AVELINE

RESIDENCES | by CITI DEVELOPERS

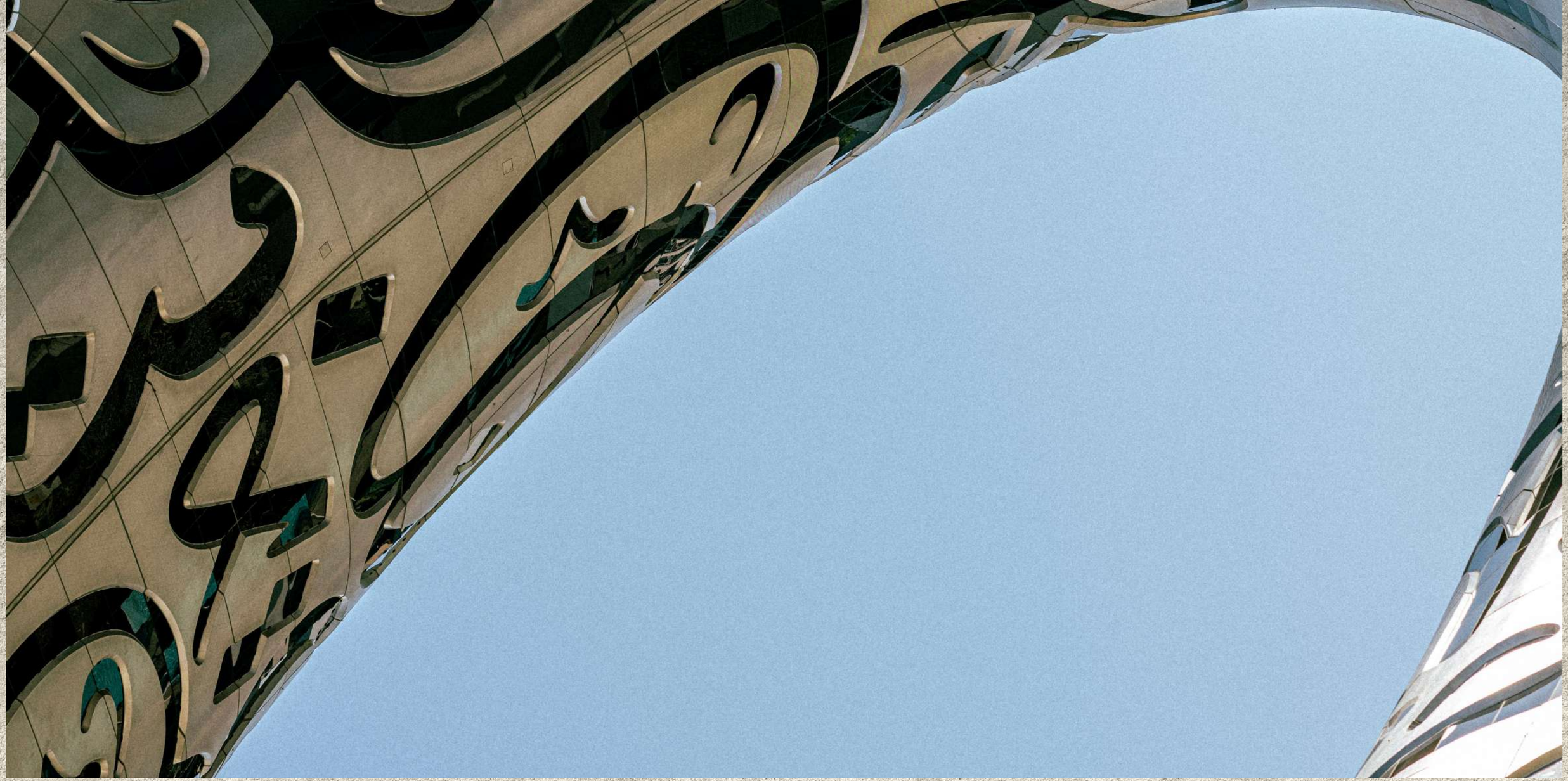
A CITY WHERE EXTRAORDINARY IS ORDINARY

In Dubai, the remarkable is a daily occurrence. This city thrives on pushing the boundaries, from its iconic skyline to its lavish lifestyle.

It’s where dreams take flight, and possibilities are boundless. Welcome to a city where the extraordinary is simply a way of life.





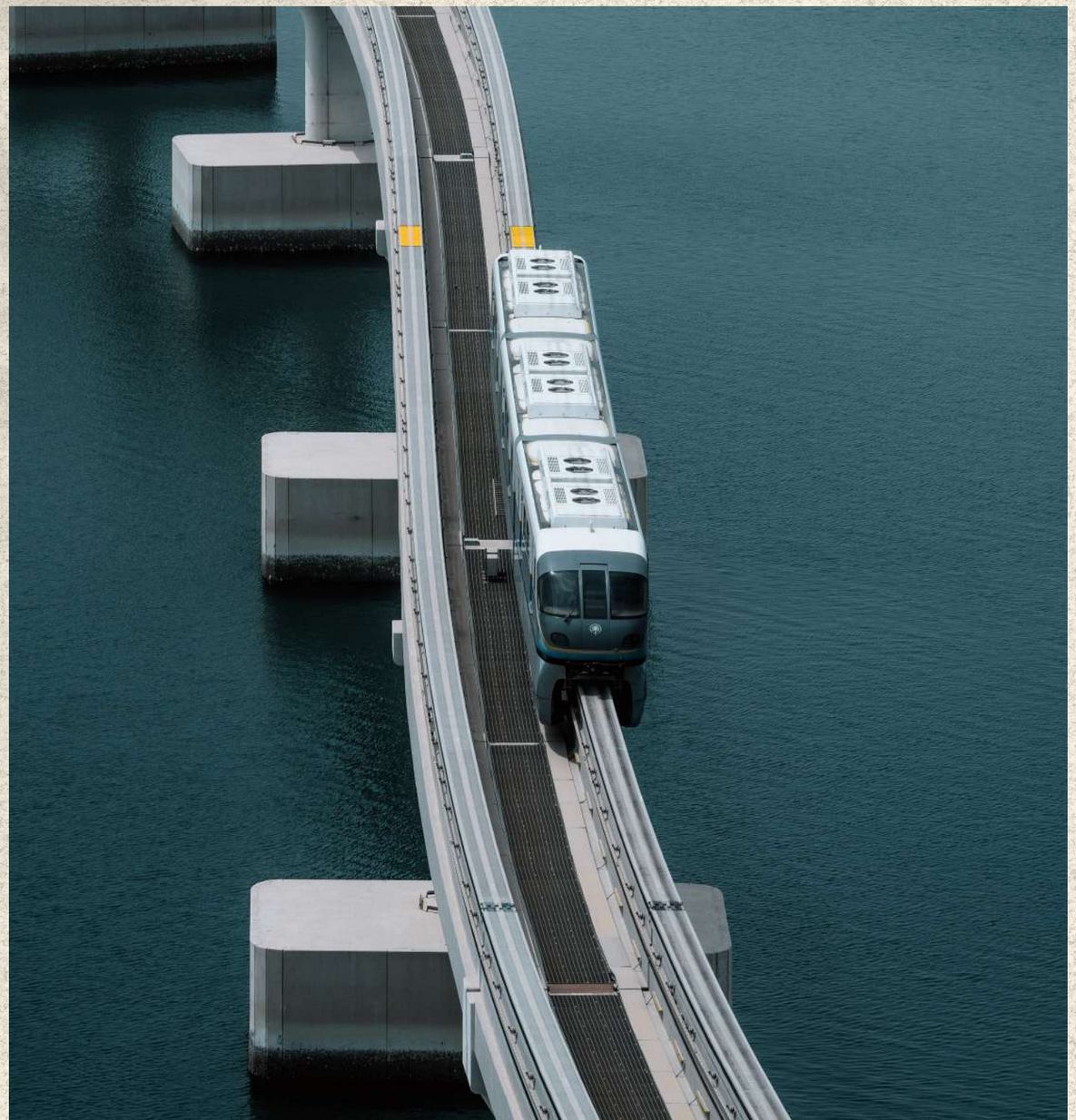




> ***Dubai is the safest city in the world, the cleanest in the world, and the most beautiful. God willing, let us keep it safe, stable and prosperous.***

HH Sheikh Mohammed bin Rashid Al Maktoum
Vice-President and Prime Minister of the UAE and Ruler of Dubai





WHY INVEST IN DUBAI.

Strategic Location

Investor-Friendly Policies

Tax-Free Economy

Golden Visa

One of the World's Safest Cities

World-Class Infrastructure

State-of-the-Art Education & Healthcare

The Cleanest City in the World*

Most Desirable Global Expat Destination**

*Dubai has maintained its number one rank as the cleanest city in the world for the third consecutive year, according to the Global Power City Index (GPCI) issued by Japan's Mori Memorial Foundation.

** Dubai topped the wish lists of an incredible 60 countries in Remitly's study 'The cities the world wants to move to'

NURTURE CONNECTIONS.
CELEBRATE COMMUNITY.
EMBRACE CONVENIENCE.









The human desire for connection is inherent. Like threads in an intricate tapestry or the delicate fibers in a bird's nest, these connections enrich our life's journey.

Intentionally designed to foster connections, celebrate community living, and embrace convenience, as you step into Aveline, you step into a narrative where every detail forms the foundation for an exceptional residential experience.

LIVE CONNECTED.



JUMEIRAH VILLAGE CIRCLE.

Nestled within the heart of Jumeirah Village Circle, a community known for its harmonious blend of convenience, culture, and connectivity, you'll discover a vibrant and thriving neighborhood.



LIVE SOCIALLY.

Where convenience meets culture.

LIVE TO LAUGH.

Where joy knows no boundaries.

LIVE FIT.

Embrace an active lifestyle.

LIVE TO SHARE.

A neighborhood of possibilities.

LIVE WITHIN REACH.

Your neighborhood, your convenience.



