

DUBAI ISLANDS

DESTINATION GUIDE



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INTRODUCTION

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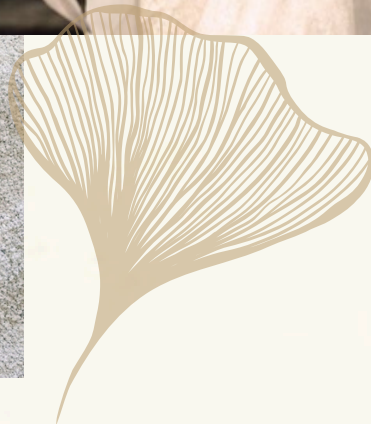
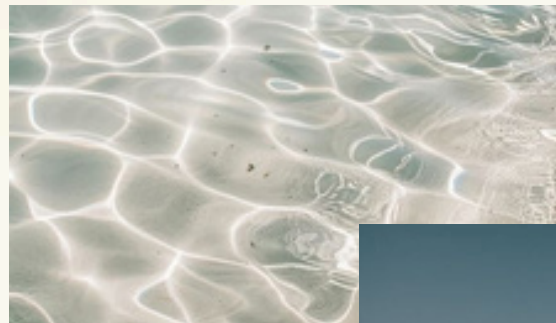
Designed with sophistication, each residence boasts floor-to-ceiling windows and expansive balconies that invite the surrounding seascape.

The architecture features a modern design, with clean lines and a tiered structure in every home that allows for privacy while accentuating the panoramic views.



DUBAI ISLANDS

Why invest in Dubai Islands...



UNDERSTANDING DUBAI ISLANDS

The Central Island is the largest, with Deira Mall as its centerpiece. Spanning a total area of 17 square kilometers, Dubai Islands aim to be a world-class hub for residential, commercial, and leisure pursuits.

This transformative project will further cement Dubai's reputation as a premier global destination, offering residents and visitors alike a unique and unparalleled living and entertainment experience.



WHY BUY WITH AYS DEVELOPERS?

Strategic Location: It is in close proximity to key business districts and the airport, increasing its appeal to international investors.

Diverse Property Portfolio: Offers a range of investment options, from luxury villas to commercial spaces.

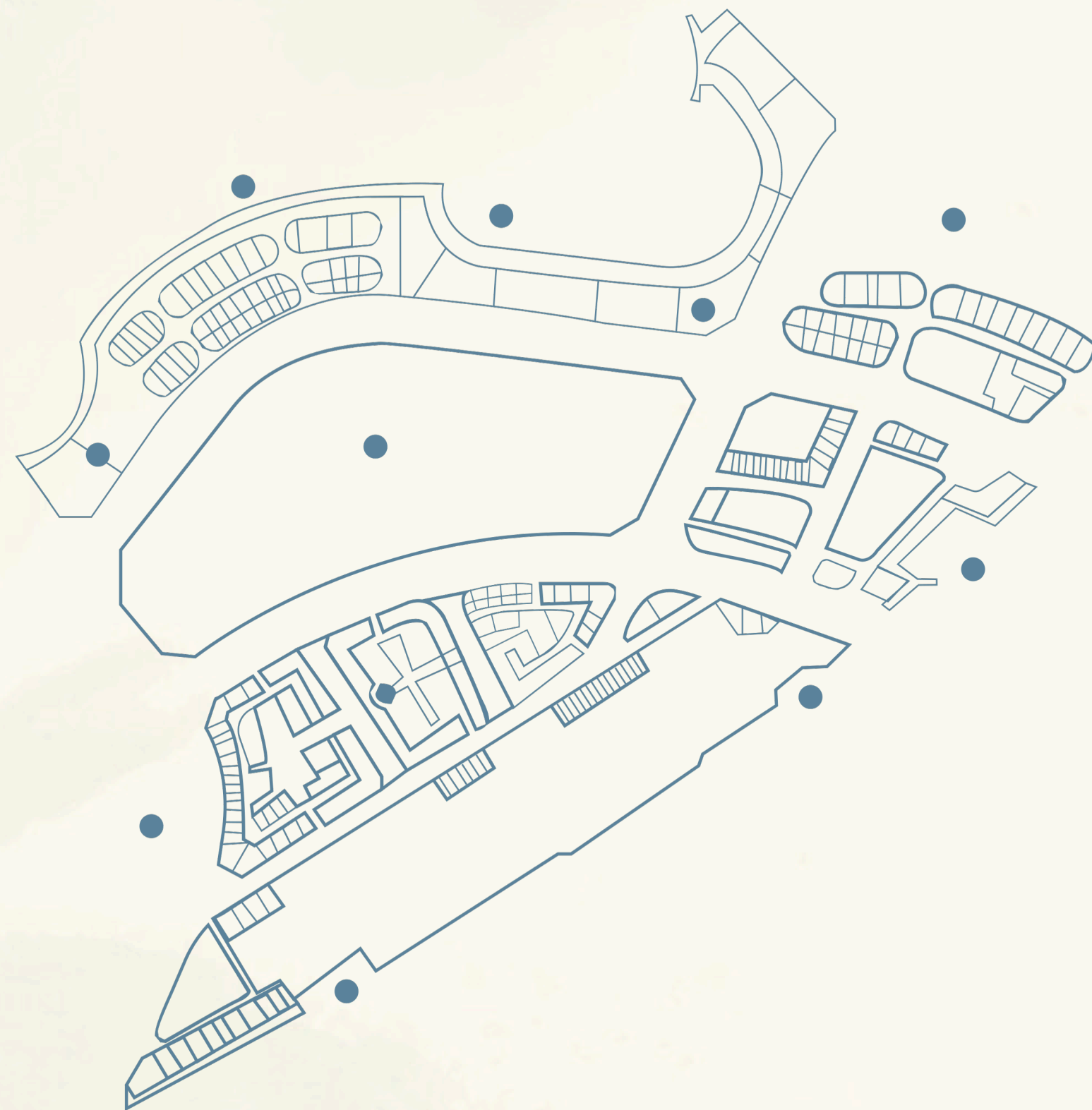
High Return on Investment: Tax-free environment and potential for high rental yields.

