
AMÁLI
ISLAND

A·MA·LI / آمـالـي

'MY HOPES & DREAMS'

THE VISION OF AMALI

AMALI CREATES SEA-KISSED URBAN RESIDENCES THAT GO BEYOND THE ORDINARY AND REDEFINE THE CONCEPT OF LUXURY LIVING. WE CREATE REALMS THAT EPITOMISE SOPHISTICATION AND REFINEMENT, WORLDS WHERE FORM, FUNCTION AND FINESSE MEET IN PERFECT HARMONY.

THE VISIONARIES

In a world where luxury is often equated with excess, Ali and Amira Sajwani are on a journey to embrace exquisite simplicity with Amali.

Inspired by their father's spectacular track record in Dubai, the region and the world's high-end property development market, as well as their own experience at the helm of DAMAC Properties, Ali and Amira are dedicated to creating a new path for exceptional real estate.



A trailblazing Emirati businesswoman, Amira Sajwani is known for her exacting standards of excellence, eye for innovative design as well as an unerring commitment to luxury.

In her role as Managing Director of Sales & Development at DAMAC, Amira oversees the 360-degree development of properties to ensure product values are maximised across design, construction, sales, marketing and analytics, among others.

Her groundbreaking professional achievements aside, Amira also enjoys being named one of the 100 Most Influential Arabs by Arabian Business and a member of the prestigious Forbes 30 Under 30 List, both in 2023.



A visionary Emirati entrepreneur with a knack for identifying opportunities others often miss, Ali Sajwani has made a name for himself as detail-oriented and hands-on leader.

As the Managing Director of Operations & Technology at DAMAC, Ali spearheads the firm's construction efforts and possesses in-depth expertise in island development, particularly with Mandarin Oriental in Maldives.

Some of his many accolades include being named as one of the 100 Most Influential Arabs by Arabian Business in 2023 as well being the recipient of Family Business Council's Next Generation Award in the previous year.

PARTNERS OF AMALI:
OUR HANDPICKED ATELIER

AMALI IS MORE THAN JUST A LUXURY REAL ESTATE BRAND, AMALI IS A TEAM OF INTERNATIONAL AWARD WINNING DESIGNERS, ARCHITECTS AND BUILDERS WHO ARE PASSIONATE ABOUT CRAFTING UNIQUE AND EXTRAORDINARY LIVING SPACES.

ARCHITECTURE

ELASTIC

ELASTIC is a global, award-winning firm of international, diverse and talented architects and interior designers. Based in Athens, Greece with offices in London, Toronto, Dubai and Cyprus, the studio has an innovative approach that creates unique hospitality and lifestyle experiences.

ELASTIC brings their unrivalled understanding of fluidity, form and function to the architecture of Amali Islands, creating residences that effortlessly complement their beachfront environment via two distinct façades.

INTERIORS

HBA

Hirsch Bedner Associates has been shaping taste for the past 50 years and has delivered groundbreaking projects for developers and private clients across the world.

HBA Residential is the specialist design-house of HBA consisting of architects, interior designers and FF&E designers who conceive and develop beautifully crafted residential projects.

Amali worked with HBA to conceptualise different interior aesthetics for the residences, each featuring carefully sourced materials from around the world.

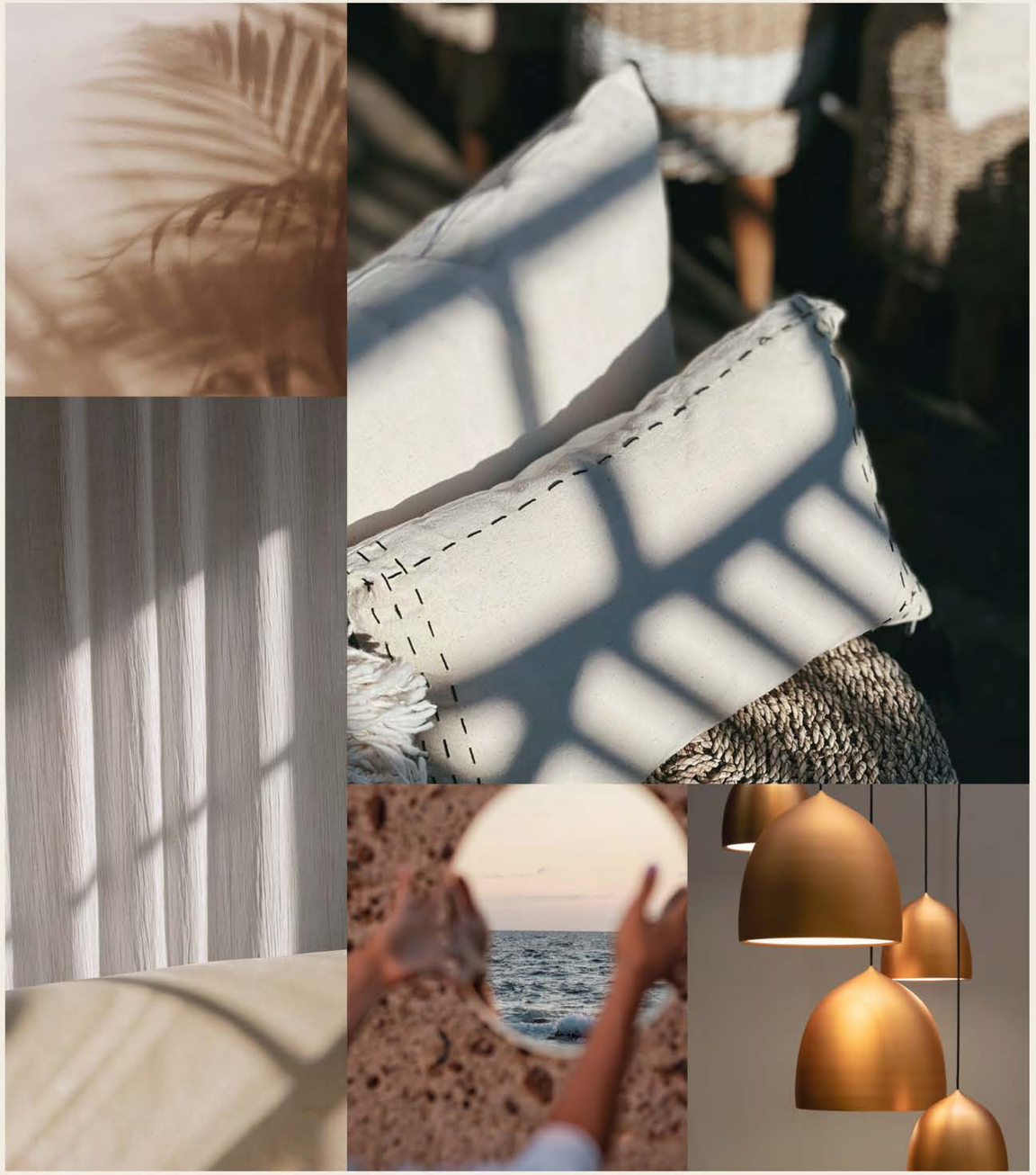
LANDSCAPE

SQUARE M DESIGN

SquareM elevates landscaping to an art form, with an almost intuitive ability to craft refreshingly lush environments.

The firm is renowned for painstakingly researching the natural parameters of a space, sourcing both indigenous as well as exotic species of plants and bringing them together in the most sustainable way possible.

Amali collaborated with SquareM to design oases of calm, inimitable sanctuaries of rejuvenation.




IN A WORLD OF EXCESS, WE CONJURE sophistication
IN A TIME OF CHAOS, WE CELEBRATE harmony
IN A REALM OF DESIRE, WE ARE THE hope

REDEFINING LUXURY LIVING, ONE DREAM AT A TIME.

AMALI Island



STEP INTO A REALM OF PERPETUAL VACATION, WHERE EVERY RETURN HOME
CONJURES THE SENSATION OF EMBARKING ON A BLISSFUL HOLIDAY.

WELCOME HOME TO YOUR PRIVATE ISLAND.


EVERY ARRIVAL IS AN escape


AMĀLI ISLAND



6 MINS
MAINLAND DUBAI

18 MINS
DUBAI INTERNATIONAL AIRPORT

5 MINS
PALM JUMEIRAH

20 MINS
JETEX VIP TERMINAL

10 MINS
DOWNTOWN DUBAI

9 MINS
DIFC

6 MINS
PRIVATE WHARVES

6 MINS
CAVALLI COUTURE MAIN PARKING

5 MINS
MGM/VEGAS-INSPIRED ISLAND

MASTERPLAN AT A GLANCE

AMALI ISLAND CONNECTS TWO OF THE WORLD ISLANDS,
A FEAT OF HUMAN ENGINEERING THAT IS ONE
OF THE MOST ICONIC DEVELOPMENTS ON THE PLANET.



