
Casa Aura
BY
AGN
SKYLINE DEVELOPERS
Crafting Dreams, Building Legacies



The Art of Living Well

Experience a lifestyle where every day is a celebration of luxury and comfort. Step into a world where the art of living well is not just a concept but a tangible reality.



A Thriving Hub of Growth & Opportunity

Dubai South is the city's most ambitious master-planned community, envisioned as a global hub for business, innovation, and lifestyle. Spanning 145 square kilometers, this dynamic district is designed to support the vision of Dubai as a leading global city. Home to Al Maktoum International Airport, one of the world's largest airports, and the highly successful Expo City Dubai, Dubai South is at the forefront of economic and urban development.

Residential District on Prime Location

- Designated Free Zone
- 100% Tax Exemption
- On-Site Visa & Licensing Authority
- Integrated Residential District



Casa Aura Master Plan

This residential development is a thoughtfully designed project in Dubai South, one of Dubai's most ambitious and rapidly expanding urban hubs. As a key part of Dubai's strategic vision for economic growth and urban transformation, Dubai South spans 145 square kilometers and is home to world-class infrastructure.

This modern residential enclave, measuring 2,586.97 square meters, is perfectly positioned for discerning homeowners and investors alike. It offers a seamless blend of luxury, convenience, and long-term investment potential. With superb connectivity, contemporary architecture, and exclusive amenities, the development presents a unique opportunity to live in one of Dubai's most promising residential communities.



AGN
SKYLINE DEVELOPERS

A Legacy of Excellence

AGN Skyline Developers proudly continues its family legacy of delivering exceptional luxury projects, now bringing its expertise to the thriving Dubai South area. With a history built on commitment to excellence, AGN Skyline is redefining modern living with a residential project that promises to be a symbol of innovation and luxury.

Our new project Casa Aura in Dubai South embodies state-of-the-art modern design and superior craftsmanship, showcasing the finest quality in every detail. With the collaboration of a team of leading architects, designers, and engineers, we ensure that every aspect of the project is crafted to perfection. The residential building is designed to integrate smart home systems, providing a seamless and futuristic living experience.

Where Aspirations Find Their Address

Casa Aura Residence at Dubai South is a thoughtfully designed residential masterpiece that introduces a modern collection of low-rise apartments. This exclusive five-story development redefines urban living with its seamless blend of contemporary architecture, high-end interiors and a community-centric lifestyle. Every detail has been meticulously considered to offer residents a peaceful yet vibrant living experience, setting a new benchmark for elegant living in Dubai South.



Community Where You Flourish

More than just a residential complex, Casa Aura Residence forms a complete neighborhood, catering to the needs of diverse residents. Its prime location, nestled next to major attractions and transportation links, makes it the perfect choice for those seeking a convenient, connected lifestyle. Residents enjoy the best of modern living, surrounded by a supportive community and the opportunity to forge lasting connections with new friends.





A Haven of Holistic Luxury & Well–Being

World-Class Amenities for an Elevated Lifestyle

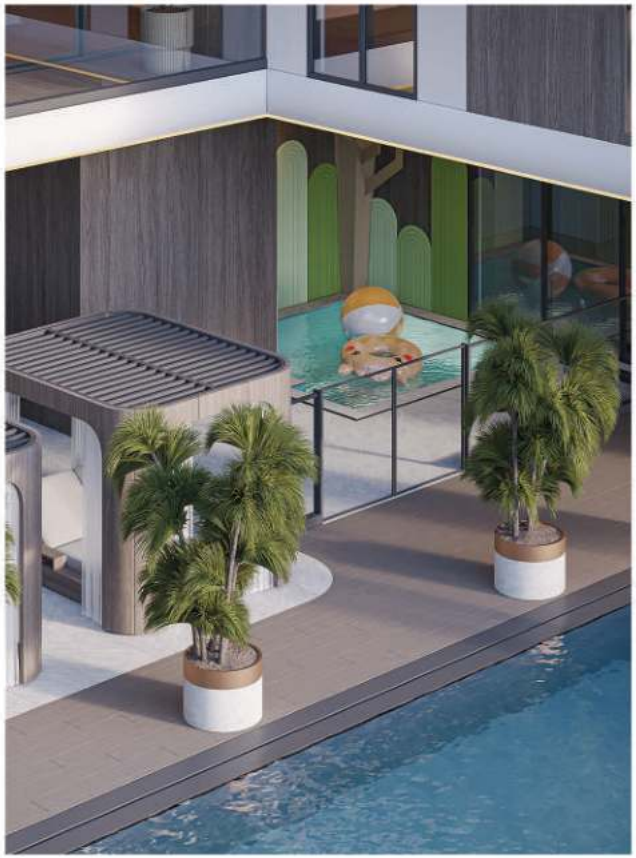
Residents will enjoy resort-style facilities that enhance well-being and leisure.

