ACUBE

DEVELOPMENTS

2025/2026

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Investor Deck

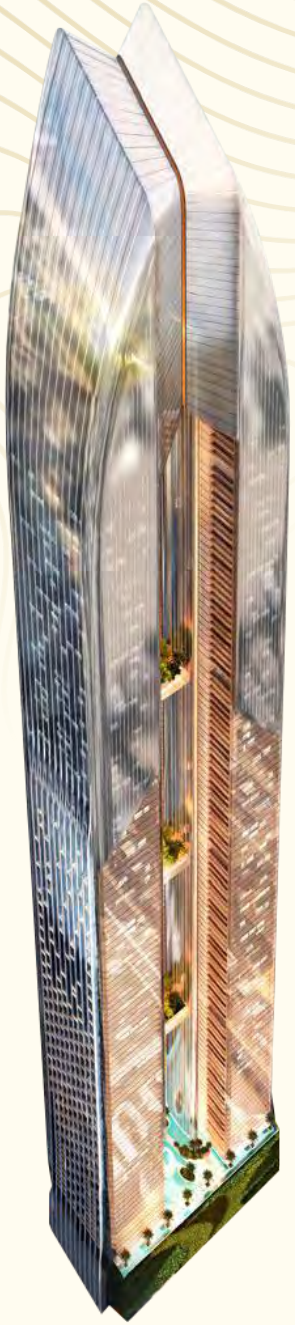
Aiming Beyond the Clouds—An Ultra-Luxury Residential Development on Sheikh Zayed Road, Dubai

