



**TORINO**  
BY  
**ORO** <sup>®</sup>  
24



# 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.





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!





# 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



# 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.



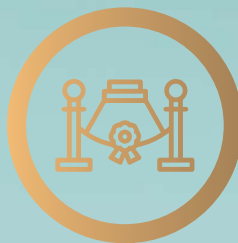
**TORINO**  
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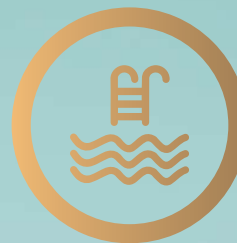
# WORLD-CLASS AMENITIES



GRAND ENTRANCE LOBBY



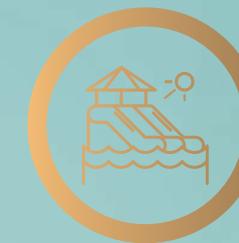
PARTY HALL



SWIMMING POOL



LAZY RIVER



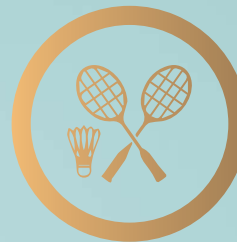
PLUNGE SLIDE



KIDS POOL



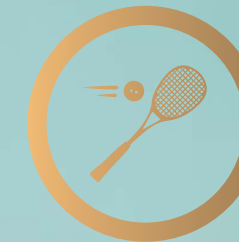
KIDS PLAY AREA



BADMINTON



PADDLE TENNIS



SQUASH COURT



HEALTH CLUB



YOGA DECK



JOGGING TRACK



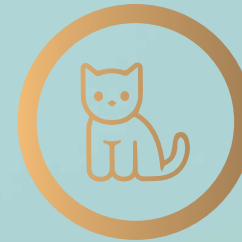
GAZEBO



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.