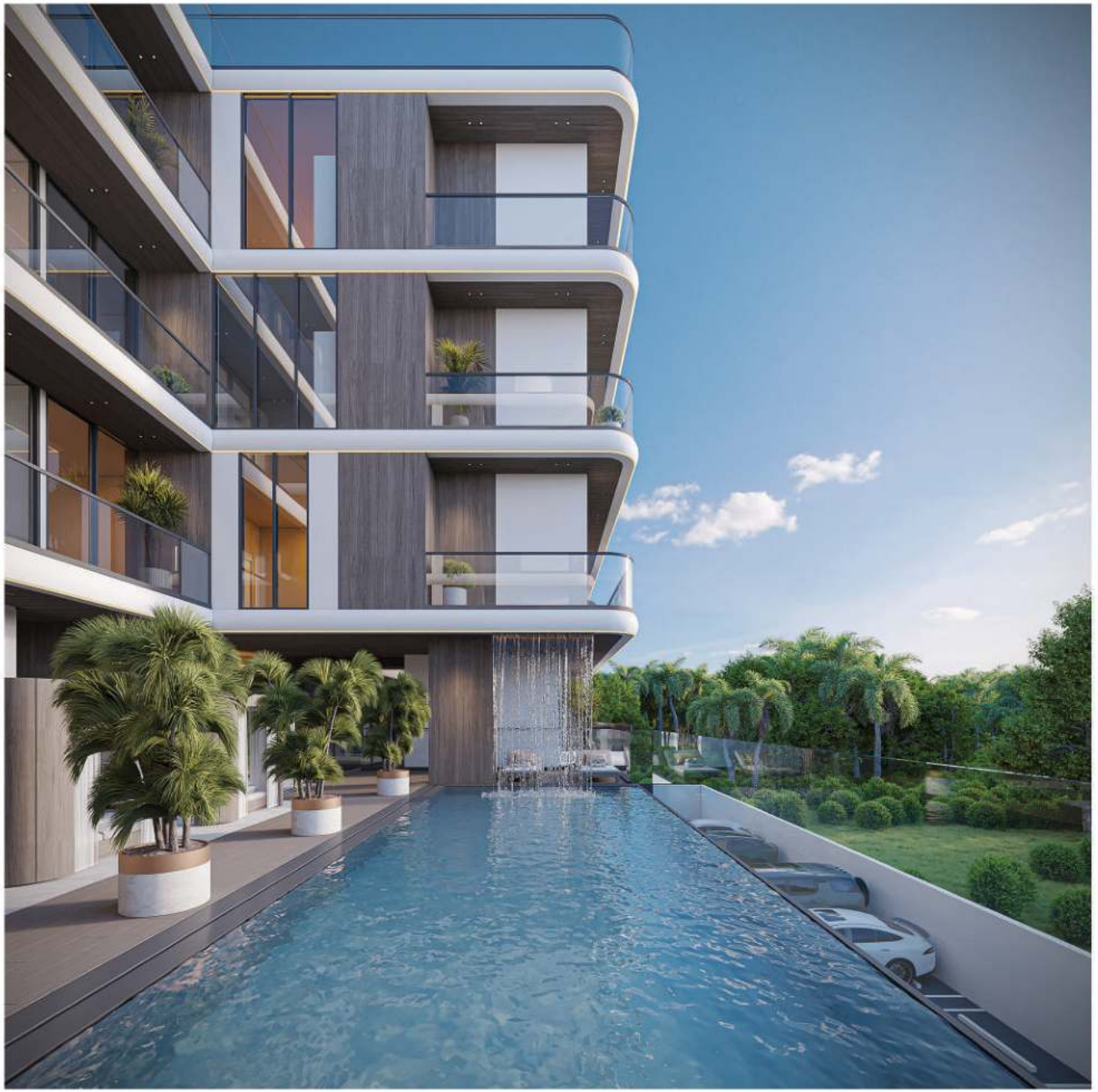
- Padel Court
- State-of-the-Art Gym
- Jogging Track
- Open-Air Cinema
- Swimming Pool
- Lounge & BBQ Area
- Basketball Court
- Parking Area
- CCTV Cameras
- Children Play Area



