

# VEGGA

BY

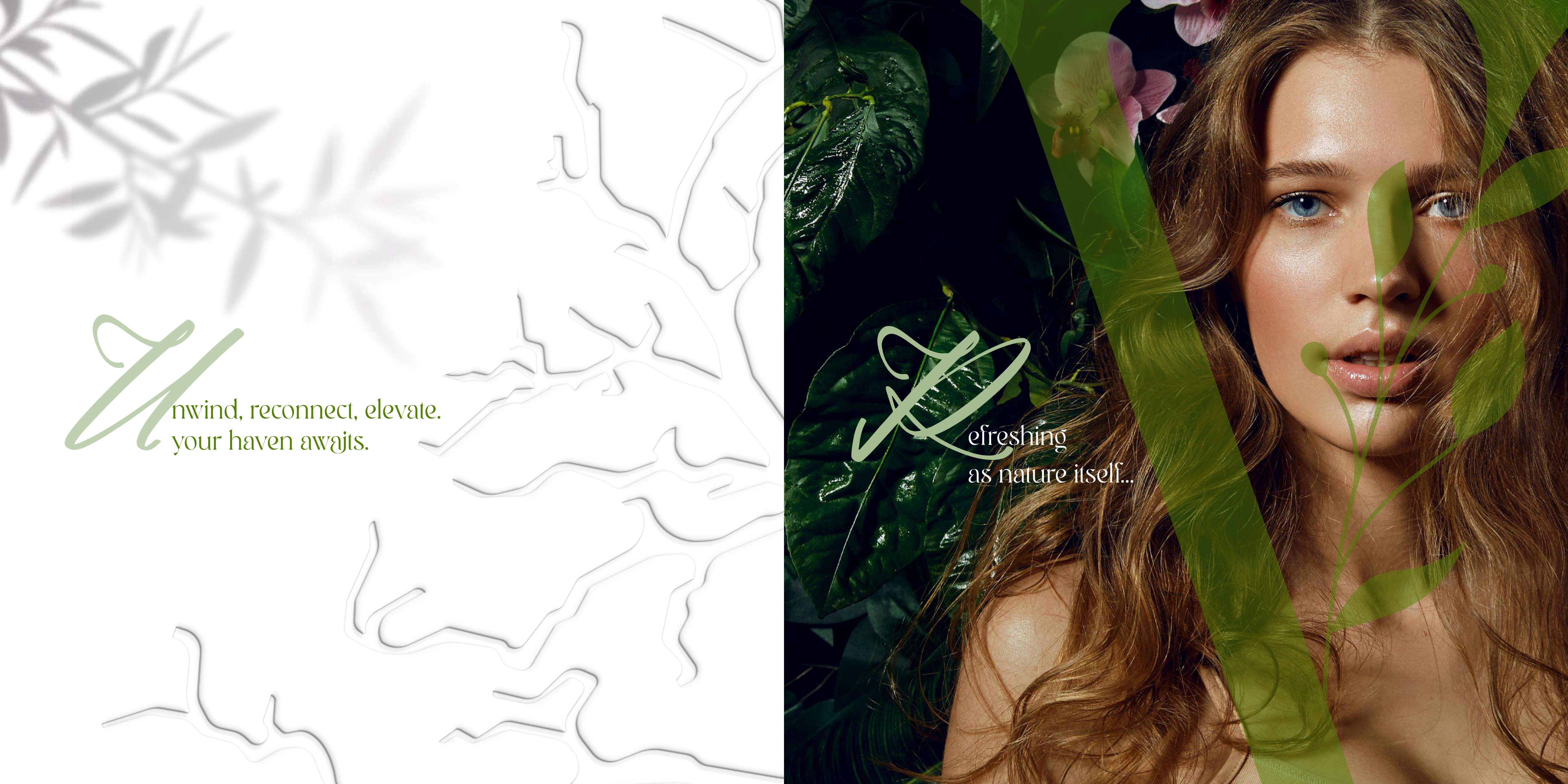
ACUBE  
DEVELOPMENTS



nwind, reconnect, elevate.  
your haven awaits.



efreshing  
as nature itself...





# ACUBE DEVELOPMENTS

Acube Developments is a distinguished real estate development company with a strong presence in Dubai and extensive expertise in creating exceptional residential, commercial, and other projects. Known for our innovative approach, we specialize in delivering tailored construction and development solutions that exceed expectations.

