

ISLAND



LUXURY ISLAND LIVING, REDEFINED.



1,200,000 SQFT
TOTAL AREA

50M
UP TO 50 METRES OF PRIVATE BEACHFRONT

360° VIEWS
OF SEA, DUBAI SKYLINE AND PALM JUMEIRAH

24
EXCLUSIVE RESIDENCES

PRIVATE BERTHS
AT EACH BEACHFRONT VILLA FOR EASY ACCESS

5M - 10M
VILLA CEILING HEIGHTS

DOCKING & PARKING
AVAILABLE ON THE MAINLAND (CANAL)

MARINA
TO PARK VESSELS LARGER THAN 30M

WATERSPORTS
RESORT-INSPIRED FACILITIES

PRIVATE BOAT
EXCLUSIVELY FOR RESIDENTS

FLOATING HELIPAD
EXCLUSIVELY FOR RESIDENTS

ACCESSIBLE
FROM ANY PORT IN DUBAI



10,000 SQFT CLUBHOUSE

- PRIVATE MEMBERS' LOUNGE
- TEPPANYAKI RESTAURANT
- CIGAR LOUNGE
- INFINITY POOL
- GOURMET GROCERY STORE
- GYM & SPA

WORLD ISLANDS

THAT IS ONE OF THE WORLD'S MOST ICONIC DEVELOPMENTS.

MINUTES FROM THE MAINLAND

6 MINS
MAINLAND DUBAI

5 MINS
MGM - VEGAS INSPIRED ISLAND

18 MINS
DUBAI INTERNATIONAL AIRPORT

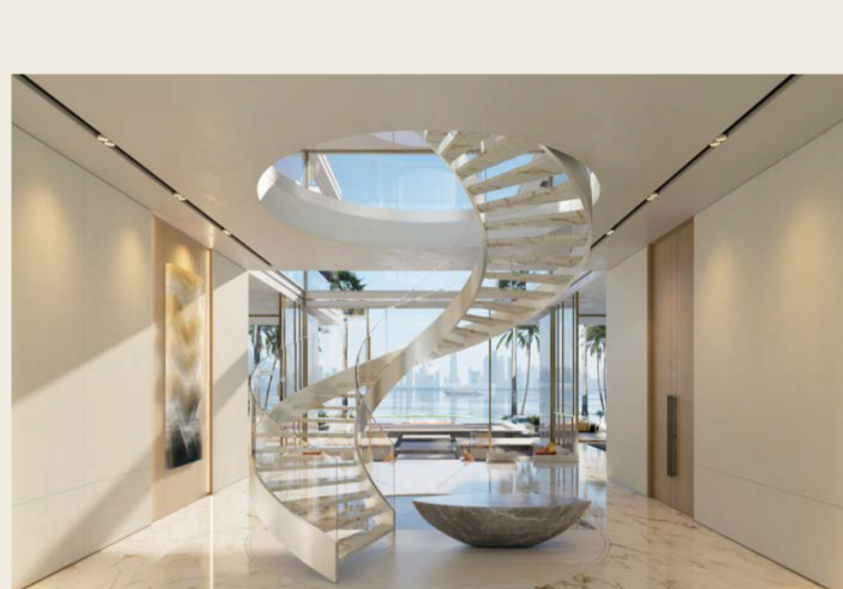
20 MINS
JETEX PRIVATE TERMINAL

10 MINS
DOWNTOWN DUBAI

5 MINS
PALM JUMEIRAH

6 MINS
PRIVATE WHARVES

6 MINS
PRIVATE PARKING SPACES



24 EXCLUSIVE VILLAS

EACH VILLA TYPE HAS 2 DIFFERENT EXTERIORS STYLES TO CHOOSE

CHOICE OF TWO INTERIOR AESTHETICS ('TERRA' AND 'ULTRA') BY HBA RESIDENTIAL, MAKING EACH HOME EVEN MORE UNIQUELY YOURS.

VILLA NO.	BEDROOMS	TYPE	AREA (SQFT)	PLOT AREA (SQFT)	PRICE (AED)
8	7 BR	AVATEA	33,497	69,481	PRICE ON REQUEST
7	7 BR	ARIA	22,863	53,335	PRICE ON REQUEST
9	7 BR	ARIA	22,863	53,227	PRICE ON REQUEST
1	6 BR	AURORA	16,017	45,542	70 M
2	6 BR	AURORA	16,017	42,604	69 M
3	6 BR	AURORA	16,017	43,551	65.50 M
4	6 BR	AURORA	16,017	43,723	SOLD
5	6 BR	AURORA	16,017	42,550	SOLD
6	6 BR	AURORA	16,017	41,559	SOLD
10	6 BR	AURORA	16,017	40,763	66 M
11	6 BR	AURORA	16,017	40,020	71.75 M
12	6 BR	AURORA	16,017	91,332	SOLD
13	5 BR	AMORINO	11,108	60,795	SOLD
14	5 BR	AMORINO	11,108	46,866	SOLD
15	5 BR	AMORINO	11,108	36,940	47.50 M
16	5 BR	AMORINO	11,108	24,628	45 M
17	5 BR	AMORINO	11,108	22,970	44.75 M
18	5 BR	AMORINO	11,108	23,767	SOLD
19	5 BR	AMORINO	11,108	26,673	45.50 M
20	5 BR	AMORINO	11,108	28,395	46.25 M
21	5 BR	AMORINO	11,108	28,083	45.75 M
22	5 BR	AMORINO	11,108	27,803	46.25 M
23	5 BR	AMORINO	11,108	28,255	46 M
24	5 BR	AMORINO	11,108	29,041	SOLD

PRICING

5BR
STARTING FROM AED
44.75M

6BR
STARTING FROM AED
63M

7BR
PRICES ON REQUEST
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PAYMENT PLAN

DESCRIPTION	MILESTONE EVENT	(%) VALUE
DEPOSIT	ON BOOKING	10
1ST INSTALLMENT	WITHIN 30 DAYS OF SALE DATE	10
2ND INSTALLMENT	WITHIN 3 MONTHS OF SALE DATE	5
3RD INSTALLMENT	WITHIN 6 MONTHS OF SALE DATE	5
4TH INSTALLMENT	WITHIN 9 MONTHS OF SALE DATE	5
5TH INSTALLMENT	WITHIN 12 MONTHS OF SALE DATE	5
6TH INSTALLMENT	WITHIN 15 MONTHS OF SALE DATE	5
7TH INSTALLMENT	WITHIN 18 MONTHS OF SALE DATE	5
8TH INSTALLMENT	WITHIN 21 MONTHS OF SALE DATE	5
9TH INSTALLMENT	WITHIN 24 MONTHS OF SALE DATE	5
10TH INSTALLMENT	ON COMPLETION	40

4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: Q1 2027



REDEFINING LUXURY LIVING, ONE DREAM AT A TIME