



Developed by SRG | Designed by ERGA









## DEVELOPED BY SRG: ARIA HEIGHTS

Aria Heights is the latest development from SRG, a leading name in Dubai's real estate market. Known for its high standards of quality and attention to detail, SRG's portfolio spans luxury residential complexes, commercial properties, and world-renowned hotels. SRG is committed to creating communities that not only stand out for their design but also offer long-term value for residents and investors alike.



SRG HOLDING



## ABOUT SRG HOLDING

Dubai based SRG Holding is one of the leading family-owned holding companies in the UAE, with extensive operations in property development and management, hospitality, real estate investments, and wholesale trading, with over 5000 keys owned and managed.

Some of the city's most recognisable landmarks have been built and managed by SRG Holding. The group operates across the entire real estate value chain, including project development, facilities management, and leasing and sales services.



▲ UPSIDE LIVING, CONCEPTUALIZED AND DEVELOPED BY SRG HOLDING



# THE HEART OF JUMEIRAH VILLAGE CIRCLE

Aria Heights is located in Jumeirah Village Circle, one of Dubai’s most sought-after communities. Offering a balanced lifestyle with access to parks, schools, a mall, and a variety of local restaurants and businesses, JVC has become a preferred residence choice for families, professionals and everything inbetween. Whether it’s a stroll through the nearby park or a quick commute to the city’s major hubs, Aria Heights is perfectly positioned for both convenience and investment potential.



5 minutes to Circle Mall



10 minutes to Dubai Marina



15 minutes to Burj Khalifa & Downtown Dubai



Proximity to schools, restaurants, and community parks









# ARIA HEIGHTS: A NEW STANDARD OF LIVING

Introducing Aria Heights, a 16-floor modern tower developed by SRG, offering 169 beautifully designed residences. Whether you're looking for a cozy studio or a spacious three-bedroom apartment, Aria Heights provides a variety of layouts, each featuring modern designs with high-quality finishes.

STUDIO

ONE BEDROOM

TWO BEDROOM

THREE BEDROOM











## MODERN INTERIORS WITH SPACE TO GROW

Each residence at Aria Heights is thoughtfully designed with open layouts, high ceilings, and expansive windows, creating bright and airy living spaces. The modern interiors are finished with high-quality materials, reflecting SRG's dedication to excellence. Enjoy panoramic views from spacious balconies, and in the garden apartments, experience the perfect balance of indoor and outdoor living with expansive terraces.

### EXQUISITE INTERIOR FINISHINGS

#### ELEGANT WOODEN JOINERY

High-quality finishes for doors, wardrobes, kitchen cabinets, and vanity cabinets, crafted to perfection.

#### PRIVATE BALCONIES

Designed with sleek glass railings and durable metal balustrades for a modern and safe outdoor experience.

#### GOURMET KITCHENS

Fully fitted kitchen cabinets with state-of-the-art built-in appliances from prestigious European brands like Siemens and Smeg.

#### PREMIUM ITALIAN TILES

Sophisticated Italian vitrified tiles, delivering timeless elegance and durability.

#### FLOOR-TO-CEILING EUROPEAN FACADE

A high-performance Low-E facade system featuring expansive floor-to-ceiling windows for abundant natural light.

#### LUXURIOUS EUROPEAN SANITARYWARE

Premium sanitary fittings and accessories from renowned brands such as Gessi, Geberit, and Flaminia.

#### ENERGY-EFFICIENT LIGHTING

Low-energy LED lighting from leading European manufacturers, blending sustainability with style.



















