

# AVELINE

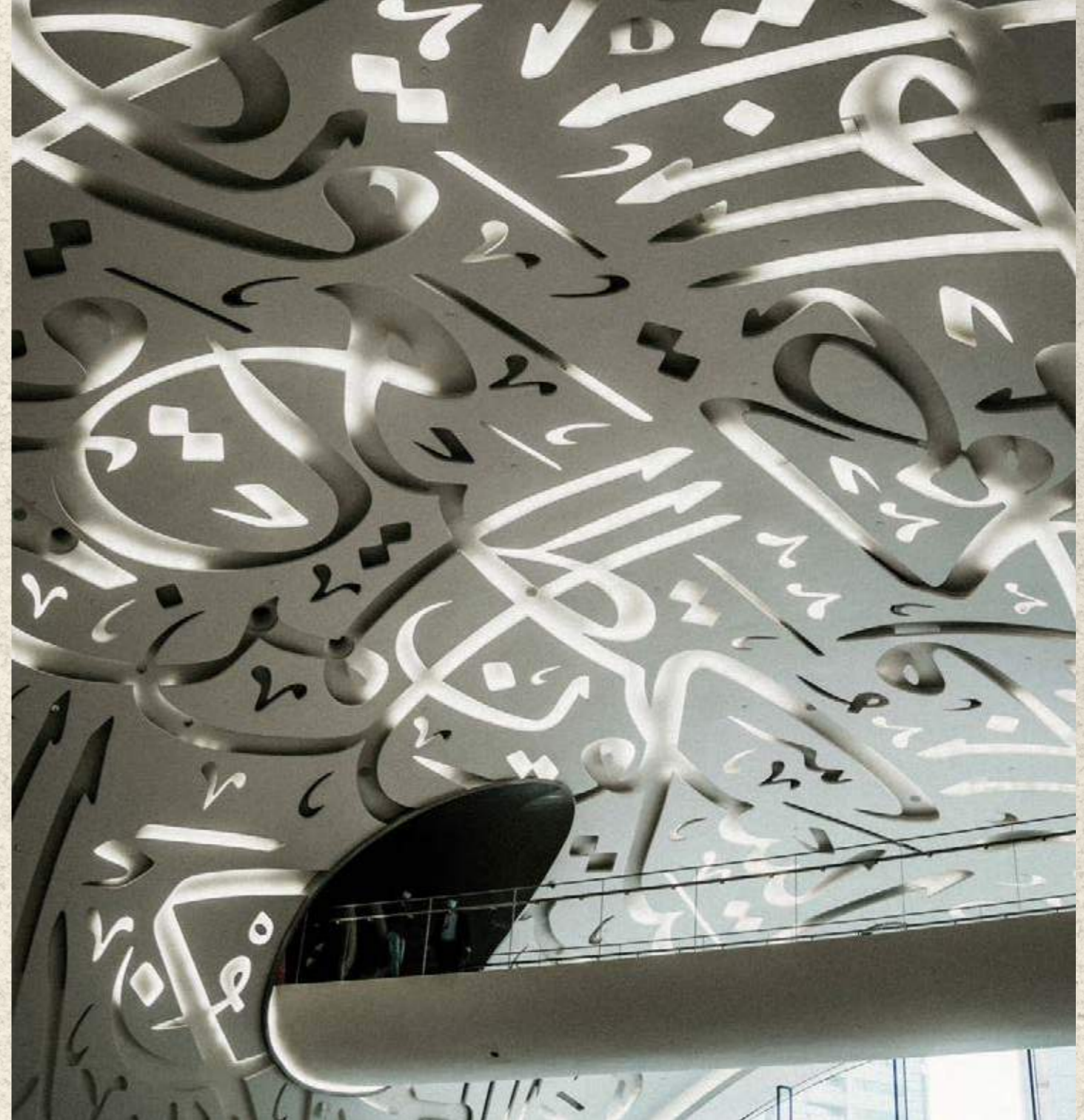
RESIDENCES

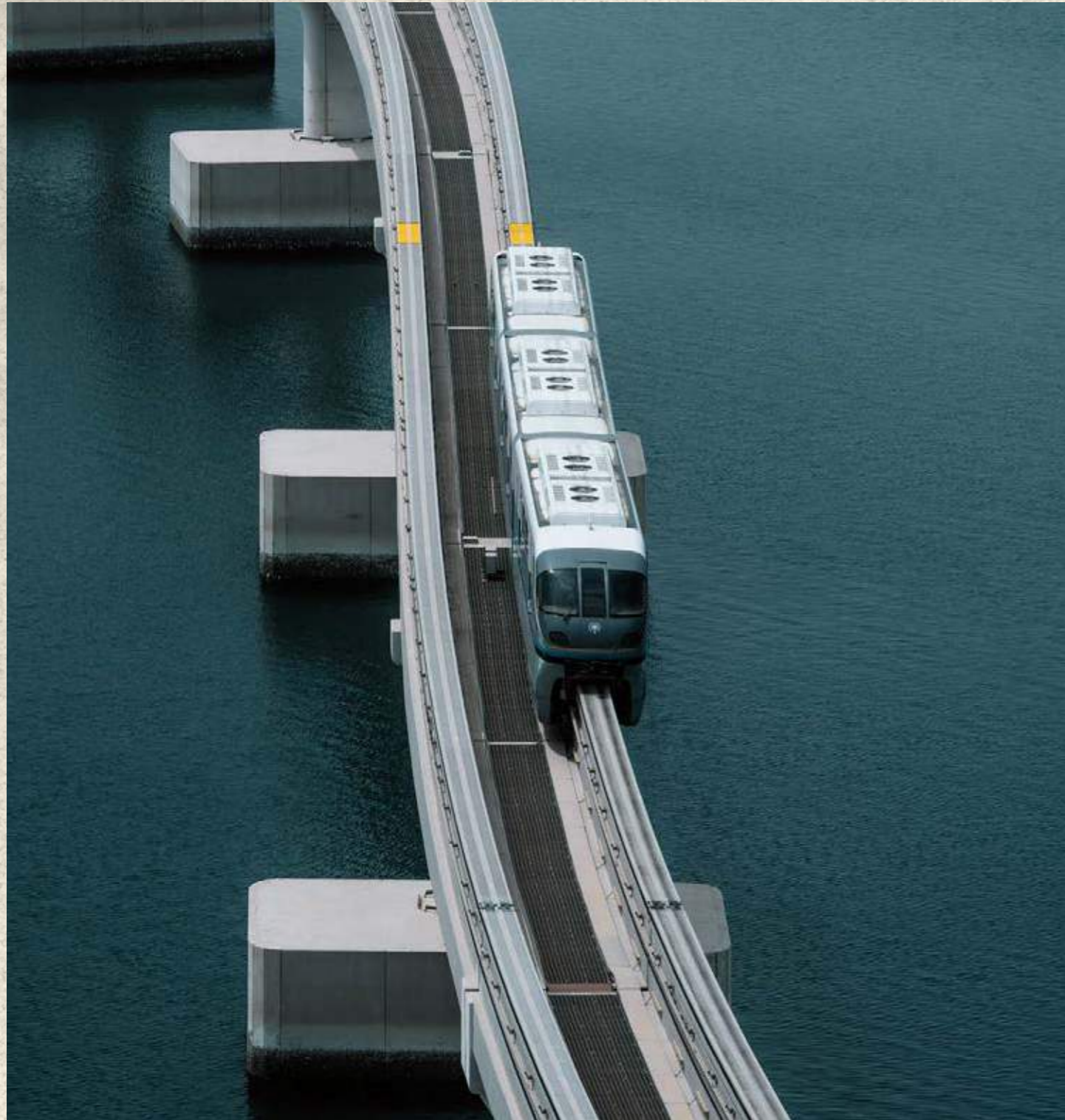
by  CITI  
DEVELOPERS

# 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.**

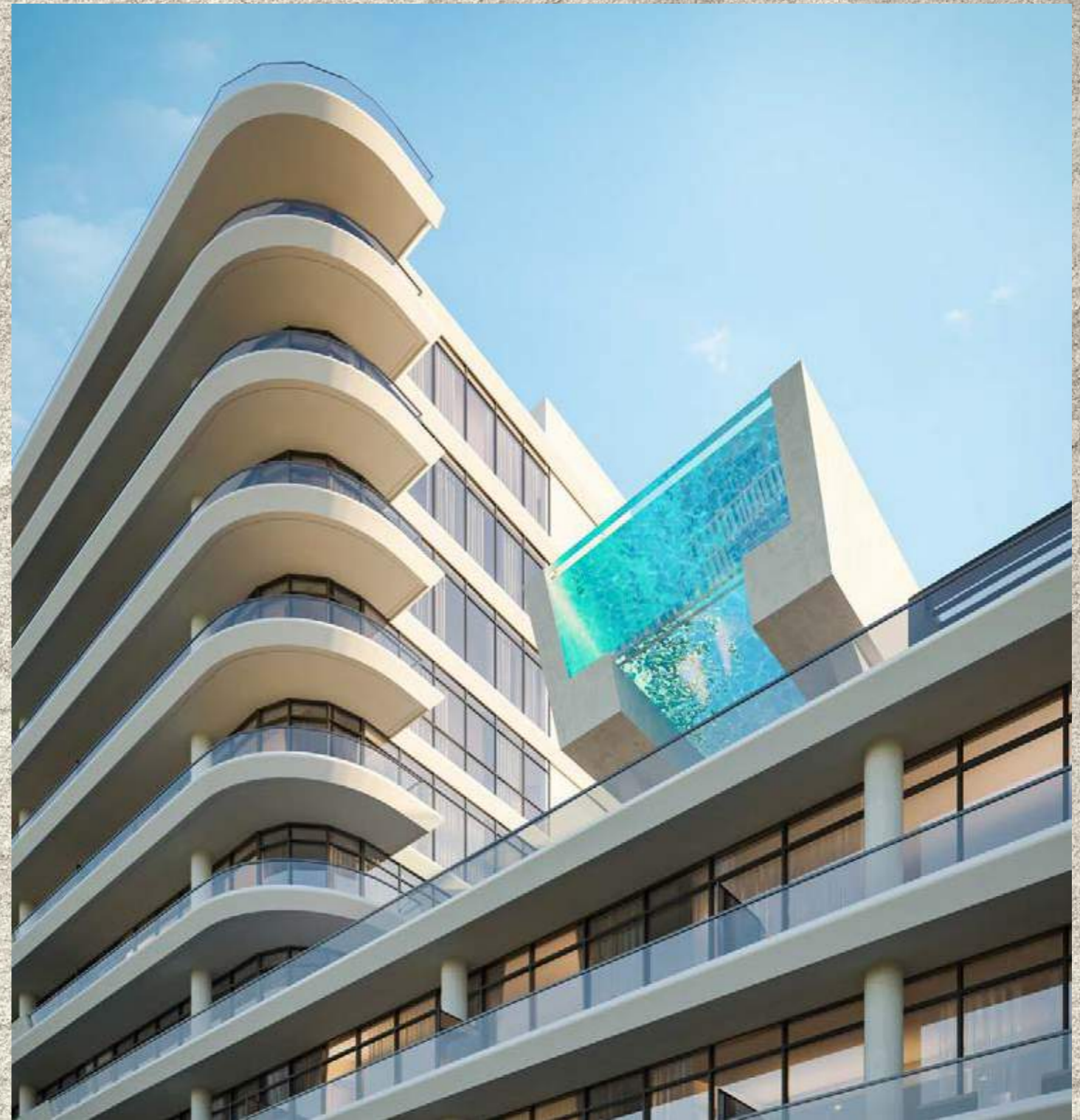