1,200,000 SQFT
TOTAL AREA OF AMALI ISLAND

24
EXCLUSIVE RESIDENCES

360° VIEWS
SEA, DUBAI SKYLINE AND PALM JUMEIRAH

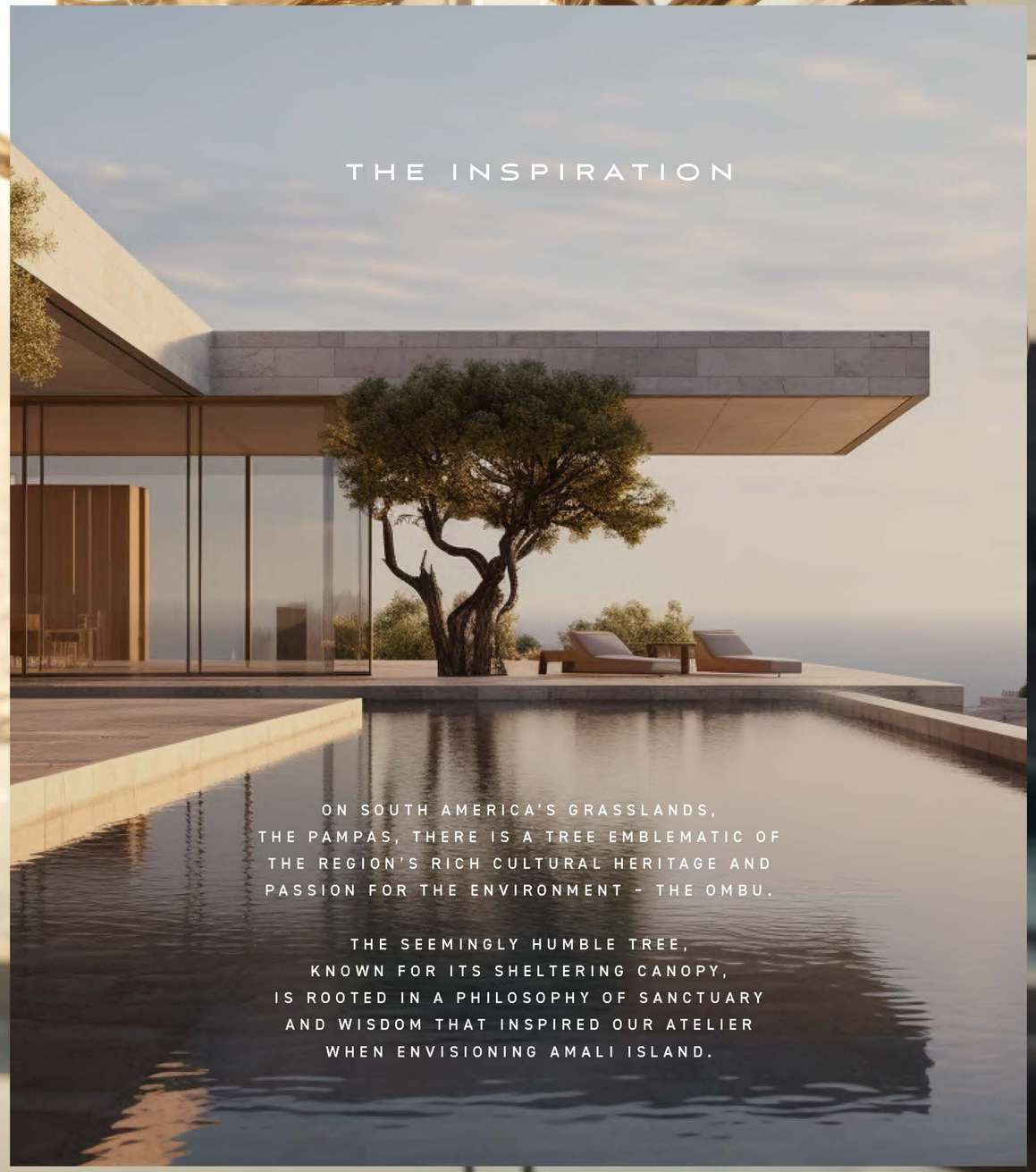
50M
UP TO 50 METRES OF PRIVATE BEACHFRONT

AMENITIES
RESTAURANT, FITNESS CENTRE, SPA & CONCIERGE

PRIVATE BERTHS
EASY ACCESS FOR BOTH RESIDENTS & GUESTS

CLUBHOUSE
MEMBERS-ONLY CLUBHOUSE

HELIPAD
EXCLUSIVELY FOR RESIDENTS



THE INSPIRATION

ON SOUTH AMERICA'S GRASSLANDS,
THE PAMPAS, THERE IS A TREE EMBLEMATIC OF
THE REGION'S RICH CULTURAL HERITAGE AND
PASSION FOR THE ENVIRONMENT - THE OMBU.

THE SEEMINGLY HUMBLE TREE,
KNOWN FOR ITS SHELTERING CANOPY,
IS ROOTED IN A PHILOSOPHY OF SANCTUARY
AND WISDOM THAT INSPIRED OUR ATELIER
WHEN ENVISIONING AMALI ISLAND.

"AMALI ISLAND IS NOT JUST A RESIDENCE,
IT'S AN ESCAPE THAT BEGINS THE MINUTE YOU REACH HOME."

Amira Sajwani





PURPOSE-BUILT FOR PURE PLEASURE

ARRIVE AT THE CLUBHOUSE BY SEA OR AFTER A LEISURELY STROLL THROUGH LUSH PATHS AND INDULGE YOURSELF IN THE FLOATING SALTWATER POOL, 360-DEGREE VIEWS FROM THE UPPER HORIZON POOLS, WATERSPORTS AND SO MUCH MORE.

CLUBHOUSE / AERIAL VIEW



AMALI — ISLAND

CLUBHOUSE / ENTRANCE VIEW

AMALI ISLAND

CLUBHOUSE

GROUND FLOOR

01. SAUNA 01
02. STEAM ROOM 01
03. POWDER ROOM 01
04. HOT PLUNGE 01
05. COLD PLUNGE 01
06. TREATMENT ROOM MAIN RECEPTION
07. CHANGING ROOM 01
08. CHANGING ROOM 02
09. TREATMENT ROOM
10. SHOP
11. GYM RECEPTION
12. CARDIO ZONE
13. YOGA & EXERCISE ZONE
14. WEIGHT LIFTING ZONE
15. SAUNA 02
16. STEAM ROOM 02
17. POWDER ROOM 02
18. HOT PLUNGE 02
19. COLD PLUNGE 02
20. SWIM UP BAR





