

Luxurious living in the heart of UAE

# Emerald Vision Tower

BY VISION AVENUE HOMES

[WWW.VISIONAVENUEHOMES.AE](http://WWW.VISIONAVENUEHOMES.AE)

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# MESSAGE FROM THE BOARD OF DIRECTORS

Following the successful launches of SILICON HEIGHTS Phase One and SILICON HEIGHTS Phase Two, Vision Avenue Homes is delighted to announce the launch of the EMERALD VISION TOWER with 65% completion.

Our company, Vision Avenue Homes, has been meticulously established by a team of seasoned and globally recognized individuals based in Canada, the United States, and Dubai. With Vision Avenue, we bring together a wealth of multicultural contacts, presenting a compelling opportunity in the global real estate market.

On behalf of the Vision Avenue team, we express gratitude to all our investors and future clients for their unwavering trust in our business.

Warmest Regards  
Board of Directors



## WHY INVEST IN Dubai

Investing in Dubai offers a plethora of compelling reasons. The city provides a tax-free environment, fostering financial advantages for investors. With a booming economy and a reputation for being a safe and stable city, Dubai stands out as a secure investment destination. Its robust tourism industry, coupled with a strong rental market, ensures consistent opportunities for returns. Competitive property prices, combined with world-class developers, make Dubai a strategic choice for those seeking a strong return on investment. In essence, Dubai encapsulates a harmonious blend of financial benefits, stability, and promising growth in the real estate sector.

# Emerald Vision Tower

The tower boasts a collection of luxurious SMART homes, offering breathtaking panoramic views of the city. Each space is designed for comfort and sophistication.



Swimming Pool at  
Emerald Vision Tower



Wellness  
Sauna Steam



Direct Access to  
Mohammad bin Zayed Road



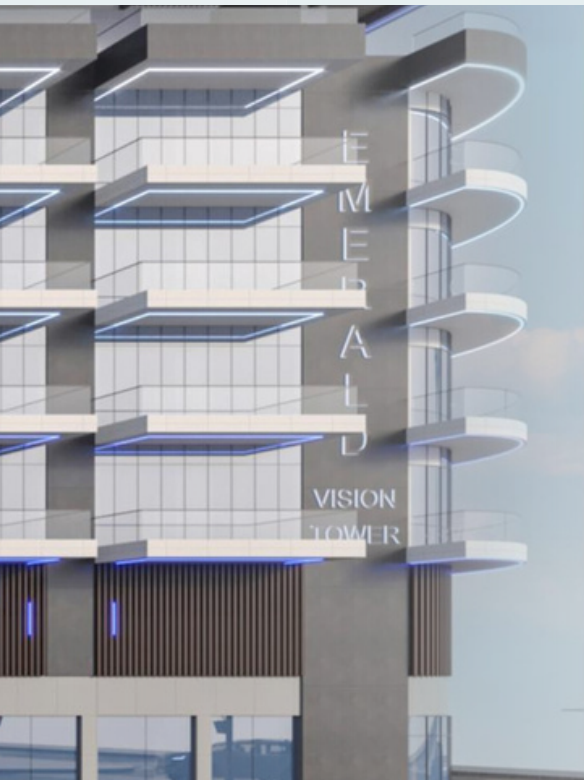
Neighbourhood  
Parks



Nearby Licensed  
Restaurants



# A New Way in Luxury Living



Welcome to Emerald Vision Tower, a luxury masterpiece by Vision Avenue Homes, redefining city living with elegance and sophistication in a prime location.

## Aminities

State-of-art amenities

Podium roof garden

Infinity pool

Activity area

Outdoor kitchen

Gym

Kids' pool

BBQ pods





## *Where Luxury Meets Lifestyle*

Emerald Vision Tower isn't just an apartment complex; it's a symbol of refinement and prestige. With a bold, sleek design and a shimmering facade, this architectural marvel stands out in the skyline. Enter a world of extravagance in your residence, where meticulous craftsmanship is evident in every detail. From the grand entrance lobby to the plush interiors, experience the epitome of luxury with high ceilings, premium fixtures, and expansive windows offering breathtaking views.

# Reception

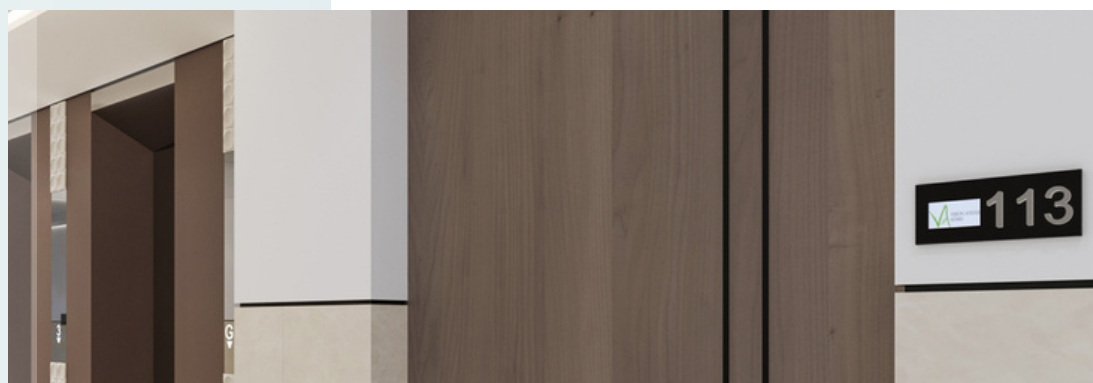
*Welcome to Elevated Living  
at Emerald Vision Tower*





# Shared Spaces

Emerald Vision Tower's lift lobby goes beyond utility, transforming into a stylish shared space fostering connections. With contemporary elegance, comfortable seating, and an artistic touch, it's where neighbors become friends. The large windows offer captivating views and fill the space with natural light. Beyond a transition point, the lobby serves as a gateway to the tower's amenities, a central hub for the community. Every detail is thoughtfully designed for functionality and beauty, providing residents with a delightful gathering place to create meaningful connections.







# Swimming Pool

*Dive into Luxury at Emerald Vision Tower*



# Apartment View



Each residence at Emerald Vision Tower is meticulously designed to maximize the stunning views. Floor-to-ceiling windows offer an uninterrupted panorama of the cityscape, allowing you to witness the metropolis's heartbeat day and night. Whether you opt for a cozy one-bedroom unit or an expansive penthouse, the city's charm is right at your doorstep.





# Master Bedroom

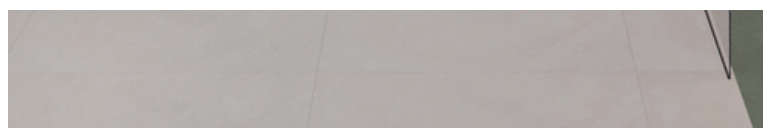
Recognizing that space is a luxury, your bedroom boasts a generous floor plan, offering versatility for various layouts. Whether you desire a king-sized bed, a cozy reading nook, or a personal workspace, your bedroom caters to your needs and preferences from the moment you step in.





