

TIVANO I

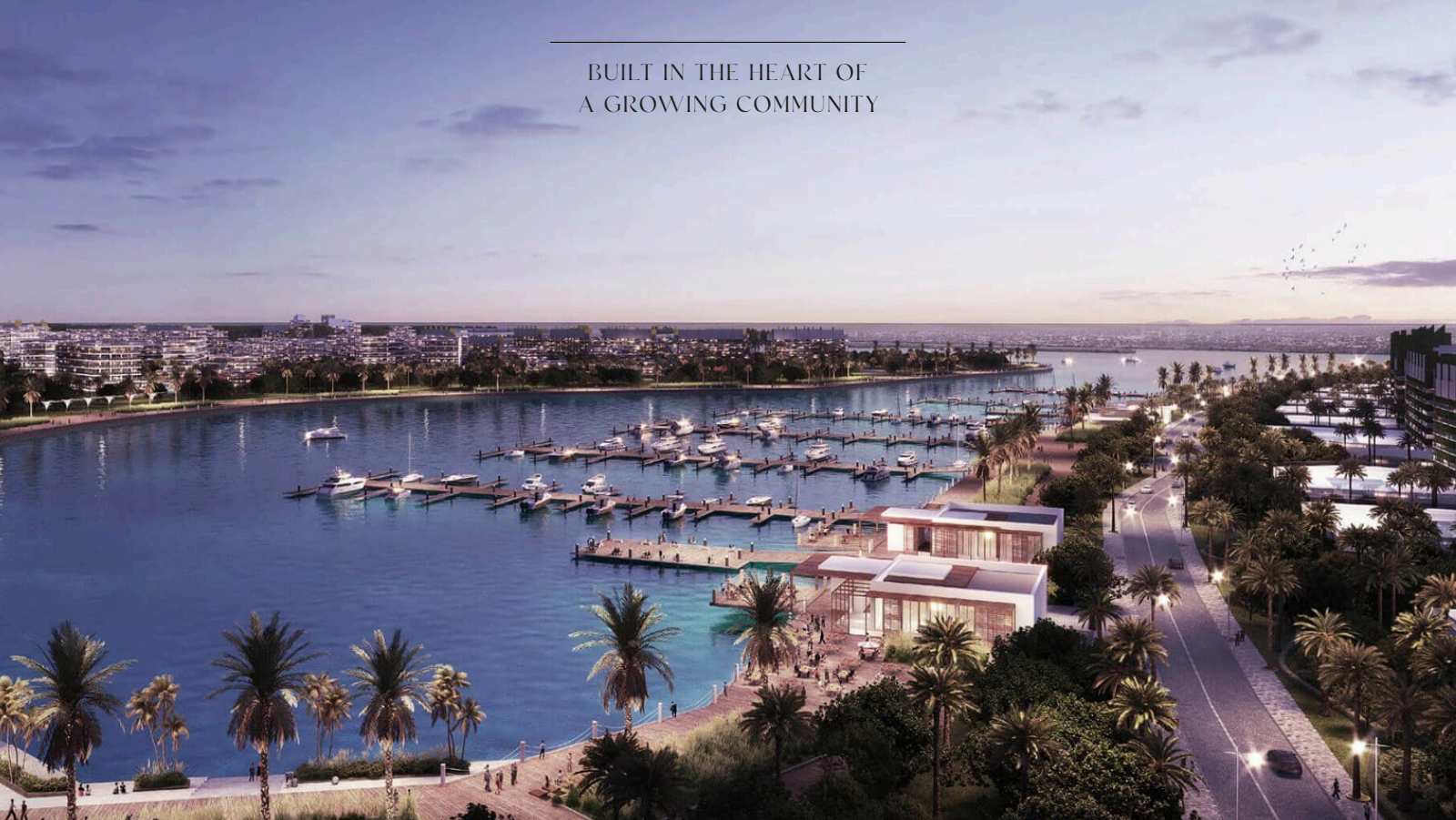

EMBRACE TRANQUILITY

A SLICE OF STILLNESS IN A CITY OF MOTION

Located in the peace and tranquility of the Dubai Islands, AYS Developers' upcoming Tivano property is a portal to another world, away from the hustle and bustle of city life, providing a tranquil slice of luxury pacific living within a concrete jungle. With its wide selection of varied amenities, its naturally-lit spacious interiors outfitted with the best in European craftsmanship, and its proximity to the beach and other tropical heavens, Tivano functions as a peace of island elegance within the big city.



BUILT IN THE HEART OF A GROWING COMMUNITY





WELCOME TO THE DUBAI ISLANDS
WHERE LIFE FLOWS



A PORTAL TO WONDER

A WATERFRONT DESTINATION FOR ALL

The Dubai Islands will be a tropical paradise amidst Dubai's urban landscape, featuring five islands with luxury resorts. Part of the city's 2040 vision, it aims to blend waterfront living with Arabian elegance, offering over 60 kilometers of waterfront, 20 kilometers of beaches, and nearly two kilometers of parks, open spaces, and premium golf courses overlooking the Arabian Gulf.




