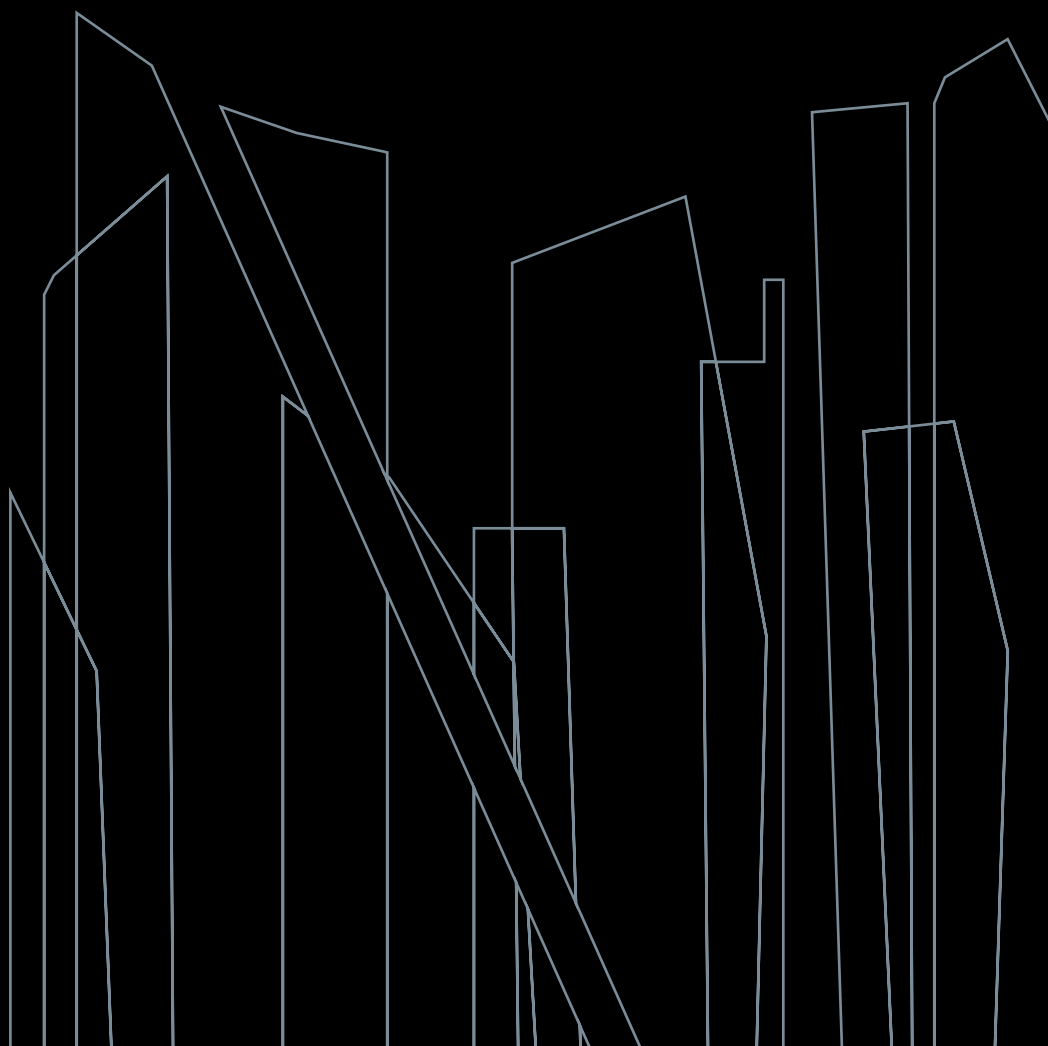


AYKON CITY

BROCHURE | FLOOR PLAN



AYKON CITY

*AYKON City is a unique lifestyle concept
– an entire city set within the magnificent metropolis
of Dubai. Located in the Golden Quadrant on
Dubai Canal and Sheikh Zayed Road,
the development will be a new architectural icon.*



THE FIRST FREEHOLD RESIDENCES

ON DUBAI CANAL AND
SHEIKH ZAYED ROAD





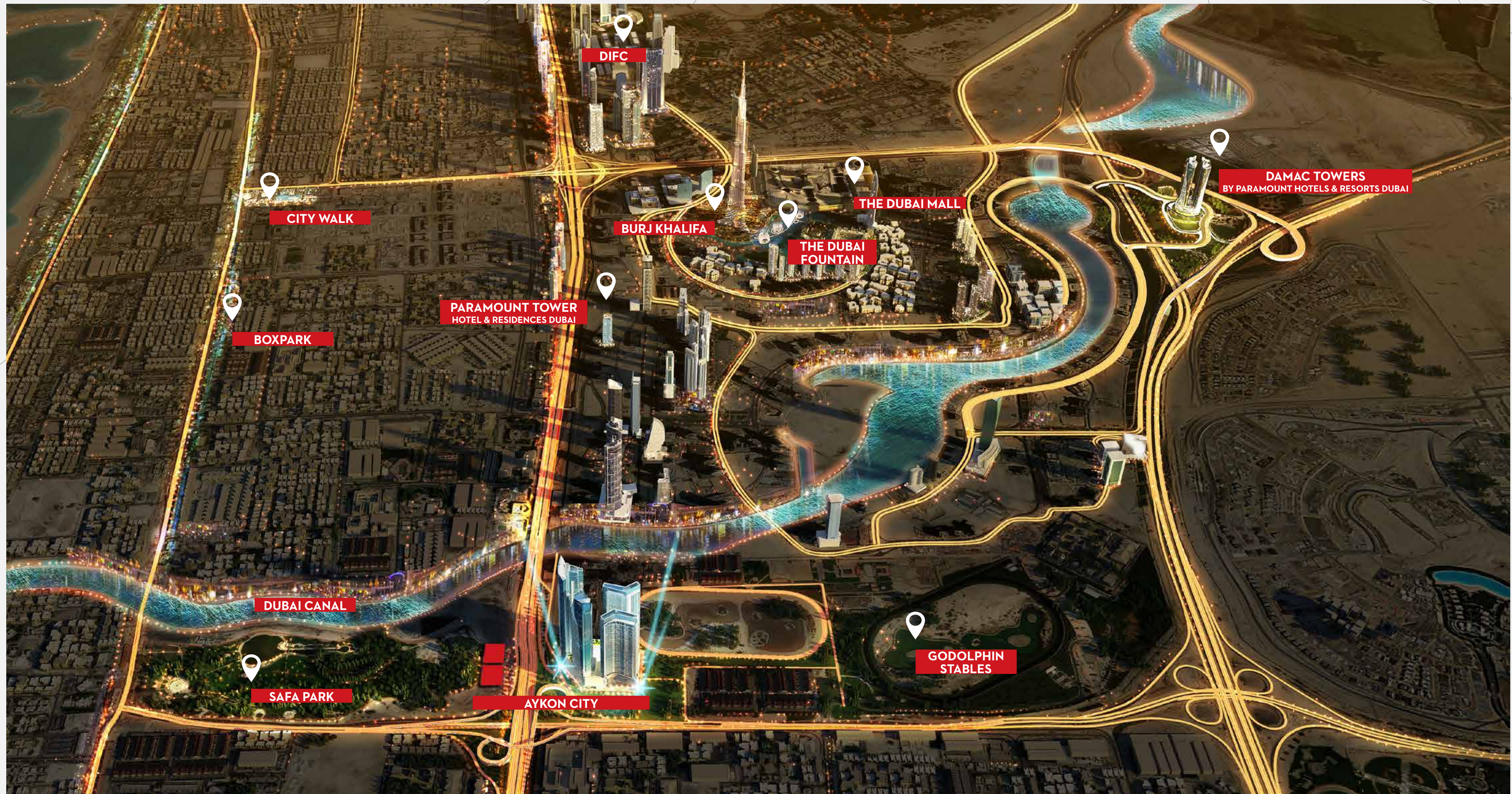
AN ENVIABLE LOCATION

Close to the heart of everything

AYKON City boasts one of the most iconic settings in Dubai on the illustrious Sheikh Zayed Road, the city's most important vehicular artery connecting Dubai to Abu Dhabi.

From here, the city's attractions are all just moments away and it's very easy to get around, whether it's by car, metro or water taxi.

IN THE HEART OF DUBAI'S GOLDEN QUADRANT





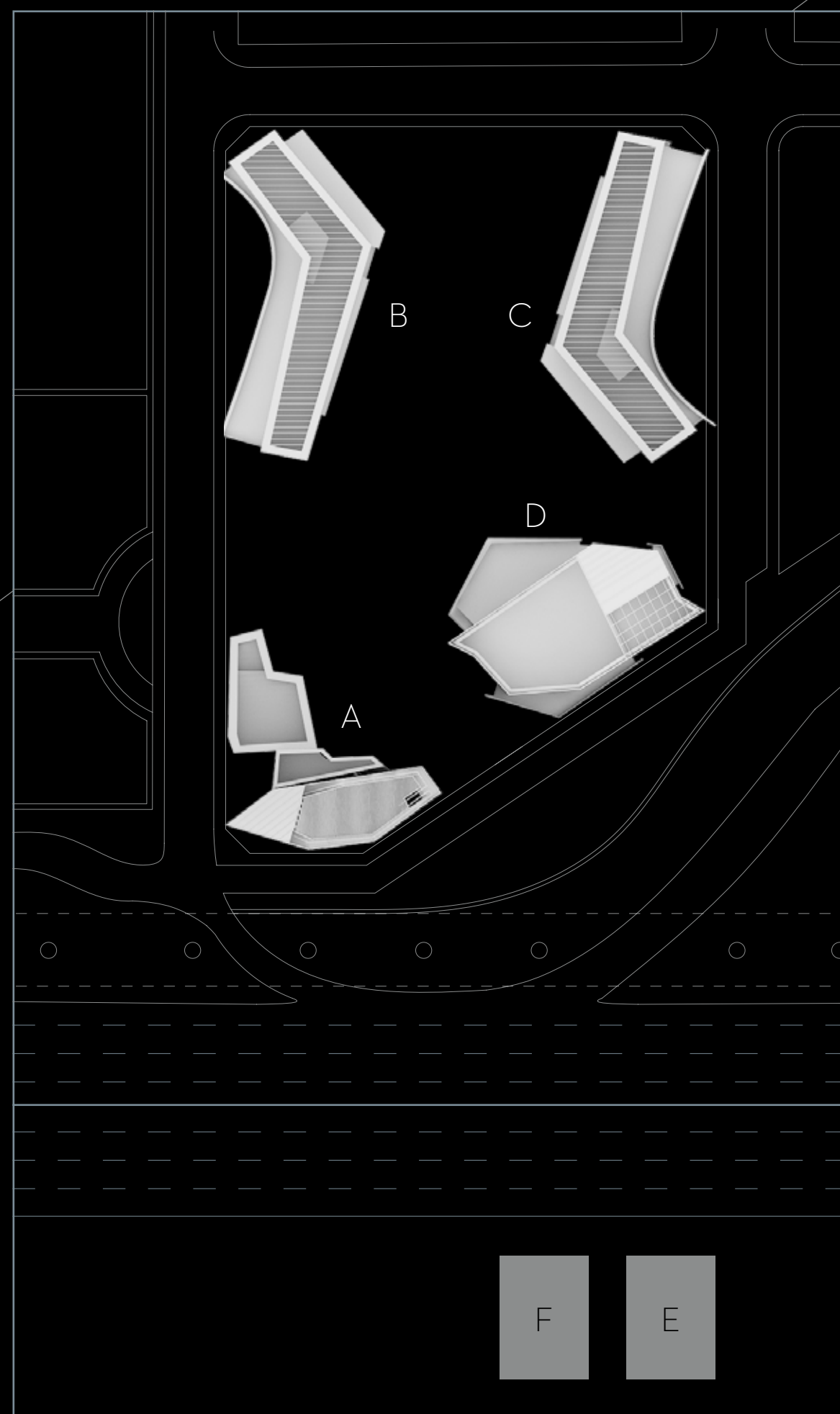
AYKON CITY

AYKONIC design

Taking its architectural inspiration from the regional landscape's undulating sand dunes and the glittering quartz crystals from which they are fashioned,

the stunning configuration of the towers is designed to offer magnificent views of some of Dubai's finest attractions and landmarks from every aspect.





