



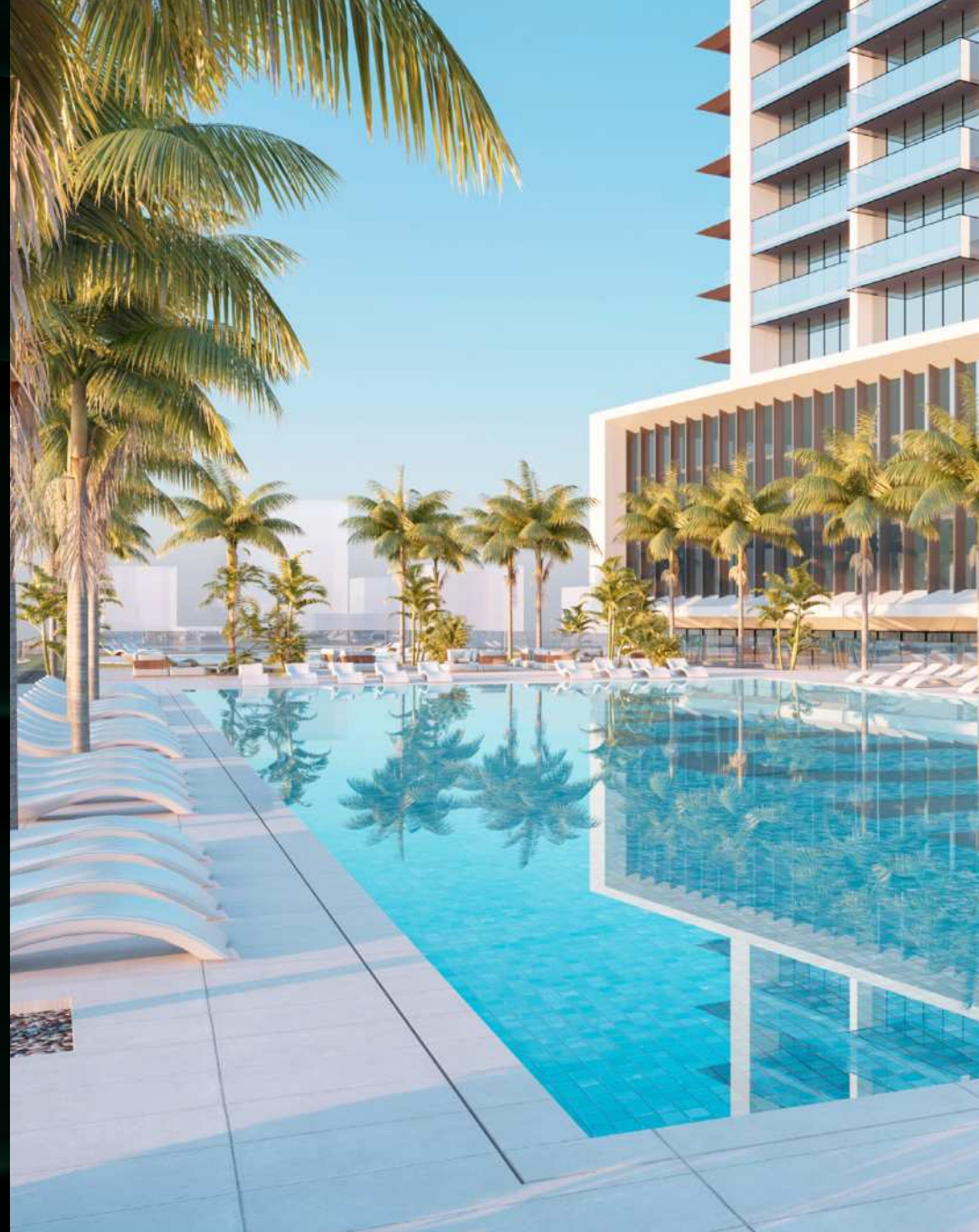
auresta

BY TIGER PROPERTIES



WELCOME TO AURESTA

WHERE LUXURY
ASCENDS, AND
SO DO YOU.



Rising gracefully above the skyline, Auresta is more than a tower, it's a symbol of aspiration, achievement, and architectural excellence. Developed by the visionary minds at Tiger Properties, Auresta stands as a 63-story statement of modern luxury, innovation, and lifestyle, situated in the heart of Jumeirah Village Circle.

