



Live Beyond Luxury

A Superb Placement

Aum 99 Residences brings you a life that is full of opulence and extravagance. Superbly placed in the best area of Dubai near the famous Dubai Land, this amazing residential project is near every important place, including educational institutes, shopping malls, entertainment spaces and parks.





Closer to Everywhere

This exceptional residential project offers unparalleled proximity to Dubai's key landmarks, including Dubai World Central Airport, Port of Jebel Ali, Emirates Hills, Dubai Marina, and Dubai International Airport. Its prime location ensures convenient access to these major destinations, enhancing the ease of travel and connectivity for residents.

DUBAI WORLD
CENTRAL AIRPORT

JEBEL ALI PORT

EMIRATES
HILLS

DUBAI MARINA

PALM JUMEIRAH

MALL OF
EMIRATES

THE WORLD

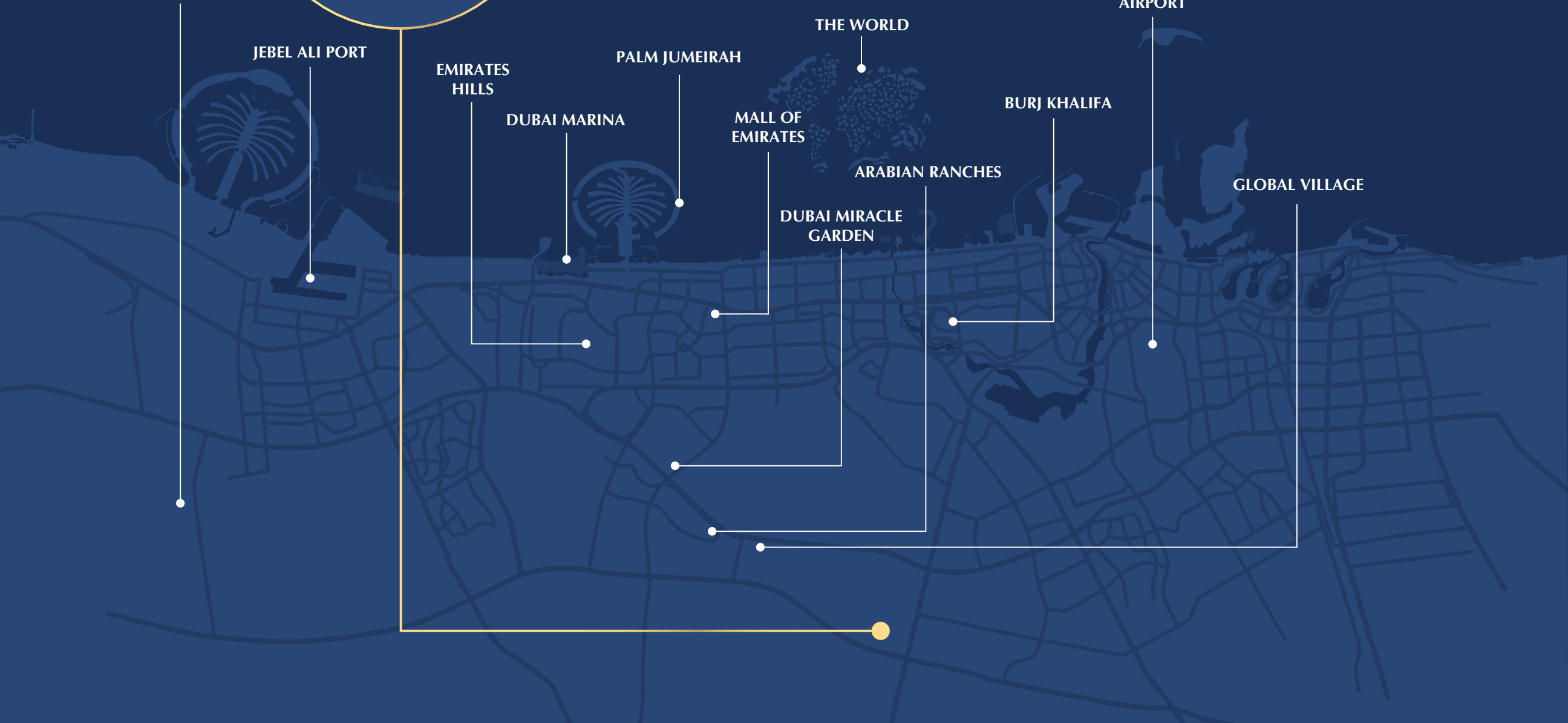
ARABIAN RANCHES

DUBAI MIRACLE
GARDEN

BURJ KHALIFA

DUBAI INTERNATIONAL
AIRPORT

GLOBAL VILLAGE





Minutes Away from **Landmark** *Destinations*



DOWNTOWN
DUBAI

20

MINUTES



DUBAI
INTERNATIONAL
AIRPORT

20

MINUTES



BURJ
AL ARAB

30

MINUTES



PALM
JUMEIRAH

30

MINUTES

Positioned for access, the address places you just minutes from Downtown Dubai, Dubai International Airport, Burj Al Arab and Palm Jumeirah. Every direction leads to a destination recognised worldwide.



Crafted for Excellence



This exceptional eleven-floor residential retreat comprises two basements, a ground floor. Aum 99 Residences spans from the first to the eleventh (rooftop) floor, offering luxurious studio, one-bedroom, and two-bedroom apartments. The rooftop also features a swimming pool with a pool lounge and a fully-equipped gym. The two basements are exclusively allocated for convenient parking.



ROOF AMENITIES

APARTMENTS

DOUBLE-HEIGHT RECEPTION
AND CAR PARKING

BASEMENT PARKING



Main Features

RECEPTION

LIFT LOBBY

SWIMMING POOL

PARKING

GYM





*An Exclusive
Entrance*



Grand Double-Height Entrance



Experience a grand entrance featuring a striking double-height space with a stylish tiled floor and adorned by world-class fittings. The reception area welcomes with contemporary elegance, setting a tone of distinction and sophistication from the moment you arrive.



Magnificently Designed Lift Lobby



The lift lobby delivers a direct and efficient experience. High-class lifts offer speed and comfort, providing smooth access to every level with minimal wait time.



Smart Covered Parking



Covered smart parking on the ground and two basement floors ensures hassle-free access with secure entry and intelligent allocation.



Amenities Under The Clouds





Swim Under The Clouds



The rooftop pool and pool lounge offer a soothing dip and a place to relax and sunbathe, refreshing you right under the clouds.



