

**A**  
**AG**  
PROPERTIES

**AG CENTRAL**  
SMART HOME







**AG**

**PROPERTIES**



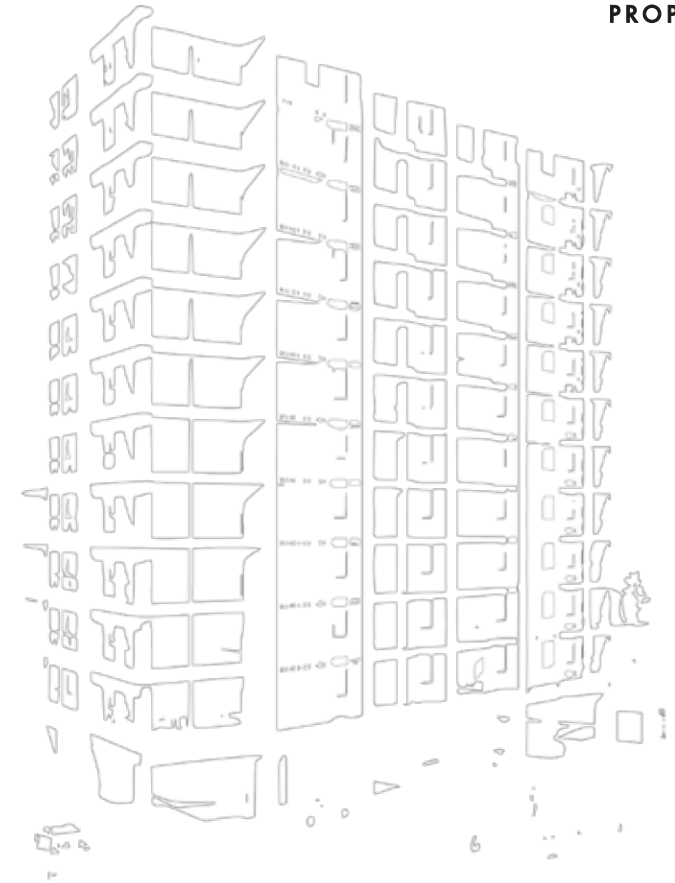
# PROJECT SUMMARY

## CONNECT TO YOUR SMART HOME

**AG Central** is a new development in the thriving Dubai Residential Complex. Its modern design offers open plan living with bright interior spaces and private balconies.

Come experience comfortable living in a community nestled in the heart of Dubai with easy access to transport links, whether it's for work or leisure.

The new residential development of 2B + G + 11 + R includes studios, one-bedroom units and two-bedroom apartments. The perfect place for investors and new homeowners.



