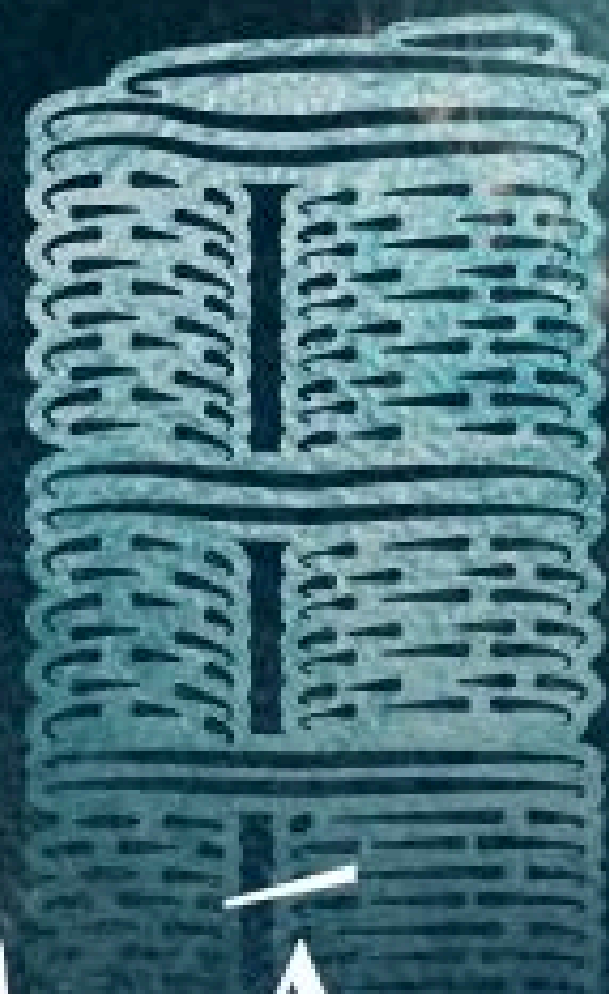


DESIGN AND SALES MATERIALS



AMÁLI

RESIDENCES

DUBAI

AMÁLI

PROPERTIES

## 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 - a 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



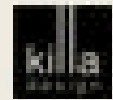
**ABBAS SAJWANI**  
FOUNDER, AHS PROPERTIES

## OUR HANDPICKED ATELIER FOR AMALI RESIDENCES

AMALI RESIDENCES HAS BEEN DEVELOPED IN CLOSE  
COLLABORATION WITH AN INTERNATIONAL ATELIER  
INCLUDING AWARD-WINNING ARCHITECTS, INTERIOR  
DESIGNERS, LANDSCAPING AS WELL AS ENGINEERING FIRM.

# AMĀLI

### 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 at 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 elevated 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.

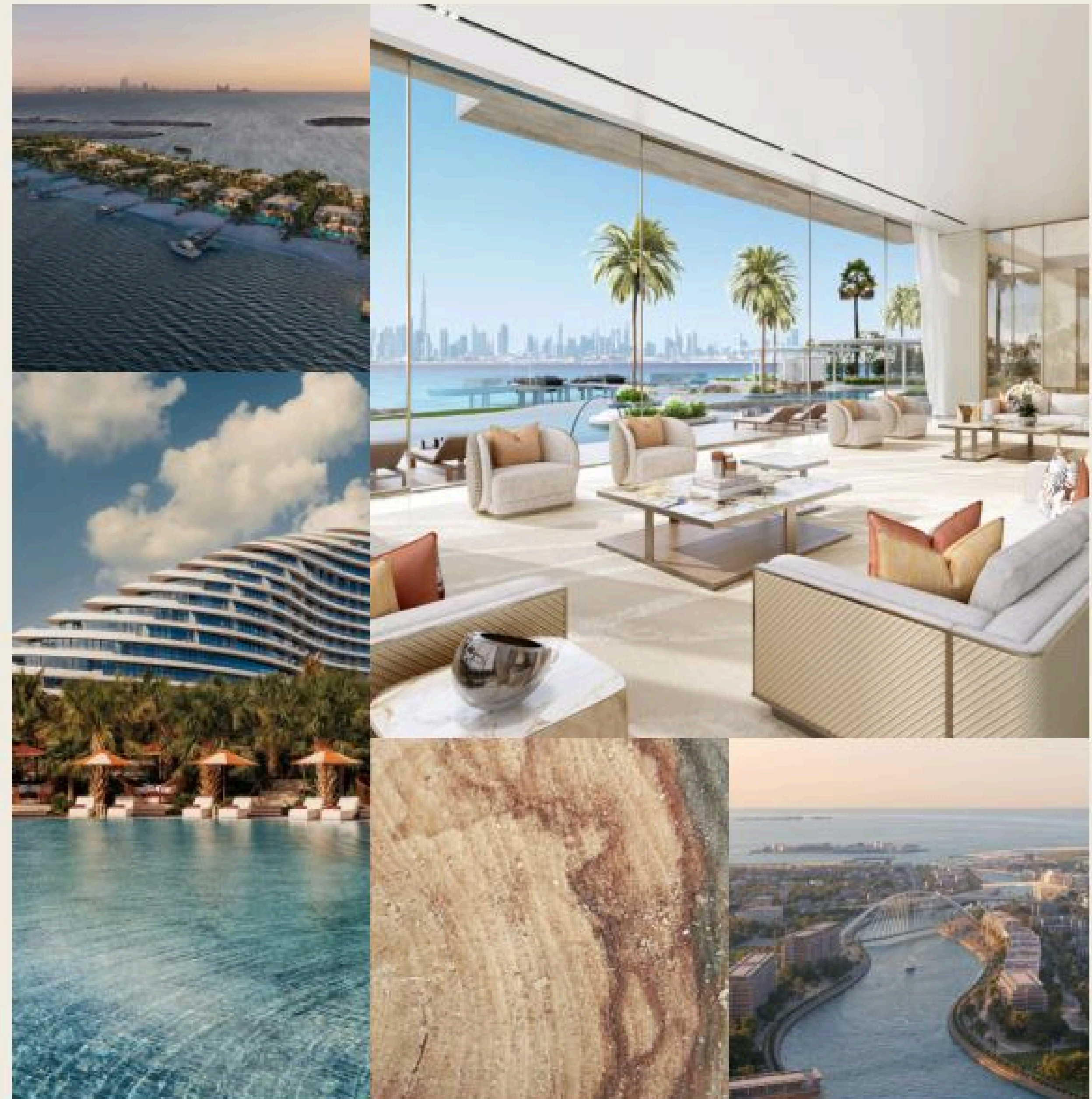
Amali collaborated with SquareM to design oases with calm, intimate sanctuaries of rejuvenation.

### ENGINEERING



AET 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, AET delivers intelligent, future-forward solutions that elevate both form and function, shaping environments that are as sophisticated as they are enduring.



# AMĀLI

PROPERTIES

# DUBAI WATER CANAL: A NEW DESTINATION IN AN ICONIC CITY

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## THE CANAL IS ONE OF THE MOST LIMITED WATERFRONT CORRIDORS IN THE CITY:

- FULLY DEVELOPED URBAN SPINE WITH MINIMAL REMAINING PLOTS
- BOUNDED BY BUSINESS BAY, SAFA PARK, JUMEIRAH AND DIFC
- UNLIKE MASTER-PLANNED COMMUNITIES, NO FUTURE LARGE-SCALE LAND RELEASES

## THIS CREATES A FIXED SUPPLY ENVIRONMENT, SIMILAR TO:

- CENTRAL PARK FRONTAGE (NYC)
- THAMES RIVERFRONT (LONDON)
- MARINA BAY (SINGAPORE)