2025/2026

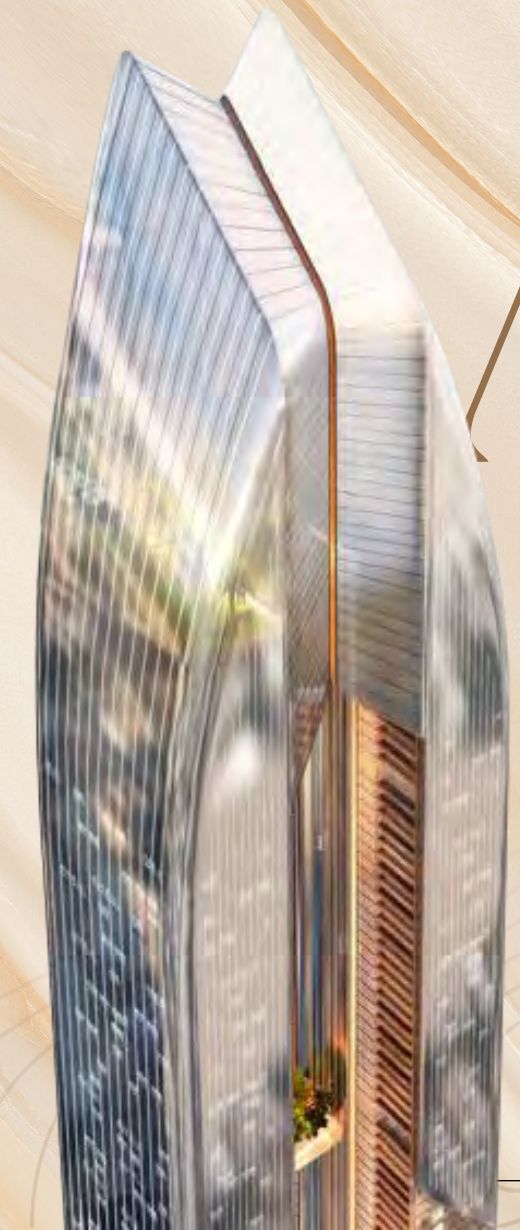
World's Tallest Residential Tower

Avior

By Acube Developments



Sales Team: +971561084335

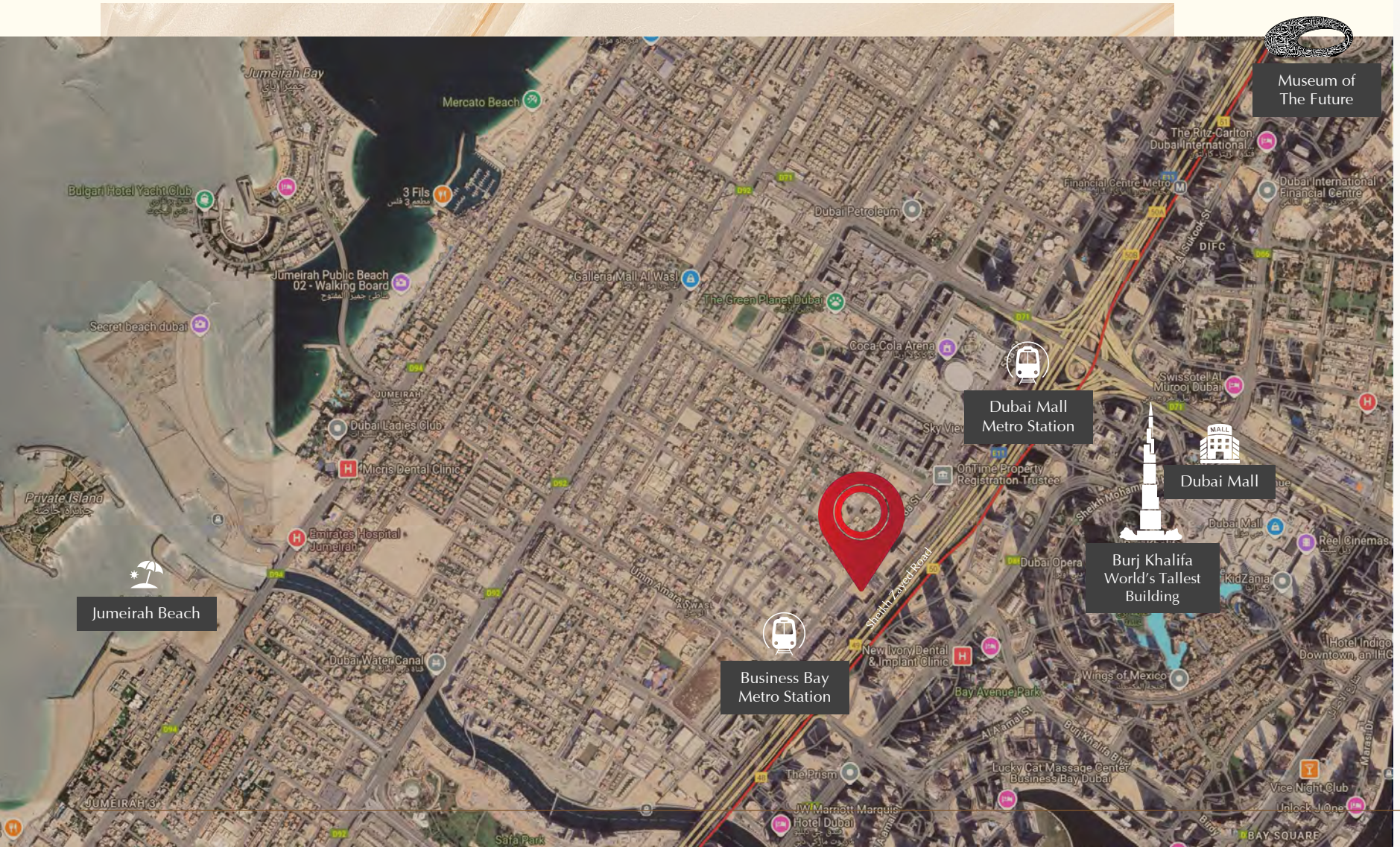


AVIOR

A Rarified Jewel Transcending Between Earth and Sky

Named after AVIOR, a brilliant binary star in the southern constellation of Carina, this celestial marvel is among the brightest in the night sky. Positioned approximately 560-660 light years from the Sun, its primary star is an evolved giant, radiating with immense luminosity as the third-brightest in its constellation. Its companion star, with an apparent magnitude of 3.85, shines brightly enough to be visible to the naked eye—if it stood alone. This secondary star is a hot, hydrogen-fusing main sequence star, a beacon of energy and endurance.

