



ayami  
RESIDENCE

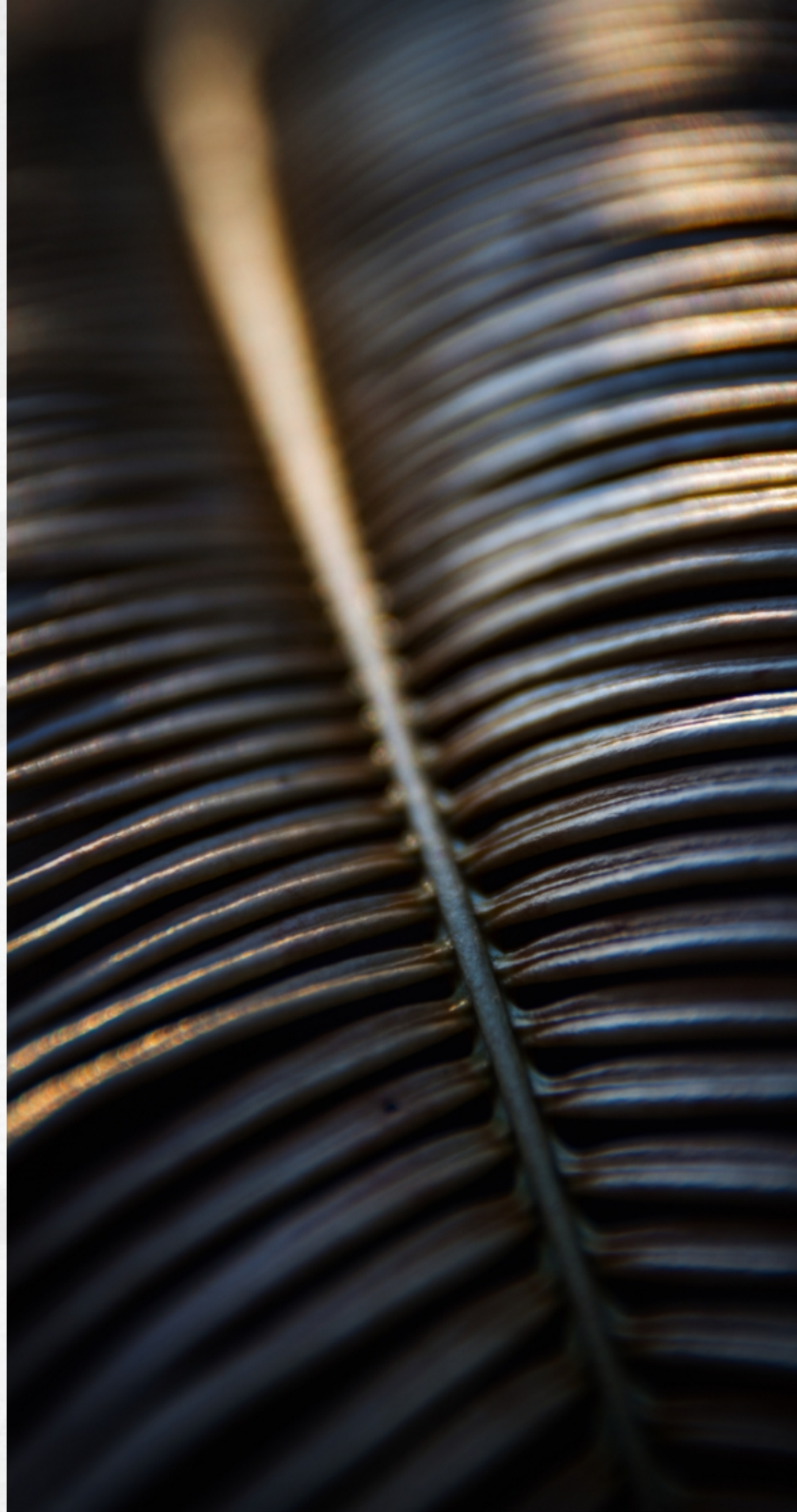
AYAT  
DEVELOPMENT

# DAILY-LIFE COMFORT

Ayami is inspired by the Arabic word  
أيّامي — My days.

Ayami is built around the moments  
that shape daily life. From peaceful  
mornings to relaxed evenings, every  
detail is planned to support comfort,  
connection, and long-term living.

