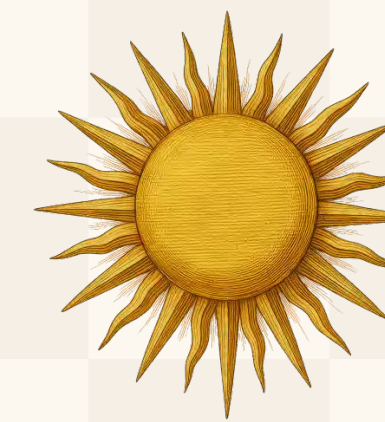


ISLA

PRIVATE RESIDENCES



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





*Dolce Far
Niente*

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

THE CENTRAL ISLAND

ISLA

PRIVATE RESIDENCES



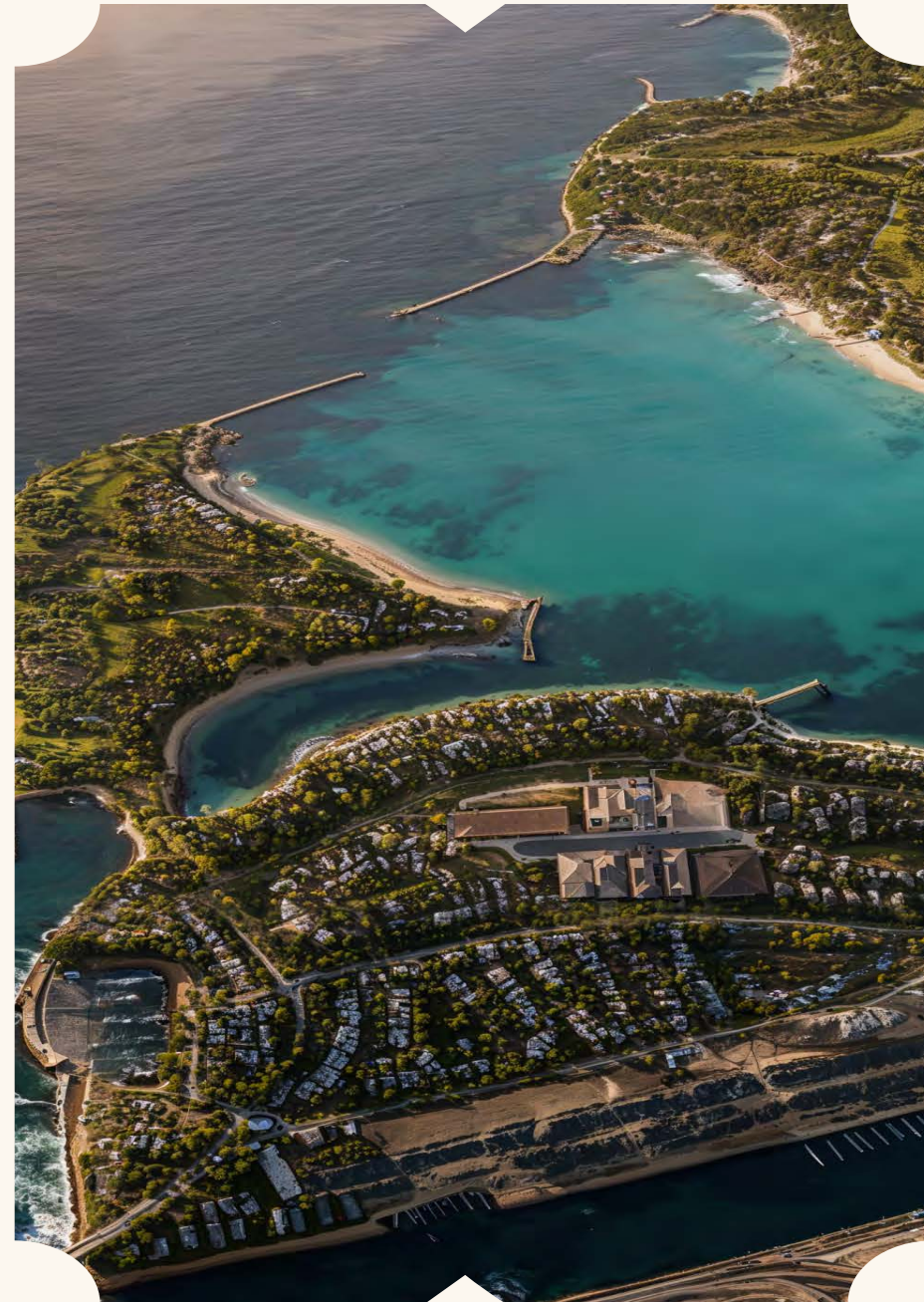
Why Invest In IN DUBAI ISLANDS?

**PART OF DUBAI
MASTERPLAN 2040**



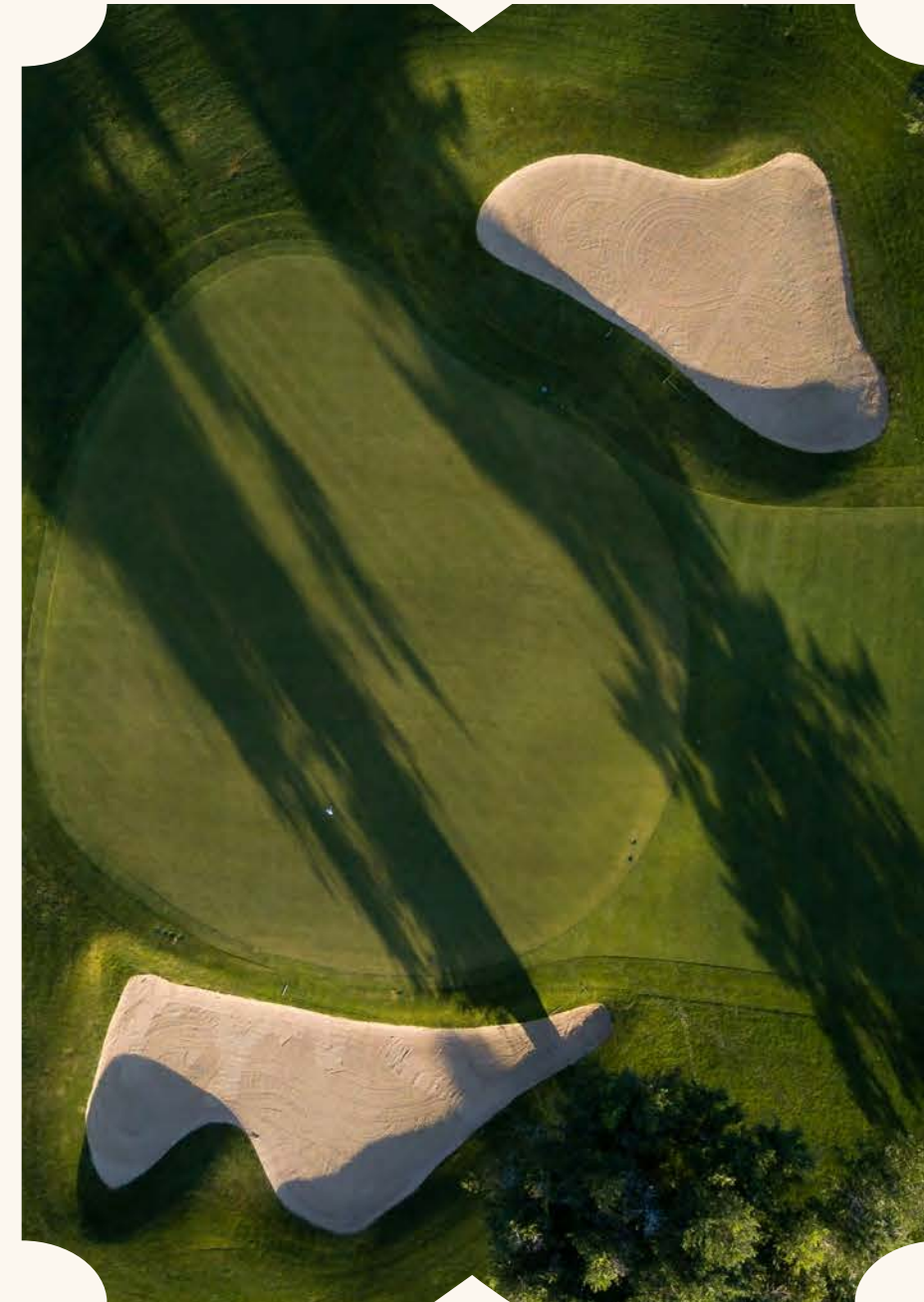
The Government's Vision of
"The best city for living in the world".

LIFESTYLE



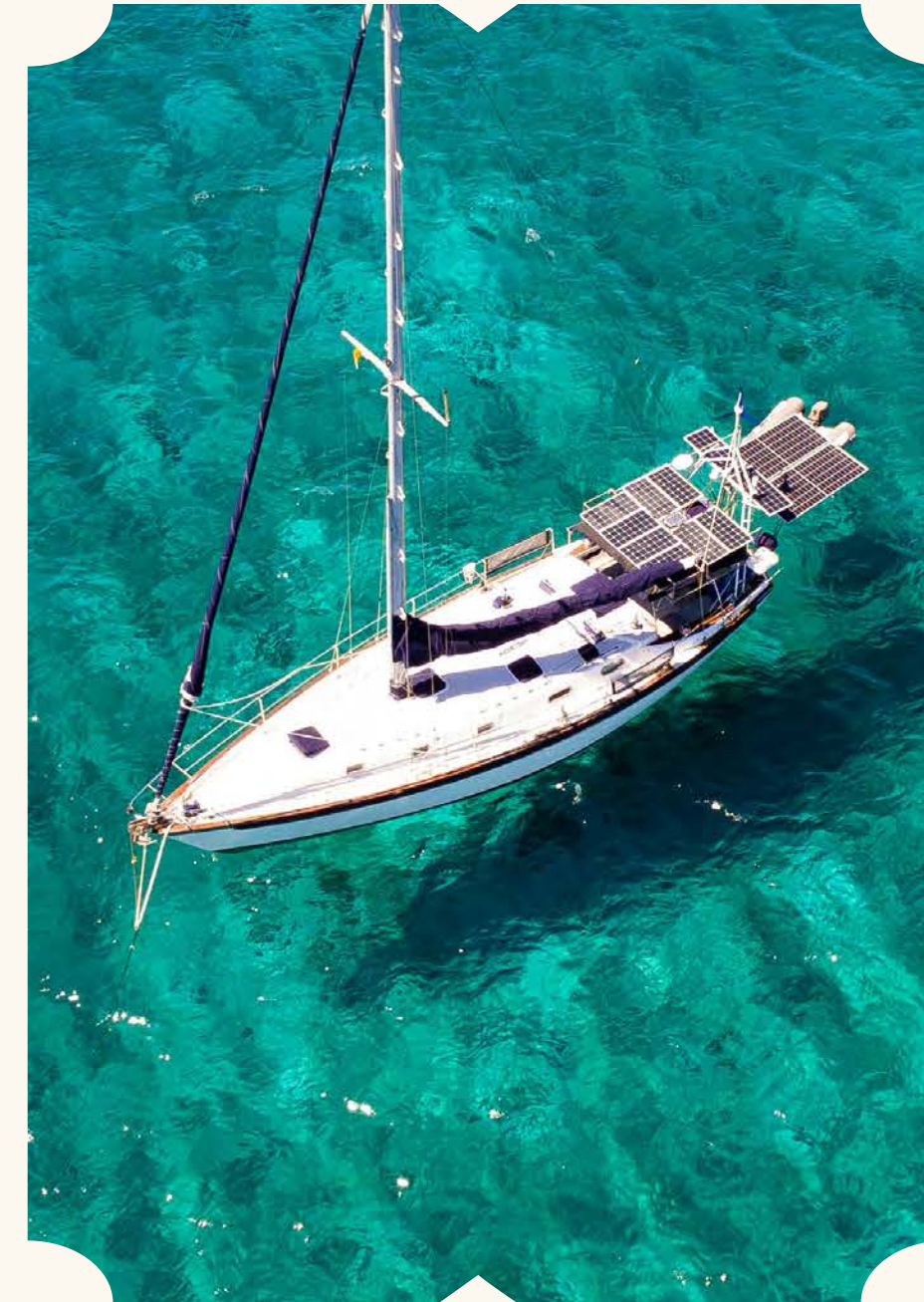
An exciting lifestyle destination
offering a world-class mall, hotels &
resorts, spas and much more.