AYKON CITY - TOP VIEW

- | | |
|-----------------------|---------------------------------------|
| TOWER A | AYKON Hotel & Hotel Apartments |
| TOWER B | DAMAC Maison Hotel & Hotel Apartments |
| TOWER C | The Residences |
| TOWER D | The Office Tower |
| TOWERS E AND F | <i>to be unveiled soon</i> |

THE TOWERS AT AYKON CITY



AYKON CITY

*Six towers, two stages
one AYKON*

AYKON City will be developed in two distinct stages. The first part will comprise four statuesque towers linked by a central podium. The second part will further enhance an already iconic project.

- Stage 1**
TOWER A AYKON Hotel & Hotel Apartments
TOWER B DAMAC Maison Hotel & Hotel Apartments
TOWER C The Residences
TOWER D The Office Tower

Stage 2
TOWERS E and F to be unveiled





Images are indicative of the general mood and are shown for illustrative purposes only.



TOWER A AYKON HOTEL & HOTEL APARTMENTS

Introducing a brand for the distinguished

The AYKON Hotel & Hotel Apartments represent the first project from the supreme AYKON hospitality brand, with a spacious suites-only ethos. The guest experience is for those who require intelligent, sophisticated service from a brand that has class appeal and exudes exclusivity, with every detail crafted to inspire and enchant.

The hotel suites vary in size from a generous 60 square metres, all the way up to a capacious 400 square metres.

The hotel apartments are available in a variety of arrangements and residents can opt to benefit from hotel services, if they wish.



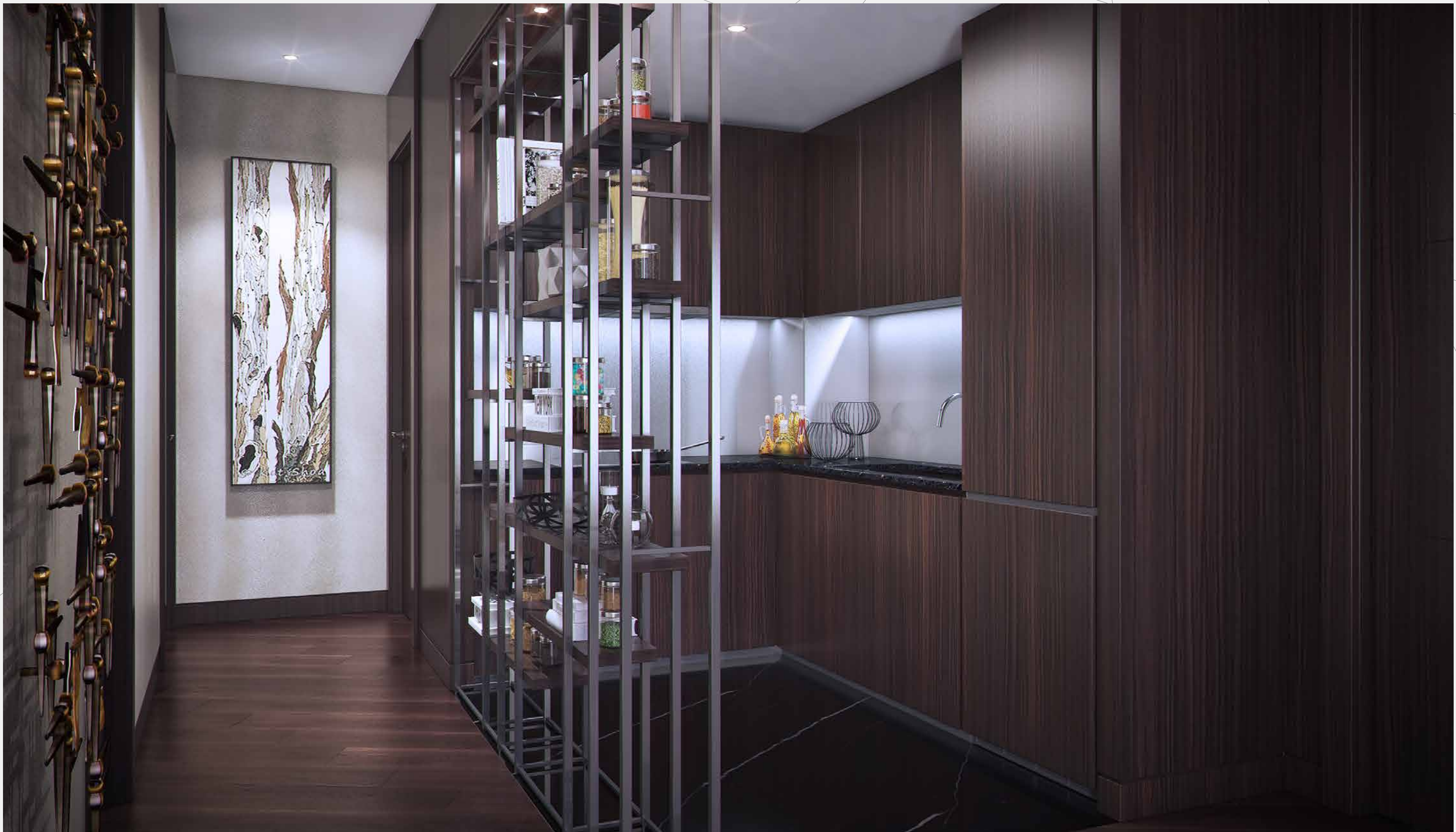
Entrance
to AYKON Hotel & Hotel Apartments



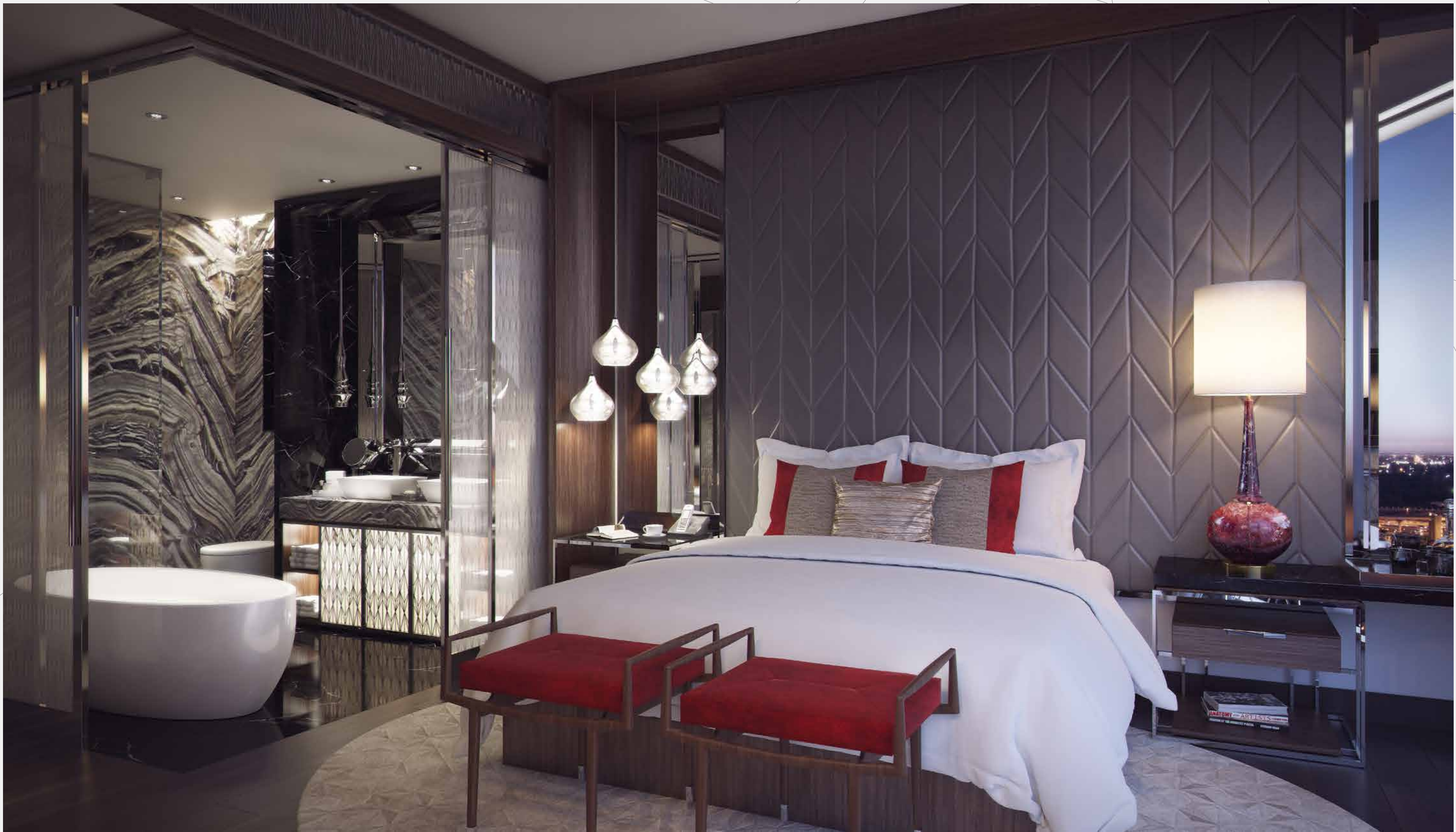
Lobby
at AYKON Hotel & Hotel Apartments



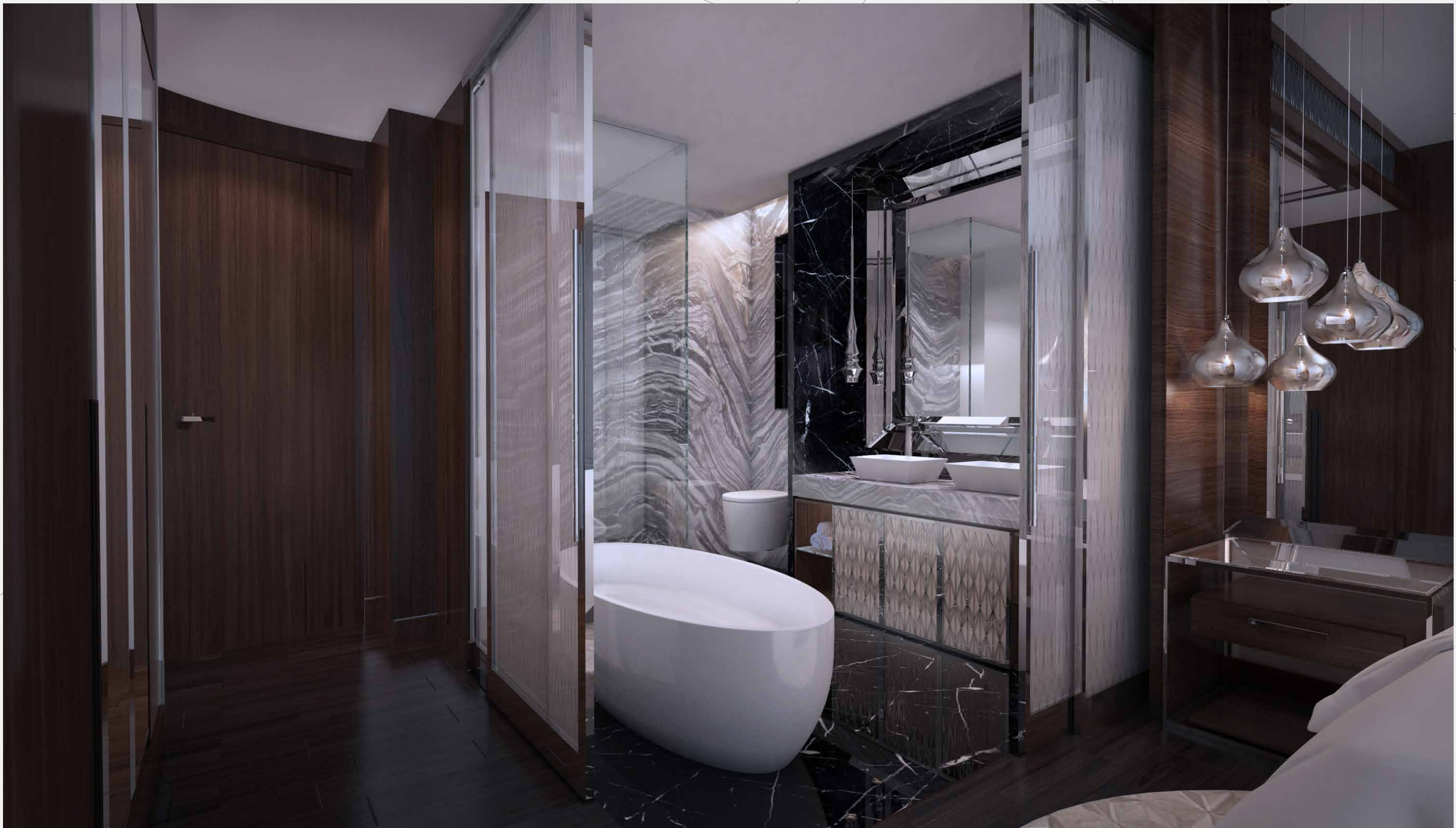
Living room
at AYKON Hotel & Hotel Apartments



