AVION

RESIDENCE

DUBAI SOUTH

SKY VIEW
DEVELOPMENT

RERA PROJECT REGISTRATION NUMBER: 3653 | DEVELOPER REGISTRATION NUMBER: 2142

Redefining Luxury Living

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Why Dubai South?

Dubai South is a next-generation urban masterplan spanning 145 square kilometers, crafted to embody the vision of a self-sustaining, smart city that offers a dynamic blend of lifestyle, business, and innovation. Strategically located near Al Maktoum International Airport and the Expo 2020 site, this landmark development is set to become the beating heart of Dubai's economic and residential expansion.

Why Avion Residence?

Avion is a luxury family-focused development in Dubai South, offering spacious layouts, top-quality materials, and standout amenities like a rooftop artificial beach, infinity pool, and a high-end gym. Its unmatched features ensure a stronger return on investment compared to surrounding projects.

Why Sky View?

Established in 2006, Sky View is a trusted Dubai-based real estate group with 19 years of experience. Known for exceptional customer service and a strong market presence, Sky View continues to deliver premium developments with long-term value.

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Experience the Comfort

Step into a world where luxury and comfort seamlessly blend to create an unparalleled living experience. Our meticulously designed luxury apartments are more than just a place to live—they are a sanctuary where every detail is crafted to elevate your lifestyle.

From spacious, elegantly designed interiors to world-class amenities, every element is tailored for your ultimate comfort. Whether you're unwinding after a long day or entertaining in style, you'll find every moment at home a true indulgence.

Discover a place where comfort meets sophistication. Experience the height of luxury living today.

Main Lobby

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Techno Gym

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The Perfect Family Heaven

At Avion Residence, we believe that home is where families grow and memories are made. Designed with the modern family in mind, this luxurious development features spacious residences that seamlessly blend style, comfort, and functionality. With state-of-the-art smart home technology, expansive living areas, and breathtaking views, Avion Residence provides an ideal space for families to thrive in a truly elevated environment.

Located in the heart of Dubai, Avion Residence offers unmatched convenience with easy access to top schools, parks, and a range of family-friendly amenities. Whether you're enjoying the serene surroundings or exploring the city's vibrant culture, Avion Residence ensures that your family enjoys both peace of mind and the excitement of urban living. Discover the ultimate family sanctuary, where every moment is cherished and every need is met.

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Rooftop Botanical Garden

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Prime Location

10 MINUTES*
Drive to District 2020: the future vision of Expo 2020 Dubai

15 MINUTES*
Drive to Al Maktoum International Airport

25 MINUTES'
Drive to Dubai Marina

45 MINUTES*
Drive to Downtown Dubai

50 MINUTES*
Yas Island, Disneyland

60 MINUTES*
Drive to Abu Dhabi

Timing based on non-peak traffic conditions*

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Building Amenities

- Rooftop Beach
- Infinity Pool
- Kids' Pool
- Kids' Play Area
- Jogging Track
- Techno Gym
- Yoga Area
- CrossFit Zone
- Walkway
- Floating Lounge
- Rooftop Botanical Garden
- Home Automation
- Home Automated Door Lock
- 24-Hour Security

Dubai South Amenities

- Retail Center
- Community Center
- Schools
- Pocket Parks
- 24 Hours Supermarket
- Sports Club House

Infinity Pool
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Modern Open Kitchen

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Spacious Living Room

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Modern Bedroom

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Kids' Bedroom

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Office Space

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Modern Bathroom

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Yoga Room
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Project Details

Property Name:	Avion Residence
Developer:	Sky View Development L.L.C
Location:	Dubai South
Features:	World-class Amenities, Spacious Living
Unit Types:	1.5, 2 & 2.5 Bedroom Apartments
Total Residential Floors:	6
Total Number of Units:	66 Premium Apartments
Payment Plan:	50/50
Handover:	Q2, 2027
Starting Price:	AED 895K

