



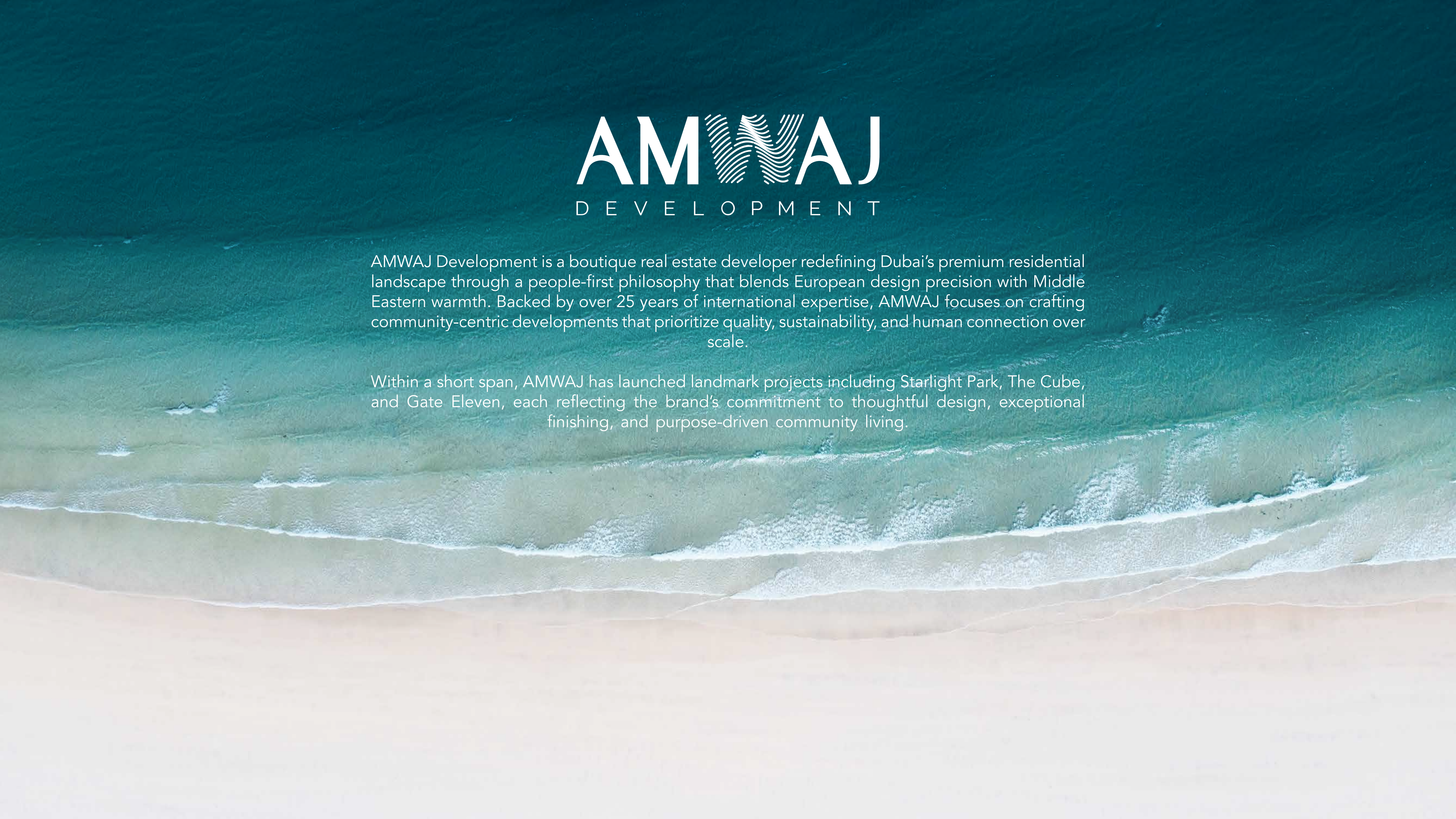
KAI/

R E S I D E N C E S

AMWAJ
DEVELOPMENT

A low-angle, close-up shot of a person's legs and feet as they walk barefoot on a wet, sandy beach. The person is wearing a flowing, teal-colored dress that is caught in a breeze, creating soft folds and movement. The wet sand reflects the person's legs and the dress, creating a clear mirror image. The background is a bright, slightly blurred expanse of the beach and the ocean, with gentle waves visible in the distance. The overall mood is serene and evocative, capturing a moment of connection with nature.

