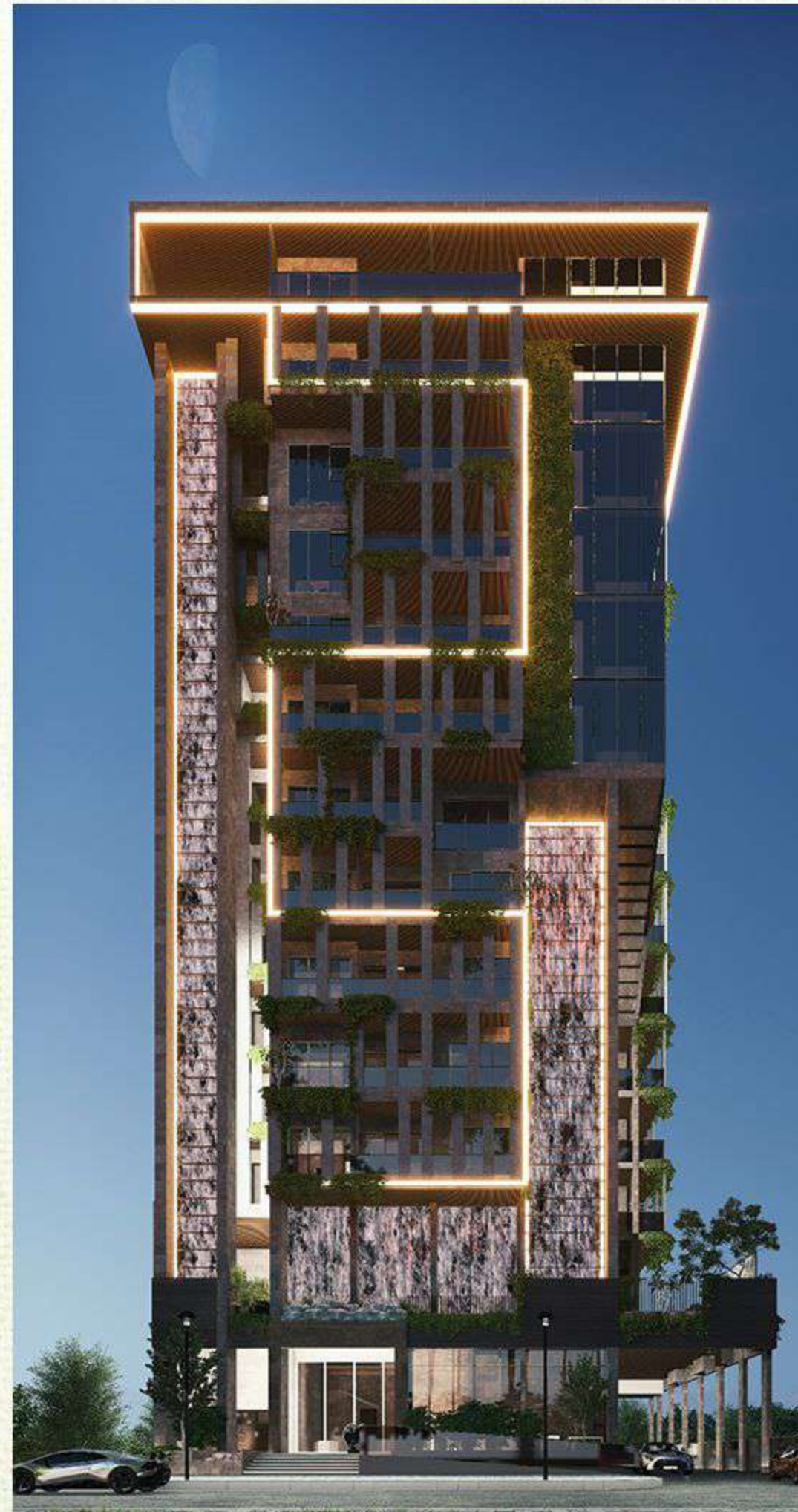




AMAZONIA

A Timeless Living Experience at the waterfront in Al Jaddaf

Inspired by the way the Dubai Creek evokes the vastness of the Amazon River, this 12-story building rises amidst lush greenery, as if slowly reclaimed by nature. With thick vines and moss gently overtaking its form, the building feels like a forgotten relic, surrounded by vibrant life. A stunning waterfall cascades from the 12th floor, adding a natural touch to the modern luxury of the flats inside. These unique spaces invite you to live within a harmonious blend of architecture and nature, offering a rare lifestyle at the waterfront in Al Jaddaf.



