

## FACT SHEET



### INTRODUCING DO HOTELS & RESIDENCES - DUBAI ISLANDS

**Inspired by the legendary Amr Diab, this is the world's first musical themed hotel that integrates music, wellness and AI—offering vibrant stays & residences in one unforgettable destination.**

### DUBAI STRATEGIC LOCATION

Located in Dubai Islands, DO Hotels & Residences is perfectly positioned between the bustling energy of the city and the tranquil embrace of the sea, the project offers breathtaking waterfront views and effortless access to Dubai's top cultural and entertainment hubs.

DO Hotels & Residences - Dubai Islands reimagines hospitality through the language of music—inviting you to stay, move and truly live the beat. A fully serviced waterfront hotel apartment project on Dubai Islands, managed by DO Hotels & Residences, offering freehold ownership, lifestyle benefits, and protected ROI through a structured rental pool.



DO Dubai Hotels  
& Residences



## PROJECT OVERVIEW



# 120

Hotel Apartments

## UNIT TYPES

UNIT TYPE	NO. TOTAL
Studio	49
1 BR	42
2 BR	22
3 BR	7

## WHY INVEST IN DO DUBAI?

**Dubai Islands is emerging as a premium waterfront destination, and DO Hotels & Residences is a gem at the water's edge.**

## 60/40 PAYMENT PLAN

**Fully managed rental pool with ROI protection of 5% annually, and projected total returns of up to 15%.**

DO Hotels & Residences Dubai Islands is perfect to secure a high-yield, lifestyle-rich investment with guaranteed rental returns and long-term growth—hands-free, hassle-free, and set in a destination destined to shine.

**Q4 2027** ESTIMATED HANDOVER

## AMENITIES AND FACILITIES



Grand waterfront lobby with concierge & lounge



State-of-the-art fitness club



Outdoor & indoor gym



Separate male & female spa featuring sauna and steam rooms



Outdoor swimming pool



Outdoor jacuzzi



Kids pool



Sports facilities: football pitch, padel, tennis, basketball & volleyball courts



Two recording studios



All-day dining restaurant



Views of Nakheel waterfront



Outdoor coffee corner by the Marina

## SERVICES



Concierge & valet parking



Laundry services



Food & Beverage (F&B) services



Housekeeping



24/7 security, valet, and maintenance



Basement parking and staff service areas



Connectivity to Nakheel's beach, retail, and leisure destinations and island attractions



Access to retail outlets

RERA Project Number: 3804  
Escrow Account: 7771225999852022

Project QR code available upon request for approved brokers.

**Disclaimer:** Prices, plans, and availability are subject to change without notice. Offers are limited and may be withdrawn at any time. Please verify all details with our sales team.