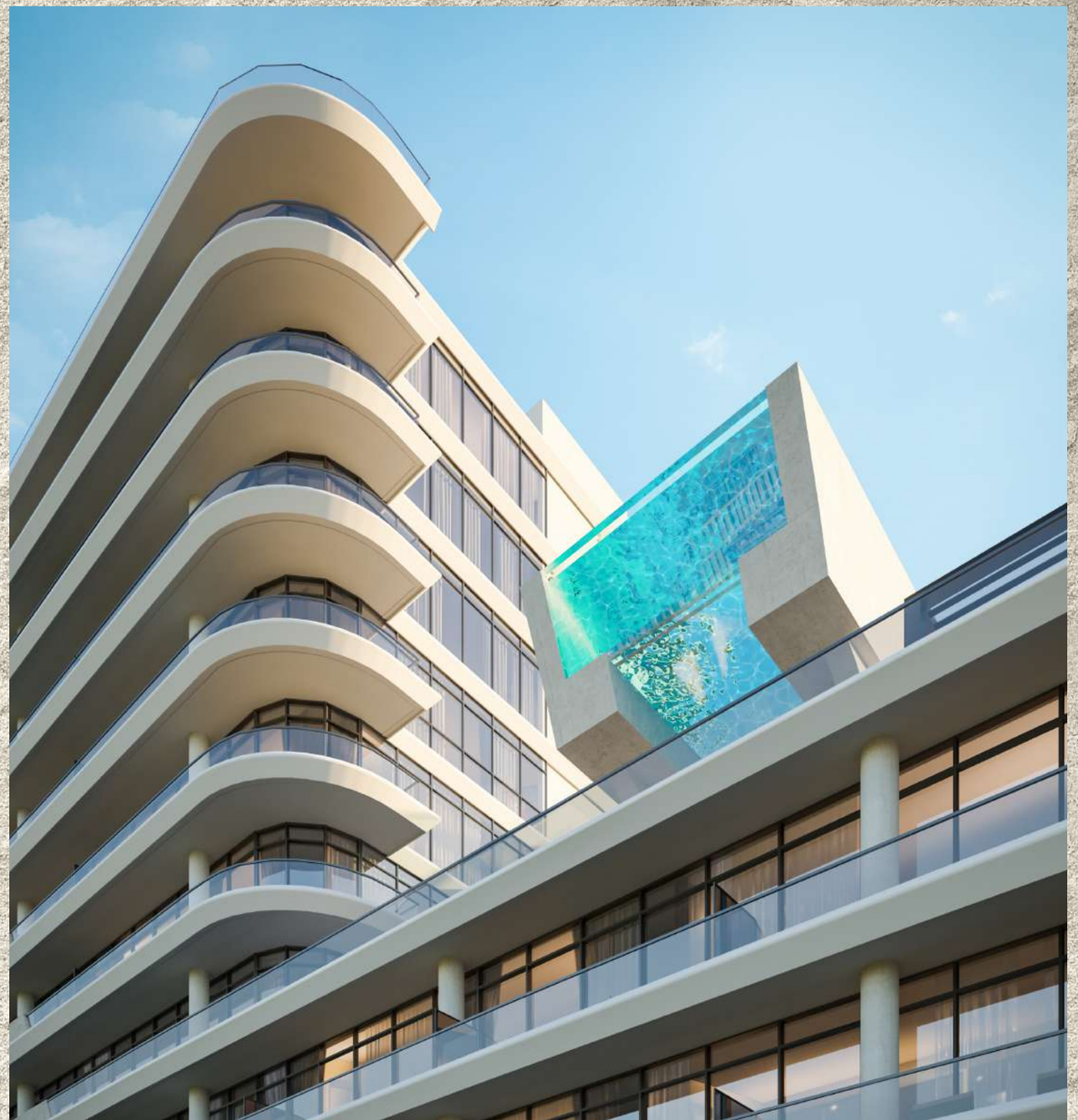
START YOUR NEXT CHAPTER AT AVELINE

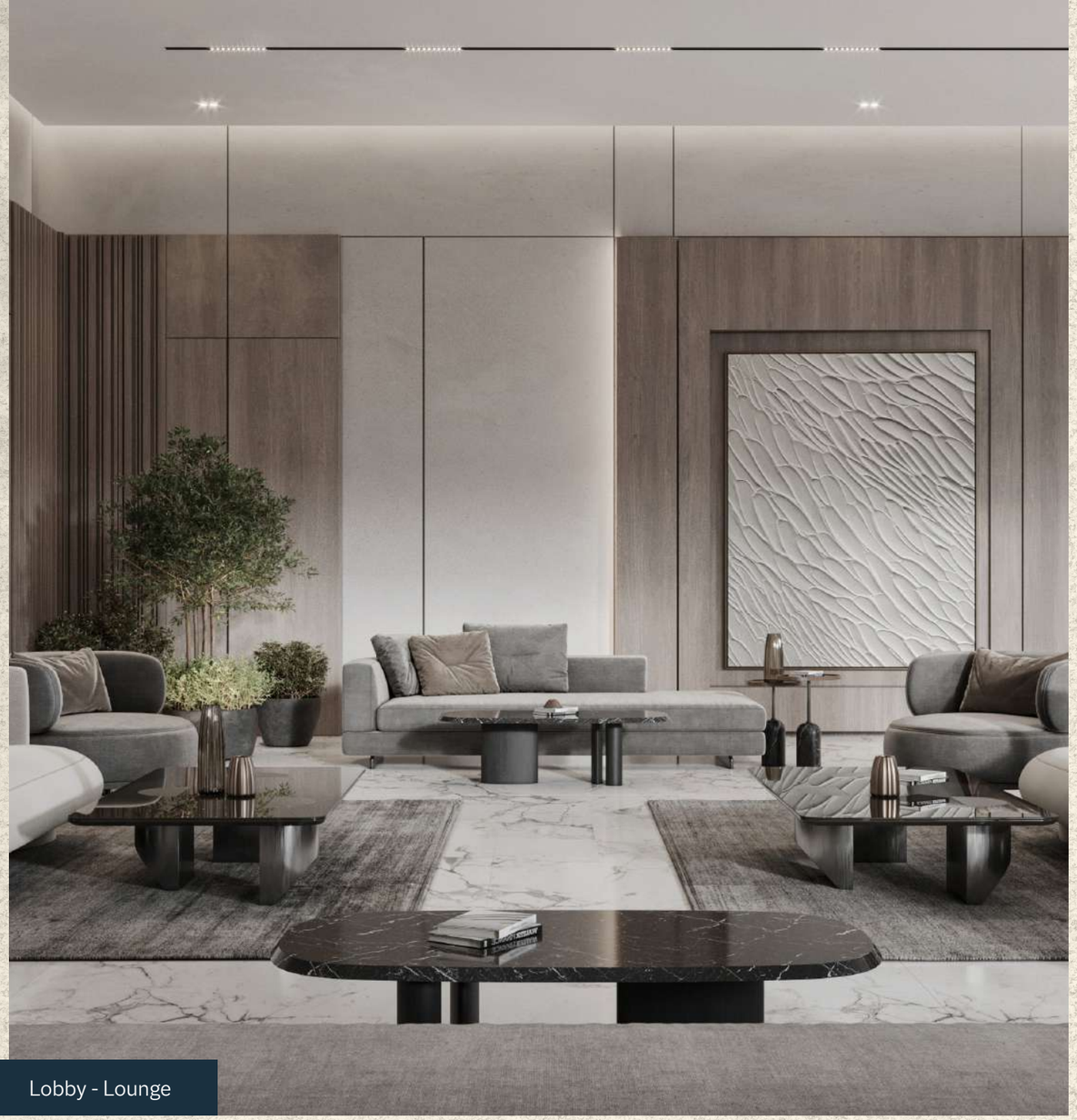
RESIDENCES | by CITI DEVELOPERS

1. 2 min — Circle Mall
2. 9 min — Dubai Hills Mall
3. 9 min — Jebel Ali Racecourse
4. 10 min — Beach
5. 10 min — Al Khail Metro Station
6. 15 min — Mall of the Emirates
7. 15 min — Dubai Marina
8. 25 min — Downtown Dubai




AVELINE
Harvest Heaven





Lobby - Lounge

THE ART OF PANACHE.

Every residence at Aveline is a sanctuary of style. From the moment you step into your home, you'll be enveloped in an atmosphere of understated elegance, where high-quality finishes, craftsmanship, and a devotion to design excellence take center stage.





Lobby - Front Desk



Lobby - Lifts

STUDIO APARTMENT.



