



TIVANO I



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EMBRACE TRANQUILITY

## A SLICE OF STILLNESS IN A CITY OF MOTION

Located in the peace and tranquility of the Dubai Islands, EYD Development's upcoming Tivano property is a portal to another world, away from the hustle and bustle of city life, providing a tranquillisation of luxury peaceful living within a concrete jungle. With its wide selection of varied amenities, its naturally lit spacious interiors, fulfilled with the best in European craftsmanship, and its proximity to the beach and other tropical features, Tivano functions as a piece of island elegance within the big city.



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BUILT IN THE HEART OF  
A GROWING COMMUNITY







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WELCOME TO THE DUBAI ISLANDS  
WHERE LIFE FLOWS



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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 ROUGH  
METRO STATION

20 MINUTES

FROM DUBAI  
INTERNATIONAL AIRPORT

22 MINUTES

FROM THE DUBAI FRANK

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





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TURQUOISE RELAXATION

## CRAFTSMANSHIP IN EVERY INCH

Travels offers Dubai residents unparalleled luxury

with its European craftsmanship, best of  
spacious, light-filled interiors and

amenities, all designed to make your

highest level of elegance.



## UNPARALLELED DETAILING

Each Towne unit features luxury European materials—Carrara tile, Italian-style fixtures, and Dornbracht fittings—plus a smart home system and a custom jacuzzi on the balcony for a high-end living experience with stunning beach views.







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STEP INTO A PORTAL TO ELEGANCE

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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 Trano is built using the most cutting edge construction methods and highest quality material from all around the world. From Italian Travertine marble to Schneider 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 Trano in the service of your comfort.





UNPARALLELED DETAIL



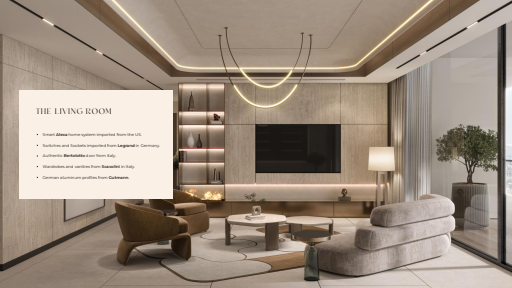


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TROPICAL PARADISE

## THE LIVING ROOM

- Small **Mesa** home system imported from the US.
- Bookshelves and booklets imported from **Legmann** in Germany.
- Authentic **Bertoldo** door from Italy.
- Wardrobes and vanities from **Scavolini** in Italy.
- German aluminum profiles from **Carlmann**.



## THE BATHROOM

- Shower doors from **Villeroy & Boch**
- Mixer and sanitary fittings imported from **Dornbracht** in Germany
- **Ceramica Flies** from Italy



A modern, minimalist kitchen and dining area. The kitchen features light-colored wooden cabinetry, a central island with a white countertop, and a large stainless steel refrigerator. The dining area has a dark wooden table with four chairs that have orange upholstered backs. A large, multi-tiered wooden shelving unit is in the background, and a large, modern chandelier hangs from the ceiling. The ceiling has recessed lighting and a long, thin light fixture. The floor is made of large, light-colored tiles.

## KITCHEN AREA

- Italian kitchen from **Boschert**.
- **Trovanova** countertops from Italy.
- **Moon** and **Sanctuary** fittings from **Wendenski**.

TRANSPORT YOURSELF TO  
A WORLD OF LUXURY





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NATURE'S CALLING

# A TROPICAL PARADISE FOR THE WHOLE FAMILY

Trident's Family Friendly appeal comes from its prime location, from the beach and its spacious design with all available amenities.





UNMATCHED  
AMENITIES



# INFINITY ROOFTOP

*Infinity rooftop with water, good with endless  
views of the sea and the yacht harbor.*





## KIDS POOL

Kids pool

## GAME ROOM

Game room with a wide collection of electronic and physical gaming options.



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ENJOY SPECIAL TIME  
WITH THE WHOLE FAMILY



# GYM & HEALTH CLUB

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





TIVANO I

## CINEMA HALL

Cinema hall with Bose sound system.



# OUTDOOR ROOFTOP

Outdoor rooftop sunbath and jacuzzi + lounge area





TRAINING  
ZONE

## 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





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CRASH ALONG THE WAVES



## ONE-BEDROOM UNITS





# SUN & VIEWS ANALYSIS

W

SUMMER  
SUNSET

N

WINTER  
SUNSET

S

SUMMER  
SUNRISE

E

WINTER  
SUNRISE







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.





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