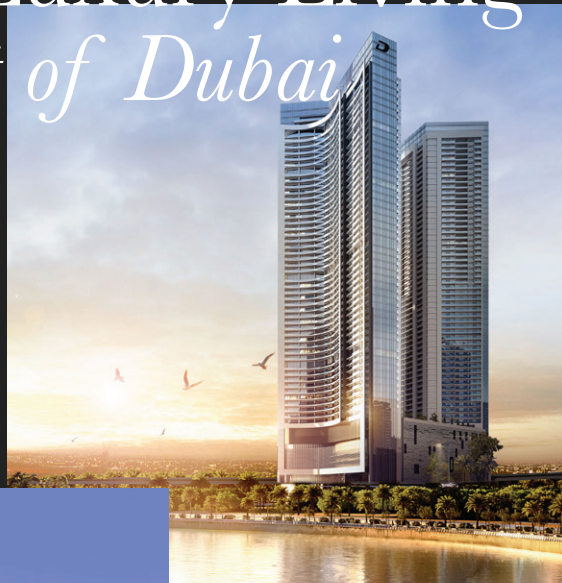


# Discover Luxury Living *in the Heart of Dubai*



*Rising majestically along Sheikh Zayed Road and gracing the Dubai Canal, AYKON City Dubai unveils a world of luxury living in one of the city's most prestigious neighbourhoods. Live amidst iconic landmarks and global luxury brands, immersed in the epitome of elegance within our collection of luxury-serviced hotel apartments. AYKON City seamlessly integrates world-class leisure experiences at its doorstep, offering a lifestyle beyond compare.*

**DAMAC MAISON**  
AYKON CITY

## About Us

### Welcome to *AYKON City – Dubai's Luxurious Lifestyle Destination*

AYKON City epitomises refined living, nestled in Dubai's most prestigious and well-connected neighbourhood. Tailored for discerning global travellers, leisure aficionados, ambitious corporate professionals, or families seeking an unforgettable stay, AYKON City promises an unparalleled experience.

Discover a world of personalised luxury at AYKON City, where opulent living and bespoke services cater to every individual's taste. Ideally located just moments away from Downtown Dubai, with breathtaking views of Safa Park—a sanctuary of serenity amidst the urban pulse.

AYKON City is your gateway to Dubai's iconic landmarks such as the Burj Khalifa and the Dubai Fountains, along with an array of prestigious global luxury brands, defining a lifestyle of elegance. Indulge in the epitome of luxury living at AYKON City and embrace a life of sophistication, opulence, and timeless beauty. Your journey into extraordinary living commences here. Our commitment to unmatched excellence ensures an extraordinary stay.



## Stay

### Experience the Comfort and Convenience of Home

Step into a realm of unparalleled comfort and convenience within the distinguished interiors of AYKON City. Each corner exudes opulence and sophistication, boasting premium finishes and floor-to-ceiling windows that seamlessly frame stunning panoramic views of the city skyline, the majestic Burj Khalifa, and the serene Dubai Canal, extending toward the tranquil waters of the Arabian Gulf.

Basking in natural brightness, our luxury hotel apartments offer a harmonious symphony of spaciousness, elegance, and the gentle caress of natural light, creating an impeccable living environment for you to cherish.

Select from our expansive range of elegantly furnished hotel apartments, each graced by the added luxury of captivating views of the city and the canal.

#### Studio Apartments

Thoughtfully designed for business and solo travellers, these cosy spaces offer a perfect urban retreat. Our studios, ranging from 36 – 39 square metres in size, can accommodate up to two adults and one child.

#### 1-Bedrooms

Tailored for individuals and couples seeking spacious luxury and fine comfort, our one-bedroom apartments are generously sized at 62 – 65 square metres. They can comfortably accommodate up to four adults and two children.

#### 2-Bedrooms

Our stunning two-bedroom apartments, with opulent living spaces ranging from 105 – 115 square metres, are designed to seamlessly combine comfort and sophistication for families and individuals seeking extra space.

#### 3-Bedrooms

Perfect for larger families and those in search of a stylish and capacious stay, our spacious three-bedroom apartments offer extravagance. With sweeping views of the city and the Dubai Canal, they boast a generous 157 square metres in size.

#### Apartment Amenities:



## Facilities

### Unveiling Unmatched Amenities



#### DINING

##### Gastronomic Indulgence

- Savour authentic gourmet delights at our Turkish-themed restaurant, where all-day dining seamlessly merges with panoramic views. A perfect setting for delightful moments with your loved ones. Enjoy the beautiful weather and stunning city and canal views from the restaurant's terrace.
- Poolside Café & Deli: Our poolside café offers the perfect solution for on-the-go cravings or a leisurely snack. Savour delectable treats while taking in the stunning views of the city and the Dubai Canal.

#### AT YOUR LEISURE

##### Embark on Opulent Escapades

- **Luxury Spa:** Rejuvenate your senses in our lavish spa, boasting six treatment rooms, steam and sauna rooms for the ultimate relaxation.
- **Fitness Centre:** Indulge in a state-of-the-art fitness studio and gym with high-tech equipment, offering sweeping views of the Dubai Canal and the dynamic cityscape. Our dedicated Warm-Up Studio ensures a tailored workout experience for fitness enthusiasts.
- **Swimming Pools:** Three magnificent temperature-controlled swimming pools, complemented by private cabanas, and a kids' pool, offering the perfect blend of relaxation and family leisure.
- **Kids' Club:** Elevating family-friendly amenities to new heights, our Kids' Club offers dedicated professional baby-minders, playful soft play areas, a mini movie theatre, and engaging gaming stations—a hub of pure entertainment for our younger guests.
- **Lush Pool Gardens:** Escape the bustling city to our serene pool gardens, ideal for relaxation and contemplation.



#### MEETINGS AND EVENTS

##### Masterfully Crafting Unforgettable Gatherings

- **Boardrooms:** Experience unparalleled sophistication in our two exquisite boardrooms, each boasting floor-to-ceiling windows offering breathtaking vistas of the city and Dubai Canal. These opulent spaces are thoughtfully designed to comfortably host up to 20 distinguished guests.

##### Amenities

- High-tech audio-visual equipment
- High-speed internet
- A spacious pre-function area with a fully-equipped open kitchen and preparation area, ideal for hosting interactive and engaging events
- A Business Centre with high-speed Wi-Fi, computers and printing services
- **Pool Area:** Discover the ideal setting for hosting your product launch or a chic lifestyle event beneath the open sky or under the stars.



# Location

AYKON City Tower B is on Sheikh Zayed Road, overlooking the picturesque Dubai Canal.

## *Prestigious Neighbourhoods*

- Dubai Canal – 700 m
- Safa Park – 1.1 km
- Boxpark – 4.3 km
- Dubai Opera – 4.4 km
- The Dubai Fountain – 5.1 km
- City Walk – 5.4 km
- The Dubai Mall – 5.5 km
- Coca Cola Arena - 5.5 km
- Burj Khalifa – 5.6 km
- Dubai International Financial Centre (DIFC) – 6.4 km
- Business Bay – 6.0 km
- Kite Beach - 9.1 km
- Dubai International Airport – 19.8 km



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