



āknañ

AKO<sub>2</sub>YA OXYGEN





# Welcome home

The importance of home has passed down from generation to generation, where children were taught the rudiments of kinship at a young age. Warmth, harmony and an indomitable sense of belonging filled each space; and every guest was made to feel at home the moment they stepped in.



Find your home  
at Aknan

To capture this incredible sentiment, we wanted to create homes that exude a warm welcome. Thus Aknan Villas came about – a collection of luxurious homes in AKOYA Oxygen, Dubai's greenest international golf community.





# Harmonious living

Perfect inside and out, the villas at Aknan have just the right amount of space to decorate and utilise to your liking. With large windows opening out onto your private garden, the lush green surrounds are invited indoors to create a peaceful and picturesque living environment.





A true  
community

AKOYA Oxygen is a completely self-contained master development with everything needed for a happy, healthy lifestyle, right there on-site. There's a huge choice of shopping, dining and entertainment, all set against a stunning green backdrop, along with everyday amenities such as schools and nurseries.



## Green living

Healthy green living is easy at AKOYA Oxygen. From refreshing well-being areas, to a wealth of parks scattered throughout the community, there are plenty of opportunities to recharge. AKOYA Oxygen is a great place where friends and families can enjoy time spent outdoors.



A man in a light blue polo shirt, grey trousers, and a light-colored cap walks across a lush green golf course. He is carrying a golf bag on his back and has a white glove on his left hand. The sun is low on the horizon, creating a warm, golden glow and lens flare effects. In the background, there are trees and a blurred building. On the left side of the image, there is a large, stylized white graphic element resembling a leaf or a branch, with a small 'w' logo integrated into it.

# A golfer's haven

AKOYA Oxygen brings the ultimate golfing lifestyle to your doorstep – with a championship-standard course and practice facilities complemented by PGA qualified coaches, along with pro shop, state-of-the-art clubhouse and world-class dining.





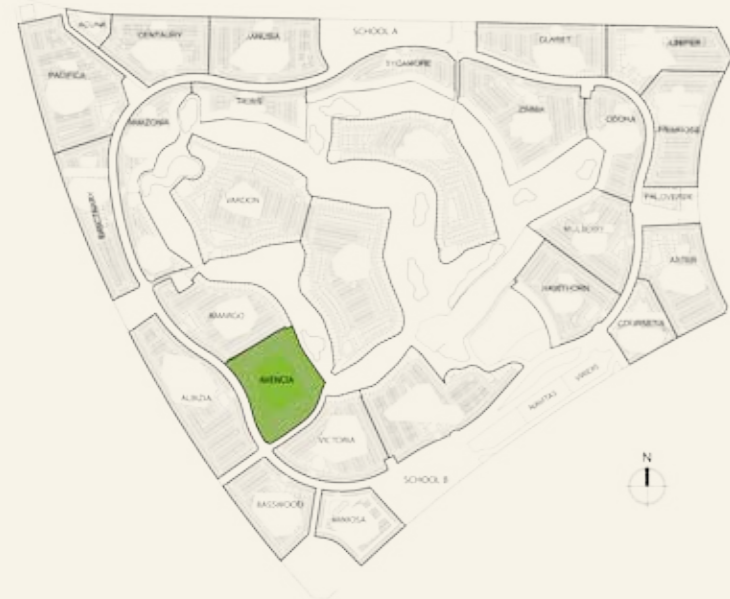
# Master plan

- MASTER PLAN SERVICES
- RESIDENTIAL | RETAIL
- SCHOOLS
- VISTA LUX
- RETAIL AREA
- TRUMP WORLD GOLF CLUB DUBAI
- DUBAI RAINFOREST
- ENTRANCE GATE



# Location

AKOYA Oxygen invites you to take life at your own pace. A greener community that's more considerate towards the environment, most of the amenities are inspired by nature and promote a balanced way of life. The community's location provides easy access to major road networks. This ensures a fast and convenient commute to major business hubs and the city's attractions.



