



AMALI

RESIDENCES

DUBAI CANAL

AMALI

PROPERTIES

AHS  
PROPERTIES

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THE VISION

REDEFINING *luxury* LIVING,  
ONE *dream* AT A TIME.

AMALI  
PROPERTIES

AHS  
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## THE VISIONARIES

Amali Properties is a bold new name in luxury real estate, co-founded by Amira and Ali Sajwani, with a vision to redefine what opulent living means today. Each Amali development is a testament to their passion for innovative design, meticulous craftsmanship and bespoke experiences tailored for the world's most discerning buyers. AHS Properties, founded by Emirati entrepreneur Abbas Sajwani in early 2021, shares this spirit of ambition. Based in Dubai, AHS is reshaping the ultra-luxury landscape, transforming lifestyles into reality through visionary developments that set new benchmarks for excellence.

Together, the founders carry forward a legacy of entrepreneurship and excellence inspired by their father, Hussain Sajwani, founder of DAMAC Group - name synonymous with luxury real estate on the global stage. Amali Properties' flagship project, Amali Island, is an exclusive enclave within Dubai's World Islands, offering just 24 villas, each boasting sweeping views of the Dubai skyline and Palm Jumeirah. Designed for those who expect the extraordinary, Amali Island sets a new standard for private island living.

Meanwhile, AHS Properties has quickly made its mark with landmark projects such as Casa Canal, where interiors are exquisitely curated by Fendi Casa and One Canal, offering an exclusive collection of penthouses and sky villas along the Dubai Canal. Adding to its portfolio, AHS has also launched One Crescent - a jewel on Palm Jumeirah.



**ALI SAJWANI**  
CO-FOUNDER, AMALI PROPERTIES



**AMIRA SAJWANI**  
CO-FOUNDER, AMALI PROPERTIES



**ABBAS SAJWANI**  
FOUNDER, AHS PROPERTIES



## AN ICON WITHIN AN ICON



ONCE A SMALL FISHING VILLAGE AND NOW A CITY THE WORLD LOOKS TO FOR INSPIRATION, ONCE HOME TO PEARL DIVERS AND NOW HOME TO OVER 200 NATIONALITIES, PRESTIGIOUS BANKS, CORPORATIONS, LIFESTYLE DESTINATIONS, ART GALLERIES AND MORE...DUBAI TRULY HAS IT ALL.

AND ONE OF THE EXCEPTIONAL FEATS THAT THE CITY HAS ACHIEVED HAS TO BE DUBAI CANAL. A MEANDERING 3.2KM EXTENSION OF DUBAI CREEK, THIS CHANNEL HAS TRANSFORMED THE NEIGHBOURHOOD INTO A WATERFRONT PLAYGROUND WITH WORLD-CLASS HOTELS, DINING, ARCHITECTURALLY-FORWARD BRIDGES AND OF COURSE, AMALI RESIDENCES.

