

دُبَيْ إِلَّا
DUBAI ISLANDS

Object 1

AREA GUIDE

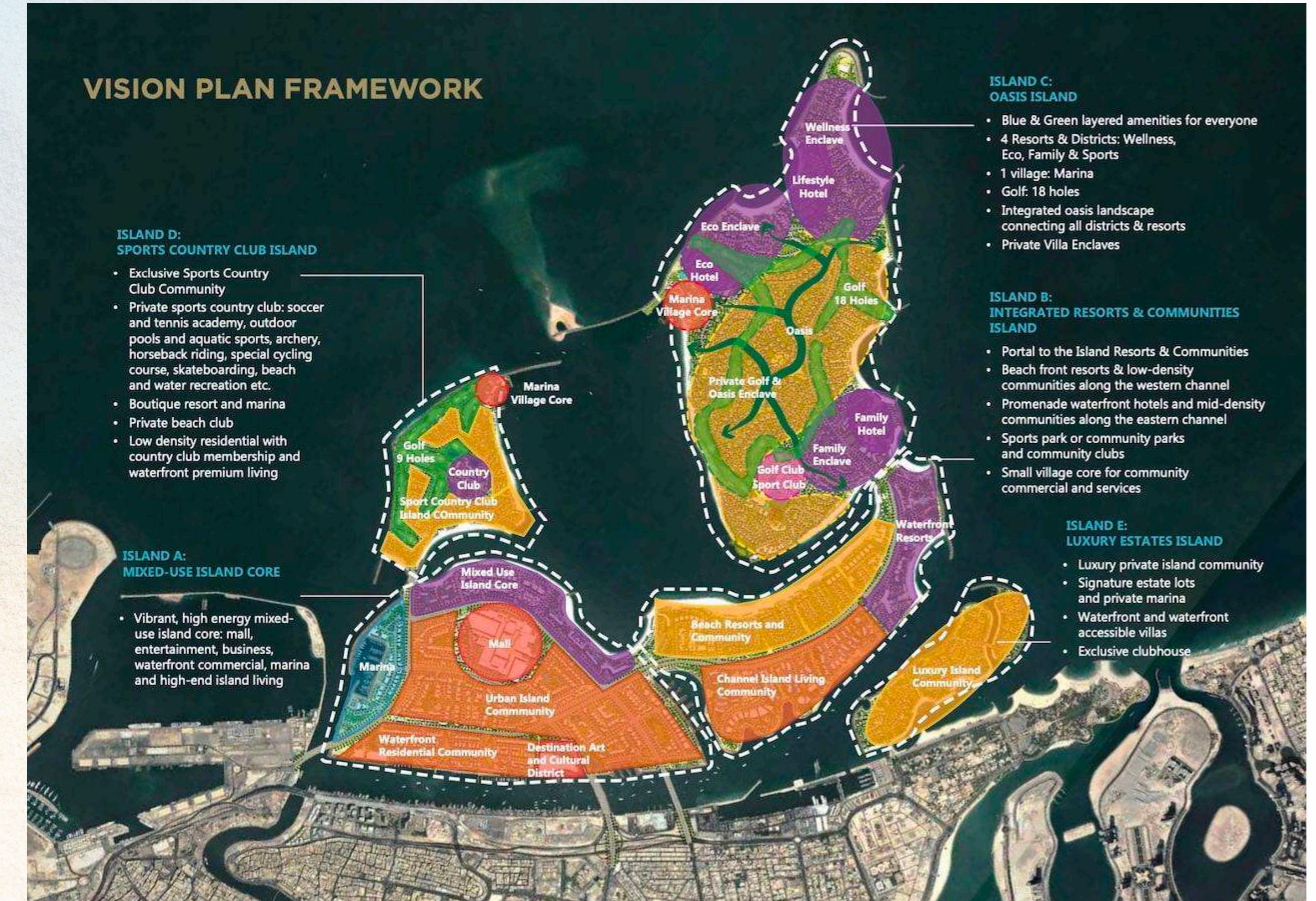
WHERE LIFE FLOWS

Dubai Islands unveils a visionary new chapter in **waterfront living**, where contemporary design meets **Arabian splendour**. Comprising **five interconnected islands**, this extraordinary destination seamlessly blends **luxurious resorts, pristine beaches, and vibrant cultural landmarks** into one inspiring coastal community.