PRESENTING

AMÁLI

RESIDENCES

DUBAI



# LOCATION

THE WORLD ISLANDS



AMALI ISLAND

PALM JUMEIRAH



DUBAI HARBOUR



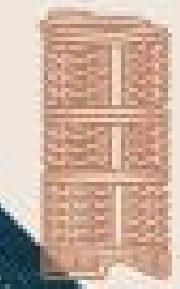
MGM ISLAND RESORT

JUMEIRAH BEACH

BURJ AL ARAB

SAFA PARK

AMALI RESIDENCY



MUSEUM OF THE FUTURE

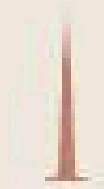


DUBAI CREEK GOLF & YACHT CLUB



DIFC

BURJ KHALIFA



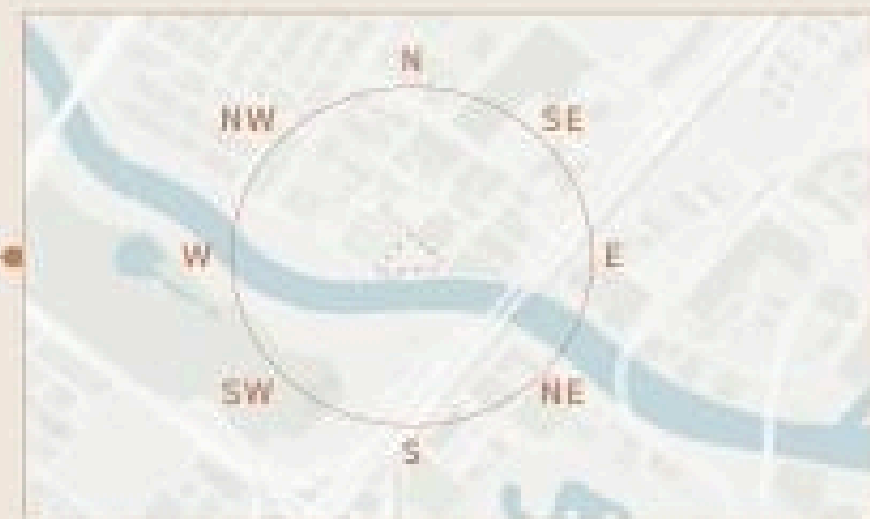
DUBAI

BUSINESS BAY

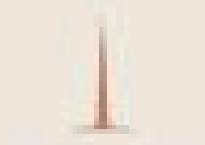
DUBAI INTERNATIONAL AIRPORT



RAS AL KHOR WILDLIFE SANCTUARY



- 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

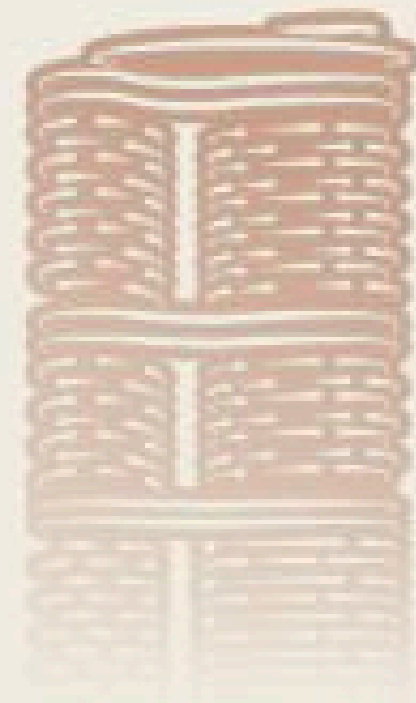
PALM JUMEIRAH



35 MINS

JETEX VIP TERMINAL

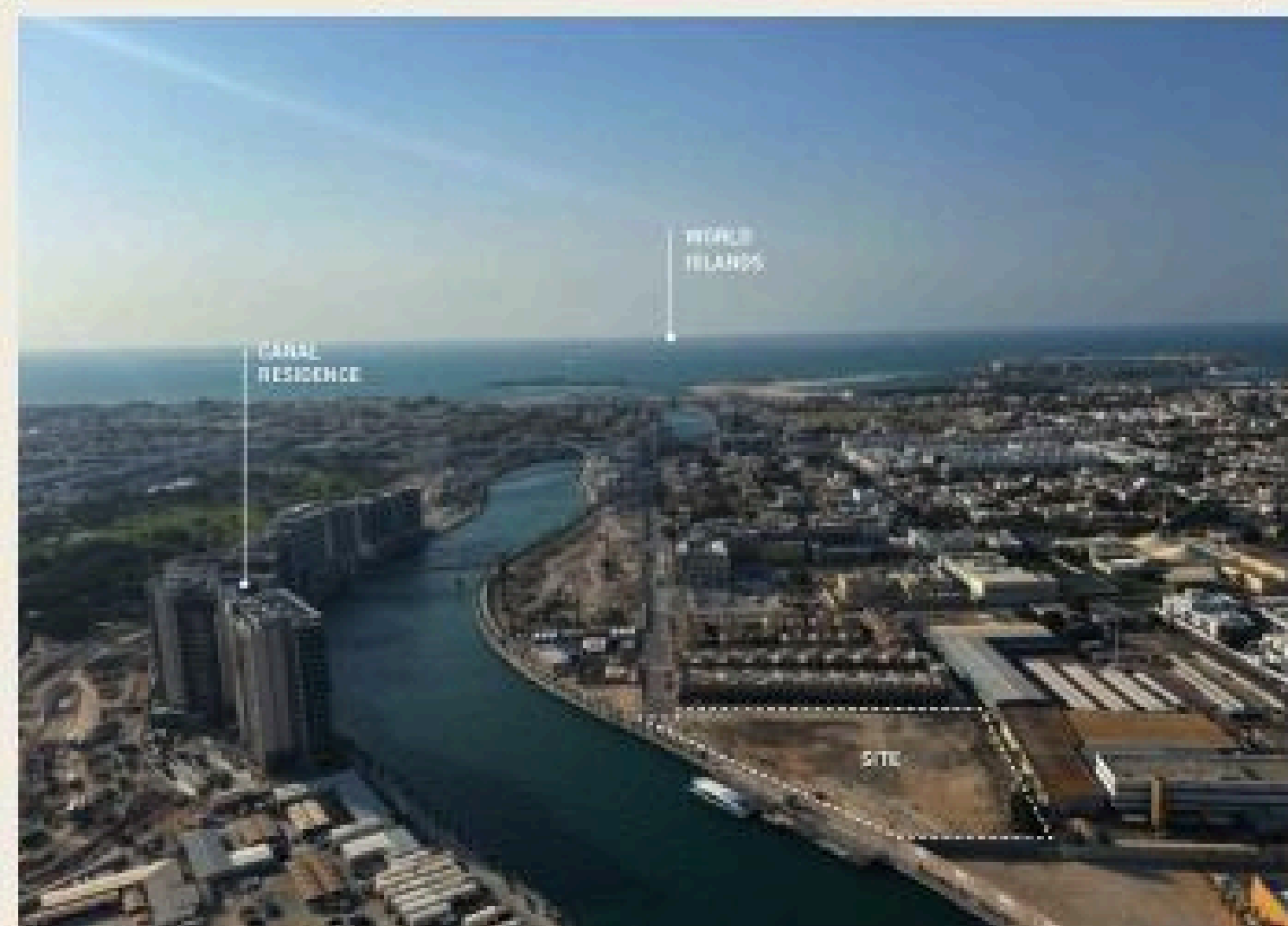
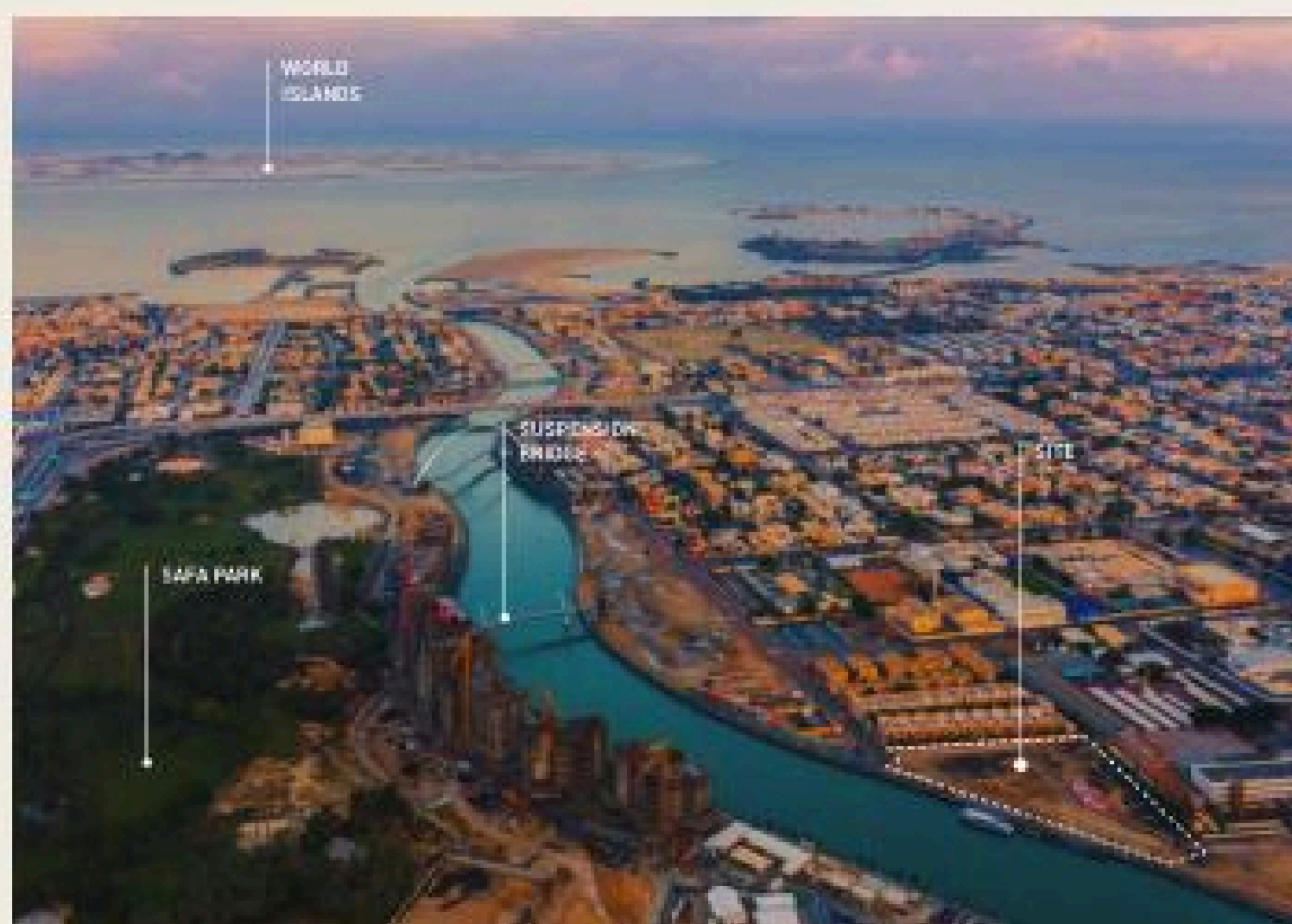
## THE VIEWS



THE SITE IS CONTEXTUALLY CONNECTED TO MAJOR LANDMARKS IN THE CITY SUCH AS BURJ KHALIFA, DOWNTOWN DUBAI, SAFA PARK AND THE TOLERANCE BRIDGE, WITH VISUAL CONNECTIONS TO OTHER MAJOR DESTINATIONS AROUND THE CITY IN THE DISTANCE.