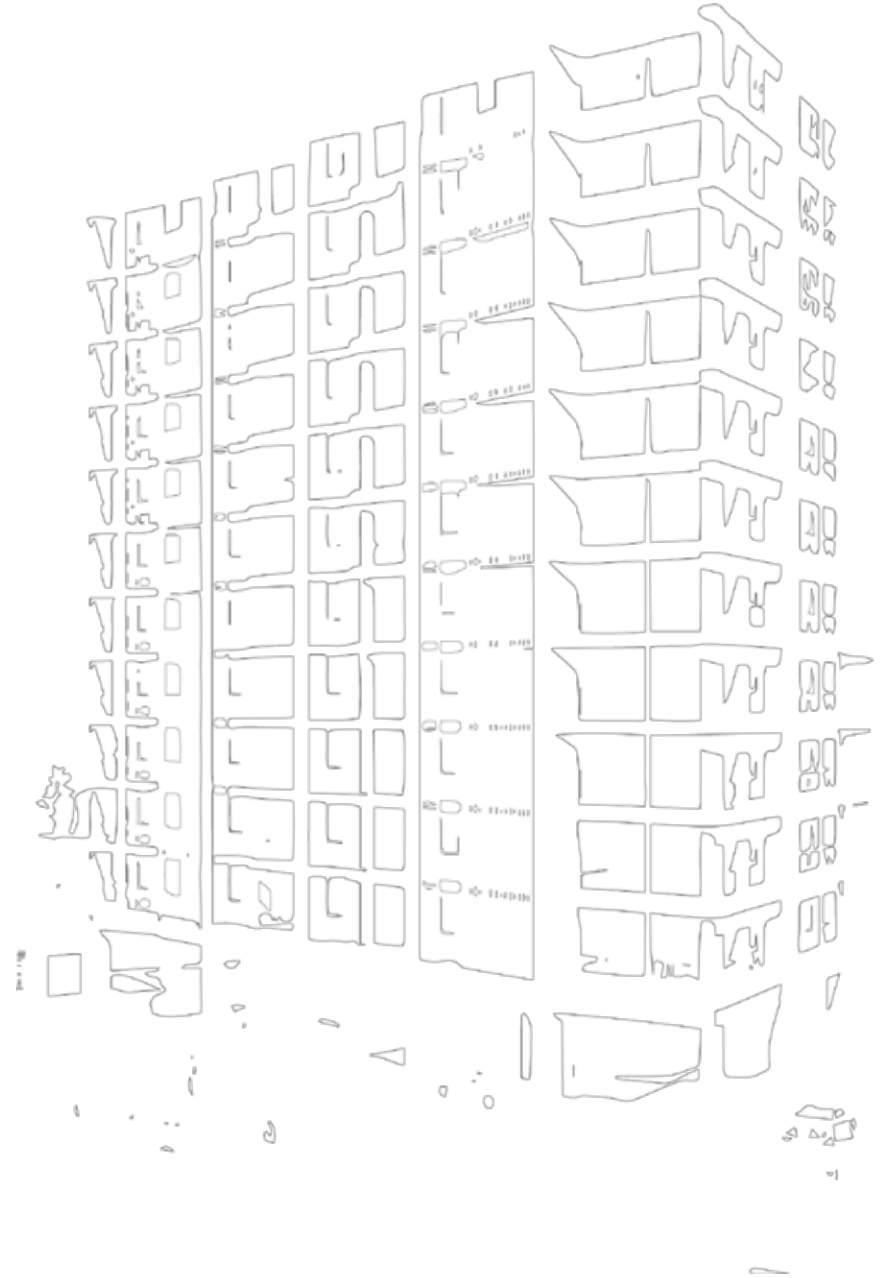
“ Smart Home Designed  
By Experienced  
AG PROPERTIES Architects ”



- OPTIMIZE CAPITAL APPRECIATION
- GOOD RENTAL INCOME
- SECURITY & SAFETY
- GOOD RETURN ON INVESTMENT

# AG CENTRAL

## SMART HOME





## THE LIVING SPACE

“

Every modern unit will come installed with a digital control panel to let residents customize their living experience. Smart home technology allows you to connect to your surroundings like never before, from the convenience of your phone or handheld device.

”







# SWIMMING POOL





DUBAI OUTLET MALL  
IN YOUR NEIGHBOURHOOD





**AG**  
PROPERTIES

## 2 BEDROOM

FLAT AREA 924 Sq.ft  
BALCONY AREA 191 Sq.ft

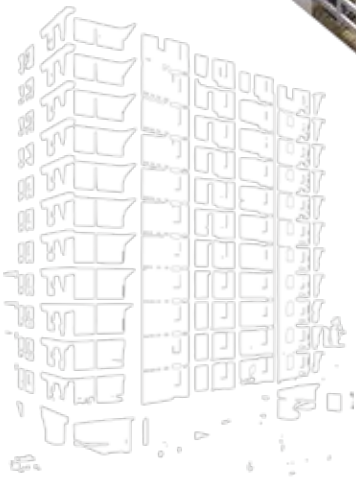


## STUDIO

FLAT AREA 340 Sq.ft  
BALCONY AREA 80 Sq.ft

## 1 BEDROOM

FLAT AREA 678 Sq.ft  
BALCONY AREA 80 Sq.ft





# DUBAILAND RESIDENCE





## ACCOMMODATION

“

Recharge in the relaxing surroundings of a home that blends modern living with traditional amenities including a swimming pool and roof terrace.

