



FIROza

BY EVER GLORY

A New Landmark in Island Living

The Realm of Luxury and Possibilities

Dubai is a dynamic city that seamlessly blends cutting-edge innovation with rich cultural heritage, making it a top choice for investors and luxury seekers. Its prime location at the intersection of Europe, Asia, and Africa ensures effortless connectivity to global markets, complemented by investor-friendly policies and tax advantages.

Renowned for its iconic skyline and modern infrastructure, Dubai also boasts a vibrant lifestyle, featuring world-class shopping, fine dining, and a thriving arts scene. At the heart of its rapid evolution is **Dubai Island**, the city's most sought-after location, poised to become a premier hub for residential, commercial, and leisure experiences.

This groundbreaking development will redefine luxury living, further strengthening Dubai's reputation as a world-class destination and offering an unparalleled experience for residents and visitors alike.









Dubai Islands

Dubai Islands is set to become a tropical oasis within the city's vibrant skyline, featuring five interconnected islands with world-class luxury resorts. As a key part of Dubai's 2040 vision, this landmark development seamlessly blends waterfront living with Arabian elegance.

Spanning 17 square kilometers, Dubai Islands will offer over 60 kilometers of waterfront, 20 kilometers of pristine beaches, and nearly two kilometers of lush parks, open spaces, and championship golf courses overlooking the Gulf. At its heart lies the Central Island, the largest of the five, anchored by the iconic Deira Mall.

Designed to be a premier destination for residential, commercial, and leisure experiences, Dubai Islands will redefine luxury living. This transformative project will further elevate Dubai's global reputation, delivering an unparalleled lifestyle and entertainment experience for residents and visitors alike.

Dubai Islands

- 1 Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- 5 Oasis Park
- 6 Family Resort
- 7 Marina Village
- 8 Beach Front Resort
- 9 Beach Front Residential
- 10 Marina
- 11 Marina
- 12 9-Hole Golf Course
- 13 Boutique Mixed Use Village
- 14 Sports Club and Aquatic Center
- 15 Beach Club
- 16 Mall
- 17 Urban Island Residential
- 18 Destination Art & Cultural District
- 19 Golf Club / Sports Club





Why Invest in Dubai Islands?

Prime Location:

Strategically positioned near major business hubs and the airport, ensuring seamless connectivity for global investors.

Diverse Real Estate Options:

From stylish apartments to luxurious sky villas and premium commercial spaces, catering to a wide range of investors.

High ROI Potential:

A tax-free environment with strong rental yields and long-term growth opportunities.

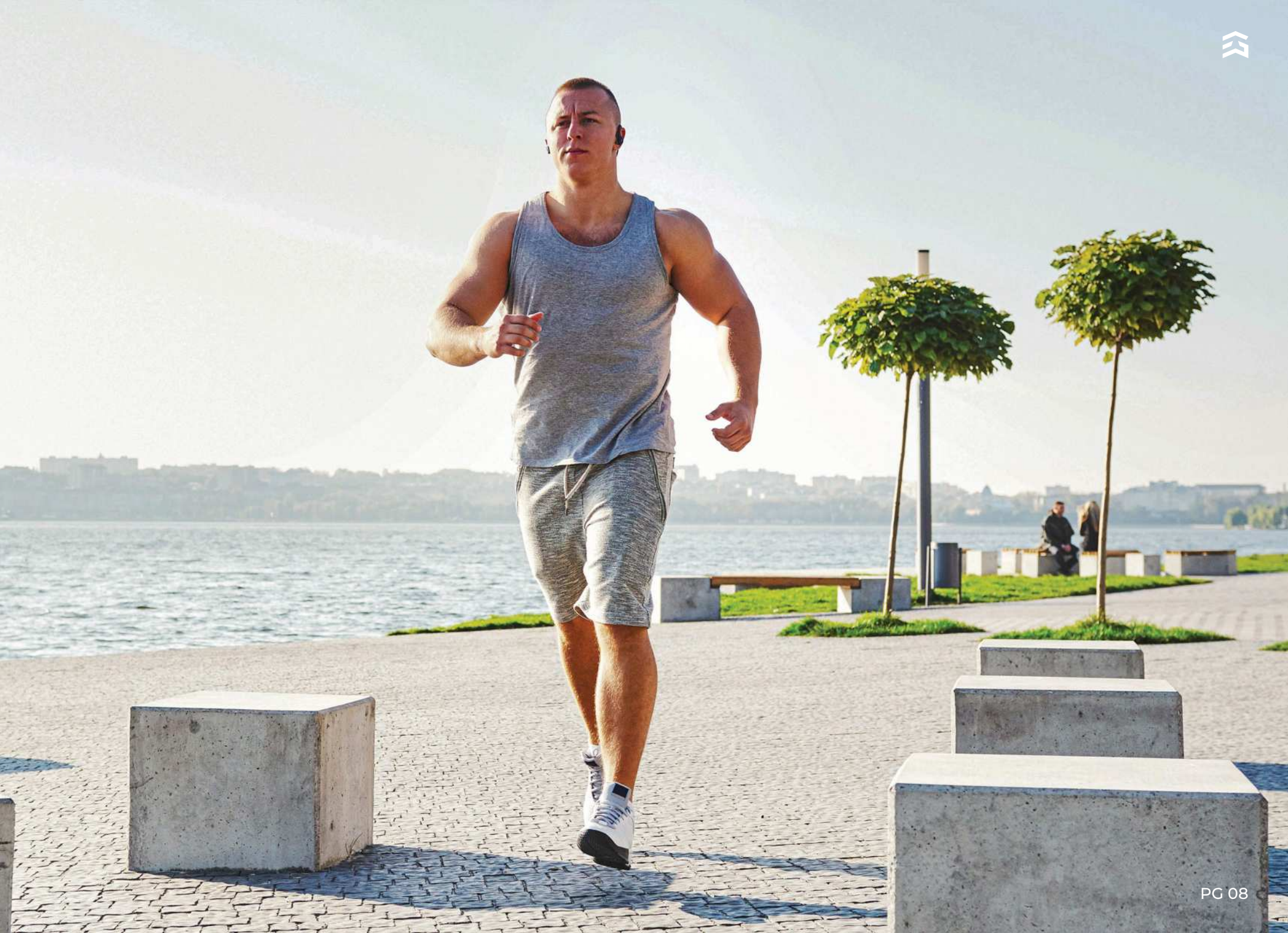
Exceptional Lifestyle:

World-class amenities and experiences designed for unparalleled comfort and convenience.

Sustainable Future:

A commitment to eco-friendly development and cutting-edge technology for a smarter, greener community.







Mr & Mrs
Family



BEACH *Access*



Our Location

Dubai Islands, located off the northern coast of Dubai near Deira, are a group of man-made islands in the Arabian Gulf. They offer stunning views, easy access to the city, and a tranquil escape from the urban bustle.



10 minutes from Gold Souq Metro Station



20 minutes from Dubai International Airport



22 minutes from The Dubai Frame



24 minutes from World Trade Centre



30 minutes from Downtown Dubai





GOLF COURSES
Green Spaces



Green Spaces







PROJECT SPECIFICATIONS

- G + P + 8 (Total: 75 Apartments)
- Fully integrated smart home system with Siri and Alexa support
- Frameless internal doors
- Curtain box with provision for motorized curtains
- Infinite pool located on the 1st floor
- Indoor kids' area
- Game/Club room
- Outdoor Cinema hall
- Fully fitted gym/health club with TechnoGym equipment
- 24-hour concierge service
- Electric car parking
- Outdoor yoga/meditation lounge
- Business lounge with espresso bar and Wi-Fi
- Lobby/Meet & Great lounge
- Luxuriously furnished with branded materials and appliances
- Opposite the mall
- Located 5 minutes from the beach



