



KENSINGTON  
BOUTIQUE VILLAS

FURNISHED AND SERVICED





## A QUINTESSENTIAL ADDRESS



Inspired by the affluent London district, Kensington, this community of boutique villas offers a sophisticated way of life. Grand architecture, manicured outdoor spaces and bursts of colourful flora define each

Kensington Boutique Villa, making this neighbourhood one of the city's most esteemed addresses.



## NESTLED IN THE HEART OF NATURE

Unless stated otherwise, all accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the standard unit and are shown for illustrative purposes only.



Kensington Boutique Villas offer an unmatched way of life. Set within a wonderful lush community, they offer a tranquil escape from the hustle and bustle of the city.

With luxury services on hand whenever you need them, your boutique villa is a blissful place that you get to call home.



## YOU HAVE ARRIVED

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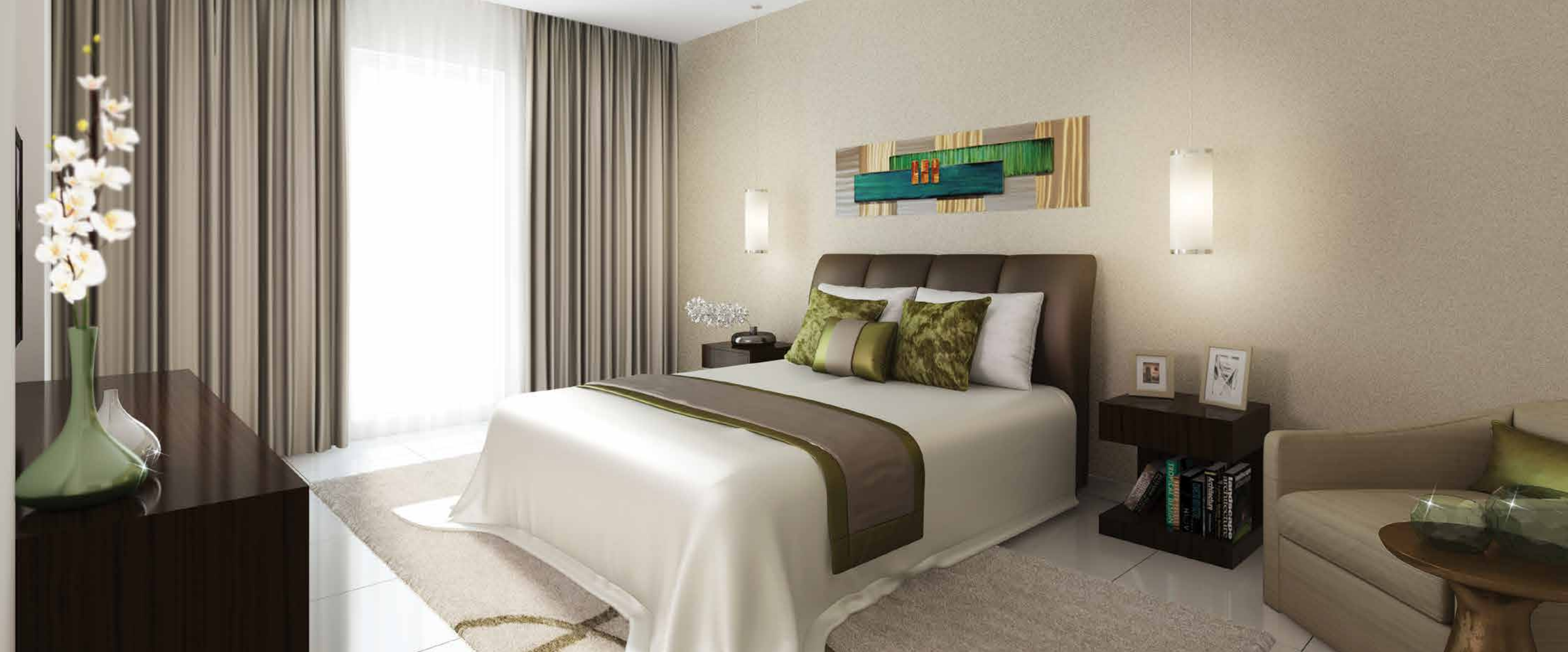
Homes are serviced and furnished by DAMAC Maison, with a variety of sizes and arrangements to accommodate your needs. Our expert designers have searched high and

low for only the best furnishings, fittings and décor which not only ensure comfort but add a touch of luxury as well.



