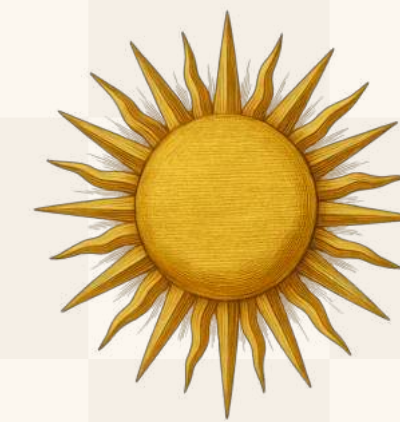


# ISLA

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PRIVATE RESIDENCES



*Welcome to a First-of-its-Kind  
Concept Inspired by Mediterranean  
Art and Lifestyle, refined for Dubai  
Islands.*





## THE SWEETNESS OF PLEASANT IDLENESS.

Three words to encapsulate the art of simply  
being immersed in the now.

A cherished Italian tradition born from  
savouring the moment, it's a practice now  
embraced by anyone seeking mindful living.

This is how we rediscover ourselves and find  
that life's greatest joys aren't always in the  
doing, but in the beautiful art of being.



· CHAPTER 01 ·  
*Dubai Islands*

DUBAI ISLANDS

A Timeless Vision with a Boundless  
Legacy. An Address of Distinction  
and Investment of Wisdom.

*27* Km

Beachfront

*86*

World-Class Resorts & Hotels

*Blue-  
Flag*

Certified Beach

*2*

Championship  
Golf Courses

*9*

Marinas



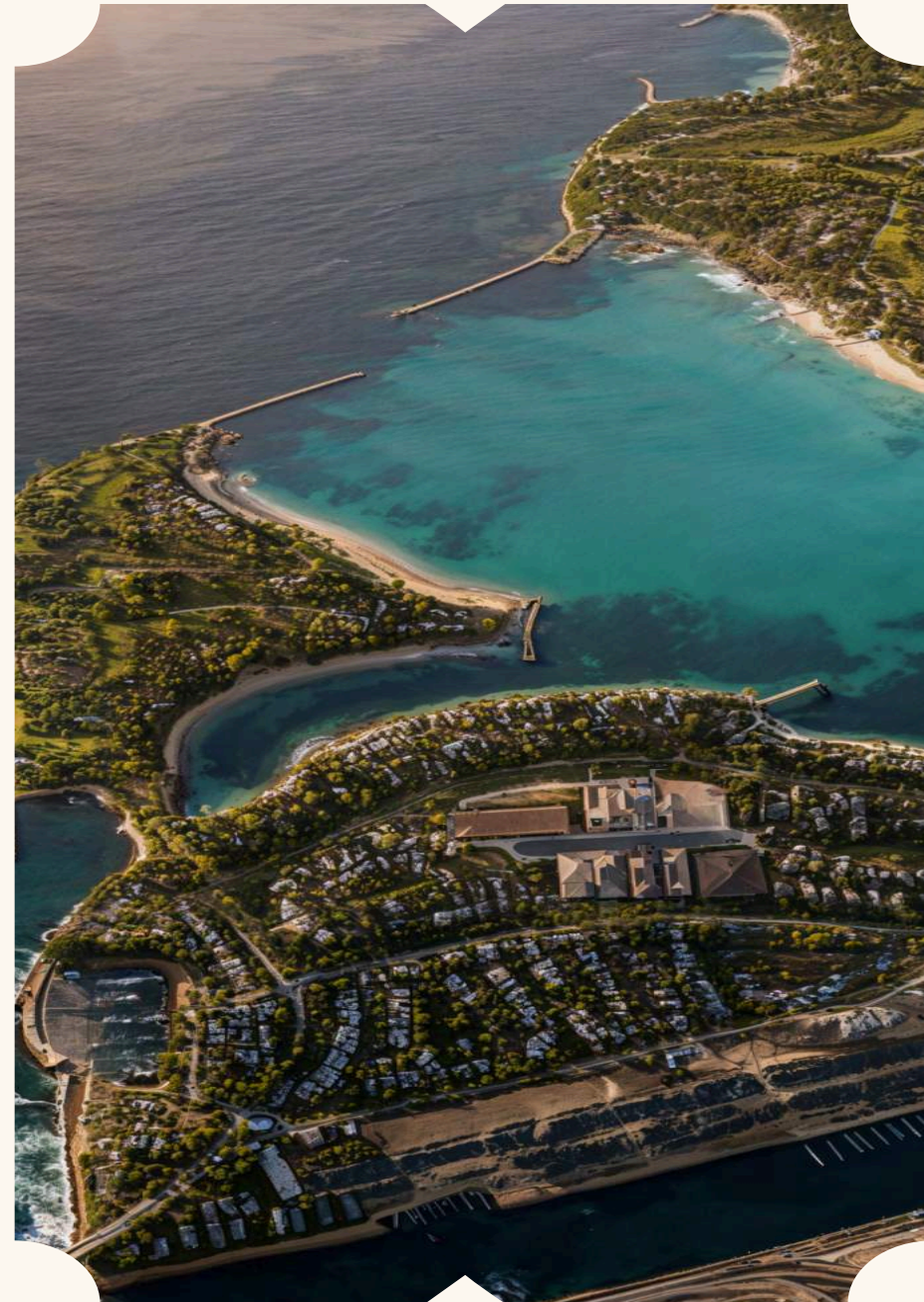
# *Why Invest In* IN DUBAI ISLANDS?

PART OF DUBAI  
MASTERPLAN 2040



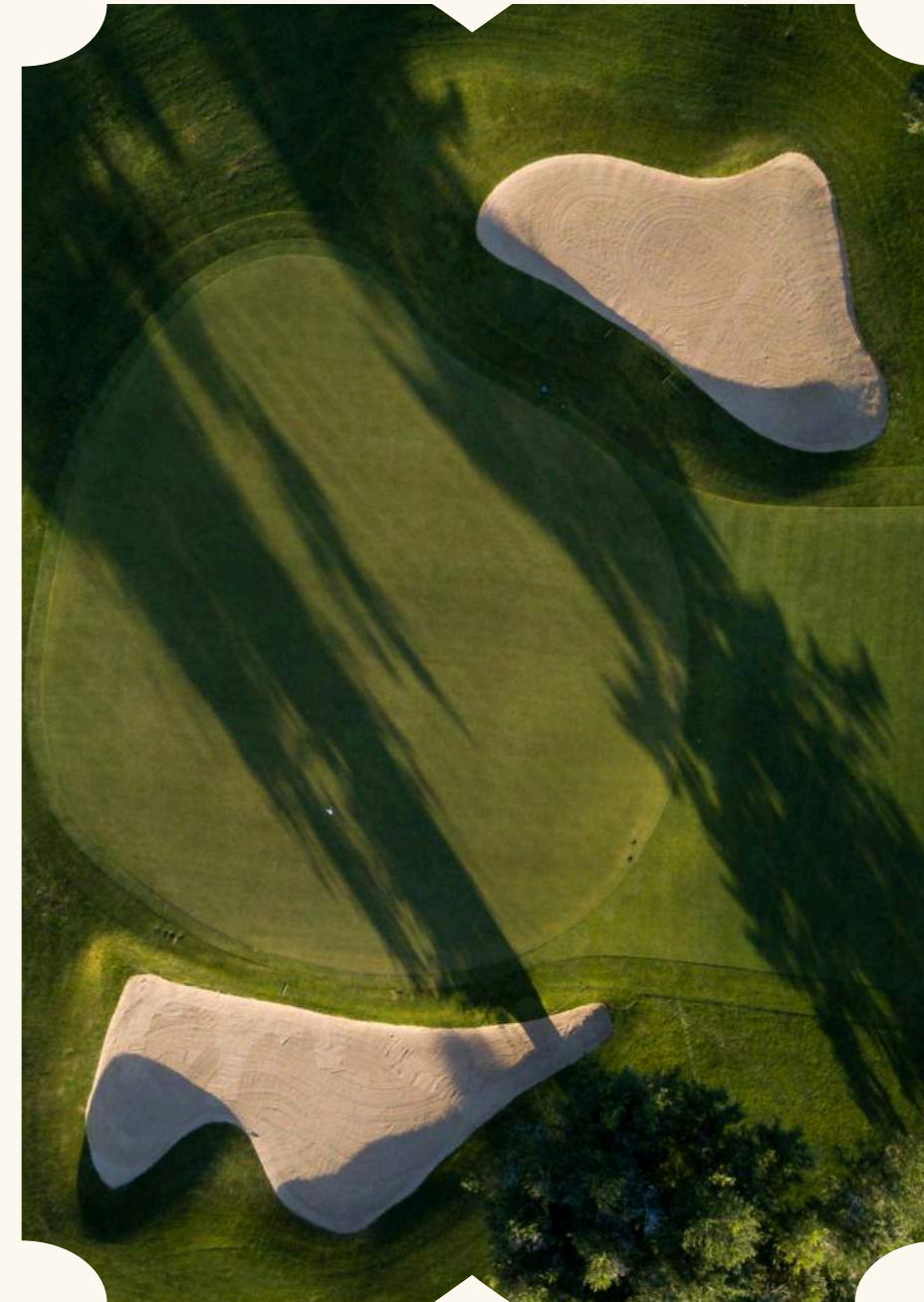
The Government's Vision of  
"The best city for living in the world".

LIFESTYLE



An exciting lifestyle destination  
offering a world-class mall, hotels &  
resorts, spas and much more.

2 GOLF COURSES



18-hole championship course,  
scenic 9-hole course and stunning  
clubhouse.

9 LUXURIOUS  
MARINAS



1,300 berths, high-end maritime  
facilities designed for all types of yachts.

DUBAI ISLANDS  
BEACH



Luxury retail, beach clubs, restaurants  
cafes, and a vibrant array of  
entertainment options.

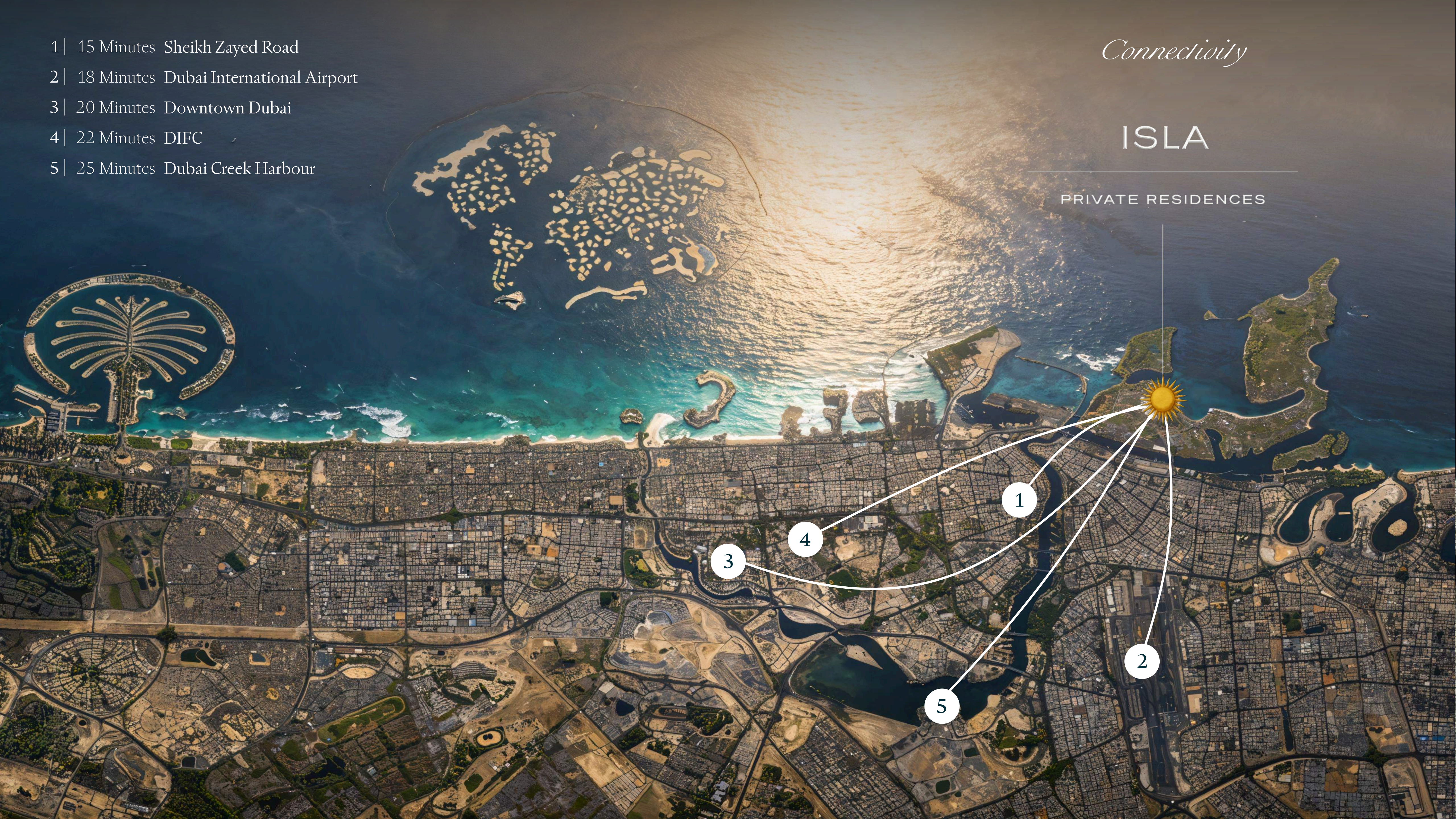


- 1 | 15 Minutes Sheikh Zayed Road
- 2 | 18 Minutes Dubai International Airport
- 3 | 20 Minutes Downtown Dubai
- 4 | 22 Minutes DIFC
- 5 | 25 Minutes Dubai Creek Harbour

