



ayami

RESIDENCE

AYAT

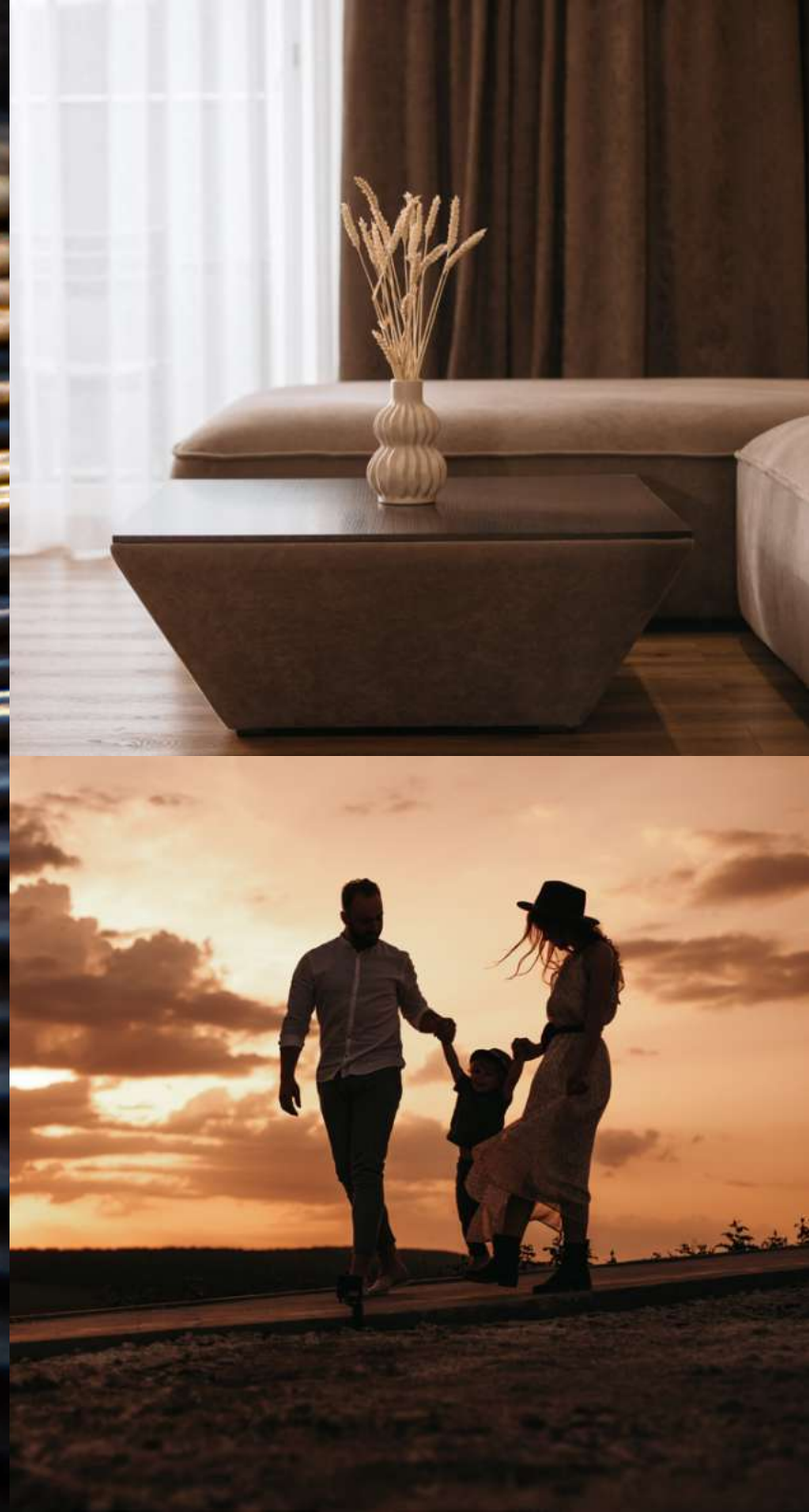
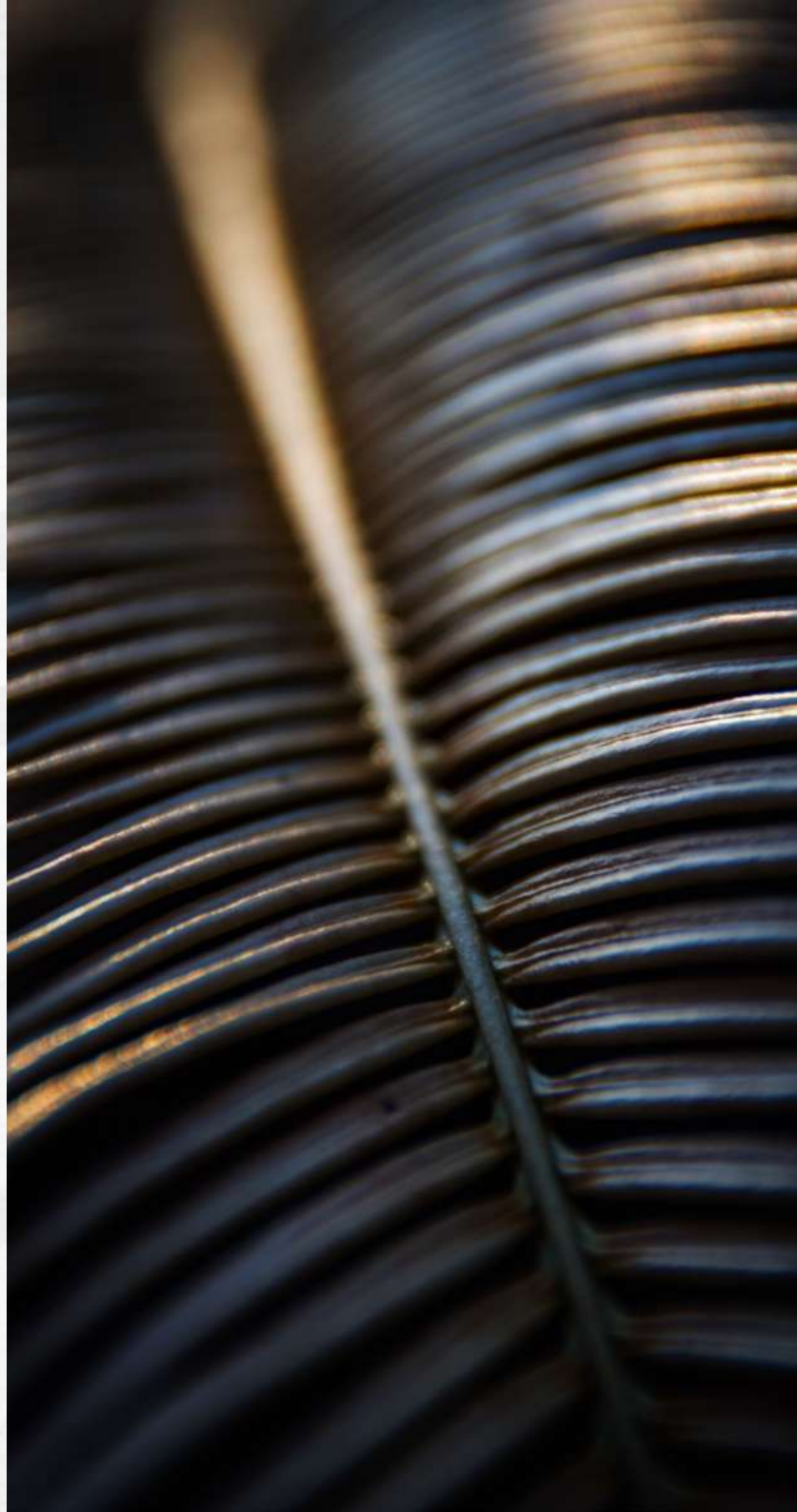
DEVELOPMENT

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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ULI