Living Room

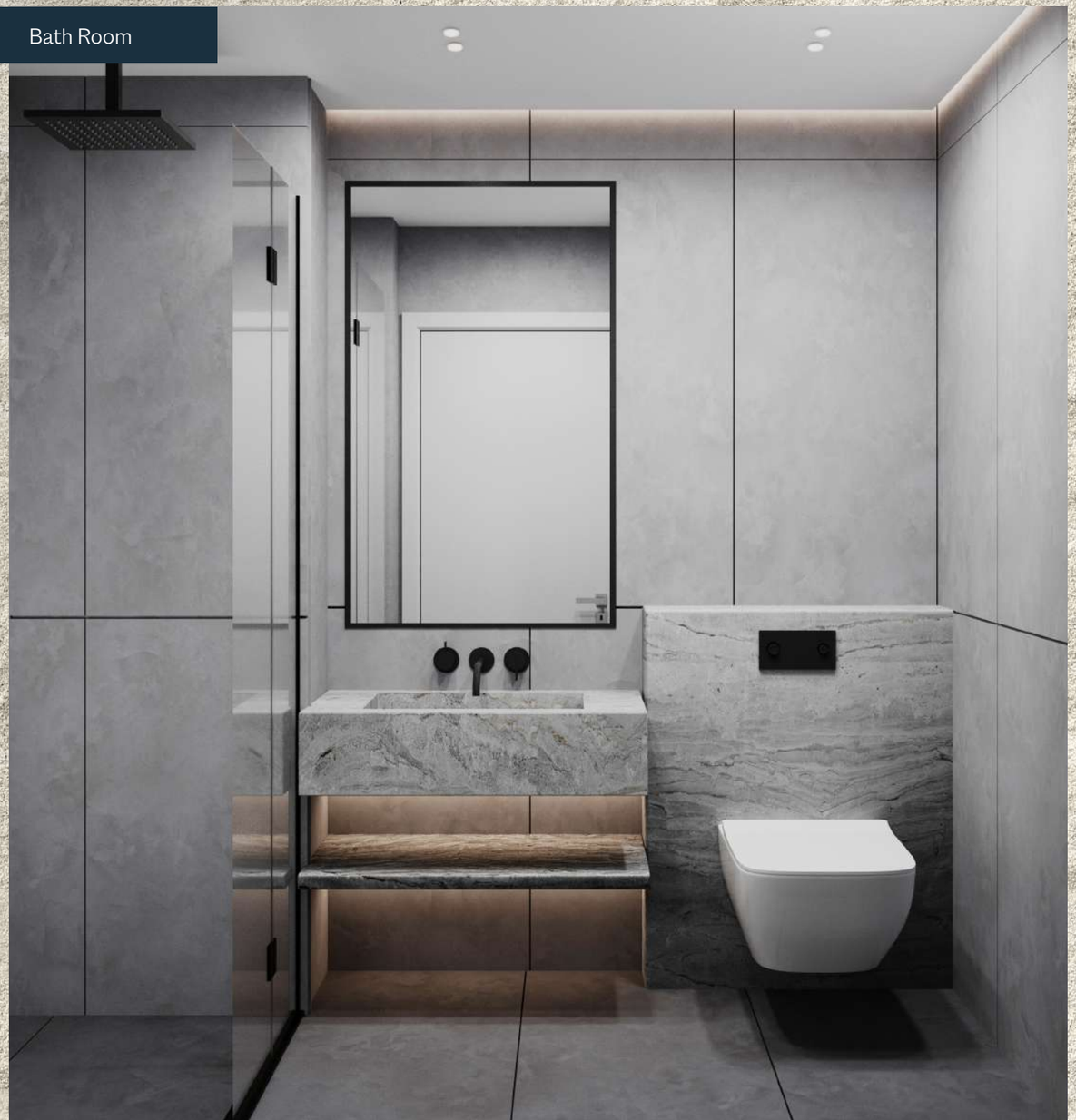


Living Room



Living Room

Bath Room





Bedroom

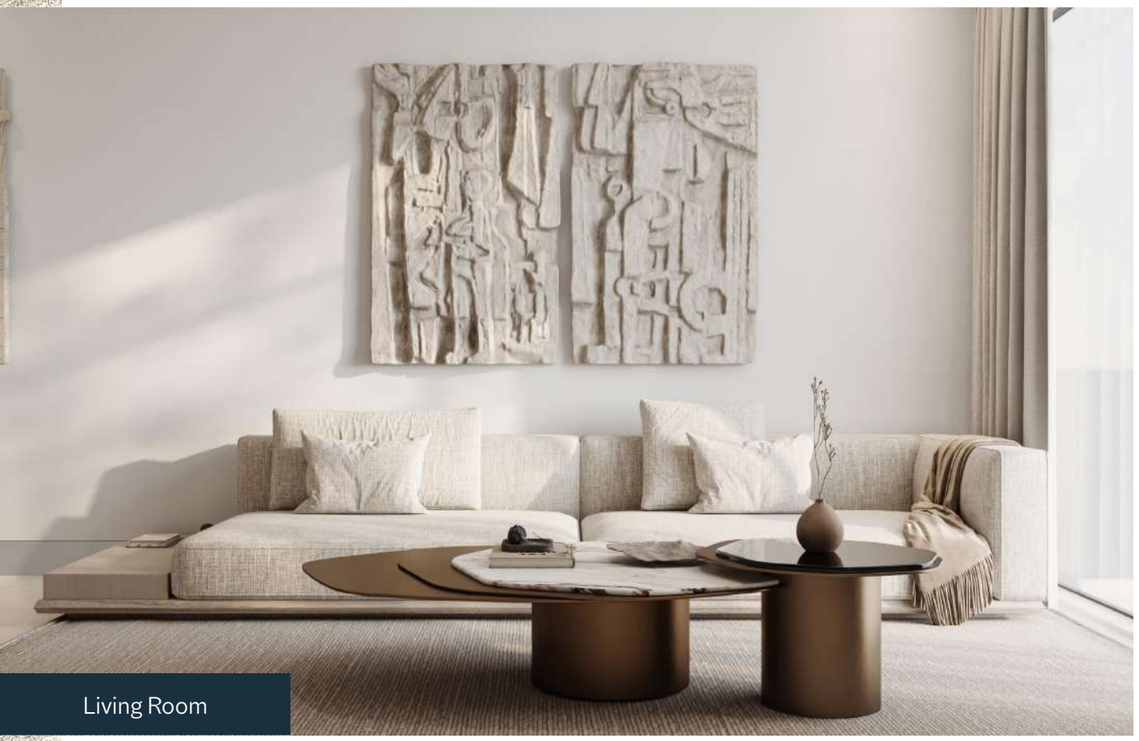


Bedroom

ONE BEDROOM APARTMENT.



Kitchen



Living Room

Each room tells a story of curated taste and cultivated sensibilities.

Clean lines define our design ethos, ensuring that every nook of your home resonates with a sense of order, purpose, and grace. These lines aren't just architectural; they are the threads of a narrative that weaves together flair, style, and sophistication into a seamless whole.