*Connectivity*

# ISLA

PRIVATE RESIDENCES



· CHAPTER 02 ·

*ISLA*

*Private Residences*

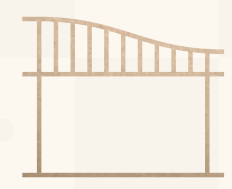
*Sanctuary  
of Style*



*Opulence in  
Every Detail*

# Crown Jewel on the Water's Edge

## *Project Highlights*



15

Storey Building  
(G + 2P + 12 + R)



76

Luxury Residences



32

Incredible Amenities  
Across 3 Levels



35

One-Bedroom



19

Two-Bedroom



22

Three-Bedroom

# ISLA PRIVATE RESIDENCES Components



## *Residences*

- 76 Luxury Units
- 1, 2 & 3 Bedroom Sanctuaries
- Ocean-Facing Terraces
- Premium Finishes



## *Experiences*

- Infinity Pool & Dawn Swims
- Rooftop Terraces & Sunset Gatherings
- Reflection Pool Sanctuary
- Pulse-Quickening or Soul-Restoring Rhythms
- Social or Solitary Moments



## *Location*

- 1 minute from Dubai Islands Mall
- 2 minutes from Dubai Islands Beach
- Marina & Dining experiences
- Championship Golf courses
- Within 20 minutes: Dubai International Airport, Downtown Dubai, DIFC, Business Bay, Jumeirah Beach



## *Amenities*

- The only Project in Dubai Islands with three-level amenities
- Family, Wellness, Social & Entertainment Spaces



## *Community*

- Mediterranean Soul of Dubai Islands
- 21km Blue Flag Beachfront
- 86 World-Class Resorts & Hotels
- 2 Championship Golf Courses
- 9 Distinctive Marinas
- Vibrant Waterfront Community



## *Design*

- 15-Story Vertical Garden
- Sculptural Rooftop Canopy
- Undulating Arches
- Cascading Terraces





· CHAPTER 03 ·

*Design*

# A BOLD NEW VISION FOR COASTAL LIVING

*A Silhouette To Reflect On*

- Sculptural rooftop canopy with light & shadow choreography
- 15-story vertical slatted jewel-like metallic façade
- Elegant Louvres to Maximize Privacy



- Gracefully curved terraces framing ocean vistas
- Lush rooftop gardens as urban sanctuaries
- Contemporary architecture celebrating space & proportion

Front Elevation



Entrance



ISLA



Facade



Back Elevation



· CHAPTER 04 ·

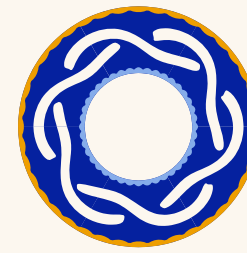
*Amenities*

The Vibrant Symphony  
*Of Living*



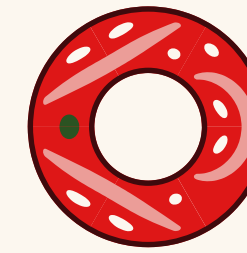
*Verde*

AMENITIES COLLECTION



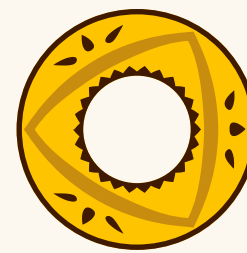
*Azzurro*

AMENITIES COLLECTION



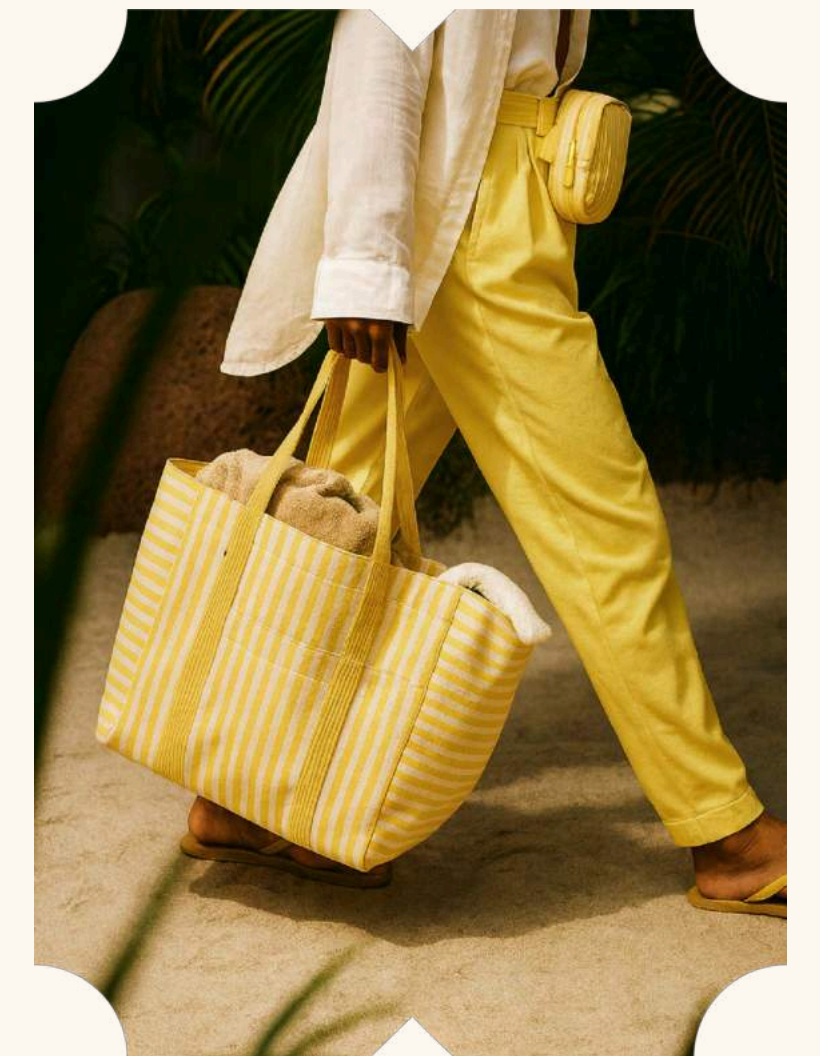
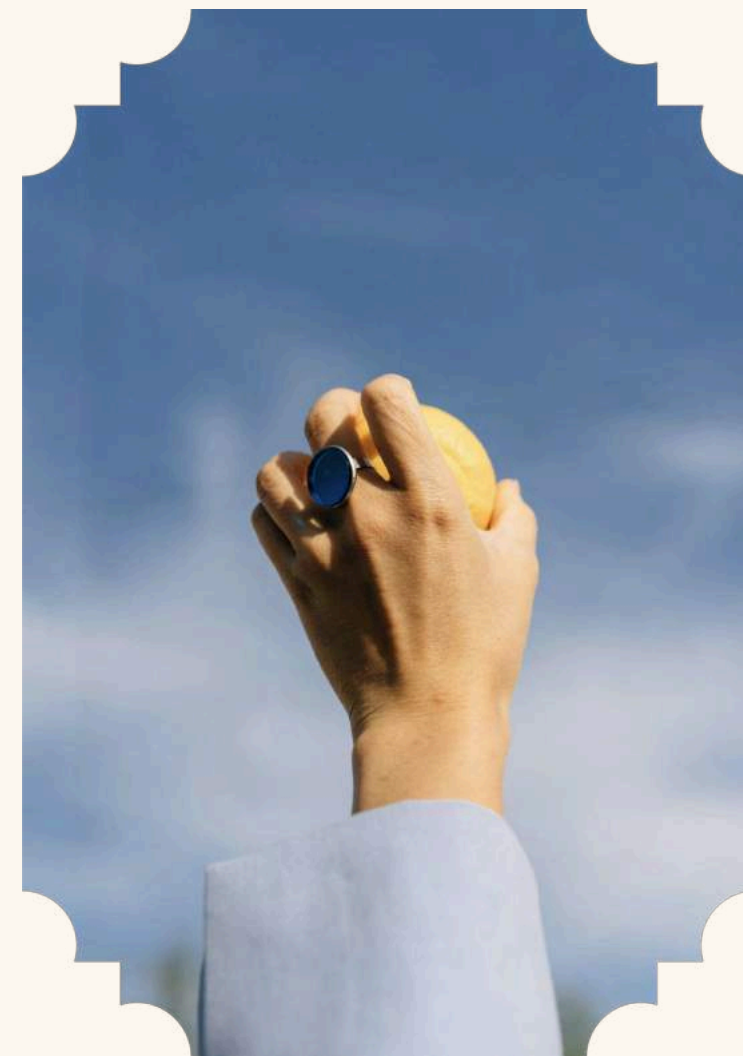
*Fuoco*

AMENITIES COLLECTION



*Sole*

AMENITIES COLLECTION



# The Lobby

## Grand Arrivals, Lasting Impressions.



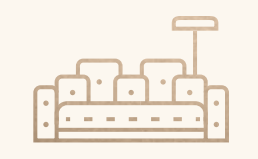
Outdoor Double-height lobby with artistic expression



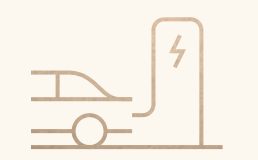
Elegant reception and 24/7 concierge service



Reflective mirror pool with artistic sculptures



Landscaped outdoor seating areas



Secure parking with EV charging stations



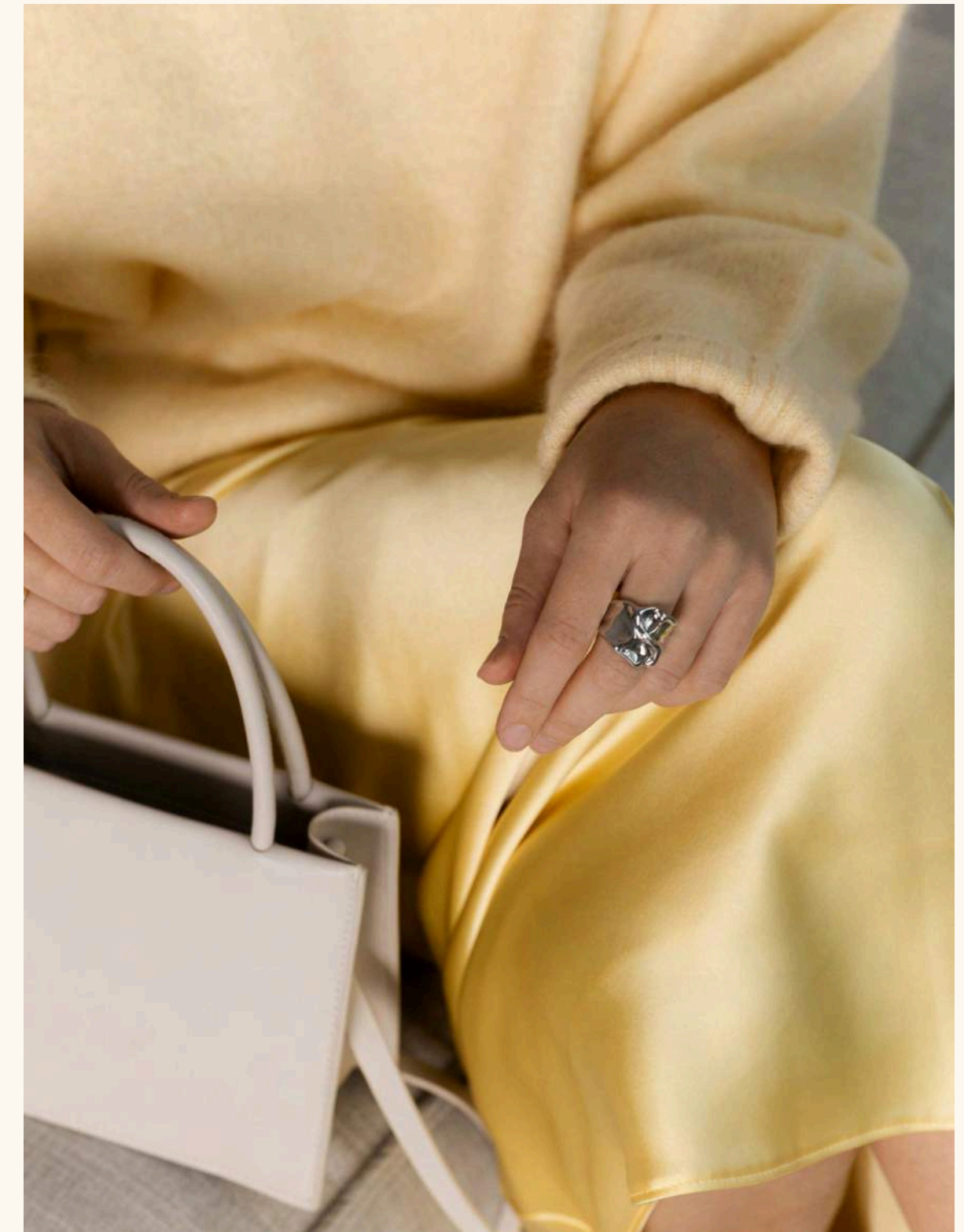
Convenient bicycle storage







Library





**Family & Wellness Amenities**

PODIUM LEVEL

 Sanctuary Pool	 Pool Bar	 Children's Pool & Splash Pad
 Outdoor Children's Play Area	 Family Indoor Lounge	 Family Garden Lounge
 Cold Plunge Pool	 Steam Room	 Salt Sauna
 Landscaped Gardens	 Restrooms & Showers	



