



AMIRAH
DEVELOPMENTS



THE CITY THAT
NEVER SLEEPS

DUBAI





WHY DUBAI?



The Global Destination

- High rental yields
- Economic stability
- No Income tax
- Booming economy
- Strategic location
- Growing population
- Strong return on investment
- World-class infrastructure
- World class education
- Quality Lifestyle
- Safe and stable city
- Investment security
- Competitive property prices
- Golden Visa
- Investment visa
- Robust tourism industry

DUBAI'S REAL ESTATE MARKET AT A GLANCE



Real Estate Hub:

High demand for residential properties due to a growing population and investment from global buyers.

High Returns:

Average ROI in Dubai real estate is among the highest in the world.

Foreign Ownership:

Transparent regulations allow foreign investors to own freehold property.

Luxury Living:

Dubai is synonymous with luxury developments, offering premium homes and apartments.





Amirah Development is a newly established property development company based in Dubai, dedicated to redefining the city's skyline with our visionary approach to real estate. Founded by Muhammad Yousuf Jafrani, a seasoned entrepreneur with over 15 years of experience in the UAE, Amirah Development brings a fresh perspective to the property market. Our commitment to quality, innovation, and excellence drives us to create exceptional living spaces that blend luxury, comfort, and sustainability.

Vision

To be a leading force in the real estate industry, shaping Dubai's future with iconic developments that reflect the city's dynamic growth and vibrant lifestyle.

Mission

To deliver world-class real estate projects that exceed market expectations, setting new benchmarks for quality, design, and sustainability while contributing to the community and enhancing the living experience in the UAE.



DUBAI ISLANDS A NEW COASTAL PARADISE

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DUBAI ISLANDS CRAFTED FOR MODERN LIVING

**Location:**

Strategically located off the coast of Dubai, offering breathtaking views of the Arabian Gulf.

Masterplan:

A collection of man-made islands developed to expand Dubai's coastline.

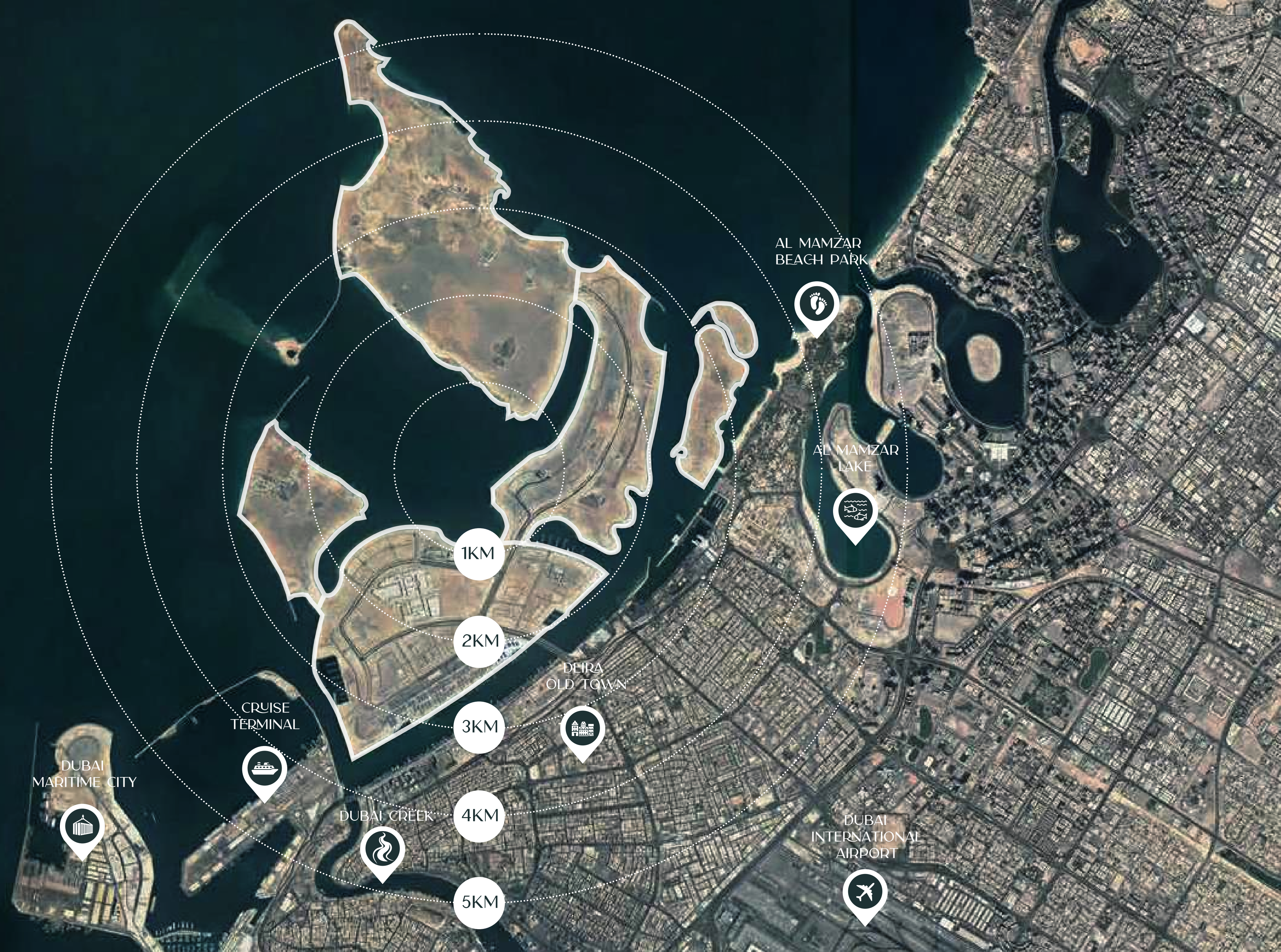
Lifestyle & Amenities:

Dubai Islands will feature residential, commercial, leisure, and hospitality options, along with beaches, marinas, and green spaces.

Accessibility:

Well-connected to Dubai's mainland via major highways, bridges, and transport links.

DUBAI ISLANDS
ENJOY AND
BENEFIT FROM
THE ACTIVITIES,
CULTURE,
ENTERTAINMENT
AND SERVICES
OF LOCAL AND
REGIONAL DUBAI.



DUBAI ISLANDS

A LIFESTYLE DESTINATION



Waterfront Living:

Over 21 kilometers of pristine beaches, crystal-clear waters, and scenic coastal views.

Recreational Activities:

Yachting, water sports, and leisure parks designed for a vibrant lifestyle.

World-Class Hospitality:

High-end hotels, beachfront resorts, and entertainment venues for residents and tourists.

Sustainability:

Designed with sustainability in mind, featuring eco-friendly infrastructure, green spaces, and smart technology.



BONDS AVENUE

R E S I D E N C E S

BONDS AVENUE

R E S I D E N C E S

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BONDS AVENUE
RESIDENCES

BONDS AVENUE

R E S I D E N C E S

**Location:**

Nestled within the prestigious Dubai Islands, offering panoramic sea views.

Project:

G + 2P + 8 + RoofTop

Property Types:

1, 2, 3-bedroom apartments, 4-bedroom penthouses, 3 bedroom townhouses with modern designs.

Exclusive Living:

Fully fitted kitchen with luxury finishes and state-of-the-art smart home technology.

Investment Potential:

Positioned to offer high returns due to its prime location and unmatched lifestyle offerings.



BONDS AVENUE
RESIDENCES



BONDS AVENUE

R E S I D E N C E S



Luxury Smart Homes:

Smart technology integrated throughout, with features like voice-controlled lighting and temperature.

High-End Interiors:

Fully fitted kitchens with premium appliances, modern designs, and luxurious materials.

