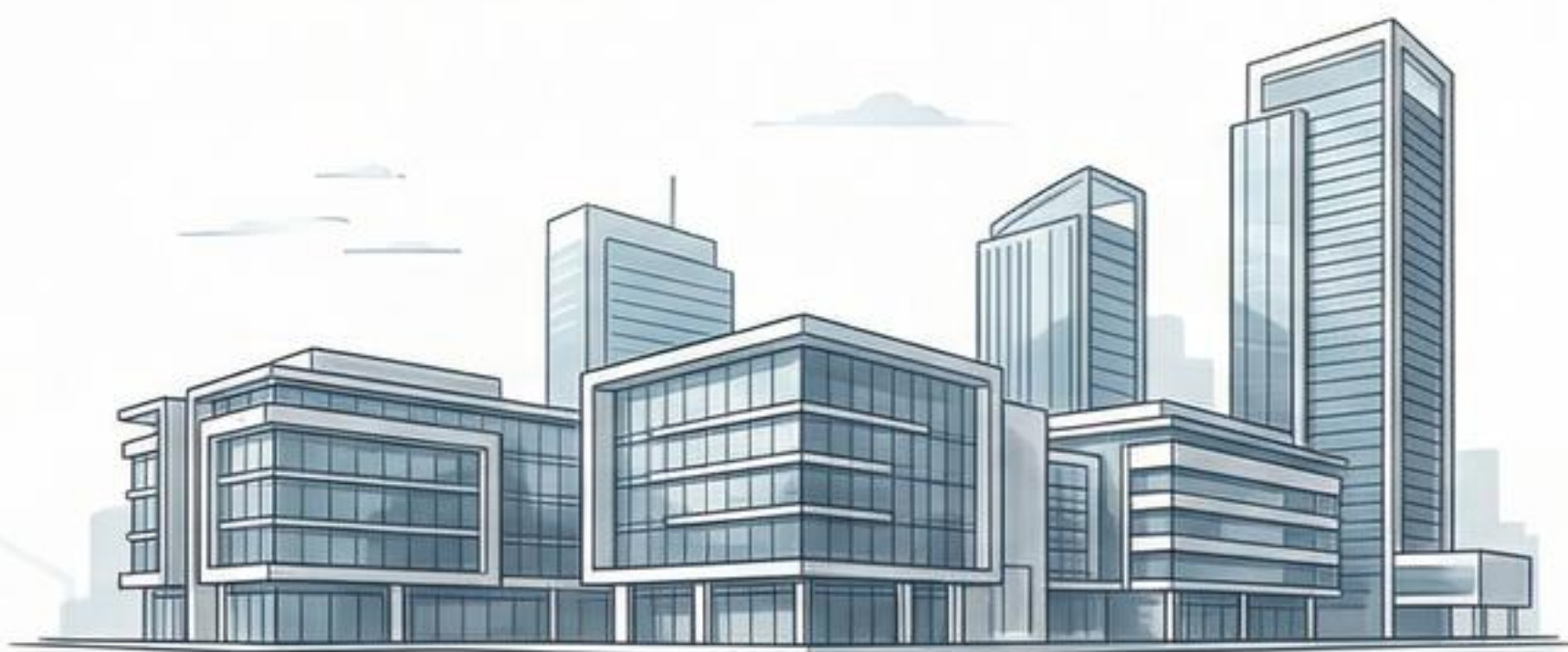




Prop971



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

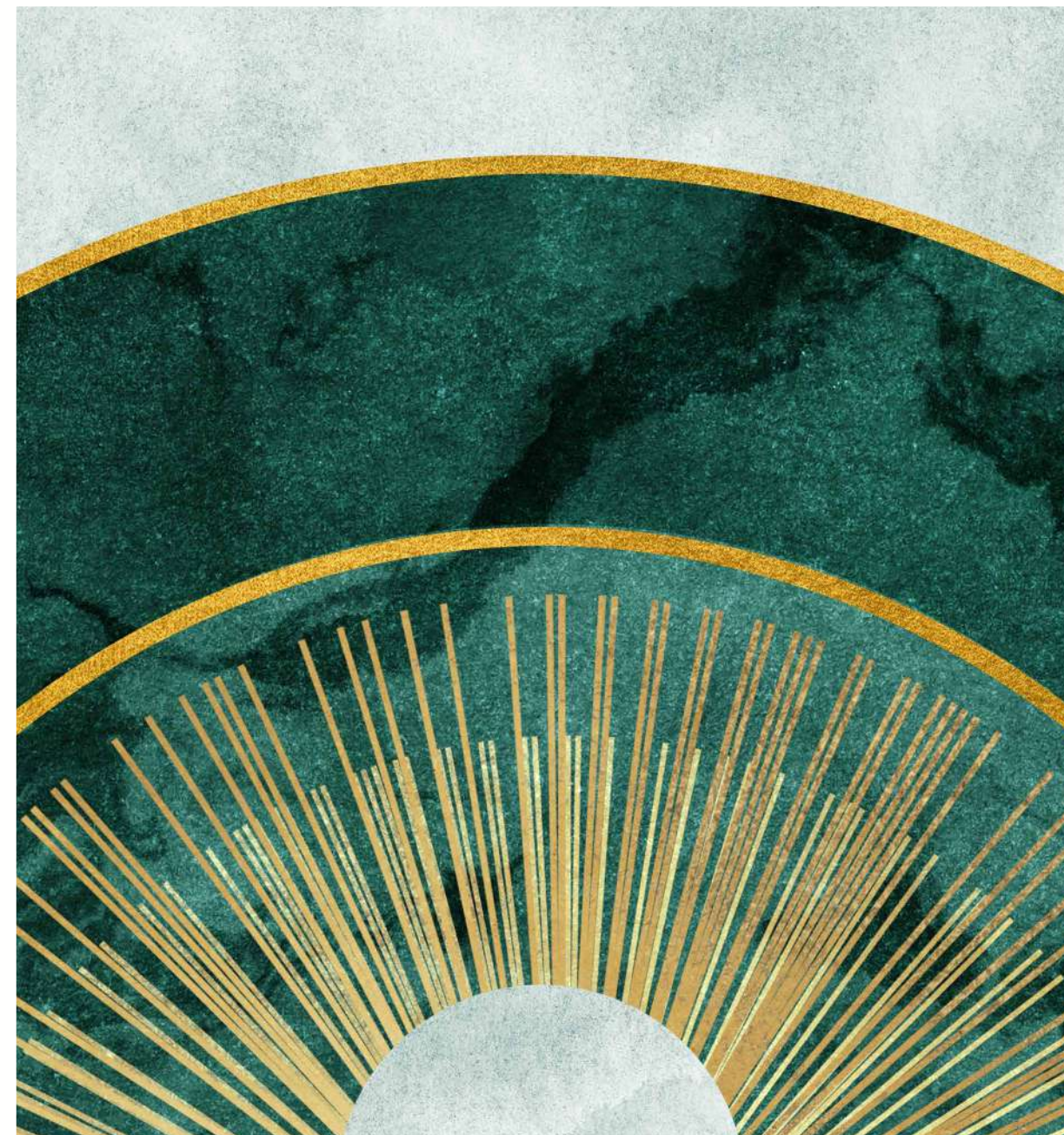
Prop971 is a curated data platform for UAE off plan properties.



sky))gardens
PARK AVENUE DIFC

Park Avenue

On the Eastern edge of the development this district contains a mix of major office buildings with a proportion of residential and retail accommodation including a prestigious hotel. It is characterized by extensive landscaping which gives a high quality park-like environment in which to sit, relax or watch the world go by. A perfect location to live in with every amenity on your doorstep.