FUTURE MARINA & WATERFRONT EXPANSION

Redefining Dubai's horizon, the development features **over 60 kilometres of waterfront** and **more than 20 kilometres of beaches**, including a Blue Flag-certified shoreline, along with **two kilometres of parks, open spaces, and world-class golf courses** overlooking the Arabian Gulf.

Multiple new marinas and expanded public waterfronts are planned to increase lifestyle appeal and enhance property value across all five islands.



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DUBAI VISION 2040

Designed in alignment with **Dubai Vision 2040**, **Dubai Islands** embodies the city's bold ambition to create a **sustainable, innovative, and globally leading urban future** — a place where modern living transcends time and trends to redefine what it means to call **Dubai home**.

THE LOCATION

Strategically positioned, Dubai Islands offers seamless connectivity to the heart of the city. The development features **direct access via a bridge across Dubai Creek**, linking the **Infinity Bridge** to the **Port Rashid Development Project**.

Designed for efficiency and ease of movement, the bridge includes **four lanes in each direction**, accommodating up to **16,000 vehicles per hour** — ensuring smooth, convenient travel for both residents and visitors, and reinforcing Dubai Islands' role as a well-connected and future-ready destination.

12
MINUTES Gold Souq
Metro Station

20 MINUTES

Dubai International Airport

22 The Dubai Frame

24 MINUTES

Dubai World Trade Centre

24 Downtown Dubai

24 Business Bay

34 Dubai Financial Centre



AMENITIES



BEACHES



ENTERTAINMENT
HUBS



GOLF COURSES



RESTAURANTS
& CAFES



SHOPPING
CENTRES



AMENITIES



SOUK AL MARFA



HOTELS & RESORTS



WELLNESS
FACILITIES



PARKS



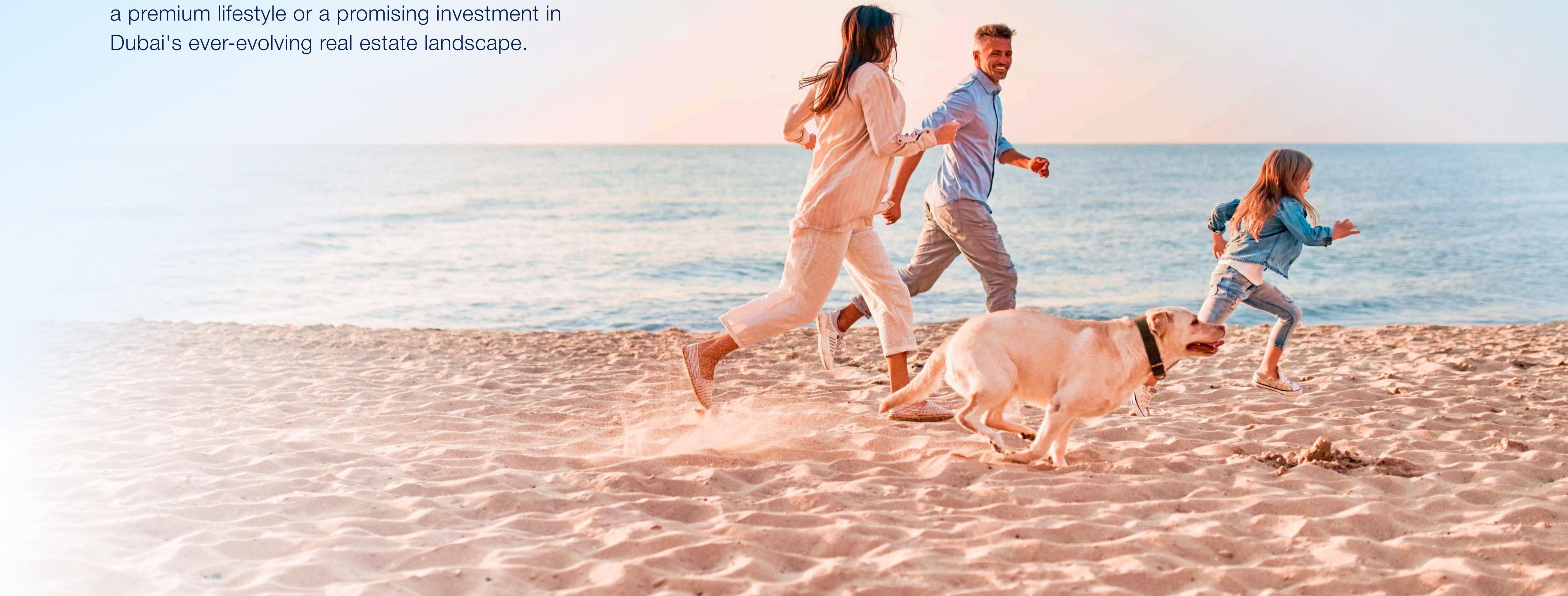
CONNECTIVITY



Future retail districts, beachfront shopping, and cultural souks will create a self-contained economy supporting daily living, tourism and long-term price appreciation.

AMENITIES

These developments are designed to create a self-sustained urban community, offering a harmonious blend of luxury, convenience, and strategic investment potential. The thoughtfully designed infrastructure, diverse residential offerings, and comprehensive amenities make Dubai Islands an ideal choice for those seeking a premium lifestyle or a promising investment in Dubai's ever-evolving real estate landscape.



