



*Live Beyond Luxury*

## *A Superb Placement*

Aum 99 Residences brings you a life that is full of opulence and extravagance. Superbly placed in the best area of Dubai near the famous Dubai Land, this amazing residential project is near every important place, including educational institutes, shopping malls, entertainment spaces and parks.





## *Closer to Everywhere*

This exceptional residential project offers unparalleled proximity to Dubai's key landmarks, including Dubai World Central Airport, Port of Jebel Ali, Emirates Hills, Dubai Marina, and Dubai International Airport. Its prime location ensures convenient access to these major destinations, enhancing the ease of travel and connectivity for residents.

DUBAI WORLD  
CENTRAL AIRPORT

JEBEL ALI PORT

EMIRATES  
HILLS

DUBAI MARINA

PALM JUMEIRAH

MALL OF  
EMIRATES

THE WORLD

DUBAI MIRACLE  
GARDEN

ARABIAN RANCHES

BURJ KHALIFA

DUBAI INTERNATIONAL  
AIRPORT

GLOBAL VILLAGE





*Minutes Away from **Landmark** Destinations*



DOWNTOWN  
DUBAI

**20**

MINUTES



DUBAI  
INTERNATIONAL  
AIRPORT

**20**

MINUTES



BURJ  
AL ARAB

**30**

MINUTES



PALM  
JUMEIRAH

**30**

MINUTES

Positioned for access, the address places you just minutes from Downtown Dubai, Dubai International Airport, Burj Al Arab and Palm Jumeirah. Every direction leads to a destination recognised worldwide.



# *Crafted for Excellence*



This exceptional eleven-floor residential retreat comprises two basements, a ground floor. Aum 99 Residences spans from the first to the eleventh (rooftop) floor, offering luxurious studio, one-bedroom, and two-bedroom apartments. The rooftop also features a swimming pool with a pool lounge and a fully-equipped gym. The two basements are exclusively allocated for convenient parking.