Project Overview



Location

Sheikh Zayed Road, Dubai – A prime location in the heart of Dubai's business and luxury lifestyle hub.

Plot Size

68,000 Sq. Ft.
Total GFA : 2.5 Million Sq. Ft.

Vision

To create an iconic, sustainable, and ultra-luxurious residential development that redefines urban living.

Levels of *legacy*

Indulgence	Services	Amenities	The Elite Residences
The Imperial Residences	The Lumière Residences	The Crown Duplexes	Signature Sky Villas
Presidential Palace	Zanza, Le Clubhouse		

A Heaven of Indulgence,
Where Every Desire is
within reach

01 INDULGENCE

Ground & Upper Ground Floors
Level 38
Levels 132 & 133

Ground & Upper Ground Floors

A Retail Utopia

Discover a world where luxury meets everyday elegance. The Retail Utopia brings together an exclusive mix of elite, high-end showrooms and accessible everyday retail outlets, offering a curated selection of the world's most coveted treasures alongside refined essentials.

High End Retail - 43,056 sq. ft. | Everyday Retail 64,336 sq. ft.

Levels 38

The Collective - Culinary Heights

Encompassing 37,609 sq. ft. of pure elegance, experience a world of gastronomic artistry. Each venue is home to distinguished, globally acclaimed restaurants with both luxurious indoor spaces and al fresco terraces.

Levels 132 & 133

Zanza, Le Clubhouse

An Elevated Haven of Opulence: Immerse yourself in breathtaking Burj Khalifa views from a shimmering infinity pool. Spanning over 51,667 sq. ft., Zanza offers world-class dining, exclusive entertainment, and more—designed for a lifestyle of unparalleled luxury, every day.

To Perfect Every Detail, To Enrich *every moment*

02 SERVICES

Upper Ground

3 Basements & 11 Podiums

Immersive Panoramic Elevators

Upper Ground

La Grande Arrivée (Arrival)

A majestic expanse, dedicated to multiple awe-inspiring entrances, each a testament to grandeur. With exclusive valet services and VIP lobbies, every arrival is an experience of seamless elegance and unparalleled hospitality, setting the tone for a truly royal welcome.

Convenience

Gourmet market, a curated selection of wellness and beauty products at the pharmacy, delightful coffee shops, bespoke floral gift boutiques, and more to cater to your every need, offering a world of luxury and convenience at your doorstep.

3 Basements & 11 Podiums

Expansive Parking Facilities

Three efficiently designed underground levels and ten spacious podiums offer abundant parking spaces, ensuring seamless access and effortless convenience for residents and their esteemed guests.

Immersive Panoramic Elevators

A Voyage Through the Skies

Step into our crystal-clear panoramic elevators reimagining the ascent to every level at Avior. Experience an immersive rise as you glide effortlessly through the heights of an ultra-luxurious lifestyle. Encased in seamless transparency, these glass sanctuaries unveil an array of spectacles from hundreds of meters above the sky.

An abode of peace & *love*

03 RESIDENCES

Levels 13 to 36 & 39 to 62
Levels 65 to 78
Levels 79 to 88
Levels 91 to 110
Levels 113 to 128
Level 130 & 131

Levels 13 to 36 & 39 to 62

The Elite Residences

Magnificently crafted Elite residences, designed to epitomize refined elegance and modern sophistication. Every element is thoughtfully designed to offer an Extraordinaire' living experience.

Levels 65 to 78

The Imperial Residences

Perched high above the sky, our Imperial Residences are a masterclass in refined luxury. Each residence is a private abode exquisitely designed for those who seek refinement, enveloped among the finest materials, crafted by the best the world has to offer.

Levels 79 to 88

The Lumière Residences

The Lumière Residences offer an elevated living experience, where space, light, and design come together in perfect harmony. These residences are an ode to the art of fine living; designed for those who desire more than just a home—with soaring ceilings, sweeping panoramas, and meticulously crafted interiors that exude warmth and refinement.