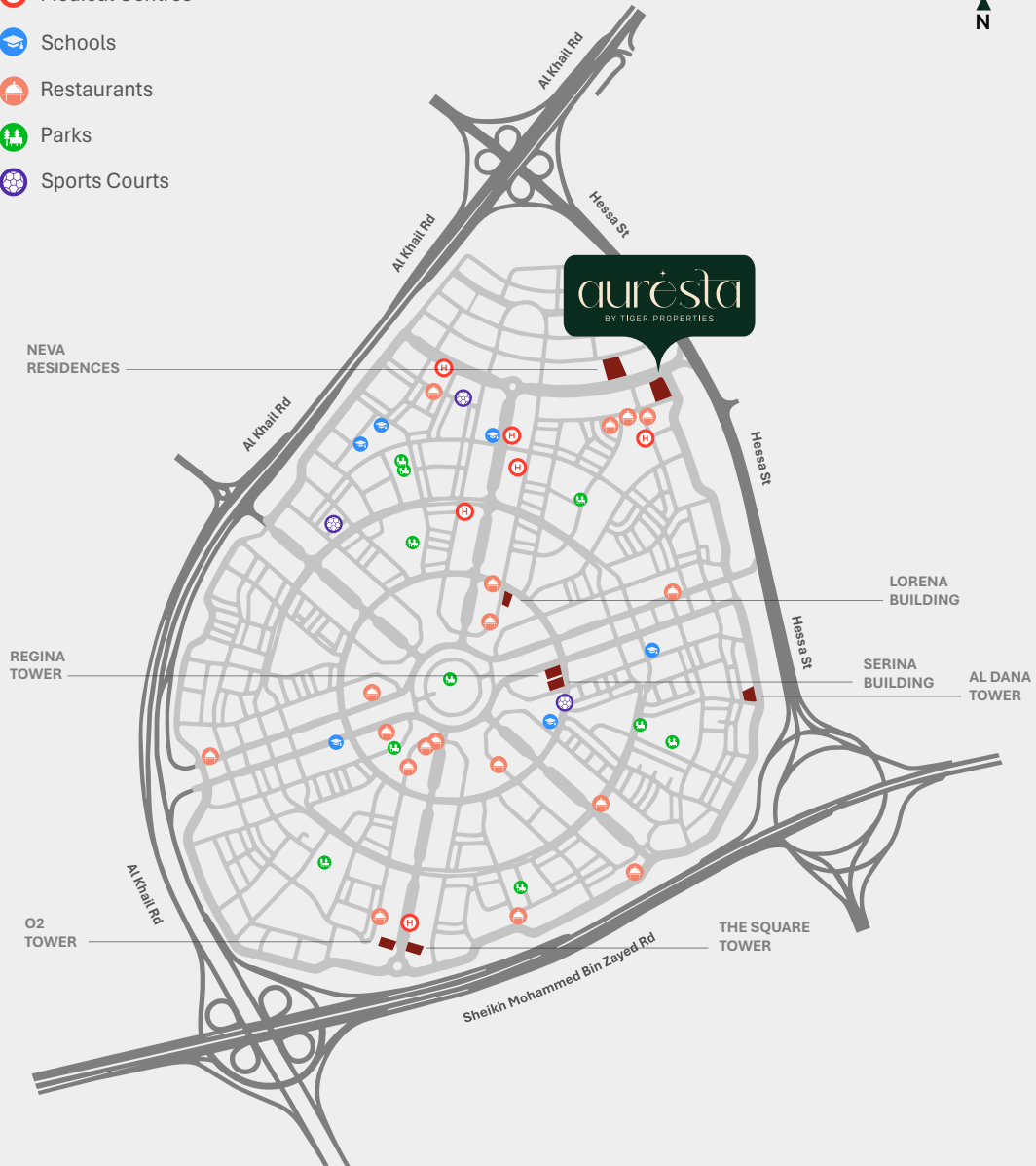


THE CIRCLE OF CONVENIENCE – JVC

Auresta Tower rises in the heart of JVC, bringing a new level of sophistication to one of Dubai's most sought-after communities. JVC offers the perfect blend of tranquility and connectivity. A peaceful, family-friendly environment just minutes away from Dubai's key destinations. With lush parks, schools, cafes, and seamless access to major highways like Al Khail Road and Sheikh Mohammed Bin Zayed Road, life at Auresta means you're always close to what matters, yet far from the city's hustle.