At Acube Developments, we pride ourselves on being a trusted partner for investors and homebuyers, ensuring the seamless execution and success of every project, from inception to completion. Rooted in values of loyalty, trust, and excellence, we have established ourselves as a prominent name in Dubai's real estate development sector. Our diverse portfolio features some of the region's most sought-after properties, redefining the standards of modern living and investment.

# LIVE ON A STAR



# VEGA

Vega draws its name from the brightest star in the northern constellation of Lyra. Rising as a G+3P+18F residential building, Vega stands tall in the vibrant district of Dubai Sports City, renowned for its energetic lifestyle and modern amenities.

As our third thriving project, Vega offers a stunning selection of luxury studio, one-, two-, and three-bedroom apartments, each thoughtfully designed to blend comfort, style & functionality. Inspired by the soothing essence of nature, Vega incorporates carefully chosen elements to bring the outdoors in, creating a rejuvenating living environment.





# Why Invest in Dubai

## Consistent Growth

Dubai's real estate market is demonstrating consistent growth, with the city's all-residential property price index (RPPI) seeing a 20.71% increase in Q1 2024, compared to the same period last year.

## Rental Income Potential

Dubai Sports City offers investors a lucrative opportunity to generate steady ROIs, with average rental yields ranging from 6% to 10%.

## Early Investment

Investing in off-plan properties allows investors to purchase properties at market-competitive pricing and potentially benefit from significant capital appreciation as the project nears completion.

## Golden Visa

Dubai offers a Golden Visa program that provides long-term residency for investors, entrepreneurs, and professionals, making it easier to live, work, and invest in the country.

## Global Business Hub

Dubai is strategically located at the crossroads of Europe, Asia, and Africa, making it a global business hub and attracting foreign direct investment into the country.

## Tax-Free Policy

Dubai offers a tax-free environment for both personal and corporate income, making it an attractive destination for investors.

## Sustainable Development

Dubai's continuous commitment to prioritizing sustainable practices in all aspects of development, including energy, transportation, and waste management, makes it ideal for a means of enjoying attractive returns while contributing to a greener future.

## Dubai 2040 Plan

Dubai's ambitious '2040 Master Plan' is a comprehensive roadmap designed to transform Dubai into a sustainable, vibrant, and inclusive city in various key sectors including, urbanization, mobility, housing, education, and healthcare.

## Cultural Diversity

Dubai's commitment to diversity and inclusion has made it a popular destination for individuals and businesses seeking a global environment.



## Dubai Sport City

Vega is perfectly positioned in Dubai Sports City, a dynamic hub celebrated for its world-class sports facilities, expansive green landscapes, and an impressive array of lifestyle amenities. Residents of Vega can enjoy unparalleled convenience, with proximity to top-tier schools, premium healthcare facilities, and an array of recreational options, including cricket stadiums, golf courses, football arenas, and more. The neighborhood also boasts a rich selection of shopping malls, lush parks, and diverse dining experiences to suit every palate.

With seamless connectivity to Dubai's iconic landmarks—such as the Burj Al Arab, Palm Jumeirah, and Downtown Dubai—along with easy access to major transportation routes, Dubai Sports City offers an unmatched blend of convenience and sophistication, making Vega the perfect home to experience it all.



*New experiences,  
everywhere, every day.*



Experience ultra-sophisticated amenities at Dubai Sports City, surrounded by luxury, etched with convenience. Indulge in world-class shopping experiences, fine dining, and more steps away from your serene retreat.

*P*anoramic views  
breathtaking horizons



Whether you crave the calm of a serene day or the energy of a vibrant evening, Vega's thoughtfully designed amenities offer a seamless balance of nature and luxury, making it a place where you can live, relax, and truly feel at home.



Living with  
nature's touch



Picture yourself in a moment of serene connection, where the soothing touch of nature envelops you. Amid lush greenery, with the gentle rustle of leaves and soft whispers of the forest, experience a place that invites you to unwind, breathe, and find peace. The perfect escape, where life feels both calm and vibrant.



Unveil stunning views, one curtain at a time.



Open your curtains to a breathtaking view of the horizon, a work of nature's art, skillfully brushed with strokes of yellow and gold.