Swimming Pool

A refreshing escape within
the Community









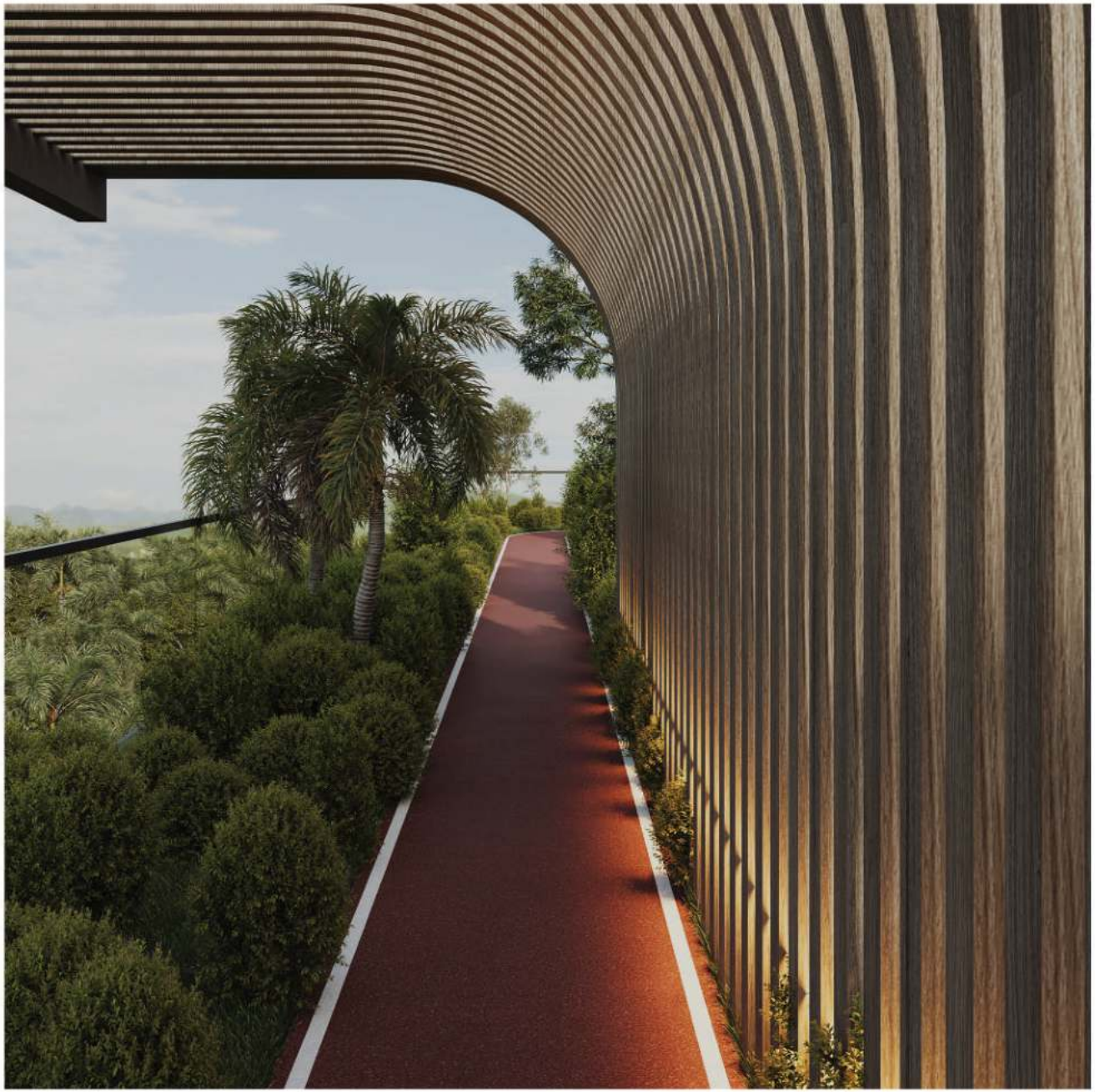
State-of-the-Art Gym

Fully equipped for a healthy and active lifestyle

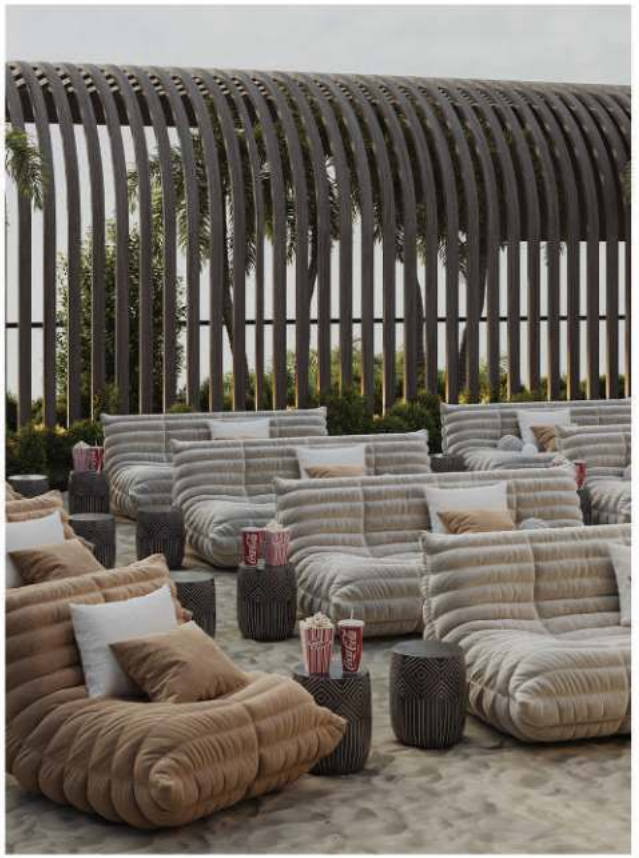
Jogging Track

Ideal for morning runs and evening walks







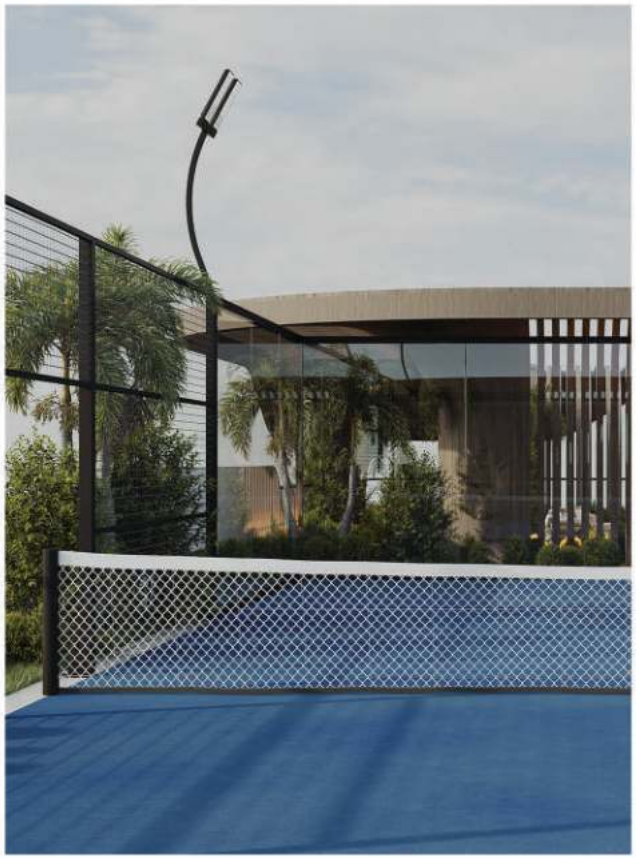


Open-Air Cinema

Enjoy entertainment under the stars