Kitchen
at AYKON Hotel & Hotel Apartments



Bedroom
at AYKON Hotel & Hotel Apartments



En suite bathroom
at AYKON Hotel & Hotel Apartments



Images are indicative of the general mood and are shown for illustrative purposes only.



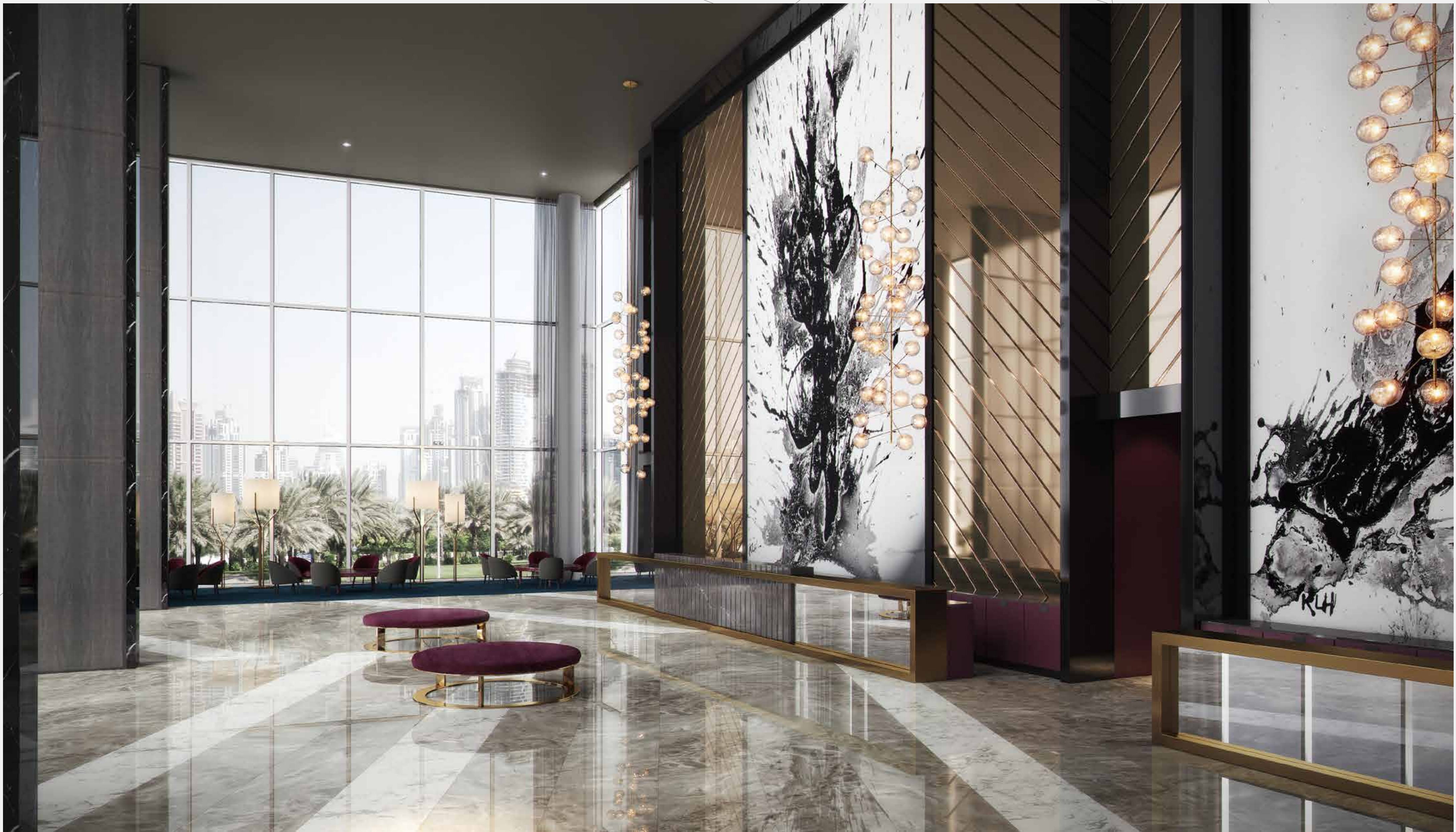
TOWER B DAMAC MAISON HOTEL & HOTEL APARTMENTS

There's no place like Maison

Occupying the top 10 floors of its tower, our hotel offers guests the full complement of signature services from the DAMAC Maison Hotels & Resorts brand. Every luxury is considered and nothing is too much to ask.

Below the hotel, a collection of furnished and serviced hotel apartments combine a relaxed, 'home from home' ambiance, with a suite of optional services.

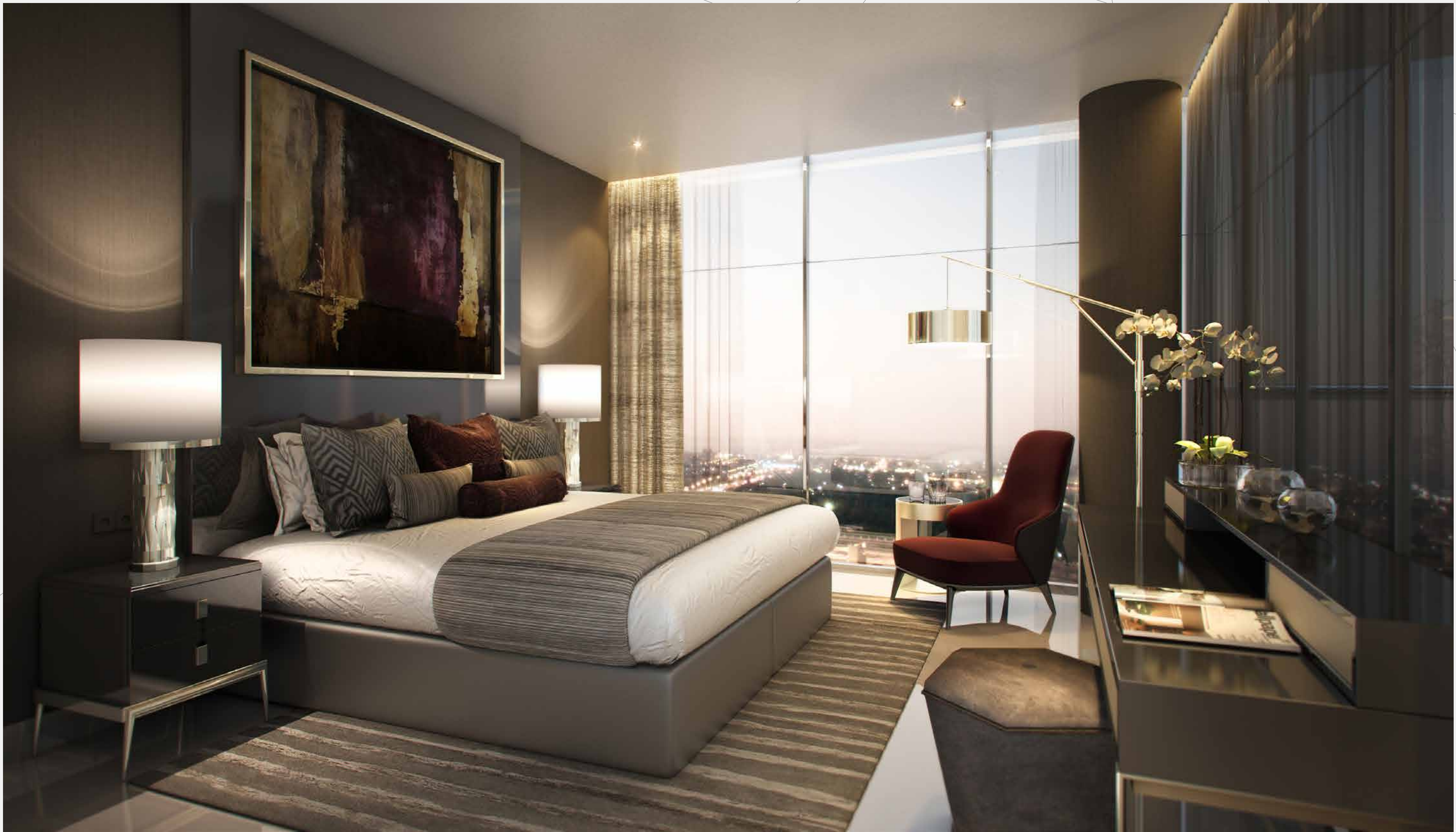
Choose from hotel suites to one, two and three bedroom apartments – all of which represent a lucrative investment opportunity into Dubai's hospitality market.



Lobby
at DAMAC Maison Hotel & Hotel Apartments



Living room
at DAMAC Maison Hotel & Hotel Apartments



Master bedroom
at DAMAC Maison Hotel & Hotel Apartments



Images are indicative of the general mood and are shown for illustrative purposes only.



TOWER C THE RESIDENCES

An inspiring address

Make your home at AYKON City and you'll have an enviable address. One of the finest locations in Dubai will allow amazing views and easy access to the surrounding neighbourhood; and when you don't wish to venture outside, a whole host of five-star amenities in a place you can call home. Choose from studios, and one, two and three bedroom residences.



Images are indicative of the general mood and are shown for illustrative purposes only.



TOWER D THE OFFICE TOWER

Elevate your corporate profile

You'll find some of the world's most esteemed names in business here. Join the ranks of respected companies with boutique office space that boasts some of Dubai's finest views and community facilities. Supreme finishes and flexible arrangements are complemented by state-of-the-art technology, along with meeting rooms and conference facilities to inspire.



Images are indicative of the general mood and are shown for illustrative purposes only.



TOWERS E AND F

The grand finale

Suffice to say these new towers will add an extra degree of exclusivity and a further dimension of aspiration to an already incredible project.

A CLUE

Imagine arriving home to your penthouse and parking your car outside your front door – on the 28th floor...