## Within Reach



# 0-5 Minutes

- Dubai International Cricket Stadium
- Dubai Autodrome
- The Els Club
- Jumeirah Village Circle
- Jumeirah Village Triangle
- Arjan
- Motor City
- Production City

# 10-15 Minutes

- Burj Al Arab
- Palm Jumeirah
- Al Barsha
- Dubai Internet City
- Dubai Studio City
- Dubai Investment Park
- Expo 2020
- Al Furjan

# 15-25 Minutes

- Downtown / Burj Khalifa
- Business Bay
- Dubai Marina
- Dubai Investments Park
- Jebel Ali
- Al Maktoum International Airport
- IMG Worlds of Adventure
- Global Village

# Schools

- The Royal Grammar School (8 minutes away)
- Dwight School Dubai (8 minutes away)
- Australian International School (8 minutes away)
- JSS International School (8 mins. Away)
- Gems Metropole School (10 minutes away)
- Sunmarke School (10 minutes away)
- Gems Founders School (12 minutes away)
- King's School Al Barsha (11 minutes away)

# Hospitals

- HMC Medical Center (9 minutes away)
- Medcare Medical Center (9 minutes away)
- Emirates Hospital Day Surgery (10 minutes away)
- Saudi German Hospital (11 minutes away)
- Mediclinic Parkview Hospital (11 minutes away)
- American Hospital (13 minutes away)
- NMC Royal Hospital (14 minutes away)

# Malls

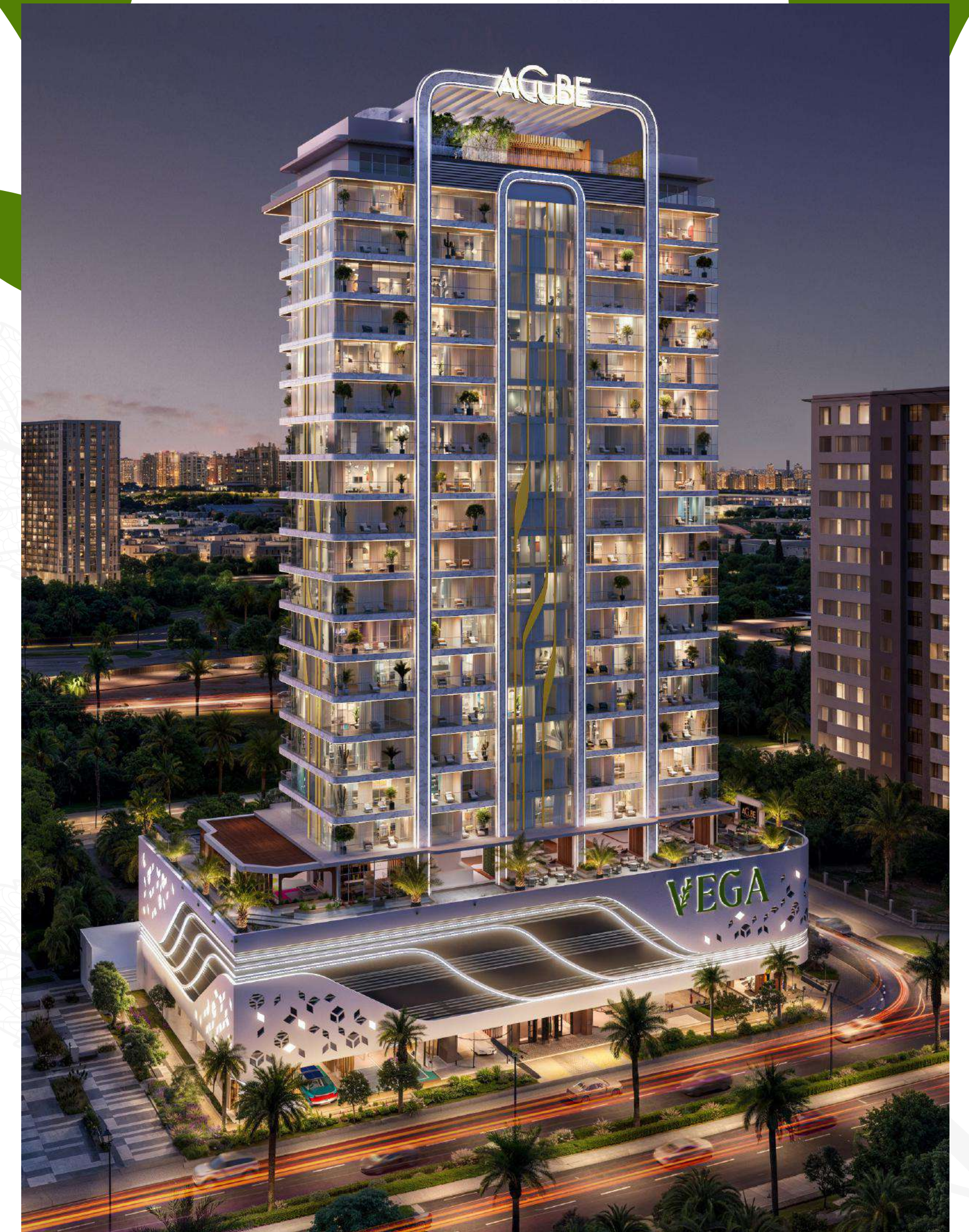
- City Centre Meaisem (3 minutes Away)
- Dubai Hills Mall (13 minutes Away)
- Circle Mall JVC (14 minutes Away)
- Dubai Marina Mall (15 minutes Away)
- Ibn Battuta (16 minutes Away)
- Al Barsha Mall (16 minutes Away)
- Mall of the Emirates (20 minutes Away)
- Dubai Mall (25 minutes Away)



