

# aura *Gardens*

# Resort Living Reinvented







## L Recreational Lagoon

- Sandy Beaches
- Beach Cabanas
- Beach Volleyball
- Water Sports

## P Parks

- Central Park
- 18km Walking & Cycling Trails
- Table Tennis
- Tennis Court

- Indoor & Outdoor Gym
- Basketball Court
- Outdoor Cinema
- Skate Park

- Children's Play Areas
- Water Splash Park
- Swimming Pools
- Trampoline Parks

## A Amenities

- International School
- Beach Restaurants & Cafés
- Community Town Centre
- BBQ Stations
- Daycare
- Holistic Healthcare Facility
- Mosques



Feel the Energy  
of Aura Gardens



# Discover Life

Step into Aura Gardens and evoke your senses with authentic experiences and human connections. All exquisitely set in serene landscaping with meticulously designed architecture and amenities. Select from a collection of 4 bedroom twin villas or 3 and 4 bedroom townhouses with exceptional living spaces.





# Aura Gardens Masterplan

- 

1  
Gated Community
- 

2  
Fitness Centre
- 

3  
Cycling & Jogging Track
- 

4  
Kid's Play Area
- 

5  
Adult's Swimming Pool
- 

6  
Kid's Swimming Pool
- 

7  
Outdoor Fitness
- 

8  
Lawn Area
- 

9  
2 Minute Walk to International School & Community Centre
- 

10  
Parks & Green Open Space
- 

11  
2 Minute Walk to Recreational Lagoon & Central Park
- 

12  
Mosque





# Ignite Your Senses

Explore the lush gardens  
and creative playgrounds  
of the lagoon parks.



Kids Play Areas



# Twin Villas - Crafted With You in Mind

Live life on your own terms with customizable living options. A choice of contemporary facades, functional interior layouts and exclusive Family Suite options offer the personalization every home needs.



4 Bedroom Twin Villa – Type A Back View





Discover an Unparalleled Lifestyle

4 bedroom Twin Villa – Type A Front View



Experience the Views



4 Bedroom Twin Villas – Type B Back View



Come Home to Nature



4 Bedroom Twin Villas – Type B Front View



# Customizable Sky Suite & Ground Floor





# First Floor Bedrooms all Ensuite



Master Bedroom



# Highly Functional Layouts and Details



Interior Living Area



# European Kitchens with Opportunity to Close



Interior Living Area





# Fully Covered Parking

43



# Sky Suite Options

## for 4 bedroom twin villas

### Option 1 Guest Suite

Your optional guest suite with en-suite offers extra space accessed by a dedicated staircase. Privacy is created at this roof top haven which offers access to a pleasant roof terrace with vistas of the community.

### Option 2 Entertain Suite

Design the perfect rooftop spot to entertain guests. Choose from a selection of open-to-nature or more enclosed designs with glass and wall features. There is also the option of adding a solid roof or pergola structure that can be open to the stars.



| Option 1 | Option 2 |
|----------|----------|
|----------|----------|

| Option 1 | Option 2 |
|----------|----------|
|----------|----------|

### Option 2

\_\_\_\_\_

\_\_\_\_\_

| Option 1 – Live                                                        | Option 2 – Entertain                                                   |
|------------------------------------------------------------------------|------------------------------------------------------------------------|
| <p>1. <b>Cost</b></p> <p>2. <b>Revenue</b></p> <p>3. <b>Profit</b></p> | <p>1. <b>Cost</b></p> <p>2. <b>Revenue</b></p> <p>3. <b>Profit</b></p> |

| Option 1 – Live                                                        | Option 2 – Entertain                                                   |
|------------------------------------------------------------------------|------------------------------------------------------------------------|
| <p>1. <b>Cost</b></p> <p>2. <b>Revenue</b></p> <p>3. <b>Profit</b></p> | <p>1. <b>Cost</b></p> <p>2. <b>Revenue</b></p> <p>3. <b>Profit</b></p> |

### Option 2 – Entertain

123.34 sq.m / 1,328 sq.ft

123.34 sq.m / 1,328 sq.ft

112.24 sq.m / 1,208 sq.ft

47.26 sq.m / 509 sq.ft

|                |                        |
|----------------|------------------------|
|                | 47.26 sq.m / 509 sq.ft |
| <b>Terrace</b> | 34.03 sq.m / 366 sq.ft |

47.26 sq.m / 509 sq.ft

|                |                        |
|----------------|------------------------|
|                | 47.26 sq.m / 509 sq.ft |
| <b>Terrace</b> | 34.03 sq.m / 366 sq.ft |

Disclaimer: The plans, drawings, images, dimensions, area and all information provided herein are indicative, provided for illustrative purposes.



# Best in Class Townhouses

An outstanding collection of spacious  
3 and 4 bedroom townhouses crafted  
to deliver a unique living experience.



4 Bedroom Townhouse – Type A Back View



# Experience a Sense of Belonging



4 Bedroom Townhouse – Type A Front View



# State-of-the-Art Townhouses

Discover the privileges of larger living spaces and bespoke living in contemporary townhouses. Select from two facades that encapsulate modern design.





Life the Way You Love It



Townhouses – Type B Front View



# Large Internal Space and Plot Size



Interior Living Area



# Dedicated and Separate Dining Room



Formal Dining Area





# European Kitchen with Option of Closed Layouts

Open Kitchen Layout



# Ample Storage Spaces on Ground & 1st Floors





# Large Bathroom and Vanity Counters



All First Floor Bedrooms are  
Ensuite and have Balcony Access\*



\*Available for 4 bedroom townhouses only

Master Bedroom



# Large Walk-In Closets for Master





Dedicated Study Area





# Fully Covered Parking







Ground Floor

Left Corner Townhouse

First Floor

Ground Floor

Right Corner Townhouse

First Floor





## Ground Floor

Left Middle Townhouse

## First Floor

## Ground Floor

Right Middle Townhouse

## First Floor



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*Gardens*



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