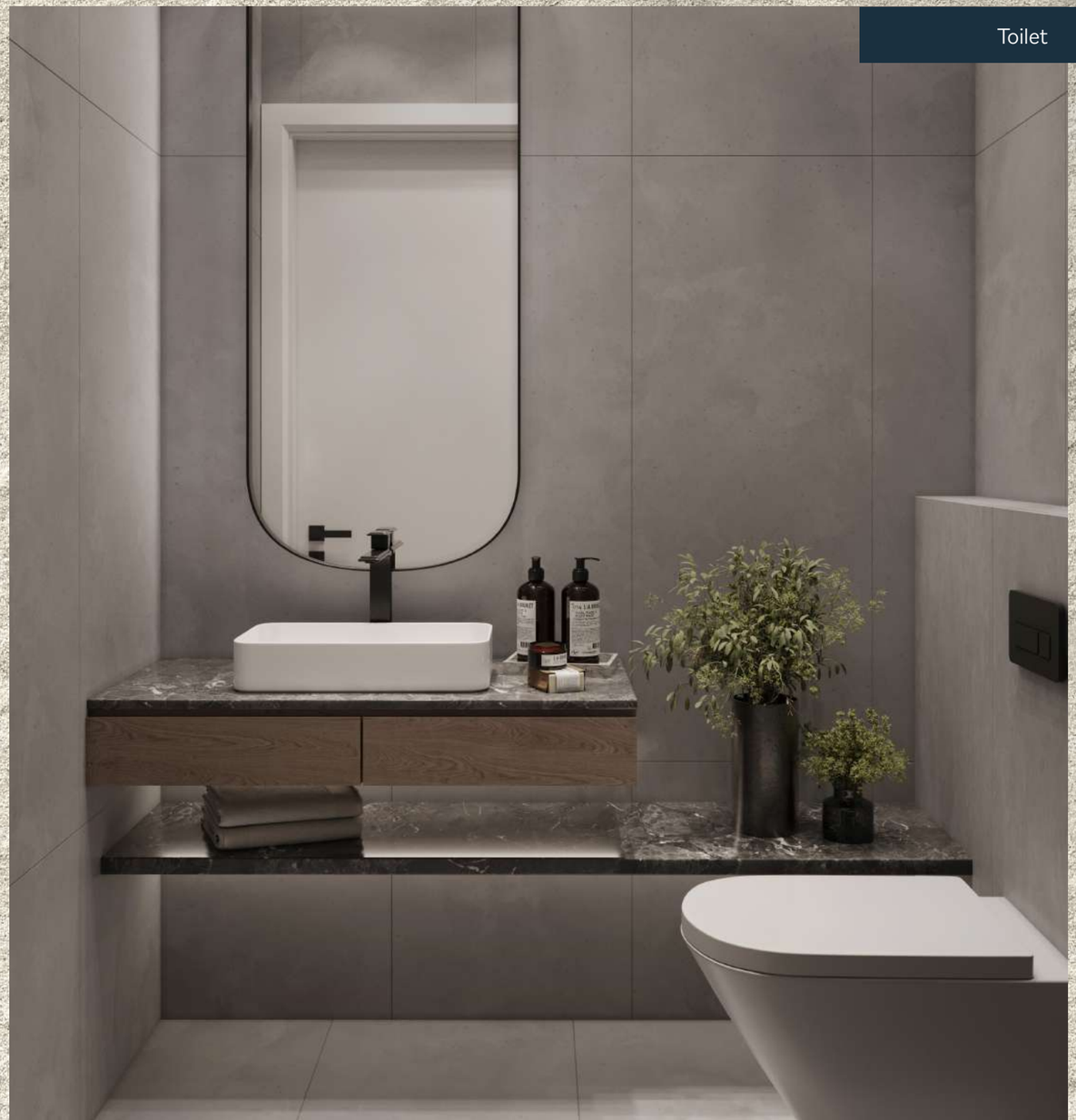
Living Room



Bedroom



Bedroom Closet



Toilet

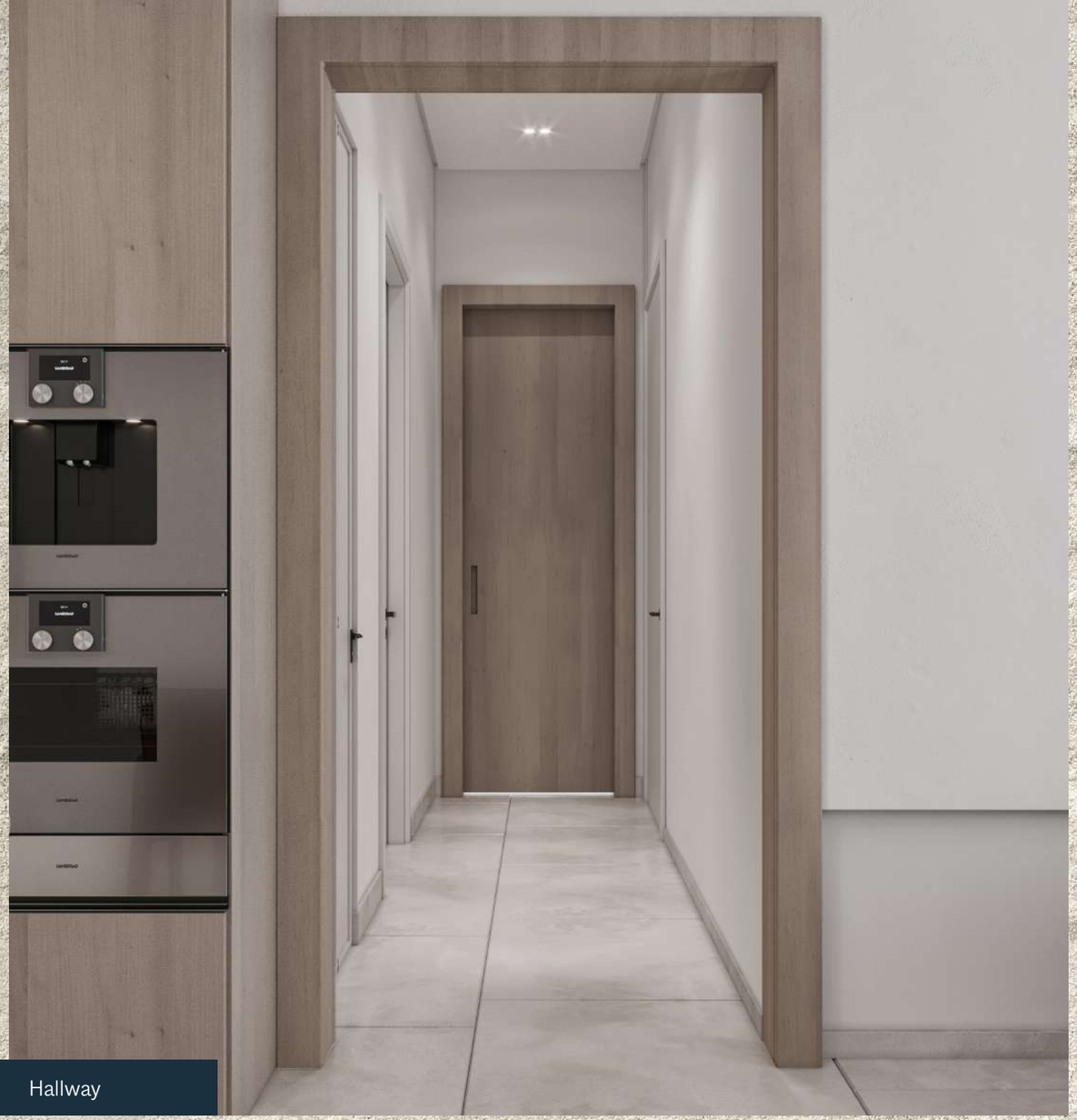


Bedroom

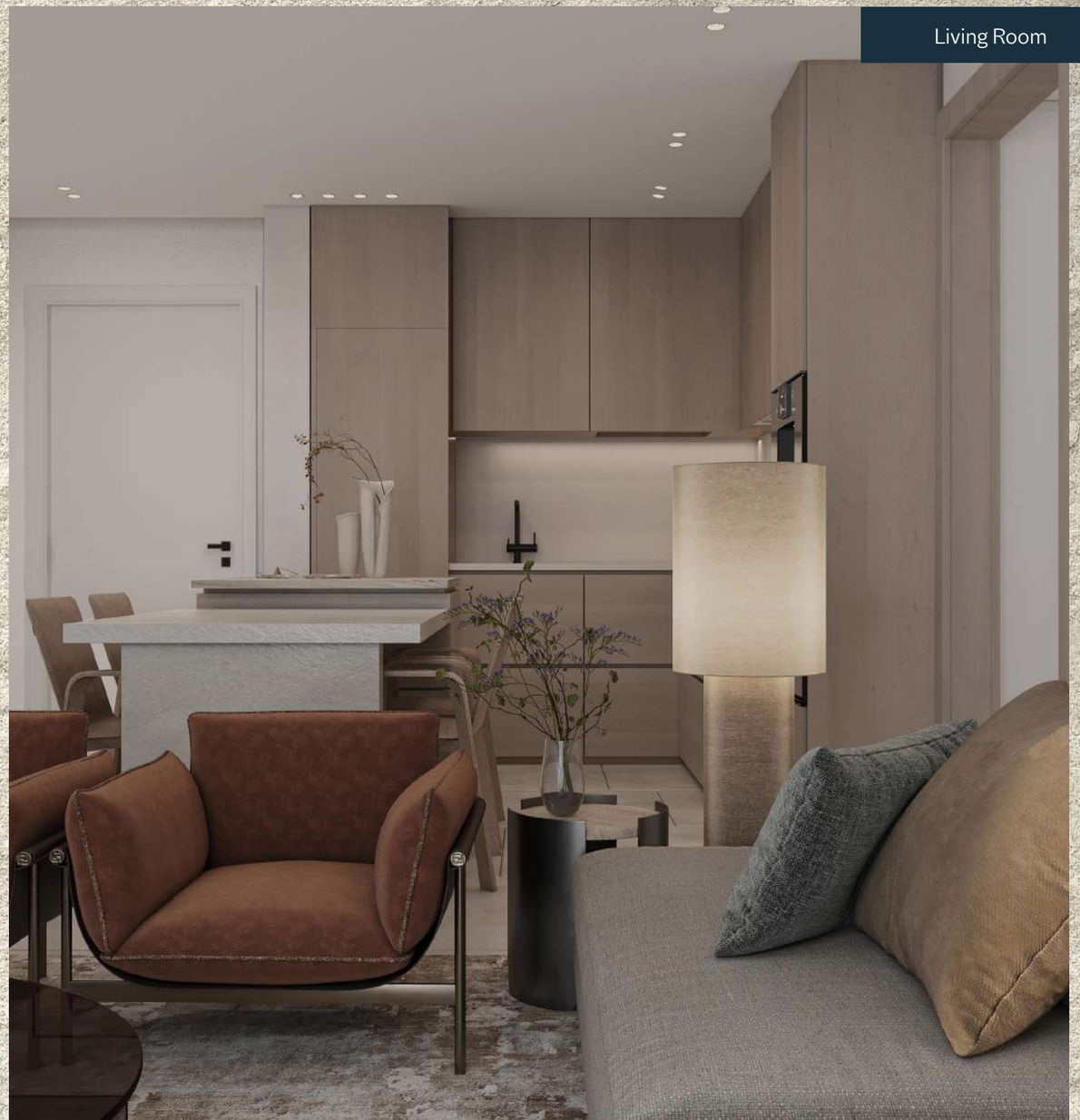
TWO BEDROOM APARTMENT.