10 MINUTES
FROM GOLD SOUQ METRO STATION.
20 MINUTES
FROM DUBAI INTERNATIONAL AIRPORT.
22 MINUTES
FROM THE DUBAI FRAME.
18 MINUTES
FROM DUBAI WORLD TRADE CENTER.
20 MINUTES
FROM DOWNTOWN DUBAI.
33 MINUTES
FROM BUSINESS BAY.


YOUR TROPICAL PARADISE IS
ONLY A SHORT DRIVE AWAY
LAYS



TURQUOISE RELAXATION

CRAFTSMANSHIP IN EVERY INCH

Tivano offers Dubai residents unparalleled luxury with its European craftsmanship, featuring spacious, light-filled interiors and top-tier amenities, all designed to elevate living to the highest level of elegance and comfort.





UNPARALLELED DETAILING

Each Tivano unit features luxury European materials—Ceracasa tiles, Scavolini kitchens, and Dornbracht fittings—plus a smart Alexa system and a custom jacuzzi on the balcony for a high-end living experience with stunning beach views.



STEP INTO A PORTAL TO ELEGANCE

UNPARALLELED VIEWS





A WELCOMING START

Entering Tivano's lobby introduces you to a realm of luxury, with high ceilings, premium materials, and elegant furnishings setting the stage for the sophisticated craftsmanship throughout the development.

YOUR ENTRYWAY INTO
A BETTER TOMORROW





INTERIOR LOBBY

The lobby exudes luxury with its sleek design, elegant lighting, and high-quality European craftsmanship, creating an inviting atmosphere that warmly introduces residents to their new upscale lifestyle.


GUIDE YOUR WAY TO
YOUR LUXURIOUS NEW LIFE


MADE WITH INTENTION
CRAFTED WITH CARE

INTERIOR BUILD TO IMPRESS

The interior of each unit within Tivano is built using the most cutting-edge construction methods and highest-quality material from all around the world. From Italian Travertine marble to Schindler elevators from Switzerland, a walk through the building is like a tour through the greatest craftsmanship that can be found on the globe, all gathered together within Tivano in the service of your comfort.