Padel Court

A dynamic sports facility
for residents







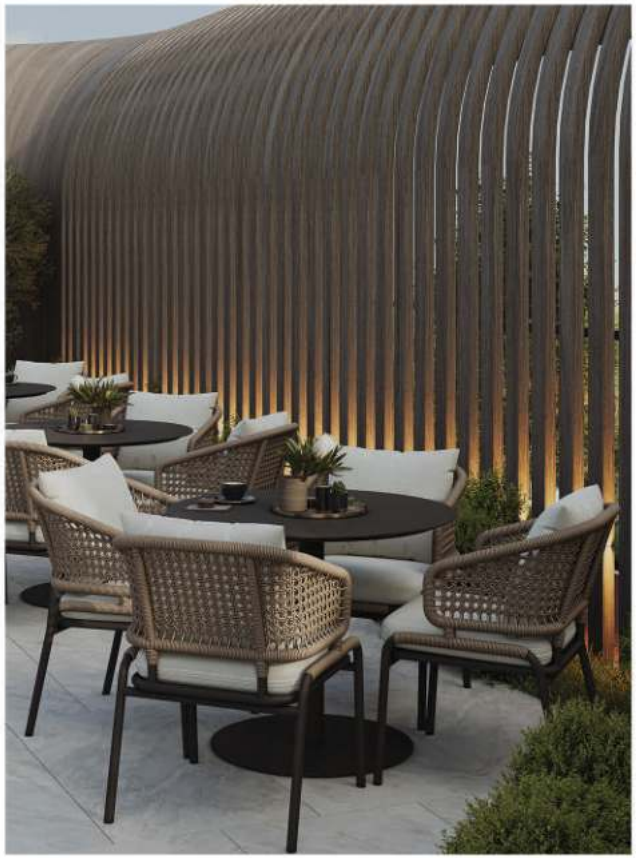


Basket Ball Court

A dynamic sports facility for residents

Lounge & BBQ Area

Perfect for socializing and hosting gatherings



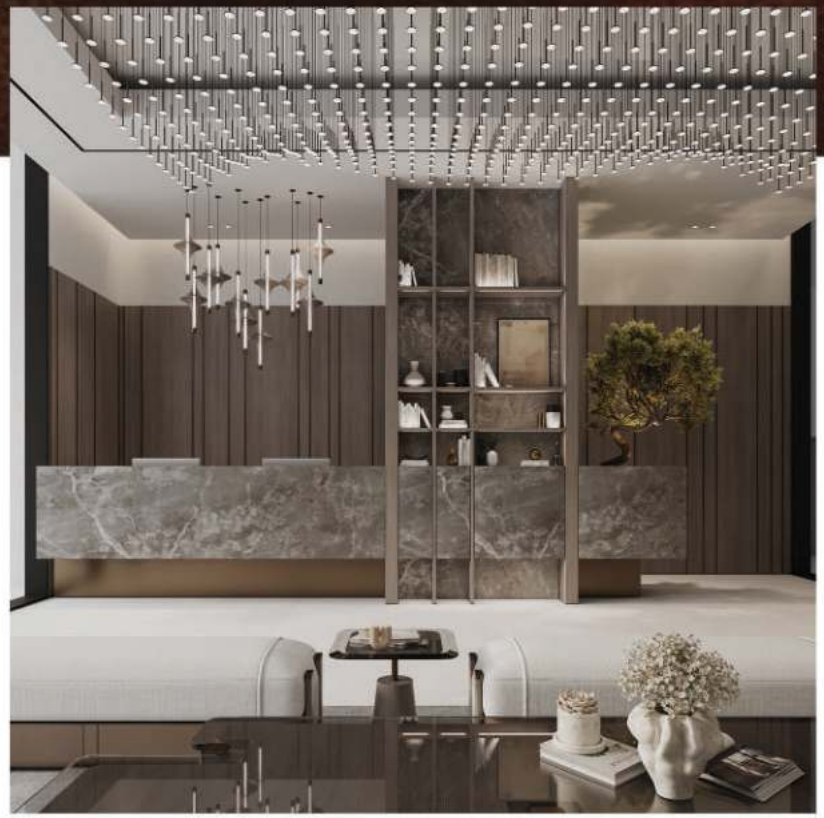


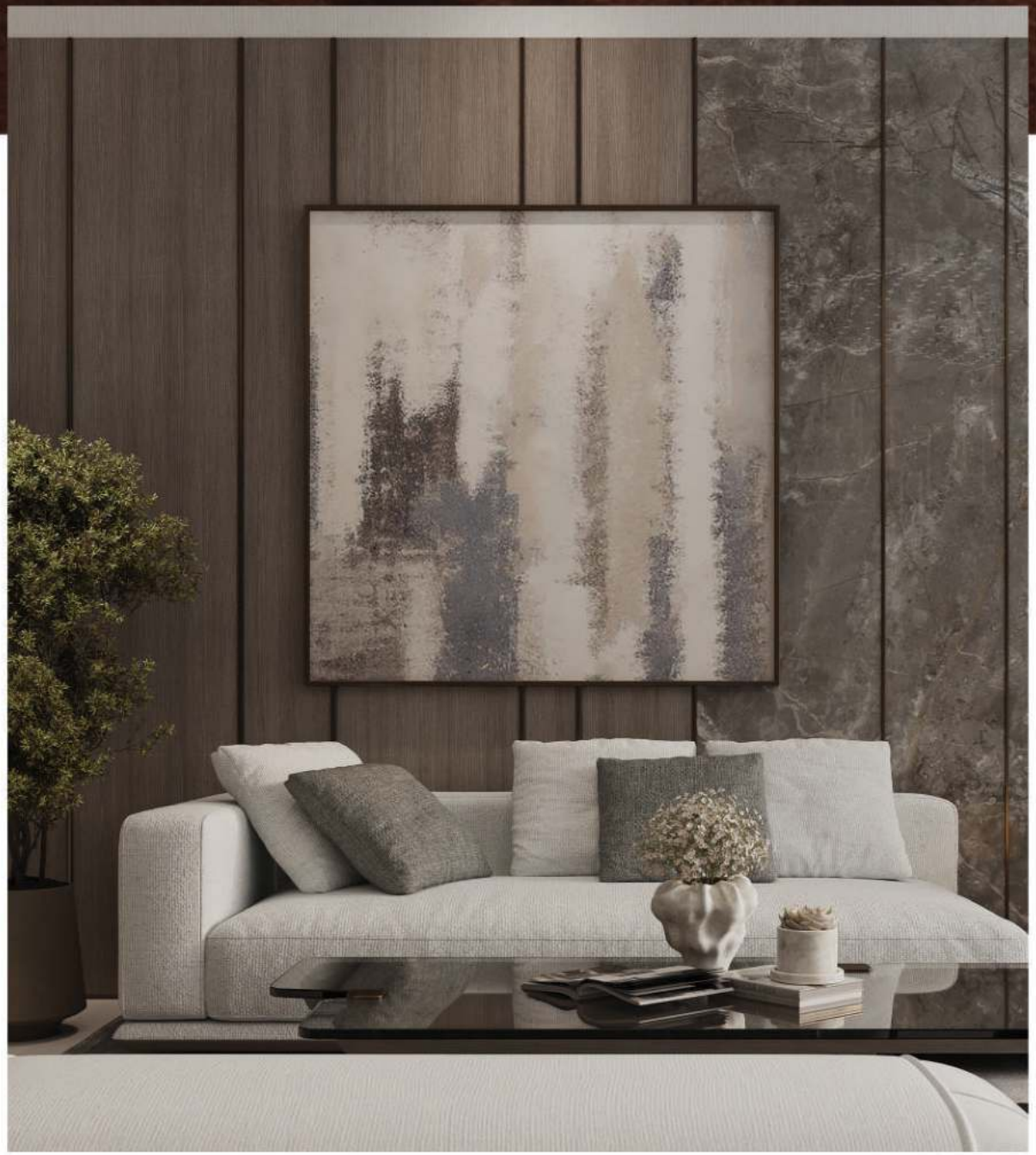




Children's Play Area