# Kitchen Culinary Excellence



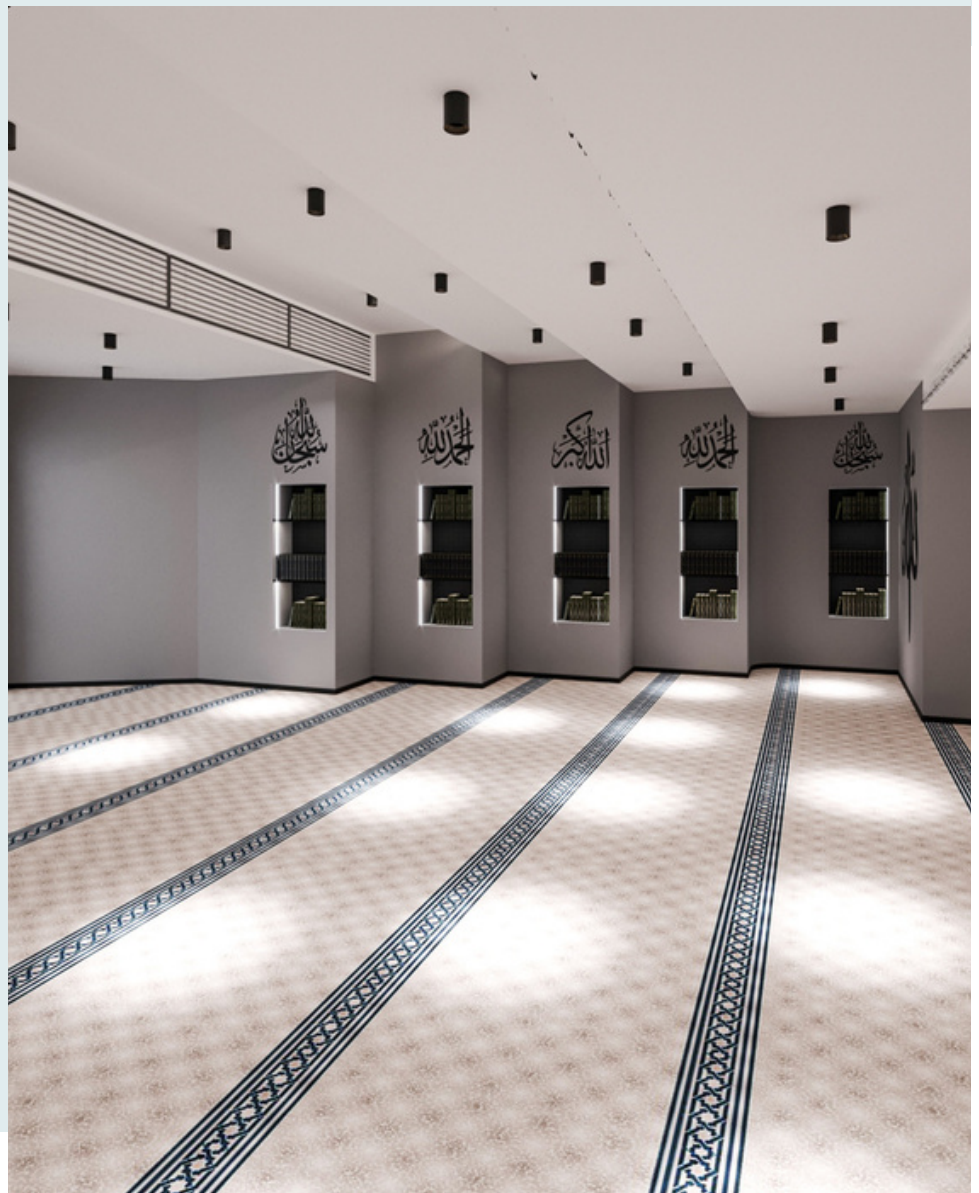


# Designed Bathroom

At Emerald Vision Tower, we are dedicated to indulging our residents with the finest luxuries. This commitment extends to our bathrooms, where high-end fixtures and finishes set the standard. From gleaming faucets to soft-close vanity drawers, each element is crafted to offer both luxury and convenience.

# Prayer Area

The prayer area at Emerald Vision Tower is meticulously designed for a serene ambiance conducive to devotion. Architectural elements, soft lighting, and a calming color palette create a welcoming space for residents and guests. Nestled in the tower's heart, this Islamic prayer area offers tranquility for spiritual reflection and daily prayers, reflecting our commitment to providing a spiritually comforting home at Emerald Vision Tower.



# Innovative Security

At Emerald Vision Tower, we understand the importance of security and convenience for our residents. To provide you with the latest in access control technology, we've installed state-of-the-art keypad locks on every apartment door. This innovative feature ensures that you can access your apartment safely and effortlessly, all with the convenience of a personalized access code.



## MULTIPLE WAYS TO UNLOCK





# Automation Button

Experience seamless living at Emerald Vision Tower with automation buttons for intuitive control over lighting, climate, security, and entertainment. Customize your ambiance, promote energy efficiency, enhance security, and integrate voice commands for a future-ready, luxurious living experience. Tailor your environment at the touch of a button, ensuring technology elevates your daily life.



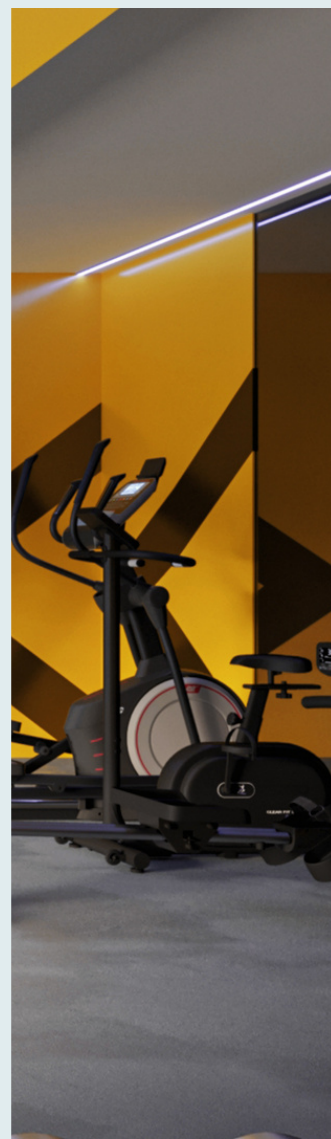


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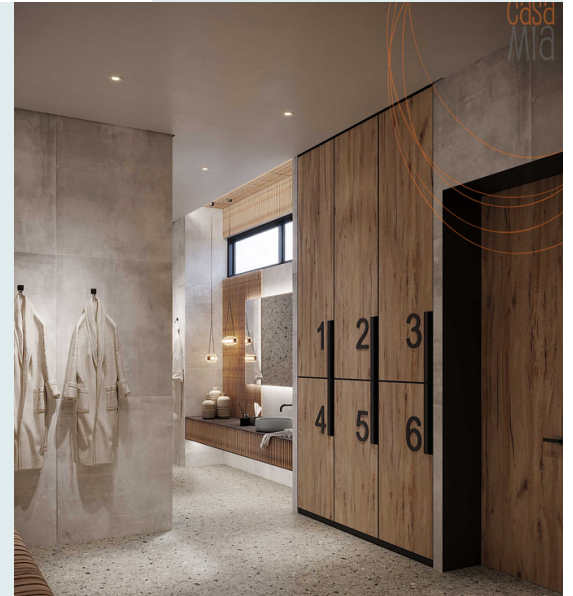
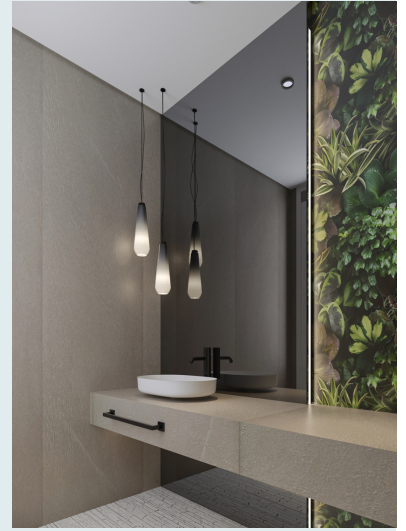
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Emerald Vision Tower's gym is a state-of-the-art facility designed for holistic well-being, offering cutting-edge fitness equipment, an inspiring atmosphere with ample natural light, and flexible access hours. This space fosters a sense of community and connection among residents while promoting both physical fitness and mental wellness. It's more than a gym; it's a sanctuary that empowers residents to prioritize their health and happiness within the convenience of their own homes.



