

A wide-angle photograph of the Dubai skyline across a body of water. The Burj Khalifa is the central focus, surrounded by other skyscrapers. The sky is blue with scattered white clouds. The water in the foreground is a light blue-green color.

# WHITECLIFFS RESIDENCES

by

**AG Properties LLC & AGP Builders Real Estate Development LLC**



## ABOUT US

AG Properties LLC & AGP Builders Real Estate Development LLC are one of the top-tier luxury real estate developers in the Middle East. We are the most trusted real estate development group of companies for over 2 decades. AG Properties LLC & AGP Builders Real Estate Development LLC are committed to creating residential & commercial developments across the emirates that provide distinctive and enriching lifestyles for residents.

AG Properties LLC & AGP Builders Real Estate Development LLC also offer institutional & retail investors access to an extensive property portfolio for development and investment opportunities. All the initiatives aim to enrich the lives of residents and visitors, bringing a vast collection of living experiences to the emirates.

Meet your life goals with a secure investment at AG Properties LLC & AGP Builders Real Estate Development LLC .





## AG TOWER

OFFICE NUMBER 07, GROUND  
FLOOR, BUSINESS BAY, DUBAI, UAE



04 5634999



[info@agproperty.ae](mailto:info@agproperty.ae)



[www.agproperty.ae](http://www.agproperty.ae)



# Introducing **WHITECLIFFS RESIDENCES** by AG PROPERTIES LLC & AGP BUILDERS REAL ESTATE DEVELOPMENT LLC

---

WHITECLIFFS RESIDENCES, a new project innovation by AG Properties LLC & AGP Builders Real Estate Development LLC provides the community of Dubai with Smart Homes. The project is located within a bustling city, providing a tribute to the essence of Smart Home.

WHITECLIFFS RESIDENCES is smoothly blending contemporary charm with lavishness paying extra attention to the comfort. The apartments are thoroughly designed to not only provide comfort but also take care of elegance and sophistication. The layouts are remarkable and enhance the features with creativity. The building stands firm in the center of Dubai near the Gold Souk and provides a high-end lifestyle of private residences with G + 2P + 12 floors of stunning accommodation.





# IRRESISTABLE RESIDENTIAL AREA

**WHITECLIFFS RESIDENCES**



# LOCATED IN DUBAI ISLANDS

An artificial archipelago located off the coast of Deira, Dubai Islands is an ongoing project set to span 17 square kilometers across five islands. This mixed-use development is gaining recognition for its upscale residences, hotels, lifestyle projects, and marinas, and significantly expands Dubai's coastline with over 20 kilometers of new beachfront, including a Blue Flag-certified eco-friendly beach.

Dubai Islands, accessible from the mainland by both road and sea, is slated to accommodate more than 80 hotels ranging from luxurious wellness centers to boutique establishments, family-oriented resorts, and environmentally conscious options. The development will also incorporate 2 square kilometers of parks and open spaces, alongside premium golf courses offering views of the Arabian Gulf. An extensive network of marina promenades, pathways for water and road transport, as well as walking and cycling routes, will facilitate seamless connectivity throughout the area.

