

# ISOLANA

— RESIDENCES —

*Find your Rhythm*

H  
HAYAAT  
DEVELOPMENTS

## FOUNDERS INTRODUCTORY NOTE

Hayaat Developments is proud to present its inaugural residential tower project in Dubai, UAE. The Isolana Residences from its conception has been a labour of unwavering commitment and devotion and one that is very special to our hearts. With the founders working seamlessly with the lead designers of the project, every detail in every crevice of this building right through to the selection of this particular plot, has been carefully thought through to provide an unparalleled offering on Dubai Islands.

We crafted a very special and intimate story for the Isolana Residences, and it is our pleasure to share this with our stakeholders. So, to our readers, it is with pleasure that we introduce you to a project that will allow you to open your minds, inhibit your adversity, and find your rhythm in life with the Isolana.

Thank you for being a part of our journey.



Shahzaib Elahi

Founder & Executive Director of Developments

ISOLANA

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*Find your Rhythm*



I S O L A N A

## PROJECT *Story*

Isolana, with its stem 'Isola' is derived from the Italian word for Island, and 'Lana' the quintessential island companion. Inspired by the essence of resort living and removed from the hustle and bustle of the city center, the Isolana has been meticulously designed to provide it's residents an ecosystem to achieve the perfect rhythm.

*Find your Rhythm*



To be in rhythm, is to be in control. Control of your living space, work, family and life. Hayaat Developments have focused on the themes of **MELODY, HARMONY, SENSORY AND TEMPO** across this brochure to provide you with an insight into how this can be remarkably achieved.

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MELODY  
*Location*

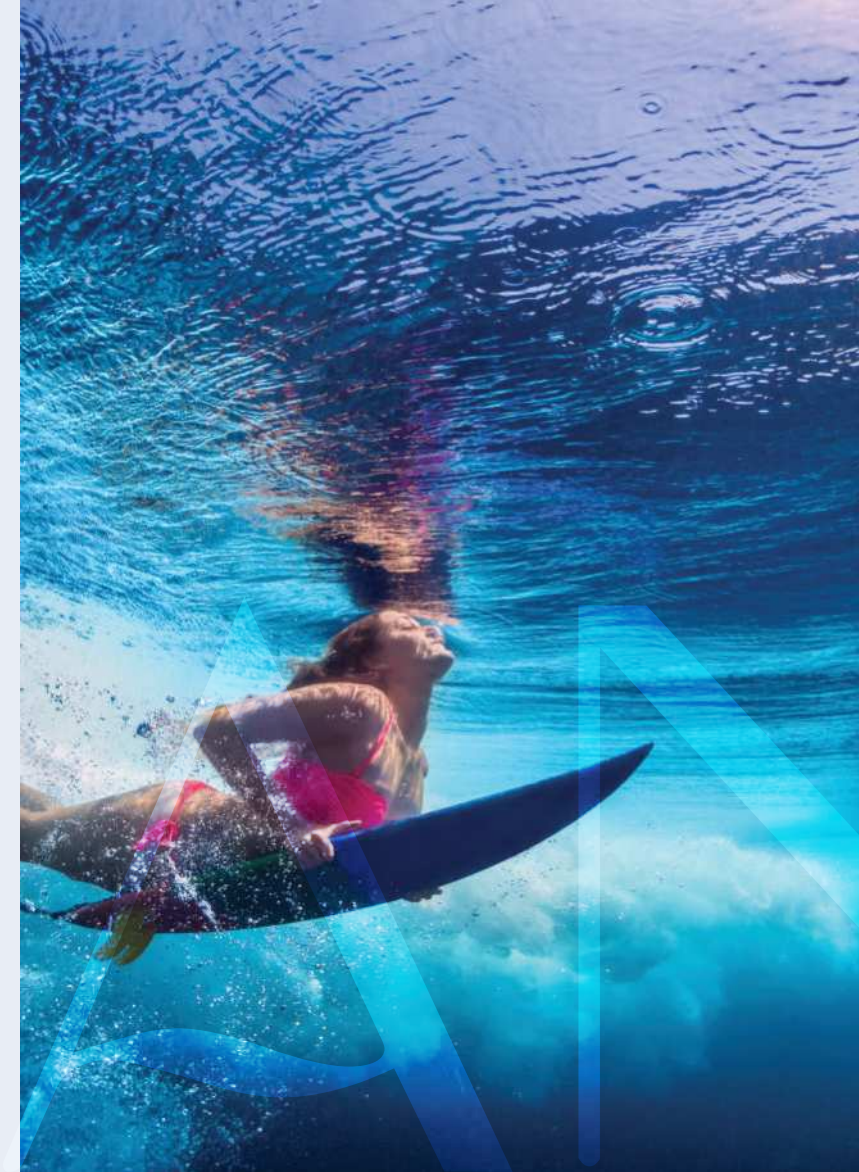
I S O L A N A

Dubai Islands represents an exceptional vision aimed at redefining resort living. An archipelago spanning five islands, this waterfront paradise will feature opulent resorts, premium golf spaces, pristine beaches and vibrant cultural centers.

With the new access bridge and infinity bridge, island living feels secluded but yet, still remains closely connected to the city's vibrant hub.



