

WHERE HAPPINESS RESIDES: SUNSET, SEA, AND SERENITY

A PREMIUM LIVING COMMUNITY

Escape to Dubai Islands: Where City Life Meets Coastal Tranquillity. Experience resort-style living amidst lush greenery, blue waters, and seamless connectivity. Welcome to your captivating oasis on the Dubai coast.

Walking Access to Marina in 2 minutes Walking Access to Canal Walk in 2 minutes Walking Access to Restaurants in 2 minutes Walking Access to Dubai Islands Beaches in 10 minutes Walking Access to Deira Mall in 10 minutes



STYLISH STRIKING CELESTIAL RESIDENCES...

Step into a world where dynamism paints the scenery. Sense the pulse along winding avenues, bask in the golden rays on immaculate shores, and immerse yourself in the heart of the action. In this vibrant enclave, you're always at the epicentre of excitement.

Welcome to Ocean Tower, a tribute to Dubai Islands – the crowning jewel, putting the finishing touch on the neighbourhood masterpiece.



PROJECT FEATURES



AN URBAN REFUGE

Superbly placed within the serenity of nature, away from the hustle and bustle of the city. Ocean Tower is within a few minutes' walking distance to the Marina, Canal Walk, many restaurants, Dubai Islands beaches and Deira Mall.





A MAGNIFICENT COASTAL

RETREAT



A WELCOMING RECEPTION AREA

The wonderful reception area is a space where comfort meets elegance. Our inviting waiting foyer welcomes guests with plush seating and a soothing ambience, creating the perfect atmosphere for relaxation and anticipation.

A GRAND

In the majestic lift lobby area, guests are greeted by four top-tier lifts, flawlessly blending comfort and speed for an elevated vertical journey that complements the opulence of the surroundings.





COMFORTABLE **FOYER**

Placed in front of the reception and lift lobby, this serene waiting area offers unparalleled comfort and a calming atmosphere. Large, expansive windows invite natural light and scenic views, creating a tranquil ambience for relaxation. Enjoy the soothing vistas of the surrounding landscape, embracing the serene atmosphere.

SEASIDE OASIS

مربع اوشن تاور

APARTMENTS



BFD	ROC	M

$\diamond \diamond$	H
<u>ا ا ا ا</u>	·Ŋ
	T

LOUNGE

******₩

%

LIVING ROOM

ρ	5	24	ደ
L		$\overline{\mathbf{v}}$	
T	T	Y	7

DINING

2
00

	3 1 1 1	
Į	00000	

BALCONY

KITCHEN

POWDER ROOM

BATHROOM

HALLWAYS OF ABODE

The apartment hallways wind through the building, serving as vital pathways connecting residents. They are not merely routes to and from homes but also vibrant hubs where neighbours converge and stories unfold, fostering a sense of community.



SERENE YET

In the master bedroom, a massive wall-sized window floods the space with breathtaking ocean vistas and natural light, creating a serene ambience. A spacious closet enhances the room, providing both functionality and an airy feel.

A GENEROUS

In the wide and spacious living lounge, cosiness meets stylishness. With ample room for relaxation, it effortlessly accommodates gatherings of all sizes, creating an inviting atmosphere for memorable moments with friends and family.





OPULENT CULINARY OASIS

In the wide and spacious dining and kitchen space of your apartment, culinary creativity knows no bounds. With ample room for mingling and creating delicious meals, this inviting environment fosters warmth and connection among family and friends.

STYLISH - POWDER ROOM -



The powder room of your apartment is a luxurious oasis with elegant fixtures and chic decor. This stylish and impactful space radiates sophistication and charm.

VOGUISH BATHROOM -



The bathroom is an elegant retreat, featuring modern fixtures, sleek design, and luxurious amenities, ensuring an easy and welcoming experience for visitors.

STYLISH GLASS BALUSTRADE

The spacious glass balustrade brings an air of modern elegance, offering uninterrupted ocean views while maintaining safety and style in your apartment.

WEEKEYYYYYYYYYYYYYYY



BRINGING WORLD-CLASS FACILITIES



SWIMMING POOL



BILLIARD



PADEL TENNIS COURT



SAUNA



JACUZZI



BADMINTON COURT



KIDS' PLAYGROUND & SAND AREA



CAR PARKING







MINI GOLF



INDOOR & OUTDOOR GYM



JOGGING TRACK



LAZY RIVER

Į.	a a
U	U

TABLE TENNIS



OUTDOOR FAMILY SITTING AREAS







INFINITY POOL HORIZON EMBRACE

The open-air yet secluded infinity swimming pool offers a tranquil escape from the bustle of everyday life. Swim away your stress daily in this emerald swimming haven.