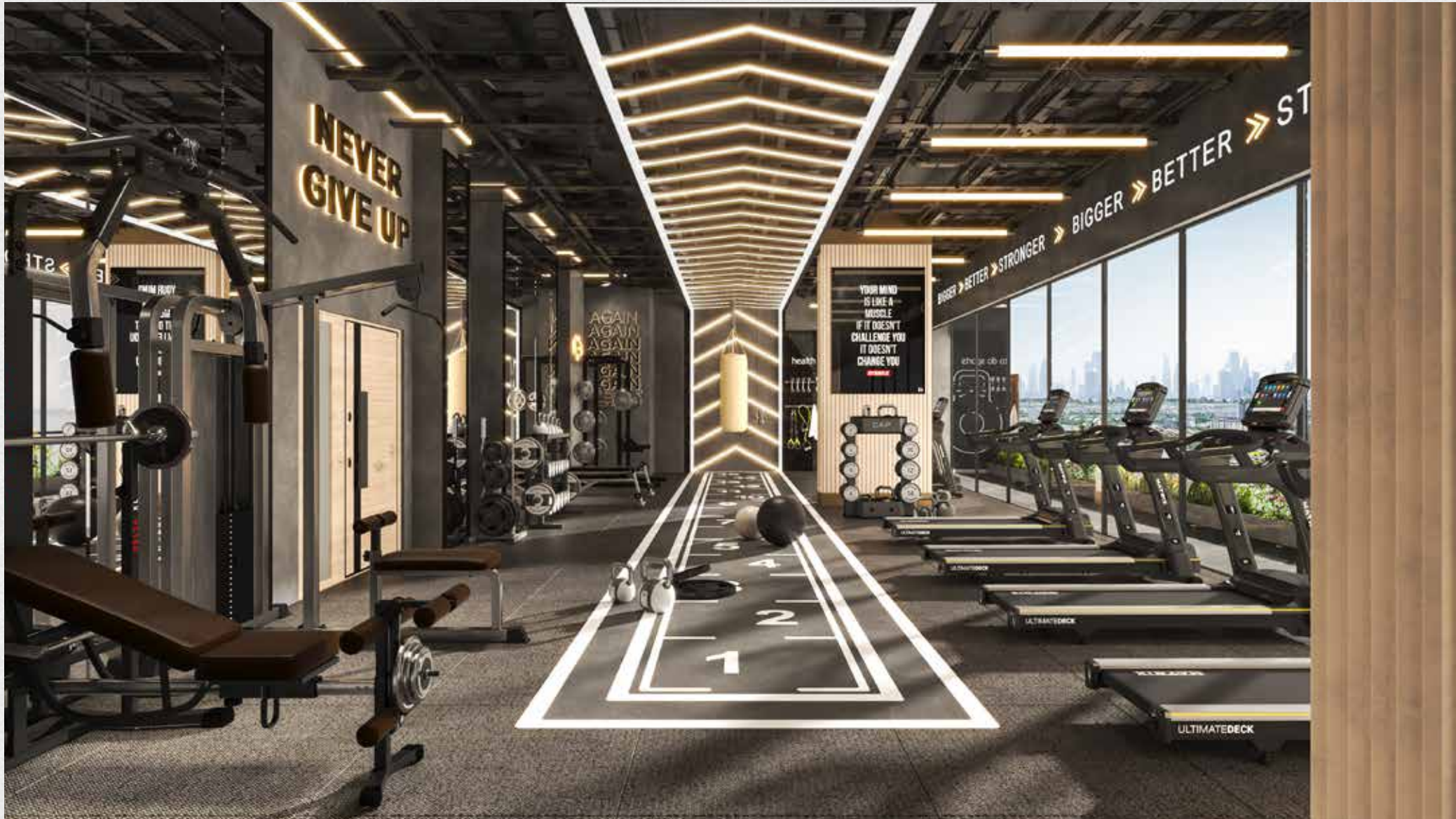
A Playful Poolside



Our children's swimming pool and lounge offer a vibrant retreat for families, designed with safety and enjoyment in mind. Featuring modern amenities and a relaxed atmosphere, it's the perfect spot for little ones to splash and play.



