



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

VEGA

BY

ACUBE
DEVELOPMENTS



nwind, reconnect, elevate.
your haven awaits.



efreshing
as nature itself...



ACUBE DEVELOPMENTS

Acube Developments is a distinguished real estate development company with a strong presence in Dubai and extensive expertise in creating exceptional residential, commercial, and other projects. Known for our innovative approach, we specialize in delivering tailored construction and development solutions that exceed expectations.

At Acube Developments, we pride ourselves on being a trusted partner for investors and homebuyers, ensuring the seamless execution and success of every project, from inception to completion. Rooted in values of loyalty, trust, and excellence, we have established ourselves as a prominent name in Dubai's real estate development sector. Our diverse portfolio features some of the region's most sought-after properties, redefining the standards of modern living and investment.

LIVE ON A STAR



VEGA

Vega draws its name from the brightest star in the northern constellation of Lyra. Rising as a G+3P+18F residential building, Vega stands tall in the vibrant district of Dubai Sports City, renowned for its energetic lifestyle and modern amenities.

As our third thriving project, Vega offers a stunning selection of luxury studio, one-, two-, and three-bedroom apartments, each thoughtfully designed to blend comfort, style & functionality. Inspired by the soothing essence of nature, Vega incorporates carefully chosen elements to bring the outdoors in, creating a rejuvenating living environment.





Why Invest in Dubai

Consistent Growth

Dubai's real estate market is demonstrating consistent growth, with the city's all-residential property price index (RPPI) seeing a 20.71% increase in Q1 2024, compared to the same period last year.

Rental Income Potential

Dubai Sports City offers investors a lucrative opportunity to generate steady ROIs, with average annual returns ranging from 6% to 10%.

Early Investment

Investing in the Dubai Sports City is an excellent opportunity for investors to secure a prime location in a market that is still in its early stages, potentially benefiting from significant capital appreciation as the area develops.

Golden Visa

Dubai offers a Golden Visa program that provides long-term residency for investors, entrepreneurs, and professionals, making it easier to live, work, and invest in the country.

Global Business Hub

Dubai is strategically located at the crossroads of Europe, Asia, and Africa, making it a global business hub and attracting foreign direct investment into the country.

Tax-Free Policy

Dubai offers a tax-free environment for both personal and corporate income, making it an attractive destination for investors.

Sustainable Development

Dubai's continuous commitment to prioritizing sustainable practices in all aspects of development, including energy, transportation, and waste management, makes it ideal for a means of enjoying attractive returns while contributing to a greener future.

Dubai 2040 Plan

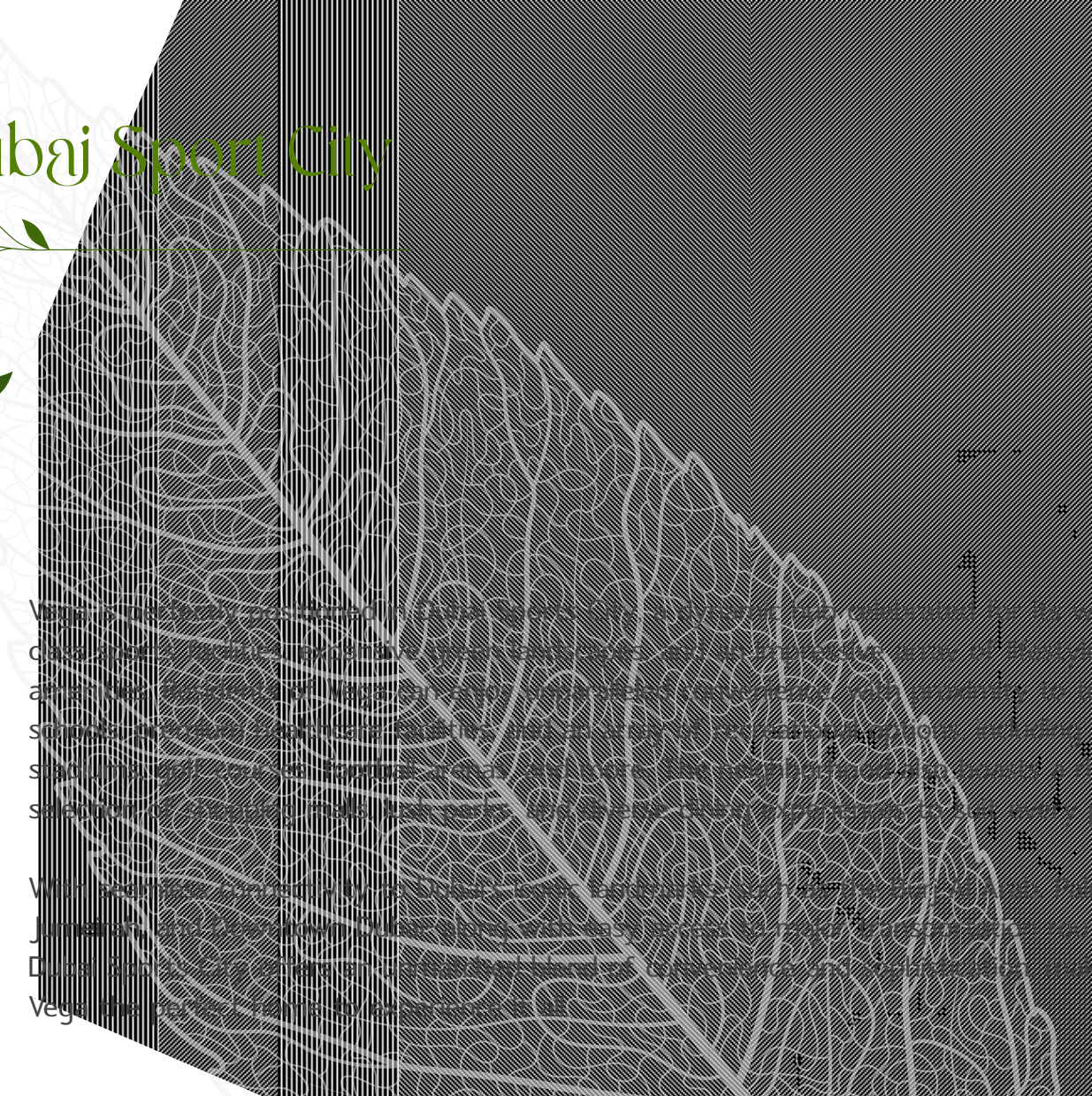
Dubai's ambitious '2040 Master Plan' is a comprehensive roadmap designed to transform Dubai into a sustainable, vibrant, and inclusive city in various key sectors including, urbanization, mobility, housing, education, and healthcare.

Cultural Diversity

Dubai's commitment to diversity and inclusion has made it a popular destination for individuals and businesses seeking a global environment.



Dubai Sport City



New experiences,
everywhere, every day.



Experience ultra-sophisticated amenities at Dubai Sports City, surrounded by luxury, etched with convenience. Indulge in world-class shopping experiences, fine dining, and more steps away from your serene retreat.

 Panoramic views
breathtaking horizons



Whether you crave the calm of a serene day or the energy of a vibrant evening, Vega's thoughtfully designed amenities offer a seamless balance of nature and luxury, making it a place where you can live, relax, and truly feel at home.



Living with nature's touch



Picture yourself in a moment of serene connection, where the soothing touch of nature envelops you. Amid lush greenery, with the gentle rustle of leaves and soft whispers of the forest, experience a place that invites you to unwind, breathe, and find peace. The perfect escape, where life feels both calm and vibrant.



Unveil stunning views, one
curtain at a time.



Open your curtains to a breathtaking view of the horizon, a work of nature's
art, skillfully brushed with strokes of yellow and gold.



Within Reach



0-5 Minutes

- Dubai International Cricket Stadium
- Dubai Autodrome
- The Els Club
- Jumeirah Village Circle
- Jumeirah Village Triangle
- Arjan
- Motor City
- Production City

10-15 Minutes

- Burj Al Arab
- Palm Jumeirah
- Al Barsha
- Dubai Internet City
- Dubai Studio City
- Dubai Investment Park
- Expo 2020
- Al Furjan

15-25 Minutes

- Downtown / Burj Khalifa
- Business Bay
- Dubai Marina
- Dubai Investments Park
- Jebel Ali
- Al Makhtoum International Airport
- IMG Worlds of Adventure
- Global Village

Schools

- The Royal Grammar School (8 minutes away)
- Dwight School Dubai (8 minutes away)
- Australian International School (8 minutes away)
- JSS International School (8 mins. Away)
- Gems Metropole School (10 minutes away)
- Sunmarke School (10 minutes away)
- Gems Founders School (12 minutes away)
- King's School Al Barsha (11 minutes away)

Hospitals

- HMC Medical Center (9 minutes away)
- Medcare Medical Center (9 minutes away)
- Emirates Hospital Day Surgery (10 minutes away)
- Saudi German Hospital (11 minutes away)
- Mediclinic Parkview Hospital (11 minutes away)
- American Hospital (13 minutes away)
- NMC Royal Hospital (14 minutes away)