AMALI ISLAND

CLUBHOUSE

FIRST FLOOR

01. PRIVATE MEMBER BAR & CIGAR LOUNGE

02. POWDER ROOMS

03. BAR

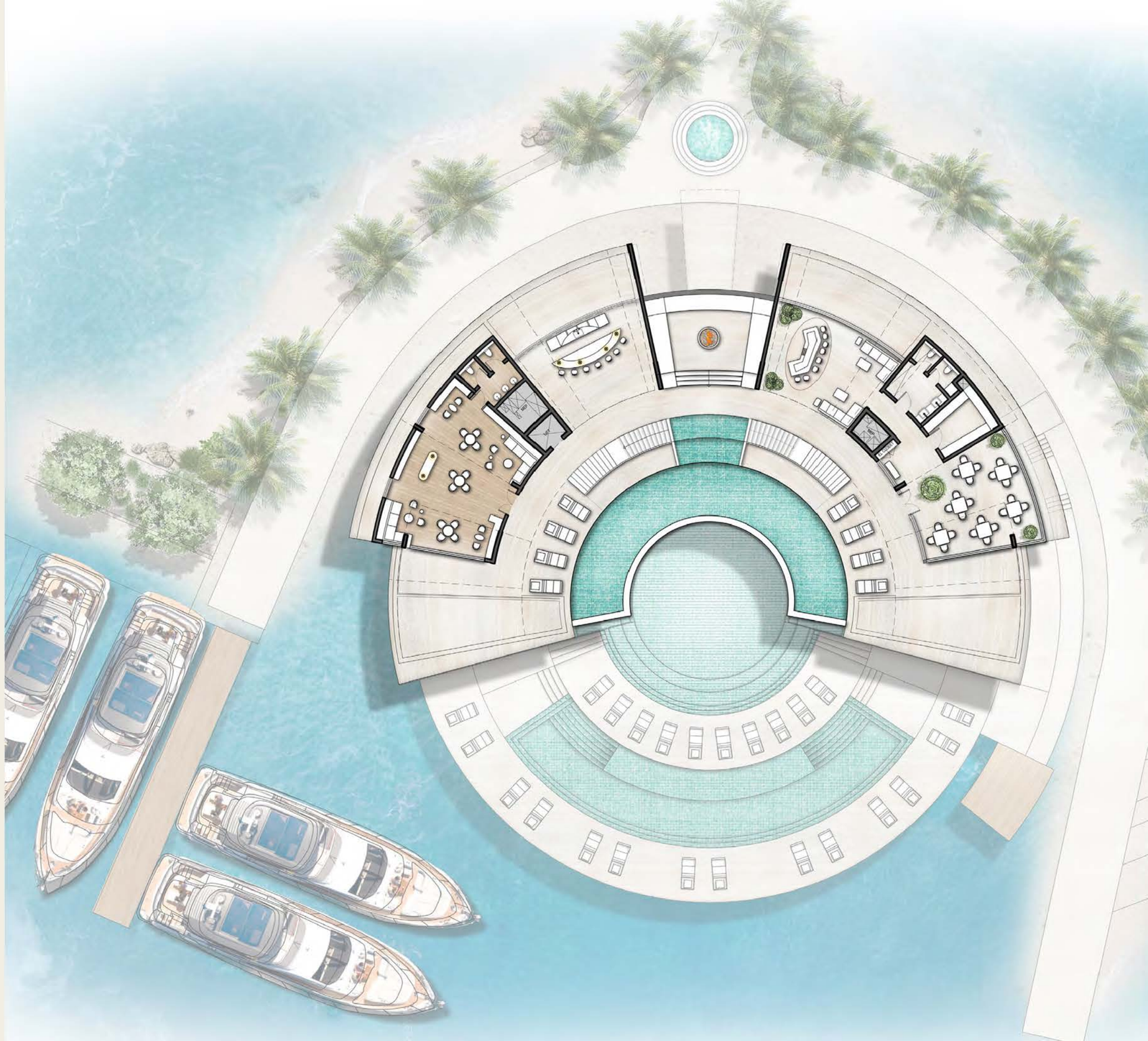
04. POOL BAR

05. TEPPANYAKI BAR

06. POWDER ROOMS

07. PRIVATE DINING / RESTAURANT

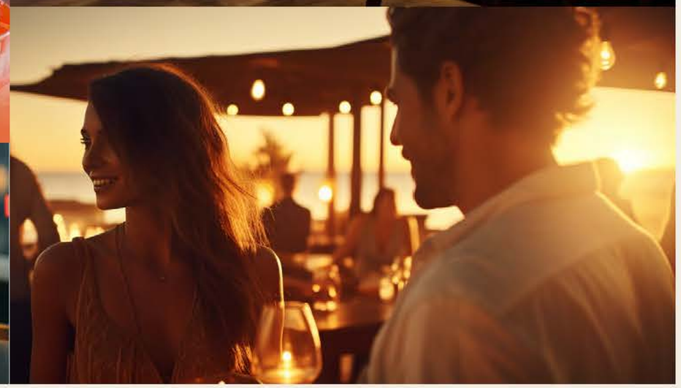
08. BOH KITCHEN













SAVOUR AN EPICUREAN MELODY BY THE SEA

AT AMALI ISLAND CLUBHOUSE, YOU'RE NEVER FAR FROM A TASTE OF THE GOOD LIFE WITH CURATED CULINARY OPTIONS IN DELIGHTFUL ENVIRONMENTS ENVIRONMENTS, AS WELL AS A GOURMET GROCERY SHOP.

JUICE BAR

GOURMET RESTAURANT

TEPPANYAKI BAR

MEMBER'S LOUNGE

CIGAR ROOM

GROCERY SHOP











TAKE A MOMENT FOR YOU

FIND YOURSELF ON A HIGHER PLANE OF UTTER RELAXATION WITH THE CLUBHOUSE'S IDYLLIC ENVIRONMENTS, INCLUDING THE SPA WHERE EVERY WHIM WILL BE CATERED TO BY LICENSED THERAPISTS.