ROOF AMENITIES

APARTMENTS

DOUBLE-HEIGHT RECEPTION  
AND CAR PARKING

BASEMENT PARKING



## *Main Features*

RECEPTION

LIFT LOBBY

SWIMMING POOL

PARKING

GYM

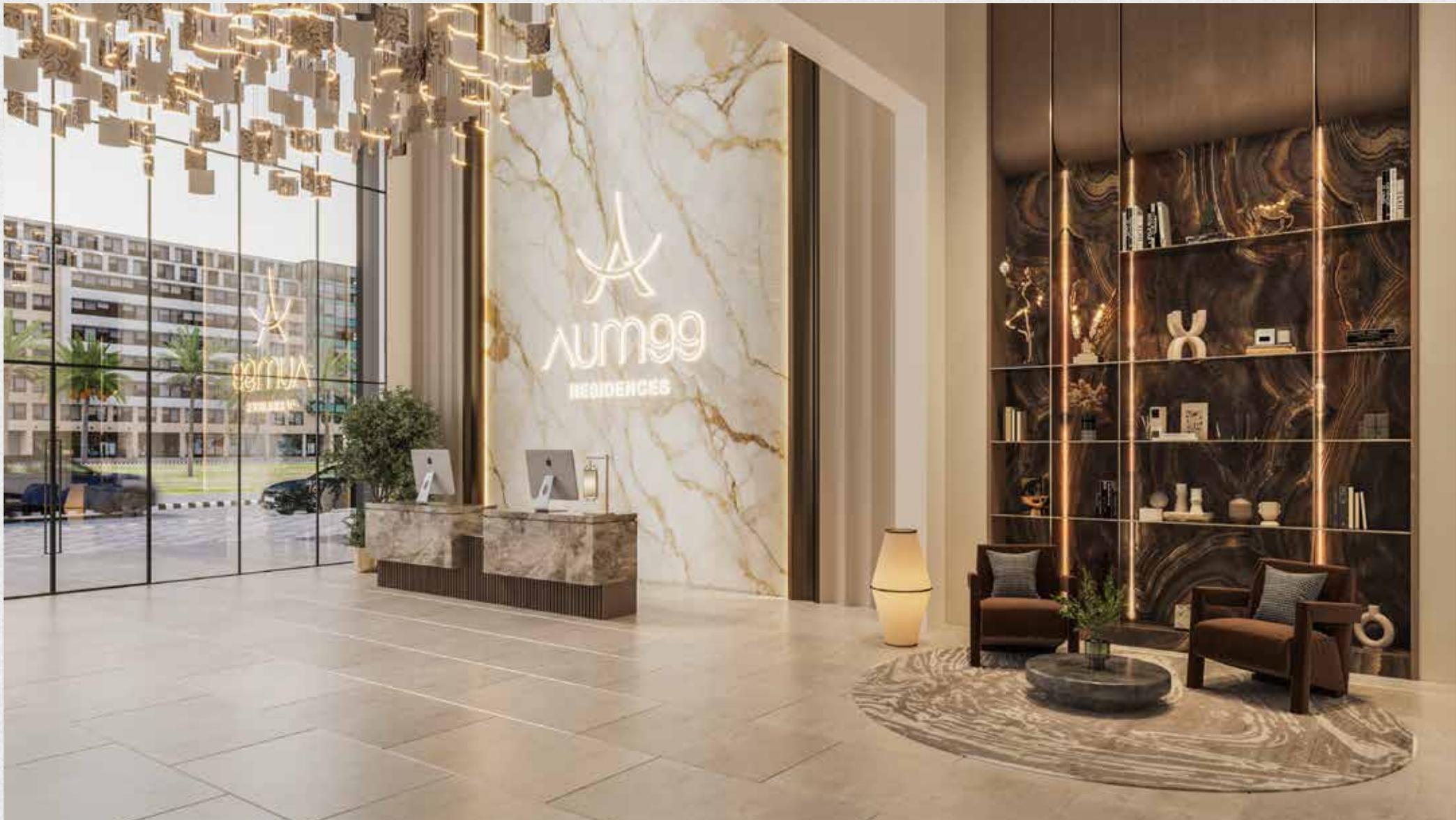




*An Exclusive  
Entrance*



## *Grand Double-Height Entrance*



Experience a grand entrance featuring a striking double-height space with a stylish tiled floor and adorned by world-class fittings. The reception area welcomes with contemporary elegance, setting a tone of distinction and sophistication from the moment you arrive.



## *Magnificently Designed Lift Lobby*



The lift lobby delivers a direct and efficient experience. High-class lifts offer speed and comfort, providing smooth access to every level with minimal wait time.



## *Smart Covered Parking*



Covered smart parking on the ground and two basement floors ensures hassle-free access with secure entry and intelligent allocation.



# *Amenities Under The Clouds*





## *Swim Under The Clouds*



The rooftop pool and pool lounge offer a soothing dip and a place to relax and sunbathe, refreshing you right under the clouds.



