









To live in harmony with nature  
is to embrace life in its purest form





2,







A M A Y A  
BY P O L Y G O N

A Breath of Fresh Air  
in the Heart of the City







# Where Vision Meets Opportunity

Dubai is a thriving global hub with unmatched growth, tax-free incentives, and a luxury lifestyle. From golden beaches to world-class architecture, it offers the perfect blend of culture, commerce, and convenience.





# Al Furjan

## The Heart of Connectivity & Comfort

Al Furjan is a vibrant district with seamless connectivity, lush parks, top-tier schools, and premium amenities.

A perfect location for families and professionals, ensuring strong investment potential.



# A Thriving Community, A Timeless Investment

3min

The Arbor  
School

11min

Festival  
Plaza Dubai

11min

Sheikh Zayed  
Road

13min

NMC Specialty  
Hospital

15min

Dubai  
Marina

15min

Route 2020  
Metro Station

18min

Jumeirah Lake  
Towers

26min

Al Maktoum  
Intl. Airport

AMAYA  
BY POLYGON

Expo  
City Dubai

Sheikh Mhd. Bin  
Zayed Road

Jumeirah  
Golf Estates

Jumeirah Lake  
Towers

Al Kha  
Road

Jumeirah  
Village  
Circle

Al Maktoum  
Intl. Airport (DWC)

14min

Expo  
City

41min

Expo International  
Airport (DXB)







# Seamlessly Connected, Perfectly Positioned

Strategically located, Amaya offers unparalleled connectivity to key business hubs, world-class retail, and premier lifestyle destinations.

With major highways and public transit within easy reach, every convenience is just minutes away.











# Amaya by Polygon

## A Home of Thoughtful Elegance

Wake up to soft sunlight, enjoy coffee on your private terrace, and feel the seamless flow of elegant, open interiors.

Amaya blends modernity with tranquility, crafting a sanctuary that elevates everyday living.



# Building Configuration

17 Story Tower

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77 Select Residences

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Private 1,2,3 Bed Apartments & Penthouses

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Premium Amenities Spanning 2 Floors

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B+G+2 Podium Level Parking

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Ground Level Retail & Fitness Centre

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High Speed Elevators

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Double Height Fully Air Conditioned Lobby

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Conceirge Desk

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Best in Class Luxury Specifications



The background of the image is a dense, dark green pattern of large, overlapping leaves, possibly from a tropical plant like a Philodendron. The leaves are illuminated from above, creating a play of light and shadow that highlights their veins and edges. The overall tone is deep and moody, with the text providing a sharp contrast in the center.

Luxury is not just about what you own,  
but how you experience life.





Ground Floor Entrance with Retail Spaces





# A Grand Welcome, Redefined

Bathed in soft natural light, Amaya's lobby exudes quiet sophistication. Sleek lines and curated textures create effortless elegance, welcoming you into a space of calm and serenity.

Concierge Desk for Day-to-Day Assistance

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Cafe & Juice Bar

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Comfortable Seating & Waiting Area