SPA

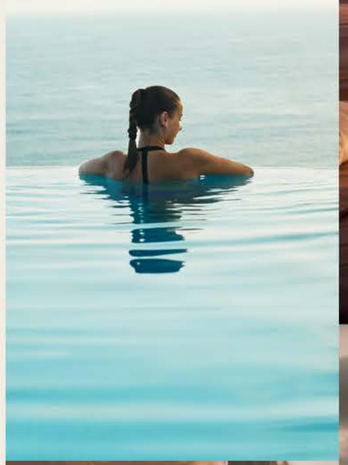
SAUNA

STEAM ROOM

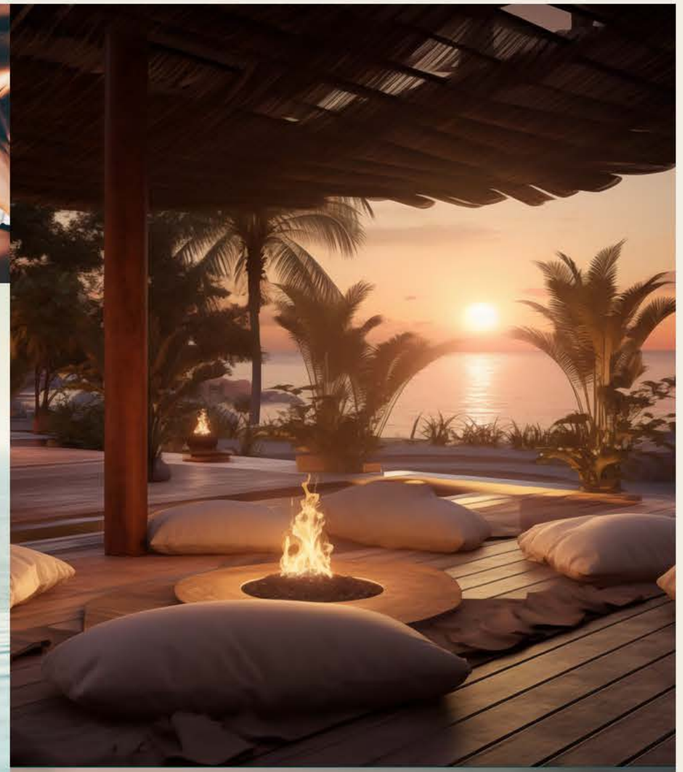
YOGA DECK

CHANGING & SHOWER ROOMS



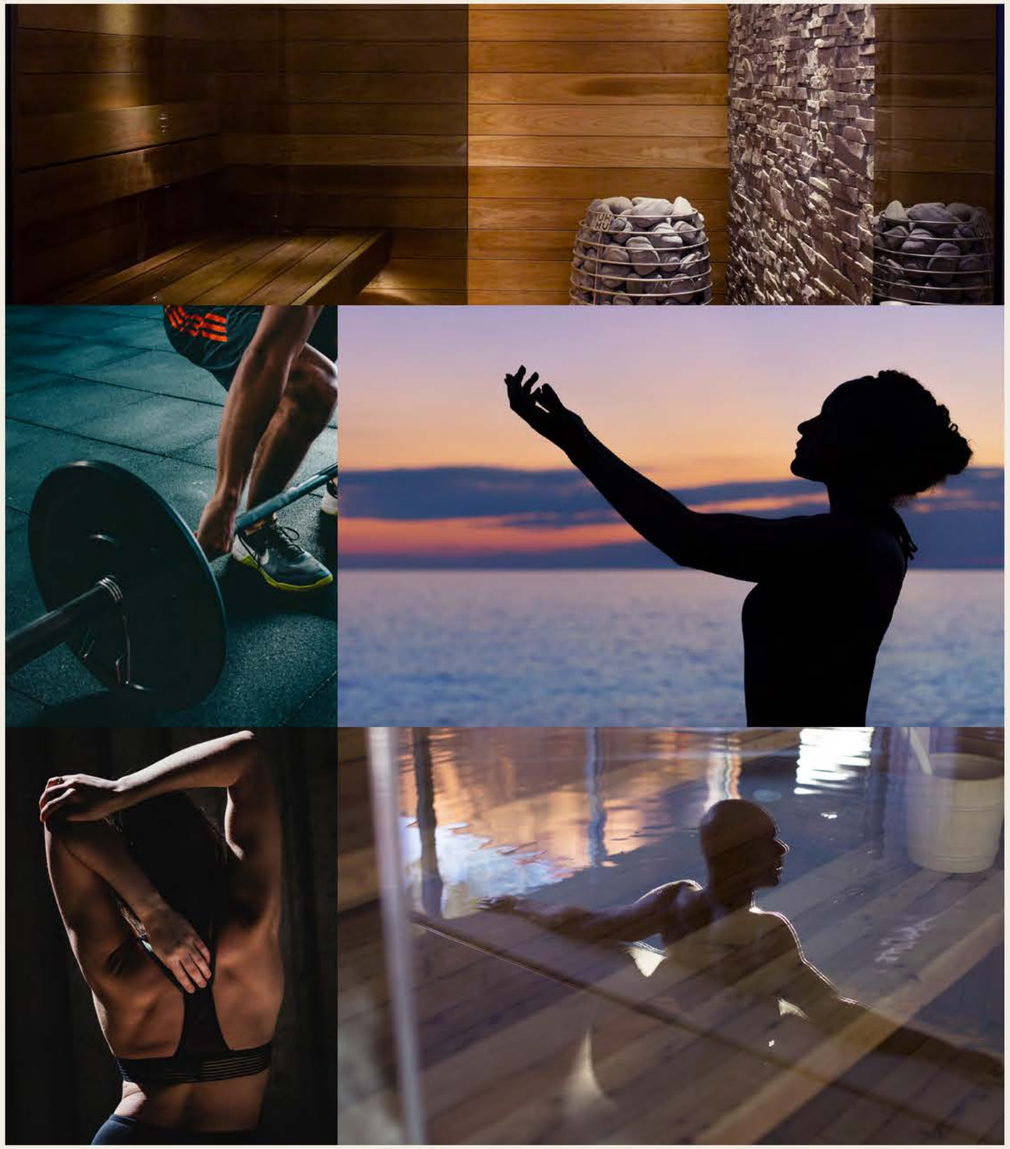












REVITALISE YOUR MIND & BODY

HIT THE GROUND RUNNING WITH THE CLUBHOUSE'S STATE-OF-THE-ART GYM, FEATURING ONLY THE LATEST IN FITNESS TECHNOLOGY.

- GYM
- CARDIO ZONE
- CHANGING & SHOWER ROOMS
- HOT PLUNGE POOL
- COLD PLUNGE POOL






AMĀLI ISLAND





MAKE THE OCEAN YOUR PLAYGROUND

DIVE INTO ISLAND LIFE AT ITS MOST EXHILARATINGLY ENCHANTING WITH RESORT-INSPIRED WATERSPORTS DESIGNED FOR ALL AGES.

JET-SKIING

WAKESPORTS

FLYBOARDING

SAILING

KAYAKING & SUP

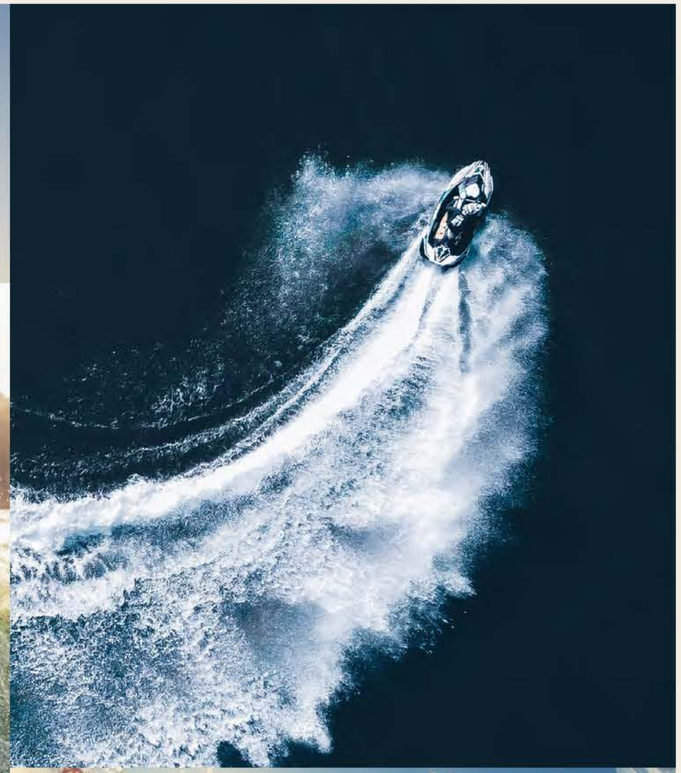
KIDS' WATER ARENA

FLOATING SALTWATER & HORIZON POOLS







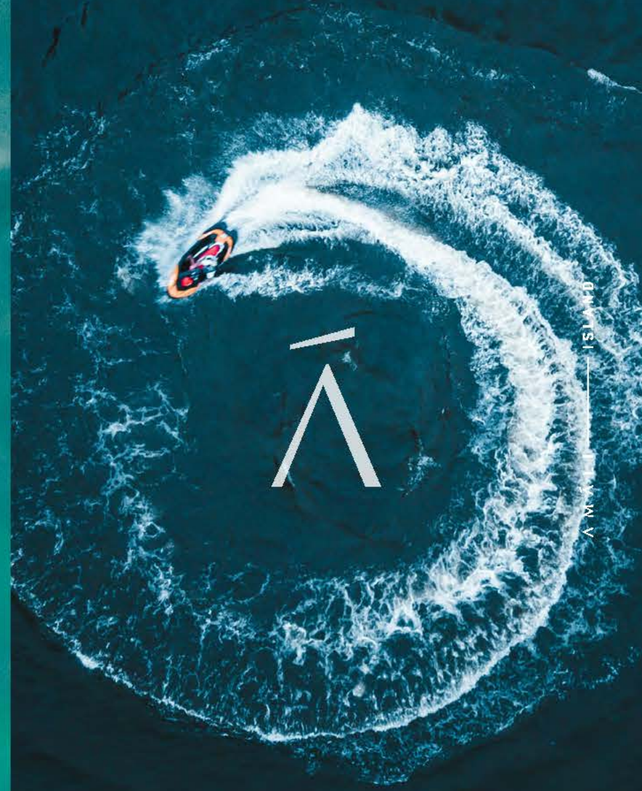




AMĀLI —— ISLAND



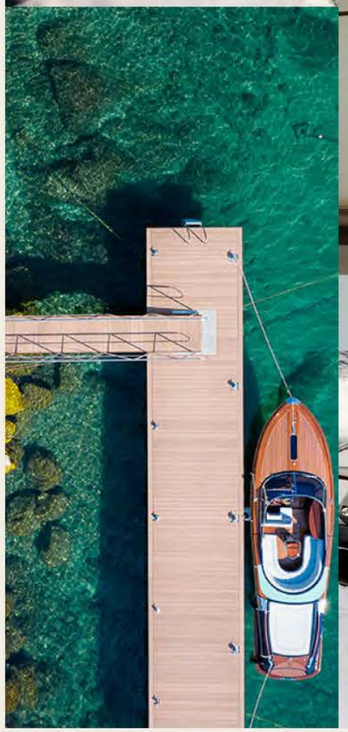
LIVE BY THE CODE OF THE ISLAND, LIMITLESS AND FREE.



AMĀLI —— ISLAND









A NAUTICAL NIRVANA

REACH AMALI ISLAND BY SKY OR SEA AND BE GREETED BY YOUR PRIVATE BUGGY. WANDER THROUGH BOTANICAL GARDENS, PRISTINE BEACHES OR SIMPLY TAKE A FEW STEPS FROM BERTH TO VILLA. YOU'VE ARRIVED.

THESE BERTHS ACCOMMODATE A VARIETY OF MOTOR AND SAILING YACHTS, INCLUDING THE PRESTIGIOUS RIVA RIVARAMA 44.

BELOVED BY SILVER SCREEN SIRENS AS WELL AS ROYALTY, THE RIVA RIVARAMA 44 IS AN ERA-DEFINING VESSEL THAT RESIDENTS OF AMALI ISLANDS ARE INVITED TO OWN ON PURCHASE OF A VILLA.

Ā










WATCH THE CITY COME ALIVE AND ENJOY
THIS VIEW FROM THE ISLAND.

PARADISE: PERSONALISED

AMALI ISLAND ISN'T JUST OUR VISION, IT'S YOURS. OUR ATELIER HAS CONCEPTUALISED DISTINCT ARCHITECTURES, AESTHETICS AND ATTRIBUTES THAT ALLOW YOU TO CURATE YOUR ULTIMATE BEACHFRONT HOME.

PHASE A
DREAM

YOUR VILLA SHOULD EMBODY WHAT YOU AND YOUR FAMILY WANT AS MUCH AS NEED.

- Choose from one of four villa typologies
- Collaborate with our award winning architects on your unique layout must-haves

PHASE B
DESIGN

THE FAÇADE OF YOUR HOME IS AS IMPORTANT AS THE WONDERS WITHIN.

- Choose from either ***Grande*** or ***Minima*** styles
- Rest, assured that natural light and privacy are always ensured

PHASE C
DEFINE

LET YOUR PERSONAL STYLE COME TO LIFE THROUGH RICH INTERIOR AESTHETICS, INSPIRED BY NATURE.

