

A large, modern residential complex with multiple floors and large glass windows. The building is set against a backdrop of a city skyline at sunset, with warm orange and yellow hues in the sky. In the foreground, there are palm trees, a paved walkway, and a parking lot with several cars. The overall atmosphere is luxurious and contemporary.

Where Your  
Story Unfolds



Your home is your canvas,  
painting the backdrop to your fondest memories.



# Ayana Gardens: Meydan's hidden serenity gem

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Introducing Ayana Gardens in Dubai's Meydan Avenue by Tuscany Real Estate Development.

More than a residence, Ayana Gardens unfolds as your canvas for harmonious living, seamlessly blending opulence with thoughtful design. Embrace a lifestyle that prioritises tranquility and connection in this distinguished enclave, where serenity meets verdant landscapes, offering a personal touch and inviting introspection.

# An exquisite residential oasis

Ayana Gardens, derived from the Arabic term for 'wild flower', is your haven for self-discovery and connection with loved ones: where distinctive charm and allure come to life.

Amidst the lush greenery and meticulously landscaped gardens, residents are invited to embark on a journey of serenity and rejuvenation.





Add colour to your stories,  
inspire creativity & connect with peaceful living.





## Your story in the heart of Meydan

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Ayana Gardens, gracefully situated in Meydan Avenue, reveals an intimate escape within the bustling city. This carefully chosen locale seamlessly combines the tranquility of secluded living with easy access to urban necessities, providing residents with a distinctive retreat where every detail whispers of a unique sense of intimacy.



# Seamless connectivity from Meydan

- 5 Minutes to Meydan Racecourse
- 5 Minutes to The Meydan Hotel
- 10 Minutes to Business Bay
- 12 Minutes to Downtown Dubai
- 20 Minutes to DXB International Airport
- 30 Minutes to Palm Jumeirah
- 30 Minutes to Dubai Marina
- 35 Minutes to Al Maktoum International Airport



# With you in mind

In the heart of the dynamic emirate of Dubai, Ayana Gardens unveils residences that transcend mere living spaces.

Thoughtfully designed with you in mind, studios, 1- & 2-bedroom apartments and penthouses redefine urban luxury across 68 meticulously curated units.





## Serenity blooms in green

Nestled in nature's embrace, Ayana Gardens transcends the ordinary, fusing contemporary design with lush serenity. This architectural masterpiece harmonises sleek lines with verdant landscapes, offering a retreat from the city's dynamic energy.

Meticulously crafted residences echo nature's precision, boasting open layouts, high-end finishes, and premium amenities that redefine urban living within a tranquil haven.



Here,  
you define what comes next for you.





Two bedroom apartment



Studio



One bedroom apartment



Two bedroom apartment



One bedroom apartment



## Surrounding you with premium amenities

Ayana Gardens is a serene retreat where bespoke facilities serve as the backdrop for your everyday experiences.

This intimate haven weaves emotions seamlessly with facilities, creating a tapestry of unforgettable moments.



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**Gym**

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**Indoor gym****Yoga area****Lobby lounge****Lush landscaping****Indoor play area****Swimming pool & sun deck**



Kids Area



Pool

## Residences:

Studios, 1- and 2-bedroom apartments and penthouses

## Structure:

G + 4 + Rooftop

## Units:

68 Apartments

## Unit Mix

### Apartment Type

Studio  
1 Bedroom  
2 Bedroom  
2 Bedroom Penthouses

### Residence Size

Up to 468 Sqft  
Up to 1,216 Sqft  
Up to 1,770 Sqft  
Up to 2,980 Sqft