## A NEUTRAL COLOUR PALETTE BLENDS IN EFFORTLESSLY WITH THE ENVIRONMENT

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SOFT, PLUSH TEXTURES ARE USED TO  
CREATE A CALMING AMBIENCE

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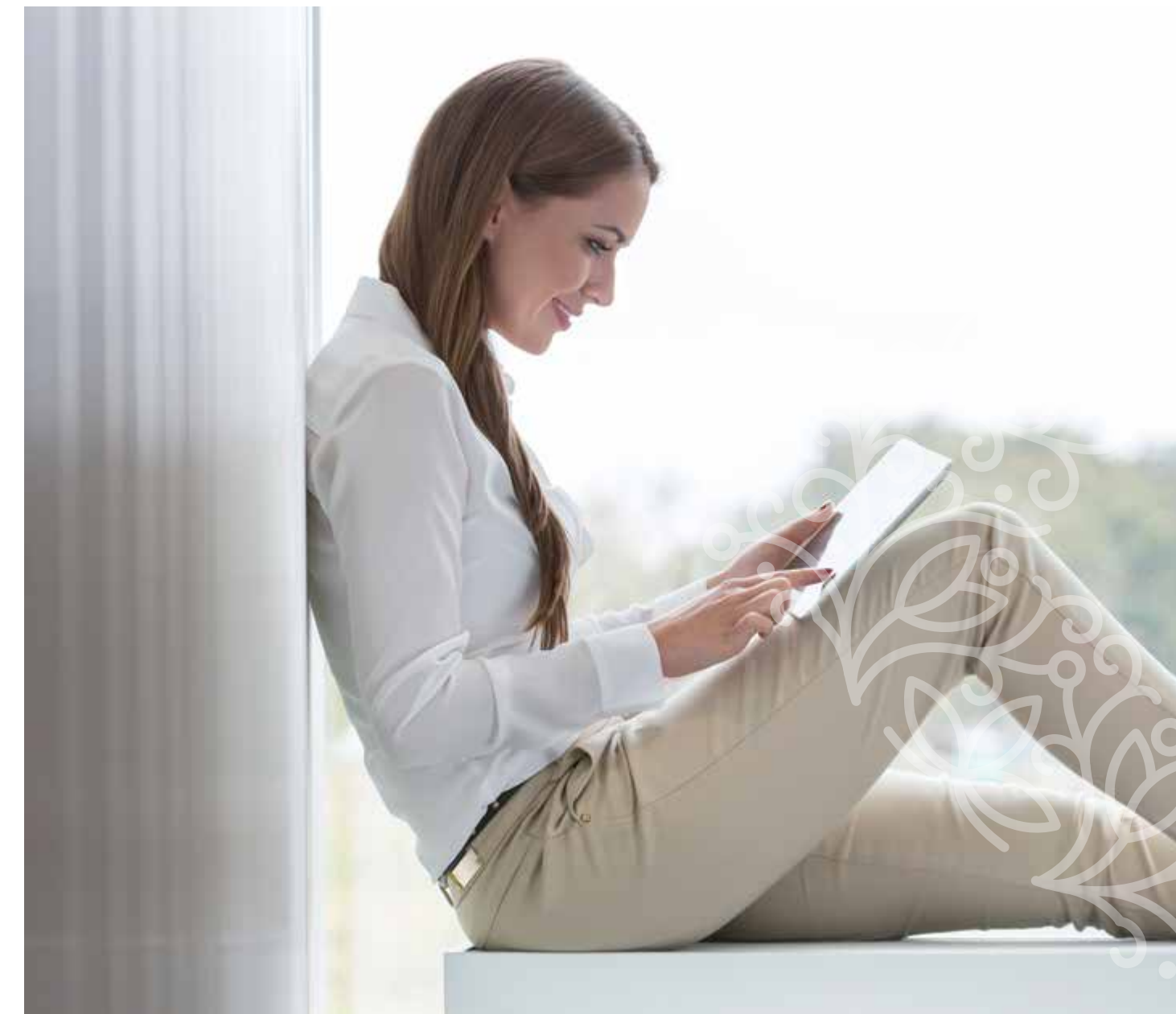


## A PAMPERED LIFESTYLE

Choose to indulge in our expert hotel services whenever the need arises. From a golf caddy to a personal shopper, delicious home-style dinners, and more, we'll ensure your needs are not only met, but exceeded as well.



## OPPORTUNITY AT YOUR FINGERTIPS



When you purchase a villa, you have the option to become part of our Rental Pool, managed exclusively by our team of hospitality specialists.

This means that as an owner, you can earn rental income from your property when you are not staying there yourself.



# THE FIRST GOLF COMMUNITY OF ITS KIND

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The villas are situated in a prestigious golf community where the breathtaking Trump World Golf Club Dubai is at the heart with restaurants, a pro shop, state-of-the-art clubhouse and serene spa.