# Wellness Steam/Sauna

Emerald Vision Tower offers a dedicated wellness steam and sauna facility within the apartment complex, promoting relaxation and holistic health. The space boasts a calming design with customizable temperature and humidity settings, enabling residents to enjoy the benefits of detoxification, skin rejuvenation, stress reduction, and muscle tension relief. This facility provides a convenient and luxurious retreat for residents to prioritize their well-being, right at home.



# Outdoor BBQ Area

Emerald Vision Tower's outdoor BBQ area is a chic, family-friendly space for enjoying outdoor dining. With modern elegance, well-kept grilling equipment, and a welcoming ambiance, it's not just a cooking spot but also a social hub. Providing year-round access and scenic views, it's perfect for creating memorable moments, making it a culinary haven for residents of all ages.



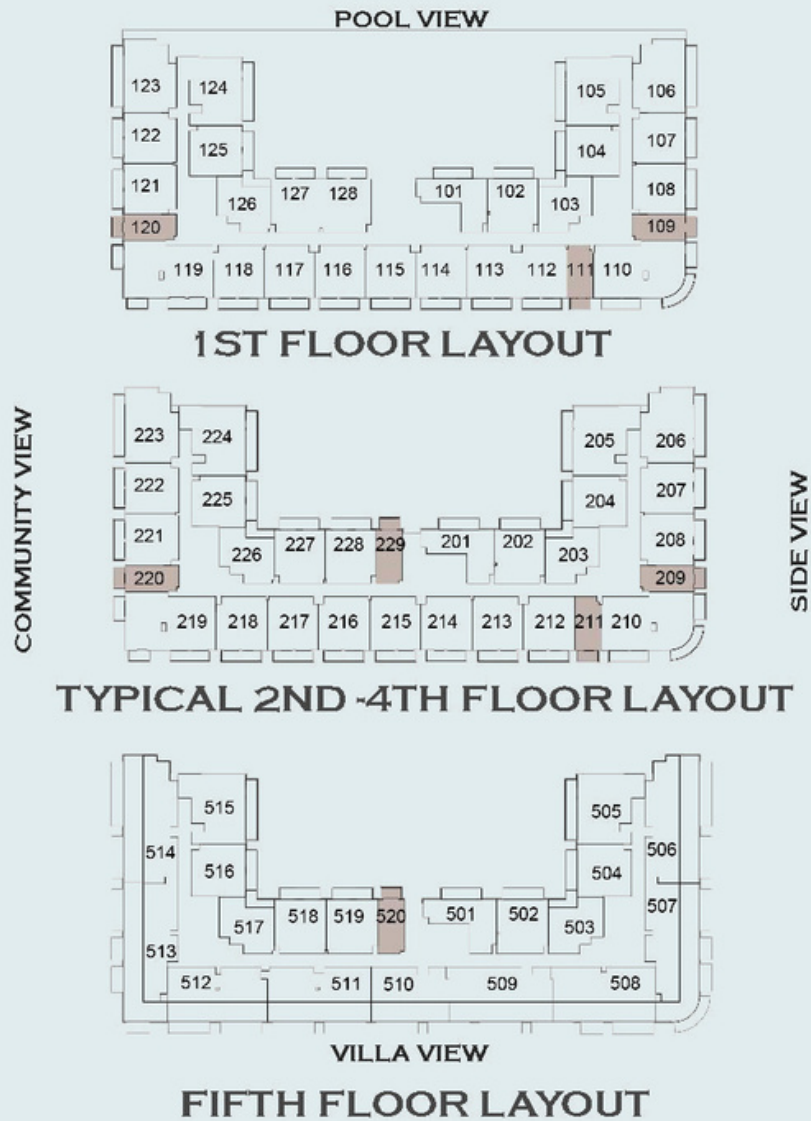
# Kids Play Area

Emerald Vision Tower's kids' play area is a secure, imaginative space designed for young residents' entertainment and education. It fosters cognitive and physical development, connecting families and creating a sense of community, prioritizing safety and accessibility for children of all ages to explore, learn, and have endless fun at home.