INVEST IN A LIFESTYLE, NOT JUST A HOME:

Amazonia is more than just a residential complex—it is a masterpiece of modern living. From the moment you step into our meticulously designed apartments, you will be captivated by the seamless blend of luxury, innovation, and convenience. This prestigious address at Dubai Wharf offers the perfect fusion of smart technology and opulent living, ensuring an unparalleled lifestyle.



Location

Our project is strategically located in Dubai Wharf also known as Jaddaf waterfront, offering seamless connectivity to key destinations such as Dubai Creek, Dubai International Airport, Downtown Dubai, and Healthcare City. Additionally, it is within walking distance of the Jaddaf Metro Station and near the upcoming Etihad Rail Station, which will connect Abu Dhabi and Dubai via a high-speed passenger train. Positioned in the heart of Dubai, our development ensures effortless access to the city's most iconic landmarks, all within a 10-minute radius.





ABOUT AL JADDAF WATERFRONT

Jaddaf Waterfront is a medium-density, mixed-use neighborhood featuring a blend of residential apartments, retail spaces, public facilities, hotels, and parks. Developed by Dubai Properties, this freehold community is strategically located parallel to the iconic Dubai Creek. Envisioned to uphold the highest standards of sustainability, Jaddaf Waterfront aims to set an inspiring example for the future of urban development in Dubai.

#amazoniadx



Overview





Dubai Mall & Burj Khalifa
5 minutes drive from the location.



Dubai World Trade Centre
4 minutes drive from the location.



Business Bay
5 minutes drive from the location.



Dubai Creek promenade
1 minute walk from the location.



Festival city
5 minutes drive from the location.



Healthcare City
3 minutes drive from the location.



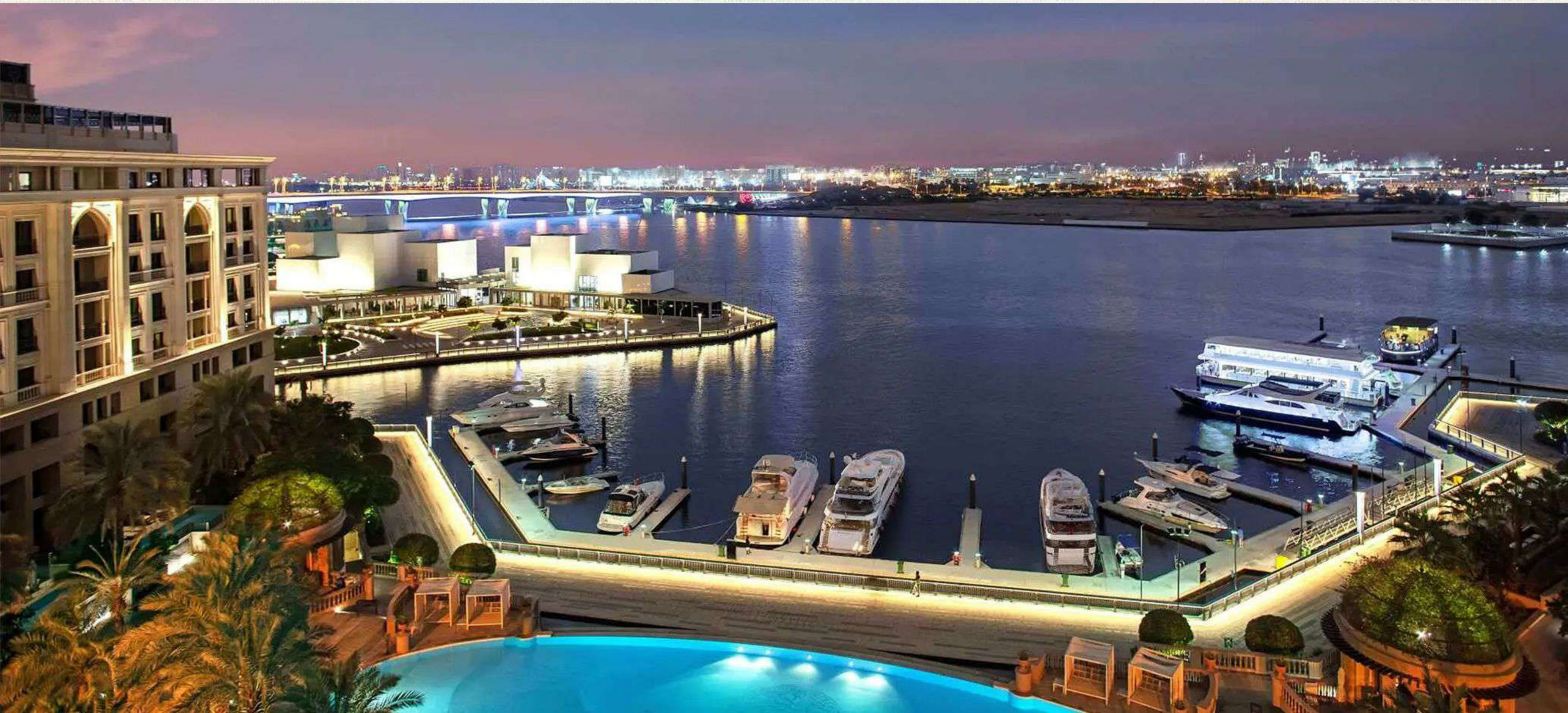
Dubai International Airport
5 minutes drive from the location.