There's also the opportunity to improve your golfing skills under the guidance of PGA-certified coaches. Play, dine and unwind just a few steps from your front door.

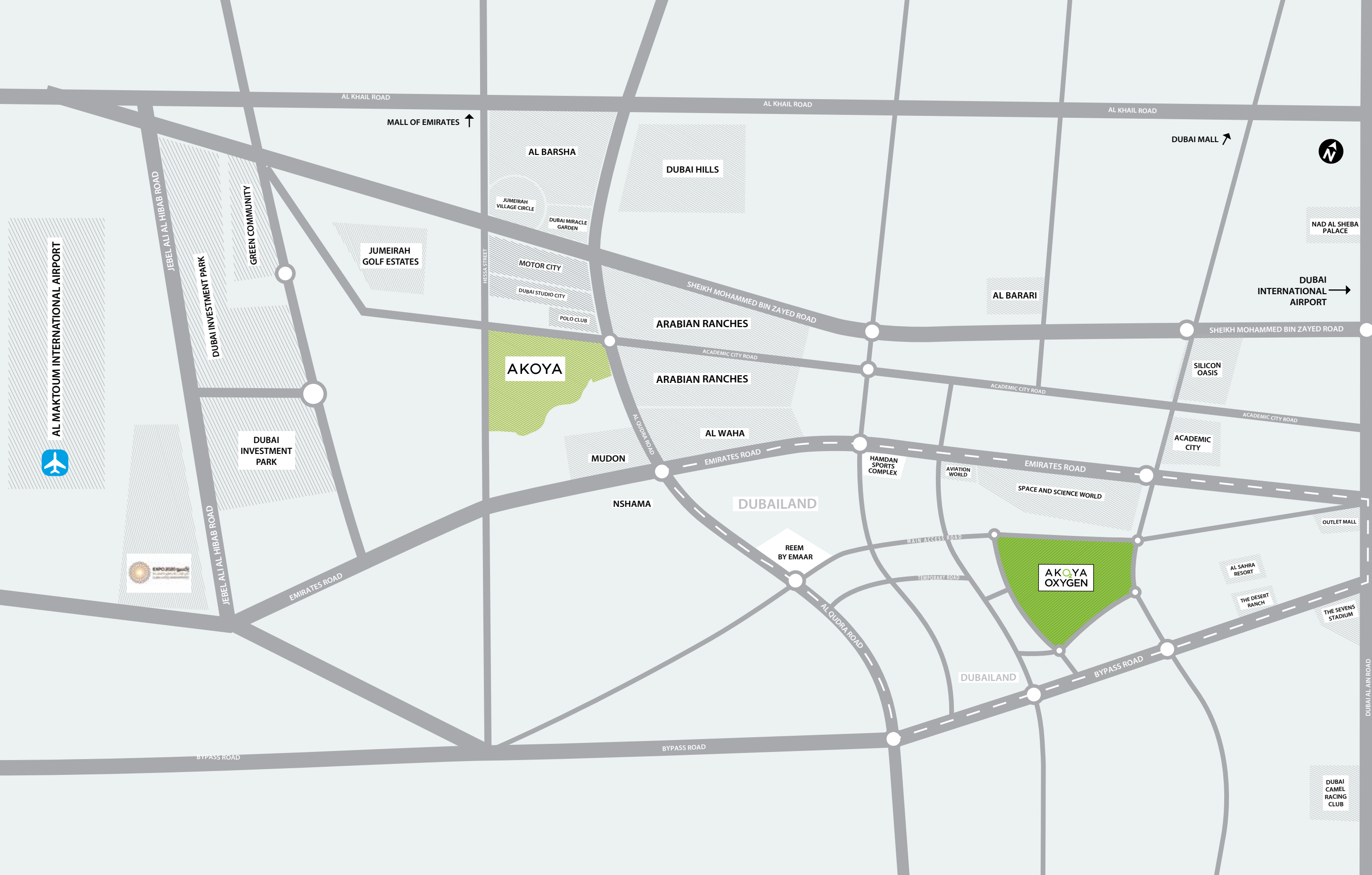


# VISTA LUX

An incredible development, Vista Lux invites you to take life at a more relaxed pace. Stroll down the promenade of high-end fashion and

lifestyle boutiques, enjoy meals with friends and loved ones, or simply take in the breathtaking views of the lakes and surrounds.

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## LUXURY OF LOCATION



Just a short drive from the centre of the city, and yet feels like a world away. The strategic location allows easy access to four major highways and other networks that put the city within easy reach.

Take the Umm Suqeim Expressway and find yourself at the gates of AKOYA Oxygen within a few minutes.