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PLAY
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Kids' Play Area
PLAY
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Entertainment
Lounge
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UNIT DETAILS

APARTMENTS	66 UNITS	AREA IN SQ.FT		STARTING PRICE
		Min	Max	
1.5 Bedroom	30	824 Sq.ft.	894 Sq.ft.	AED 895K
2 Bedroom	12	1189 Sq.ft.	1202 Sq.ft.	AED 1,282M
2.5 Bedroom	24	1194 Sq.ft.	1217 Sq.ft.	AED 1,365M

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PAYMENT PLAN

A SPECIAL RELEASE FOR THE LAUNCH

5%
DOWN-PAYMENT
On Booking

5%
ON SIGNING SPA
(Within 60 Days)

10%
1ST INSTALMENT
September 2025

10%
2ND INSTALMENT
February 2026

10%
3RD INSTALMENT
July 2026

10%
4TH INSTALMENT
December 2026

50%
ON COMPLETION

Floor Plans

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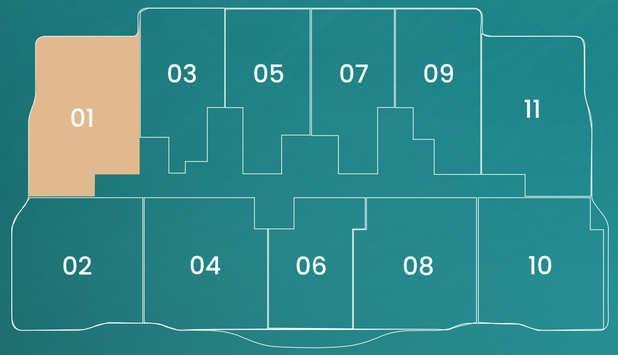
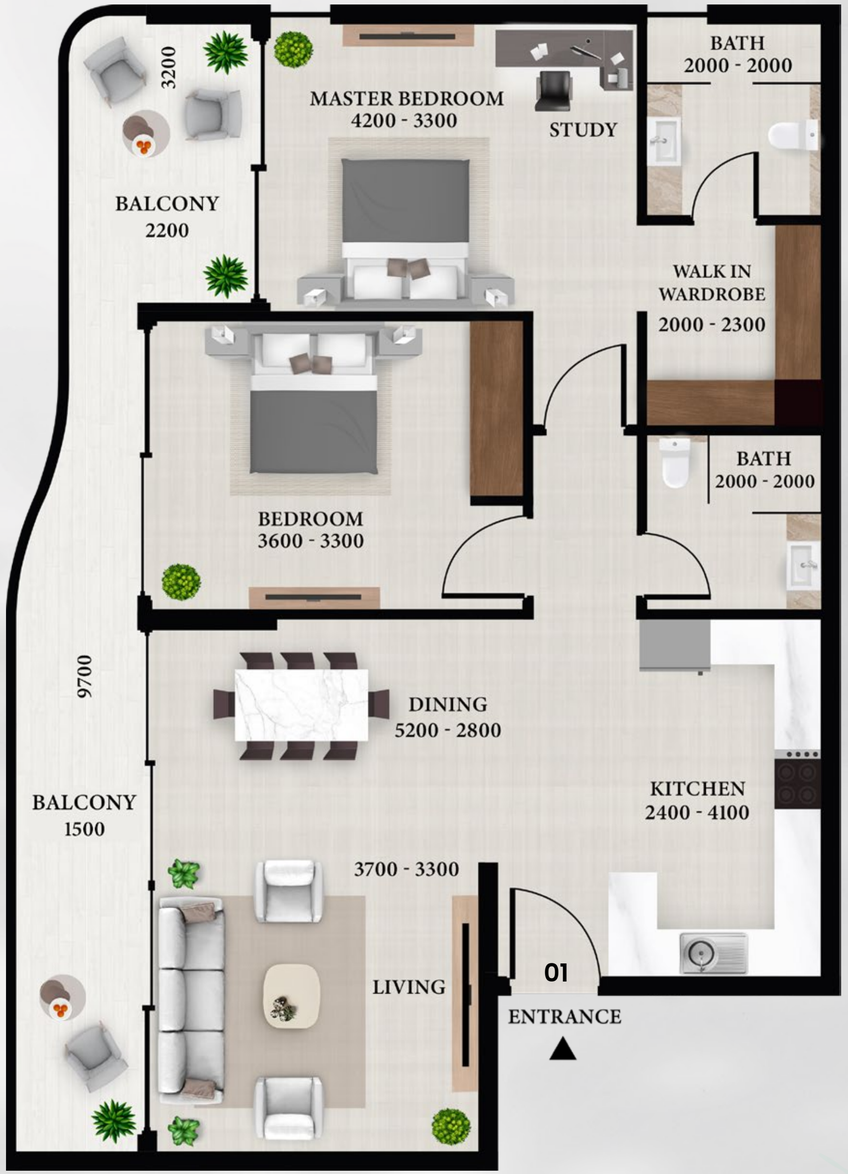
APARTMENT PLANS