THE EXPERIENCE AT
AYKON CITY

**INTRODUCING
DUBAI'S NEWEST
ADRENALINE RUSH**



NOT FOR THE
FAINT-HEARTED



AYKON DARE

Dubai's newest tourist attraction

An unforgettable experience – AYKON Dare is the first tourist attraction of its kind in the region, situated at the crown of the tallest tower in AYKON City. Accessible from the 79th floor lounge and dining room, you'll walk out onto the landing platform before beginning your ascent; where you'll be harnessed to the safety rail leading up the roofline to the upper level. Once you reach the upper level, you'll be invited to step up and out into the glass-floored viewing capsule in the tower's aykonic 'D'.

This is a carefully controlled experience that uses state-of-the-art safety equipment and the guidance of trained professionals.

FLOORS	79
HEIGHT	285 metres to upper level of AYKON Dare
VIEWS	360° panoramic views
JOURNEY	106 metres
RANK	among the top 25 highest observation decks worldwide
TIME	45 minutes to an hour
SERVICE	Telescopes available and juice bar on upper level
VISITORS	up to 10 people per journey
RANGE	60 kilometres on a clear day



THE AYKON CLUB

Exclusively for members

The AYKON Club is an exclusive residents-only club that harks back to the old-world charm of the traditional members club - with the addition of a modern twist to keep it refreshingly relevant. Set just below the 295-metre summit of its tower, the club will offer spectacular views of the surrounding neighbourhood, and a great place in which to feel at home.



AN AYKONIC ATMOSPHERE

Relax, dine & socialise

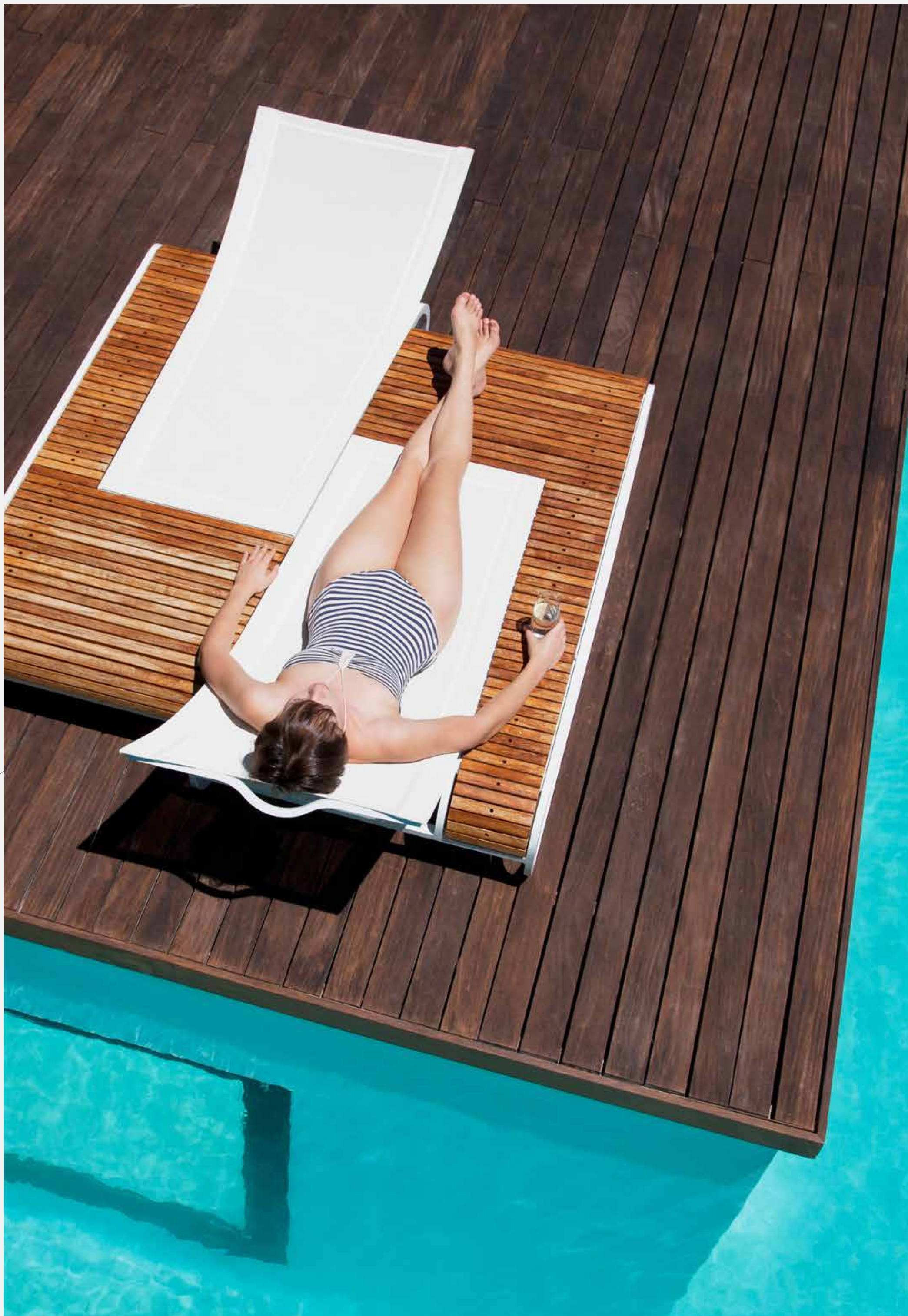
AYKON City presents its own selection of lounge and dining experiences. From the casual cafés and open plan areas on the podium level, to the height of elegance under the eaves of the 295-metre AYKON hotel tower, relaxing and dining has never been so refined.



AYKON PLAZA

Community spirit

Central to the unique 'city' is AYKON Plaza, an elevated platform that links the development and provides the community with its own beautiful areas in which to unwind and relax. There's something for every age and mood, from inviting swimming pools and specialist exercise areas to street café culture and luxurious boutiques – with lots more in between.



AN AYKONIC HAVEN

Rest and rejuvenation at AYKON Plaza

AYKON Plaza offers a beach club environment atop its central podium, with a choice of expansive swimming pools and lush green spaces, ideal places in which to relax on a lounge and enjoy some restful moments.

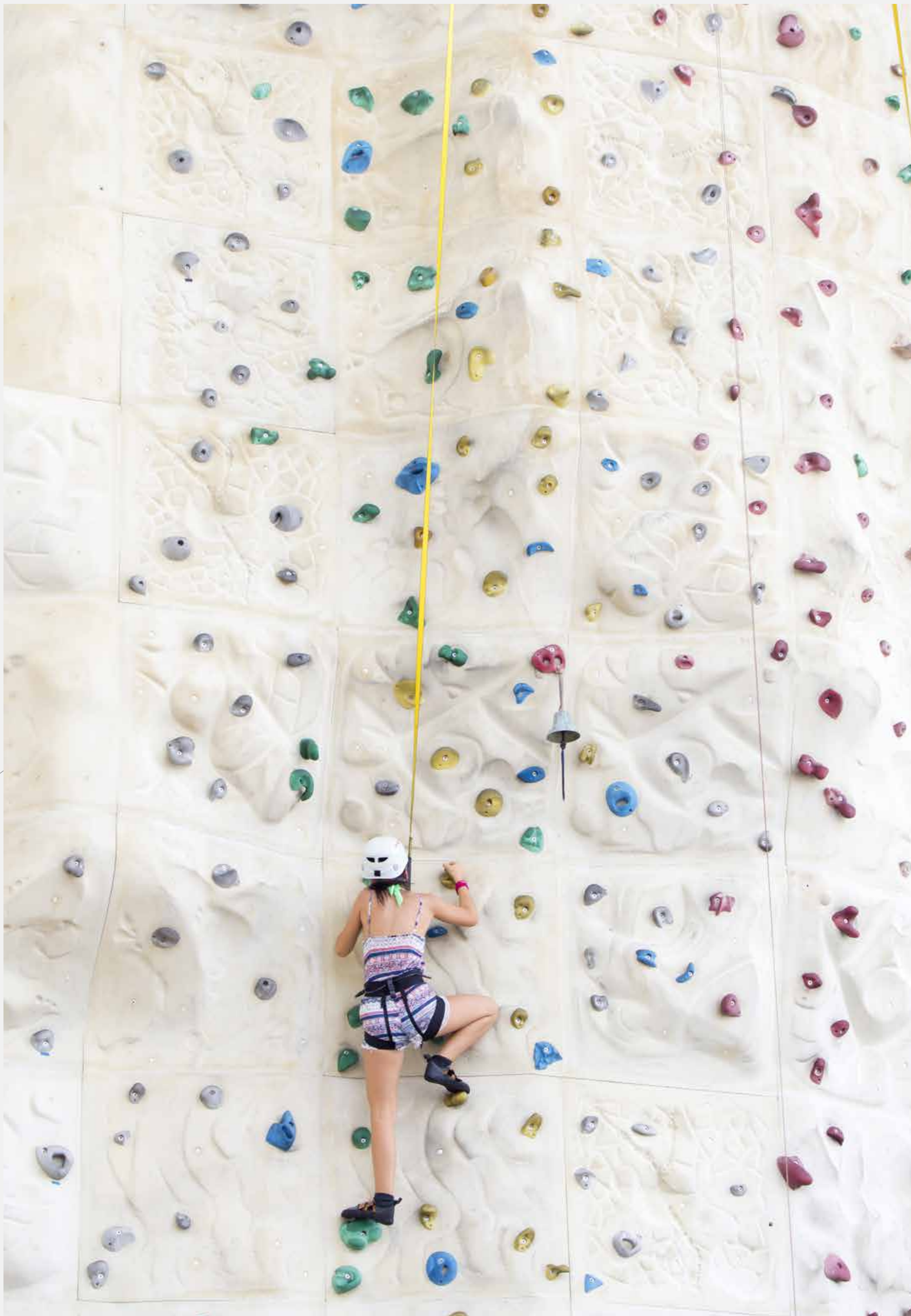
For those seeking a little pampering, AYKON Spa offers a range of luxurious holistic treatments delivered by the hands of specialists in their field.



AYKONIC FITNESS

Health and exercise at AYKON Plaza

For those who like to run, the jogging track meanders through the plaza with a special, soft surface that's gentle on the joints. There's also a quiet yoga lawn too, on which to practice outdoors and connect with the beautiful surroundings.



AYKONIC ACTIVITIES

Fun for little ones at AYKON Plaza

AYKON Plaza provides hours of fun for young residents and guests with a large play area set with a selection of engaging and colourful climbing frames, swings and other equipment. There are plenty of benches for parents to sit and keep an eye on things too – all in a lovely landscaped area.



AYKONIC GASTRONOMY

In an al fresco setting at AYKON Plaza

AYKON Plaza offers a selection of lounge and dining options in a relaxed and engaging setting. Whether it's a quick coffee over a catch-up with friends, or a more intimate, gourmet experience à deux, there will be an eaterie and a cuisine to suit.

DAMAC PROPERTIES

Live the luxury

The superior design and details of DAMAC developments are a result of working with the finest craftsmen and women as well as partnering with some of the most prestigious fashion and lifestyle brands to bring new and exciting living concepts to the market.

To date, the Company has completed 15,500 units and currently has a development portfolio of over 40,000 units at various stages of planning and progress. DAMAC Properties' hospitality portfolio will extend to reach around 13,000 hotel rooms, serviced hotel apartments and serviced villas.*

*Figures as of 31st December 2015.