Levels 91 to 110

The Crown Duplexes

The Crown Duplexes is an elegantly designed residences that elevate the art of sophisticated living, featuring exclusive private amenities, bespoke services among opulent finishes, and sweeping vistas.

Levels 113 to 128

Signature Sky Villas

Exclusively designed Signature Sky Villas that blend the elegance of the ocean with the majestic grandeur of Dubai's skyline. Crafted for the connoisseurs of luxury who demand nothing less, our Signature Sky Villas offer a lifestyle of unparalleled sophistication.

Level 130 & 131

Presidential Palace

Exquisite, one-of-a-kind penthouses, intricately designed to embody the essence of regal living. Fit for a monarch or those who aspire to live with the grandeur, dignity &authority that the highest elites of society deserve.

Artfully Crafted To Fulfill Every Distinction and *desire*

04 Amenities

Levels 12, 38, 64, 90, 112, 132-133

Levels 12, 38, 64, 90, 112, 132-133

Unrivaled Amenities

A world of unrivaled luxury awaits across 402,500 sq. ft., home to over 100+ extraordinary amenities. From transcendent wellness experiences to exquisite leisure and recreational indulgences, each amenity is exquisitely crafted to fulfill your every whim and desire.

Exclusive Multi-Tiered Amenities

The Aetherium – Family Centric Amenities

The Aetherium embodies an open space designed with every family in mind, where comfort, connection, and joy flourish at every corner. Here, families can embrace a life of togetherness and tranquility, surrounded by thoughtfully curated spaces that promote wellness, relaxation, and play. From vibrant play zones to serene, peaceful retreats, The Aetherium fosters a harmonious environment where bonds are strengthened, memories are made, and each moment feels eternal.

The Collective - Culinary Heights

Encompassing 37,609 sq. ft. of pure elegance, experience a world of gastronomic artistry. Each venue is home to distinguished, globally acclaimed restaurants with both luxurious indoor spaces and al fresco terraces.

The Arena – Sports & Fitness Amenities

The Arena caters to every pursuit—a dynamic field where athleticism, vitality, and passion converge. Designed for those who seek excellence in movement and performance, it offers a state-of-the-art environment for every fitness enthusiast. Whether you're chasing personal bests in the gym, competing on world-class courts, or seeking balance through rejuvenating wellness spaces, every detail is designed to elevate your performance, restore your energy, and support your lifestyle — mind, body, and soul.

La Sirena – Wet Area Amenities

A Paradise of serenity, offering a rejuvenating escape from the ordinary. Designed to envelop you in tranquility, featuring the gentle flow of water, inspired by the concept of 'Elysium,' this collection of wet area amenities offers a sublime escape, enveloping you in tranquility and grace.

Ciel Privé – Your "Private Sky" (Sky villas & Penthouses Exclusive Amenities)

Redefining private luxuries reserved solely for the elite residents of the Signature Sky Villas and the Presidential Penthouses spanning 51,657 Sq.Ft., no detail is overlooked, and no desire is left unmet. Here, amidst sweeping, uninterrupted views of the skyline, every space is meticulously crafted to offer a transcendent lifestyle.

Zanza Le Clubhouse

An Elevated Haven of Opulence: Immerse yourself in breathtaking Burj Khalifa views from a shimmering infinity pool. Spanning over 51,667 sq. ft., Zanza offers world-class dining, exclusive entertainment, and more—designed for a lifestyle of unparalleled luxury, every day.

432,928 Sq. Ft.
of Unrivaled Amenities & Indulgences

Elevated Across Wide Sky Bridges

Lofted between earth and infinity, large breakaways between the towers are more than an architectural feat–they are the foundation of a breathtaking lifestyle.