**WHITECLIFFS RESIDENCES**







**AG Properties LLC & AGP Builders Real Estate Development LLC OFFERS**



# LOCATED IN THE CENTER OF DUBAI



5 Minutes to Gold Souk



10 Minutes to Dubai Frame

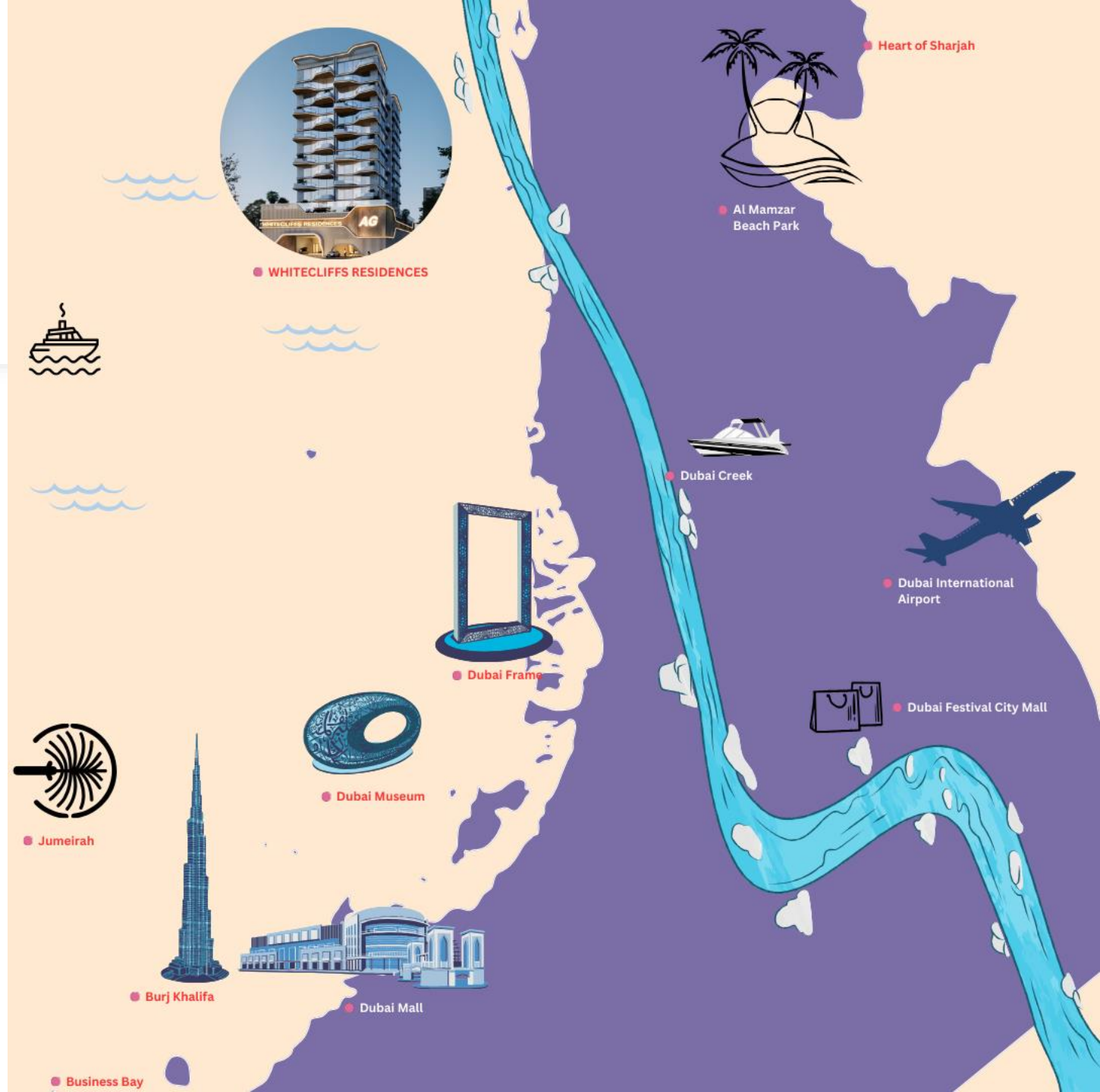


12 Minutes to Dubai International Airport



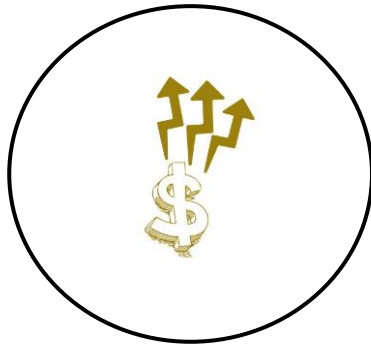
15 Minutes to Burj Khalifa

## WHITECLIFFS RESIDENCES





# WHY INVEST WITH US



Optimize Capital  
Appreciation



Security & Safety



Great Return on  
Investment



Good Rental Income to  
High Yield



Excellent Level of  
Luxury Lifestyle

**WHITECLIFFS RESIDENCES**

# SERENE RECEPTION



WHITECLIFFS RESIDENCES



SITTING  
AREA



WHITECLIFFS RESIDENCES





STUNNING ACCOMODATION AND SERENE VIEW

**WHITECLIFFS RESIDENCES**



# LAVISH LIVING ROOM

WHITECLIFFS RESIDENCES

# ELEGANT & CHIC BEDROOM

---



**WHITECLIFFS RESIDENCES**



# ELEGANT & CHIC BEDROOM

---



**WHITECLIFFS RESIDENCES**

# CONTEMPORARY DESIGNED BATHROOM

**WHITECLIFFS RESIDENCES**





SPACIOUS CLOSET

**WHITECLIFFS RESIDENCES**

# KITCHEN



WHITECLIFFS RESIDENCES



A modern luxury residence with a large infinity pool overlooking the ocean. The pool is a long, rectangular infinity pool with a white concrete edge, filled with clear blue water. To the left of the pool is a wooden deck with two white lounge chairs. The building has large glass windows and a white overhang. The ocean is visible in the background under a blue sky with clouds.

# SWIMMING POOL

**WHITECLIFFS RESIDENCES**



A modern gym interior with large windows, stone walls, and various exercise equipment. The gym is well-lit with natural light from the windows and artificial light from the ceiling. The floor is made of light-colored wood. The text "MODERN STATE OF THE ART GYM" is overlaid in the center of the image.

# MODERN STATE OF THE ART GYM

WHITECLIFFS RESIDENCES



# BARBEQUE AREA



WHITECLIFFS RESIDENCES

# SENSATIONAL SAUNA

**WHITECLIFFS RESIDENCES**



A photograph of a steam room interior. The room is filled with thick white steam rising from the floor. On the left, a wall is made of large, light-colored rectangular tiles. A brass-colored shower head is mounted on this wall. In the center, there is an arched doorway with a mosaic tile border, leading to a brightly lit area with yellow walls and a white towel on a rack. To the right of the doorway, a shower area is visible with walls covered in small, multi-colored mosaic tiles. A black shower head and a cylindrical stone-like pedestal are part of this shower area. A small, modern light fixture is mounted on the mosaic wall above the shower.

