

AMÁLI

ISLAND

A·M·A·L·I / أمالي  
'MY HOPES & DREAMS'

## THE VISION OF AMALI

AMALI CREATES SEA-KISSED URBAN RESIDENCES THAT GO BEYOND THE ORDINARY AND REDEFINE THE CONCEPT OF LUXURY LIVING. WE CREATE REALMS THAT EPITOMISE SOPHISTICATION AND REFINEMENT, WORLDS WHERE FORM, FUNCTION AND FINESSE MEET IN PERFECT HARMONY.

## THE VISIONARIES

In a world where luxury is often equated with excess, Ali and Amira Sajwani are on a journey to embrace exquisite simplicity with Amali.

Inspired by their father's spectacular track record in Dubai, the region and the world's high-end property development market, as well as their own experience at the helm of DAMAC Properties, Ali and Amira are dedicated to creating a new path for exceptional real estate.



A trailblazing Emirati businesswoman, Amira Sajwani is known for her exacting standards of excellence, eye for innovative design as well as an unerring commitment to luxury.

In her role as Managing Director of Sales & Development at DAMAC, Amira oversees the 360-degree development of properties to ensure product values are maximised across design, construction, sales, marketing and analytics, among others.

Her groundbreaking professional achievements aside, Amira also enjoys being named one of the 100 Most Influential Arabs by Arabian Business and a member of the prestigious Forbes 30 Under 30 List, both in 2023.



A visionary Emirati entrepreneur with a knack for identifying opportunities others often miss, Ali Sajwani has made a name for himself as detail-oriented and hands-on leader.

As the Managing Director of Operations & Technology at DAMAC, Ali spearheads the firm's construction efforts and possesses in-depth expertise in island development, particularly with Mandarin Oriental in Maldives.

Some of his many accolades include being named as one of the 100 Most Influential Arabs by Arabian Business in 2023 as well as being the recipient of Family Business Council's Next Generation Award in the previous year.

## PARTNERS OF AMALI: OUR HANDPICKED ATELIER

AMALI IS MORE THAN JUST A LUXURY REAL ESTATE BRAND, AMALI IS A TEAM OF INTERNATIONAL AWARD WINNING DESIGNERS, ARCHITECTS AND BUILDERS WHO ARE PASSIONATE ABOUT CRAFTING UNIQUE AND EXTRAORDINARY LIVING SPACES.



### ARCHITECTURE

#### ELASTIC

ELASTIC is a global, award-winning firm of international, diverse and talented architects and interior designers. Based in Athens, Greece with offices in London, Toronto, Dubai and Cyprus, the studio has an innovative approach that creates unique hospitality and lifestyle experiences.

ELASTIC brings their unrivalled understanding of fluidity, form and function to the architecture of Amali Islands, creating residences that effortlessly complement their beachfront environment via two distinct façades.

### INTERIORS



Hirsch Bedner Associates has been shaping taste for the past 50 years and has delivered groundbreaking projects for developers and private clients across the world.

HBA Residential is the specialist design-house of HBA consisting of architects, interior designers and FF&E designers who conceive and develop beautifully crafted residential projects.

Amali worked with HBA to conceptualise different interior aesthetics for the residences, each featuring carefully sourced materials from around the world.

### LANDSCAPE

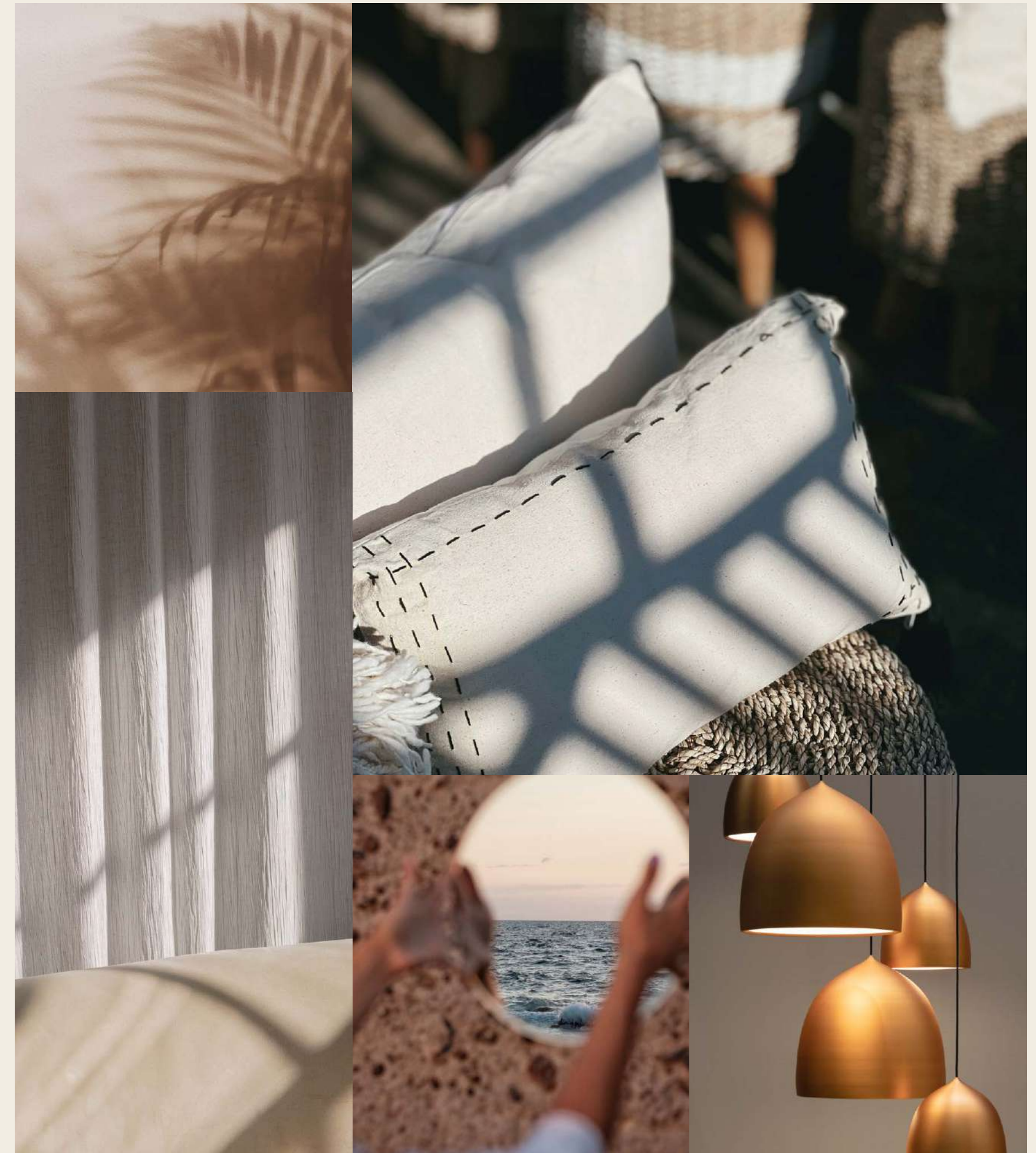


SQUARE M DESIGN

SquareM elevates landscaping to an art form, with an almost intuitive ability to craft refreshingly lush environments.

The firm is renowned for painstakingly researching the natural parameters of a space, sourcing both indigenous as well as exotic species of plants and bringing them together in the most sustainable way possible.

Amali collaborated with SquareM to design oases of calm, inimitable sanctuaries of rejuvenation.



IN A WORLD OF EXCESS, WE CONJURE *sophistication*

IN A TIME OF CHAOS, WE CELEBRATE *harmony*

IN A REALM OF DESIRE, WE ARE THE *hope*

REDEFINING LUXURY LIVING, ONE DREAM AT A TIME.

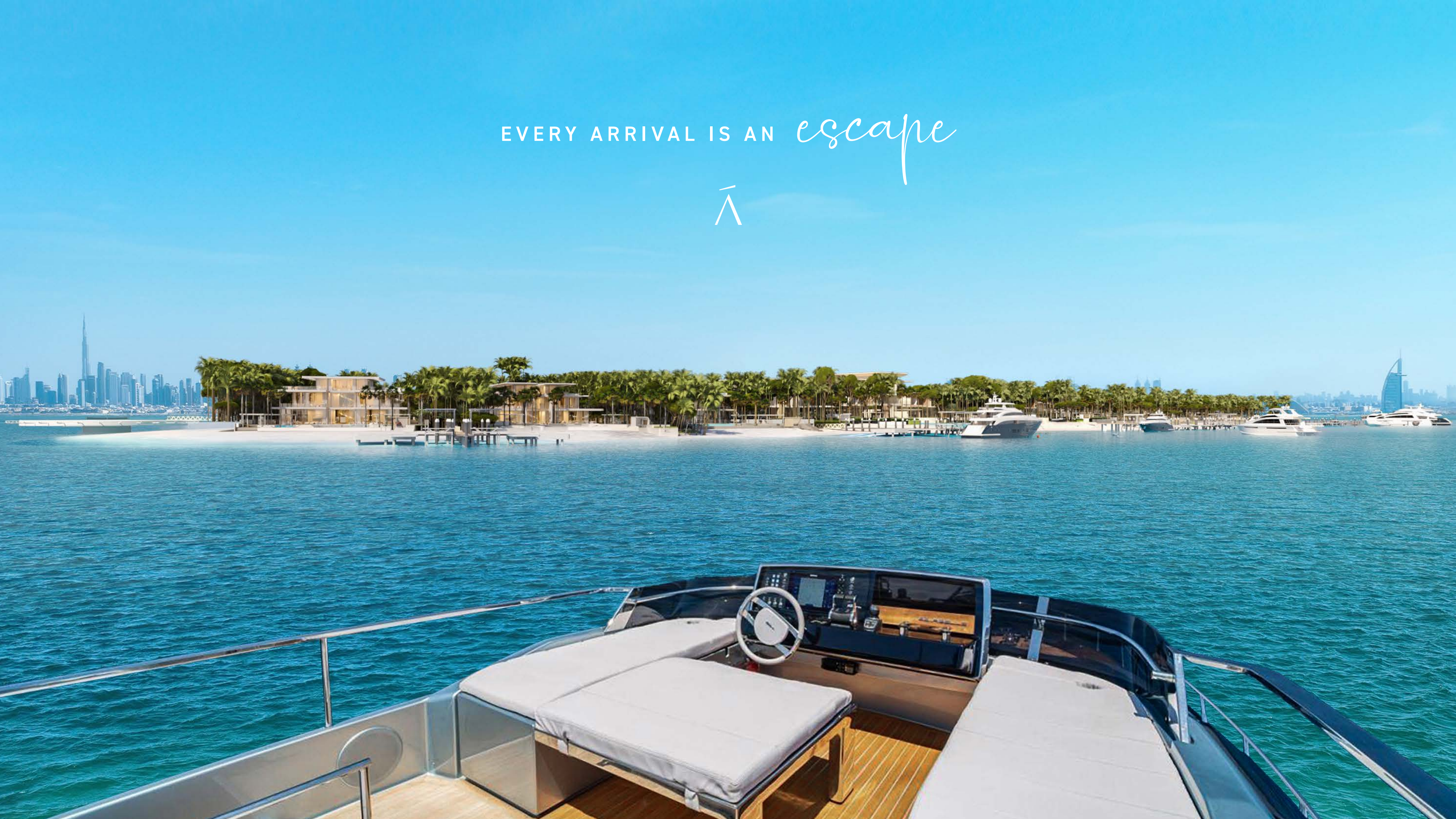
# AMALI Island

STEP INTO A REALM OF PERPETUAL VACATION, WHERE EVERY RETURN HOME  
CONJURES THE SENSATION OF EMBARKING ON A BLISSFUL HOLIDAY.

WELCOME HOME TO YOUR PRIVATE ISLAND.



EVERY ARRIVAL IS AN *escape*





AMALI ISLAND

THE WORLD ISLANDS

VIEW TO  
DUBAI SKYLINE

SÃO PAULO

URUGUAY

DEIRA - 9 MINS

JUMEIRAH - 6 MINS

MADINAT JUMEIRAH - 3 MINS

DUBAI

cavalli  
COUTURE



6 MINS

MAINLAND DUBAI



18 MINS

DUBAI INTERNATIONAL  
AIRPORT



5 MINS

PALM JUMEIRAH



20 MINS

JETEX VIP  
TERMINAL



10 MINS

DOWNTOWN DUBAI



9 MINS

DIFC



6 MINS

PRIVATE WHARVES



6 MINS

CAVALLI COUTURE  
MAIN PARKING



5 MINS

MGM/VEGAS-INSPIRED  
ISLAND



# MASTERPLAN AT A GLANCE

AMALI ISLAND CONNECTS TWO OF THE WORLD ISLANDS, A FEAT OF HUMAN ENGINEERING THAT IS ONE OF THE MOST ICONIC DEVELOPMENTS ON THE PLANET.

