أصايل
ASAYEL

تلال مردف
Mirdif Hills

Dubai Investment Real estate

Dubai Investments

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"The images, sizes, and artistic impressions are subject to change"

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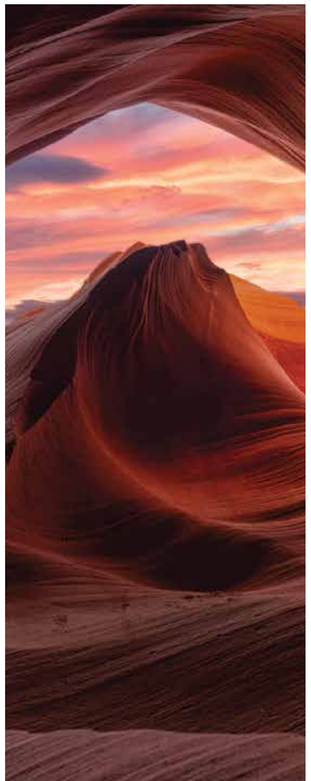
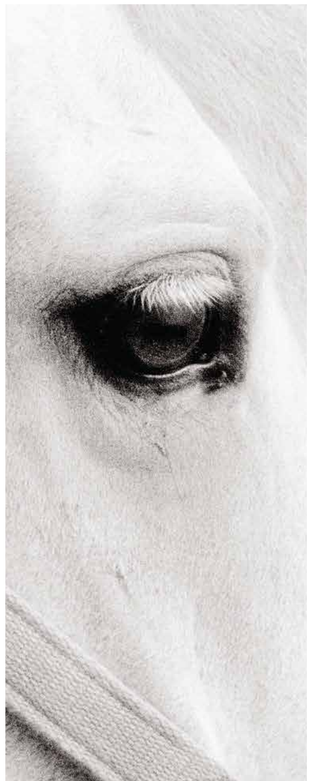




Asayel

/ʔa.saː.jil/

Rooted in heritage, inspired by grace — Asayel is more than a name; it's a reflection of timeless beauty and authenticity. Derived from the Arabic word meaning "noble," or "of noble origin," Asayel captures the essence of tradition, elegance, and enduring strength, evoking the spirit of refinement and cultural depth and symbolizing a legacy that stands the test of time.

Mirdif Hills welcomes its new community.

Asayel Avenue is a curated residential address within Mirdif Hills, one of Dubai's most thoughtfully planned suburban communities. Defined by its clean architecture, generous proportions, and proximity to nature, it offers a lifestyle that is equal parts refined and grounded.