Kitchen



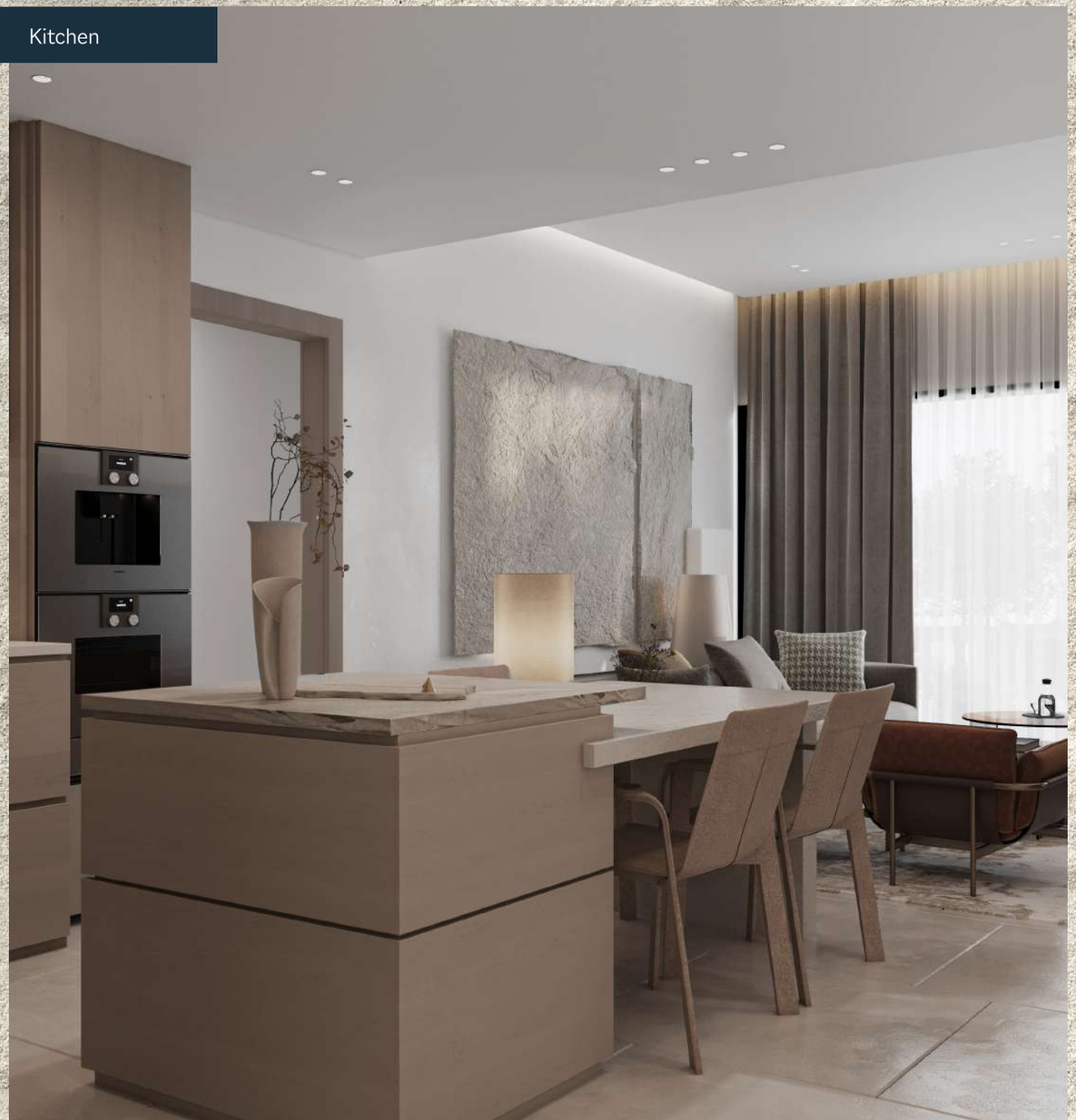


Hallway



Living Room

Kitchen



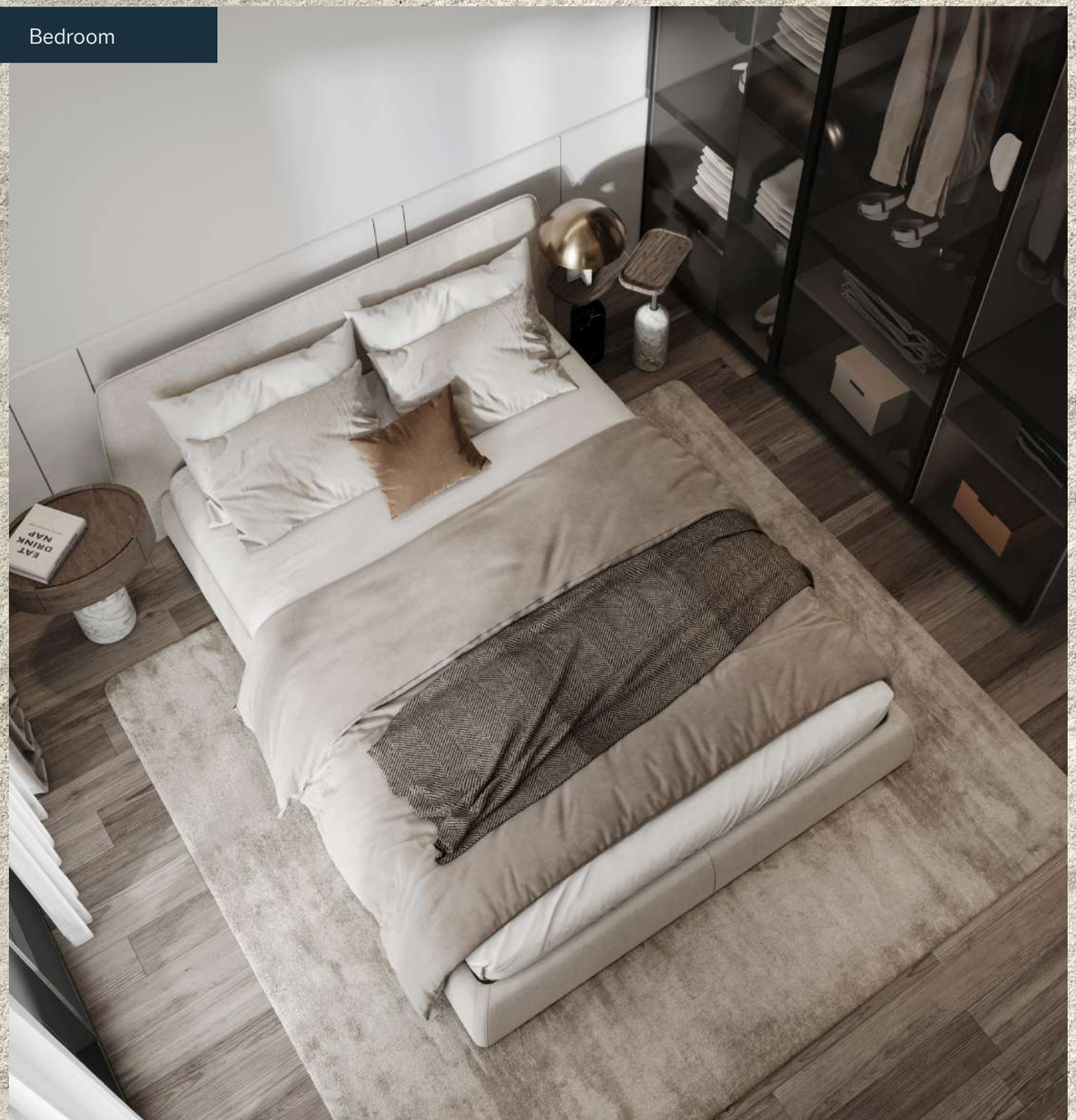


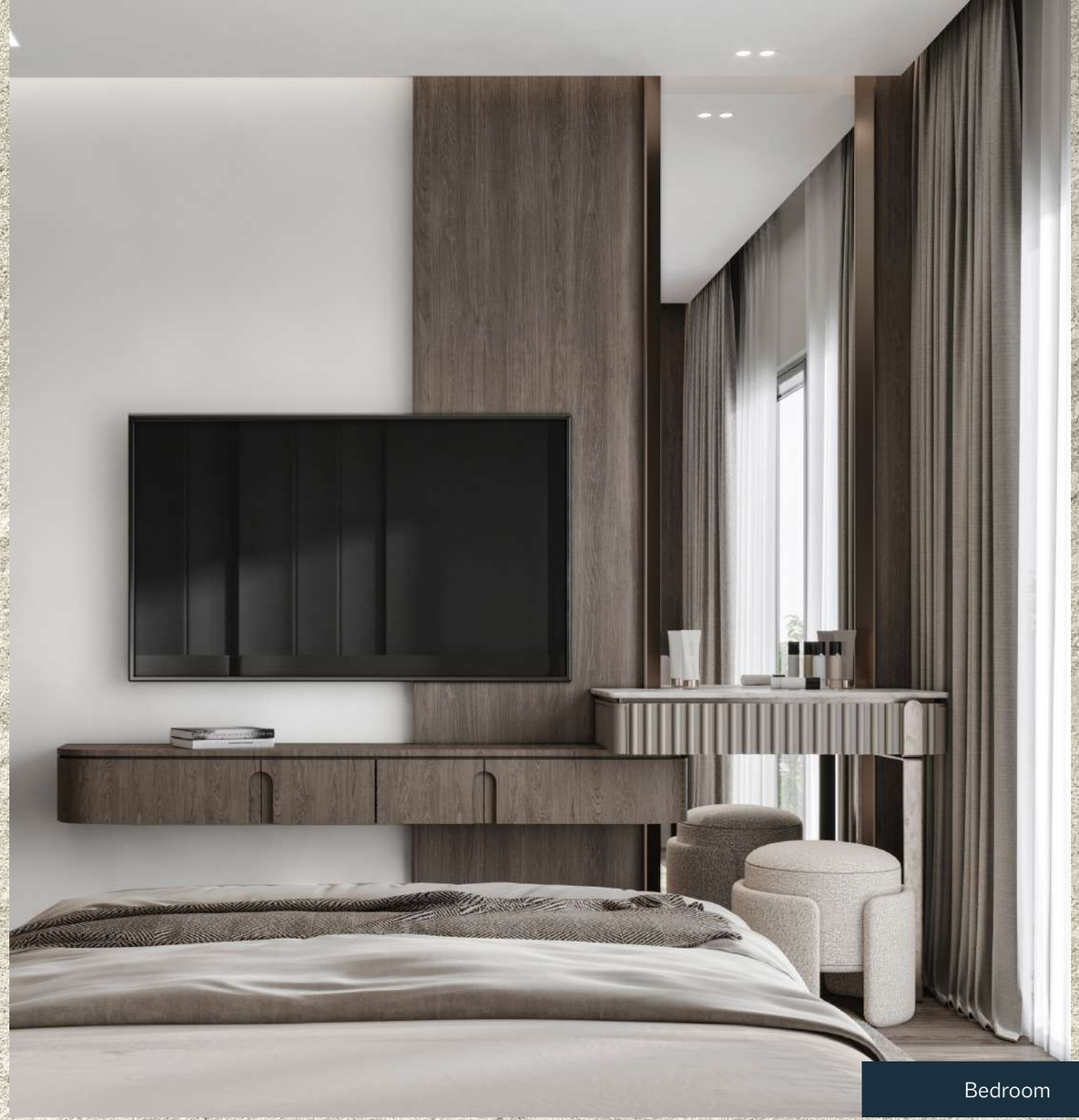
Living Room

Bedroom

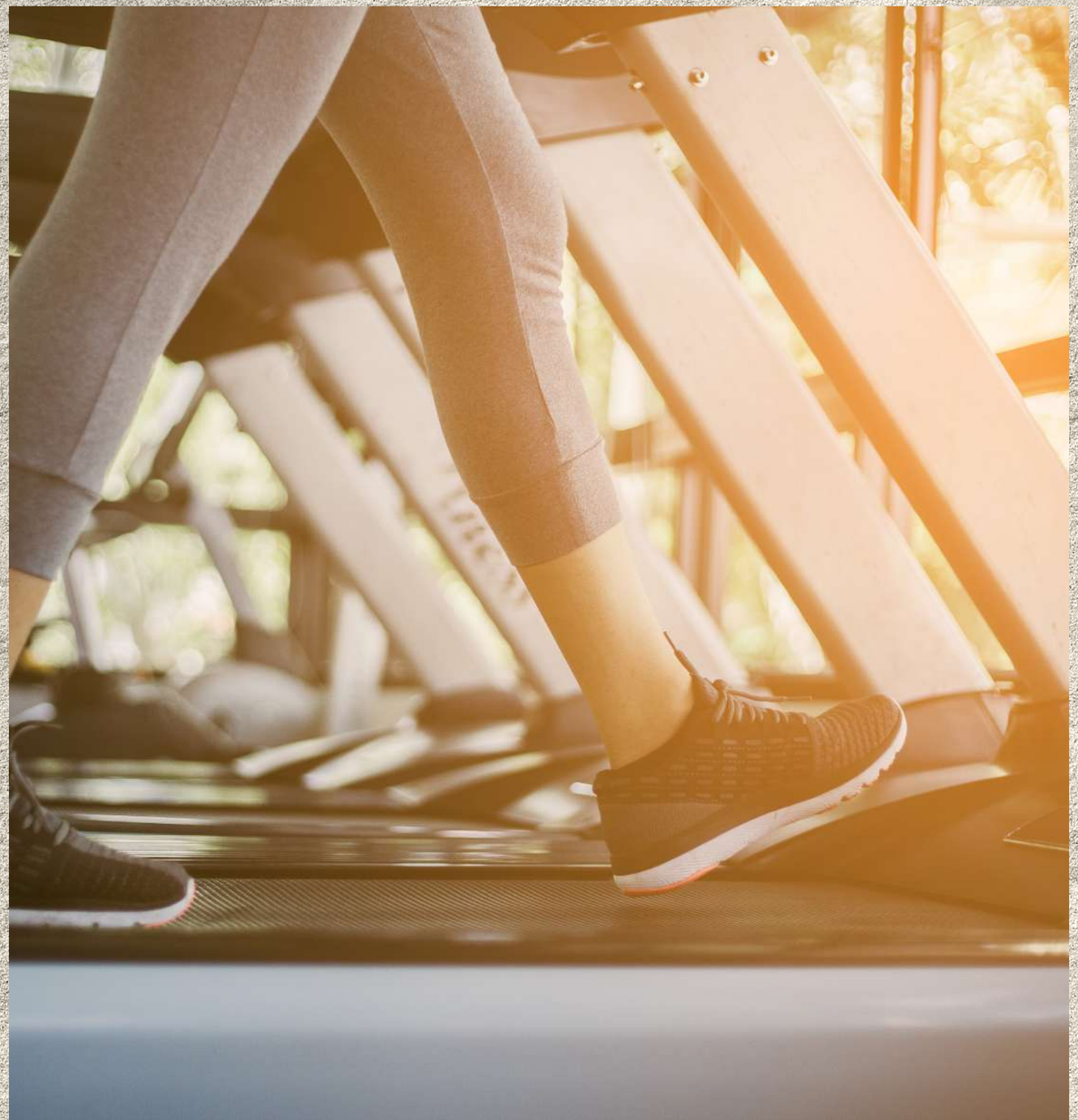


Bedroom





Bedroom



A SPACE THAT WAS MADE FOR YOU.

Our design philosophy emphasises the creation of a harmonious balance between the indoor and outdoor areas, providing residents with the luxury of nature just outside their doorstep.

These open spaces are thoughtfully integrated to create a sense of tranquillity and connection with the environment, ensuring that each moment spent within Aveline is an experience of wonder.