Malls

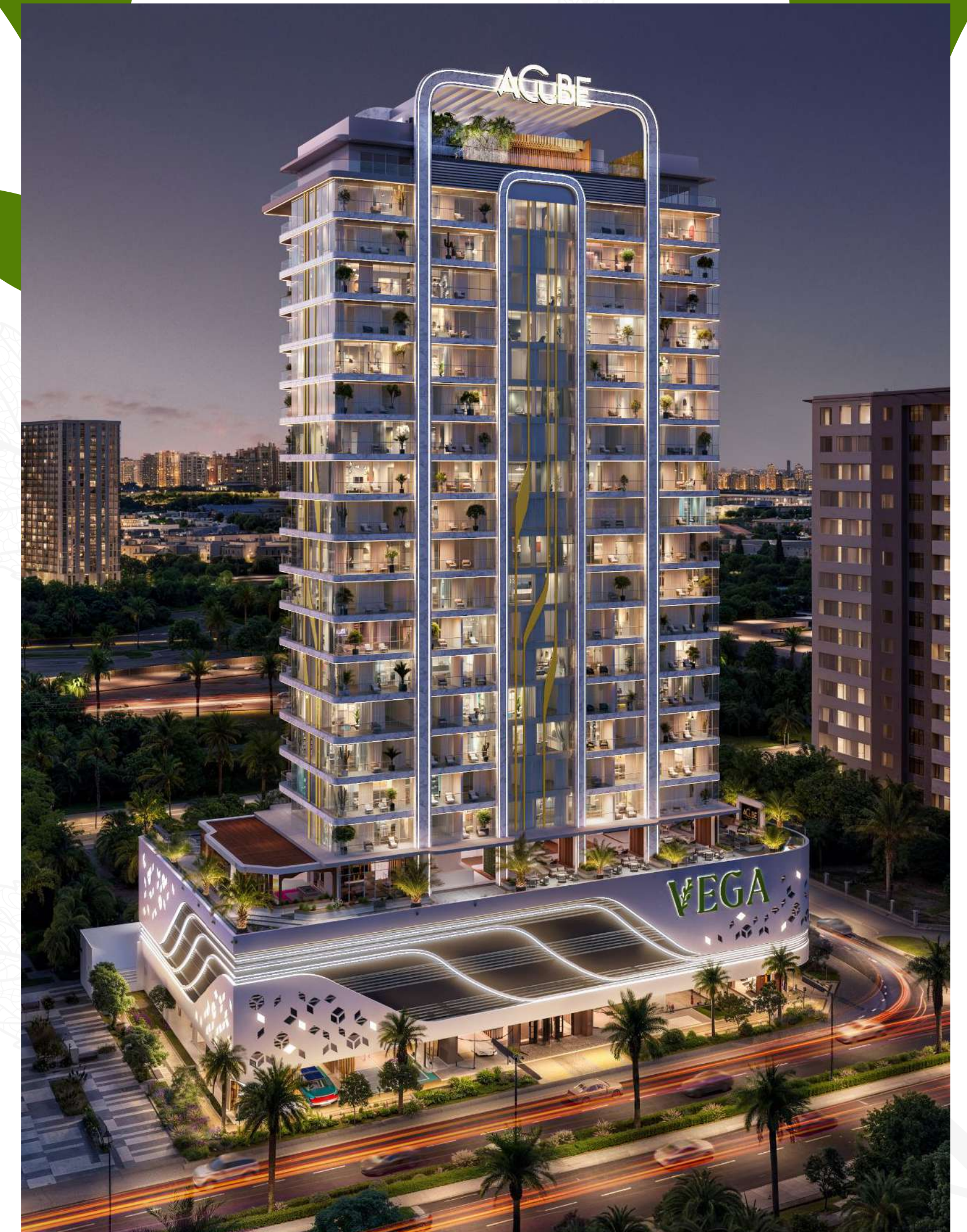
- City Centre Meaisem (3 minutes Away)
- Dubai Hills Mall (13 minutes Away)
- Circle Mall JVC (14 minutes Away)
- Dubai Marina Mall (15minutes Away)
- Ibn Battuta (16 minutes Away)
- Al Barsha Mall (16 minutes Away)
- Mall of the Emirates (20 minutes Away)
- Dubai Mall (25 minutes Away)



our gateway to
anywhere in Dubai



Savor life's
quiet moments



35+

Amenities



Every day is a new experience with our thoughtfully put-together world-class amenities, from immersive pools to therapeutic wellness facilities such as a separate sauna, jacuzzi, and steam rooms for men and women, prioritizing privacy. Everything you need is right here.

