



IN A WORLD OF EXCESS, WE CONJURE *sophistication*



IN A TIME OF CHAOS, WE CELEBRATE *harmony*



IN A REALM OF DESIRE, WE ARE THE *hope*

MASTERPLAN AT A GLANCE

AMALI ISLAND CONNECTS TWO OF THE WORLD ISLANDS, A FEAT OF HUMAN ENGINEERING THAT IS ONE OF THE WORLD'S MOST ICONIC DEVELOPMENTS.



1,200,000 SQFT

TOTAL AREA OF
AMALI ISLAND

24

EXCLUSIVE
RESIDENCES

360° VIEWS

OF SEA, DUBAI SKYLINE
AND PALM JUMEIRAH

50M

UP TO 50 METRES OF
PRIVATE BEACHFRONT

AMENITIES

RESTAURANT, FITNESS
CENTER, SPA & CONCIERGE

PRIVATE BERTHS

AT EACH BEACHFRONT VILLA
FOR EASY ACCESS

CLUBHOUSE

MEMBERS-ONLY
CLUBHOUSE

HELIPAD

EXCLUSIVELY
FOR RESIDENTS

THE INSPIRATION

ON SOUTH AMERICA'S GRASSLANDS, THE PAMPAS, THERE IS A TREE EMBLEMATIC OF THE REGION'S RICH CULTURAL HERITAGE AND PASSION FOR THE ENVIRONMENT - THE OMBU.

THE SEEMINGLY HUMBLE TREE, KNOWN FOR ITS SHELTERING CANOPY, IS ROOTED IN A PHILOSOPHY OF SANCTUARY AND WISDOM THAT INSPIRED OUR ATELIER WHEN ENVISIONING AMALI ISLANDS.

FEATURES THAT MAKE A HOME

NESTLED ON THE SHORES OF THE ISLANDS ARE
PRIVATE BERTHS, ALONG WITH AN EXCLUSIVE
CLUBHOUSE, SPA, CUTTING-EDGE FITNESS CENTER
AND TRANQUIL, TREE-LINED PATHWAYS TO
INSPIRE REJUVENATION.









AVATEA GRANDE ISLAND

VILLA AVATEA AT A GLANCE

72050

SQ FT

PLOT AREA

32400

SQ FT

AREA

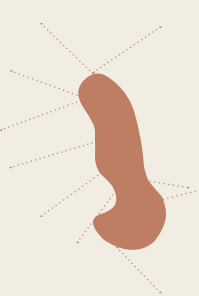
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BEDROOMS

ISLAND LOCATION



VILLA LOCATION



VIEW TO DUBAI SKYLINE

PRICE ON REQUEST

PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 ST INSTALLMENT	2 ND INSTALLMENT	3 RD INSTALLMENT	4 TH INSTALLMENT	5 TH INSTALLMENT	6 TH INSTALLMENT	7 TH INSTALLMENT	8 TH INSTALLMENT	9 TH INSTALLMENT	10 TH INSTALLMENT
MILESTONE EVENT	ON BOOKING	WITHIN 30 DAYS OF SALE DATE	WITHIN 3 MONTHS OF SALE DATE	WITHIN 6 MONTHS OF SALE DATE	WITHIN 9 MONTHS OF SALE DATE	WITHIN 12 MONTHS OF SALE DATE	WITHIN 15 MONTHS OF SALE DATE	WITHIN 18 MONTHS OF SALE DATE	WITHIN 21 MONTHS OF SALE DATE	WITHIN 24 MONTHS OF SALE DATE	ON COMPLETION
(%) VALUE	10	10	5	5	5	5	5	5	5	5	40

4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

HANDOVER MARCH 2027

BASEMENT

WATER SPORTS ACTIVITY DISPLAY	INDOOR POOL
LUXURY BOAT GARAGE	FAMILY LIFT (2)
ARRIVAL	BOH LIFT (2)
POWDER ROOM	STEAM ROOM
STORAGE	SAUNA
LIVING ROOM	INDOOR SPA POOL
CINEMA ROOM	SPA
ELECTRICAL ROOM	CHANGING ROOMS
POOL PLANT ROOM	STAFF ACCOMMODATION (2)
TREATMENT ROOM	DIRTY KITCHEN

