



CITI
DEVELOPERS



Over a Decade
of *Trust*

GD CITI DEVELOPERS

OVER A DECADE OF TRUST

THE DEVELOPER.

Trust begins with a vision.

At Citi Developers, we have always envisioned creating exceptional residential projects and in just 10 years, we have earned a reputation as an icon of innovation.

Our leadership team embodies the spirit of invention, continuously charting new paths to success. We passionately develop projects that understand and cater to the needs of investors and residents. Each endeavor is thoughtfully planned, efficiently executed, and designed to captivate with its innovative lifestyle offerings.





OUR VALUES.

INTEGRITY.

Trust and integrity is the bedrock of our foundation. We prioritize transparency, credibility, and accountability, setting new benchmarks in building exceptional communities and lasting relationships.

EXPERIENCE.

Over a decade of expertise and knowledge enables us to artfully reimagine cityscapes and elevate communities to new heights. Through innovative design and artistry, we create unique master developments that redefine urban living.

EMPATHY.

Empathy is the core of our brand ethos. By understanding and embracing the perspective of our community, we create developments that cater to their aspirations, fostering a sense of belonging and enhancing their living experiences.

QUALITY.

Our commitment to quality goes beyond meeting industry standards, pushing the boundaries and creating properties that place high priority on attention to detail, liveability, and quality of life.



450 Million Sq Ft
Developed Area

3
Countries

350,000+
Homes

500,000+
Happy Customers

Our *Projects – Uk*



Location

Stanhope Place, London.

Internal Area

5,351 Sq Ft, 5 BHK



Location

Meadow Road, Wentworth, Virginia Water, Surrey.