# GRAND ENTRANCE LOBBY



\*For illustrative purposes only

# PARTY HALL



\*For illustrative purposes only



# SWIMMING POOL



\*For illustrative purposes only

# LAZY RIVER



\*For illustrative purposes only



# PLUNGE SLIDE



\*For illustrative purposes only

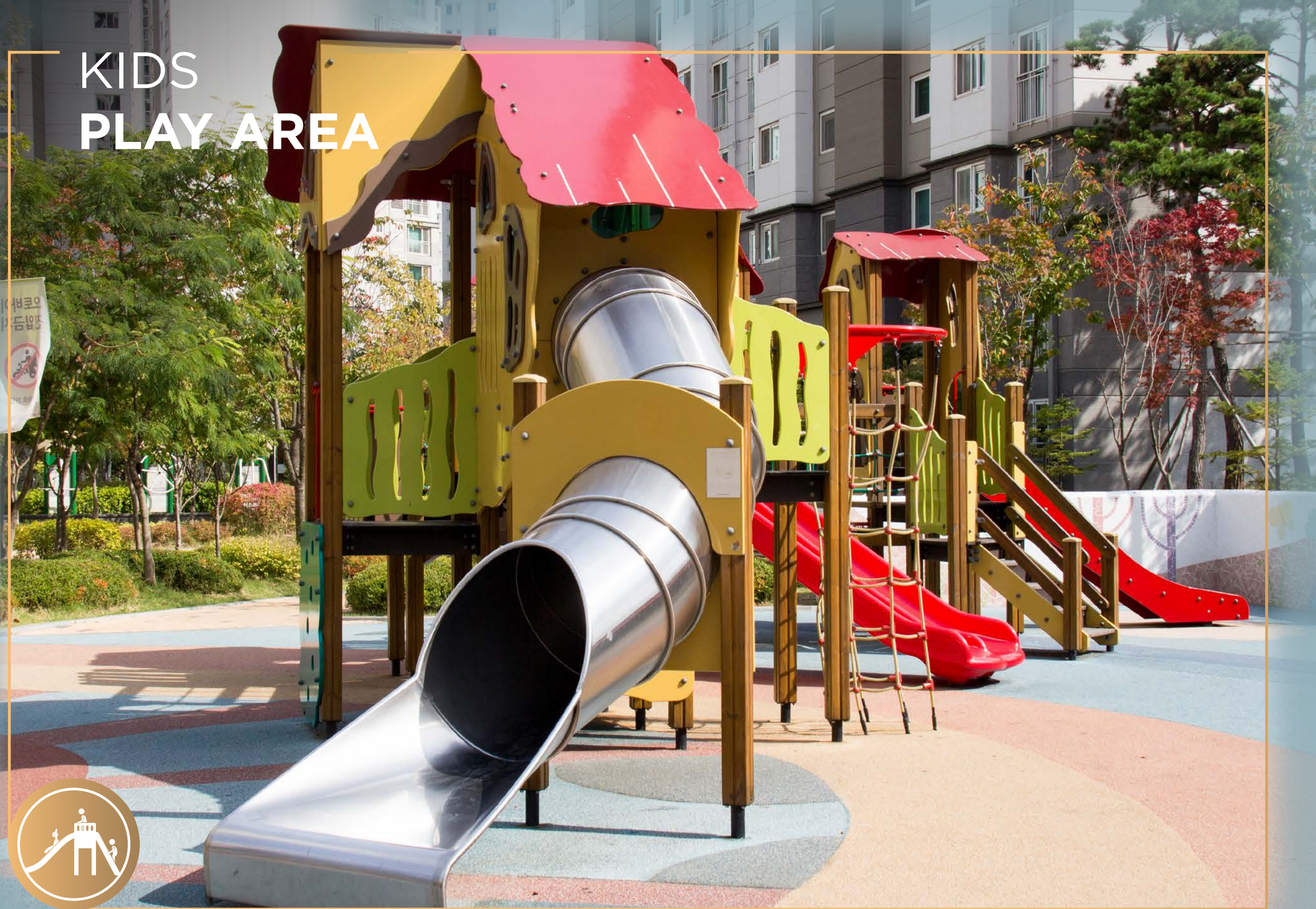
# KIDS POOL



\*For illustrative purposes only



# KIDS PLAY AREA



\*For illustrative purposes only

# BADMINTON



\*For illustrative purposes only

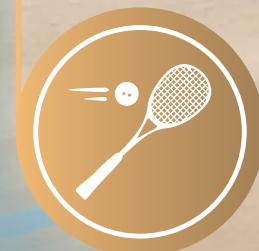


# PADDLE TENNIS



\*For illustrative purposes only

# SQUASH COURT



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# HEALTH CLUB



