



# FIR<sub>o</sub>za

BY EVER GLORY

A New Landmark in Island Living

# The Realm of Luxury and Possibilities

Dubai is a dynamic city that seamlessly blends cutting-edge innovation with rich cultural heritage, making it a top choice for investors and luxury seekers. Its prime location at the intersection of Europe, Asia, and Africa ensures effortless connectivity to global markets, complemented by investor-friendly policies and tax advantages.

Renowned for its iconic skyline and modern infrastructure, Dubai also boasts a vibrant lifestyle, featuring world-class shopping, fine dining, and a thriving arts scene. At the heart of its rapid evolution is **Dubai Island**, the city's most sought-after location, poised to become a premier hub for residential, commercial, and leisure experiences.

This groundbreaking development will redefine luxury living, further strengthening Dubai's reputation as a world-class destination and offering an unparalleled experience for residents and visitors alike.









# Dubai Islands

Dubai Islands is set to become a tropical oasis within the city's vibrant skyline, featuring five interconnected islands with world-class luxury resorts. As a key part of Dubai's 2040 vision, this landmark development seamlessly blends waterfront living with Arabian elegance.

Spanning 17 square kilometers, Dubai Islands will offer over 60 kilometers of waterfront, 20 kilometers of pristine beaches, and nearly two kilometers of lush parks, open spaces, and championship golf courses overlooking the Gulf. At its heart lies the Central Island, the largest of the five, anchored by the iconic Deira Mall.

Designed to be a premier destination for residential, commercial, and leisure experiences, Dubai Islands will redefine luxury living. This transformative project will further elevate Dubai's global reputation, delivering an unparalleled lifestyle and entertainment experience for residents and visitors alike.

# Dubai Islands

- 1 Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- 5 Oasis Park
- 6 Family Resort
- 7 Marina Village
- 8 Beach Front Resort
- 9 Beach Front Residential
- 10 Marina
- 11 Marina
- 12 9-Hole Golf Course
- 13 Boutique Mixed Use Village
- 14 Sports Club and Aquatic Center
- 15 Beach Club
- 16 Mall
- 17 Urban Island Residential
- 18 Destination Art & Cultural District
- 19 Golf Club / Sports Club



# FIROZA

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# Why Invest in Dubai Islands?

## **Prime Location:**

Strategically positioned near major business hubs and the airport, ensuring seamless connectivity for global investors.

## **Diverse Real Estate Options:**

From stylish apartments to luxurious sky villas and premium commercial spaces, catering to a wide range of investors.

## **High ROI Potential:**

A tax-free environment with strong rental yields and long-term growth opportunities.

## **Exceptional Lifestyle:**

World-class amenities and experiences designed for unparalleled comfort and convenience.

## **Sustainable Future:**

A commitment to eco-friendly development and cutting-edge technology for a smarter, greener community.









BEACH  
*Access*



# Our Location

Dubai Islands, located off the northern coast of Dubai near Deira, are a group of man-made islands in the Arabian Gulf. They offer stunning views, easy access to the city, and a tranquil escape from the urban bustle.

-  **10 minutes from Gold Souq Metro Station**
-  **20 minutes from Dubai International Airport**
-  **22 minutes from The Dubai Frame**
-  **24 minutes from World Trade Centre**
-  **30 minutes from Downtown Dubai**





**GOLF COURSES**  
*Green Spaces*



Stylish  
Golf  
Accessories







# PROJECT SPECIFICATIONS

- G + P + 8 (Total: 75 Apartments)
- Fully integrated smart home system with Siri and Alexa support
- Frameless internal doors
- Curtain box with provision for motorized curtains
- Infinite pool located on the 1st floor
- Indoor kids' area
- Game/Club room
- Outdoor Cinema hall
- Fully fitted gym/health club with TechnoGym equipment
- 24-hour concierge service
- Electric car parking
- Outdoor yoga/meditation lounge
- Business lounge with espresso bar and Wi-Fi
- Lobby/Meet & Great lounge
- Luxuriously furnished with branded materials and appliances
- Opposite the mall
- Located 5 minutes from the beach



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DUBAI ISLANDS LUXURY RESIDENCES