Internal Area

21,962 Sq Ft, 7 BHK



Location

Eaton Square, London

Internal Area

8,977 Sq Ft, 7 BHK







Our *Projects*

- *N Ā*

Location

Emirates Hills

Internal Area

76,000 Sq Ft, 10 BHK



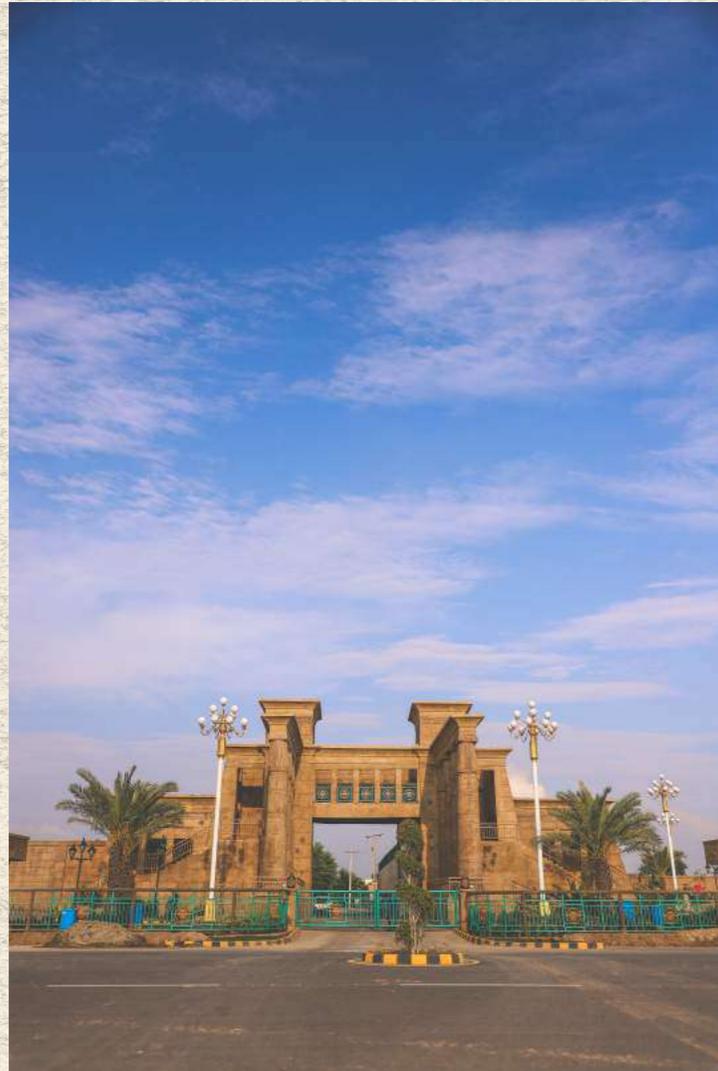






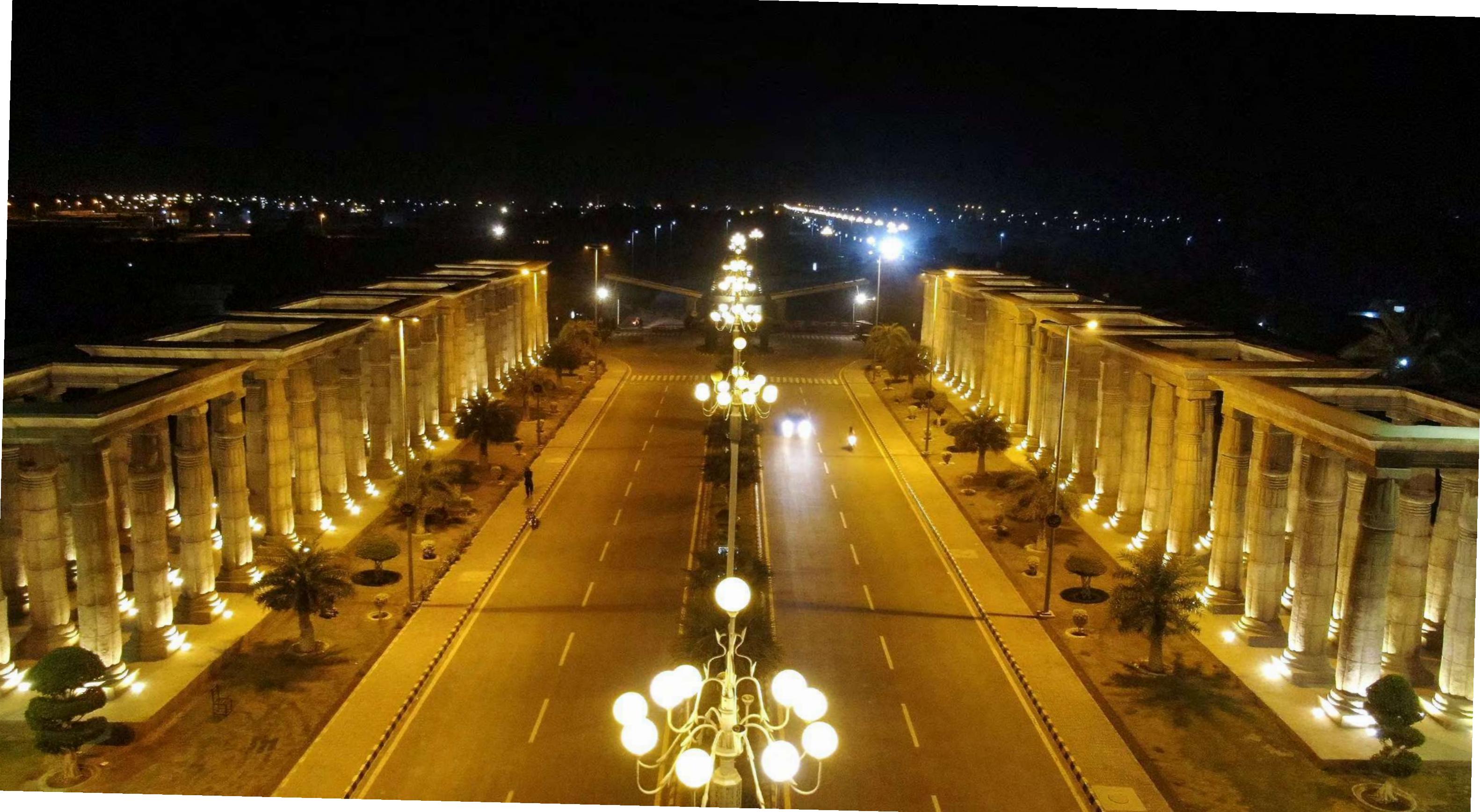


Our *Projects* – *Pakistan*















AVELINE

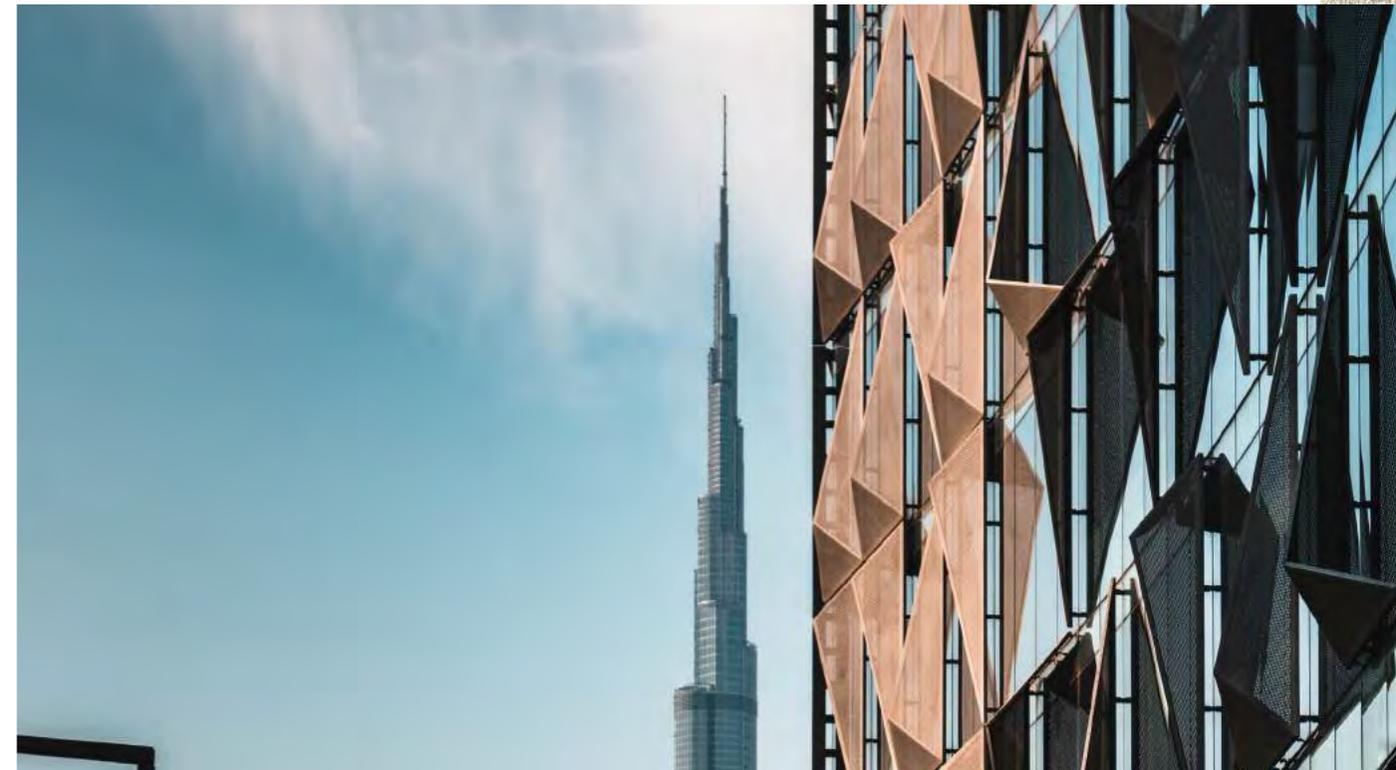
RESIDENCES

by  CITI
DEVELOPERS



JUMEIRAH VILLAGE CIRCLE.

Nestled within the heart of Jumeirah Village Circle, a community known for its harmonious blend of convenience, culture, and connectivity, you'll discover a vibrant and thriving neighborhood.