our gateway to  
anywhere in Dubai



Savor life's  
quiet moments



# 35+

## Amenities

## Amenities



Modern  
Lobby



CrossFit  
Area



Jogging  
Track



Net  
Cricket



Table  
Tennis



Pickleball  
Court



Wellness  
Garden



Rock  
Oasis



Sensory Water  
Therapy



Pilates  
Studio



Outdoor  
Yoga Studio



Outdoor  
Cinema



Multi  
Function Hall



Co-working  
Lounge



Gamers'  
Lounge



Kids' Indoor  
Play Area



Kids' Outdoor  
Play Area



Toddler  
Play Area



Children's  
Library



Ladies  
Sauna



Ladies  
Jacuzzi



Ladies  
Steam Room



Gents  
Sauna



Gents  
Jacuzzi



Gents  
Steam Room



Fully Equipped  
Gym



Water  
Fall



Water  
Cave



Pool Deck  
Lounge



Sky  
Pool



Kids'  
Pool



ANPR  
System



E-vehicle  
Charging



Facial  
Recognition Access



24/7  
Security



Pet  
Friendly



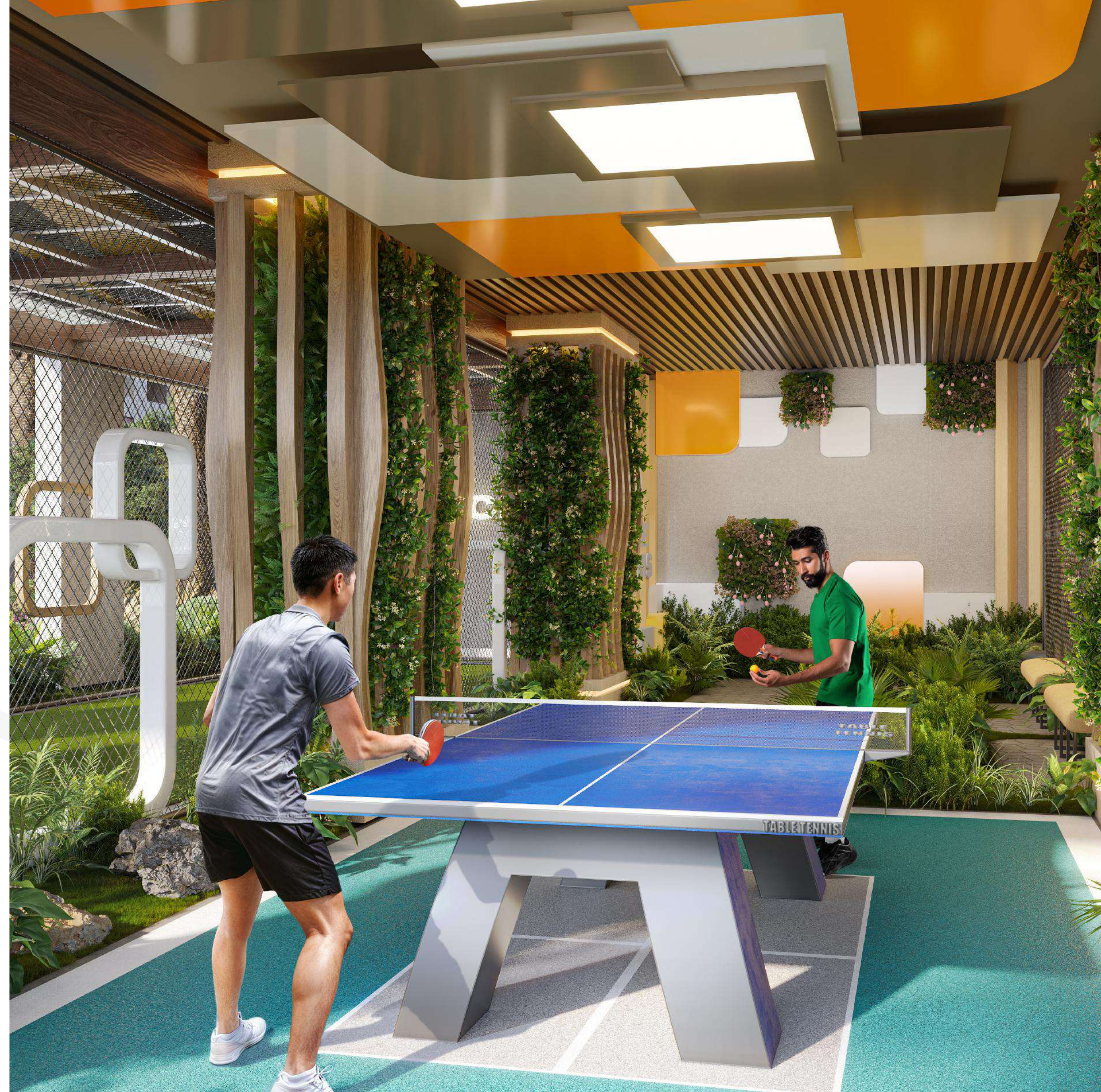
Vastu  
Compliant

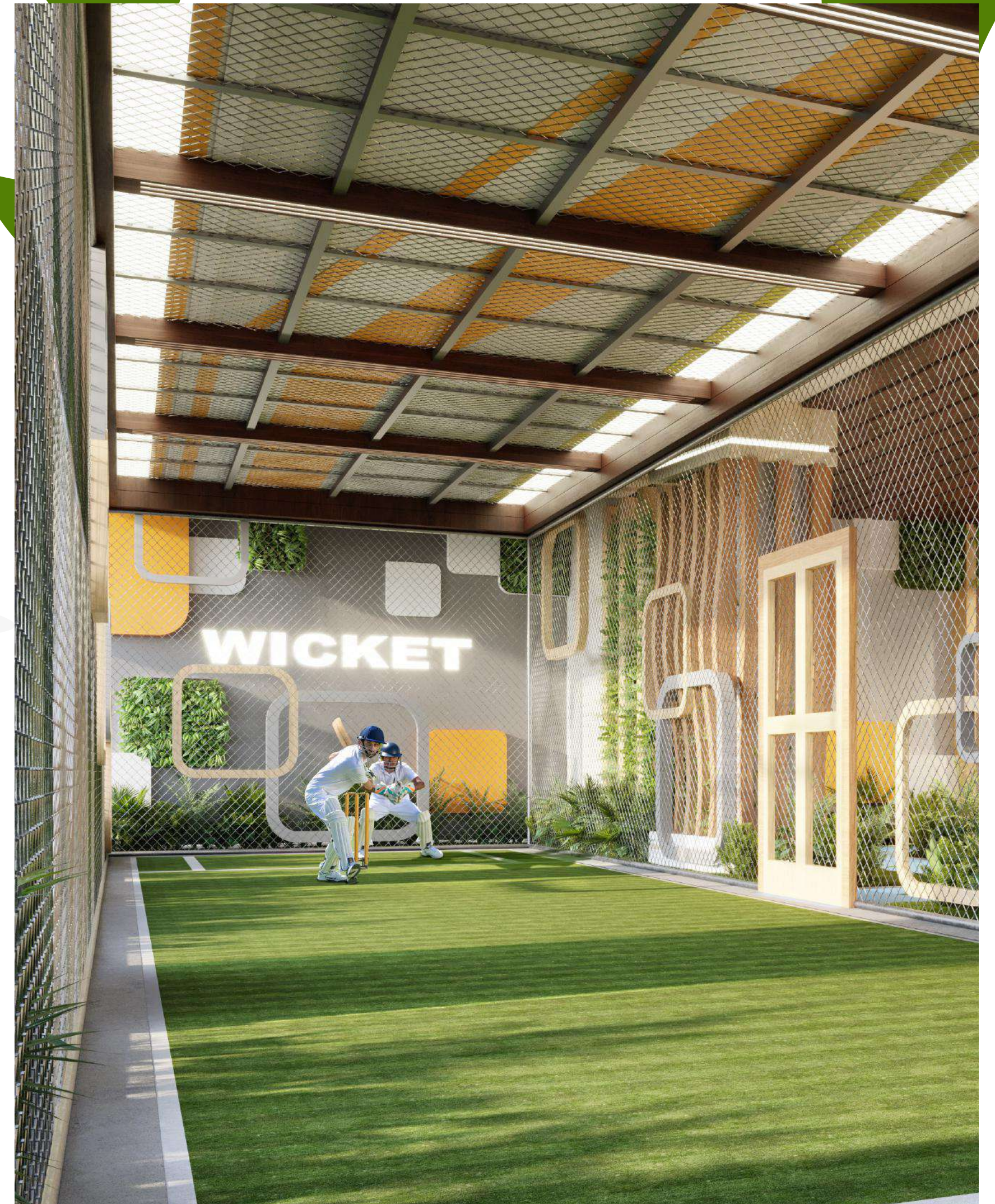
Every day is a new experience with our thoughtfully put-together world-class amenities, from immersive pools to therapeutic wellness facilities such as a separate sauna, jacuzzi, and steam rooms for men and women, prioritizing privacy. Everything you need is right here.