Amenities



Modern
Lobby



CrossFit
Area



Jogging
Track



Wellness
Garden



Rock
Oasis



Sensory Water
Therapy



Multi
Function Hall



Co-working
Lounge



Gamers'
Lounge



Kids' Indoor
Play Area



Kids' Outdoor
Play Area



Toddler
Play Area



Children's
Library



Ladies
Sauna



Ladies
Jacuzzi



Ladies
Steam Room



Gents
Sauna



Gents
Jacuzzi



Gents
Steam Room



Fully Equipped
Gym



Water
Fall



Water
Cave



Pool Deck
Lounge



Sky
Pool



Kids'
Pool



ANPR
System



E-vehicle
Charging



Facial
Recognition Access



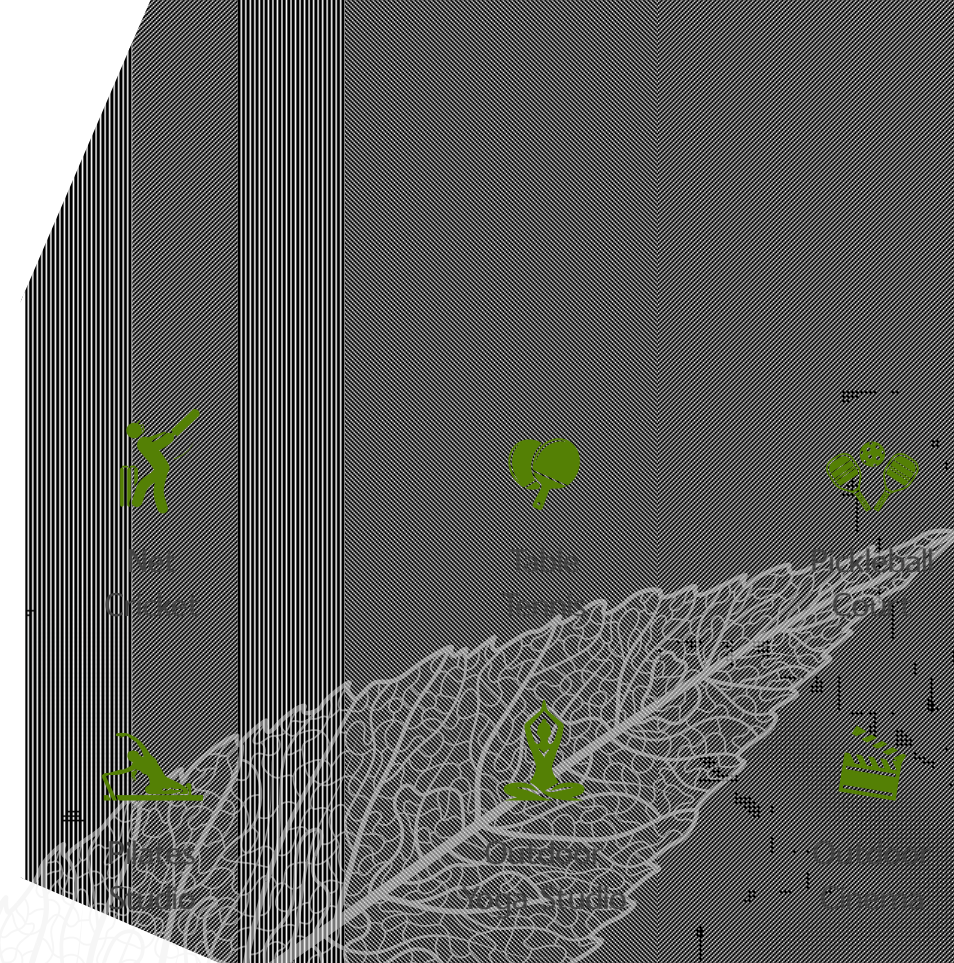
24/7
Security



Pet
Friendly



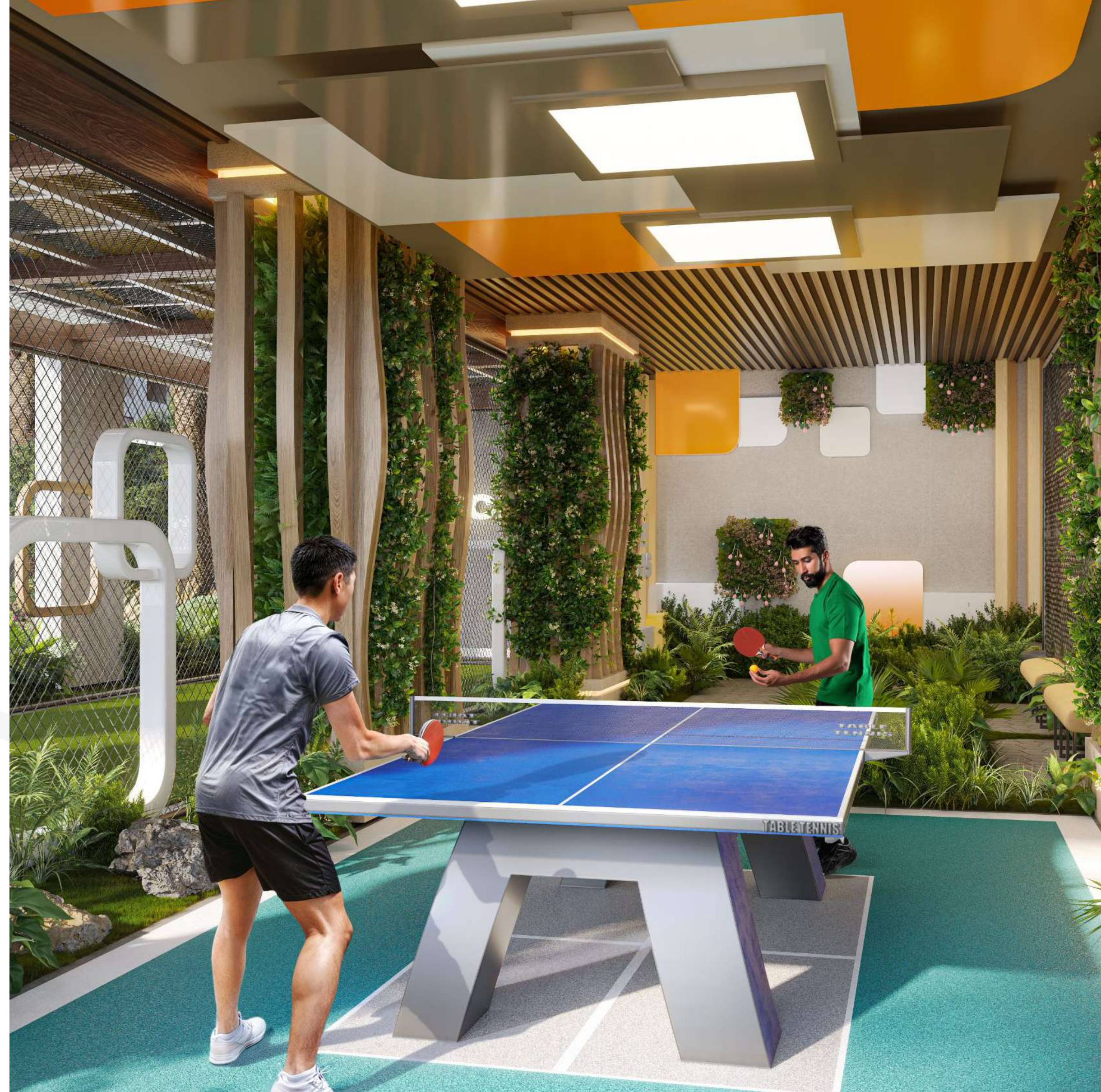
Vastu
Compliant

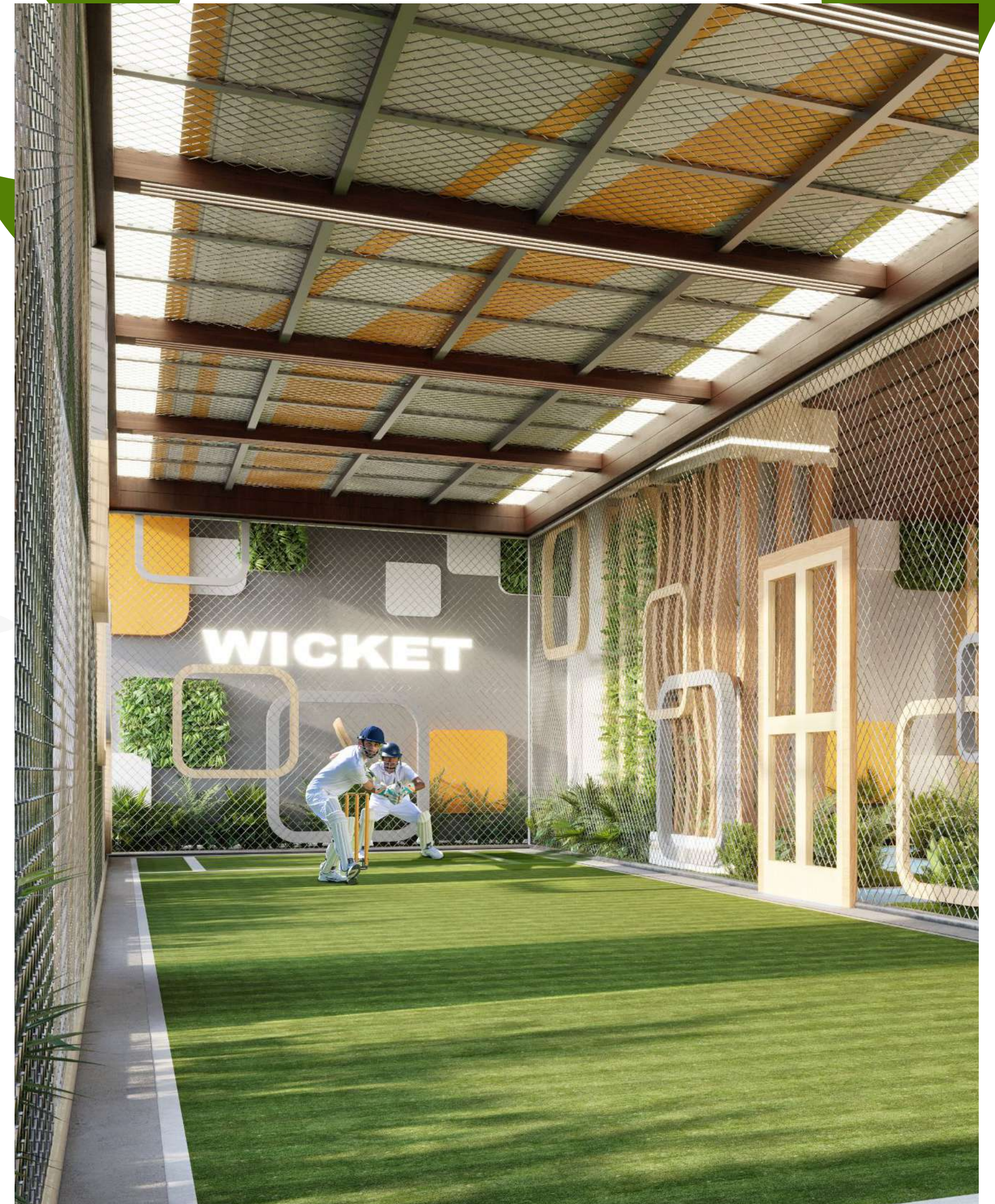


Life in nature
starts here



Welcomed by nature, surrounded by exquisite amenities. From your serene rock oasis to an interactive jogging track, and a dedicated pickleball court to channel your inner champion, every detail invites relaxation and recreation in perfect coexistence.