# STEAM ROOM

**WHITECLIFFS RESIDENCES**




JACUZZI



**WHITECLIFFS RESIDENCES**



A photograph of two men playing squash in a white court with red boundary lines. The man in the foreground is wearing a red shirt and white shorts, holding a squash racket and looking towards the back wall. The man in the background is wearing a dark blue shirt and dark shorts, also holding a racket. The floor is light-colored wood. The text "SQUASH COURT" is overlaid in white on the left side, and "WHITECLIFFS RESIDENCES" is overlaid in yellow at the bottom center.

# SQUASH COURT

WHITECLIFFS RESIDENCES



A high-end home cinema room featuring a large, curved projection screen on the left wall. The room is dimly lit, with ambient light from recessed ceiling fixtures and vertical light strips on the right wall. A large, dark leather sectional sofa is positioned in the foreground, facing the screen. A tall, multi-driver speaker stands to the right of the screen. The ceiling is white with a curved, recessed lighting strip and two bright spotlights. The walls are dark with vertical wood paneling and integrated lighting.

# CINEMATIC EXPERIENCE

**WHITECLIFFS RESIDENCES**



# COLD PLUNGE

---



**WHITECLIFFS RESIDENCES**

# MEETING ROOM



**WHITECLIFFS RESIDENCES**



# PRAYER HALL



WHITECLIFFS RESIDENCES



24/7  
SUPPORT

**24/7 SUPPORT & SECURITY**

**WHITECLIFFS RESIDENCES**



# CABANA



**WHITECLIFFS RESIDENCES**

# FOUNTAIN



WHITECLIFFS RESIDENCES





SMART HOME



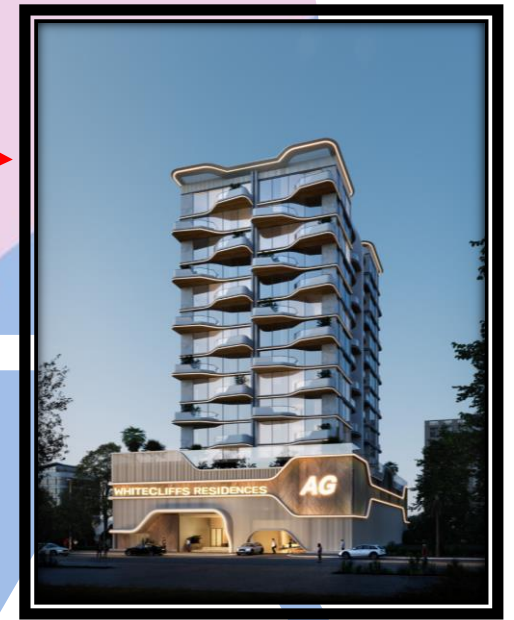
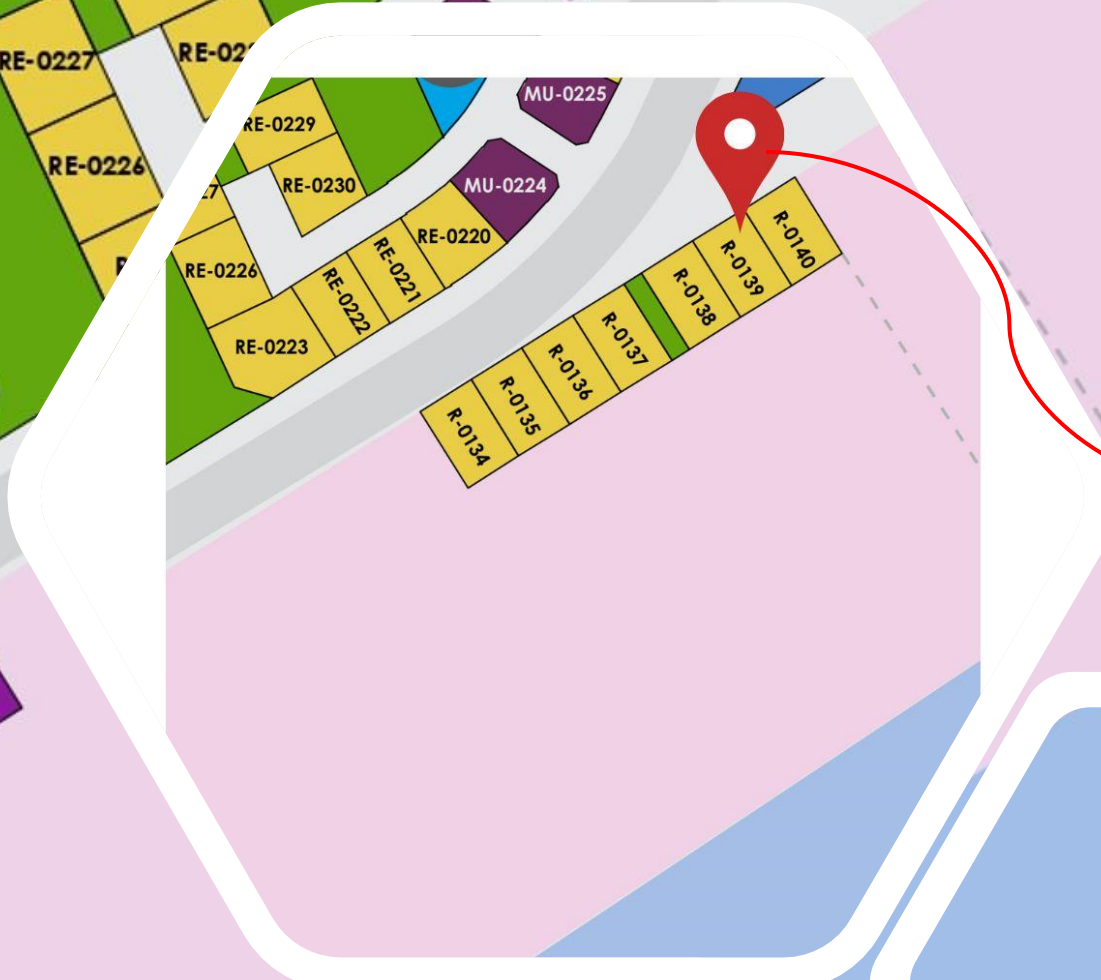
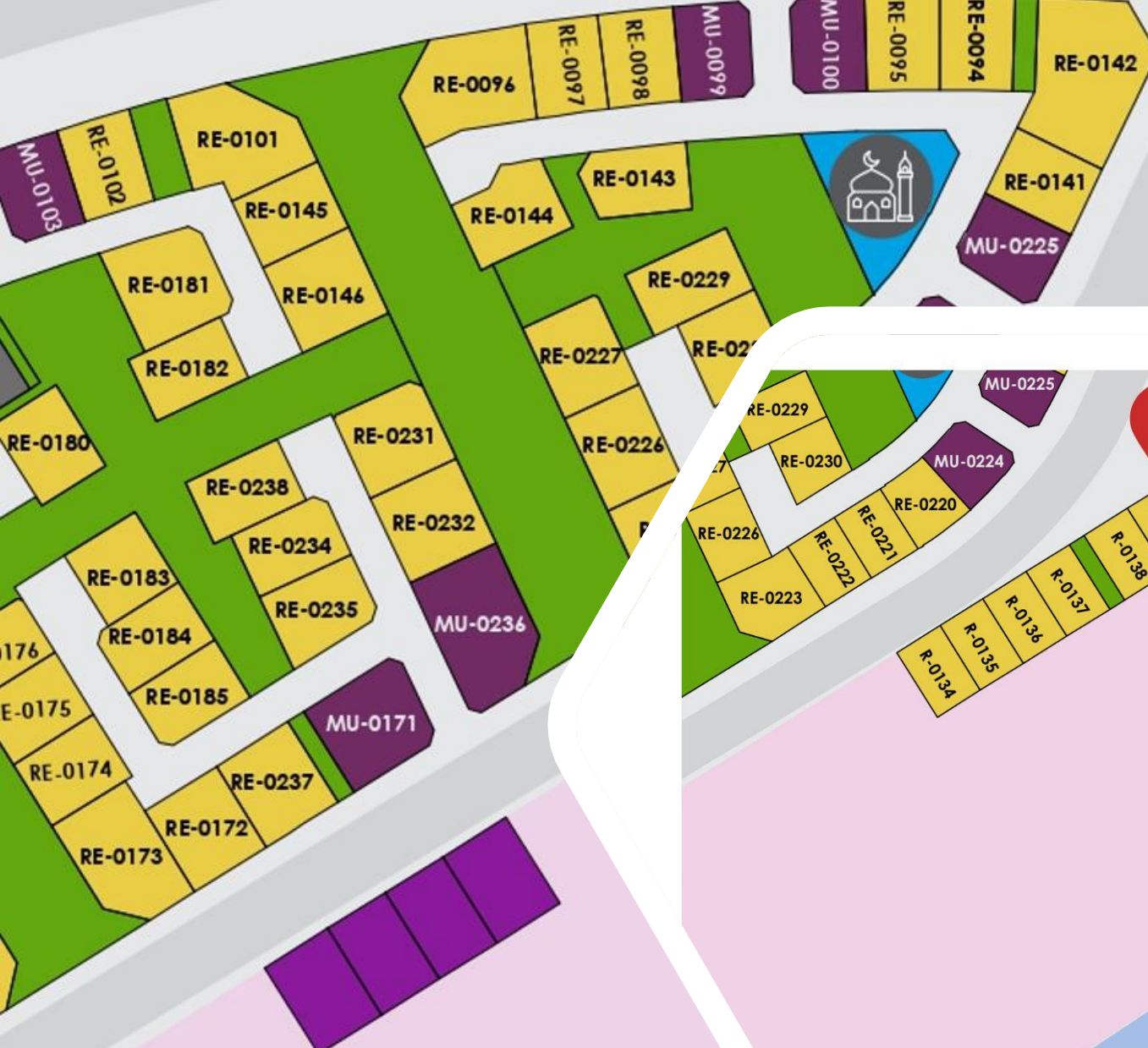
WHITECLIFFS RESIDENCES