Life in nature  
starts here



Welcomed by nature, surrounded by exquisite amenities. From your serene rock oasis to an interactive jogging track, and a dedicated pickleball court to channel your inner champion, every detail invites relaxation and recreation in perfect coexistence.







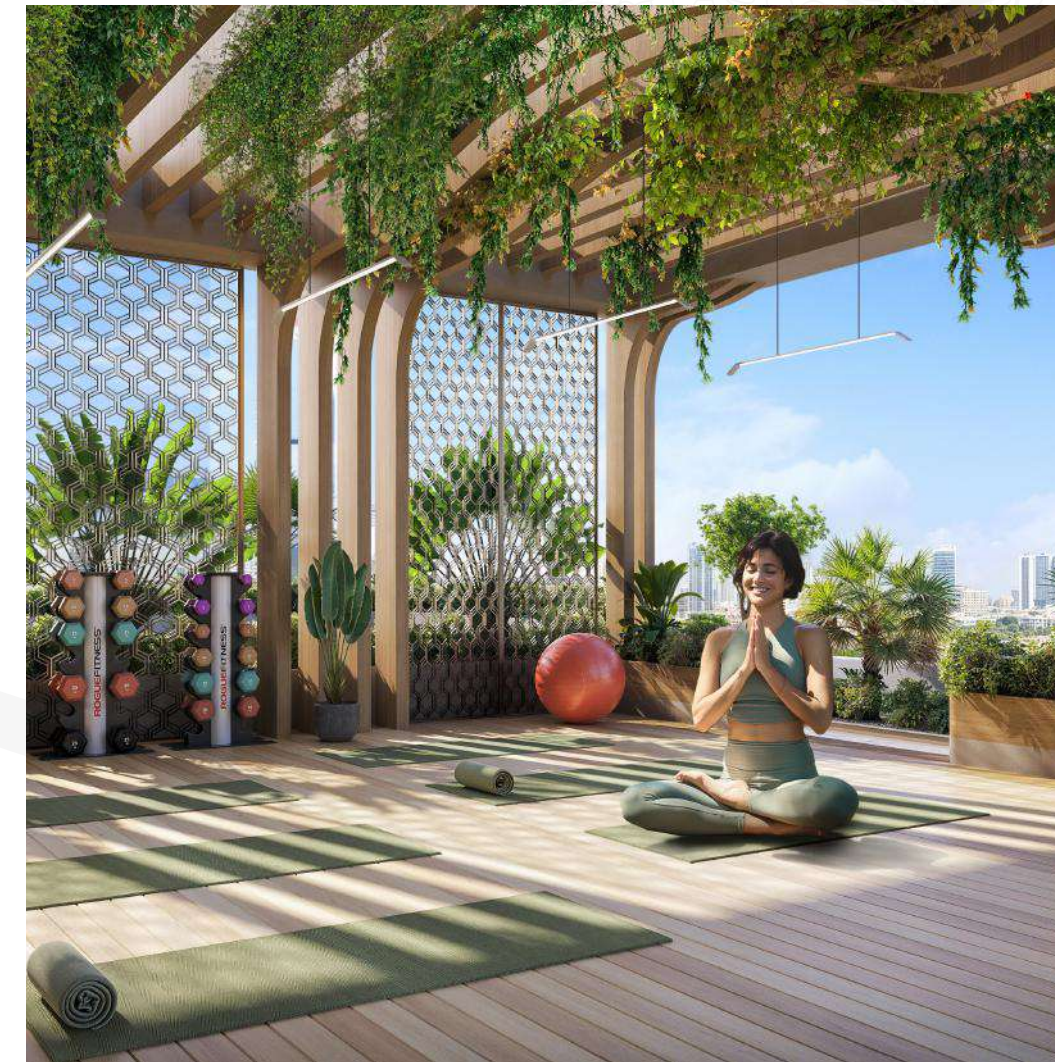
Discover  
new things daily



Surrounded by nature's embrace, brings a sense of peace that an apartment can't quite match. Every window frames a view of greenery, making the world outside feel like an extension of your own space.







