



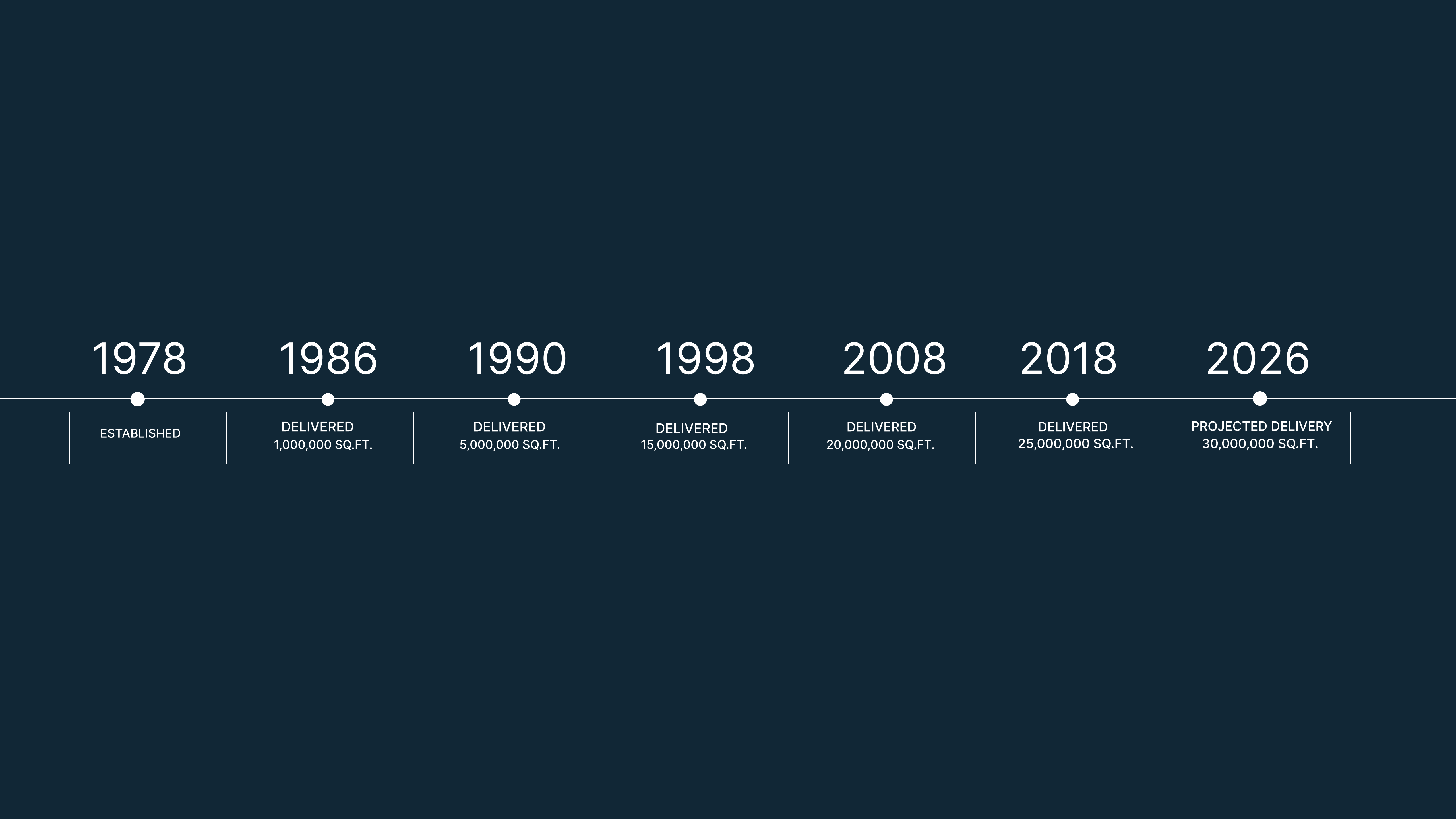
MS HOMES DEVELOPERS

UAE UK USA PAK

“At MS Homes, our mission is to deliver luxury that’s accessible, refined, and built to inspire.”

MOHSIN SHEIKHANI
FOUNDER





1978

ESTABLISHED

1986

DELIVERED
1,000,000 SQ.FT.

1990

DELIVERED
5,000,000 SQ.FT.

1998

DELIVERED
15,000,000 SQ.FT.

2008

DELIVERED
20,000,000 SQ.FT.

2018

DELIVERED
25,000,000 SQ.FT.