2 GOLF COURSES



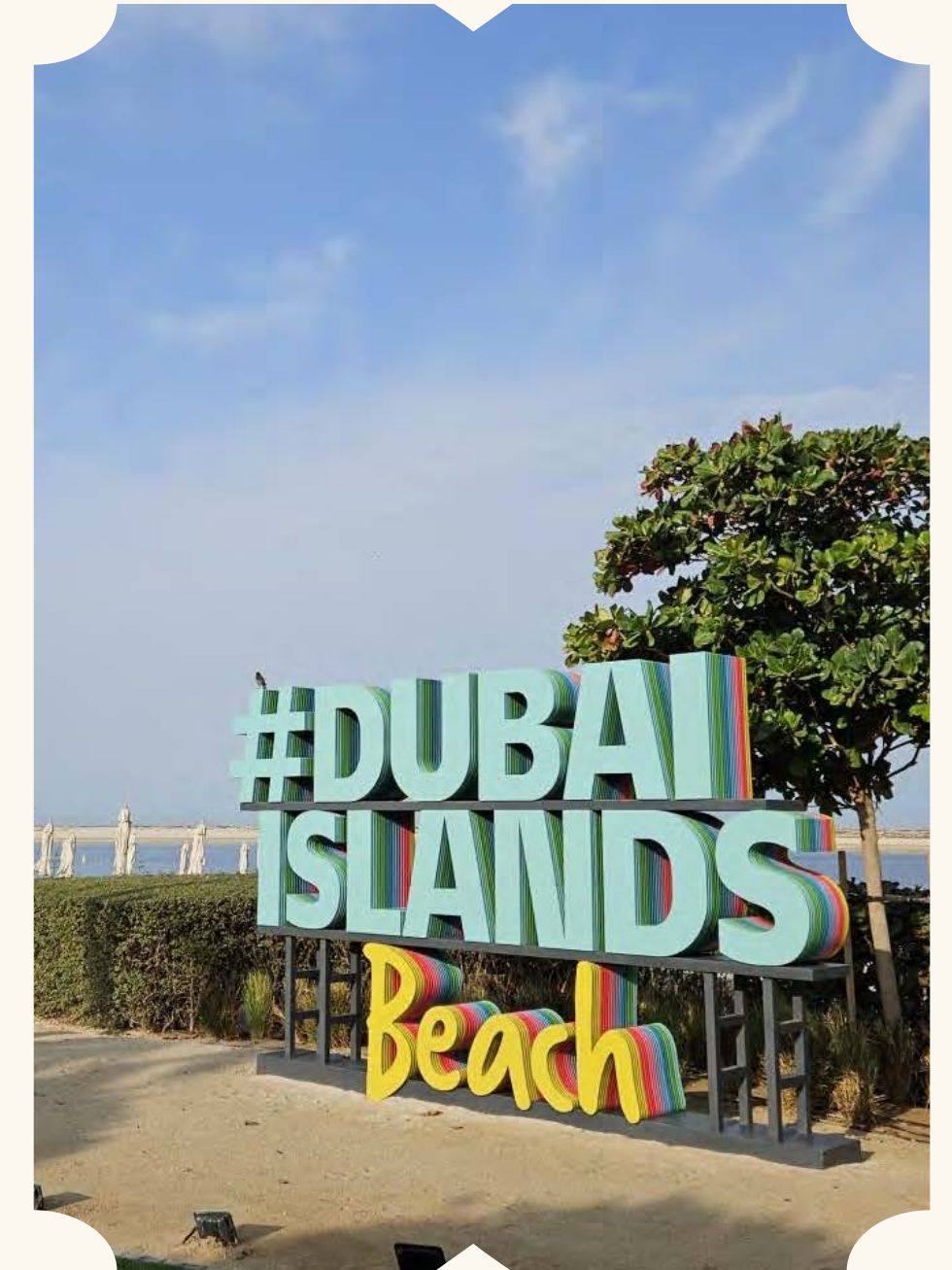
18-hole championship course,
scenic 9-hole course and stunning
clubhouse.

**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.

Connectivity

ISLA

PRIVATE RESIDENCES

- 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



· CHAPTER 02 ·

ISLA

Private Residences

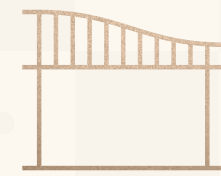
*Sanctuary
of Style*



*Opulence in
Every Detail*

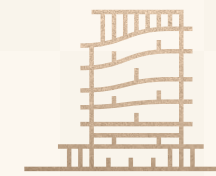
Crown Jewel on the Water's Edge

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



Amenities

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



Experiences

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



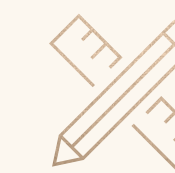
Community

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



Location

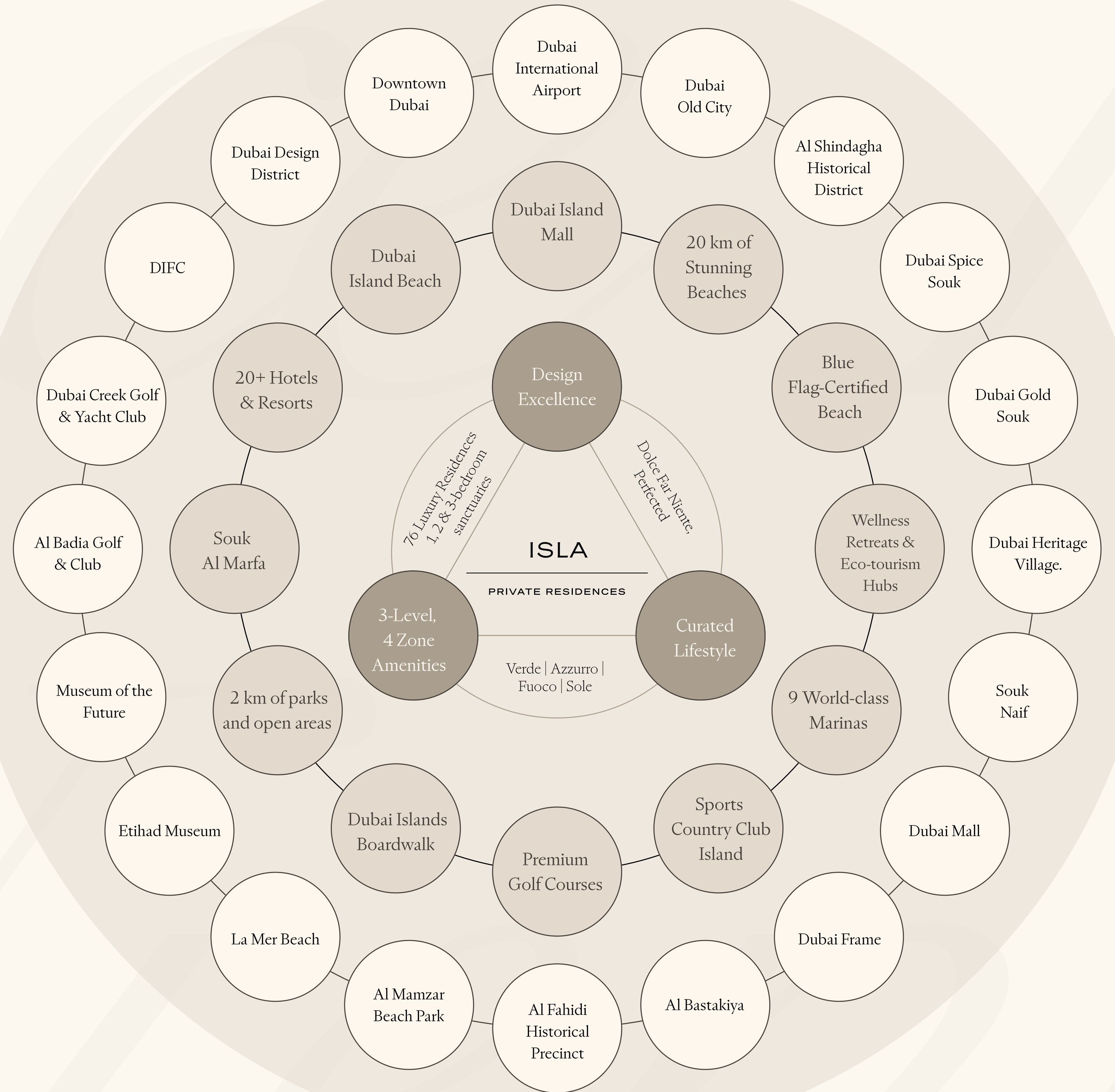
- 1 minute from Dubai Islands Mall
- 2 minutes from Dubai Islands Beach
- Marina & Dining experiences
- Championship Golf courses
- Within 20 minutes: Dubai International Airport, Downtown Dubai, DIFC, Business Bay, Jumeirah Beach



Design

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

A Complete Integrated Experience: Island Soul. City Heartbeat.