GROUND FLOOR

GARAGE	GAMES ROOM
WATER FEATURE PLANT ROOM	FORMAL LIVING ROOM
ATRIUM	FORMAL DINING ROOM AND
LOBBY	SHOW KITCHEN
CASUAL LIVING ROOM	PANTRY
CASUAL DINING ROOM	GALLERY
PANTRY	CIGAR LOUNGE
GALLERY	GYM
KIDS PLAY ROOM (WITH BATHROOM)	

FIRST FLOOR

LOBBY	OUTDOOR LIVING ROOM (2)
BREAKFAST ROOM	FAMILY LOUNGE
GUEST ROOM 1	GUEST ROOM 3
GUEST ROOM 2	GUEST ROOM 4

SECOND FLOOR

LOBBY	OFFICE
MASTER BEDROOM	LOUNGE CABANA
CLOSET (2)	OUTDOOR RELAXING AREA
BATHROOM	OUTDOOR CINEMA
TREATMENT CABANA	

OUTDOOR

TEA TERRACE	WATER SPORTS LIFT
TREATMENT CABIN	SURF SHACK/LAWNS/ZEN WALK
GROTTO WITH CASCADE	SHISHA LOUNGE
LOUNGE DECKS/WATER GARDEN	TEPPANYAKI PERGOLA
SHALLOW POOLS (2)	JACUZZI/ONSEN/SUN TERRACE
LAP POOL/BEACH POOL	SUNKEN SEATING
POOL BAR/DJ BOOTH	JUMP OFF ROCKS
BARBECUE AREA	KOI CARP POND /PRIVATE BEACH



VILLA

Avatea

MORE DETAILS ON REQUEST

VILLA
Aria

GRANDE



VILLA ARIA AT A GLANCE

56200 SQ FT

PLOT AREA

22470 SQ FT

AREA

7

BEDROOMS

ISLAND LOCATION

PRICE ON REQUEST

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4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

HANDOVER MARCH 2027

VILLA LOCATION



BASEMENT

LUXURY BOAT GARAGE STORAGE	FAMILY LIFT
GARAGE	FAMILY LIVING
SPA (WITH BATHROOM)	STUDY ROOM
GYM (WITH BATHROOM)	FAMILY DINING AND SHOW KITCHEN
ENTRANCE FOYER AND STAIRCASE	KITCHEN
SERVICE LIFT/FAMILY LIFT	STORAGE
SUNKEN SEATING AREA	STAFF ACCOMMODATION (2)
POWDER ROOM SNUG	STAFF BATHROOM AND CHANGING ROOM

GROUND FLOOR

FIRST FLOOR

LOBBY	BATHROOM
MASTER LOUNGE	MASTER BEDROOM
POWDER ROOM	NIGHT WC
GUEST ROOM 1	WARDROBE(2)
WARDROBE	BATHROOM/SAFE ROOM

SECOND FLOOR

LOBBY	GUEST BEDROOM 3
GUEST BEDROOM 1	WARDROBE
WARDROBE	BATHROOM
BATHROOM	GUEST BEDROOM 4
GUEST BEDROOM 2	WARDROBE
WARDROBE	BATHROOM
BATHROOM	

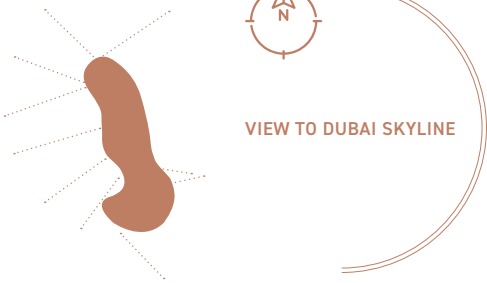
OUTDOOR

ENTRY PAVILION	BEACH SIDE BAR AND CINEMA
BUGGY AND BIKE GARAGE	BEACH SIDE LOUNGE FIREPLACE
YOGA DECK	FAMILY BARBECUE PAVILION
WATER PLAZA	POOL AND BEACH SHOWER
PRIVATE POOL	SURF SHACK
SPA	PRIVATE PIER
VITALITY POOL	BOAT LIFT AND DOCK
JACUZZI	WATER PAVILION
LAZY RIVER	NET BED
DINING DECK	SALT WATER POOL
FLOATING GUEST DECK	PRIVATE BEACH
SUNKEN SUN BED DECK	LAWN
HORIZON EDGE LAP POOL	