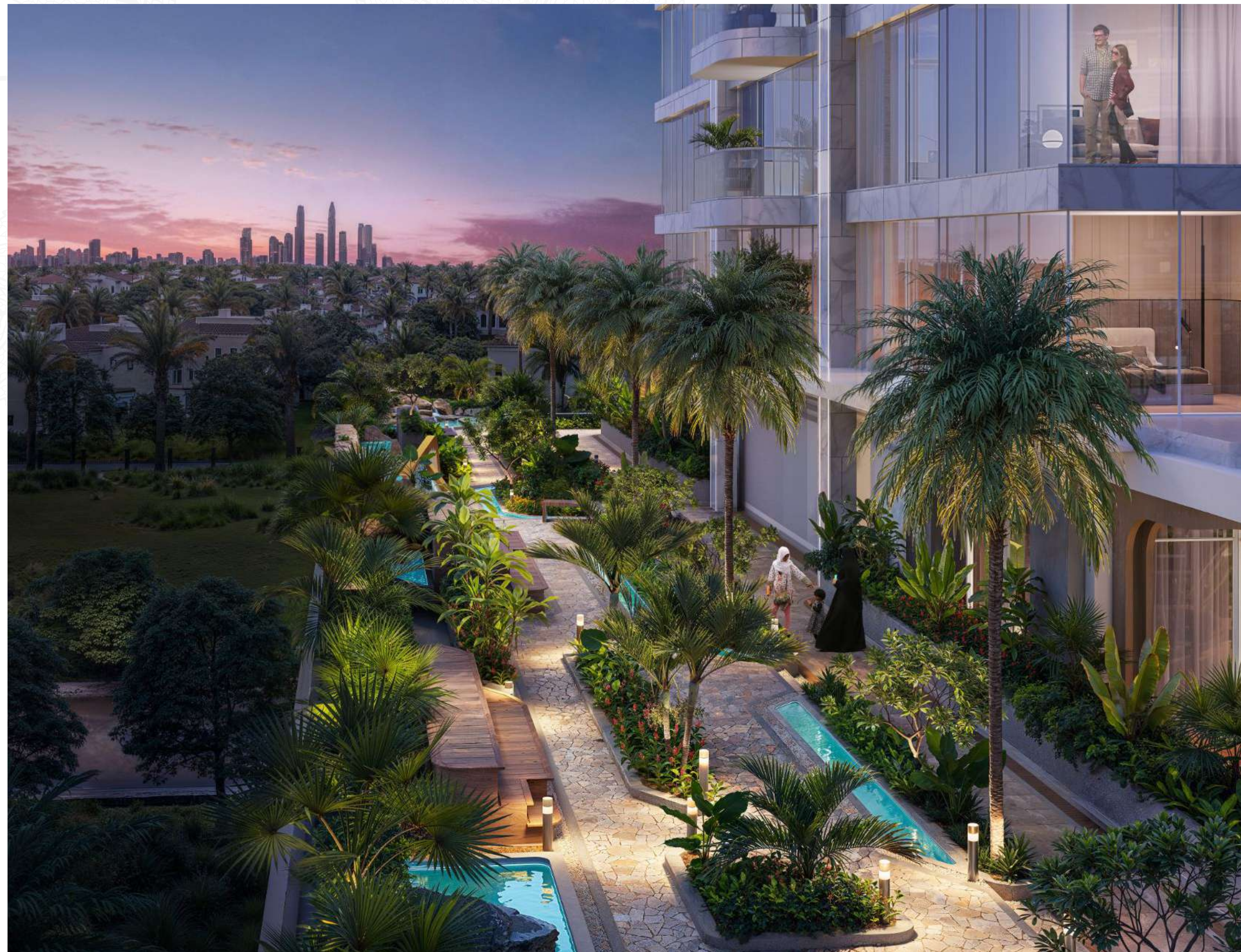


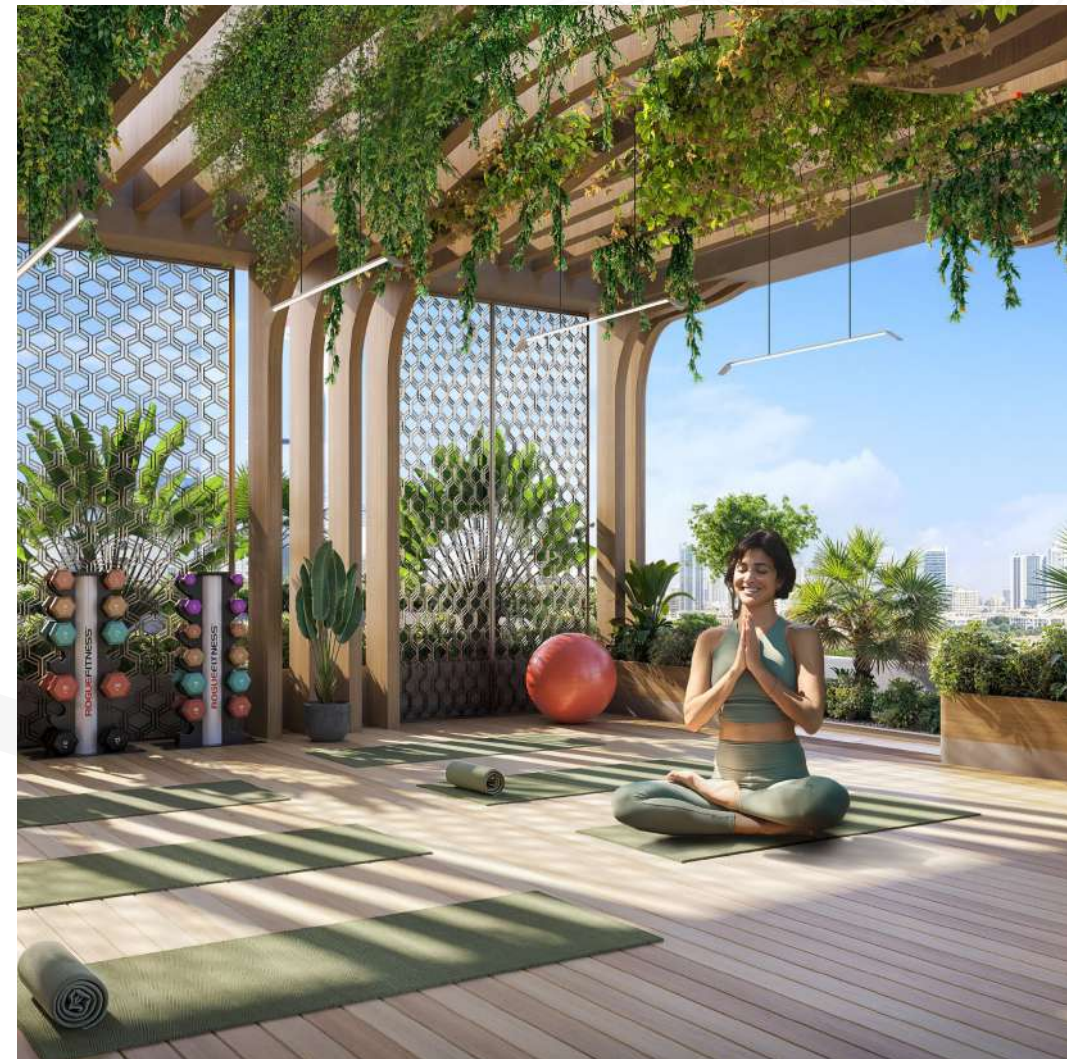
Discover
new things daily



Surrounded by nature's embrace, brings a sense of peace that an apartment
can't quite match. Every window frames a view of greenery, making the world
outside feel like an extension of your own space.







Let your cares
evaporate to nothingness

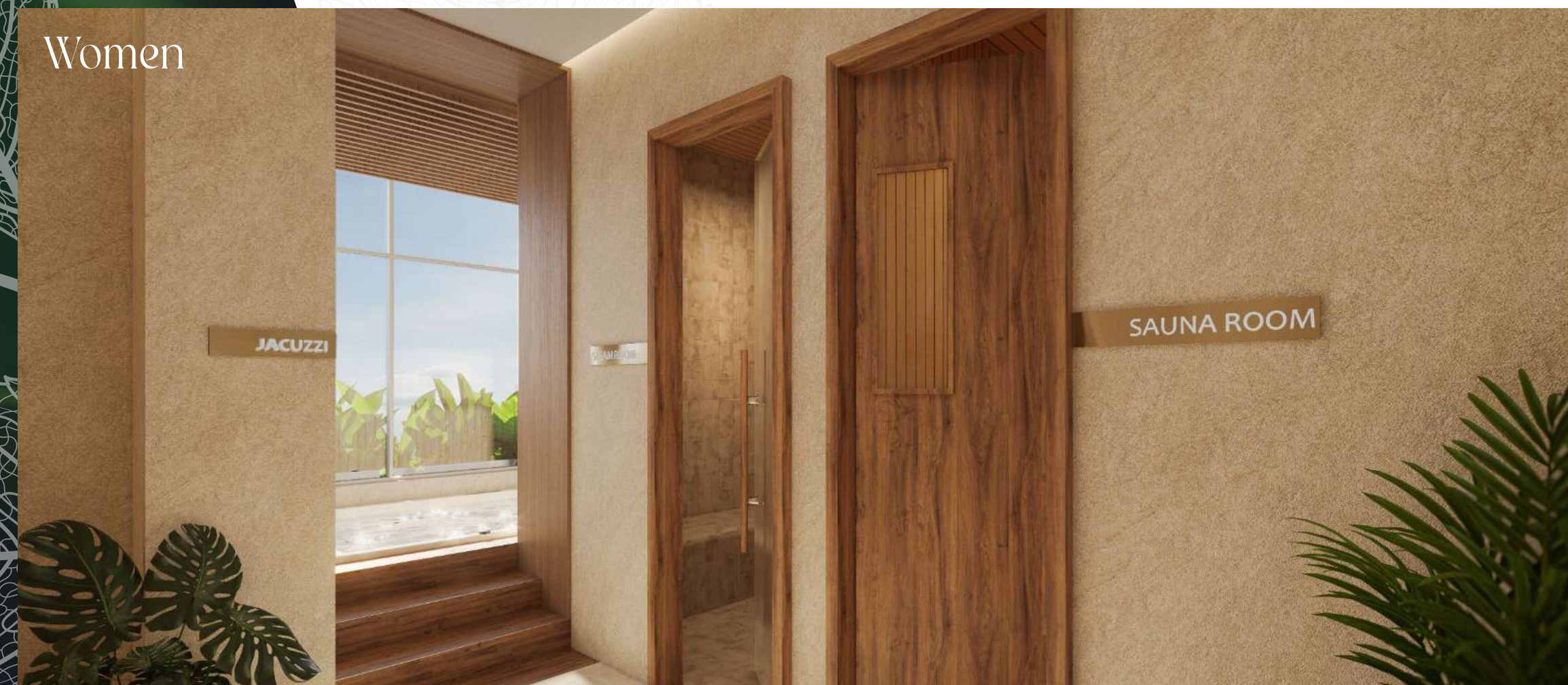


Let your cares take the back seat with our carefully crafted amenities, offering everything from interactive pools to rejuvenating wellness facilities including separate saunas, jacuzzis, and steam rooms for men and women, right here, at Vega.