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SO

I S O L A N A

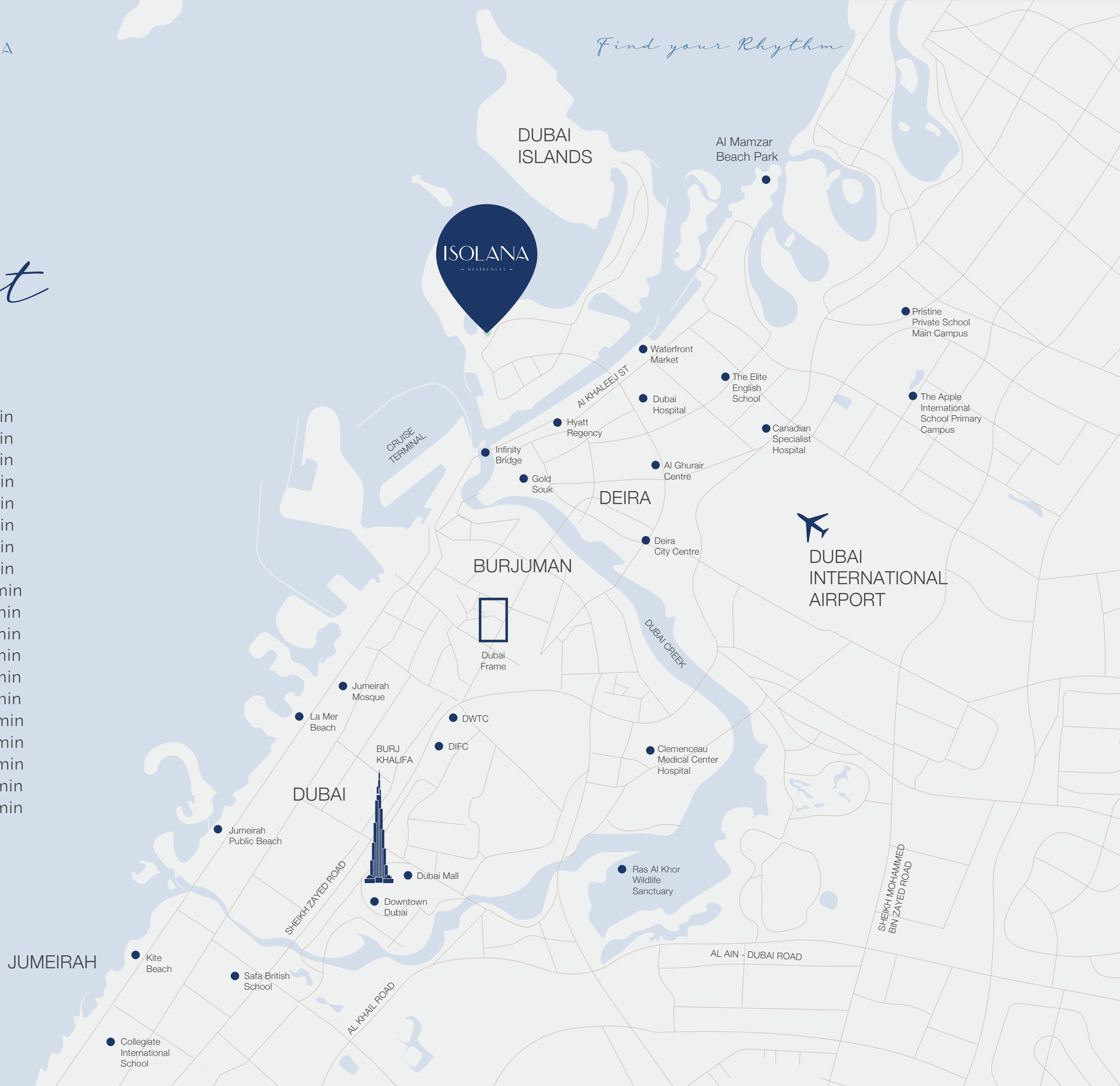
*Find your Rhythm*

# DUBAI ISLANDS

At Dubai Islands: dazzling sea views and pristine shores envelope a stunning, family-oriented haven. With excellent infrastructure allowing for easy accessibility to the mainland and a new bridge under construction that will link Dubai Islands with Bur Dubai through Port Rashid in just 15-20 mins, the Isolana's enviable location on the central Island is a welcome respite.

# POINTS OF *Interest*

|                               |        |
|-------------------------------|--------|
| Infinity Bridge:              | 5 min  |
| Waterfront Market:            | 5 min  |
| Hyatt Regency:                | 5 min  |
| Nearest Metro Station:        | 8 min  |
| Gold Souk:                    | 8 min  |
| Dubai Hospital:               | 8 min  |
| Al Mamzar Beach:              | 8 min  |
| Deira City Centre:            | 8 min  |
| Canadian Specialist Hospital: | 10 min |
| Dubai International Airport:  | 12 min |
| The Elite English School:     | 12 min |
| Al Ghurair Centre:            | 12 min |
| Cruise Terminal:              | 15 min |
| La Mer Beach:                 | 15 min |
| Jumeirah Mosque:              | 20 min |
| Jumeirah Public Beach:        | 20 min |
| Dubai Frame:                  | 20 min |
| Downtown Dubai:               | 24 min |
| Dubai Mall:                   | 24 min |



I S O L A N A

# ISLAND A

## *in Focus*

### A SHOPPING MALL

Luxury retail, elegant dining, lively coffee shops and vibrant entertainment.

### 9 LUXURIOUS MARINAS

1300 berths, high-end maritime and technical facilities, and flawless security, designed for all types of residential and commercial yachts and ships as they navigate the Arabian gulf.

### SOUK AL MARFA & BOARDWALK

1.9km waterfront promenade with various small cultural kiosks, street food markets and retail stores for that perfect evening waterfront stroll.