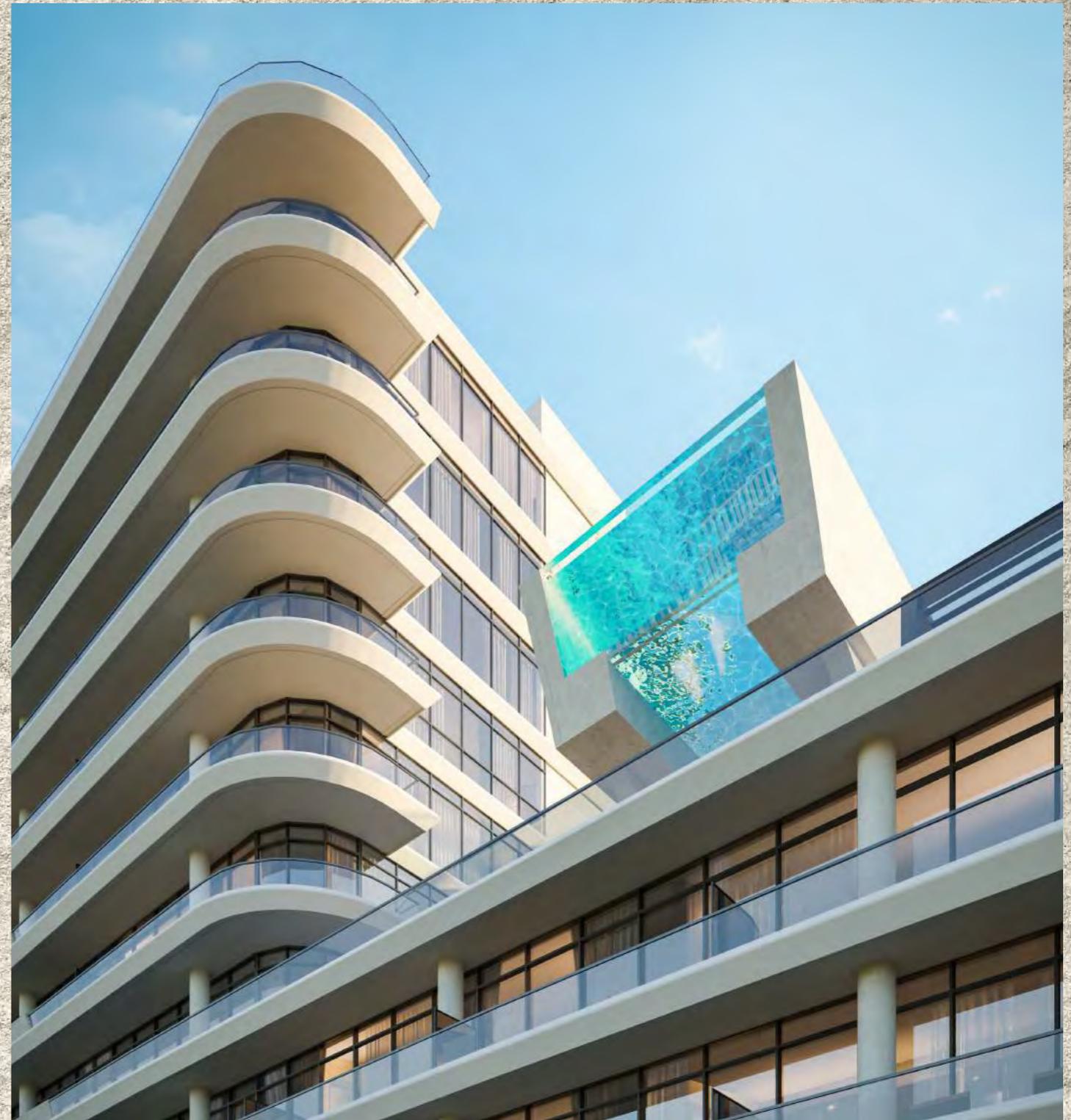


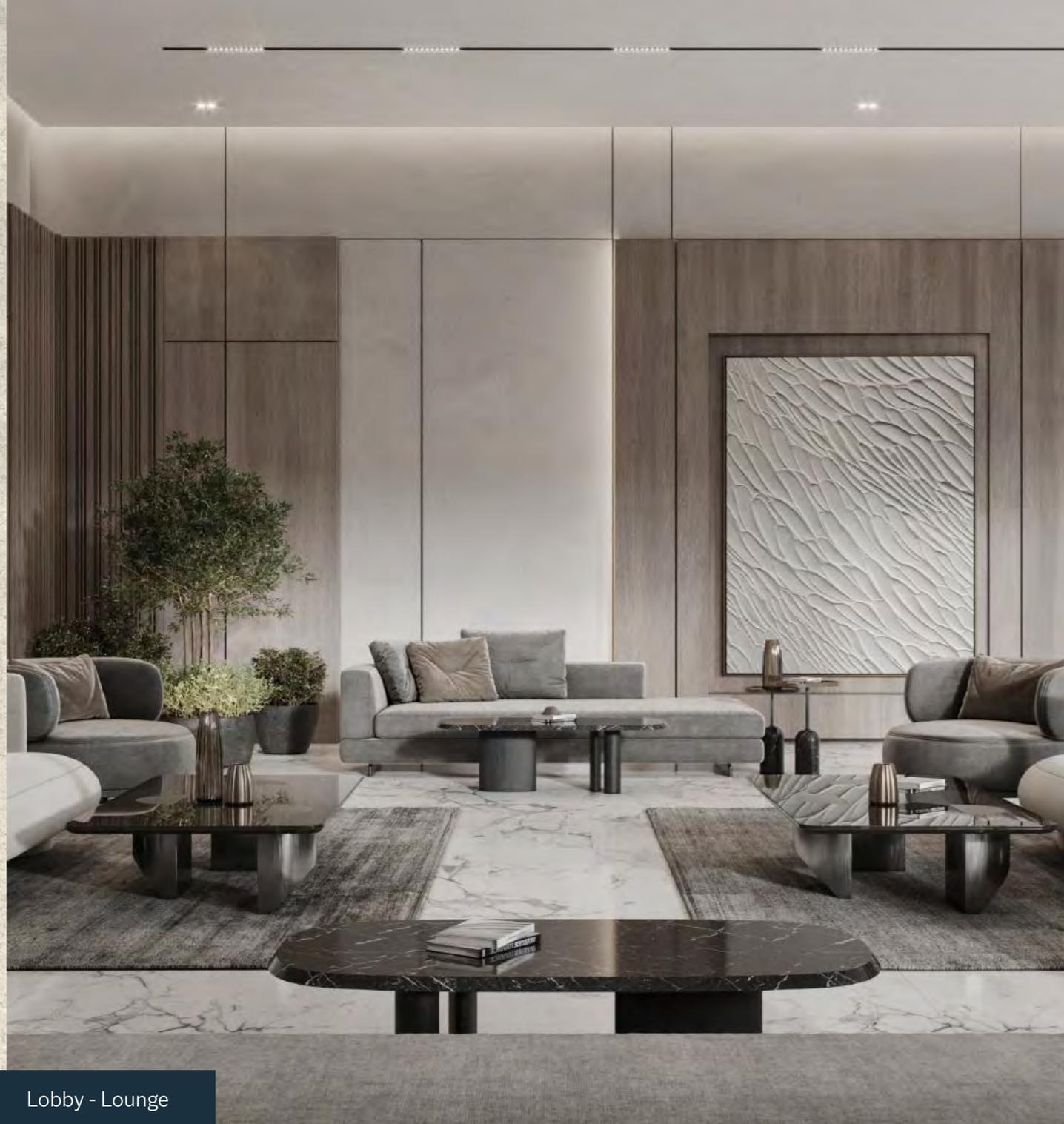
START YOUR NEXT CHAPTER AT A VELINE

RESIDENCES | by G CITI DEVELOPERS

- 1 2 min
Circle Mall
- 2 9 min
Dubai Hills Mall
- 3 9 min
Jebel Ali Racecourse
- 4 10 min
Beach
- 5 10 min
Al Khail Metro Station
- 6 15 min
Mall of the Emirates
- 7 15 min
Dubai Marina
- 8 25 min
Downtown Dubai







Lobby - Lounge

THE ART OF PANACHE.

Every residence at Aveline is a sanctuary of style. From the moment you step into your home, you'll be enveloped in an atmosphere of understated elegance, where high-quality finishes, craftsmanship, and a devotion to design excellence take center stage.