AYAT

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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 photograph of the Dubai skyline at sunset. The Burj Khalifa is the central focus, with its spire reaching into the orange-hued sky. To the left, the Burj Dubai is visible. The city's dense collection of skyscrapers and modern architecture is reflected in the warm light of the setting sun. The water of the Persian Gulf 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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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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EVERY DAY 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

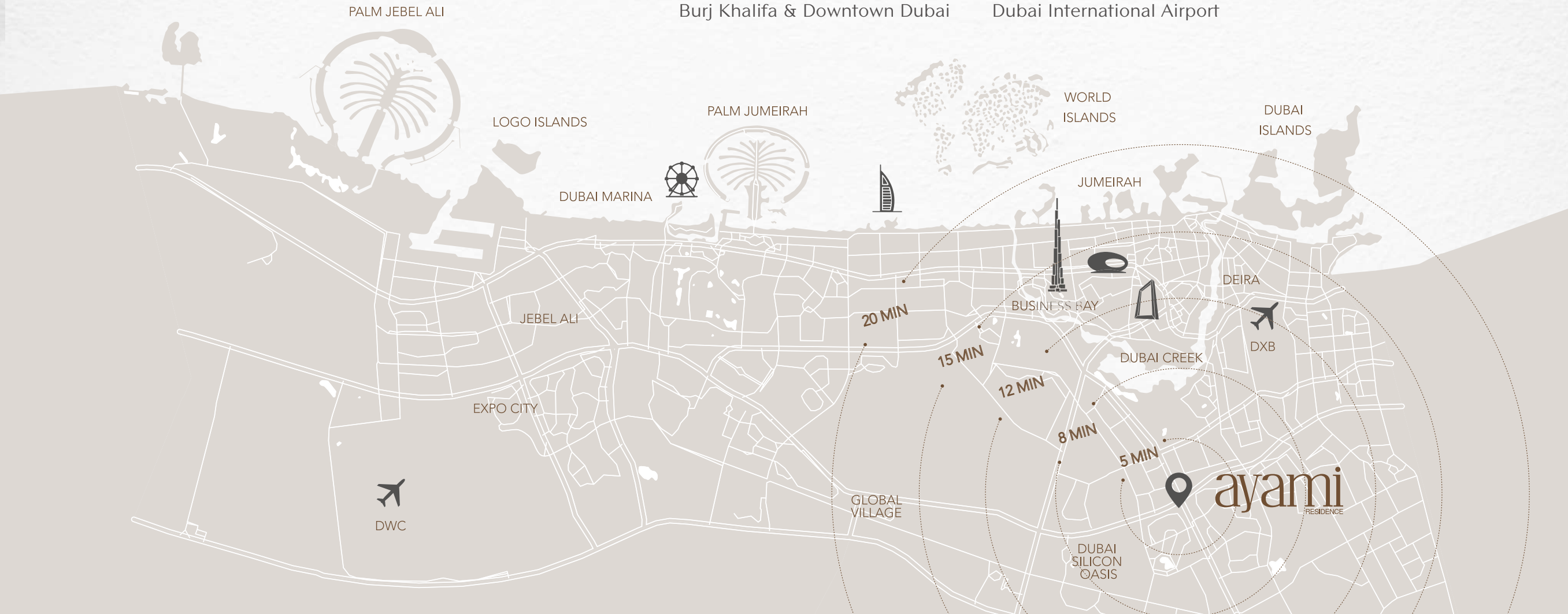
Dubai International Airport

23 MIN

Burj Al Arab

25 MIN

Palm Jumeirah

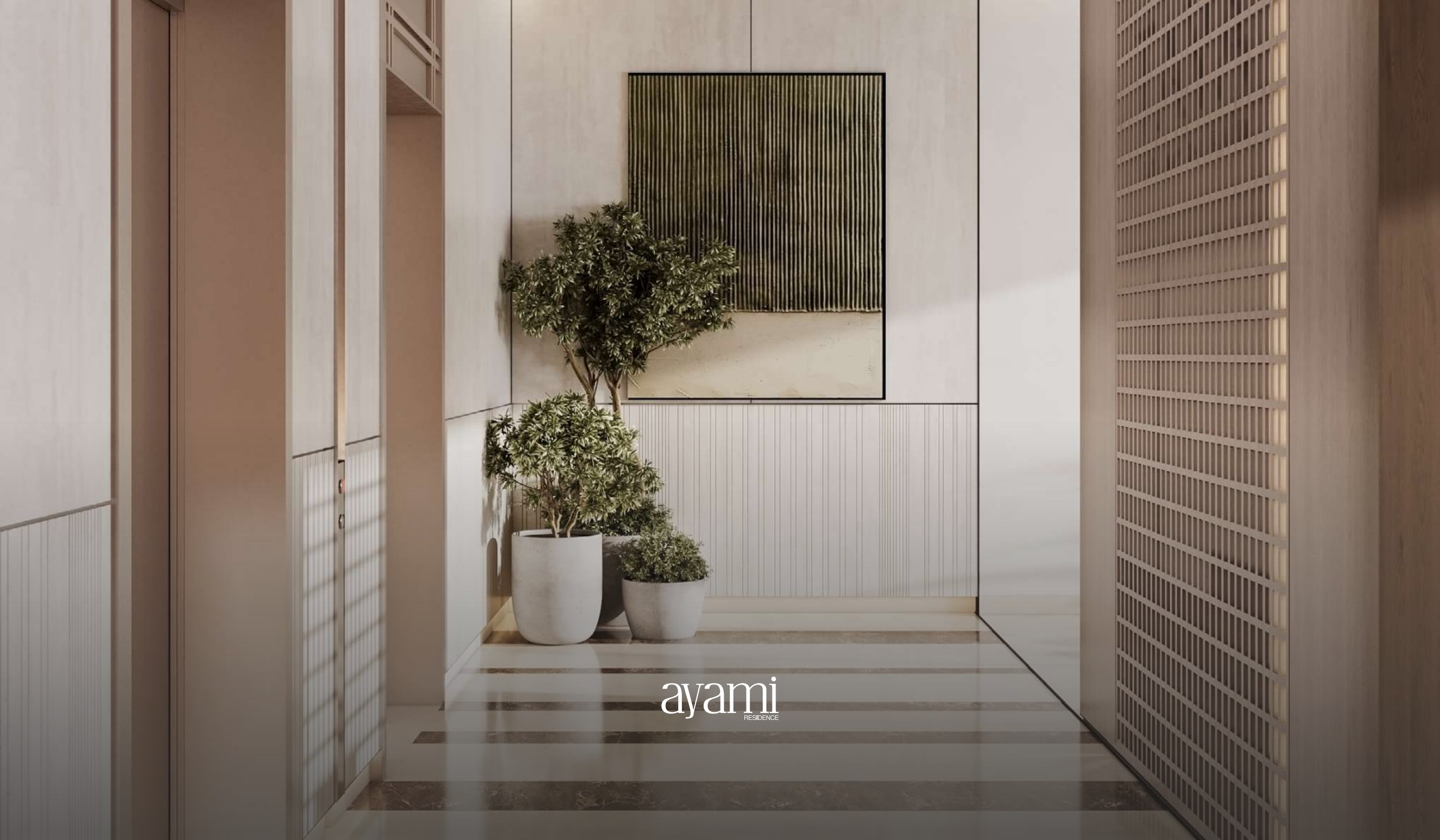


THE ART OF ARRIVAL

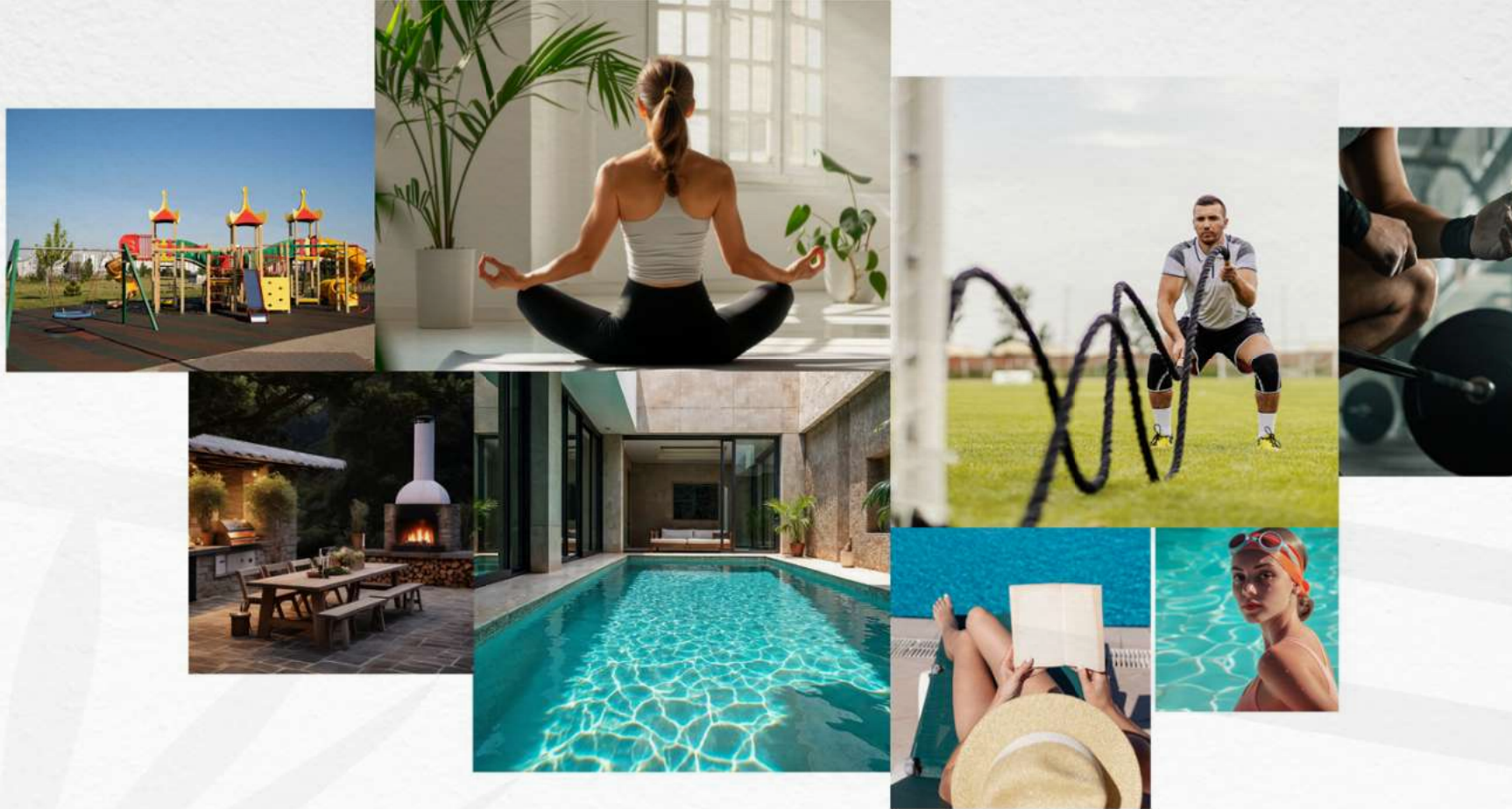
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THE ayami
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LIFESTYLE



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

A modern rooftop outdoor cinema lounge. The space is covered by a pergola with horizontal wooden slats. Large, comfortable grey armchairs are arranged in rows, facing a large projection screen. Several people are seated, watching a movie. The screen displays a scene with a man sitting on a red car in a desert setting. In the background, there are more lounge areas with blue cushions, a swing set, and some trees. The sky is a soft blue, suggesting dusk. The overall atmosphere is relaxed and sophisticated.