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Dedicated Fitness Centre

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Convenience Shop



Double Height Opulent Atrium





Amenities Crafted  
for an Elevated Lifestyle





Swimming Pool with Sunken Seating





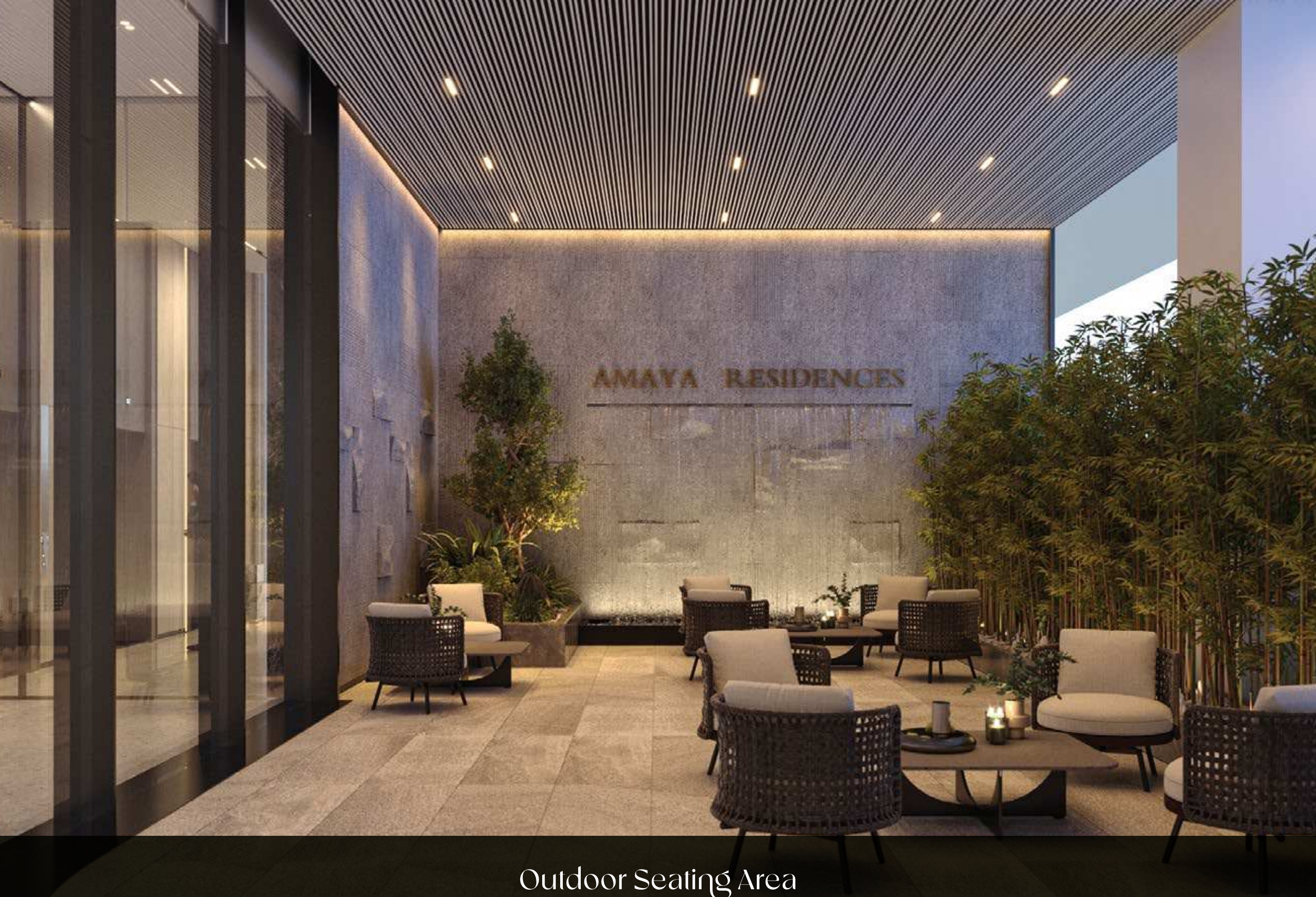
Padel Court





Cafe Lounge





Outdoor Seating Area





Fully Equipped Fitness Centre





Outdoor Entertainment Area





Barbeque & Sit Out zone



# Ground Floor Amenities

- 01 Car entry & Exit
- 02 Parking Area
- 03 Main Entry & Exit
- 04 Double Height Opulent Atrium
- 05 Conceirge Desk
- 06 Outdoor Seating Area
- 07 Retail/ Fitness Centre
- 08 Walkway