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# LOCATION

THE WORLD ISLANDS



AMALI ISLAND

KITE BEACH



MUSEUM OF THE FUTURE



DUBAI CREEK GOLF & YACHT CLUB



RAS AL KHOR WILDLIFE SANCTUARY



PALM JUMEIRAH



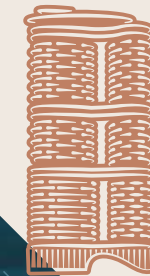
JUMEIRAH BEACH



BURJ AL ARAB



AMALI RESIDENCES



BURJ KHALIFA



DIFC



DUBAI

SAFA PARK

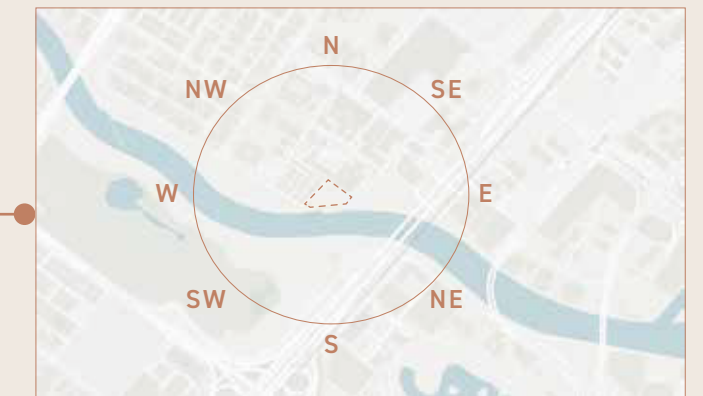


BUSINESS BAY

DUBAI HARBOUR



- MINUTES FROM IT ALL -



8 MINS

BURJ KHALIFA



12 MINS

DUBAI INTERNATIONAL FINANCIAL CENTRE



12 MINS

THE STABLES DUBAI, MEYDAN



14 MINS

MGM RESORT ISLAND



16 MINS

DUBAI INTERNATIONAL AIRPORT



16 MINS

DUBAI HARBOUR



16 MINS

DUBAI CREEK GOLF & YACHT CLUB



16 MINS

EMIRATES GOLF CLUB



18 MINS

PALM JUMEIRAH



35 MINS

JETEX VIP TERMINAL

PRESENTING

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ONE SKY,  
*Infinite*  
HORIZONS





SCULPTING A NEW

*Tomorrow*

IN GLASS, STEEL AND SEA VIEWS



# OUR HANDPICKED ATELIER

AT AMALI RESIDENCES, WE FOCUS ON WHAT HAS BEEN AS MUCH AS WHAT WILL BE AND IS. THIS ALLOWS US TO WORK WITH A CURATED ATELIER OF THE WORLD'S FINEST ARCHITECTS, ARTISANS, INNOVATORS AND DESIGNERS.



## ARCHITECTURE



As a firm, Killa Design is dedicated to creating innovative buildings that are timeless, environmentally sustainable and contextually inspires.

With value-led building solutions, the practice is known for its cutting edge creative thinking, transforming briefs into viable, livable spaces that challenge the norm.

## INTERIOR



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 holistically.

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

## LANDSCAPING



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 with calm, inimitable sanctuaries of rejuvenation.

## ENGINEERING



AE7 is a global, multi-disciplinary design and engineering practice known for its progressive, boundary- transcending approach to the built environment. Drawing on deep international expertise across architecture, engineering, planning and design, the firm brings a holistic perspective to every project – seamlessly integrating innovation, performance and experience.

With a collaborative, client-partner mindset, AE7 delivers intelligent, future-forward solutions that elevate both form and function, shaping environments that are as sophisticated as they are enduring.





LIFE CANNOT BE LIVED,  
UNLESS IT IS LOVED

AMALI RESIDENCES IS A NEW THREAD IN THE EVER-EVOLVING TAPESTRY OF DUBAI. AN URBAN UTOPIA WITH THE SOUL OF A RESORT. AN EXCEPTIONAL, CONTEMPORARY YET FUTURE-READY REFLECTION THAT RESONATES WITH THOSE WHO DON'T DEMAND BUT EXPECT THE UTTERLY EXTRAORDINARY...

WHETHER IN THEIR TWO-BEDROOM DUPLEX, FIVE-BEDROOM CANAL CRADLING VILLA OR SOARING SIX-BEDROOM PENTHOUSE.

WITHIN, EACH AND EVERY APARTMENT IS APPOINTED WITH STATE-OF-THE-ART GAGGENAU APPLIANCES, INNOVATIVE SMART HOME SYSTEMS AS WELL AS HAND-FINISHED JOSEPH GILES IRONMONGERY.



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THE PENTHOUSES REIMAGINE URBAN LIVING AS AN EXQUISITE DIALOGUE BETWEEN ARTISANAL EXPRESSION, UNPARALLELED EXPERIENCES AND THE FINEST THAT THE WORLD HAS TO OFFER.

FEATURING DOUBLE-HEIGHT CEILINGS, PRIVATE POOLS AND AWE-INSPIRING VIEWS, THIS LIMITED EDITION SKY VILLA TRULY IS THESE LIMITED EDITION SKY VILLAS TRULY ARE THE CREME DE LA CREME OF AMALI RESIDENCES.