Men



Women



Touching the water,
piercing the sky

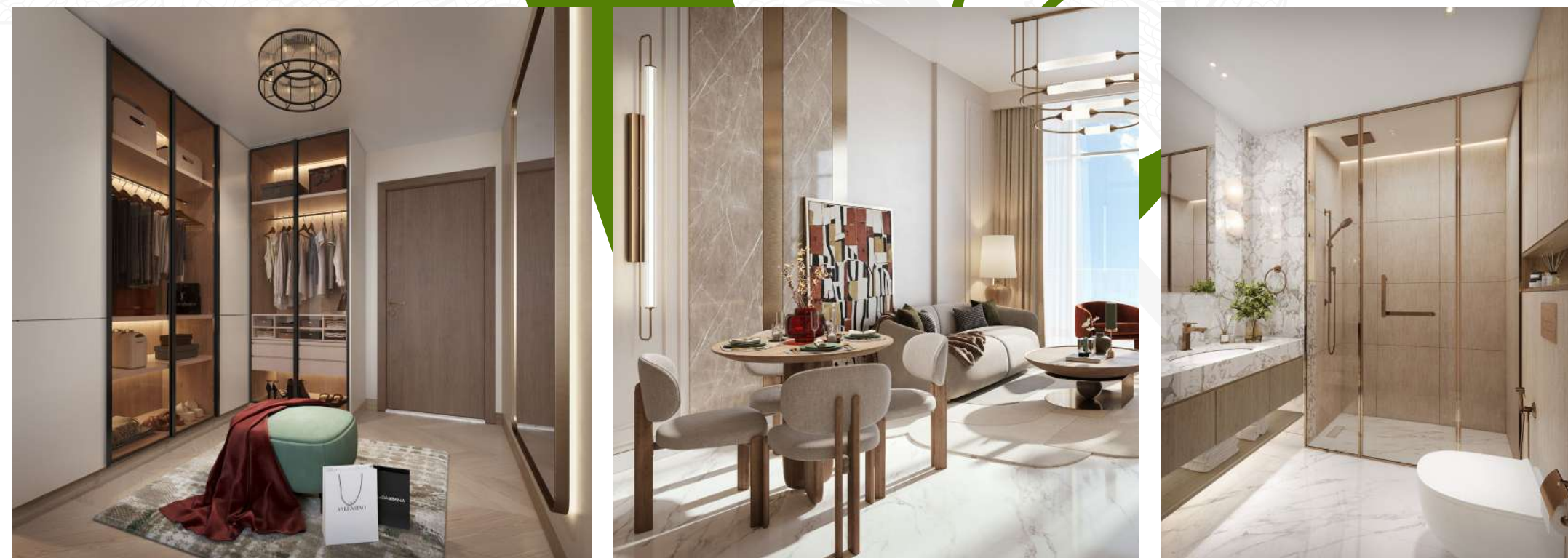
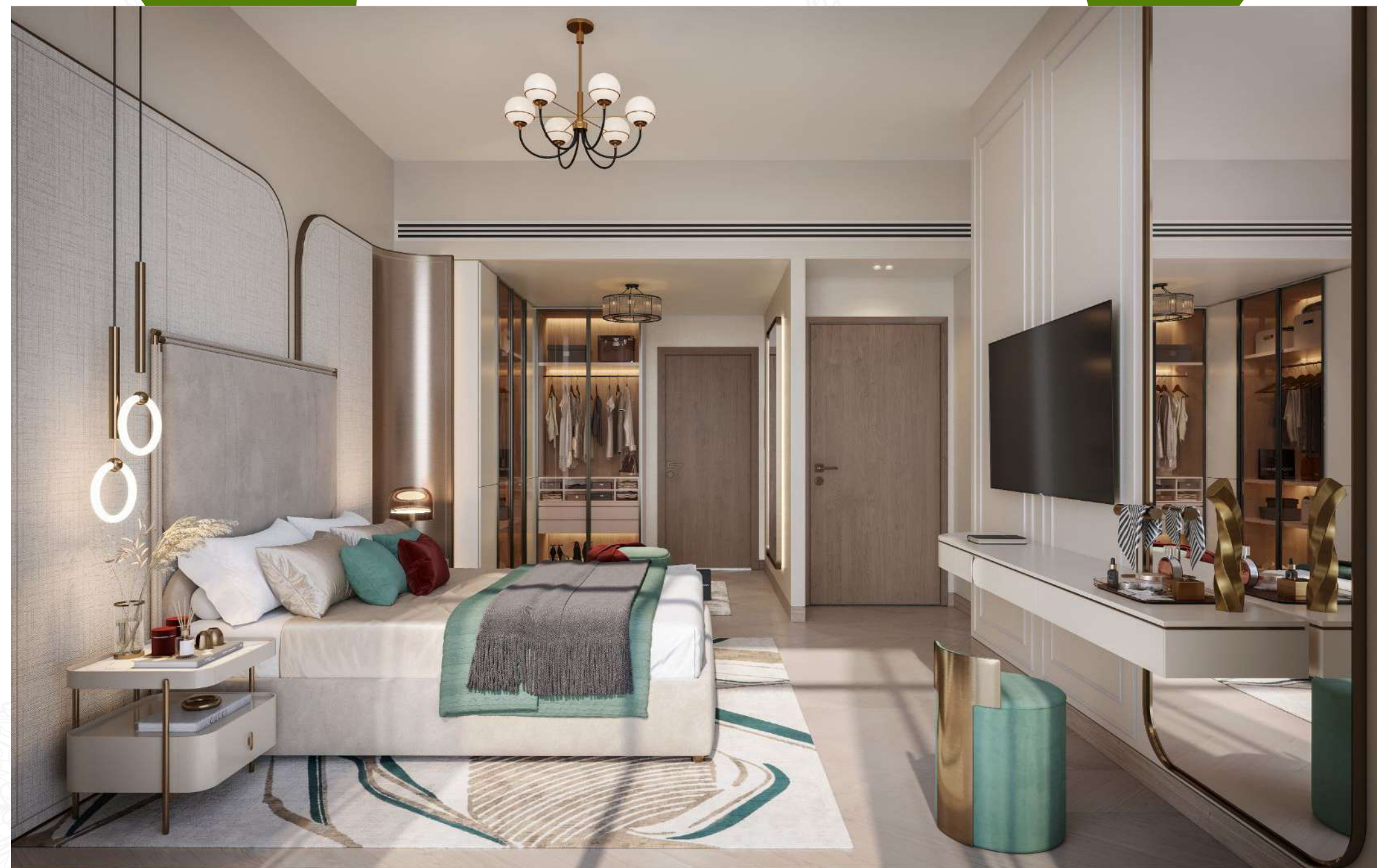


Live Love
Laugh



Nurture warmth, love, and togetherness set in warm, inviting spaces. Paint your memories on our canvas- brushed with strokes of joy, laughter, and treasured memories.