BURJ KHALIFA VIEW

PALM JUMEIRAH AND ATLANTIS THE ROYAL

BURJ AL ARAB VIEW



- VILLA AVATEA
- VILLA ARIA
- VILLA AURORA
- VILLA AMORINO
- CLUBHOUSE

1,200,000 SQFT

TOTAL AREA OF  
AMALI ISLAND

24

EXCLUSIVE  
RESIDENCES

360° VIEWS

SEA, DUBAI SKYLINE  
AND PALM JUMEIRAH

50M

UP TO 50 METRES OF  
PRIVATE BEACHFRONT

AMENITIES

RESTAURANT, FITNESS  
CENTRE, SPA & CONCIERGE

PRIVATE BERTHS

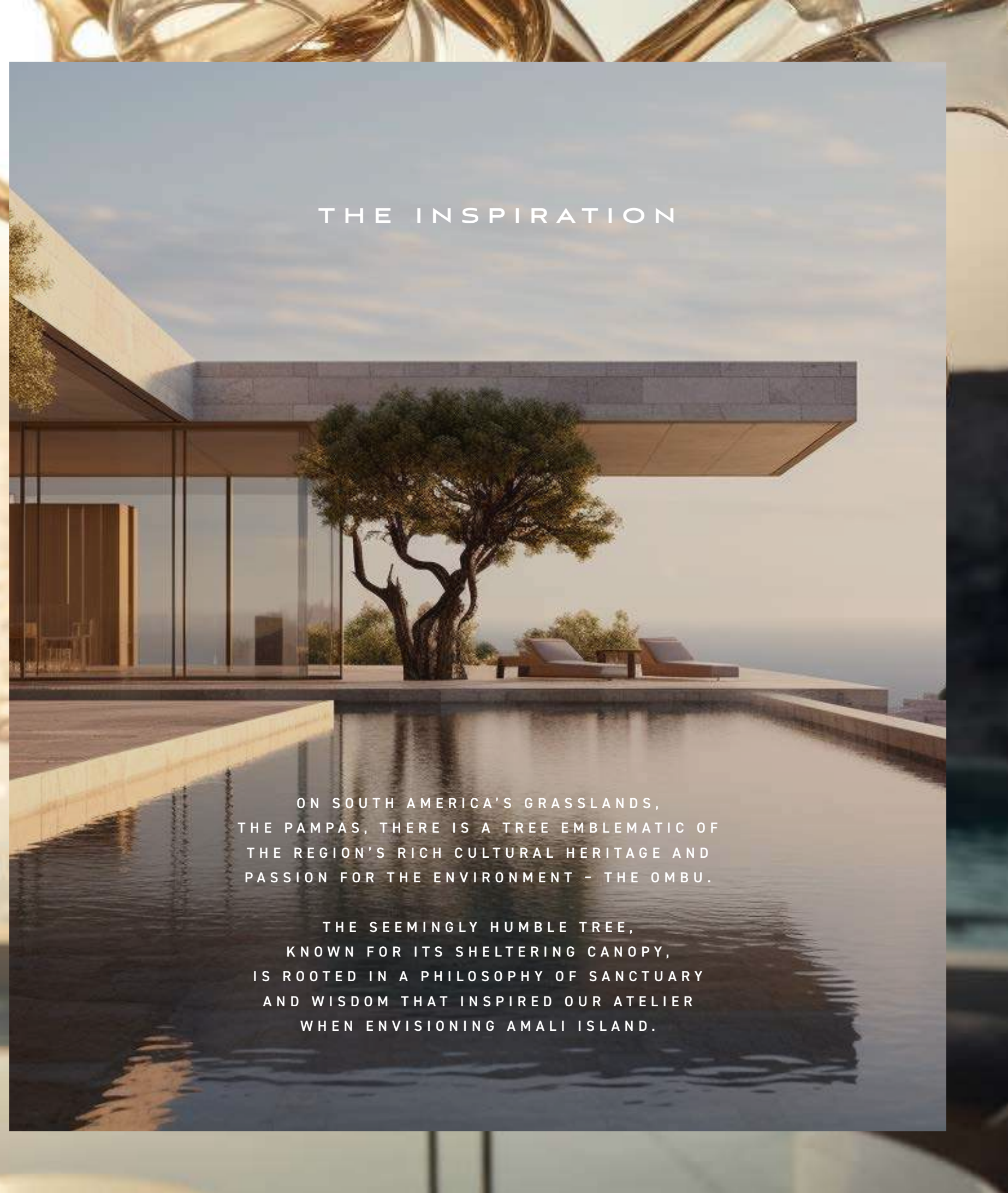
EASY ACCESS FOR BOTH  
RESIDENTS & GUESTS

CLUBHOUSE

MEMBERS-ONLY  
CLUBHOUSE

HELIPAD

EXCLUSIVELY  
FOR RESIDENTS



## THE INSPIRATION

ON SOUTH AMERICA'S GRASSLANDS, THE PAMPAS, THERE IS A TREE EMBLEMATIC OF THE REGION'S RICH CULTURAL HERITAGE AND PASSION FOR THE ENVIRONMENT - THE OMBU.

THE SEEMINGLY HUMBLE TREE, KNOWN FOR ITS SHELTERING CANOPY, IS ROOTED IN A PHILOSOPHY OF SANCTUARY AND WISDOM THAT INSPIRED OUR ATELIER WHEN ENVISIONING AMALI ISLAND.

"EACH AMALI ISLAND HOME BLURS THE LINES BETWEEN NATURAL  
OPULENCE AND CONTEMPORARY SOPHISTICATION"





PURPOSE-BUILT  
FOR PURE PLEASURE

ARRIVE AT THE CLUBHOUSE BY SEA OR AFTER  
A LEISURELY STROLL THROUGH LUSH PATHS AND  
INDULGE YOURSELF IN THE FLOATING SALTWATER POOL,  
360-DEGREE VIEWS FROM THE UPPER HORIZON POOLS,  
WATERSPORTS AND SO MUCH MORE.



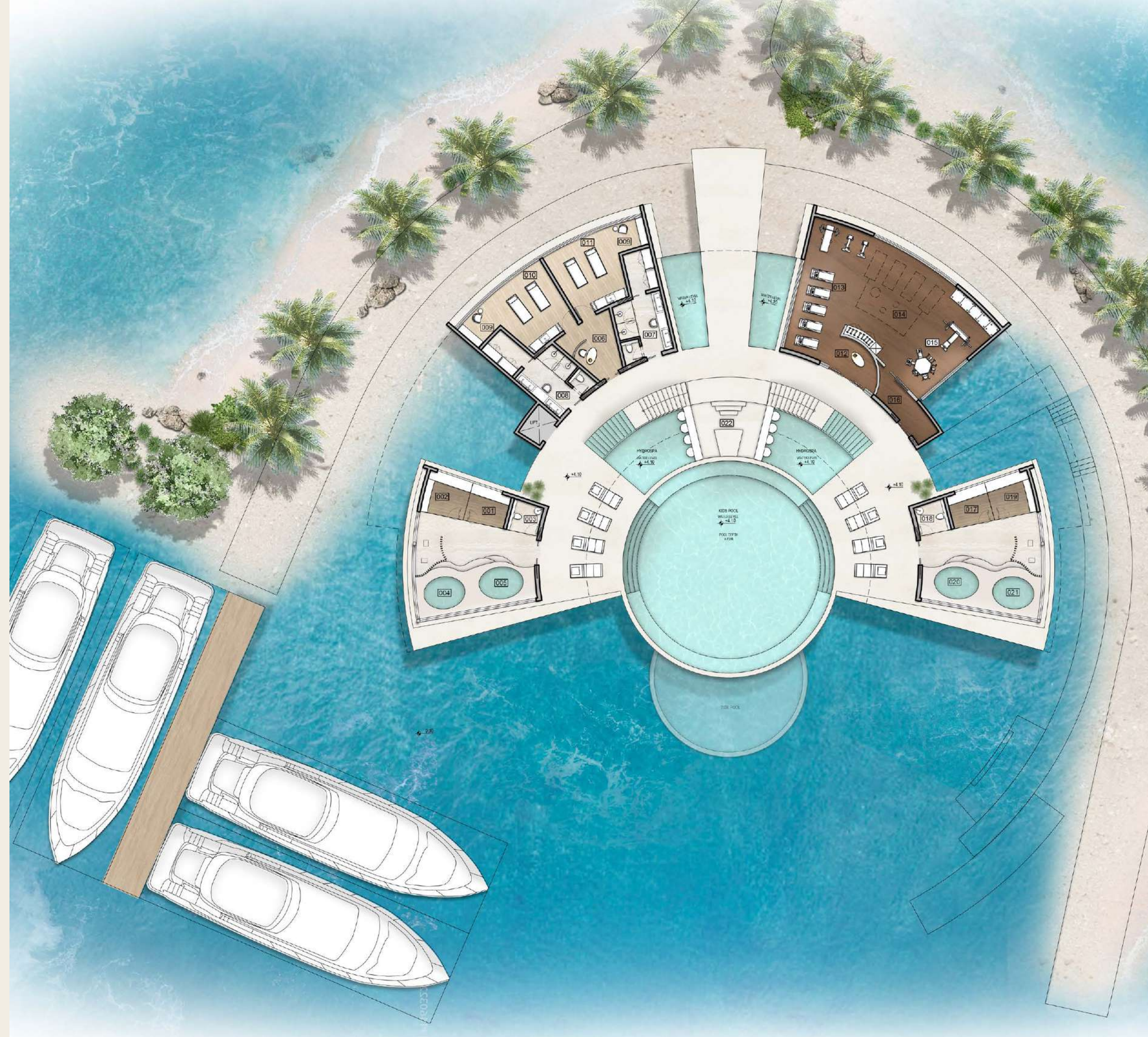
ISLAND

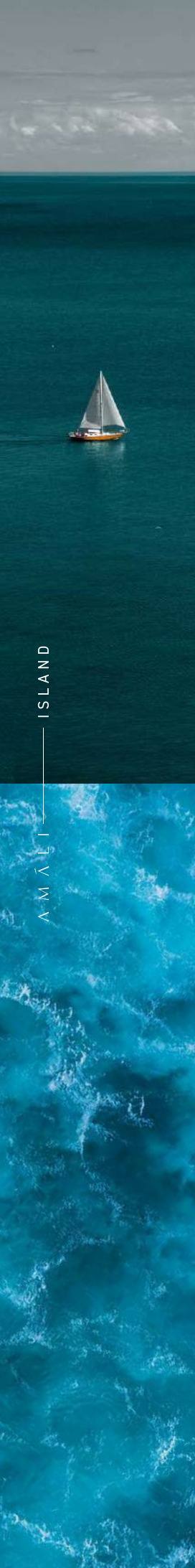
AMALI ISLAND

# CLUBHOUSE

## GROUND FLOOR

- |                                 |                          |
|---------------------------------|--------------------------|
| 01. SAUNA 01                    | 12. GYM RECEPTION        |
| 02. STEAM ROOM 01               | 13. CARDIO ZONE          |
| 03. POWDER ROOM 01              | 14. YOGA & EXERCISE ZONE |
| 04. HOT PLUNGE 01               | 15. WEIGHT LIFTING ZONE  |
| 05. COLD PLUNGE 01              | 16. FIRST AID ROOM       |
| 06. TREATMENT ROOM RECEPTION    | 17. SAUNA 02             |
| 07. CHANGING ROOM & SERVICES 01 | 18. STEAM ROOM 02        |
| 08. CHANGING ROOM & SERVICES 02 | 19. POWDER ROOM 02       |
| 09. RELAXATION CORNER           | 20. HOT PLUNGE 02        |
| 10. TREATMENT ROOM 01           | 21. COLD PLUNGE 02       |
| 11. TREATMENT ROOM 02           | 22. SWIM-UP BAR          |





AMALI ISLAND

# CLUBHOUSE

## FIRST FLOOR

01. PRIVATE MEMBER BAR & CIGAR LOUNGE

02. POWDER ROOMS

03. BAR

04. POOL BAR

05. TEPPANYAKI BAR

06. POWDER ROOMS

07. CAFE / RESTAURANT

08. BOH KITCHEN





SAVOUR AN EPICUREAN  
MELODY BY THE SEA

AT AMALI ISLAND CLUBHOUSE,  
YOU'RE NEVER FAR FROM A TASTE OF  
THE GOOD LIFE WITH CURATED CULINARY  
OPTIONS IN DELIGHTFUL ENVIRONMENTS  
ENVIRONMENTS, AS WELL AS A GOURMET  
GROCERY SHOP.