LUXURY BY DESIGN

Contact us at any of our offices or visit damacproperties.com

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Fax: +962 6 565 7896
E-mail: jordan@damacgroup.com



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AYKON CITY

TYPICAL FLOOR PLANS

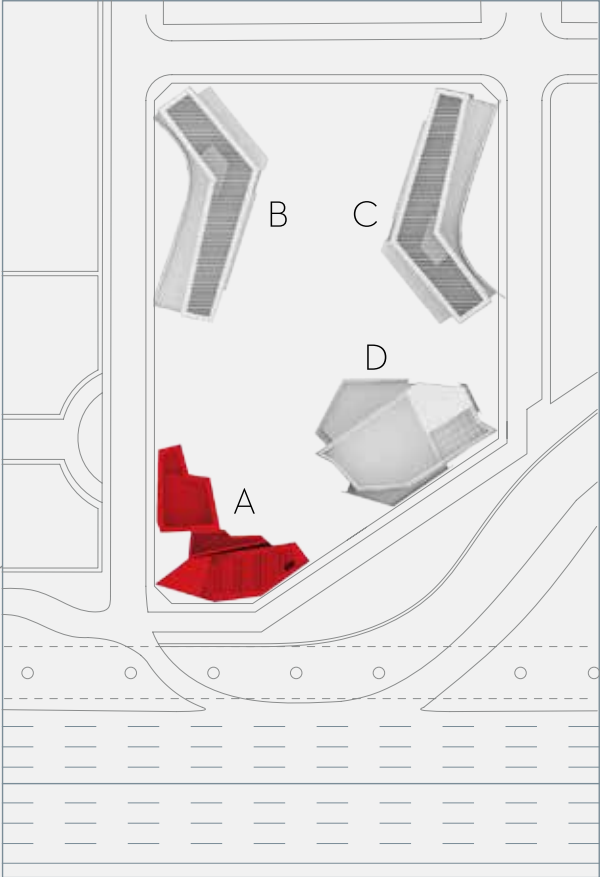
TOWER A AYKON HOTEL
& HOTEL APARTMENTS

TOWER B DAMAC MAISON
HOTEL & HOTEL APARTMENTS

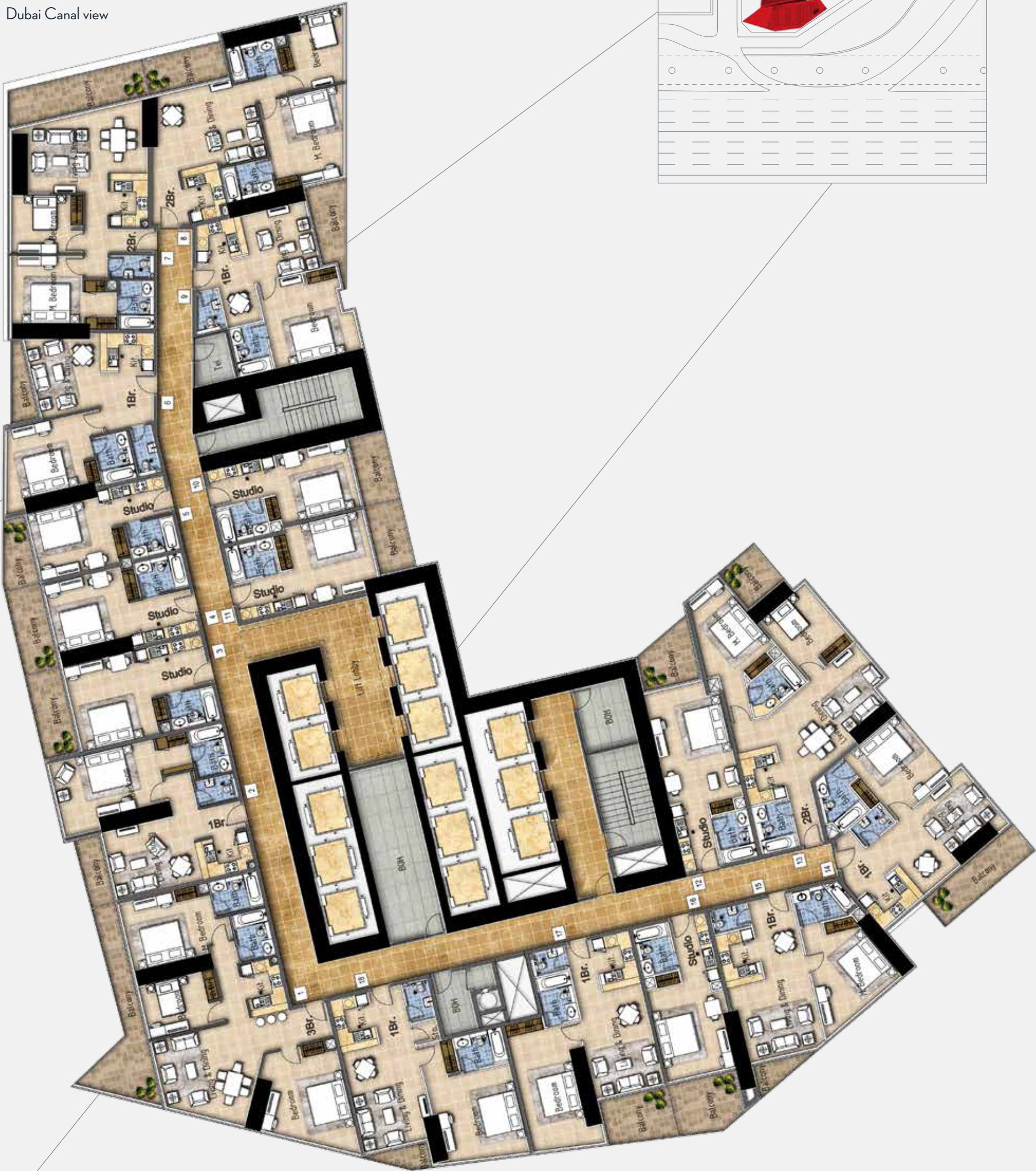
TOWER A

LEVELS 12-39

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► Dubai Canal view

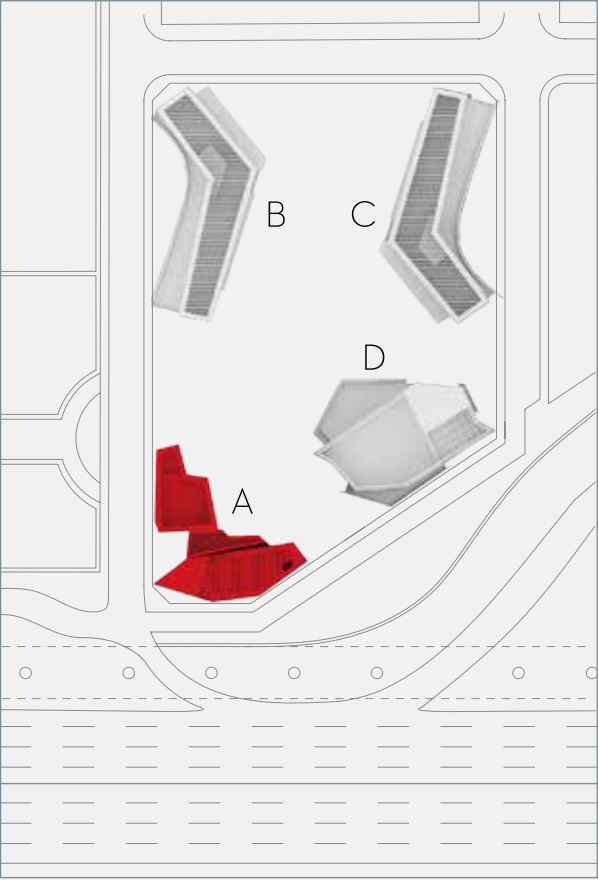


► Dubai Canal view

► Safa Park & Arabian Gulf view

TOWER A LEVEL 40

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► Dubai Canal view



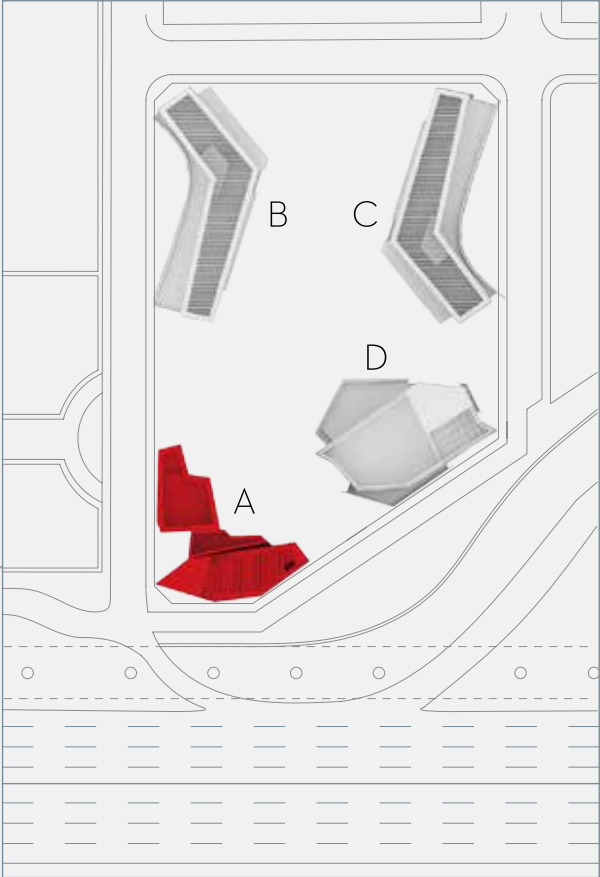
► Dubai Canal view

► Safa Park & Arabian Gulf view

TOWER A

LEVEL 41