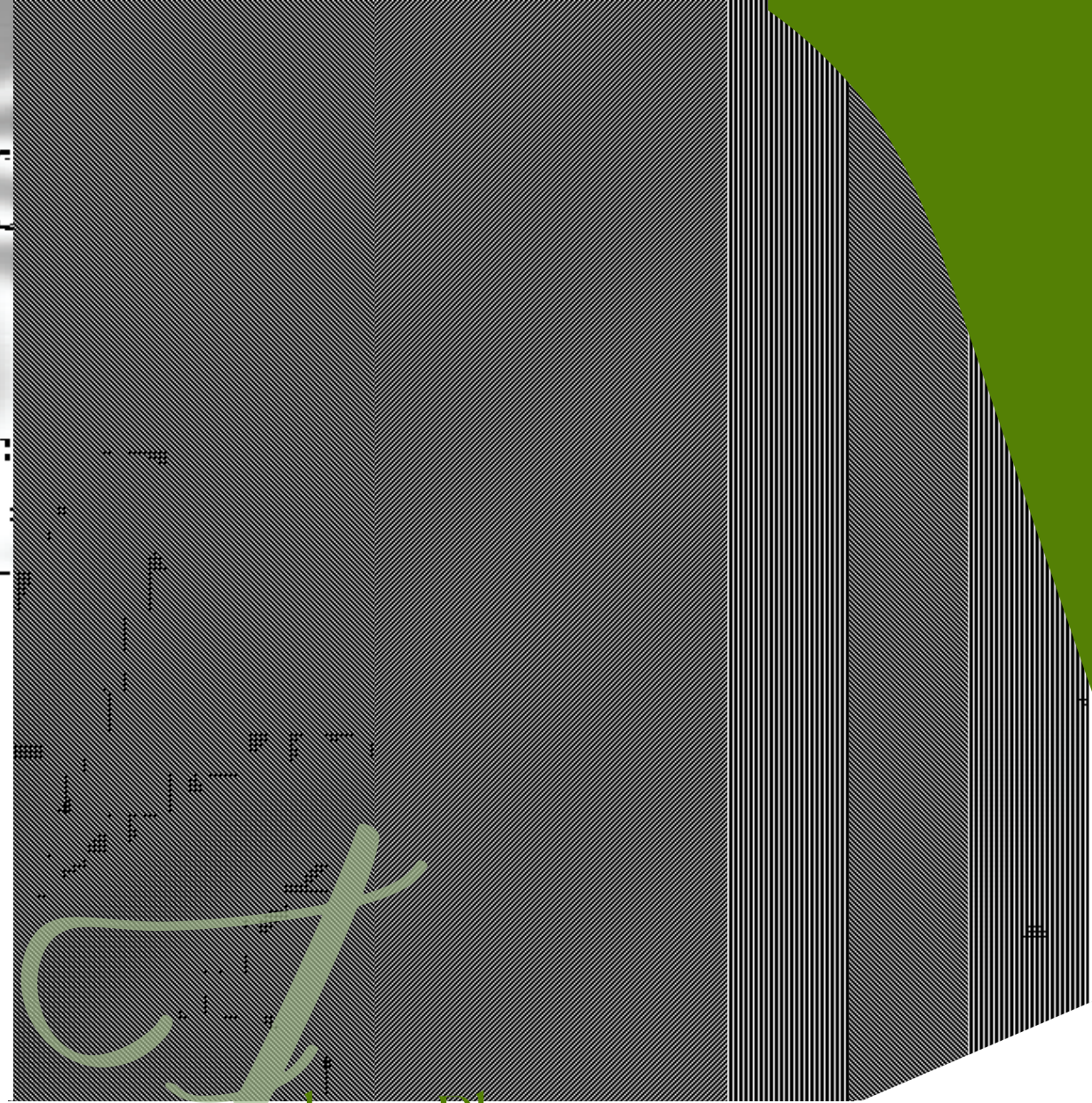




Smart living,
crafted for you



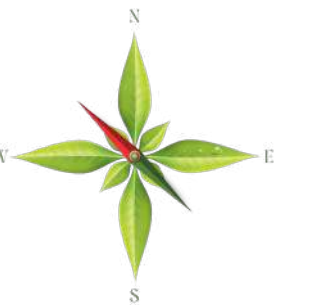
Feel at home in our thoughtfully designed, fully equipped & furnished smart homes-where the world is at your fingertips with a single touch.



1st Floor Plan

Typical GA Plan 1

1 TO 5 Floor Plan

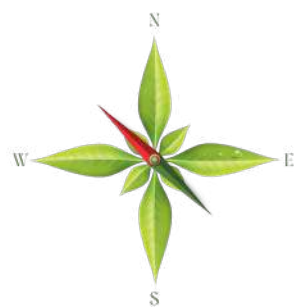


Inspired by nature, our carefully crafted details blend the spirit of nature with contemporary designs, standing as a testament to meticulous design and architectural brilliance.

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Typical GA Plan 2

6 TO 11 Floor Plan



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Typical GA Plan 3

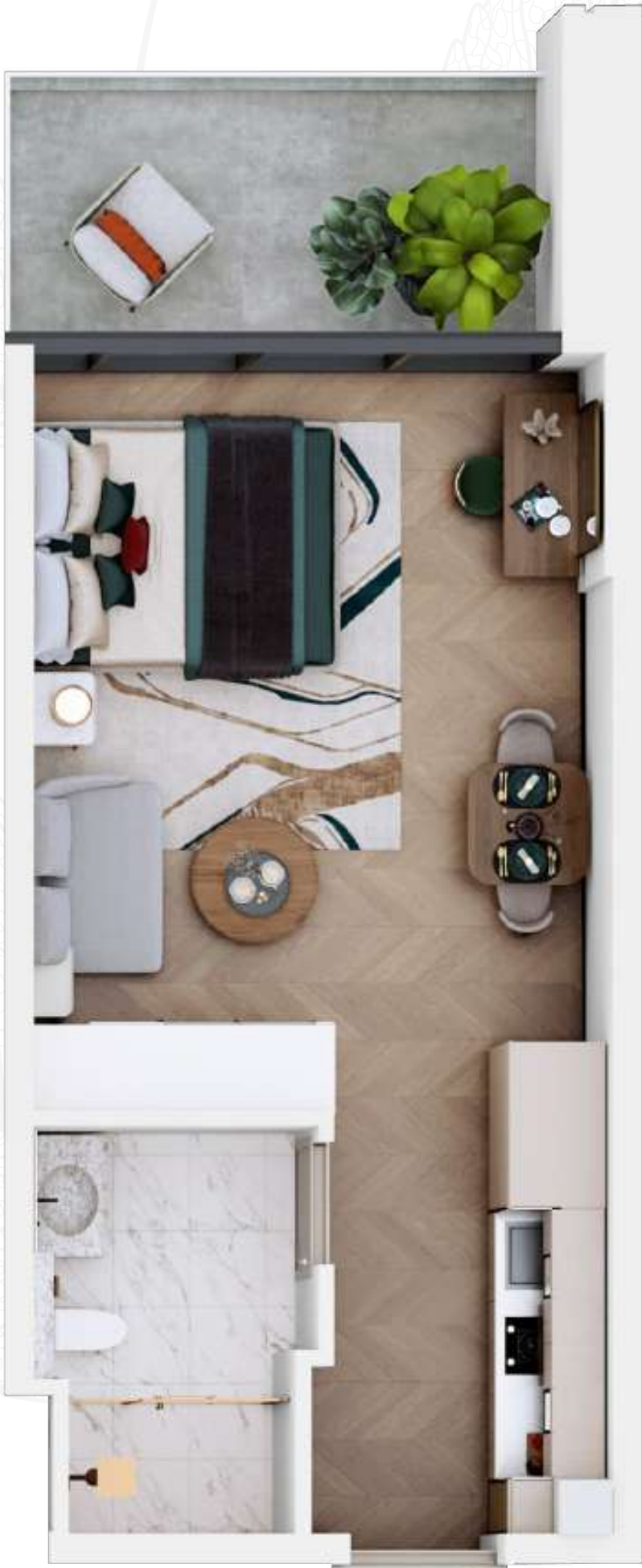
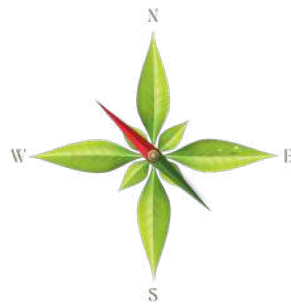
12 TO 17 Floor Plan



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Total Area: 412 sq. ft.



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Total Area: 486 sq. ft.



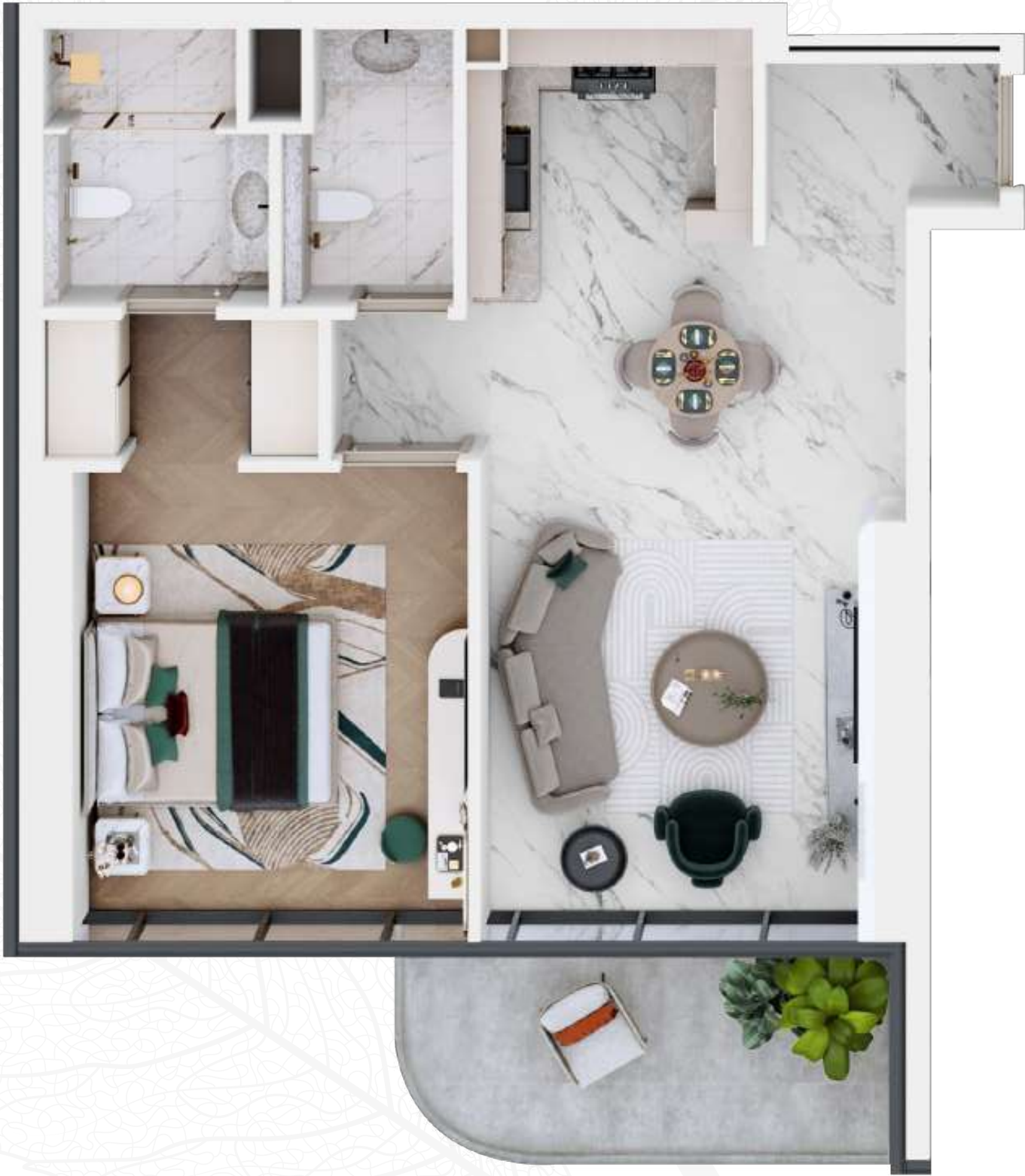
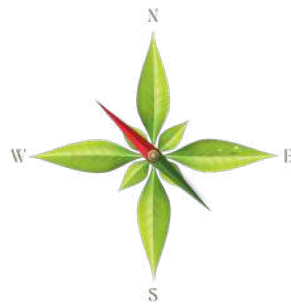
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1 Bedroom

Type 1



Total Area: 746 sq. ft.