Lifestyle Amenities: World-class facilities provide an unparalleled living experience.

Sustainable Investment: Focus on eco-friendly development and innovative technology.







LOCATION & CONNECTIVITY

The project, strategically located along the coast of Dubai, was previously known as "Deira Islands," but it underwent a rebranding as Dubai Islands in August 2022. Dubai Islands enjoys proximity to Dubai International Airport and the historic Deira district, making it an attractive locale for international investors and residents.

Well-planned transport links to major highways enhance the development's accessibility, ensuring seamless connectivity to downtown Dubai and other areas. This includes direct access to Sheikh Zayed Road and Dubai Harbour.

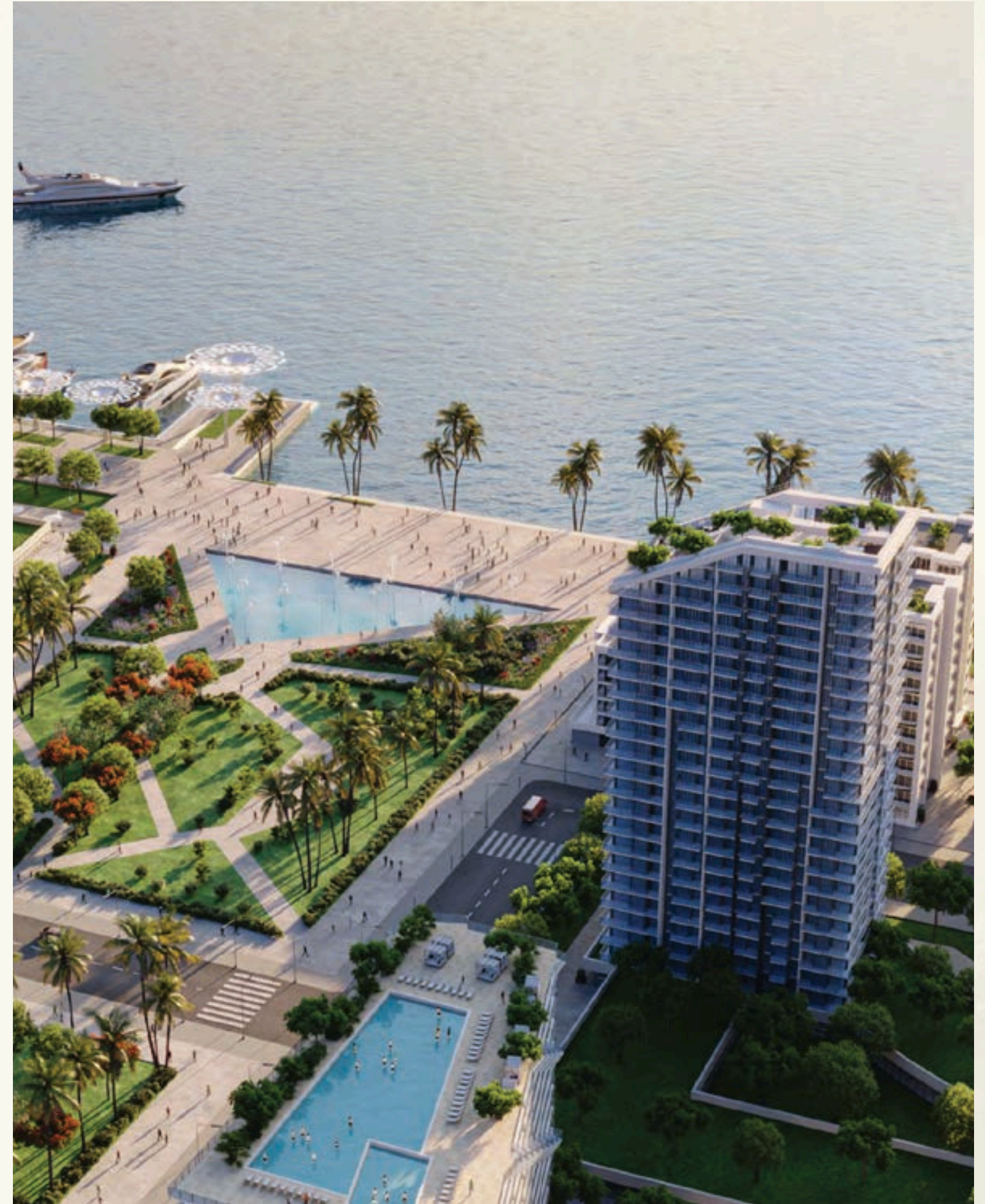
This includes direct access to Sheikh Zayed Road and Dubai Harbour, providing residents and visitors with a swift and efficient way to navigate the city. With its prime location, Dubai Islands is poised to become a vibrant hub for those seeking a luxurious and connected lifestyle in the heart of Dubai's dynamic landscape.

RESIDENTIAL APPEAL

Dubai Islands features a range of residential options, from luxurious villas to upscale apartments, catering to a diverse market of buyers and renters.

The properties on Dubai Islands are expected to appreciate over time. Shore Island is dedicated to sports and resorts, while Golf Island will have an 18-hole golf course, as well as resorts, villas, and "wellness enclaves." Elite Island, the smallest, will be home to luxury waterfront villas.

The unique theme & lifestyle of each residential area ensure exclusivity and privacy.