Children's Pool & Splash Pad



Family Indoor Lounge



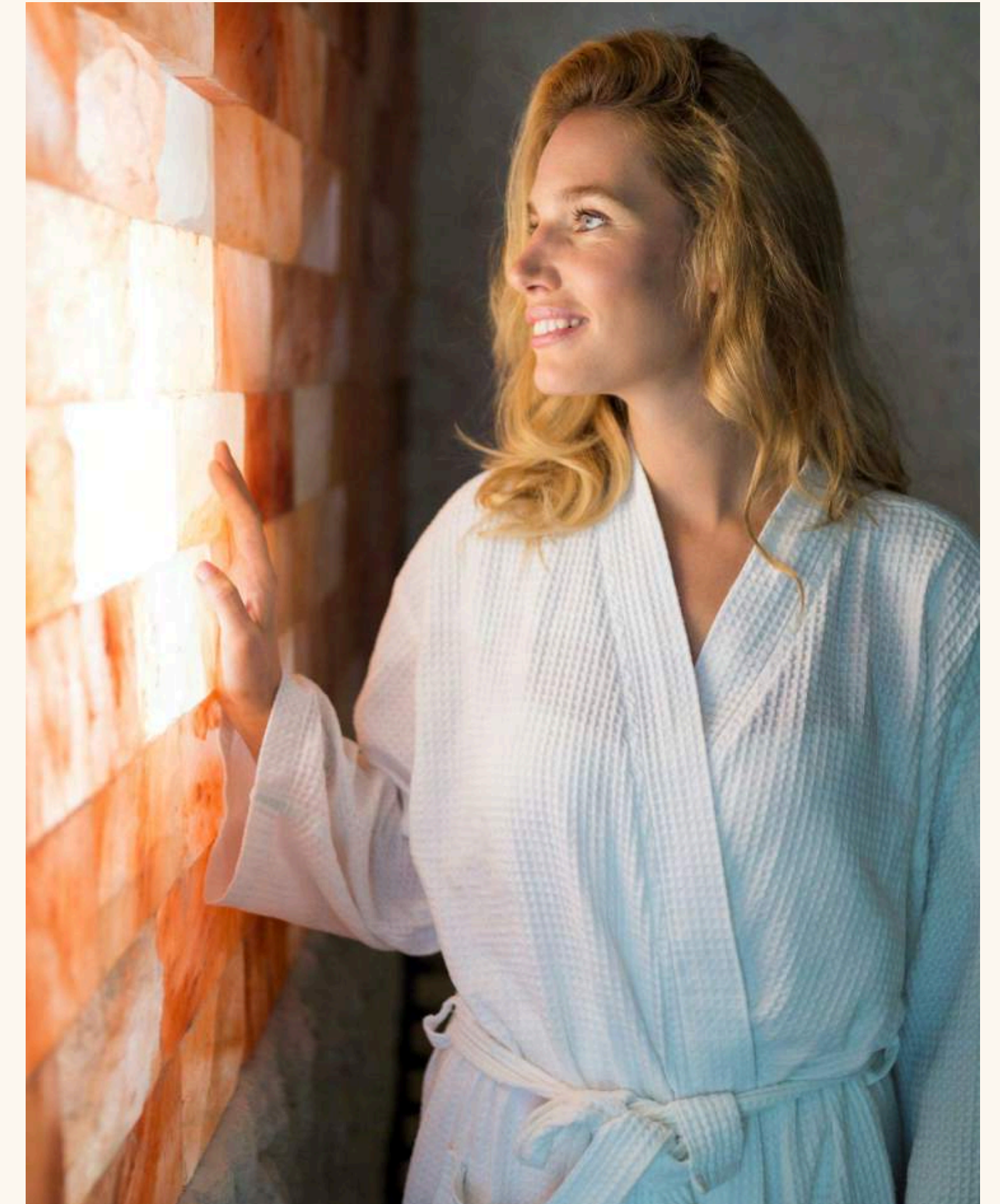
Cold Plunge



Steam Room



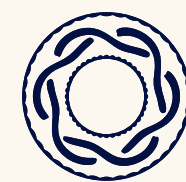
Salt Sauna



AZZURRO  
COLLECTION



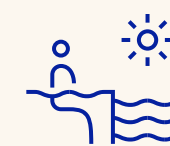
AZZURRO  
COLLECTION



ISLA PRIVATE RESIDENCES

## Wellness Amenities

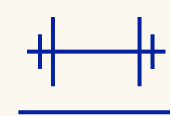
LEVEL 11 | SEA VIEW



Infinity Pool



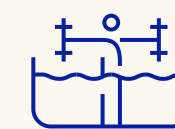
Juice Bar



Fitness Centre



Outdoor Gym



Aqua Gym



Secret Garden with  
Shallow Pool



Yoga Terrace



Sunbeds & Pool Lounges



AZZURRO COLLECTION



AZZURRO COLLECTION



ISLA PRIVATE RESIDENCES

# Infinity Pool



Infinity Pool with Juice Bar



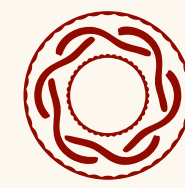
Indoor & Outdoor Fitness Centre



FUOCO  
COLLECTION



FUOCO  
COLLECTION



ISLA PRIVATE RESIDENCES



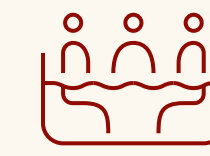
FUOCO COLLECTION

## Social Amenities

LEVEL 11 - CITY VIEW



Adult Social Pool



Jacuzzis



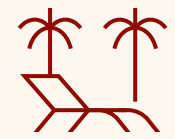
Winter Kitchen &  
BBQ stations



Communal Dining  
Terrace



Sunken Seating  
with Fireplace



Landscaped Garden



Restrooms &  
Outdoor Showers



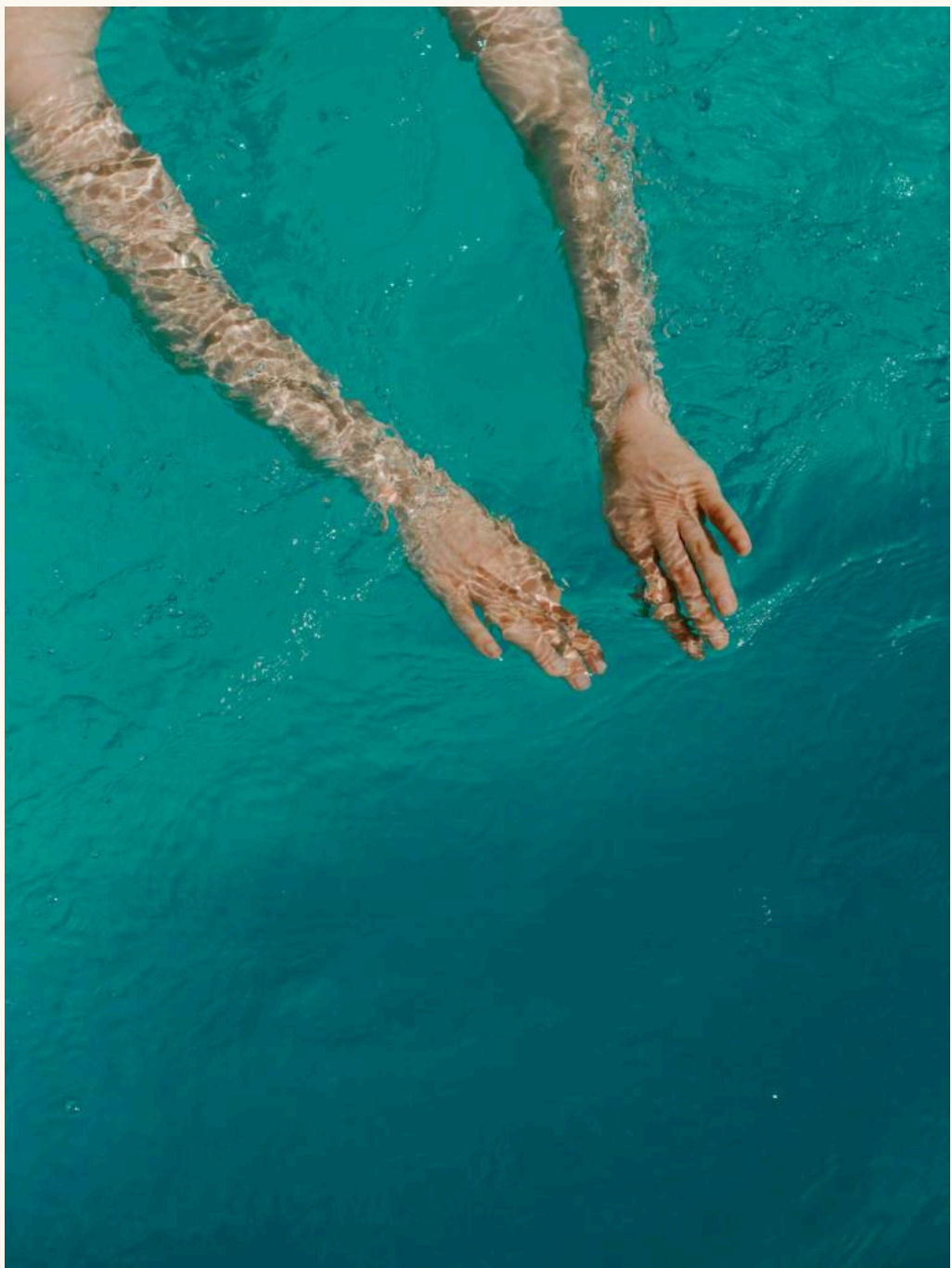
FUOCO COLLECTION



ISLA PRIVATE RESIDENCES

Adult Social Pool & Jacuzzis





Secret Garden Terrace

Sunken Seating with Fireplace



Fire Pit

SOLE COLLECTION



SOLE COLLECTION



ISLA PRIVATE RESIDENCES



SOLE COLLECTION

# Entertainment Amenities

LEVEL 12



Social Events Lounge & Terrace



Communal Kitchens & BBQ



Sports Lounge & Bar



Teen & Young Adults Entertainment Lounge



Outdoor Cinema

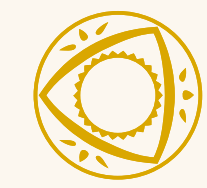


Reading Corner



SOLE COLLECTION

ISLA PRIVATE RESIDENCES