### HOTELS OFFERING

Family centric hotels offering entertainment options and private beaches such as Centara Mirage, Riu and Rixos Hotel & Resorts.

### COMMUNAL BEACHES

Dubai Islands public beaches is a dedicated public beach a stones throw from the Nakheel Marina Dubai Islands. The beach which will have chic dining concepts along its beachfront allowing you to unwind and relax as you look onto the breathtaking views of the Arabian sea.



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# HARMONY *Place*

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Located in the Urban Inland community of Island A, the Isolana invites you to explore a vibrant residential ecosystem. Enveloped within lush green parks on 3 sides of the residential tower, our residents have direct access to the communal garden parks, landscaped by the Master Developer, a distinguishing feature of our plot.



ISOLANA

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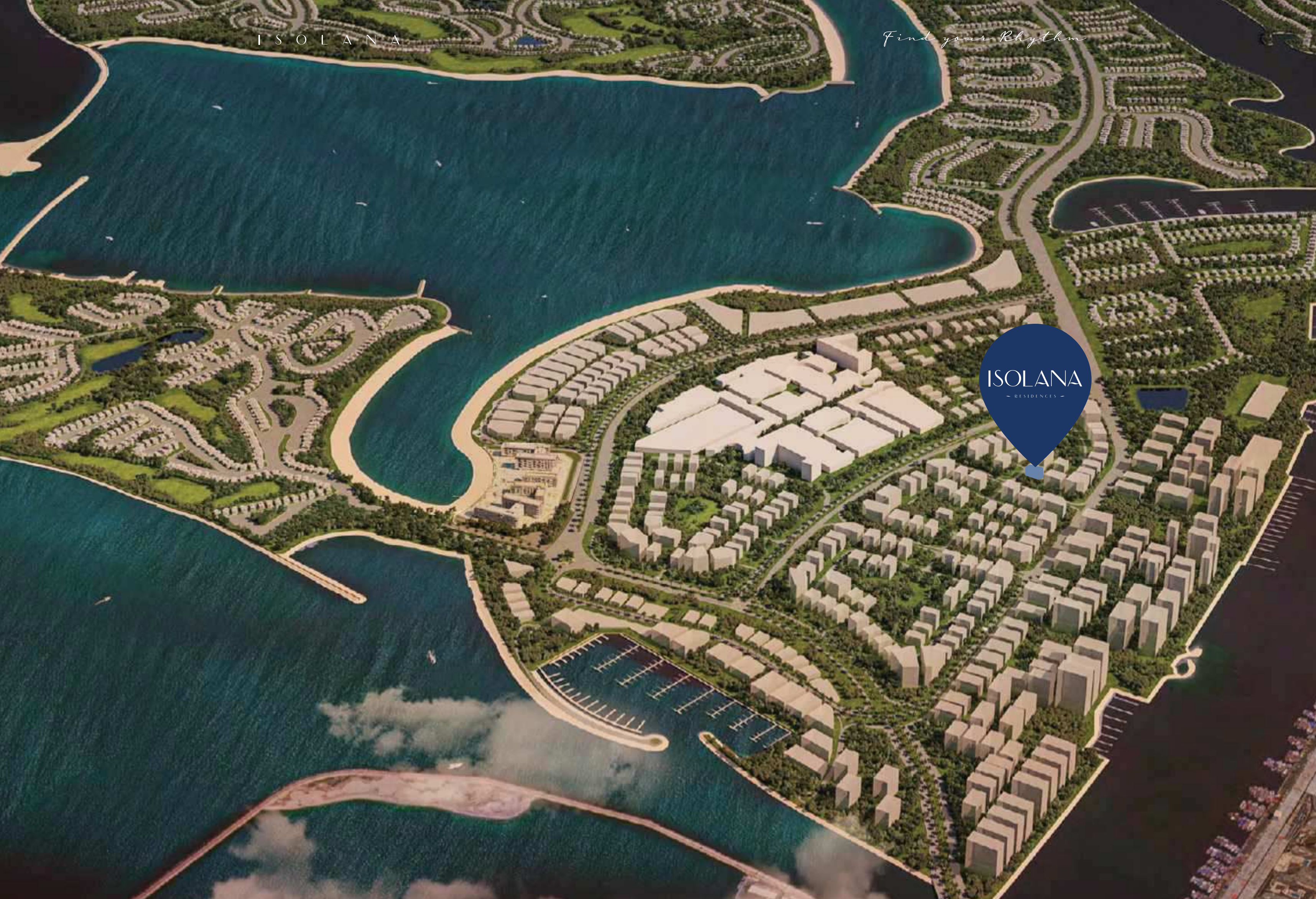
Designed by architectural maestro Tony Ashai, the concept of the Isolana is one of the 'dancing balconies'. A marvel in its own right, the scattered angular positioning of our balconies across the building façades are an ode to the winds movements across the island, swaying through the inland urban area turning through its luscious parks and lakes, and syncing to a perfect rhythm.



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SENSORY  
*Interior  
Unit Design*



Your sensory palette is enriched with our 1-, 2-, 3 and 4-bedroom apartments and penthouses at the Isolana Residences.

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3-BEDROOM MASTER BEDROOM

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1-BEDROOM KITCHEN AND LIVING ROOM

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# UNIT IN *Focus*

## 4-BEDROOM PENTHOUSE APARTMENT

Experience the height of refined living in our spacious and elegantly designed 4-bedroom penthouse in the Isolana's top floor. Our premier offering within the Isolana, our penthouse is designed with precision, with well thought out layouts, soft colour palettes, and refined finishes creating a truly harmonious balance of style, comfort and practicality.