## Avencia

RR-M

RR-EM

RR-EE

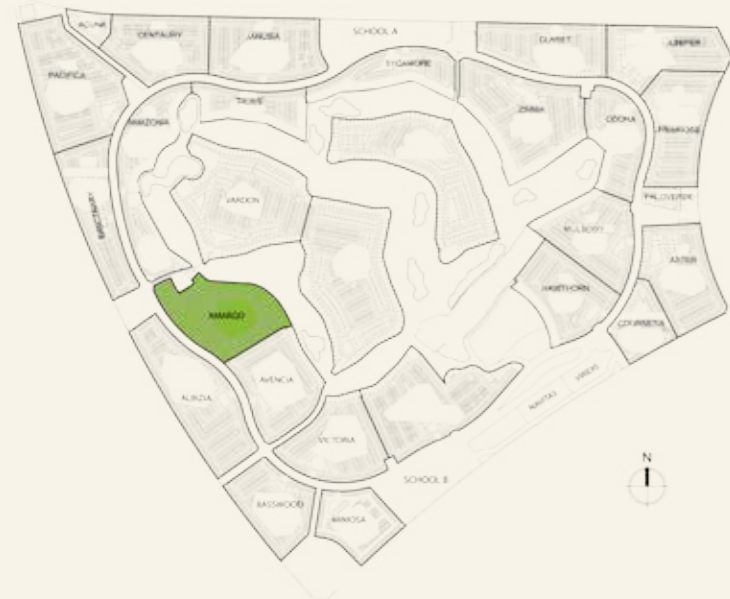


## Albizia

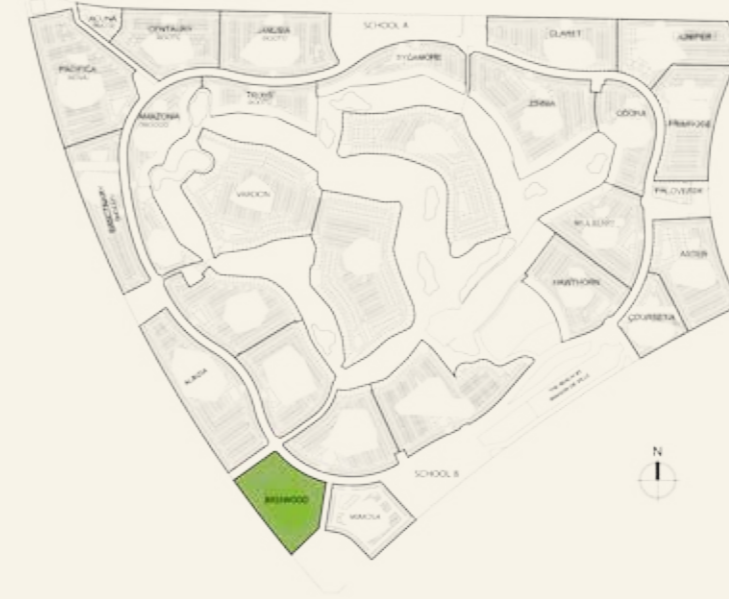
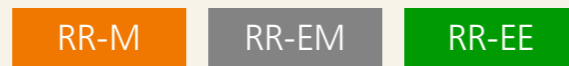
RR-M

RR-EM

RR-EE



## Amargo



## Basswood





# Vardon

- RR-M
- RR-EM
- RR-EE



# Victoria

- RR-M
- RR-EM
- RR-EE

RR-EE

RR-M

RR-M

RR-EM



# RR-EE



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# RR-M

# RR-EM

Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
RR-EE	465	622	447	192	1,726
RR-EM	465	622	447	192	1,726
RR-M	470	614	422	192	1,698

All areas have been measured in square feet.

Disclaimer: Unless stated above, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment / villa or between the plot boundary and the unit, are not part of the standard unit and exhibited for illustrative purposes only.

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