**Where the
Waves Meet Your
Footprints**



AMWAJ

DEVELOPMENT

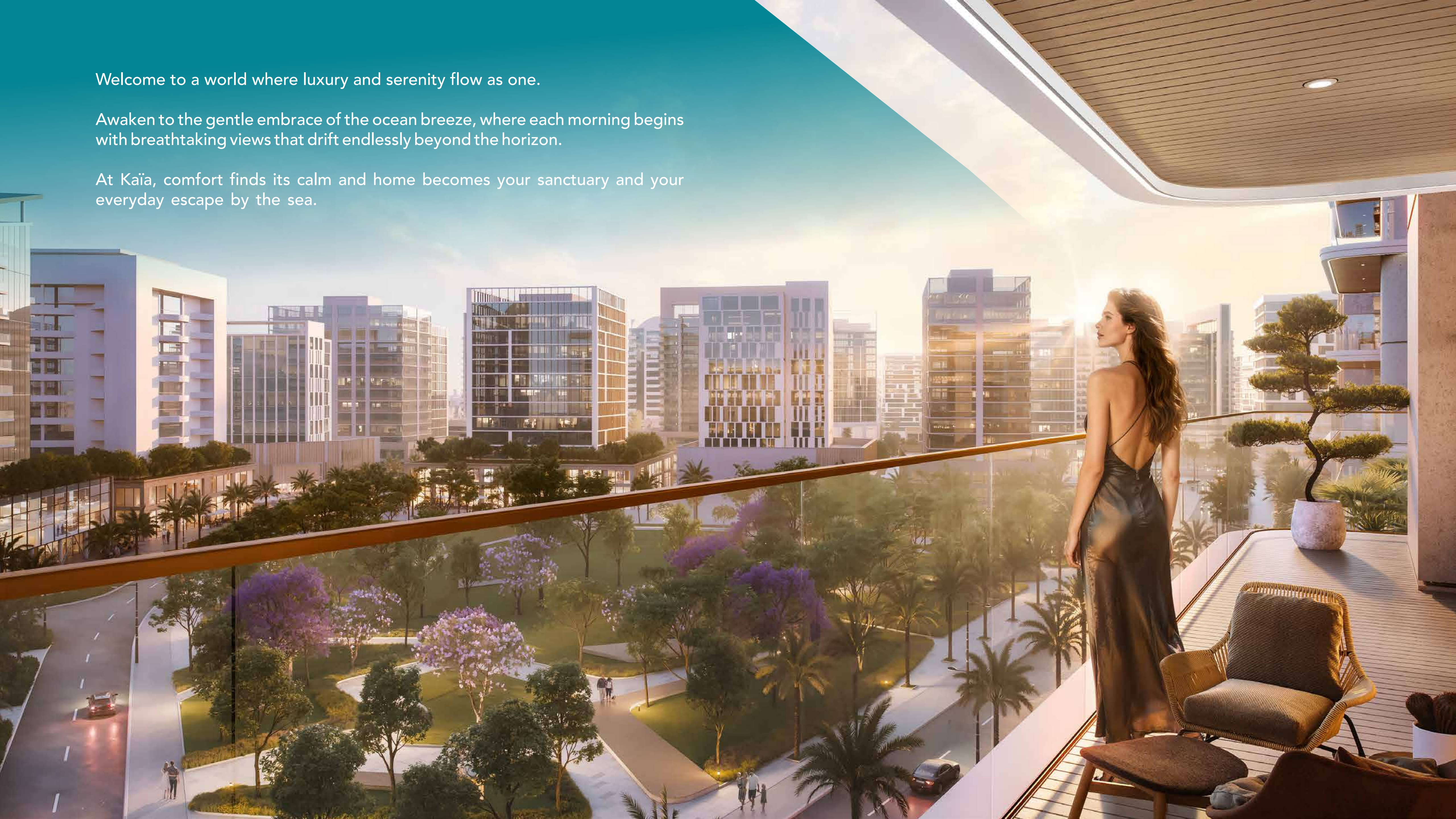
AMWAJ Development is a boutique real estate developer redefining Dubai's premium residential landscape through a people-first philosophy that blends European design precision with Middle Eastern warmth. Backed by over 25 years of international expertise, AMWAJ focuses on crafting community-centric developments that prioritize quality, sustainability, and human connection over scale.

Within a short span, AMWAJ has launched landmark projects including Starlight Park, The Cube, and Gate Eleven, each reflecting the brand's commitment to thoughtful design, exceptional finishing, and purpose-driven community living.

Welcome to a world where luxury and serenity flow as one.

Awaken to the gentle embrace of the ocean breeze, where each morning begins with breathtaking views that drift endlessly beyond the horizon.

At Kaïa, comfort finds its calm and home becomes your sanctuary and your everyday escape by the sea.



A woman with long brown hair, wearing a yellow swimsuit and a wide-brimmed straw hat, is sitting on a sandy beach. She is facing away from the camera, looking out at the ocean. The waves are breaking in the distance, and the sky is a clear, deep blue. The overall mood is peaceful and serene.

Your Daily Retreat
to Serenity and
Comfort

DUBAI ISLANDS

Dubai Islands connect five islands where waterfront living meets Arabian splendour. Redefining the horizon of Dubai, this destination is set to be a masterpiece with over 60 kilometres of waterfront and over 21 kilometres of beaches, including a Blue Flag-certified beach, almost two kilometres of parks, open spaces and premium golf courses over-looking the Arabian Gulf.

