

# Aston

PLAZA & RESIDENCES

RESIDENCE 2  
BTC-LAUNCH



# ASTON PLAZA & RESIDENCES

AT DUBAI SCIENCE PARK

01 SEPTEMBER 2017



A stunning selection of homes catering to professionals & young families.



# Aston Plaza and Residences at Dubai Science Park Selling Apartments in BTC Now

ASTON PLAZA &  
RESIDENCES AT  
DUBAI SCIENCE PARK

Selling Apartments

- £250million Residential and Retail Development
- BTC exclusive: 150 Residential Apartments in Residence 2
- 2 Tower Development
- 4 Basements, Ground, 3 Podiums, 33 Floors
- Over 1,100 Residential Units
- Studios, 1 and 2 bedroom Apartments
- Shopping Mall over 3 floors (174,210 Sq. Ft of retail area)
- Amenities include:  
swimming pool, family pool, children's play area, gym,  
private resident's lounge & relaxation areas

ASTON PLAZA & RESIDENCES

# THE RESIDENCES

1



Magnificent Views





Splendid Interiors

Artistic impressions only



Artistic impressions only







Artistic impressions only



Artistic impressions only



Artistic impressions only

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AVAILABILITY

2





Current Approximate  
Construction Status:  
25%

Estimated Handover:  
SUMMER 2019

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26 JULY 2017



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26 JULY 2017



# 2

AVAILABILITY

Pricing & Potential Returns

## PRICING

Individual Units:

- Studio Apartment  
From 29 BTC\*
- 1 Bedroom Apartment  
From 46 BTC\*
- 2 Bedroom Apartment  
From 73 BTC\*

Bulk Deals: Price on application

## POTENTIAL RETURNS

- Early stage investment before the official launch
- Pricing is around 15 to 20% below market price
- Expected 8 to 10% rental yield potential

\* Bitcoin price based on exchange rate as at 13:50 31 August 2017



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# NEIGHBOURHOOD

# 4



# 4

NEIGHBOURHOOD

Dubai Science Park

## Dubai Science Park

Aston's development is located in the new district of Dubai Science Park.

Dubai Science Park, master planned by TECOM, is a genuinely mixed-use development. It contains some of the best schools in Dubai, including Foremarke School and King's School Al Barsha. There are several residential developments, a hospital, hotels and Research and Development facilities. This, combined with medical clinics, office space and retail, creates a working, vibrant area that offers everything a resident could want on their doorstep.