Lobby - Front Desk



Lobby - Lifts

THE AVELINE ADVANTAGE.

Modern living, endless amenities.



Gym



Spa & Sauna



Games Area



Padel Court



Beach Pool



Mini Golf



Kids Pool



Yoga Area



Mini Cinema



Lap Pool



Jogging Track



Kids Play Area







Spa & Sauna





Mini Cinema

Yoga Area





Lap Pool



Lap Pool



Beach Pool

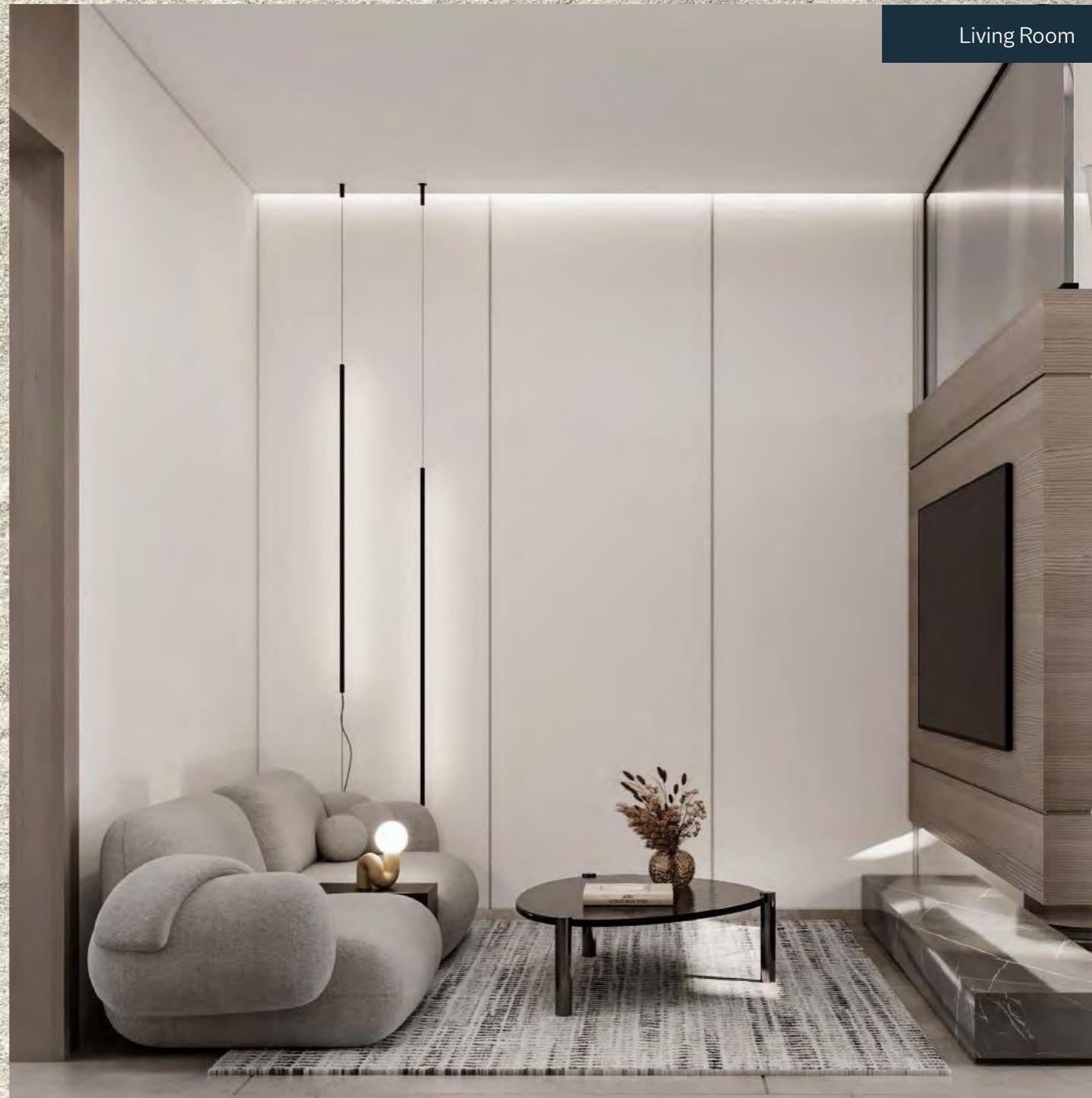
INTERIOR RENDERS



Living Room

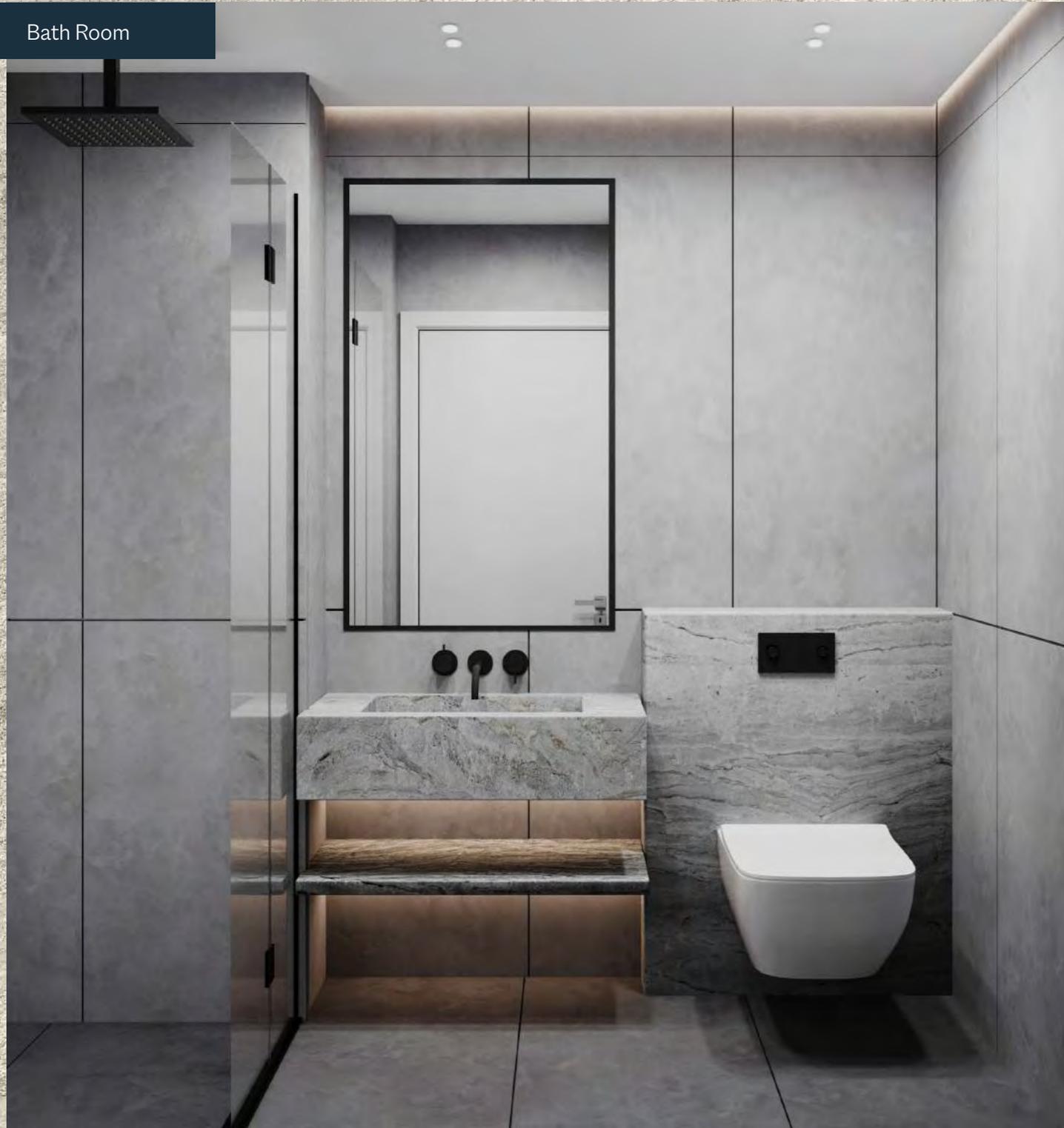


Living Room



Living Room

Bath Room



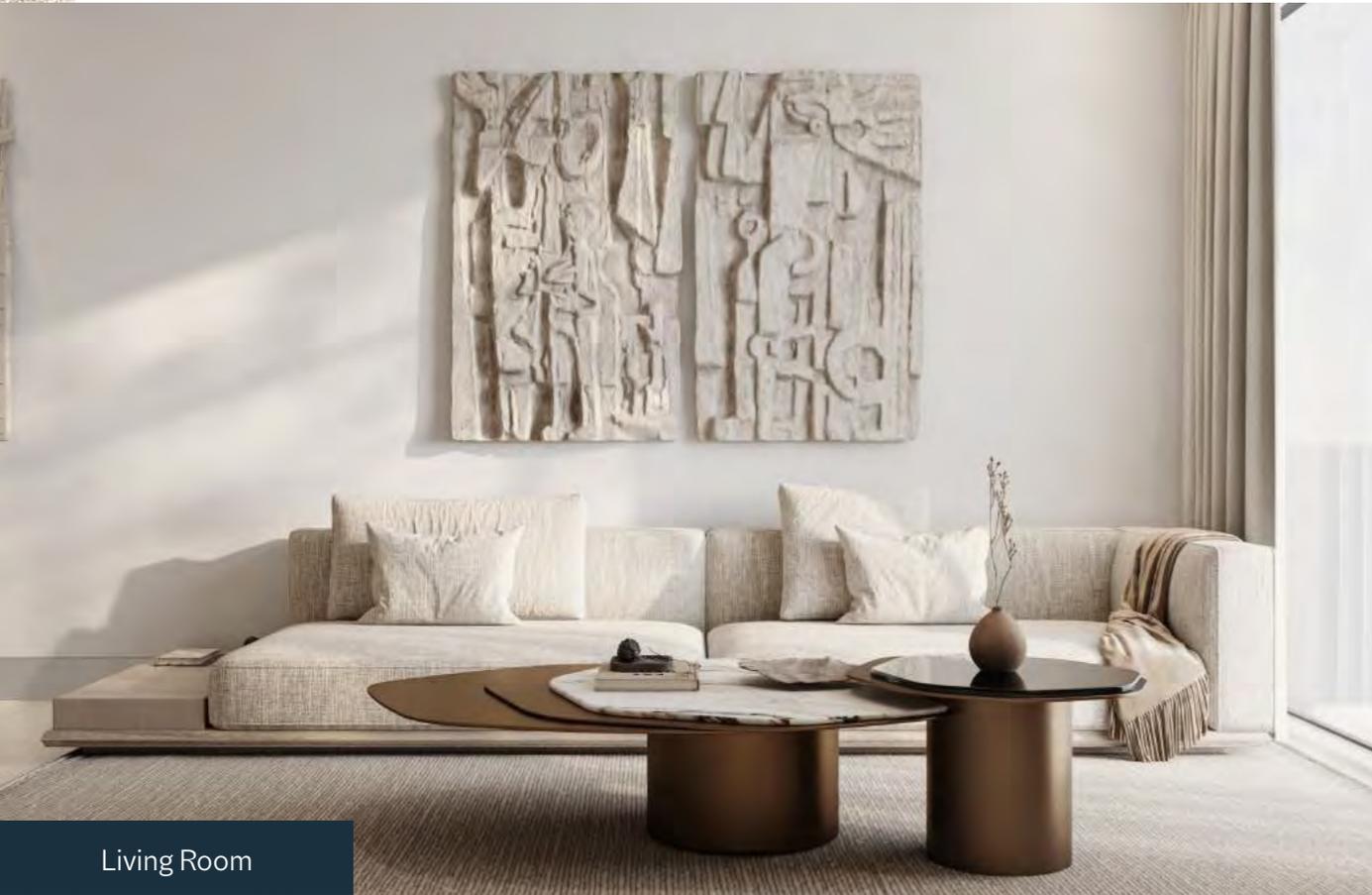
Bedroom



Bedroom



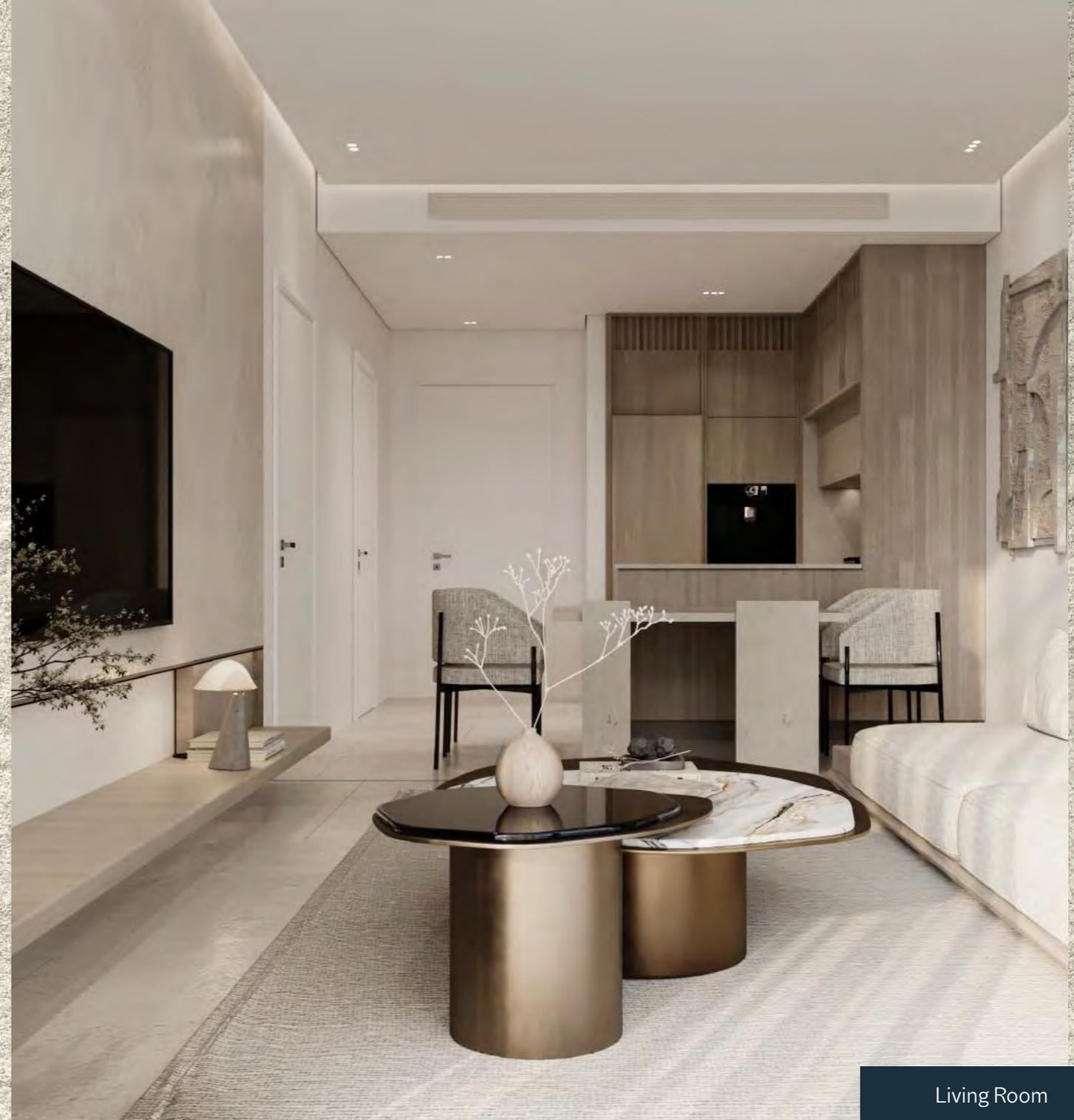
Kitchen



Living Room

Each room tells a story of curated taste and cultivated sensibilities.

Clean lines define our design ethos, ensuring that every nook of your home resonates with a sense of order, purpose, and grace. These lines aren't just architectural; they are the threads of a narrative that weaves together flair, style, and sophistication into a seamless whole.