- Core Product Offering
- Dubai Islands
- Greater Neighbourhood Attractions



· 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





Facade



Back Elevation



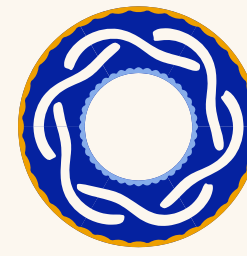
· CHAPTER 04 ·
Amenities

The Vibrant Symphony *Of Living*



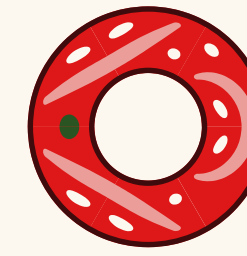
Verde

AMENITIES COLLECTION



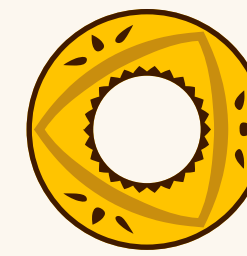
Azzurro

AMENITIES COLLECTION



Fuoco

AMENITIES COLLECTION



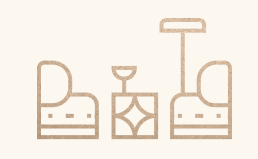
Sole

AMENITIES COLLECTION



The Lobby

Grand Arrivals, Lasting Impressions.



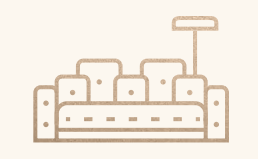
Outdoor Double-height lobby with artistic expression



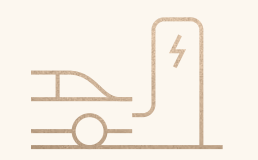
Elegant reception and 24/7 concierge service