JUICE BAR



GOURMET RESTAURANT



TEPPANYAKI BAR



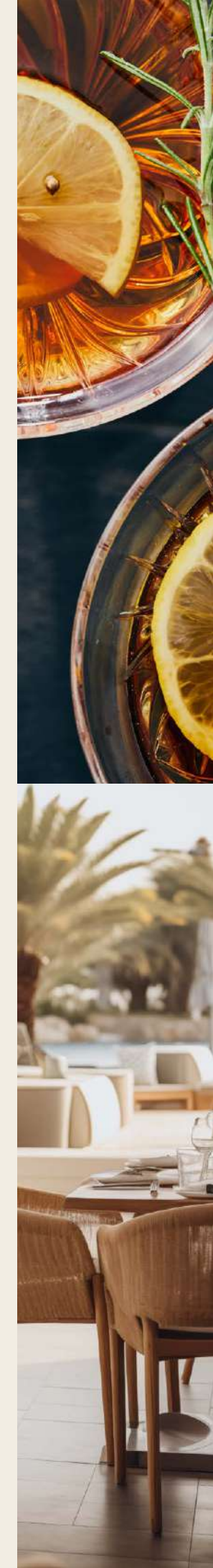
MEMBER'S LOUNGE



CIGAR ROOM



GROCERY SHOP







## TAKE A MOMENT FOR YOU

FIND YOURSELF ON A HIGHER PLANE OF  
UTTER RELAXATION WITH THE CLUBHOUSE'S  
IDYLLIC ENVIRONMENTS, INCLUDING THE SPA  
WHERE EVERY WHIM WILL BE CATERED TO BY  
LICENSED THERAPISTS.



SPA



SAUNA



STEAM ROOM



YOGA DECK



CHANGING &  
SHOWER ROOMS





# REVITALISE YOUR MIND & BODY

HIT THE GROUND RUNNING WITH THE CLUBHOUSE'S STATE-OF-THE-ART GYM, FEATURING ONLY THE LATEST IN FITNESS TECHNOLOGY.



GYM



CARDIO ZONE



CHANGING & SHOWER ROOMS

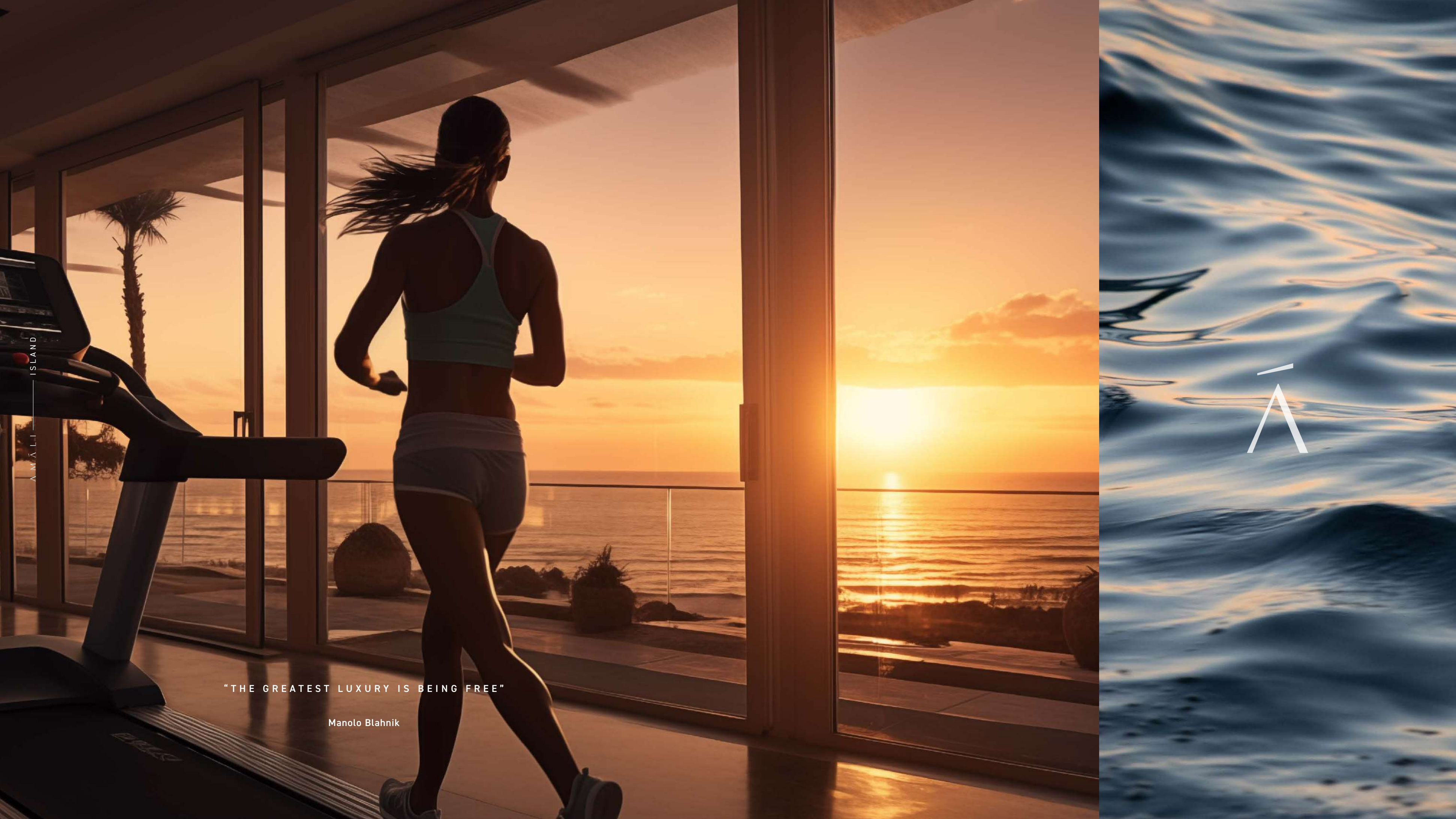


HOT PLUNGE POOL



COLD PLUNGE POOL





AMALI ISLAND

"THE GREATEST LUXURY IS BEING FREE"

Manolo Blahnik





# MAKE THE OCEAN YOUR PLAYGROUND

DIVE INTO ISLAND LIFE AT ITS MOST  
EXHILARATINGLY ENCHANTING WITH  
RESORT-INSPIRED WATERSPORTS  
DESIGNED FOR ALL AGES.



JET-SKIING



WAKESPORTS



FLYBOARDING



SAILING



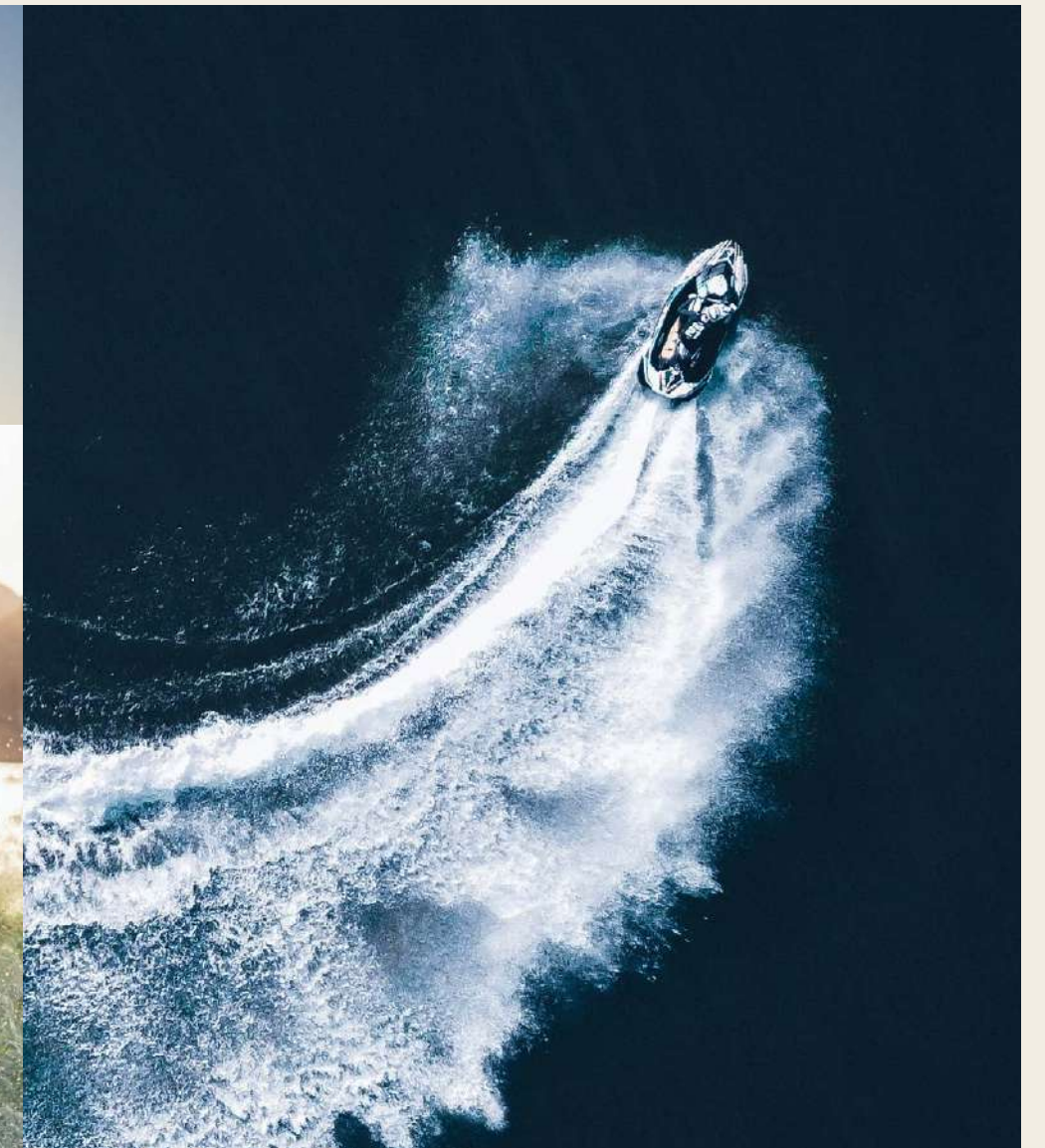
KAYAKING & SUP



KIDS'  
WATER ARENA

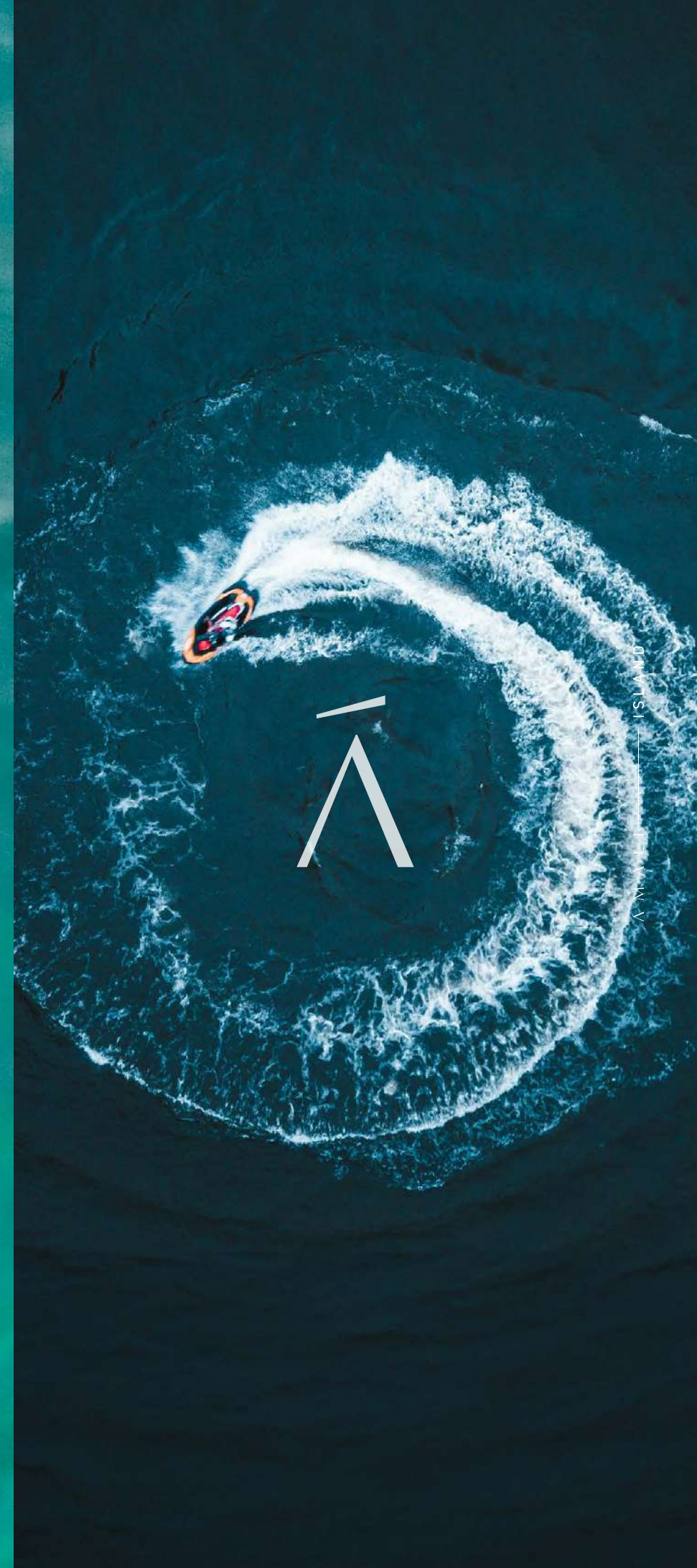


FLOATING SALTWATER  
& HORIZON POOLS





LIVE BY THE CODE OF THE ISLAND, LIMITLESS AND FREE.