”





# EXCITING COMMUNITY

AG Central is located at the intersection of Al Ain Road and Sheikh Mohammed Bin Zayed road. Downtown Dubai, Dubai international airport, Academic City, the site of Expo 2020 and many more key locations for business and leisure are only 20 minutes away.

With Dubai Outlet Mall and Dubai Silicon Oasis close by, entertainment, shopping, services, schools, and hospitals are never far. AG Central allows you to experience the beating heart of the city with all the comforts of home.



## Curtain Control

### CURTAIN SWITCH



### DIVERSE CONTROL OPTIONS

Supports different user habits.



Voice Control



APP Control



Scenario-Based



Panel Control



Manual Control

## Scene Control

**SCENE LINKAGE**

Combine with other IoT devices to realize more home automation functions.



# SERENE RECEPTION

“

A warm welcoming reception area, giving a great sense of home coming. The reception staff will provide the best levels of service to the residents to always ensure the comforts of modern living.

”





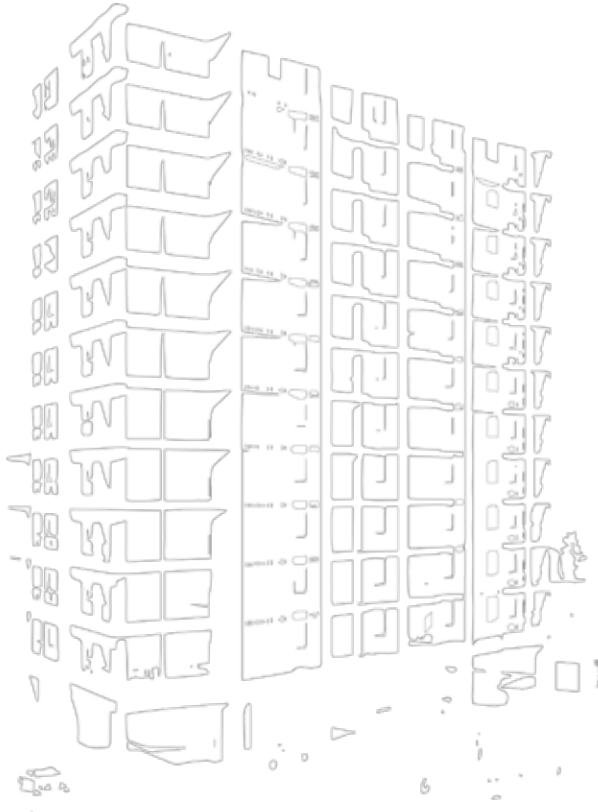
“

It's time to relax after a hard day's work. The Swimming Pool and the GYM at AG Square and the Swimming Pool at AG Central will give our residents a quick access and time to relax and enjoy themselves. This should result in an overall physical and healthy well-being.

”



## AMENITIES



# DUBAI LAND RESIDENCE

## ANOTHER STAR IN DUBAI BY DUBAI HOLDING

- \* DLRC, popularly known as Dubai Land Residence Complex.
- \* Master Planned Community for residential living.
- \* The new and exciting Freehold development of Dubai Land.
- \* Featuring excellent standards of modern living
- \* Ideally located between the new eight lane Al Ain and Sheikh Mohammed Bin Zayed highways.
- \* Easy access to Dubai Downtown, Dubai Academic City, Dubai Silicon Oasis, Dubai International Airports.
- \* Next door to Dubai Outlet Mall for leisure and Entertainment.

“

A Great  
New Address

”



MINUTES TO DUBAI  
OUTLET MALL



MINUTES TO  
DUBAI MALL



MINUTES TO  
DUBAI AIRPORT





# DUBAI

## DUBAI – CITY OF DREAMS

DUBAI is a city of ultra-modern skyscrapers, modern ports, beaches, and shopping where big business tales place all year round alongside sun-seeking tourism. With its large expatriate population, it feels like a Middle East melting pot with an exciting international atmosphere.