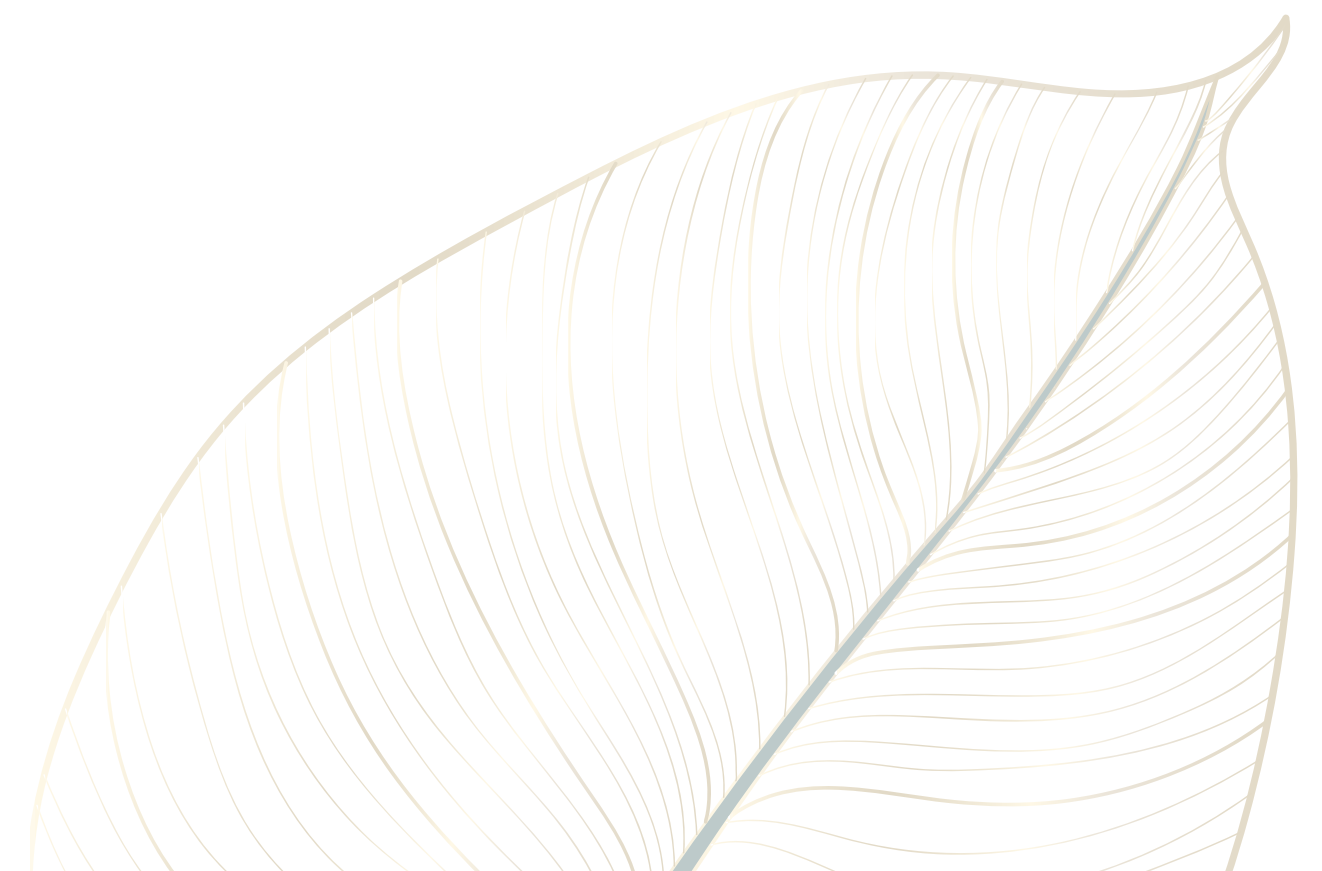


Skygardens

A living space that's exclusive,
elegant & truly unique.