9 Marinas

86 Resorts & Hotels

1 Shopping Mall

21_{KM} Beachfront

2 Golf Courses

1 Hospital



ISLAND C

ISLAND E

ISLAND B

ISLAND D

KAiA

ISLAND A



Connecting You to the City

Dubai Health Care City	15 MINS
Dubai International Airport	15 MINS
La Mer Beach	18 MINS
Dubai Creek Harbour	24 MINS
Downtown Dubai	24 MINS
Burj Al Arab	30 MINS
Palm Jumeirah	35 MINS



Palm Jumeirah



The World Islands

Burj Al Arab

La Mer Beach

Downtown Dubai / Burj Khalifa

Dubai Health Care City

Dubai Creek Harbour

Dubai International Airport



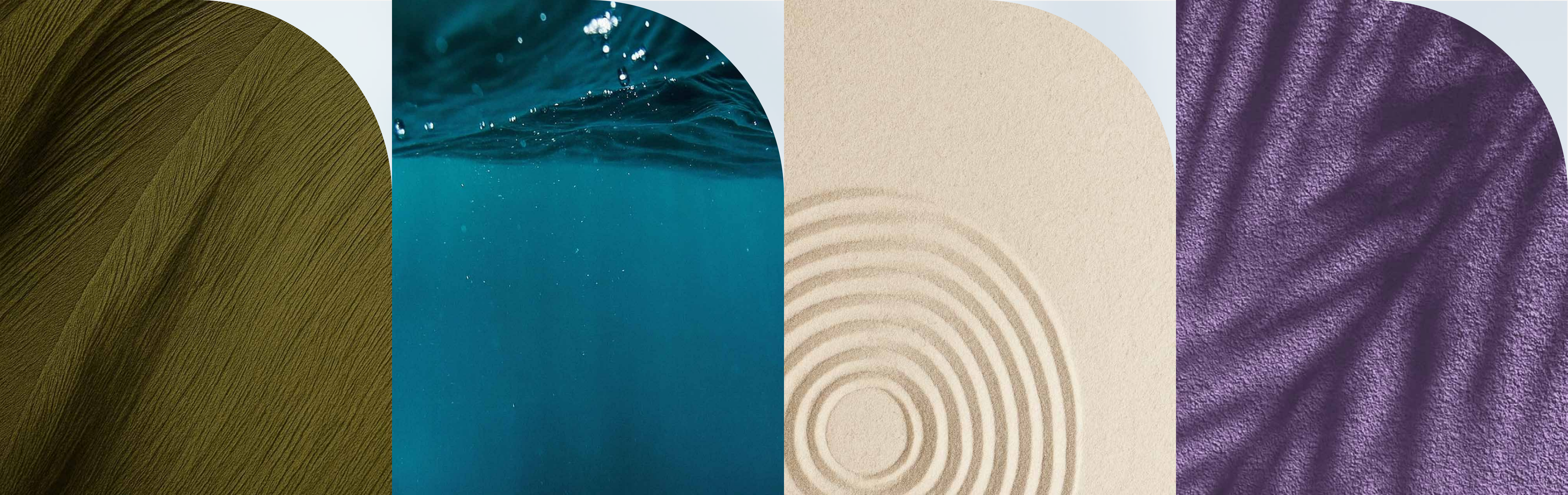
10MIN

20MIN

30MIN



Kaia Residences brings the best of seaside living to life on Dubai Islands. Set across two elegant buildings, it offers stunning beachfront views and a calm, modern atmosphere. It's more than just a home, it's a lifestyle surrounded by water, light and space in one of Dubai's most exciting and fast-growing areas.



Born from the harmony of nature, Kaïa Residences draws inspiration from the serene beauty of the beach and sea. Every detail reflects a seamless blend of natural elements. The textures of sand and rock, the calmness of water, the lushness of plants and the soft play of shadows they create.

Kaïa is more than a residence; it's a place where you truly belong, where architecture and nature coexist, inviting you to live, breathe, and connect with the world around you.

Kaïa embodies Amwaj's vision of creating spaces defined by purpose, purity, and emotional connection.

Rooted in its diverse origins, the name Kaïa draws from the Greek meaning "earth," the Hawaiian meaning "sea," and the Scandinavian meaning "pure." Together, these meanings symbolize a harmonious balance between nature and design flowing like water, grounded like the earth and standing gracefully like the waves that inspire us.