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► Dubai Canal view



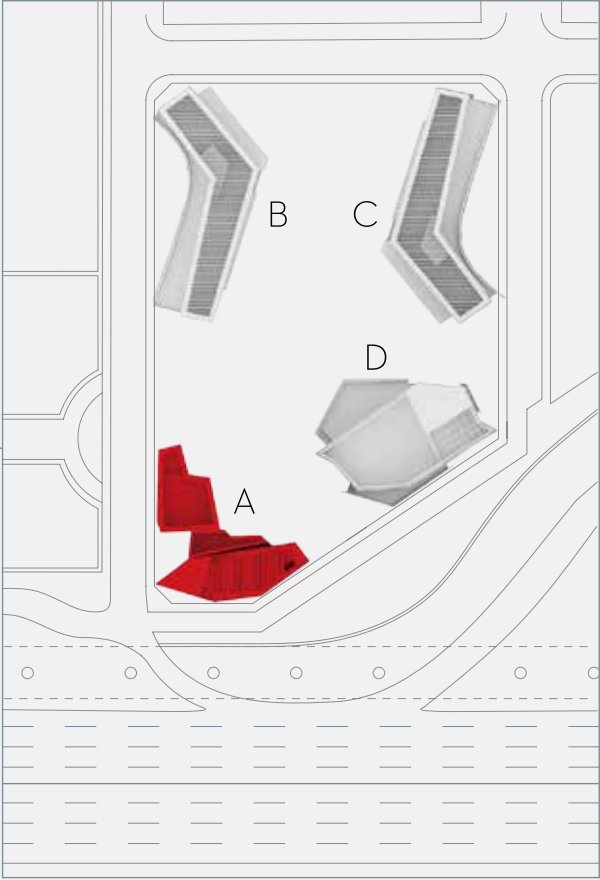
► Dubai Canal view

► Safa Park & Arabian Gulf view

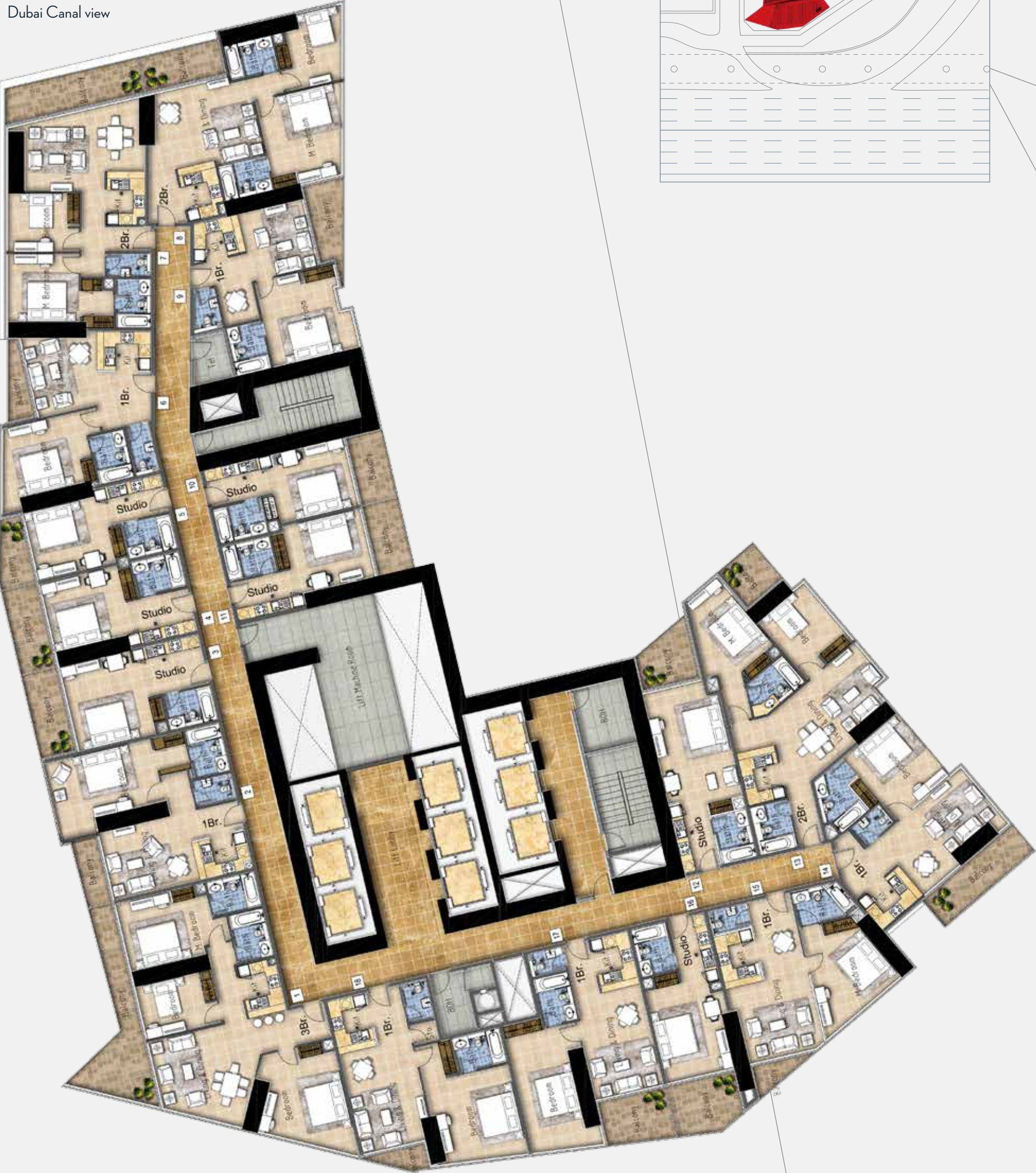
TOWER A

LEVELS 42-43

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▶ Dubai Canal view



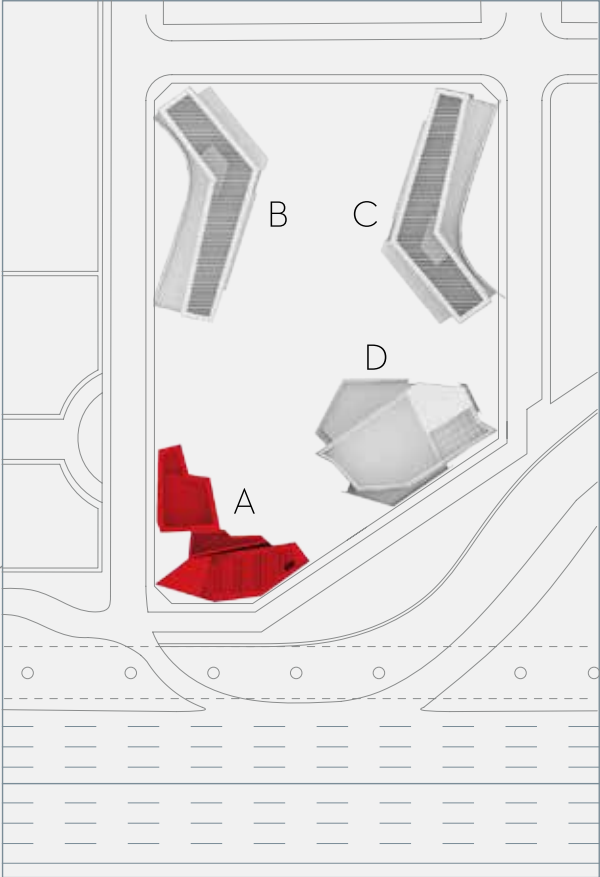
▶ Dubai Canal view

▶ Safa Park & Arabian Gulf view

TOWER A

LEVELS 44-56

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▶ Dubai Canal view



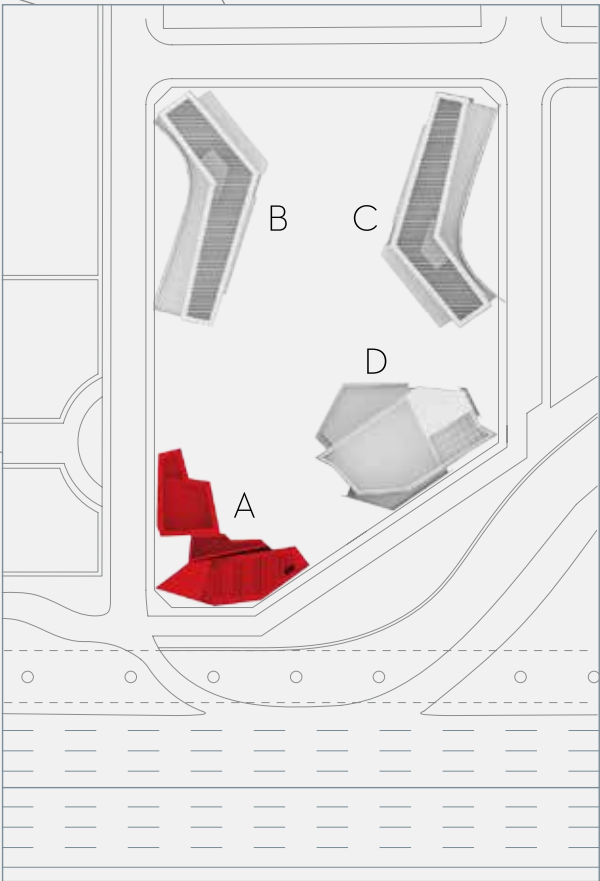
▶ Dubai Canal view

▶ Safa Park & Arabian Gulf view

TOWER A

LEVEL 57

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► Dubai Canal view



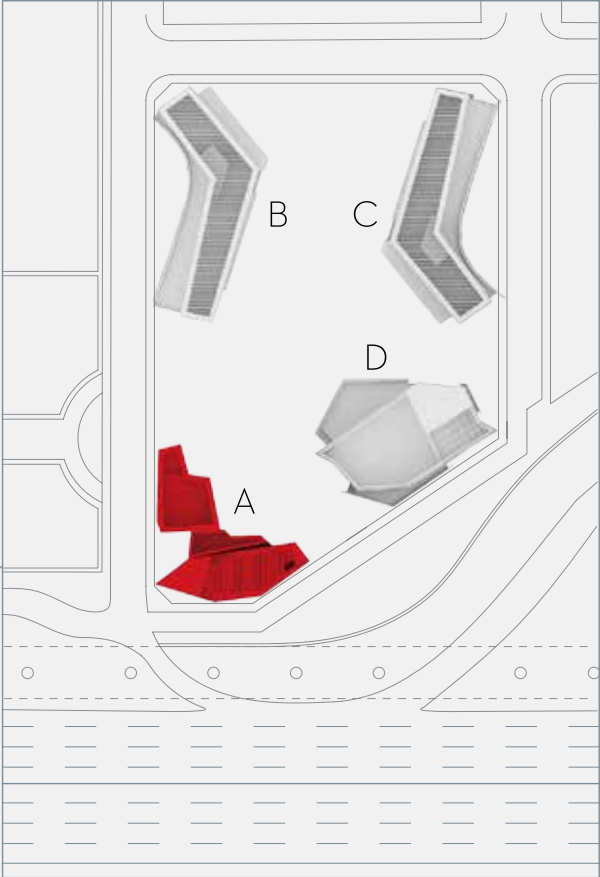
► Dubai Canal view

► Safa Park & Arabian Gulf view

TOWER A

LEVELS 58-62

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► Dubai Canal view

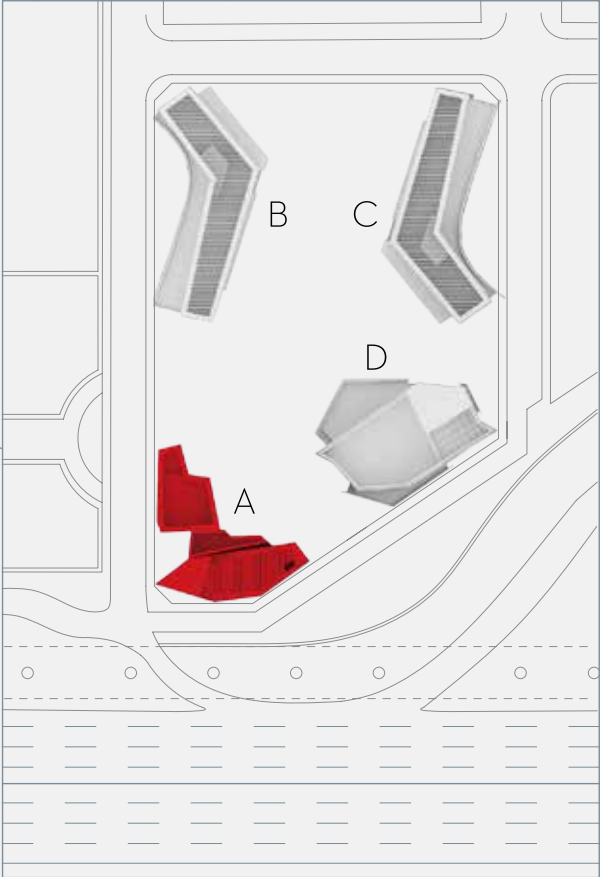