# THE MASTER PLAN

AKOYA Oxygen presents a vast collection of luxury homes that bring the green dream to life. Each cluster offers its own characteristics, with various arrangements and lifestyles across villas, apartments and townhouses. Elegantly

designed homes and spectacular outdoor escapes take opulent living to a new level, whilst an exclusive selection of land plots allow the freedom to design your own home according to your unique taste.

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AMAZONIA



XX-B XU-B1 XU-AA  
XU-BB



CENTAURY

U-BB R2-M14 R2-M11



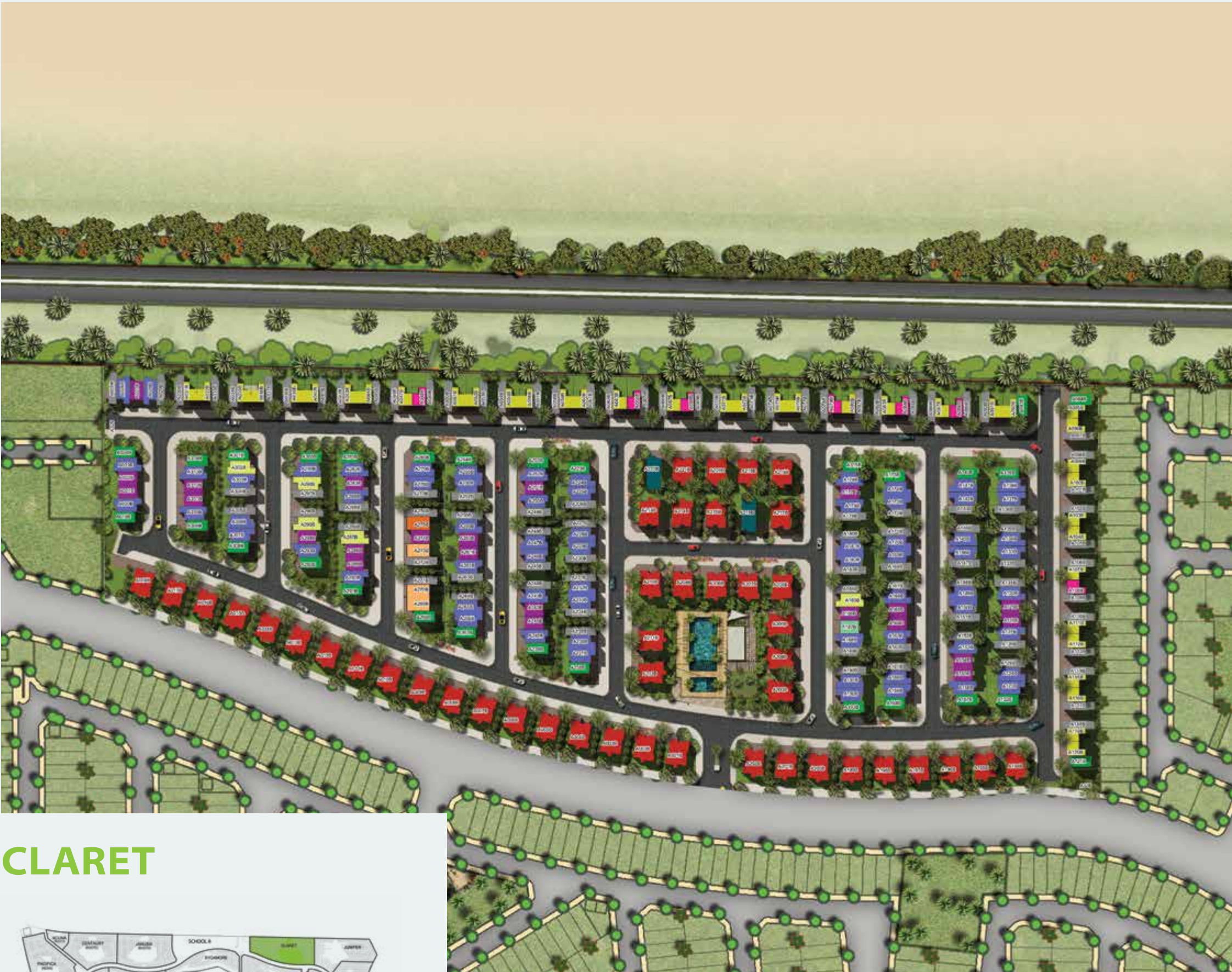
ASTER



R2-MB



R2-MB



CLARET



R2-MB





JANUSIA

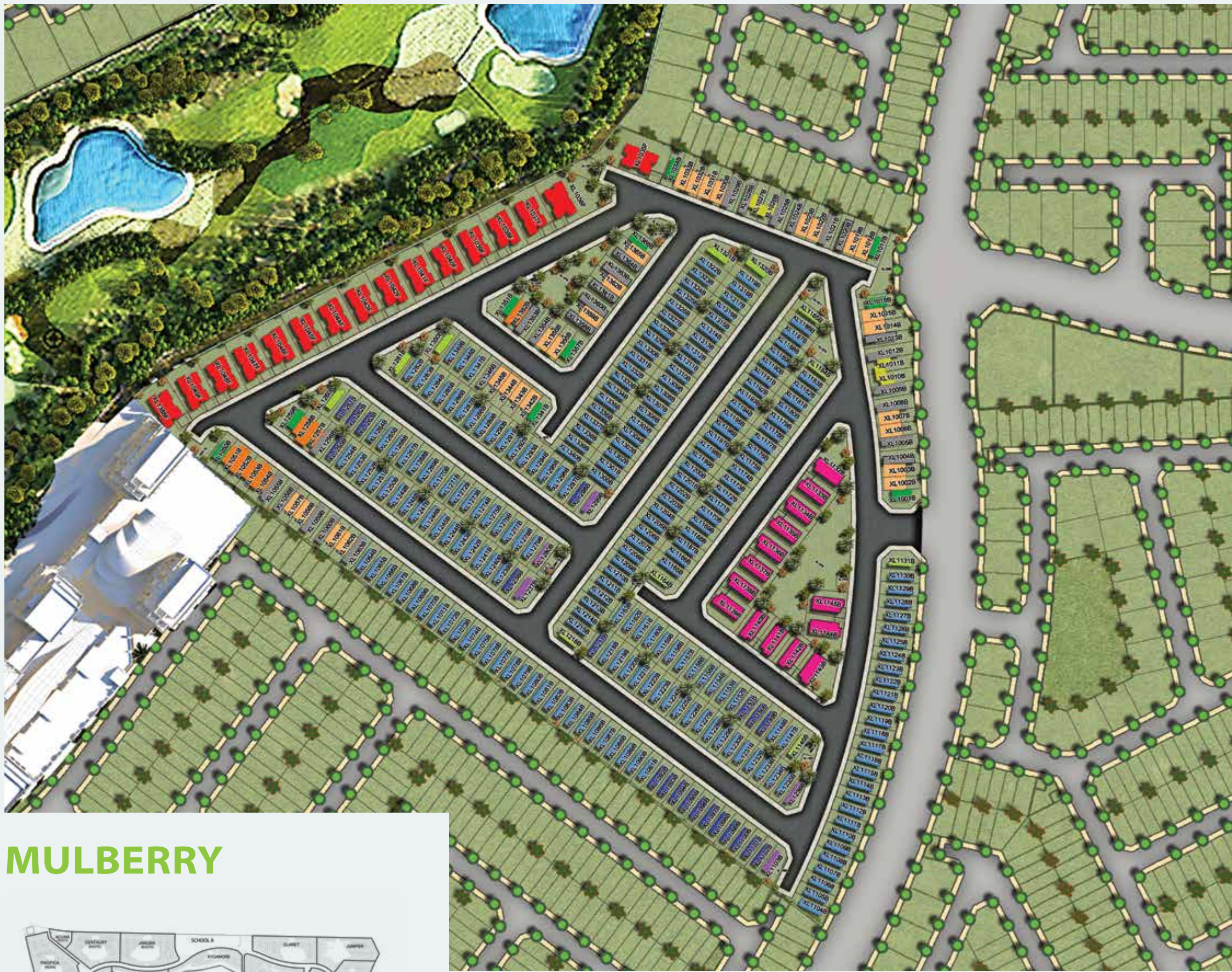


U-BB R2-M14 R2-M11



R2-MB





MULBERRY



R2-MB

ODORA

R2-MB





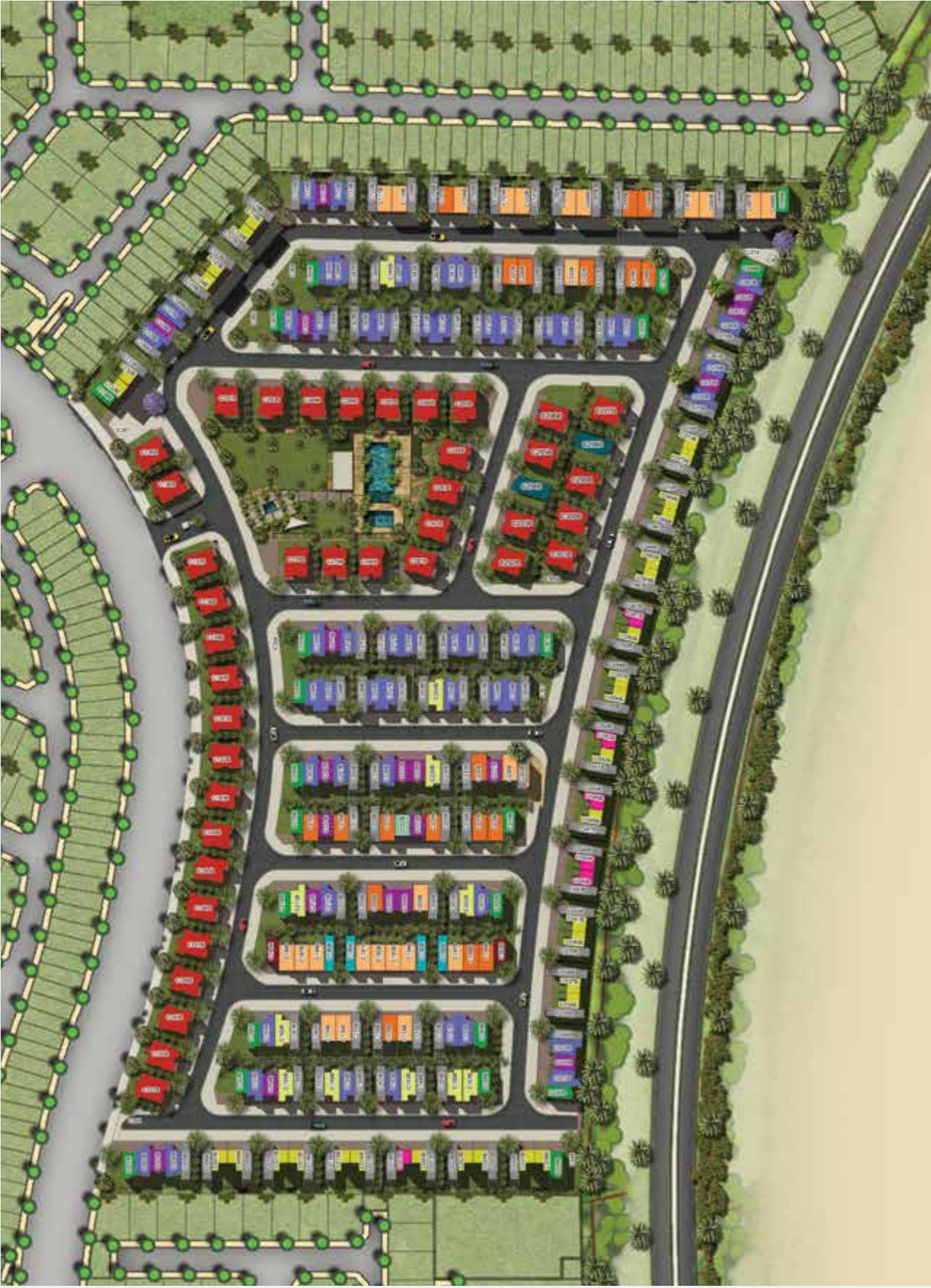
