

DUBAI'S MOST FASHIONABLE ADDRESS

ELLE

RESIDENCES

DUBAI ISLANDS

BY

ANAX DEVELOPMENT

SALES PRESENTATION

OVERVIEW

DUBAI ISLAND

NEARBY ATTRACTION MACRO MAP

Parks & beaches

Dubai Islands Beach	1.2 km
Al Mamzar Beach Park	4.7 km
Maritime City Park	5.7 km

Cinemas

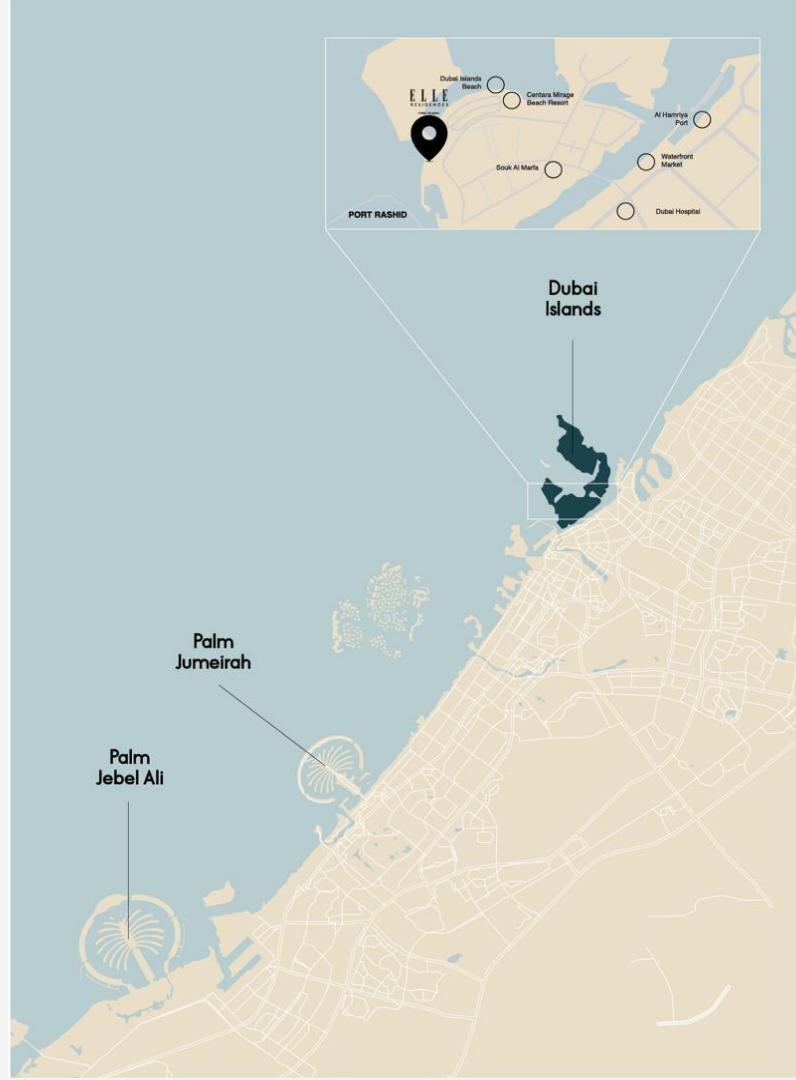
Vox Cinema at City Centre Shindagh	5.5 km
Vox Cinemas at BurJuman Mall	6.5 km
Vox Cinemas at Deira City Centre	7.3 km

Attractions

Dubai Heritage Village	5.1 km
Dubai Museum	5.4 km
Dubai International Bowling Centre	5.4 km

Golf clubs

Dubai Creek Golf & Yacht Club	8.2 km
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Source: DXBInteract