2 BHK – TYPE A

Unit Area	962.40 sq ft.
Balcony Area	224.64 sq ft.
Total	**1187.04 sq.ft.**

FLOOR PLATE (1ST TO 6TH FLOOR)





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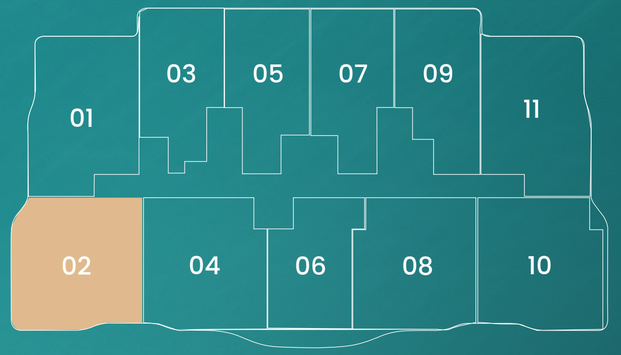
APARTMENT PLANS

2.5 BHK – TYPE A

Unit Area	1018.91 sq ft.
Balcony Area	182.87 sq ft.
Total	**1201.78 sq.ft.**

FLOOR PLATE (1ST - 3RD - 5TH FLOOR)



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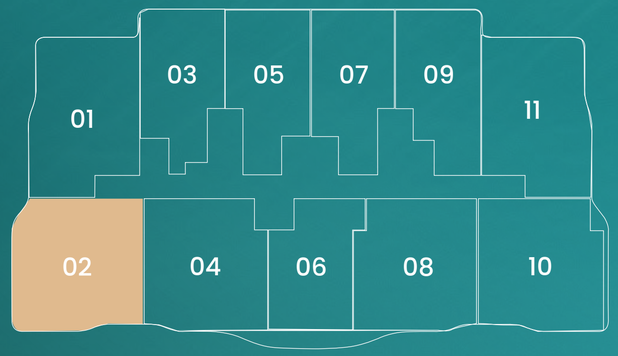
APARTMENT PLANS

2.5 BHK – TYPE A1

Unit Area	1018.80 sq ft.
Balcony Area	197.73 sq ft.
Total	**1216.53 sq.ft.**

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



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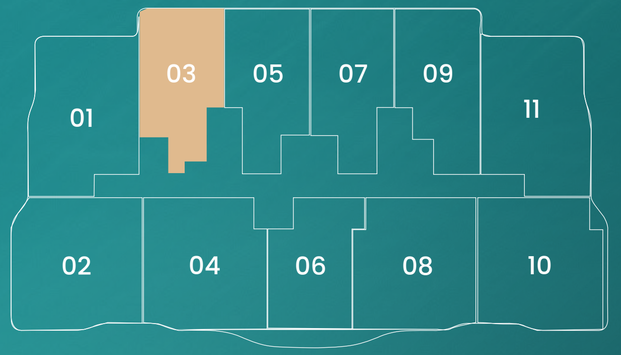
APARTMENT PLANS