# MAPS



- BEACH RESORT (HOTEL)
- WATER EDGE (HOTEL)
- HOTEL
- RESIDENTIAL (VILLAS)
- RESIDENTIAL (APARTMENT)
- MIXED USE (RESIDENTIAL & HOTEL)
- MIXED USE (RESIDENTIAL WITH RETAIL)
- MIXED USE (RESIDENTIAL - RETAIL - HOTEL)
- MIXED USE (RESIDENTIAL - COMMERCIAL - HOTEL)
- RESIDENTIAL - RETAIL - OFFICE
- MALL / SHOPPING CENTRE / ENTERTAINMENT
- COMMUNITY (MASJID)
- EDUCATION (SCHOOL)
- COMMUNITY FACILITIES (POLICE, CIVIL DEFENSE, AMBULANCE)
- COMMUNITY (HOSPITAL)
- COMMUNITY (MARINA FACILITIES)
- COMMUNITY FACILITIES (BOARDWALK)
- COMMUNITY FACILITIES (BEACH)
- ROCK EDGE
- PETROL STATION
- CAR PARKING
- OPEN SPACE / PARKS
- UTILITY
- FUTURE MIXED USE DEVELOPMENT
- MARINA
- BEACH FRONT HOTEL/RESORT
- BEACH
- MARINA HOTELS & APARTMENTS
- MALL AND ENTERTAINMENT
- LUXURY LIVING
- SCHOOL
- HOSPITAL
- MOSQUE
- PETROL STATION
- SS SUBSTATION
- DC DISTRICT COOLING (FOR ENTERTAINMENT DISTRICT)
- PS PUMP STATION