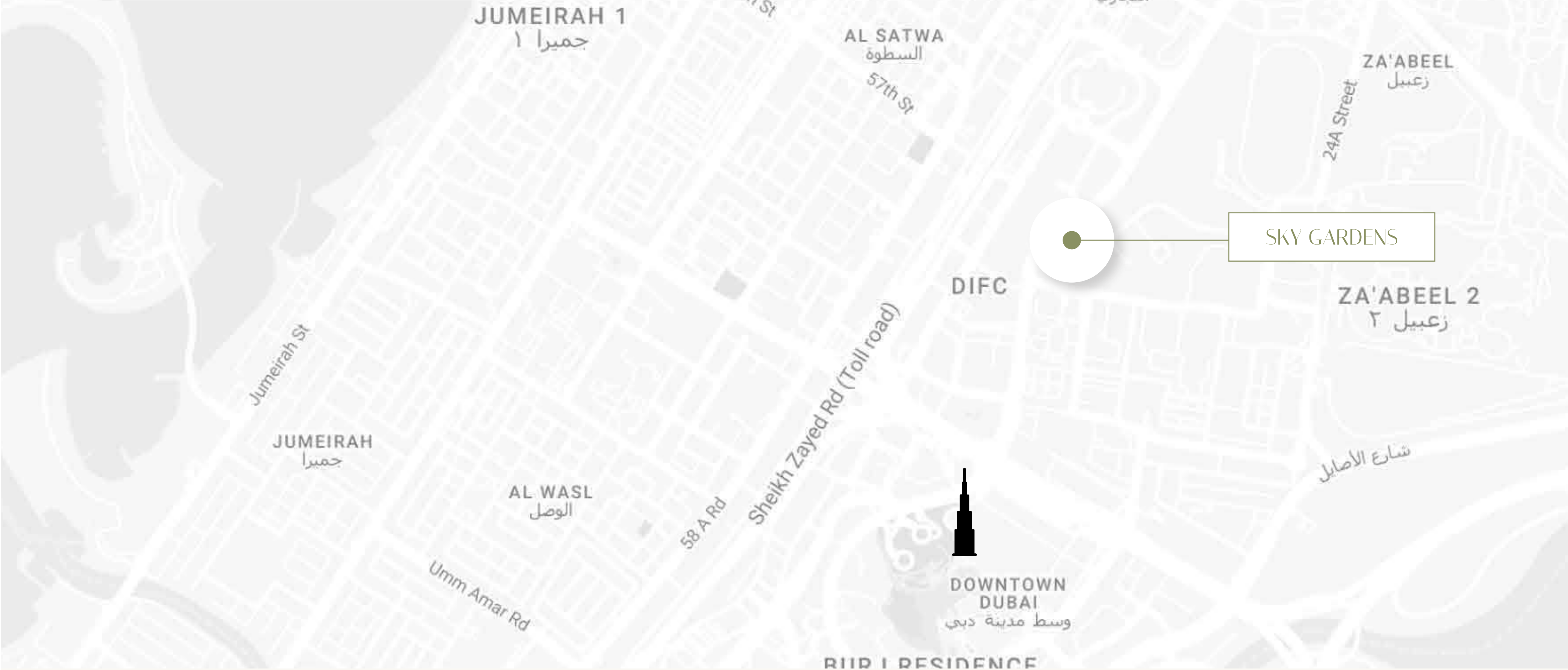
Skygardens residents enjoy commuting that is reduced to the bare minimum. With main office towers situated in the DIFC, Skygardens residents can take joy in the finer things in life.

The tower is a thirty five storey luxurious amalgam of slick design and state of the art technology. The structure of the tower seamlessly creates a functionality of geometric volumes that display purity and consistency next to the Gate District.



Connection & Connectivity

Convenient Accessibility



DIFC
Walking Distance - 3 Mins



SHEIKH ZAYED ROAD
5 mins



BURJ KHALIFA
8 mins



DUBAI MALL
9 Mins



DUBAI AIRPORT
17 Mins



BURJ AL-ARAB
20 Mins

SKY (gardens)