The most exciting city in the United Arab Emirates, Dubai is known for luxury shopping, unique architecture and a lively rest and relaxation scene for residents and visitors. BURJ KHALIFA the tallest tower in the world dominates the skyscrapers filled skyline of Dubai downtown. At its foot lies the Dubai Fountain, with jets and lights choreographed to music. On artificial islands just offshore is the Atlantis, The Palm, a resort with water-animal parks.



# DELIVERED PROJECTS

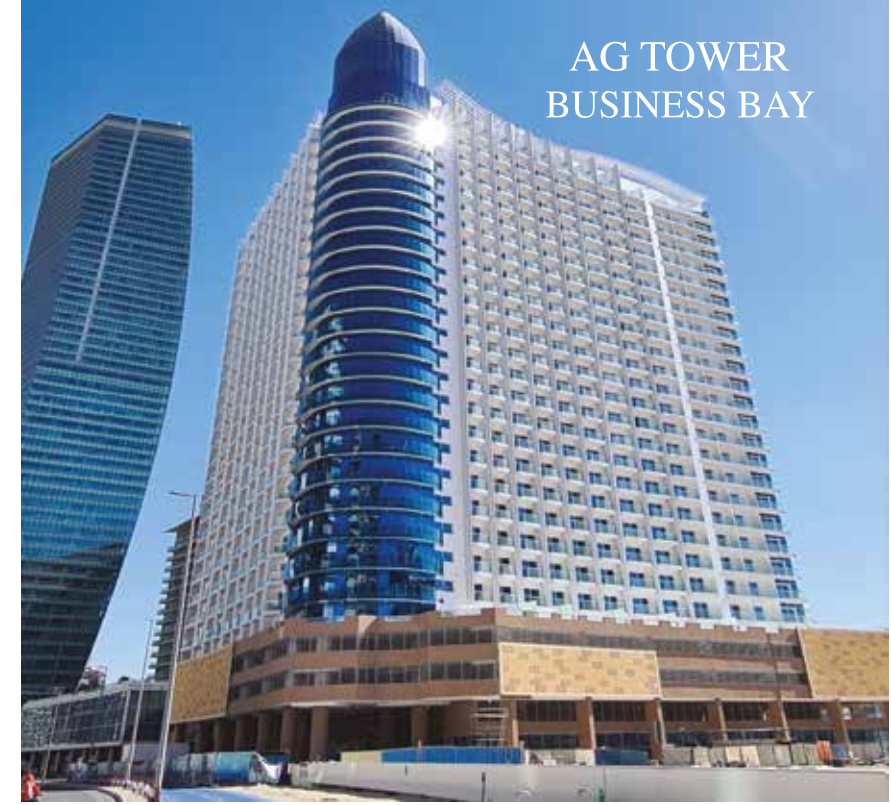
BOSNIA MONTI 4 STAR HOTEL



PARK VILLAS AT JVC



AG TOWER  
BUSINESS BAY



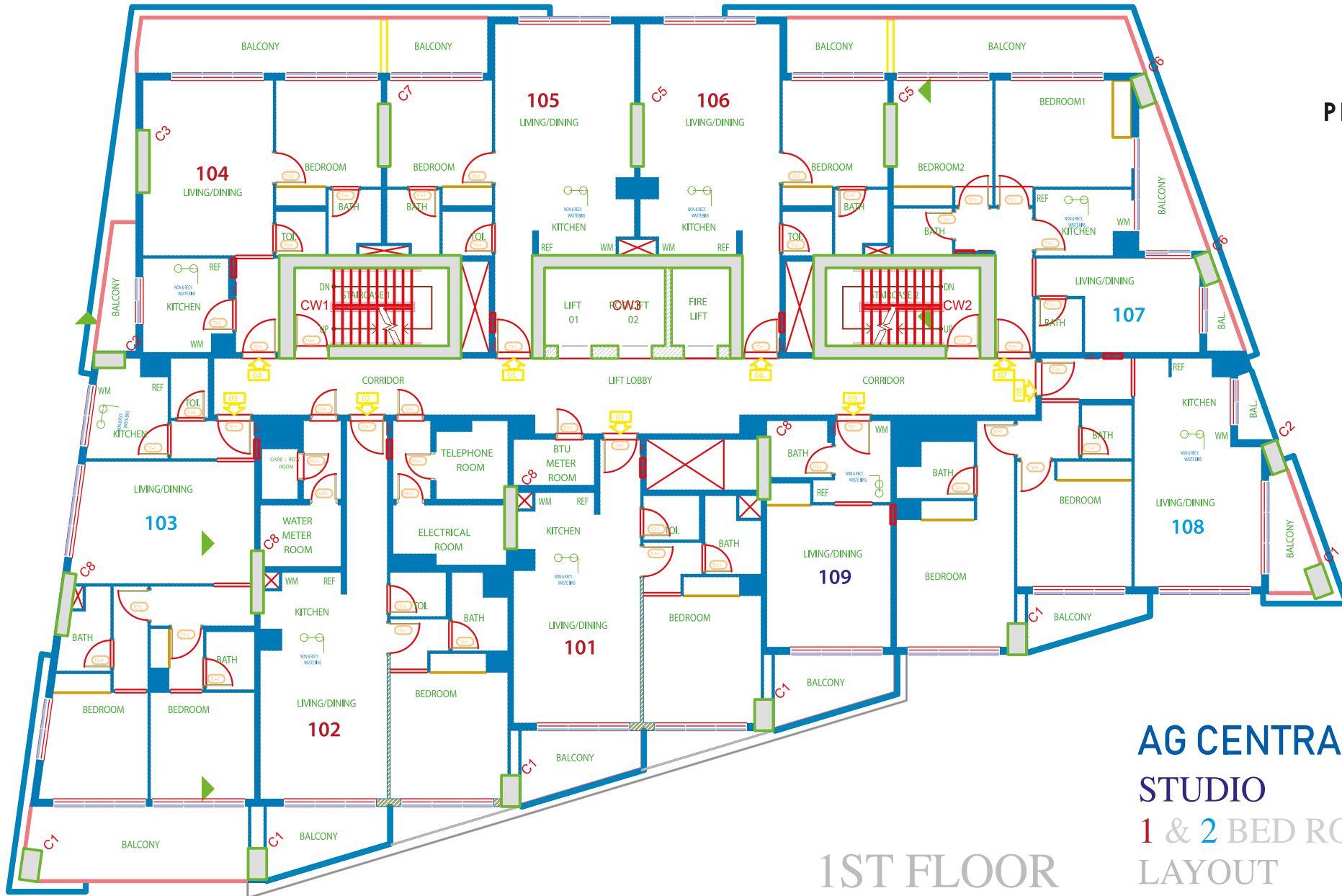
KI BUILDING AT  
DUBAI RESIDENCE COMPLEX