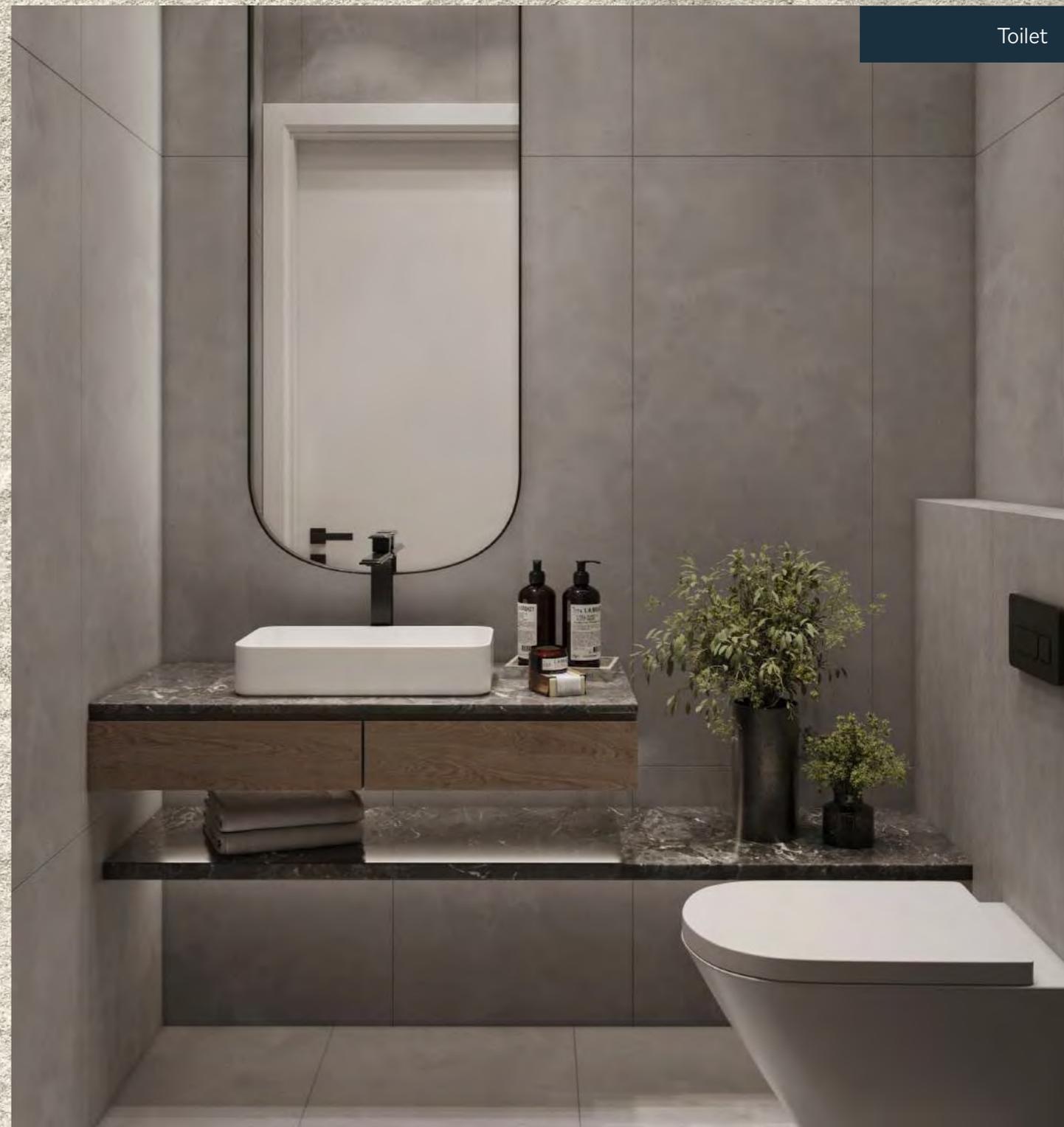
Living Room



Bedroom



Bedroom Closet



Toilet

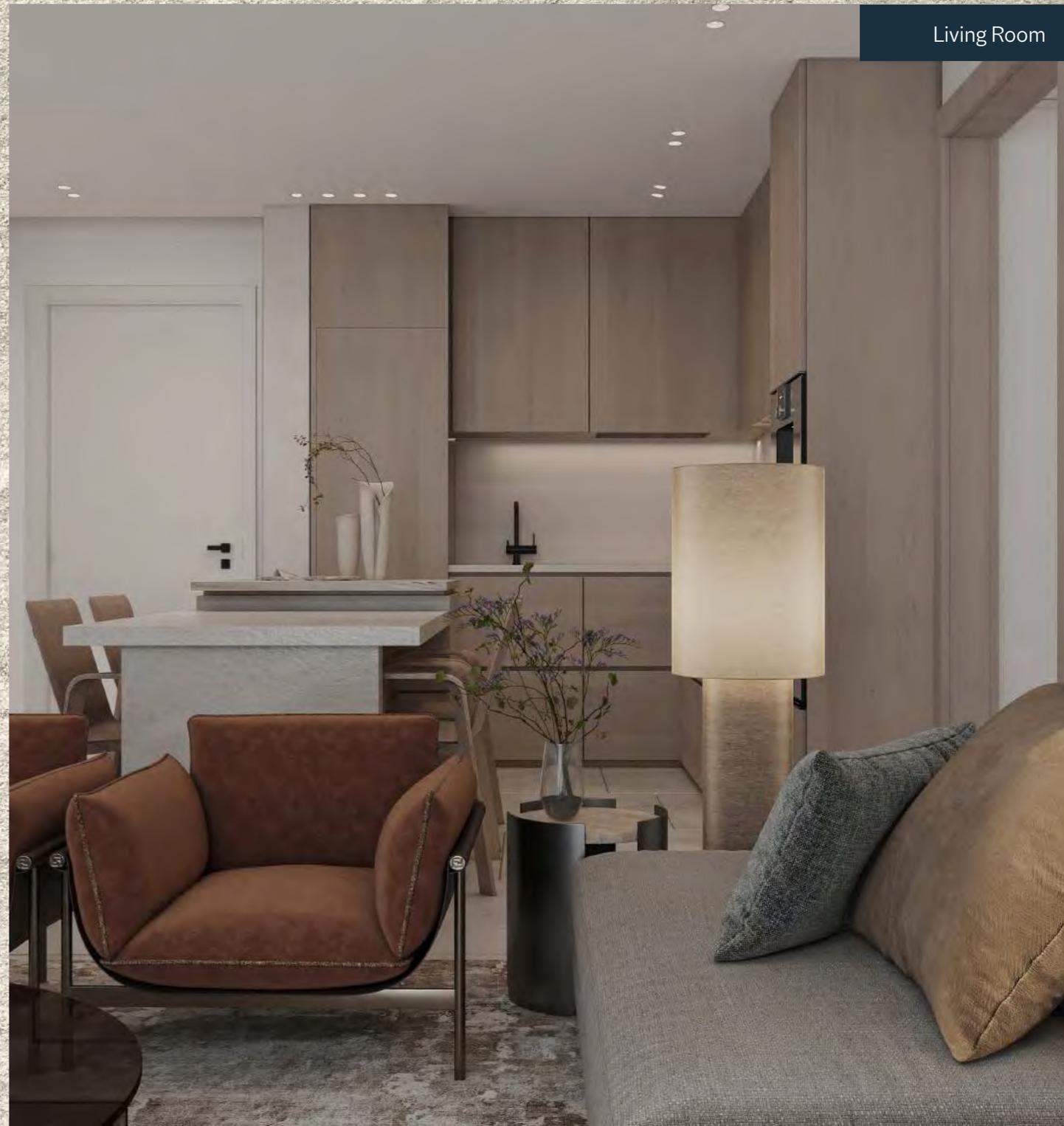


Bedroom