AMNAJ

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LAJMA

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RESIDENCES





Inspired by the Waves







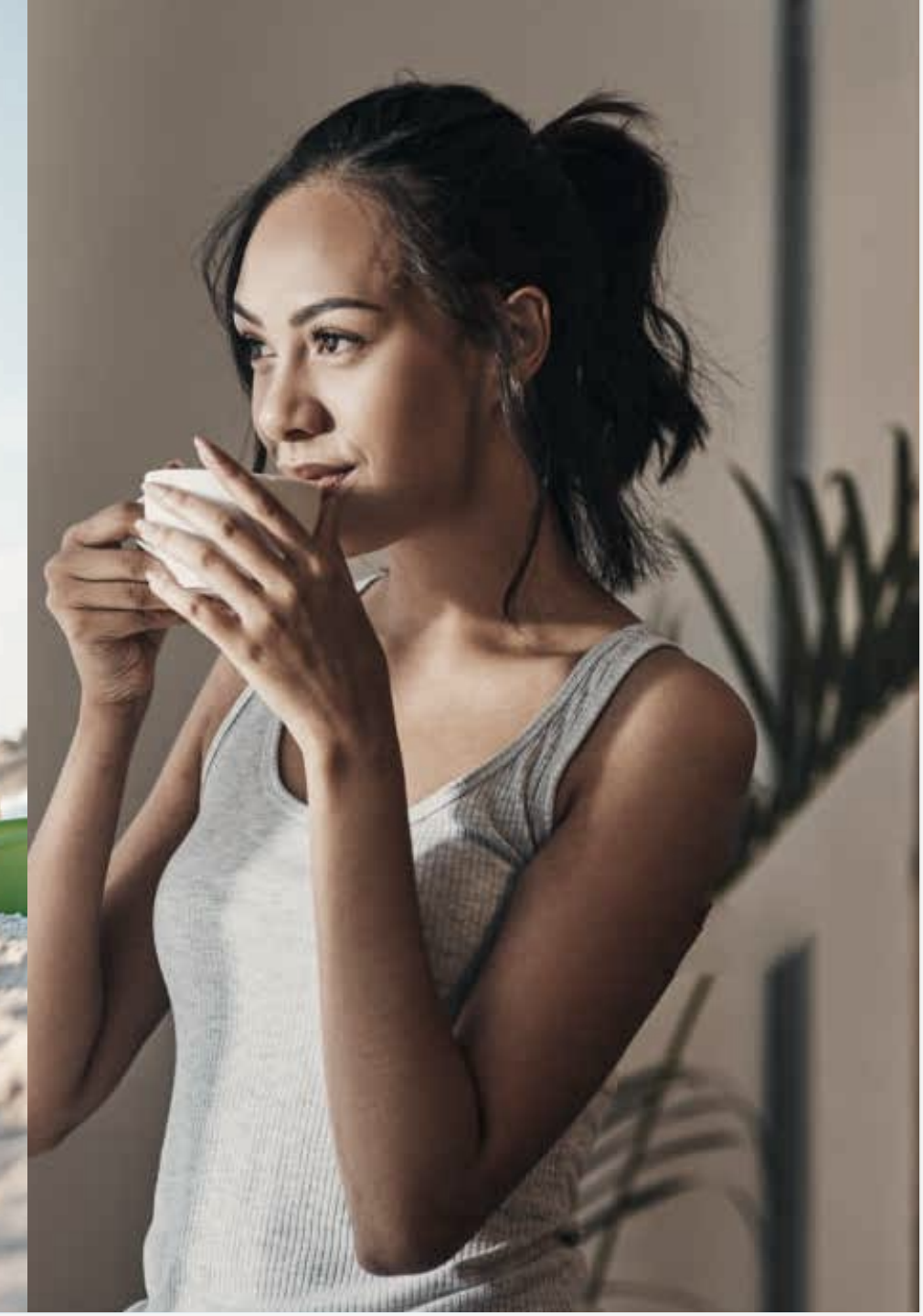
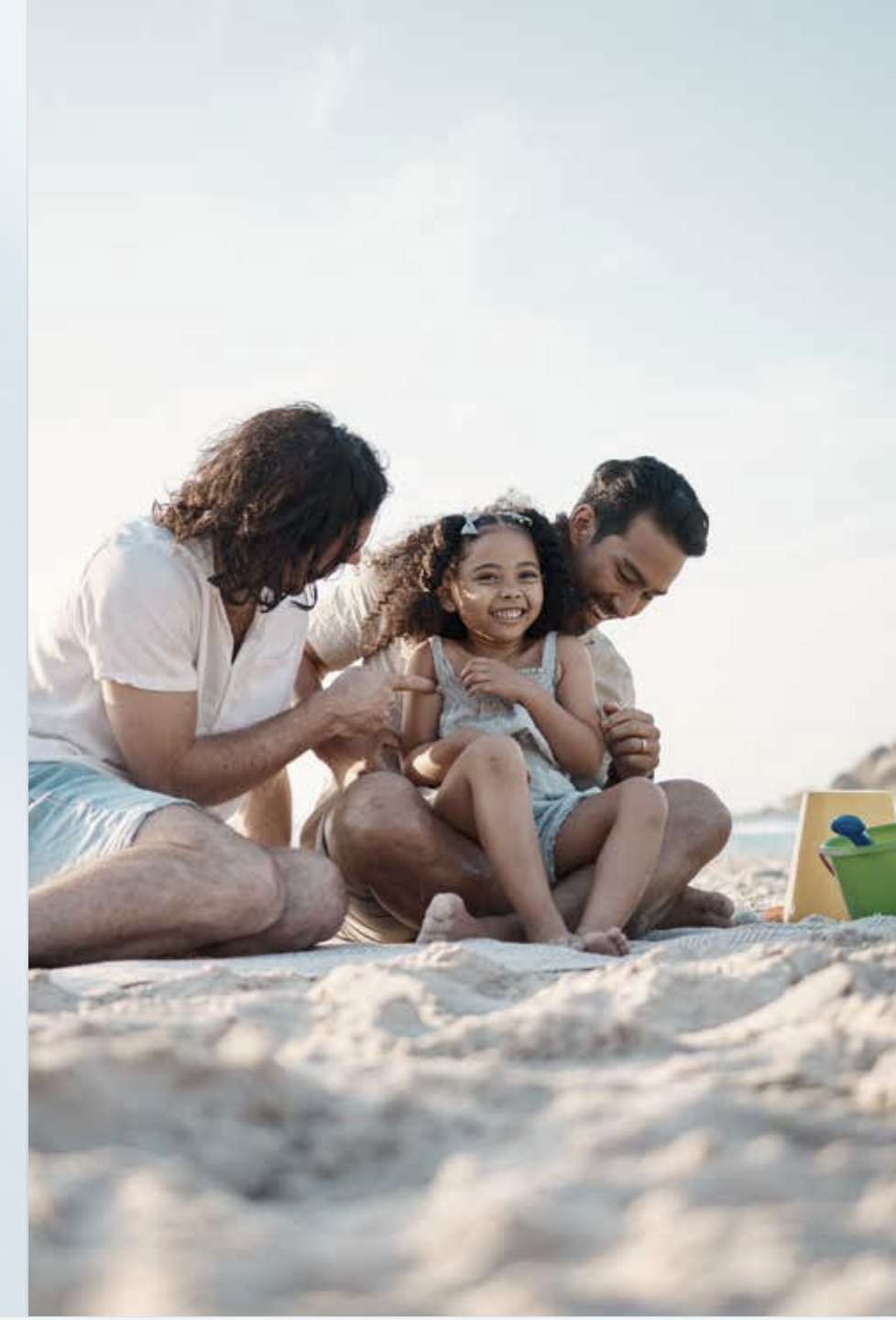
أم سواج