# START YOUR NEXT CHAPTER AT AVELINE

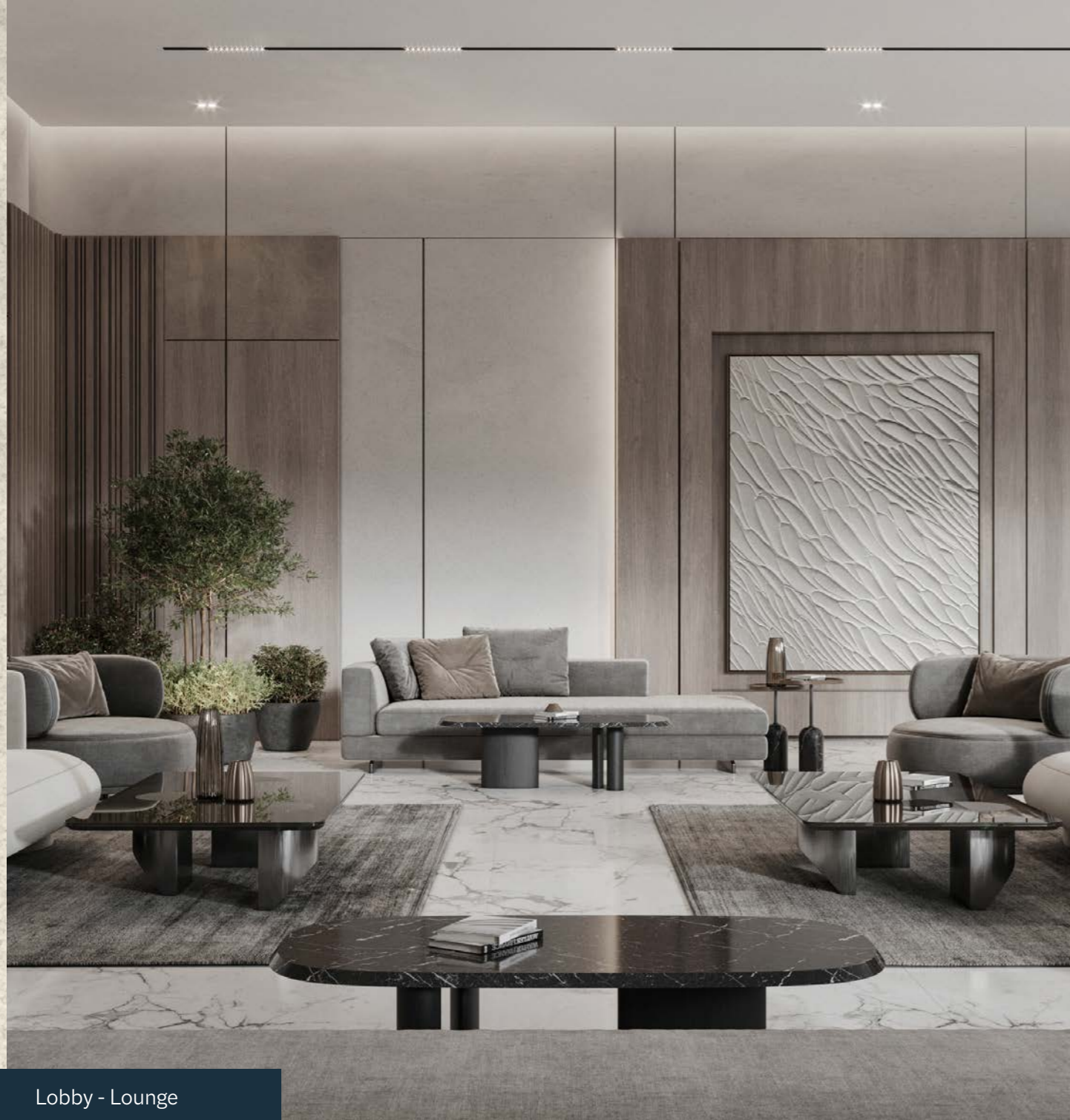
RESIDENCES | by G CITI DEVELOPERS

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









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

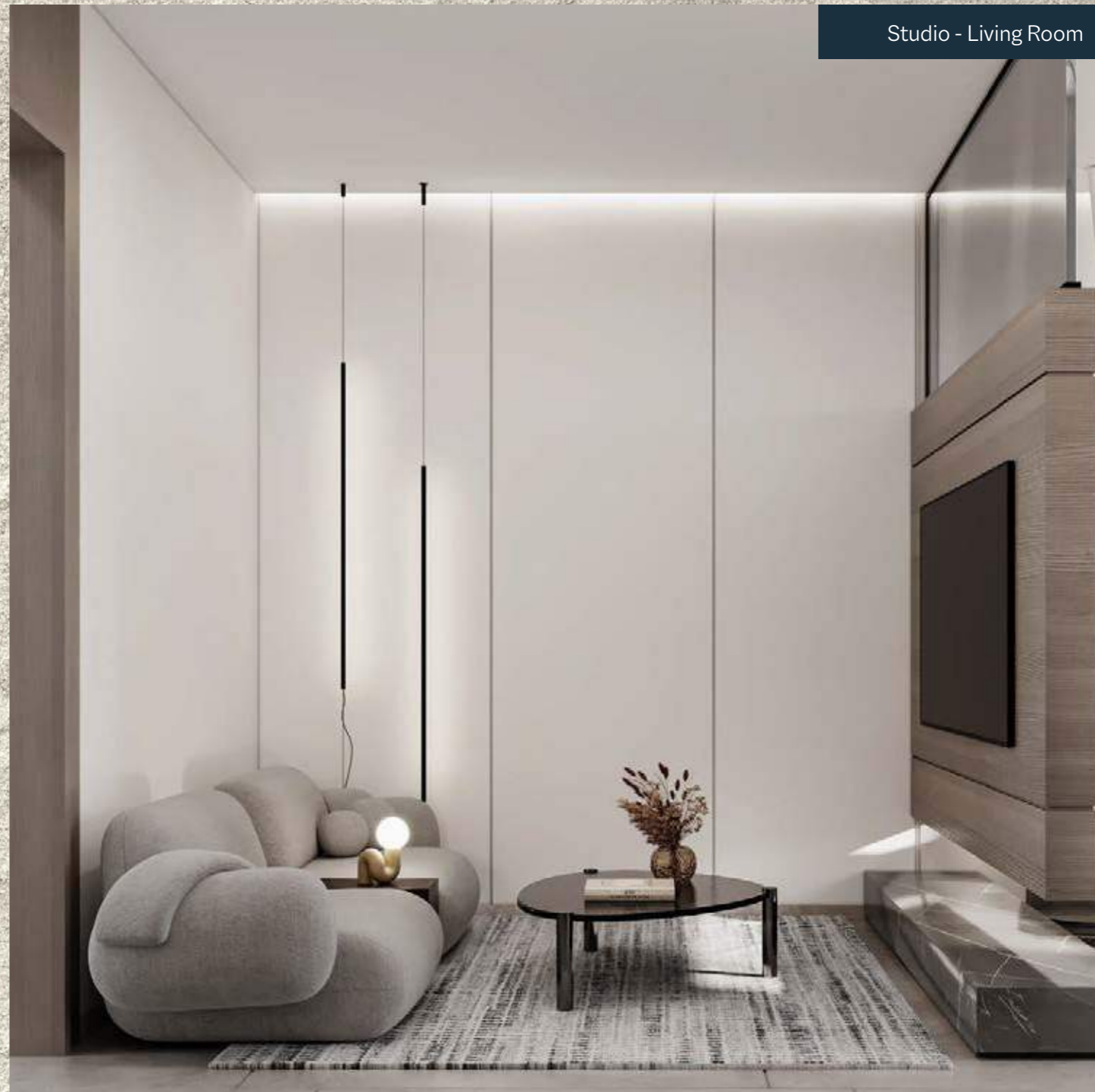
STUDIO APARTMENT.



