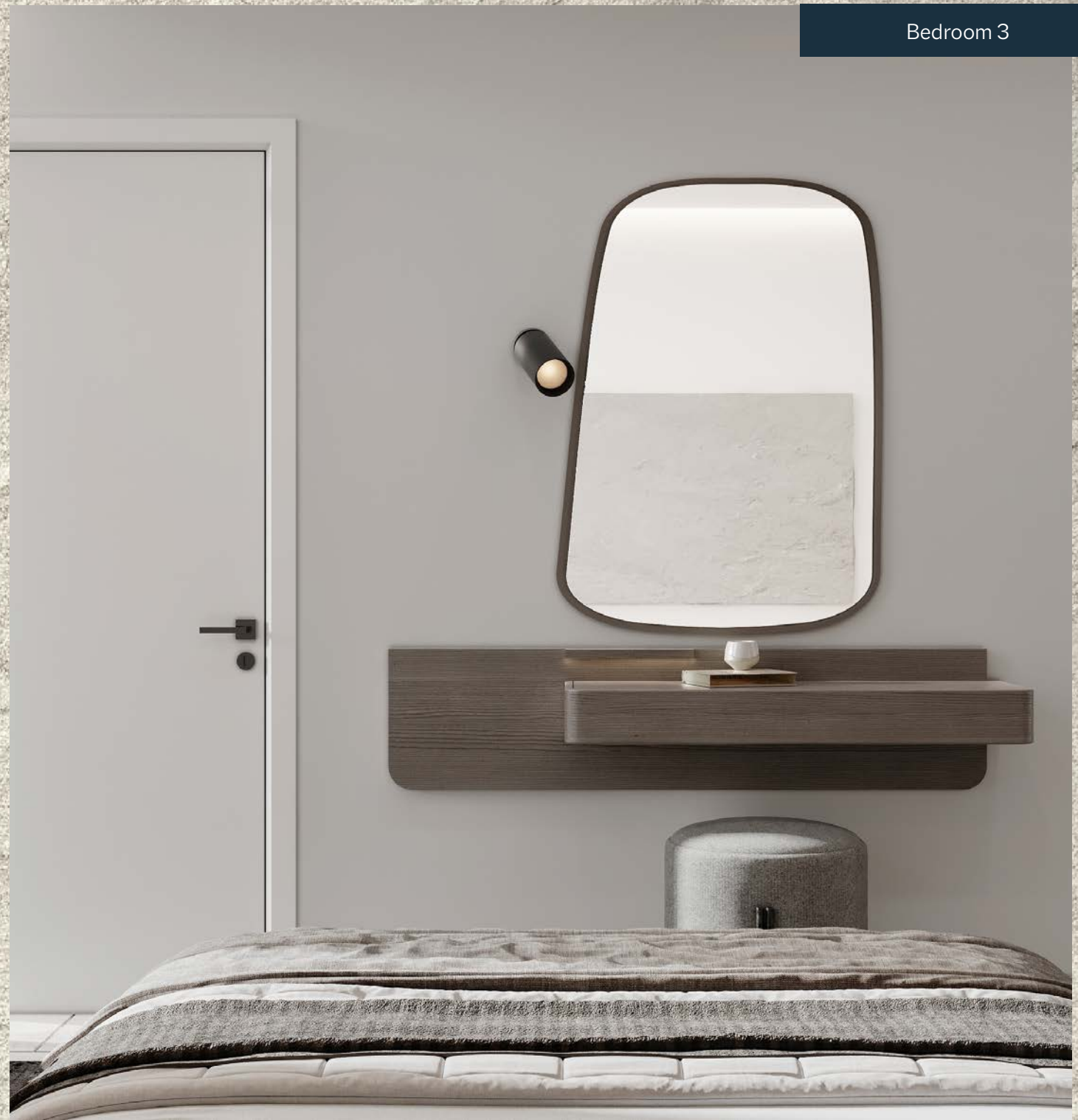
Bedroom 2 Bathroom

Bedroom 2





Bedroom 3



Bedroom 3

THE AVELINE ADVANTAGE.

Modern living, endless amenities.

Yoga.

Gym.

Games Area.

Mini Cinema.

Beach Pool.

Jogging Track.

Spa & Sauna.

Mini Golf.

Padel Court.

Lap Pool.

Kids Pool.







Spa & Sauna

Gym





Mini Cinema

Yoga Area





Lap Pool



Lap Pool



Beach Pool

PROJECT DETAILS.