► Dubai Canal view

► Safa Park & Arabian Gulf view

TOWER A LEVEL 63

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► Dubai Canal view



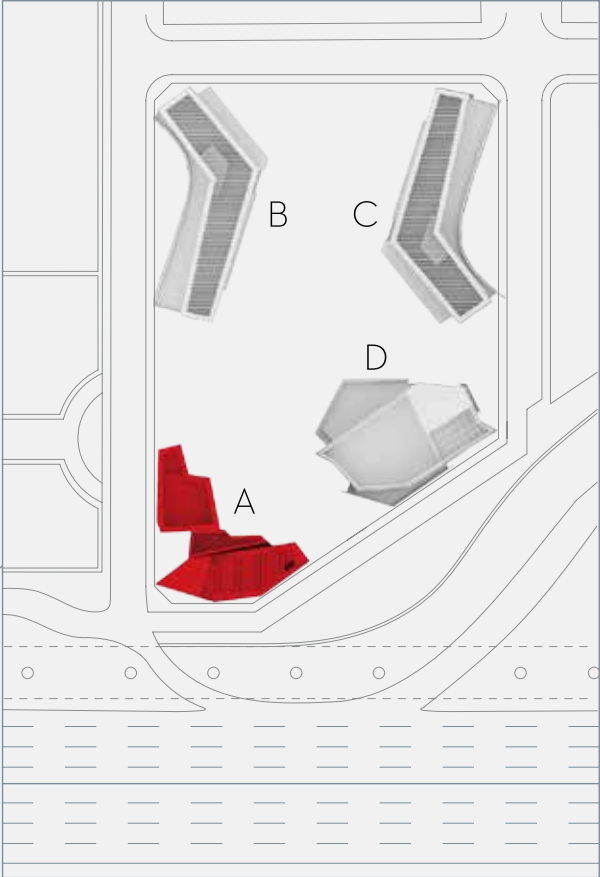
► Dubai Canal view

► Safa Park & Arabian Gulf view

TOWER A

LEVELS 64-69

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► Dubai Canal view

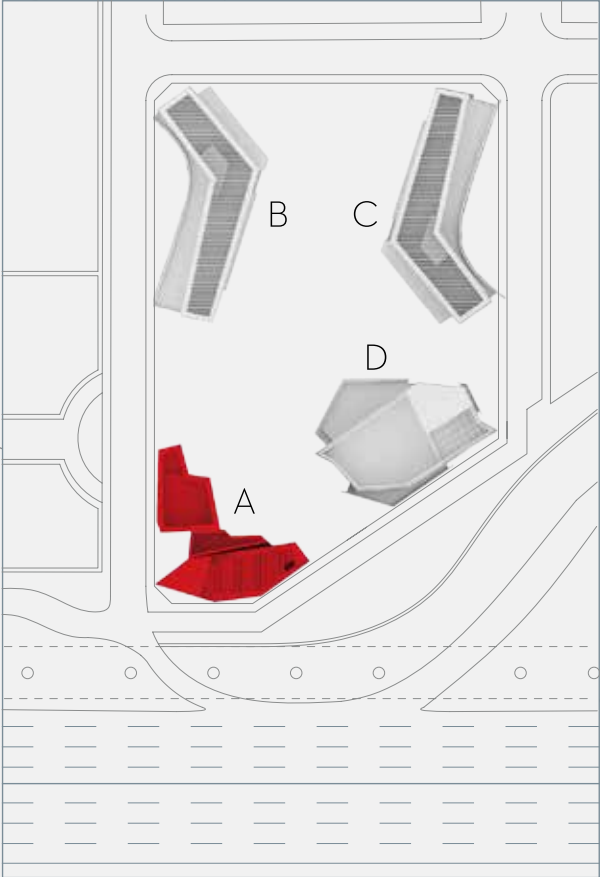


► Dubai Canal view

► Safa Park & Arabian Gulf view

TOWER A LEVEL 70

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► Dubai Canal view



► Dubai Canal view

► Safa Park & Arabian Gulf view

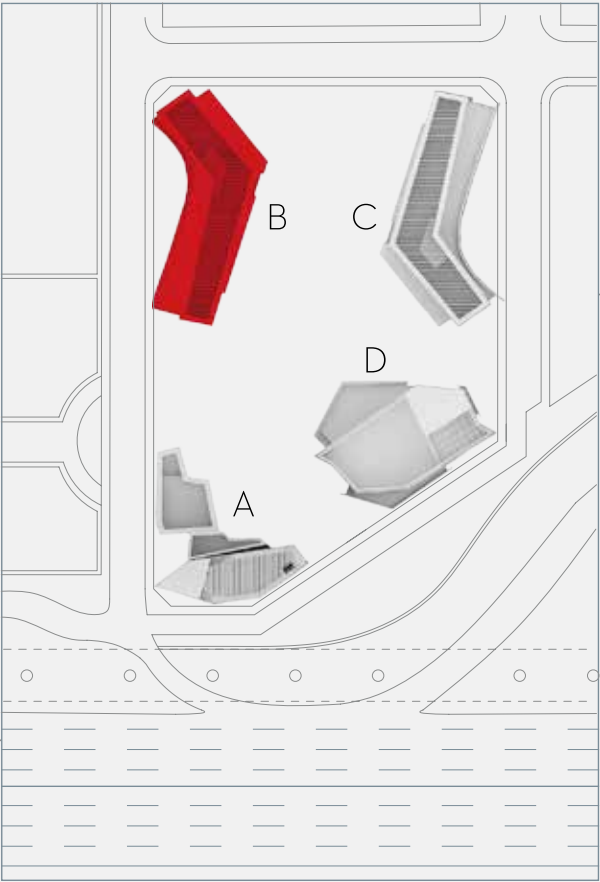
TOWER B

LEVELS 12-35

▶ Dubai Canal view

▶ Goldolphin Stables

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▶ Dubai Canal view

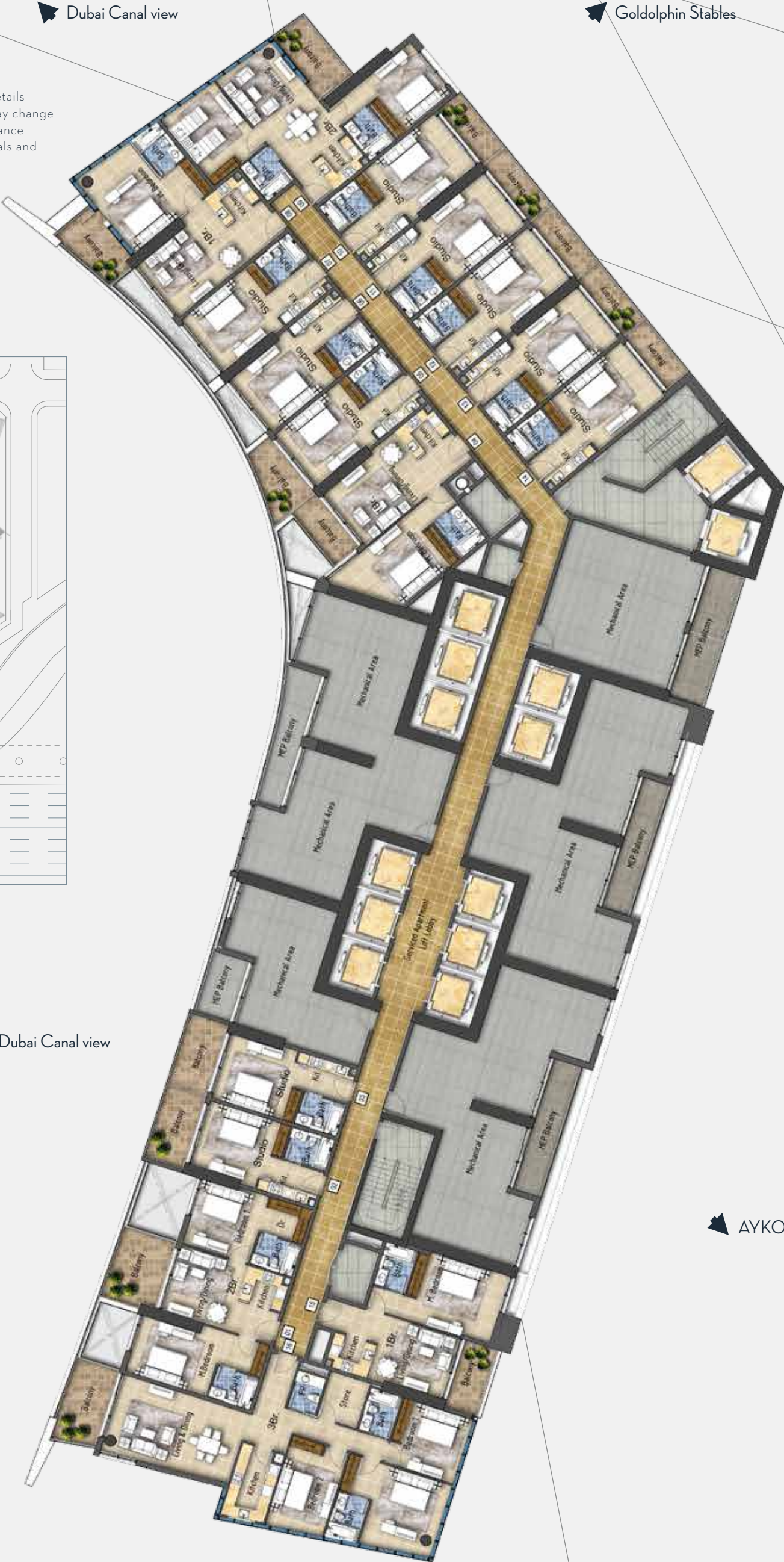
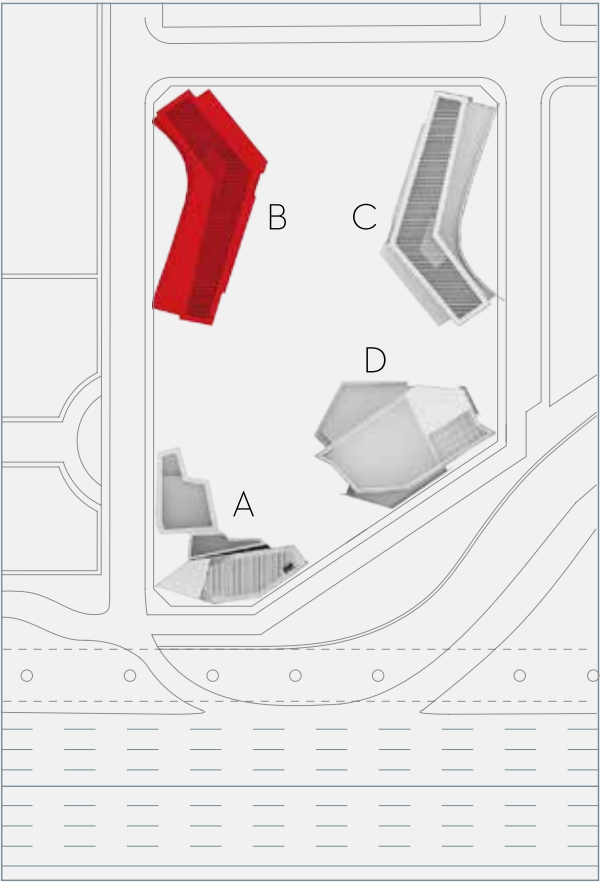
▶ AYKON Plaza



