

SELLING @ AED3.7M

| Q4 2024 | Payment plan | Genuine Resale

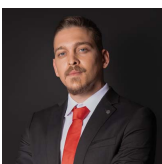


**This property is subject to availability and the price is subject to change. Size may be approximate and images may be generic.*

RESIDENTIAL FOR SALE

Type	Villa	Built-up Area	3,411 sqft
Location	Tilal Al Ghaf	Bedrooms	4 Bed
Property	Aura	Bathrooms	5 Bath
RERA Permit	-	Parking	2 Car Park
Agency Fee	AED74K	Transfer Fee	AED148K
Entered Date	Dec 23, 2022 02:32 pm	Updated Date	Apr 26, 2023 12:54 pm

Ref#:GMR-13845



ODAY NEMR ALBAROUKI
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Gold Mark Real Estate is pleased to present this **4Bed Villa** in Aura , set in the green heart of Tilal alghaf

When you come home to Aura, you will be surrounded by resort-style living. These stylish and contemporary twin villas offer two 4 bedroom types that are flooded with light and space. The Sky Suite, which complements every Aura residence, allows you to enjoy even more space and personalize your surroundings.

FACTS :

- EXCLUSIVE ACCESS TO PRIVATE BEACH
- GREEN OPEN SPACES
- Spanning over 3 million SqM
- Lagoon Al Ghaf 70,000 sqm (12% already made)
- 400 meters of sandy white beach
- PARKS & GREEN OPEN SPACES

SWIMMING POOLS

CYCLING & JOGGING TRACKS

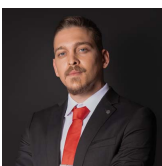
WELLNESS AND FITNESS SPACES

CLOSE PROXIMITY TO LAGOON AL GHAF

ROYAL GRAMMAR SCHOOL GUILDFORD, DUBAI

For more details, Kindly contact **Oday Albarouki** at 0506860270 or oa@goldmark.ae

With over 5 years of experience, Gold Mark is a leading real estate company that has assisted honestly thousands of clients in searching and securing properties in all areas of Dubai.



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Floorplan
**4 Bedroom Twin Villa
Type A + Sky Suite**

BESPOKE LIVING

- Select from the below options
- Ground Floor Layout - Option 1 or Option 2
 - Sky Suite - Live or Entertain

Unit Area	283 sq.m / 3,045 sq.ft
Roof Terrace	34 sq.m / 366 sq.ft
Total Area	317 sq.m / 3,411 sq.ft



Ground Floor

Option 1



123.34 sq.m / 1,328 sq.ft

Option 2



123.34 sq.m / 1,328 sq.ft

First Floor



112.24 sq.m / 1,208 sq.ft

Sky Suite

Option 1 - Live

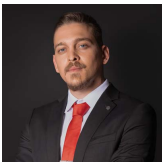


47.26 sq.m / 509 sq.ft
Terrace 34.03 sq.m / 366 sq.ft

Option 2 - Entertain



47.26 sq.m / 509 sq.ft
Terrace 34.03 sq.m / 366 sq.ft

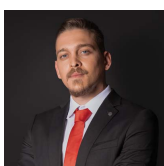
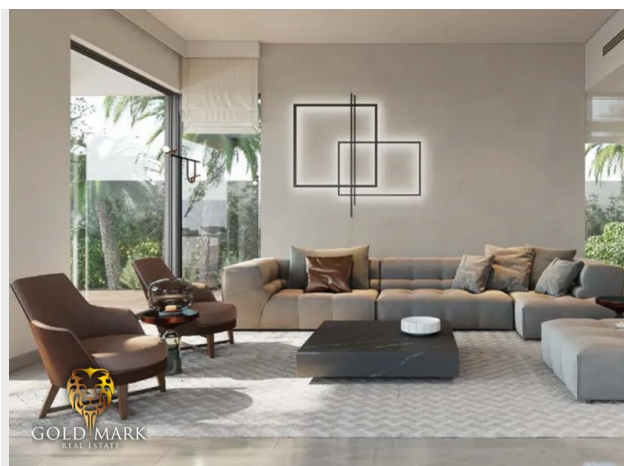
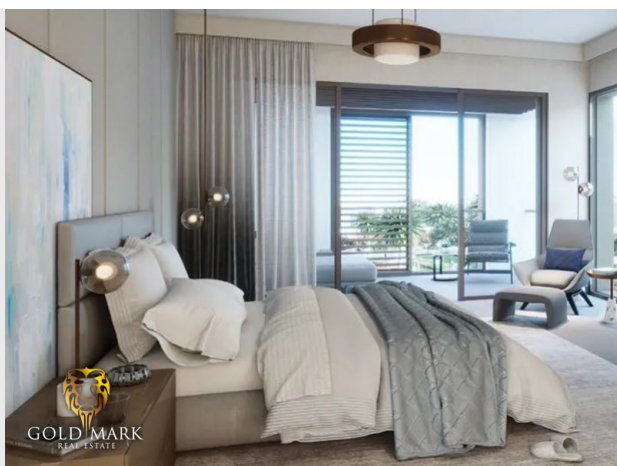


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