A safe and engaging space for young residents.

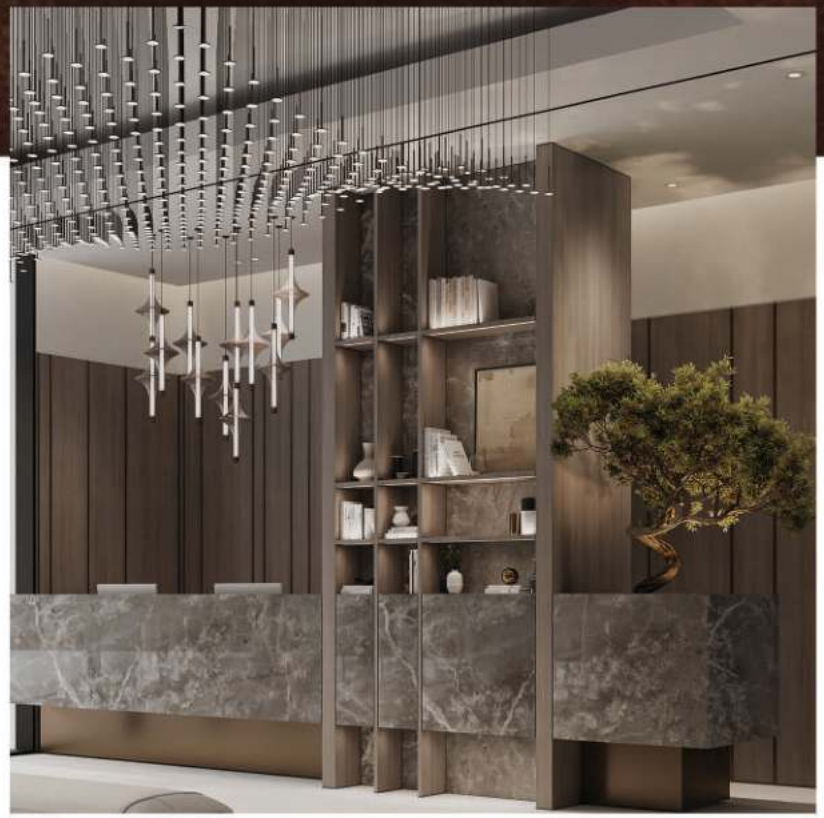




A Grand Welcome

Reception & Lobby

From the moment residents and guests step into Casa Aura Residence, they are greeted by an atmosphere of sophistication and warmth. The reception and lobby have been meticulously designed to set the tone for the elevated living experience that awaits within.





Effortless Connectivity

Elevator Area

High-speed, state-of-the-art elevators provide residents with quick and effortless access to their homes, ensuring a hassle-free experience every day. Designed with premium finishes, soft lighting, and contemporary accents, the elevator lobby serves as an elegant waiting area, enhancing the overall ambiance.