# Apartment & Floor Plans

# Studio Apartment

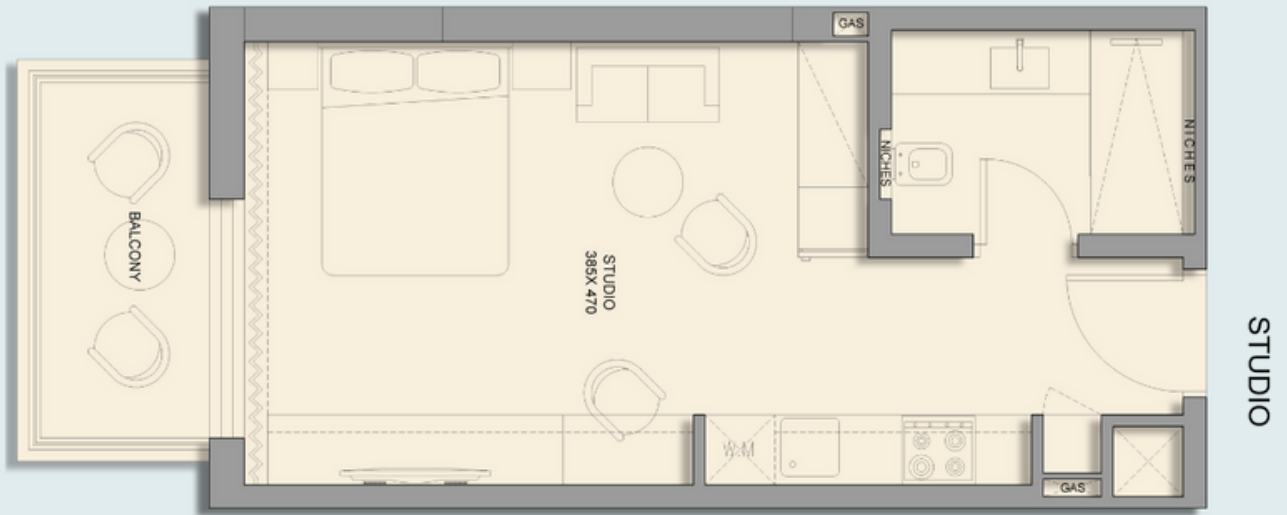
Type A



**SUITE AREA:** 33.87 SQ.M / 364.57 SQ.F

**BALCONY AREA:** 5.28 SQ.M / 56.83 SQ.F

**TOTAL AREA:** 39.15 SQ.M / 421.41 SQ.F



421 SQ. FT

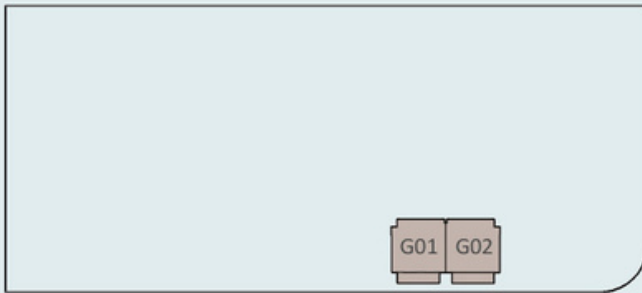
# Studio Apartment Plan

# 1 Bedroom Apartment

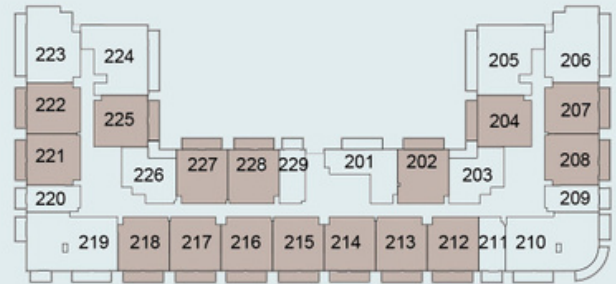
Plus Utility Room

Type A

POOL VIEW



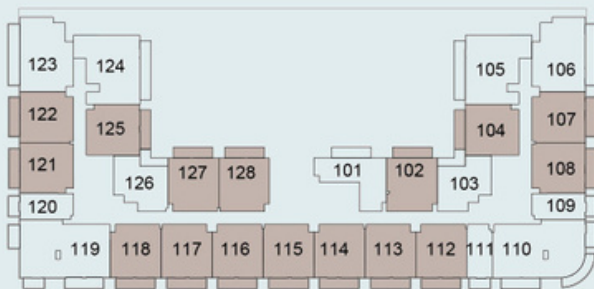
GROUND FLOOR LAYOUT



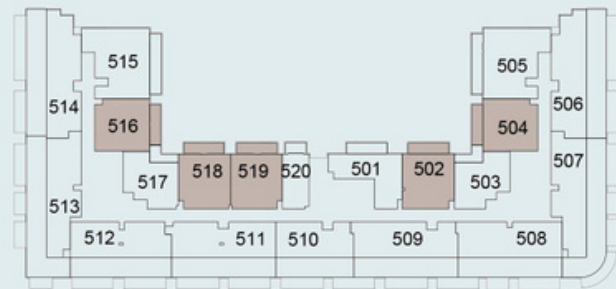
TYP. 2ND -4TH FLOOR LAYOUT

COMMUNITY VIEW

SIDE VIEW



1ST FLOOR LAYOUT



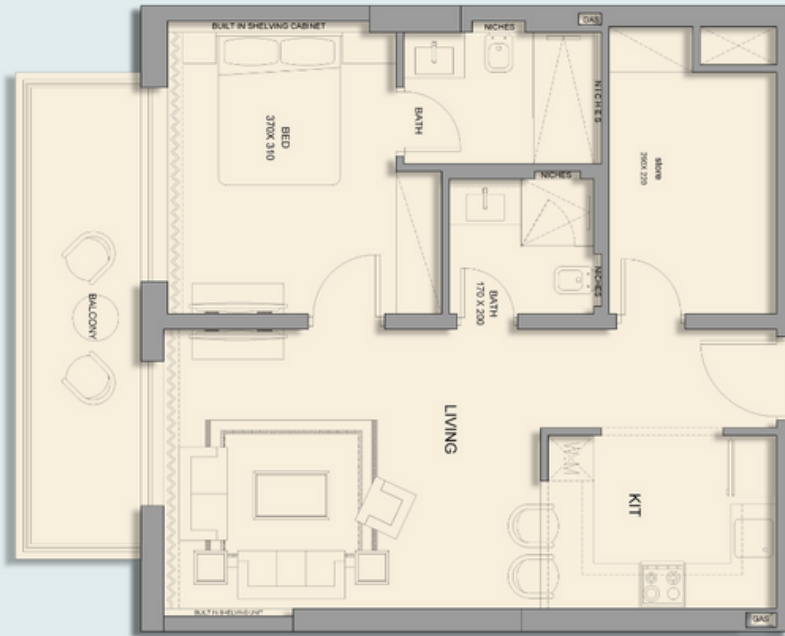
FIFTH FLOOR LAYOUT

VILLA VIEW

**SUITE AREA:** 64.65 SQ.M / 695.89 SQ.F

**BALCONY AREA:** 10.32 SQ.M / 111.08 SQ.F

**TOTAL AREA:** 74.97 SQ.M / 806.97 SQ.F



Type A

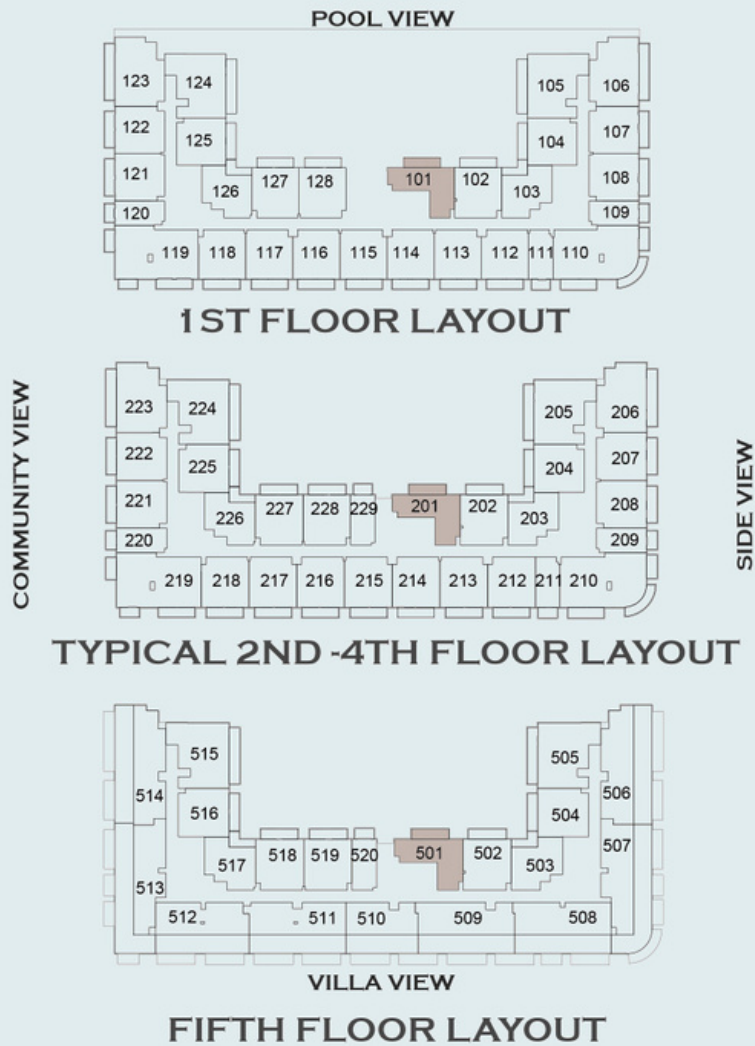