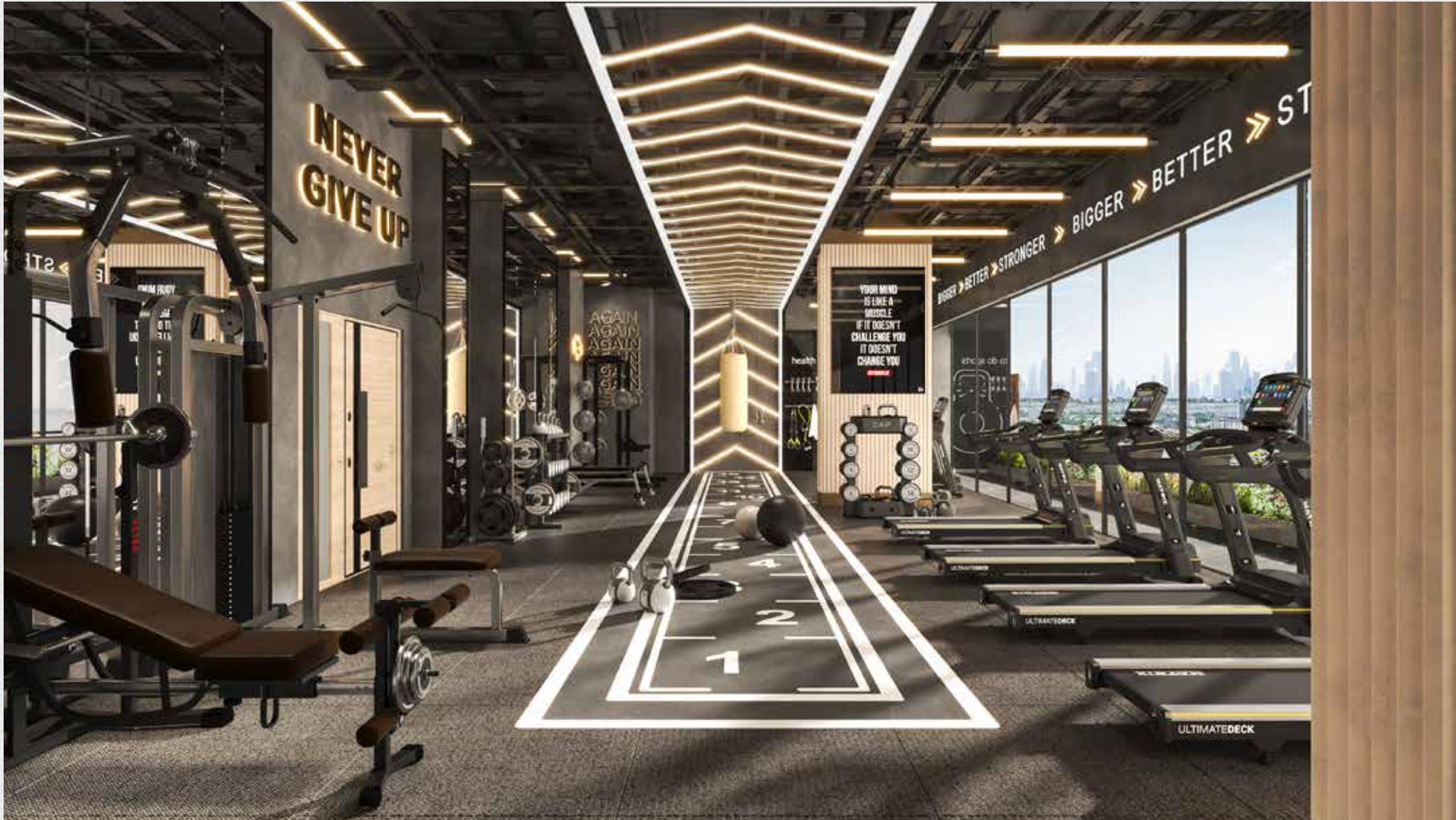
## *A Playful Poolside*



Our children's swimming pool and lounge offer a vibrant retreat for families, designed with safety and enjoyment in mind. Featuring modern amenities and a relaxed atmosphere, it's the perfect spot for little ones to splash and play.