A Sanctuary
of Pure Luxury

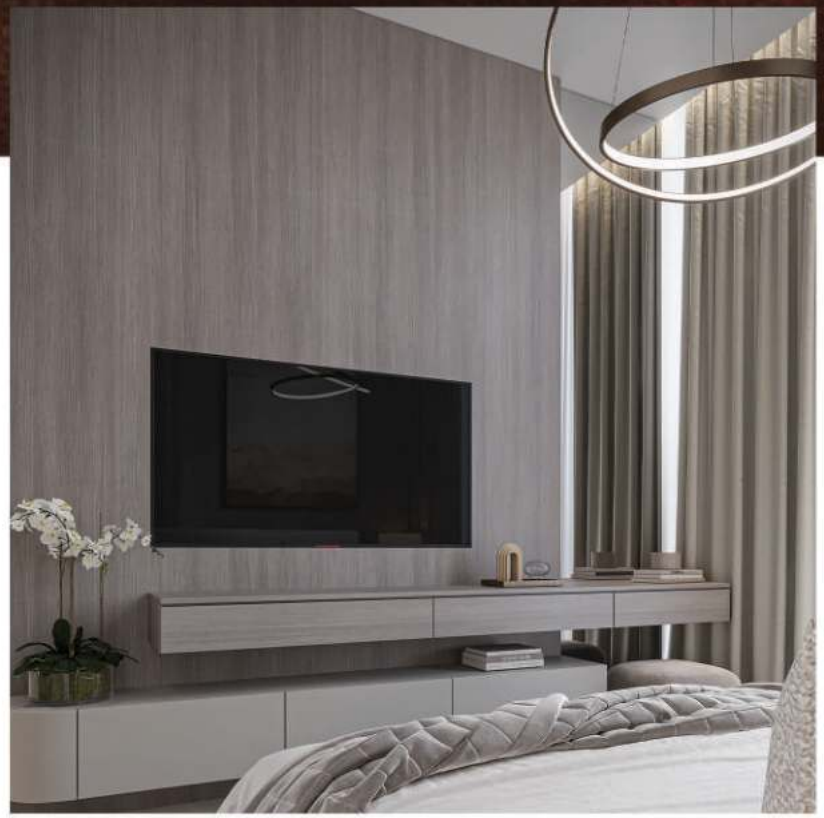




Living Room

The Heart of the Home

An inviting space perfect for relaxation and entertainment, the living room boasts modern aesthetics, open-plan layouts, and seamless connectivity to dining and balcony areas, ensuring a warm and welcoming environment.

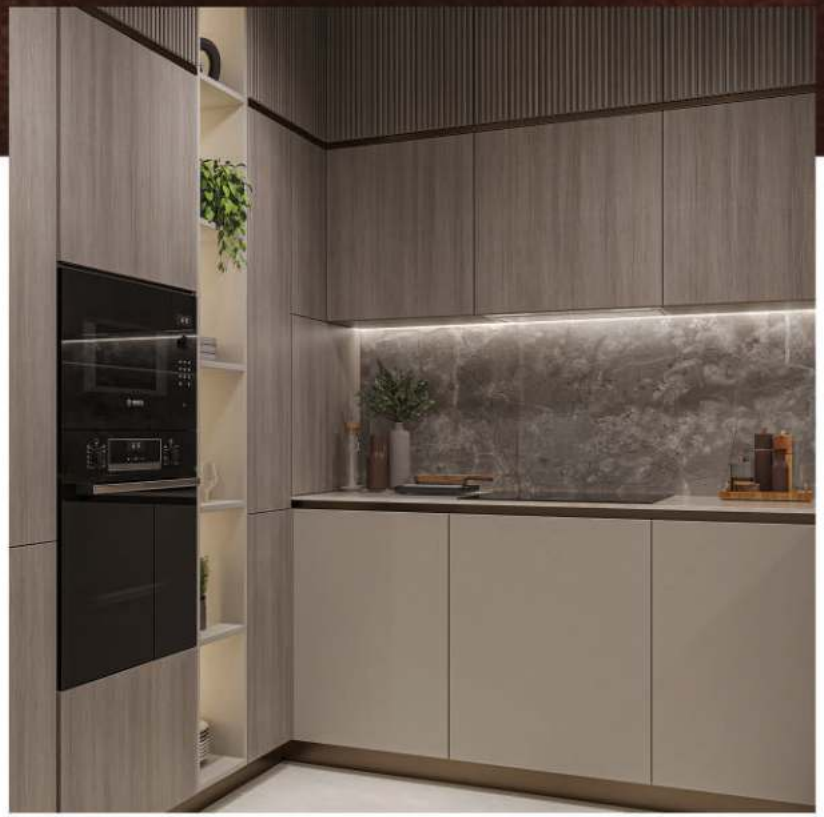




Bedroom

A Private Retreat for Relaxation

Designed to be a peaceful sanctuary, the bedrooms feature spacious layouts, large windows for natural light, and premium finishes that create a tranquil atmosphere for rest and rejuvenation.





Kitchen

A Fusion of Style & Functionality

Designed for culinary enthusiasts, the kitchens are equipped with sleek cabinetry, high-end appliances, and ample storage, making cooking a delightful experience.