100+ Amenities

Dubai's First-Ever Residential Development
Featuring 100+ Amenities

50+

Adults' Amenities

20+

Children's Amenities

40+

Health & Wellness Facilities

12

Infinity Pool
Tropical Beach Club
Children's Waterpark
Lazy Rizer
Lap Pool
Sky Pool
Hydrotherapy Pool (Spa)

Ground Floor Amenities

Retail Utopia	Valet Parking	Grand Lobby
Bag Drop	Concierge	Automatic Parking System

Discover a world where luxury meets everyday elegance. The Retail Utopia brings together an exclusive mix of elite, high-end showrooms and accessible everyday retail outlets, offering a curated selection of the world's most coveted treasures alongside refined essentials.

The Aetherium embodies an open space designed with every family in mind, where comfort, connection, and joy flourish at every corner.

The Aetherium – Family- Centric Amenities

Wet Area (Children Area)	Dry Area (Children Area)	Soft Area (Children Area)	Outdoor Playground
Sensory Room Kids	Outdoor Cinema	Pet Park	Action Park (Kids Gym)
Climbing Wall	Trampoline Park	Kidtropolis (Tiny town Roleplay)	Board Game Deck
Nursery + Kids Library	Children's Cinema	Arcade	Experience Room (VR/Simulators)
Mystical Garden	Business Lounge/VIP	Indoor Cinema	BBQ
Indoor Kitchen	Swimming Pool	Snow Room	

Here, families can embrace a life of togetherness and tranquility, surrounded by thoughtfully curated spaces that promote wellness, relaxation, and play. From vibrant play zones to serene, peaceful retreats, The Aetherium fosters a harmonious environment where bonds are strengthened, memories are made, and each moment feels eternal.

The Arena – Sports & Fitness Amenities

Jogging Track	Paddle Tennis Court	Basketball Court	Gym
Yoga Room	Pilates	The Spa	Squash
Net Cricket	Sports Simulator	Indoor Golf Simulator	Cross Fit
Pickle Ball	Table Tennis	Skate Park	Snooker
Water Rehab Area	Indoor Lap Pool	Pool Table (The Gentlemen's Club)	Tropical Garden

The Arena caters to every pursuit—a dynamic field where athleticism, vitality, and passion converge. Designed for those who seek excellence in movement and performance, it offers a state-of-the-art environment for every fitness enthusiast. Whether you're chasing personal bests in the gym, competing on world-class courts, or seeking balance through rejuvenating wellness spaces,

La Sirena – Wet Area Amenities

Fresh Water Area	Lazy River	Beach Themed Pool
Hydro Pool	Outdoor Cinema (Pool Cinema)	Cabana
Kids' Water Fountain	Kids' Water Park	Sky Pool Rooftop Pool
Changing Rooms + Lockers		

A Paradise of serenity, offering a rejuvenating escape from the ordinary. Designed to envelop you in tranquility, featuring the gentle flow of water, inspired by the concept of ‘Elysium, ’ this collection of wet area amenities offers a sublime escape, enveloping you in tranquility and grace.

Ciel Prive –Your “Private Sky” (Sky villas & Penthouses Exclusive Amenities)

Indoor Cinema	The Spa	Infinity Swimming Pool
Sunbathing lounge + Cabanas	The Social Club	Kids (Wet)
Kids (Dry)	Kids (Soft)	Indoor Pool (Spa)
Art Installations	Club House	Gym - Club House
Japanese Sky Garden	The Gentlemen’s Club	Zanza Le Clubhouse

Redefining private luxuries reserved solely for the elite residents of the Signature Sky Villas and the Presidential Penthouses. No detail is overlooked, and no desire is left unmet. Here, amidst sweeping, uninterrupted views of the skyline, every space is meticulously crafted to offer a transcendent lifestyle.