EXCLUSIVE VIBRANT DYNAMIC

COMMERCIAL OPPORTUNITIES

In addition to residential properties, Dubai Islands offer substantial commercial opportunities. The islands will host high-end retail outlets, business hubs, and hospitality ventures, including hotels and resorts managed by world-renowned operators. The islands are also home to The Night Market, which boasts over 5,300 shops and 100 quayside cafés and restaurants.

The master plan allocates 37 hotels and resorts, of which two are already open: the RIU and the Centara. This mix of amenities not only serves the residents but also attracts tourists and business travelers, creating a dynamic economic environment.





LIFESTYLE & AMENITIES

Dubai Islands is set to provide a luxurious lifestyle with state-of-the-art amenities. These include expansive beaches, marinas, eco-resorts, parks, and waterfront promenades. Facilities for visitors include a car park, showers, washrooms, and a launderette, while amenities for boat and yacht owners include 24/7 dock assistance, complimentary club car transfers, utilities

and ice supply, waste collection, pump-out services, and complimentary WiFi. Recreational facilities such as sports centers, beach clubs, and entertainment zones further enhance the living experience, making it a sought-after destination for those seeking a balanced lifestyle between work and leisure.



SECURE STRATEGIC APPEALING

INVESTMENT POTENTIAL

Investing in Dubai Islands is attractive for several reasons.

Firstly, the real estate market in Dubai offers tax-free returns, which is a significant draw for international investors.

