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OFF PLAN

# AUM 99 Residences

**Location:** Dubailand Residence Complex (DLRC), Dubai

**Starting From:** AED 610,000

**Permit No:** 2

AUM 99 Residences

| DEVELOPER | PROPERTY TYPE | HANDOVER | PAYMENT PLAN | STATUS |
|---|---|---|---|---|
| **AUM Development** | **Apartments** | **Q1 2029** | **60/1** | **Off Plan** |

## ABOUT THE PROJECT

**AUM 99 Residences** is a contemporary residential development in **Dubai Land Residence Complex (DLRC)**, offering a collection of studios, one-bedroom and two-bedroom apartments designed around modern, practical urban living. Developed under AUM 99 Home Real Estate Developments in association with **AG Properties**, the project combines smart-home features, contemporary interiors and rooftop lifestyle amenities within an increasingly established residential district of Dubailand.

With just **186 residences**, AUM 99 offers a more intimate alternative to some of Dubai's larger apartment developments. The building rises across 11 floors above two basement levels, with the rooftop dedicated to leisure and wellness facilities. Its contemporary architectural language combines glass, warm exterior accents and clean modern lines, creating a distinctive but understated residential identity.

The apartment collection has been planned to accommodate different buyer profiles. Studios provide an accessible option for professionals and investors, while one-bedroom residences offer additional space for individuals and couples. Two-bedroom apartments provide the largest configurations within the development and are suited to buyers looking for greater flexibility for family living.

Inside, AUM 99 Residences emphasizes efficient layouts, natural light and a clean contemporary aesthetic. Modern kitchens feature practical configurations and quality fittings, while bedrooms, bathrooms and living areas use durable finishes and restrained materials designed to create comfortable everyday spaces. Smart-home integration adds another layer of convenience, while selected residences feature balconies

that extend the living environment outdoors.

The project's rooftop is one of its principal lifestyle attractions. Residents can enjoy a **rooftop swimming pool and lounge**, creating an elevated setting for relaxation with views across the surrounding community. A dedicated children's pool provides a separate family-friendly environment, while a fully equipped rooftop gym supports convenient everyday fitness.

The arrival experience is enhanced by a double-height reception lobby, while high-speed elevators, covered basement parking and modern common areas add convenience to daily life. The overall concept focuses on delivering the amenities buyers expect from a new Dubai residence without creating an unnecessarily large or high-density environment.

AUM 99's location within **Dubai Land Residence Complex** is another important part of its appeal. DLRC sits in Wadi Al Safa 5 and benefits from connections to Dubai's wider road network, making it practical for residents travelling to employment, education and leisure destinations across the city.

Educational and retail destinations are available nearby, with **The Aquila School**, Dubai Outlet Mall, Dubai Academic City and Silicon Central among the surrounding destinations. Global Village is also within convenient driving distance, while Downtown Dubai and Dubai International Airport can be reached through the emirate's main road network.

For end-users, AUM 99 Residences offers modern homes with smart features, rooftop facilities and a location that provides access to everyday services and major parts of Dubai. Its studio-to-two-bedroom mix makes the development relevant to individual professionals, couples and smaller families.

For investors considering **apartments for sale in Dubai Land Residence Complex**, AUM 99 provides a relatively accessible entry point into Dubai's off-plan market together with a long payment structure extending beyond completion. The varied apartment mix also allows buyers to target different rental audiences, from individual tenants seeking compact studios to residents requiring larger one- or two-bedroom homes.

Overall, **AUM 99 Residences Dubai** combines contemporary design, smart-home living, rooftop amenities and a well-connected DLRC location, creating an attractive option for buyers seeking an **off-plan property in Dubai** for investment or personal use.

Why Buy AUM 99 Residences Through A1 Properties?
Selecting the right property in AUM 99 Residences requires more than comparing bedroom counts. A1 Properties can help buyers assess available apartments according to layout, size, floor, orientation, views, price per square foot and payment structure, helping identify properties aligned with specific investment or lifestyle objectives.

**With {YEARS_IN_MARKET} years in the market, A1 Properties** provides experienced guidance to both investors and end-users across Dubai's property market. Investors can compare acquisition prices, unit positioning, potential rental considerations and future resale opportunities, while end-users can focus on practical factors such as layout efficiency, living space, floor level, natural light and long-term suitability.

Our advisors can provide end-to-end assistance throughout the transaction, including property selection, negotiation, reservation, documentation, financing support and ownership transfer. Following completion, A1 Properties can also assist owners with leasing and future resale, providing continuity throughout the property's ownership cycle.

**Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.**

## PAYMENT PLAN

| | | | |
|---|---|---|---|
| **20%** | **40%** | **1%** | **39%** |
| Down Payment | During Construction | On Handover | Post Handover |

Generated by A1 Properties. Information is subject to change. For the latest availability and pricing, please contact our team.