806.97 Sq.ft

# 1 Bedroom Apartment Plan



# 1 Bedroom Apartment

## Type B



**SUITE AREA:** 59.40 SQ.M / 639.38 SQ.F

**BALCONY AREA:** 10.31 SQ.M / 110.98 SQ.F

**TOTAL AREA:** 69.71 SQ.M / 750.35 SQ.F



1 BR  
APARTMENT



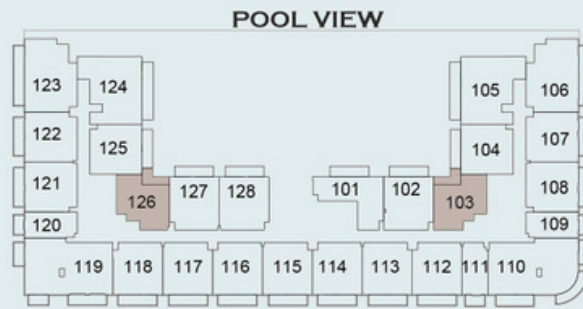
Type B

750.35 SQ.Ft

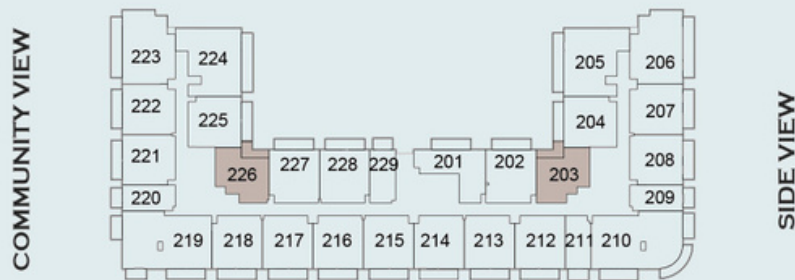
# 1 Bedroom Apartment Plan

# 1 Bedroom Apartment

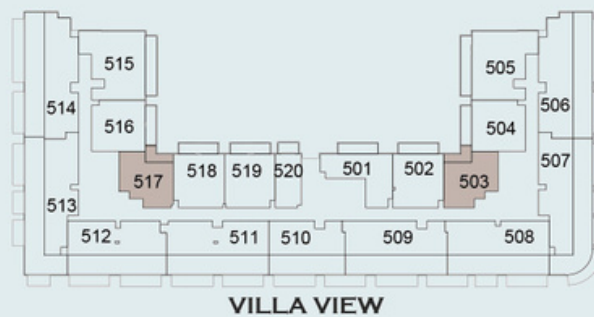
Type C



1ST FLOOR LAYOUT



TYPICAL 2ND -4TH FLOOR LAYOUT

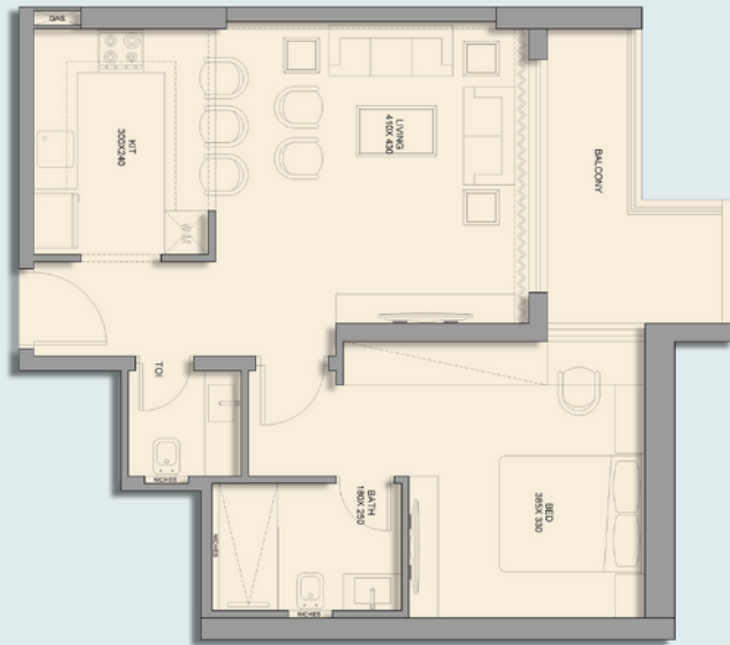


FIFTH FLOOR LAYOUT

**SUITE AREA:** 58.48 SQ.M / 629.47 SQ.F

**BALCONY AREA:** 7.79 SQ.M / 83.85 SQ.F

**TOTAL AREA:** 66.27 SQ.M / 713.32 SQ.F



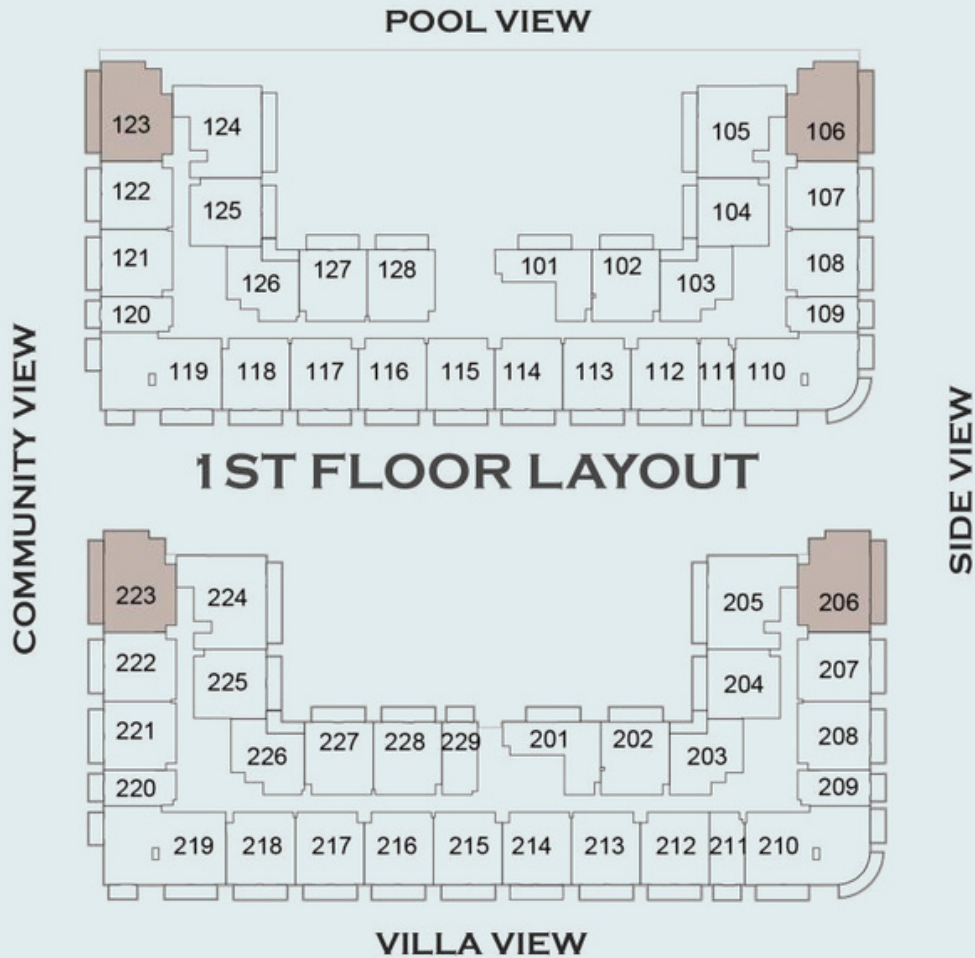
Type C

713.32 SQ.Ft

# 1 Bedroom Apartment Plan

# 2 Bedroom Apartment

Type A