Studio - Living Room

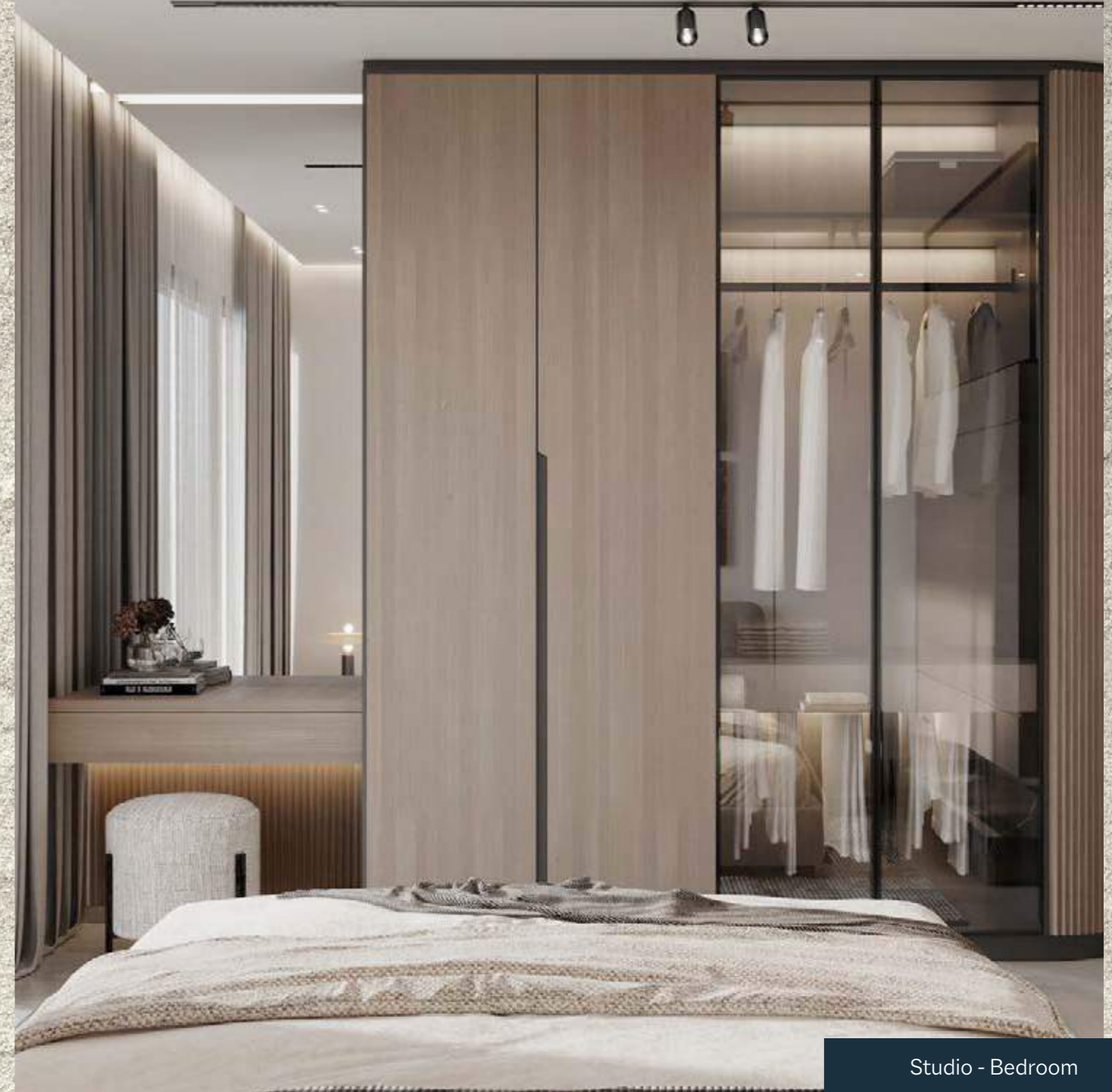


Studio - Living Room



Studio - Living Room

Studio - Bathroom



Studio - Bedroom



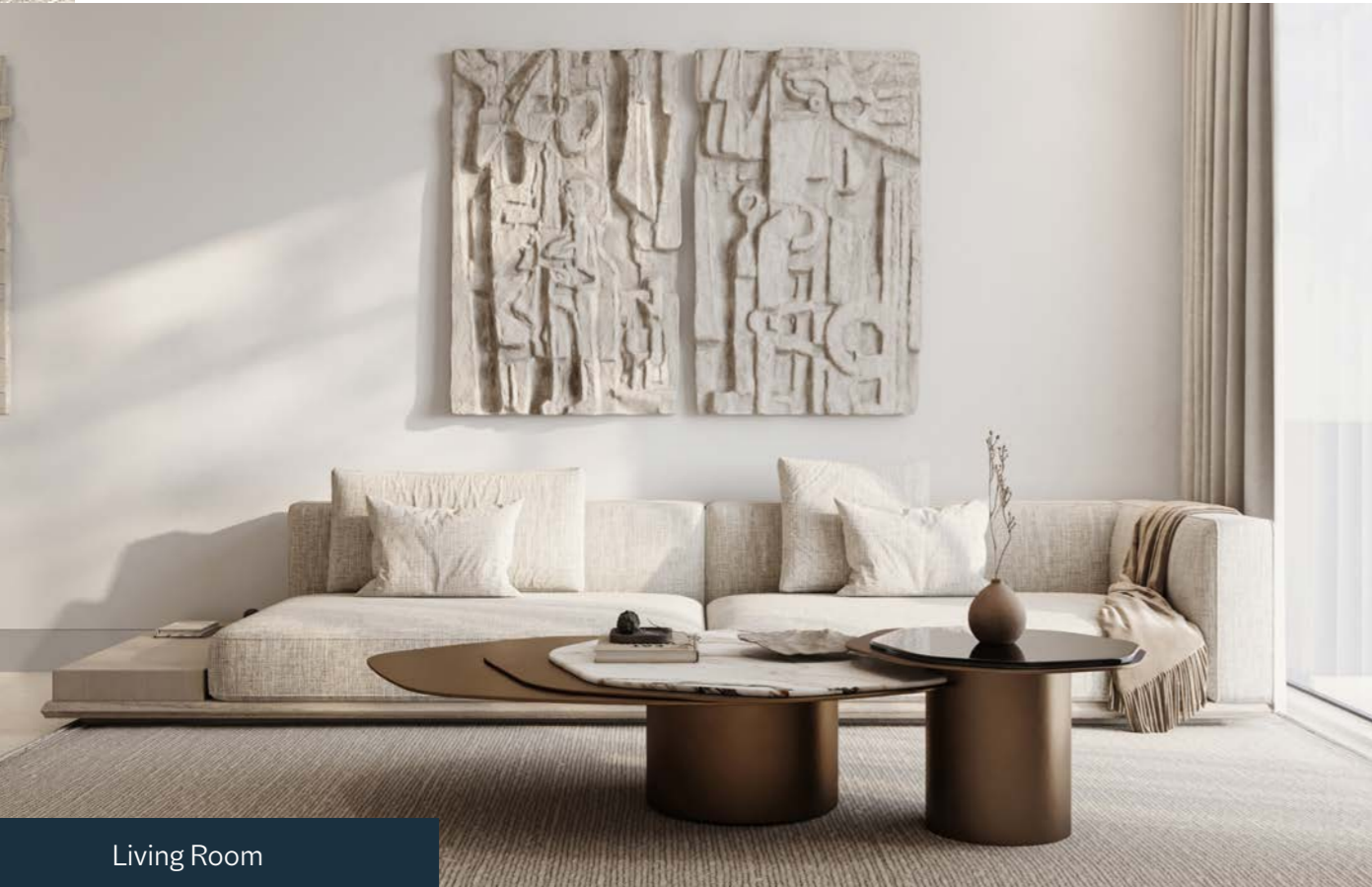
Studio - Bedroom



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

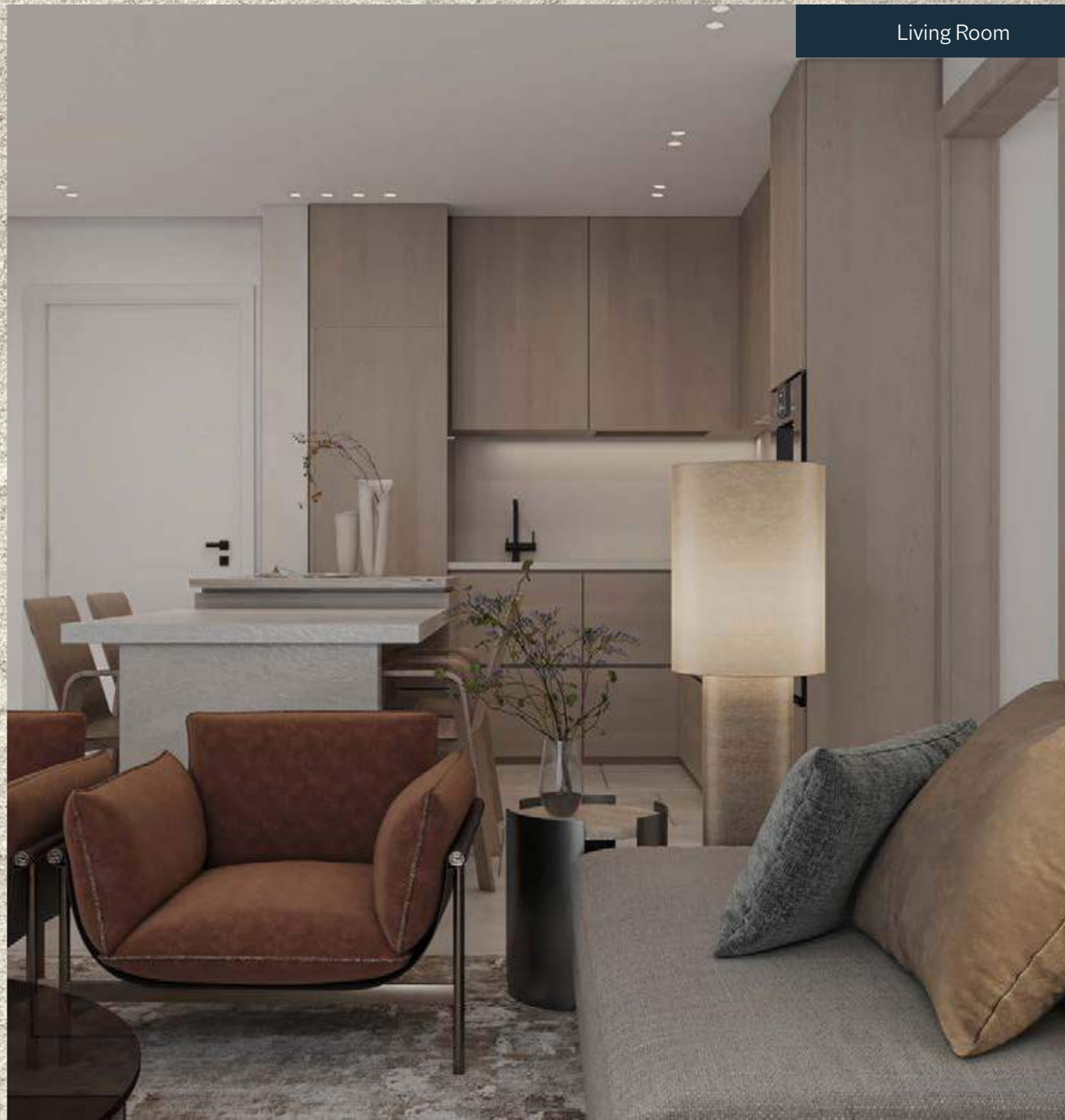
TWO BEDROOM APARTMENT.