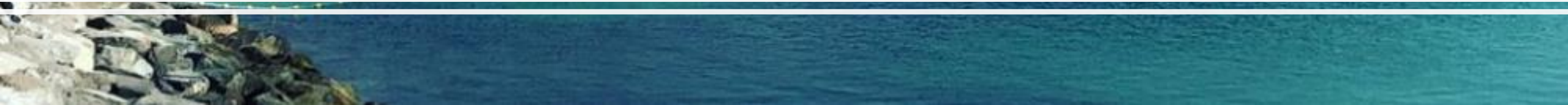


# FLOOR LAYOUT





## OUR PROJECTS



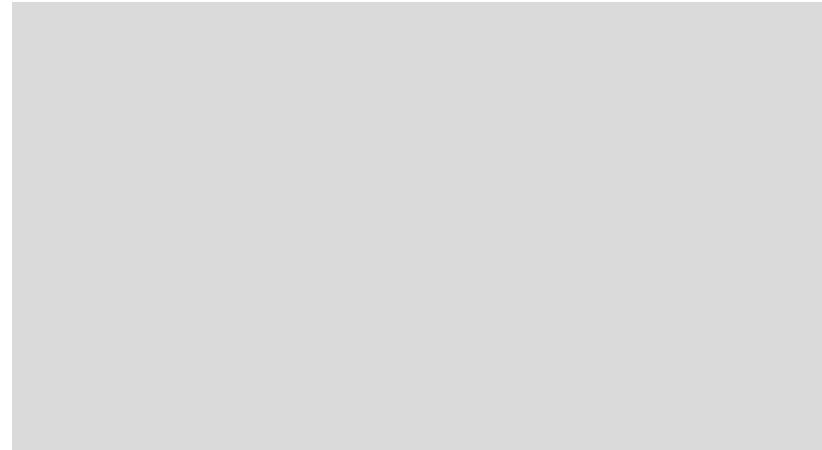
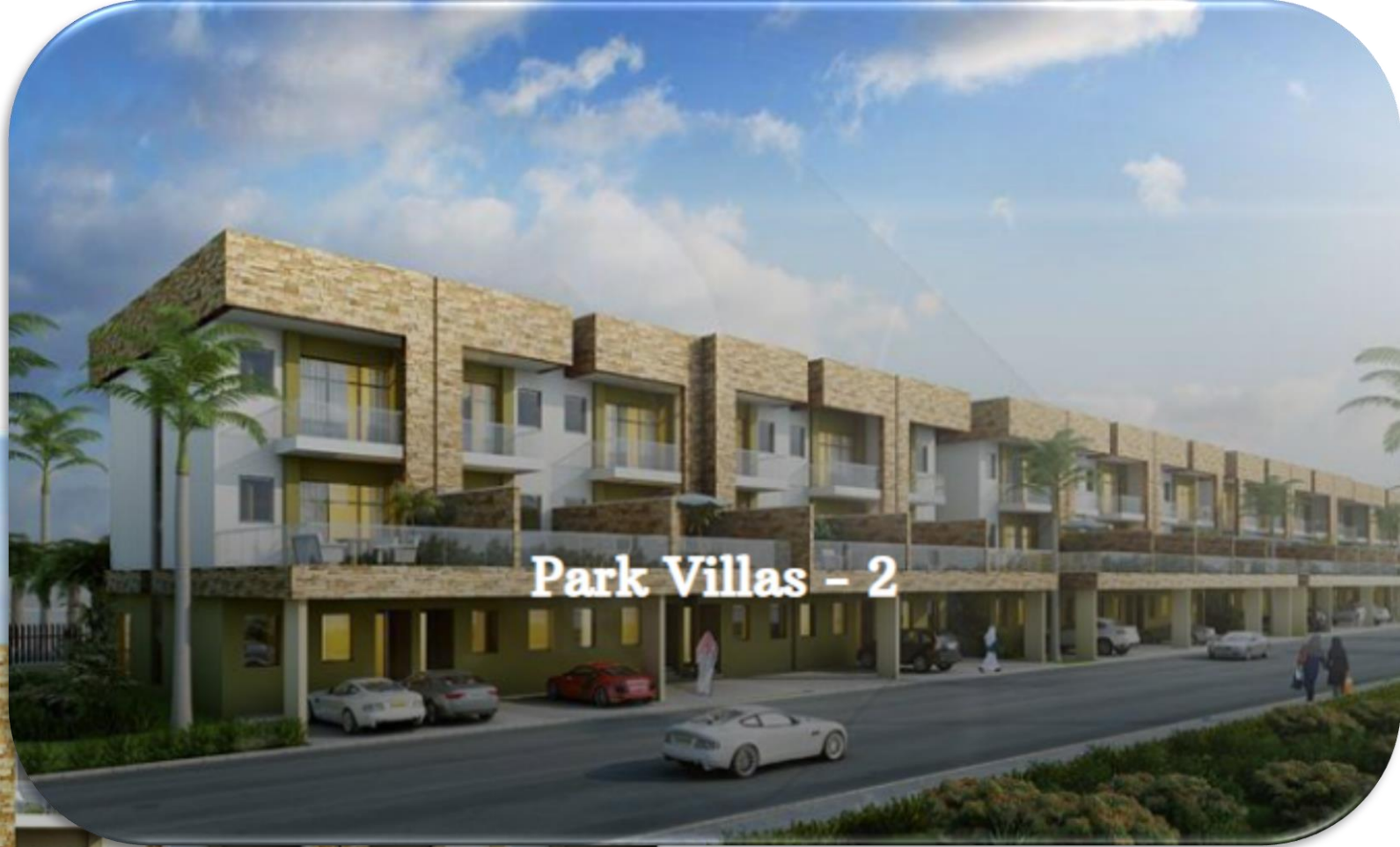
**AG TOWER**