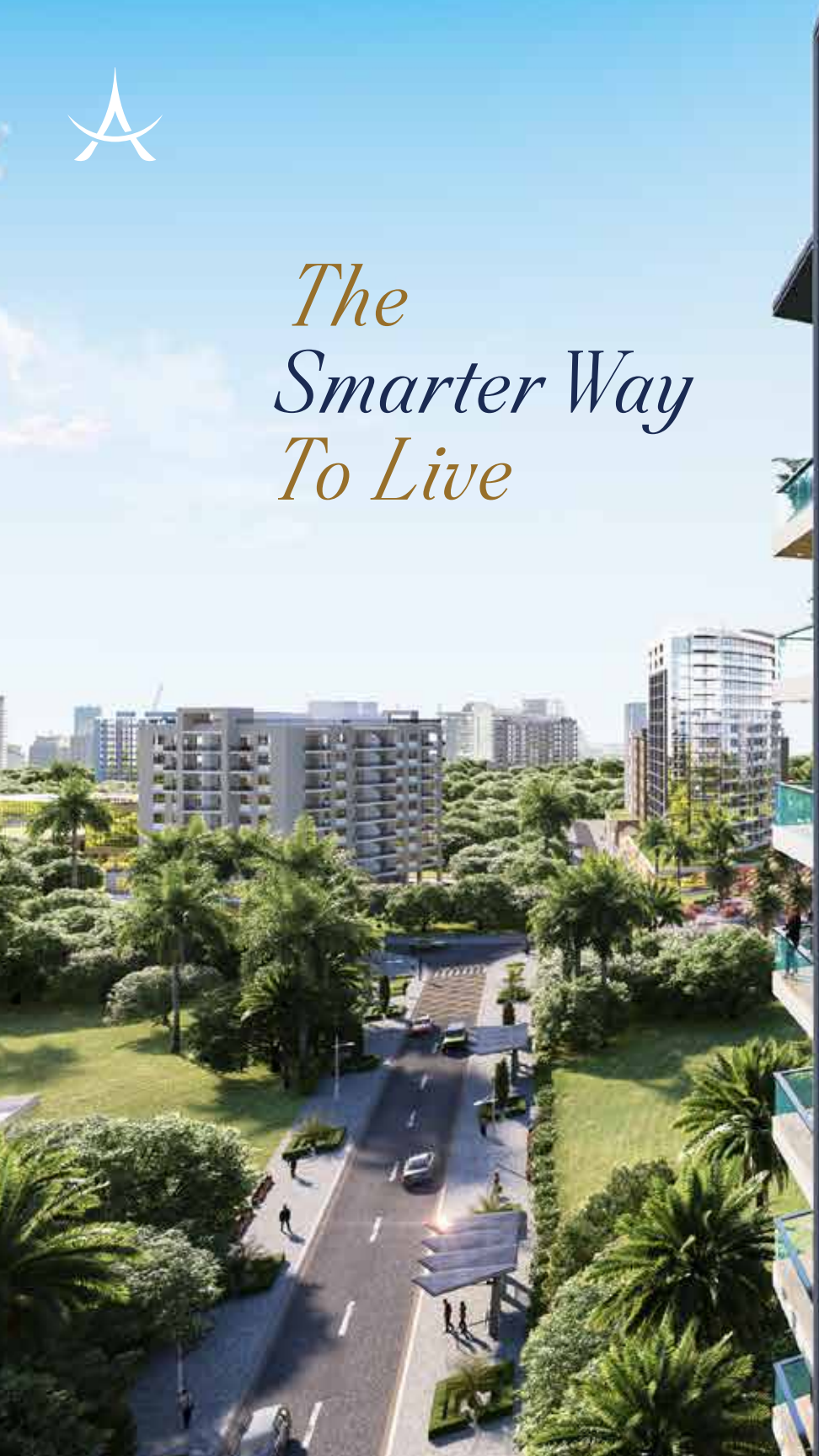
Where Fitness Meets Urban Edge



The generous gym with a glass view is superbly placed on the rooftop.
It features ultra-modern exercise equipment for you to get fit to live a long and healthy life.



*The
Smarter Way
To Live*





Studio

Apartment





Bedroom Designed for Opulence

The bedroom area delivers clarity in compact living.
Framed to provide comfort and privacy.

Daily Freshness Spot

The stylish bathroom supports daily routines without compromise, using space with focus and intent.





A Contemporary Kitchen



The kitchen of the studio apartment reflects modern-day living with clean lines and durable finishes. High-grade fittings and fixtures support practical use while maintaining a strong, refined visual identity.



Studio *Apartment*

BEDROOM
—
BATHROOM
—
KITCHEN



*All
You Need,
Just Steps Away!*



1-Bed

Apartment





For Refined Freshness

The stylish bathroom of your apartment symbolises refinement and redefines magnificence. Immerse yourself in sheer luxury within your own space.



Where Calm Takes Hold

The bedroom presents a measured calm, with restrained design choices, intentional spacing that encourages rest, clarity of thought and deep privacy.



Crafted For Daily Life



The living room supports both quiet moments and active use.
The space is ideal to watch TV or to spend the best times with family and friends.



