

TORINO
BY
ORO24

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DUBAI
THE CITY OF GOLD



HIGH CAPITAL APPRECIATION

With numerous infrastructure projects, retail spaces and attractions emerging in Dubai, the prices of residential units are on the upswing.

HIGH RENTAL INCOME (8%-10%)

With many people travelling to Dubai in search of jobs and a better life, rents of residential units are expected to increase.

IMMIGRATION REFORMS

Long Term Visas For Residents, Professionals, Visitors and Investors are attracting global populations.

HAPPY AND SAFE CITY

Dubai is ranked among one of the happiest and safest cities in the world.

EASE OF INVESTMENT

Duly Regulated Market is controlled by robust laws. Dubai Freehold Property is open to investors of all nationalities. Developers and Projects are registered, certified and approved by the Government of Dubai, UAE.

100% TAX-FREE INCOME

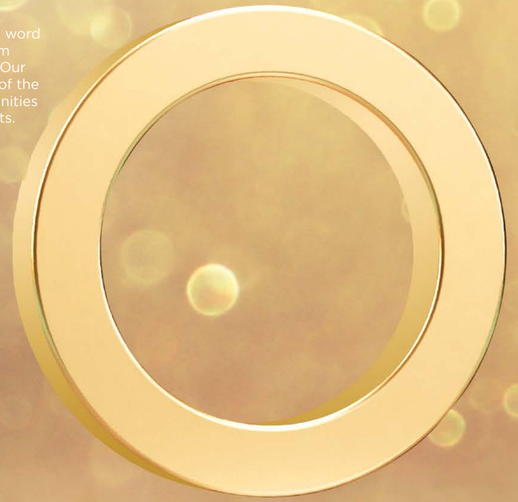
"Zero Tax" on Income, Capital Gain, Rental Yield and Repatriation of Income.

PROGRESSIVE ECONOMY

It is the fastest-growing economy in the MENA Region which means more business opportunities, population growth and an increase in demand for housing.

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ORO24's concept is inspired by the Italian word for GOLD, and 24 indicates the purest form of it, a sign of absolute, undiluted quality. Our luxury standards are reflected every step of the way - from the properties and the communities we create to the way we indulge our clients.



DEVELOPMENTS

FACILITIES

INVESTMENTS

A GOLDEN REAL ESTATE **LEGACY**

We are a forward integrated company specialized in Real Estate Developments, Facilities and Investments. We build communities and craft lifestyles believing that a footprint can only be engraved when we take a holistic approach to every project we cater to.

We envision reality through a different lens. One that foresees what could be and what is.

We apply the latest technology as our relentless desire is to innovate in every step we take.

Use the ORO lens! Live an epic life!



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ARJAN - CENTRE OF THE **CENTRE**

ATTRACTIONS:

- Miracle Garden
- Butterfly Garden
- Autodrome

WHERE TO SHOP:

- My City Centre, Al Barsha
- First Avenue Mall, Motor City
- Mall of the Emirates
- Dubai Hills Mall

HOW TO REACH:

- Sheikh Zayed Road
- Al Khail Road
- Umm Suqeim Road
- Hessa Street
- Sheikh Mohammed Bin Zayed Road

SCHOOLS:

- Australian International School, Dubai
- Nord Anglia International School Dubai
- Safa Community School
- GEMS Founders School - Al Barsha
- Kings' School Al Barsha
- Brighton College Dubai
- Smart Start Kindergarten

HEALTHCARE:

- Mediclinic Parkview Hospital
- 7 Dimensions Medical Centre
- Barsha South Aster Clinic

SURROUNDING COMMUNITIES:

- Motor City
- Arabian Ranches
- Dubai Science Park
- Dubai Hills
- Jumeirah Village Circle

BUS STATIONS:

- Miracle Garden 1
- Geepas Tower 1
- Damac Lincoln Park West
- Arjan Heights
- Arjan, Sheraton Building 1

METRO STATIONS:

- Mall of the Emirates
- Mashreq Bank

HOTELS NEARBY:

- The S Hotel Al Barsha Dubai

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BUILDING TODAY FOR TOMORROW

Torino is one of its kind modern Gated Community, which is located in Arjan close to Miracle Garden, off the popular Umm Suqeim Road. The project comprises of contemporary homes with unique conveniences of modern living, along with a host of posh amenities.