## A NAUTICAL NIRVANA

REACH AMALI ISLAND BY SKY OR SEA AND BE GREETED BY YOUR PRIVATE BUGGY. WANDER THROUGH BOTANICAL GARDENS, PRISTINE BEACHES OR SIMPLY TAKE A FEW STEPS FROM BERTH TO VILLA. YOU'VE ARRIVED.

THESE BERTHS ACCOMMODATE A VARIETY OF MOTOR AND SAILING YACHTS, INCLUDING THE PRESTIGIOUS RIVA RIVARAMA 44.

BELOVED BY SILVER SCREEN SIRENS AS WELL AS ROYALTY, THE RIVA RIVARAMA 44 IS AN ERA-DEFINING VESSEL THAT RESIDENTS OF AMALI ISLANDS ARE INVITED TO OWN ON PURCHASE OF A VILLA.





AMALI ISLAND



AMALI ISLAND

WATCH THE CITY COME ALIVE AND ENJOY  
THIS VIEW FROM THE ISLAND.



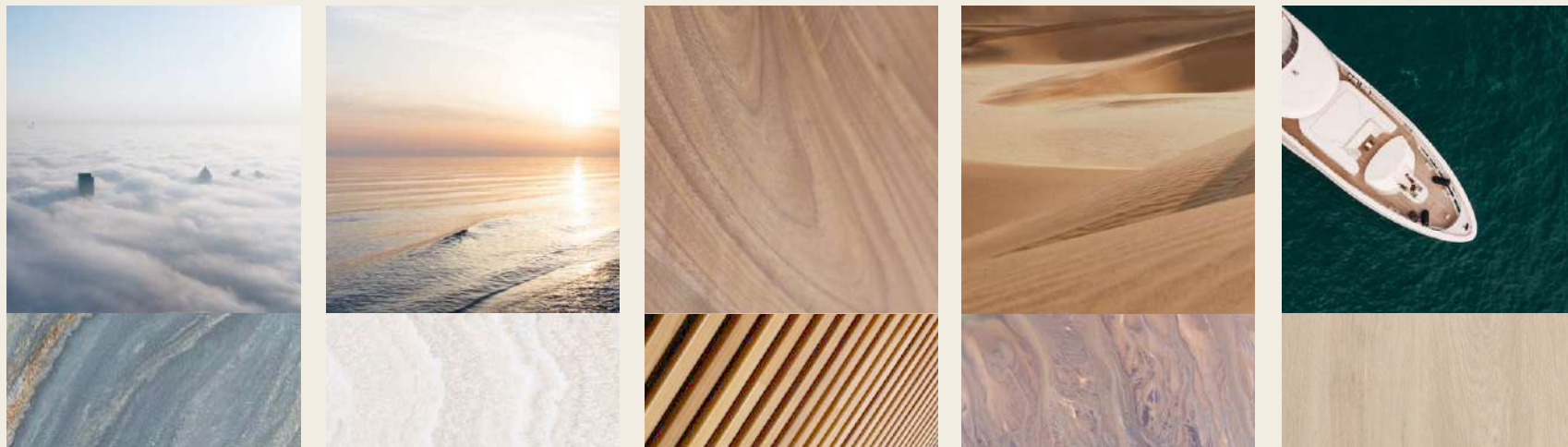


## 2 TRIBES OF INTERIOR TEXTURES

AMALI ISLANDS CREATES TWO UNIQUE HOME ENVIRONMENTS TO CHOOSE FROM,  
WHERE INDIVIDUALS CAN EXPRESS THEIR PERSONAL STYLE  
AND CREATE A CUSTOMISED INTERIOR DESIGN.

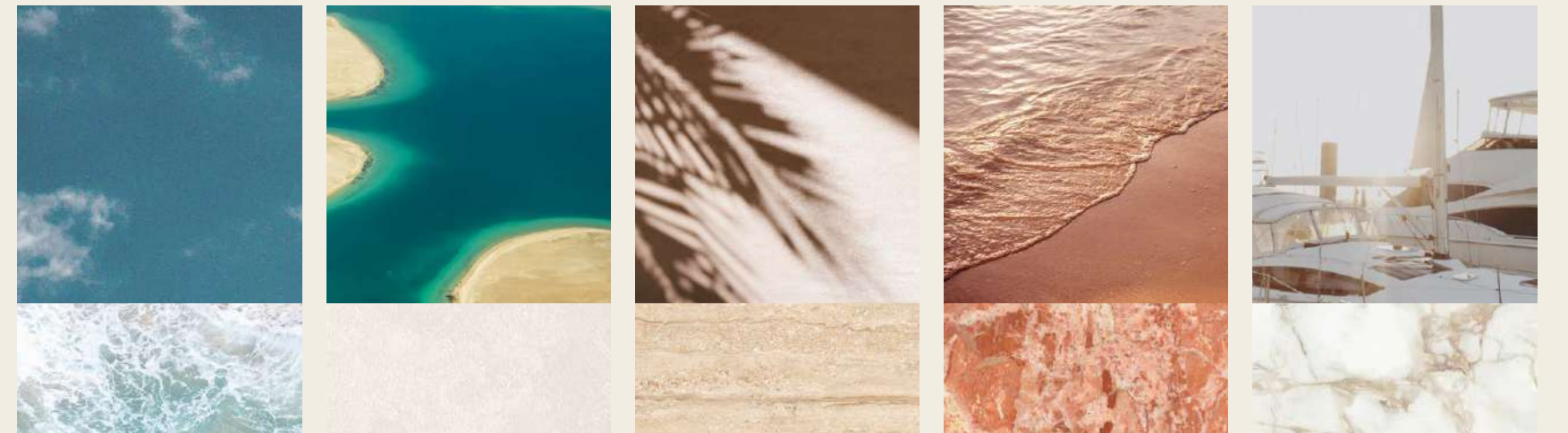
*Terra*

MODERN, SUBTLE AND EARTHY HUES.



*Ultra*

OPULENT, EXTRAVAGANT AND CLASSIC TONES.



VILLA  
*Avatea*

AN UNRIVALLED CELEBRATION OF LUXURY

AMALI ISLAND



AVATEA STANDS PROUD AS AMALI ISLAND'S  
UNRIVALLED CROWNING GLORY IN THE GRANDE ARCHITECTURAL STYLE.



## VILLA AVATEA AT A GLANCE

69500<sub>SQFT</sub>

PLOT AREA

7

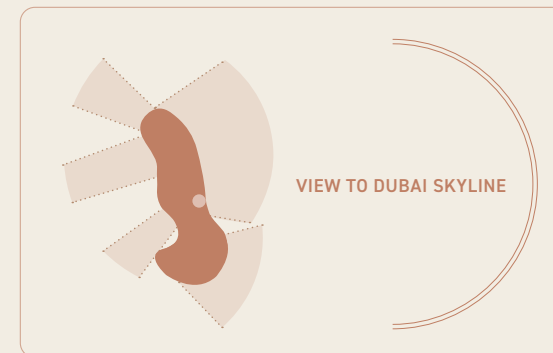
BEDROOMS

33497<sub>SQFT</sub>

AREA

ISLAND LOCATION

VILLA LOCATION



PRICE ON REQUEST

### PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 <sup>ST</sup> INSTALLMENT	2 <sup>ND</sup> INSTALLMENT	3 <sup>RD</sup> INSTALLMENT	4 <sup>TH</sup> INSTALLMENT	5 <sup>TH</sup> INSTALLMENT	6 <sup>TH</sup> INSTALLMENT	7 <sup>TH</sup> INSTALLMENT	8 <sup>TH</sup> INSTALLMENT	9 <sup>TH</sup> INSTALLMENT	10 <sup>TH</sup> INSTALLMENT
MILESTONE EVENT	ON BOOKING	WITHIN 30 DAYS OF SALE DATE	WITHIN 3 MONTHS OF SALE DATE	WITHIN 6 MONTHS OF SALE DATE	WITHIN 9 MONTHS OF SALE DATE	WITHIN 12 MONTHS OF SALE DATE	WITHIN 15 MONTHS OF SALE DATE	WITHIN 18 MONTHS OF SALE DATE	WITHIN 21 MONTHS OF SALE DATE	WITHIN 24 MONTHS OF SALE DATE	ON COMPLETION
(%) VALUE	10	10	5	5	5	5	5	5	5	5	40

4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: Q1 2027

## BASEMENT

LUXURY BOAT GARAGE  
FAMILY LIFT

STORAGE

## GROUND FLOOR

FOYER  
OPEN-AIR ATRIUM  
FORMAL LIVING ROOM  
FORMAL DINING ROOM  
SHOW KITCHEN  
STUDY  
SPA (WITH BATHROOM)  
GYM (WITH BATHROOM)  
STAIRCASE

POWDER ROOM  
SUNKEN SEATING  
KITCHEN  
STAFF ACCOMMODATION  
STAFF BATHROOM + CHANGING ROOM  
STORAGE  
GARAGE

## FIRST FLOOR

LOBBY  
OPEN-AIR ATRIUM  
FAMILY LIVING ROOM  
PRIMARY LOUNGE  
PRIMARY BEDROOM  
PRIMARY BATHROOM

WALK-IN CLOSET (2)  
GUEST ROOM 1 (ENSUITE)  
POWDER ROOM  
BATHROOM / SAFE ROOM  
NIGHT WC

## SECOND FLOOR

LOBBY  
OPEN-AIR ATRIUM  
GUEST BEDROOM 1  
WARDROBE  
BATHROOM  
GUEST BEDROOM 2  
WARDROBE

BATHROOM  
GUEST BEDROOM 3  
WARDROBE  
BATHROOM  
GUEST BEDROOM 4  
WARDROBE  
BATHROOM

## OUTDOOR

ENTRANCE PAVILION  
WATER PAVILION  
PRIVATE POOL  
VITALITY POOL  
SALTWATER POOL  
HORIZON EDGE LAP POOL  
LAZY RIVER  
WATER PLAZA  
JACUZZI  
PRIVATE BEACH  
SPA  
DINING DECK  
TEPPANYAKI BAR

BBQ PAVILION  
FLOATING DECK  
SUNKEN SUN BED DECK  
BEACH BAR  
BEACH LOUNGE & FIREPLACE  
WET BED  
SURF SHACK  
PRIVATE PIER  
YOGA DECK  
POOL & BEACH SHOWER  
BOAT LIFT & DOCK  
LAWN  
BUGGY & BIKE GARAGE