**SUITE AREA:** 93.27 SQ.M / 1003.95 SQ.F

**BALCONY AREA:** 17.15 SQ.M / 185.05 SQ.F

**TOTAL AREA:** 110.42 SQ.M / 1189.0 SQ.F



Type A

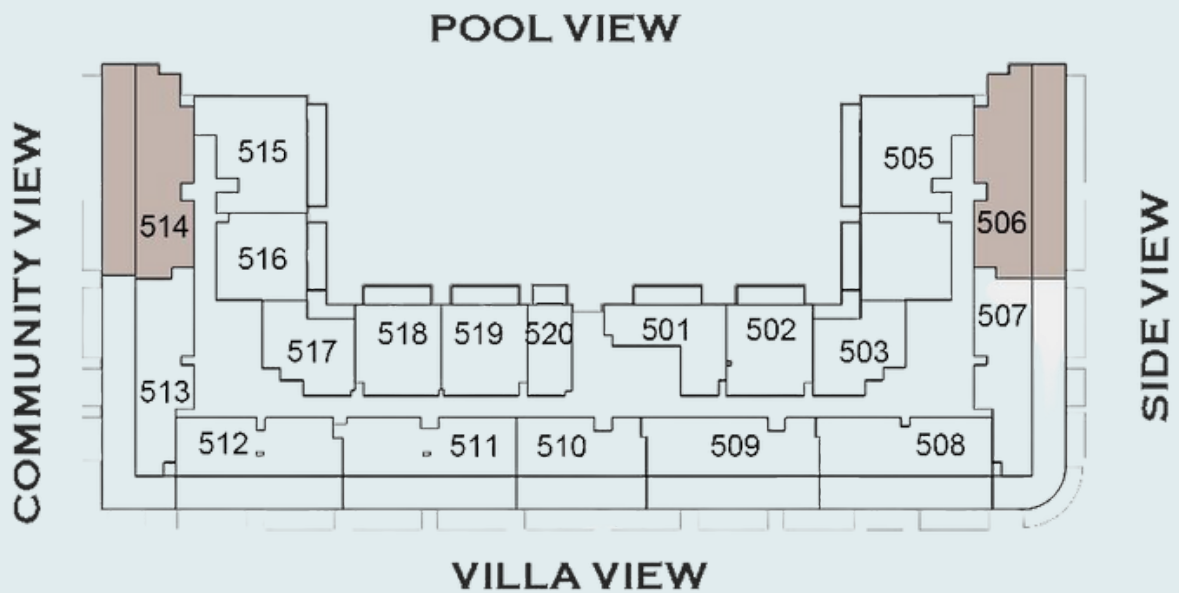
1189 SQ.FT

# 2 Bedroom Apartment Plan

# 2 Bedroom Apartment

Top Floor with Terrace

Type B

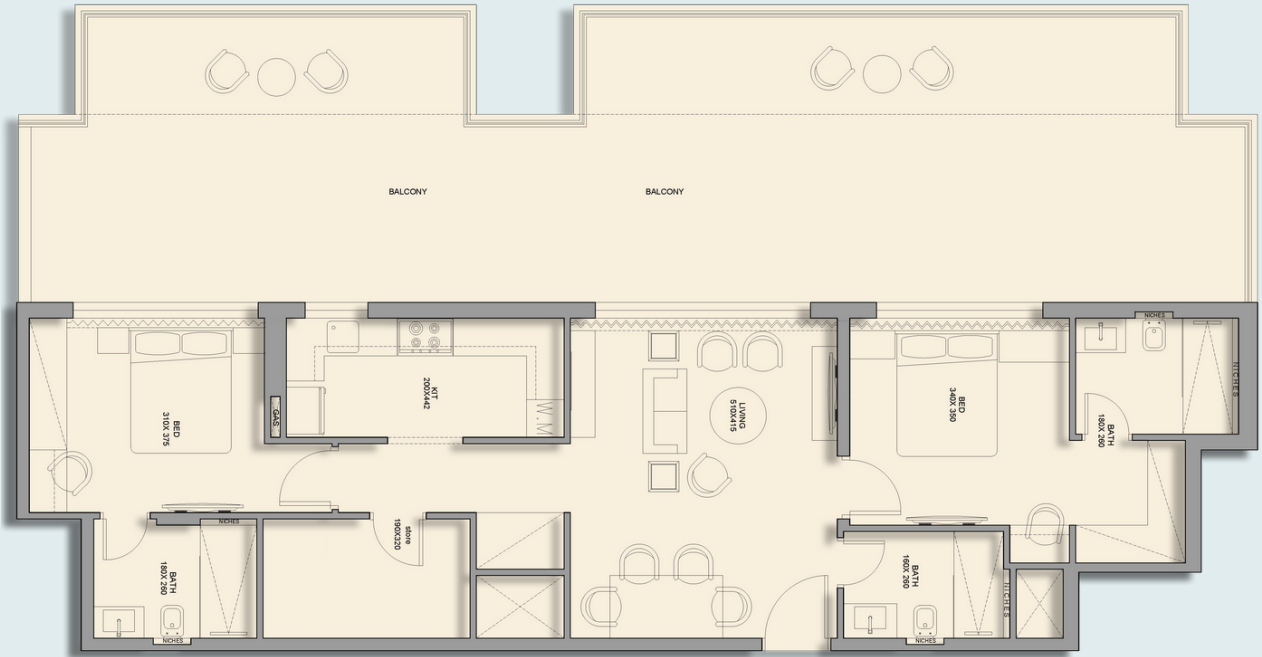


## 5TH FLOOR LAYOUT

**SUITE AREA:** 93.27 SQ.M / 1003.95 SQ.F

**BALCONY AREA:** 59.08 SQ.M / 635.93 SQ.F

**TOTAL AREA:** 152.35 SQ.M / 1639.88 SQ.F



Type B

1639.88 SQ.FT

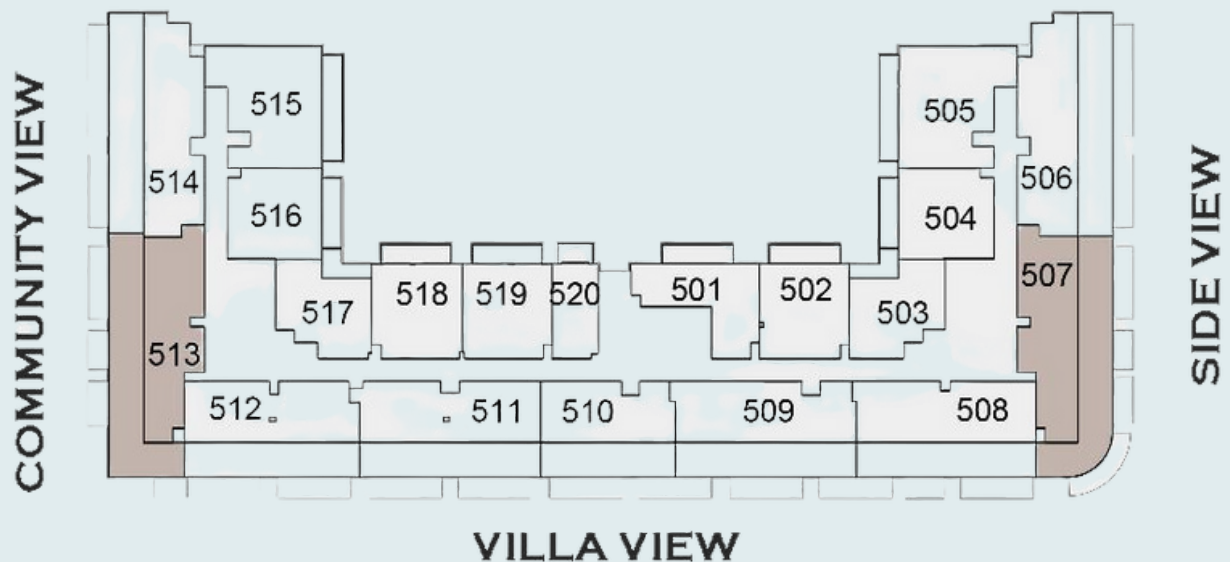
# 2 Bedroom Apartment Plan



# 2 Bedroom Apartment

Top Floor with Terrace and Utility Room

Type C

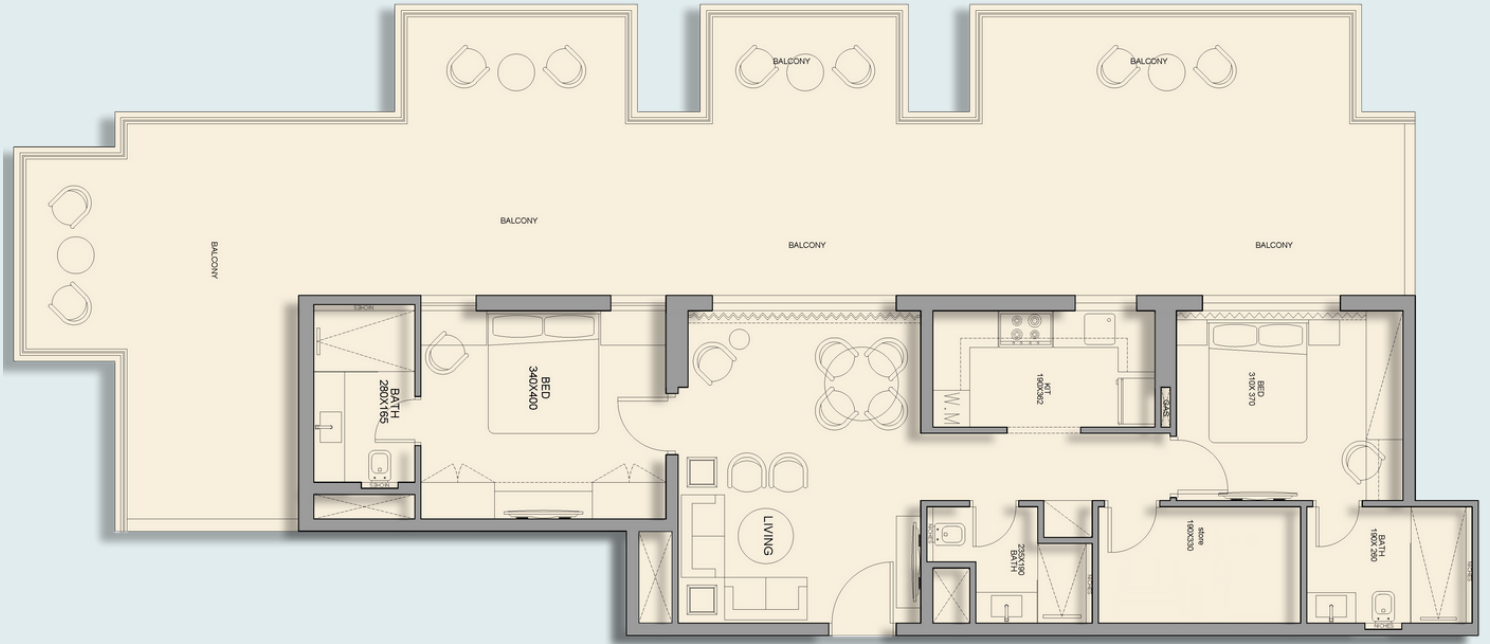


## 5TH FLOOR LAYOUT

**SUITE AREA:** 93.27 SQ.M / 1003.95 SQ.F

**BALCONY AREA:** 59.08 SQ.M / 635.93 SQ.F

**TOTAL AREA:** 152.35 SQ.M / 1639.88 SQ.F



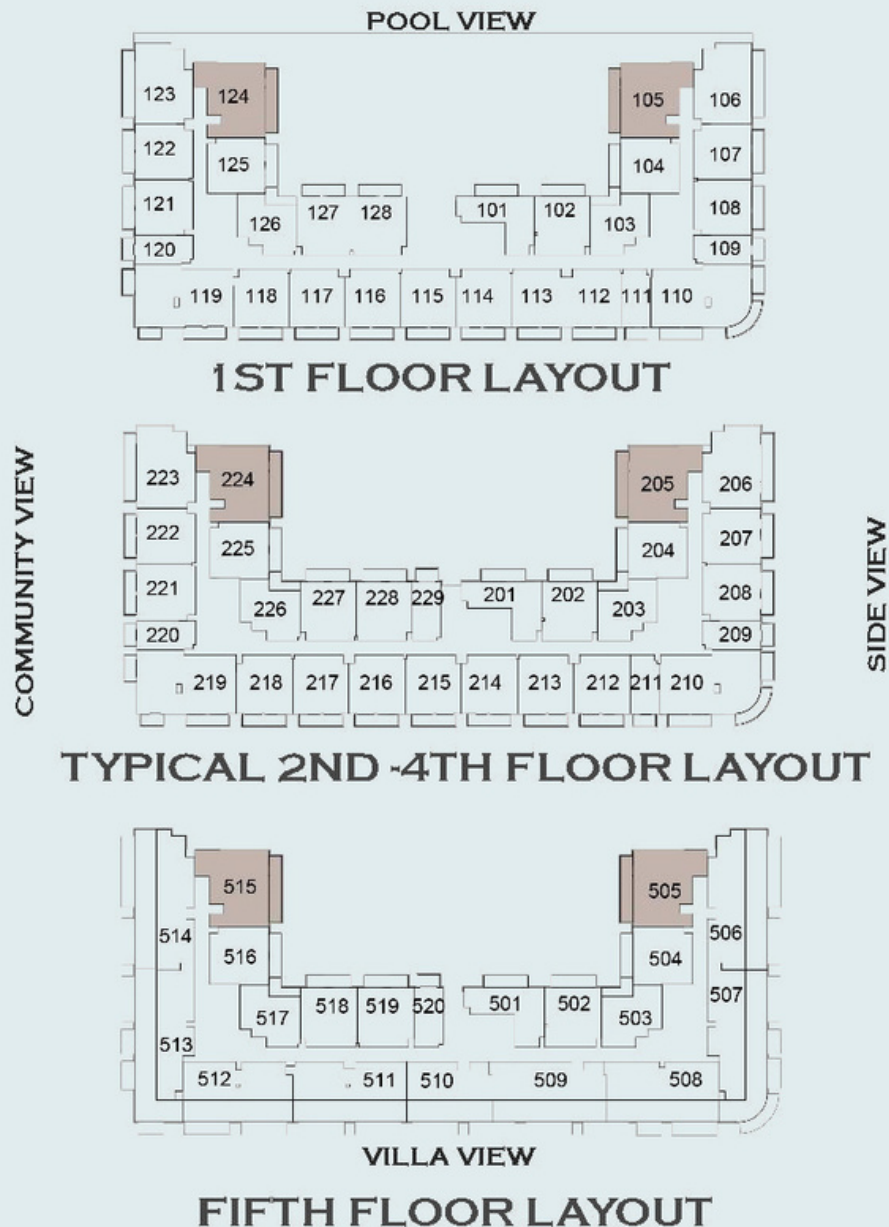