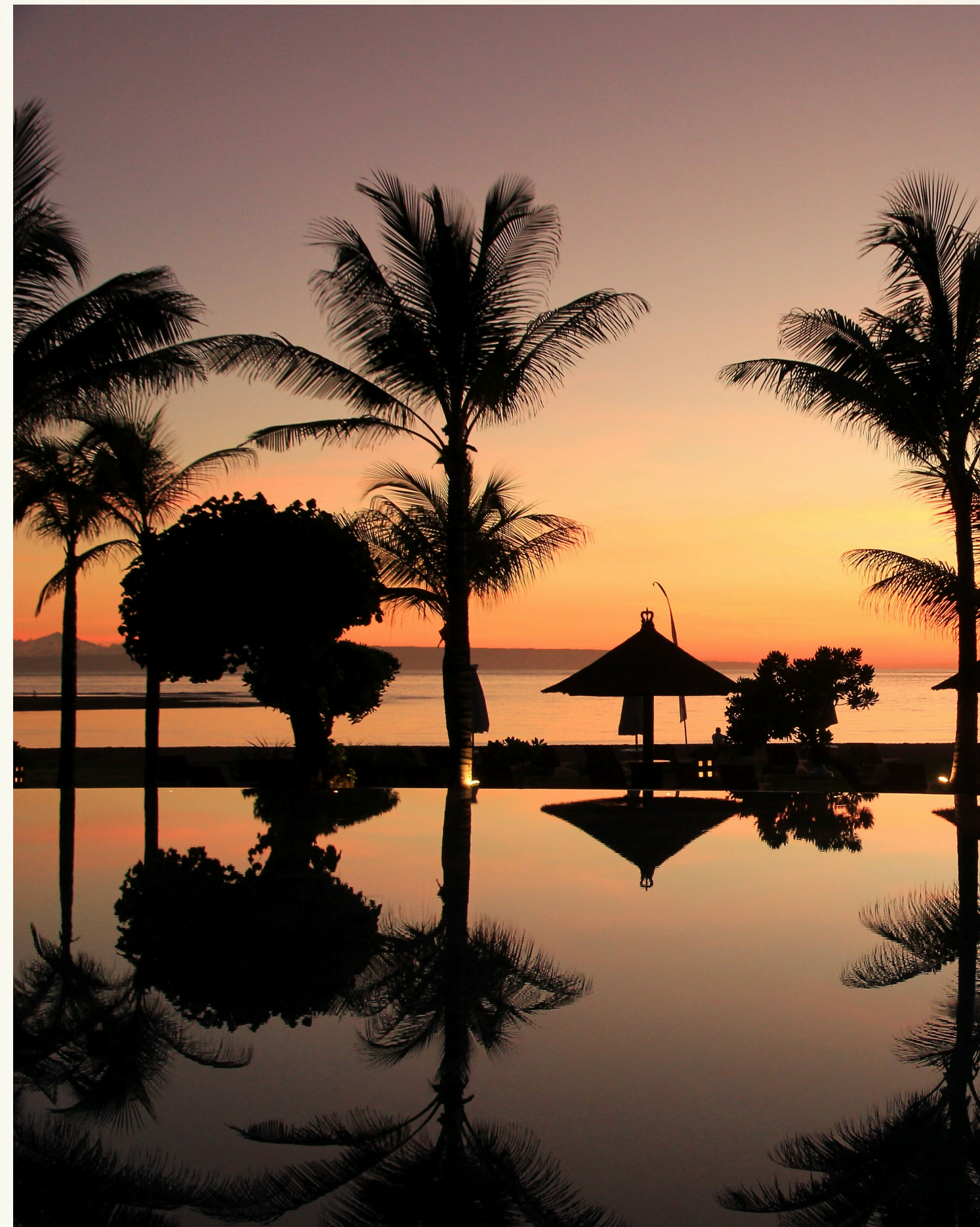
Secondly, properties in Dubai Islands are expected to offer high rental yields and capital appreciation due to the prime location and the quality of development.





MARKET TRENDS & FUTURE OUTLOOK

The Dubai real estate market has shown resilience and growth, bouncing back strongly post-pandemic. Projects like Dubai Islands are expected to contribute to this upward trajectory, with increasing demand for luxury properties. The future expansion plans for Dubai Islands include more innovative residential, commercial, and leisure projects, promising ongoing opportunities for investors.





SUSTAINABILITY & INNOVATION

Dubai Islands is located along Dubai's northern coastline and can accommodate up to 13 superyachts at the same time. It has 248 wet berths for vessels up to 47 meters and 40 dry berths for trailers up to 20 meters. This focus on sustainable development not only aligns with global trends but also increases the attractiveness of the project to environmentally conscious investors.



DUBAI ISLANDS

A PARADISE AWAITS...