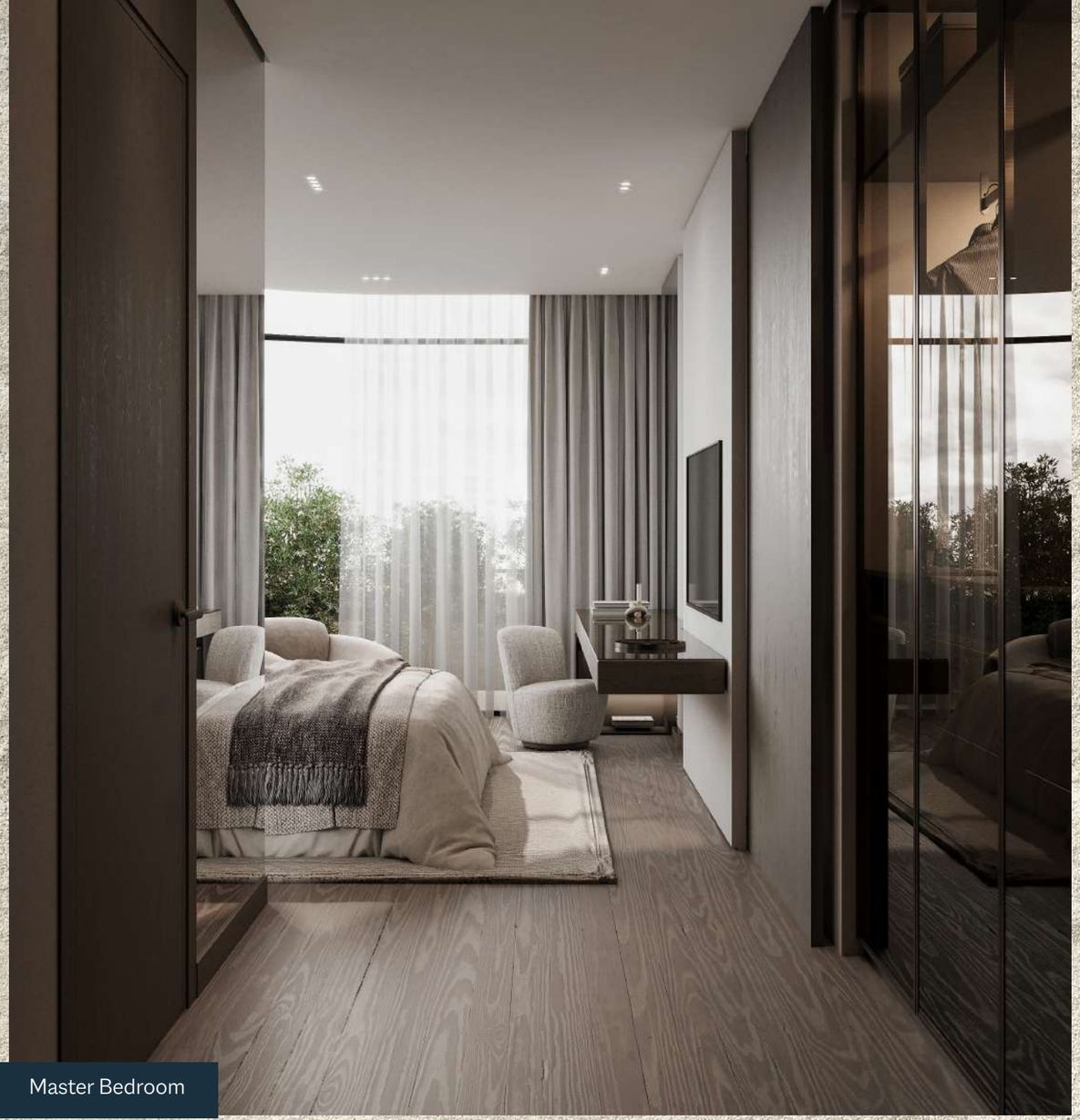
Main Toilet



Balcony

Master Bedroom





Master Bedroom



Master Bedroom

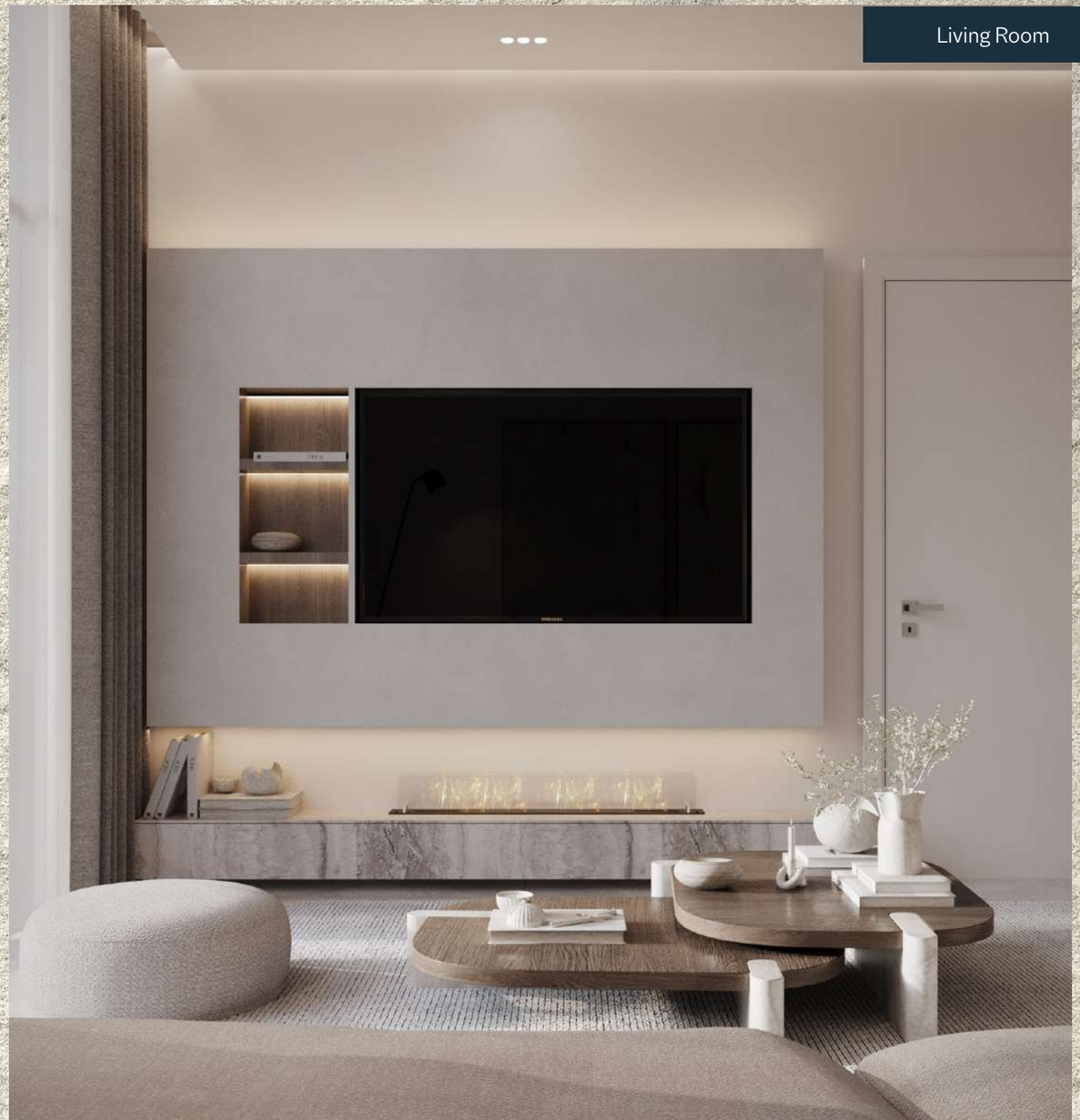
THREE BEDROOM APARTMENT.