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AYAMI

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# AYAT DEVELOPMENTS PORTFOLIO

Ayat Development is dedicated to shaping inspiring spaces through innovative design, strategic locations, and a strong commitment to excellence and customer satisfaction.

EXQUISITE  
PROJECTS

RESIDENTIAL  
UNITS

MILLION  
SQUARE FEET

BILLIONS  
IN VALUE

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WE MAY NOT LIVE FOR HUNDREDS OF YEARS,  
BUT THE PRODUCTS OF OUR CREATIVITY CAN  
LEAVE A LEGACY LONG AFTER WE ARE GONE.

”

**H.H. SHEIKH MOHAMMED  
BIN RASHID AL MAKTOUM**

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An aerial view of the Dubai skyline at sunset. The Burj Khalifa is the central focus, with other skyscrapers like the BurjDubai and BurjDubai 2 visible. The city is bathed in the warm, golden light of the setting sun, with the sky transitioning from a pale blue to a soft orange. The water of the Dubai Creek is visible in the lower right corner.

# DESTINATION DUBAI

Dubai stands as a global hub for luxury living, powered by visionary leadership and world-class infrastructure. Its unmatched safety, strategic location between Asia, Africa, and Europe, and business-friendly environment make it a magnet for global talent and investment. Offering exceptional lifestyle opportunities and a vibrant, diverse community, the city continues to lead as a premier destination for growth and dynamic living.

# WARSAN

Warsan First is a rapidly developing residential community in Dubai, offering excellent connectivity and everyday convenience. With direct access to major highways and the upcoming Dubai Metro Blue Line, the area ensures seamless mobility across the city, making it ideal for both families and investors.

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# ayami

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Creating a lifestyle where calm, clarity,  
and community thrive.

From family strolls to moments of  
reflection, every path leads to a deeper  
connection with nature.

A LIFE IN EASY  
BALANCE

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# EVERYDAY LIVING

## الحياة اليومية

Homes at Ayami are designed for how life is truly lived. Practical layouts, welcoming interiors, and community-focused planning ensure that each day feels easy, comfortable, and complete.

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# THE PLAZA

Ayami extends the “Centre of Life” philosophy into every shared space, creating amenities that bring together wellness, leisure, and community in a premium, Modern-style setting.

From gardens and pools to lounges and dedicated spaces for fitness, work, and family life, each environment is designed to enrich daily living and reflect the character of Modern hospitality.

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# NEXT TO DUBAI METRO

Direct access to Sheikh Mohammed Bin Zayed Road (E311) and close proximity to International City and Dragon Mart, residents benefit from easy access to major business hubs, retail centers, and daily essentials.

The upcoming Dubai Metro Blue Line will further enhance connectivity, with nearby stations planned to serve Warsan and International City, linking the community to key areas such as Dubai Silicon Oasis, Academic City, and Dubai Creek Harbour.

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# EVERY ROAD LEADS YOU HOME.