VILLA AVATEA

## OVERARCHING PALETTE

### MATERIAL HIGHLIGHTS

01. OBELISCO WAVY TRAVERTINE TO GENERAL WALL

02. TIMBER VENEER TO BACK OF NICHE /

SOLID TIMBER TO GENERAL DOOR

03. POLISHED PLASTER TO GENERAL CEILING

04. PAINT TO SECONDARY CEILING

05. HAIRLINE NICKEL TO STAIR STRINGER

06. FEATURE QUARZITE LONDRA TO STAIRCASE

07. GENERAL HAIRLINE BRONZE METAL FINISH

08. LAMINATED METAL MESH GLASS TO SCREEN

09. NAVONA TRAVERTINE TO GENERAL FLOOR

10. TIMBER FLOORING IN PETALI PANEL

11. TIMBER VENEER TO JOINERY

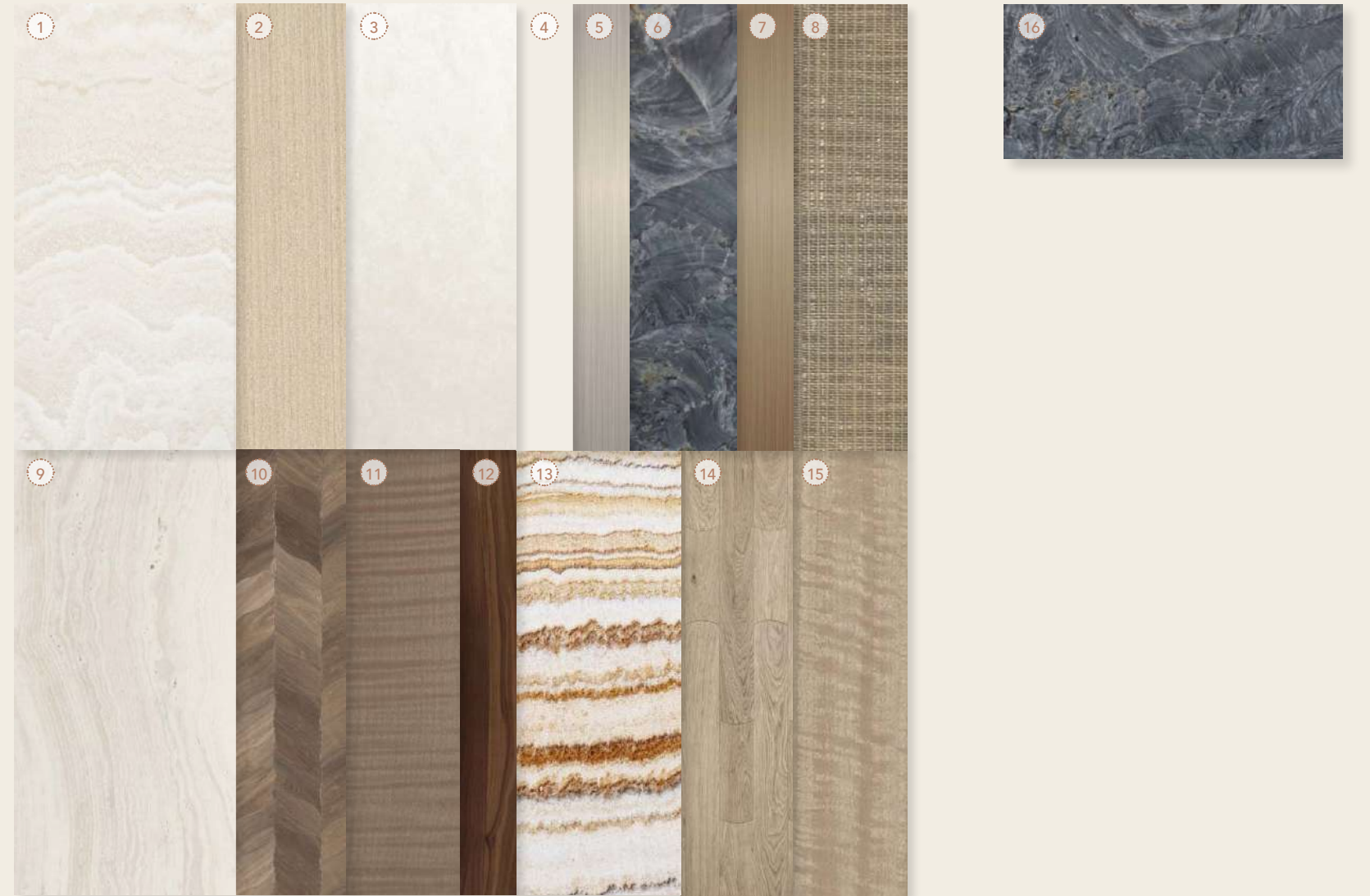
12. TIMBER VENEER TO JOINERY

13. FEATURE CARAMEL ONYX TO VANITY

14. TIMBER FLOORING IN DOJO PARQUET

15. TIMBER VENEER TO JOINERY

16. FEATURE QUARZITE LONDRA TO KITCHEN ISLAND



VILLA  
*Avatea*

FLOOR TYPE	SQM	SQFT
Ground Floor	930	10010
First Floor Area	652	7018
Second Floor Area	771	8299
Basement	759	8170
<b>TOTAL AREA</b>	<b>3110</b>	<b>33497</b>
<b>TOTAL PLOT AREA</b>	<b>6455</b>	<b>69500</b>

VILLA LOCATION



BURJ KHALIFA VIEW

UPLAND OUTLINE

PLOT OUTLINE

PALM JUMEIRAH AND ATLANTIS THE ROYAL VIEW

BURJ AL ARAB VIEW



VILLA

# Avatea

FURTHER DETAILS AVAILABLE ON REQUEST

VILLA  
*Aria*

GRANDE



## VILLA ARIA AT A GLANCE

56200 SQFT

PLOT AREA

7

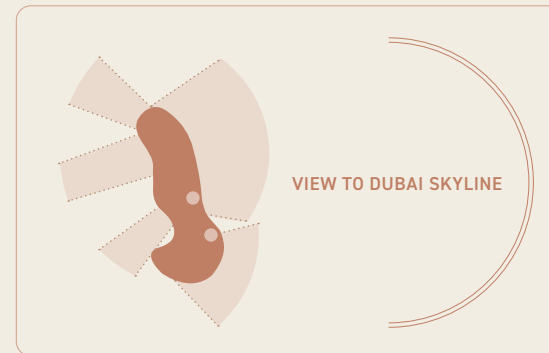
BEDROOMS

22470 SQFT

AREA

ISLAND LOCATION

VILLA LOCATION



PRICE ON REQUEST

### PAYMENT PLAN

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ACD: Q1 2027

## BASEMENT

LUXURY BOAT GARAGE  
FAMILY LIFT

STORAGE

## GROUND FLOOR

FOYER  
OPEN-AIR ATRIUM  
FORMAL LIVING ROOM  
FORMAL DINING ROOM  
SHOW KITCHEN  
STUDY  
SPA (WITH BATHROOM)  
GYM (WITH BATHROOM)  
STAIRCASE

POWDER ROOM  
SUNKEN SEATING  
KITCHEN  
STAFF ACCOMMODATION  
STAFF BATHROOM + CHANGING ROOM  
STORAGE  
GARAGE

## FIRST FLOOR

LOBBY  
OPEN-AIR ATRIUM  
FAMILY LIVING ROOM  
PRIMARY LOUNGE  
PRIMARY BEDROOM  
PRIMARY BATHROOM

WALK-IN CLOSET (2)  
GUEST ROOM 1 (ENSUITE)  
POWDER ROOM  
BATHROOM / SAFE ROOM  
NIGHT WC

## SECOND FLOOR

LOBBY  
OPEN-AIR ATRIUM  
GUEST BEDROOM 1  
WARDROBE  
BATHROOM  
GUEST BEDROOM 2  
WARDROBE

BATHROOM  
GUEST BEDROOM 3  
WARDROBE  
BATHROOM  
GUEST BEDROOM 4  
WARDROBE  
BATHROOM

## OUTDOOR

ENTRANCE PAVILION  
WATER PAVILION  
PRIVATE POOL  
VITALITY POOL  
SALTWATER POOL  
HORIZON EDGE LAP POOL  
LAZY RIVER  
WATER PLAZA  
JACUZZI  
PRIVATE BEACH  
SPA  
DINING DECK  
TEPPANYAKI BAR

BBQ PAVILION  
FLOATING DECK  
SUNKEN SUN BED DECK  
BEACH BAR  
BEACH LOUNGE & FIREPLACE  
WET BED  
SURF SHACK  
PRIVATE PIER  
YOGA DECK  
POOL & BEACH SHOWER  
BOAT LIFT & DOCK  
LAWN  
BUGGY & BIKE GARAGE