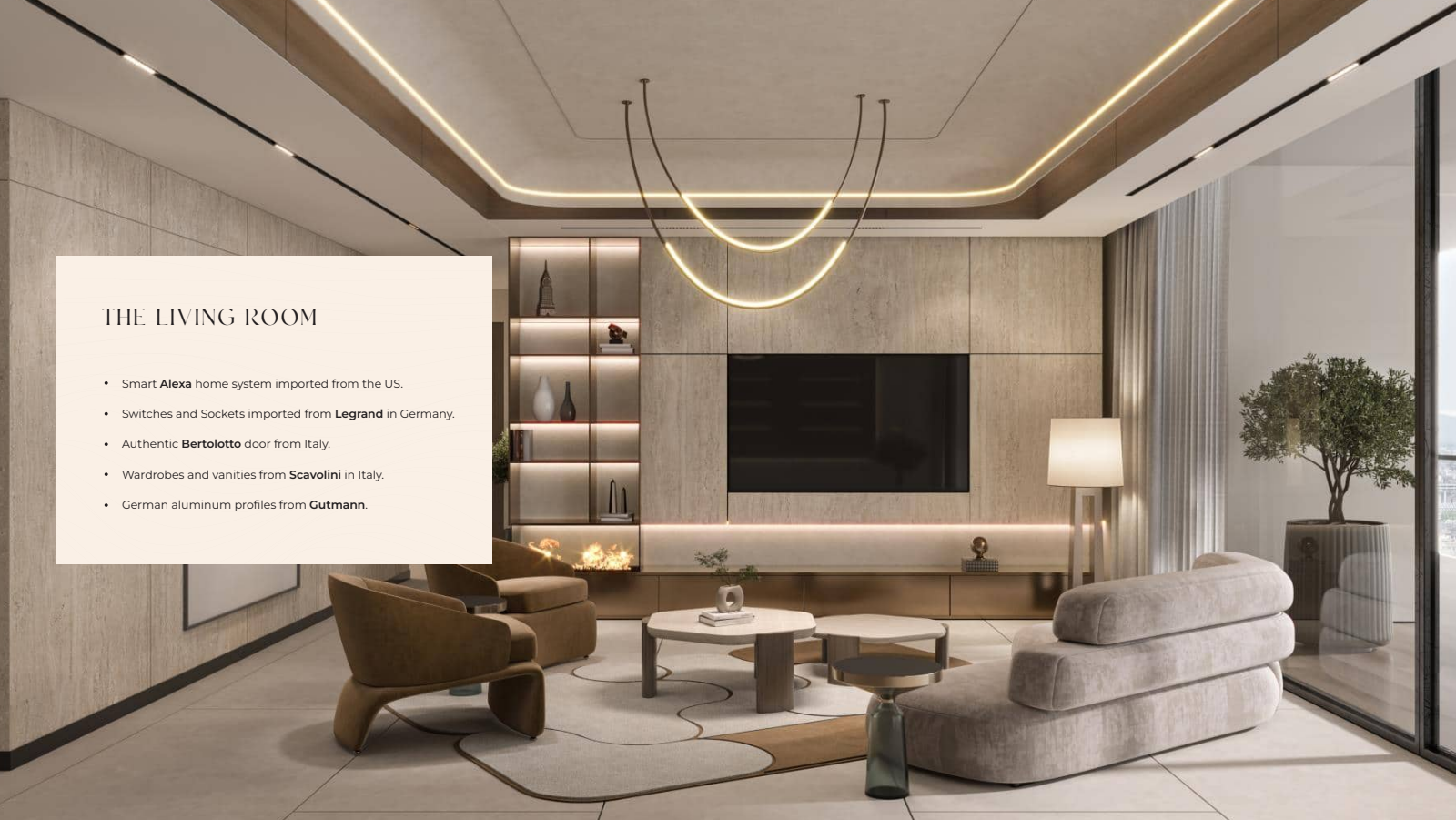


UNPARALLELED DETAIL





TROPICAL PARADISE



THE LIVING ROOM

- Smart **Alexa** home system imported from the US.
- Switches and Sockets imported from **Legrand** in Germany.
- Authentic **Bertolotto** door from Italy.
- Wardrobes and vanities from **Scavolini** in Italy.
- German aluminum profiles from **Gutmann**.



THE BATHROOM

- Bespoke sinks from **Villeroy & Boch**.
- Mixer and sanitary fillings imported from **Dornbracht** in Germany.
- **Ceracasa** tiles from Italy.



KITCHEN AREA

- Italian kitchen from **Scavolini**.
- **Travertine** countertops from Italy.
- Mixer and Sanitary fittings from **Dornbracht**

TRANSPORT YOURSELF TO A WORLD OF LUXURY





NATURE'S CALLING

A TROPICAL PARADISE FOR THE WHOLE FAMILY

Tivano's family-friendly appeal comes from its prime location near the beach and its spacious design with abundant natural light.





UNMATCHED AMENITIES



INFINITY ROOFTOP

Infinity rooftop saltwater pool with endless views of the sea and the yacht harbor.



KIDS POOL

Saltwater kids pool.

GAME ROOM

Game room with a wide selection of electronic and practical gaming options.




ENJOY SPECIAL TIME
WITH THE WHOLE FAMILY

GYM & HEALTH CLUB

Fully fitted gym & health club with equipment imported from Technogym in Italy.





CINEMA HALL

Cinema hall with Bose sound system.

OUTDOOR ROOFTOP

Outdoor rooftop sundeck and jacuzzi + lounge area.





OUTDOOR YOGA

Outdoor yoga & meditation lounge.



LET NATURE COURSE
THROUGH YOU IN THE GARDENS


NOURISH YOUR BODY AND SOUL
IN THE SERENITY OF NATURE

BESPOKE SUPPLIERS LIST
























CRASH ALONG THE WAVES

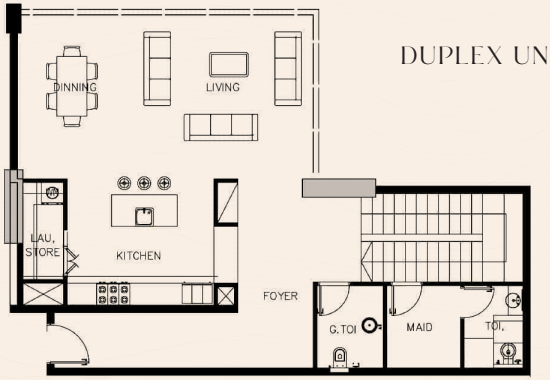


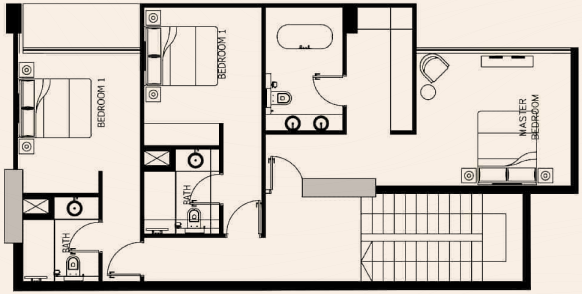
ONE-BEDROOM UNITS





DUPLEX UNITS






SUN & VIEWS ANALYSIS
W
N
SUMMER
SUNSET
WINTER
SUNSET
SUMMER
SUNRISE
WINTER
SUNRISE
S
E
TIVANO I



STEP INTO THE HEART OF DUBAI'S FUTURE

The Dubai Islands, accessible via road, sea, and the new Infinity Bridge, offer a glimpse into Dubai's future. Easily reachable from key landmarks, the islands feature interconnected bridges and waterfront access, enhancing their appeal as a hub of innovation and family-friendly amenities.



HEIGHT OF LUXURY

Disclaimer: 1. All dimension are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.



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