- Choose from either ***Ultra*** or ***Terra*** interiors
- Develop spaces and artistic features with our atelier to truly make your villa feel like 'home'

LUXURY LIVING, HOWEVER YOU DREAM IT

OUR HERO VILLA TYPOLOGY

VILLA Avatea



AVATEA STANDS PROUD AS AMALI ISLAND' UNRIVALLED CROWNING GLORY IN THE GRANDE ARCHITECTURAL STYLE.

OUR THREE VILLA TYPOLOGIES RISE FROM THE SHORE IN EITHER 'GRANDE' OR 'MINIMA' STYLES.

VILLA Aria

GRANDE



MINIMA



VILLA Aurora

GRANDE



MINIMA



VILLA Amorino

GRANDE



MINIMA



LUXURY LIVING, HOWEVER YOU DESIGN IT
WITH
2 TRIBES OF INTERIOR TEXTURES

EACH VILLA EMBODIES AMALI ISLAND'S DESIGN PRINCIPLES,
FROM VOLUME & LIGHT TO RHYTHM & SYMMETRY, AL FRESCO LIVING
AN DETAILED CURIOSITY THROUGH TWO INTERIOR AESTHETICS.

Terra

MODERN, SUBTLE AND EARLTHY HUES.



Ultra

OPULENT, EXTRAVAGANT AND CLASSIC TONES.

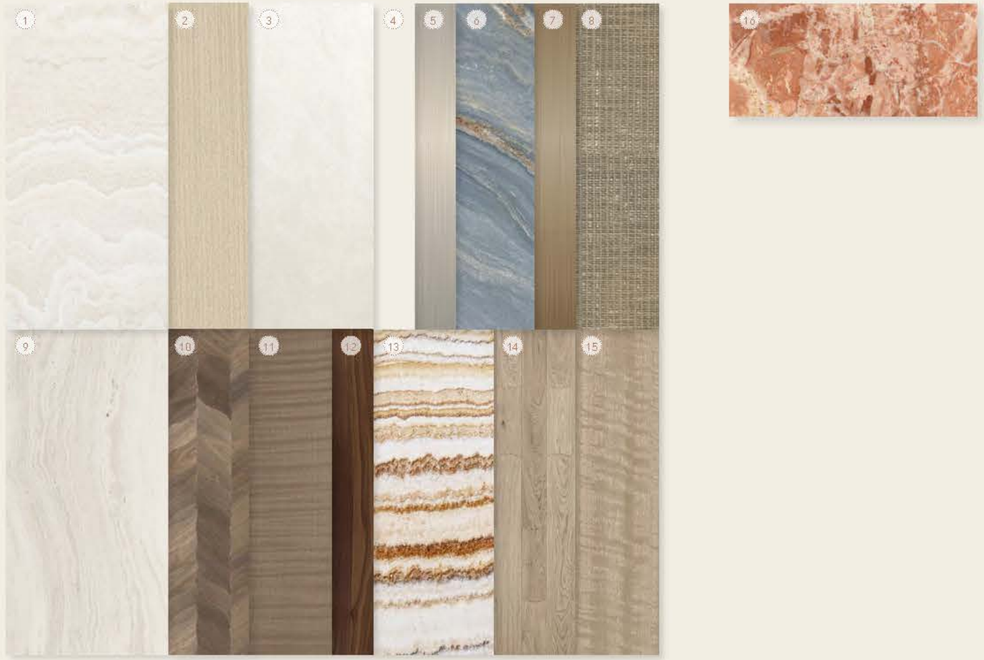


Terra

OVERARCHING PALETTE

MATERIAL HIGHLIGHTS

01. OBELISCO WAVY TRAVERTINE TO GENERAL WALL
02. TIMBER VENEER TO BACK OF NICHE / SOLID TIMBER TO GENERAL DOOR
03. POLISHED PLASTER TO GENERAL CEILING
04. PAINT TO SECONDARY CEILING
05. HAIRLINE NICKEL TO STAIR STRINGER
06. FEATURE PALISANDRO BLUETTE TO FLOOR INSET
07. GENERAL HAIRLINE BRONZE METAL FINISH
08. LAMINATED METAL MESH GLASS TO SCREEN
09. NAVONA TRAVERTINE TO GENERAL FLOOR
10. TIMBER FLOORING IN PETALI PANEL
11. TIMBER VENEER TO JOINERY
12. TIMBER VENEER TO JOINERY
13. FEATURE CARAMEL ONYX TO VANITY
14. TIMBER FLOORING IN DOJO PARQUET
15. TIMBER VENEER TO JOINERY
16. FEATURE BRECCHIA PERNICE TO KITCHEN ISLAND



Ultra

OVERARCHING PALETTE

MATERIAL HIGHLIGHTS

01. PAINTED TIMBER CLADDING TO WALL
02. TIMBER VENEER TO BACK OF NICHE / SOLID TIMBER TO GENERAL DOOR
03. POLISHED PLASTER TO CURVED NICHE
04. PAINT TO GENERAL CEILING & GENERAL WALLS
05. HAIRLINE NICKEL TO STAIR STRINGER
06. FEATURE NAVONA TRAVERTINE TO FLOOR INSET
07. GENERAL HAIRLINE BRONZE METAL FINISH
08. LAMINATED METAL MESH GLASS TO SCREEN
09. CREMA DELICATO MARBLE TO GENERAL FLOOR
10. TIMBER FLOORING IN PETALI PANEL
11. TIMBER VENEER TO JOINERY
12. TIMBER VENEER TO JOINERY
13. FEATURE IVORY ONYX TO VANITY
14. TIMBER FLOORING IN DOJO PARQUET
15. TIMBER VENEER TO JOINERY
16. FEATURE PALISANDRO BLUETTE TO KITCHEN ISLAND





VILLA

Avatea



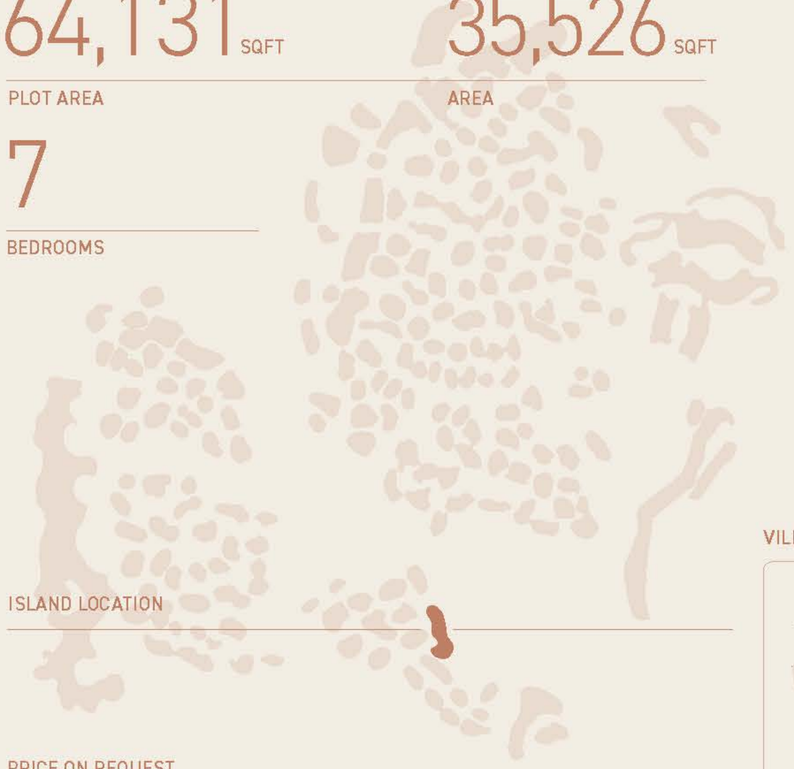
AVATEA / BEACH VIEW

VILLA AVATEA AT A GLANCE

64,131 SQFT
PLOT AREA

35,526 SQFT
AREA

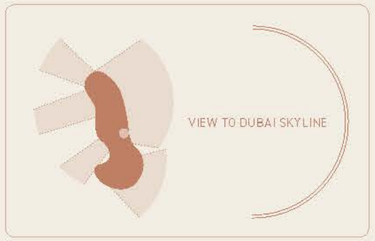
7
BEDROOMS



ISLAND LOCATION

PRICE ON REQUEST

VILLA LOCATION



PAYMENT PLAN

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

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

ACD: Q1 2027

BASEMENT

- LUXURY BOAT GARAGE
- WATERSPORTS
- CINEMA ROOM
- INDOOR POOL
- INDOOR SPA POOL
- LIVING ROOM
- SPA
- STEAM ROOM
- SAUNA
- FAMILY LIFT (2)
- CHANGING ROOMS
- POWDER ROOM
- BOH LIFT (2)
- DIRTY KITCHEN
- STAFF ACCOMMODATION
- STORAGE
- ELECTRICAL ROOM
- POOL PLANT ROOM
- TREATMENT ROOM
- GYM