Accessibility
Less than 300m to Jaddaf metro station

Prime Location

Situated in the prestigious Jaddaf Waterfront, our development offers an exceptional location near the vibrant heart of Dubai Creek. Featuring a stunning waterfall, it creates a picturesque setting for everyday life. Additionally, it is strategically positioned next to the upcoming DEWA Headquarters and the Etihad Rail Station, which will connect Abu Dhabi and Dubai via high-speed rail.



Key Features



Furnished



Room Service



House Keeping



Gym



Recreational
Lounge



Swimming pool



Laundry



Automated carpark



Smart Home
Integration



Open air
Cinema



Rental
Management



Creek view

Location is in proximity of Dubai's most well known landmarks:

Emirates Towers and DIFC: 5 min drive

Dubai Mall & Burj Khalifa: 5 min drive

Business Bay: 5 min drive

Jumeirah Beach: 10 min drive

Dubai International Airport: 5 min drive

Dubai Creek: 1 min walk

Healthcare City: 3 min drive

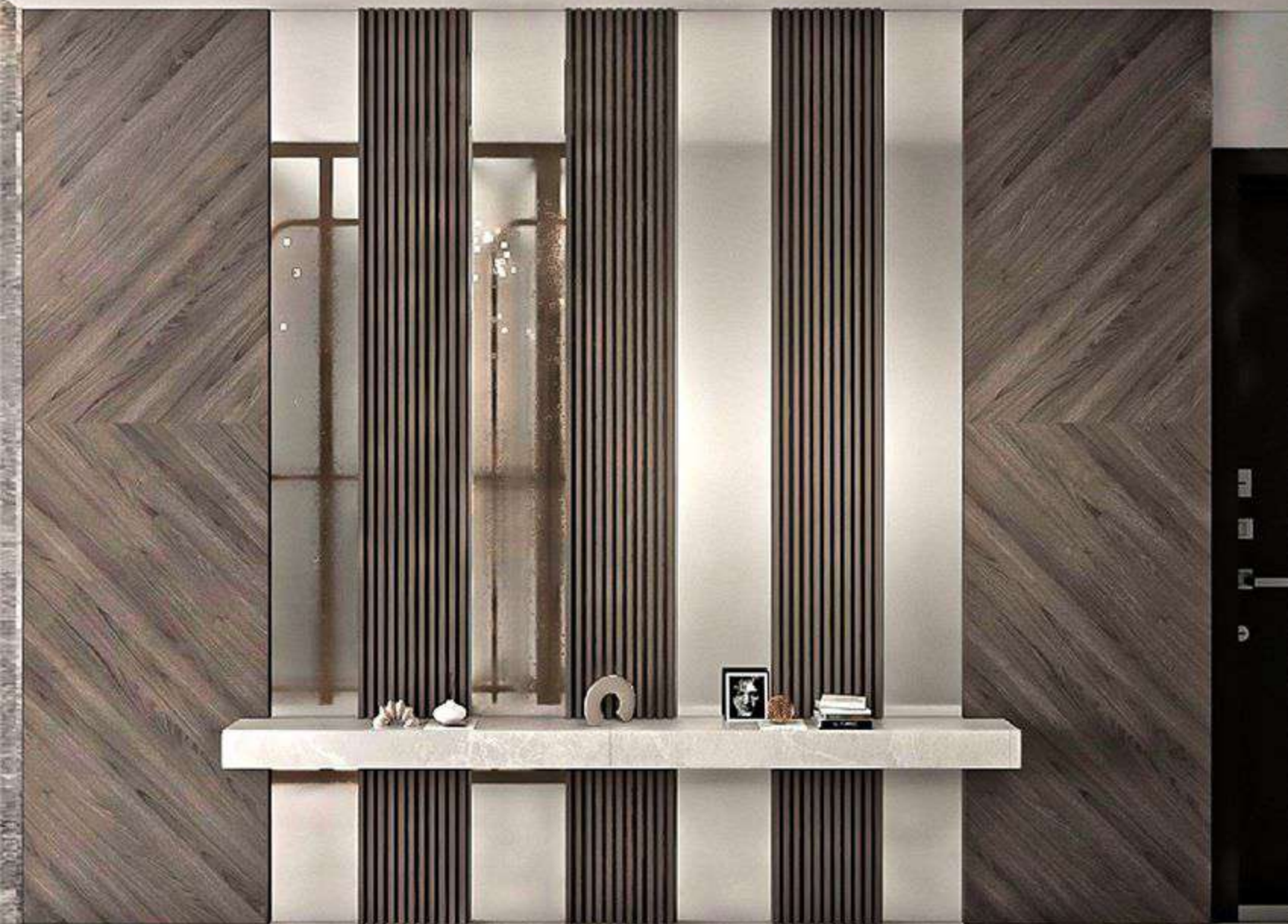
Sheikh Zayed Road: 5 min drive

Sheikh Mohammad Bin Zayed Road: 5 min drive



Class Architecture

Experience architectural excellence with our prestigious residences, designed by the visionary architect behind the iconic Zabeel Saray Dubai. Elevate your lifestyle with a masterpiece of sophistication and luxury, where world-class craftsmanship meets timeless design, redefining the art of living.



Luxurious Furnishings

Immerse yourself in opulence with our fully furnished apartments, curated to exude sophistication and comfort.

Every detail has been carefully selected to enhance your living space and provide a touch of luxury to your daily routine.

Distinctive Apartments

An apartment is more than just a structure; it's a place of belonging, shaped by the unique lifestyle and values of you and your loved ones. Our residences redefine modern living, offering flexible spaces that adapt to your individuality rather than imposing limitations. Designed for comfort and autonomy, each apartment becomes a personal haven, seamlessly blending elegance, freedom, and harmony.





Exclusive features

Choose our distinctive apartments where luxury meets innovation. Delight in the exclusive allure of sophisticated floorings, including marble and stone that elevate your living experience with advanced HVAC systems for a fresh atmosphere, and cleverly designed modular furniture for maximized living space. Unlike other developers, we offer unparalleled Homotel services, branded smart appliances, and secure smart locks, setting your lifestyle apart with unique comforts and technologies.