VILLA Aria

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	707	7610
First Floor Area	644	6931
Second Floor Area	667	7180
TOTAL AREA	2087	22470
TOTAL PLOT AREA	5221	56200

VILLA LOCATION



VILLA

Aria

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VILLA LOCATION

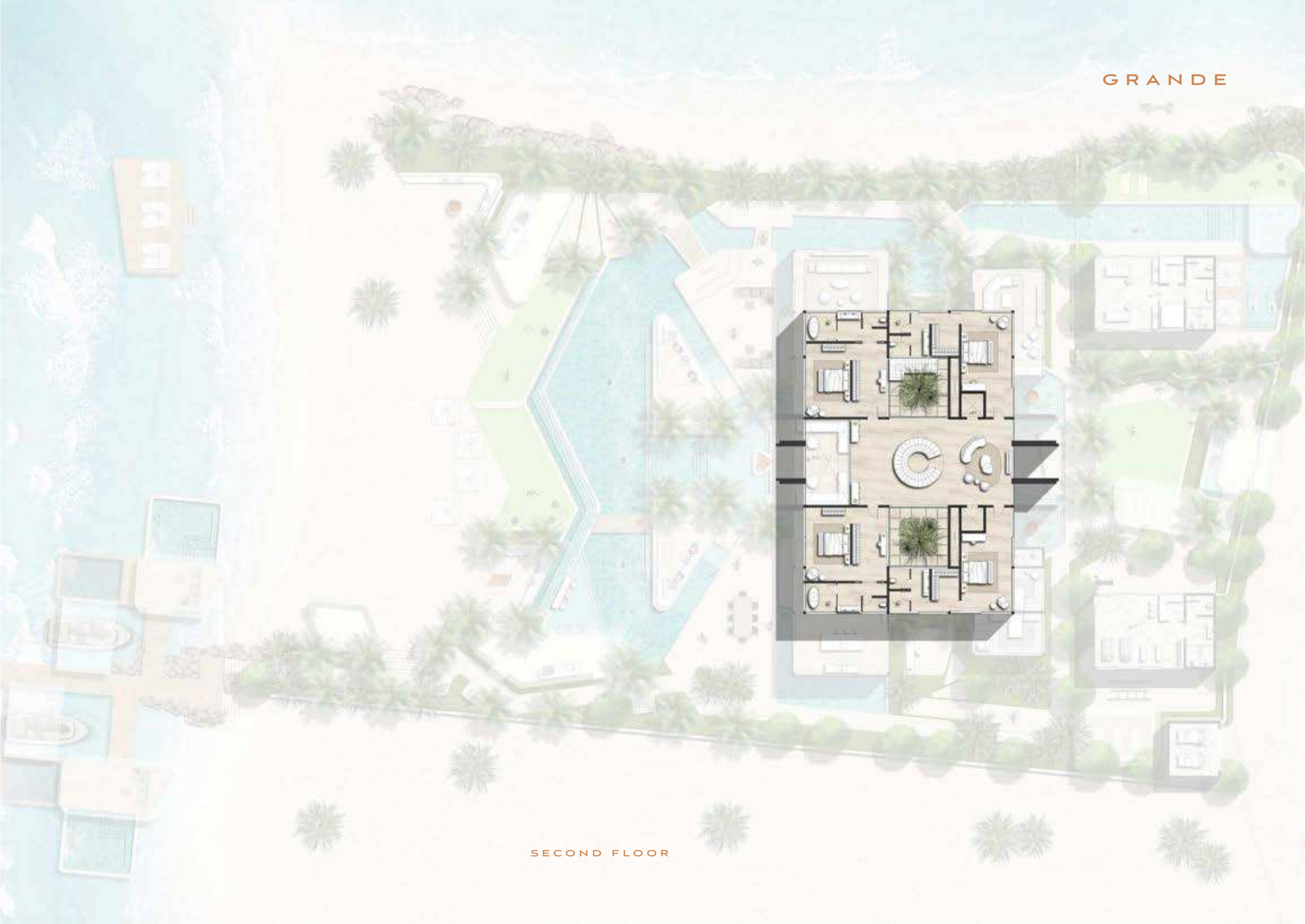


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VILLA LOCATION





VILLA
Atria

MORE DETAILS ON REQUEST

VILLA
Aurora

GRANDE



VILLA AURORA AT A GLANCE

46770

SQ FT

PLOT

7

BEDROOMS

16620

SQ FT

AREA

ISLAND LOCATION

PRICE

STARTING FROM AED 63M

PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 ST INSTALLMENT	2 ND INSTALLMENT	3 RD INSTALLMENT	4 TH INSTALLMENT	5 TH INSTALLMENT	6 TH INSTALLMENT	7 TH INSTALLMENT	8 TH INSTALLMENT	9 TH INSTALLMENT	10 TH INSTALLMENT
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4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