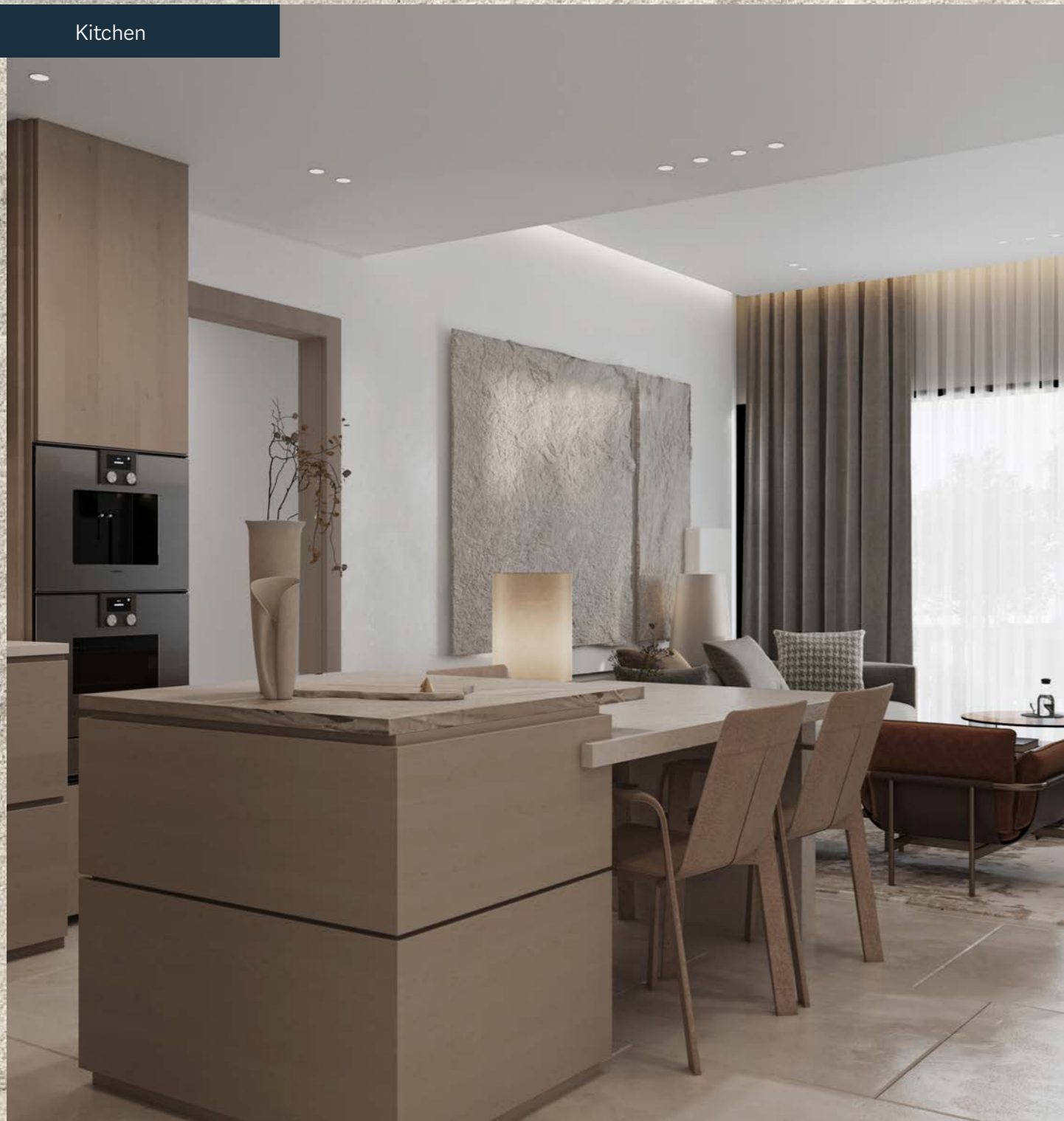


Hallway



Living Room

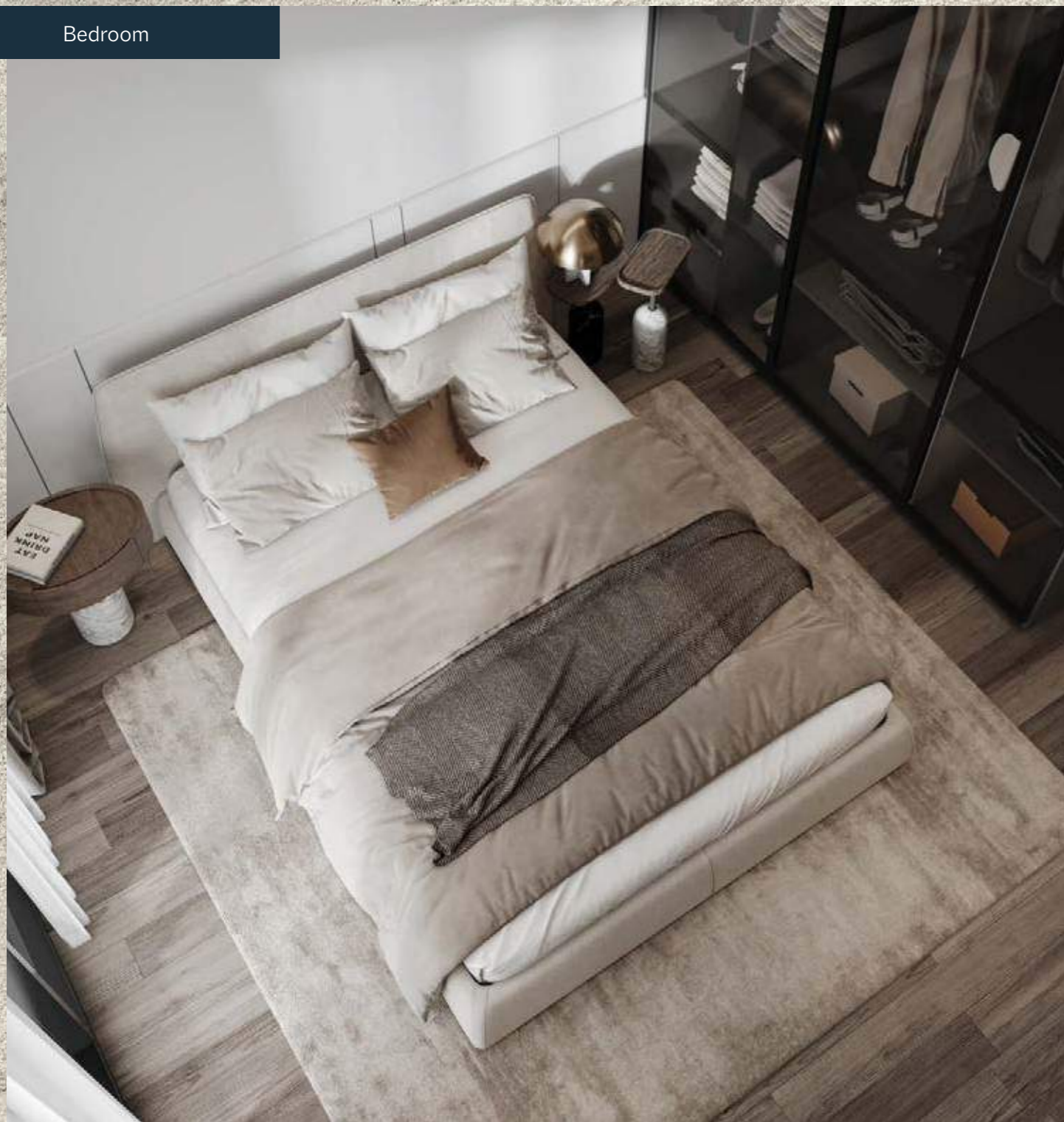
Kitchen



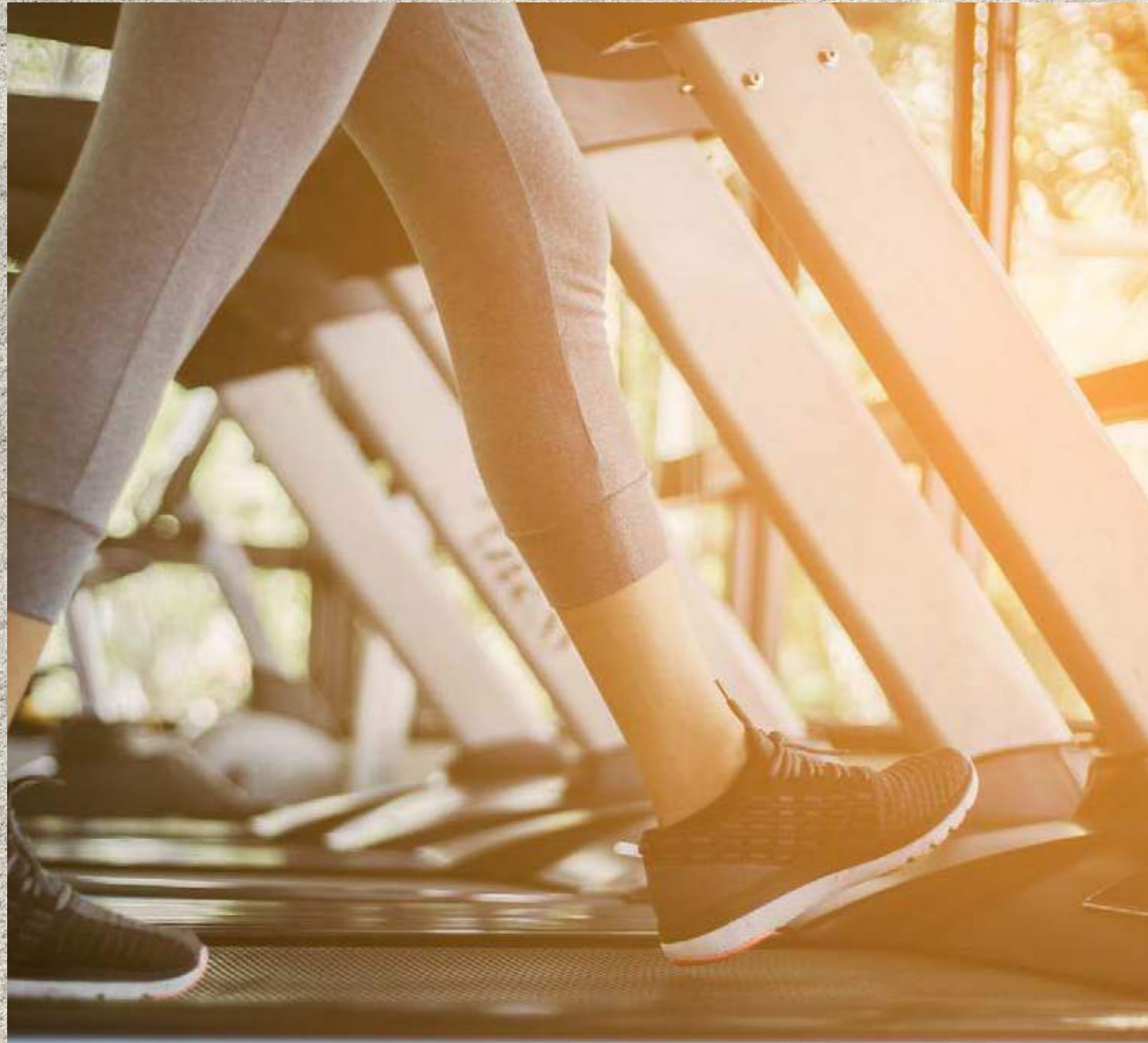
Living Room



Bedroom



Bedroom