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DUBAI ISLANDS: KEY ADVANTAGES



STRATEGIC LOCATION

- Proximity to Deira and central Dubai.
- Direct access via bridges and major roads.
- Close to Dubai International Airport and business hubs.

COMPREHENSIVE AMENITIES

- Dubai Islands Mall and the world's largest night market.
- Marinas, watersports, and golf courses.
- Green spaces, parks, and private beaches.



INVESTMENT POTENTIAL

- High ROI and rental yields.
- Zero property taxes and favorable foreign ownership laws.
- Future growth aligned with Dubai 2040 Urban Master Plan.

TOURISM APPEAL

- Over 80 planned luxury hotels and resorts.
- Unique cultural, recreational, and waterfront experiences.
- Infrastructure for hosting international events.

LIFESTYLE BENEFITS

- Exclusive beachfront living with private access.
- Integrated "live, work, and play" environment.
- Eco-friendly and sustainable community design.



INFRASTRUCTURE

- Modern healthcare, schools, and nurseries.
- Planned metro connections and road networks.
- State-of-the-art community facilities.

FREEHOLD OWNERSHIP FOR ALL NATIONALITIES

The entire area operates under full freehold regulations, giving international buyers complete ownership rights — a major advantage for global investors.



CUSTOMER PROFILE FOR DUBAI ISLANDS



INVESTORS



TOURISTS
AND SHORT-TERM
RENTERS



LIFESTYLE
ENTHUSIASTS



END-USERS
(RESIDENTS)



REGIONAL AND
INTERNATIONAL
BUYERS

LIFESTYLE PREFERENCES

- Luxury and waterfront living
- Access to premium amenities such as private beaches, marinas, and recreational facilities.
- Proximity to shopping, dining, and entertainment options.



MARKET TRENDS

Dubai's real estate market continues to thrive, with significant demand for upscale properties. The city's commitment to innovative developments and infrastructure expansion contributes to a dynamic market environment, offering lucrative opportunities for investors and end-users alike.

CONCLUSION

Dubai Islands offers an unmatched combination of strategic location, luxurious living, comprehensive amenities, and strong investment potential. It caters to a diverse audience, from investors seeking high returns to residents looking for a serene and luxurious waterfront lifestyle. These advantages position Dubai Islands as one of the most prestigious and promising developments in Dubai.

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