# PACIFICA



- XU4-BB
- XR4-M14
- XU-B1
- XU-B
- XU-BB
- XR2-M14
- XR2-M11
- XU-AA

# PRIMROSE

R2-MB





SANCTNARY



- XU4-BB
- XR4-M14
- XU-B1
- XR2-M11
- XU-BB
- XR2-M14
- XU-AA

SYCAMORE

R2-MB





TRIXIS



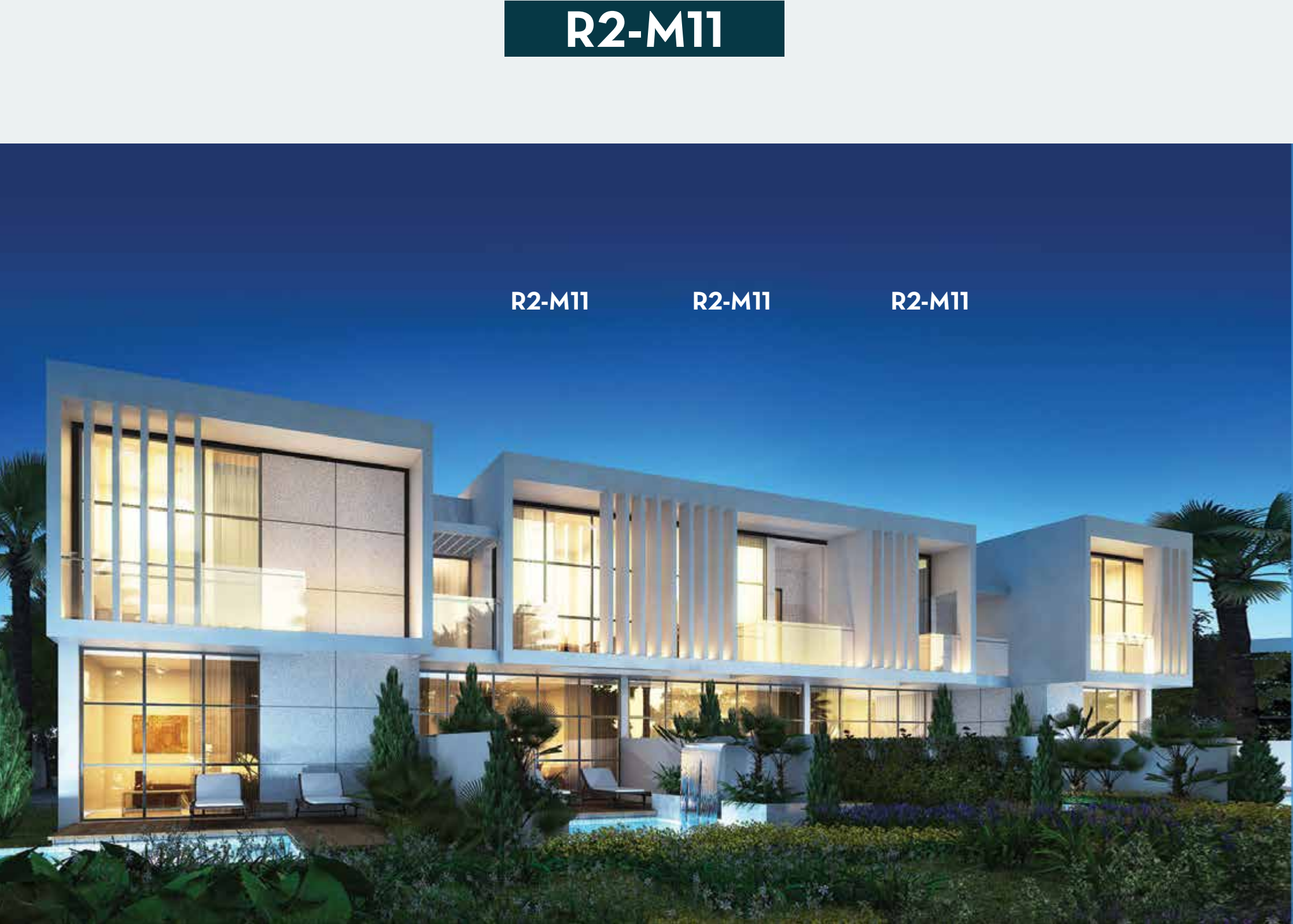
U-BB



R2-MB



ZINNIA



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
R2-M11	603	684	524	221	2031

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



R2-M11 available in **Centaury** and **Janusia**

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# R2-M14



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
R2-M14	747	766	704	226	2444

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



R2-M14 available in **Centaury** and **Janusia**

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R2-MB



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