## A SPACE THAT WAS MADE FOR YOU.

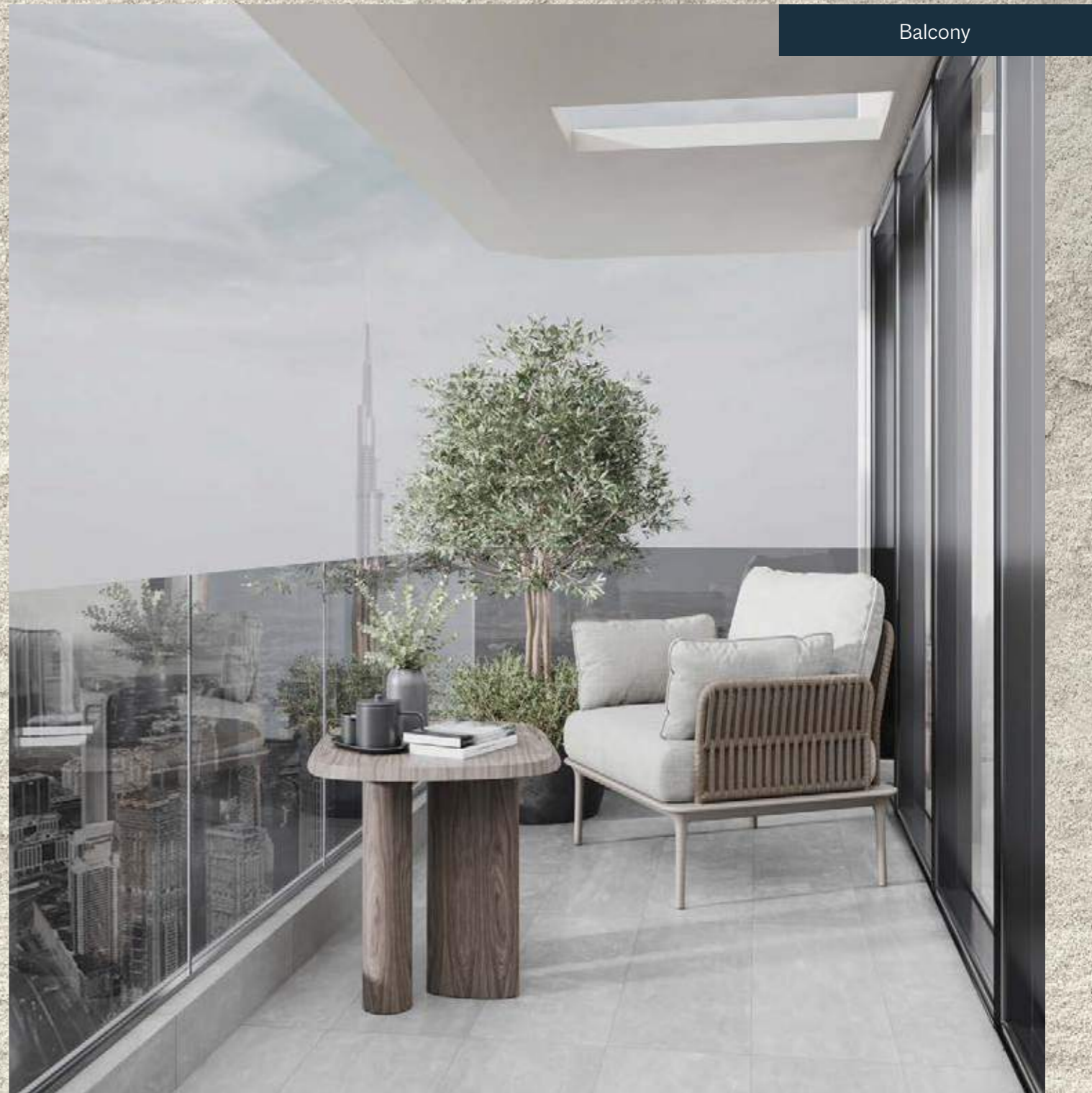
Our design philosophy emphasises the creation of a harmonious balance between the indoor and outdoor areas, providing residents with the luxury of nature just outside their doorstep.