DUBAI ISLAND BY THE NUMBERS

PRICE APPRECIATION

10.7% in 2024

RENTAL PERFORMANCE

8% average annual ROI

MARKET ACTIVITY

149.7% increase in Transactions

DEMAND OUTLOOK

32.3% increase in prices already in 2025

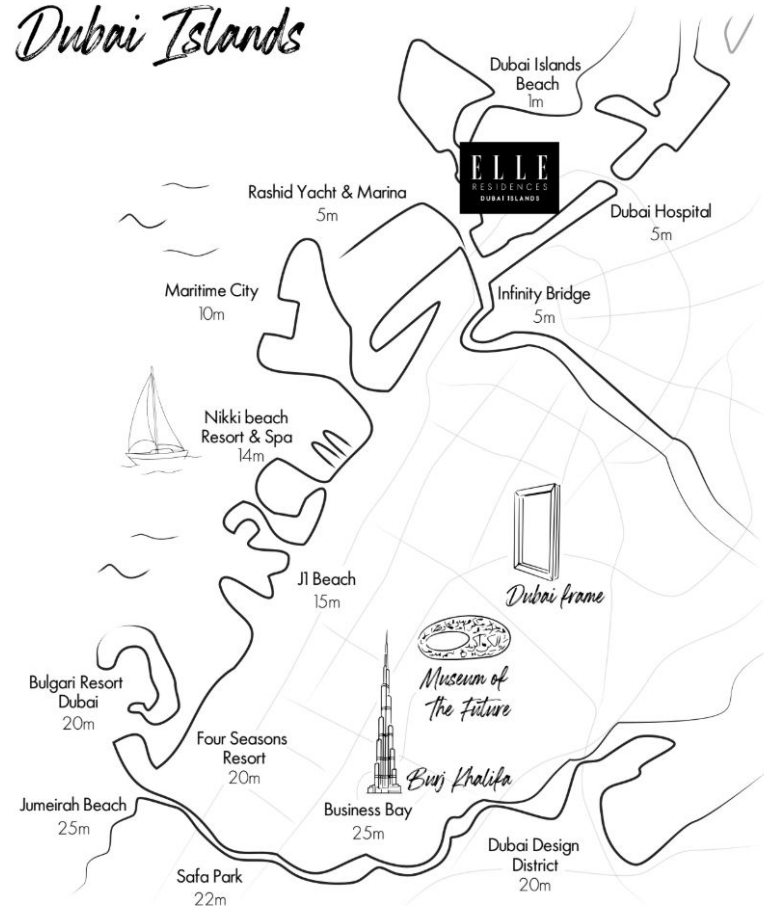
CONNECTIVITY BOOST

Eight-lane bridge by 2026 linking Dubai Islands to Downtown, DXB Airport, and key districts.

Main part of Dubai's Vision 2040

A CHAPTER ON THE DUBAI COASTLINE

- Jumeirah Bay - **AED 12,500+ Per [Sq.Ft](#)**
- Palm Jumeirah - **AED 5500+ Per Sq.Ft**
- Pearl Jumeirah - **AED 3040+ Per Sq.Ft**
- Dubai Maritime City - **AED 3000+ Per [Sq.Ft](#)**
- La Mer - **AED 2930+ Per [Sq.Ft](#)**
- Dubai Islands - **AED 2800+ Per Sq.Ft**



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A GLOBAL STAR ICON

- Founded in 1945, shaping fashion and lifestyle worldwide
- 45+ editions across 60+ countries
- Parisian flair with modern, cultural relevance
- Expanding into design, décor, and branded residences
- Success stories include **Elle Residences Miami**



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DUBAI ISLANDS



Elle's first branded residence in the UAE



Exclusive collection of 98 fully-equipped residences across a 10 levels



Mix of 1–3 bedroom residences and townhouses



Waterfront address within Dubai Islands, the city's new coastal landmark



Surrounded by beaches, marinas, retail, and cultural hubs



Architecture and interiors echo Elle's Parisian style and editorial flair



Designed for a lifestyle that blends fashion, culture, and contemporary living

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Striking architecture
inspired by light,
movement, and fluid
indoor-outdoor flow



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Private terraces framing
open water views,
Dubai Islands Marina &
Downtown skyline
views.