1.5 BHK - TYPE A

Unit Area	746.48 sq ft.
Balcony Area	139.50 sq ft.
Total	**885.98 sq.ft.**

FLOOR PLATE (1ST TO 6TH FLOOR)



SKY VIEW
DEVELOPMENT

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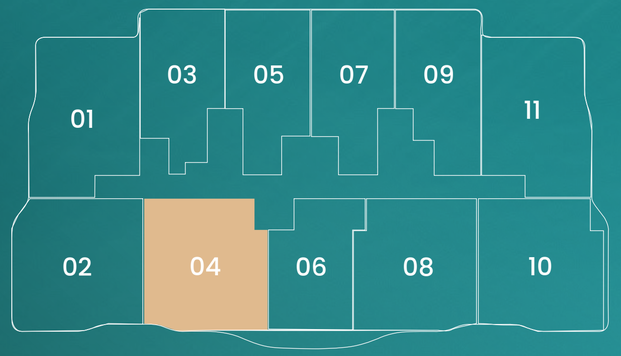
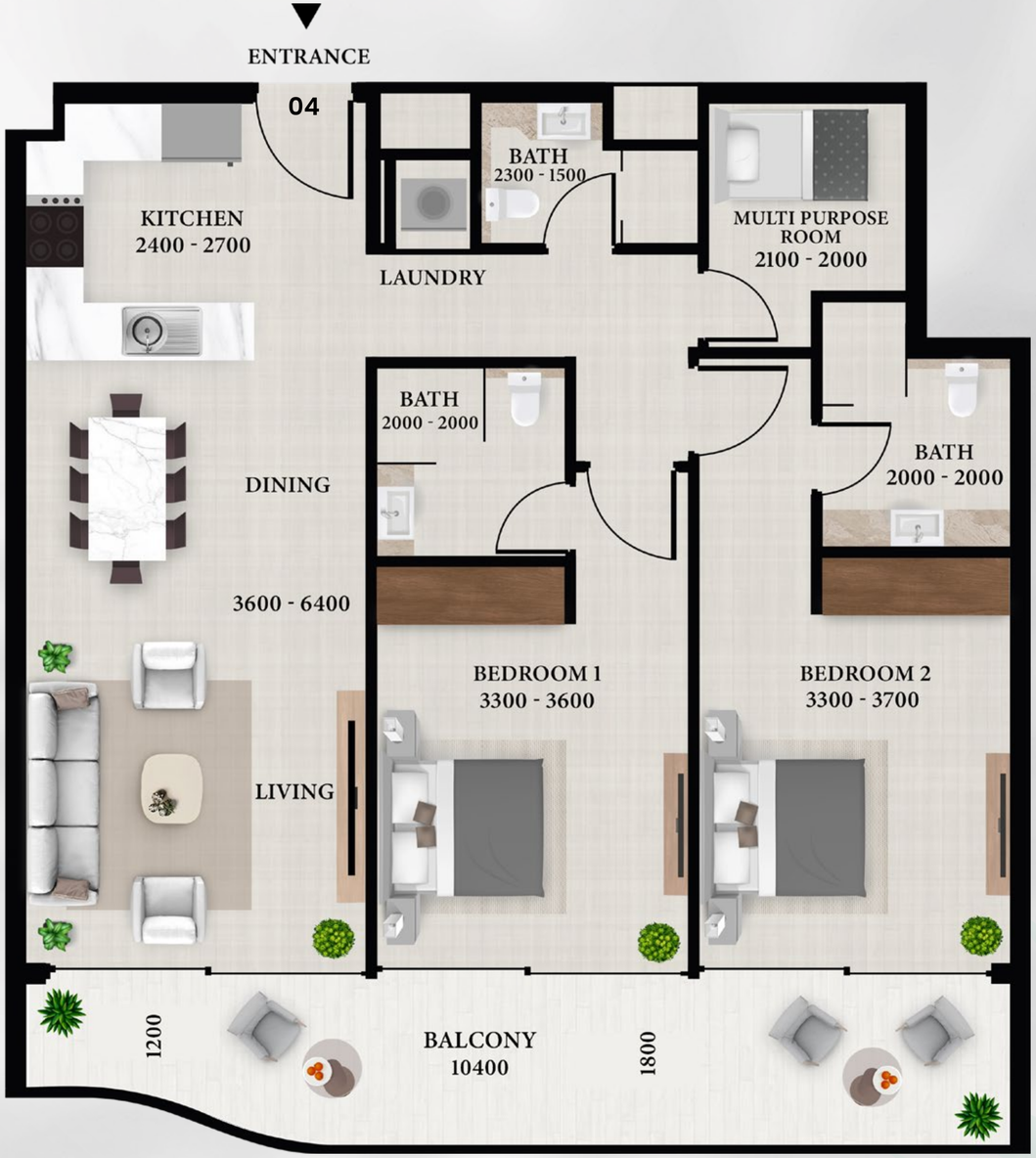
APARTMENT PLANS