LAZY WATER GLIDE

Introducing the first-ever Lazy River experience in a residential building! This groundbreaking feature transforms everyday

living into an unparalleled experience, providing our residents with a private and tranquil getaway right at home. It's a daily retreat that brings the essence of vacation living to the heart of our community.





TENNIS RETREAT BLISS

Ocean Tower features an open-air Padel Tennis court, offering residents an ideal setting to enjoy their favourite sport amid refreshing coastal breezes and picturesque views.

SMASH HAVEN

Indulge in exhilarating matches at Ocean Tower's Badminton Court, the premier spot for residents seeking active leisure. With its welcoming ambience, this court offers a fantastic recreational activity, inviting residents to unwind and elevate their game in style.



TINY GOLF BIG FUN!

Experience the ultimate fusion of leisure and nature with our open-air mini golf course. Let the gentle breeze guide your putt as you navigate through a landscape adorned with charming obstacles and lush greenery. Whether you're a seasoned golfer or just looking for a fun day out, our open-air mini golf offers hours of entertainment and camaraderie in a picturesque setting.

OCEAN SKY LOUNGE

From the Sky Lounge, immerse yourself in a captivating sea view that stretches to the horizon. Watch as the waves dance gracefully under the golden sun, painting the water in hues of blue and gold. Feel the gentle sea breeze and let the soothing sound of the waves create an atmosphere of tranquillity and relaxation.





SMART AND HASSLE-FREE CAR PARKING

In the beachfront residential project Ocean Tower, residents enjoy the convenience of a state-of-the-art smart car parking facility. This system optimises space utilisation, offers a convenient entry and exit, and enhances overall parking efficiency, ensuring a hassle-free experience for residents and visitors alike.

A LEISURE

In Ocean Tower, residents indulge in a coastal haven with diverse outdoor facilities. From a shaded children's play area and serene sand zones to an outdoor gym, a superb Mini Golf and a tranquil yoga space, every family member finds their perfect outdoor escape. Complete with billiard and ample family seating areas, it's a holistic retreat by the sea.





Discover unparalleled relaxation at Ocean Tower's residential enclave, featuring a luxurious sauna facility. Immerse yourself in serene moments as you unwind and embrace the tranquil atmosphere. FITNESS BY



In Ocean Tower, residents can enjoy their access to an indoor fully-equipped gym, fostering wellness and vitality amidst breathtaking beachfront vistas.

DUBAI ISLANDS CHARM AT ITS BEST



FORGING A LEGACY SINCE 1945

Established in 1945, the Al Ansari Group has been a trailblazer in various sectors, leaving an indelible mark on the landscape of the United Arab Emirates. Comprising Redha Al Ansari Exchange, a cornerstone in the financial world, Al Ansari Hospitality, excelling in real estate and hotels, and Ahmad Alansari Real Estate Development, renowned for its innovative projects, the group has built a rich legacy of success.



PREVIOUS VENTURES

The Al Ansari Group has redefined hospitality with landmarks like Tulip Al Barsha, Tulip Creek, Tulip Hotel Apartments, and Orchid Residence. Orchid Residence, a flagship project, epitomises unparalleled craftsmanship and design. We're thrilled to announce its full sell-out, thanks to the overwhelming trust of our patrons. Each project bears the hallmark of elegance and quality synonymous with the group's name, exemplifying our commitment to excellence and innovation in real estate development.

THE ULTIMATE SHORELINE LIVING









LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	779.37	130.81	910.18
LOWER LEVEL	779.37	97.47	876.84





LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	782.08	95.22	877.30
LOWER LEVEL	782.08	126.99	909.07







LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1228.92	215.95	1444.87
LOWER LEVEL	1228.92	164.87	1393.79





LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1204.01	119.14	1323.15
LOWER LEVEL	1204.01	193.18	1397.19





RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)	
1517.34	190.45	1707.79	







LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1339.65	164.87	1504.52
LOWER LEVEL	1339.65	164.87	1504.52





LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1705.95	260.83	1966.77
LOWER LEVEL	1705.95	270.25	1976.20





LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1667.58	228.10	1895.68
LOWER LEVEL	1667.58	164.87	1832.45

OCEANFRONT OASIS

YOUR HOME BY THE OCEAN



Disclaimer: The views, plans and layout shown are the artist's impression only. OCEAN TOWER / DEVELOPER reserves the right to change these specifications, plans and amenities without prior notice in the interest of quality and timely delivery, and of complying with Local Authorities requirements. We assure that any such changes made will not, in any way, be detrimental to the quality of the building.