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



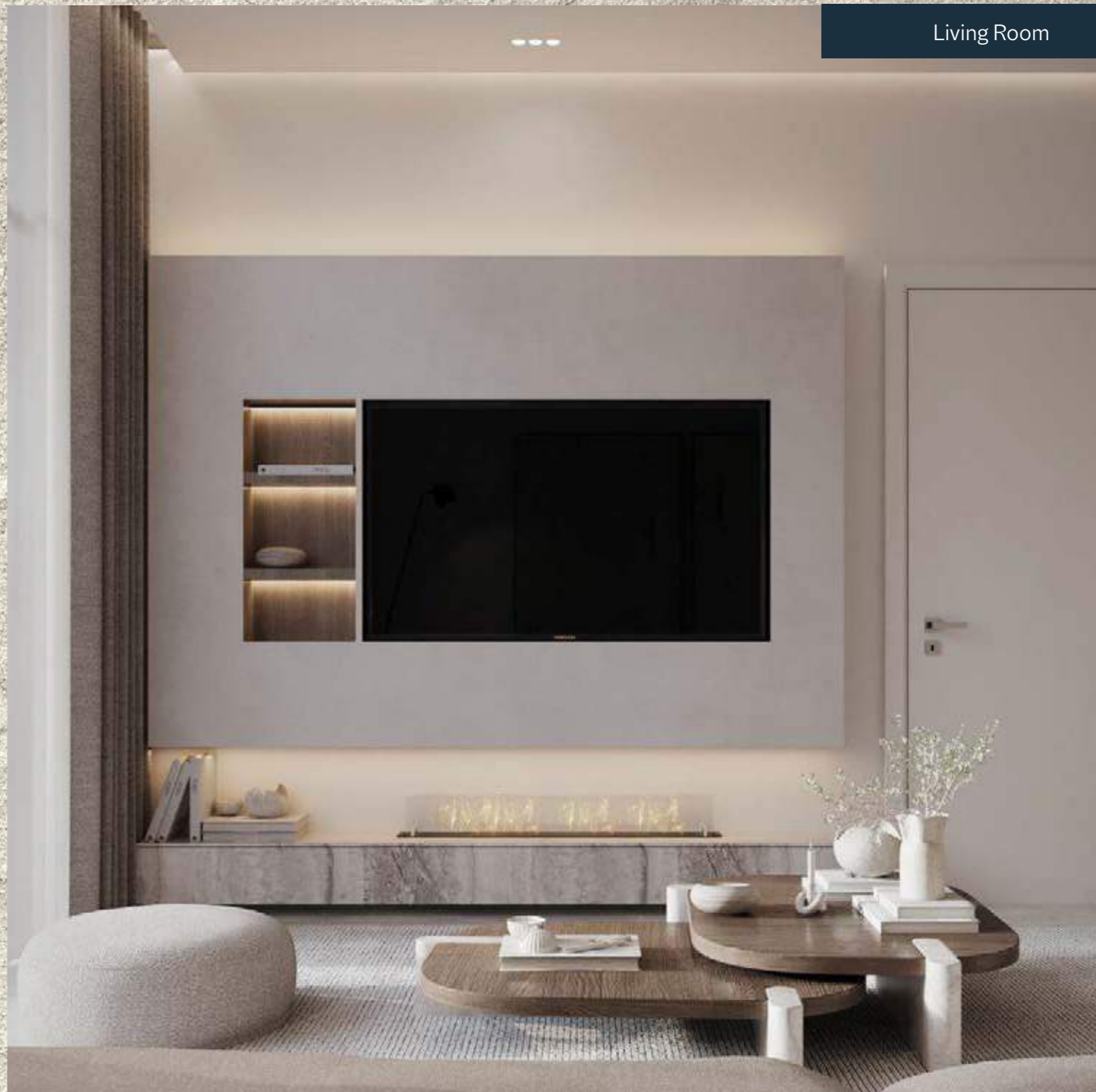
THREE BEDROOM APARTMENT.



Living Room/Kitchen



Kitchen



Living Room





Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2 Bathroom

Bedroom 2

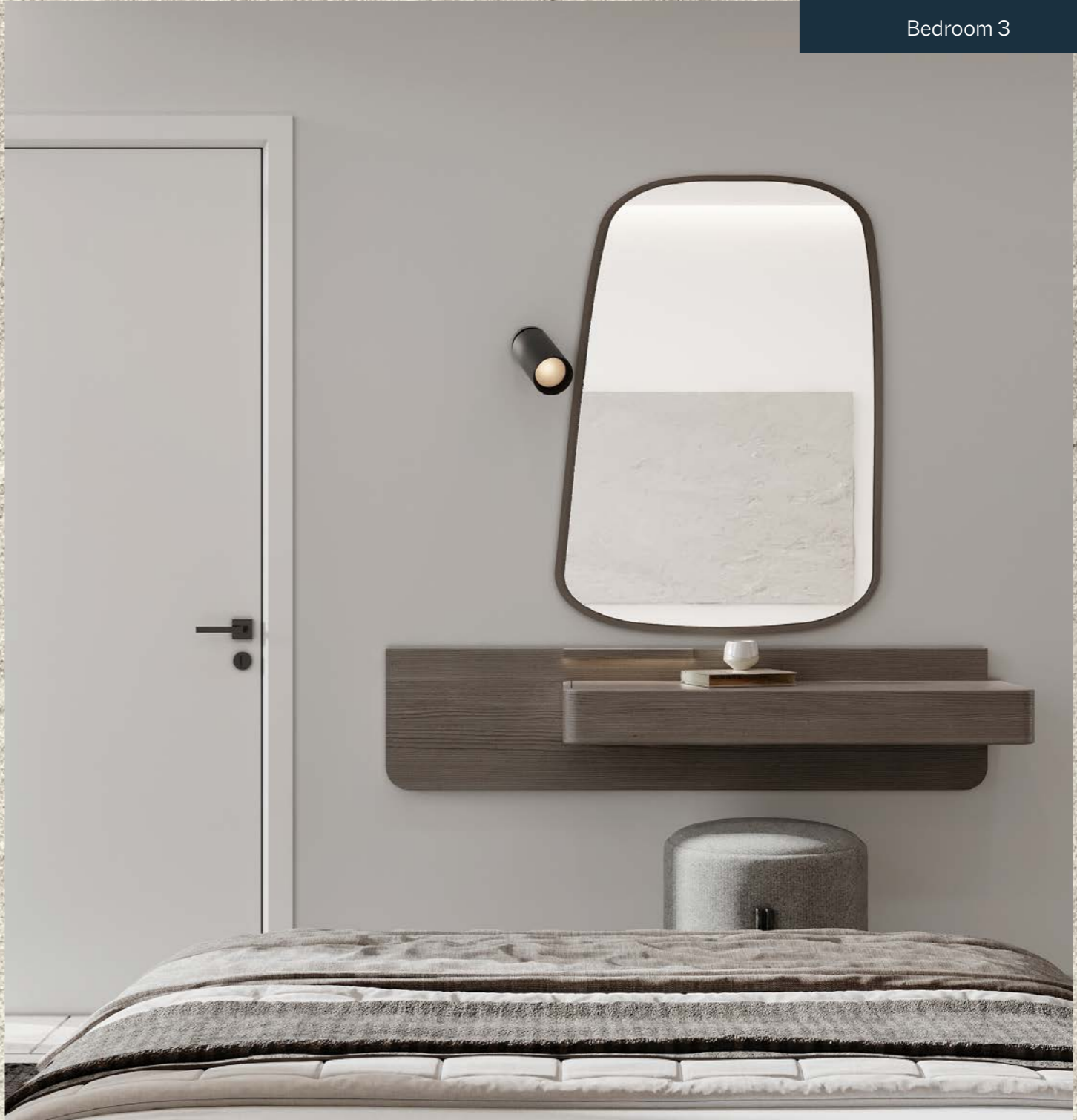






Bedroom 3

Bedroom 3



# THE AVELINE ADVANTAGE.

**Modern living, endless amenities.**

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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.

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**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



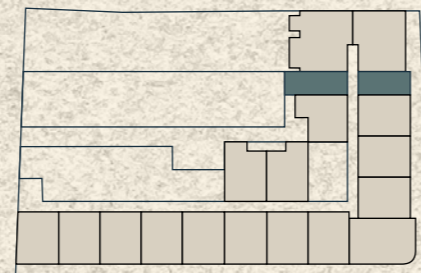
Lap Pool

# FLOOR PLANS.

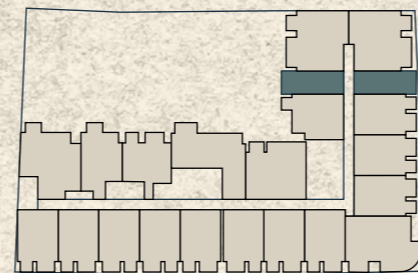
# STUDIO.



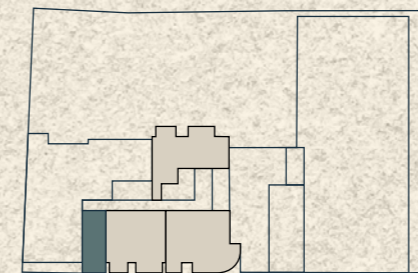
1st Floor



2nd-10th Floor



17th Floor



## AREA SIZE\*

**Suite Area:** 34.95 sq.m. / 376.2 sq.ft.

**Balcony Area:** 7.2 sq.m. / 77.5 sq.ft.

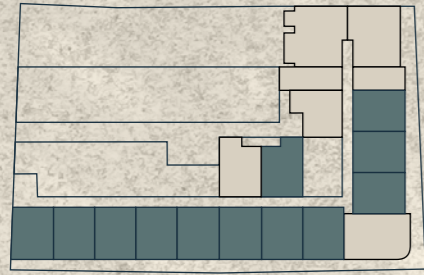
**Total Area:** 42.15 sq.m. / 453.7 sq.ft.

\*Sizes may vary depending upon the unit.