Arjan is a high-in-demand community located approximately 10 mins drive from the Mall of the Emirates and Sheikh Zayed Road, while also served by Sheikh Mohammed Bin Zayed Road, making it conveniently positioned between two major motorways with excellent accessibility. The community around Arjan includes Barsha South, Dubai Hills, Arabian Ranches and Motor City.

Torino is a unique project providing residents a rare combination of comfortable internal space and lavish outdoor living, packaged in modern architecture with sustainability at its core!

The concept creates a new residential destination that celebrates “Modern Living” inside the apartments and maximizes usable outdoor space through gardens, parks, and numerous luxurious amenities. The apartments are designed with advanced space planning delivering maximum living area with increased storage spaces and functionality like never before.

WORLD-CLASS **AMENITIES**

- GRAND ENTRANCE LOBBY
- PARTY HALL
- SWIMMING POOL
- LAZY RIVER
- PLUNGE SLIDE
- KIDS POOL
- KIDS PLAY AREA
- BADMINTON
- PADDLE TENNIS
- SQUASH COURT
- HEALTH CLUB
- YOGA DECK
- JOGGING TRACK
- GAZEBO
- BBQ AREA
- OUTDOOR CINEMA
- PETS ZONE

The development provides holistic amenities such as open terrace areas, outdoor activity areas, and greenery, together with an elevated pedestrian loop, gazebos, swimming pools, a health club and a party hall.



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GRAND
ENTRANCE LOBBY



*For illustrative purposes

PARTY **HALL**



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SWIMMING **POOL**



*For illustrative purposes only

LAZY **RIVER**



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PLUNGE
SLIDE



*For illustrative purposes only

KIDS **POOL**



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KIDS
PLAY AREA



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BADMINTON



*For illustrative purposes only

PADDLE **TENNIS**



*For illustrative purposes

SQUASH **COURT**



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HEALTH **CLUB**



*For illustrative purposes only

YOGA **DECK**



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JOGGING TRACK



*For illustrative purposes only

GAZEBO



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BBQ **AREA**



*For illustrative purposes only

OUTDOOR **CINEMA**



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PETS **ZONE**



*For illustrative purposes only

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YOUR DREAM HOME **AWAITS**

Torino comprises a collection of beautifully finished studios, 1 bedroom and 2 bedroom apartments along with retail outlets. Feel good every day coming home to your stunning apartment with tastefully appointed interiors, fitted kitchens, spacious bathrooms and more. Get the most out of your space and feel connected with nature as you relax on elegant balconies and terraces.
Home is the place that makes you happy.

APARTMENTS

- **STUDIO**
- **1 BEDROOM -** TYPE **1**
- **1 BEDROOM + STORE -** TYPE **2**
- **2 BEDROOM -** TYPE **1**
- **2 BEDROOM -** TYPE **2**