\*For illustrative purposes only

# YOGA DECK



\*For illustrative purposes only



# JOGGING TRACK



\*For illustrative purposes only

# GAZEBO



\*For illustrative purposes only



## BBQ AREA



\*For illustrative purposes only

## OUTDOOR CINEMA



\*For illustrative purposes only



# 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





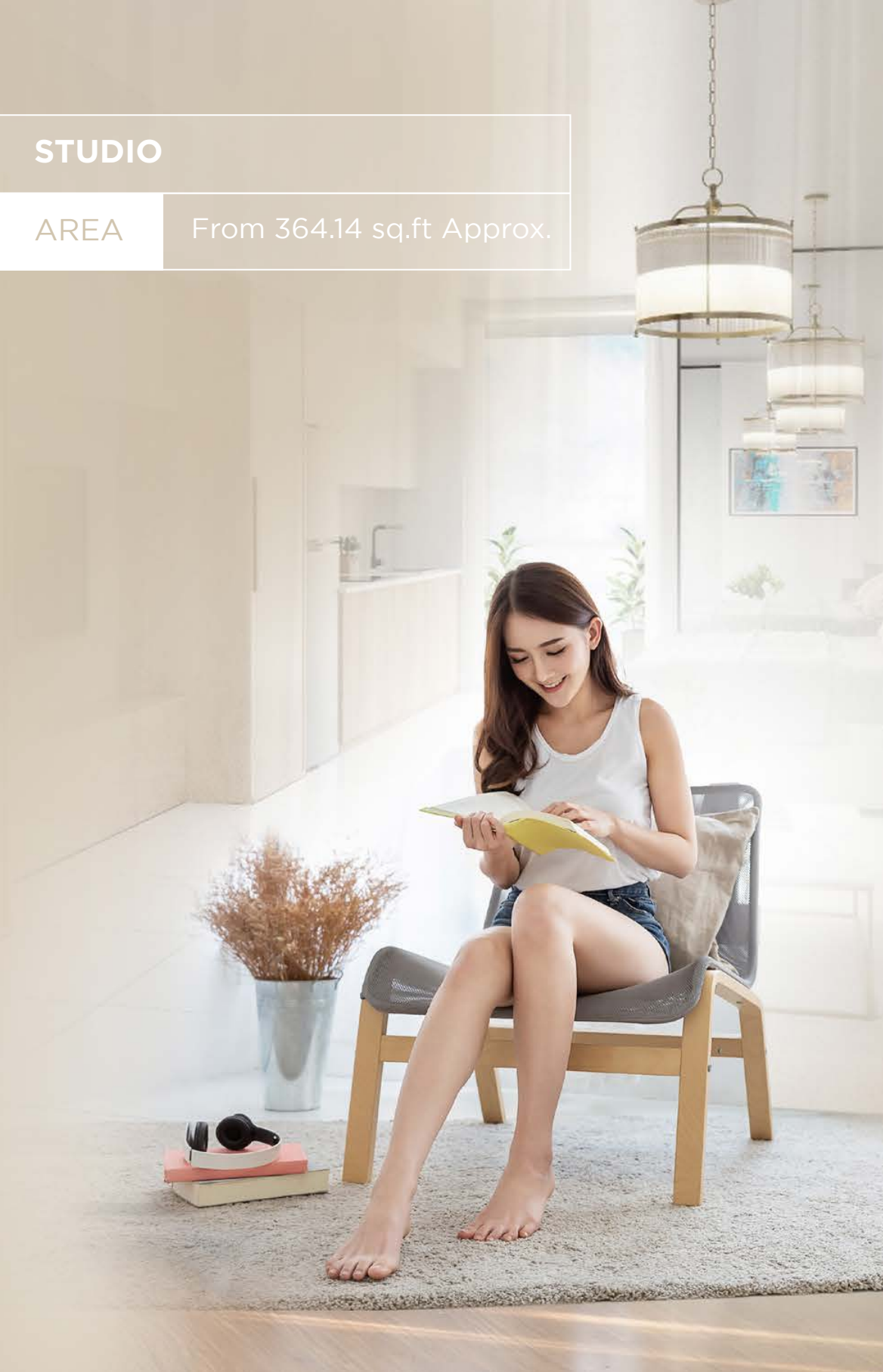


# STUDIO

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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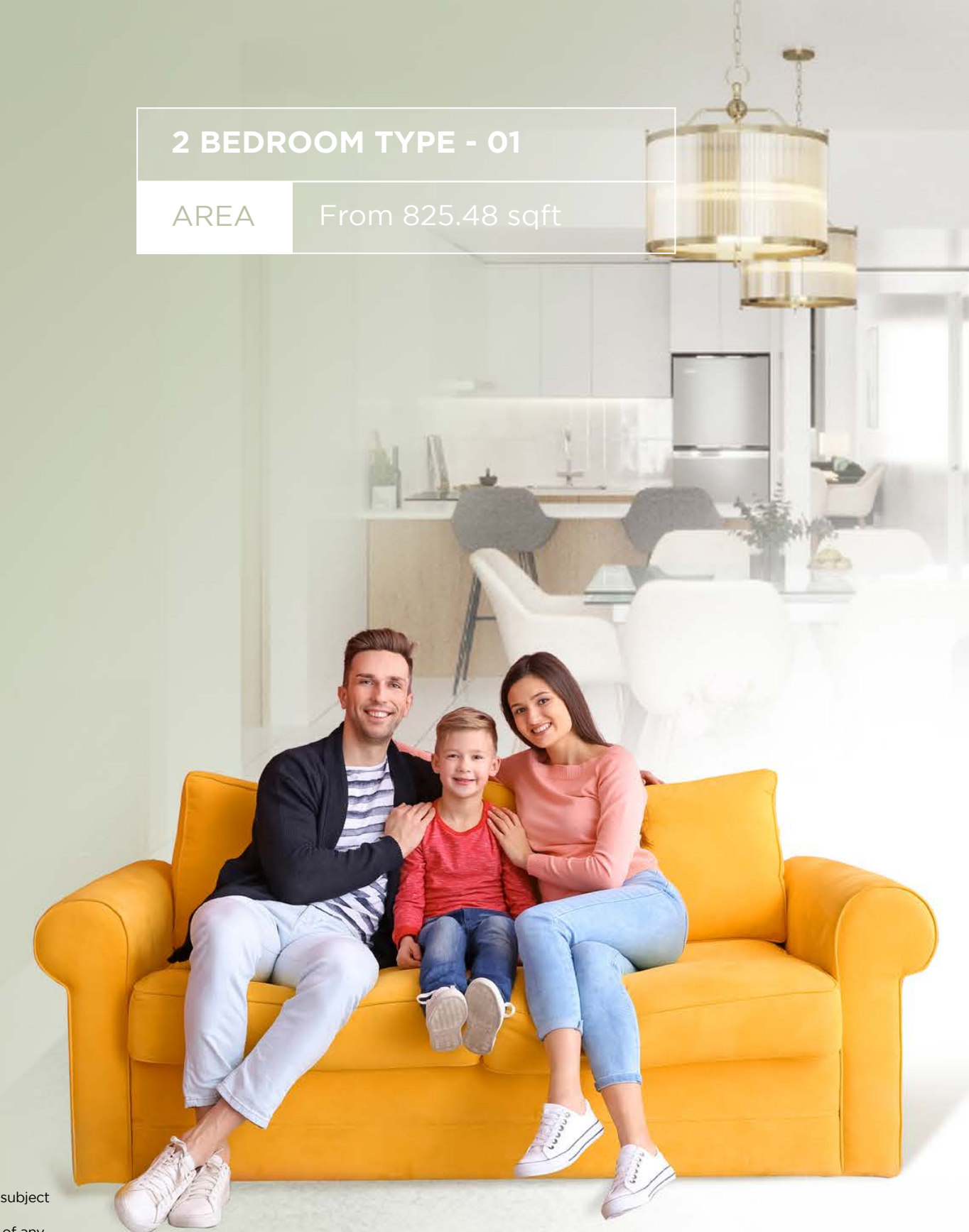
## 2 BEDROOM TYPE - 01