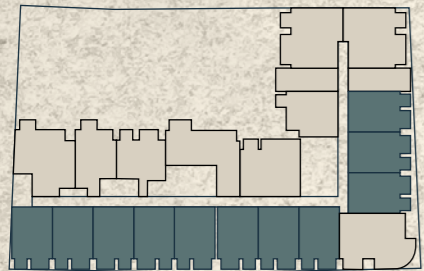
**AVELINE**  
RESIDENCES | by **CITI DEVELOPERS**

# ONE BEDROOM TYPE 1.

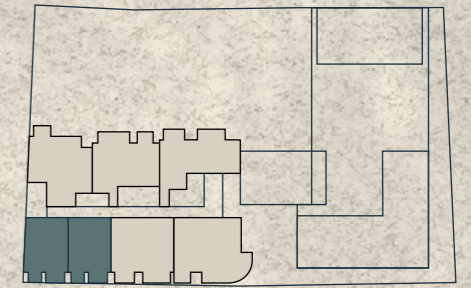
1st Floor



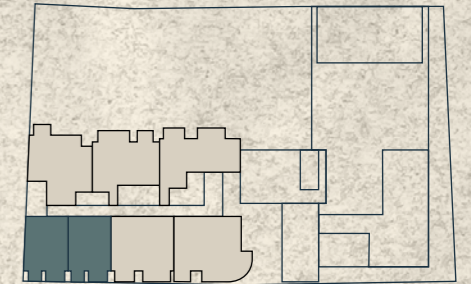
2nd-10th Floor



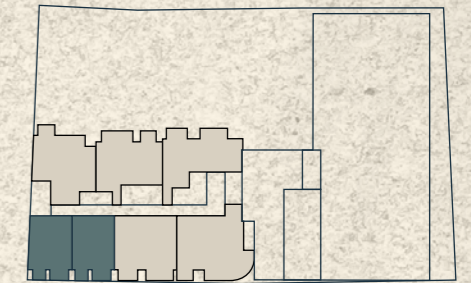
11TH FLOOR



12TH FLOOR



14-16TH FLOOR



## AREA SIZE\*

**Suite Area:** 65.02 sq.m. / 699.86 sq.ft.

**Balcony Area:** 10.04 sq.m. / 108.07 sq.ft.

**Total Area:** 75.05 sq.m. / 807.93 sq.ft.

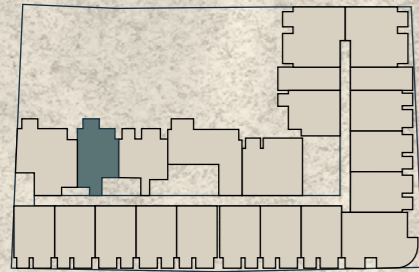
\*Sizes may vary depending upon the unit.

# AVELINE

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# ONE BEDROOM TYPE 2.

2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 63.60 sq.m. / 684.58 sq.ft.

**Balcony Area:** 9.35 sq.m. / 100.64 sq.ft.

**Total Area:** 72.95 sq.m. / 758.22 sq.ft.

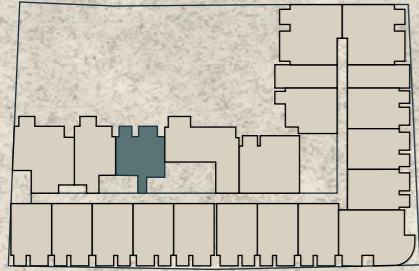
\*Sizes may vary depending upon the unit.

# AVELINE

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# ONE BEDROOM TYPE 3.

2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 61.90 sq.m. / 666.28 sq.ft.

**Balcony Area:** 9.54 sq.m. / 102.68 sq.ft.

**Total Area:** 71.38 sq.m. / 768.96 sq.ft.

\*Sizes may vary depending upon the unit.

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# ONE BEDROOM TYPE 1A.



## AREA SIZE\*

**Suite Area:** 66.39 sq.m. / 714.61 sq.ft.

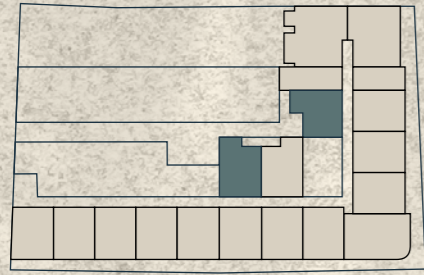
**Balcony Area:** 10.63 sq.m. / 114.42 sq.ft.

**Total Area:** 77.02 sq.m. / 829.03 sq.ft.

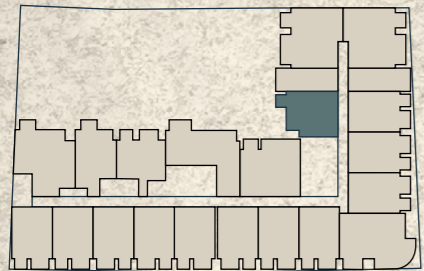
\*Sizes may vary depending upon the unit.

# ONE BEDROOM TYPE 1B.

1st Floor



2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 61.64 sq.m. / 663.49 sq.ft.

**Balcony Area:** 13.28 sq.m. / 143.05 sq.ft.

**Total Area:** 74.93 sq.m. / 806.54 sq.ft.

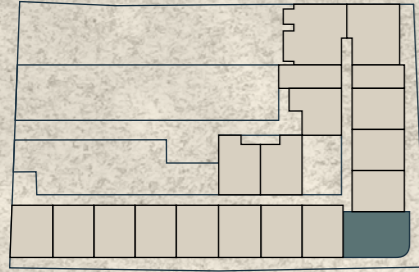
\*Sizes may vary depending upon the unit.

# AVELINE

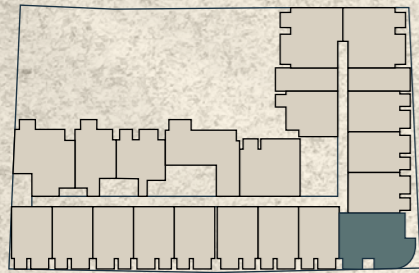
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# TWO BEDROOM TYPE 1.

1st Floor



2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 85.67 sq.m. / 922.14 sq.ft.

**Balcony Area:** 24.50 sq.m. / 263.82 sq.ft.

**Total Area:** 110.17 sq.m. / 1,185.96 sq.ft.

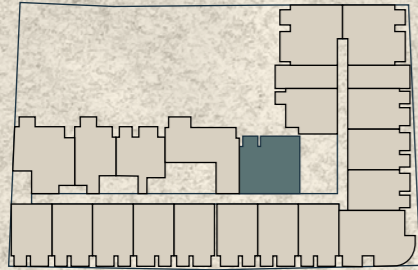
\*Sizes may vary depending upon the unit.

# AVELINE

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# TWO BEDROOM TYPE 2.

2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 85.67 sq.m. / 922.14 sq.ft.

**Balcony Area:** 24.51 sq.m. / 263.82 sq.ft.

**Total Area:** 110.18 sq.m. / 1,185.96 sq.ft.

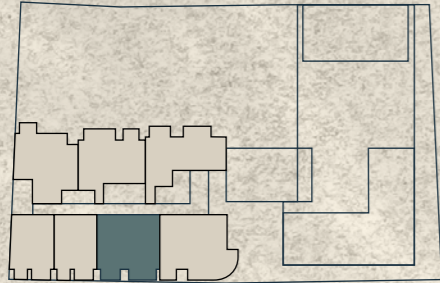
\*Sizes may vary depending upon the unit.

# AVELINE

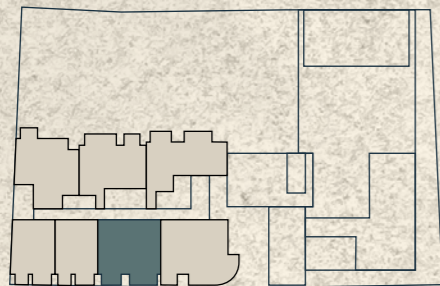
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# TWO BEDROOM TYPE 2A.

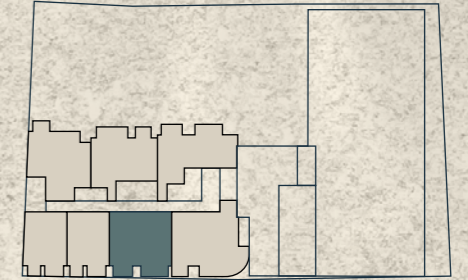
11TH FLOOR



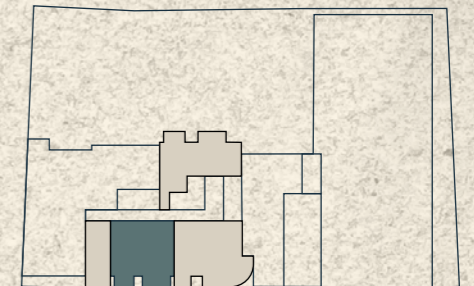
12TH FLOOR



14-16TH FLOOR



17th Floor



## AREA SIZE\*

**Suite Area:** 90.95 sq.m. / 979.08 sq.ft.

**Balcony Area:** 18.20 sq.m. / 195.90 sq.ft.

**Total Area:** 109.15 sq.m. / 1,174.98 sq.ft.

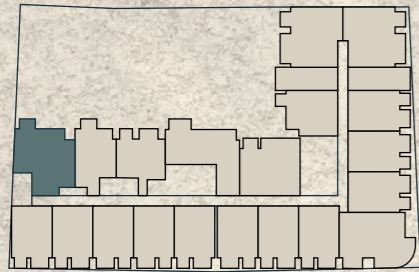
\*Sizes may vary depending upon the unit.

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# TWO BEDROOM TYPE 3.

2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 91.30 sq.m. / 982.74 sq.ft.

**Balcony Area:** 14.00 sq.m. / 150.69 sq.ft.

**Total Area:** 105.30 sq.m. / 1,133.43 sq.ft.

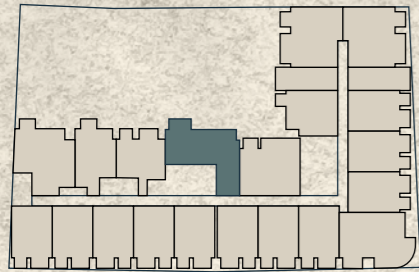
\*Sizes may vary depending upon the unit.