# Sports Lounge



Young Adults Entertainment Lounge



· CHAPTER 05 ·

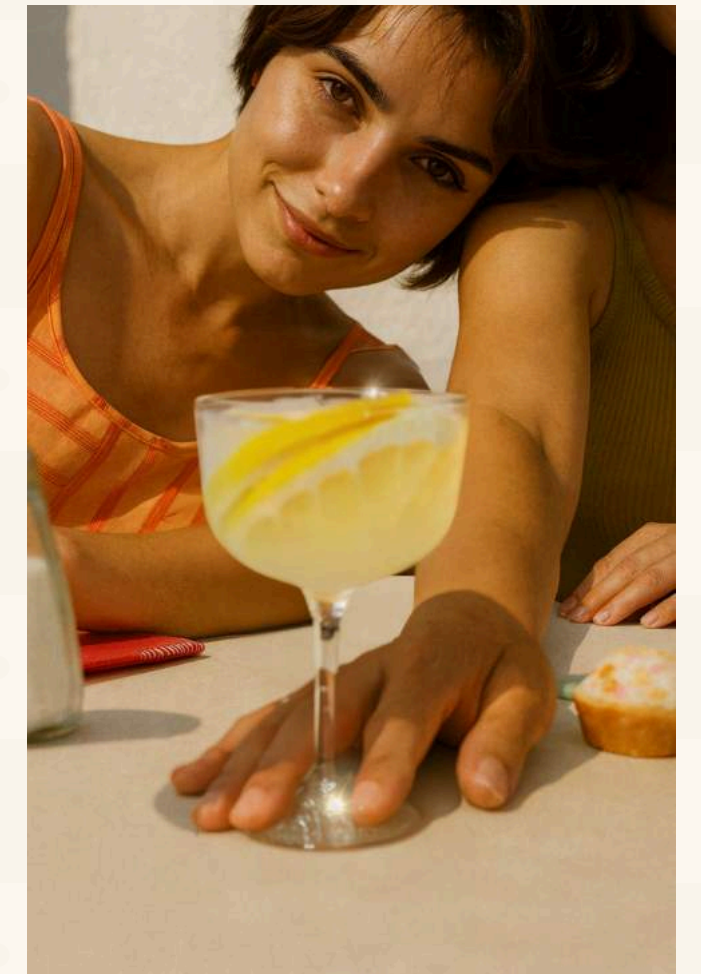
*Private Residences*



*Private Residences*

## Sanctuaries Above The City The Pioneer Of Pleasant Idleness

1, 2, 3 BEDROOM,  
PRIVATE POOL & TERRACE  
RESIDENCES





# *Built-In-Appliances*

From the World's Finest



# *Floor-to-ceiling*

Windows with Natural Light



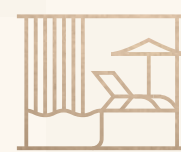
# *European*

Inspired Finishes



# *Expansive*

Private Terraces



# *Private Pools*

on Select Palatial Terraces



01. VENETIAN PLASTER  
(WHITE STUCCO)

02. VERTICAL WOOD SLATS  
(WHITE OAK)

03. QUARTZITE  
(BLUE)

04. MARBLE  
(BEIGE)

05. PORCELAIN TILE  
(WHITE DOLOMIA)

06. DOORS  
(BLEACHED OAK)

07. WALL COVERING  
(WHITE OAK)

08. ENGINEERED WOOD FLOORS  
(WHITE OAK)

09. HARDWARE & FITTINGS  
(BRASS SATIN POLISHED)

10. FLUTED GLASS  
(FROSTED)

Terrace with Private Pool



Living & Dining Room



Bedroom





Bathroom





· CHAPTER 06 ·

*Residential Floorplans*





*1 Bedroom  
Private Residences*

ISLA

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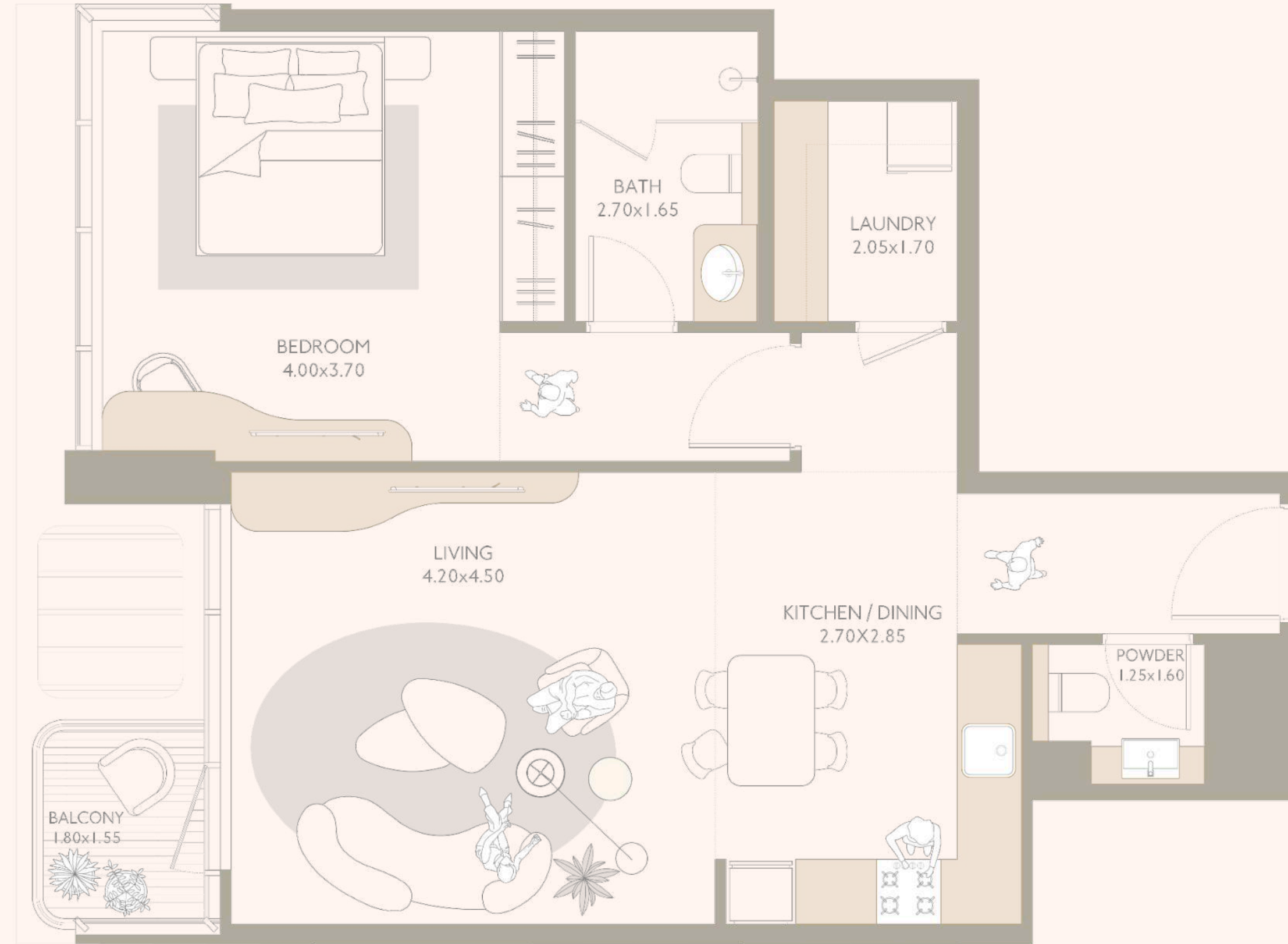
DUBAI ISLANDS

# ISLA

## 1 BEDROOM | TYPE A



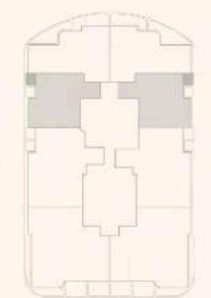
INDOOR AREA	779 SQF / 72 M2
OUTDOOR LIVING	31 SQF / 3 M2
TOTAL AREA	810 SQF / 75 M2
FLOORS	3, 5, 7, 9



SEA / COMMUNITY VIEW

COMMUNITY VIEW

BEACH /  
COMMUNITY VIEW



MALL / COMMUNITY VIEW

LEVEL 3, 5, 7, 9

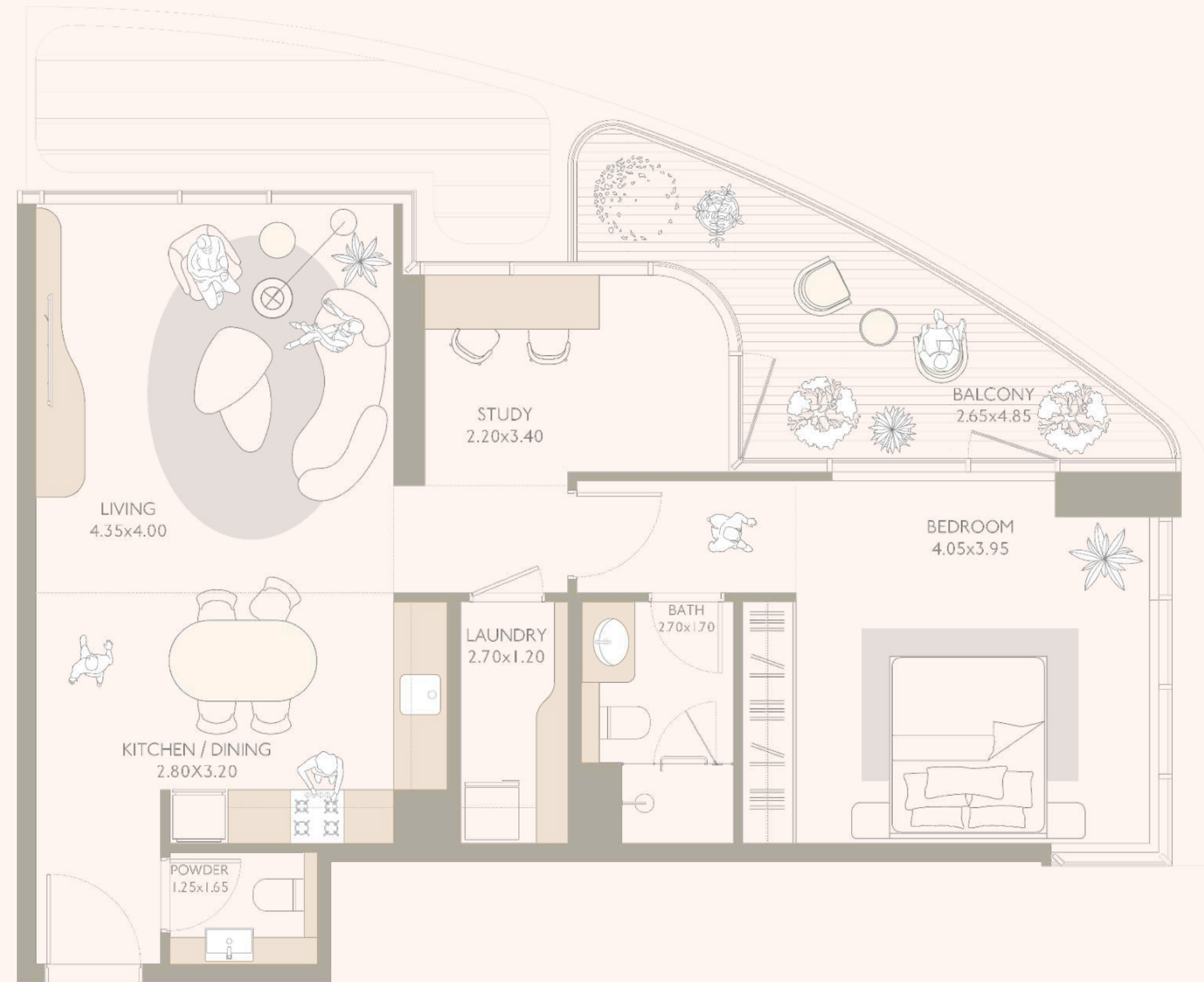
All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

# ISLA

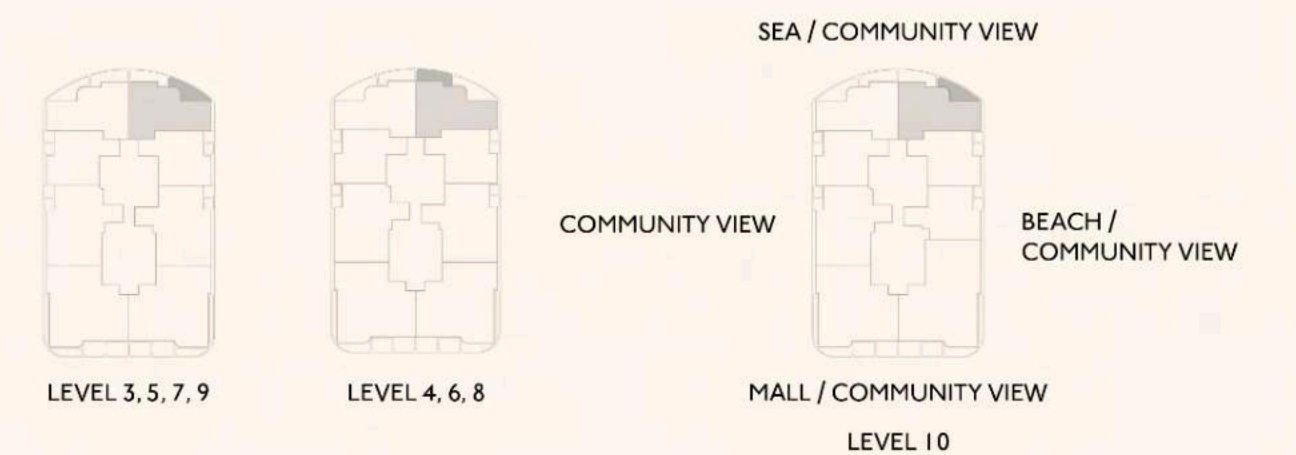
## 1 BEDROOM | TYPE B



INDOOR AREA	865 SQF / 80 M2
OUTDOOR LIVING	130 SQF / 12 M2
TOTAL AREA	995 SQF / 92 M2
FLOORS	3-10



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.