2 BEDROOM TYPE - 01

AREA	From 825.48 sqft
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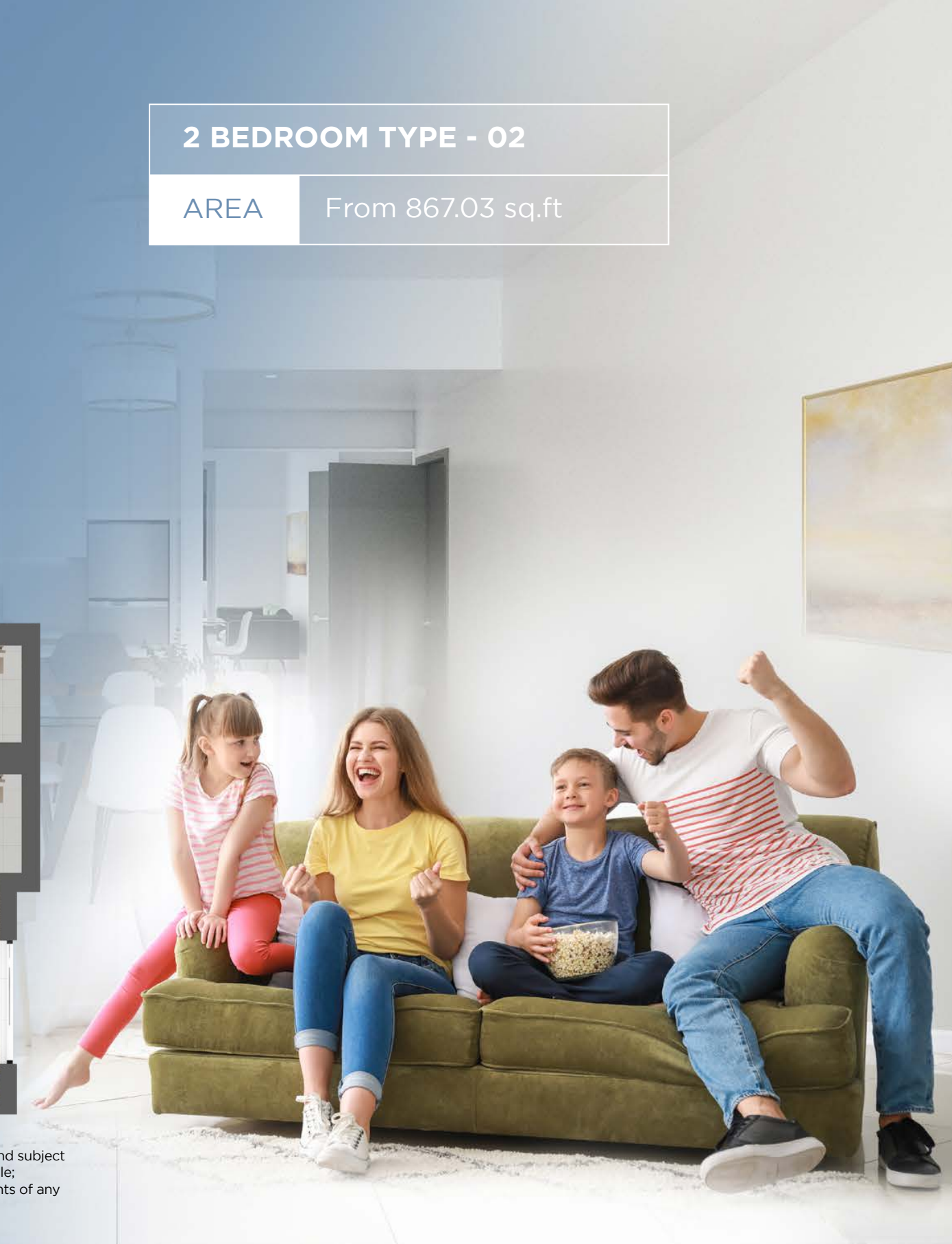




## 2 BEDROOM TYPE - 02

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!