AM SUWAJ

Island Living, City Convenience

Where the rhythm of the waves meets the pulse of the city, Kaïa is a haven of barefoot tranquility and effortless sophistication.

Here, island serenity and urban allure merge in perfect harmony offering a lifestyle that feels both naturally grounded and exquisitely refined.



Soft Hues,
Raw Textures,
Timeless Harmony





Main Entrance



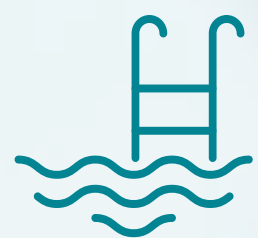
Lobby Lounge



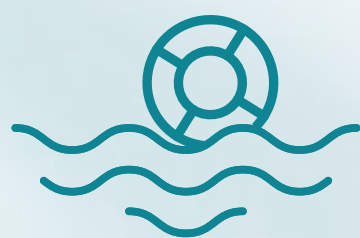
Elevator Lobby



Exceptional Amenities



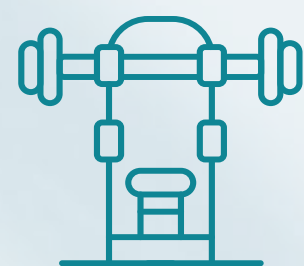
Crystal Infinity Pool



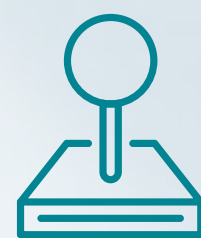
Kids Pool



AI Gym



Outdoor Gym



Gaming Lounge



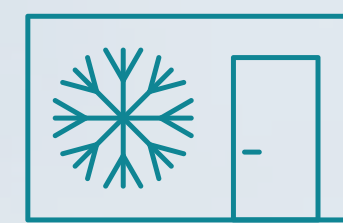
Outdoor Gaming



Sauna



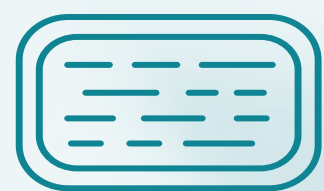
Steam Room



Snow Room



Smart Home



Jacuzzi Rooftop



Yoga Rooftop



Māla Garden



Outdoor Seating Area



VIP Concierge



Lobby Lounge



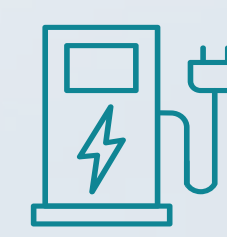
Kids Playground



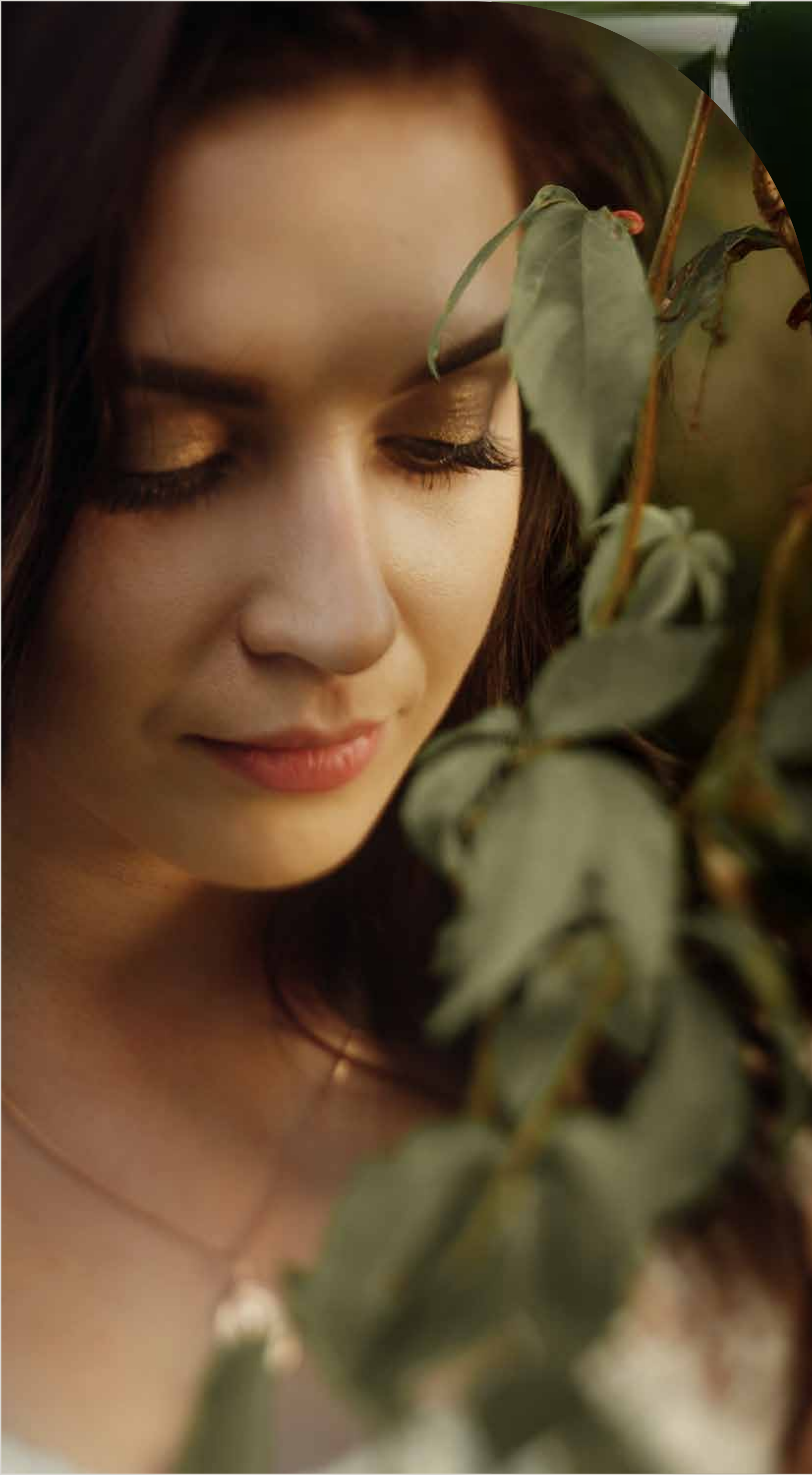
Kids Splash Zone



Kids Creative Club



EV Charging



Blooming Natural Bliss





Māla Garden



Māla Garden



Outdoor Gym



An architectural rendering of a modern building's courtyard. The scene is filled with tall palm trees and lush greenery. In the foreground, a 'Kids Splash Zone' features several water fountains and a small pool where children are playing. To the right, there is a wooden play structure with swings and slides. The building has multiple levels with glass railings, and people are visible on the balconies. The overall atmosphere is bright and sunny, suggesting a warm climate.

Kids Splash Zone

A vibrant, modern rooftop playground scene. In the foreground, a woman in a white dress walks a small white dog on a leash. To her left, a young girl in a pink dress is also walking. Further back, a woman sits on a wooden bench with two children. The playground features large, colorful chess pieces (yellow, green, and orange) on a checkered board. To the left, there are wooden picnic tables and benches. The area is landscaped with various plants, including tall grasses, palm trees, and a large, rounded planter with a tree. In the background, modern high-rise buildings are visible under a clear blue sky. The overall atmosphere is bright and sunny.