## VIEWS OF THE SITE

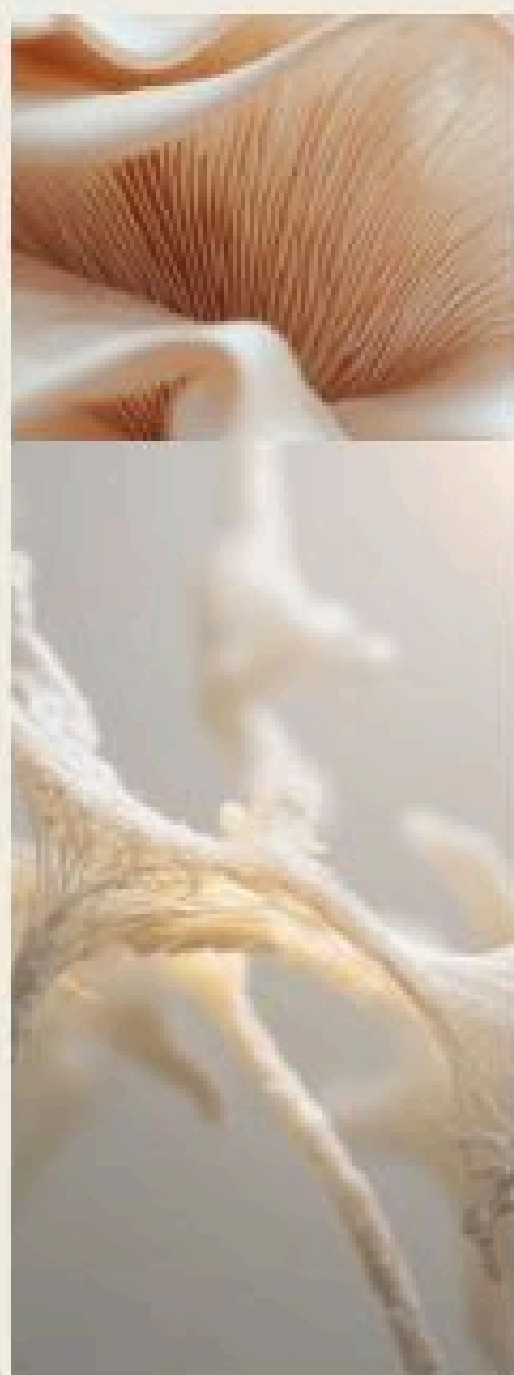


ELEVATED WELLNESS PHILOSOPHY

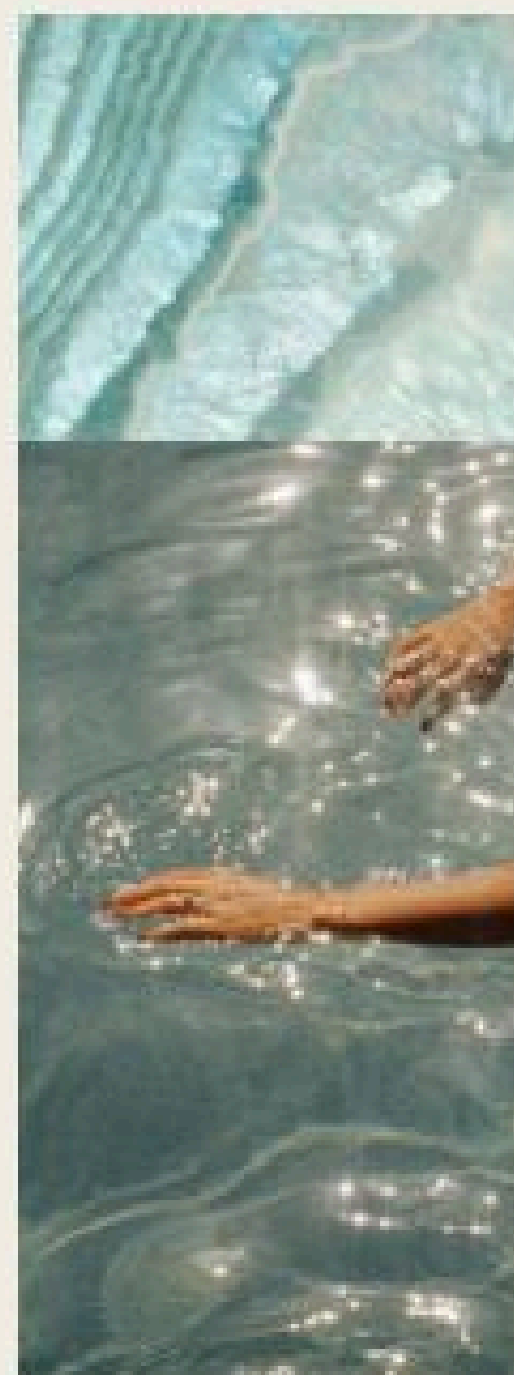
AMĀLI  
PROPERTIES

# ENGINEERED FOR REJUVENATION

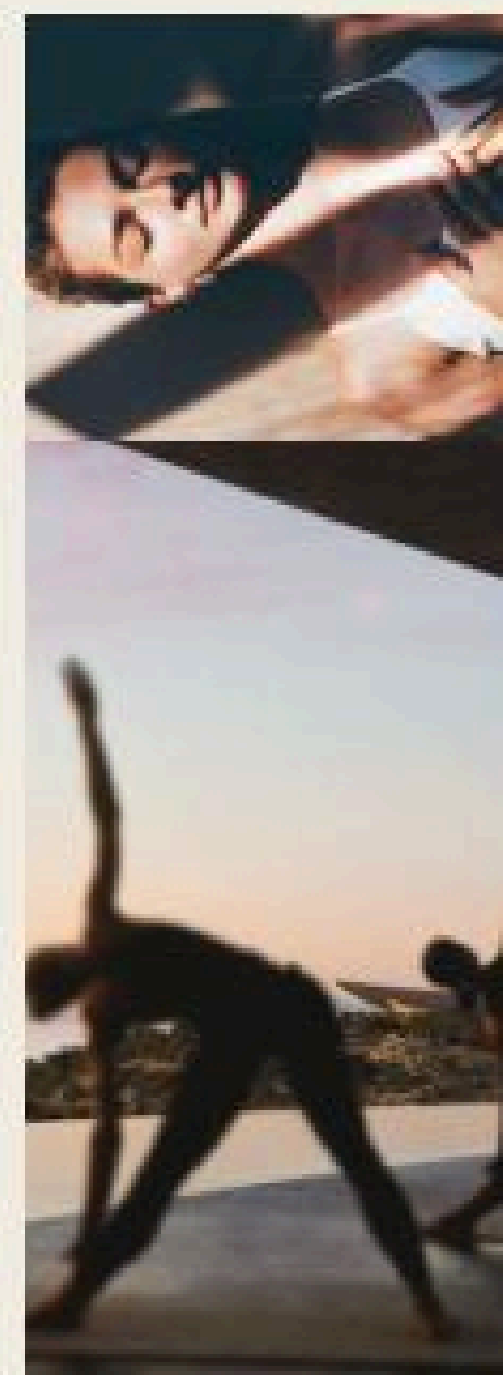
LONGEVITY HAS BECOME A DEFINING EXPECTATION IN LUXURY RESIDENTIAL LIVING. WE HAVE MOVED AWAY FROM SPACES THAT SIMPLY LOOK SOPHISTICATED TO ONES THAT ACTIVELY SUPPORT PHYSIOLOGICAL BALANCE, COGNITIVE SHARPNESS, RECOVERY AND EMOTIONAL STABILITY. AMALI RESIDENCES STAND AT THE INTERSECTION OF ENVIRONMENT, BEHAVIOUR AND TECHNOLOGY TO CREATE OPTIMISED SPACES THAT ACTIVELY SUPPORT DAILY LIFE, LONGEVITY AND SHEER QUALITY OF LIFE.



BIOLOGY



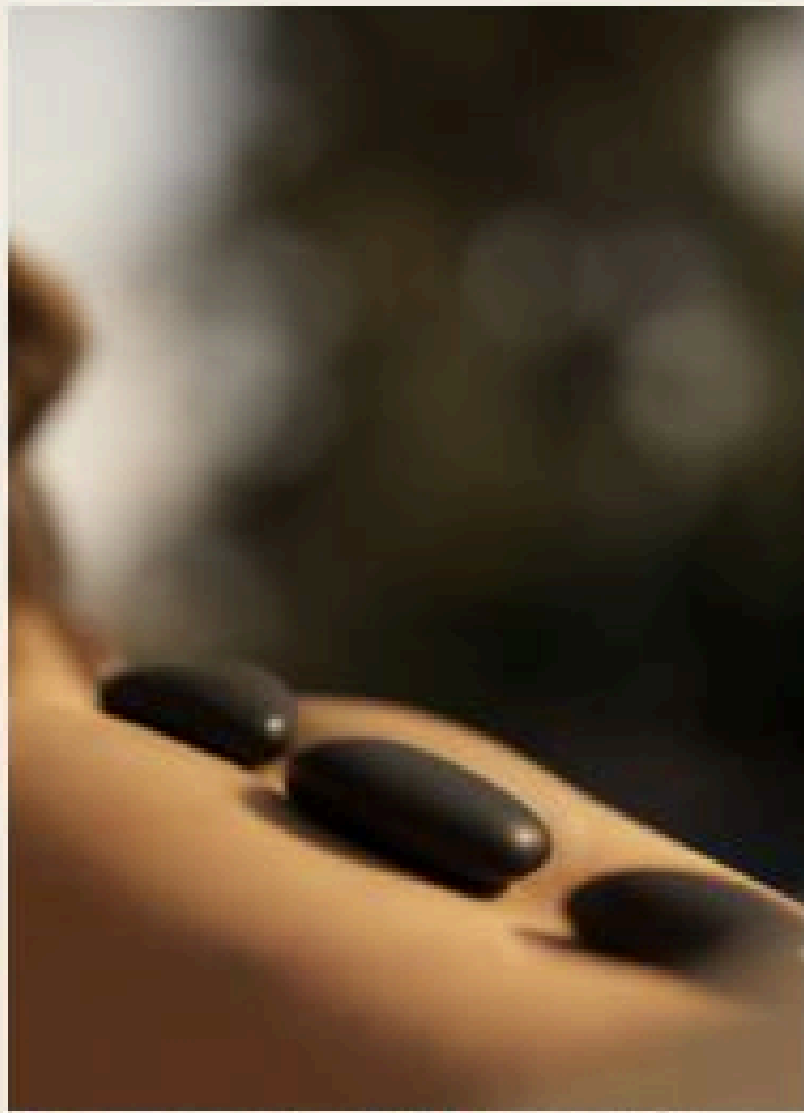
MOVEMENT



MIND



COMMUNITY



## WELLNESS IS WOVEN INTO EACH MOMENT

AT AMALI RESIDENCES, WELLNESS HAS BEEN ELEVATED TO A  
COMPLETELY NEW LEVEL, WITH MYRIAD FEATURES, INNOVATIONS  
AND PRACTICES THROUGHOUT COMMON AREAS:

- BIO-HACKING AND PROACTIVE HEALTH OPTIMISATION
- HIGH-PERFORMANCE TRAINING AND RECOVERY
- BRAIN HEALTH AND COGNITIVE SUPPORT
- GUT OPTIMISATION AND METABOLIC BALANCE
- EMOTIONAL WELLBEING AND STRESS REGULATION



HIGH-GRADE AIR  
FILTRATION



CIRCADIAN  
LIGHTING



BLUE ZONE-INSPIRED  
MENUS



ACOUSTIC  
ZONING



DYNAMIC POOL  
PROGRAMMING



BIOHACKING



NEUROSCIENCE-LED  
PLAY AREAS



AROMATHERAPY



COGNITIVE  
PERFORMANCE DESIGN

AMALI  
PROPERTIES

# WELLNESS - CIRCADIAN HARMONY

AN INTELLIGENT LIGHTING ECOSYSTEM THAT CHOREOGRAPHS TIME WITHIN THE RESIDENCE - ALIGNING ARCHITECTURE, TECHNOLOGY AND HUMAN BIOLOGY TO SUPPORT SUSTAINED ENERGY, COGNITIVE PRECISION, EMOTIONAL BALANCE, AND DEEP RESTORATION WHEREVER LIFE UNFOLDS.



## BIOLOGICAL ALIGNMENT

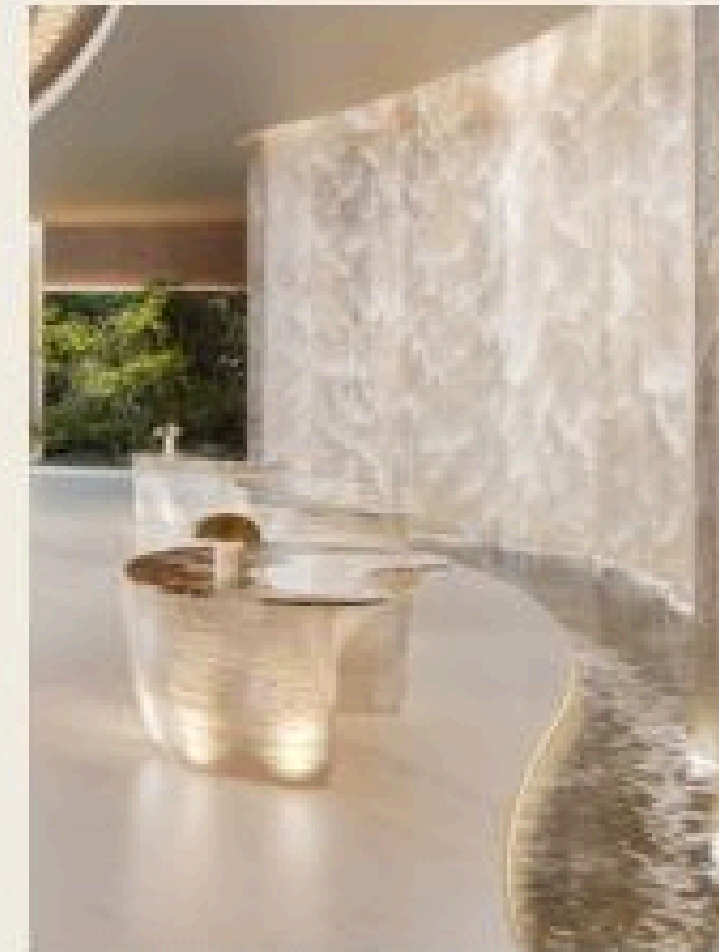
LIGHTING IS CALIBRATED TO REINFORCE NATURAL CIRCADIAN RHYTHMS, SUPPORTING HORMONAL BALANCE, COGNITIVE CLARITY AND SLEEP QUALITY. TUNEABLE SPECTRUM AND ADAPTIVE INTENSITY IS EMPLOYED TO INFLUENCE ALERTNESS, MOOD, AND RESTORATIVE PROCESSES - HELPING PEOPLE FEEL NATURALLY IN SYNC WITH THEIR ENVIRONMENT.



## PERFORMANCE-READY ENVIRONMENTS

BY ADJUSTING LIGHT SPECTRA AND BRIGHTNESS, ENVIRONMENTS CAN SUPPORT ATTENTION, PRODUCTIVITY, AND PHYSICAL ACTIVITY.

- PROMOTES FOCUS AND COGNITIVE SHARPNESS
- BOOSTS ENERGY FOR ACTIVE TASKS
- MINIMISES VISUAL FATIGUE DURING PROLONGED ACTIVITY



## SEAMLESS ENVIRONMENTAL CONTINUITY

A UNIFIED LIGHTING CONTROL STRATEGY CONNECTS AMENITIES AND RESIDENCES, ALLOWING LIGHT LEVELS AND COLOUR TEMPERATURE TO RESPOND CONSISTENTLY TO NATURAL DAYLIGHT CONDITIONS. THIS CONTINUITY PREVENTS ABRUPT VISUAL SHIFTS, CREATING A HARMONIOUS EXPERIENCE THAT FEELS INTUITIVE, BALANCED, AND BIOLOGICALLY SUPPORTIVE THROUGHOUT.

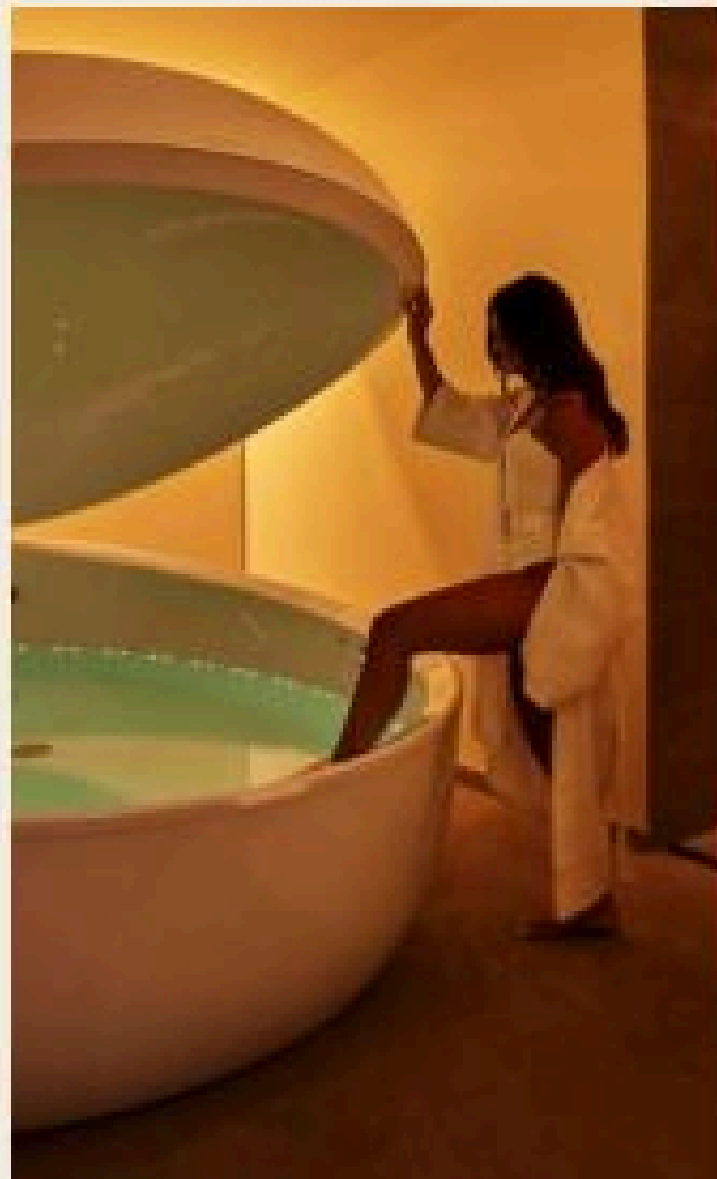


## FLEXIBLE, PERSONALISED, AND TAILORED

LIGHTING SCENES CAN BE TAILORED TO INDIVIDUAL ROUTINES AND PREFERENCES, ALLOWING APARTMENTS TO ADAPT OVER TIME AND OPTIMISE WELLBEING. THIS FLEXIBLE, LAYERED APPROACH ENSURES EACH RESIDENT EXPERIENCES LIGHT THAT SUPPORTS THEIR PERSONAL RHYTHM, RATHER THAN A FIXED PRESET.