Amenities



VISITOR'S PARKING



RESERVED PARKING



24 HR. SECURITY



24 HR. CONCIERGE

Facilities



DAY CARE & KIDS AREA



ATM MACHINES



LOUNGE AREA



INTERNAL GARDEN



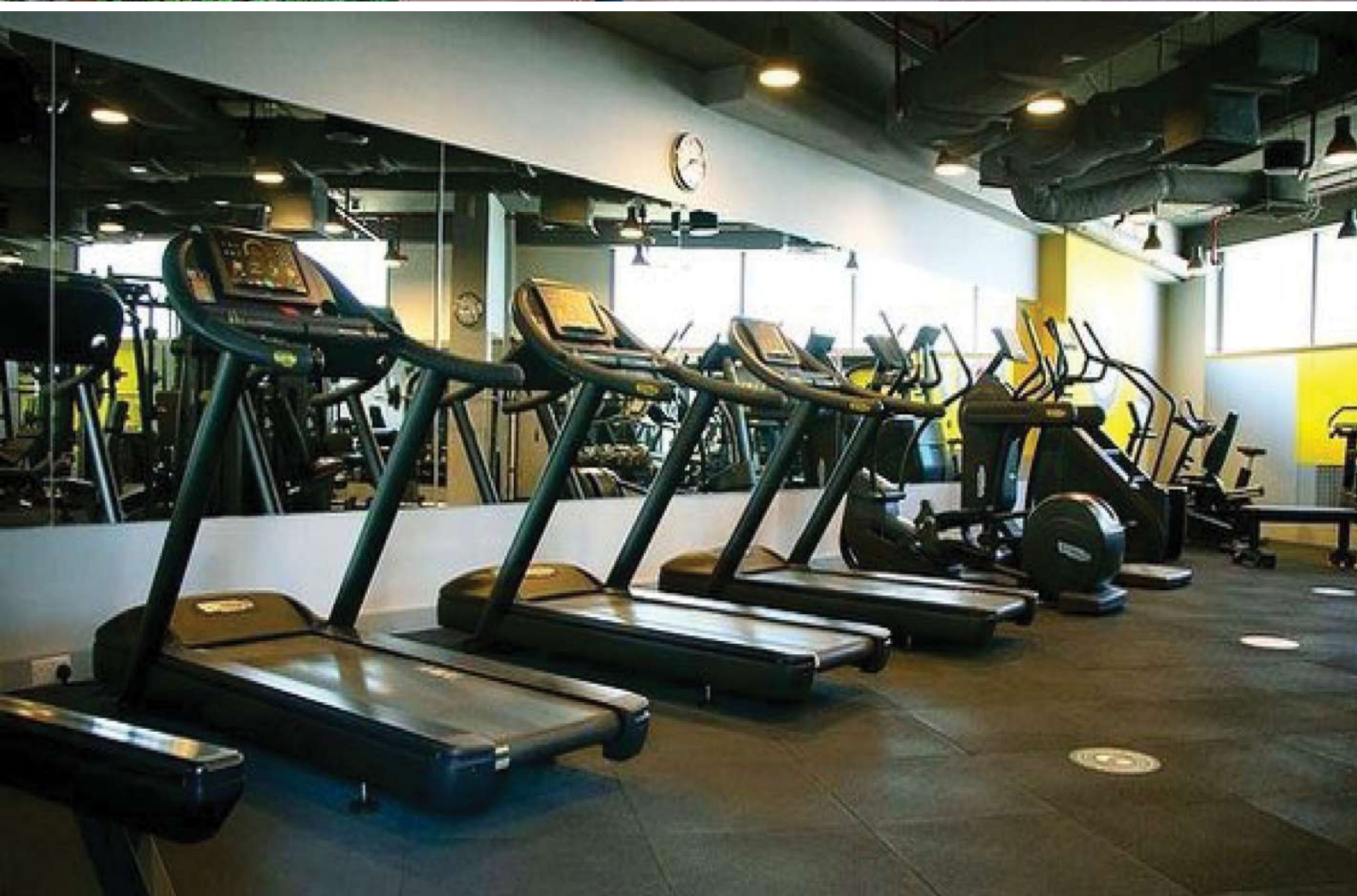
GYMNASIUM



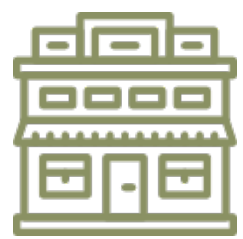
SWIMMING POOL



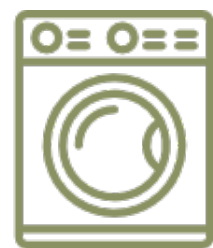
Enjoy A Luxurious Lifestyle Fitness & Recreational Amenities



Retail



24 HRS. SUPERMARKET



LAUNDRY



NAIL SPA



FITNESS CENTRE



SPA



CAFE







1 Bedroom





1 Bedroom



Duplex

Spectacular
Location



sky)(gardens



13 Full Floors | 6 Partial Floors

Unit Type	Nos.	Unit Size
Small Studio	30	547.46-548.10
Medium Studio	58	557.46-622.19
Large Studio	33	906.54-941.40
Small 1 BR	30	806.87-812.04
Medium 1BR	29	857.14-864.89
Large 1BR	5	1170.5-1198.30
Small Duplex 1BR	5	955.12-970.60
Medium Duplex 1BR	5	1012.99-1047.05
Large Duplex 1BR	3	1543.38-1624.11
Small 2BR	28	1279.09-1284.90
Large 2BR	34	1759.81-1807.81
Small Duplex 2BR	3	1192.62-1236.89
Large Duplex 2BR	1	1297.98-1317.29
Large Duplex 3BR	2	2611.33-2684.71
Retail Shops Total	5	700.23-2681.38
Total	271	
Total BUA		257734.31 sq.ft.