ARCHITECTURE IS AN ART.  
HERE, IT IS AN ENGINEERED SYMPHONY  
WHERE SHADOWS DANCE WITH LIGHT  
AGAINST THE GLITTERING SKYLINE,  
LUSH FOLIAGE SPILLS OFF DOUBLE-HEIGHT TERRACES  
AND CAREFULLY PLACED, FULLY APPOINTED PODIUMS  
LINK TWO TOWERS THAT ARE HOME  
TO COUNTLESS DREAMS,  
AMBITIONS AND ASPIRATION.

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PROPERTIES PROPERTIES





“AMALI RESIDENCES IS MASTERPIECE BORNE FROM  
COLLABORATION, CURATION AND CRAFTSMANSHIP,  
A PLACE OF ESCAPE AND CONNECTION.”

Ali Sajwani

UNIQUE AND RAREFIED, THE PENTHOUSES ENJOY A SWIM-THROUGH INDOOR-OUTDOOR POOL,  
SUSPENDED OVER THE CITY, EFFORTLESSLY BLURRING THE LINE BETWEEN SPACES...  
TRULY THE CROWNING GLORY OF OUR CROWN JEWEL.



ARRIVE BY THE CITY, ARRIVE BY THE SEA,  
YOUR HOME ABOVE IT ALL



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PRIVATE AND STEEPED IN A QUIET SENSE OF PRESTIGE,  
THIS IS THE ROOM WHERE IT HAPPENS.



 PENTHOUSE - OFFICE



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THE FIVE-BEDROOM VILLAS AND APARTMENTS  
STAND AS TRUE EXPRESSIONS OF  
EXCLUSIVITY, WHERE LAVISH URBAN LIVING  
IS DEFINED BY SPACE, SERENITY  
AND STATURE.



5BR - TERRACE

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STEEPED IN A SPIRIT OF CONNECTION,  
YET DEFINED BY ITS OWN SENSE OF DISTINCTION,  
THE FOUR-BEDROOM APARTMENTS ARE  
THOUGHTFULLY COMPOSED.

BATHED IN NATURAL LIGHT THROUGH SEAMLESS  
PICTURE WINDOWS, EACH RESIDENCE OPENS ONTO  
SWEEPING CITY VISTAS, WHERE SPACE,  
LIGHT AND OUTLOOK EXIST IN PERFECT HARMONY.