Modular Space Saving Furniture: Experience the epitome of modern living with our innovative modular space-saving furniture. Our apartments are equipped with cutting-edge designs that seamlessly blend style and functionality, ensuring that every square foot is optimized for your convenience. Every piece is designed with functionality and style in mind, allowing you to effortlessly transform your living space to suit your needs. From multifunctional storage solutions to adaptable seating arrangements, our modular furniture is the key to unlocking the full potential of your home.

Studio Magic: Our studios are designed for maximum versatility. Featuring a Murphy bed that effortlessly disappears into a cupboard when not in use, revealing a spacious sitting area for up to four people. Say goodbye to compromise and hello to a living space that adapts to your every need.

THE KITCHEN



Key Features

Seamless Transformation: With our retractable walls, your kitchen effortlessly transforms into a chic entertainment area, creating an expansive layout that seamlessly blends functionality and style. This adaptability allows you to curate the perfect space for hosting gatherings, fostering unforgettable moments with friends and family.

Odor-Free Living: Bid farewell to the challenges of lingering cooking smells. Our innovative design ensures that cooking odors are confined to the kitchen when needed, preventing them from permeating the rest of your living space. Enjoy the freedom to experiment with bold flavors without worrying about any unwanted aromas lingering in your home.

Flexible Entertaining: Whether you're hosting an intimate dinner party or a lively social gathering, the flexibility of our retractable walls allows you to tailor your living space to the occasion. Say goodbye to the limitations of traditional layouts and embrace the freedom to create a dynamic environment that suits your lifestyle.



A Symphony of Connectivity

Our commitment to providing a smart living environment extends beyond individual amenities. We have carefully crafted a seamlessly connected ecosystem, allowing you to control and monitor various aspects of your home from the palm of your hand.