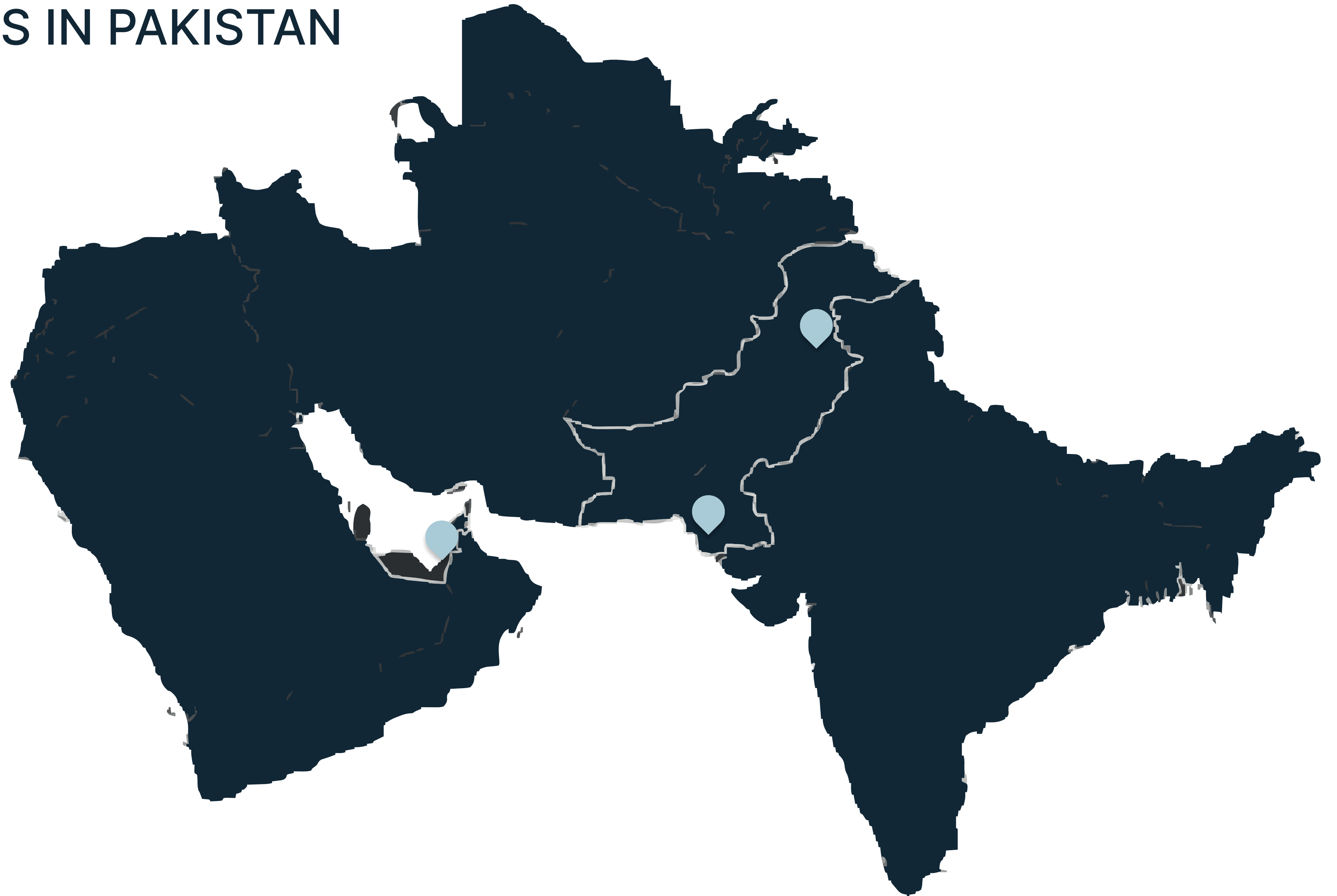
2026

PROJECTED DELIVERY
30,000,000 SQ.FT.