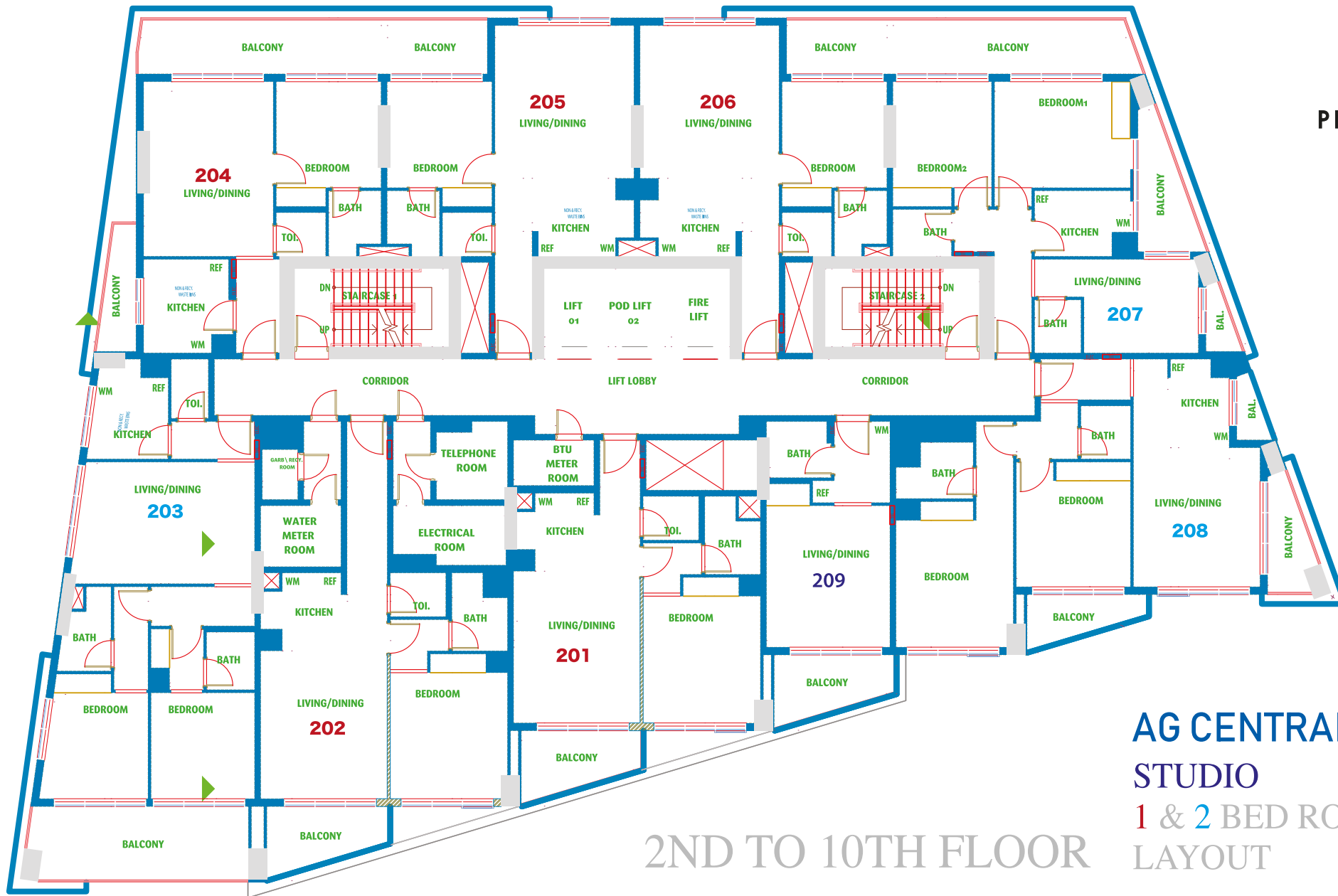
**AG**  
PROPERTIES





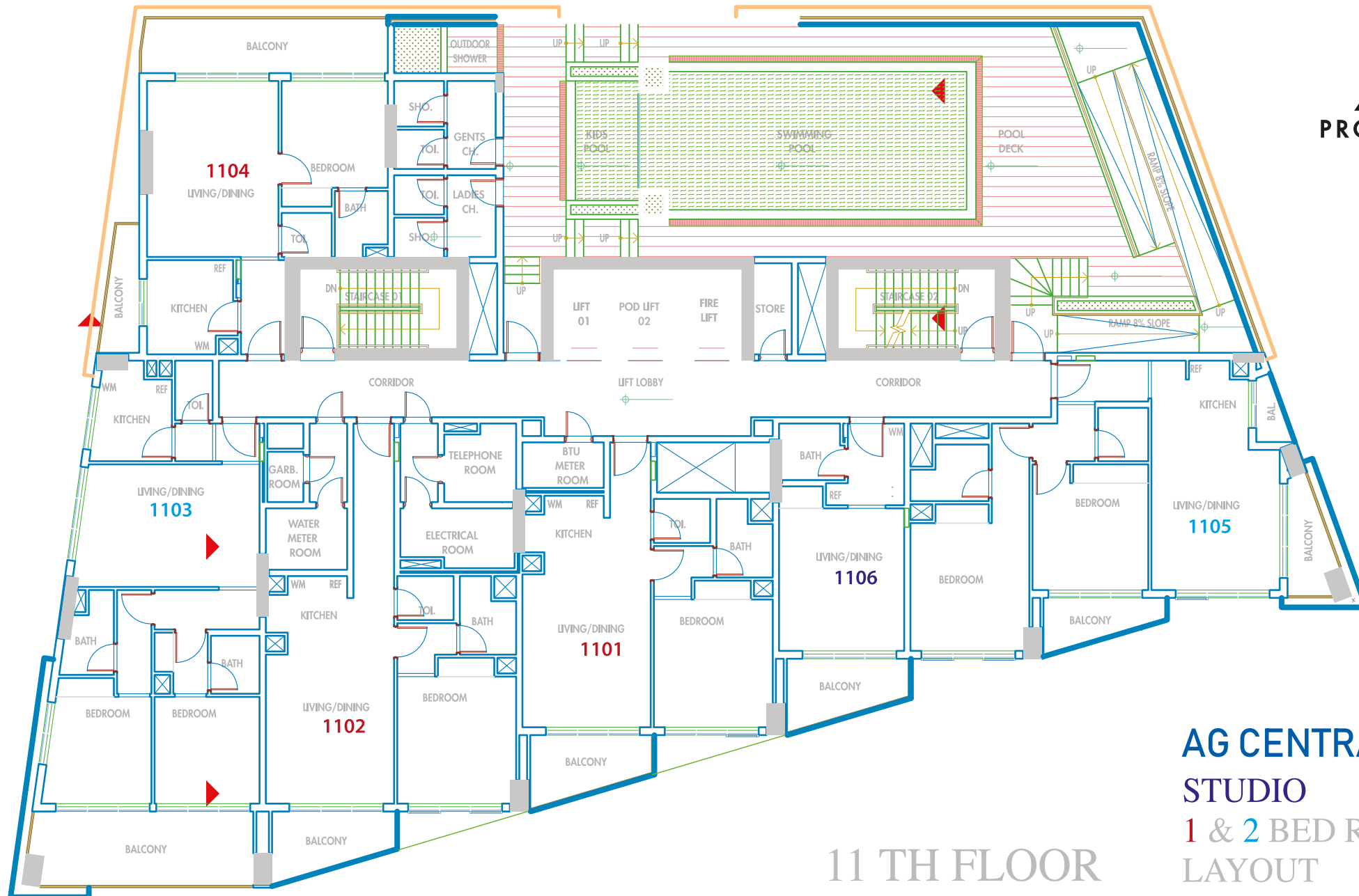
1ST FLOOR

AG CENTRAL  
STUDIO  
1 & 2 BED ROOM  
LAYOUT



2ND TO 10TH FLOOR

AG CENTRAL  
STUDIO  
1 & 2 BED ROOM  
LAYOUT



11 TH FLOOR

**AG CENTRAL**  
**STUDIO**  
 1 & 2 BED ROOM  
 LAYOUT


A faint, light gray background image of a modern building with a grid-like facade, positioned behind the main title.


# AG PROPERTIES


**Sister Concern of Arabian Gulf Properties**


IMPORTANT NOTICE: The property details and other information contained in this brochure have been prepared in good faith by AG Properties LLC, but are not intended to, and do not constitute, an offer, a contract or create any contractual relationship. All the drawings and floor plans are provided by our consultants, all dimensions, features and amenities are approximate at the time of printing. No description or information of any kind provided by AG Properties LLC, whether written or oral, contained in this brochure or elsewhere (“information”) may be relied upon as a statement of representation, warranty or fact. Neither AG Properties LLC or its agents make any representation or warranty as to the accuracy or completeness of the information and accordingly all information is given entirely without liability on the part of AG Properties LLC and its agents to any prospective tenants or their advisers, agents and representatives. All the pictures, interior furniture’s and graphics in the brochure are for illustration purpose only.



 **AG TOWER**  
Office No. 07, Ground Floor  
Business Bay, Dubai Uae, P.O Box: 125447

 Tel +971 4 5634 999

 email: [info@agproperty.ae](mailto:info@agproperty.ae)

 [www.agproperty.ae](http://www.agproperty.ae)