HANDOVER MARCH 2027

VILLA LOCATION



GROUND FLOOR

ENTRANCE LOBBY	ISLAND/BREAKFAST AREA
FEATURE STAIRCASE	DINING ROOM
SUNKEN LOUNGE	BOH KITCHEN
POWDER ROOM	STAFF QUARTERS
FAMILY LIFT	GYM
CIGAR ROOM	PRIVATE STUDY (WITH BATHROOM)
LOUNGE/KITCHEN	

FIRST FLOOR

LOBBY	BEDROOM 3
BEDROOM 1	WARDROBE
WARDROBE	BATHROOM
BATHROOM	BEDROOM 4
BEDROOM 2	WARDROBE
WARDROBE	BATHROOM
BATHROOM	

SECOND FLOOR

LOBBY	OUTDOOR SHOWER
MASTER BEDROOM	OUTDOOR KITCHENETTE
CLOSET (2)	JACUZZI
BATHROOM (2)	OUTDOOR LOUNGE

OUTDOOR GRANDE

ENTRY PAVILION	BEACH SIDE BAR AND CINEMA
BUGGY AND BIKE GARAGE	BEACH SIDE LOUNGE FIREPLACE
YOGA DECK	FAMILY BARBECUE PAVILION
WATER PLAZA	POOL AND BEACH SHOWER
PRIVATE POOL	SURF SHACK
SPA	PRIVATE PIER
VITALITY POOL	BOAT LIFT AND DOCK
JACUZZI	WATER PAVILION
LAZY RIVER	NET BED
DINING DECK	SALT WATER POOL
FLOATING GUEST DECK	PRIVATE BEACH
SUNKEN SUN BED DECK	LAWN
HORIZON EDGE LAP POOL	









AMALI ISLAND



AURORA GRANDE / AERIAL VIEW











A MALL ISLAND



AURORA DINING / TERRA









AURORA LIVING / TERRA













VILLA AURORA

OVERARCHING PALETTE-TERRA

MATERIAL HIGHLIGHTS

- 01. GENERAL TIMBER TONE TO NICHE ONLY & JOINERY
- 02. PAINT TO GENERAL CEILING
- 03. GENERAL BRONZE METAL FINISH
- 04. TRAVERTINE NAVONA VEIN CUT MARBLE
- 05. FEATURE PALISSANDRO BLUETTE MARBLE
- 06. HAIRLINE NICKEL TO STAIR STRINGER
- 07. TRAVERTINE OBELISCO WAVY TO WALLS
- 08. ALPI VERDE FEATURE BAR MARBLE



VILLA

Aurora

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	515	5542
First Floor Area	441	4743
Second Floor Area	543	5843
TOTAL AREA	1544	16620
TOTAL PLOT AREA	4345	46770