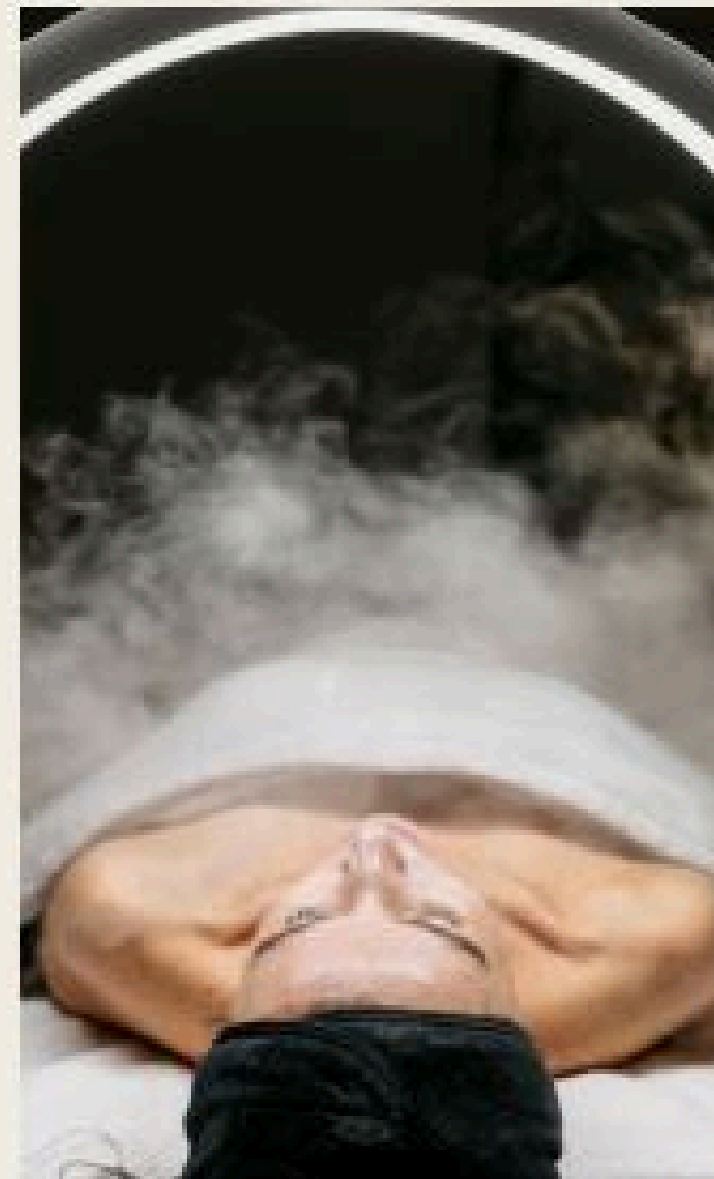
# WELLNESS - RENEWAL ATELIER

EXPERTLY CURATED ENVIRONMENT DEDICATED TO RESTORATION, REGENERATION, AND SUSTAINED HUMAN PERFORMANCE, WHERE ADVANCED LONGEVITY THERAPIES AND INTELLIGENT RECOVERY SYSTEMS CONVERGE TO OPTIMISE VITALITY AT EVERY LEVEL.



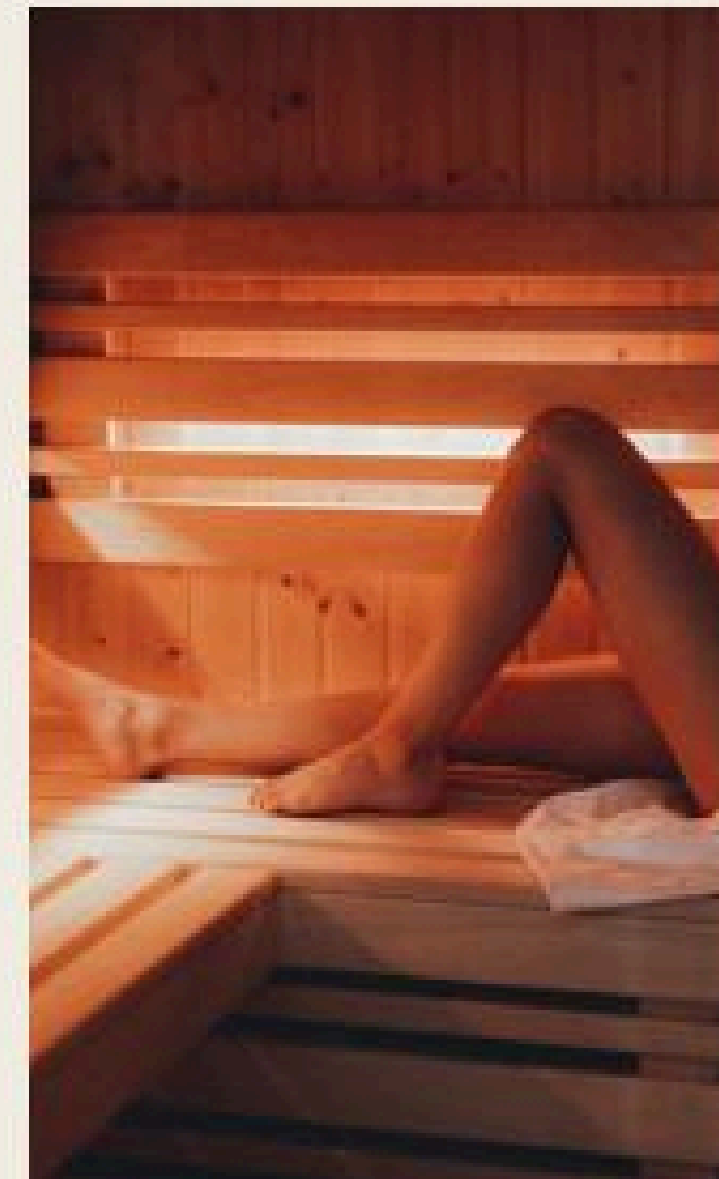
## SENSORY DEPRIVATION FLOAT POD

IMMERSIVE EXPERIENCE DESIGNED TO RESET THE NERVOUS SYSTEM, ENHANCE RECOVERY AND INDUCE DEEP RESTORATIVE CALM.



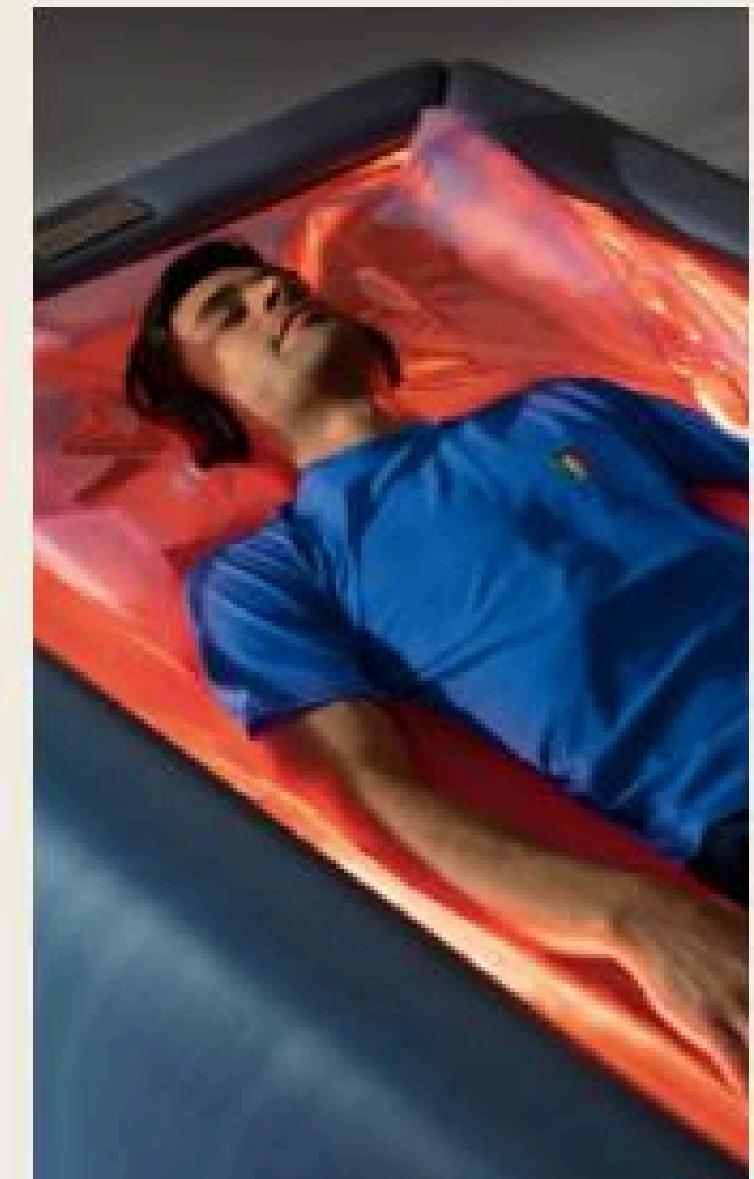
## CRYOTHERAPY

RAPID COLD EXPOSURE THERAPY ENGINEERED TO REDUCE INFLAMMATION, ACCELERATE MUSCLE RECOVERY, ANTI-AGING, WEIGHT LOSS & PROMOTES GENERAL WELLBEING.



## INFRARED SAUNA

TARGETED INFRARED HEAT THERAPY THAT SUPPORTS DETOXIFICATION, CIRCULATION AND CELLULAR REGENERATION AT A DEEPER PHYSIOLOGICAL LEVEL.

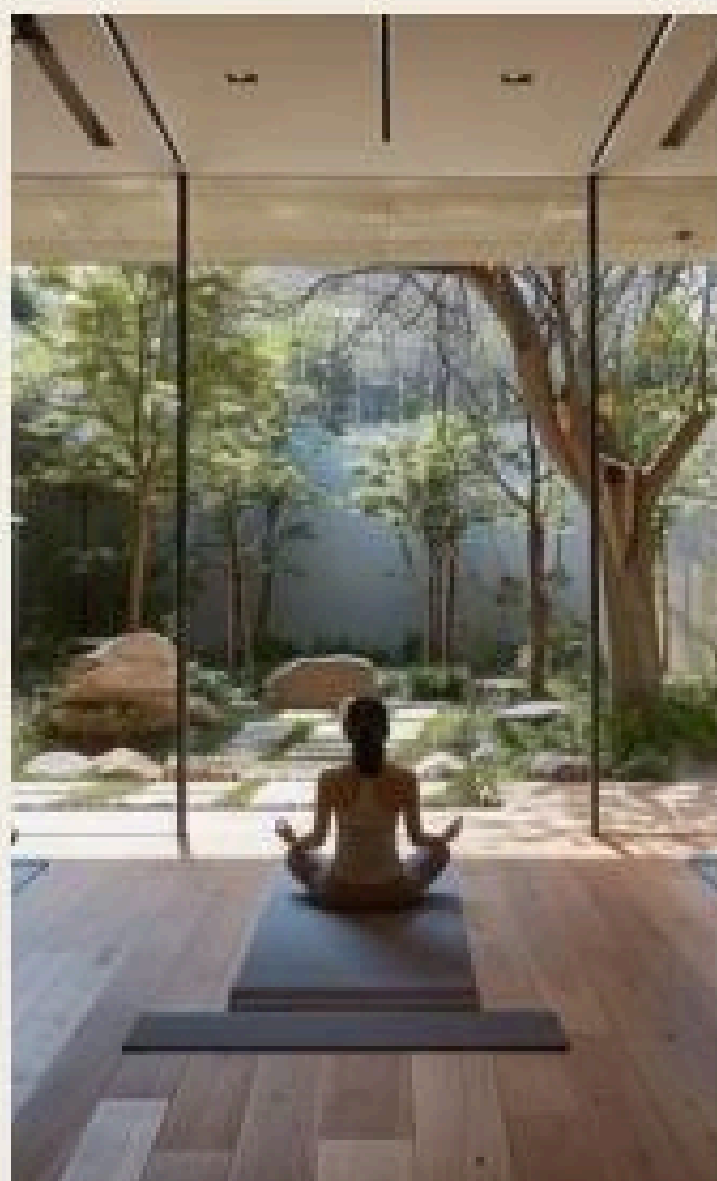


## FULL-BODY RED LIGHT THERAPY

LOW-LEVEL RED AND NEAR-INFRARED LIGHT EXPOSURE DESIGNED TO PROMOTE COLLAGEN PRODUCTION, CELLULAR REPAIR AND SYSTEMIC VITALITY.