*2 Bedroom  
Private Residences*

ISLA

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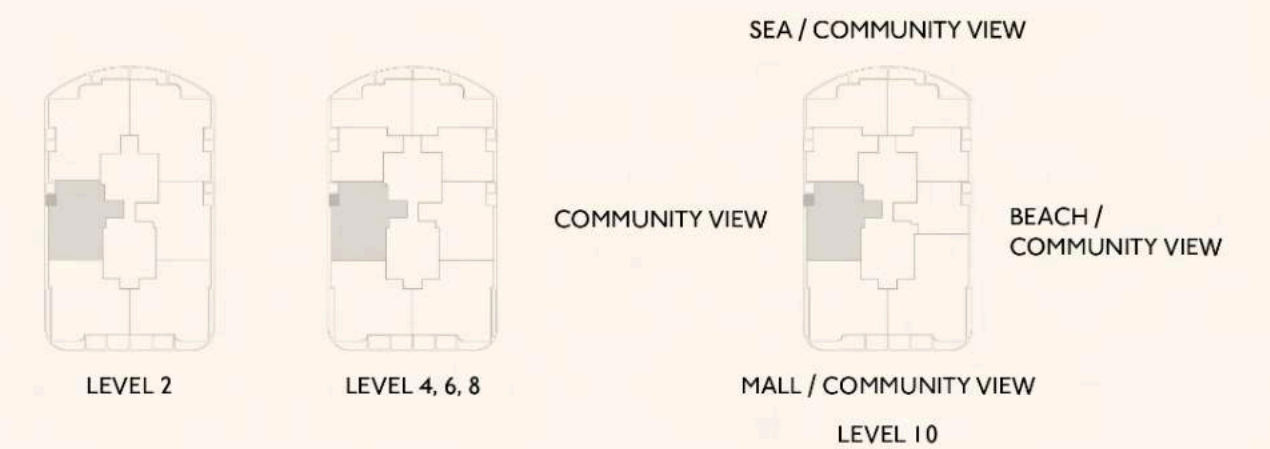
DUBAI ISLANDS

# ISLA

## 2 BEDROOM | TYPE B



INDOOR AREA	1,208 SQF / 112 M2
OUTDOOR LIVING	34 SQF / 3 M2
TOTAL AREA	1,242 SQF / 115 M2
FLOORS	2, 4, 6, 8, 10



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.



*3 Bedroom  
Private Residences*

ISLA

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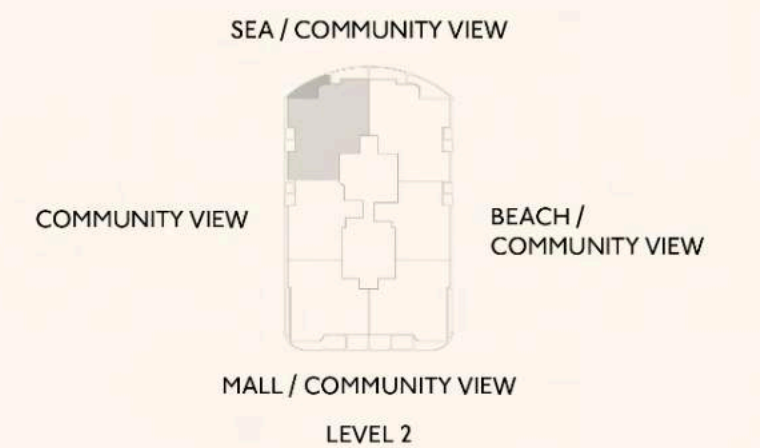
DUBAI ISLANDS

# ISLA

## 3 BEDROOM | TYPE B1



INDOOR AREA	1,650 SQF / 153 M2
OUTDOOR LIVING	165 SQF / 15 M2
TOTAL AREA	1,814 SQF / 169 M2
FLOORS	2



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating/reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.



*Private Pool & Terrace  
Private Residences*

ISLA

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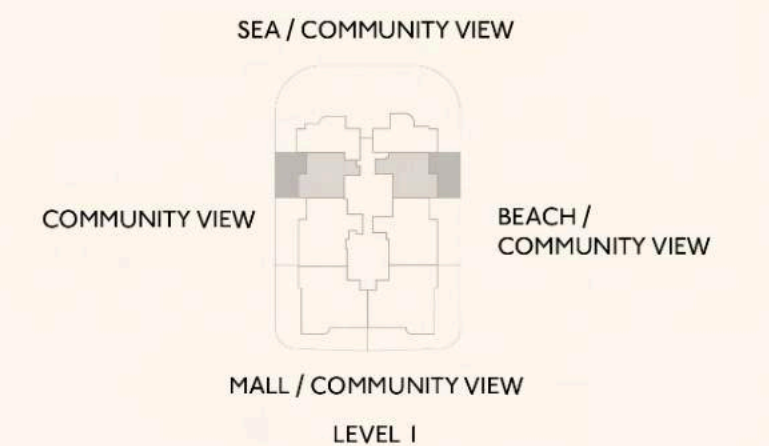
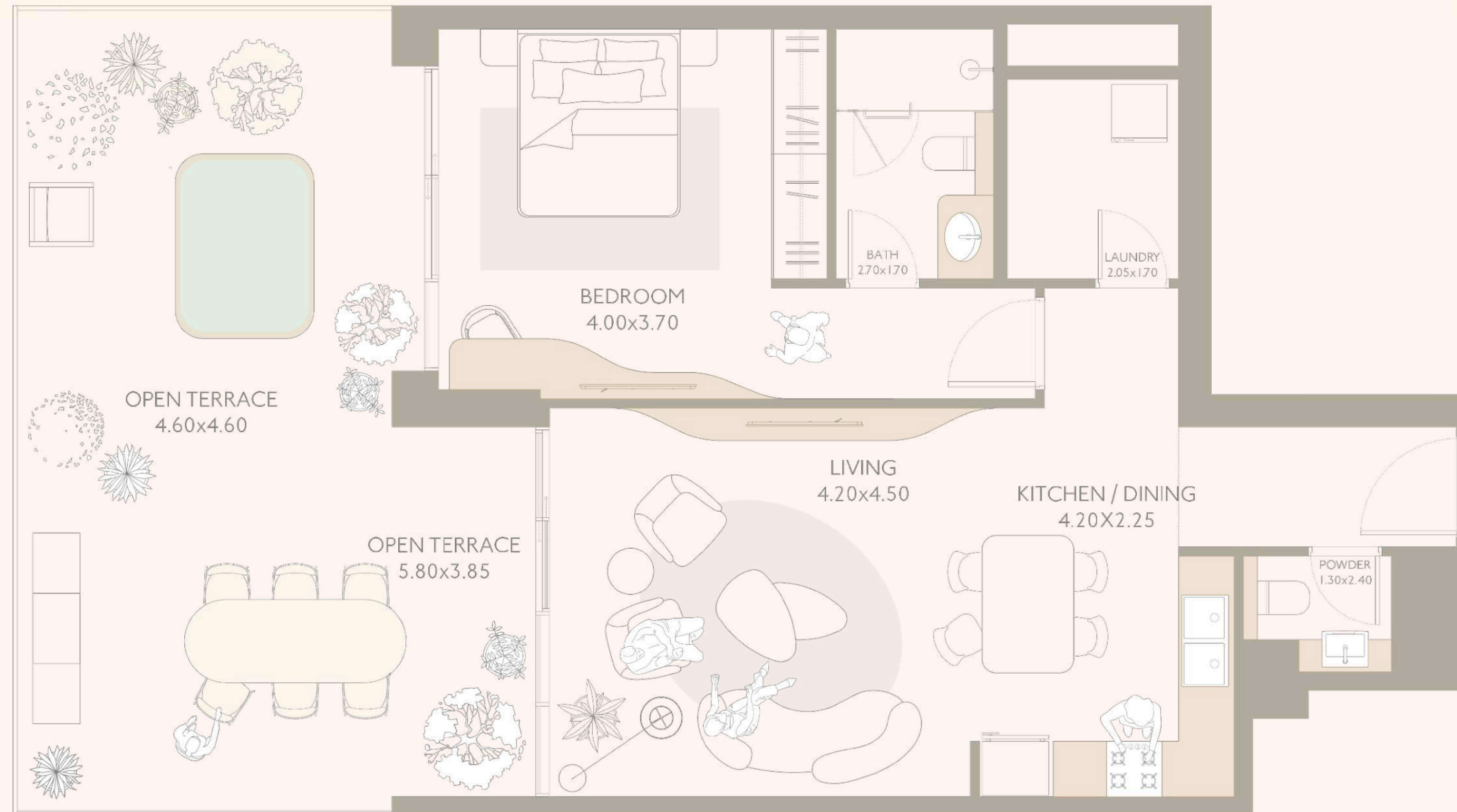
DUBAI ISLANDS

# ISLA

## 1 BEDROOM | TYPE AT



INDOOR AREA	785 SQF / 73 M2
OUTDOOR LIVING	474 SQF / 44 M2
TOTAL AREA	1,259 SQF / 117 M2
FLOORS	1



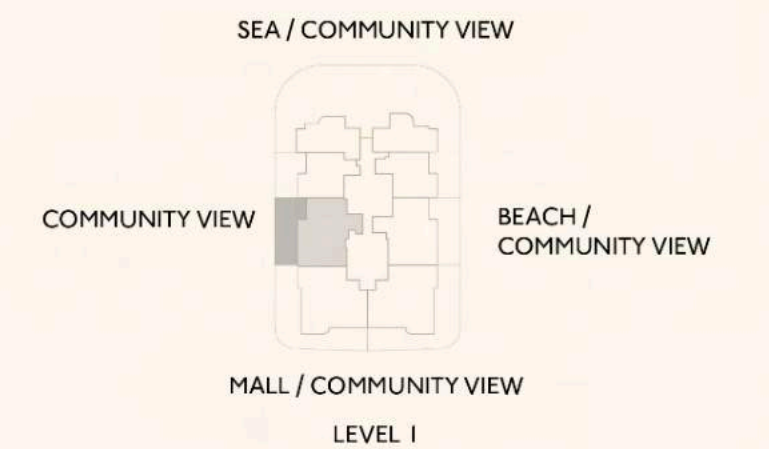
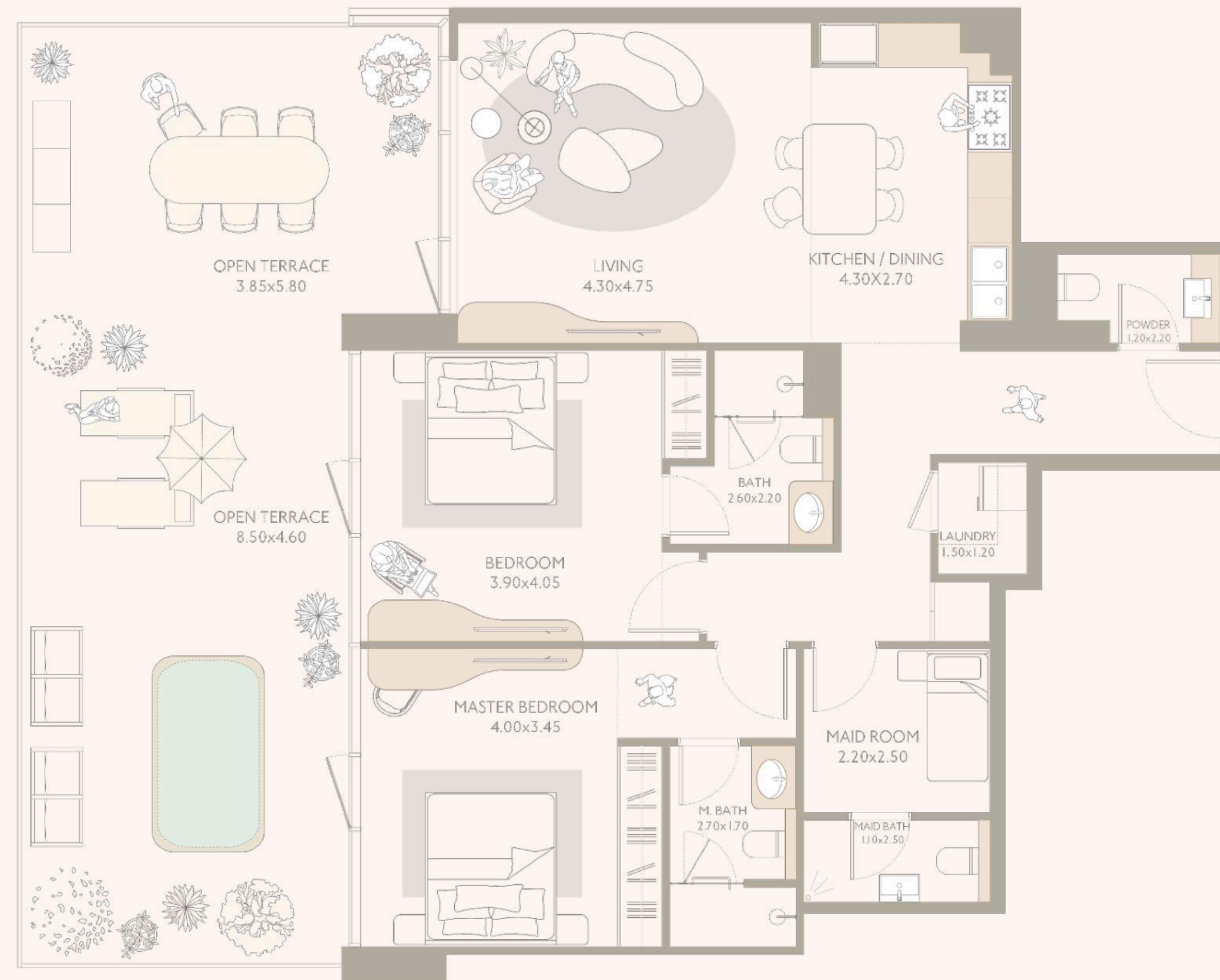
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# ISLA