Reflective mirror pool with artistic sculptures



Landscaped outdoor seating areas



Secure parking with EV charging stations



Convenient bicycle storage

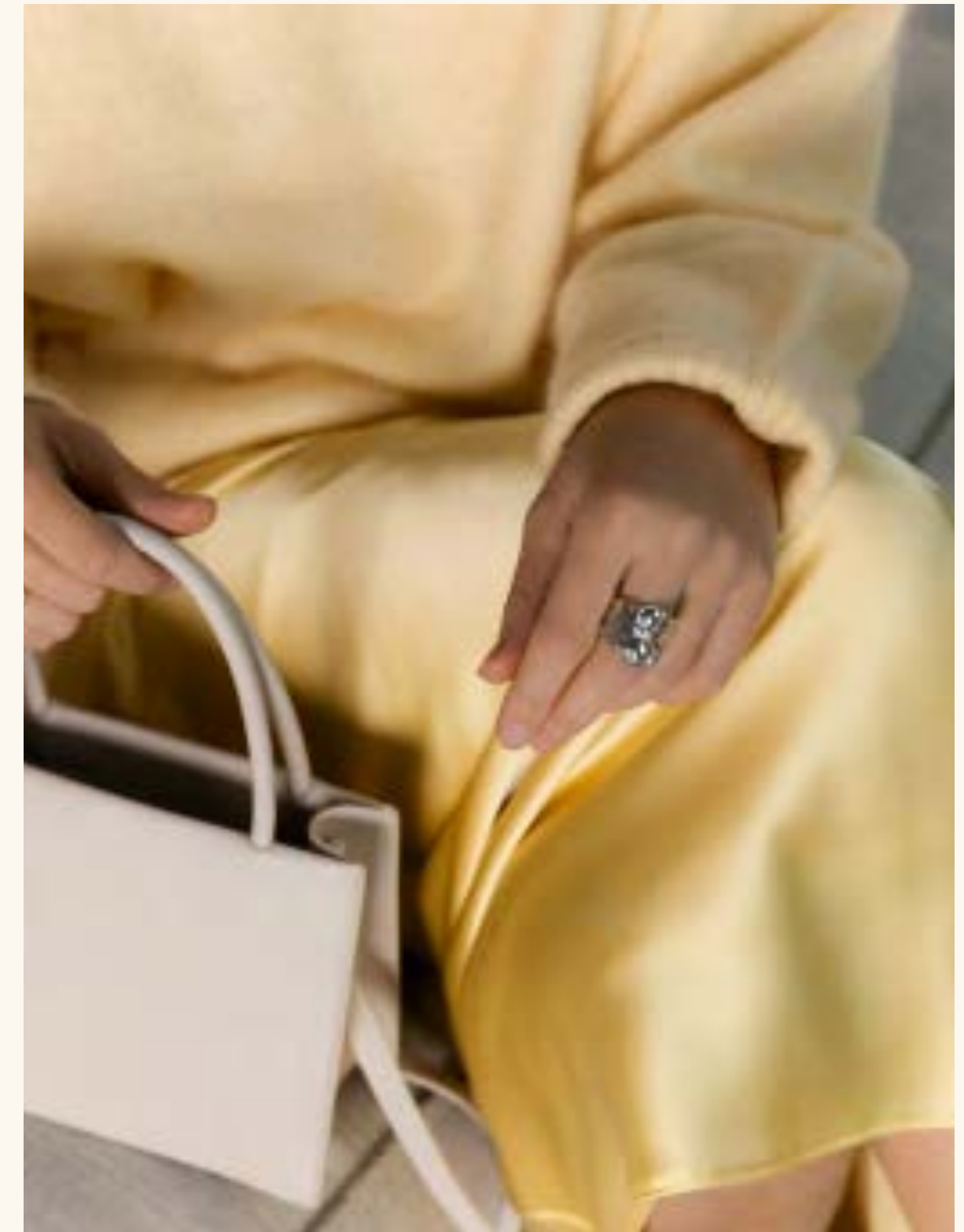




Dubai  Islands *Dolce far Niente*



Library





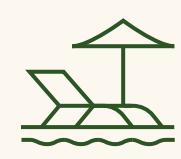
ISLA PRIVATE RESIDENCES



VERDE COLLECTION

Family & Wellness Amenities

PODIUM LEVEL



Sanctuary Pool



Pool Bar



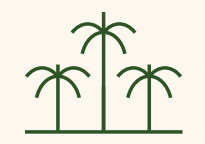
Children's Pool & Splash Pad



Outdoor Children's Play Area



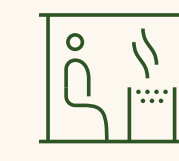
Family Indoor Lounge



Family Garden Lounge



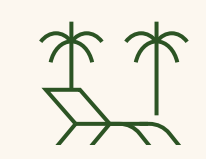
Cold Plunge Pool



Steam Room



Salt Sauna



Landscaped Gardens



Restrooms & Showers



VERDE COLLECTION



ISLA PRIVATE RESIDENCES



Children's Pool & Splash Pad



Family Indoor Lounge



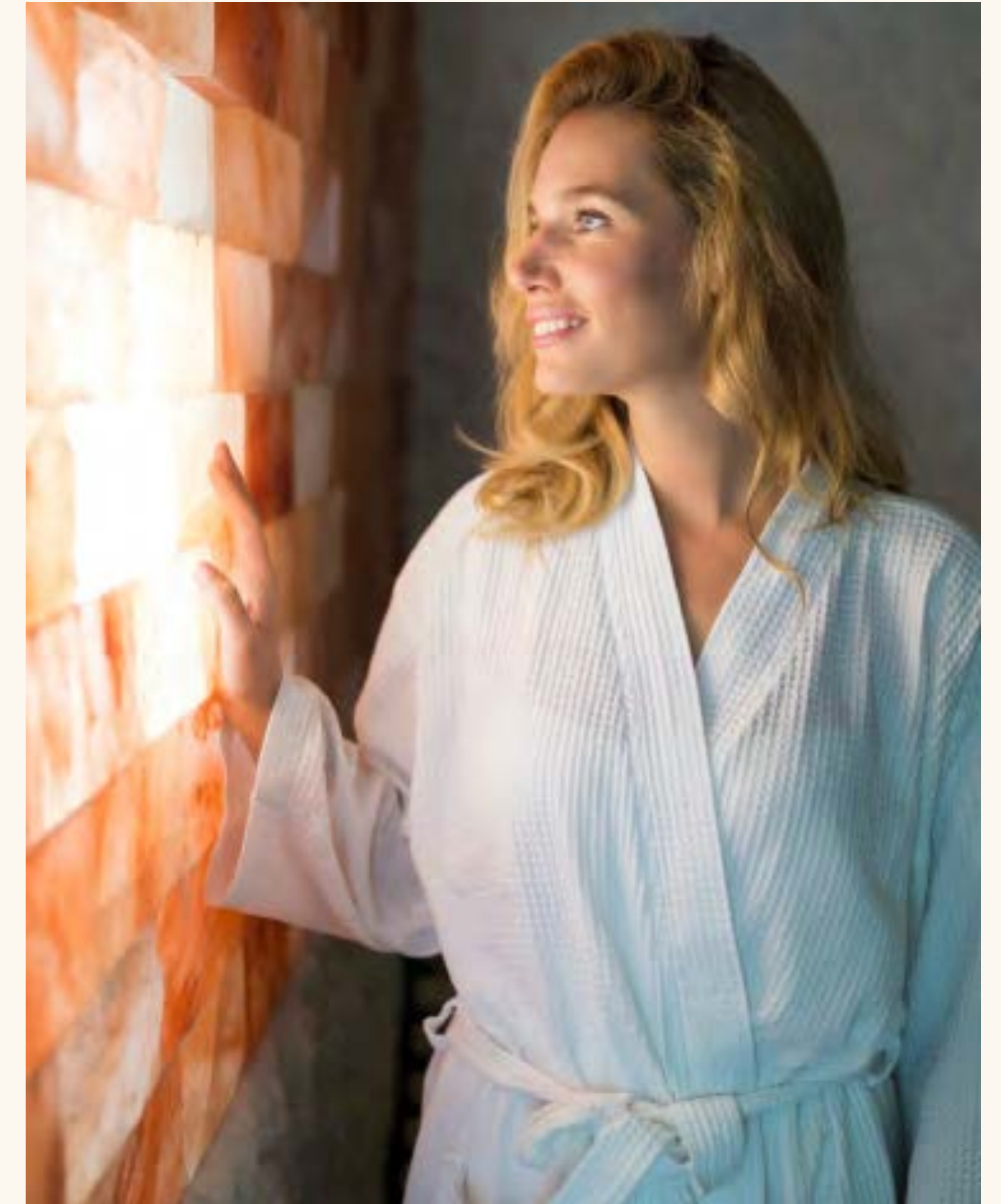
Cold Plunge



Steam Room



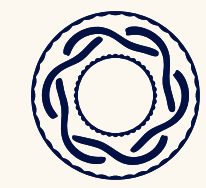
Salt Sauna



AZZURRO
COLLECTION



AZZURRO
COLLECTION



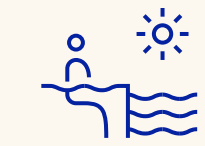
ISLA PRIVATE RESIDENCES



AZZURRO COLLECTION

Wellness Amenities

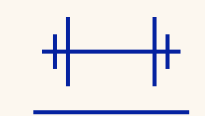
LEVEL 11 | SEA VIEW



Infinity Pool



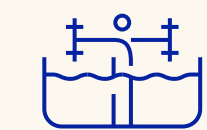
Juice Bar



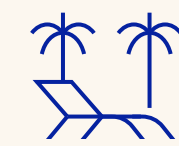
Fitness Centre



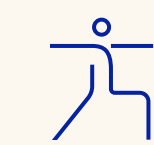
Outdoor Gym



Aqua Gym



Secret Garden with
Shallow Pool



Yoga Terrace



Sunbeds & Pool Lounges



AZZURRO COLLECTION



ISLA PRIVATE RESIDENCES

Infinity Pool



Infinity Pool with Juice Bar



Indoor & Outdoor Fitness Centre



FUOCO
COLLECTION



FUOCO
COLLECTION



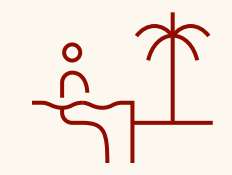
ISLA PRIVATE RESIDENCES