Living Room / Kitchen



Kitchen



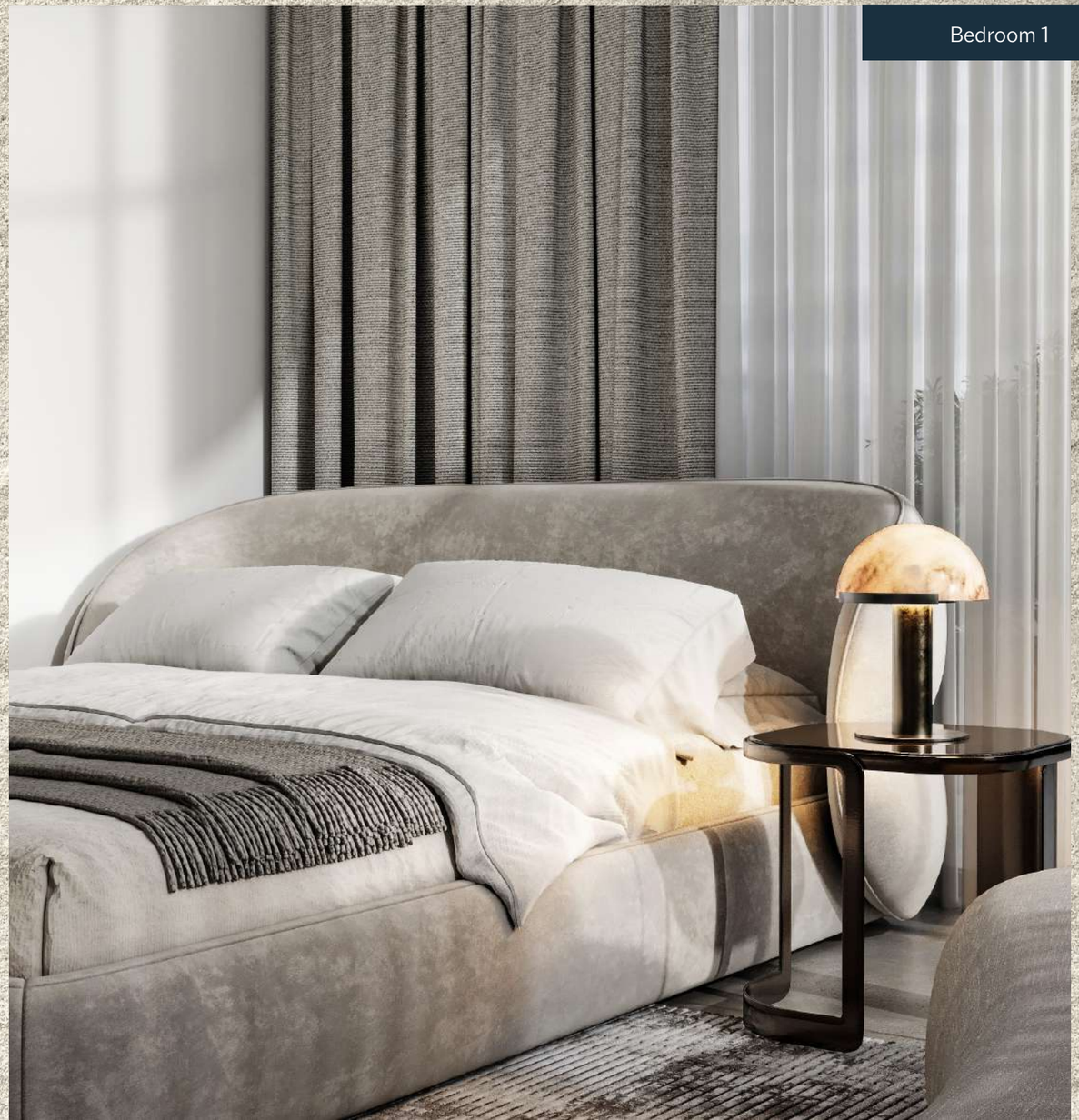
Living Room

Living Room





Bedroom 1



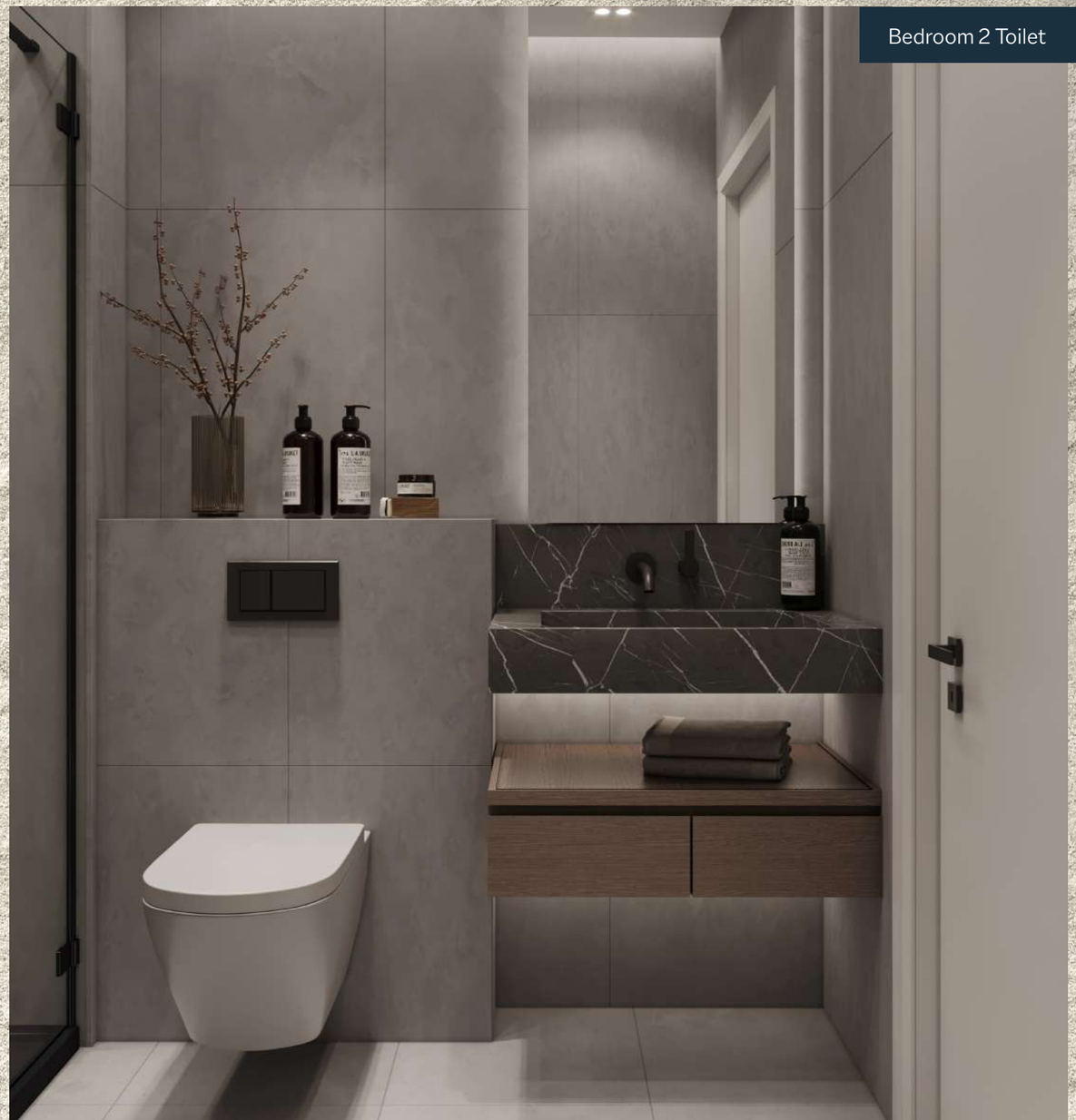
Bedroom 1



Bedroom 1



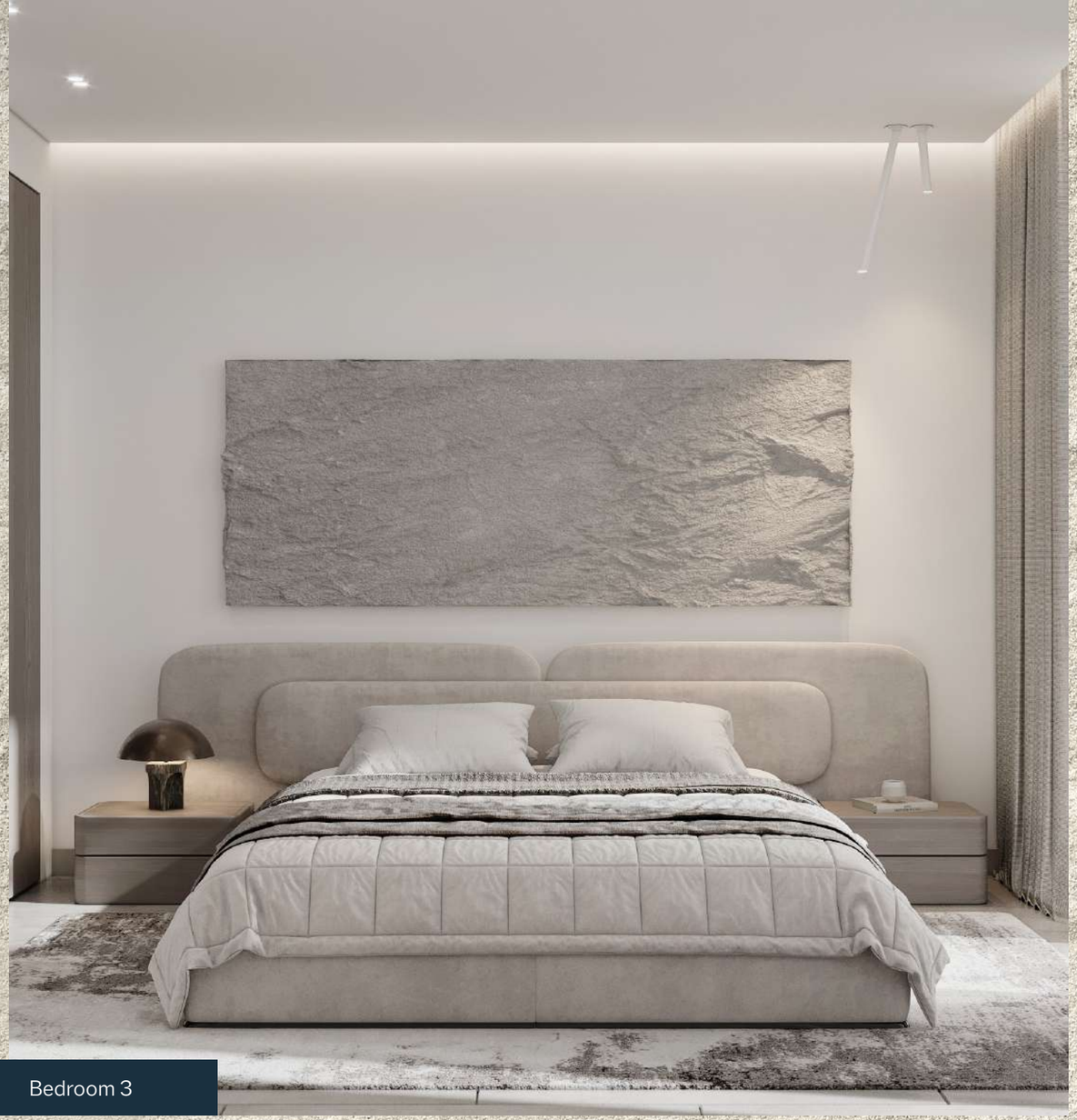
Bedroom 2



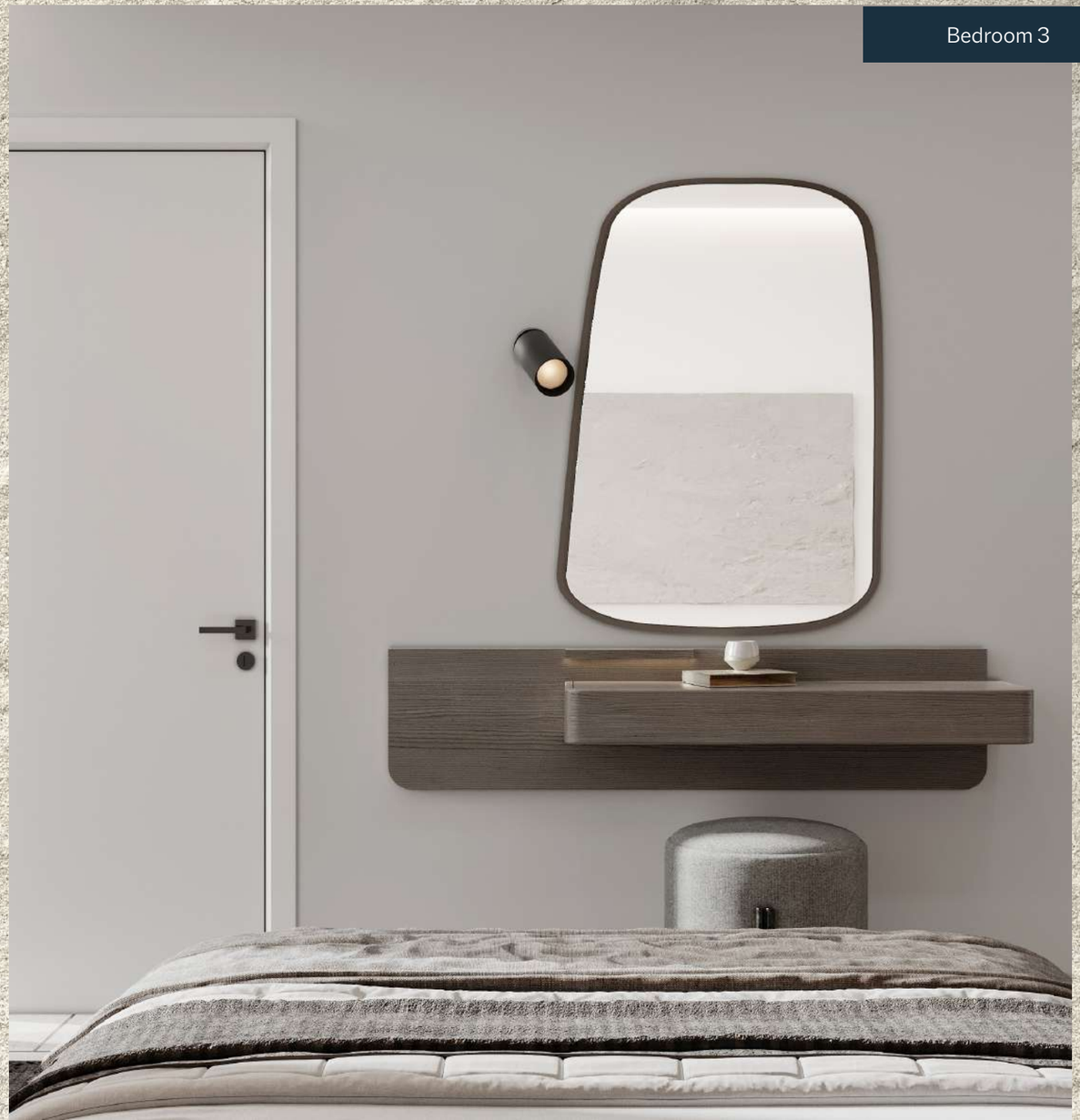
Bedroom 2 Toilet

Bedroom 2





Bedroom 3



Bedroom 3

THE AVELINE ADVANTAGE.

Modern living, endless amenities.

Gym

Spa & Sauna

Games Area

Padel Court

Beach Pool

Mini Golf

Kids Pool

Yoga Area

Mini Cinema

Lap Pool

Jogging Track

Kids Play Area



Games Area





Spa & Sauna

Gym





Mini Cinema

Yoga Area





Lap Pool



Lap Pool



Beach Pool

PROJECT DETAILS.

Intentionally designed to foster connections, celebrate diversity, and embrace sustainability, as you step into Aveline, you step into a narrative where every amenity, every detail, forms the foundation for an exceptional residential experience.

Property Name: Aveline Residences by Citi Developers

Property Type: Apartments

Number of Units: 263

Location: Jumeirah Village Circle

Handover: Q2, 2026

Unit Types: Studio, 1, 2 & 3 Bedroom Apartments

Sizes:
Studio: 453 sq ft
1 Bedroom: 768 to 829 sq ft
2 Bedroom: 1093 to 1185 sq ft
3 Bedroom: 1340 to 1391 sq ft



Lap Pool

CITI DEVELOPERS

OVER A DECADE OF TRUST

THE DEVELOPER.

Trust begins with a vision.

At Citi Developers, we have always envisioned creating exceptional residential projects and in just 10 years, we have earned a reputation as an icon of innovation.

Our leadership team embodies the spirit of invention, continuously charting new paths to success. We passionately develop projects that understand and cater to the needs of investors and residents. Each endeavor is thoughtfully planned, efficiently executed, and designed to captivate with its innovative lifestyle offerings.