# 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.





- 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
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BURJ AL ARAB
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MALL OF THE EMIRATES
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PALM JUMEIRAH
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ATLANTIS
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AIN DUBAI & BLUEWATERS ISLAND
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DUBAI PARKS AND RESORTS
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DUBAI EXPO 2020
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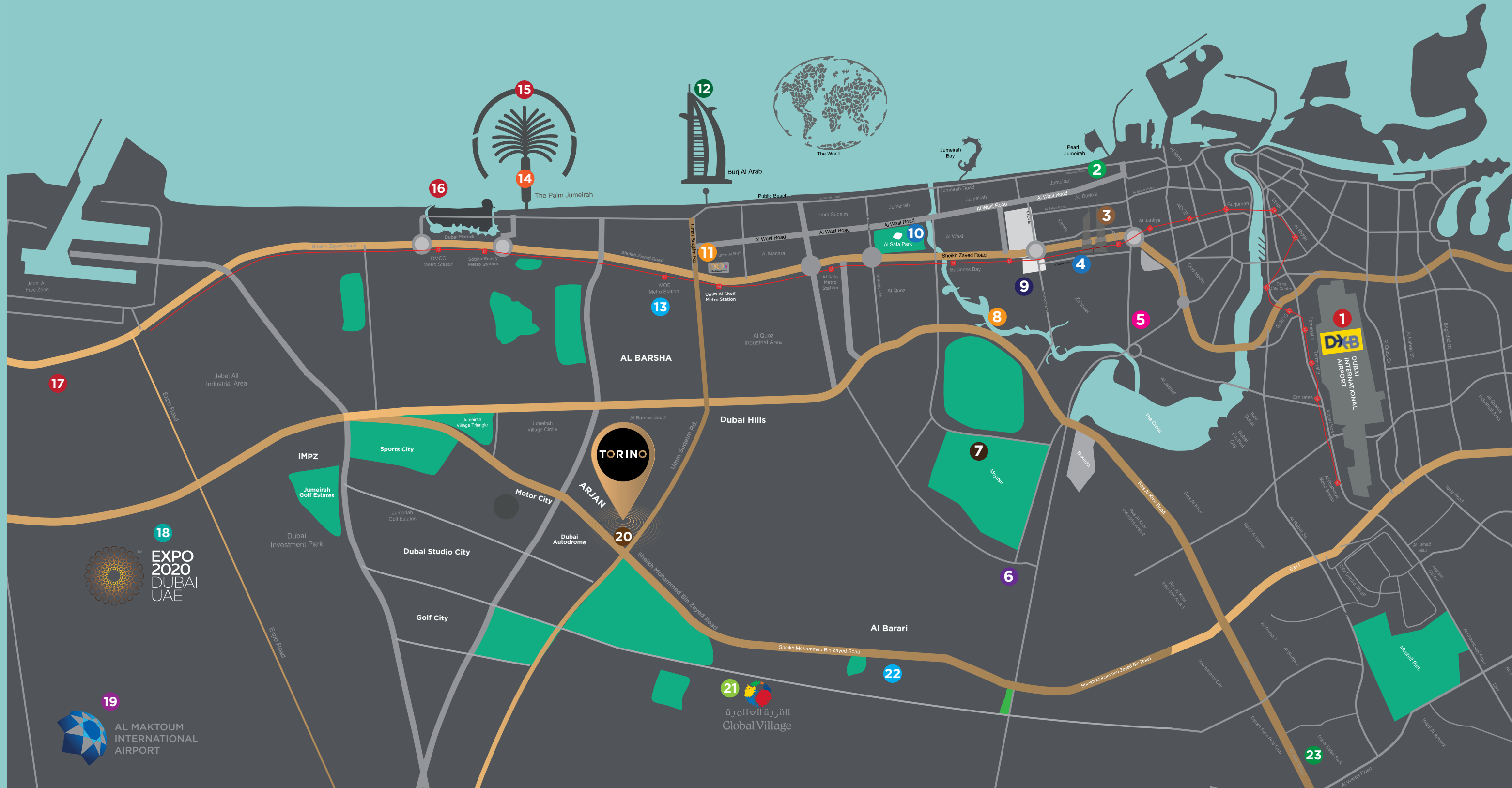
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DUBAI MIRACLE GARDEN
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GLOBAL VILLAGE
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IMG WORLDS OF ADVENTURE
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DUBAI SAFARI PARK





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