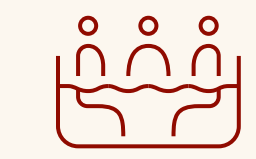
FUOCO COLLECTION

Social Amenities

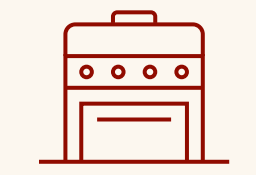
LEVEL 11 - CITY VIEW



Adult Social Pool



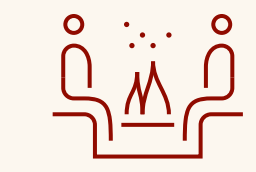
Jacuzzis



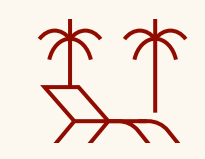
Winter Kitchen &
BBQ stations



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



ISLA PRIVATE RESIDENCES



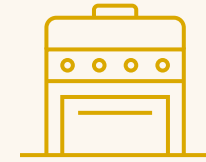
SOLE COLLECTION

Entertainment Amenities

LEVEL 12



Social Events
Lounge & Terrace



Communal Kitchens
& BBQ



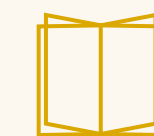
Sports Lounge & Bar



Teen & Young Adults
Entertainment Lounge



Outdoor Cinema



Reading Corner



SOLE COLLECTION

ISLA PRIVATE RESIDENCES





Sports Lounge



Young Adults Entertainment Lounge





· CHAPTER 05 ·

Private Residences



Built-In-Appliances

From the World's Finest



Floor-to-ceiling

Windows with Natural Light



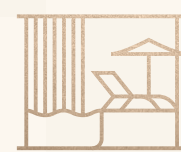
European

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. PORCELAIN TILE
(WHITE DOLOMIA)

05. DOORS
(BLEACHED OAK)

06. WALL COVERING
(WHITE OAK)

07. ENGINEERED WOOD FLOORS
(WHITE OAK)

08. HARDWARE & FITTINGS
(BRASS SATIN POLISHED)

09. FLUTED GLASS
(FROSTED)

Terrace with Private Pool



Living & Dining Room



Bedroom









· CHAPTER 06 ·

Residential Floorplans





*1 Bedroom
Private Residences*

ISLA

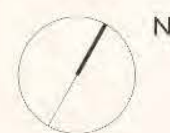
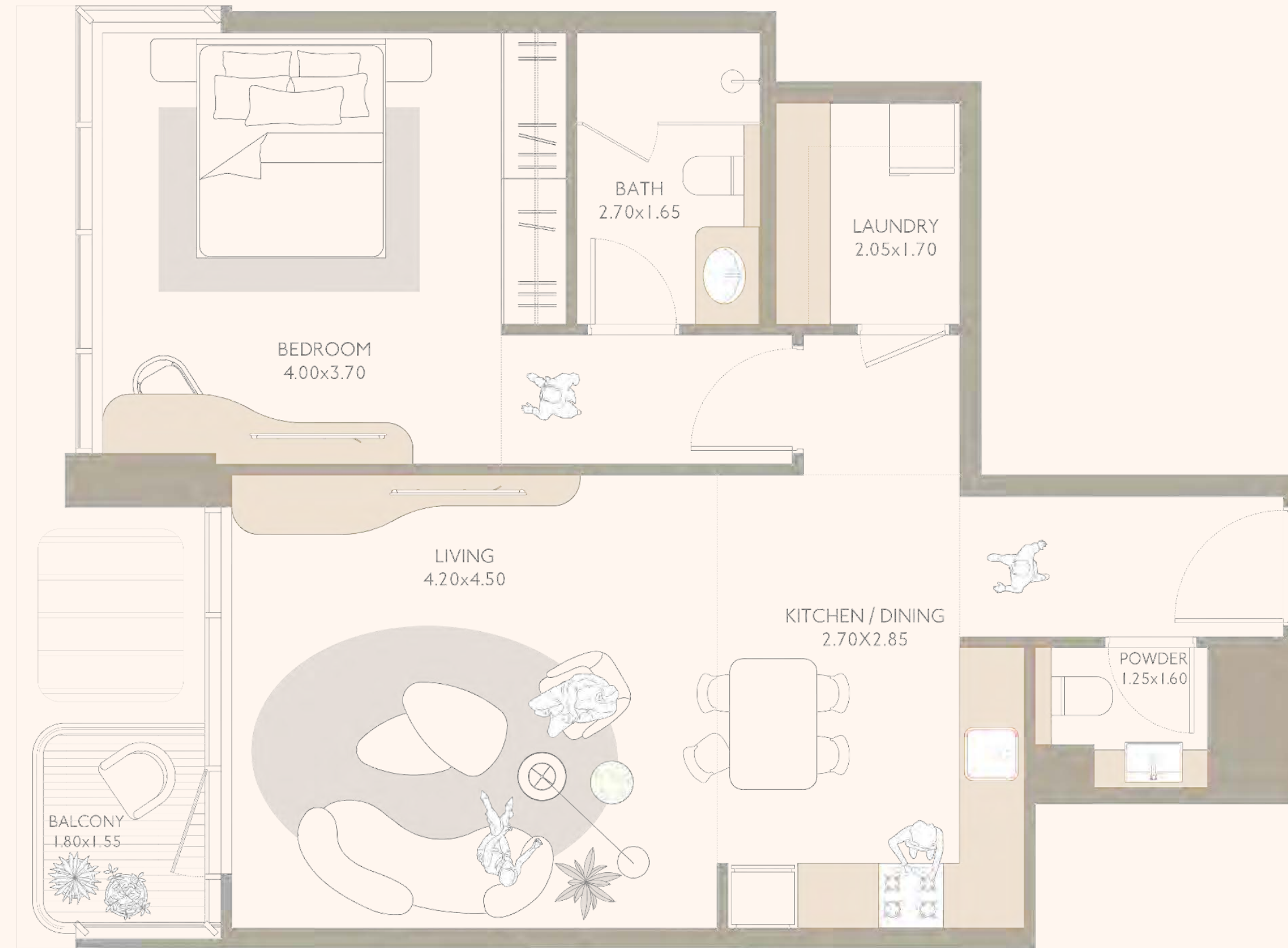
DUBAI ISLANDS

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



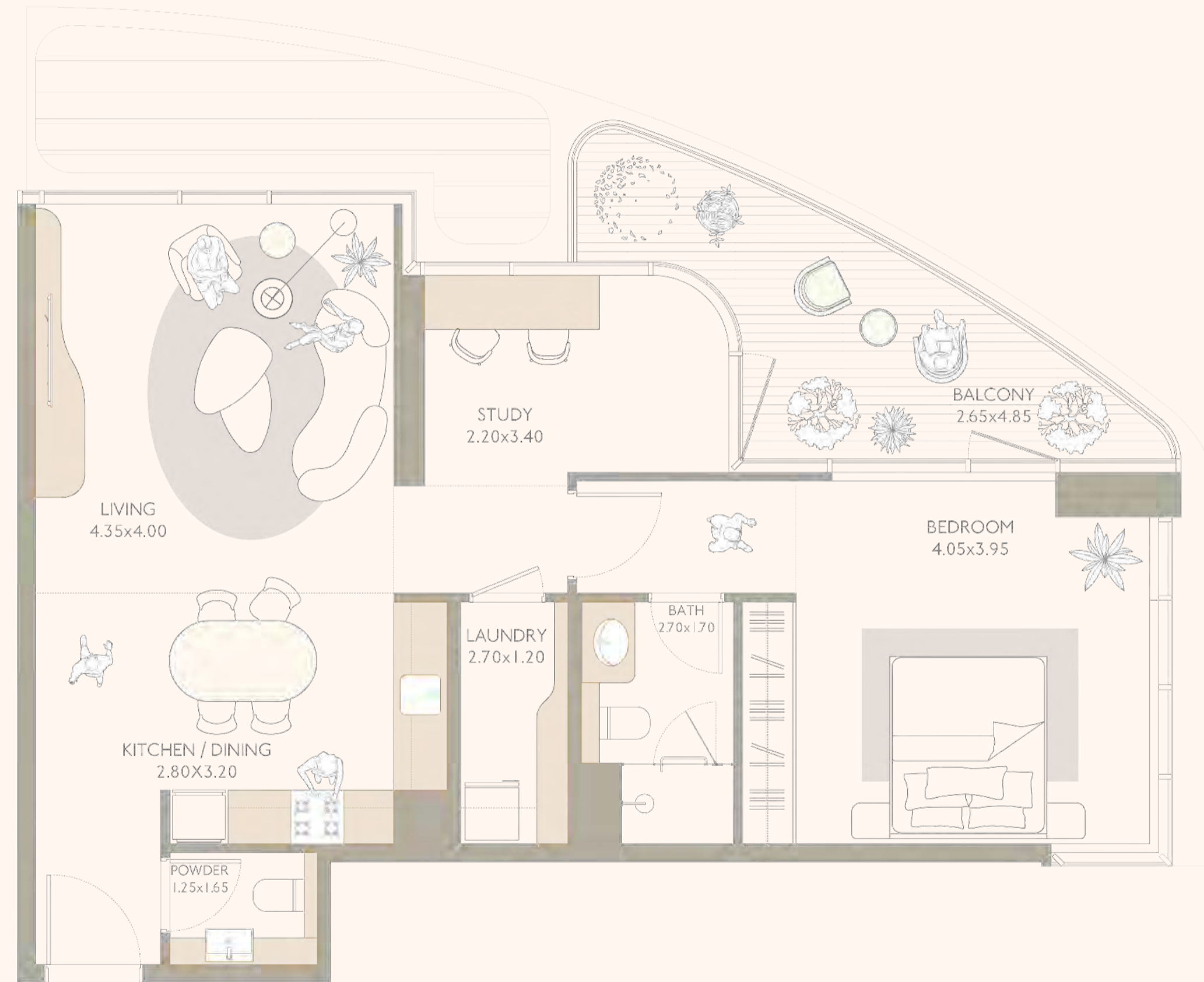
All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, 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