2.5 BHK – TYPE B

Unit Area	1010.62 sq ft.
Balcony Area	197.95 sq ft.
Total	**1208.57 sq.ft.**

FLOOR PLATE (1ST - 3RD - 5TH FLOOR)





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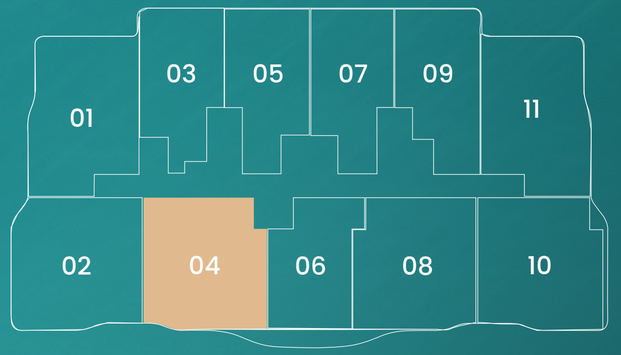
APARTMENT PLANS

2.5 BHK – TYPE B1

Unit Area	1010.62 sq ft.
Balcony Area	183.09 sq ft.
Total	**1193.71 sq.ft.**

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



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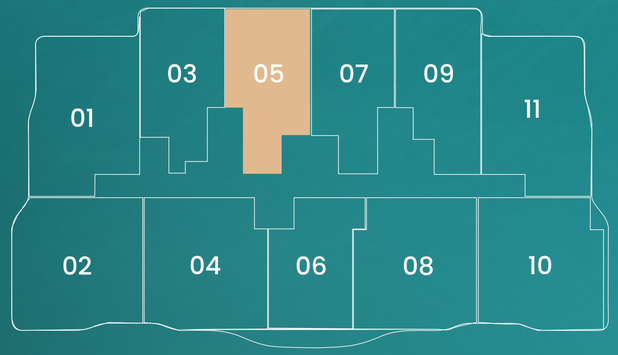
APARTMENT PLANS

1.5 BHK - TYPE B

Unit Area	742.17 sq ft.
Balcony Area	143.37 sq ft.
Total	**885.54 sq.ft.**

FLOOR PLATE (1ST TO 6TH FLOOR)



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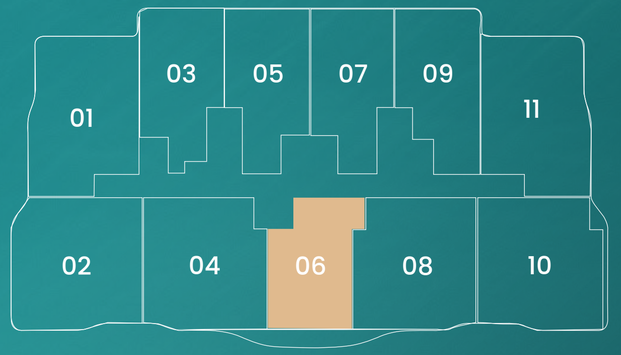
APARTMENT PLANS