### LIVING ROOM

A combination of stone and travertine inspired flooring, textured plastic walls and veneer wood panel shelf installation add to the elevated grandeur of your living room.



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## KITCHEN

Combination of different shades of stone travertine inspired kitchen tops give a sophisticated look to your kitchen space. Wood panels across the joinery work will compliment the German branded appliances that will be installed. A retractable wood paneled screen will give an 'open' or 'closed' kitchen feel to your culinary haven which is quite perfectly, a 'chefs kiss' in its own right.

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# MASTER *Bedroom*

An expansive master bedroom featuring a sophisticated textured paint ceiling, and a golden onyx inspired porcelain back wall presented as the feature of the room. Inside the room features a dedicated vanity seating area as well as a stunning walk-through closet.

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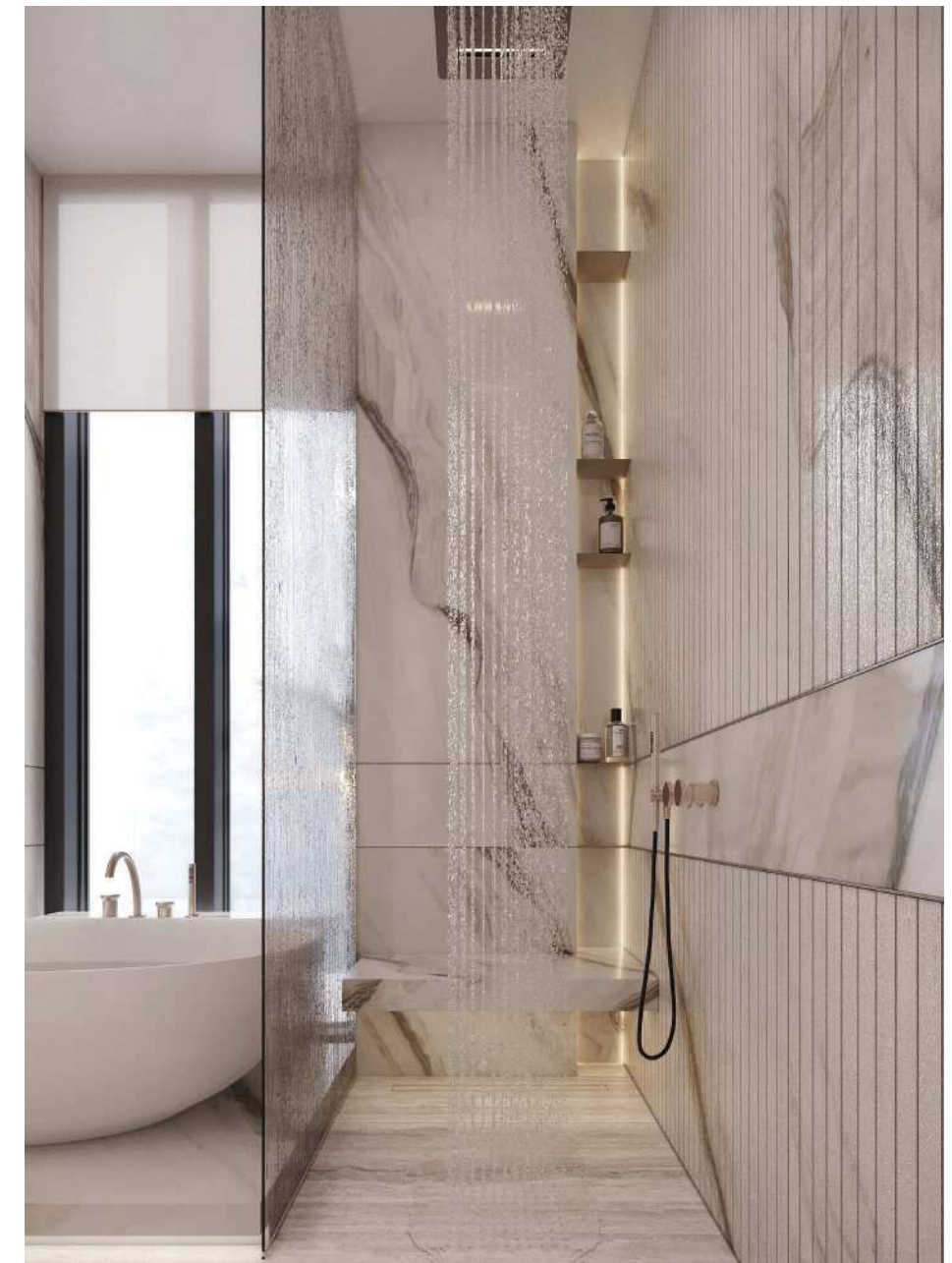
## WARDROBE

Beautiful walk-through closets make morning and evening routines a pleasure, with ample storage categorizations and integrated lighting invites you to browse through your wardrobe staples.

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## BATHROOM

Refresh yourself with a combination of tinted glass, veneer woods with the joinery and marble inspired accents in the perfect shade of Marble Bianco Lasa Vena Oro. Featuring a double vanity, walk- in shower, deep soaking bathtub and separate WC.

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# PENTHOUSE *Balcony*

Wind down on your spacious balcony and soak in the coolness of the water by taking a dip in your plunge pool and listen to the ripples of the water.