UPCOMING PROJECT IN DUBAI, ISLAMABAD & KARACHI

RECENTLY LAUNCHED PROJECT IN DUBAI ISLANDS

36 COMPLETED PROJECTS IN PAKISTAN



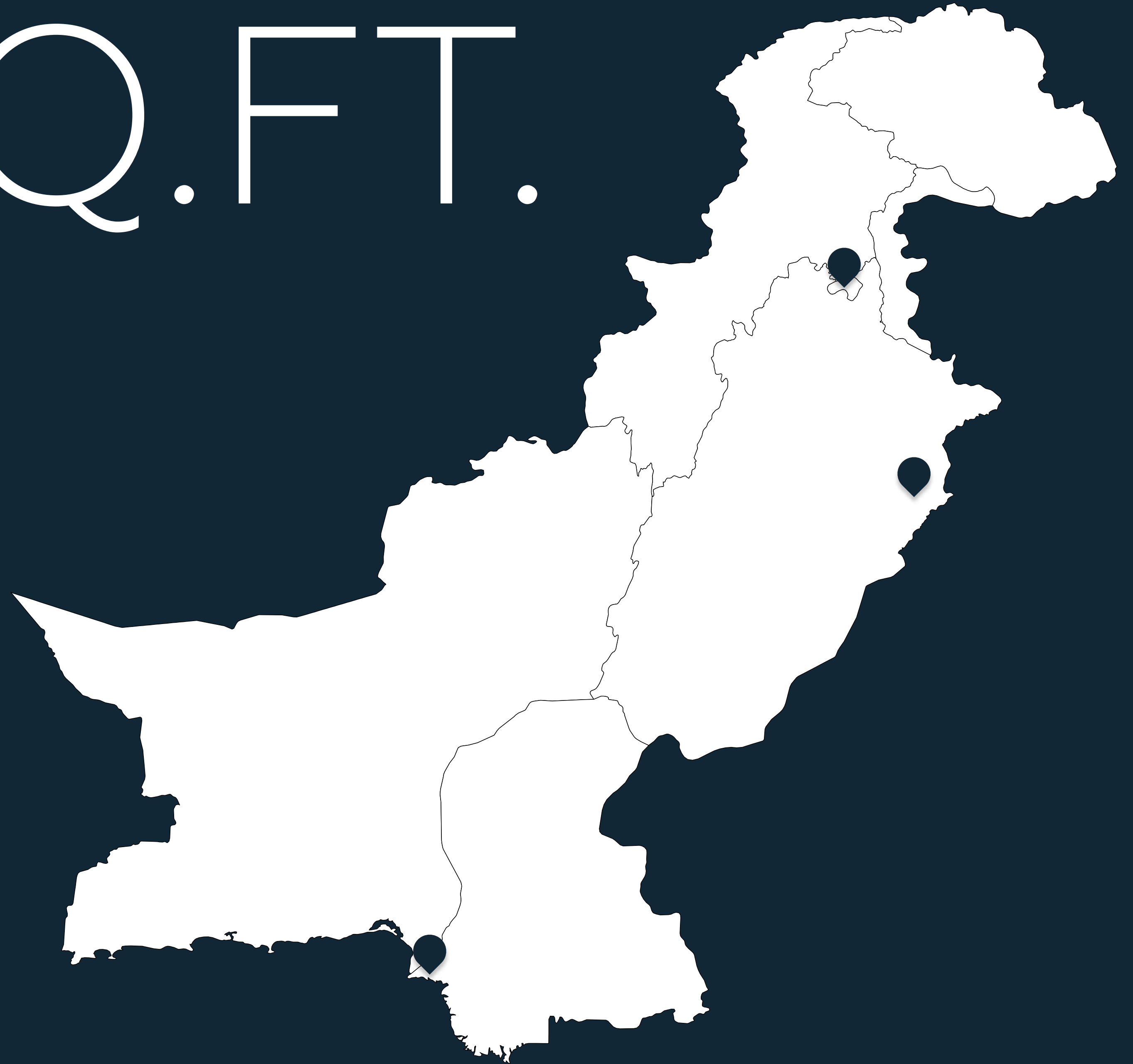
EXPANDING
HORIZONS

An aerial photograph of a suburban neighborhood. In the center is a large, green, oval-shaped park with a winding path. Surrounding the park are numerous houses with brown roofs and some with swimming pools. The streets are paved and have some cars parked. The overall scene is a typical suburban residential area.

20K+
RESIDENTIAL UNITS
DELIVERED

25M SQ.FT.