-  Medical Centres
-  Schools
-  Restaurants
-  Parks
-  Sports Courts



A PERFECT GATEWAY TO DUBAI'S LANDMARKS CONNECTED TO DUBAI'S ICONS.

10
MINUTES

Dubai Hills
Mall

10
MINUTES

Dubai
Autodrome

13
MINUTES

Dubai
Marina

14
MINUTES

Emirates
Golf Club

15
MINUTES

Burj Al
Arab

16
MINUTES

Downtown
Dubai

18
MINUTES

Palm
Jumeirah

25
MINUTES

Dubai International
Airport

A close-up photograph of a dark green leaf, possibly a lotus leaf, covered in numerous water droplets. The leaf is set against a solid black background, which makes the green of the leaf and the highlights on the water droplets stand out. The droplets are of various sizes and are scattered across the surface of the leaf, some appearing to be in motion or about to fall. The lighting is soft, creating a gentle glow on the leaf's surface.

BREATHE
GREEN...

IMMERSE
FRESH...



Where every day begins with
peace, and ends in balance.

A space designed to nurture your
well-being inside and out.

”

REFRESH YOUR PERSPECTIVE





PROJECT SUMMARY

This luxury residential tower features fully-furnished Studio, 1-2 Bedroom Apartments & 3 Bedroom Duplexes.

Available Units:

STUDIOS	1 BED	2 BED	DUPLEX
568	202	40	4

PARKING	RETAIL	OFFICE
7 Levels	G	1-4 Floors

Handover: **Q4 - 2028**

INDULGE IN A WORLD OF EXQUISITE AMENITIES

Live to the max with next-level comfort and curated amenities designed to elevate every moment.

- Swimming Pool
- Fitness Center
- Kids' Pool
- Kids' Play Area
- Sauna & Steam Rooms
- Sports Courts
- Jogging & Cycling Tracks
- Yoga & Meditation Decks
- Garden Zones
- Indoor Lounge
- 24/7 Surveillance
- BBQ Areas

EMBRACE THE VIBRANT JVC COMMUNITY

Experience a vibrant JVC community with essential and leisure amenities close by.

- Malls
- Schools & Nurseries
- Healthcare Centres
- Dining & Cafés
- Parks & Recreation Areas
- Community Mosques



LIFESTYLE







A GRAND WELCOME, EVERY TIME

Step into elegance the moment you arrive. The lobby at Auresta Tower blends high design with warm hospitality, offering a sophisticated space that sets the tone for the lifestyle within. From refined finishes to serene lighting and curated details, every element is designed to make you feel right at home.



Hospitality



Surveillance



Waiting Area







WHERE MINIMALISM MEETS SOPHISTICATION

A journey through refined design begins the moment you enter. Clean lines, ambient lighting, and thoughtful details create a tranquil atmosphere that whispers luxury without saying a word. This is more than a corridor. It's a prelude to the elegance that lies beyond.



Ambience



Quietude



Aesthetic

RELAXATION MEETS REFINED DESIGN

Step into a living room where sophistication is seamlessly woven into every element. Sleek forms, natural textures, and ambient warmth come together to create a welcoming retreat that balances style with serenity. It's not just a space to unwind. It's where memories are made, and moments are lived beautifully.







WHERE SERENITY EMBRACES STYLE

Step into a bedroom designed to be your personal sanctuary where every element evokes calm, elegance, and quiet luxury. Soft textures, ambient lighting, and thoughtfully selected finishes create an atmosphere that soothes the senses and invites rest. This is more than a place to sleep; it's a retreat where comfort is elevated and tranquility is reimagined. Here, peaceful nights and inspired mornings begin.





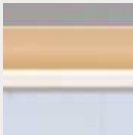
SERENE LIVING, IMMERSED IN CALM

Experience a sanctuary of sophistication where timeless elegance meets serene functionality. Meticulously appointed with premium materials, bespoke fixtures, and an expansive layout, the bathroom is thoughtfully designed to evoke a spa-like ambiance, elevating everyday rituals into moments of pure tranquility and renewal.