Leisure and Luxury

Experience a lifestyle of leisure and luxury within our exclusive community. Stay fit in our state-of-the-art health club. Unwind in the clubhouse featuring a pool table, and bask in the sun by the swimming pool. Elevate your evenings with complimentary open-air cinema screenings against the breathtaking views of Dubai Creek on one side and the Sheikh Zayed Road skyline on the other. Welcome to a residence where every amenity is designed to enhance your living experience.



A place for all occasions

Discover unparalleled convenience at our building, where work and leisure seamlessly blend. Located just 300 meters from the Jaddaf metro station, a leisurely one-minute walk to Dubai Creek, and a mere five-minute drive to Dubai Mall and DIFC, our location offers easy access to key destinations. Our location is perfect for every occasion.

Make Amazonia your new home & discover the epitome of contemporary living – Experience the perfect blend of cutting-edge smart features and sophisticated design, all seamlessly integrated to redefine what it means to live in a connected, luxurious space. Don't miss the opportunity to explore how Amazonia can transform your lifestyle. Your smart oasis in Dubai is just a call away – contact us



Waterfront address



60/40

Investment highlights



DEWA



Festival city



Typical one bedroom apartment



Typical two bedroom apartment



Ground floor



First floor



Second floor



ELEVATION - 2
↑
0110

Third floor



ELEVATION - 2

ELEVATION - 3

Fourth floor



ELEVATION - 2

Fifth floor



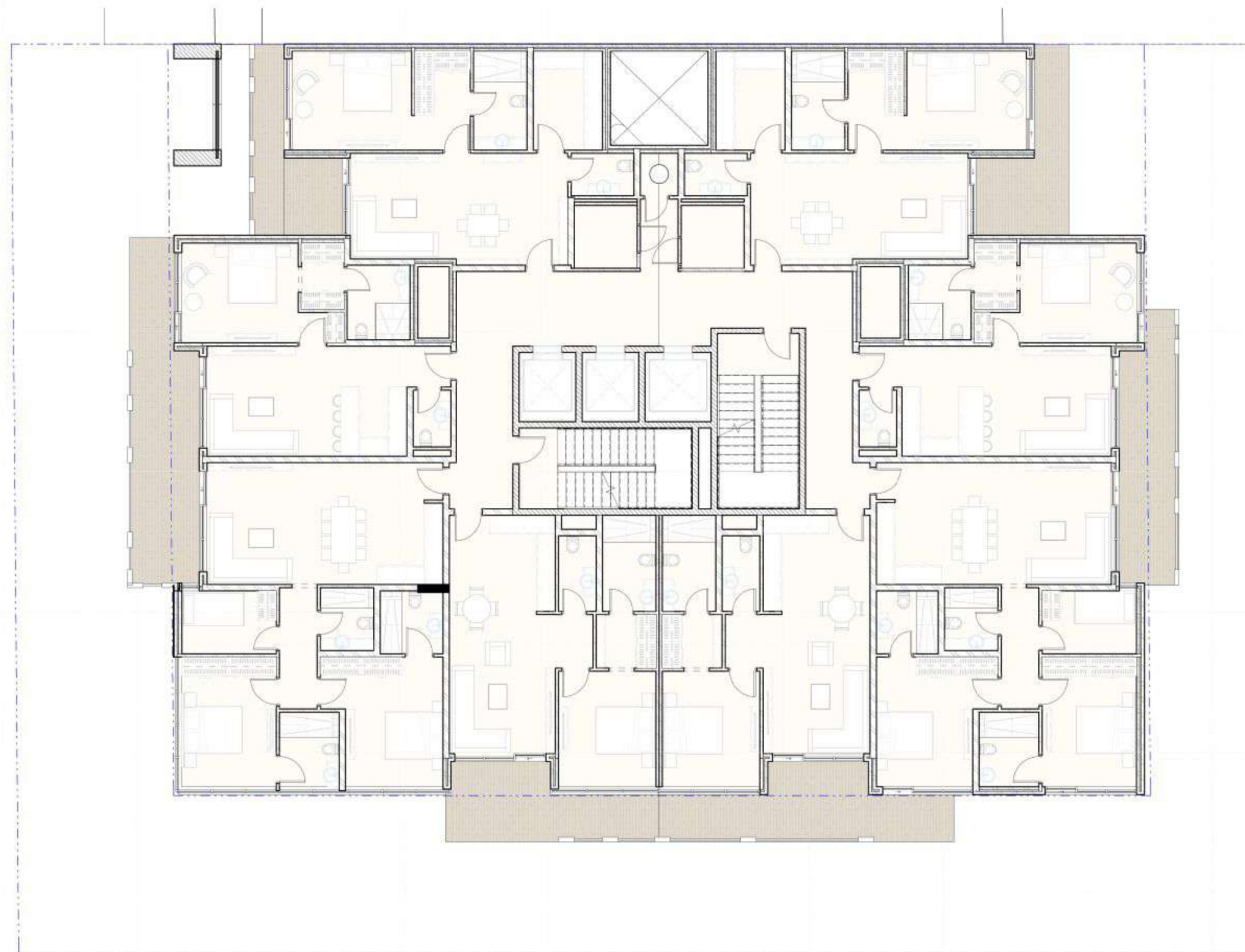
Sixth floor



Seventh floor



Seventh floor



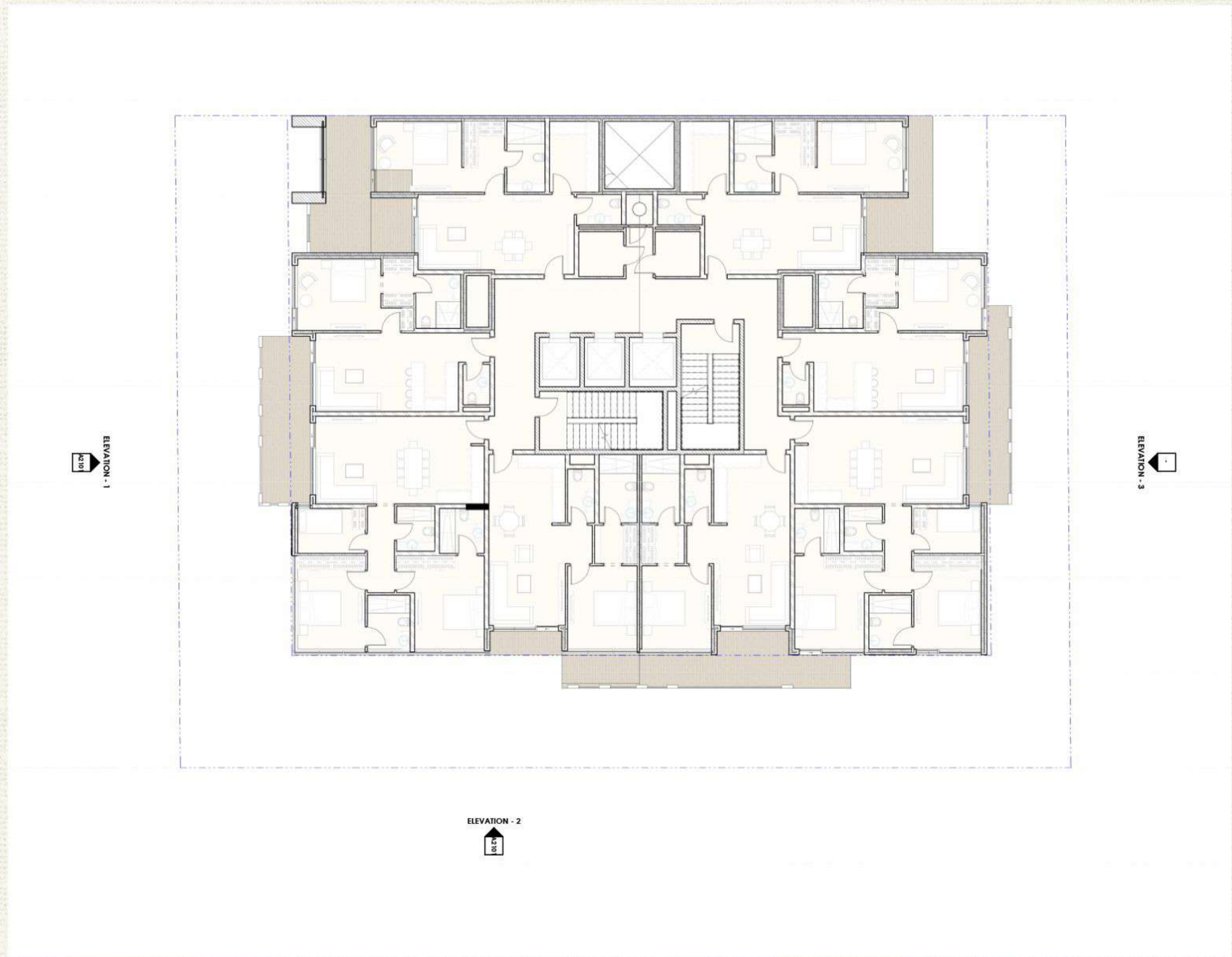
ELEVATION - 2
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ELEVATION - 3
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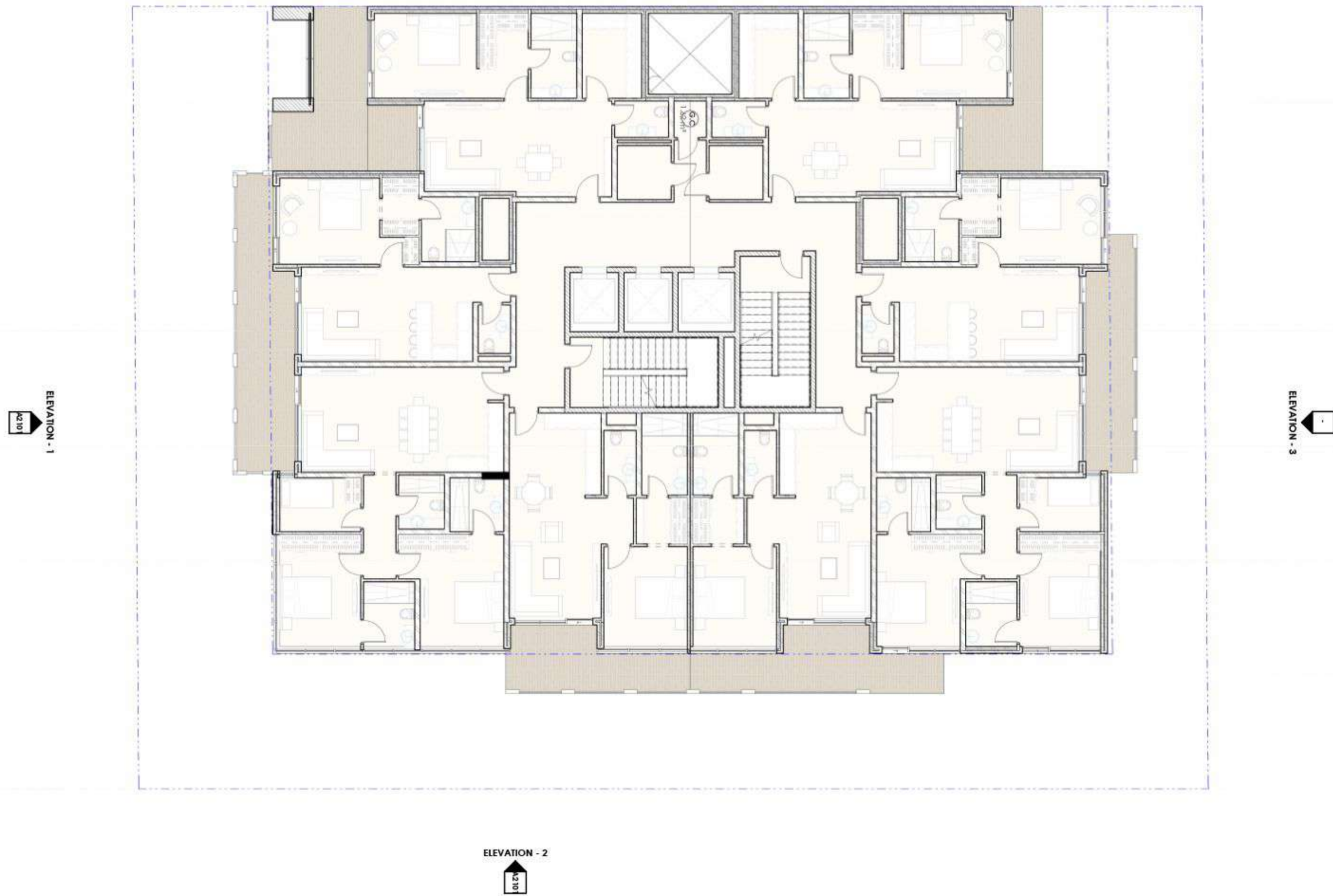
Eighth floor



