





UNMATCHED  
LIVING EXPERIENCE  
*in the heart  
of Dubai Islands*

**Prime location**

with direct access to the sea

**Vibrant lifestyle hub**

featuring shopping, dining, and entertainment

**Exclusive amenities**

including clubhouse, wellness zones, lush  
landscapes, and even more







# Location

10 mins

Dubai International Airport

20 mins

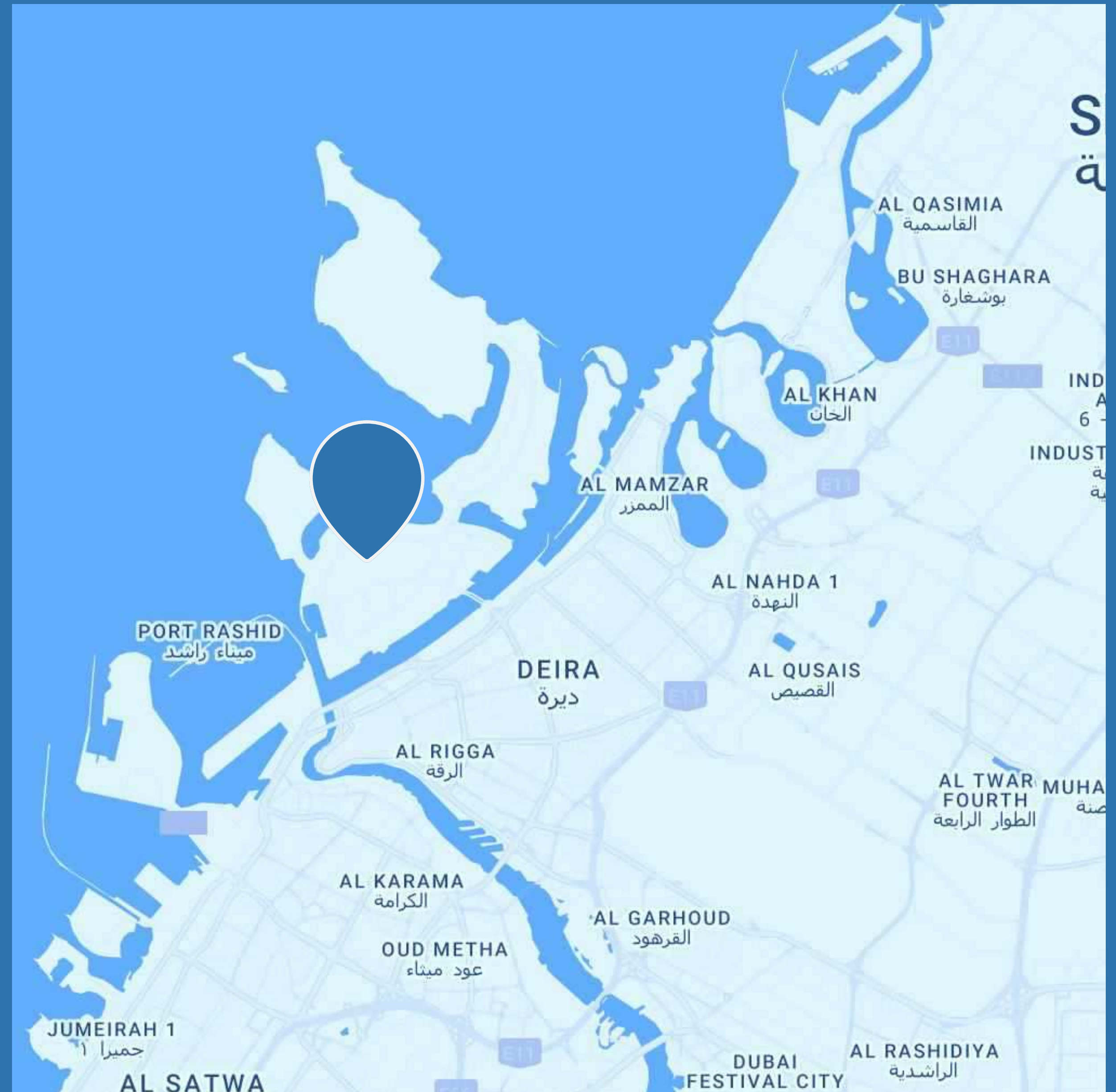
The Burj Khalifa

20 mins

Dubai Mall

25 mins

Burj Al Arab





# *Why Dubai?*

## Tax-Free Environment

No income, capital gains, or inheritance tax.

## Lucrative Rental Yields

One of the highest ROIs in the world, typically between 5-9%.

## Residency Visa

Investors can obtain a 2-year visa or a 10-year Golden Visa, including sponsorship benefits.

## High Quality of Life

Ranked #1 in the MENA region and #6 globally in the World's Best Cities Index 2024 by Resonance Consultancy.

## 100% Safety

Dubai is ranked the 4th safest city in the world in 2024, according to Numbeo.