VILLA ARIA

## OVERARCHING PALETTE-TERRA

### MATERIAL HIGHLIGHTS

01. OBELISCO WAVY TRAVERTINE TO GENERAL WALL

02. TIMBER VENEER TO BACK OF NICHE /  
SOLID TIMBER TO GENERAL DOOR

03. POLISHED PLASTER TO GENERAL CEILING

04. PAINT TO SECONDARY CEILING

05. HAIRLINE NICKEL TO STAIR STRINGER

06. FEATURE PALISANDRO BLUETTE TO FLOOR INSET

07. GENERAL HAIRLINE BRONZE METAL FINISH

08. LAMINATED METAL MESH GLASS TO SCREEN

09. NAVONA TRAVERTINE TO GENERAL FLOOR

10. TIMBER FLOORING IN PETALI PANEL

11. TIMBER VENEER TO JOINERY

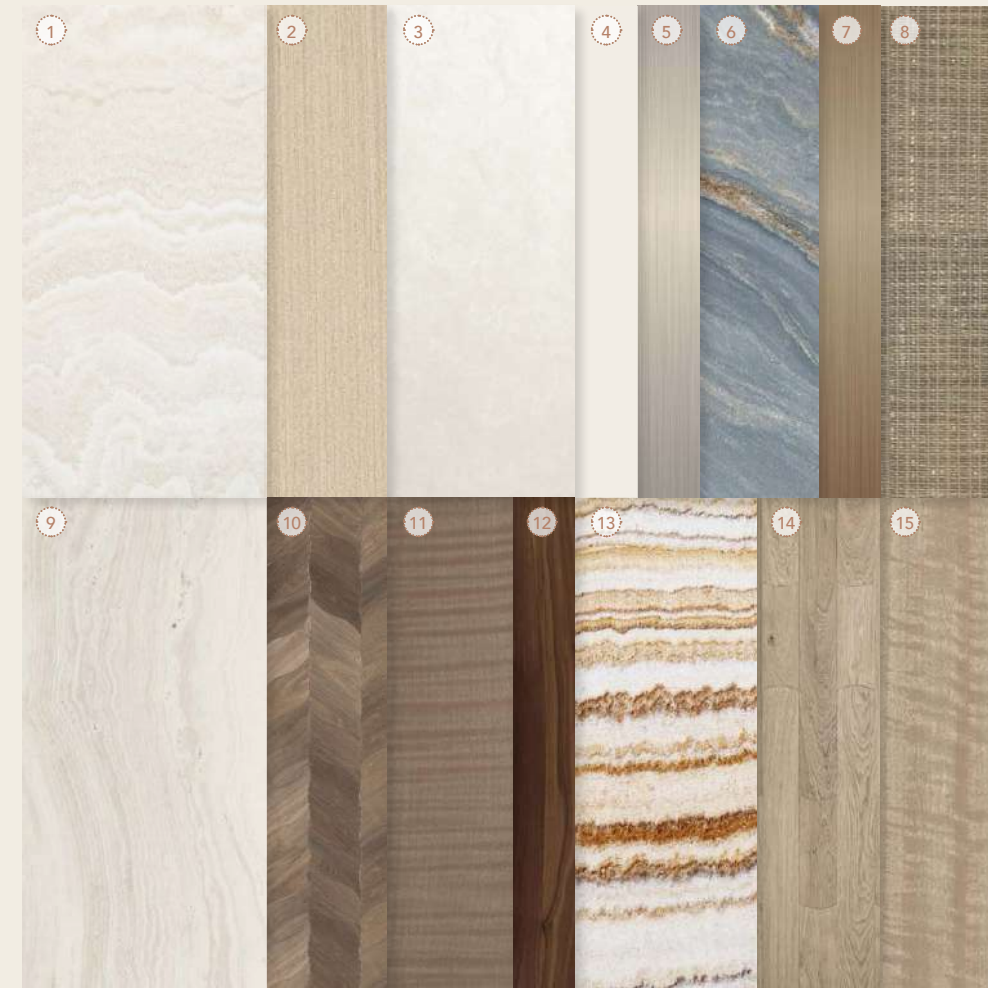
12. TIMBER VENEER TO JOINERY

13. FEATURE CARAMEL ONYX TO VANITY

14. TIMBER FLOORING IN DOJO PARQUET

15. TIMBER VENEER TO JOINERY

16. FEATURE BRECCHIA PERNICE TO KITCHEN ISLAND







VILLA  
*Aria*

MINIMA



VILLA ARIA

## OVERARCHING PALETTE-ULTRA

### MATERIAL HIGHLIGHTS

01. PAINTED TIMBER CLADDING TO WALL

02. TIMBER VENEER TO BACK OF NICHE /  
SOLID TIMBER TO GENERAL DOOR

03. POLISHED PLASTER TO CURVED NICHE

04. PAINT TO GENERAL CEILING & GENERAL WALLS

05. HAIRLINE NICKEL TO STAIR STRINGER

06. FEATURE NAVONA TRAVERTINE TO FLOOR INSET

07. GENERAL HAIRLINE BRONZE METAL FINISH

08. LAMINATED METAL MESH GLASS TO SCREEN

09. CREMA DELICATO MARBLE TO GENERAL FLOOR

10. TIMBER FLOORING IN PETALI PANEL

11. TIMBER VENEER TO JOINERY

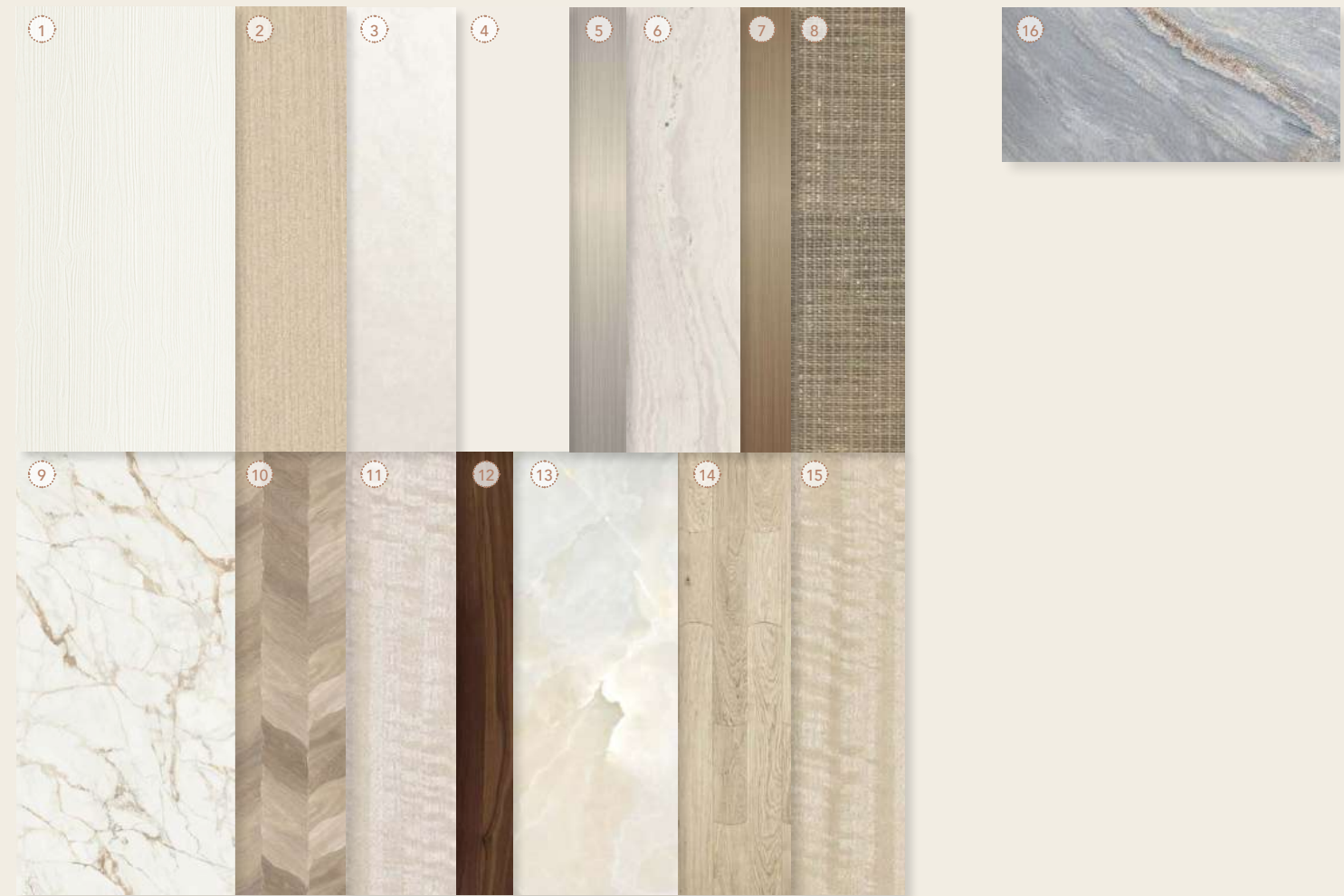
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14. TIMBER FLOORING IN DOJO PARQUET

15. TIMBER VENEER TO JOINERY

16. FEATURE PALISANDRO BLUETTE TO KITCHEN ISLAND





AMALI ISLAND









V I L L A

# Aria

FURTHER DETAILS AVAILABLE ON REQUEST

VILLA  
*Aurora*

GRANDE



## VILLA AURORA AT A GLANCE

46770 SQFT

16128 SQFT

PLOT

AREA

6

BEDROOMS

ISLAND LOCATION

PRICE ON REQUEST

VILLA LOCATION



### PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 <sup>ST</sup> INSTALLMENT	2 <sup>ND</sup> INSTALLMENT	3 <sup>RD</sup> INSTALLMENT	4 <sup>TH</sup> INSTALLMENT	5 <sup>TH</sup> INSTALLMENT	6 <sup>TH</sup> INSTALLMENT	7 <sup>TH</sup> INSTALLMENT	8 <sup>TH</sup> INSTALLMENT	9 <sup>TH</sup> INSTALLMENT	10 <sup>TH</sup> INSTALLMENT
MILESTONE EVENT	ON BOOKING	WITHIN 30 DAYS OF SALE DATE	WITHIN 3 MONTHS OF SALE DATE	WITHIN 6 MONTHS OF SALE DATE	WITHIN 9 MONTHS OF SALE DATE	WITHIN 12 MONTHS OF SALE DATE	WITHIN 15 MONTHS OF SALE DATE	WITHIN 18 MONTHS OF SALE DATE	WITHIN 21 MONTHS OF SALE DATE	WITHIN 24 MONTHS OF SALE DATE	ON COMPLETION
(%) VALUE	10	10	5	5	5	5	5	5	5	5	40

4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: Q1 2027

## GROUND FLOOR

ENTRANCE LOBBY	CIGAR ROOM
FEATURE STAIRCASE	GYM
SUNKEN LOUNGE	POWDER ROOM
LOUNGE / KITCHEN	FAMILY LIFT
DINING ROOM	BOH KITCHEN
BREAKFAST ISLAND	STAFF ACCOMMODATION
PRIVATE STUDY (ENSUITE)	

## FIRST FLOOR

LOBBY	BEDROOM 3 (ENSUITE) + WARDROBE
BEDROOM 1 (ENSUITE) + WARDROBE	BEDROOM 4 (ENSUITE) + WARDROBE
BEDROOM 2 (ENSUITE) + WARDROBE	

## SECOND FLOOR

LOBBY	JACUZZI
PRIMARY BEDROOM	OUTDOOR SHOWER
WALK-IN CLOSET (2)	OUTDOOR KITCHENETTE
BATHROOM (2)	OUTDOOR LOUNGE

## OUTDOOR GRANDE

ENTRANCE PAVILION	FLOATING DECK
WATER PAVILION	SUNKEN SUN BED DECK
PRIVATE POOL	BEACH BAR
VITALITY POOL	BEACH LOUNGE & FIREPLACE
SALTWATER POOL	WET BED
HORIZON EDGE LAP POOL	SURF SHACK
LAZY RIVER	PRIVATE PIER
WATER PLAZA	YOGA DECK
JACUZZI	POOL & BEACH SHOWER
PRIVATE BEACH	BOAT LIFT & DOCK
SPA	LAWN
DINING DECK	BUGGY & BIKE GARAGE
BBQ PAVILION	

VILLA AURORA

## OVERARCHING PALETTE-TERRA

### MATERIAL HIGHLIGHTS

01. OBELISCO WAVY TRAVERTINE TO GENERAL WALL

02. TIMBER VENEER TO BACK OF NICHE /  
SOLID TIMBER TO GENERAL DOOR

03. POLISHED PLASTER TO GENERAL CEILING

04. PAINT TO SECONDARY CEILING

05. HAIRLINE NICKEL TO STAIR STRINGER

06. FEATURE PALISANDRO BLUETTE TO FLOOR INSET

07. GENERAL HAIRLINE BRONZE METAL FINISH

08. LAMINATED METAL MESH GLASS TO SCREEN

09. NAVONA TRAVERTINE TO GENERAL FLOOR

10. TIMBER FLOORING IN PETALI PANEL

11. TIMBER VENEER TO JOINERY

12. TIMBER VENEER TO JOINERY

13. FEATURE CARAMEL ONYX TO VANITY

14. TIMBER FLOORING IN DOJO PARQUET

15. TIMBER VENEER TO JOINERY

16. FEATURE VERDE ALPI TO KITCHEN ISLAND



A MALIBU ISLAND



MASHRABIYA SCREENS, SHEER CURTAINS  
AND RECESSED BLACKOUT DRAPES  
ENSURE THAT YOU CONTROL THE DEGREE  
OF PRIVACY YOU EXPERIENCE.

AMALI ISLAND





A M A L I S L A N D



A MALLI ISLAND

 AURORA GRANDE / DINING



STEP FROM DECK TO PRIVATE BEACH,  
YOUR PRIVATE DOMAIN.







FROM SEA TO WITHIN,  
THE ELEMENT OF WATER  
FLOWS THROUGH AMALI  
ISLAND VILLAS.