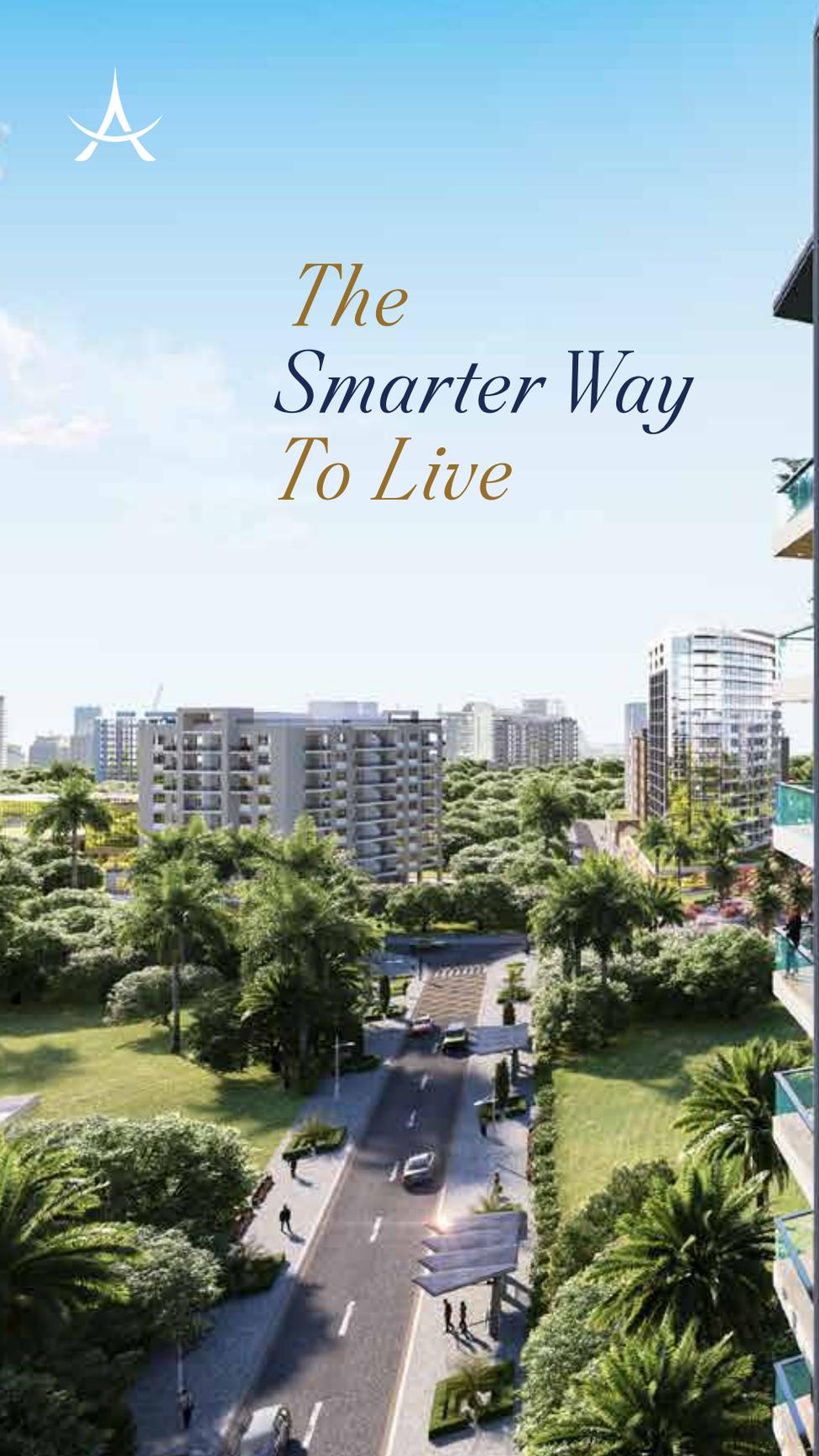
## *Where Fitness Meets Urban Edge*



The generous gym with a glass view is superbly placed on the rooftop. It features ultra-modern exercise equipment for you to get fit to live a long and healthy life.



*The  
Smarter Way  
To Live*





# *Studio*

## *Apartment*





## *Bedroom Designed for Opulence*

The bedroom area delivers clarity in compact living. Framed to provide comfort and privacy.

## *Daily Freshness Spot*

The stylish bathroom supports daily routines without compromise, using space with focus and intent.





## *A Contemporary Kitchen*



The kitchen of the studio apartment reflects modern-day living with clean lines and durable finishes. High-grade fittings and fixtures support practical use while maintaining a strong, refined visual identity.



*All  
You Need,  
Just Steps Away!*



# *1-Bed*

## *Apartment*





## *For Refined Freshness*

The stylish bathroom of your apartment symbolises refinement and redefines magnificence. Immerse yourself in sheer luxury within your own space.



## *Where Calm Takes Hold*

The bedroom presents a measured calm, with restrained design choices, intentional spacing that encourages rest, clarity of thought and deep privacy.