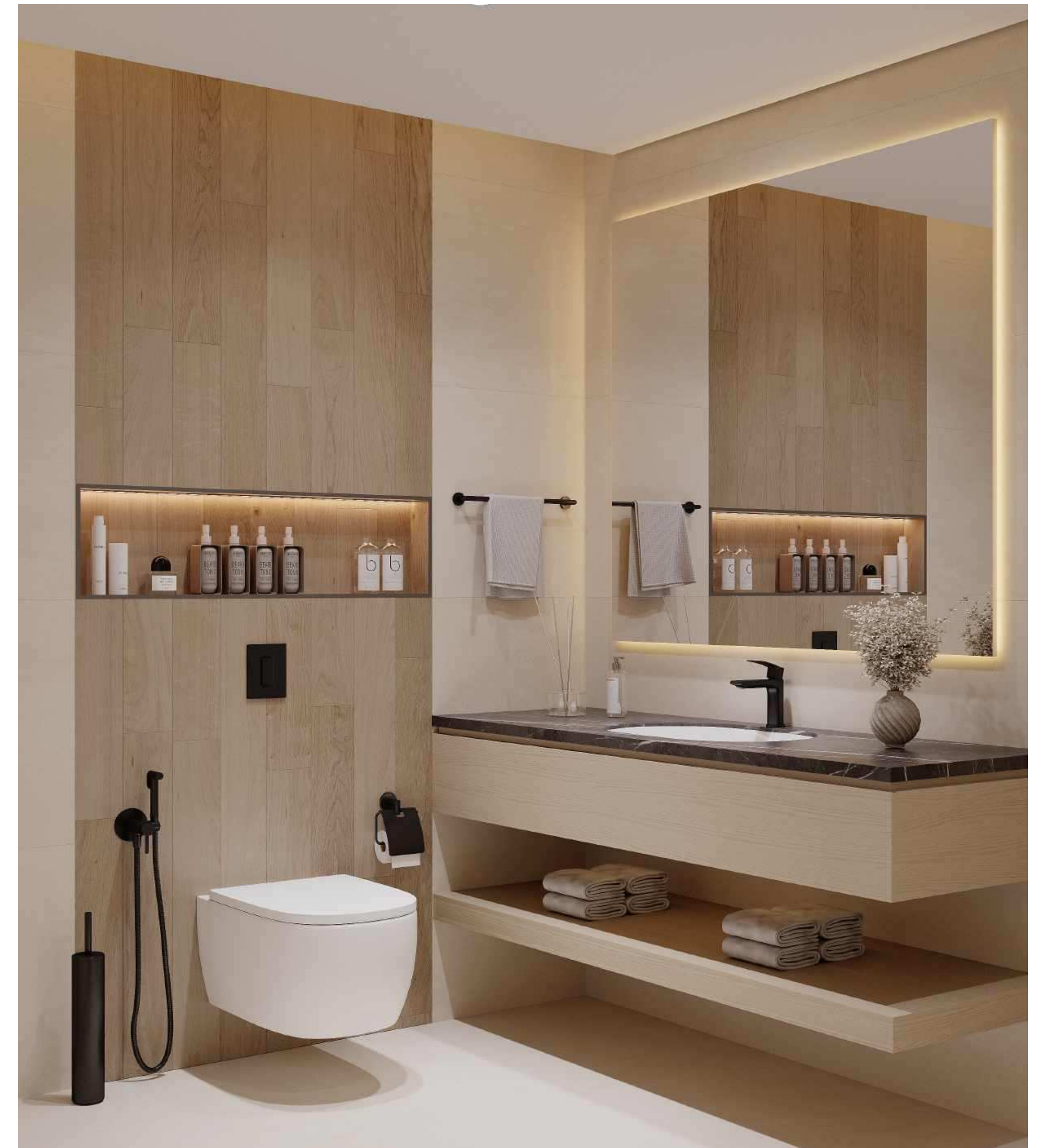
*Interior*







# Bathroom

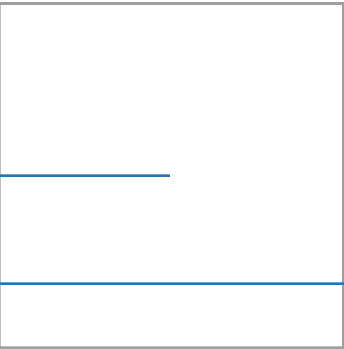






PREMIUM QUALITY FINISHES

Lift Lobby



Ceiling  
Gypsum Board, Paint  
White Color

Wall Cladding  
Black Glass Mirror

Wall Cladding  
Wooden MDF Cladding,  
Natural Veneer

Lift Doors  
Polished Dark Stainless  
Chrome

Wall Cladding  
Polished Dark Stainless  
Chrome

Floor  
Marble, Tiles  
Size:120x120 cm Surface  
Look, Polished





*Exterior*











# Indoor amenities



Kids playing room



Gym



Common room