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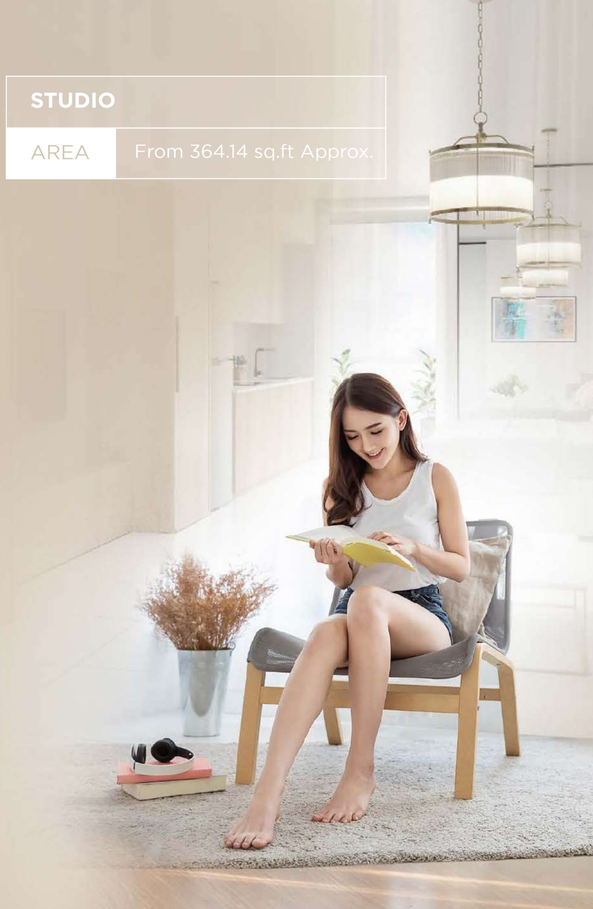


STUDIO

STUDIO	
AREA	From 364.14 sq.ft Approx.



Disclaimer: All design, features, amenities, materials, dimensions, layout drawings are approximate and subject to change without notice; Actual area of the Unit may vary from the stated area, drawings not to scale; Developer reserves the right to make revisions to comply with any Applicable Law or the requirements of any Relevant Authority; For actual sizes please refer the Unit Purchase Agreement.