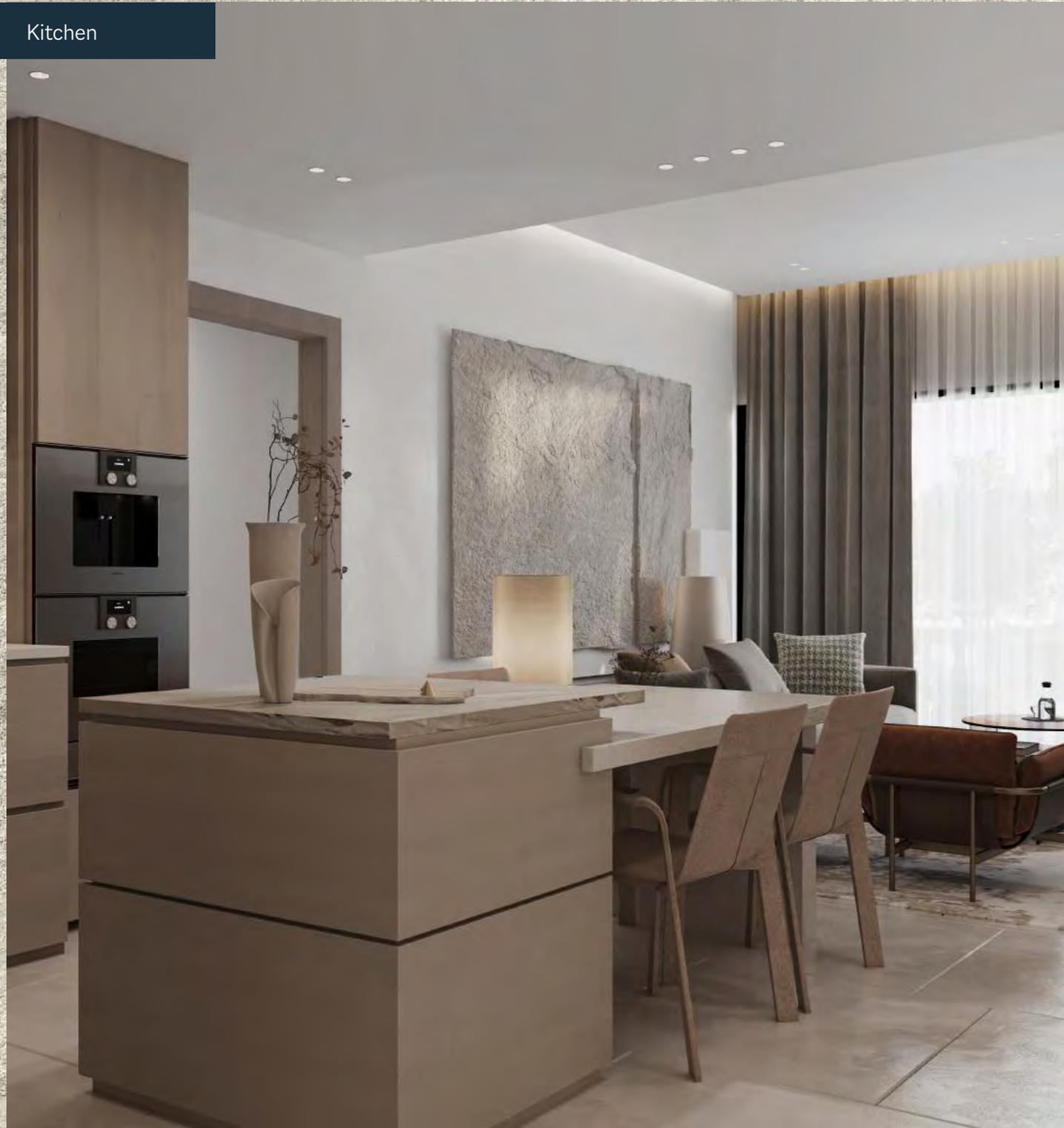


Hallway



Living Room

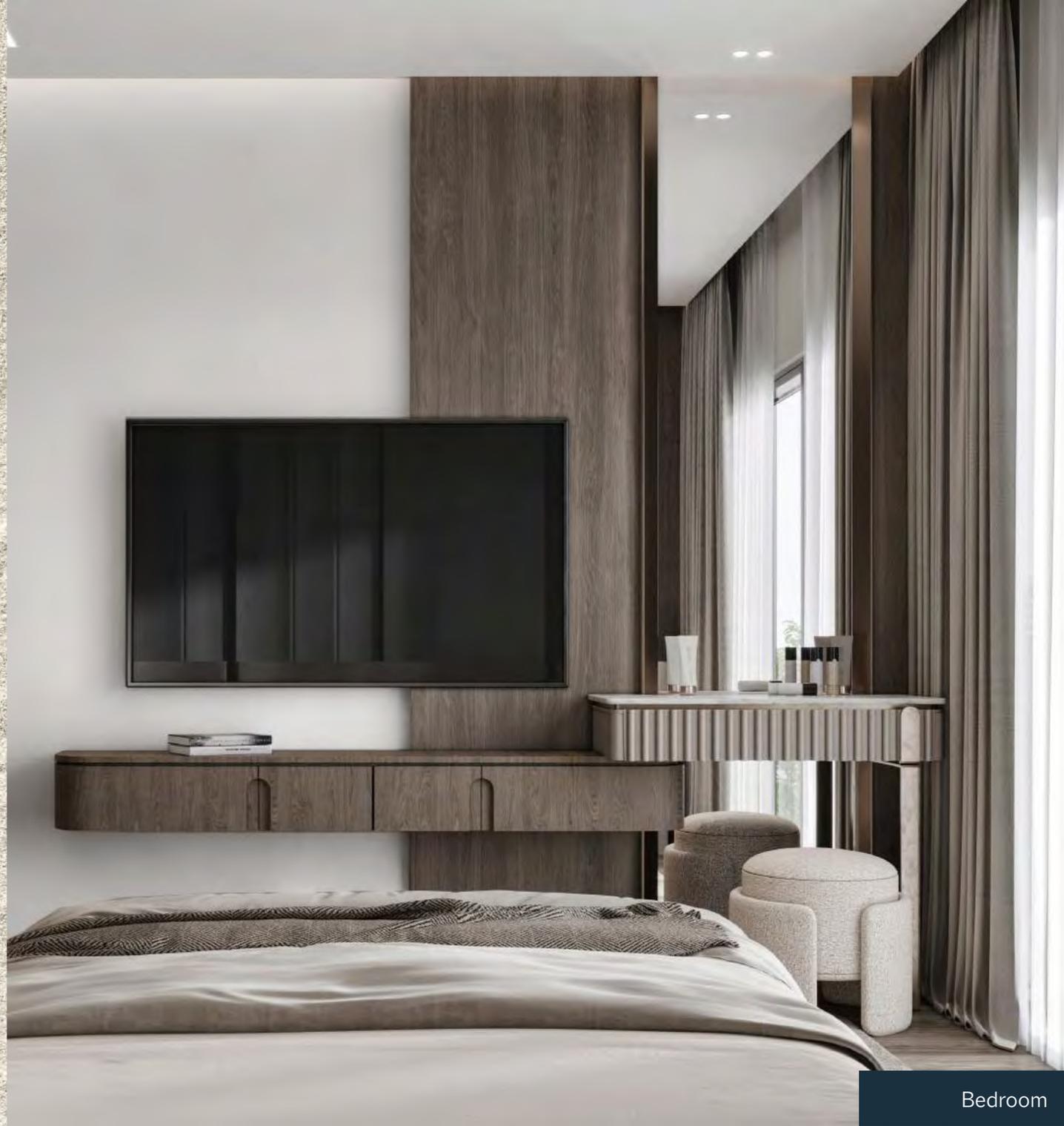
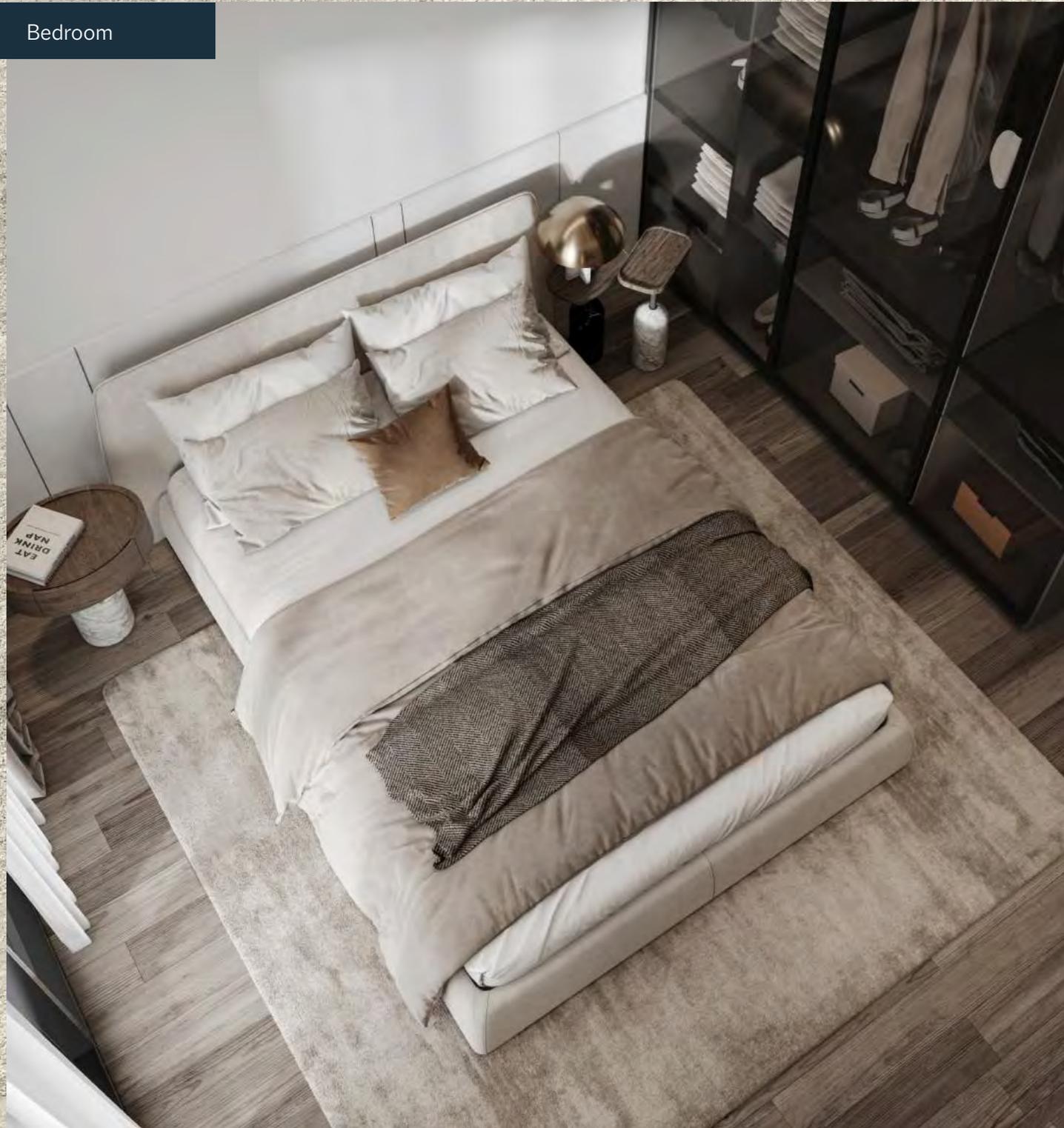
Kitchen