**5 MIN**  
Meydan Mall & Racecourse

**12 MIN**  
Dubai Hills Mall

**12 MIN**  
Burj Khalifa & Downtown Dubai

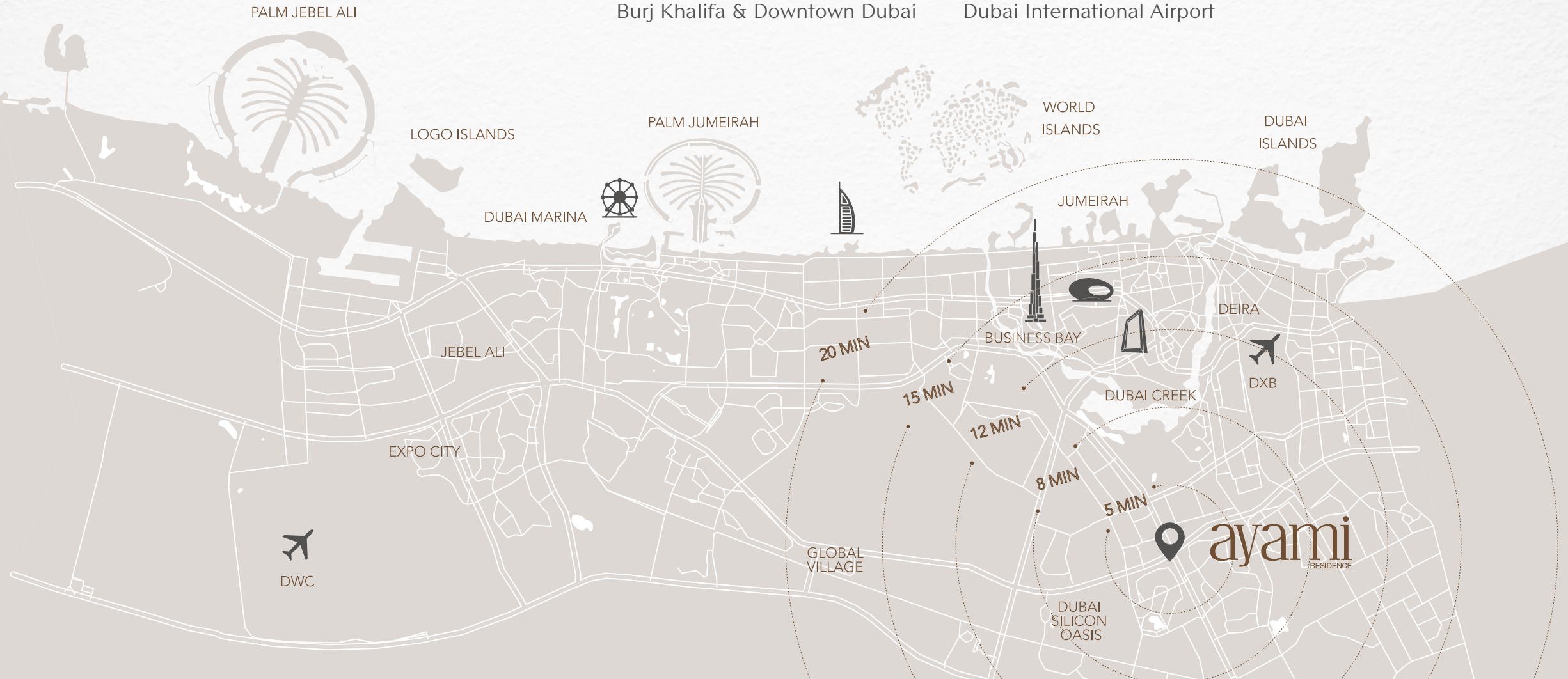
**12 MIN**  
Museum of the Future & DIFC