# 4

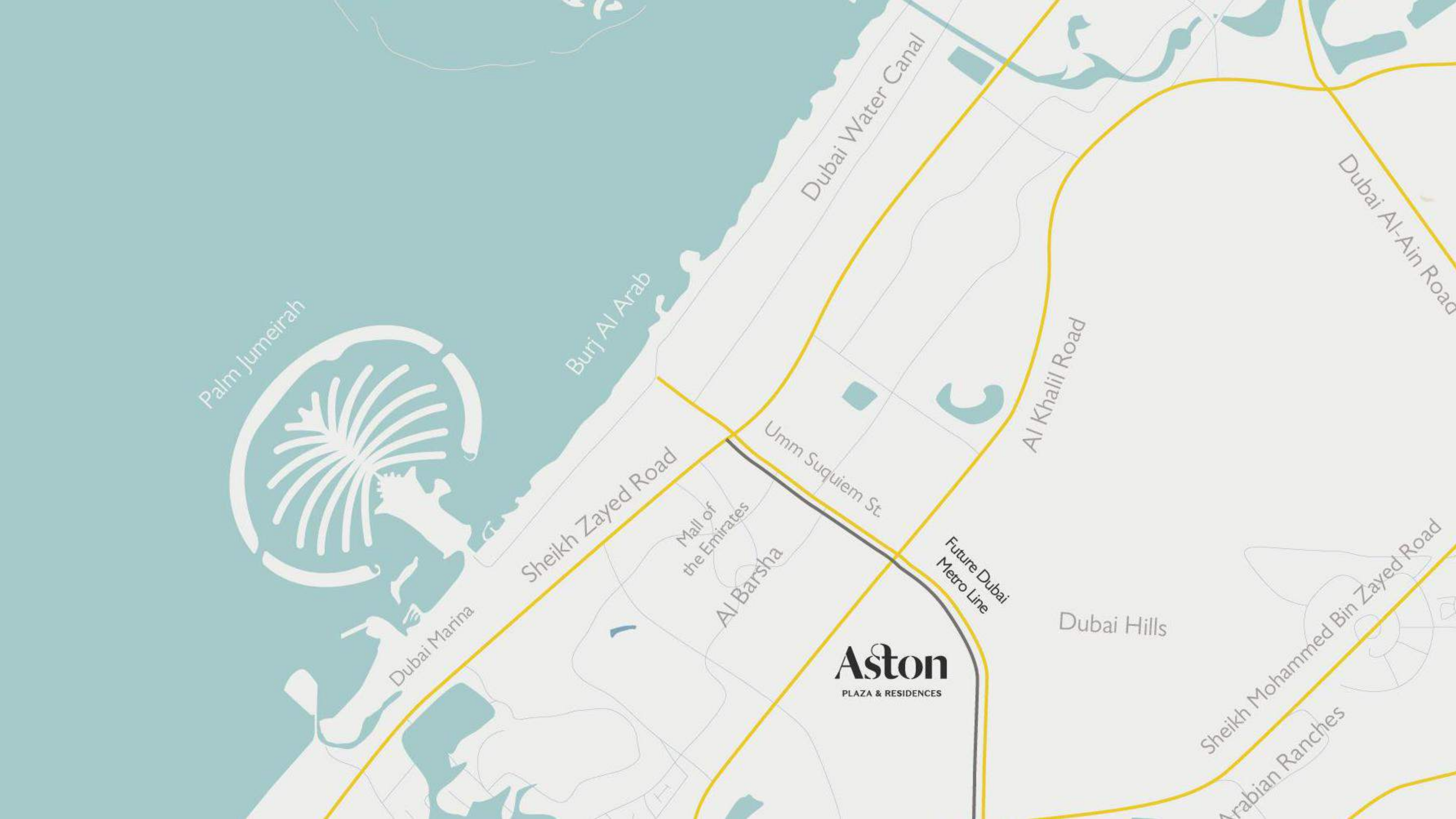
## Global Firms in Dubai Science Park

NEIGHBOURHOOD

Dubai Science Park

Dubai Science Park homes offices from several multinational and Fortune Global 500 companies, some of which are shown here.





Palm Jumeirah

Burj Al Arab

Dubai Water Canal

Dubai Al-Ain Road

Dubai Marina

Sheikh Zayed Road

Mall of the Emirates

Umm Suquiem St.

Al Khalil Road

Al Barsha

Future Dubai Metro Line

Dubai Hills

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Sheikh Mohammed Bin Zayed Road

Arabian Ranches



GEMS World Academy

Al Haj Mosque

Al Barsha

King's School

Future Dubai Metro Line

Al Khalil Street

GEMS Founders School

GEMS Al Barsha School

Foremarke School

Emirates Accommodation

Barsha Police Station

Residential Area

R&D Offices

Nucleotide Lab Complexes

Residential Area

JSS International School

Villa Lantana

Dubai Science Park

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Aston Towers

Residential Area

Park

Dubai Hills

My City Centre Al Barsha

Carrefour Supermarket, Mc Donalds, Tim Hortons, Marina Pharmacy, Opticians

Residential Area

Arjan

Dubai Butterfly Garden

Hessa Street

Nord Anglia Intl. School

Dubai Miracle Garden



30 min

25 min

20 min

15 min

10 min

5 min

0 min

- Heritage Village
- Dubai Spice Souk
- Dubai Gold Souk
- Dubai Maritime City
- Dubai Creek Golf & Yacht Club

- Al Maktoum International Airport
- Nad Al Sheba Shooting Club
- Dubai Silicon Oasis

- Downtown Dubai
- Burj Khalifa
- Skydive Dubai
- EXPO 2020
- Jumeirah Beach
- Jumeirah Beach Residence
- Emirates Hills
- Dubai Festival City
- Nakheel Mall
- Meydan Racecourse
- Ibn Battuta Mall
- The Walk at JBR
- The Farm (Al Barari)