Entrance



High-gloss
glass panels



Cylindrical LED
Light



Designer
Area rug



Matte
ceiling panels



Dark wood
veneer finish



Large-format
surface tiles



Plush upholstered
furniture



Artistic Floral
Arrangement

Apartment



Grooved
decorative wall



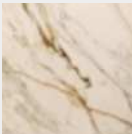
Wall & Ceiling
Spcial Paint



Bronze
Mixers



Furniture
Fabric - 2



Kitchen & Bathroom
Travertine Marble



Furniture
Beige Marble



Furniture - Brown
Calacatta Marble



Flooring - Crema
Marble

BUILT TO INSPIRE.
DESIGNED TO ENDURE.

At Auresta every element is thoughtfully curated to embody timeless sophistication and enduring quality. From refined stone surfaces and warm wood textures to sleek glass panels and contemporary finishes, each material tells a story of elevated living. The seamless blend of form and function ensures that your home isn't just beautifully crafted — it's built to stand the test of time.



Premium
Finishes



Smart Climate
Control



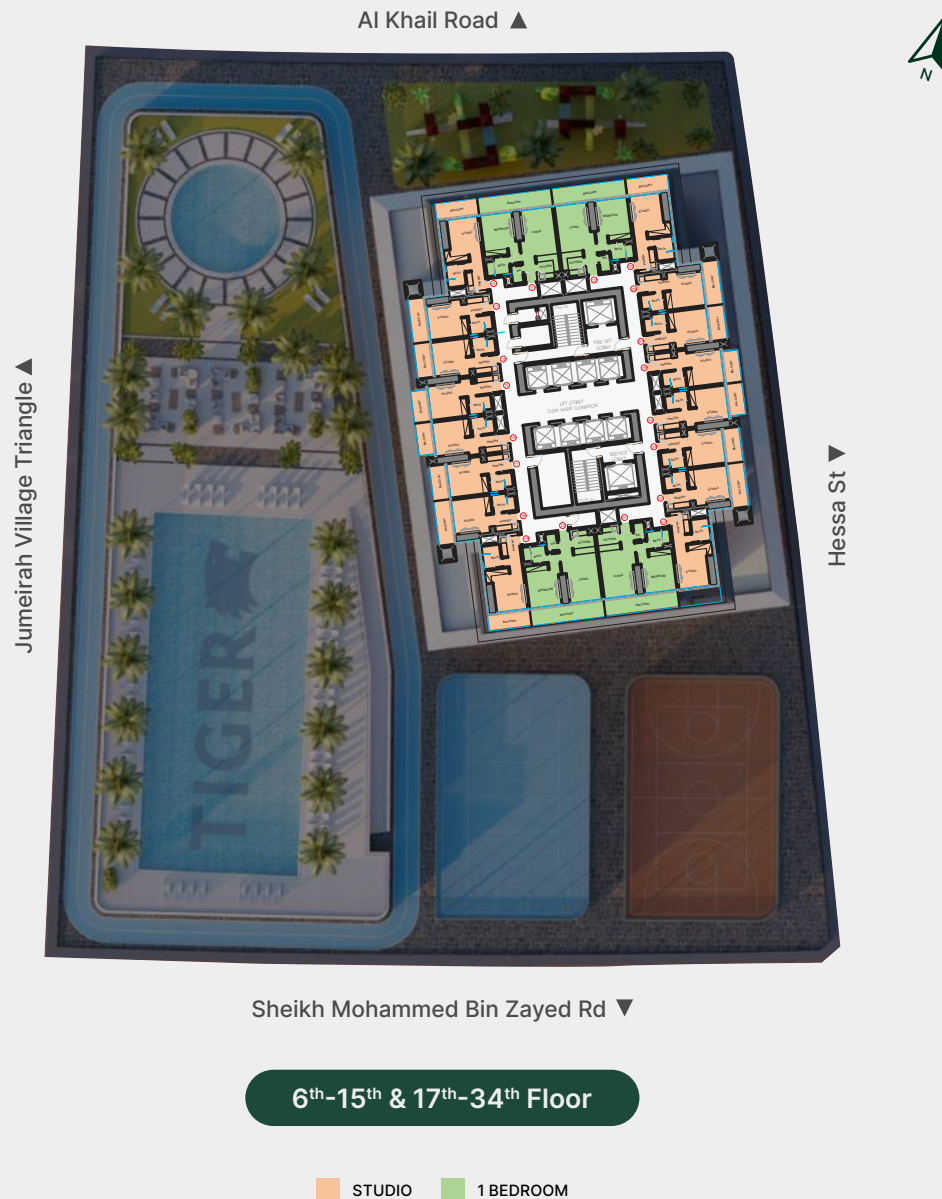
Acoustic
Comfort

* The images (only) shown are for illustrative purposes and may not accurately represent the actual materials used in the project.