ZANZA, a
piece of *heaven*

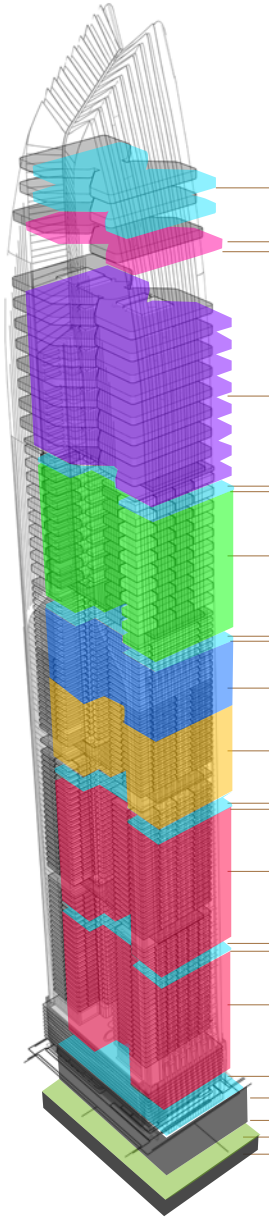
ZANZA

THE EXPERIENCE

Beyond the Clouds – 360° Views of the Iconic Landmarks of Dubai

Zanza, Le Clubhouse

Ascend to ZANZA, above the shimmering Arabian Gulf, where the air itself vibrates with the pulse of Dubai. Here, time seems to pause as the city unfolds beneath you, a tapestry of architectural wonders crowned by the majestic Burj Khalifa, its gleaming silhouette piercing the horizon. The expanse of the Gulf stretches out like a sapphire dream, merging seamlessly with the sky. But ZANZA is more than just a view. It's a vibrant suite of experiences. Start your day with an exquisite brunch, savoring gourmet creations under golden sunlight. Then, drift into the infinity pool, where the sky and cityscape merge in a breathtaking illusion. As night falls, indulge in culinary masterpieces, sip expertly crafted cocktails, and immerse yourself in electrifying entertainment. For moments of tranquility, retreat to the serene spa, where skilled hands melt away stress. ZANZA is more than a destination—it’s an experience that ignites the senses, where every moment is a fusion of indulgence, revelry, and serenity, set against the dazzling backdrop of Dubai’s skyline.



Zanza Clubhouse
Levels 132 &133

Service Floor (Level 129)

The Presidential Palace
Levels 130 & 131

The Signature Sky Villas
Levels 113 to 128

Service Floor (Level 111)

Ciel Prive - Sky Villa & Penthouse-exclusive Amenities
Level 112

The Crown Duplex
Levels 91 to 110

Service Floor (Level 89)

La Sirena - Wet Area Amenities
Level 90

The Lumiиre Residences
Levels 79 to 88

The Imperial Residences
Levels 65 to 78

Service Floor (Level 63)

The Arena - Sports & Fitness Amenities
Level 64

The Elite Residences
Levels 39 to 62

Service Floor (Level 37)

The Collective - Culinary Heights
Level 38

The Elite Residences
Levels 13 to 36

The Aetherium - Family-centric Amenities *Level 12*
Podium Parking *Levels 1 to 11*
Everyday Retail Upper Ground Floor
High End Lower Ground Floor
Basement Parking
Levels B1 to B3

It's the only way to *live*

Large Breakaways–The Art of Space & Structure

Carved into the sky, an architectural breakaway separates the towers–as a masterpiece of structural ingenuity. More than soaring voids, each breakaway serves as the foundation for our exclusive amenity floors, transforming necessity into an immersive experience.

- The Presidential Palace
- The Signature Sky Villas
- The Crown Duplex
- The Lumiиre Residences
- The Imperial Residences
- The Elite Residences
- Amenities
- Ground Floor
- Parking

Exquisite Bespoke Services

Event Planning & Coordination
Bespoke expert assistance in organizing extraordinary events, from intimate soirées to grand celebrations, tailored to perfect every special moment.

Personal Shopper & Stylist
Tailored shopping experiences and bespoke fashion advice, meticulously crafted to reflect your unique style and elegance.

Art & Antiques Advisory
Expert guidance on curating an exquisite art collection, appraising masterpieces, and acquiring timeless treasures.

Business & Legal Services
On-site PRO services and privileged access to expert legal advisors, offering bespoke solutions for both your personal and business requirements.

Travel Concierge & Arrangements
Effortless planning, exclusive bookings, and curated recommendations for your next extraordinary journey.