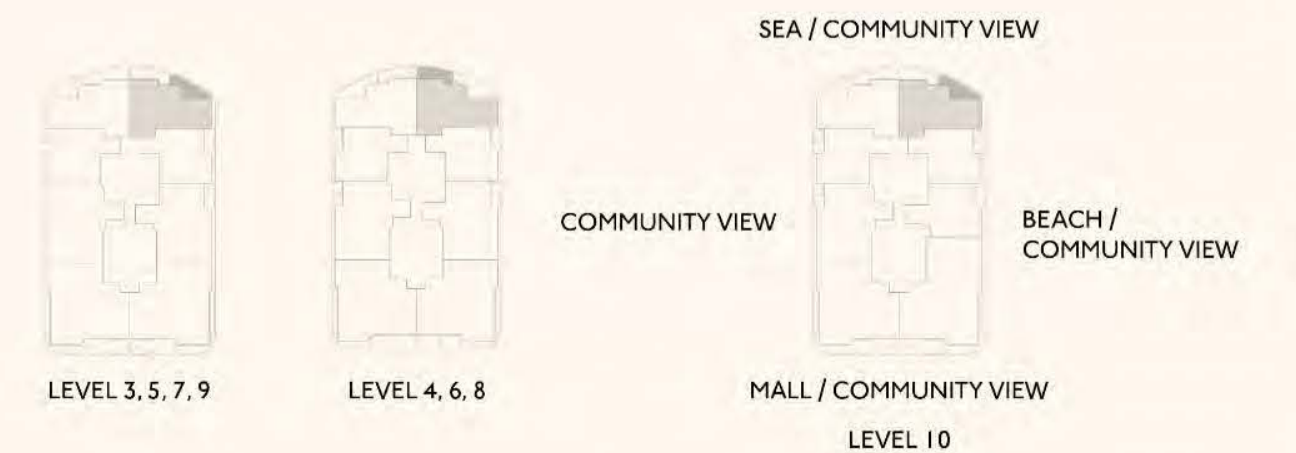
1 BEDROOM | TYPE B



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

DUBAI ISLANDS

ISLA

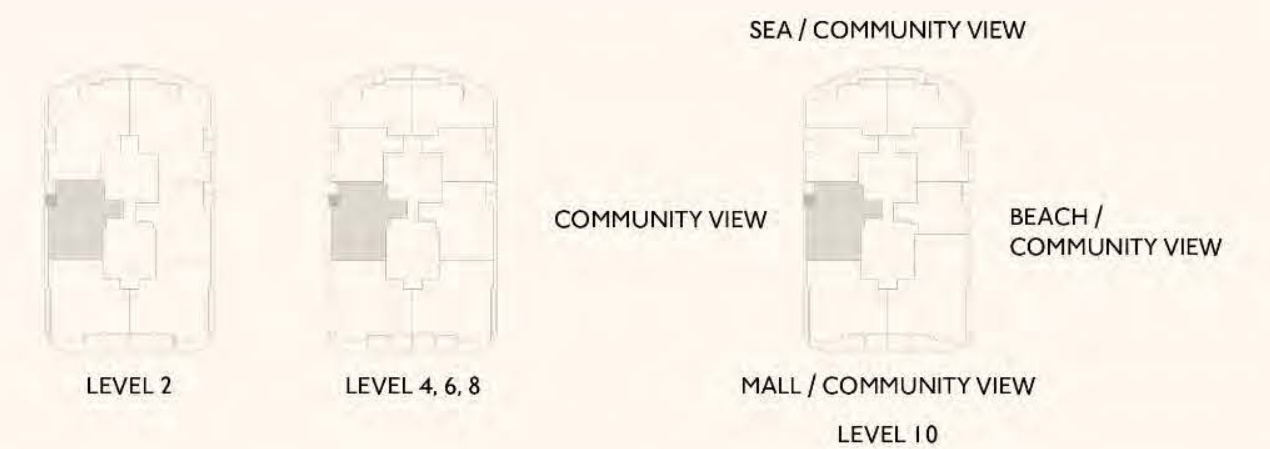
2 BEDROOM | TYPE B



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

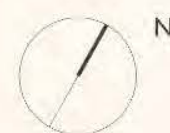
DUBAI ISLANDS

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

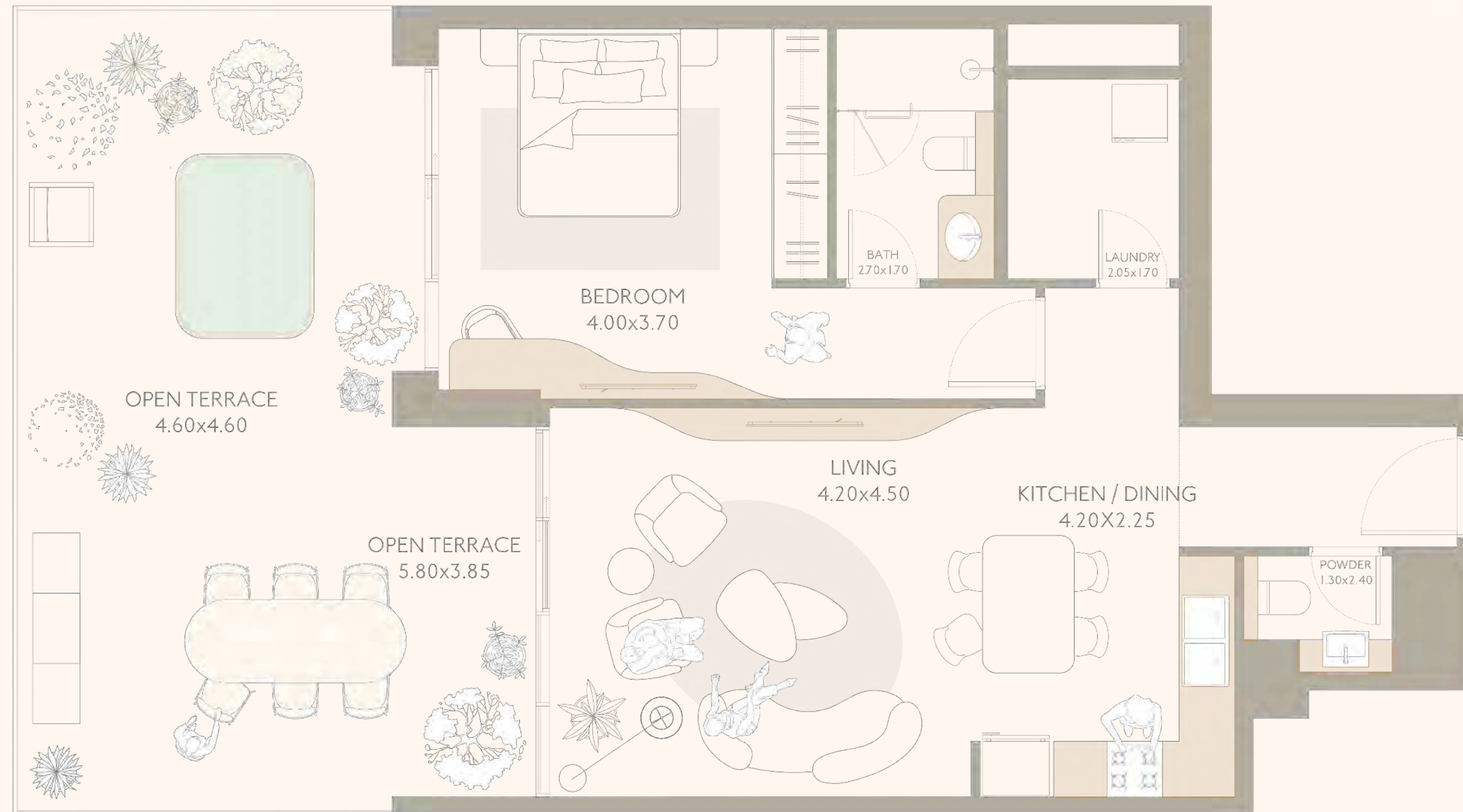
DUBAI ISLANDS

ISLA

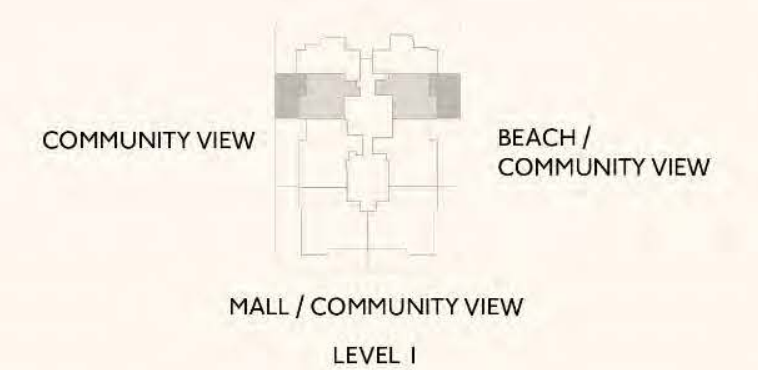
1 BEDROOM | TYPE AT



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



SEA / COMMUNITY VIEW



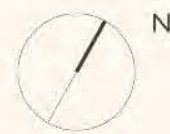
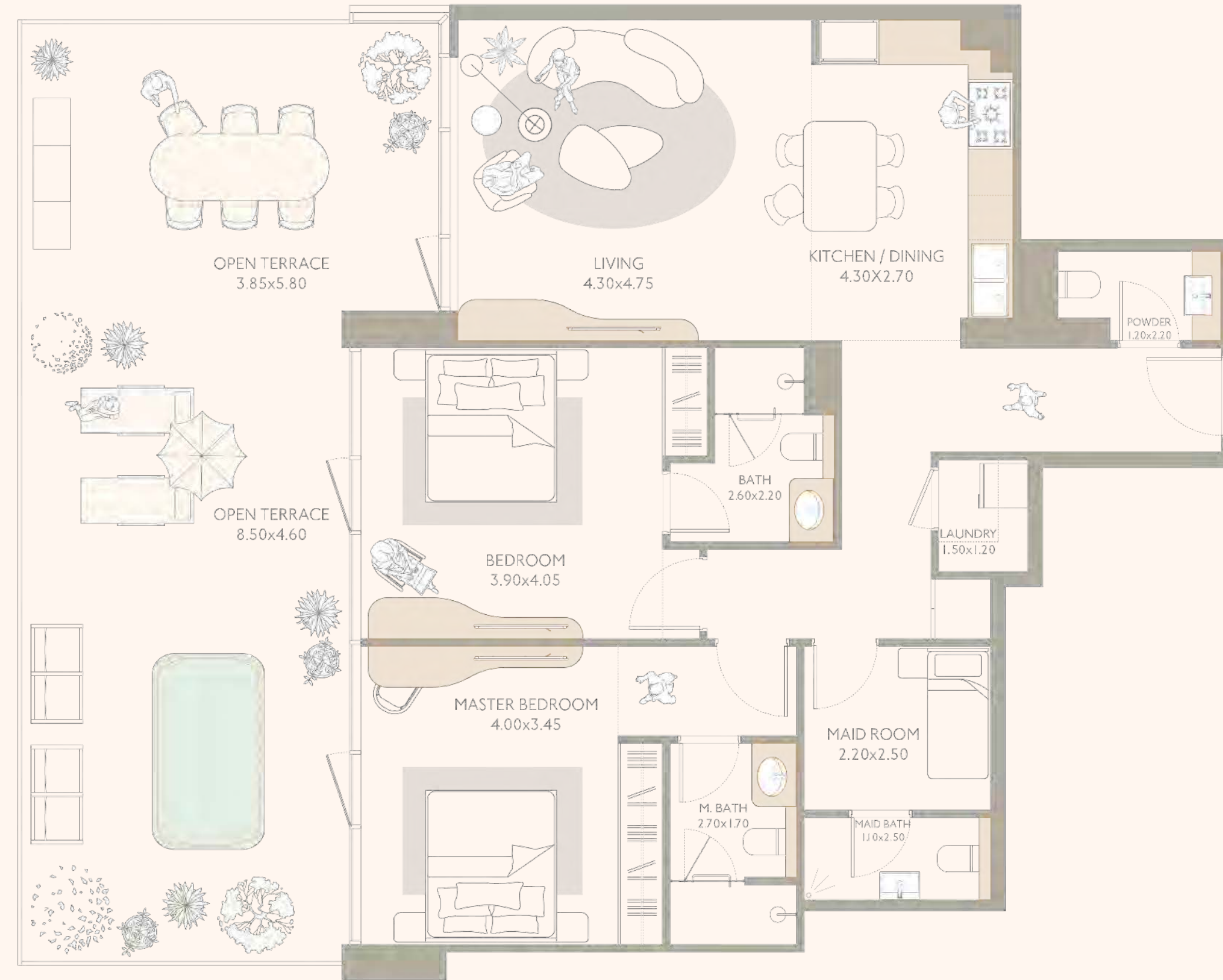
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ISLA

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



SEA / COMMUNITY VIEW

COMMUNITY VIEW

BEACH / COMMUNITY VIEW



MALL / COMMUNITY VIEW

LEVEL 1

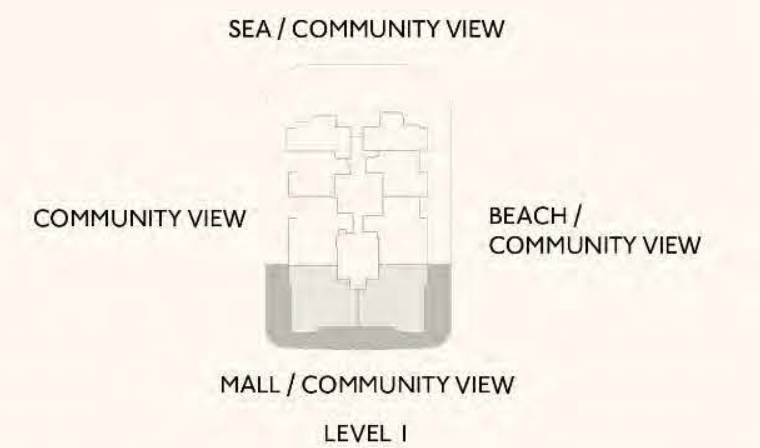
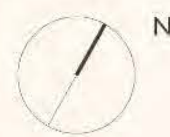
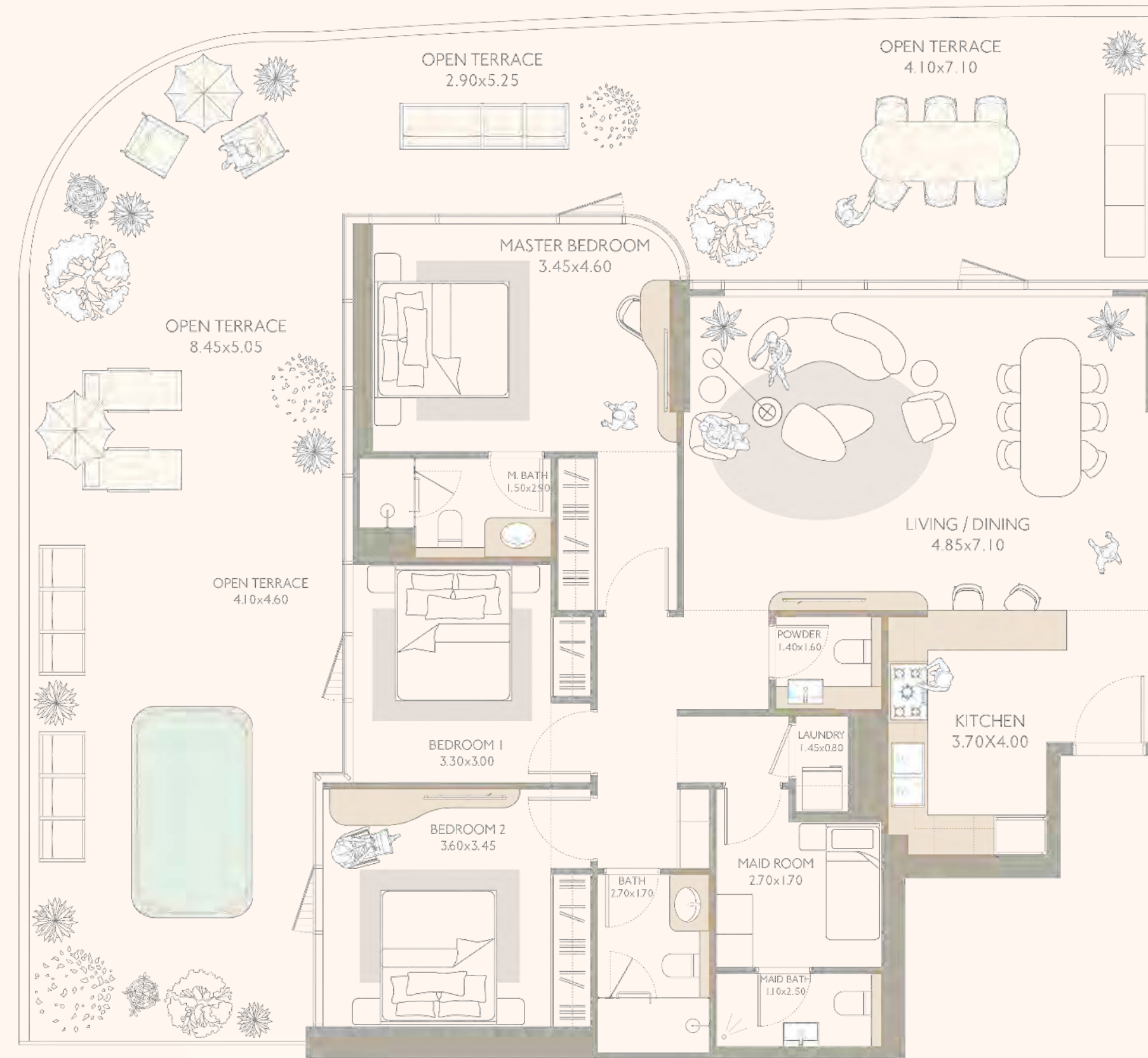
All the dimensions are in square feet. The Unit shown is typical, and actual Unit may vary in dimensions, areas, layout, material specification, orientation, and location. Some of the Units may have a mirrored layout of the above plan. Unit Windows, Façade, Balcony door location, Fixtures, Kitchen Cabinets, 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.