# WELLNESS - CULTIVATED NOURISHMENT

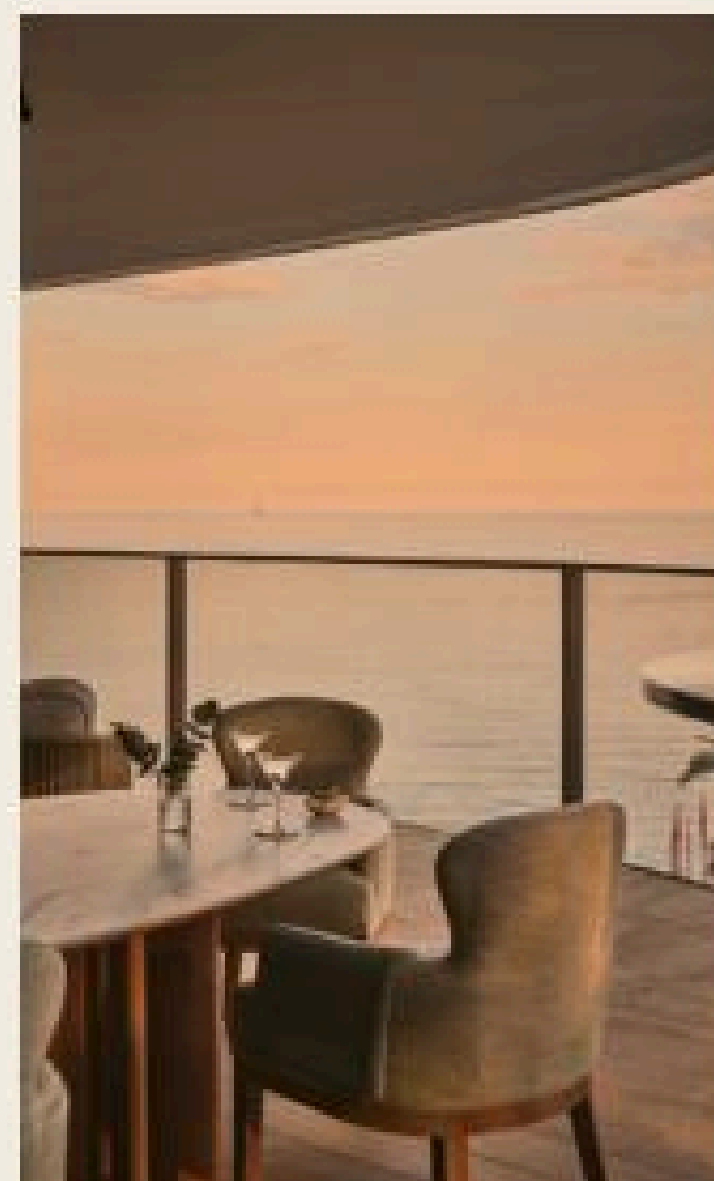
DINING REIMAGINED AS A FOUNDATION FOR SUSTAINED VITALITY AND COGNITIVE CLARITY, WHERE SCIENCE-LED NUTRITION MEETS EXCEPTIONAL CULINARY EXECUTION.



## THE LONGEVITY BAR

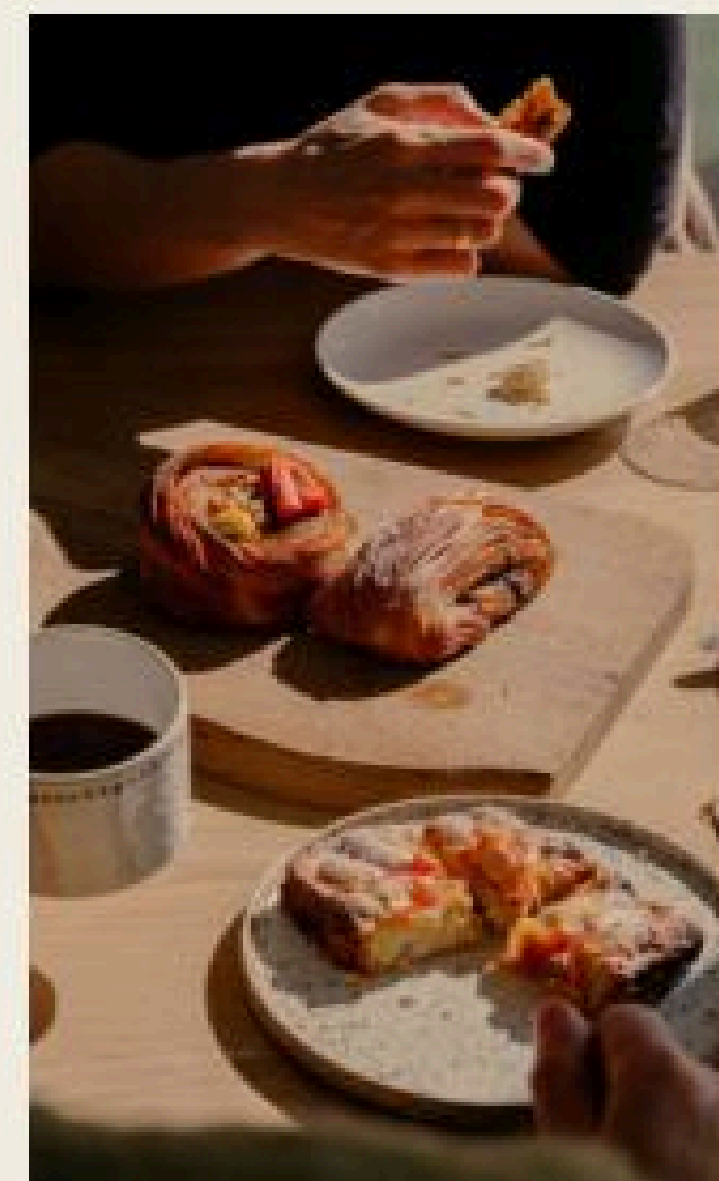
A REFINED SOCIAL SETTING OFFERING BOTANICAL PERFORMANCE INFUSIONS AND COGNITIVE BLENDS, INCLUDING:

- ADAPTOGENIC TEAS (REISHI, ASHWAGANDHA, RHODIOLA)
- NOOTROPIC ELIXIRS (LION'S MANE, GINSENG)
- MINERAL TONICS AND BOTANICAL FORMULATIONS



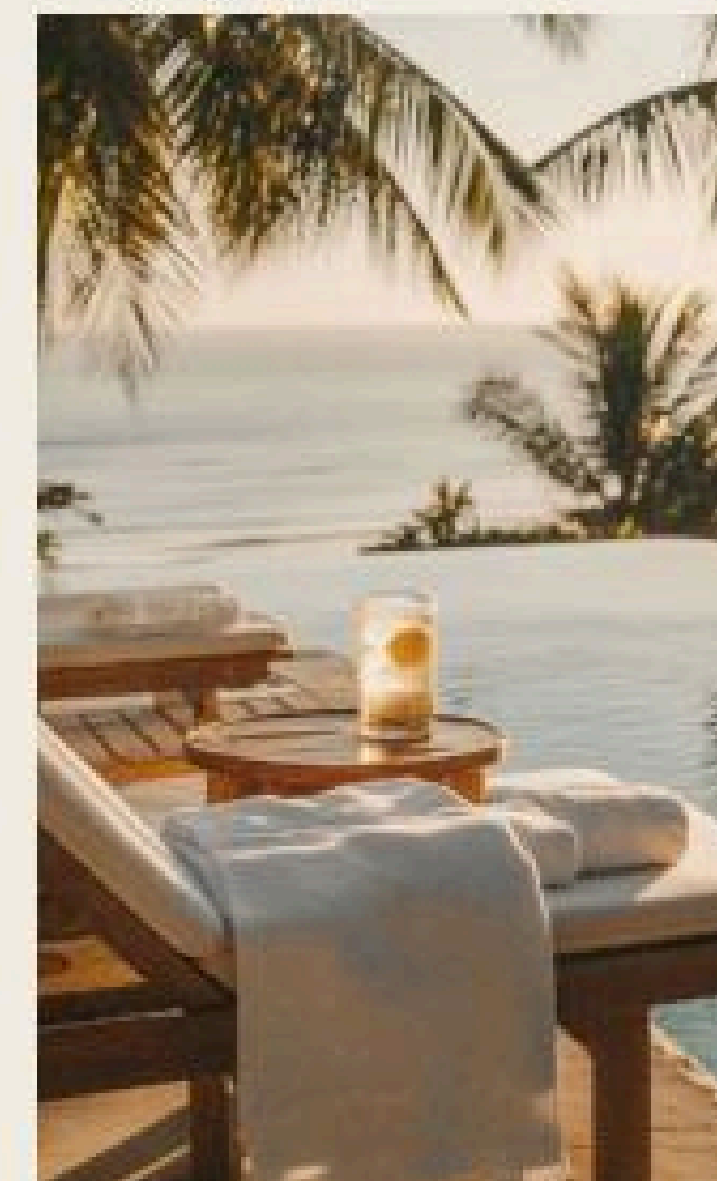
## BLUE ZONE-INSPIRED DINING

SEASONAL, PLANT-FORWARD MENUS INFORMED BY THE WORLD'S LONGEST-LIVING COMMUNITIES, CURATED IN COLLABORATION WITH LEADING CHEFS TO BALANCE FLAVOUR, NUTRITIONAL DENSITY AND ANTI-INFLAMMATORY INTEGRITY.



## NEURO-ACOUSTIC AMBIENCE

A SUBTLY CALIBRATED ACOUSTIC ENVIRONMENT DESIGNED TO ENCOURAGE PARASYMPATHETIC BALANCE, RESTORATIVE CONVERSATION AND MINDFUL DINING.



## OUTDOOR WELLNESS BAR

GARDEN-LED HERBAL INFUSIONS AND ADAPTOGEN SHOTS SERVED IN AN OPEN-AIR SETTING, RECONNECTING NOURISHMENT WITH NATURE AND SEASONAL RHYTHMS.