Kids Playground



Infinity View



Crystal Infinity Pool



Crystal Infinity Pool



A Place to
Pause, Breathe
and Grow



Kids Creative Club

Gaming Lounge



Ai Gym

The image shows a spacious, modern gym with a high ceiling featuring exposed wooden beams and integrated linear lighting. The walls are clad in wood, and the floor is a light-colored, polished material. On the left, there is a reception area with a wooden counter and shelves displaying towels and gym accessories. A woman in athletic wear is walking towards the center of the gym. In the background, there are treadmills and stationary bikes. To the right, a large glass block pillar stands prominently. The gym is well-lit with natural light coming from large windows on the right side, offering a view of a city skyline. Various exercise equipment, including dumbbells and a bench, are visible in the foreground.



Ai Gym



The image shows a contemporary male spa area. On the left, a wooden cabinet with a dark blue speckled countertop holds folded towels and boxes of products. A 'TOWEL RETURN' slot is visible on the lower part of the cabinet. In the center, a man sits on a wooden bench inside a 'SNOW ROOM' with a blue, icy backdrop. To the right, a man sits on a wooden bench inside a 'SAUNA' with a warm, wood-paneled interior. The ceiling features exposed ductwork and modern lighting fixtures.

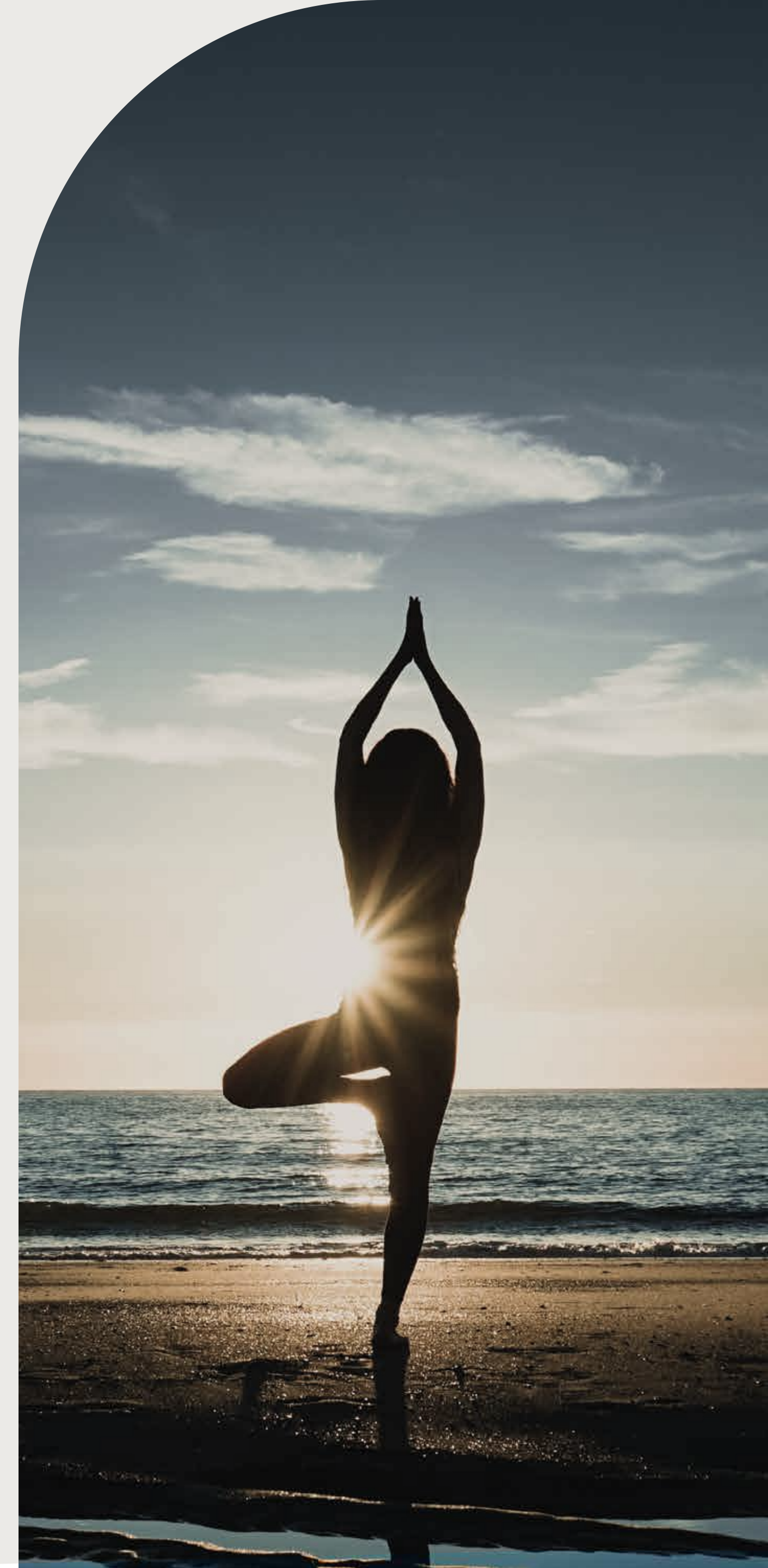
Male Spa (Sauna, Steam & Snow Rooms)