COMPLETED





DUBAI ISLANDS

A NEW PREMIUM LOCATION

Island A :

- Mall
- Marina
- Entertainment
- Urban Island Community

Island B :

- Portal to the Island resorts & communities
- Beach front resorts & communities
- Promenade waterfront hotels
- Sports park & community parks
- Small village core for commercial and services

Island C :

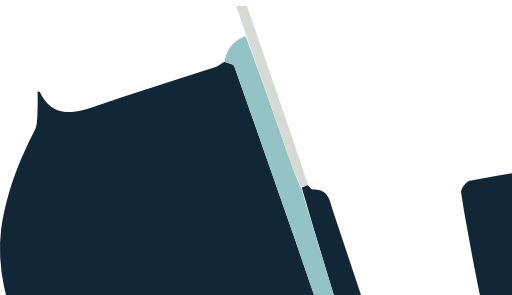
- Portal to the Island resorts & communities
- Beach front resorts & communities
- Promenade waterfront hotels
- Sports park & community parks
- Small village core for community commercial and services

Island D :

- Soccer And Tennis Academy
- Outdoor Pools And Aquatic Sports
- Archery And Horseback Riding
- Special Cycling Course
- Skateboarding
- Beach And Water Recreation
- Boutique Resort And Marina
- Private Beach Club

Island E :

- Luxury private island community
- Signature estate lots and private marina
- Waterfront and waterfront accessible villas
- Exclusive clubhouse