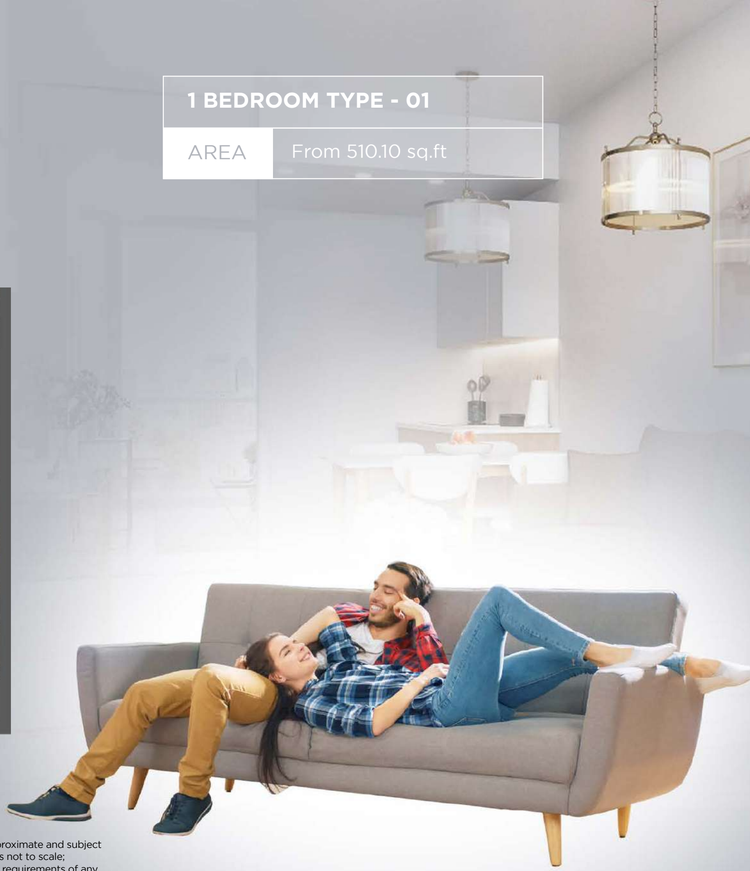




1 BEDROOM
TYPE - 01

1 BEDROOM TYPE - 01	
AREA	From 510.10 sq.ft





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1 BEDROOM + STORE
TYPE - 02

1 BEDROOM TYPE - 02	
AREA	From 613.44 sq.ft





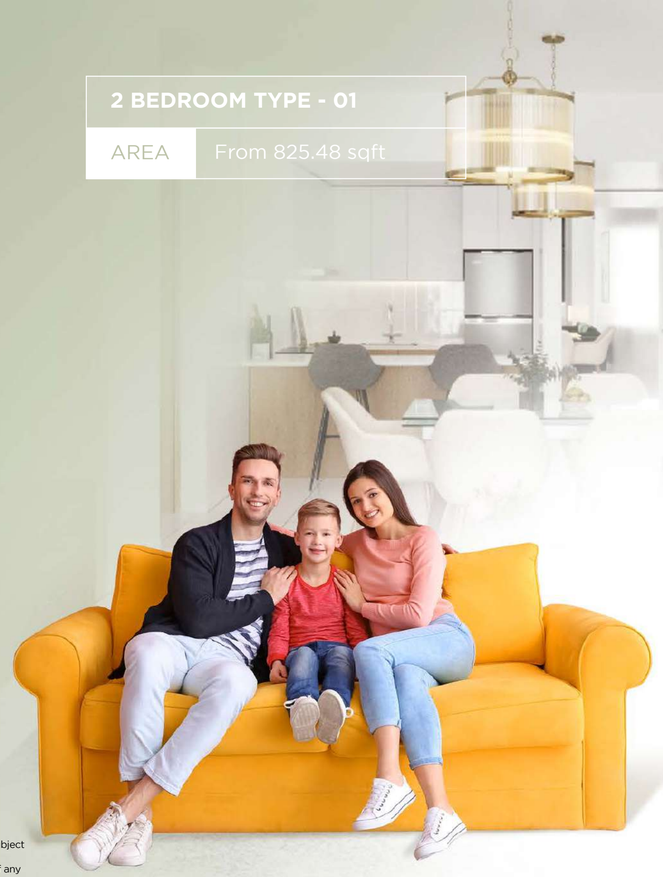
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2 BEDROOM
TYPE - 01

2 BEDROOM TYPE - 01	
AREA	From 825.48 sqft





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2 BEDROOM
TYPE - 02

2 BEDROOM TYPE - 02	
AREA	From 867.03 sq.ft





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KIDS' **CORNER!**

When we develop homes, we keep every family member in mind. Have your little one express themselves by colouring in and drawing their dream home. Take a photo of their masterpiece and post it on your Instagram page, tagging us @oro24developments and using the hashtag #oro24kids. Enter the competition and stand a chance to win a prestigious prize!