R2-MB	719	862	657	224	2462

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



R2-MB available in **Aster, Claret, Coursetia, Juniper, Primrose and Zinnia**

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U-BB



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
U-BB	734	847	683	214	2478

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



U- BB available in **Centaury, Janusia and Trixis**

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XU-AA

X-R2M11



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
XU-AA	750	797	423	264	2235
X-R2M11	603	682	522	221	2028

All areas have been measured in square feet.

XU-AA

GROUND FLOOR

FIRST FLOOR



X-R2M11

GROUND FLOOR

FIRST FLOOR



XU-AA available in **Amazonia, Pacifica** and **Sanctnary**

X-R2M11 available in **Pacifica** and **Sanctnary**

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XU-AA

X-R2M14



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
XU-AA	750	797	423	264	2235
X-R2M14	747	766	715	230	2459

All areas have been measured in square feet.

XU-AA

GROUND FLOOR

FIRST FLOOR



X-R2M14

GROUND FLOOR

FIRST FLOOR



XU-AA available in **Amazonia, Pacifica** and **Sanctnary**

X-R2M14 available in **Pacifica** and **Sanctnary**

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Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
X-R4M14	742	761	471	326	2300

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



X-R4M14 available in **Pacifica**

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XU-4BB

XU-4BB



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
XU-4BB	718	858	692	209	2478

All areas have been measured in square feet.