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TEMPO  
*Amenities*

I S O L A N A

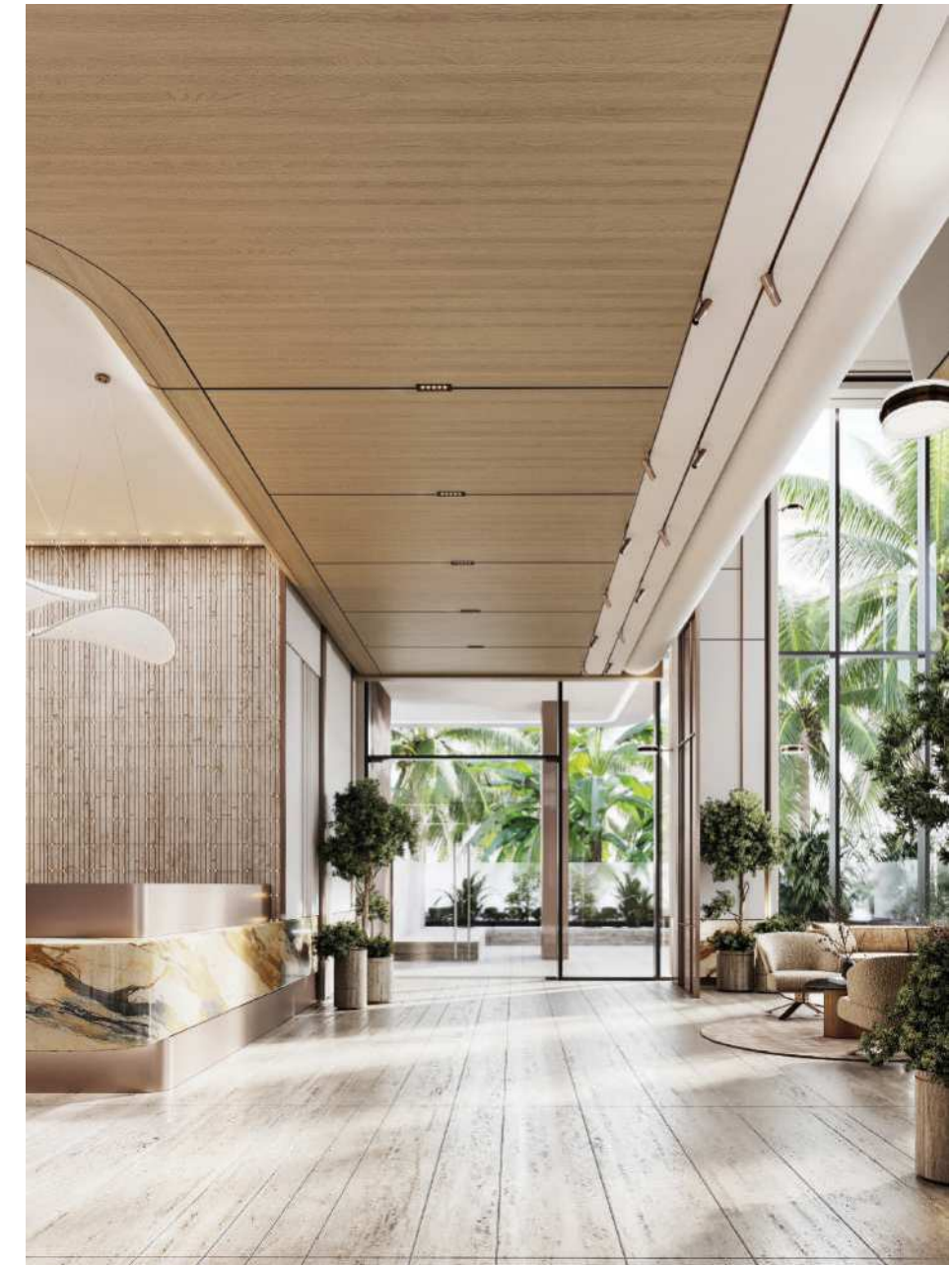
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LOBBY/RECEPTION AREA

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## LOBBY

Greeted by a vast lobby with 6-meter high ceilings and an indoor courtyard with a sky well, at the Isolana Residences, luxury is your companion wherever you go.

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With floor to glass elevators, residents have a luxury experience every step of the way from the moment they enter our lobby, right up to their front door.