Intentionally designed to foster connections, celebrate diversity, and embrace sustainability, as you step into Aveline, you step into a narrative where every amenity, every detail, forms the foundation for an exceptional residential experience.

Property Name: Aveline Residences by Citi Developers

Property Type: Apartments

Number of Units: 263

Location: Jumeirah Village Circle

Handover: Q2, 2026

Unit Types: Studio, 1, 2 & 3 Bedroom Apartments

- Sizes:**
- Studio: 453 sq ft
 - 1 Bedroom: 768 to 829 sq ft
 - 2 Bedroom: 1093 to 1185 sq ft
 - 3 Bedroom: 1340 to 1391 sq ft



Lap Pool

GD CITI DEVELOPERS

OVER A DECADE OF TRUST

THE DEVELOPER.

Trust begins with a vision.

At Citi Developers, we have always envisioned creating exceptional residential projects and in just 10 years, we have earned a reputation as an icon of innovation.

Our leadership team embodies the spirit of invention, continuously charting new paths to success. We passionately develop projects that understand and cater to the needs of investors and residents. Each endeavor is thoughtfully planned, efficiently executed, and designed to captivate with its innovative lifestyle offerings.





YOUR INVITATION TO ELEVATED LIVING.

**Contact:**

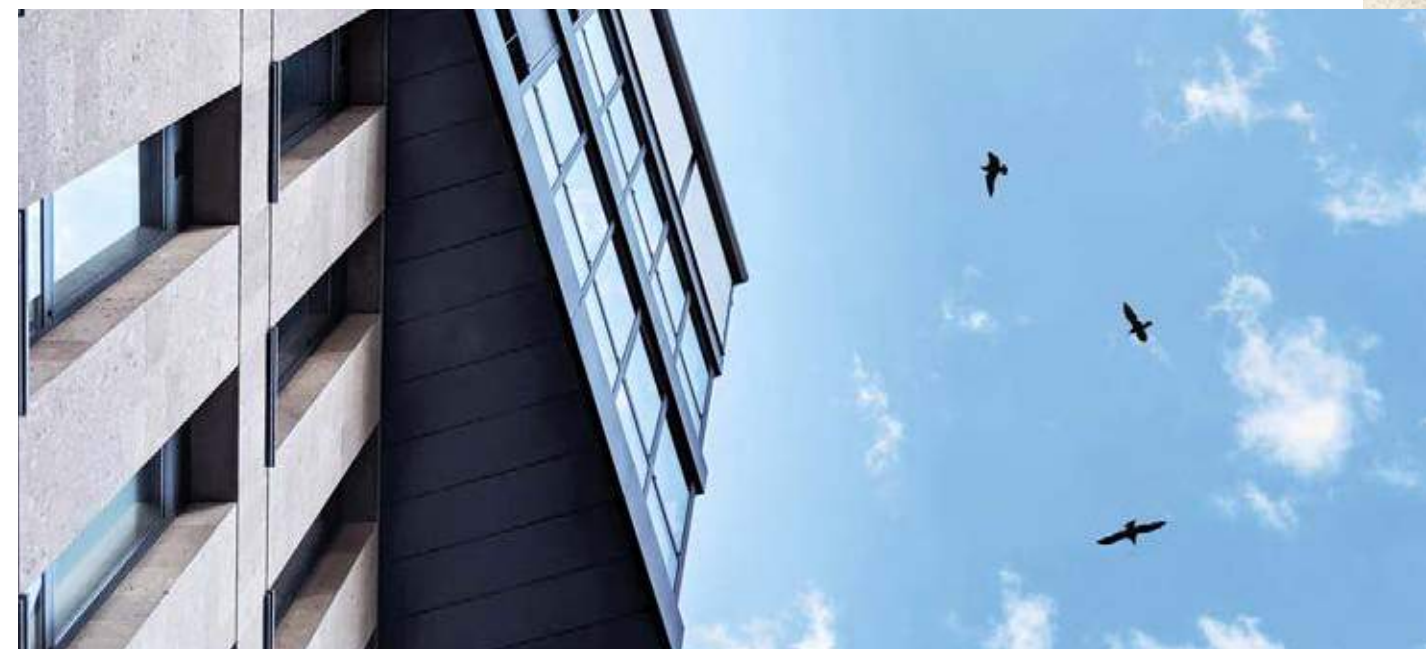
+971 4 267 4000
Toll-Free: 80044440
www.citideveloper.com