GROUND FLOOR

- LOBBY
- FORMAL LIVING ROOM
- FORMAL DINING ROOM
- SHOW KITCHEN
- CASUAL LIVING ROOM
- CASUAL DINING ROOM
- KIDS' PLAYROOM (ENSUITE)
- CIGAR LOUNGE
- PANTRY
- BREAKFAST ISLAND
- GALLERY
- GARAGE
- WATER FEATURE PLANT ROOM

FIRST FLOOR

- LOBBY
- GUEST ROOM 1
- GUEST ROOM 2
- GUEST ROOM 3
- GUEST ROOM 4
- GUEST ROOM 5
- GUEST ROOM 6
- FAMILY LOUNGE

SECOND FLOOR

- LOBBY
- PRIMARY BEDROOM
- WALK-IN CLOSET (2)
- BATHROOM (2)
- OUTDOOR CINEMA
- OUTDOOR RELAXATION AREA

OUTDOOR

- SHALLOW POOLS (2)
- LAP POOL
- BEACH POOL
- PRIVATE BEACH
- POOL BAR
- WATER GARDEN
- KOI CARP POND
- JACUZZI / ONSEN
- TEPPANYAKI PERGOLA
- BBQ AREA
- GROTTO
- WATERSPORTS LIFT
- SURF SHACK
- SHISHA LOUNGE
- TEA TERRACE
- SUN TERRACE
- LOUNGE DECKS
- TREATMENT CABIN
- LAWNS
- ZEN WALK
- DJ BOOTH
- JUMP-OFF ROCKS


UPLAND OUTLINE
PLOT OUTLINE
BURJ KHALIFA VIEW
VILLA AVATEA
PALM JUMEIRAH AND ATLANTIS THE ROYAL
BURJ AL ARAB VIEW



AVATEA IS MAGNIFICENT INTIMACY,
A PRIVATE ISLAND-ON-AN-ISLAND
HOME WITH LAVISH SPACES.



AVATEA / GRAND ENTRANCE

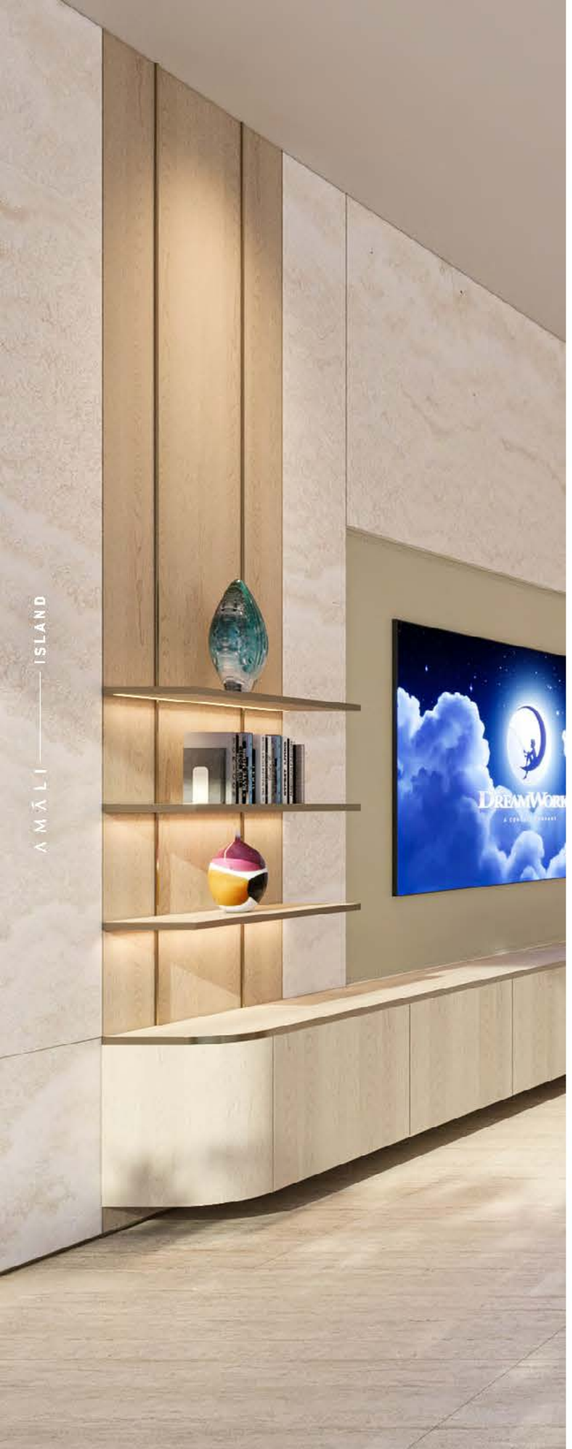


AMÁLI ISLAND

AVATEA / GRAND ENTRANCE




DREAMWORKS


DREAMWORKS











AVATEA / MASTER BEDROOM




AMĀLI ISLAND
AVATEA / SPA







"THE GREATEST LUXURY IS BEING FREE"

Manolo Blahnik



AVATEA / MASTER BEDROOM


VILLA
Avatea
FURTHER DETAILS AVAILABLE ON REQUEST

A DUET OF TRUE DISTINCTION

VILLA ARIA RISES FROM THE SHORE IN EITHER 'GRANDE' OR 'MINIMA' STYLES.

VILLA
Aria

GRANDE



MINIMA



VILLA ARIA AT A GLANCE

46,306 SQFT

PLOT AREA

22,861 SQFT

AREA

7

BEDROOMS

ISLAND LOCATION

PRICE ON REQUEST

VILLA LOCATION



PAYMENT PLAN

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

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

ACD: Q1 2027

BASEMENT

- LUXURY BOAT GARAGE
- FAMILY LIFT
- STORAGE

GROUND FLOOR

- FOYER
- OPEN-AIR ATRIUM
- FORMAL LIVING ROOM
- FORMAL DINING ROOM
- SHOW KITCHEN
- OFFICE
- SPA / BEDROOM
- GYM / BEDROOM
- STAIRCASE
- POWDER ROOM
- SUNKEN SEATING
- KITCHEN
- STAFF ACCOMMODATION
- STAFF BATHROOM + CHANGING ROOM
- STORAGE
- GARAGE
- MEDIA ROOM

FIRST FLOOR

- LOBBY
- OPEN-AIR ATRIUM
- FAMILY LIVING ROOM
- PRIMARY LOUNGE
- PRIMARY BEDROOM
- PRIMARY BATHROOM
- WALK-IN CLOSET (2)
- GUEST ROOM 1 (ENSUITE)
- POWDER ROOM
- BATHROOM / SAFE ROOM
- NIGHT WC

SECOND FLOOR

- LOBBY
- OPEN-AIR ATRIUM
- GUEST BEDROOM 1
- WARDROBE
- BATHROOM
- GUEST BEDROOM 2
- WARDROBE
- BATHROOM
- GUEST BEDROOM 3
- WARDROBE
- BATHROOM
- GUEST BEDROOM 4
- WARDROBE
- BATHROOM

OUTDOOR

- ENTRANCE PAVILION
- WATER PAVILION
- PRIVATE POOL
- VITALITY POOL
- SALTWATER POOL
- HORIZON EDGE LAP POOL
- LAZY RIVER
- WATER PLAZA
- JACUZZI
- PRIVATE BEACH
- SPA
- DINING DECK
- TEPPANYAKI BAR
- BBQ PAVILION
- FLOATING DECK
- SUNKEN SUN BED DECK
- BEACH BAR
- BEACH LOUNGE & FIREPLACE
- WET BED
- SURF SHACK
- PRIVATE PIER
- YOGA DECK
- POOL & BEACH SHOWER
- BOAT LIFT & DOCK
- LAWN
- BUGGY & BIKE GARAGE

VILLA

Aria

GRANDE



ARIA GRANDE / BEACH VIEW



ARIA GRANDE / ENTRANCE / TERRA





ARIA GRANDE / MASTER BATHROOM / TERRA

VILLA

Aria

MINIMA



ARIA MINIMA / BEACH VIEW






AMĀLI ISLAND


ISLAND


DREAMWORKS
KINFOLK


VILLA
Aria
FURTHER DETAILS AVAILABLE ON REQUEST

RADIANTLY EXQUISITE

VILLA AURORA RISES FROM THE SHORE IN EITHER 'GRANDE' OR 'MINIMA' STYLES.