Your Culinary Retreat



Partake in the experience of cooking in the modern-day kitchen outfitted with top-class fittings. This open and exquisite kitchen will make cooking more pleasant.

ENT ►



I-Bed *Apartment*

BEDROOM
—
BATHROOM
—
LIVING ROOM
—
KITCHEN



*Live
The Life
You Deserve*



2-Bed

Apartment





A Serene Sleep Space

The bedroom uses low lighting, it is where each element is selected to minimise noise, clear the mind and support uninterrupted sleep.

Fashionable Bathroom

The well-designed bathroom is embellished with top-of-the-line fixtures and fittings, articulated to perfection for maximum comfort and luxury.





A Room for All



The living room defines daily interaction through resilient materials, strategic seating and adaptive lighting, presenting a central zone for work dialogue, leisure and efficient hosting.



The Heart of Your Home



The kitchen offers durable worktops, concealed storage and defined zones that support meal preparation, solo routines and quiet efficiency.



◀ ENT

2-Bed Apartment

- BEDROOMS
- BATHROOMS
- LIVING ROOM
- KITCHEN



*Luxury
is Now
a Lifestyle*

DEVELOPED BY:



SALES & MARKETING PARTNER:



Address: Office Number-07, Ground Floor, Business Bay, Dubai, UAE.

Disclaimer: All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status as per final designs of the project, regulatory approvals and planning permissions.