**KI Building**



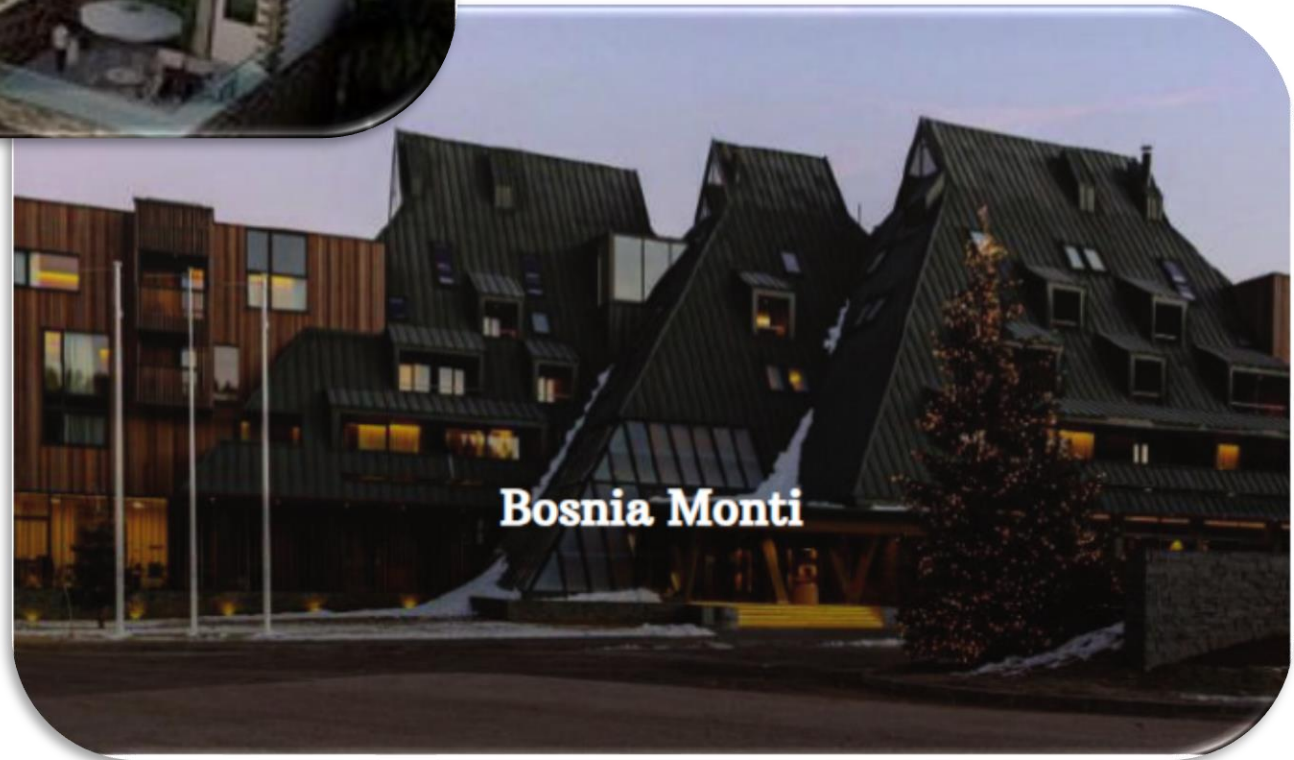
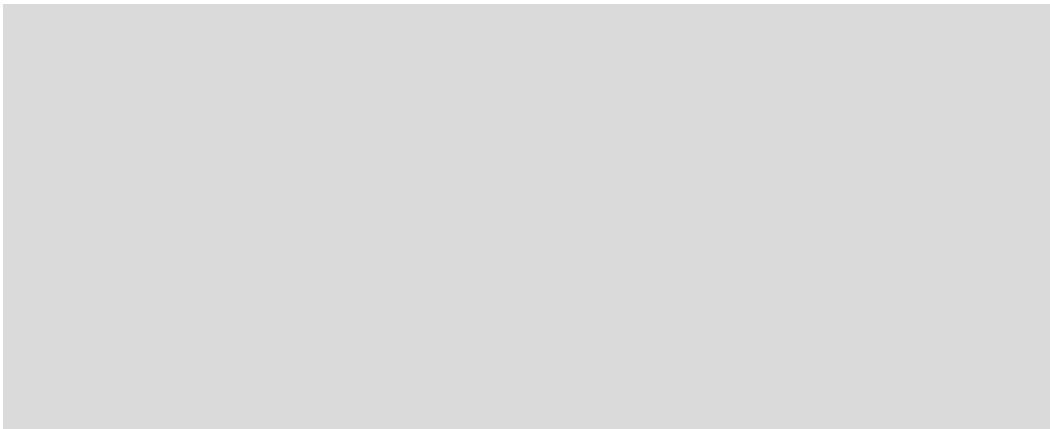