Living Room



Bedroom



Bedroom

Master Bedroom





Master Bedroom



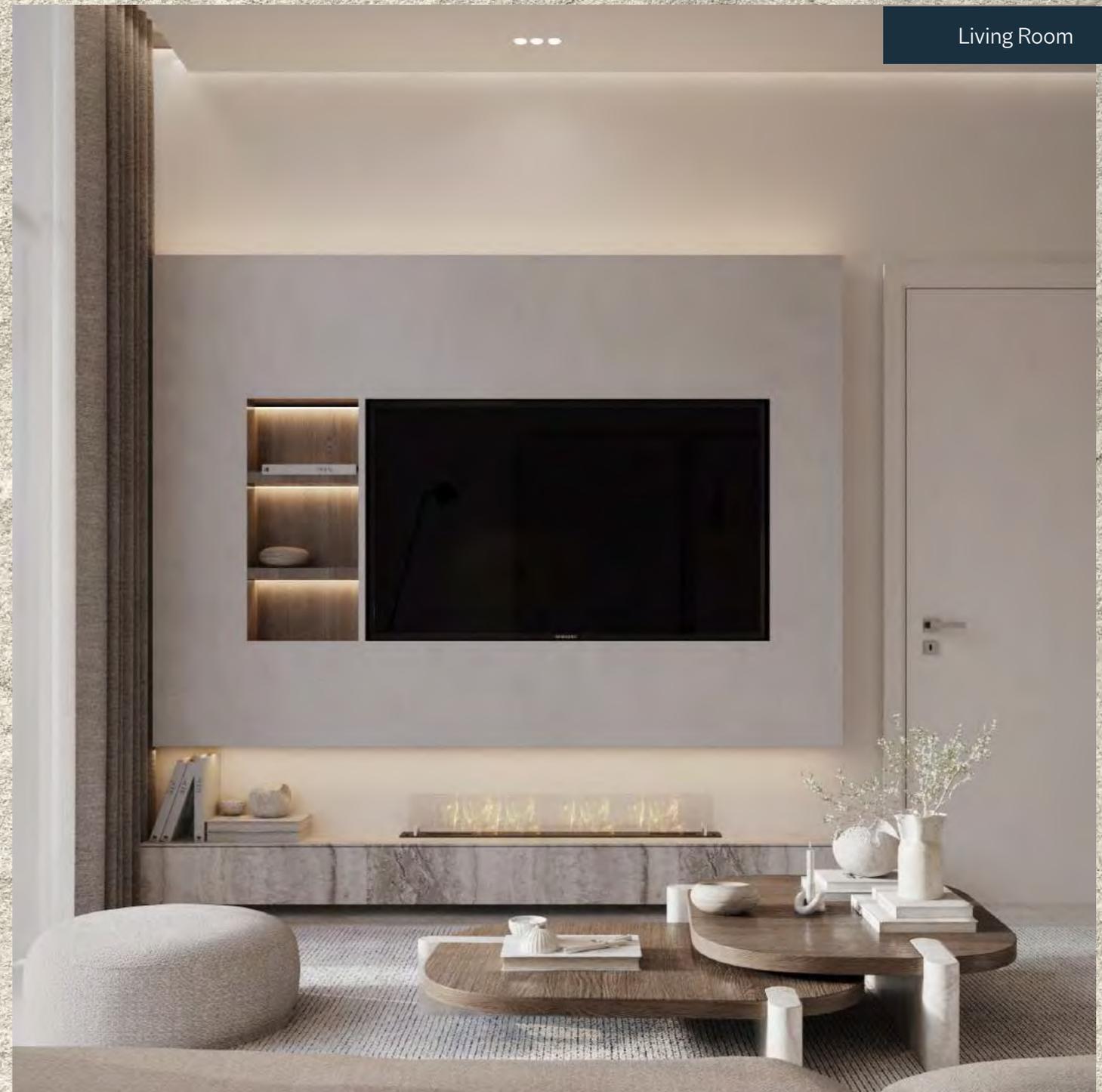
Master Bedroom



Living Room / Kitchen



Kitchen

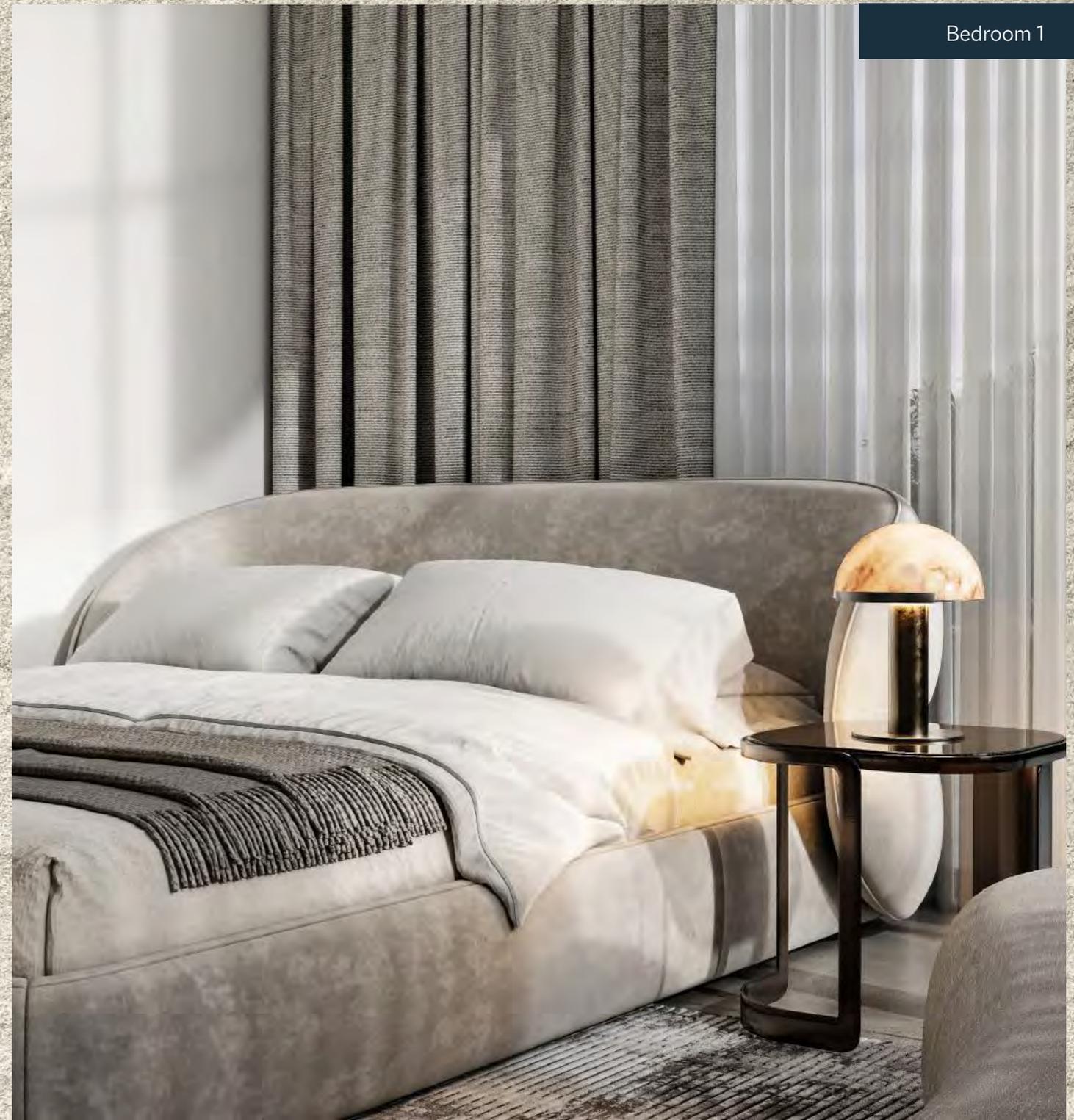


Living Room





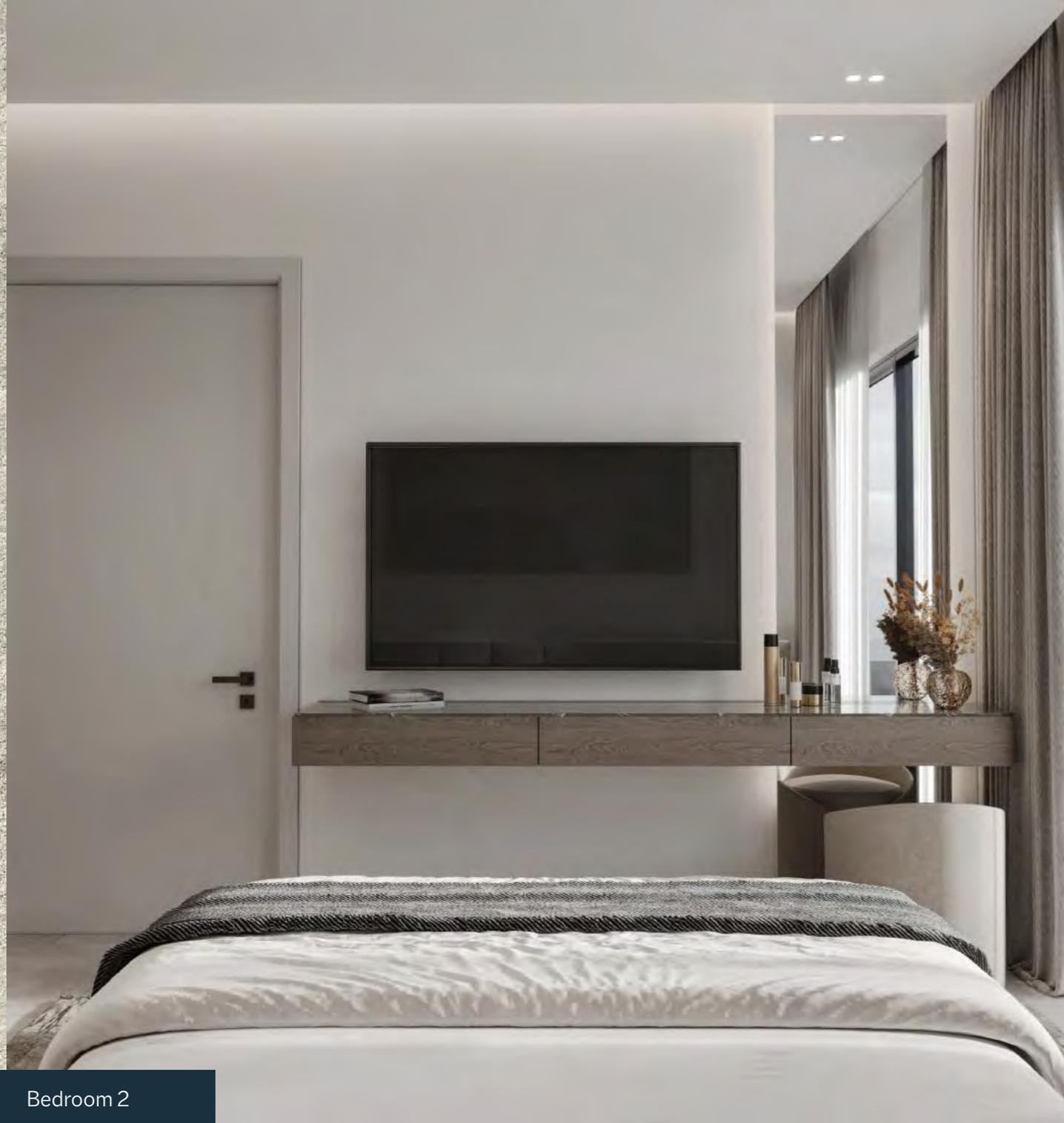
Bedroom 1



Bedroom 1



Bedroom 1



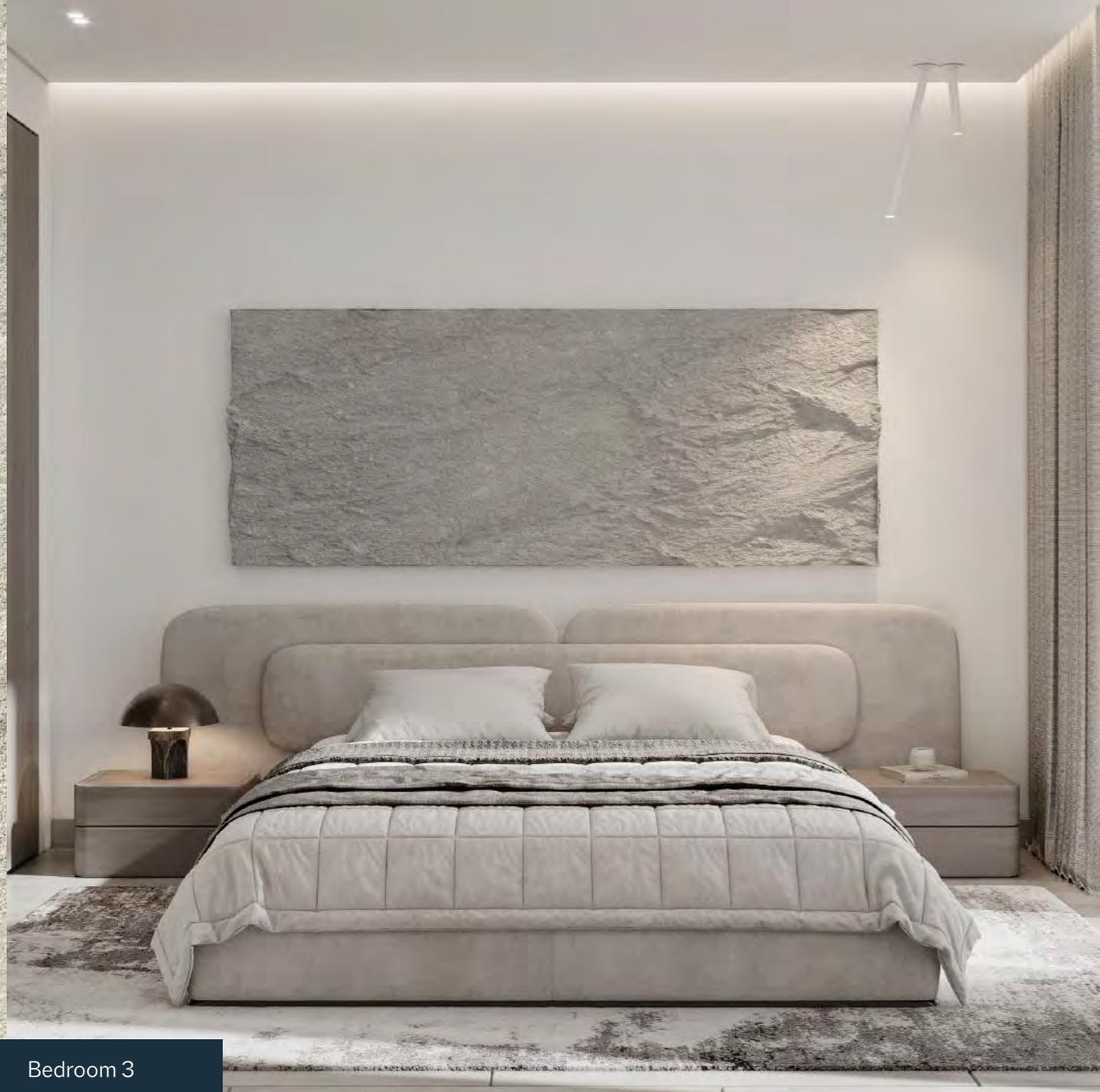
Bedroom 2



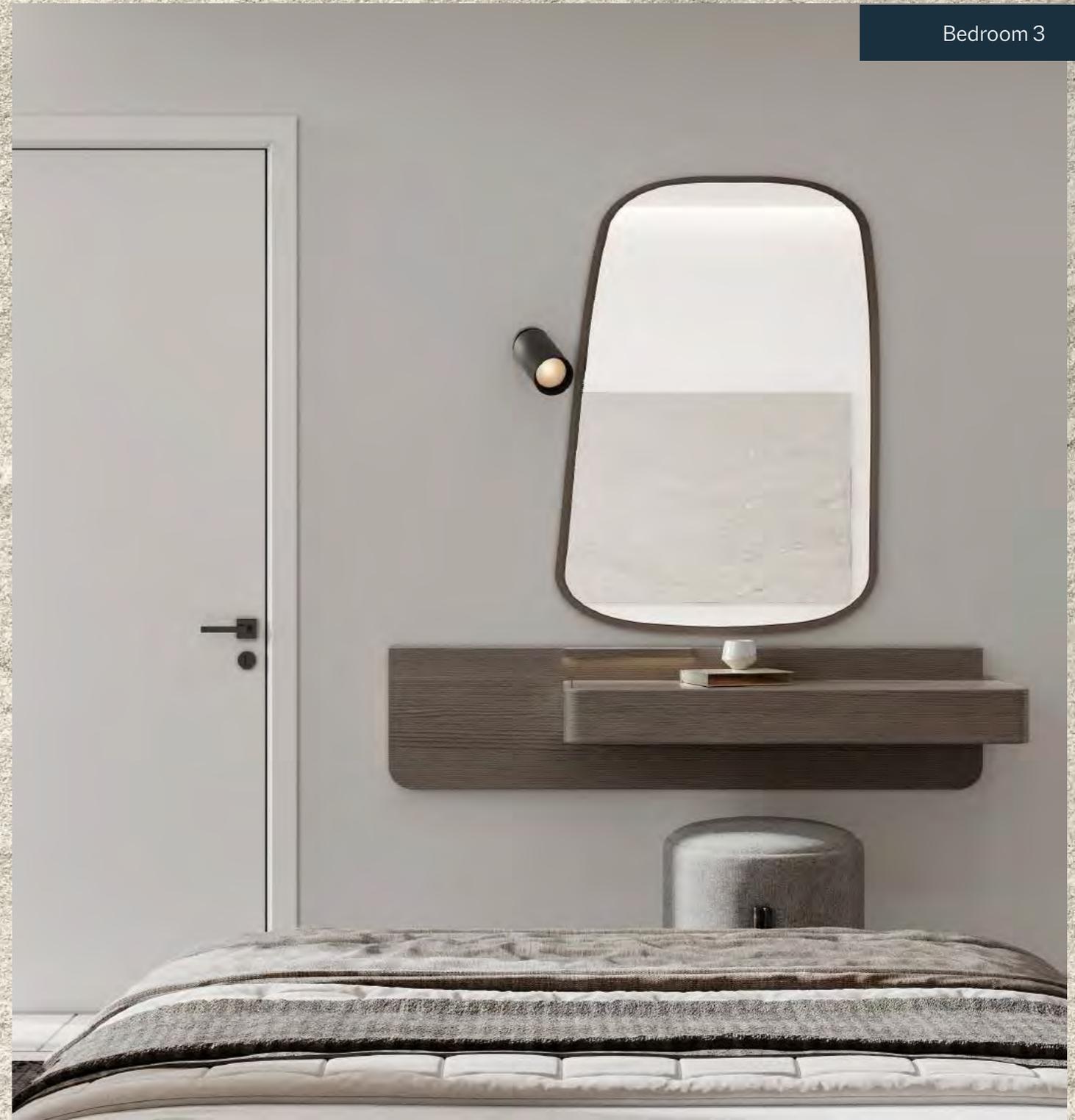
Bedroom 2 Toilet

Bedroom 2





Bedroom 3



Bedroom 3

MATERIALS LIST

INTERNAL FINISHES:

Floor Finishes:

Lobby/Corridors Porcelain

Drawing/dining/Lounge Porcelain

Master bed HDF Planks

Other Beds HDF Planks

Kitchen Porcelain

Study/Store (if proposed) Porcelain

Bathrooms Porcelain

Balcony/Terrace HDF Planks

Wall Finishes

External Walls Weather Resistant Paint

Internal Walls Paint

Kitchen Paint

Ceiling Gypsun board ceiling

ACCESSORIES

Kitchen Hood, Mechanical Exhaust

Dish Washer Washing machine, Microwave Oven, Miele or equivalent

Bathroom Mirror with light, Soap Dish, Towel Rail, Tissue Roll Holder

FIXTURES & FITTINGS

Kitchen SS Sink Bowl, Sink Mixture, pre-polished granite countertop Bathroom

Vanity with pre-polished granite countertop, Shower Set, WC Lighting Ceiling

Spotlights to meet international standards of internal lux levels

PROJECT DETAILS.