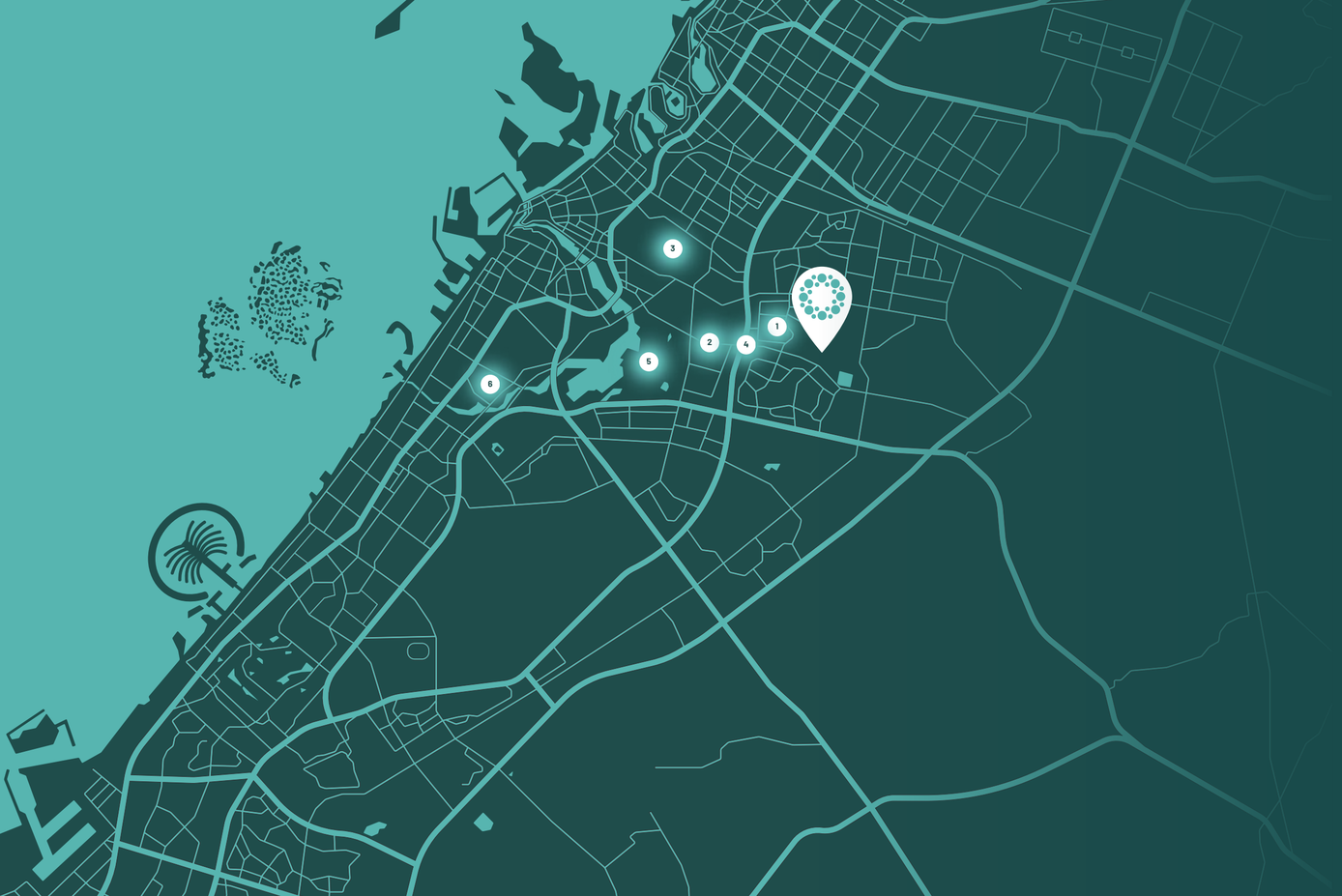
With a limited collection of 193 apartments ranging from one to three bedrooms, Asayel Avenue balances understated luxury with everyday livability. Minutes from the city's core, this is a place where privacy and community coexist, and where life moves at a rhythm of your own making.

Nestled beside the vast greens of Mushrif Park and elevated by the promise of space, light, and serenity.

This community is a rare kind of address. A place where families find room to grow, mornings begin in stillness, and every detail is shaped with purpose.

Life here unfolds with quiet intention. Architecture embraces the landscape while generous interiors give room for stories to unfold.

With a crisp, modern façade of clean white surface, expansive glass panels, and sleek balconies, the building exudes elegance. Inside, the design retains a refined tone with bright, airy interiors that feature open-plan layouts, high ceilings, and premium finishes on every surface.



Close to everything. Far from the noise.

Set in the heart of Mirdif Hills, Asayel Avenue offers seamless access to schools, shopping, and the city's major arteries, all while remaining gently tucked away in nature.

02 minutes to **Uptown Mirdif**[1]

05 minutes to **Rashidiya Metro**[2]

07 minutes to **Dubai Int. Airport**[3]

10 minutes to **Mirdif City Center**[4]

12 minutes to **Dubai Festival City**[5]

15 minutes to **Downtown Dubai**[6]

Step into homes designed for clarity and comfort, where floor-to-ceiling windows welcome the sun, and every corner of your space puts you at ease. From the refined lobby to the generous living spaces, each apartment offers comfort and convenience.