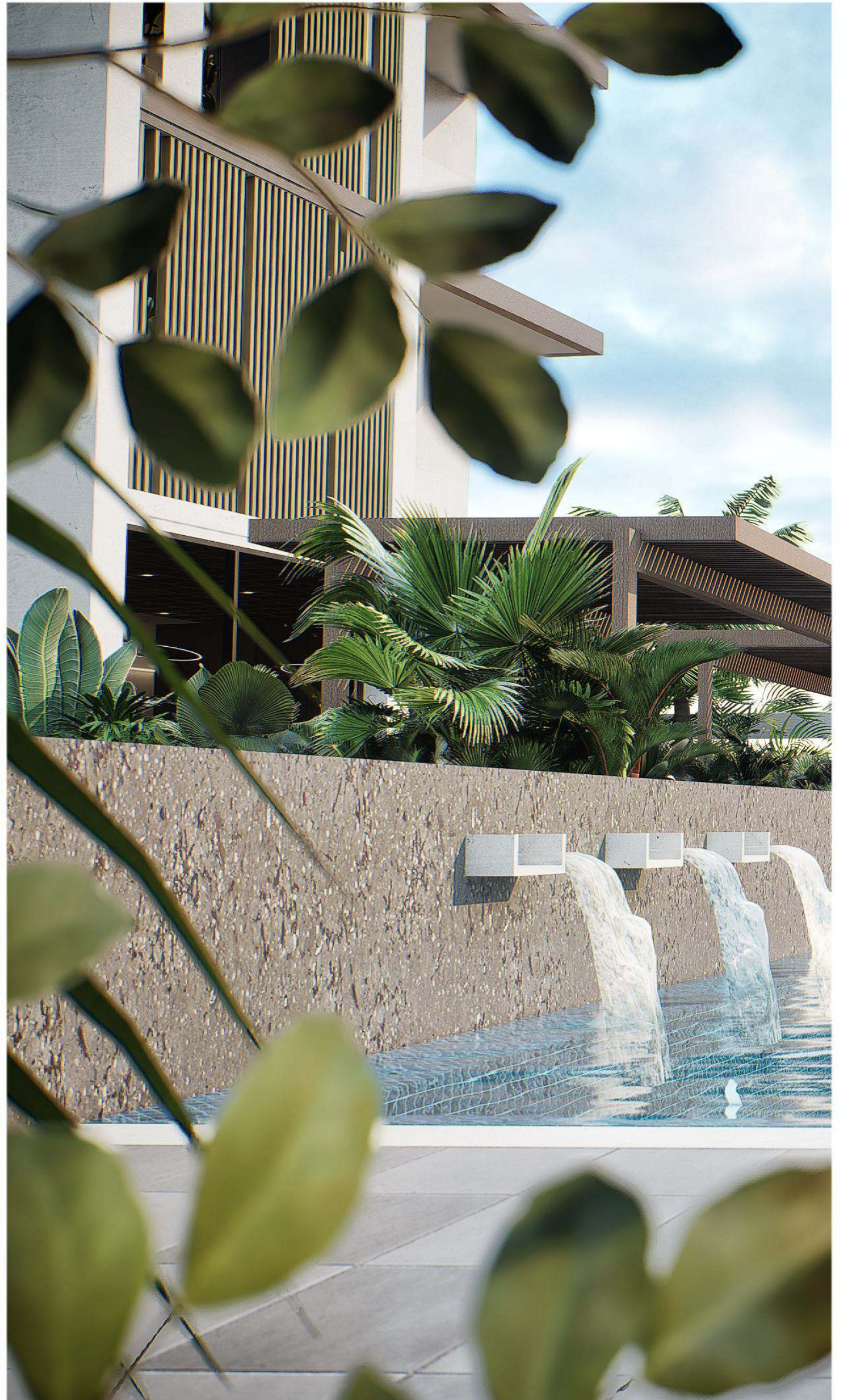




RESORT-STYLE AMENITIES  
AT YOUR DOORSTEP









# ELEVATING EVERYDAY LIVING WITH PREMIUM AMENITIES

Aria Heights is designed to offer residents a full range of luxury amenities that make life convenient and enjoyable. From an expansive swimming pool and kids’ pool to a fully equipped gym and outdoor lounging spaces, at Aria Heights, you'll discover the perfect balance of relaxation and activity, with thoughtfully designed spaces that inspire a focus on well-being.



Large swimming pool  
& kids’ pool



Fully equipped gym



Outdoor lounge  
& sitting area



Grocery store and F&B  
Outlet on the ground floor











## INVEST IN A THRIVING COMMUNITY

Jumeirah Village Circle is one of Dubai’s fastest-growing areas, offering a blend of lifestyle convenience and high investment potential. With SRG’s proven track record, Aria Heights is committed to deliver not just a home, but a valuable asset for the future. Its premium amenities, and strategic location make it an ideal choice for investors looking for long-term growth.



High demand  
for family living in JVC



Excellent rental  
yields



Trusted developer  
with proven ROI



Innovative design  
& prime location







ARIA HEIGHTS:  
YOUR FUTURE, YOUR HOME