Intentionally designed to foster connections, celebrate diversity, and embrace sustainability, as you step into Aveline, you step into a narrative where every amenity, every detail, forms the foundation for an exceptional residential experience.

Property Name: Aveline Residences by Citi Developers

Property Type: Apartments

Number of Units: 263

Location: Jumeirah Village Circle

Handover: Q2, 2026

Unit Types: Studio, 1, 2 & 3 Bedroom Apartments

Sizes:

Studio: 453 sq ft

1 Bedroom: 768 to 829 sq ft

2 Bedroom: 1093 to 1185 sq ft

3 Bedroom: 1340 to 1391 sq ft



Lap Pool



50/50

PAYMENT PLAN

Handover: Q2, 2026

Location: Jumeirah Village Circle

Unit Types: Studio, 1, 2 & 3 Bedroom Apartments

10%
On Booking

10%
on SPA
30 Days After Booking

1%
For 30 Months

50%
On Handover
Pre-Approved Mortgages*
Conditions apply*

OUR SALES SHOWROOM



Our *Show-Room*

Welcome to our exquisite showroom on Jumeirah Road, where luxury meets innovation and sophistication. Nestled in the heart of one of Dubai's most prestigious neighborhoods, our showroom is a haven of inspiration and style. Step inside and experience the world of elegance and opulence like never before.





YOUR INVITATION TO ELEVATED LIVING.



Contact:

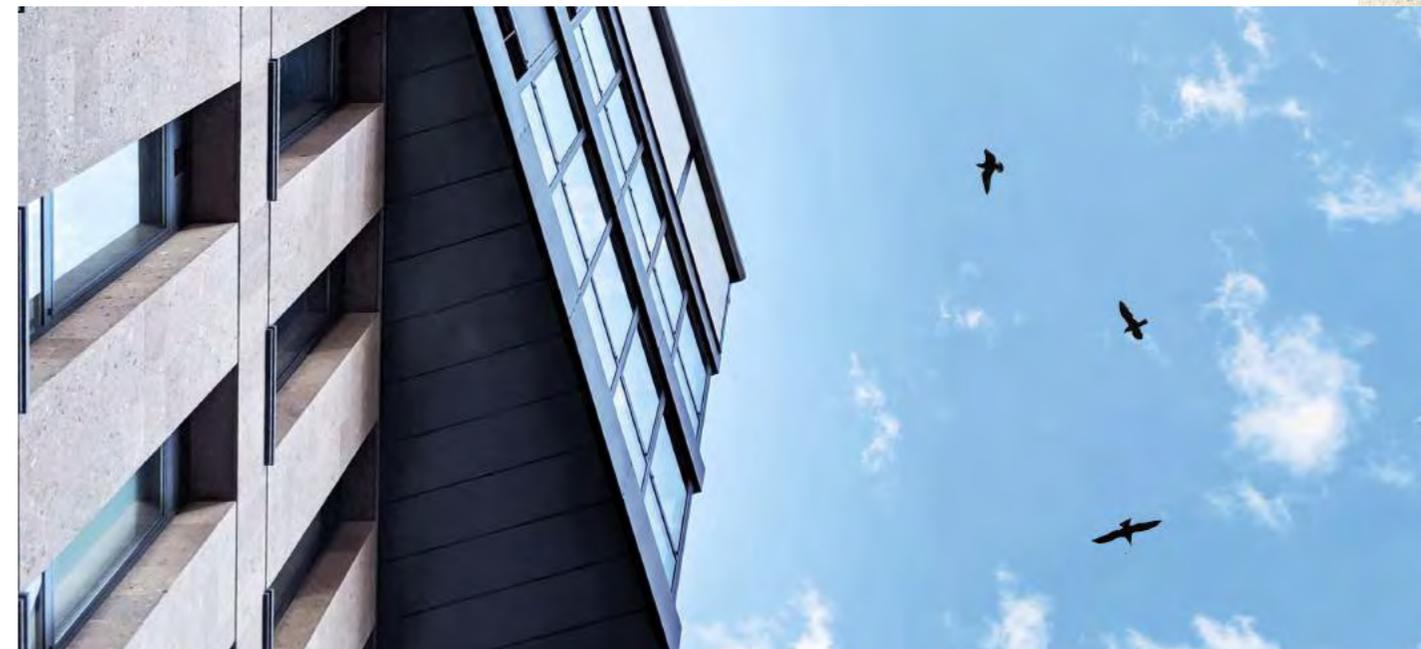
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AVELINE

RESIDENCES | by  CITI
DEVELOPERS

LIVE CONNECTED.