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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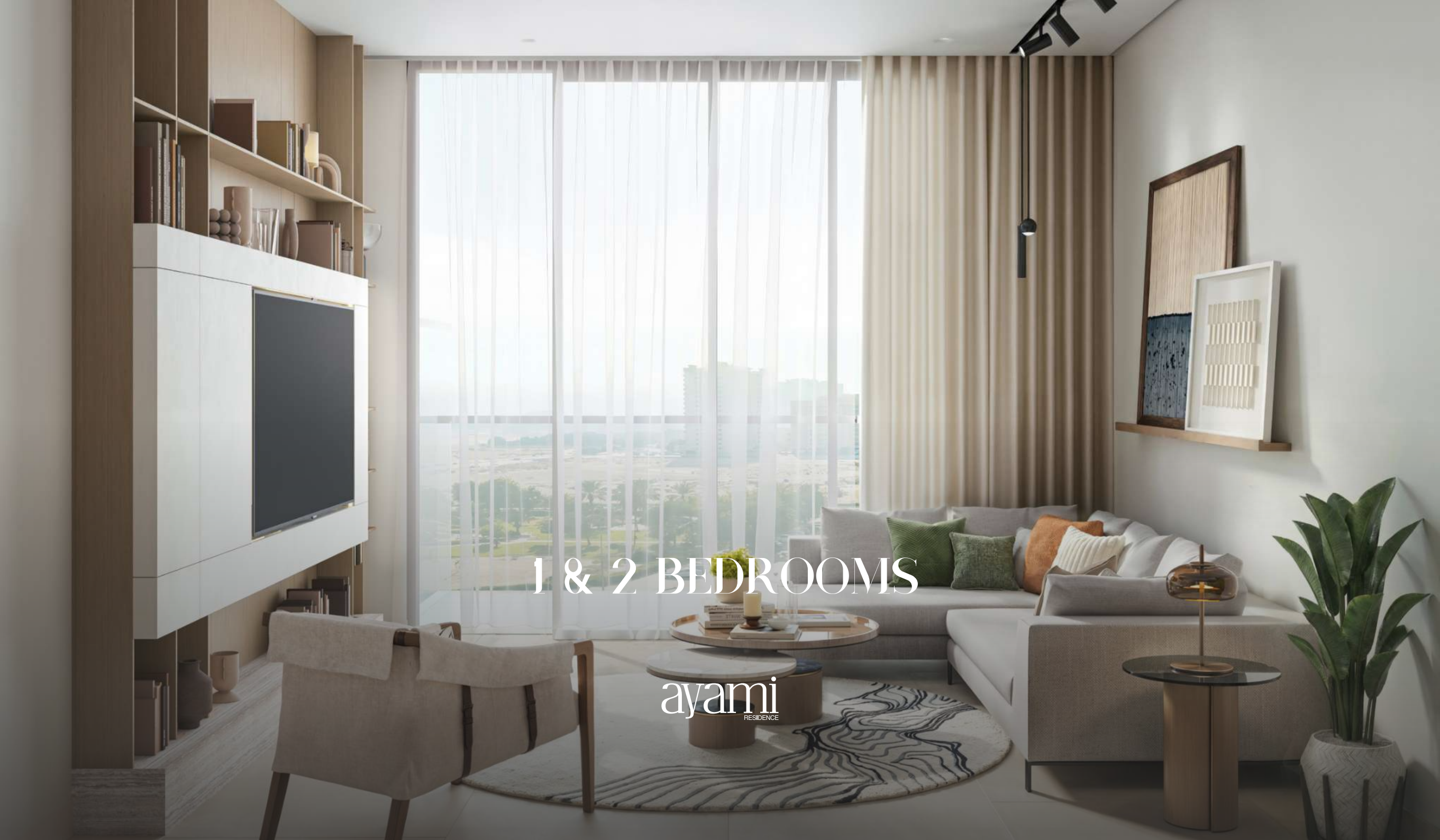
STUDIO

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STUDIO

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1 & 2 BEDROOMS

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1 & 2 BEDROOMS

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