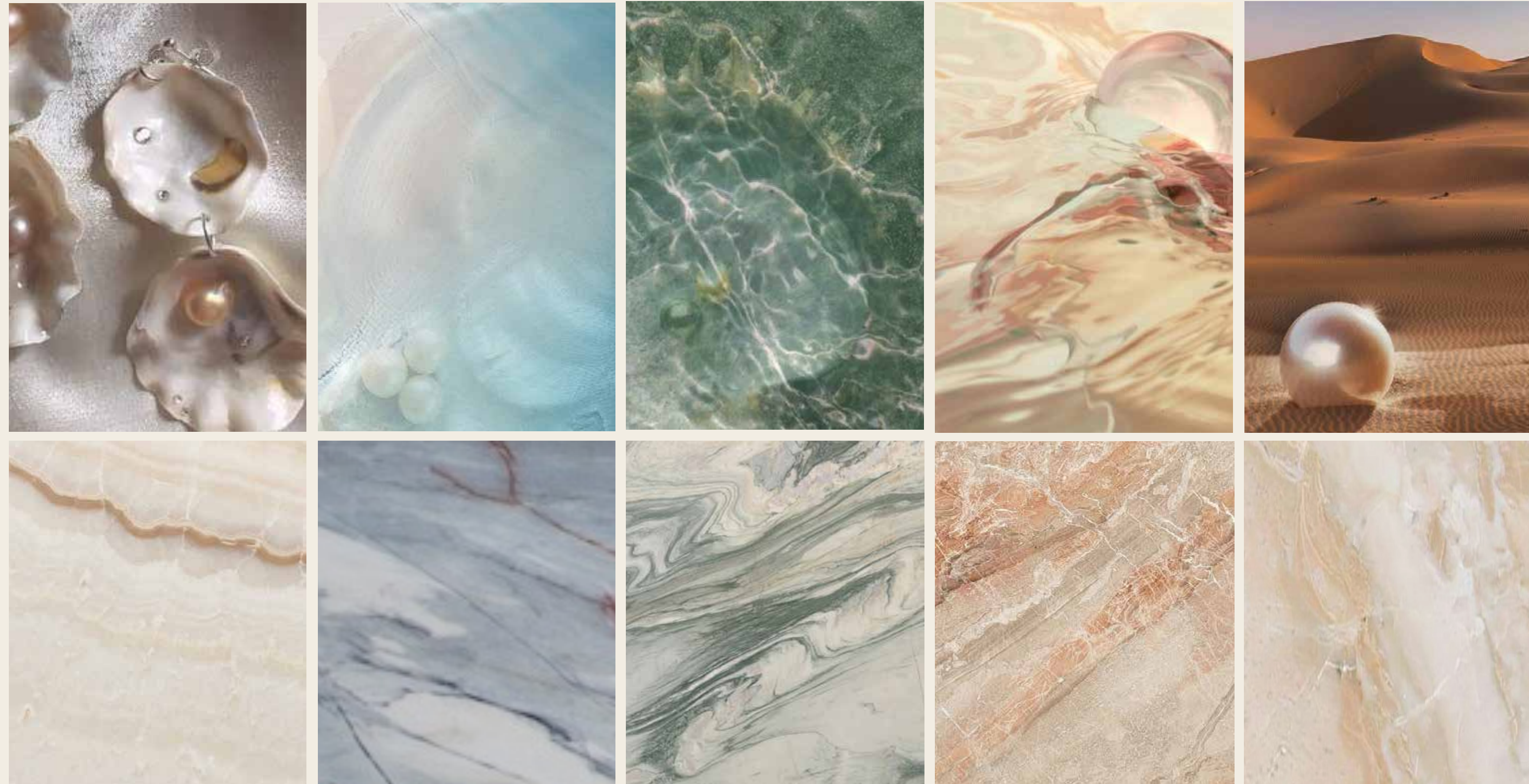


IN THE  
THREE-BEDROOM APARTMENTS,  
WATCH THE CLOUDS GO BY  
FROM YOUR PRIVATE POOL,  
REVEL COURTESY OF  
THE LUSH FOLIAGE SPILLING  
OFF YOUR SPACIOUS TERRACE  
WITH CITY AND OCEAN VIEWS.

MEANWHILE, COMPRISING RARE DUPLEXES AS WELL, THE TWO-BEDROOM APARTMENTS HAVE BEEN ENVISIONED FOR THOSE WHO BELIEVE IN LIVING LIFE WELL...ON EVERY LEVEL.

# ACCENTED WITH ALLURE

DRAWING INSPIRATION FROM DUBAI'S STORIED HERITAGE, AMALI RESIDENCES IS AN ETHEREAL EXPRESSION OF THE CITY, HUED WITH A CAREFULLY-CURATED COLLECTION OF WARM WOODS, COOL METALS AND RICH ACCENT STONES THAT CONJURE THE CAPTIVATING SPIRIT OF THE ARABIAN GULF, THE ENIGMATIC DESERT AND BEYOND.