Exclusive Amenities:

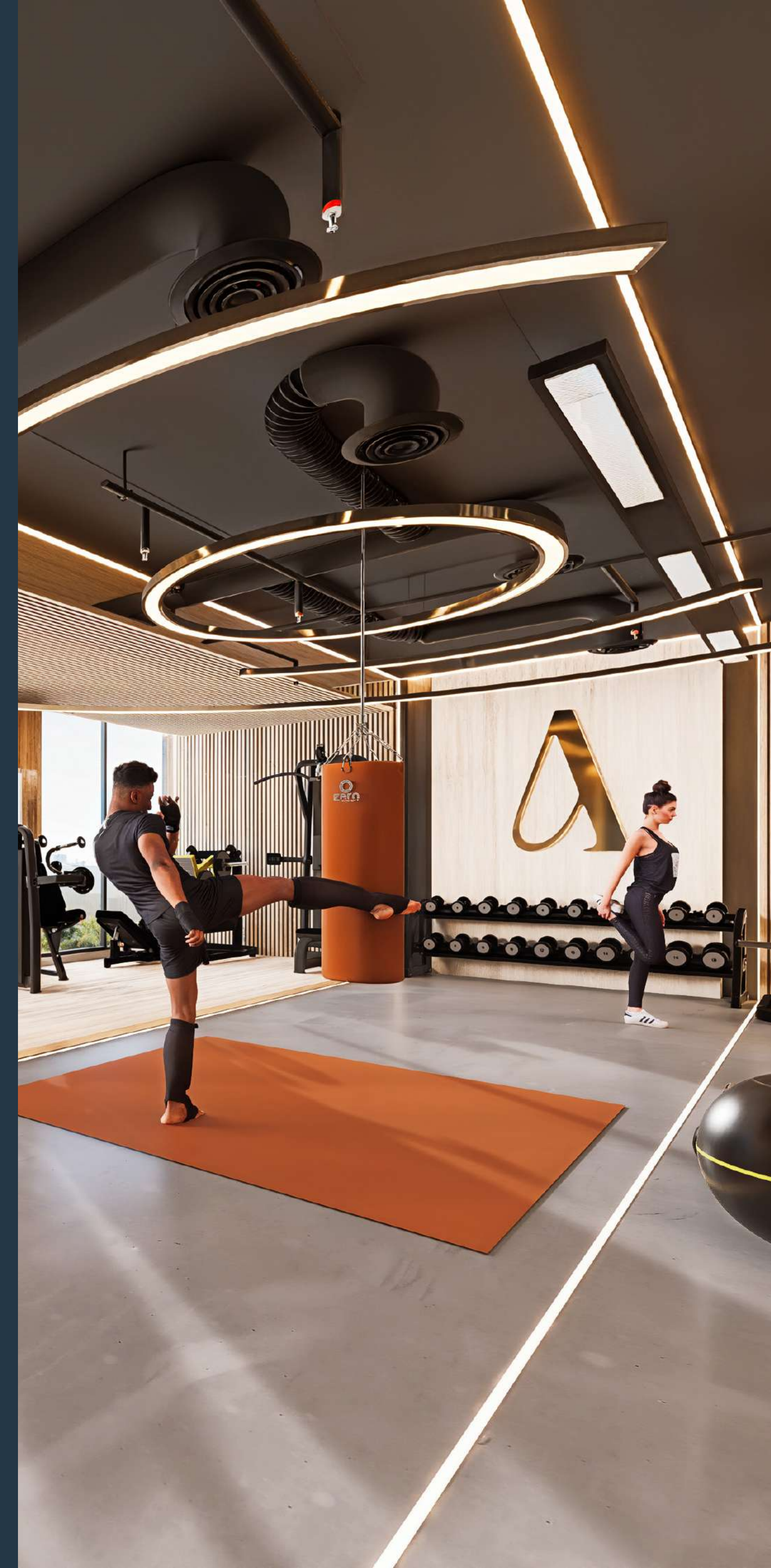
Infinity pool, private pool, gym, yoga area, jacuzzi, sauna, mini golf, steam shower, padel court, b.b.q area children's play area, kids pool, and landscaped gardens.

Views:

Every unit offers stunning canal or island views.

BONDS AVENUE

R E S I D E N C E S



ELEVATED LIVING WITH WORLD-CLASS AMENITIES



Leisure:

Rooftop infinity pool, private beach access, and fully equipped fitness centers.

Community Features:

Jogging tracks, landscaped gardens, outdoor lounges, and family-friendly spaces.