VILLA  
*Aurora*

MINIMA



VILLA AURORA

## OVERARCHING PALETTE-ULTRA

### MATERIAL HIGHLIGHTS

01. PAINTED TIMBER CLADDING TO WALL

02. TIMBER VENEER TO BACK OF NICHE /  
SOLID TIMBER TO GENERAL DOOR

03. POLISHED PLASTER TO CURVED NICHE

04. PAINT TO GENERAL CEILING & GENERAL WALLS

05. HAIRLINE NICKEL TO STAIR STRINGER

06. FEATURE NAVONA TRAVERTINE TO FLOOR INSET

07. GENERAL HAIRLINE BRONZE METAL FINISH

08. LAMINATED METAL MESH GLASS TO SCREEN

09. CREMA DELICATO MARBLE TO GENERAL FLOOR

10. TIMBER FLOORING IN PETALI PANEL

11. TIMBER VENEER TO JOINERY

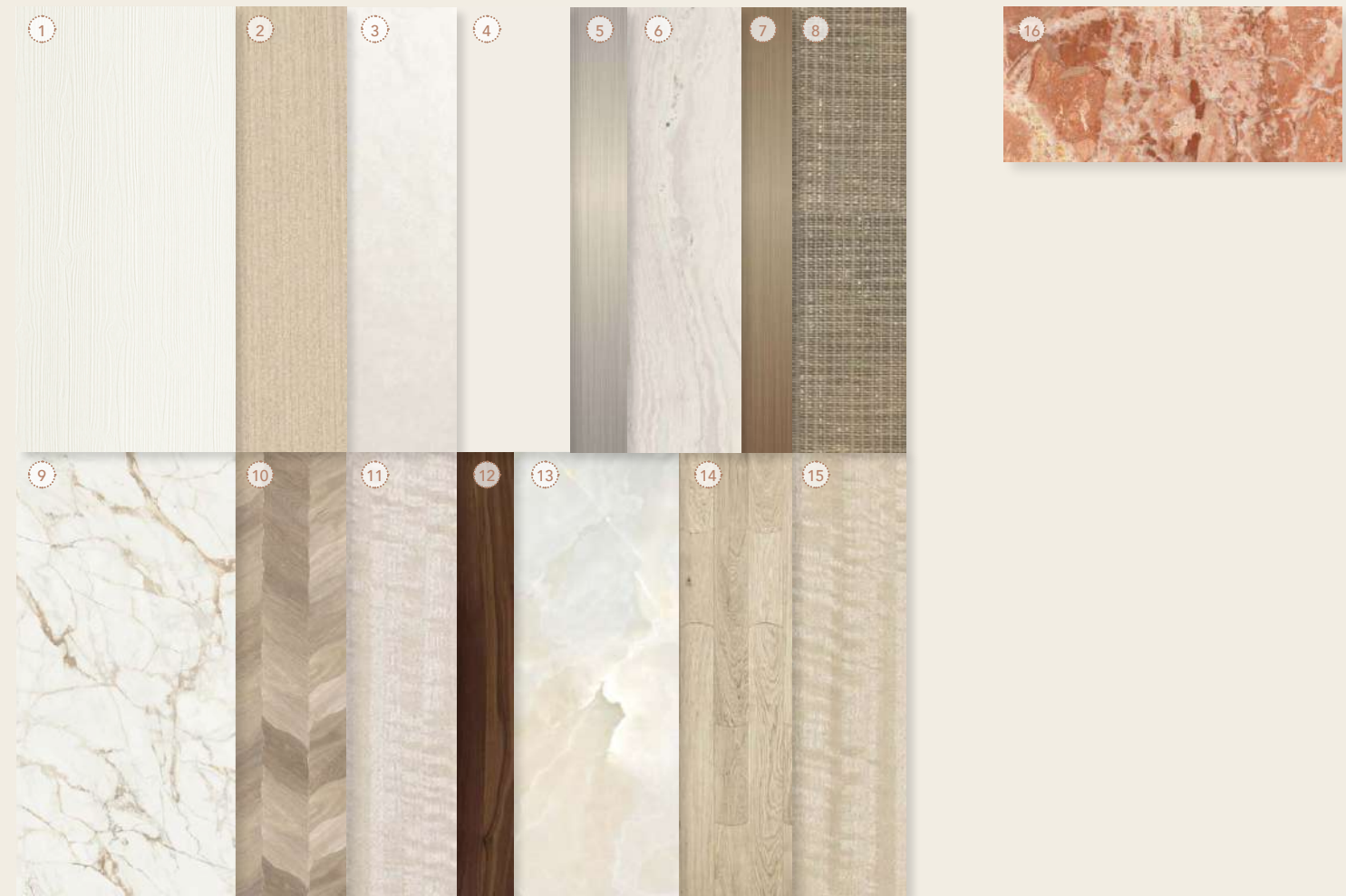
12. TIMBER VENEER TO JOINERY

13. FEATURE IVORY ONYX TO VANITY

14. TIMBER FLOORING IN DOJO PARQUET

15. TIMBER VENEER TO JOINERY

16. FEATURE BRECCHIA PERNICE TO KITCHEN ISLAND





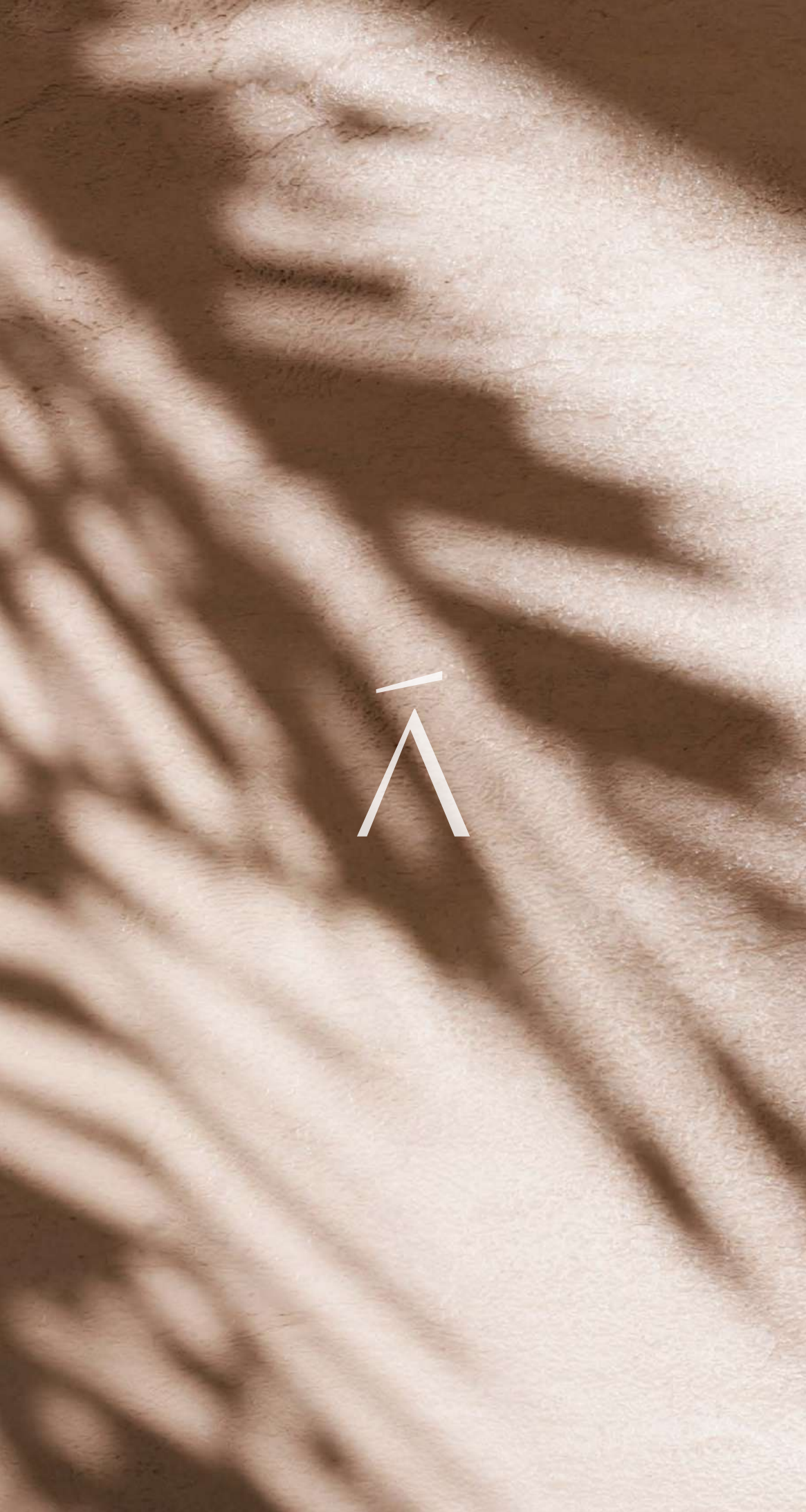
AMALI ISLAND





AMALI ISLAND







VILLA

# Aurora

FURTHER DETAILS AVAILABLE ON REQUEST

VILLA  
*Amorino*

GRANDE



## VILLA AMORINO AT A GLANCE

32630 SQFT

13316 SQFT

PLOT

AREA

5

BEDROOMS

VASTU-COMPLIANT

ISLAND LOCATION

PRICE ON REQUEST

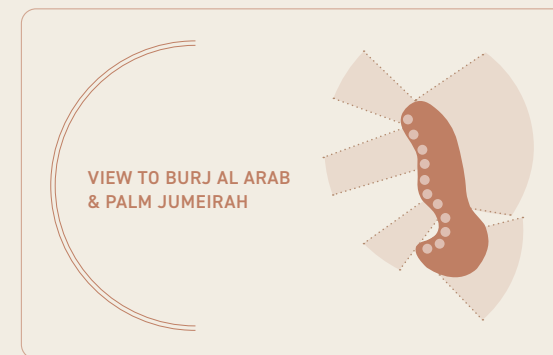
### PAYMENT PLAN

DESCRIPTION	DEPOSIT	1 <sup>ST</sup> INSTALLMENT	2 <sup>ND</sup> INSTALLMENT	3 <sup>RD</sup> INSTALLMENT	4 <sup>TH</sup> INSTALLMENT	5 <sup>TH</sup> INSTALLMENT	6 <sup>TH</sup> INSTALLMENT	7 <sup>TH</sup> INSTALLMENT	8 <sup>TH</sup> INSTALLMENT	9 <sup>TH</sup> INSTALLMENT	10 <sup>TH</sup> INSTALLMENT
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(%) VALUE	10	10	5	5	5	5	5	5	5	5	40

4% DLD FEE TO BE PAID IN ADDITION TO THE INITIAL DEPOSIT

ACD: Q1 2027

VILLA LOCATION



## GROUND FLOOR

ENTRANCE LOBBY	PRIVATE STUDY / CIGAR BAR
FEATURE STAIRCASE	MEDIA ROOM
SUNKEN LOUNGE	POWDER ROOM
LOUNGE / KITCHEN	FAMILY LIFT
DINING ROOM	BOH KITCHEN
LIVING ROOM	STAFF ACCOMMODATION
BREAKFAST ISLAND	

## FIRST FLOOR

LOBBY	BEDROOM 3 (ENSUITE) + WARDROBE
FAMILY LIVING ROOM	BEDROOM 4 (ENSUITE) + WARDROBE
BEDROOM 1 (ENSUITE) + WARDROBE	
BEDROOM 2 (ENSUITE) + WARDROBE	

## SECOND FLOOR

LOBBY	JACUZZI
PRIMARY BEDROOM	OUTDOOR SHOWER
WALK-IN CLOSET (2)	OUTDOOR KITCHENETTE
BATHROOM (2)	OUTDOOR LOUNGE
PRIVATE MASTER LIVING ROOM	

## OUTDOOR GRANDE

ENTRANCE PAVILION	BBQ PAVILION
WATER PAVILION	FLOATING DECK
PRIVATE POOL	SUNKEN SUN BED DECK
VITALITY POOL	BEACH BAR
SALTWATER POOL	BEACH LOUNGE & FIREPLACE
HORIZON EDGE LAP POOL	WET BED
LAZY RIVER	SURF SHACK
WATER PLAZA	YOGA DECK
JACUZZI	POOL & BEACH SHOWER
PRIVATE BEACH	LAWN
SPA	BUGGY & BIKE GARAGE
DINING DECK	