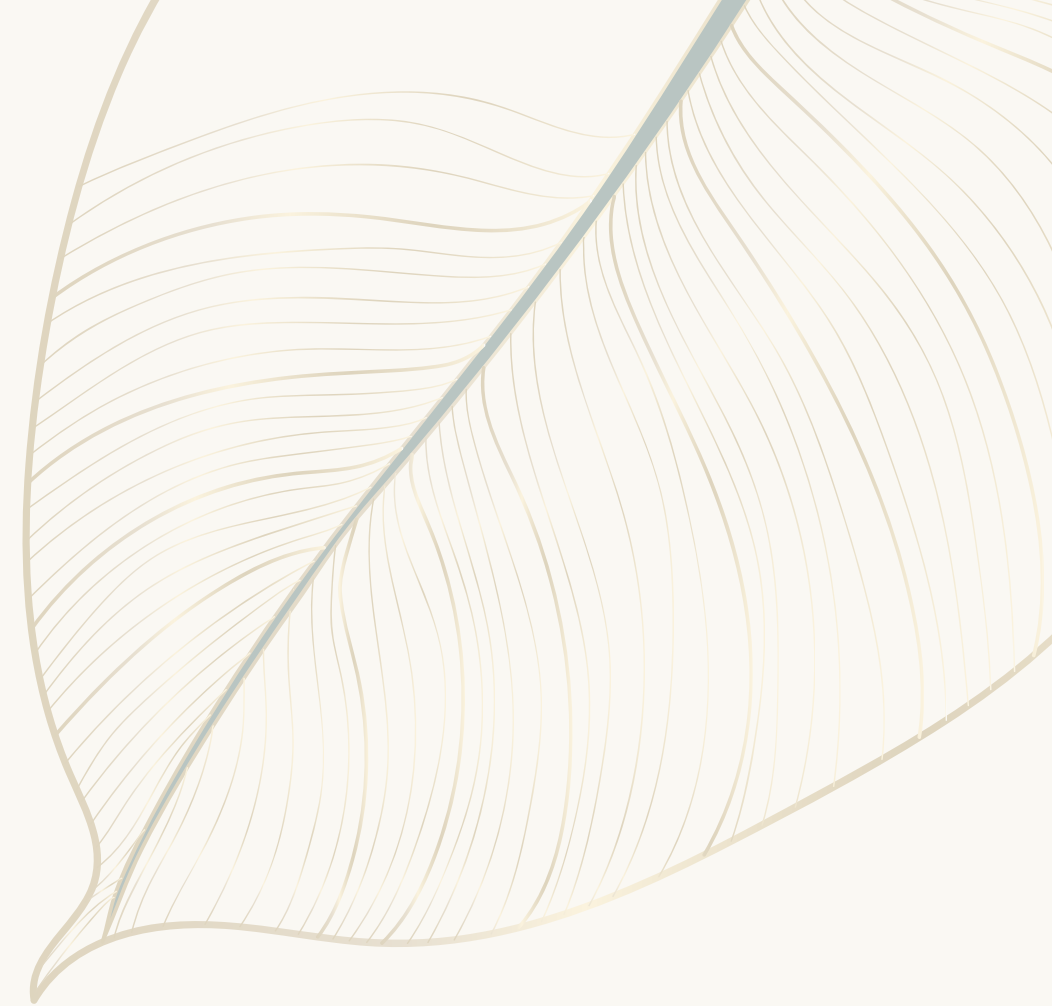
Unit Breakdown

About The Developer

Al Mazaya Holding Company is the result of an idea for investment taken to its logical conclusion. Thinking big, unlocking high value, generating growth and profitability and maintaining the trust of leading investors in the Kuwaiti market and abroad, have been the hallmark of Al Mazaya since its establishment. We provide a wide range of real estate products and customised services and solutions across the spectrum, including purchasing, apportionment and development of large areas in select zones, going all the way down to providing ready-to-move-in residential and commercial spaces in different parts of the region.