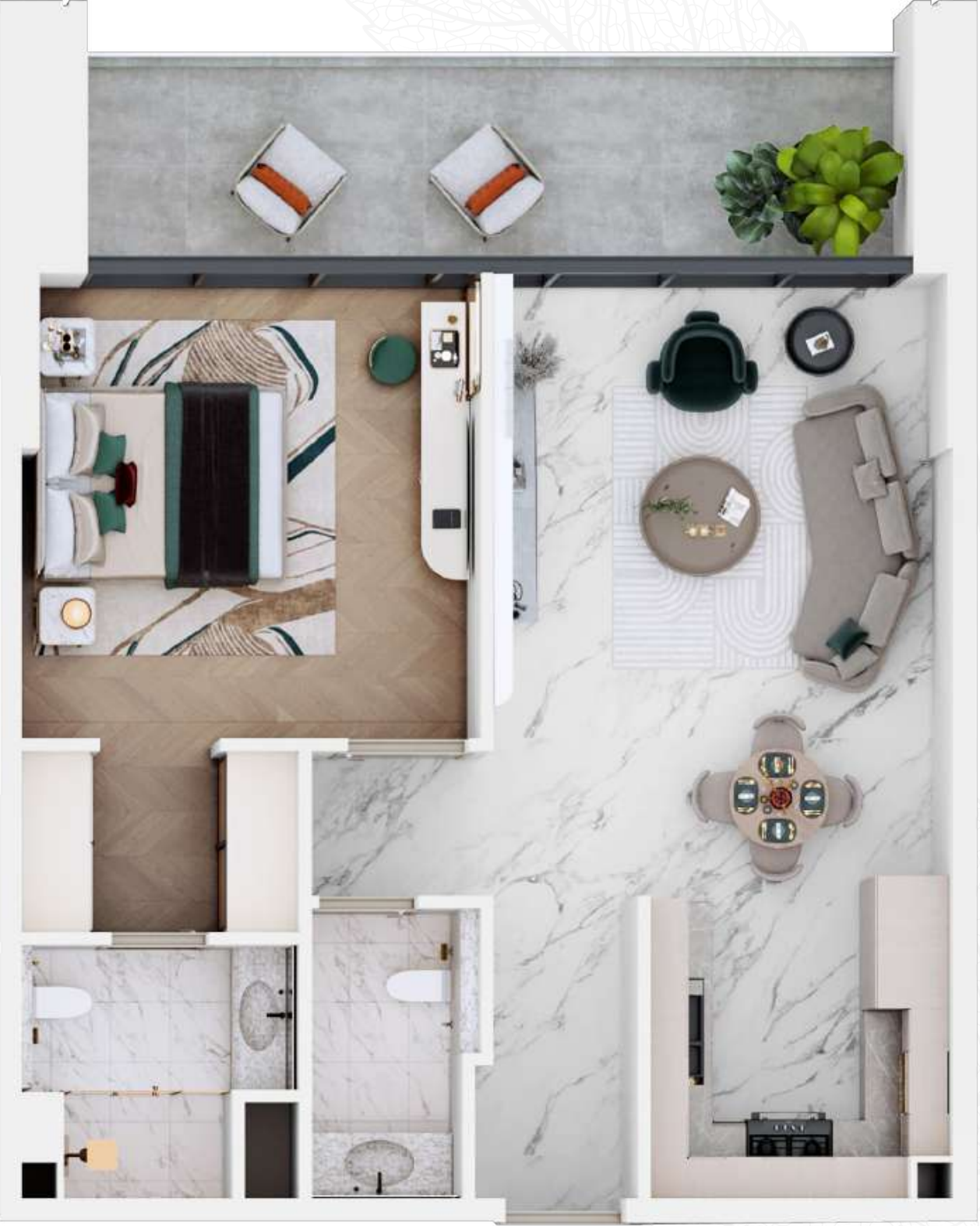
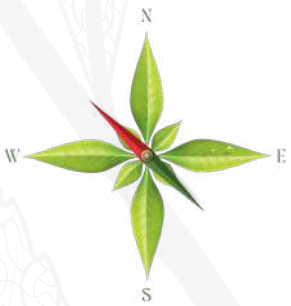
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1 Bedroom

Type 2



Total Area: 830 sq. ft.



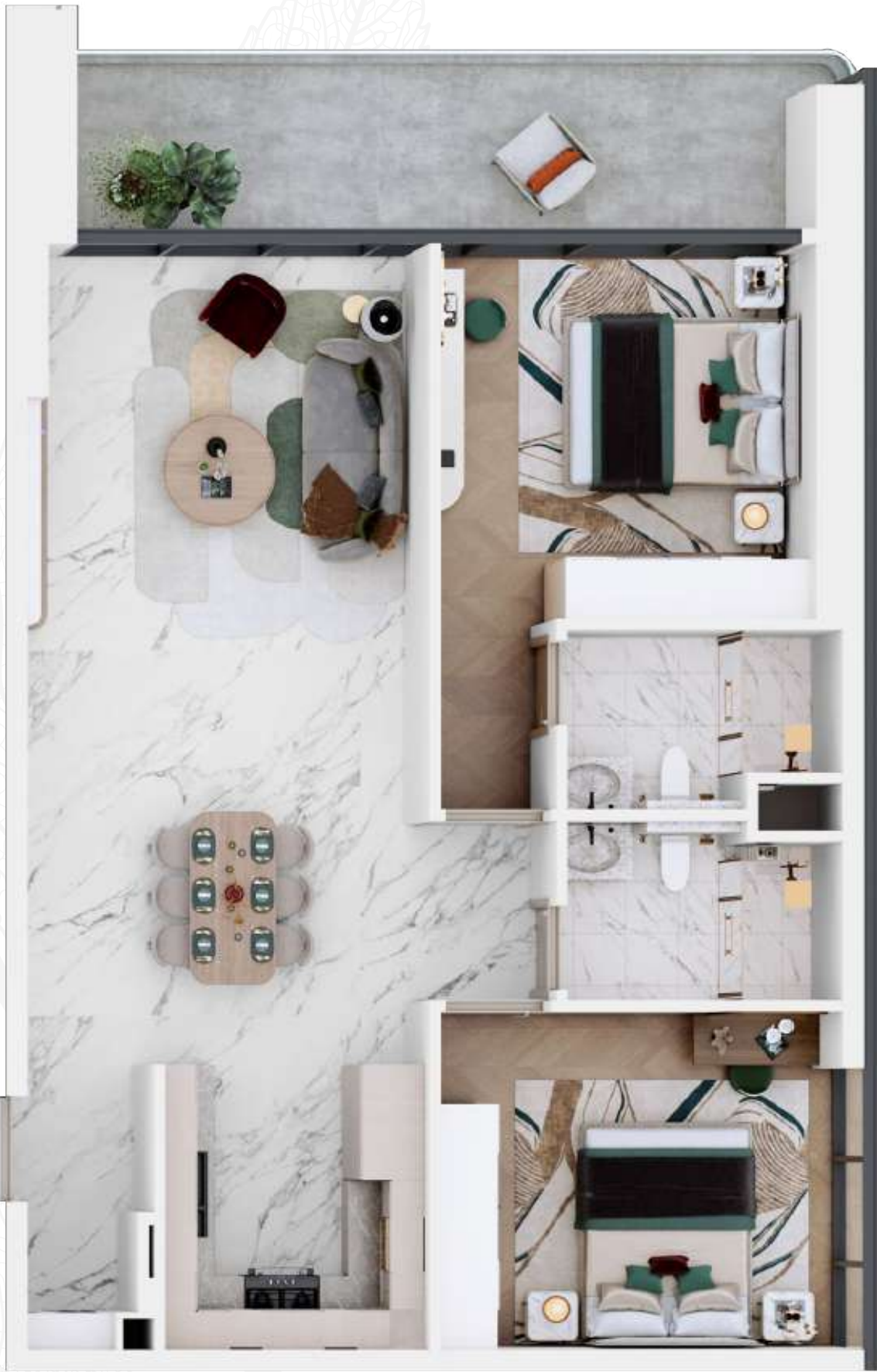
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2 Bedroom

Type 1



Total Area: 1072 sq. ft.