## 2 BEDROOM | TYPE BT



INDOOR AREA	1,227 SQF / 114 M2
OUTDOOR LIVING	678 SQF / 63 M2
TOTAL AREA	1,905 SQF / 177 M2
FLOORS	1



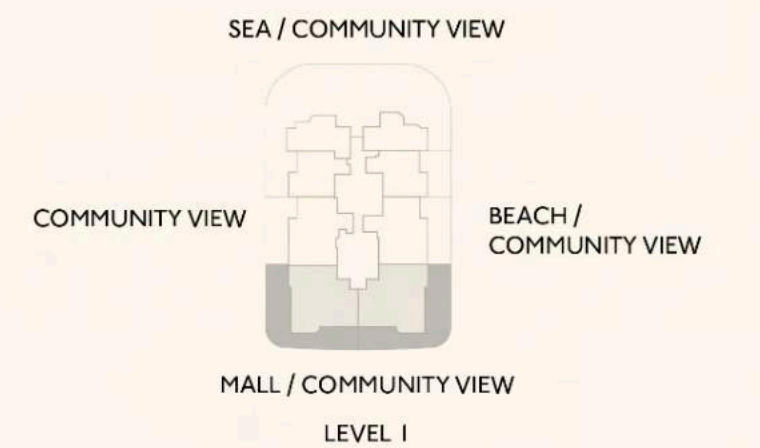
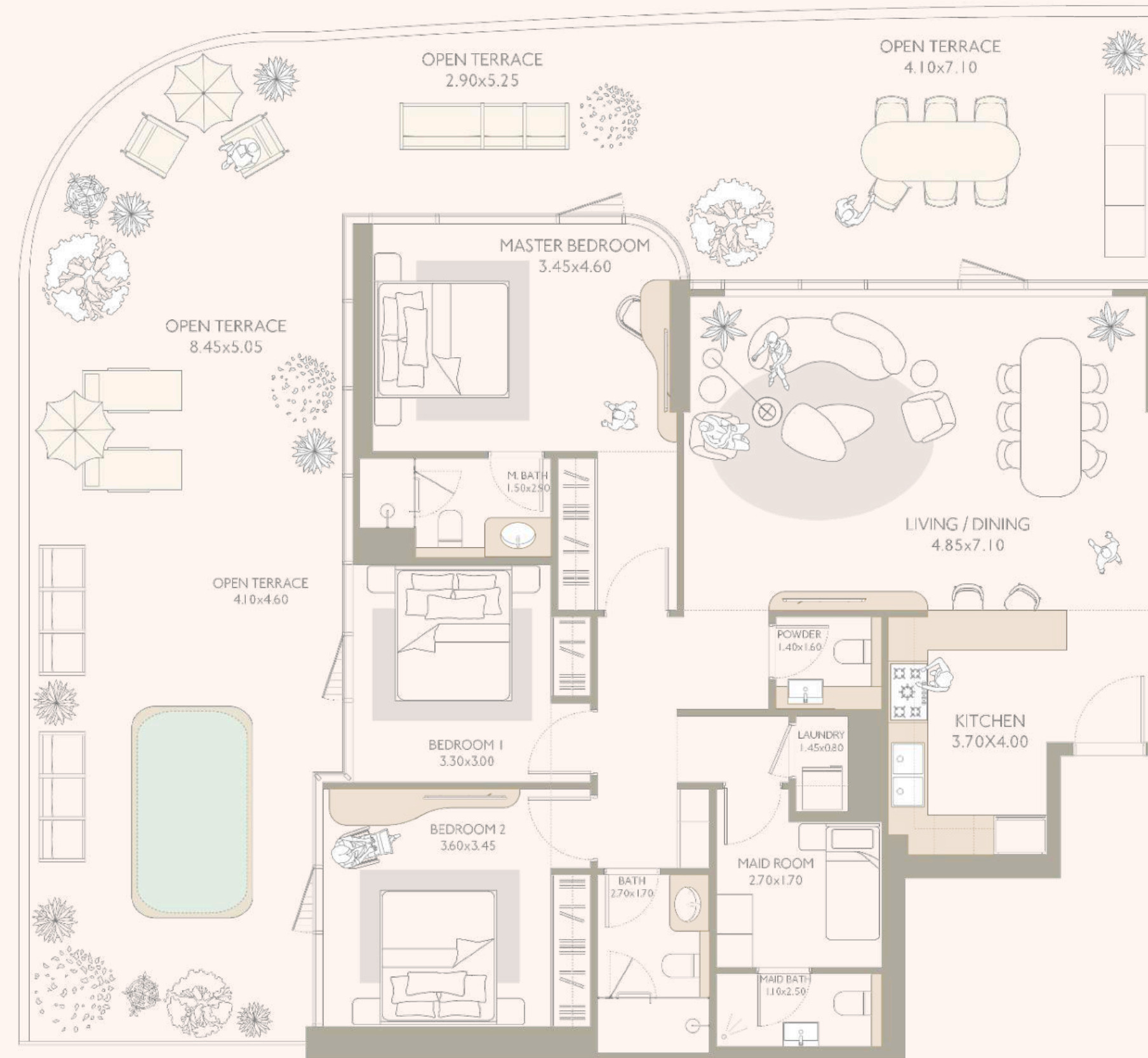
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# ISLA

## 3 BEDROOM | TYPE AT



INDOOR AREA	1,453 SQF / 135 M2
OUTDOOR LIVING	1,302 SQF / 121 M2
TOTAL AREA	2,755 SQF / 256 M2
FLOORS	1



All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, Sanitary ware, and Wardrobes, including each of their location as shown in the plan is indicative and subject to revision by the Seller. All fixtures, fittings, goods, accessories, and furniture reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts which the Purchaser could arrange after the Unit is handed over and do not form part of the Unit. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.



· CHAPTER 06 ·

*Amenity Floorplans*



# Axonometric View

## *A Look Inside*



*Sole*

LEVEL 12

A premier destination for recreation and diverse social gatherings



*Fuoco*

LEVEL 11

Curated suite of rooftop amenities dedicated to social engagement and relaxation



*Azzurro*

LEVEL 11

Dynamic Fitness Areas and refreshing Communal spaces



*Verde*

PODIUM

Exclusive Collection Of Wellness And Family-Oriented Amenities.

*Benvenuti*

GROUND

Lobby with two bespoke Lounges and Library



*Private Residences*  
LEVEL 1 - 10

· VERDE ·  
AMENITIES COLLECTION

*Podium  
Level*

*Dolce Far Niente · Dolce Far Niente · Dolce Far Niente · Dolce Far Niente · Dolce Far Niente · Dolce Far Niente*



# ISLA

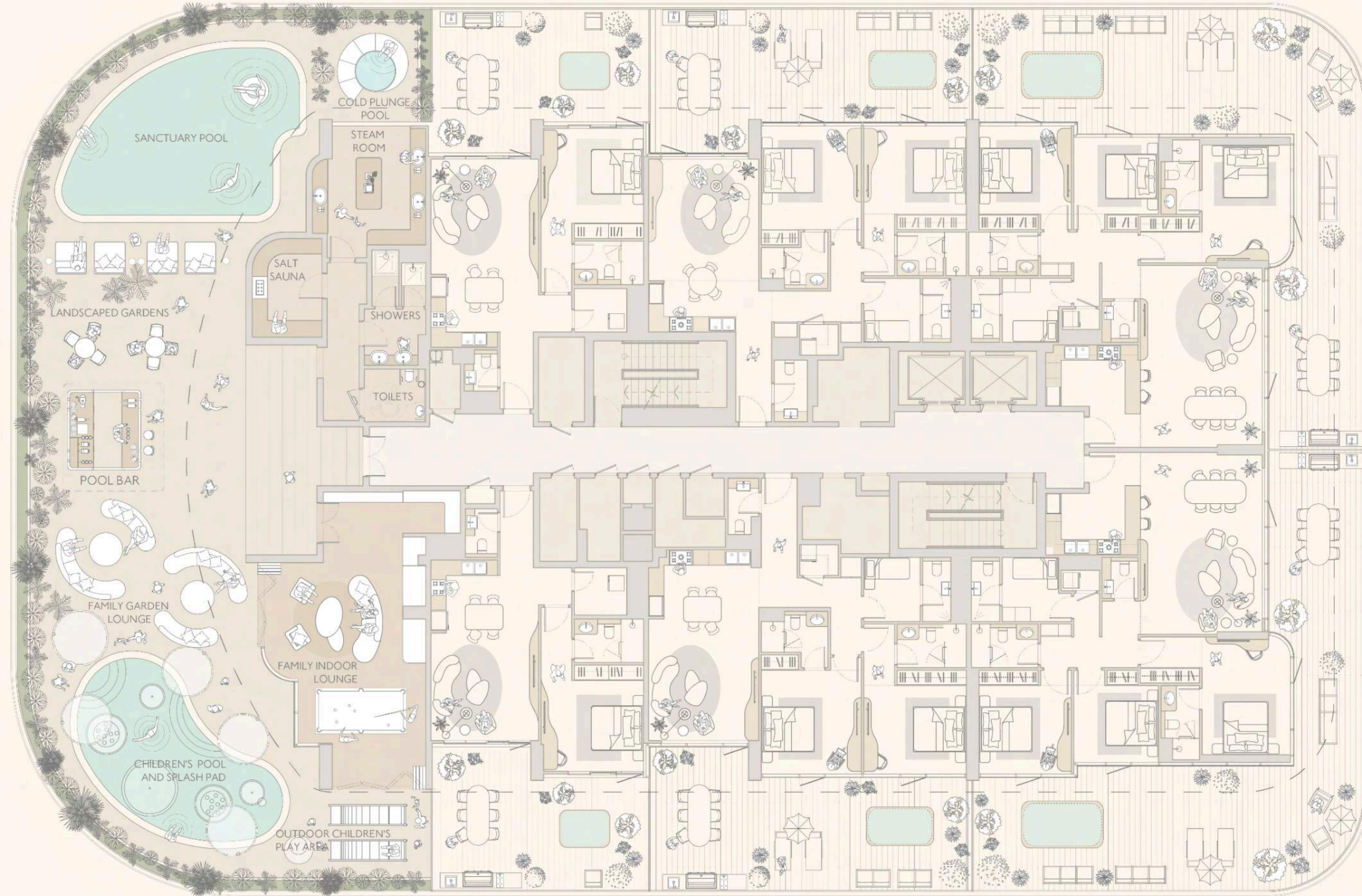
· VERDE ·

AMENITIES COLLECTION



# PODIUM LEVEL

SEA VIEW



The floor plan shown is representational in nature and only for the purpose of illustrating one of the possible layout upon project handover, including each of their location as shown in the plan is indicative and subject to revision by the Seller. Actual space may vary in dimensions, areas, layout, material specification, orientation, and location. All Windows, Façade, Doors, Finishes, Fittings, Fixtures, Goods, Furniture, Lighting, Cabinets, Accessories, Vegetation, Brand and Design Features reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts after the project is handed over and do not form part of the Units. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