An architectural rendering of a modern, multi-story residential building at dusk. The building features a series of cantilevered balconies and a glass-enclosed ground floor. It is illuminated with warm interior and exterior lighting. The scene is set against a twilight sky with palm trees and lush greenery in the foreground and background.

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Exclusively designed
by Elle, backed by
the brand's heritage
in fashion, beauty,
culture, lifestyle, and
society

AMENITIES

DESIGNED TO NURTURE BALANCE,
BEAUTY & BELONGING

WELLNESS

MEDITATION GARDEN

AQUA GYM AREA

FITNESS

EQUIPPED INDOOR GYM

OUTDOOR GYM

YOGA DECK

LEISURE

POOL BAR

INFINITY POOL

SUNDECK WITH CHAISE

LOUNGES

OUTDOOR MULTIPURPOSE AREA



SERVICES

MAIN LOBBY

VALET PARKING

TOWNHOUSES LOBBY

24-HOUR CONCIERGE

GUEST CHECK-IN SERVICES

24-HOUR SECURITY AND SCREENING

AMENITIES OVERVIEW

Wellness

- Meditation garden
- Aqua gym area

Fitness

- Equipped indoor gym
- Outdoor gym
- Yoga deck

Leisure

- Pool bar
- Infinity pool
- Sundeck with chaise
- Lounges
- Outdoor
- multipurpose area

Services

- Main lobby
- Valet parking
- Townhouses lobby
- 24-hour concierge
- Guest check-in services
- 24-hour security and screening

THE RESIDENCES

WHERE FASHION, BEAUTY,
CULTURE & LIFESTYLE COLLIDES

INTERIORS DESIGNED LIKE A FEATURE STORY

- Modern silhouettes with **Parisian-inspired detailing** and coastal materials
- **Bespoke finishes** that feel like fashion statements in their own right
- **Spacious layouts** with open kitchens and flexible living zones
- **Floor-to-ceiling glazing** designed for **natural light** and **panoramic views**
- **Custom wooden flooring** and **bespoke cabinetry**
- **Spa-style bathrooms** with integrated storage
- Materials include **Rosso Lepanto marble**, **Chevron oak flooring**, **olive-green accents**, and **Elle's textured wallpapers**

UNIT TYPES & SIZES

Units	Size (sq. ft.)	Units Available	Price
1-Bedroom	711 - 957	8	2,151,777
2-Bedroom	980 - 1,432	56	2,768,777
3-Bedroom	1,407 - 2,190	27	5,107,777
3 & 4 Bed Townhouses	2,362 - 4,592	7	10,500,777

PAYMENT PLAN BREAKDOWN

30/70

FAST FACTS - SUMMARY

Starting Price

AED xxx

Location

Dubai Islands

No. of units

98

No. of floors

G+2P+10

Payment Plan

30 | 70

Handover

Q4, 2027

WHY INVEST IN ELLE RESIDENCES DUBAI ISLANDS



Trusted Developer

Delivered by ANAX Developments, part of ANAX Holding, with AED 2B launched and AED 5B in the pipeline.



Global Lifestyle Brand

Elle brings decades of fashion and cultural influence into real estate, ensuring timeless appeal and international recognition.



Exclusive Waterfront Address

One of the few remaining prime waterfront addresses in Dubai, set within the government-backed Dubai Islands master plan.



High-Growth Market

Dubai Islands is emerging as a prime investment hub with limited waterfront supply, rising demand, and strong long-term appreciation.



Investor-Friendly Plan

Investor-friendly 30/70 payment plan with 70% due on handover.

The background of the image is a close-up of a teal-colored fabric, possibly silk or satin, with visible folds and a subtle sheen. The lighting creates soft gradients of blue and green across the surface.

THANK YOU