DUBAI ISLANDS

10 min JUMEIRAH

15 min DUBAI INTERNATIONAL AIRPORT

20 min DUBAI INTERNATIONAL FINANCIAL CENTRE

20 min DOWNTOWN DUBAI







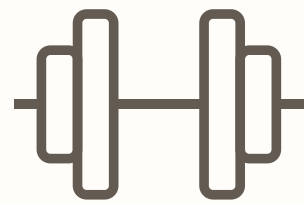




WORLD CLASS AMENITIES



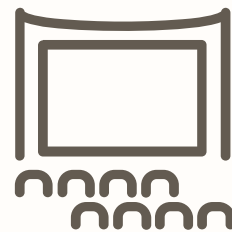
INFINITY POOL



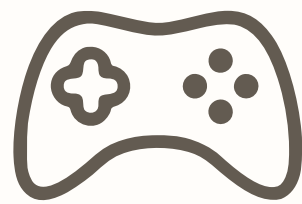
FITNESS STUDIO



YOGA AREA



CINEMA ROOM



GAMING FACILITIES



SKY LOUNGE



SMART HOME
SYSTEM



KIDS PLAY
AREA



PRIVATE
POOLS



OUTDOOR TERRACE



SAUNA & STEAM
ROOM



SHALLOW POOL

SPLASH PADS



URBAN
FOREST

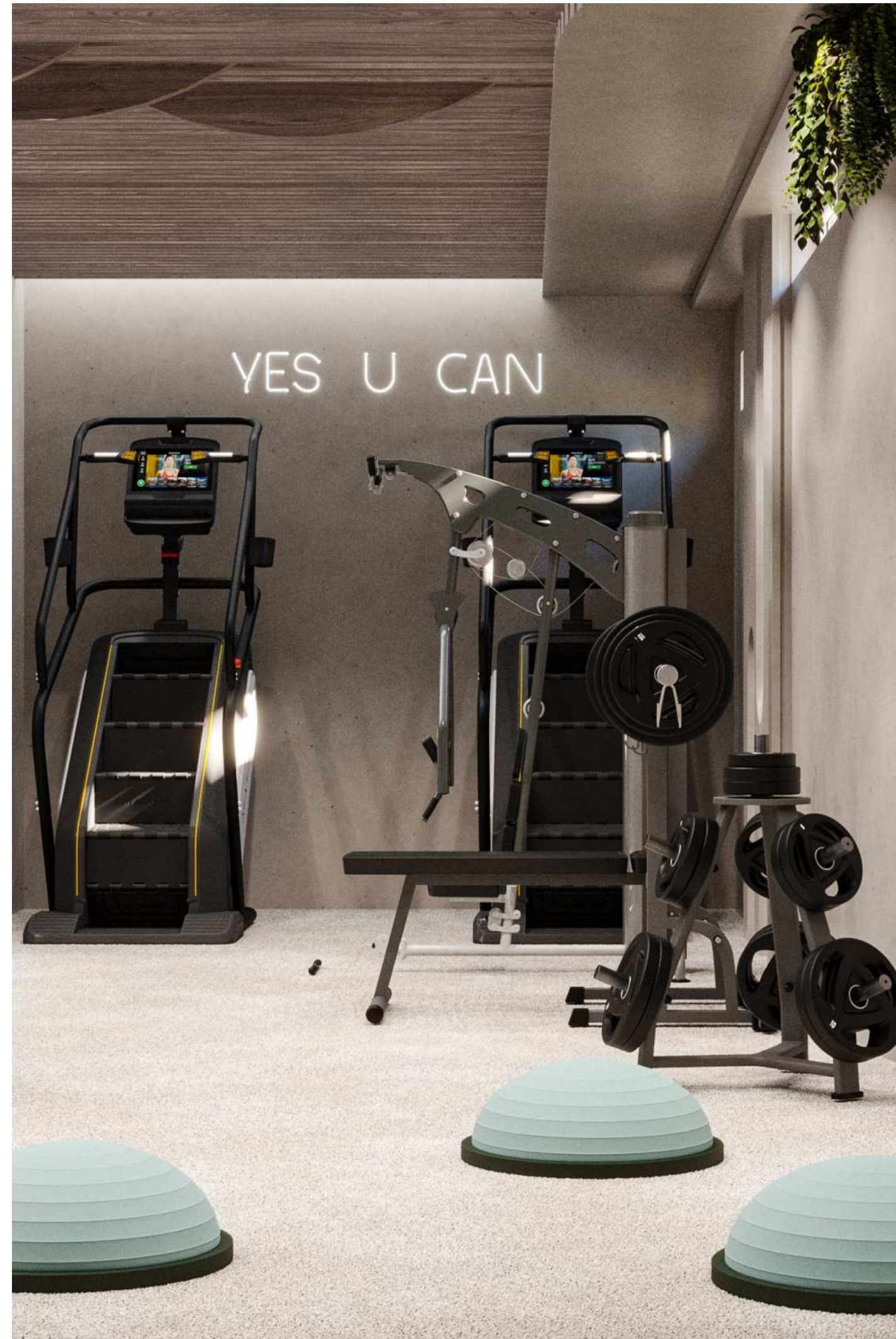


PR



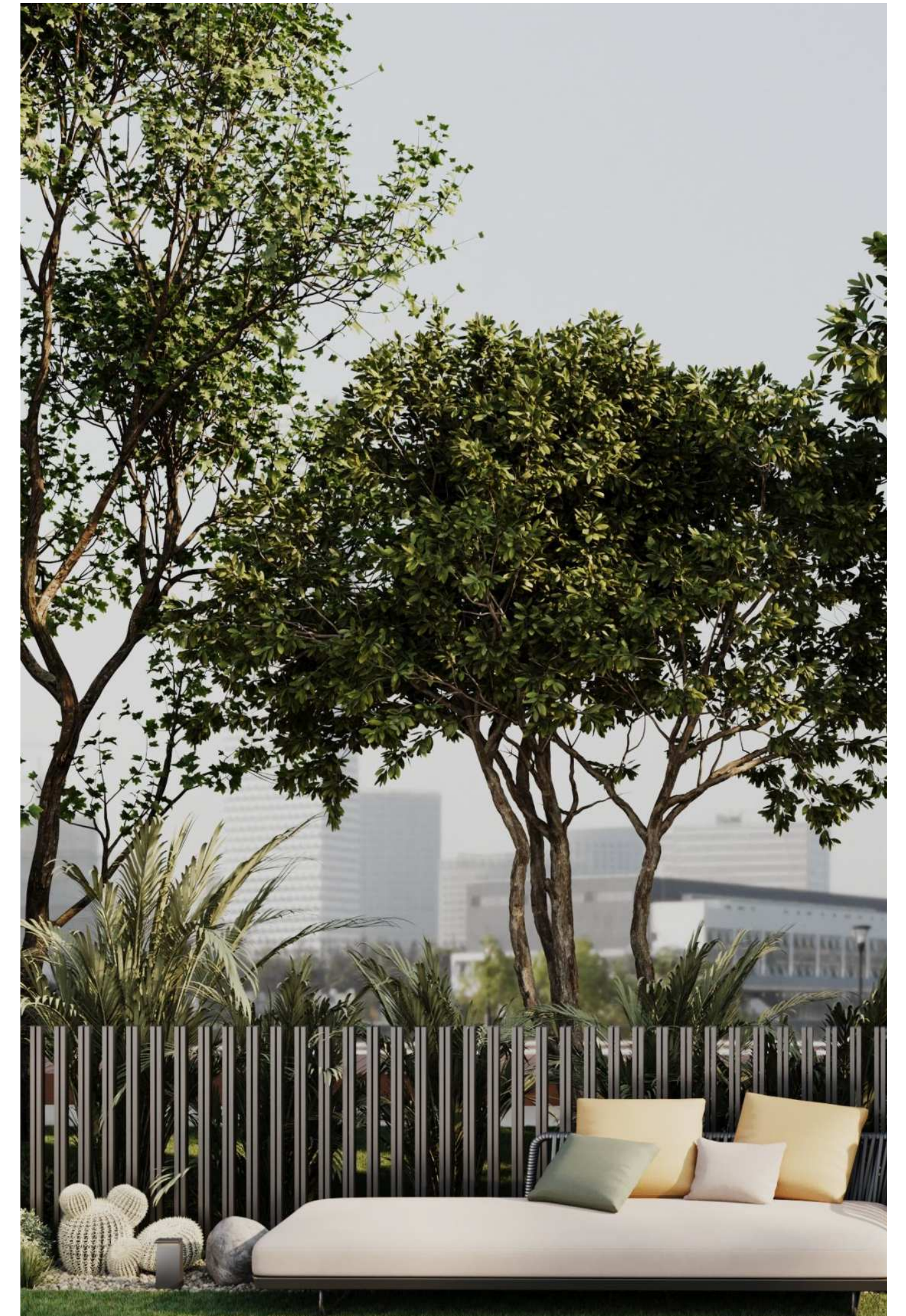
INFINITY POOL

Step into a world of vibrant colors, where every corner is a new adventure waiting to be explored.



FITNESS STUDIO

Embrace the vitality of our fitness studio where ambition and well-being meet.



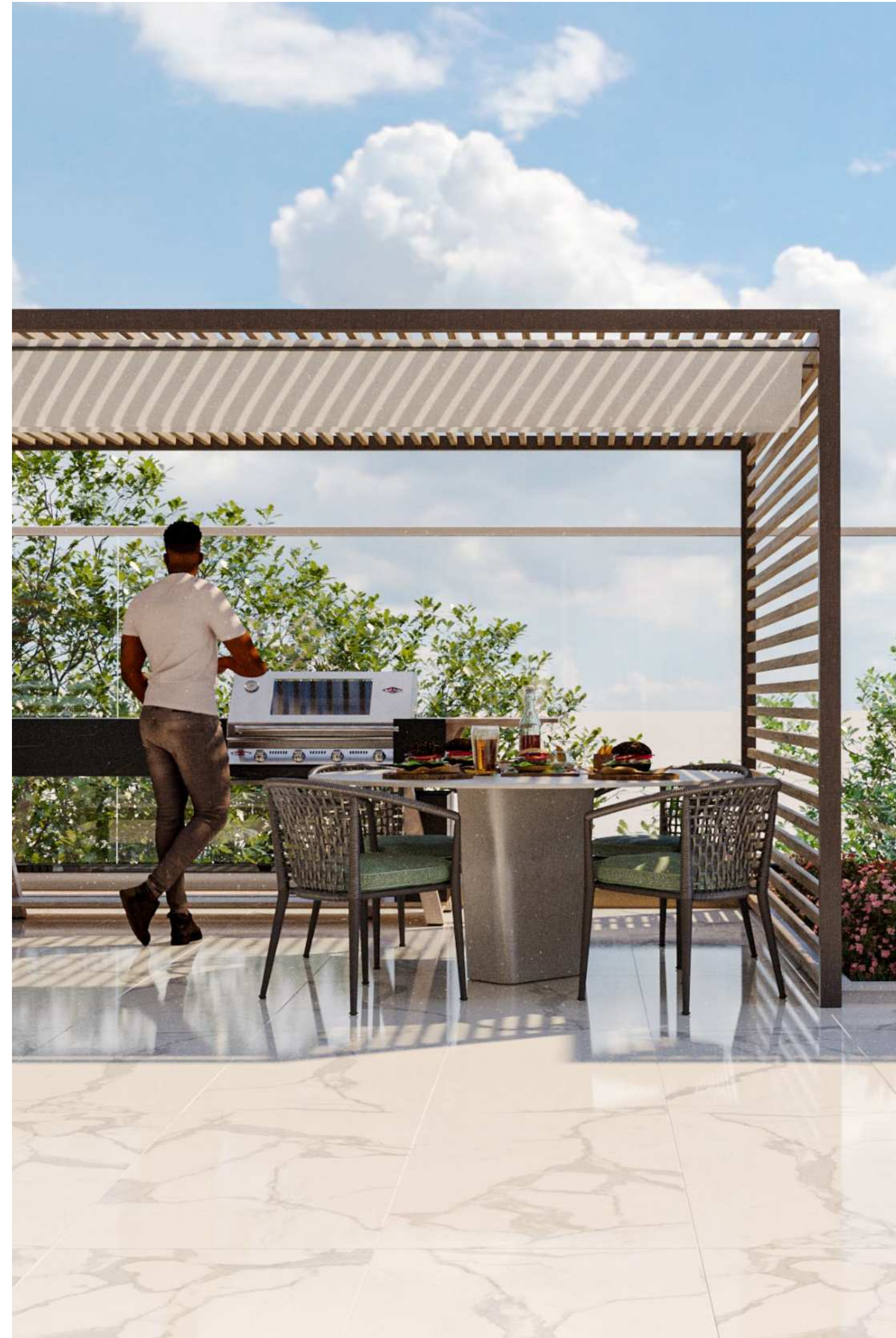
URBAN FOREST

Step into a world of vibrant colors, where every corner is a new adventure waiting to be explored.