Floor Maps



SMALL STUDIO

TYPE	Studio
SUB TYPE	SB
ROOMS	Studio
TOILET	1
TOTAL AREA, SQ.M	527.11 - 538.74
PARKING	YES
FURNISHED	NO



MEDIUM STUDIO

TYPE	Studio
SUB TYPE	SC
ROOMS	Studio
TOILET	1
TOTAL AREA, SQ.M	544.55 - 595.79
PARKING	YES
FURNISHED	NO



LARGE STUDIO

TYPE	Studio
SUB TYPE	SA
ROOMS	Studio
TOILET	1
TOTAL AREA, SQ.M	682.01 - 899.55
PARKING	YES
FURNISHED	NO



SMALL 1 BD

TYPE	1 BHK
SUB TYPE	1A
ROOMS	1
TOILET	2
TOTAL AREA, SQ.M	779.42 - 807.73
PARKING	YES
FURNISHED	NO



MEDIUM 1 BD

TYPE	1 BHK
SUB TYPE	1B
ROOMS	1
TOILET	2
TOTAL AREA, SQ.M	848.53 - 853.69
PARKING	YES
FURNISHED	NO

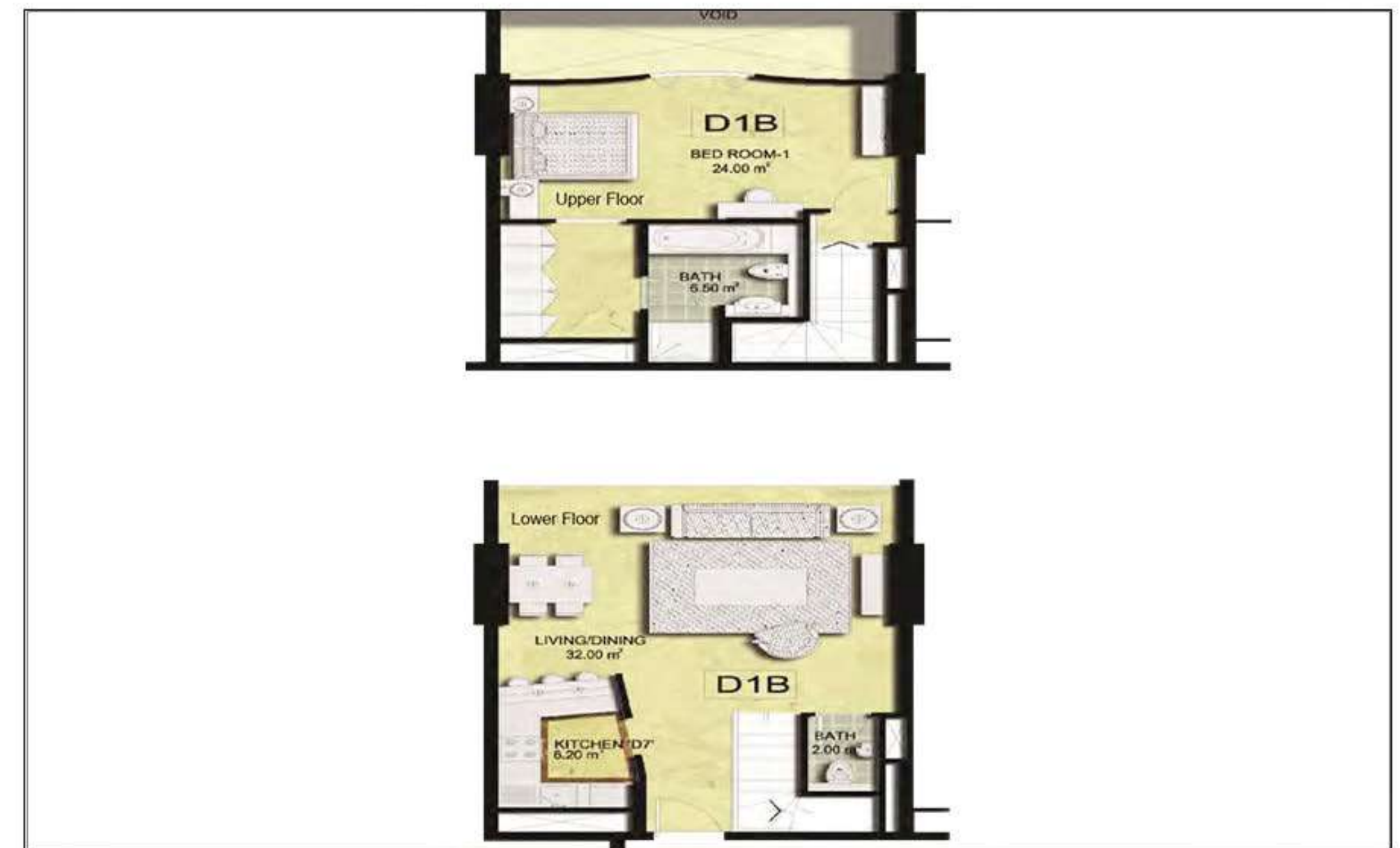


LARGE 1 BD

TYPE	1 BHK
SUB TYPE	1C
ROOMS	1
TOILET	2
TOTAL AREA, SQ.M	1,140.66 - 1,140.66
PARKING	YES
FURNISHED	NO



SMALL 1 BD DUPLEX	
TYPE	1 BHK Duplex
SUB TYPE	D1B
ROOMS	1
TOILET	2
TOTAL AREA, SQ.M	1,032.21 - 1,102.99
PARKING	YES
FURNISHED	NO