Let your cares  
evaporate to nothingness

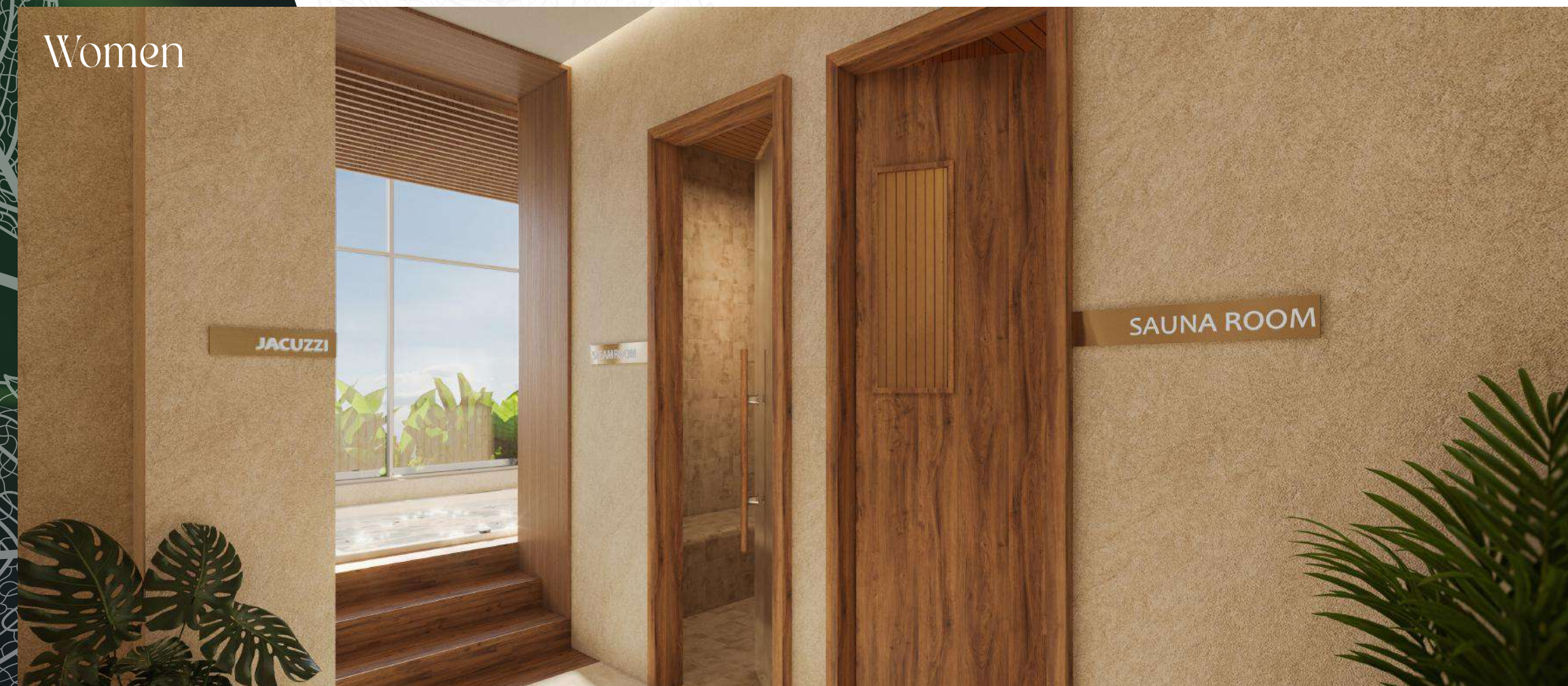


Let your cares take the back seat with our carefully crafted amenities, offering everything from interactive pools to rejuvenating wellness facilities including separate saunas, jacuzzis, and steam rooms for men and women, right here, at Vega.

Men



Women



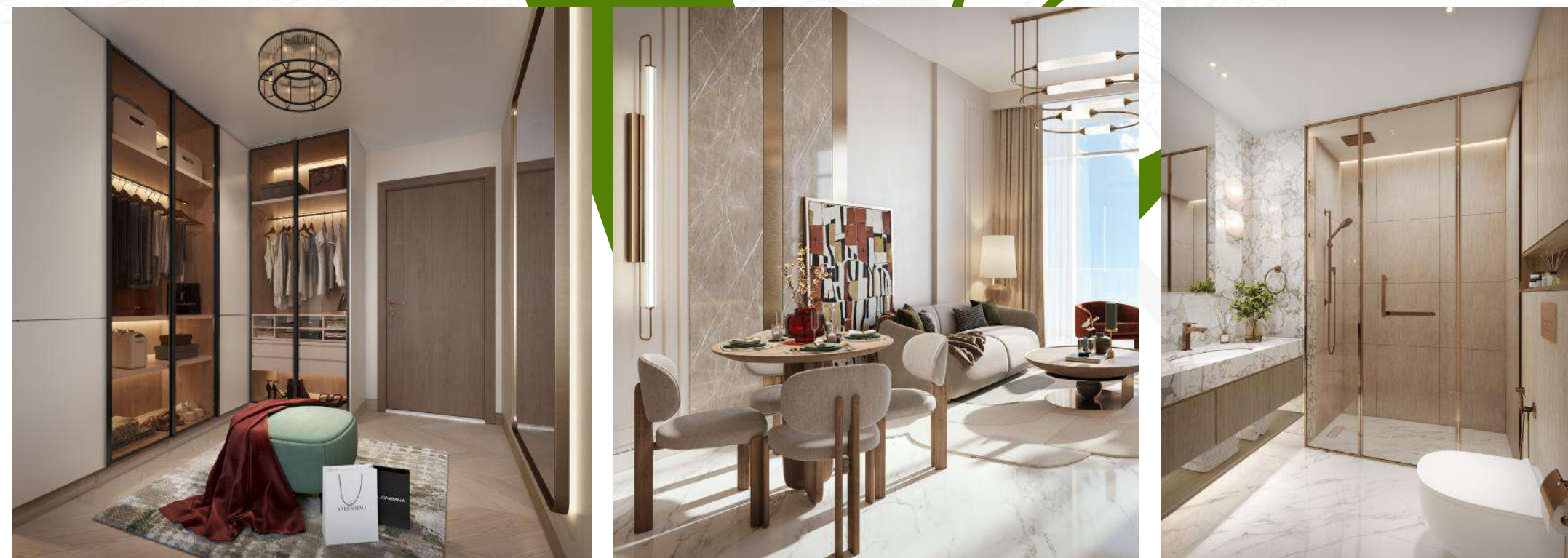
Touching the water,  
piercing the sky



Live Love  
Laugh



Nurture warmth, love, and togetherness set in warm, inviting spaces. Paint your memories on our canvas- brushed with strokes of joy, laughter, and treasured memories.



Smart living,  
crafted for you



Feel at home in our thoughtfully designed, fully equipped & furnished smart homes-where the world is at your fingertips with a single touch.

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[www.acubedevelopments.ae](http://www.acubedevelopments.ae)