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# ISOLANA LOBBY

*Seating Area*



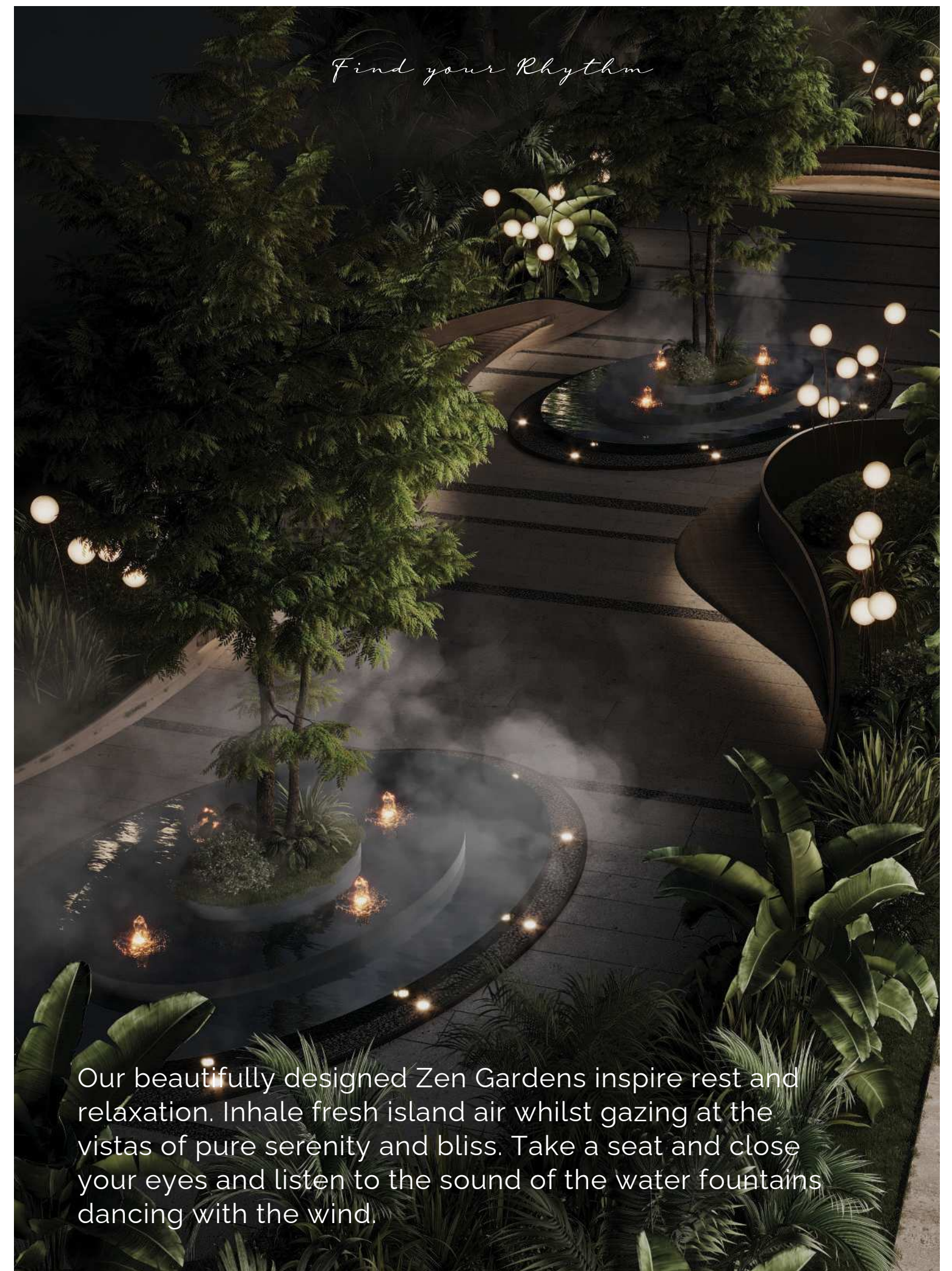
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Find your tempo amidst our multi amenity podium offerings at the Isolana Residences.

Designed with our Residents at the fore of our minds, our multi amenity floor offers a diverse selection of amenities depending on our Residents preferences.

RESIDENT'S CLUB LOUNGE



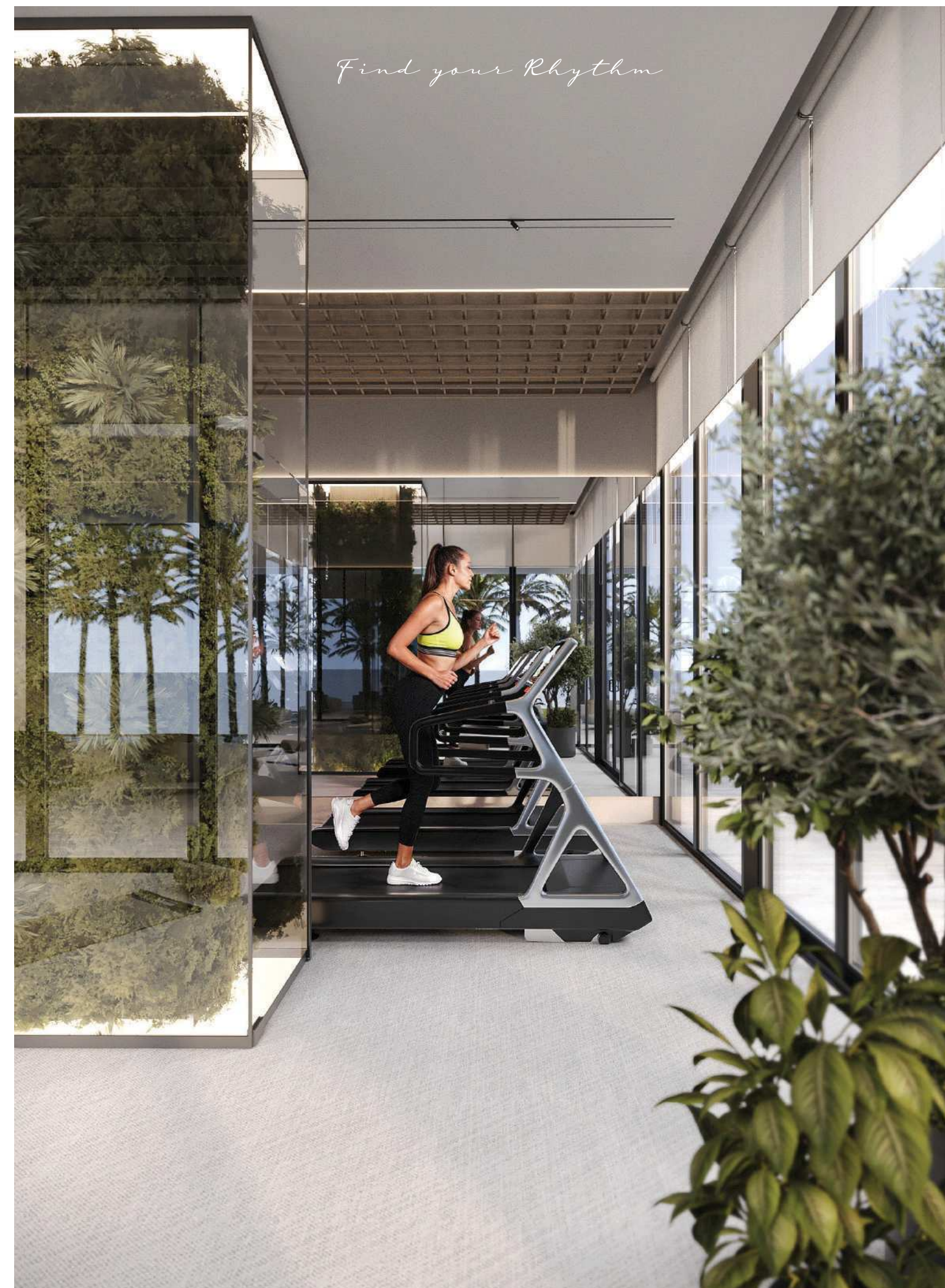
Our beautifully designed Zen Gardens inspire rest and relaxation. Inhale fresh island air whilst gazing at the vistas of pure serenity and bliss. Take a seat and close your eyes and listen to the sound of the water fountains dancing with the wind.