TOWER B

LEVEL 36

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▶ Dubai Canal view

▶ Goldolphin Stables

▶ Dubai Canal view

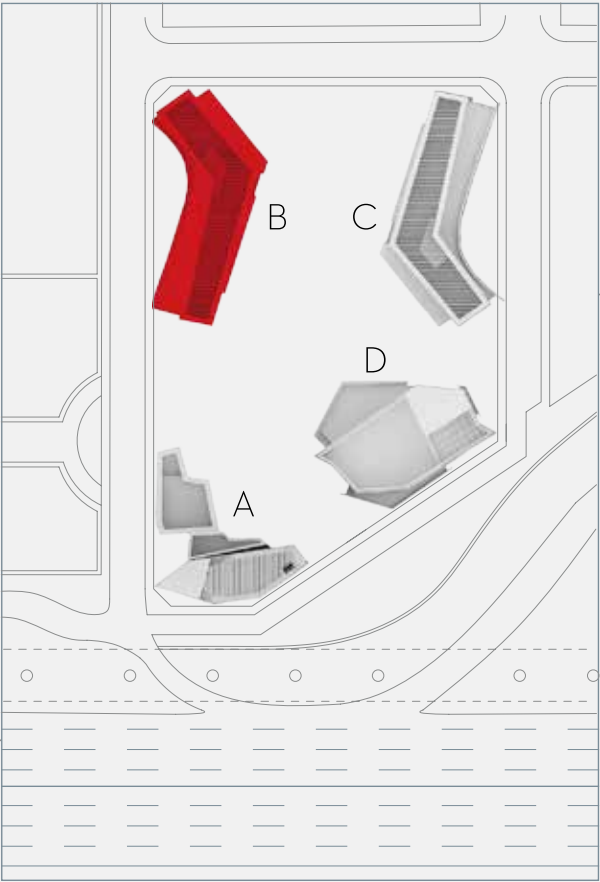
▶ AYKON Plaza

TOWER B
LEVEL 37

▶ Dubai Canal view

▶ Goldolphin Stables

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▶ Dubai Canal view

▶ AYKON Plaza

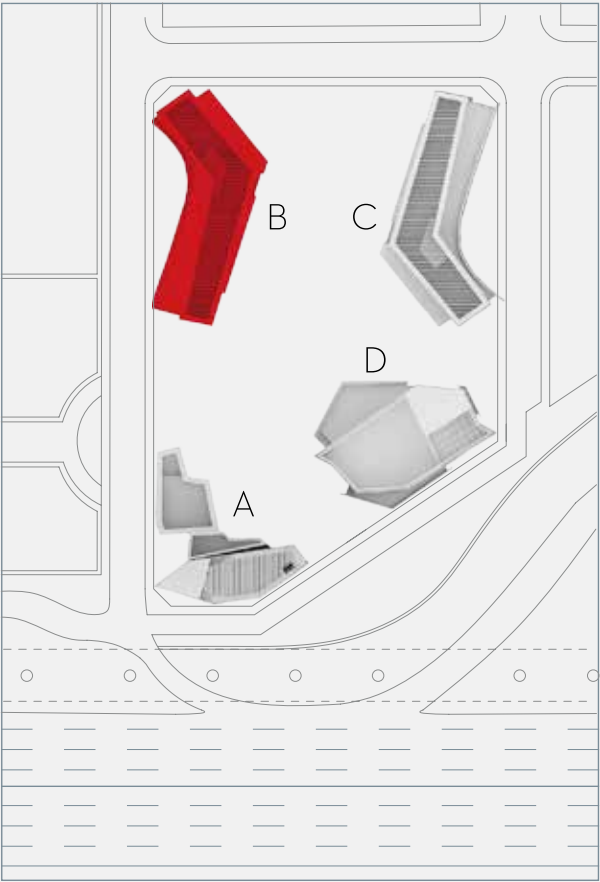


TOWER B
LEVELS 38-52

▶ Dubai Canal view

▶ Goldolphin Stables

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▶ Dubai Canal view

▶ AYKON Plaza

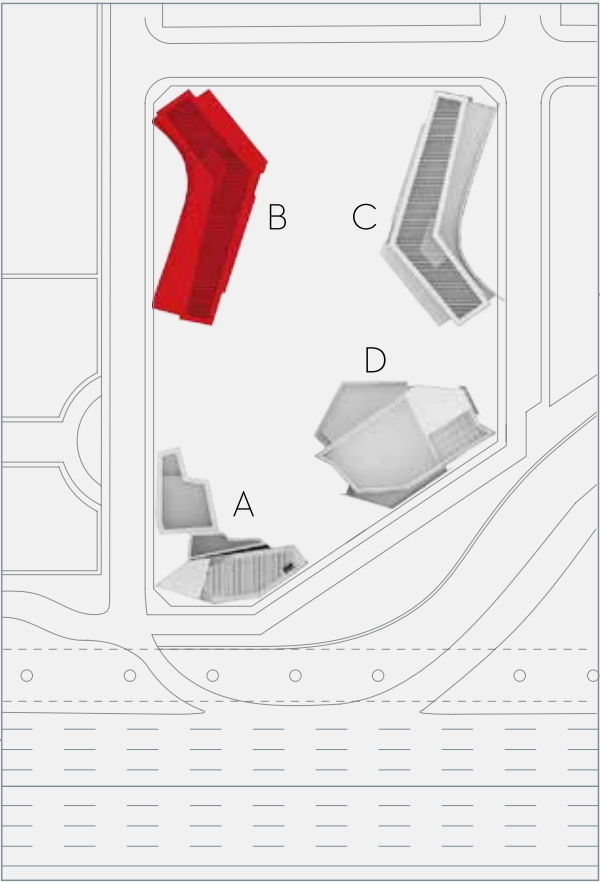


TOWER B
LEVEL 53

▶ Dubai Canal view

▶ Goldolphin Stables

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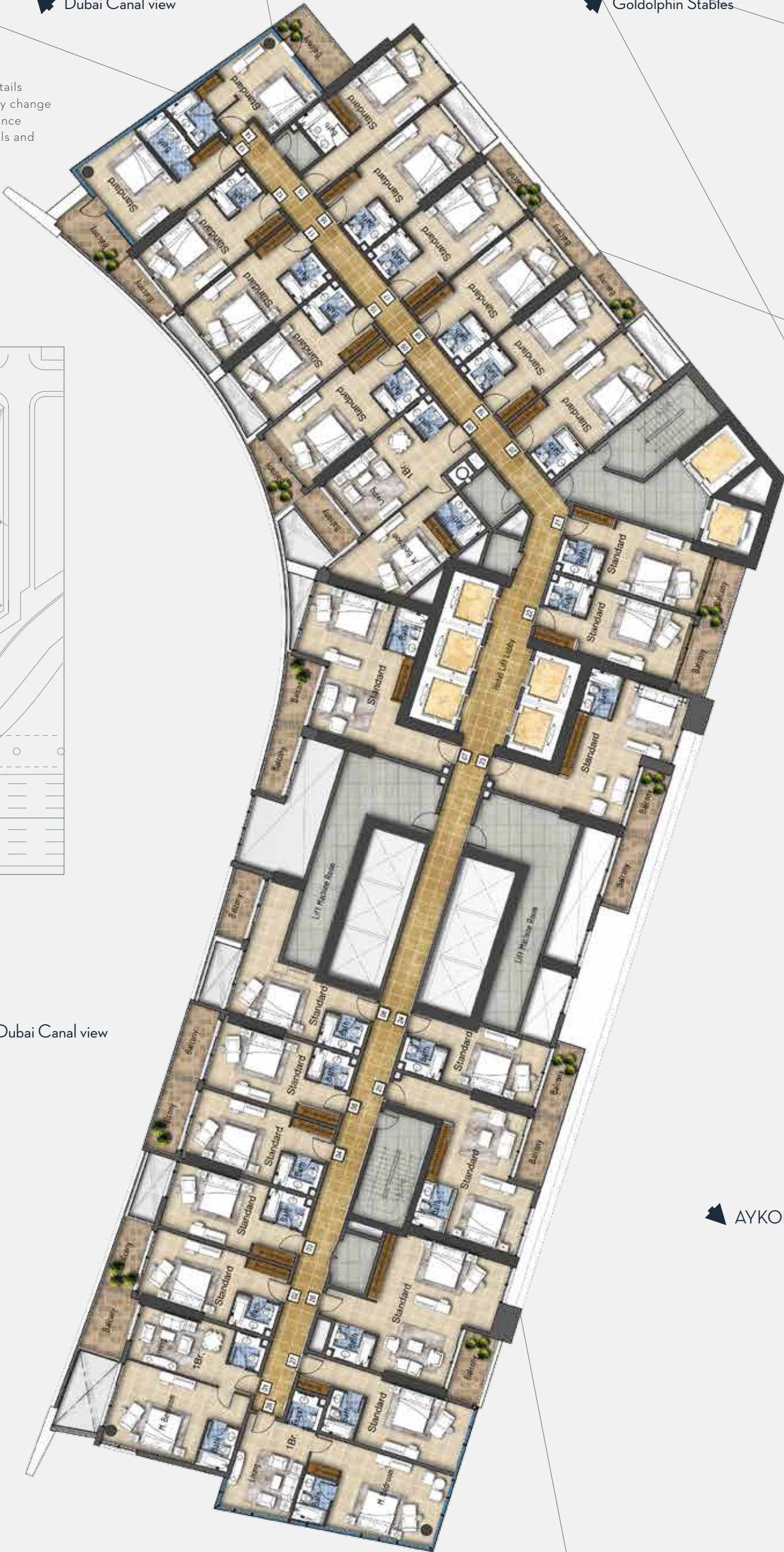
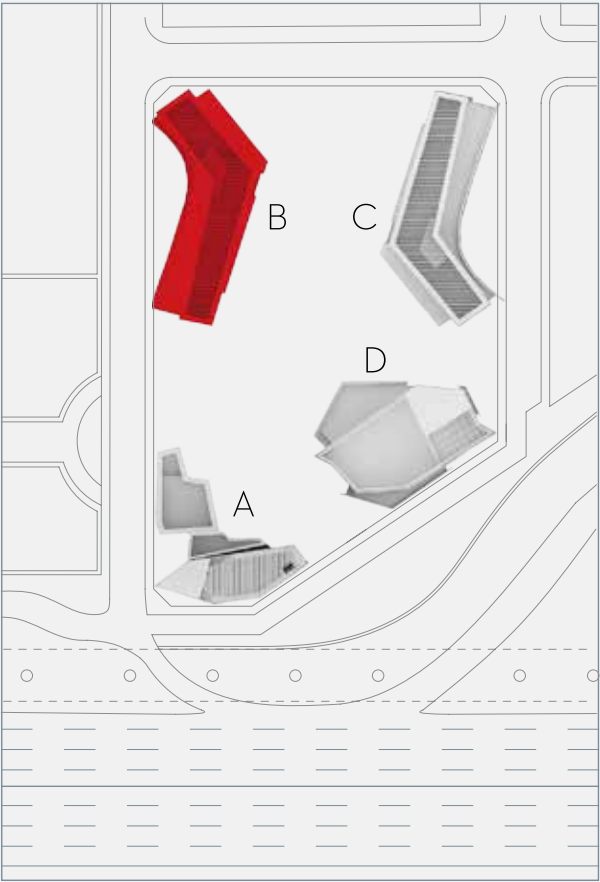
▶ Dubai Canal view

▶ AYKON Plaza



TOWER B
LEVELS 54

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Dubai Canal view

AYKON Plaza

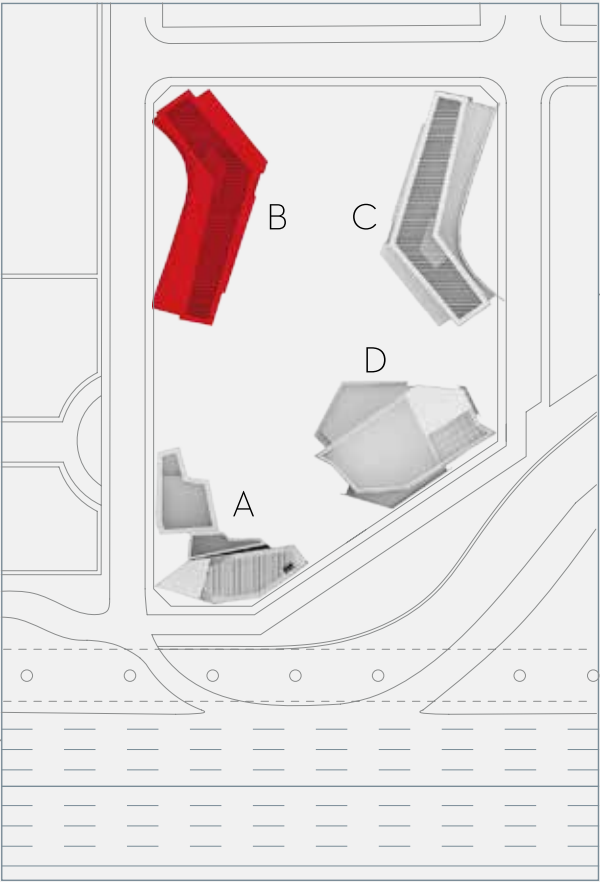
TOWER B

LEVELS 55-62

▶ Dubai Canal view

▶ Goldolphin Stables

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▶ Dubai Canal view

▶ AYKON Plaza