And many more refined necessities of everyday living...

Every nuance of your lifestyle is flawlessly crafted, granting you the freedom to focus on what truly defines your legacy.

Beyond the Clouds. Right at the Heart of *downtown*

05 Two Iconic Towers

Unit Types

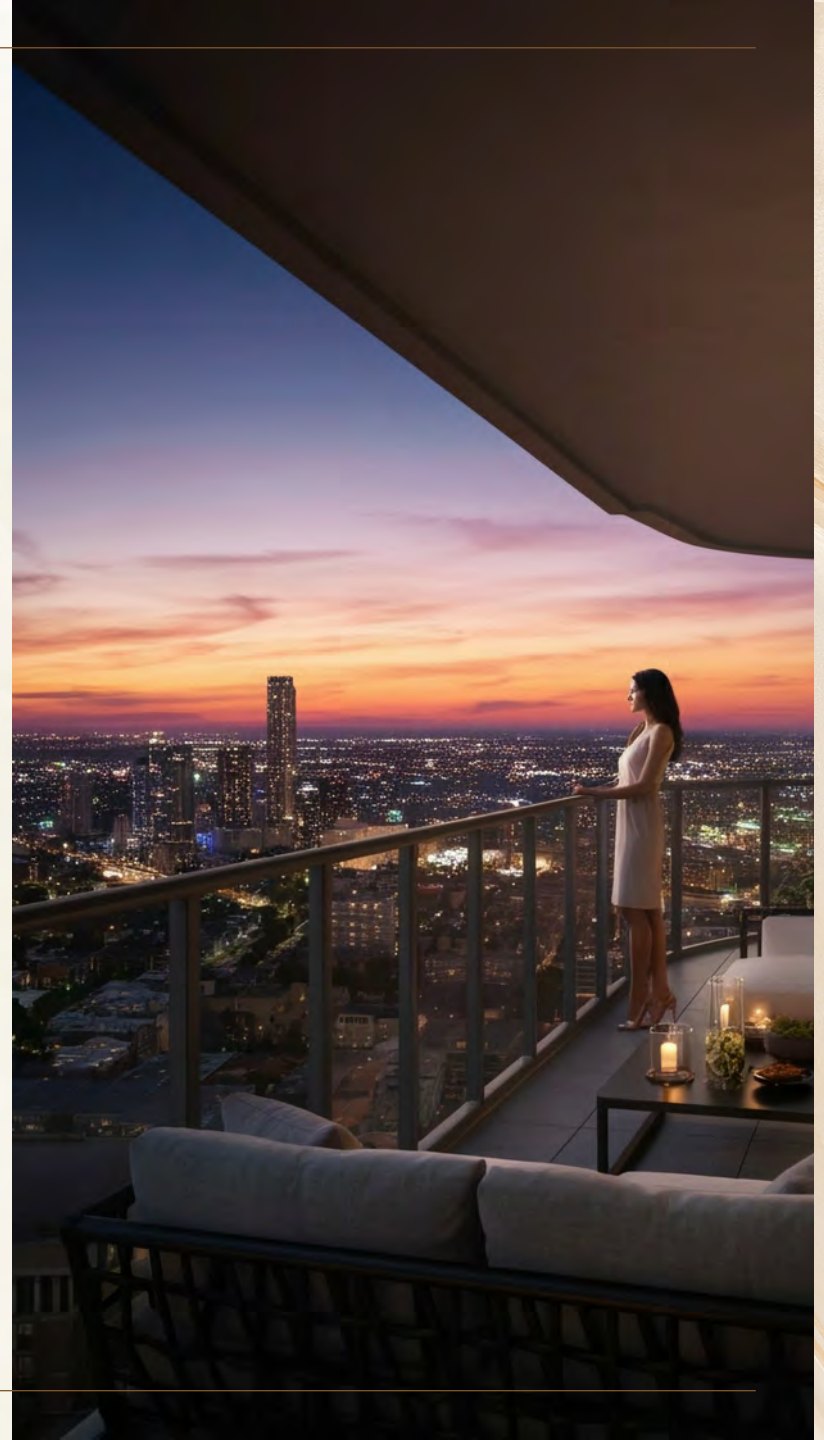
1 BR | 2 BR

3 BR | 4 BR
**Duplex Option Available*

5 BR | 6 BR
**Duplex Option Available* **Duplex Option Available*

Features:

- Exquisite Breakaways – Exclusive breakaway spaces designed for 100+ Amenities.
- Premium Finishes – Exquisite materials and masterful craftsmanship elevate every detail.
- Smart Living – State-of-the-art smart home systems for effortless luxury.
- Sustainable Homes – Cutting-edge energy solutions that blend innovation with environmental consciousness.
- World-class Kitchens – Modern kitchens adorned with prestigious branded appliances and sintered stone countertops.
- Refined European Aesthetics – Premium sanitary ware and fittings that embody timeless sophistication.



Signature Sky Villas

A limited collection of tastefully designed duplex Signature Sky Villas for those seeking the ultimate in luxury.

Expansive Double-Height Lounges

Our double-height lounges, soaring ceilings & floor-to-ceiling windows offer expansive views of Business Bay, Jumeirah Beach & the shimmering blue oceans beyond.

Private Terraces with Exclusive Pools

Each Villa bears its own sprawling private terrace & a private pool, framed by lush greenery and panoramic views, creates an inviting space for relaxation.

Manicured Gardens

Step into your own private Eden, surrounded by carefully curated landscapes, lush greenery, and fragrant blooms offering a calming and energizing sensory experience.

Sun Decks with Luxurious Loungers

Elevate your outdoor living experience with raised decks designed to offer breathtaking views of the city, sky & sea. The loungers are perfect for soaking up the sun in absolute comfort.

& Many Many More…..

The Presidential Palace

Exquisite, one-of-a-kind penthouses, intricately designed to embody the essence of regal living. Fit for a monarch or those who aspire to live with the grandeur, dignity & authority that the highest elites of society deserve.

Majestic Rooftop Terrace

Immerse yourself in inspiring views of Dubai's skyline and the Burj Khalifa from your private elevated terrace.

Bespoke, Designer Interiors

Every inch of your penthouse is designed with exquisite materials from around the globe, reflecting an unparalleled level of refinement and sophistication.

Panoramic Views

Revel in sweeping 360-degree views of Dubai's iconic landmarks and the blue ocean, each room offering an ever-changing masterpiece of cityscape and skyline.

Vaulted Ceilings of Grandeur

Every corner is filled with light and air with our expansive double-height ceilings.

Private Ascension

A set of AI-enabled elevators provide direct entry to the Presidential Palace residences—reserved for an elite few.

Private Swimming Pool

Set against some of Dubai's breathtaking views, your private infinity pool offers unrivaled vistas and space for rejuvenation.

An Investment in Extraordinary *heights*

06 Investment

Investment Highlights

Prime Location

Located on Sheikh Zayed Road – The heart of the city, Dubai's most prestigious address.

Ultra-Luxury Living

Exquisite, high-end finishes, integrated smart home systems, and energy-efficient solutions.

Exclusive Amenities

Multiple residents-only amenity floors with state-of-the-art facilities.

Exclusive Sky Villas

Luxurious duplex villas offering panoramic views, private amenities, and unparalleled opulence.

Retail and Dining

Premium world-class and every day retail outlets, multi-cuisine, gourmet dining options with indoor & outdoor spaces.

Strong ROI Potential

Positioned in one of Dubai's most lucrative markets, with high demand for luxury properties.

Why Invest?

Iconic Development

A landmark project on Sheikh Zayed Road.

Luxury and Exclusivity

Catering to the most discerning buyers.

Sustainability

Incorporating eco-friendly solutions for long-term value.

Strong Market Demand

Growing demand for Dubai's real estate market, with increasing demand for luxury properties.

DISCLAIMER:

DISCLAIMER: The information in this document is preliminary and may be subject to change.
The specific project is currently in the design phase and not eligible for regular sale.