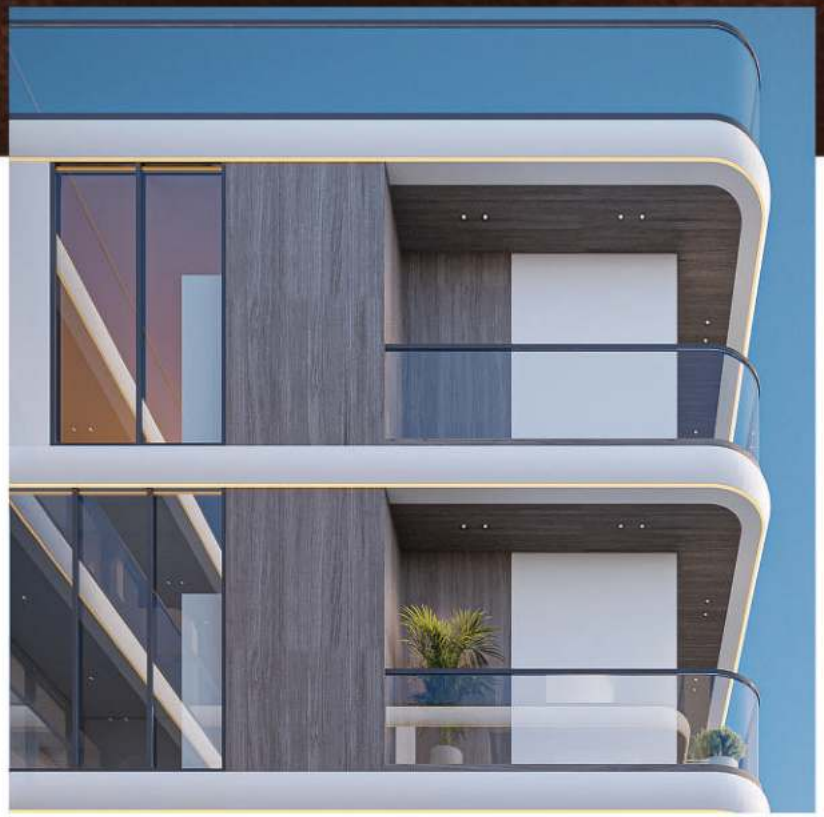




Bathroom

A Spa-Inspired Escape

With elegant fittings, premium fixtures, and a soothing ambiance, the bathrooms are designed to offer a luxurious retreat for daily self-care and relaxation.





Balcony

An Outdoor Extension of Your Home

Providing stunning views and a breath of fresh air, the balconies offer a seamless blend of indoor-outdoor living, perfect for unwinding or enjoying a morning coffee.


A Lifetime of Memories
Begins Here

Key Features of Casa Aura

Prime Location in Dubai South

- Situated in Dubai's most ambitious master-planned community, a thriving hub of business, lifestyle, and investment opportunities.
- Home to Al Maktoum International Airport and Expo City Dubai, placing residents at the center of future growth.
- Seamless connectivity to major destinations, including Dubai Marina, Jebel Ali Port, and Palm Jumeirah.

Investor-Friendly Advantages

- 100% Tax Exemption for residents and investors.
- On-Site Visa & Licensing Authority, ensuring hassle-free business and residency setup.

Elegant Low-Rise Residences

- A thoughtfully designed five-story development with a modern architectural aesthetic.
- Spacious layouts with high-end interiors, blending style, functionality, and comfort.
- Open-plan living spaces, expansive balconies, and premium finishes for a refined urban lifestyle.

A Lifestyle of Comfort & Convenience

- Modern kitchens with sleek cabinetry and top-tier appliances.
- Spa-inspired bathrooms with elegant fittings for ultimate relaxation.
- Serene bedrooms with large windows, maximizing natural light and tranquility.
- Private balconies offering stunning views and an extension of indoor living.
- High-end branded accessories that elevate everyday living.
- Built-in kitchen appliances from top global brands for seamless convenience.
- Smart home features offering control, comfort, and security at your fingertips.
- Elegant European tiles that blend durability with timeless design.

Seamless Connectivity & Smart Design

- High-speed elevators with premium finishes for effortless daily living.
- Spacious lobby and reception, offering a grand welcome with a touch of sophistication.

Resort-Style Amenities

- **Swimming Pool**
  A refreshing escape within the community.
- **State-of-the-Art Gym**
  Fully equipped for a healthy and active lifestyle.
- **Jogging Track**
  Ideal for morning runs and evening walks.
- **Open-Air Cinema**
  Enjoy entertainment under the stars.
- **Padel Court**
  A dynamic sports facility for residents.
- **Lounge & BBQ Area**
  Perfect for socializing and hosting gatherings.
- **Children's Play Area**
  A safe and engaging space for young residents.
- **Secure Parking & CCTV Surveillance**
  Ensuring safety and convenience.

Minutes Away from Key Destinations

Strategically positioned in Dubai South, this development offers exceptional connectivity and seamless access to key destinations across the city. As a dynamic and rapidly growing hub, Dubai South provides an ideal environment for business, investment, and upscale living.

With its well-planned infrastructure and proximity to major commercial and lifestyle districts, this project ensures effortless accessibility while placing you at the forefront of Dubai's future growth and development.



12 MINUTES
Expo Metro



15 MINUTES
Al Maktoum International Airport



25 MINUTES
Palm Jebel Ali



25 MINUTES
Dubai Marina



30 MINUTES
Palm Jumeirah



30 MINUTES
Jebel Ali Port



30 MINUTES
Mall of the Emirates



30 MINUTES
Global Village



30 MINUTES
Dubai Hills Estate


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