VILLA LOCATION



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VILLA LOCATION



GRANDE

FIRST FLOOR

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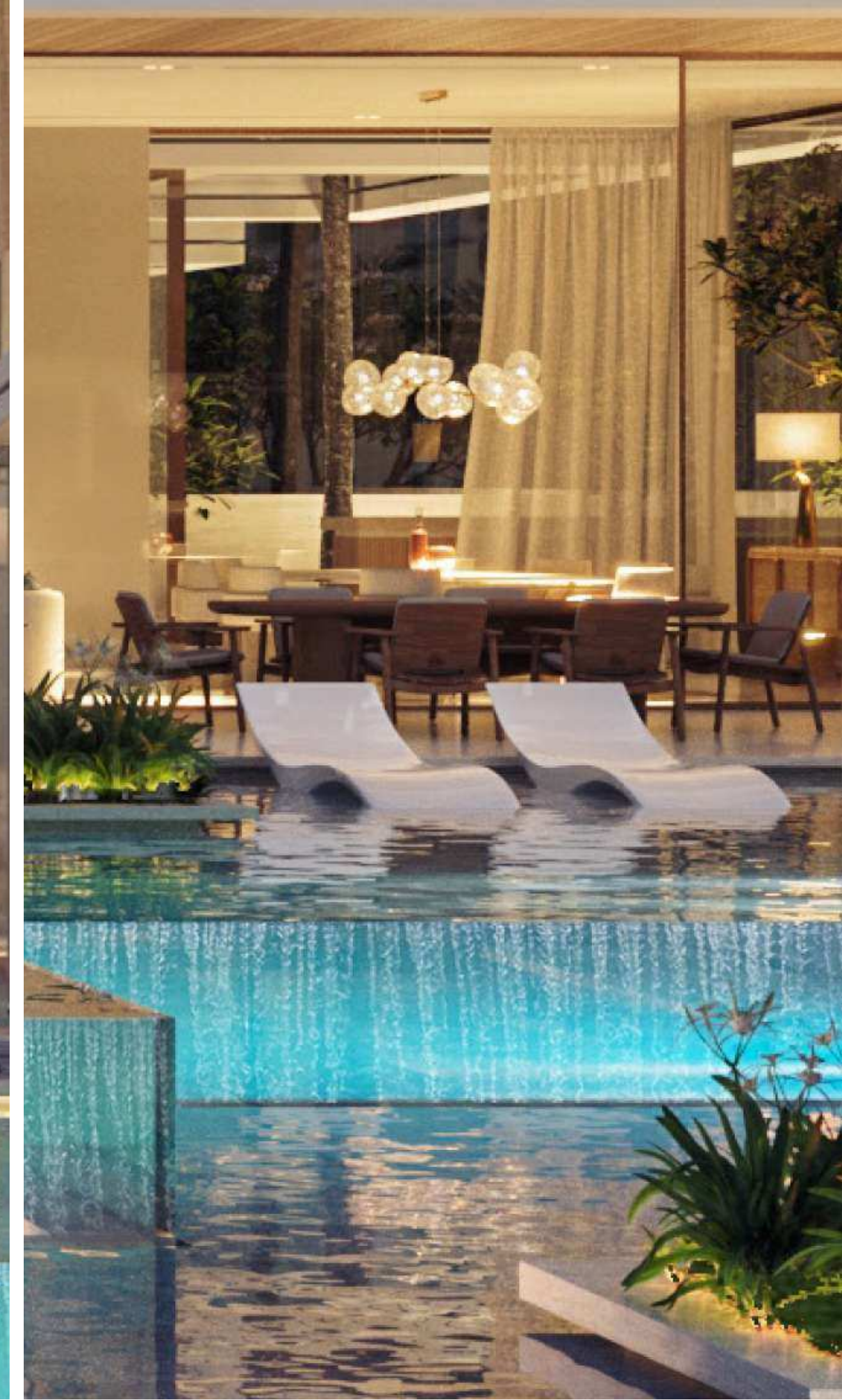
VILLA LOCATION



VILLA
Aurora

MINIMA







VILLA AURORA HAS A SECOND UNIQUE ISLAND HOME ENVIRONMENT
TO CHOOSE FROM, CONSISTS OF CLASSIC AND MORE TRADITIONAL LUXURY TONES.

INTRODUCING

Ultra

OPULENCE, EXTRAVAGANCE AND CLASSIC TONES.















VILLA AURORA

OVERARCHING PALETTE-ULTRA

MATERIAL HIGHLIGHTS

- 01. WHITE PAINTED TIMBER TO WALLS
- 02. GENERAL TIMBER TONE TO NICHE ONLY & JOINERY
- 03. POLISHED PLASTER TO GENERAL WALLS
- 04. PAINT TO GENERAL CEILING
- 05.GENERAL BRONZE METAL FINISH
- 06. FEATURE TRAVERTINE NAVONA CROSS CUT MARBLE
- 07. CREMA DELICATO MARBLE TO FLOOR
- 08. HAIRLINE NICKEL TO STAIR STRINGER
- 09. BRECCIA PERNICE FEATURE BAR MARBLE