GROUND FLOOR



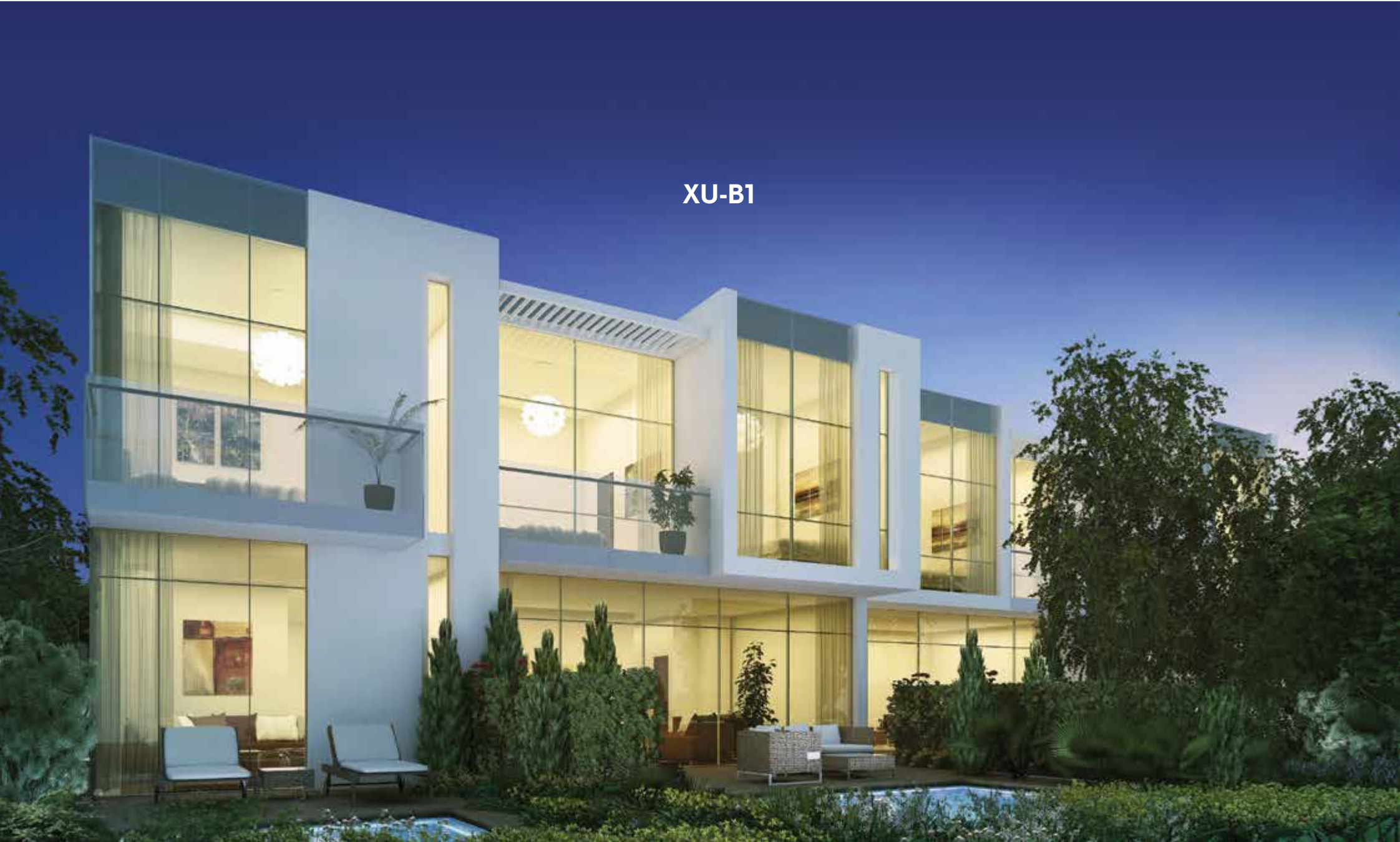
FIRST FLOOR



XU-4BB available in **Pacifica** and **Sanctnary**

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XU-B1



Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
XU-B1	899	1160	426	234	2719

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



XU-B1 available in **Amazonia**, **Pacifica** and **Sanctnary**

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XU-BB



XU-BB

Unit type	Ground floor	First floor	Balcony / terrace & external covered area	Covered garage	Total area
XU-BB	717	858	693	209	2478

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



XU-BB available in **Amazonia**, **Pacifica** and **Sanctnary**

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XX-B

XX-B



Unit type	Ground floor	First floor	Second floor	Balcony / terrace & external covered area	Covered garage	Total area
XX-B	822	834	550	753	228	3188

All areas have been measured in square feet.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



XX-B available in **Amazonia**

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***DAMAC***

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More Details are Available in  
<http://www.akoya-villas-dubai.com/>

**AKOYA OXYGEN**