VILLA Aurora

GRANDE



MINIMA



VILLA

Aurora

GRANDE



AURORA GRANDE / BEACH VIEW

VILLA AURORA AT A GLANCE

40,612 SQFT
PLOT

16,012 SQFT
AREA

6
BEDROOMS

ISLAND LOCATION

PRICE ON REQUEST

VILLA LOCATION



GROUND FLOOR

- ENTRANCE LOBBY
- FEATURE STAIRCASE
- SUNKEN LOUNGE
- FORMAL LIVING
- LOUNGE / KITCHEN
- DINING ROOM
- BREAKFAST ISLAND
- CIGAR ROOM
- SPA / BEDROOM
- GYM
- POWDER ROOM
- FAMILY LIFT
- BOH KITCHEN
- STAFF ACCOMMODATION

FIRST FLOOR

- **LOBBY**
- **BEDROOM 1 (ENSUITE) + WARDROBE**
- **BEDROOM 2 (ENSUITE) + WARDROBE**
- **BEDROOM 3 (ENSUITE) + WARDROBE**
- **BEDROOM 4 (ENSUITE) + WARDROBE**

SECOND FLOOR

- LOBBY
- PRIMARY BEDROOM
- WALK-IN CLOSET (2)
- BATHROOM (2)
- JACUZZI
- OUTDOOR SHOWER
- OUTDOOR KITCHENETTE
- OUTDOOR LOUNGE

OUTDOOR

GRANDE

- ENTRANCE PAVILION
- WATER PAVILION
- PRIVATE POOL
- VITALITY POOL
- SALTWATER POOL
- HORIZON EDGE LAP POOL
- WATER PLAZA
- JACUZZI
- PRIVATE BEACH
- SPA
- DINING DECK
- BBQ PAVILION
- FLOATING DECK
- SUNKEN SUN BED DECK
- BEACH BAR
- BEACH LOUNGE & FIREPLACE
- WET BED
- SURF SHACK
- PRIVATE PIER
- YOGA DECK
- POOL & BEACH SHOWER
- BOAT LIFT & DOCK
- LAWN
- BUGGY & BIKE GARAGE

PAYMENT PLAN

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

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

ACD: Q1 2027



AURORA GRANDE / AERIAL VIEW



REKINDLE YOUR LOVE AFFAIR
WITH LIFE AT AURORA, SURROUNDED BY
THE EXQUISITELY LUSH, OVERLOOKING
THE ENDLESS AZURE.



AURORA GRANDE / BEACH VIEW

MASHRABIYA SCREENS, SHEER CURTAINS
AND RECESSED BLACKOUT DRAPES
ENSURE THAT YOU CONTROL THE DEGREE
OF PRIVACY YOU EXPERIENCE.





AURORA GRANDE / AERIAL VIEW





STEP FROM DECK TO PRIVATE BEACH,
YOUR PRIVATE DOMAIN.





FROM SEA TO WITHIN,
THE ELEMENT OF WATER
FLOWS THROUGH AMALI
ISLAND VILLAS.



AURORA GRANDE / MASTER BEDROOM / TERRA

VILLA

Aurora

MINIMA

"EACH AMALI ISLAND HOME BLURS THE LINES BETWEEN NATURAL OPULENCE AND CONTEMPORARY SOPHISTICATION"

Amira Sajwani



AURORA MINIMA / BEACH VIEW






AMĀLI ISLAND
AURORA MINIMA / DINING / ULTRA




VILLA
Aurora
FURTHER DETAILS AVAILABLE ON REQUEST

PASSIONATE IN PERFECTION

VILLA AMORINO RISES FROM THE SHORE IN EITHER 'GRANDE' OR 'MINIMA' STYLES.

VILLA
Amorino

GRANDE



MINIMA



VILLA AMORINO AT A GLANCE

31,893 SQFT
PLOT

11,336 SQFT
AREA

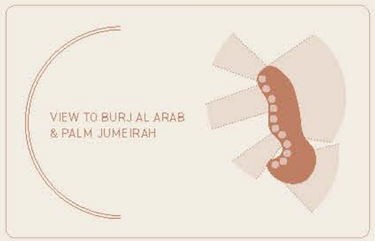
5
BEDROOMS

VASTU-COMPLIANT

ISLAND LOCATION

PRICE ON REQUEST

VILLA LOCATION



PAYMENT PLAN

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

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

ACD: Q1 2027

GROUND FLOOR

- ENTRANCE LOBBY
- FEATURE STAIRCASE
- SUNKEN LOUNGE
- LOUNGE / KITCHEN
- DINING ROOM
- LIVING ROOM
- BREAKFAST ISLAND
- PRIVATE STUDY / CIGAR BAR
- MEDIA ROOM
- POWDER ROOM
- FAMILY LIFT
- BOH KITCHEN
- STAFF ACCOMMODATION

FIRST FLOOR

- LOBBY
- FAMILY LIVING ROOM (MINIMA)
- BEDROOM 1 (ENSUITE) + WARDROBE
- BEDROOM 2 (ENSUITE) + WARDROBE
- BEDROOM 3 (ENSUITE) + WARDROBE
- BEDROOM 4 (ENSUITE) + WARDROBE

SECOND FLOOR

- LOBBY
- PRIMARY BEDROOM
- WALK-IN CLOSET (2)
- BATHROOM (2)
- PRIVATE MASTER LIVING ROOM
- JACUZZI
- OUTDOOR SHOWER
- OUTDOOR KITCHENETTE
- OUTDOOR LOUNGE

OUTDOOR

GRANDE

- ENTRANCE PAVILION
- WATER PAVILION
- PRIVATE POOL
- VITALITY POOL
- SALTWATER POOL
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- BEACH LOUNGE & FIREPLACE
- WET BED
- SURF SHACK
- YOGA DECK
- POOL & BEACH SHOWER
- LAWN
- BUGGY & BIKE GARAGE

VILLA

Amorino

GRANDE



AMORINO GRANDE / BEACH VIEW



AMORINO GRANDE / ENTRANCE / TERRA





AMORINO GRANDE / MASTER BATHROOM / TERRA



AMORINO GRANDE / MASTER BEDROOM / TERRA

VILLA

Amorino

MINIMA



AMORINO MINIMA / BEACH VIEW


AMĀLI ISLAND

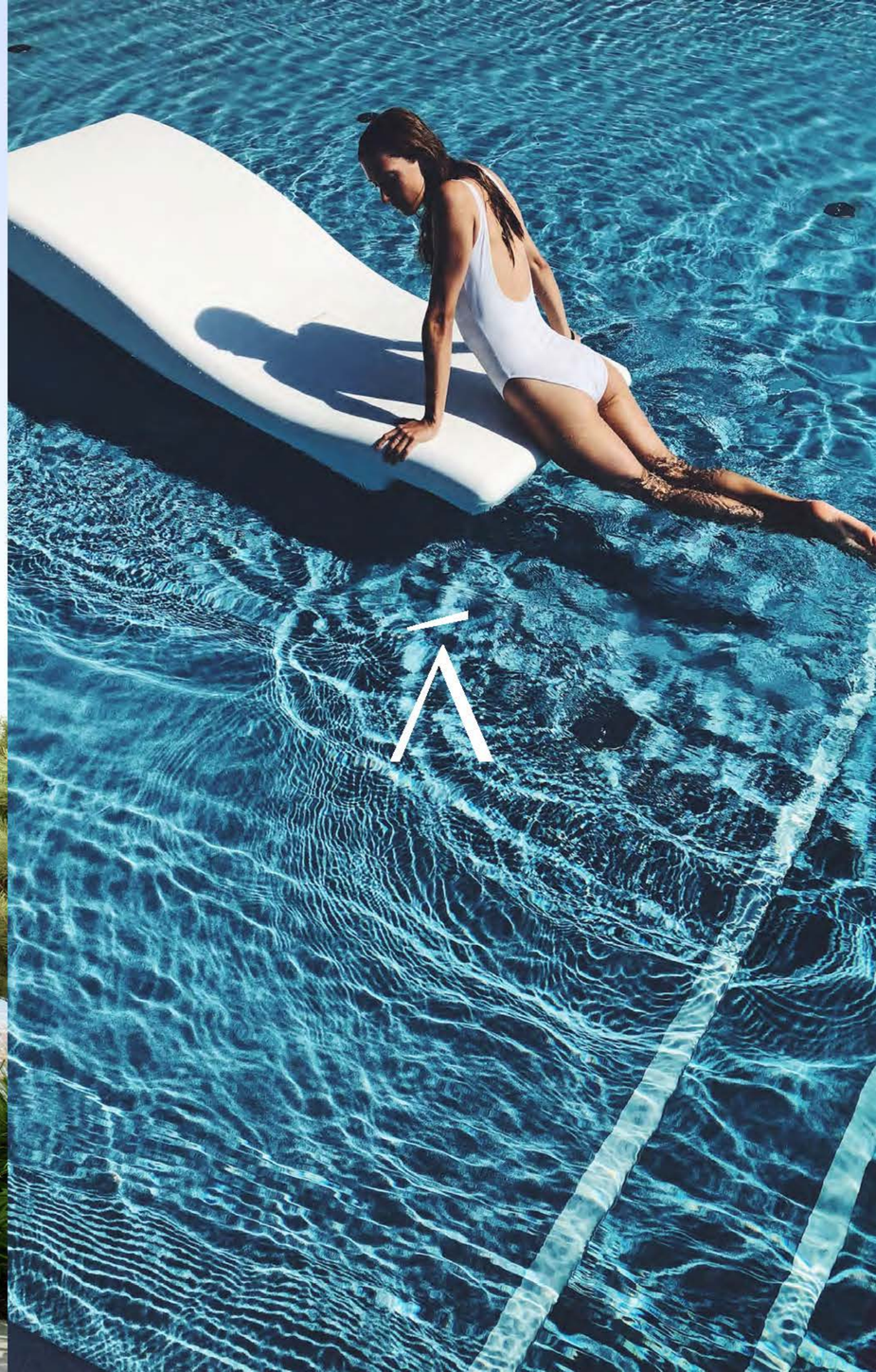

AMALI ISLAND

"THERE ARE NO RESTRICTIONS ON AMALI ISLAND...
WE USE THE LUXURY OF SPACE TO ALLOW
RESIDENTS THE LUXURY OF UTTER CUSTOMISATION"