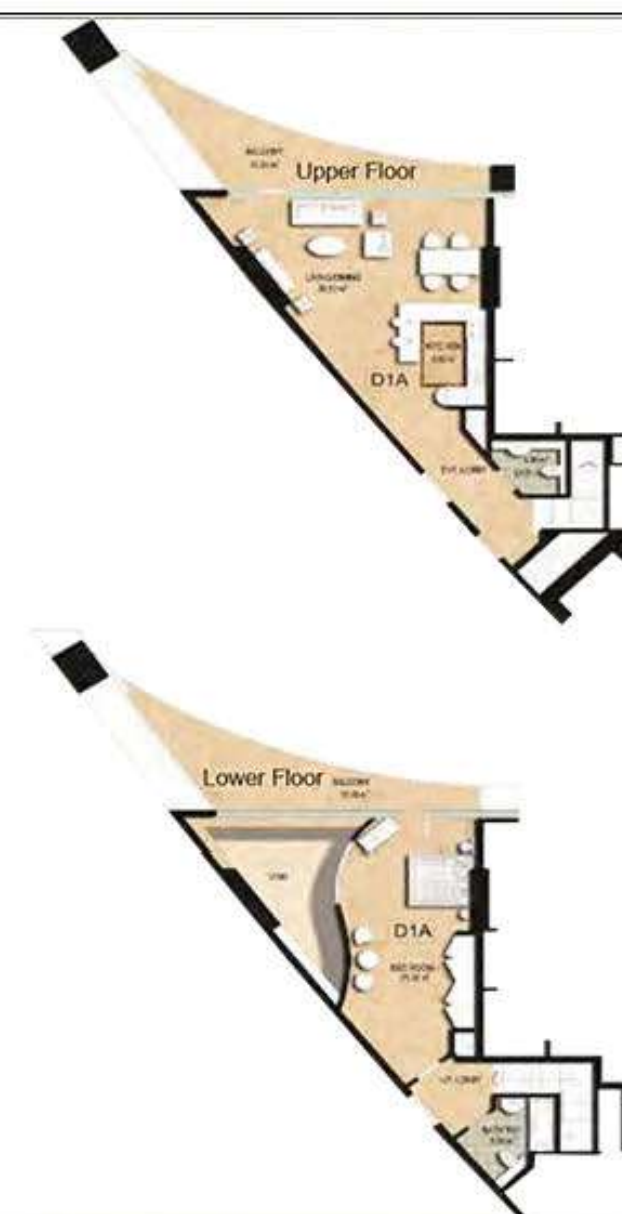
MEDIUM 1 BD DUPLEX

TYPE	1 BHK Duplex
SUB TYPE	D1C / D1E
ROOMS	1
TOILET	2
TOTAL AREA, SQ.M	1,083.93 - 1,189.96
PARKING	YES
FURNISHED	NO



LARGE 1 BD DUPLEX

TYPE	1 BHK Duplex
SUB TYPE	D1A
ROOMS	1
TOILET	2
TOTAL AREA, SQ.M	1,652.60 - 1,754.96
PARKING	NO
FURNISHED	NO



SMALL 2 BDR

TYPE	2 BHK
SUB TYPE	2A
ROOMS	2
TOILET	3
TOTAL AREA, SQ.M	1,262.19 - 1,279.09
PARKING	YES
FURNISHED	NO



LARGE 2 BD

TYPE	2 BHK
SUB TYPE	2B
ROOMS	3
TOILET	2
TOTAL AREA, SQ.M	1,493.94 - 1,702.54
PARKING	YES
FURNISHED	NO



SMALL 2 BD DUPLEX

TYPE	2 BHK Duplex
SUB TYPE	D2A
ROOMS	2
TOILET	3
TOTAL AREA, SQ.M	1,451.09 - 1,456.48
PARKING	NO
FURNISHED	NO



LARGE 2 BD DUPLEX

TYPE	2 BHK Duplex
SUB TYPE	D2B
ROOMS	2
TOILET	3
TOTAL AREA, SQ.M	1,423.86 - 1,471.44
PARKING	YES
FURNISHED	YES



Thank You



800 AVENUE (283 639)



www.avenew.ae



info@avenew.ae