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OFF PLAN

Aurelia

Location: Al Barsha, Dubai

Starting From: AED 598,317

Permit No: 2

Aurelia

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Object 1	**Apartments**	**Q1 2028**	**64/36**	**Off Plan**

ABOUT THE PROJECT

AUREL1A Residence is a contemporary residential development by **Object 1** in Dubai Sports City, offering studios and one-, two- and larger three-bedroom configurations within a community built around active living. Combining modern architecture, smart-home technology, semi-furnished residences and an extensive collection of fitness and leisure facilities, the project is designed for buyers seeking a lifestyle-focused off-plan property in Dubai.

The architectural and interior concept reflects the energetic character of Dubai Sports City while maintaining a calm residential atmosphere. A contemporary façade gives the building a distinctive identity, while the interiors use a balanced palette of natural neutrals, warm accents and modern finishes to create inviting living environments.

Residences are designed to combine practical layouts with contemporary specifications. Studios provide compact options for individual residents and investors, while one-bedroom apartments introduce additional living space for professionals and couples. Two- and three-bedroom homes provide larger configurations suited to families and buyers looking for greater flexibility.

AUREL1A places particular emphasis on technology and interior quality. Residences incorporate smart-home functionality, including smart thermostats and integrated systems, while kitchens are equipped with **Bertazzoni appliances**. Legrand switches, sockets and intercom systems add recognizable international brands to the specification, helping distinguish the project within the Dubai Sports City apartment market.

Lifestyle amenities are one of the development's strongest selling points. Residents will have access to swimming pools and a pool deck with sun loungers, complemented by a fully equipped gym, sauna, outdoor CrossFit facilities and dedicated yoga and meditation areas. A jogging track adds another option for residents who prioritize an active daily routine.

The social and entertainment offering is equally comprehensive. A clubhouse, cinema, game room, barbecue area and lounge provide spaces for residents to relax and socialize, while table tennis and outdoor seating areas create additional recreational options. Families are supported by both indoor and outdoor children's play areas, allowing younger residents to enjoy dedicated spaces within the development.

The location within **Dubai Sports City** reinforces this active-lifestyle positioning. The wider community is home to major sporting facilities including Dubai International Cricket Stadium and The Els Club, alongside schools, nurseries, supermarkets, restaurants and other everyday services. This combination makes the area relevant not only to investors but also to residents looking for a well-established Dubai neighbourhood.

Connectivity is supported by access to Dubai's wider road network, including Sheikh Mohammed Bin Zayed Road. Motor City, Jumeirah Village Circle and Dubai Production City are nearby, while Dubai Marina, JLT, Dubai Internet City, Dubai Media City and other major destinations can be reached by car.

For end-users, **AUREL1A Residence by Object 1** offers the combination of contemporary interiors, smart-home features and a broad lifestyle offering within an established residential district. Families can benefit from larger layouts and children's facilities, while professionals and couples have access to compact residences supported by fitness, wellness and social amenities.

For investors searching for **apartments for sale in Dubai Sports City**, AUREL1A provides exposure to an established freehold community with a diverse tenant base. The combination of studios through larger family apartments allows investors to target different rental audiences, while the project's post-handover payment option can provide additional flexibility for selected buyers.

Overall, AUREL1A Residence combines modern apartment living, strong specifications and an unusually broad amenity offering with the sports-focused character and connectivity of Dubai Sports City.

Why Buy AUREL1A Residence Through A1 Properties?
Choosing the right apartment in AUREL1A Residence requires more than comparing bedroom counts. A1 Properties can help buyers assess available and resale properties according to layout, size, floor, orientation, views, price per square foot and payment structure, helping identify units aligned with specific lifestyle or investment objectives.

With {YEARS_IN_MARKET} years in the market, A1 Properties provides experienced guidance to both investors and end-users navigating Dubai's property market. Investors can compare acquisition prices, unit positioning, potential rental demand and future resale considerations, while end-users can focus on usable living space, floor level, privacy, views and long-term suitability.

Our advisors can provide end-to-end assistance covering property selection, negotiation, documentation, financing support and ownership transfer. Following completion, A1 Properties can also assist owners with

leasing and future resale, providing continuity throughout the property's ownership cycle.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	44%	36%
Down Payment	During Construction	On Handover

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.