OUR VALUES.

INTEGRITY.

Trust and integrity is the bedrock of our foundation. We prioritize transparency, credibility, and accountability, seing new benchmarks in building exceptional communities and lasting relationships.

EMPATHY.

Empathy is the core of our brand ethos. By understanding and embracing the perspective of our community, we create developments that cater to their aspirations, fostering a sense of belonging and enhancing their living experiences.

EXPERIENCE.

Over a decade of expertise and knowledge enables us to artfully reimagine cityscapes and elevate communities to new heights. Through innovative design and artistry, we create unique master developments that redefine urban living.

QUALITY.

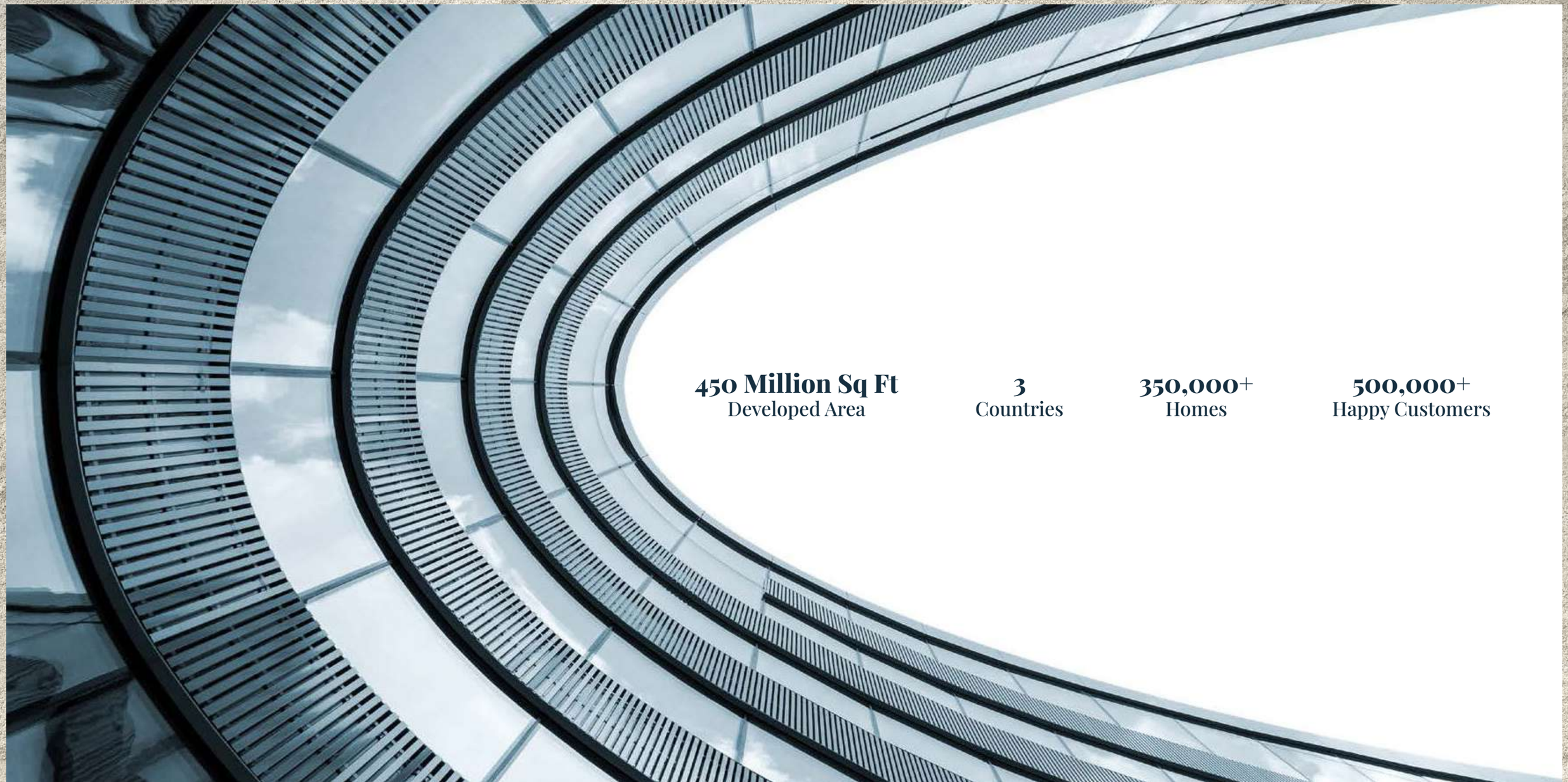
Our commitment to quality goes beyond meeting industry standards, pushing the boundaries and creating properties that place high priority on aention to detail, liveability, and quality of life.

ELEVATING COMMUNITIES. TRANSFORMING CITIES.

We take pride in reimagining cityscapes and founding comprehensive developments that redefine urban living.

Our approach revolves around empowering communities, pushing boundaries, and enhancing liveability to ensure that every project is a level up from the previous one. Our goal is to establish a legacy of excellence where the project itself defines the area, rather than the other way around.





450 Million Sq Ft
Developed Area

3
Countries

350,000+
Homes

500,000+
Happy Customers

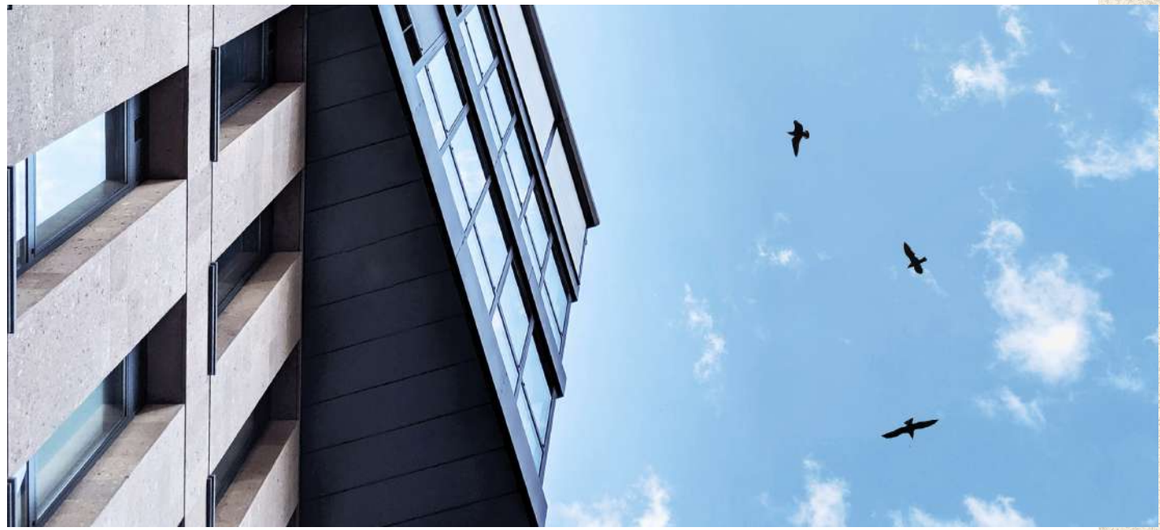


YOUR INVITATION TO ELEVATED LIVING.

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LIVE CONNECTED.