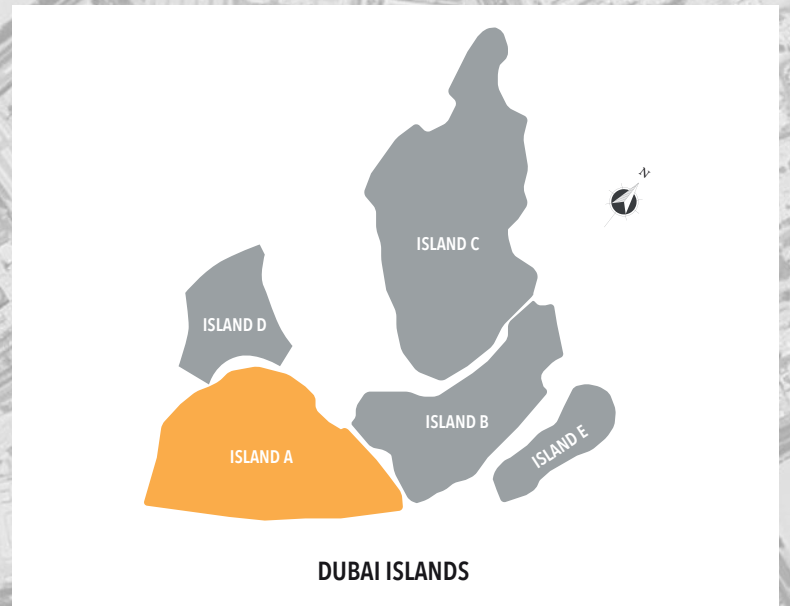
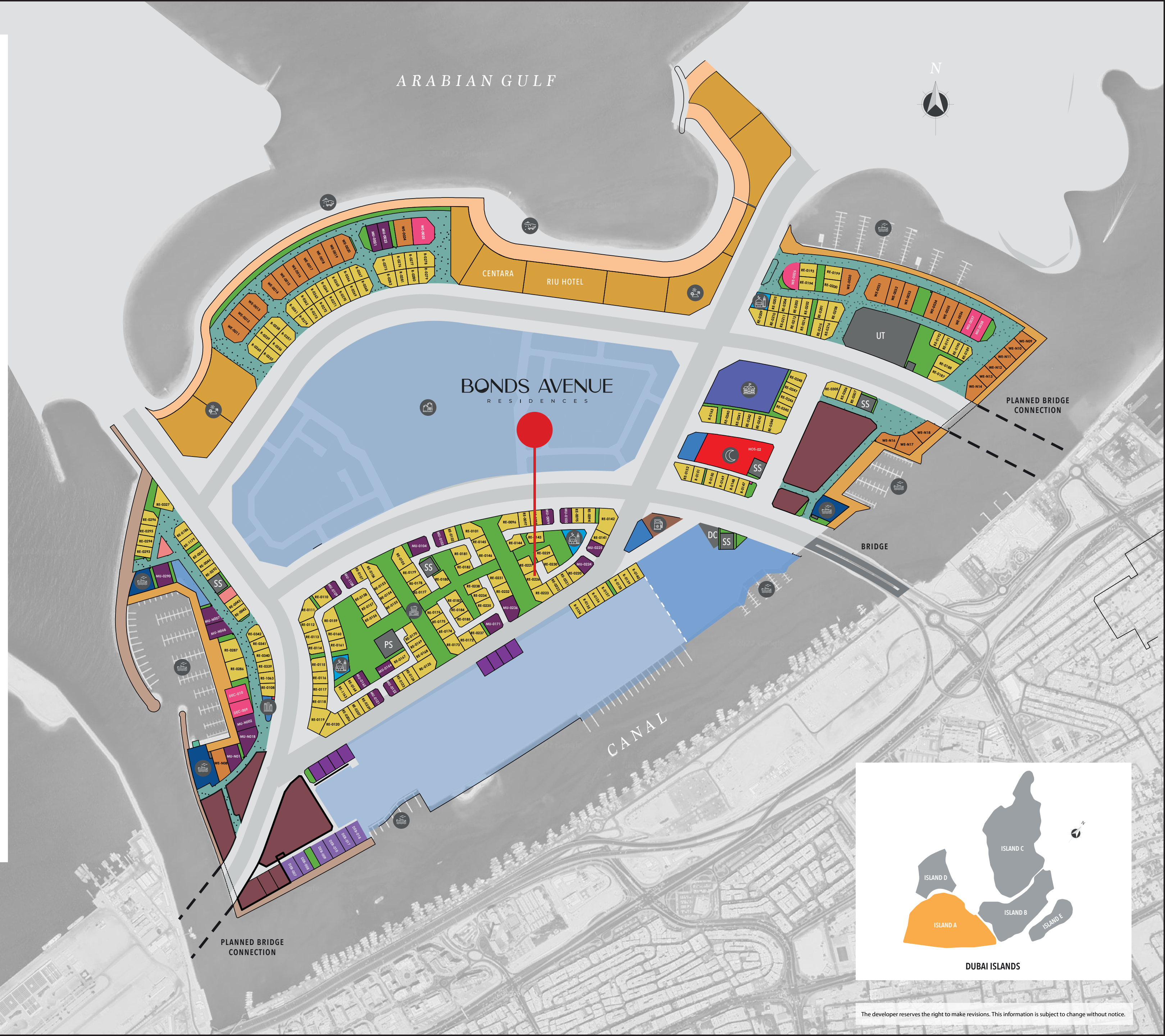
24/7 Services:

Concierge, valet, and dedicated security for residents.

DUBAI ISLANDS - A

- BEACH RESORT (HOTEL)
- WATER EDGE (HOTEL)
- HOTEL
- RESIDENTIAL (APARTMENT)
- MIXED USE (RESIDENTIAL WITH RETAIL)
- MIXED USE (RESIDENTIAL - RETAIL - HOTEL)
- MIXED USE (RESIDENTIAL - COMMERCIAL - HOTEL)
- RESIDENTIAL - RETAIL - OFFICE
- MALL / SHOPPING CENTRE / ENTERTAINMENT
- COMMUNITY (MASJID)
- EDUCATION (SCHOOL)
- COMMUNITY FACILITIES (POLICE, CIVIL DEFENSE, AMBULANCE)
- COMMUNITY (HOSPITAL)
- COMMUNITY (MARINA FACILITIES)
- COMMUNITY FACILITIES (BOARDWALK)
- COMMUNITY FACILITIES (BEACH)
- ROCK EDGE
- PETROL STATION
- CAR PARKING
- OPEN SPACE / PARKS
- UTILITY
- FUTURE MIXED USE DEVELOPMENT

- MARINA
- BEACH FRONT HOTEL/RESORT
- BEACH
- MARINA HOTELS & APARTMENTS
- MALL AND ENTERTAINMENT
- LUXURY LIVING
- SCHOOL
- HOSPITAL
- MOSQUE
- PETROL STATION
- SS SUBSTATION
- DC DISTRICT COOLING (FOR ENTERTAINMENT DISTRICT)
- PS PUMP STATION



The developer reserves the right to make revisions. This information is subject to change without notice.

PRIME LOCATION



Distance:

10 minutes from Gold Souq Metro Station
20 minutes from Dubai International Airport.
22 minutes from The Dubai Frame.
24 minutes from Downtown Dubai.
24 minutes from Dubai World Trade Centre.
33 minutes from Business Bay.
Close to top attractions.

Easy Access:

Well-connected via major highways and public transport options.

Nearby Amenities:

Schools, hospitals, shopping centers, and entertainment hubs within a short drive.



BONDS AVENUE

R E S I D E N C E S

Payment Plan

60/40 Payment Plan:
20% down payment, 40% during construction, 40% on handover.

20%	at Booking
10%	after 3 months from Booking
5%	after 6 months from Booking
5%	after 9 months from Booking
10%	after 12 months from Booking
5%	after 15 months from Booking
5%	after 18 months from Booking
40%	on Completion

Completion Q1 2027

Payment Plan

70/30 Post Handover Payment Plan:
20% down payment, 50% during construction, 30% Post handover.

20%	on Booking
5% after	3 months from booking
5% after	6 months from booking
10% after	9 months from booking
5% after	12 months from booking
5% after	15 months from booking
5% after	18 months from booking
5% after	21 month from Booking
10%	at handover
30%	1% every month x 30

Completion Q1 2027