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TORINO **CERTIFICATE**

I, _____ , have bought this beautiful
NAME

Torino property on _____
DATE

With this Certificate, I gift it to

_____
NAME

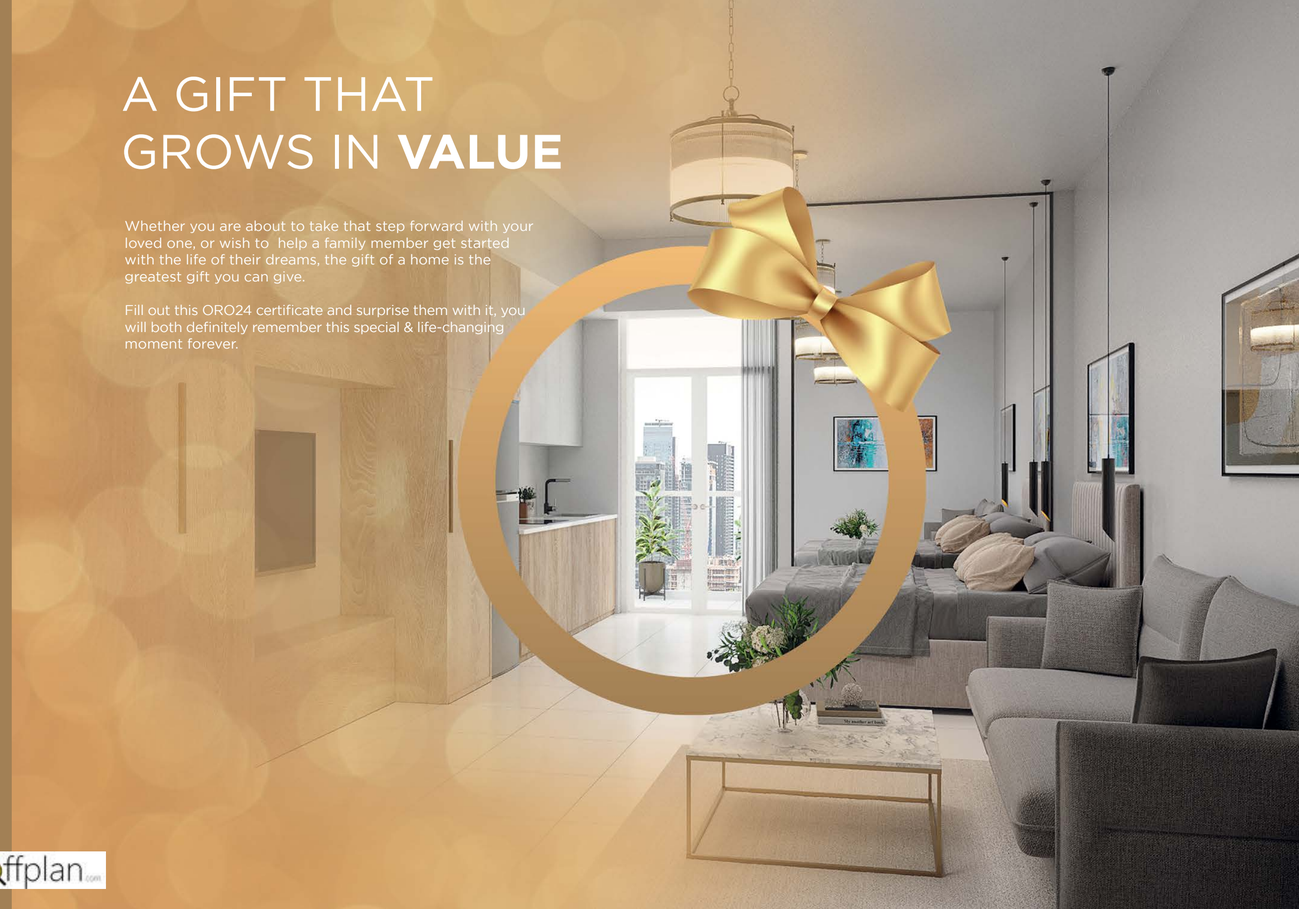
May this gift carry with it a bright and happy future
in our dream home

Love, _____
SIGNATURE

A GIFT THAT GROWS IN **VALUE**

Whether you are about to take that step forward with your loved one, or wish to help a family member get started with the life of their dreams, the gift of a home is the greatest gift you can give.

Fill out this ORO24 certificate and surprise them with it, you will both definitely remember this special & life-changing moment forever.



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01 DUBAI INTERNATIONAL AIRPORT

02 LA MER

03 CITY WALK

04 EMIRATES TOWERS & MUSEUM OF THE FUTURE

05 THE DUBAI FRAME

06 DEEP DIVE DUBAI

07 MEYDAN RACE COURSE

08 DUBAI WATER CANAL

09 THE DUBAI MALL

10 SAFA PARK

11 ORO24 HEAD QUARTERS

12 BURJ AL ARAB

13 MALL OF THE EMIRATES

14 PALM JUMEIRAH

15 ATLANTIS

16 AIN DUBAI & BLUEWATERS ISLAND

17 DUBAI PARKS AND RESORTS

18 DUBAI EXPO 2020

19 AL MAKTOUM INTERNATIONAL AIRPORT

20 DUBAI MIRACLE GARDEN

21 GLOBAL VILLAGE

22 IMG WORLDS OF ADVENTURE

23 DUBAI SAFARI PARK