Type C

1639.88 SQ.FT

# 2 Bedroom Apartment Plan

# 3 Bedroom Apartment

Type A



**SUITE AREA:** 93.87 SQ.M / 1010.41 SQ.F

**BALCONY AREA:** 15.91 SQ.M / 171.25 SQ.F

**TOTAL AREA:** 109.78 SQ.M / 1181.66 SQ.F



Type A

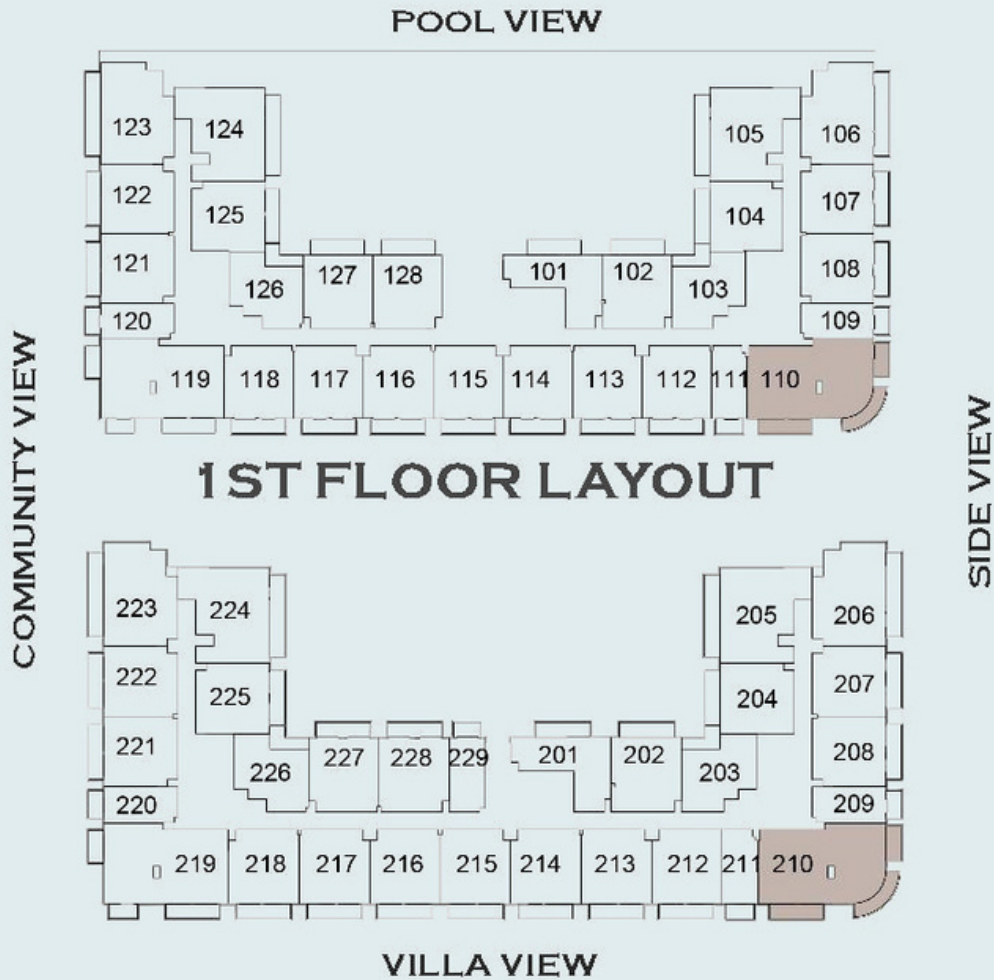
1,181 SQ.FT

# 3 Bedroom Apartment Plan

# 3 Bedroom Apartment

Plus Utility Room

Type B



**SUITE AREA:** 120.02 SQ.M / 1291.88 SQ.F

**BALCONY AREA:** 27.02 SQ.M / 290.84 SQ.F

**TOTAL AREA:** 147.04 SQ.M / 1582.73 SQ.F



Type B

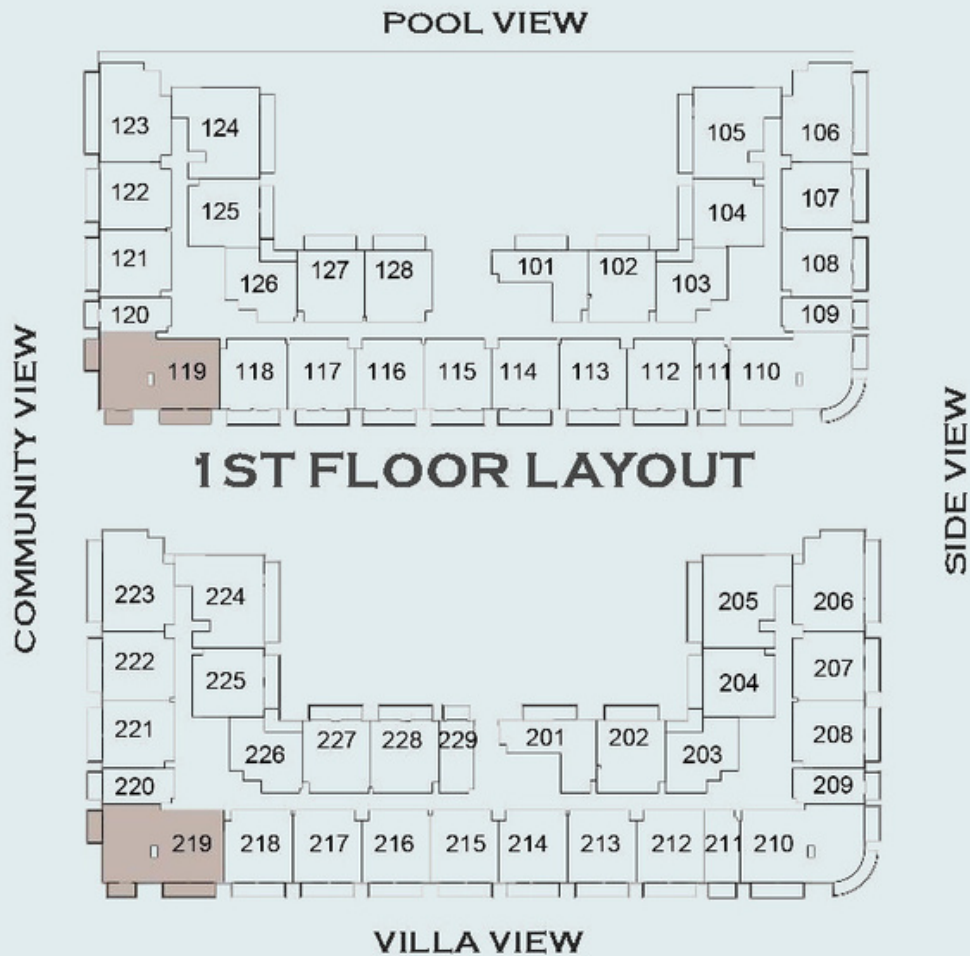
1,582 SQ.FT

# 3 Bedroom Apartment Plan

# 3 Bedroom Apartment

Plus Utility Room

Type C



**SUITE AREA:** 120.27 SQ.M / 1294.58 SQ.F

**BALCONY AREA:** 21.20 SQ.M / 228.19 SQ.F

**TOTAL AREA:** 141.47 SQ.M / 1522.77 SQ.F



Type C

1,522 SQ.FT

# 3 Bedroom Apartment Plan



# LIVE AND PAY

Flexible post-handover payment plans to ensure convenience in meeting your financial needs.

20% AT BOOKING

20% AT HANDOVER

60% OVER 3 YEARS POST HANDOVER

Escrow Account Available

- 4% DLD Registration charges (Oqood) to be paid at the time of Booking
- Project Completion (Hand Over) in Dec 2024

# Escrow Account Details

**Account Name:** Vision Avenue Homes FZE - Emerald Vision Tower

Account Number: 3718471886501

IBAN: AE240340003718471886501

Swift Code: MEBLAEAD

# Project Design and supplied By Casa Mia

## *Main Brands*

 **GEBERIT**

• **CÆSAR** •  
CERAMICS USA

**LAMINAM**  
SUPERIOR NATURAL SURFACES

## **With More Featured Italian Brands**

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Vision Avenue Homes

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