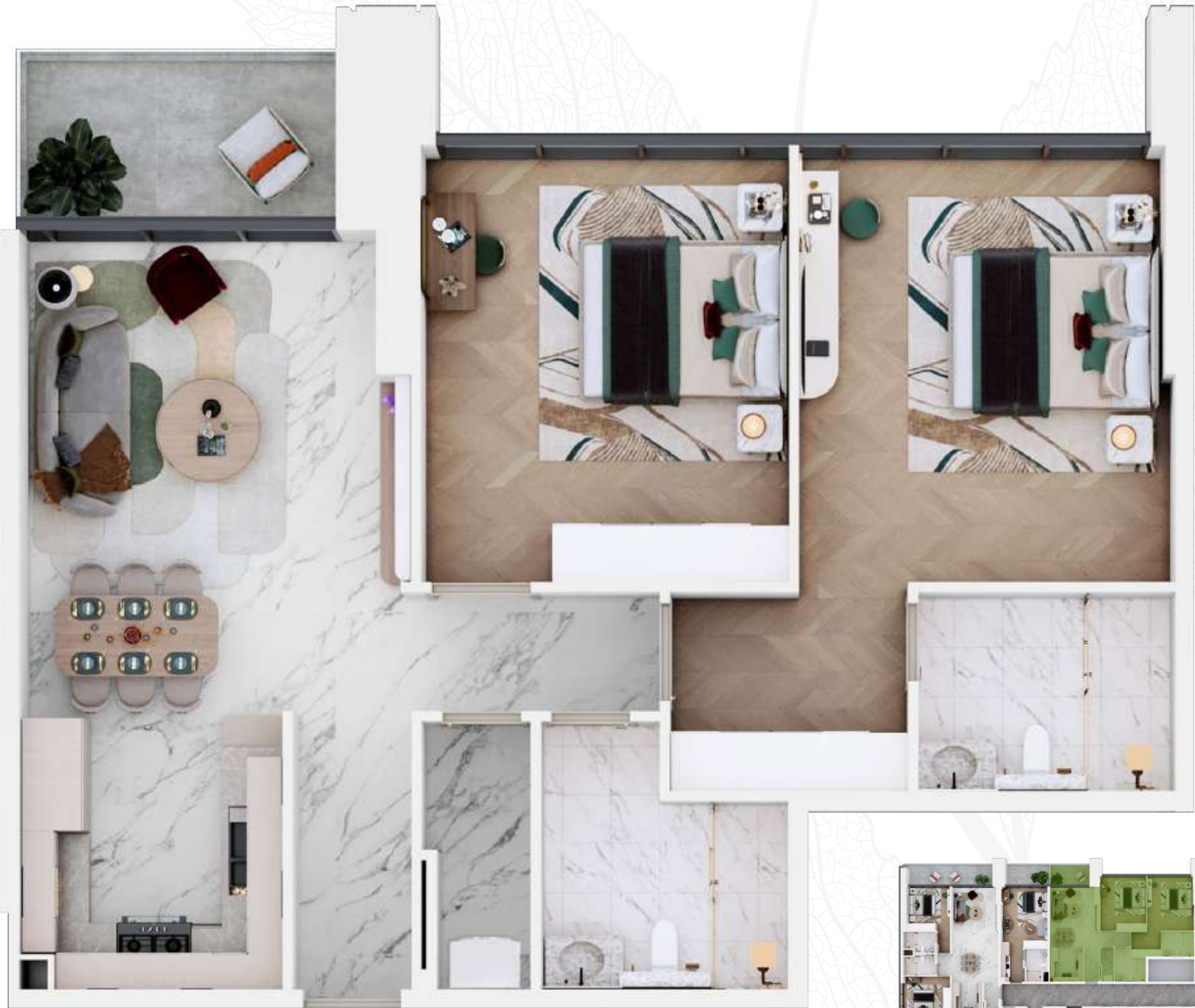
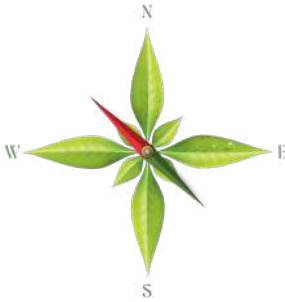
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2 Bedroom

Type 2



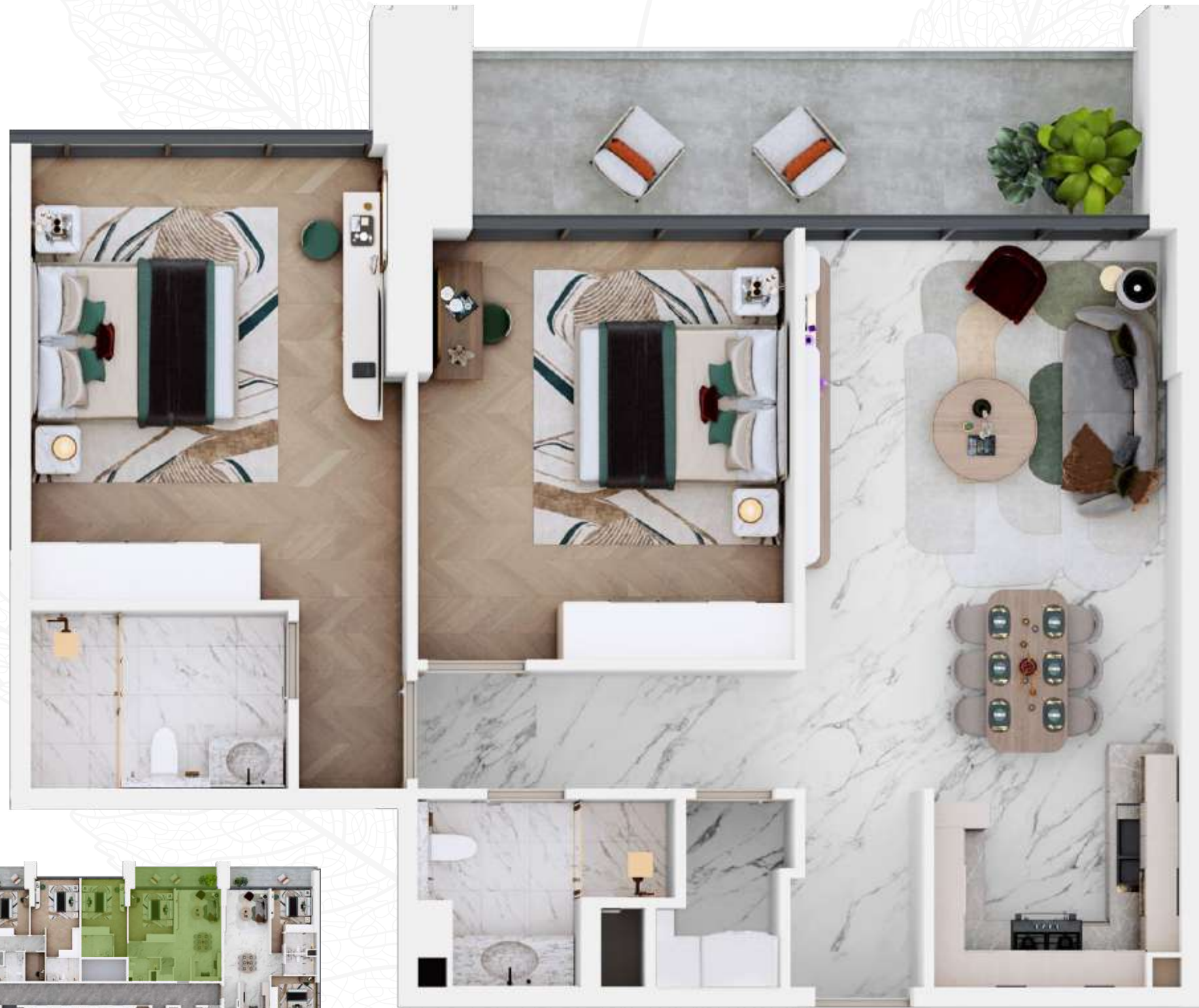
Total Area: 1113 sq. ft.



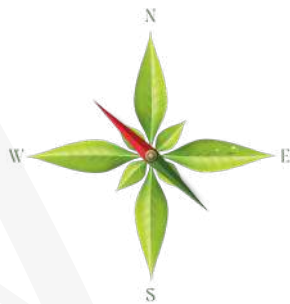
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2 Bedroom

Type 3



Total Area: 1077 sq. ft.



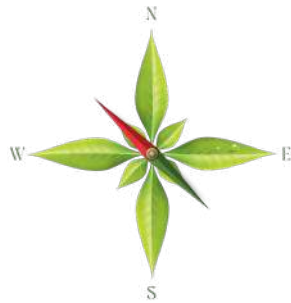
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2 Bedroom

Type 4



Total Area: 1206 sq. ft.



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