

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

### Attractions

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

### Cinemas

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

### Golf clubs

Dubai Creek Golf & Yacht Club	8.2 km
-------------------------------	--------



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

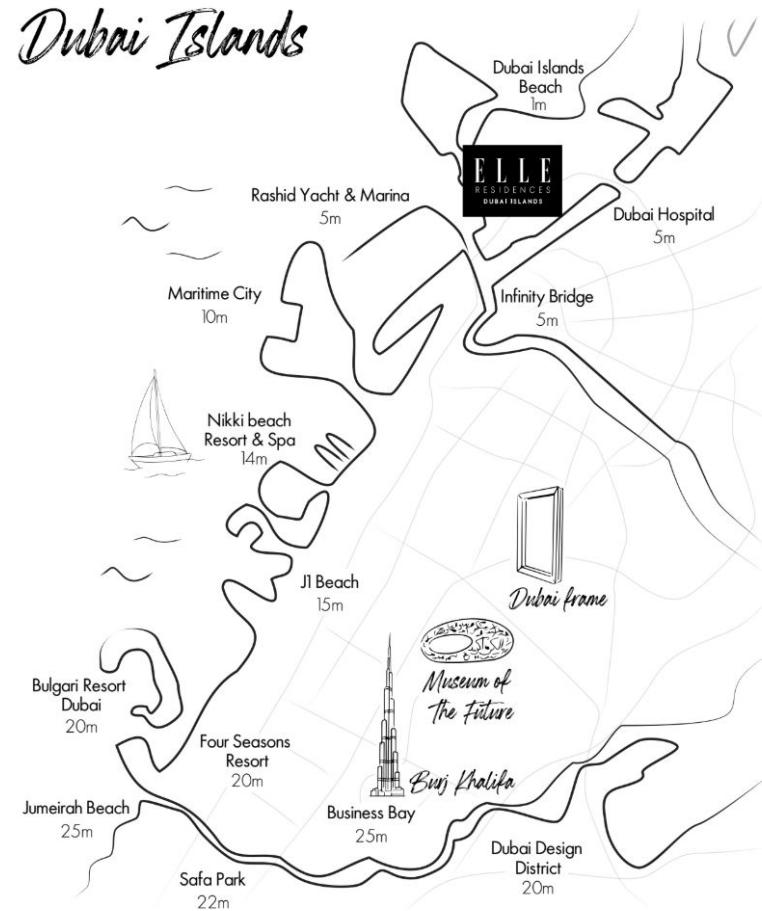
### CONNECTIVITY BOOST

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**



ELLE  
RESIDENCES  
DUBAI ISLANDS

BY  
ANAX DEVELOPMENT

# ELLE

## 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**



# ELLE

RESIDENCES

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

# ELLE

RESIDENCES

DUBAI ISLANDS

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



# ELLE

RESIDENCES

DUBAI ISLANDS



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

# ELLE

RESIDENCES

DUBAI ISLANDS

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.

THANK YOU