**Park Villas - 6**



**Bosnia Monti**





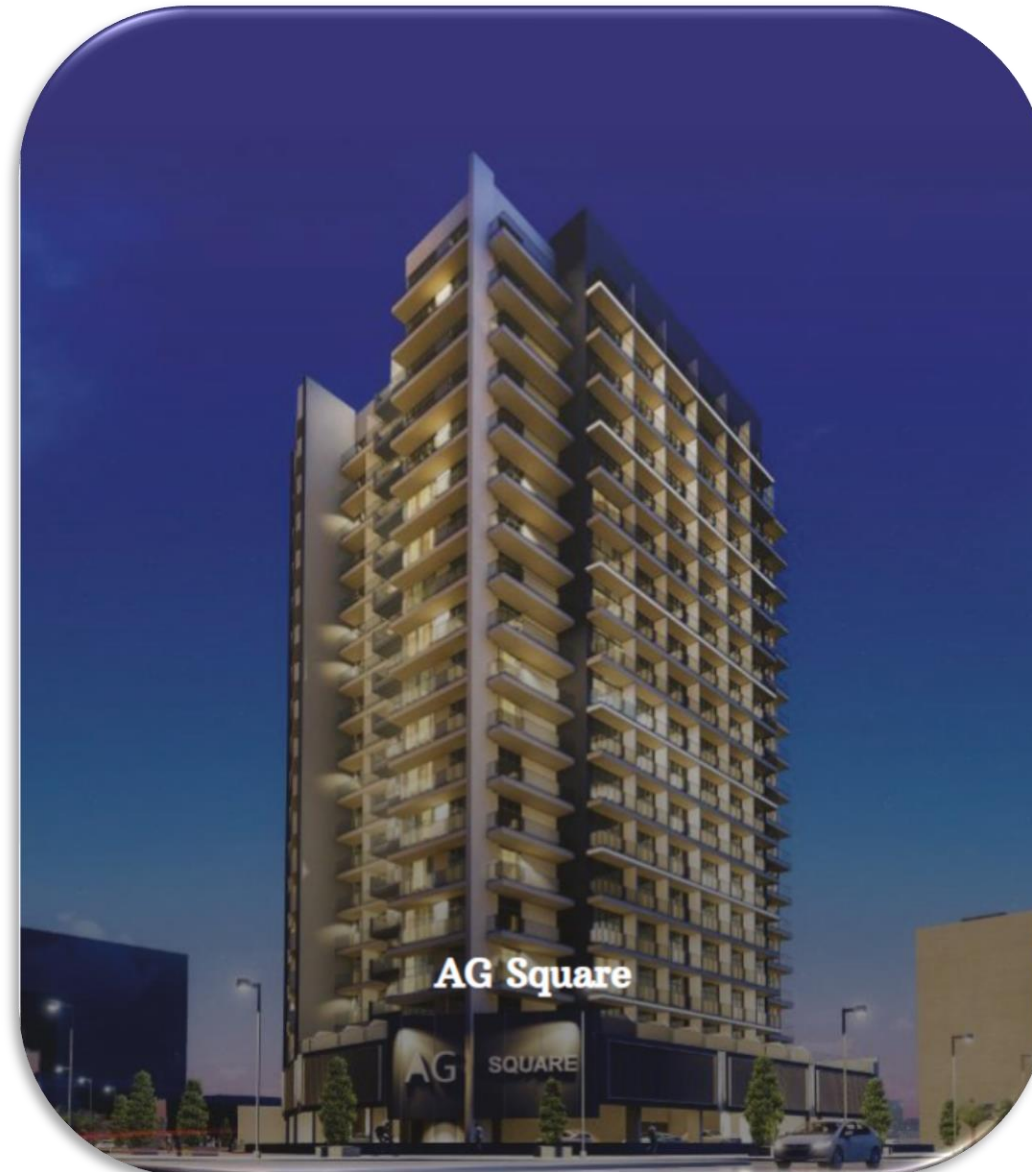
**Edison House**

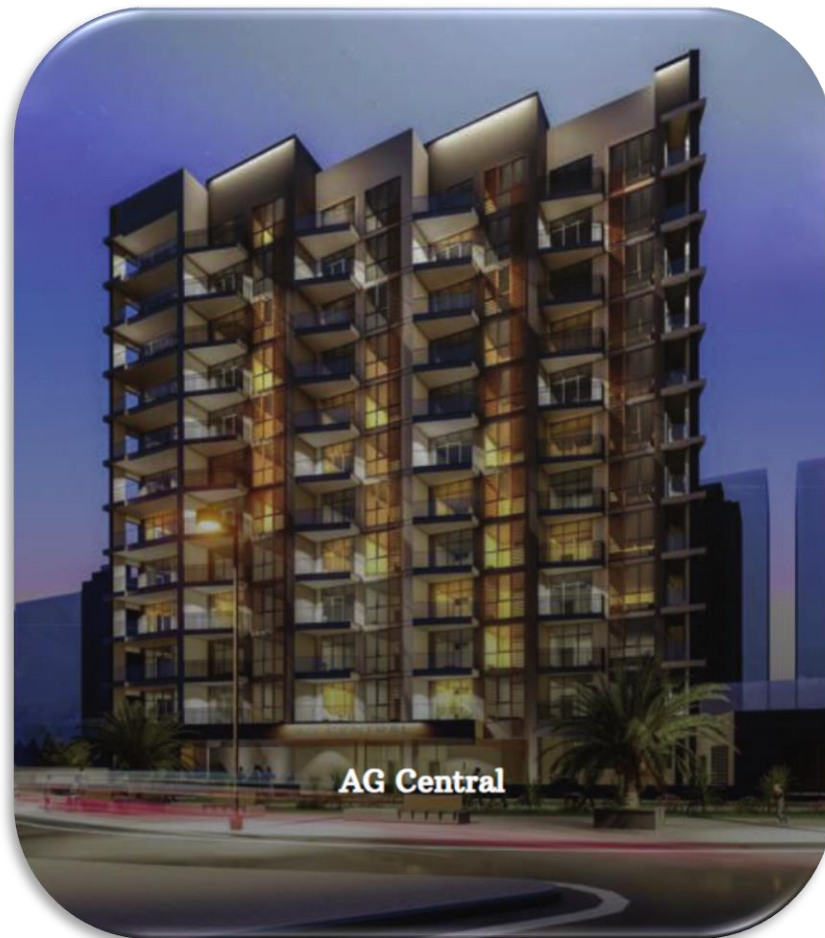


**AG Residence**













# AG PROPERTIES LLC & AGP BUILDERS REAL ESTATE DEVELOPMENT LLC

Sister Concern of Arabian Gulf Properties

## IMPORTANT NOTICE

The property details and other information contained in this brochure have been prepared in good faith by AG Properties LLC & AGP Builders Real Estate Development LLC, but are not intended to, and do not constitute, an offer, a contract or create any constitutional relationship. All the drawings and floor plans are provided by our consultants, all dimensions, features and amenities are approximate at the time of printing. No description or information of any kind provided by AG Properties LLC & AGP Builders Real Estate Development LLC, whether written or oral, contained in this brochure or elsewhere ("information") may be relied upon as a statement of representation, warranty or fact. Neither AG Properties LLC & AGP Builders Real Estate Development LLC or its agents make any representation or warranty as to the accuracy or completeness of the information and accordingly all information is given entirely without liability on the part of AG Properties LLC & AGP Builders Real Estate Development LLC and its agents to any prospective tenants or their advisers, agents and representatives. All the pictures, interior furniture's and graphics in the brochure are for illustration purpose only.