- Dubai Marina
- Montgomerie Golf Club
- Emirates Golf Club
- Global Village
- Jumeirah Lake Towers
- Mall of the Emirates
- Wild Wadi Waterpark
- Dubai Internet City
- Knowledge Village
- Souk Madinat Jumeirah
- Jebel Ali Racecourse

- Saudi German Hospital
- Dubai International Cricket Stadium
- Dubai Autodrome
- Dubai Studio City
- Dubai Polo & Equestrian Club
- Arabian Ranches Golf Club

- Foremarke School
- King's School Al Barsha
- My City Centre Al Barsha

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# THE DEVELOPER & PROJECT TEAM

5





# 5

ASTON DEVELOPMENTS  
& PROJECT TEAM

## Aston Developments

Aston Developments is part of the Knox group of companies, an independent, dynamic group of businesses with over £1.5 billion of assets under management and administration. Collectively, they employ 350 people with offices in Dubai, UK and Europe. This innovative group of companies offers wealth planning, investment sourcing and fiduciary services to both corporate and personal clients. In addition it offers asset management, financial and family office services to a diverse and expanding client base.

Aston Developments has evolved from the group's existing UK based property operations. Recognising the opportunity within the UAE for contemporary, affordable but good quality residential real estate, Aston Developments formed a senior team of experienced individuals to deliver exceptional real estate for discerning professionals and young families living in the UAE. The assembled team fuses British heritage and working practices with an entrenched knowledge of the local residential real estate market.

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# 5

ASTON DEVELOPMENTS  
& PROJECT TEAM

We are passionately dedicated to designing and delivering exceptionally well-crafted apartments.

Our ethos is delivered through our meticulous attention to detail when creating our homes. We procure high quality materials from across the world and ensure our talented craftsmen deliver what we uphold and stand by, allowing our execution to match our design. We build places that inspire.

The result is simply the delivery of outstanding property matching our clients every need to make the perfect home.

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# 5

ASTON DEVELOPMENTS  
& PROJECT TEAM

Baroness Michelle Mone of Mayfair OBE is one of Britain's most successful women entrepreneurs.

She has been honoured with a Life Peerage to the House of Lords by the UK's Prime Minister and an OBE from Her Majesty Queen Elizabeth II for her outstanding contributions to business.

The world of design has been at the heart of Michelle's success over the last 21 years. Michelle is a renowned speaker at prestigious events around the globe.

Aston Developments is proud to have engaged Baroness Mone of Mayfair OBE as their partner for the Aston Plaza & Residences Development.

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# 5

## Innovative Architecture

ASTON DEVELOPMENTS  
& PROJECT TEAM



International British architectural firm John R Harris and Partners are designers of the development.

Their design produces quality contemporary living accommodation. The generous sizes and quality design reflect Aston's vision of a sociable and well crafted space.

John R Harris and Partners has worked in various locations and cultures and was established in 1949 to grow into an international practice from its head office in London.

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DUBAI

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# 6

## Strategic Location

- Gateway to the mass consumer markets of Europe, Asia & Africa
- One-third of the world's fastest growing spenders live less than 4 hours away
- 83.6 million passenger arrivals at Dubai International Airport in 2016
- DXB is the busiest airport in the world for international passenger traffic
- Emirates Airlines connects 7 billion people: Fleet of 185 aircraft, 117 destinations in 75 countries
- Launch of passenger service at Al Maktoum International, Dubai World Central

DUBAI

Strategic Location



# 6

## A Global Shopping Destination

DUBAI

A Global  
Shopping Destination

- Ranked second globally in international retailer presence - at 57.3%, second only to London (57.9%) and higher than Shanghai (54.4%)
- European retailers opt for Dubai as No.1 choice for reaching out to Middle Eastern markets
- Dubai was rated fourth most attractive market in the world by Jones Lang LaSalle Inc.
- The Dubai Mall had a footfall of 92 million in 2015



# 6

## Economic Landscape

DUBAI

Economic Landscape

- GDP Growth estimated at 3.1% in 2017 according to Economic Development Committee
- Emirates Airlines placed its largest aircraft order yet for 150 Boeing 777X and 50 A380 aircrafts, together worth USD 99 billion
- Dubai was named host for Expo 2020 which is expected to boost the Dubai economy to an annual average growth of 6.4% over the next 3 years
- By 2020 the city is expected to welcome 20 million business and leisure tourists per year







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