· AZZURRO ·  
AMENITIES COLLECTION

*Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente*

*Level 11*



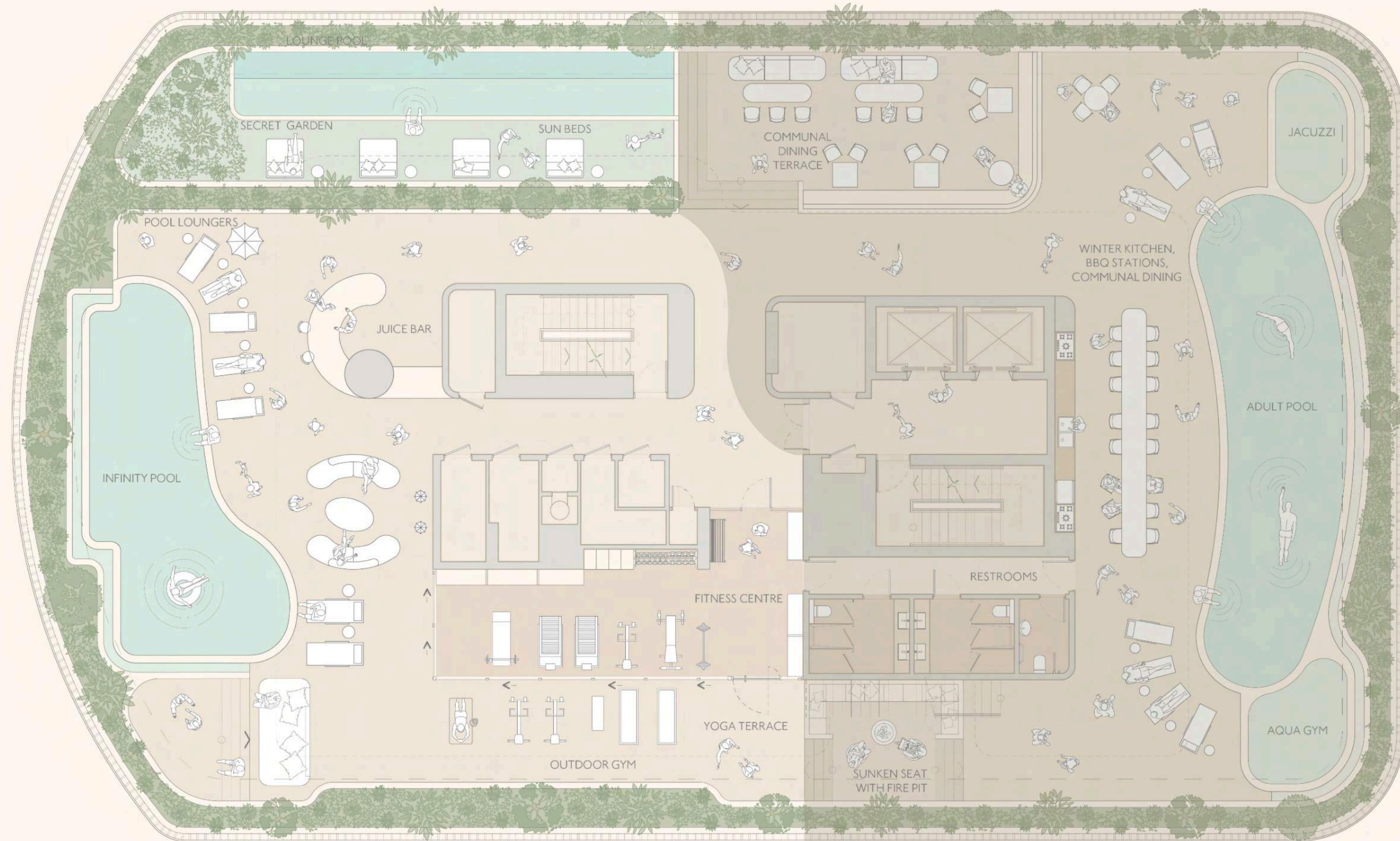
# ISLA

· AZZURRO ·  
AMENITIES COLLECTION



## LEVEL 11

SEA VIEW



The floor plan shown is representational in nature and only for the purpose of illustrating one of the possible layout upon project handover, including each of their location as shown in the plan is indicative and subject to revision by the Seller. Actual space may vary in dimensions, areas, layout, material specification, orientation, and location. All Windows, Façade, Doors, Finishes, Fittings, Fixtures, Goods, Furniture, Lighting, Cabinets, Accessories, Vegetation, Brand and Design Features reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts after the project is handed over and do not form part of the Units. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

· FUOCO ·  
AMENITIES COLLECTION

*Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente*  
*Level 11*  
*Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente*



# ISLA

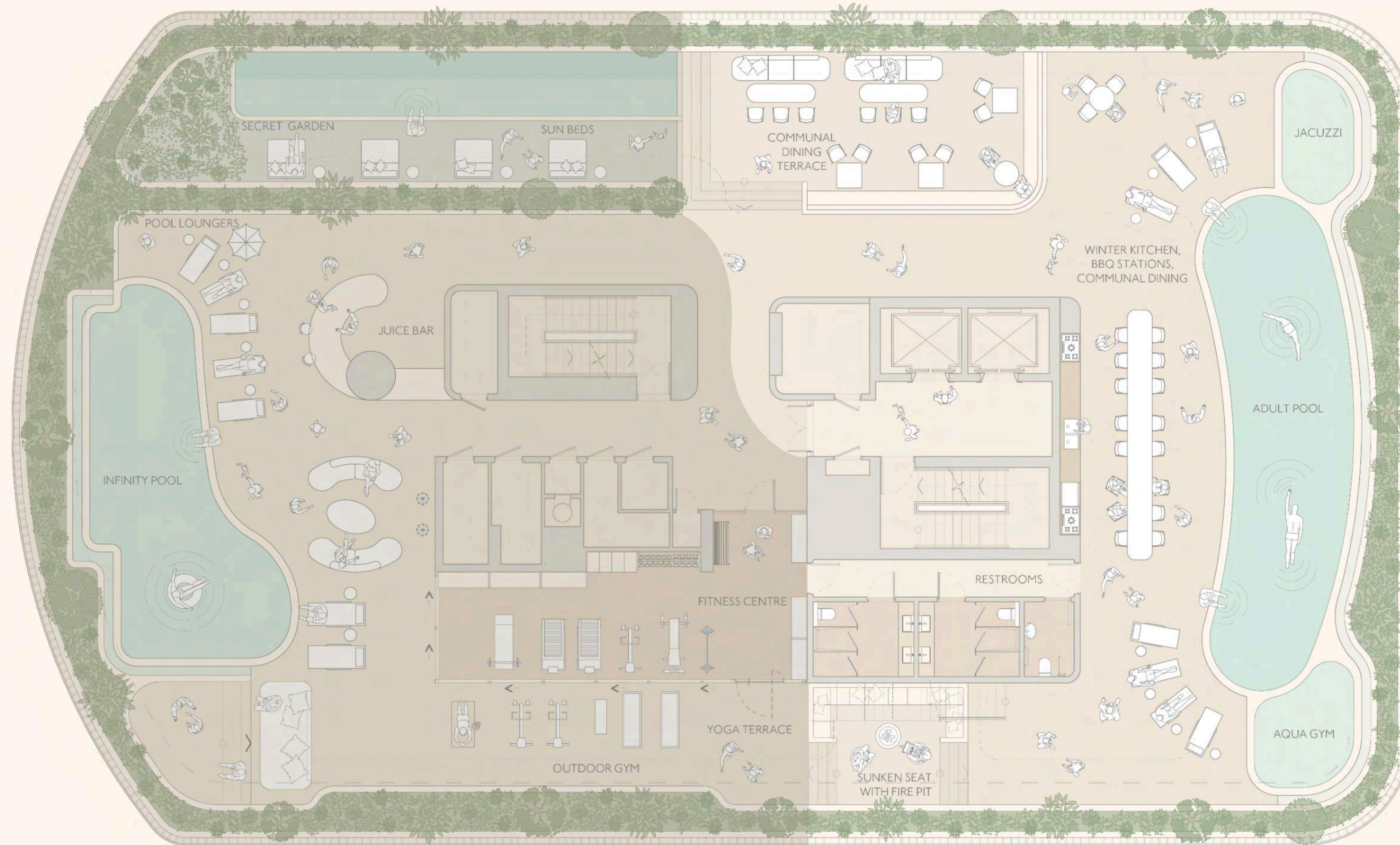
· FUOCO ·

AMENITIES COLLECTION



## LEVEL 11

CITY VIEW



The floor plan shown is representational in nature and only for the purpose of illustrating one of the possible layout upon project handover, including each of their location as shown in the plan is indicative and subject to revision by the Seller. Actual space may vary in dimensions, areas, layout, material specification, orientation, and location. All Windows, Façade, Doors, Finishes, Fittings, Fixtures, Goods, Furniture, Lighting, Cabinets, Accessories, Vegetation, Brand and Design Features reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts after the project is handed over and do not form part of the Units. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.

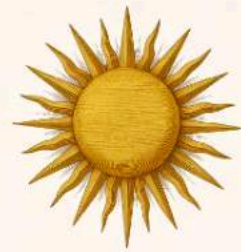
· SOLE ·  
AMENITIES COLLECTION

*Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente* • *Dolce Far Niente*  
*Level 12*



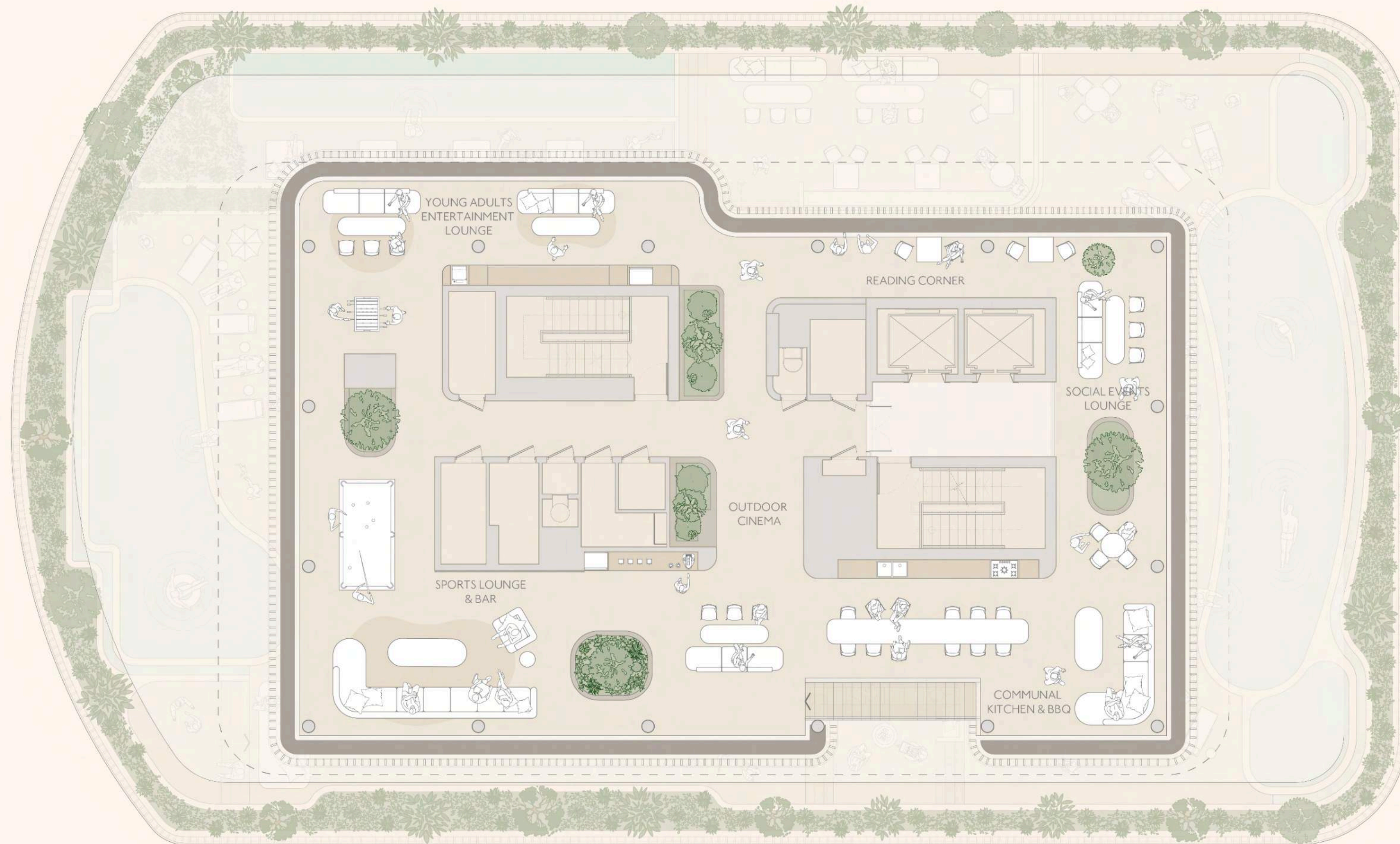
# ISLA

· SOLE ·  
AMENITIES COLLECTION



# LEVEL 12

PANORAMIC VIEW



The floor plan shown is representational in nature and only for the purpose of illustrating one of the possible layout upon project handover, including each of their location as shown in the plan is indicative and subject to revision by the Seller. Actual space may vary in dimensions, areas, layout, material specification, orientation, and location. All Windows, Façade, Doors, Finishes, Fittings, Fixtures, Goods, Furniture, Lighting, Cabinets, Accessories, Vegetation, Brand and Design Features reflected/displayed in this plan(s) are strictly illustrative and representational (not actual) in nature and are only for the purpose of illustrating /reflecting one of the possible layouts after the project is handed over and do not form part of the Units. No furniture, goods, accessories are included in the sale, unless such items are specifically included in Schedule A of the SPA.