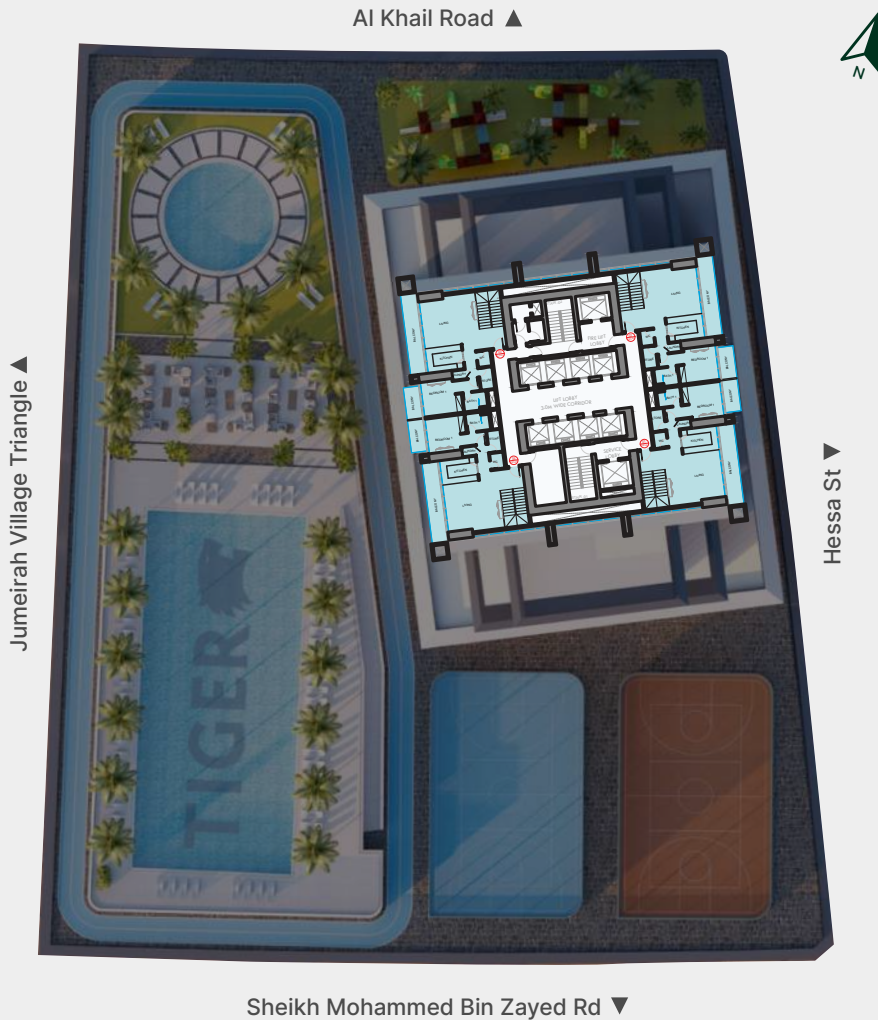


AURESTA TOWER MASTERPLAN

A STRATEGIC OVERVIEW OF LAYOUT & CONNECTIVITY







DUPLEX - 62nd Floor (Lower Level)

DUPLEX LOWER LEVEL



DUPLEX - 62nd Floor (Upper Level)

DUPLEX UPPER LEVEL

SOME OF OUR
ONGOING
PROJECTS



Ananda Residences
Motor City, Dubai



Guzel Towers
JVT, Dubai



Tiger Sky
Business Bay



Jade Tower
Majan, Dubai



Faradis Tower
Sharjah



Red Square
JVT, Dubai



Volga Tower
JVT, Dubai



Renad Tower
Abu Dhabi

SOME OF OUR
ONGOING
PROJECTS



Lilium Tower
JVT, Dubai



Altai Tower
JVT, Dubai



Elbrus Tower
JVT, Dubai



Seslia Tower
JVT, Dubai



Cloud Towers
JVT, Dubai



Neva Residences
JVC, Dubai

SOME OF OUR
COMPLETED
PROJECTS



Nobles Tower
Business Bay, Dubai



The Square Tower
JVC, Dubai



O2 Tower
JVC, Dubai



Regina Tower
JVC, Dubai



Lake City Tower
JLT, Dubai



Al Jawahara Tower
JVT, Dubai



Marina Pinnacle
Dubai Marina



The V Tower
Dubai Land

DECADES OF ACHIEVEMENTS

Tiger Properties is a leading real estate development company in the UAE. With over 120 million square feet of built-up area and more than 270 towers across residential, retail, and hospitality sectors, Tiger continues to shape the skyline. Presenting our newest architectural jewel in Jumeirah Village Circle.