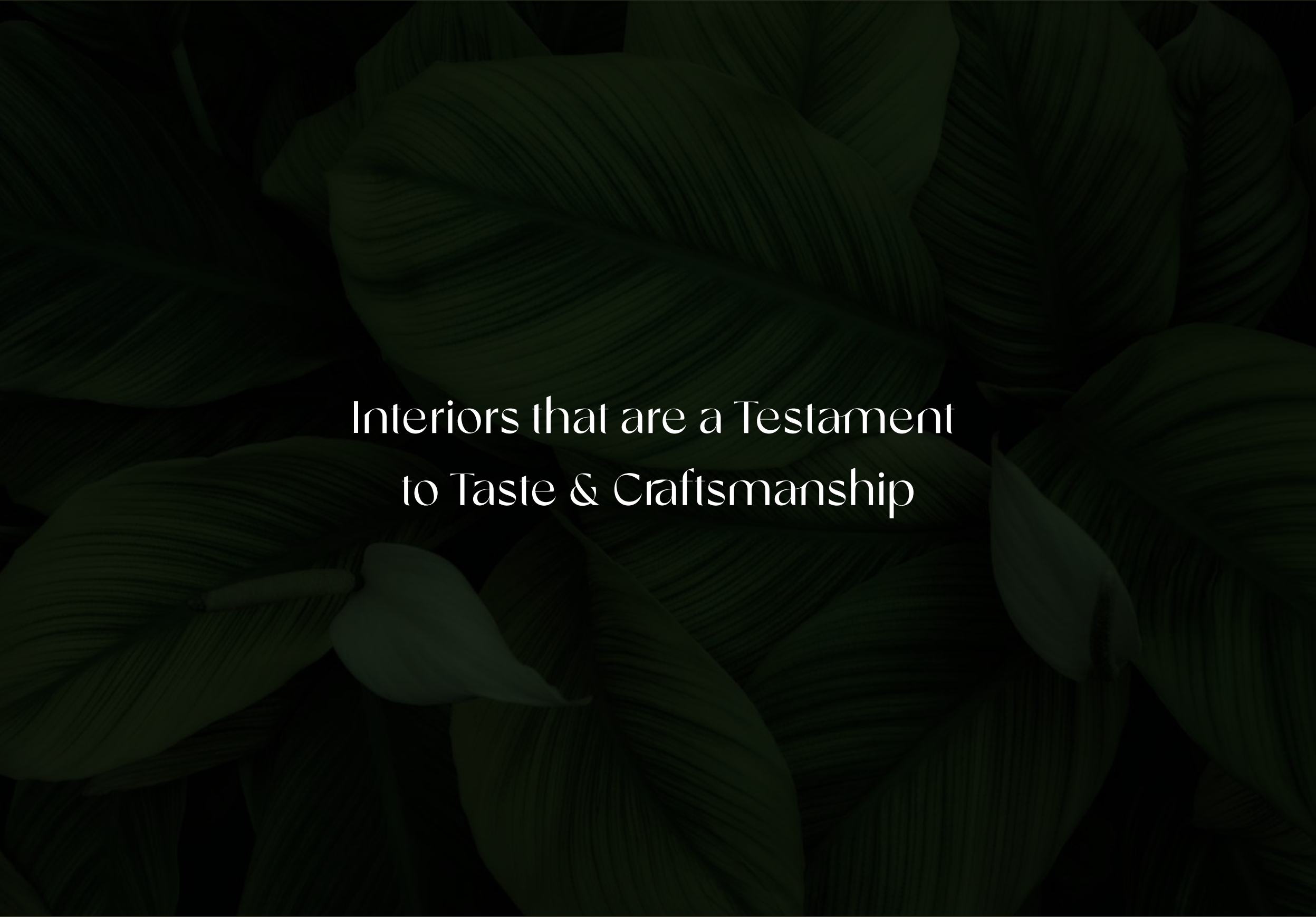


# Activity Floor Amenities

- 01 Padel Court
- 02 BBQ Sitting Area
- 03 Swimming Pool
- 04 Pool Deck
- 05 Pool Sitting Area
- 06 Kids Pool
- 07 Kids Play Area
- 08 Outdoor Cinema
- 09 Jogging Track
- 10 Female Shower & Lockers
- 11 Male Shower & Lockers
- 12 Outdoor Training Area





The background of the image is a dense, dark green pattern of overlapping leaves, likely from a tropical plant like a Philodendfon. The leaves are large and have prominent veins, creating a textured, organic look. The lighting is soft, highlighting the contours of the leaves against a slightly darker background.

Interiors that are a Testament  
to Taste & Craftsmanship





Living Area





Entertainment Area





Kitchen with Branded Appliances





Master Bedroom





Master Bathroom



Architecture is the silent  
poetry of space and light.