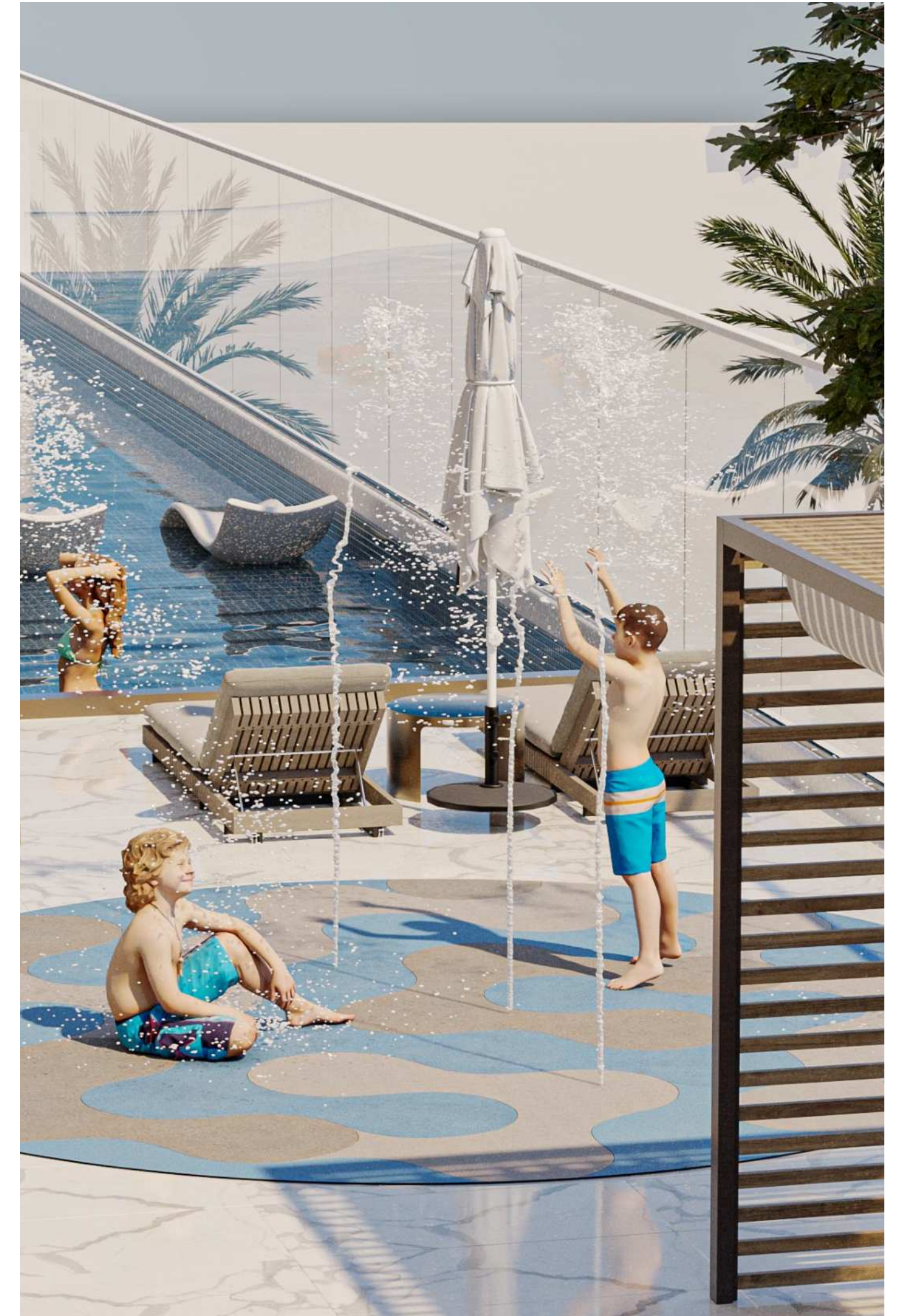
CLUB HOUSE

A versatile gaming space for all residents to enjoy entertainment.