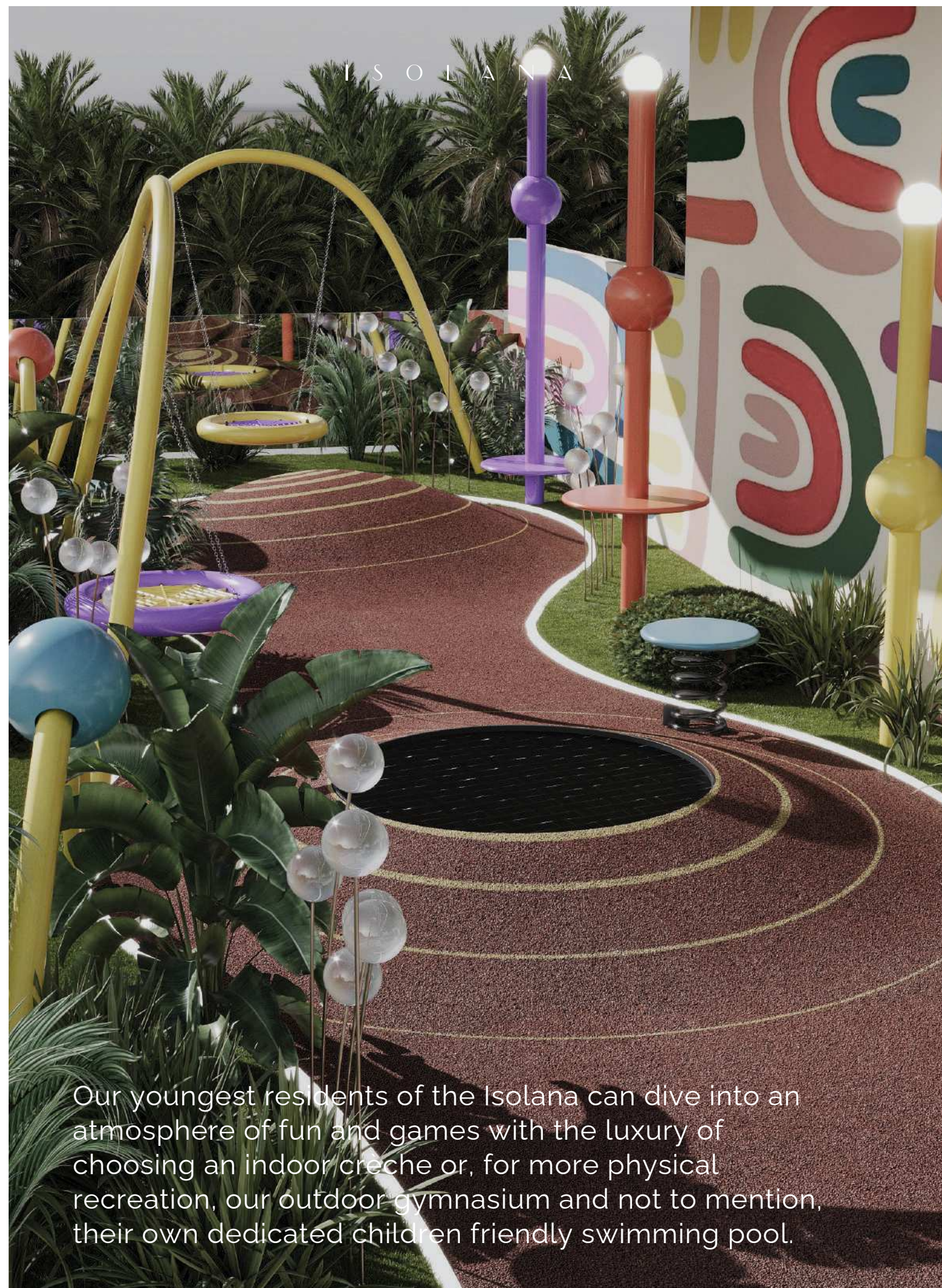
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ISOLANA INFINITY POOL