**PENTHOUSE**  
MOTHER-OF-PEARL  
PALETTE

**5-BEDROOM**  
BLUE  
MOUNTAIN

**4-BEDROOM**  
CIPOLLINO  
VERDE

**3-BEDROOM**  
ROSSO  
OROBICO

**2-BEDROOM**  
BRECCIA  
ONICIATA

# THE RESIDENCES AT A GLANCE

## THE SOCIAL

FAMILY AMENITIES

## THE CLUB

BUSINESS & ENTERTAINMENT

## THE RETREAT

WELLNESS SANCTUARY

30+ UNRIVALLED EXPERIENCES  
54,648 SQFT OF AMENITIES



SWIM-THROUGH INDOOR -OUTDOOR POOL



CURATED WHITE GLOVE SERVICES



CANAL ACCESS



UNRIVALLED OCEAN, CANAL AND CITY VIEWS



GYM & STRENGTH STUDIO



FAMILY POOL LOUNGE & LAGOON



BUSINESS LOUNGE



SPA, SAUNA & STEAM ROOM



VITALITY POOLS



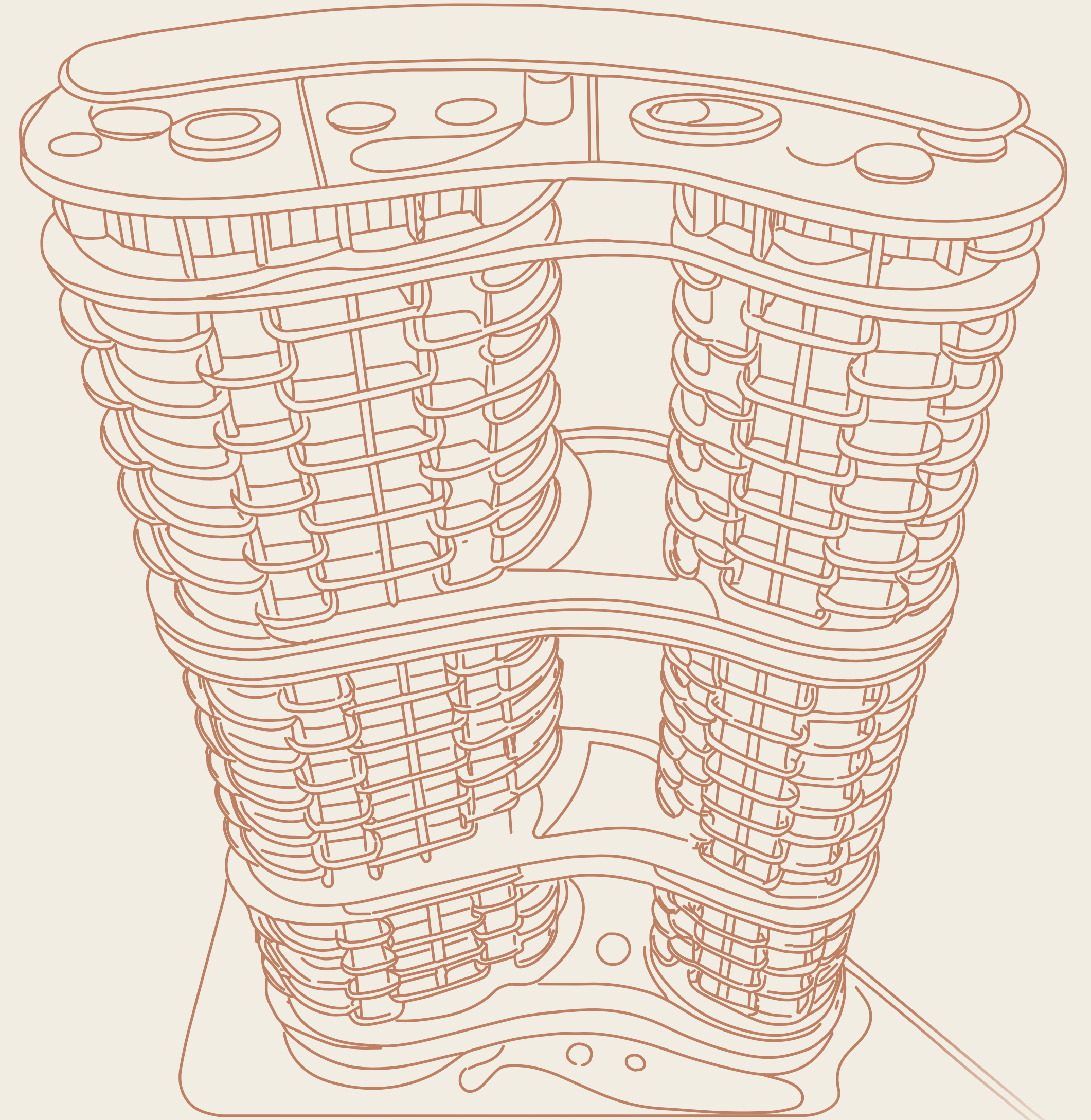
CIGAR LOUNGE



PRIVATE DINING WITH CHEF'S TABLE



YOGA & PILATES STUDIO





## AN ENTRANCE WORTH THE ARRIVAL

STEP INTO THE VAST FOYER OF THE RESIDENCES AND FEEL THE WORLD BEYOND SLIP AWAY. LUSH, SEMI-ENCLOSED POCKET GARDENS AND THE GUEST LOUNGE EVOKE QUIET MOMENTS OF CALM, WHILE THE RESTAURANT BRINGS THE BEST OF THE WORLD TO YOUR PLATE.



JAPANESE GARDEN



GUEST LOUNGE



GALLERY



RESTAURANTS



STEP INTO THE ATRIUM  
AND BREATHE.  
FEEL THE CITY SLIP AWAY  
AS YOU MARVEL  
AT THE SHEER SPACE  
THAT SURROUNDS YOU...  
YOU'VE REACHED A PLACE  
UNLIKE ANY OTHER,  
AND IT'S HOME.