**15 MIN**  
Dubai Healthcare City

**20 MIN**  
Dubai International Airport

**23 MIN**  
Burj Al Arab

**25 MIN**  
Palm Jumeirah

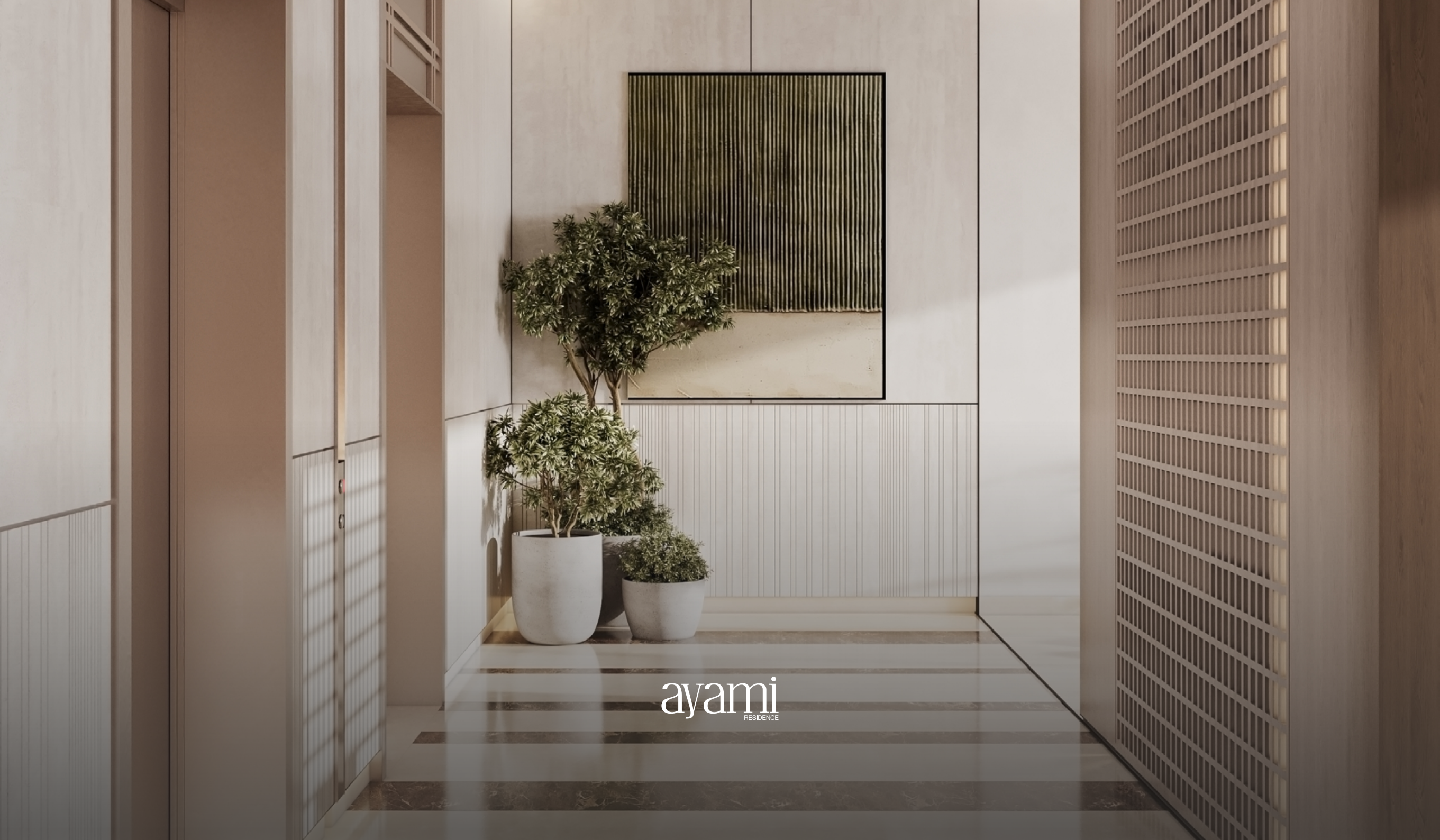


# THE ART OF ARRIVAL

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THE ayami  
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# LIFESTYLE



# LIFESTYLE AMENITIES



Kids play area



Two swimming  
pools



Roof top pool  
for adults



Two gyms serving  
the full building



Paddle court



Yoga Room



Podcast studio



Open cinema



BBQ area



# OUTDOOR CINEMA

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# BBQ LOUNGE

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ROOFTOP SWIMMING POOL

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# FITNESS ZONE

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# KIDS PLAY AREA

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# KIDS PLAY AREA

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# YOGA ROOM

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# PADEL COURT

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# PODCAST STUDIO

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SPACES THAT  
**FEEL LIKE HOME**

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STUDIO

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STUDIO

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A modern living room interior featuring a large window with sheer white curtains and heavy beige curtains. A grey sectional sofa is positioned against the wall, adorned with green, orange, and white throw pillows. In front of the sofa is a round, light-colored coffee table with a small plant and books. To the left, a white TV unit is mounted on a wall with a large black screen. A beige armchair is also visible. The room is decorated with a patterned rug, a potted plant, and framed artwork. The overall aesthetic is clean and contemporary.

# 1 & 2 BEDROOMS

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# 1 & 2 BEDROOMS

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A modern bedroom interior featuring a large window with sheer curtains, a desk with a chair, a bed with white linens, and contemporary lighting fixtures. The room is bright and airy, with a view of a cityscape through the window.

1 & 2 BEDROOMS

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1 & 2 BEDROOMS

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ريزيدنس  
أيامي

## PROJECT LOCATION

AYAMI Residence  
Al Warsan - Warsan First - Dubai  
International City

## PROJECT LOCATION

Office 129, Iridium Building,  
Barsha 1, Dubai,  
United Arab Emirates

## PROJECT LOCATION

Email: [contact@ayatdevelopment.ae](mailto:contact@ayatdevelopment.ae)  
Website: [ayatdevelopment.ae](http://ayatdevelopment.ae)  
Phone: 800-AYAT(2928)