**48+
YEARS**

of Building
Trust

**270+
PROJECTS**

Completed &
Counting

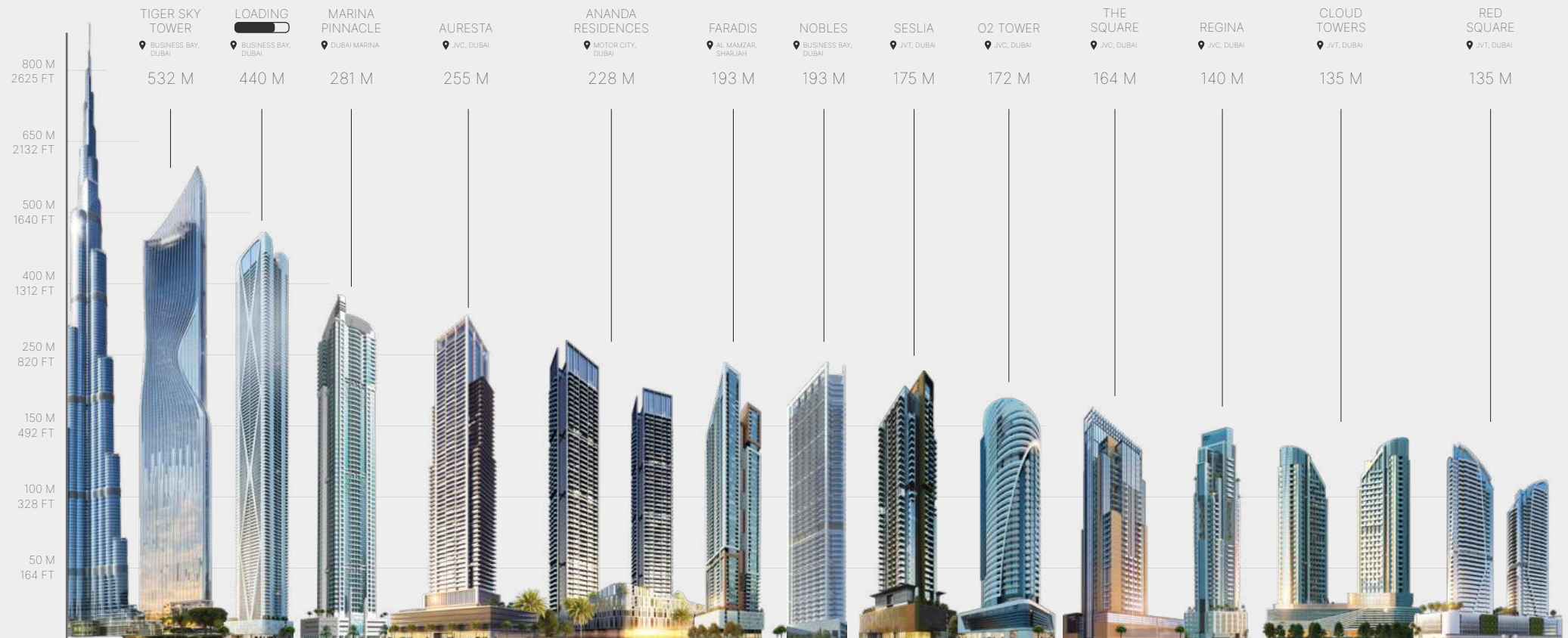
**40+
COMPANIES**

Driving
Innovation



VERTICAL EXCELLENCE

A COMPARISON OF TIGER'S ICONIC TOWERS



TIGER SKY
TOWER

MARINA
PINNACLE

auresta
BY TIGER PROPERTIES

Ananda
RESIDENCES

Faradis

NOBLES

SESLIA
TOWER

O2
TOWER

THE SQUARE

REGINA
TOWER

CLOUD
TOWER

RED SQUARE



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