# AMENITIES

AMĀLI  
PROPERTIES

# PODIUMS OVERVIEW

LEVEL 35: WELLNESS AMENITIES



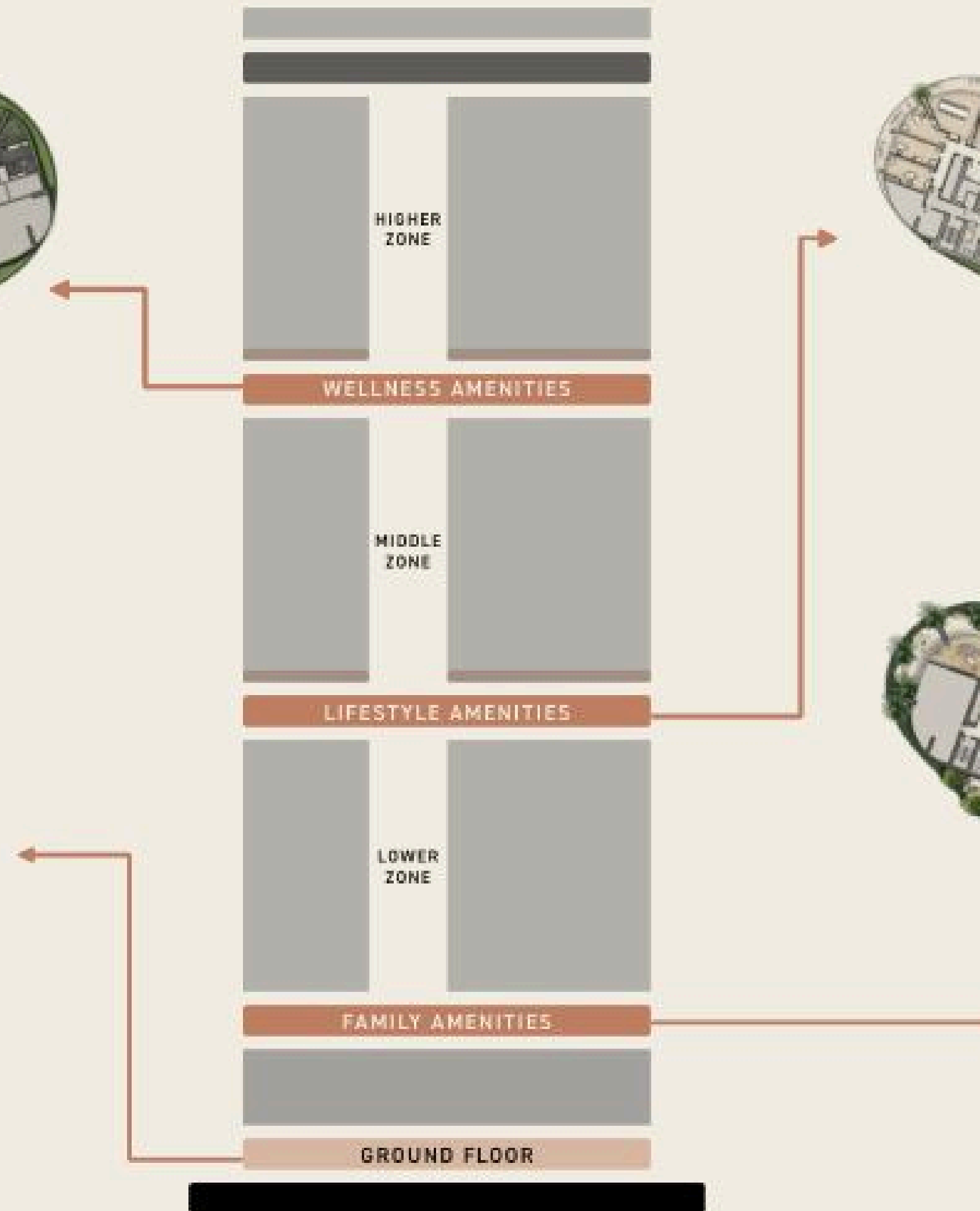
LEVEL 23: LIFESTYLE AMENITIES

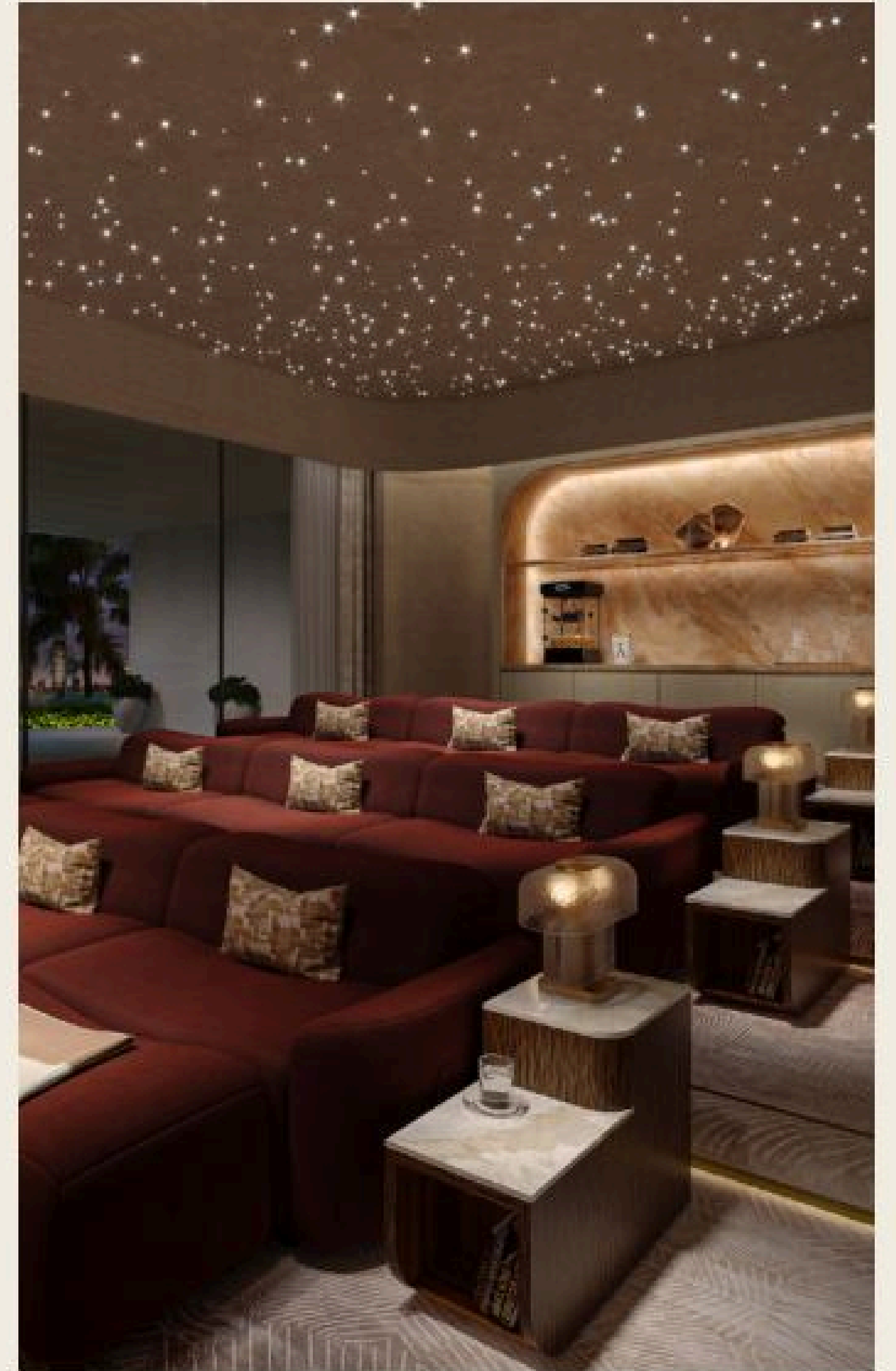


GROUND FLOOR



LEVEL 6 - FAMILY AMENITIES







## TOGETHER TO THRIVE

THE SOCIAL IS A SANCTUARY WHERE FAMILY BONDS AND PERSONAL GROWTH FLOURISH, SET WITHIN A SPACE THAT NURTURES WELL-BEING.

DESIGNED WITH ZOOPHILIC PRINCIPLES, EVERY ELEMENT PROMOTES HARMONY WITH THE ENVIRONMENT, ENCOURAGING A HEALTHY LIFESTYLE FOR ALL.



CHILDREN'S  
PLAYROOM & CRECHE



PRIVATE CINEMA



BOWLING ALLEY



RHYTHM STUDIO



TEEN'S SOCIAL  
LOUNGE



FAMILY LAGOON  
POOL



SWIM-UP BAR



PADEL COURT



KID'S AQUA  
ADVENTURE ZONE



JACUZZI



SOCIAL  
PAVILION



SUNSET GARDENS



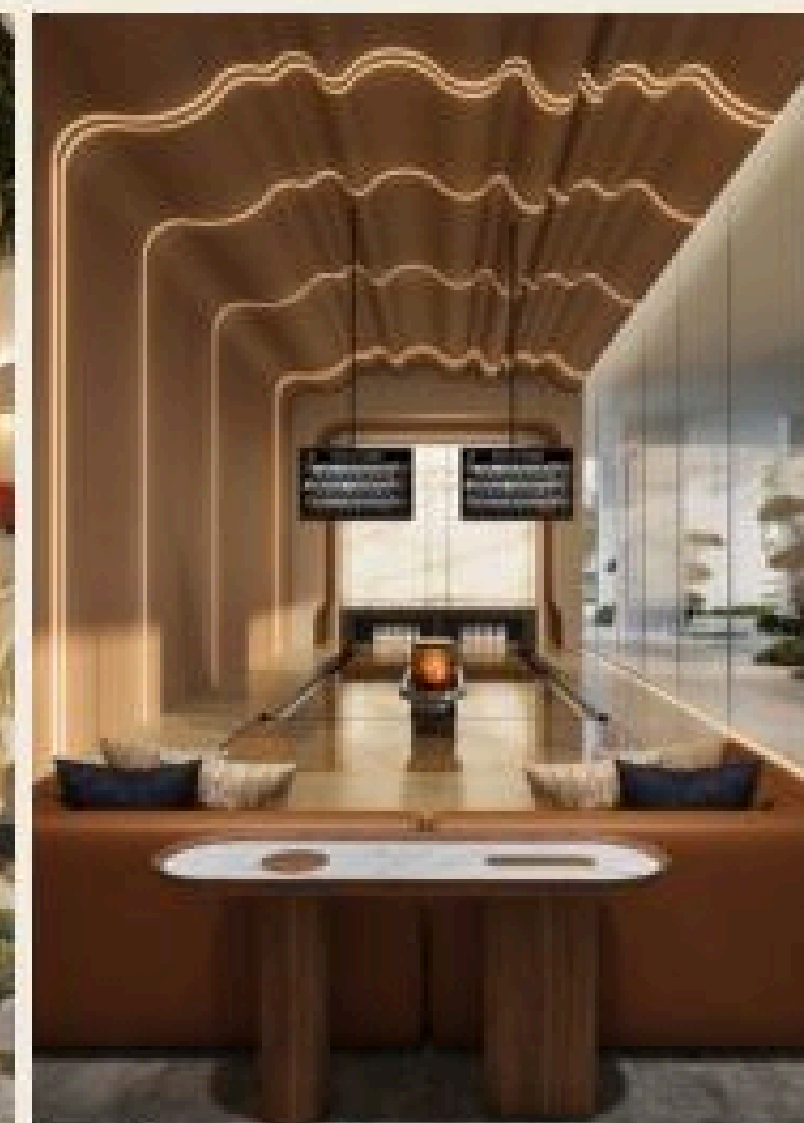
SUNSET POOL



FLOATING CABANAS



THE GROTTO



## THE SOCIAL - FAMILY AMENITIES

### LEGEND

- 01. Sunset Pool
- 02. Family Lagoon Pool
- 03. Adult Sanctuary Pool
- 04. Kid's Aqua Adventure Zone
- 05. Water Slide
- 06. Jacuzzi
- 07. Sun Terrace
- 08. Overwater Bridge
- 09. Swim-Up Bar
- 10. Floating Cabanas
- 11. The Grotto
- 12. Children's Playroom
- 13. Teen's Social Lounge
- 14. Crèche
- 15. Family Pool Lounge
- 16. Private Cinema
- 17. Bowling Alley
- 18. Rhythm Studio
- 19. Sunset Gardens
- 20. Social Pavilion
- 21. Grand Lawn
- 22. Padel Court