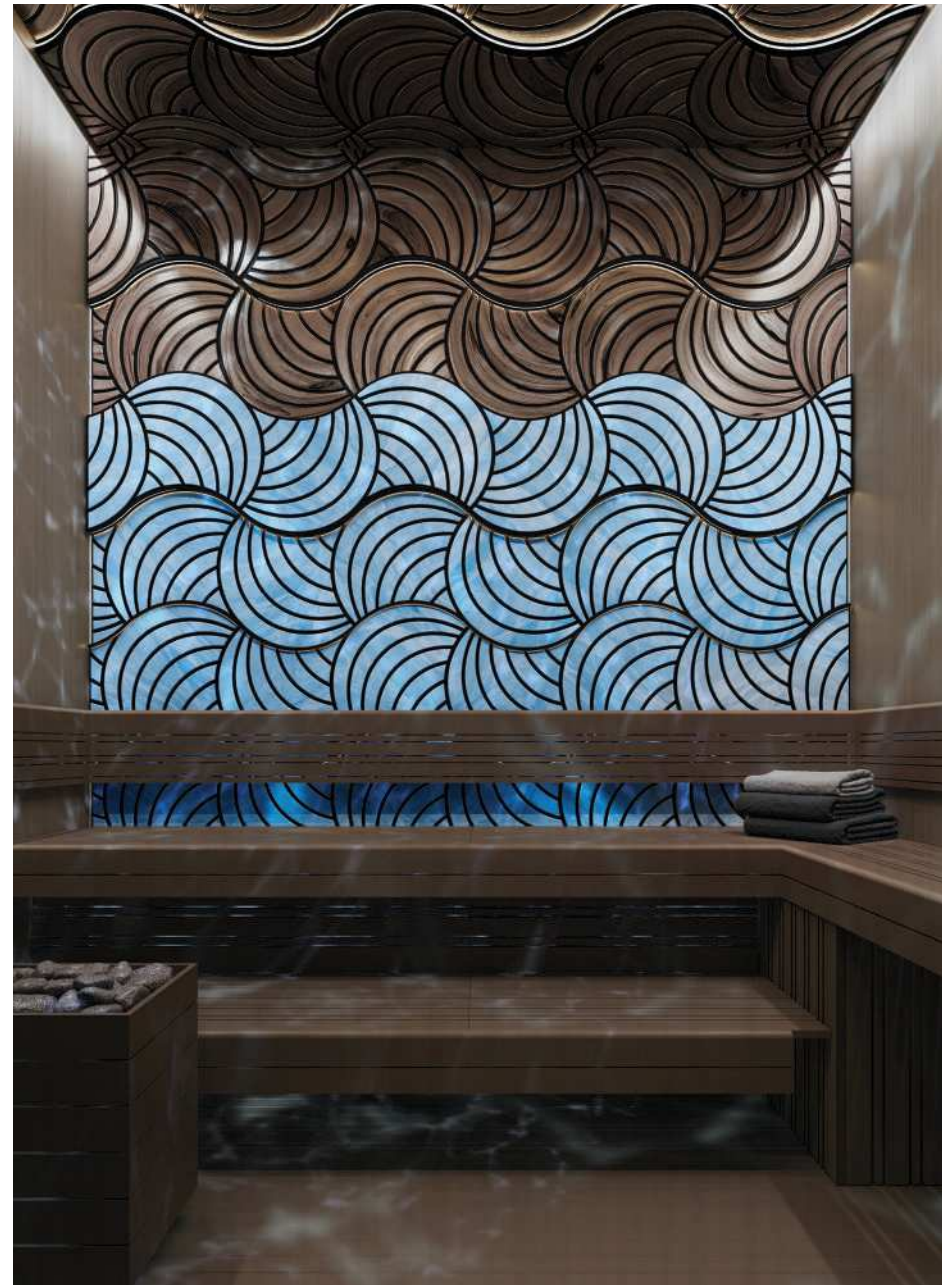




Our youngest residents of the Isolana can dive into an atmosphere of fun and games with the luxury of choosing an indoor creche or, for more physical recreation, our outdoor gymnasium and not to mention, their own dedicated children friendly swimming pool.



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Playing racket sports has never been more convenient. With a dedicated padel court in the building, residents can engage a community spirit by playing with fellow residents and afterwards, relaxing in our sauna room.



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ISOLANA  
*Indoor  
Courtyard*

# ISOLANA

## *Amenity Mix*

### **P1/P2**

- Dedicated EV parking
- Dedicated Residents Storage

### **Lobby**

- 24/7 security and on-site FM office
- Park Drop/ On
- Water Features
- 5 Star Lobby with 6 meter-high walls
- Outdoor terrace seating
- Indoor seated courtyard area with sky-well
- Step in – Step Out access to community parks and lakes

### **Amenity Floor**

- Family infinity pool
- Dedicated kids swimming pool
- Indoor children creche
- Outdoor children playground
- Multi-purpose room
- Residents club lounge
- Resident outdoor lounge seating
- Padel court
- Zen Gardens
- Indoor Gym and Yoga zone
- Sauna room



# ISOLANA

## DISCLAIMER

This publication is for illustrative purposes only. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interior of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported. The reproduction and the partial use of texts and images is forbidden without prior authorization.



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