· CHAPTER 07 ·

*Unit Mix & Payment Plan*





## UNIT MIX *Breakdown*



<i>Unit</i>	<i>Areas</i>	<i>Starting Price (AED)</i>
1 BEDROOM	810 SQ.FT. TO 1,243 SQ.FT	2.2 M
2 BEDROOM	1,230 SQ.FT. TO 1,856 SQ.FT	3.3 M
3 BEDROOM	1,525 SQ.FT. TO 2,693 SQ.FT	4.1 M

✦ *Payment Plan* ✦

50/50

10%

ON BOOKING

10%

1 MONTH

6%

3 MONTHS

6%

6 MONTHS

6%

9 MONTHS

6%

12 MONTHS

6%

15 MONTHS

50%

ON HANDOVER

· CHAPTER 08 ·

*Developer*

# CHAIMAA

Chaimaa Holding, a dynamic Moroccan Real Estate & Investment group with a well-established presence in the UAE, brings a rich legacy of success to Dubai's vibrant real estate landscape.

Renowned for their timely delivery and meticulous execution, they've delivered over 70,000 units across Morocco, establishing a reputation for excellence.

*2 Continents*

North Africa | Asia (Middle East)

*Signature Developments*

across 10+ Cities

*600+ Employees*

*70,000+*

Units & Plots Delivered

# THE CHAIMAA COLLECTION



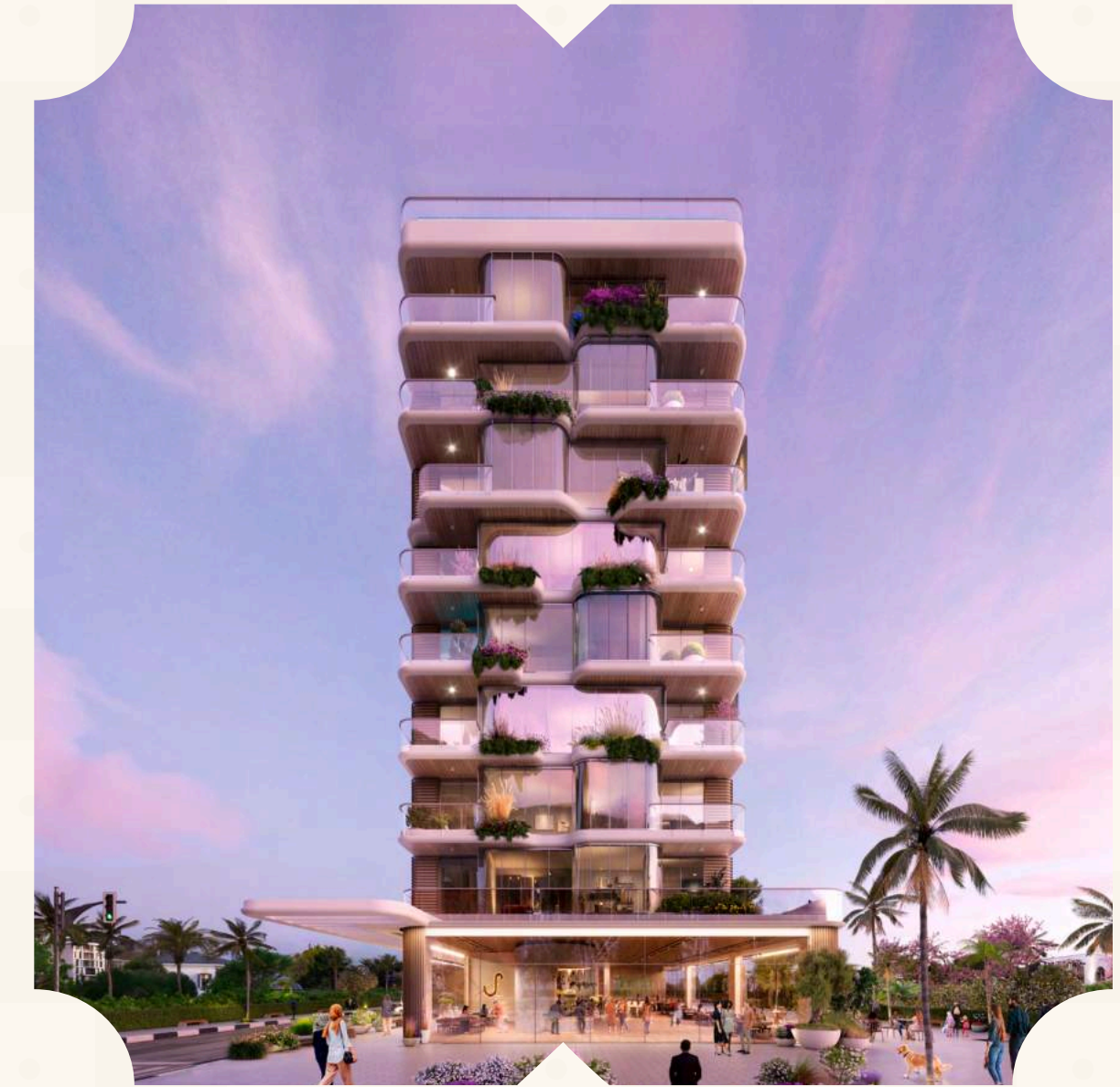
**CHAIMAA PREMIERE**  
JUMEIRAH VILLAGE CIRCLE  
DELIVERED



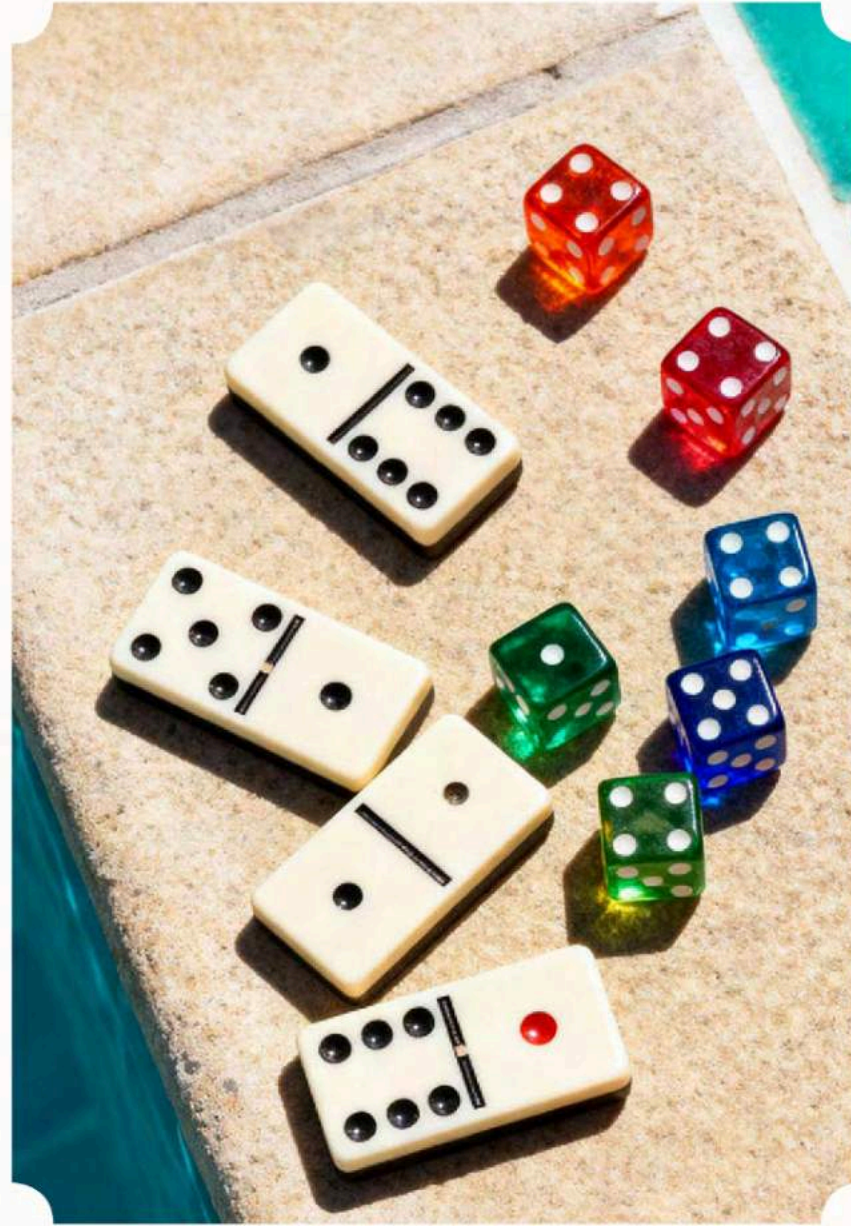
**CHAIMAA AVENUE I & II**  
JUMEIRAH VILLAGE CIRCLE  
DELIVERED



**ELEGANCE BY CHAIMAA**  
JUMEIRAH VILLAGE CIRCLE  
DELIVERED



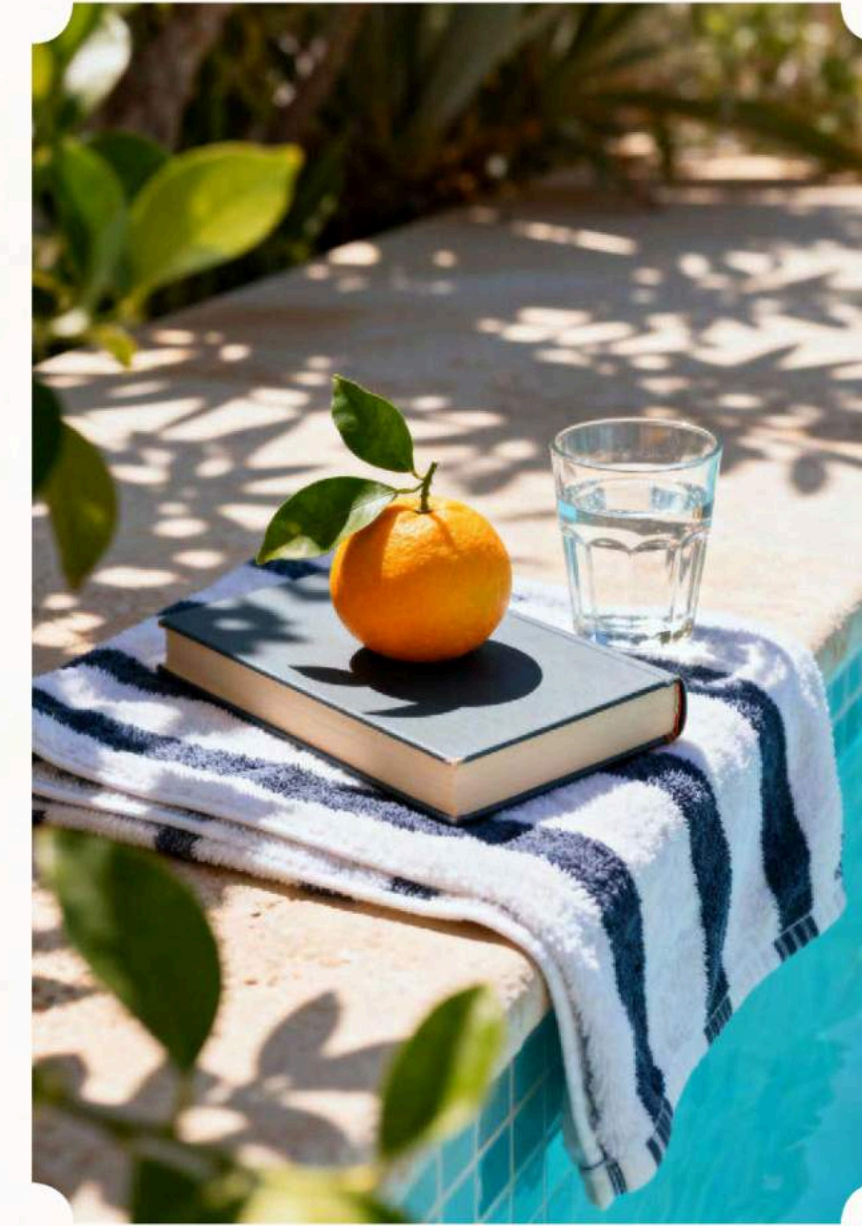
**SYMPHONY BY CHAIMAA**  
MAJAN  
LAUNCHED



## RUYA

### DESIGN AND BRAND

RUYA, Dubai's leading brand and design consultancy, specialize in crafting luxury residential and hospitality brands that redefine prestige and elevate portfolios. With over 150 years of combined industry experience, 300+ projects spanning 16 cities, and a development value exceeding \$22 billion, they transform ideas into legendary landmarks and magnetic destinations, enhancing brand and investment portfolios.



## TCQ

### PROJECT MANAGEMENT

With 50 years of experience in establishing clear milestones and checkpoints to track progress & utilizing agile methodologies to adapt and respond to project changes swiftly. Identifying and managing critical tasks to avoid delays & implementing dynamic scheduling tools to adjust timelines proactively. Setting industry benchmarks for quality and performance & utilizing real-time quality assurance and control systems to ensure adherence to standards.

# ISLA

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## PRIVATE RESIDENCES

• THANK YOU •

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