VILLA AMORINO

## OVERARCHING PALETTE-TERRA

### MATERIAL HIGHLIGHTS

01. OBELISCO WAVY TRAVERTINE TO GENERAL WALL

02. TIMBER VENEER TO BACK OF NICHE /  
SOLID TIMBER TO GENERAL DOOR

03. POLISHED PLASTER TO GENERAL CEILING

04. PAINT TO SECONDARY CEILING

05. HAIRLINE NICKEL TO STAIR STRINGER

06. FEATURE PALISANDRO BLUETTE TO FLOOR INSET

07. GENERAL HAIRLINE BRONZE METAL FINISH

08. LAMINATED METAL MESH GLASS TO SCREEN

09. NAVONA TRAVERTINE TO GENERAL FLOOR

10. TIMBER FLOORING IN PETALI PANEL

11. TIMBER VENEER TO JOINERY

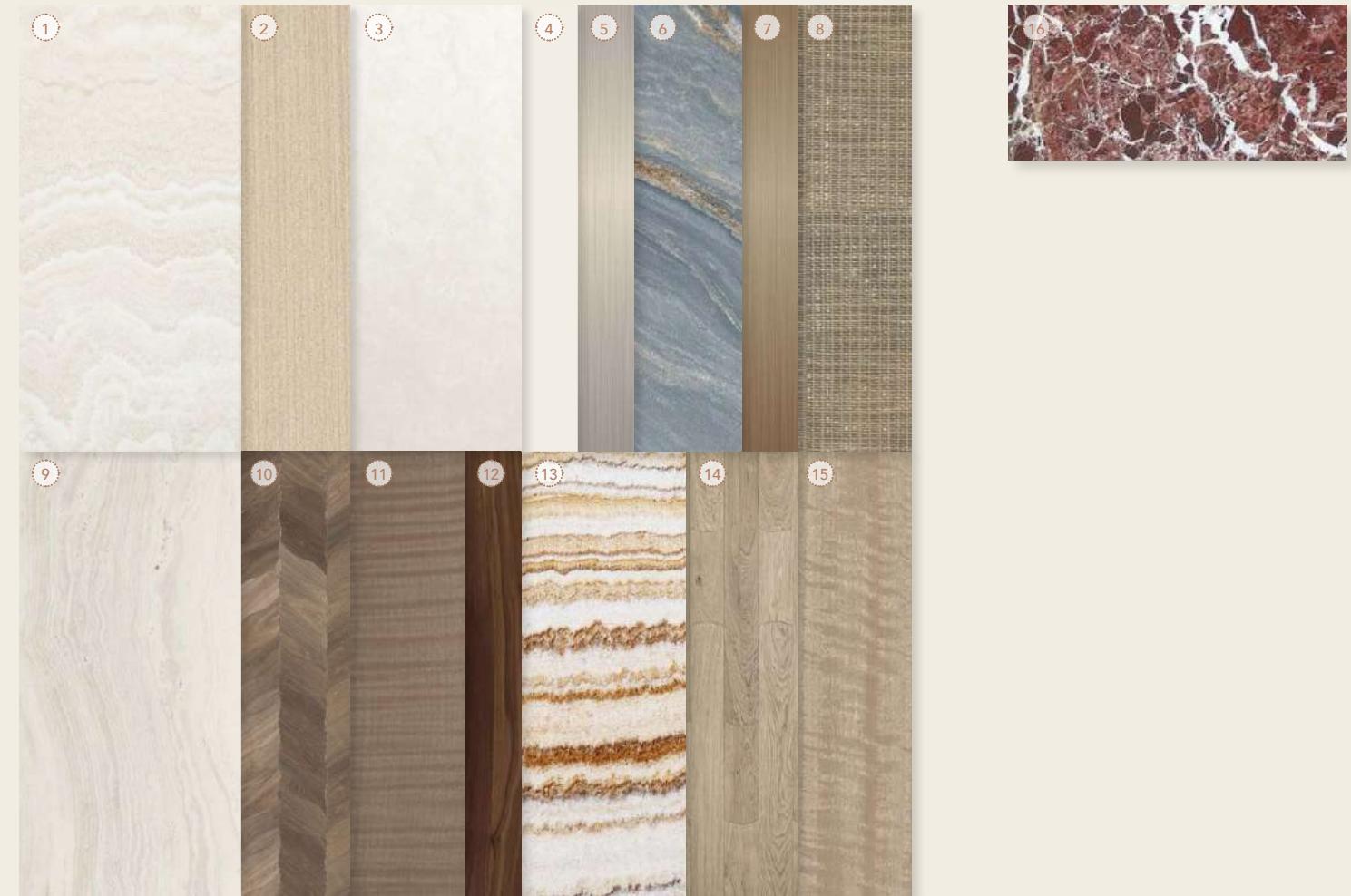
12. TIMBER VENEER TO JOINERY

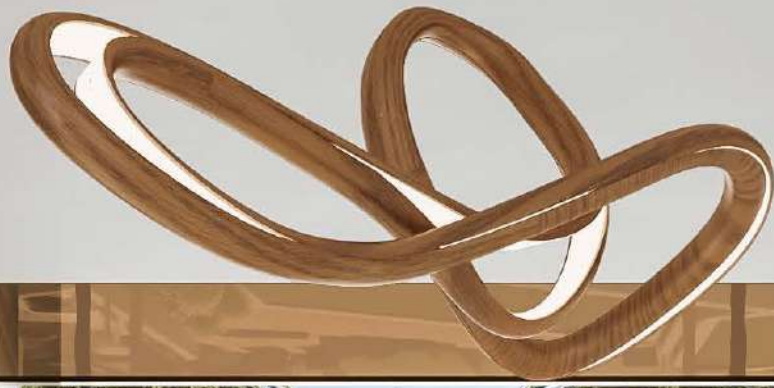
13. FEATURE CARAMEL ONYX TO VANITY

14. TIMBER FLOORING IN DOJO PARQUET

15. TIMBER VENEER TO JOINERY

16. FEATURE ROSSO LEVANTO TO KITCHEN ISLAND





AMALI ISLAND



AMALI ISLAND







VILLA  
*Amorino*

MINIMA



# OVERARCHING PALETTE-ULTRA

## MATERIAL HIGHLIGHTS

01. PAINTED TIMBER CLADDING TO WALL

02. TIMBER VENEER TO BACK OF NICHE /  
SOLID TIMBER TO GENERAL DOOR

03. POLISHED PLASTER TO CURVED NICHE

04. PAINT TO GENERAL CEILING & GENERAL WALLS

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09. CREMA DELICATO MARBLE TO GENERAL FLOOR

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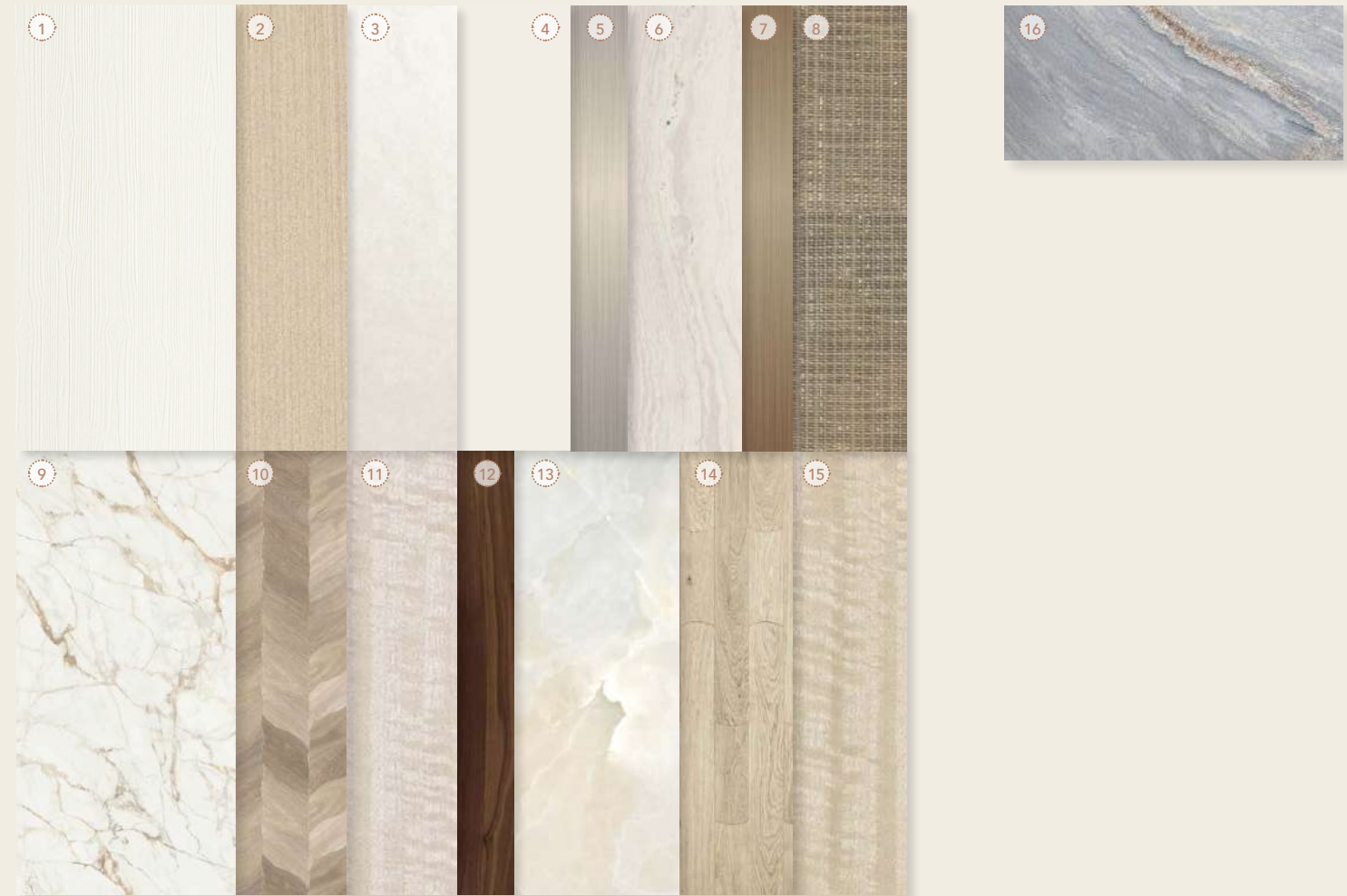
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13. FEATURE IVORY ONYX TO VANITY

14. TIMBER FLOORING IN DOJO PARQUET

15. TIMBER VENEER TO JOINERY

16. FEATURE PALISANDRO BLUETTE TO KITCHEN ISLAND





AMALI ISLAND



ISLAMIC  
AMALI

"THERE ARE NO RESTRICTIONS ON AMALI ISLAND...  
WE USE THE LUXURY OF SPACE TO ALLOW  
RESIDENTS THE LUXURY OF UTTER CUSTOMISATION"

Scott McNeely, Global Creative Director, HBA Residential







V I L L A

# Amorino

FURTHER DETAILS AVAILABLE ON REQUEST





AMALI ISLAND

"AMALI ISLAND IS NOT JUST A RESIDENCE, IT'S AN ESCAPE  
THAT BEGINS THE MINUTE YOU REACH HOME"

ALI SAJWANI

LUXURY LIVING REDEFINED,  
ONE DREAM AT A TIME.



## FREQUENTLY ASKED QUESTIONS



### ACCESS & TRANSPORTATION

**Q – As a resident, will my family and I need to carry our passport or ID to enter the island?**

**A –** No. However, if you are travelling to Amali Island by boat, registering the vessel will expedite the entry process (note: this is applicable to boats belonging to both you and your guests.)

**Q – Will my guests and visiting staff require pre-registration to enter the island?**

**A –** No pre-registration is required. Guests or delivery services will be required to present the resident's name and villa number in order to enter the island.

**Q – How will I be able to reach the island?**

**A –** These are the main methods of transportation you can use to reach Amali Island:

- Private yachts / speedboats
- Exclusive Amali Island yacht
- Private helicopter to the floating island helipad

**Q – How many landside marinas can I use to reach the island, and how close are they?**

**A –** There are currently 17 marinas within 15 minutes from Amali Island, including JBR, Dubai Marina, Madinat Jumeirah, Marasi Business Bay Marina, Dubai Canal and Al Khor.



### BERTHING

**Q – Does each villa have a private berth?**

**A –** Villas Avatea, Aria and Aurora enjoy private berths in front of the property. Villa Amorino has dedicated yacht parking at the Clubhouse.



### INFRASTRUCTURE

**Q – How will water used on the island be treated so that it is safe for domestic use?**

**A –** Amali Island has its own dedicated water treatment facility to provide clean water, similar to a luxury island resort.

**Q – How will electricity be provided to the island?**

**A –** There will be multiple power generators (main and back-up) to power the island 24/7. Additionally, sustainable energy solutions such as solar panels, will also be instituted. By 2028, The World Islands will be powered by DEWA – until then, Amali will build and manage the electricity infrastructure, using metres to track consumption and billing.

**Q – What will be the waste removal options on the island?**

**A –** The island will have a dedicated sewage treatment plant, designed by leading infrastructure consultants.

**Q – How will air conditioning be provided to the villas?**

**A –** A Direct Expansion (DX) system will be used.

**Q – How can I move around the island?**

**A –** Golf carts will be the main mode of transportation on Amali Island and will have a dedicated pathway. You can also use bicycles to travel around the island.

**Q – What delivery methods will be used to deliver packages?**

**A –** There will regular, daily deliveries of fresh produce and other supplies from upmarket supermarkets and delis to the island. Meanwhile, mainland Dubai is just a quick, six-minute boat ride away so that you and/or your staff have easy access to the city if any further products required. We are also working with the relevant regulatory authorities to explore a doorstep drone delivery service.

**Q – Is there any parking available on the mainland for guests and / or my personal cars?**

**A –** We will have several dedicated parking areas located across Dubai, including in Downtown Dubai, Business Bay and Dubai Canal, with more being added.

**Q – Will anyone be able to access Amali Island?**

**A –** No. Only you, your guests and staff will be allowed to access the island.

**Q – What size vessel will I be able to park at Amali Island?**

**A –** This varies from villa to villa, with most being 65 ft LOA. However, Amali Island has the capacity to berth boats of up to 120ft, with an offshore provision for larger vessels.

**Q – Where will the helipad be located?**

**A –** The helipad will be a floating structure directly connected to the island, strategically-placed so as to be convenient for all residents.

**Q – How will telecommunications be managed on the island?**

**A –** There will be no difference in terms of telecommunications bandwidth and connectivity between Amali Island and the mainland.

**Q – Is the island safe from drastic natural weather events?**

**A –** Yes, The World Islands has been developed by Nakheel, who have extensive experience in developing vast island projects such as Palm Jumeirah and enjoy a reputation for safety and excellence in their infrastructure efforts. Additionally, Dubai is considered a low risk zone for natural weather events, further limiting any potential risks.



### SERVICES

**Q – Are services such as gardening and maintenance, provided by Amali?**

**A –** Gardening: We will provide you with a comprehensive guide on the diverse landscape options you can enjoy in the private spaces of your villa and maintain these spaces on your behalf for an additional fee.

**Maintenance:** All Amali Island villas will be covered under a Defect Liability Period (DLP) of one year, which will encompass any maintenance issues that may arise. After the DLP has expired, we can handle all your maintenance issues for an additional fee.

If you would prefer to handle the gardening and maintenance for your villa(s) independently, we would be delighted to provide you with a vetted list of vendors who may be hired at your discretion.



### LEISURE

**Q – Will the clubhouse host any pop-up events?**

**A –** Themed nights and celebrity chefs will be a regular occurrence.

**Q – What recreational activities will be available on the island?**

**A –** Sports: There will be a multipurpose sports facility on the island, which may be used for a variety of activities including football, tennis, basketball and so on.

**Watersports:** A range of activities from wakeboarding to jetskiing will be available.

**Children:** Specialised kids' water activity areas will cater to young residents.



### MISCELLEANOUS

**Q – Is home insurance included in my villa's purchase price?**

**A –** Home insurance is not mandated and is at your discretion. However, we would be happy to provide you with our vetted list of insurers to help you obtain a policy, should you wish to have one.

**Q – Can I visit Amali Island before purchasing my villa?**

**A –** Of course! Prospective buyers will be invited on a private visit to the island on our Amali speedboat, as convenient. Following your purchase, we will schedule regular visits to the island to inspect progress during construction.

**Q – Will there be any medical facilities and/or air ambulance available on the island?**

**A –** There will be a medical centre in the clubhouse, stocked with essential supplies. While there is no dedicated air ambulance, they can reach the island within three minutes from the mainland via the conveniently-located helipad.

**Q – Will there be any retail options on the island?**

**A –** Amali Island will have a well-stocked, gourmet general store for the use of residents. Moreover, Dubai's world-renowned, luxury shopping destinations are just a short yacht or helicopter ride from the island.

**Q – Will I obtain UAE residency if I buy a property on Amali Island?**

**A –** Yes. Upon purchase of an Amali Island villa(s), you will receive a UAE Golden visa that will be valid for 10 years and renewable for as long as you remain the owner of an Amali Island property.



AMALIISLAND.COM