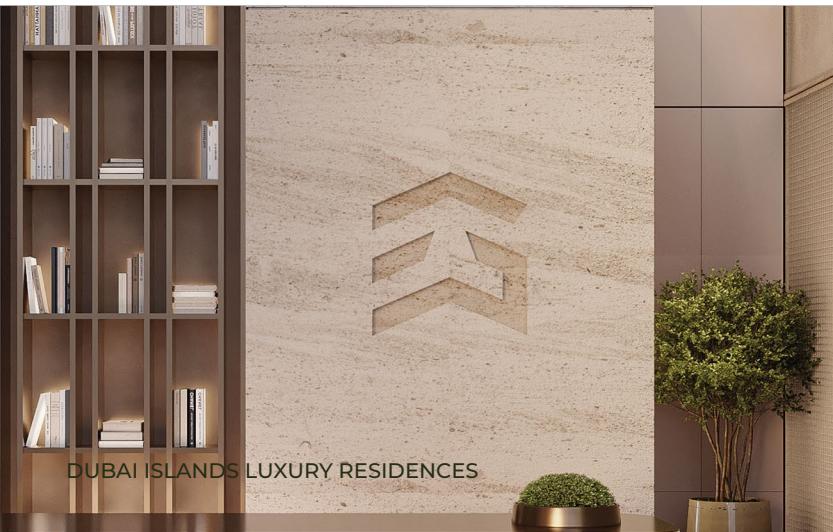
# FIROZA

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# Your gateway to a brighter future.

The lobby radiates luxury with its sophisticated design, refined lighting, and premium European craftsmanship, offering a warm and inviting welcome to residents as they step into their upscale lifestyle.



DUBAI ISLANDS LUXURY RESIDENCES





1/2 BHK  
Kitchen





1/2 BHK  
Living Room



1/2 BHK  
*Living & Dining*





2.5/3 BHK  
Living & Dining



TOWNHOUSE/DUPLES  
Living Room





**TOWNHOUSE/DUPLES**  
*Dining & Kitchen*



1ST FLOOR  
*Amenities*



# GYM



INFINITY  
Pool

**KIDS**  
Play Area



# Key Amenities

Ideally located by a grand mall, Firoza blends island tranquility with vibrant urban luxury.



Zen  
Garden



Infinite  
Pool



Gym



Yoga  
Area



Jogging  
Track



Kids Play  
Area



Padel  
Court



Roof Top  
Garden



BBQ  
Area



Outdoor  
Cinema



Private  
Swimming Pool



Fully Furnished  
Houses



Smart  
Homes



Indoor  
Games



Private  
Lift



Spash  
Pads



Everglory  
Wellness Center



# GYM & MEDITATION *Outdoor Areas*

BAR B Q  
*Area*



fun  
party







KIDS PLAY  
*Area*



SWIMMING POOL  
Area





Outdoor Play Area



OUTDOOR PLAY  
*Area*



**FIROZA** BY EVER GLORY



THE ISLANDS OF CYPRUS RESIDENCES



# Opening doors to a better future

The apartment units exude luxury with their thoughtfully designed layouts, elegant lighting, and premium European craftsmanship, providing residents with a sophisticated and comfortable living experience.

Apartments	Units	Min. Area (sq. ft.)	Starting Price (in AED Mn)
1 Bedroom	41	822	1.594 Million
2 Bedroom	10	1186	2.217 Million
2.5 Bedroom	9	1679	3.005 Million
3 Bedroom	6	2040	3.549 Million
3 Bedroom Duplex	2	3220	6.440 Million
3 Bedroom Town-House	3	2793	5.027 Million
1 Bedroom Town-House	4	1456	2.766 Million

## REGULAR PAYMENT PLAN



\*4% DLD Charges + AED 4000



**16% RENTAL GUARANTEED  
OVER 2 YEARS**

**PAY 100%**

**GET 8% RENTAL GUARANTEED  
FOR TWO YEARS**

## COMMISSION FOR BROKERS

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**6%**

UP TO  
15 MILLION

**6.5%**

ABOVE  
15 MILLION

**7%**

ABOVE  
20 MILLION



# **AED 8000**

## **CASH BONUS**

\*Any single unit sold Above 5 Million, meets the criteria of being “sold” the agent of the brokerage company will be awarded with the bonus of **AED 8000** cash along with the commission.