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

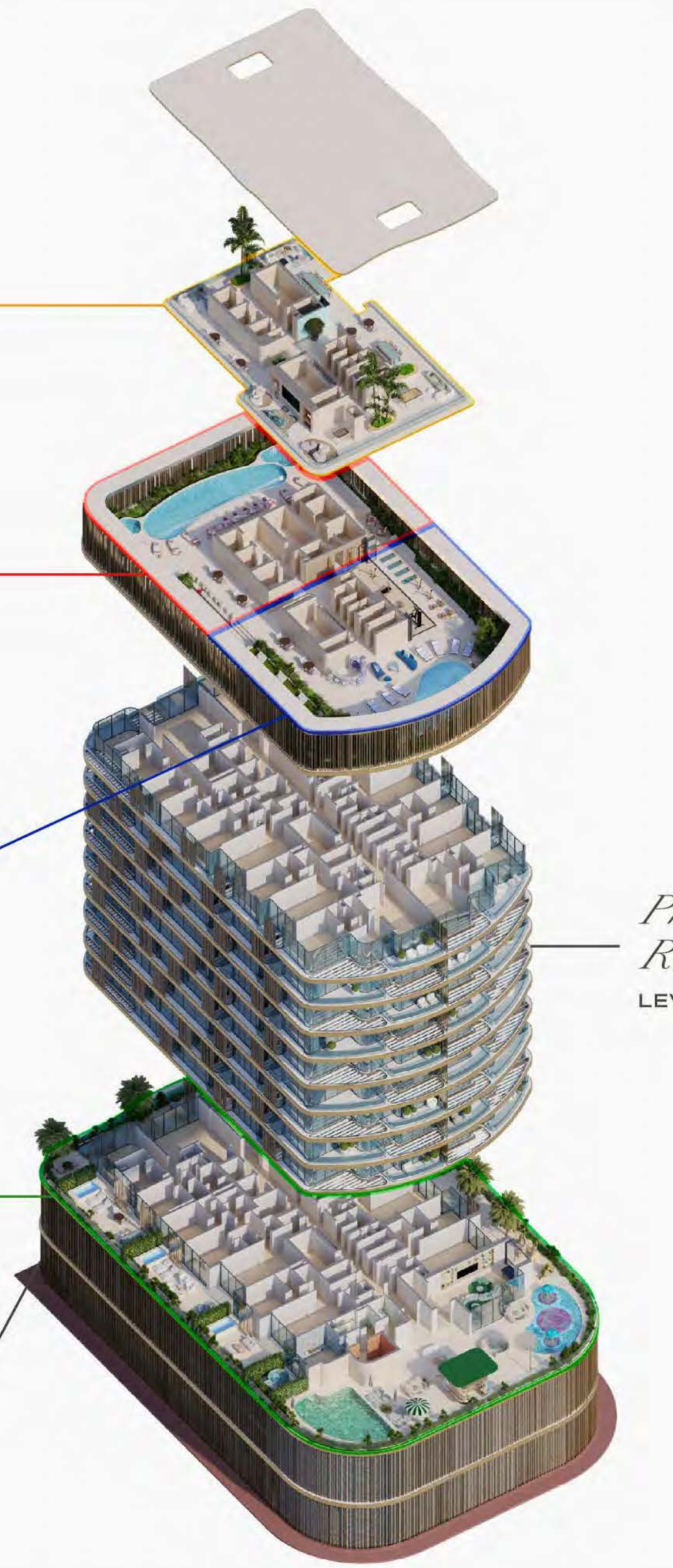
PODIUM

Exclusive Collection Of Wellness And Family-Oriented Amenities.

Benvenuti

GROUND

Lobby with two bespoke Lounges and Library



Private Residences
LEVEL 1 - 10

ISLA

· BENVENUTI ·

AMENITIES COLLECTION



GROUND LEVEL



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.

· VERDE ·
AMENITIES COLLECTION

*Podium
Level*

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



ISLA

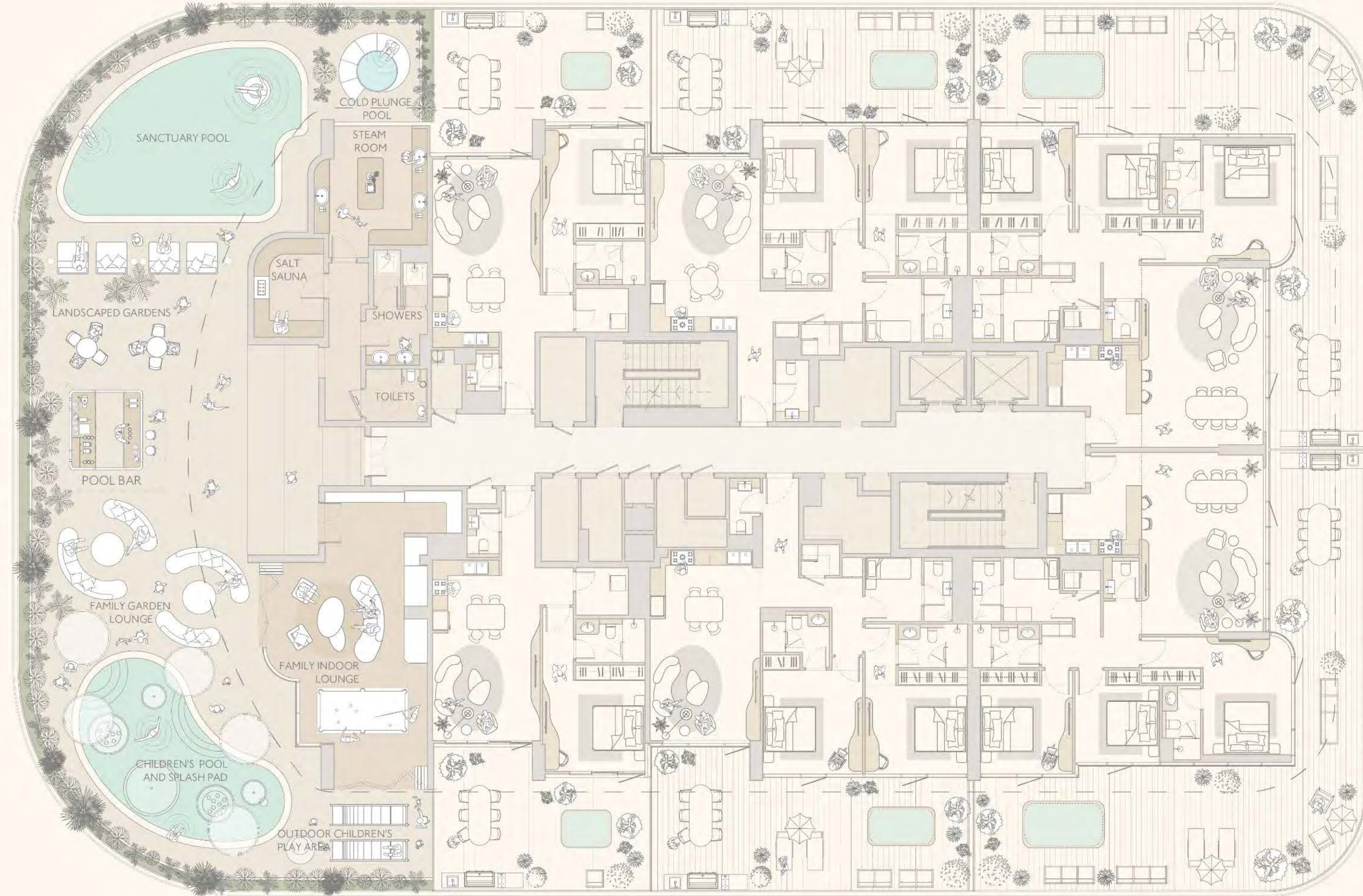
· VERDE ·

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*
Level 11



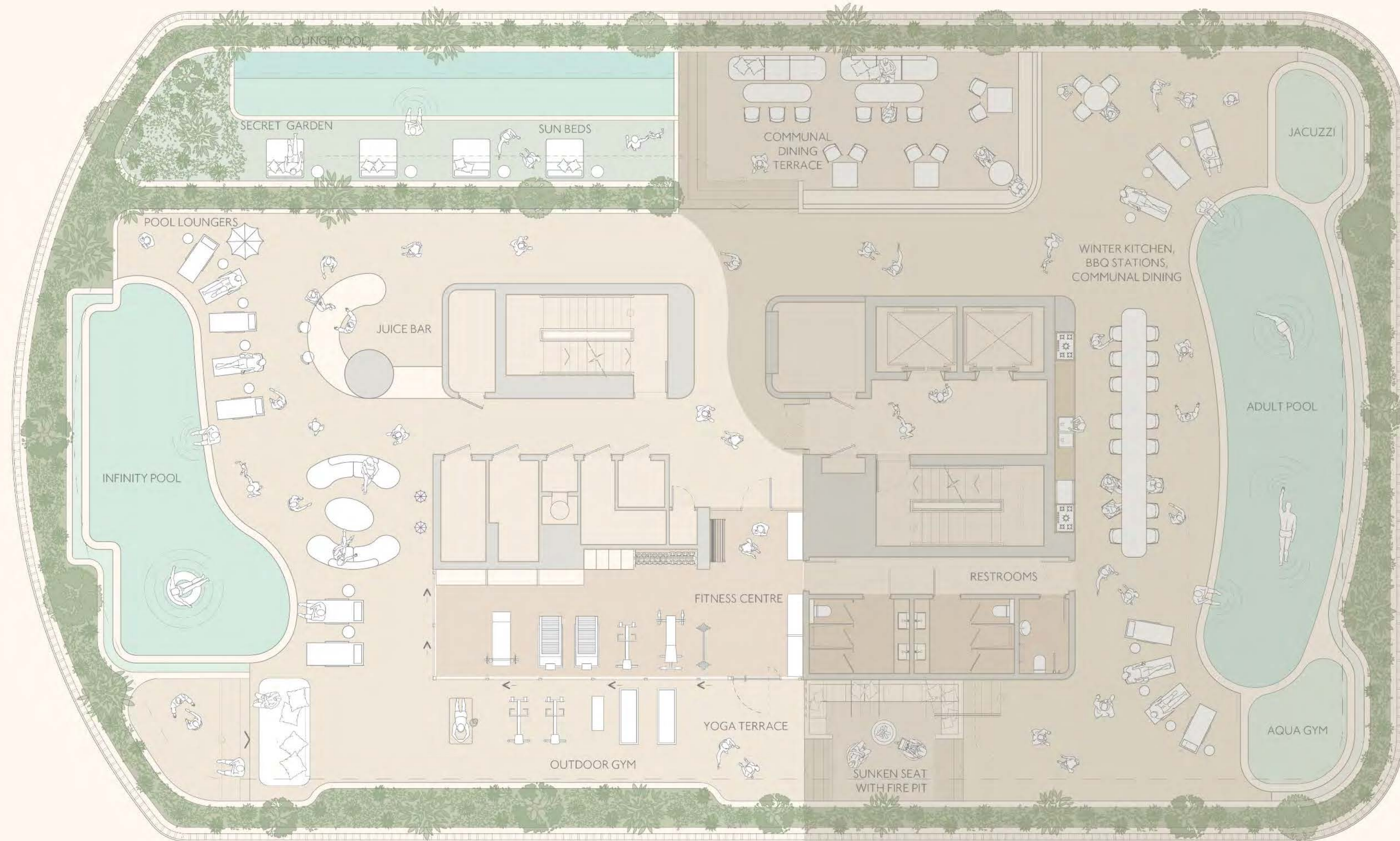
ISLA

· 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* • *Dolce Far Niente*
Level 11



