



AYAN

HEIGHTS - I

# Designed for Life. Built Around Time.

AYAAN was created with one goal in mind:  
To restore balance in a city that never slows down.

Instead of just offering square footage, AYAAN offers  
more of what people truly crave — time, peace,  
connection, and wellness.

Every element, from its architecture to its amenities,  
is crafted to help residents live, work, and breathe in  
one seamless flow.





# Built Around Real Life

Designed for the way people truly live—prioritizing peace, family connection, and focus. Not driven by trends, but by timeless human needs that never go out of style.



# Waterfront Wellness

More than a view—it's a lifestyle. Lagoon-side living that soothes the mind, supports daily balance, and invites you to slow down, breathe, and recharge.





# Sustainable Living

This is long-term value, built in. AYAAN is designed to attract real people who want to live—not just invest. Its thoughtful layout, waterfront lifestyle, and work-life integration create end-user magnetism that leads to consistent occupancy and strong tenant retention.

For investors, that means dependable rental income and asset performance rooted in real demand—not hype. It's sustainability not just in materials, but in purpose.



# Mixed-Use Real Estate Development



## RETAIL OUTLETS

Curated retail spaces just steps from home and office, offering everyday convenience for residents and steady income potential for investors.



## RESIDENTIAL

Thoughtfully designed 1, 2 & 3-bedroom apartments featuring premium finishes, open layouts, and serene lagoon-facing views—crafted for comfort, calm, and contemporary living.



## Residential Lobby

Welcome Home in Style. Step into a serene sanctuary where warm tones, curated textures, and soft lighting set the tone for elegant everyday living.





## LIVING & DINING

An open-concept living and dining space designed for both comfort and sophistication.





## BALCONY

From sunrise to sunset, your balcony captures the perfect frame of the crystal lagoon—inviting light, breeze, and beauty into your home.





## BEDROOM

Your most personal space. Designed with intention, this room brings together comfort, clarity, and quiet focus, creating the perfect environment to reset, recharge, and rise ready for what's next.

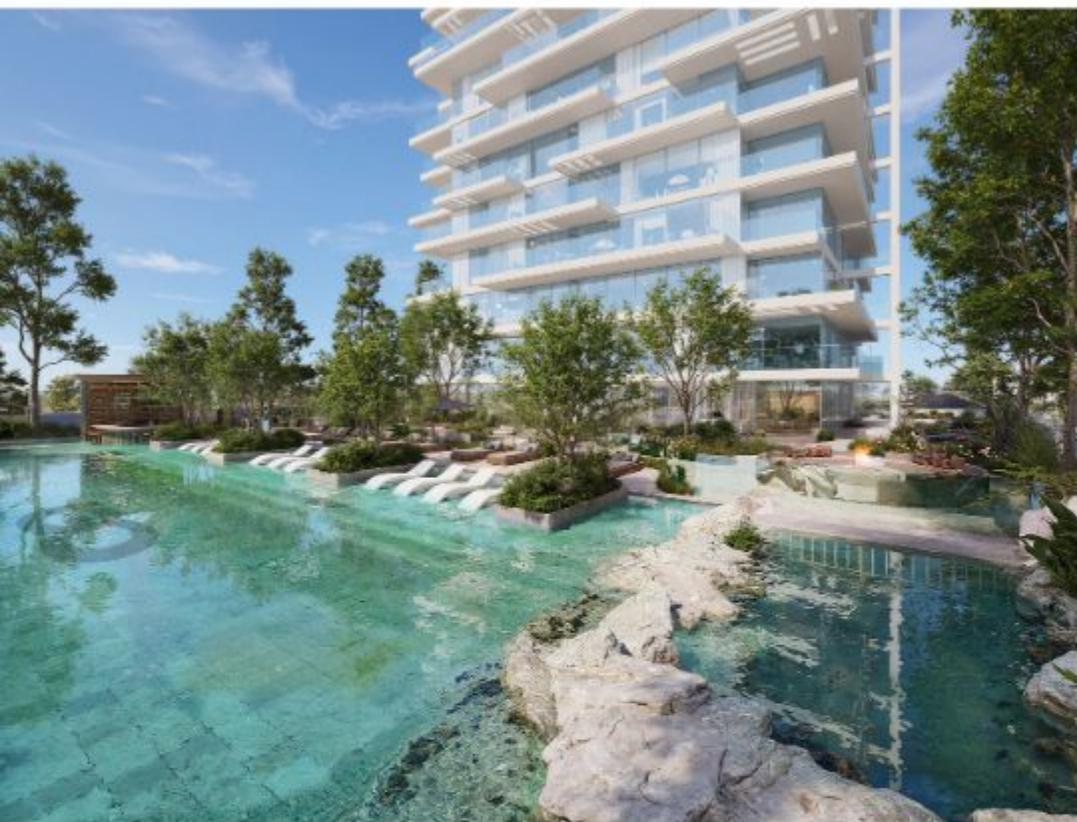




# Crystal Lagoon Living

Wake up to turquoise views and unwind by the water—every day feels like a retreat.





## Infinity Pool

A tranquil escape elevated above the city — the podium-level infinity pool is surrounded by lush greenery, designer loungers, and serene water features, offering a seamless blend of luxury and nature.





## Fully Equipped Fitness Gym

A fitness space as elevated as your lifestyle.  
Push limits, stay grounded—wellness begins here.





## Multi-Purpose Lounge

A refined space designed for both relaxation and gatherings — where modern elegance meets everyday versatility.



# Kids' Play Zone

Safe, imaginative spaces where little ones can laugh, explore, and thrive.





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