-

Scott McNeely, Global Creative Director, HBA Residential








VILLA
Amorino
FURTHER DETAILS AVAILABLE ON REQUEST



"EACH AMALI ISLANDS HOME BLURS THE LINES BETWEEN NATURAL OPULENCE AND CONTEMPORARY SOPHISTICATION."

Ali Sajwani

LUXURY LIVING REDEFINED,
ONE DREAM AT A TIME.

FREQUENTLY ASKED QUESTIONS

ACCESS & TRANSPORTATION

Q – As a resident, will my family and I need to carry our passport or ID to enter the island?
A – No. However, if you are travelling to Amali Island by boat, registering the vessel will expedite the entry process (note: this is applicable to boats belonging to both you and your guests.)

Q – Will my guests and visiting staff require pre-registration to enter the island?
A – No pre-registration is required. Guests or delivery services will be required to present the resident's name and villa number in order to enter the island.

Q – How will I be able to reach the island?
A – These are the main methods of transportation you can use to reach Amali Island:
- Private yachts / speedboats
- Exclusive Amali Island yacht
- Private helicopter to the floating island helipad
- Dedicated Amali Island ferry, operational 24/7 just for residents and their guests. Note: this will be included in the service charge

Q – How many landside marinas can I use to reach the island, and how close are they?
A – There are currently 17 marinas within 15 minutes from Amali Island, including JBR, Dubai Marina, Madinat Jumeirah, Marasi Business Bay Marina, Dubai Canal and Al Khor.

Q – How can I move around the island?
A – Golf carts will be the main mode of transportation on Amali Island and will have a dedicated pathway. You can also use bicycles to travel around the island.

Q – What delivery methods will be used to deliver packages?
A – There will regular, daily deliveries of fresh produce and other supplies from upmarket supermarkets and delis to the island. Meanwhile, mainland Dubai is just a quick, six-minute boat ride away so that you and/or your staff have easy access to the city if any further products required. We are also working with the relevant regulatory authorities to explore a doorstep drone delivery service.

Q – Is there any parking available on the mainland for guests and / or my personal cars?
A – We will have several dedicated parking areas located across Dubai, including in Downtown Dubai, Business Bay and Dubai Canal, with more being added.

Q – Will anyone be able to access Amali Island?
A – No. Only you, your guests and staff will be allowed to access the island.

BERTHING

Q – Does each villa have a private berth?
A – Villas Avatea, Aria and Aurora enjoy private berths in front of the property. Villa Amorino has dedicated yacht parking at the Clubhouse.

Q – What size vessel will I be able to park at Amali Island?
A – This varies from villa to villa, with most being 65 ft LOA. However, Amali Island has the capacity to berth boats of up to 120ft, with an offshore provision for larger vessels.

INFRASTRUCTURE

Q – How long is Amali Island?
A – 6,500ft or 600m from end to end.

Q – How will water used on the island be treated so that it is safe for domestic use?
A – Amali Island has its own dedicated water treatment facility to provide clean water, similar to a luxury island resort.

Q – How will electricity be provided to the island?
A – There will be multiple power generators (main and back-up) to power the island 24/7. Additionally, sustainable energy solutions such as solar panels, will also be instituted. By 2028, The World Islands will be powered by DEWA – until then, Amali will build and manage the electricity infrastructure, using metres to track consumption and billing.

Q – What will be the waste removal options on the island?
A – The island will have a dedicated sewage treatment plant, designed by leading infrastructure consultants.

Q – How will air conditioning be provided to the villas?
A – A Direct Expansion (DX) system will be used.

Q – Where will the helipad be located?
A – The helipad will be a floating structure directly connected to the island, strategically-placed so as to be convenient for all residents.

Q – How will telecommunications be managed on the island?
A – There will be no difference in terms of telecommunications bandwidth and connectivity between Amali Island and the mainland.

Q – Is the island safe from drastic natural weather events?
A – Yes, The World Islands has been developed by Nakheel, who have extensive experience in developing vast island projects such as Palm Jumeirah and enjoy a reputation for safety and excellence in their infrastructure efforts. Additionally, Dubai is considered a low risk zone for natural weather events, further limiting any potential risks.

SERVICES

Q - What will be the service charge?
A - This will be confirmed at a later date. However, it will be comparable to other island projects and include upkeep, maintenance and operation of the public realm including the Clubhouse, beach, transportation and core utilities. The service charge will be determined as per the plot area.

Q – Are services such as gardening and maintenance, provided by Amali?
A – Gardening: We will provide you with a comprehensive guide on the diverse landscape options you can enjoy in the private spaces of your villa and maintain these spaces on your behalf for an additional fee.

Maintenance: All Amali Island villas will be covered under a Defect Liability Period (DLP) of one year, which will encompass any maintenance issues that may arise. After the DLP has expired, we can handle all your maintenance issues for an additional fee.

If you would prefer to handle the gardening and maintenance for your villa(s) independently, we would be delighted to provide you with a vetted list of vendors who may be hired at your discretion.

Q – Will there be any medical facilities and/or air ambulance available on the island?
There will be a medical centre in the Clubhouse, stocked with essential supplies and staffed by a trained medic. While there is no dedicated air ambulance, they can reach the island within three minutes from the mainland via the conveniently-located helipad. Additionally, speedboats are always on standby, 24/7 to reach the mainland within minutes.

Q - Will SQuare M provide landscaping for the villas?
A - All major landscaping will be provided with the villa, designed by SQuare M. However, they will provide each owner with a comprehensive guidebook that details recommended plans that suit the masterplan design as well as weather conditions.
For additional or customised landscaping, we will be delighted to recommend a vetted landscape specialist who will be able to meet your needs. Our recommended specialists will also offer monthly / annual packages for the upkeep of your villa post-handover.

LEISURE

Q – Will the clubhouse host any pop-up events?
A – Themed nights and celebrity chefs will be a regular occurrence.

Q – What recreational activities will be available on the island?
A – Sports: There will be a multipurpose sports facility on the island, which may be used for a variety of activities including football, tennis, basketball and so on.

Watersports: A range of activities from wakeboarding to jetskiing will be available.

Children: Specialised kids' water activity areas will cater to young residents.

Q – Will there be any retail options on the island?
A – Amali Island will have a well-stocked, gourmet general store for the use of residents. Moreover, Dubai's world-renowned, luxury shopping destinations are just a short yacht or helicopter ride from the island.

MISCELLEANOUS

Q – Is home insurance included in my villa's purchase price?
A – Home insurance is not mandated and is at your discretion. However, we would be happy to provide you with our vetted list of insurers to help you obtain a policy, should you wish to have one.

Q – Can I visit Amali Island before purchasing my villa?
A – Of course! Prospective buyers will be invited on a private visit to the island on our Amali speedboat, as convenient. Following your purchase, we will schedule regular visits to the island to inspect progress during construction.

Q – Will I obtain UAE residency if I buy a property on Amali Island?
A – Yes. Upon purchase of an Amali Island villa(s), you will receive a UAE Golden visa that will be valid for 10 years and renewable for as long as you remain the owner of an Amali Island property.

Q - What brand of kitchen appliances will be provided?
A - Leading high-end home appliance manufacturer, Gagganau of Germany.

Q - What is the set back between villas?
A - The set back will be 10m and specially-selected landscaping will also be implemented to ensure privacy.

Q - Will the villas' water bodies and pools come as standard with the villa? What else will be included?
A - Each villa will be hardscaped and include major water bodies. Their spa and gym will be shell & core with fit-out, however FF&E is an optional extra.



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