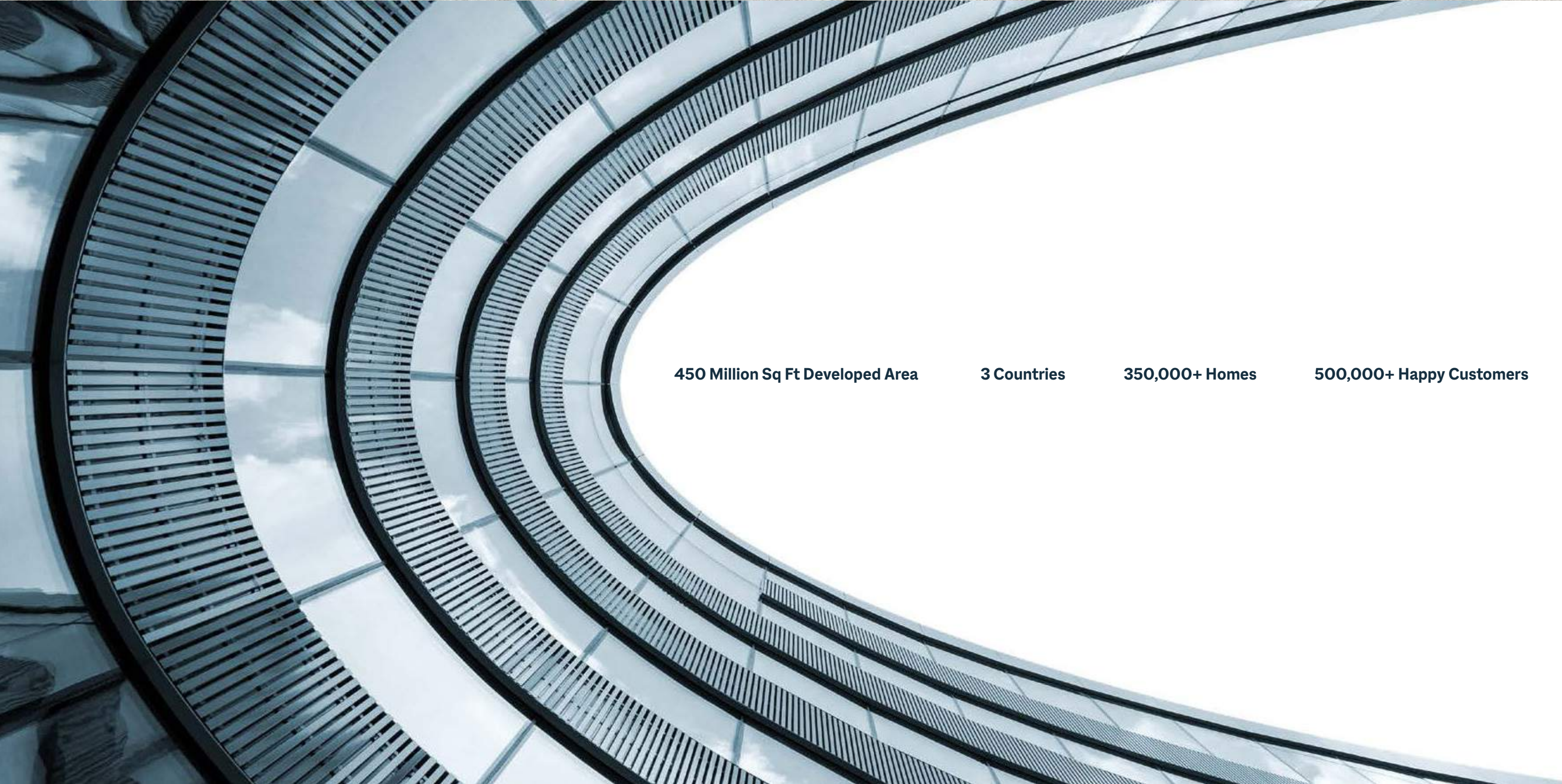
Head Office:

Office 1101, Marina Plaza,
Dubai Marina, Dubai, UAE

Experience Centre:

Khalifa Al Falasi Villa No 1 & 2,
625 Jumeirah Road,
Umm Suqeim First, Dubai, UAE





450 Million Sq Ft Developed Area

3 Countries

350,000+ Homes

500,000+ Happy Customers

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