ISLA

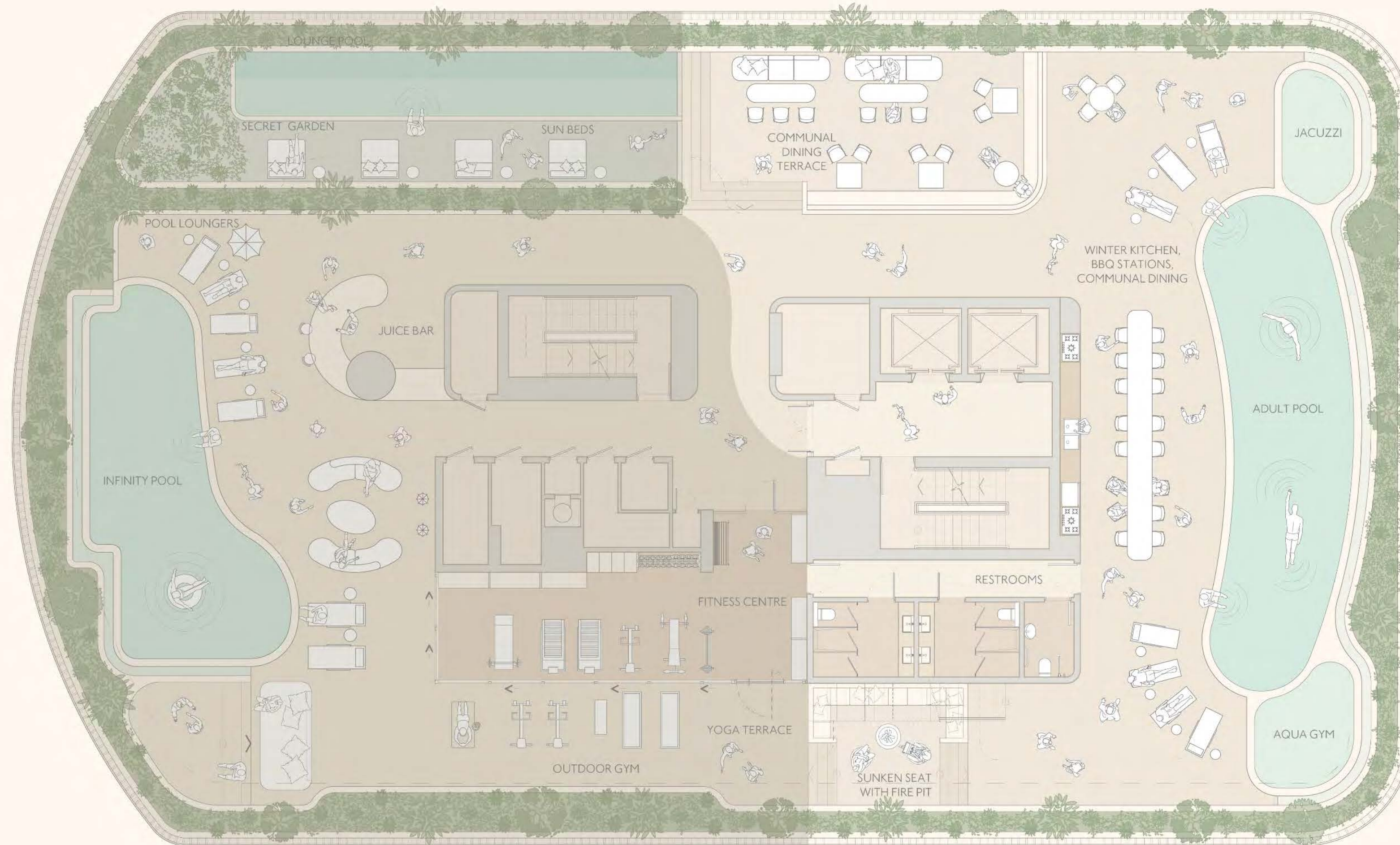
· FUOCO ·

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 • Dolce Far Niente

Level 12



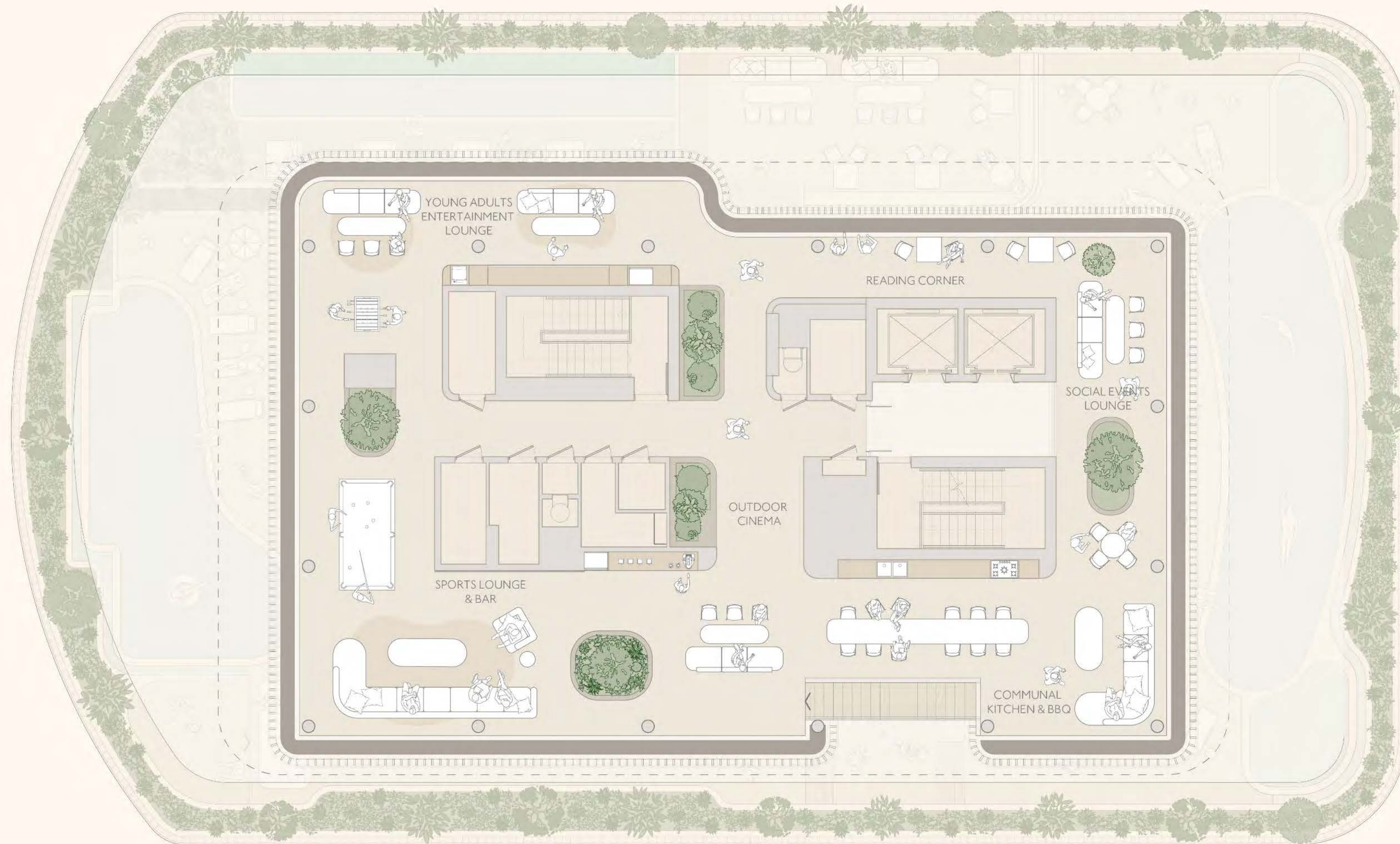
ISLA

· 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



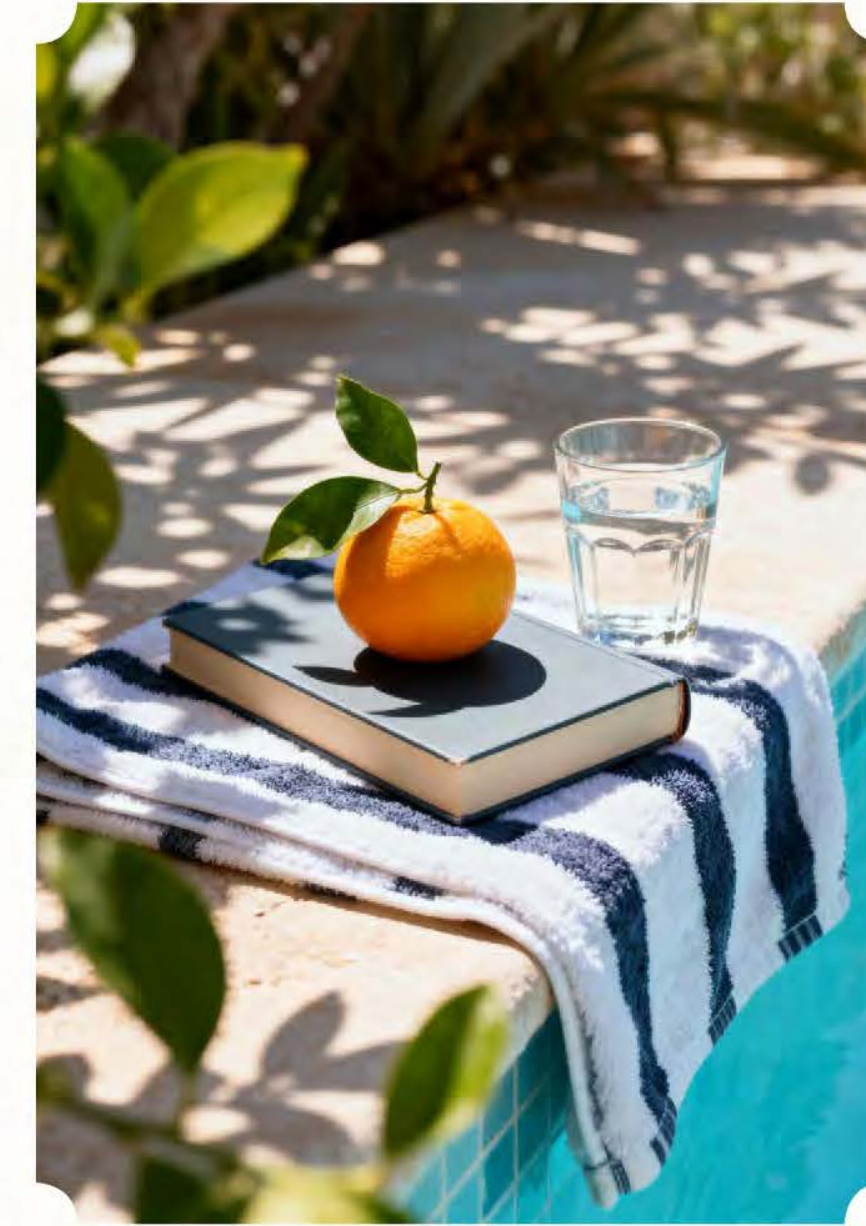
SYMPHONY BY CHAIMAA
MAJAN
LAUNCHED



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

PRIVATE RESIDENCES

• THANK YOU •

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