## TEEN & CHILDREN'S ZONES - WELLNESS FEATURES

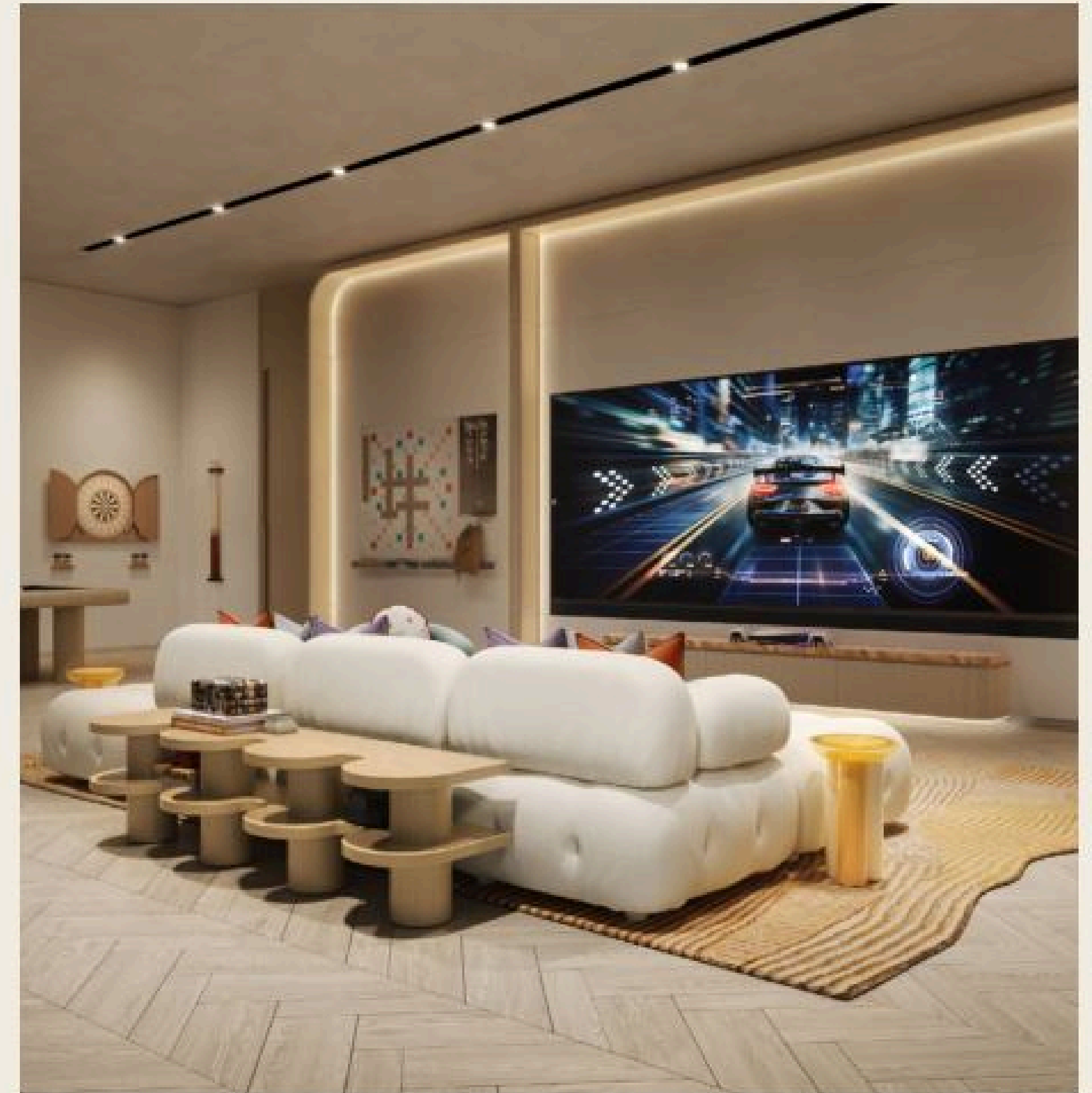
### DIGITAL WELLNESS + SOCIAL CONFIDENCE

#### UNIQUE FEATURES, MATERIALITY & SELECTIONS

- 4.2M ceiling heights create open, vibrant spaces for play and connection
- Soft furnishings + natural timber flooring add warmth, comfort and tactility
- Interactive games and curated furniture encourage social interaction and shared experiences
- Use of non-toxic materials + sound-absorbing elements ensures safety, comfort and a calming environment
- Designed to support family bonding and relaxation
- Eye-level, low blue-light screens + timed lighting scenes promote wellbeing

#### AMBIENCE & LIGHTING

- Lighting designed for biological alignment and visual comfort
- Flicker-free fittings support visual and cognitive health
- Layered lighting provides visibility without excessive intensity
- Soft wall-washing + organic luminaires create a playful, nature-inspired feel
- Timed lighting transitions support circadian rhythms and healthy activity-rest balance



## FAMILY LOUNGE & CINEMA - WELLNESS FEATURES

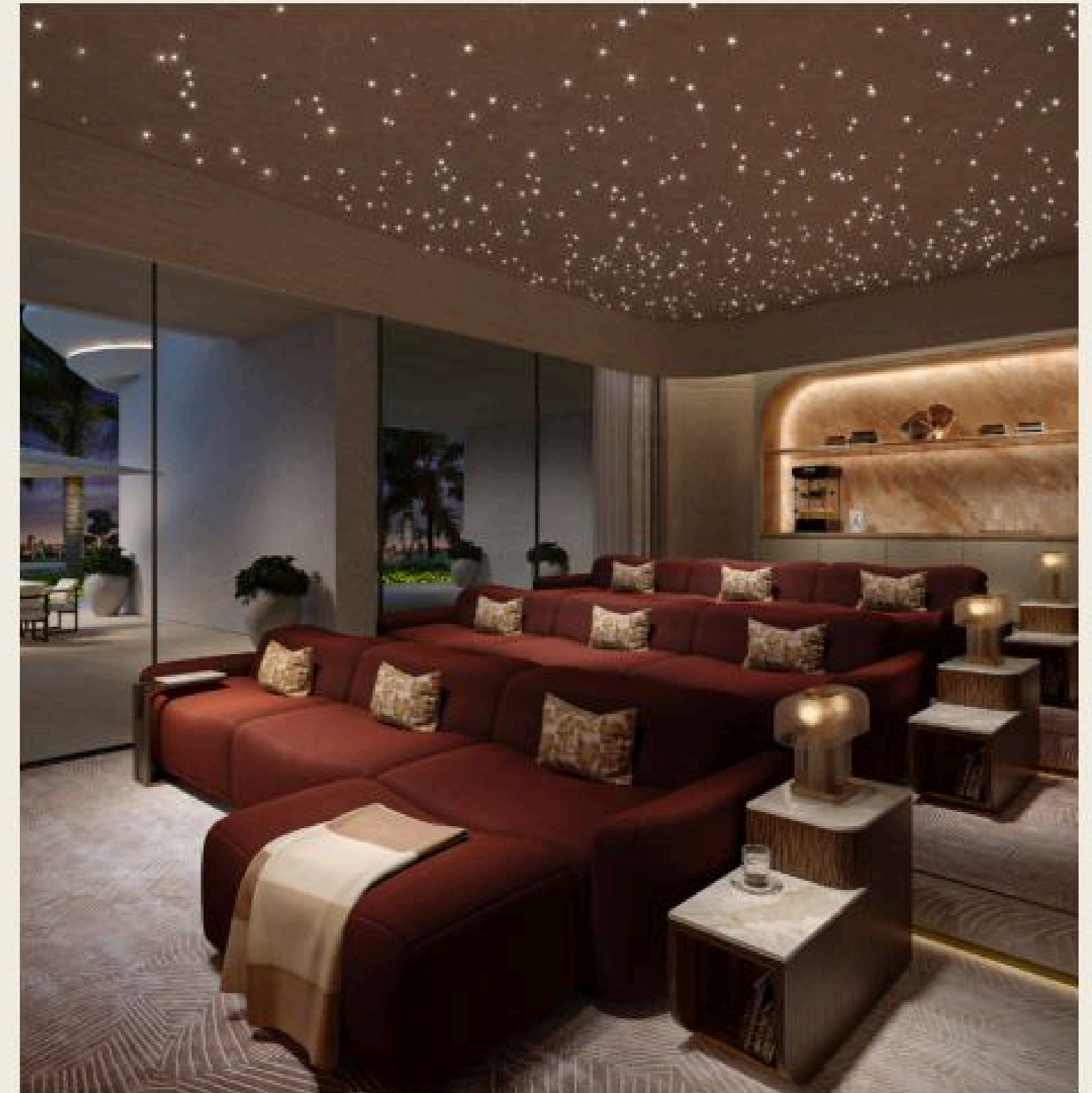
### SHARED RITUALS AND BONDING

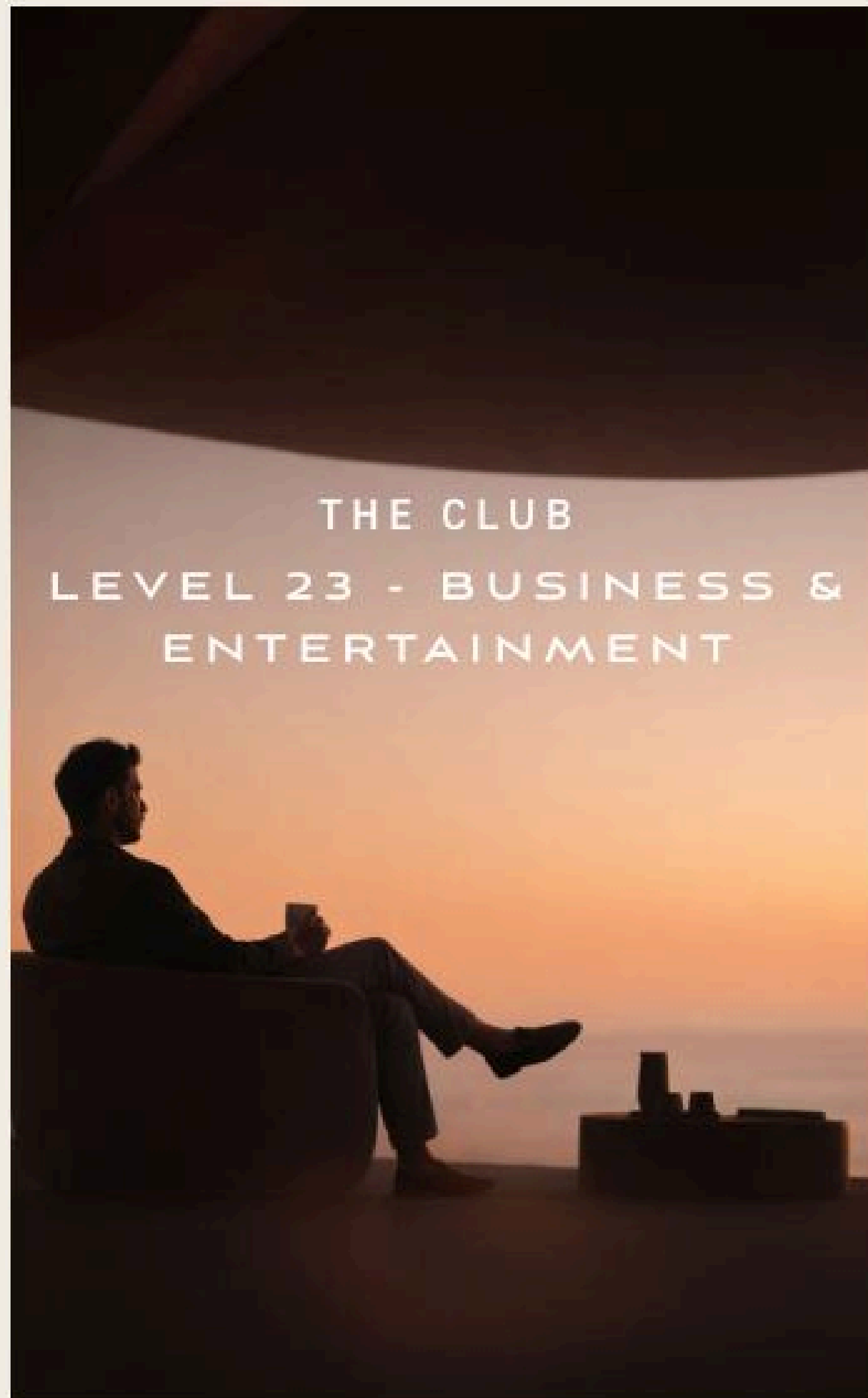
### UNIQUE FEATURES, MATERIALITY & SELECTIONS