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# TWO BEDROOM TYPE 4.

2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 89.72 sq.m. / 965.73 sq.ft.

**Balcony Area:** 13.40 sq.m. / 144.23 sq.ft.

**Total Area:** 103.12 sq.m. / 1,109.96 sq.ft.

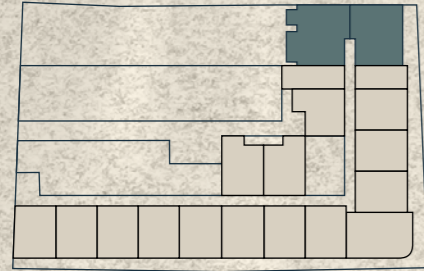
\*Sizes may vary depending upon the unit.

# AVELINE

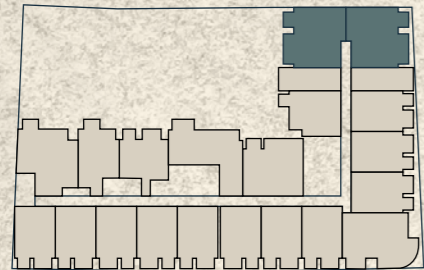
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# TWO BEDROOM TYPE 5.

1st Floor



2nd-10th Floor



## AREA SIZE\*

**Suite Area:** 89.41 sq.m. / 962.40 sq.ft.

**Balcony Area:** 19.45 sq.m. / 209.35 sq.ft.

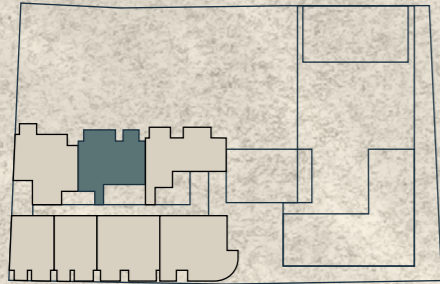
**Total Area:** 108.86 sq.m. / 1,171.75 sq.ft.

\*Sizes may vary depending upon the unit.

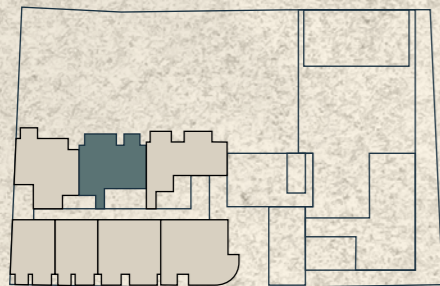


# TWO BEDROOM TYPE 6.

11TH FLOOR



12TH FLOOR



## AREA SIZE\*

**Suite Area:** 87.57 sq.m. / 942.59 sq.ft.

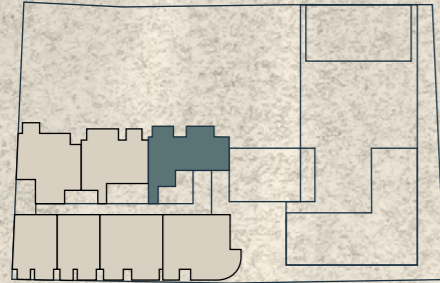
**Balcony Area:** 14.03 sq.m. / 151.04 sq.ft.

**Total Area:** 101.60 sq.m. / 1,093.63 sq.ft.

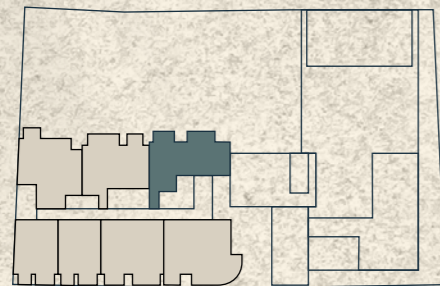
\*Sizes may vary depending upon the unit.

# TWO BEDROOM TYPE 7.

## 11TH FLOOR



## 12TH FLOOR



### AREA SIZE\*

**Suite Area:** 89.49 sq.m. / 963.26 sq.ft.

**Balcony Area:** 13.93 sq.m. / 149.94 sq.ft.

**Total Area:** 103.42 sq.m. / 1,113.20 sq.ft.

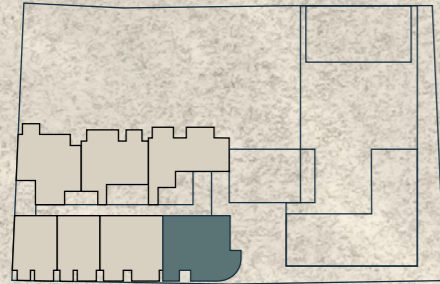
\*Sizes may vary depending upon the unit.

# AVELINE

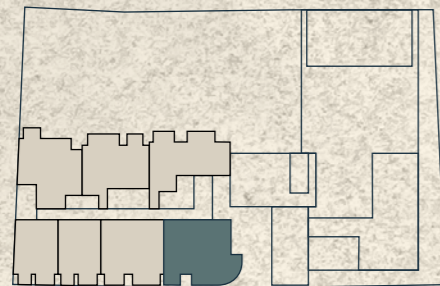
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# THREE BEDROOM TYPE 1.

11TH FLOOR



12TH FLOOR



## AREA SIZE\*

**Suite Area:** 95.40 sq.m. / 1,026.87sq.ft.

**Balcony Area:** 29.10 sq.m. / 313.13 sq.ft.

**Total Area:** 124.50 sq.m. / 1,340.01 sq.ft.

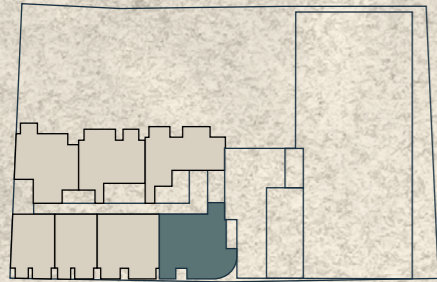
\*Sizes may vary depending upon the unit.

# AVELINE

RESIDENCES | by CITI DEVELOPERS

# THREE BEDROOM TYPE 1A.

## 14-16TH FLOOR



## AREA SIZE\*

**Suite Area:** 100.23 sq.m. / 1,078.86 sq.ft.

**Balcony Area:** 29.10 sq.m. / 313.13 sq.ft.

**Total Area:** 129.33 sq.m. / 1,391.99 sq.ft.

\*Sizes may vary depending upon the unit.

# AVELINE

RESIDENCES | by CITI DEVELOPERS

# 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:**

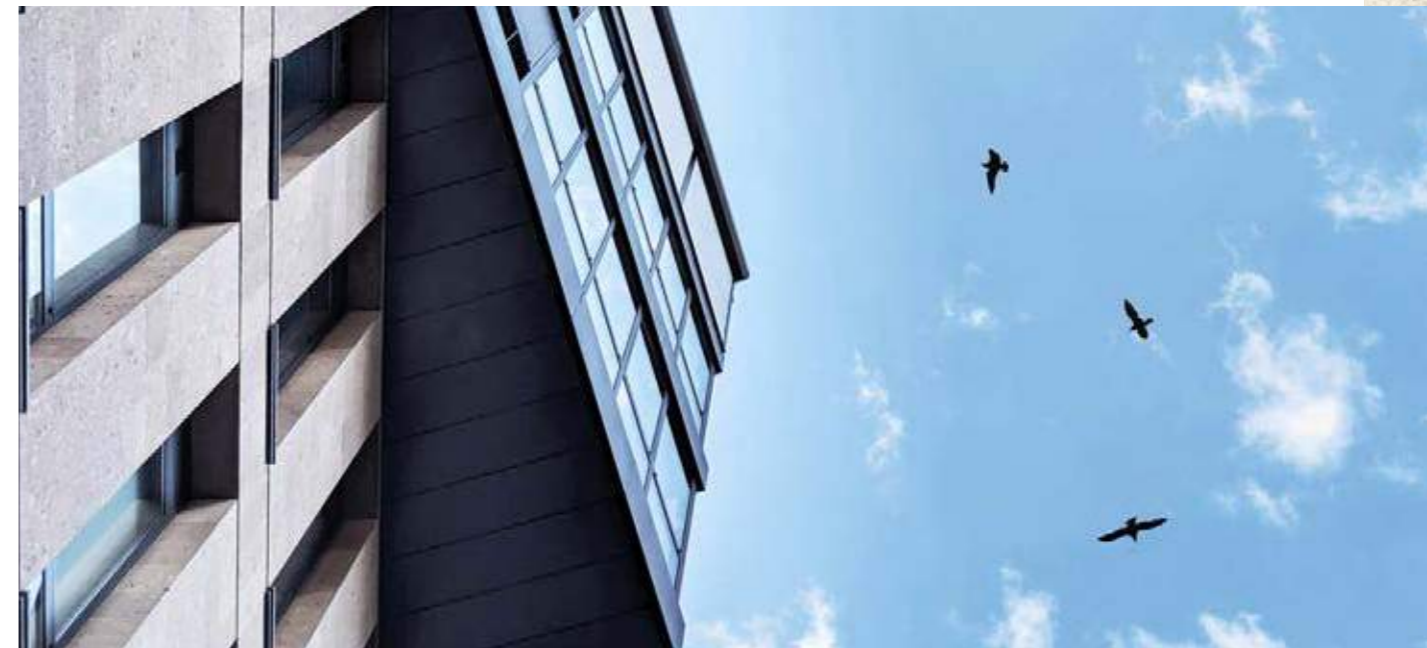
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**Head Office:**

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**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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LIVE CONNECTED.