## TOGETHER TO THRIVE

ROOTED IN THE VERY CONCEPT OF CONNECTION, THE FAMILY PODIUM FOSTERS FOSTER A HEALTHY BALANCE BETWEEN THE NEED FOR FAMILIES TO COME TOGETHER AND EXPLORE THEIR PERSONAL PASSIONS. SOME OF THESE INCLUDE THE MUSIC ROOM WITH ITS ACOUSTIC WALL AND RAISED STAGE AS WELL AS THE CRECHE - AN INTERACTIVEHAVEN FOR OUR YOUNGEST RESIDENTS.



KID'S PLAYROOM & CRECHE



SCREENING ROOM



BOWLING ALLEY



MUSIC ROOM



TEEN'S PLAYROOM



FAMILY POOL



POOL BAR



PADEL COURT



KID'S WATERPARK



JACUZZI



COMMUNITY PAVILION



SUNSET GARDENS



SUNSET POOL & TERRACES



FLOATING DAYBED



THE GROTTA







## A PALETTE FOR EVERY PALATE

INSPIRED BY THE STORY OF THE CITY WE CALL 'HOME', THE SECOND PODIUM IS A TRANSFORMATIVE SPACE THAT BRINGS TOGETHER AN ELEGANT WAY TO DO BUSINESS, BOTH SOLOPRENEURIAL AND COLLABORATIVE, WITH SOPHISTICATED SOCIAL SPACES SET AGAINST THE SUNSET.



LIBRARY



CIGAR LOUNGE



RESIDENTS' CLUB LOUNGE



EVENTS SPACE



PRIVATE DINING WITH CHEF'S TABLE



PRIVATE STUDIES



BOARDROOM



BUSINESS LOUNGE



CO-WORKING SPACE & OUTDOOR TERRACES



TEPPANYAKI STATION



LOUNGE TERRACE



SHALLOW POOL DECK



MULTIPURPOSE TERRACE









## SERENITY IN THE SKY

ABOVE IT ALL LIES YOUR RETREAT IN THE CLOUDS... A PODIUM CONCEPTUALISED FOR THE UTMOST IN WELLBEING FOR BOTH BODY AND SOUL. SLEEK FINISHES INSTANTLY CONJURE A SENSE OF CALM, WHILE BREATHTAKING VIEWS OF THE ARABIAN GULF AWAIT THOSE WHO STRIVE FOR MORE IN THE GYM.