# 1 Bedroom Apartment

## Type A1

|              |                            |
|--------------|----------------------------|
| FLOOR        | : 1st to 12th              |
| TOTAL AREA   | : 70.71 SQ.M (761.12 SQFT) |
| INDOOR       | : 62.6 SQ.M                |
| BLACONY AREA | : 8.11 SQ.M                |

PASSAGE

LIVING ROOM

KITCHEN & DINING

1 BEDROOM

1 BATHROOM

POWDER ROOM

BALCONY

MARINA SKYLINE/ VILLA COMMUNITY FACING



|                  |
|------------------|
| Penthouse Floor  |
| 12th Floor       |
| 11th Floor       |
| 10th Floor       |
| 9th Floor        |
| 8th Floor        |
| 7th Floor        |
| 6th Floor        |
| 5th Floor        |
| 4th Floor        |
| 3rd Floor        |
| 2nd Floor        |
| 1st Floor        |
| Health Floor     |
| 2nd Podium Floor |
| 1st Podium Floor |
| Ground Floor     |
| Basement Floor   |

# 1 Bedroom Apartment

## Type A2

|              |                            |
|--------------|----------------------------|
| FLOOR        | : 1st to 12th              |
| TOTAL AREA   | : 71.35 SQ.M (768.01 SQFT) |
| INDOOR       | : 62.86 SQ.M               |
| BLACONY AREA | : 8.49 SQ.M                |

PASSAGE

LIVING ROOM

KITCHEN & DINING

1 BEDROOM

1 BATHROOM

POWDER ROOM

BALCONY



FURJAN ROAD FACING



|                  |
|------------------|
| Penthouse Floor  |
| 12th Floor       |
| 11th Floor       |
| 10th Floor       |
| 9th Floor        |
| 8th Floor        |
| 7th Floor        |
| 6th Floor        |
| 5th Floor        |
| 4th Floor        |
| 3rd Floor        |
| 2nd Floor        |
| 1st Floor        |
| Health Floor     |
| 2nd Podium Floor |
| 1st Podium Floor |
| Ground Floor     |
| Basement Floor   |



# 1 Bedroom Apartment

## Type A3

|              |                            |
|--------------|----------------------------|
| FLOOR        | : 4th to 6th               |
| TOTAL AREA   | : 67.22 SQ.M (723.56 SQFT) |
| INDOOR       | : 61.3 SQ.M                |
| BLACONY AREA | : 5.92 SQ.M                |

PASSAGE

LIVING ROOM

KITCHEN & DINING

1 BEDROOM

1 BATHROOM

POWDER ROOM

BALCONY



|                  |
|------------------|
| Penthouse Floor  |
| 12th Floor       |
| 11th Floor       |
| 10th Floor       |
| 9th Floor        |
| 8th Floor        |
| 7th Floor        |
| 6th Floor        |
| 5th Floor        |
| 4th Floor        |
| 3rd Floor        |
| 2nd Floor        |
| 1st Floor        |
| Health Floor     |
| 2nd Podium Floor |
| 1st Podium Floor |
| Ground Floor     |
| Basement Floor   |

# 2 Bedroom Apartment

## Type B1

|              |                              |
|--------------|------------------------------|
| FLOOR        | : 1st to 12th                |
| TOTAL AREA   | : 118.29 SQ.M (1273.27 SQFT) |
| INDOOR       | : 99.82 SQ.M                 |
| BLACONY AREA | : 18.47 SQ.M                 |

- PASSAGE
- LIVING & DINING
- KITCHEN
- 2 BEDROOMS
- 3 BATHROOMS
- STUDY ROOM
- BALCONY

MARINA SKYLINE/ VILLA COMMUNITY FACING



|                  |
|------------------|
| Penthouse Floor  |
| 12th Floor       |
| 11th Floor       |
| 10th Floor       |
| 9th Floor        |
| 8th Floor        |
| 7th Floor        |
| 6th Floor        |
| 5th Floor        |
| 4th Floor        |
| 3rd Floor        |
| 2nd Floor        |
| 1st Floor        |
| Health Floor     |
| 2nd Podium Floor |
| 1st Podium Floor |
| Ground Floor     |
| Basement Floor   |



# 2 Bedroom Apartment

## Type B2

|              |                              |
|--------------|------------------------------|
| FLOOR        | : 1st to 12th                |
| TOTAL AREA   | : 118.31 SQ.M (1273.49 SQFT) |
| INDOOR       | : 99.84 SQ.M                 |
| BLACONY AREA | : 18.47 SQ.M                 |