Female Spa (Sauna, Steam & Snow Rooms)



Yoga Rooftop





Jacuzzi Rooftop



A Place
To Belong

Interiors

One, Two & Three Bedrooms



Kitchen & Dining

Living Room





Living Room



The Art of Living Peacefully

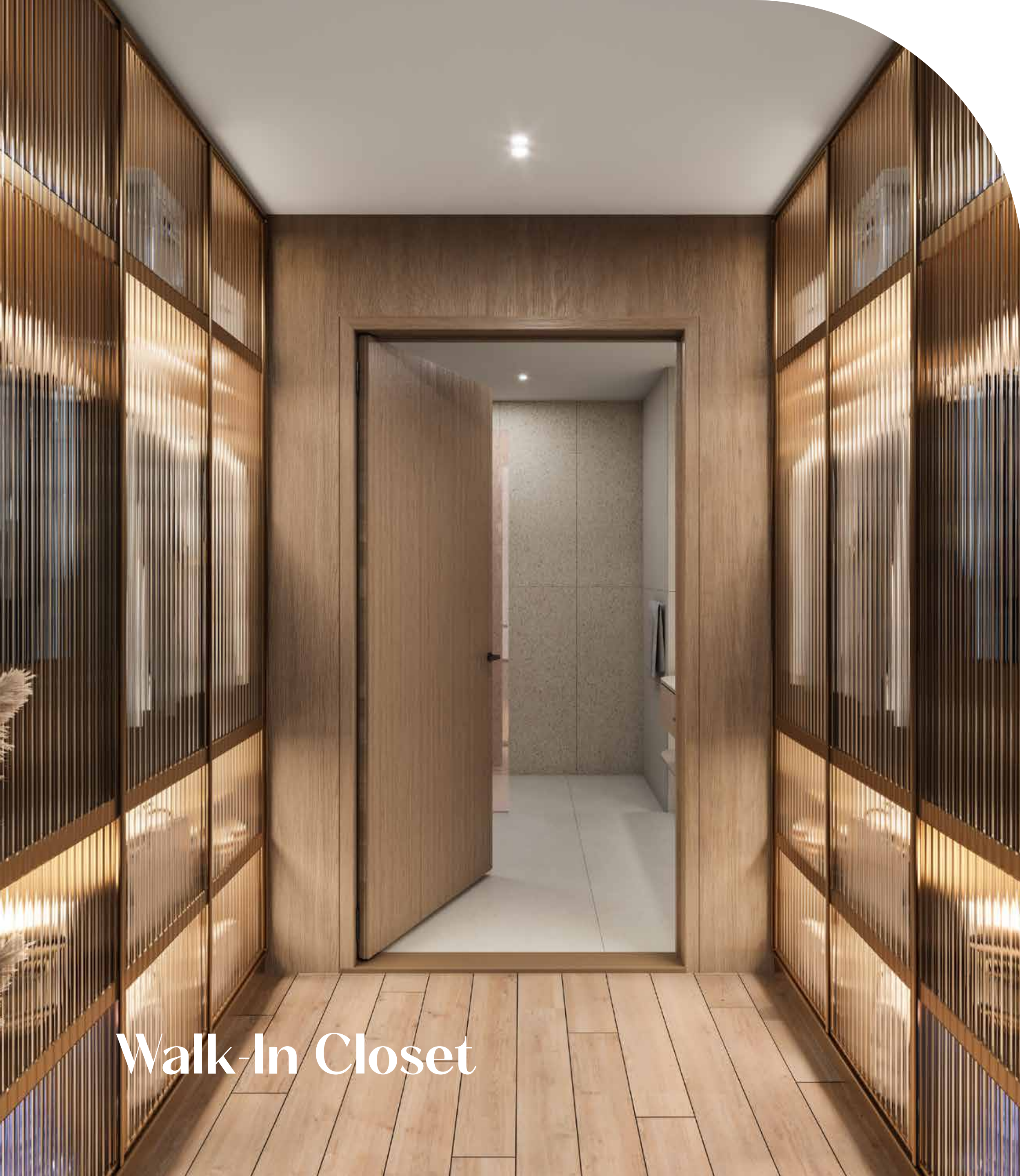




Bedroom



Kids Room



Walk-In Closet



Bathroom

A New Standard
of Luxury.
Above and Beyond.



Duplex Interiors

Four Bedrooms



Living Room



Living Room



Kitchen & Dining



Kitchen & Dining



Family Living



Bedroom



Guest Toilet



Vanity Area

360 Panoramic Experience



Experience Kaia from every angle. Explore the full view of the community and surroundings with our immersive 360° panorama.

Tap on the 360° icon to open the experience

A Place Where Families Belong





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