OUTDOOR GYM & STRENGTH STUDIO



INDOOR POOL



SWIM-THROUGH OUTDOOR POOL



VITALITY POOLS



SPA & TREATMENT LOUNGE



SAUNA & STEAM ROOM



PRIVATE HYDROTHERAPY POOL



JACUZZI



YOGA STUDIO & TERRACE



TROPICAL SHOWER



POOL DECK



QUIET ROOM



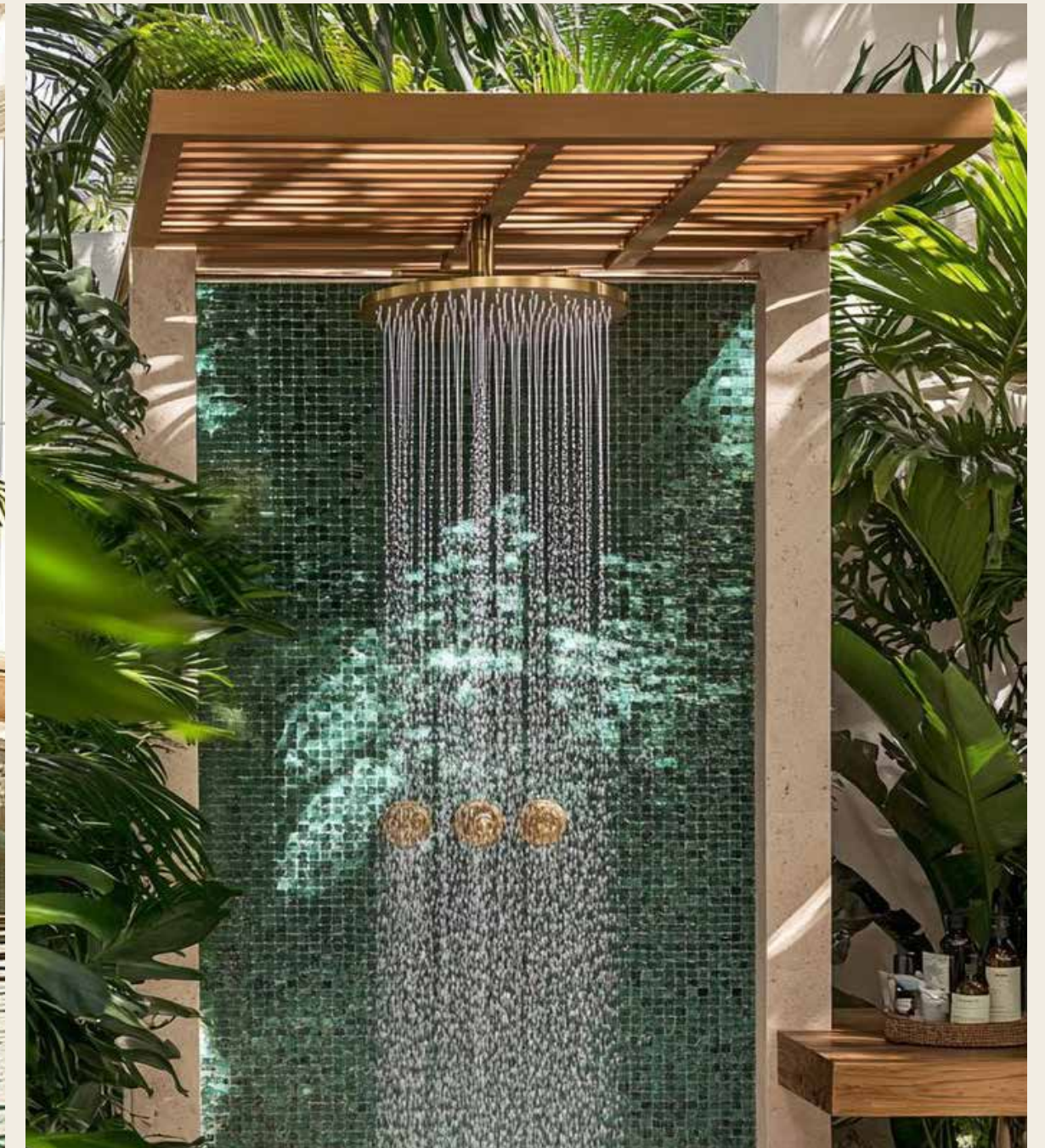
PILATES STUDIO & TERRACE



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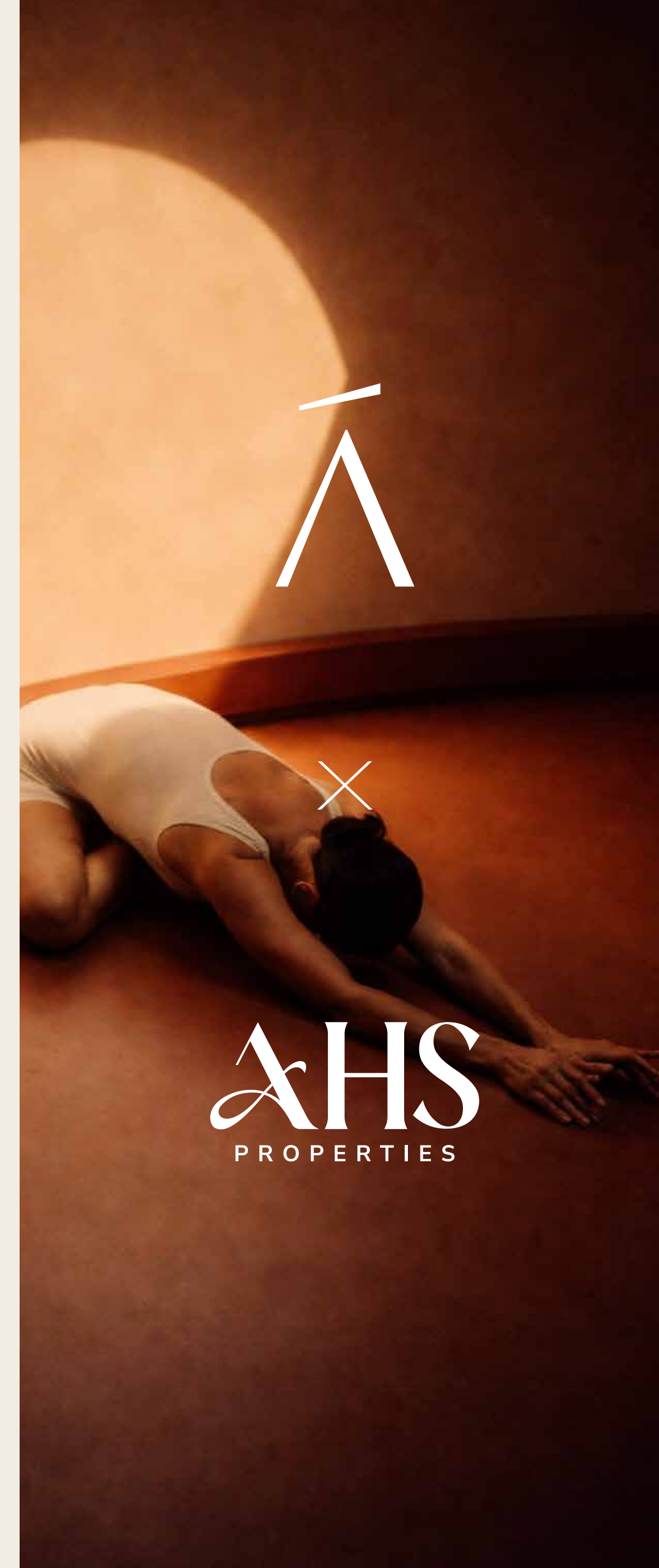
FLOATING PAVILION



DISCOVER A NEW PARADIGM OF FITNESS AT THE GYM, WITH PANORAMIC VIEWS THAT INSPIRE ENDORPHINS AND EXCELLENCE ALIKE.



 GYM & STRENGTH STUDIO



  
**AHS**  
PROPERTIES



INDOOR - OUTDOOR POOL

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THE CANAL, THE CITY &

*The Ocean*

PERFECTLY FRAMED



EXCLUSIVE COMMUNITIES  
 —  
 BESPOKE VILLAS  
 —  
 SIGNATURE RESIDENCES

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CURATED VILLAS  
 —  
 WATERFRONT APARTMENTS  
 —  
 COMMERCIAL TOWERS



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PRIVATE AND CONFIDENTIAL