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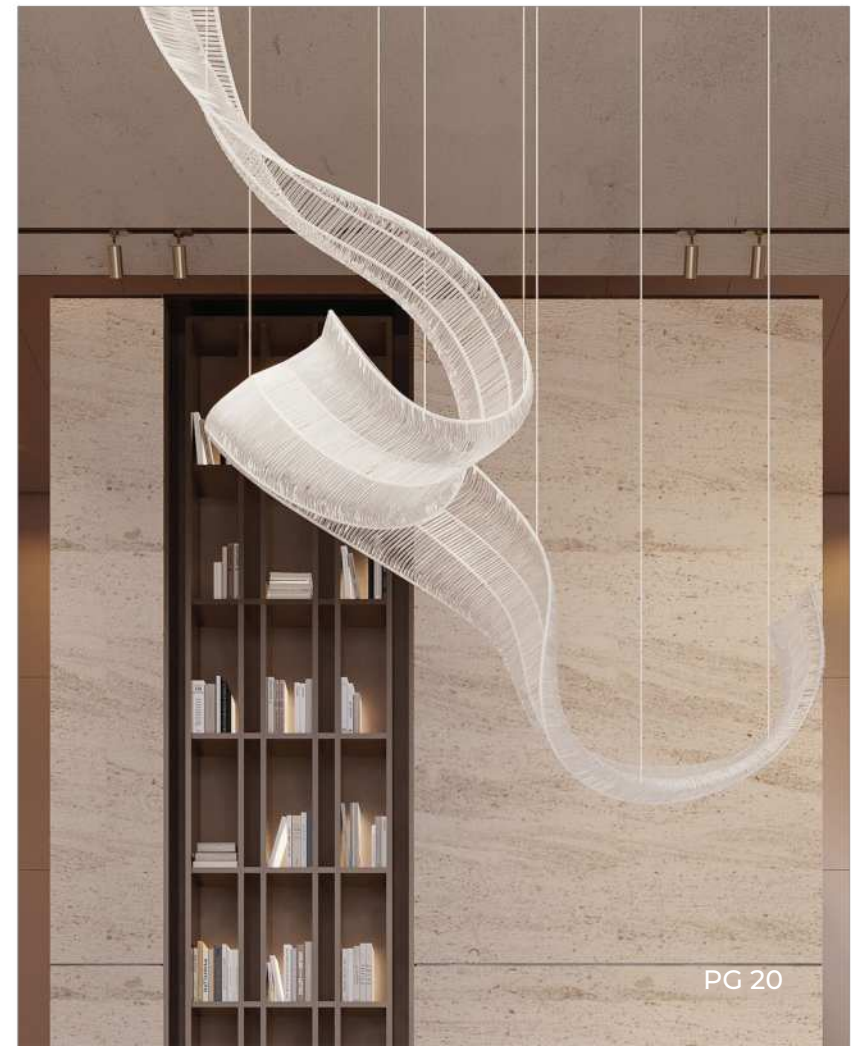
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Your gateway to a brighter future.

The lobby radiates luxury with its sophisticated design, refined lighting, and premium European craftsmanship, offering a warm and inviting welcome to residents as they step into their upscale lifestyle.





1/2 BHK
Kitchen





1/2 BHK
Living Room

1/2 BHK
Living & Dining





2.5/3 BHK
Living & Dining



TOWNHOUSE/DUPLES
Living Room



TOWNHOUSE/DUPLES
Dining & Kitchen



1ST FLOOR
Amenities





GYM



INFINITY
Pool



KIDS
Play Area

Key Amenities

Ideally located by a grand mall, Firoza blends island tranquility with vibrant urban luxury.



Zen
Garden



Infinite
Pool



Gym



Yoga
Area



Jogging
Track



Kids Play
Area



Padel
Court



Roof Top
Garden



BBQ
Area



Outdoor
Cinema



Private
Swimming Pool



Fully Furnished
Houses



Smart
Homes



Indoor
Games



Private
Lift



Splash
Pads

Wellness Center



GYM & MEDITATION

Outdoor Areas

BAR B Q
Area

Party Fun



Kids Play Area





KIDS PLAY *Area*

SWIMMING POOL
Area

Infinity Pool





Outdoor Play Area



OUTDOOR PLAY *Area*

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FIROZA

URBAN ISLANDS LUXURY RESIDENCES





Opening doors to a better future

The apartment units exude luxury with their thoughtfully designed layouts, elegant lighting, and premium European craftsmanship, providing residents with a sophisticated and comfortable living experience.

Apartments	Units	Min. Area (sq. ft.)	Starting Price (in AED Mn)
1 Bedroom	41	822	1.594 Million
2 Bedroom	10	1186	2.217 Million
2.5 Bedroom	9	1679	3.005 Million
3 Bedroom	6	2040	3.549 Million
3 Bedroom Duplex	2	3220	6.440 Million
3 Bedroom Town-House	3	2793	5.027 Million
1 Bedroom Town-House	4	1456	2.766 Million

REGULAR PAYMENT PLAN

DOWN PAYMENT	03 MONTHS	06 MONTHS	09 MONTHS
20%*	5%	5%	10%
12 MONTHS	15 MONTHS	18 MONTHS	HANDOVER
5%	5%	10%	40%

*4% DLD Charges + AED 4000



**16% RENTAL GURANTEED
OVER 2 YEARS**

PAY 100%

**GET 8% RENTAL GURANTEED
FOR TWO YEARS**

COMMISSION FOR BROKERS

6%

UP TO
15 MILLION

6.5%

ABOVE
15 MILLION

7%

ABOVE
20 MILLION



AED 8000

CASH BONUS

*Any single unit sold Above 5 Million, meets the criteria of being “sold” the agent of the brokerage company will be awarded with the bonus of **AED 8000** cash along with the commission.