Ninth floor



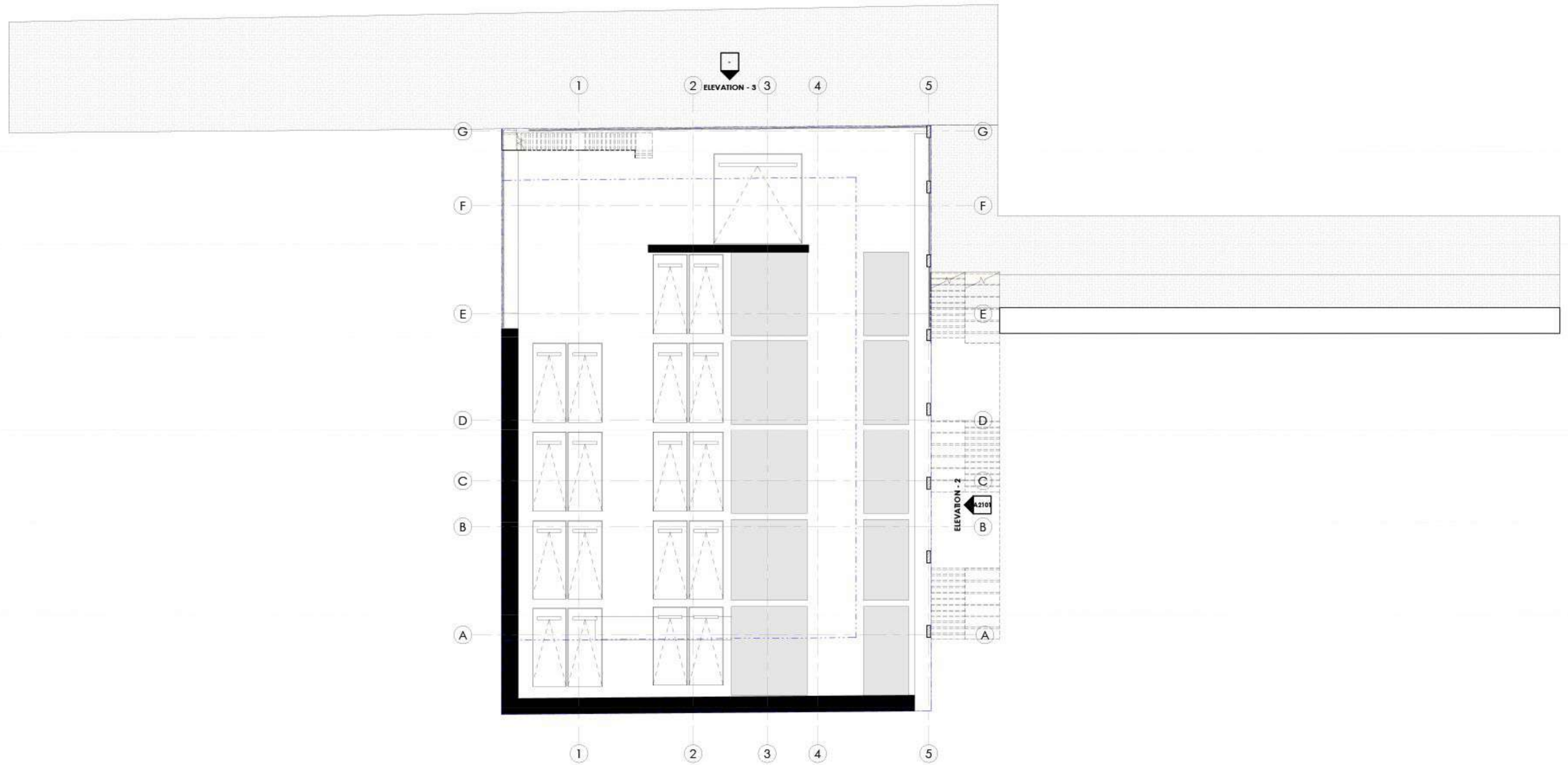
Tenth floor



Eleventh floor



Twelfth floor



Basement floor

Payment Plan

EOI 50K

Reservation - 10%

SPA - 15%

Every 2 months - 5% (35% in 14 months)

On handover - 40% (Q4 2026)





* The developer holds the right to modify plans, elevations, sections, colors, materials, finishes, equipment, fixtures, and specifications of the Unit, Common Areas, and/or Project at its discretion or as mandated by competent authorities and/or the developer of the project. The design, features, amenities, layout, positioning, actual area, and other characteristics of the Unit may vary due to requirements imposed by the Master Developer and/or Competent Authorities. All content in the brochure, including depictions of furniture, appliances, materials, fixtures, and colors or renderings, is purely illustrative, and the final product may differ. The floor layouts and unit areas, as indicated in this brochure, are approximate and subject to change.