VILLA
Amorino

GRANDE



VILLA AMORINO AT A GLANCE

32630

SQ FT

12690

SQ FT

PLOT

AREA

5

BEDROOMS

VASTU COMPLIANT

ISLAND LOCATION



VILLA LOCATION



PRICE

STARTING FROM AED 40.75M

PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 ST INSTALLMENT	2 ND INSTALLMENT	3 RD INSTALLMENT	4 TH INSTALLMENT	5 TH INSTALLMENT	6 TH INSTALLMENT	7 TH INSTALLMENT	8 TH INSTALLMENT	9 TH INSTALLMENT	10 TH INSTALLMENT
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HANDOVER MARCH 2027

GROUND FLOOR

ENTRANCE LOBBY	ISLAND/BREAKFAST AREA
FEATURE STAIRCASE	DINING ROOM
SUNKEN LOUNGE	BOH KITCHEN
POWDER ROOM	STAFF QUARTERS
FAMILY LIFT	GYM
CIGAR ROOM	PRIVATE STUDY (WITH BATHROOM)
LOUNGE/KITCHEN	

FIRST FLOOR

LOBBY	BEDROOM 3
BEDROOM 1	WARDROBE
WARDROBE	BATHROOM
BATHROOM	BEDROOM 4
BEDROOM 2	WARDROBE
WARDROBE	BATHROOM
BATHROOM	

SECOND FLOOR

LOBBY	OUTDOOR SHOWER
MASTER BEDROOM	OUTDOOR KITCHENETTE
CLOSET (2)	JACUZZI
BATHROOM (2)	OUTDOOR LOUNGE

OUTDOOR GRANDE

ENTRY PAVILION	BEACH SIDE BAR AND CINEMA
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HORIZON EDGE LAP POOL	











VILLA AMORINO

OVERARCHING PALETTE-TERRA

MATERIAL HIGHLIGHTS

01. GENERAL TIMBER TONE TO NICHE ONLY & JOINERY

02. PAINT TO GENERAL CEILING

03. GENERAL BRONZE METAL FINISH

04. TRAVERTINE NAVONA VEIN CUT MARBLE

05. HAIRLINE NICKEL TO STAIR STRINGER

06. TRAVERTINE OBELISCO WAVY TO WALLS

07. ROSSO LEVANTO FEATURE BAR

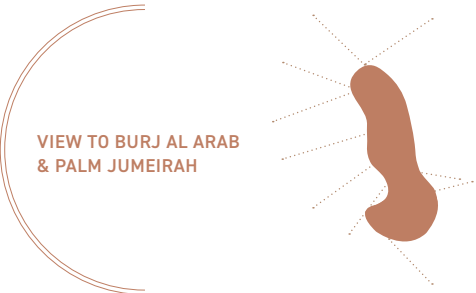


VILLA

Amorino

FLOOR TYPE	SQ. M.	SQ. FT.
Ground Floor	314	3380
First Floor Area	461	4963
Second Floor Area	462	4973
TOTAL AREA	1179	12690
TOTAL PLOT AREA	3032	32630

VILLA LOCATION



GRANDE

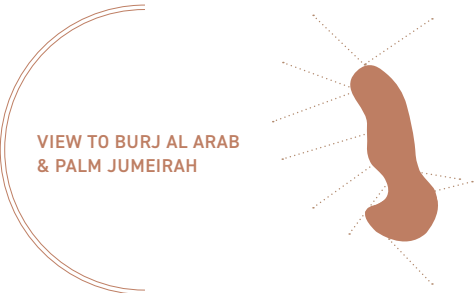


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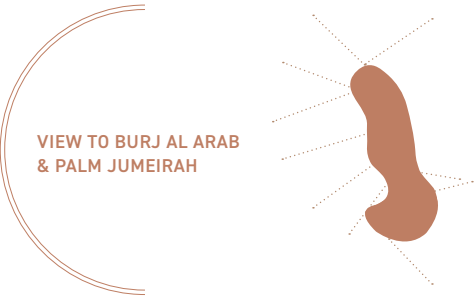
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- 08. HAIRLINE NICKEL TO STAIR STRINGER
- 09. PALLISANDRO BLUE FEATURE BAR MARBLE





AMALI ISLAND

"EACH AMALI ISLANDS HOME BLURS THE LINES BETWEEN
NATURAL OPULENCE AND CONTEMPORARY SOPHISTICATION."

Ali Sajwani

LUXURY LIVING REDEFINED,
ONE DREAM AT A TIME.