1.5 BHK - TYPE C

Unit Area	684.15 sq ft.
Balcony Area	139.50 sq ft.
Total	**823.65 sq.ft.**

FLOOR PLATE (1ST TO 6TH FLOOR)



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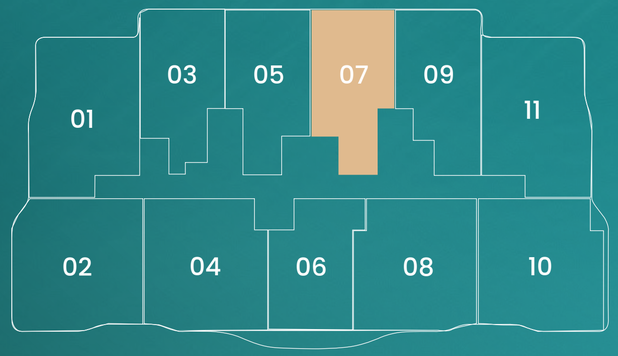
APARTMENT PLANS

1.5 BHK – TYPE B

Unit Area	742.17 sq ft.
Balcony Area	143.37 sq ft.
Total	**885.54 sq.ft.**

FLOOR PLATE (1ST TO 6TH FLOOR)



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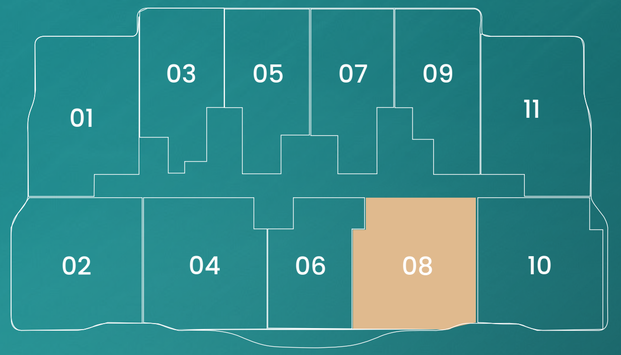
2.5 BHK – TYPE A1

Unit Area	1010.62 sq ft.
Balcony Area	197.94 sq ft.
Total	**1208.56 sq.ft.**

FLOOR PLATE (1ST - 3RD - 5TH FLOOR)



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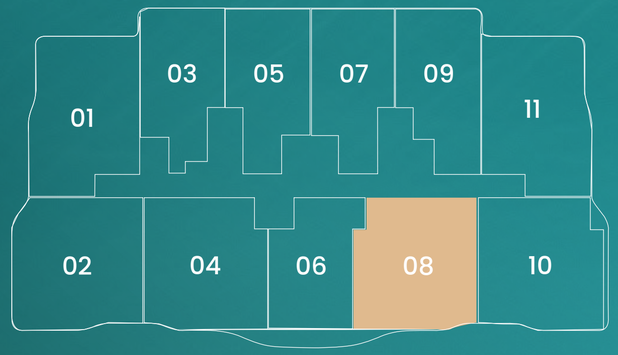
2.5 BHK – TYPE A

Unit Area	1010.62 sq ft.
Balcony Area	183.09 sq ft.
Total	**1193.71 sq.ft.**

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



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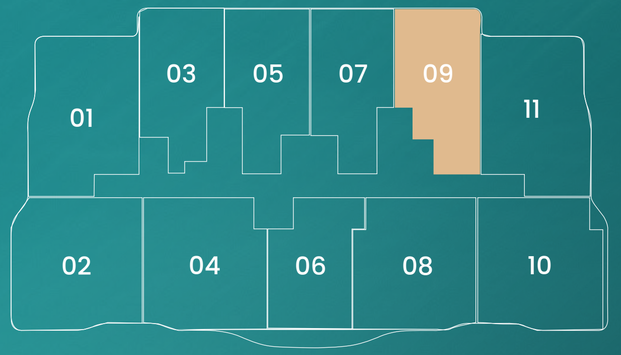
1.5 BHK – TYPE A1