PASSAGE

LIVING & DINING

KITCHEN

2 BEDROOMS

3 BATHROOMS

STUDY ROOM

BALCONY



FURJAN COMMUNITY FACING



# 2 Bedroom Apartment

## Type B3

|              |                              |
|--------------|------------------------------|
| FLOOR        | : 1st to 6th                 |
| TOTAL AREA   | : 126.55 SQ.M (1362.18 SQFT) |
| INDOOR       | : 100.38 SQ.M                |
| BLACONY AREA | : 26.17 SQ.M                 |

PASSAGE

LIVING & DINING

KITCHEN

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

BALCONY

MARINA SKYLINE/ VILLA COMMUNITY FACING



|                  |
|------------------|
| Penthouse Floor  |
| 12th Floor       |
| 11th Floor       |
| 10th Floor       |
| 9th Floor        |
| 8th Floor        |
| 7th Floor        |
| 6th Floor        |
| 5th Floor        |
| 4th Floor        |
| 3rd Floor        |
| 2nd Floor        |
| 1st Floor        |
| Health Floor     |
| 2nd Podium Floor |
| 1st Podium Floor |
| Ground Floor     |
| Basement Floor   |



# 2 Bedroom Apartment

## Type B4

|              |                             |
|--------------|-----------------------------|
| FLOOR        | : 4th to 6th                |
| TOTAL AREA   | : 199.8 SQ.M (1289.53 SQFT) |
| INDOOR       | : 96.49 SQ.M                |
| BALCONY AREA | : 23.31 SQ.M                |

PASSAGE

LIVING & DINING

KITCHEN

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

BALCONY



FURJAN COMMUNITY FACING

|                  |
|------------------|
| Penthouse Floor  |
| 12th Floor       |
| 11th Floor       |
| 10th Floor       |
| 9th Floor        |
| 8th Floor        |
| 7th Floor        |
| 6th Floor        |
| 5th Floor        |
| 4th Floor        |
| 3rd Floor        |
| 2nd Floor        |
| 1st Floor        |
| Health Floor     |
| 2nd Podium Floor |
| 1st Podium Floor |
| Ground Floor     |
| Basement Floor   |

# 3 Bedroom Apartment

## Type C1

|              |                              |
|--------------|------------------------------|
| FLOOR        | : 7th to 12th                |
| TOTAL AREA   | : 160.48 SQ.M (1727.41 SQFT) |
| INDOOR       | : 134.31 SQ.M                |
| BLACONY AREA | : 26.17 SQ.M                 |

- PASSAGE
- LIVING & DINING
- KITCHEN
- 3 BEDROOMS
- 4 BATHROOMS
- BALCONY
- STUDY ROOM

MARINA SKYLINE/ VILLA COMMUNITY FACING





# 3 Bedroom Apartment

## Type C2

|              |                              |
|--------------|------------------------------|
| FLOOR        | : 7th to 12th                |
| TOTAL AREA   | : 153.65 SQ.M (1653.89 SQFT) |
| INDOOR       | : 127.48 SQ.M                |
| BLACONY AREA | : 26.17 SQ.M                 |

PASSAGE

LIVING & DINING

KITCHEN

3 BEDROOMS

4 BATHROOMS

BALCONY

STUDY ROOM



FURJAN COMMUNITY FACING



# 3 Bedroom Apartment

## Type C3

|              |                              |
|--------------|------------------------------|
| FLOOR        | : 1st to 3rd                 |
| TOTAL AREA   | : 147.75 SQ.M (1590.38 SQFT) |
| INDOOR       | : 114.91 SQ.M                |
| BLACONY AREA | : 32.84 SQ.M                 |

- PASSAGE
- LIVING & DINING
- KITCHEN
- 3 BEDROOMS
- 3 BATHROOMS
- 2 BALCONIES



FURJAN COMMUNITY FACING





# 3 Bedroom Penthouse

|              |                              |
|--------------|------------------------------|
| FLOOR        | : Penthouse Floor            |
| TOTAL AREA   | : 321.25 SQ.M (3457.94 SQFT) |
| INDOOR       | : 178.42 SQ.M                |
| BLACONY AREA | : 142.83 SQ.M                |

- FOYER
- LIVING & DINING
- KITCHEN
- 3 BEDROOMS
- 5 BATHROOMS
- SWIMMING POOL
- POWDER ROOM
- TERRACE BALCONY
- MAID'S ROOM

MARINA SKYLINE/ VILLA COMMUNITY FACING