BBQ AREA

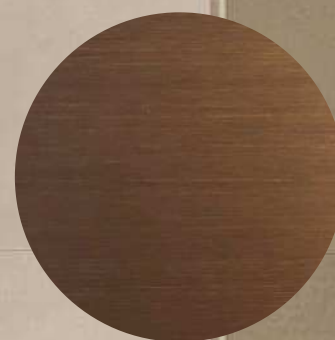
Experience the open-air BBQ area for fun meals with friends under the sky.



SPLASH PADS

Embrace the spirit of community living, as the splash pad becomes the central hub for families and friends to gather and create lasting memories.





GESSI











SKY LOUNGE

ILUKA RESIDENCES

APARTMENTS

TYPE	SIZE	STARTING PRICE
1 BEDROOM	FROM 804 SQ.FT.	FROM 1.8M
2 BEDROOMS	FROM 1131 SQ.FT.	FROM 2.4M
3 BEDROOMS	FROM 1526 SQ.FT.	FROM 3.5M
4 BEDROOMS	FROM 1951 SQ.FT.	FROM 4.5M

60/40 PAYMENT PLAN

20%

+4% DLD

ON BOOKING

DOWN PAYMENT

10%

3 MONTHS FROM
BOOKING

1ST INSTALLMENT

5%

6 MONTHS FROM
BOOKING

2 INSTALLMENT

5%

9 MONTHS FROM
BOOKING

3 INSTALLMENT

5%

12 MONTHS
FROM BOOKING

4 INSTALLMENT

5%

15 MONTHS FROM
BOOKING

5 INSTALLMENT

5%

18 MONTHS
FROM BOOKING

6 INSTALLMENT

5%

21 MONTHS
FROM BOOKING

7 INSTALLMENT

40%

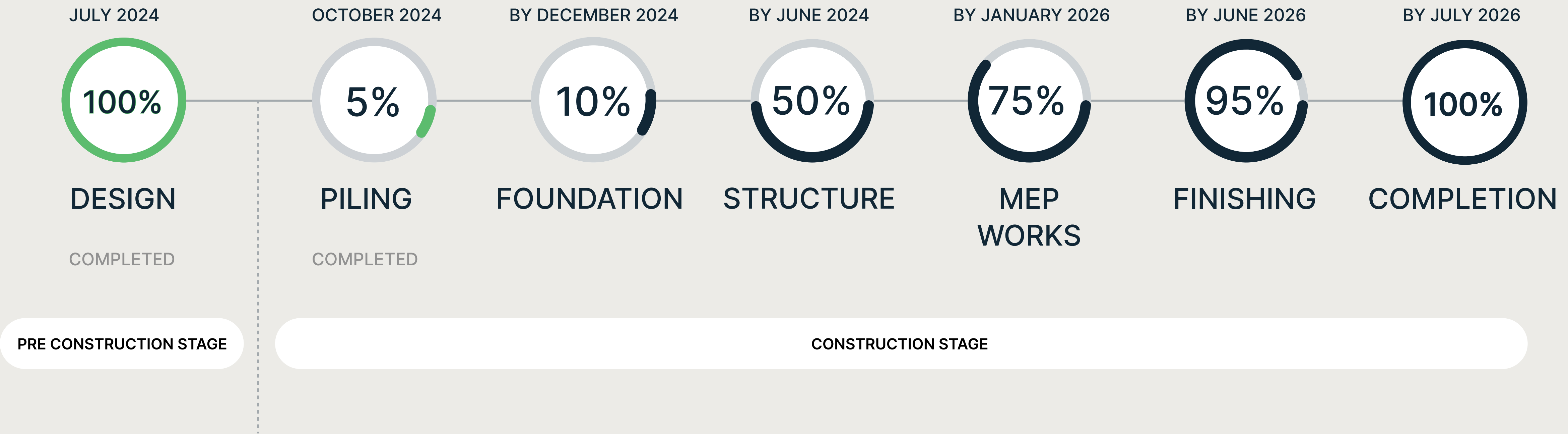
ON
COMPLETION

FINAL INSTALLMENT

Q3 2026
HANDOVER



CONSTRUCTION STATUS & PROJECT TIMELINE



ILUKA RESIDENCES

EXCLUSIVE CASH BONUSES FOR SALES

1 BEDROOM UNIT	AED 10,000
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2 BEDROOM UNIT	AED 15,000
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3 BEDROOM UNIT	AED 20,000
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