09 **1-bedroom** apartments

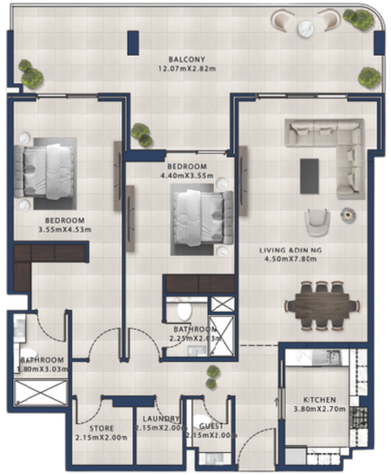
151 **2-bedroom** apartments

33 **3-bedroom** apartments

Intimacy is born in our 1-bedroom apartments.

Step into the 1-bedroom apartment, a space where comfort meets elegance. Each unit features a serene bedroom, a main bathroom, a guest powder room, and an open living and dining area, ideal for relaxation and entertainment.

The modern kitchen and dedicated storage space add practical ease, while the private balcony offers a quiet escape to greet the day or unwind at night. For those seeking a cozy option tailored to their needs, it makes for the ideal choice.



2-bedroom apartments built for belonging.

The 2-bedroom apartment is a sanctuary of space and style. With two serene bedrooms, two elegant bathrooms, a guest powder room, and a flowing living-dining area, it makes for the complete living pace.

A modern kitchen, laundry room, and generous storage add everyday ease, while the private balcony offers a peaceful escape. Available in two intuitive layouts, home here feels like something more.

3-bedroom apartments perfect for families.

The 3-bedroom apartment is designed with families in mind. With three comfortable bedrooms, three bathrooms, a guest powder room, and a spacious living-dining area, it's built for both everyday routines and special moments.

A modern kitchen, dedicated laundry room, and generous storage make family life easier, while the large balcony offers a shared space to relax under open skies. For those looking for a more spacious option, this is a home made for togetherness.

Health, harmony, and home in perfect balance.

Mornings start with a refreshing dip in the pool or a quiet coffee on your balcony as the neighborhood stirs to life. The day unfolds at your pace — a quick workout at the fitness center, time spent in the recreational area with family, or simply enjoying the comfort of well-planned spaces. In the evenings, returning home is easy, with covered parking and the familiar sense of calm that comes from a place that's thoughtfully designed. At Asayel Avenue, everything comes together — modern living, meaningful moments, and a sense of community that feels just right.

- **Swimming Pool**
- **Fitness Centre**
- **Recreational Area**
- **Smart Living Solutions**
- **Security Systems**
- **Covered Parking**

Designed for privacy. Built for community.

There's a softness to the pace here — not slow, but thoughtful. Mornings stretch a little longer. Conversations linger in shared courtyards. The design doesn't dictate how you live; it simply makes space for you to live how you desire. Children are safe and content in every corner of the neighborhood. Parents find comfort in routines that feel anything but routine. Even the architecture feels familiar, not because it's ordinary, but because it meets you where you are. This isn't a masterplan. It's a living pattern. One shaped by people, not just drawings.

In a city that moves fast, this is your still point. A home grounded in design, elevated by light, and softened by community. Here, every day begins with intention and ends in comfort.

Whether you're starting fresh, planting roots, or investing in something enduring, Asayel Avenue offers more than a place to live.

It offers a place to belong.

Meet the developer Dubai Investments.

Founded in 1995, Dubai Investments is a pioneering force in shaping the UAE's economic landscape through long-term, diversified investments. With a presence that spans industries and generations, it continues to build enduring value through a balanced blend of innovation, sustainability, and vision.

As the real estate subsidiary of Dubai Investments, Dubai Investments Real Estate is a lifestyle-driven developer known for creating spaces that feel cozy and timeless. From vibrant family communities to contemporary urban enclaves, each development reflects a quiet condence—where everyday life is thoughtfully elevated.

1995
Established

20.9B
Assets (AED)

15,331
Shareholders

3,500
Employees

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