## *Crafted For Daily Life*



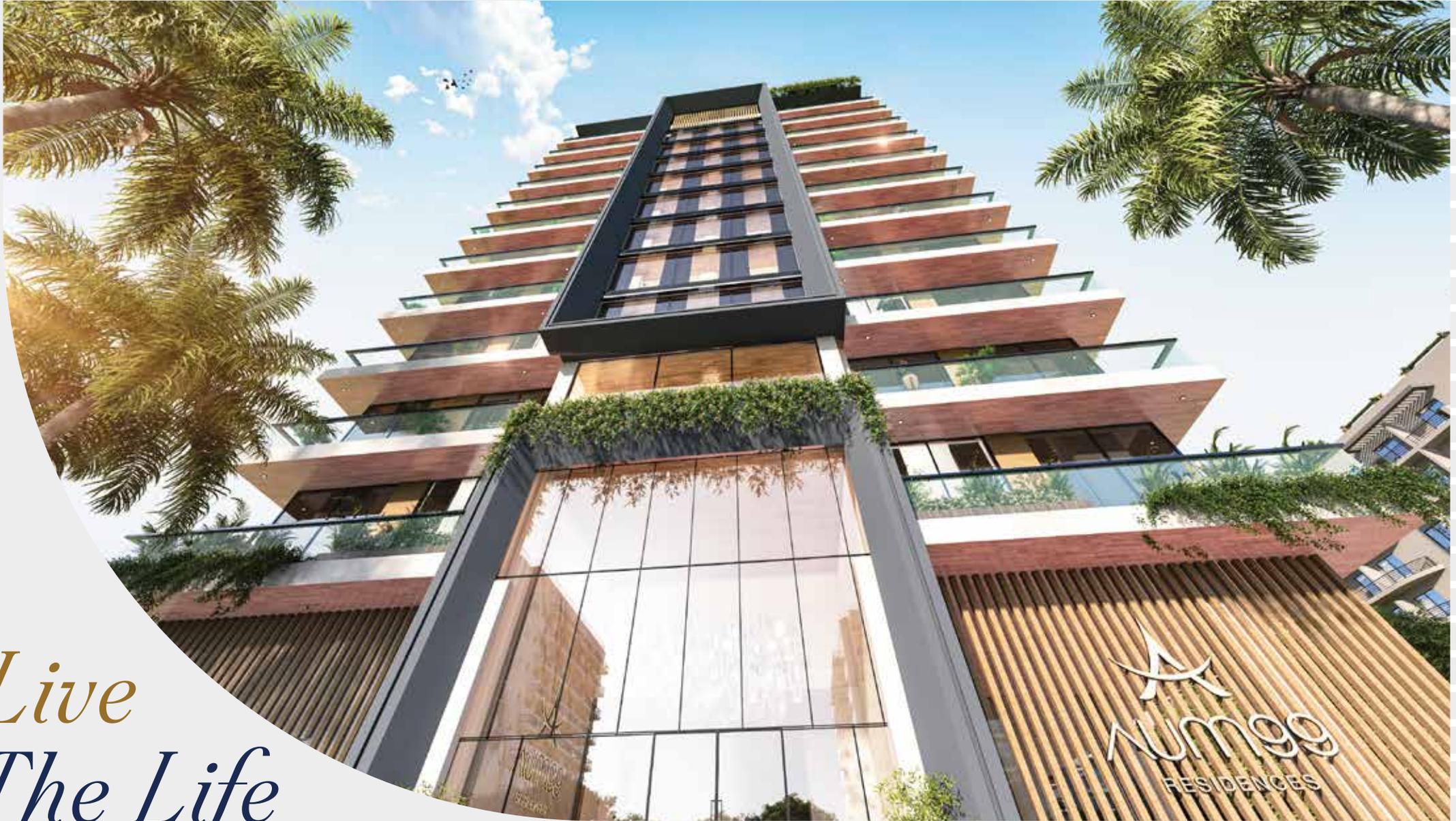
The living room supports both quiet moments and active use.  
The space is ideal to watch TV or to spend the best times with family and friends.



## *Your Culinary Retreat*



Partake in the experience of cooking in the modern-day kitchen outfitted with top-class fittings. This open and exquisite kitchen will make cooking more pleasant.



*Live  
The Life  
You Deserve*



# *2-Bed*

## *Apartment*





### *A Serene Sleep Space*

The bedroom uses low lighting, it is where each element is selected to minimise noise, clear the mind and support uninterrupted sleep.

### *Fashionable Bathroom*

The well-designed bathroom is embellished with top-of-the-line fixtures and fittings, articulated to perfection for maximum comfort and luxury.





## *A Room for All*



The living room defines daily interaction through resilient materials, strategic seating and adaptive lighting, presenting a central zone for work dialogue, leisure and efficient hosting.



## *The Heart of Your Home*



The kitchen offers durable worktops, concealed storage and defined zones that support meal preparation, solo routines and quiet efficiency.



*Luxury  
is Now  
a Lifestyle*