Unit Area	753.69 sq ft.
Balcony Area	139.50 sq ft.
Total	**893.19 sq.ft.**

FLOOR PLATE (1ST TO 6TH FLOOR)



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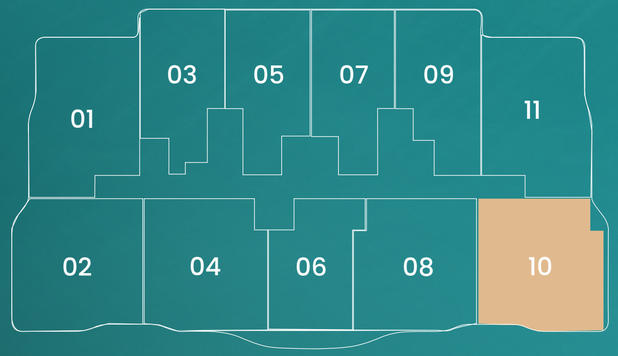
2.5 BHK – TYPE A

Unit Area	1018.80 sq ft.
Balcony Area	182.87 sq ft.
Total	**1201.67 sq.ft.**

FLOOR PLATE (1ST - 3RD - 5TH FLOOR)



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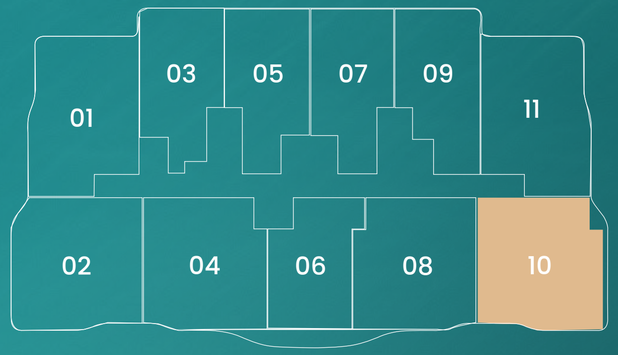
2.5 BHK – TYPE B

Unit Area	1018.91 sq ft.
Balcony Area	197.73 sq ft.
Total	**1216.64 sq.ft.**

FLOOR PLATE (2ND - 4TH - 6TH FLOOR)



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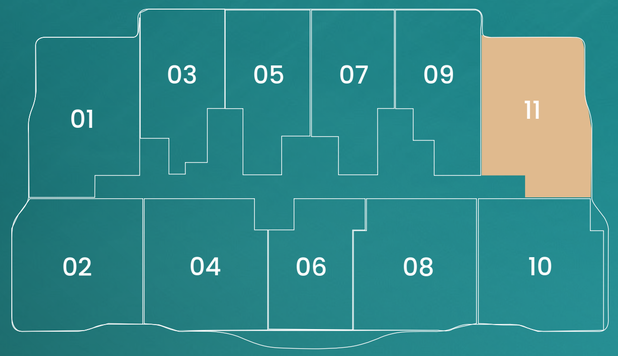
2 BHK – TYPE B

Unit Area	964.01 sq ft.
Balcony Area	224.75 sq ft.
Total	**1188.76 sq.ft.**

FLOOR PLATE (1ST TO 6TH FLOOR)



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MULTI PURPOSE ROOM OPTIONS

OFFICE SPACE

KIDS ROOM

YOGA ROOM

SKY VIEW DEVELOPMENT

Floor Plate

(1ST - 3RD - 5TH FLOOR)

Community View

Street View

Community View

Avenue View

SKY VIEW DEVELOPMENT

Floor Plate

(2ND - 4TH - 6TH FLOOR)

Community View

Street View

Community View

Avenue View

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