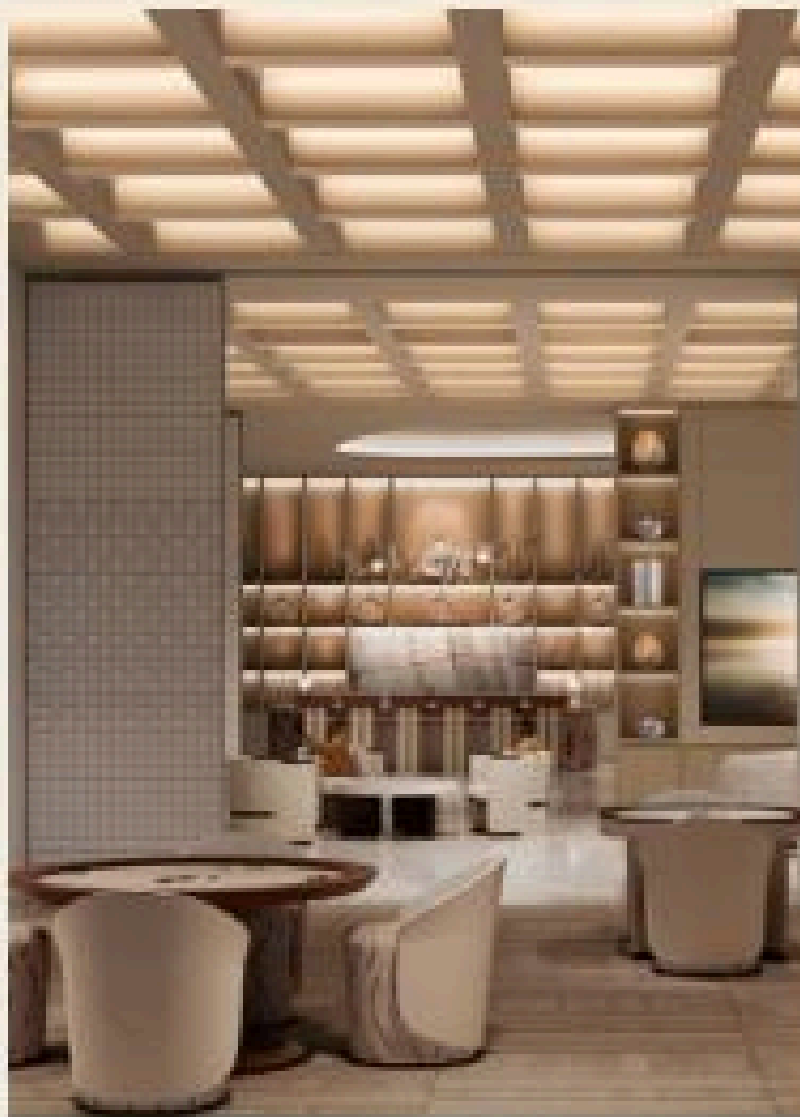
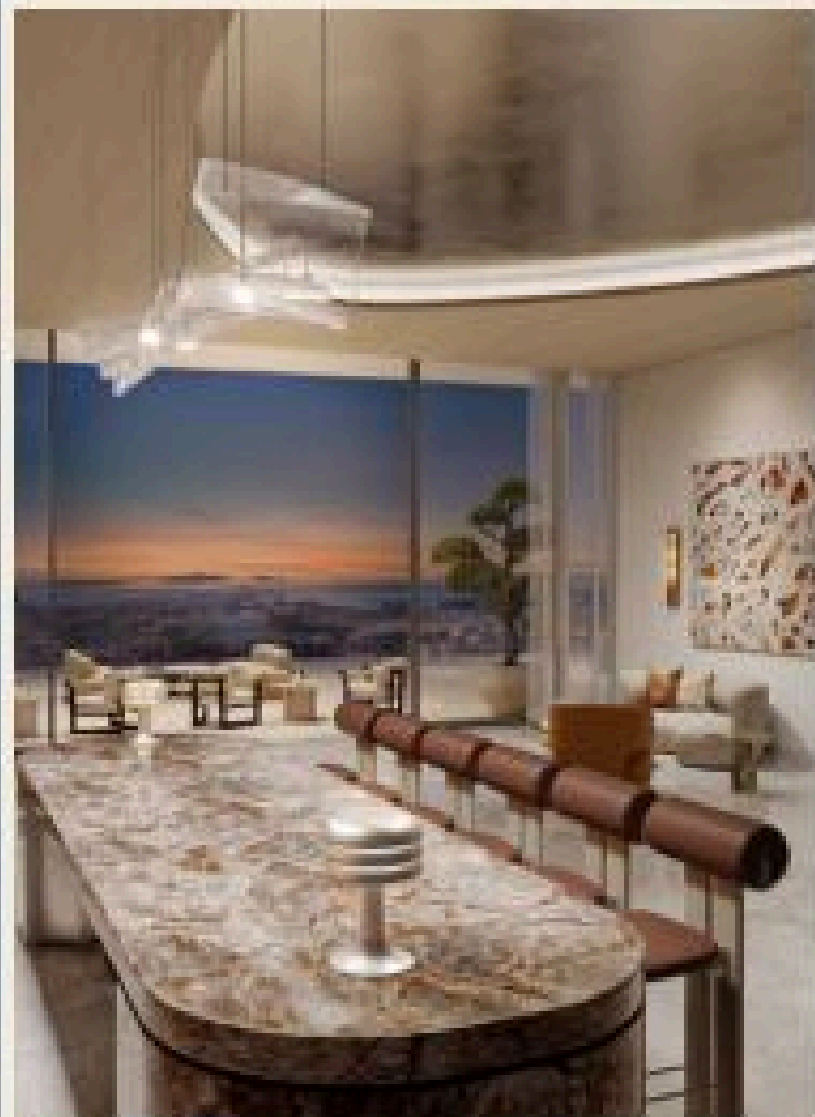
- Cinema room with plush textiles and upholstered seating creates a cosy, inviting atmosphere
- Warm neutral palette enhances comfort and relaxation
- Soundproofing elevates the viewing experience while maintaining acoustic comfort
- Family lounge features ample seating, natural textures and a refined, calming aesthetic
- Designed to encourage connection, relaxation and shared family time
- Karaoke integration adds a layer of fun and emotional connection for family and friends
- Low-blue projection settings will minimise melatonin disruption during evening screenings

### AMBIENCE & LIGHTING

- Lighting adapts to both social interaction and entertainment
- Scene settings balance clarity for activities with softer moods for relaxation
- Integrated RGBW lighting enables dynamic yet controlled environments for cinema and karaoke
- Overall atmosphere is immersive, flexible and balanced - vibrant when active, calm when at rest

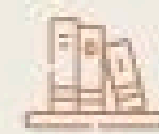






## A PALETTE FOR EVERY PALATE

ENVISIONED AS A PRIVATE SANCTUARY IN THE SKY, THE CLUB BLENDS DUBAI'S RICH HISTORY OF TRADE WITH A REFINED, PRIVATE ATMOSPHERE - AN EXCLUSIVE SETTING WHERE MEANINGFUL EXCHANGES AND MOMENTS OF RELAXATION UNFOLD AGAINST BREATHTAKING SUNSET VIEWS.



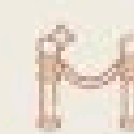
RESIDENT'S  
LIBRARY



CIGAR LOUNGE



MEMBER'S CLUB  
LOUNGE



EVENTS TERRACE



PRIVATE DINING WITH  
CHEF'S TABLE



PRIVATE STUDIES



EXECUTIVE  
BOARDROOM



CORPORATE LOUNGE



CO-WORKING  
STUDIOS



TEPPANYAKI GRILL



SKY  
TERRACE



SHALLOW POOL



LOUNGE  
TERRACE

# THE CLUB - BUSINESS & ENTERTAINMENT

## LEGEND

- 01. Member's Club Lounge
- 02. Entertainment Salons
- 03. Private Dining with Chef's Table
- 04. Cigar Lounge
- 05. Residents' Library
- 06. Executive Boardroom
- 07. Corporate Lounge
- 08. Co-Working Studios
- 09. Private Studies
- 10. Sky Terraces
- 11. Lounge Terrace
- 12. Event Terrace
- 13. Sun Terrace
- 14. Shallow Pool
- 15. Teppanyaki Grill



## BUSINESS ZONES - WELLNESS FEATURES

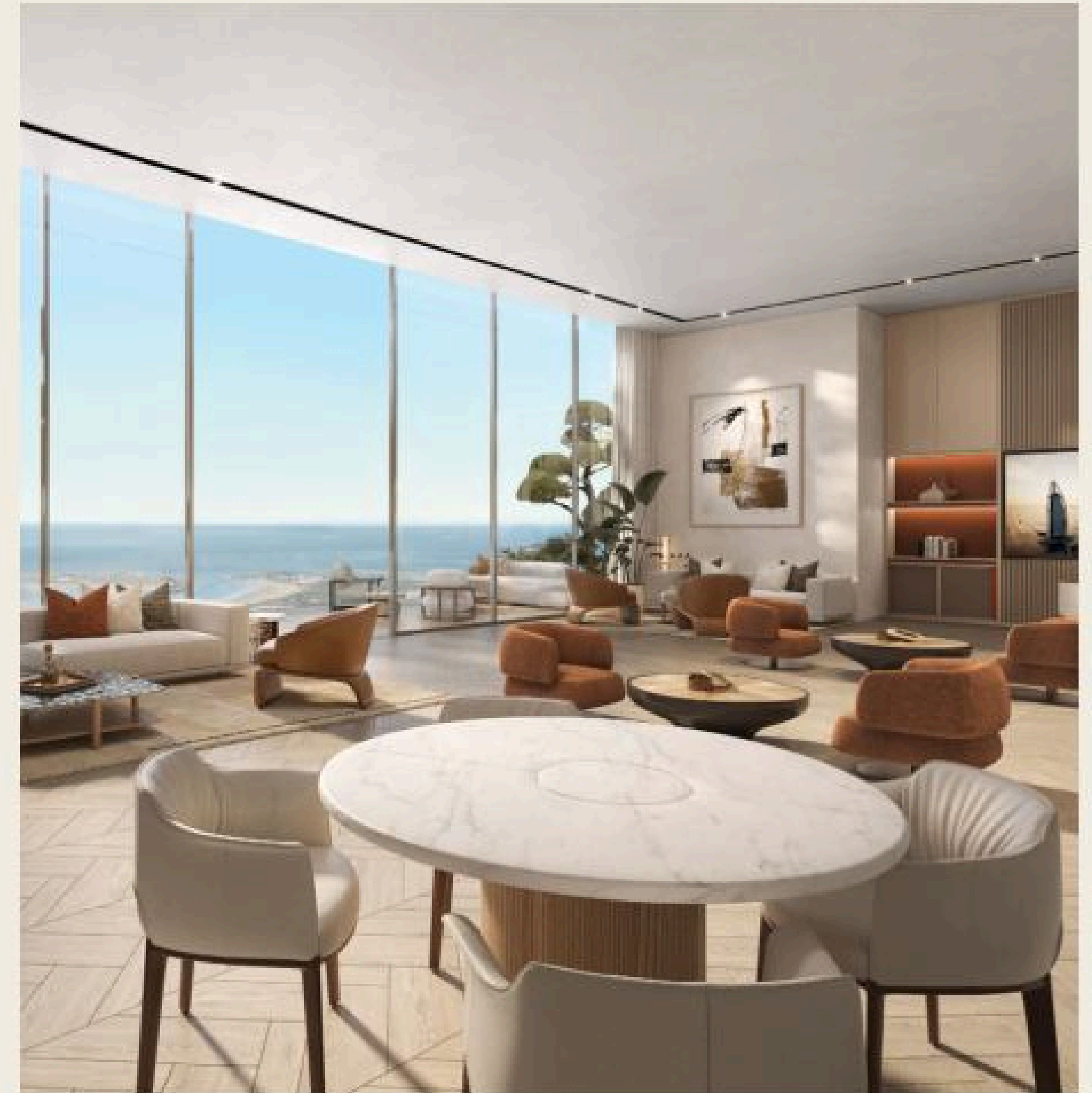
### COGNITIVE PERFORMANCE SPACES

#### UNIQUE FEATURES, MATERIALITY & SELECTIONS

- 3.6M ceiling heights create open, focused environments for productivity and collaboration
- Business lounge, co-working spaces, and boardrooms designed for flexibility across different meeting needs
- Smart task lighting + integrated technology optimise focus and efficiency
- Private phone booths provide acoustic privacy for calls and concentration
- Boardrooms offer spacious, comfortable seating for larger meetings
- Business lounge suited for smaller groups with ergonomic, adjustable furniture and cable management
- Overall design supports a professional, functional, and adaptable workspace

#### AMBIENCE & LIGHTING

- Flicker-free, glare-controlled lighting ensures visual comfort and clarity
- Calibrated illumination reduces fatigue and supports concentration
- Flexible lighting scenes adapt to different group sizes and functions maintaining focus while enhancing spatial refinement



## SOCIAL & ENTERTAINMENT ZONES - WELLNESS FEATURES

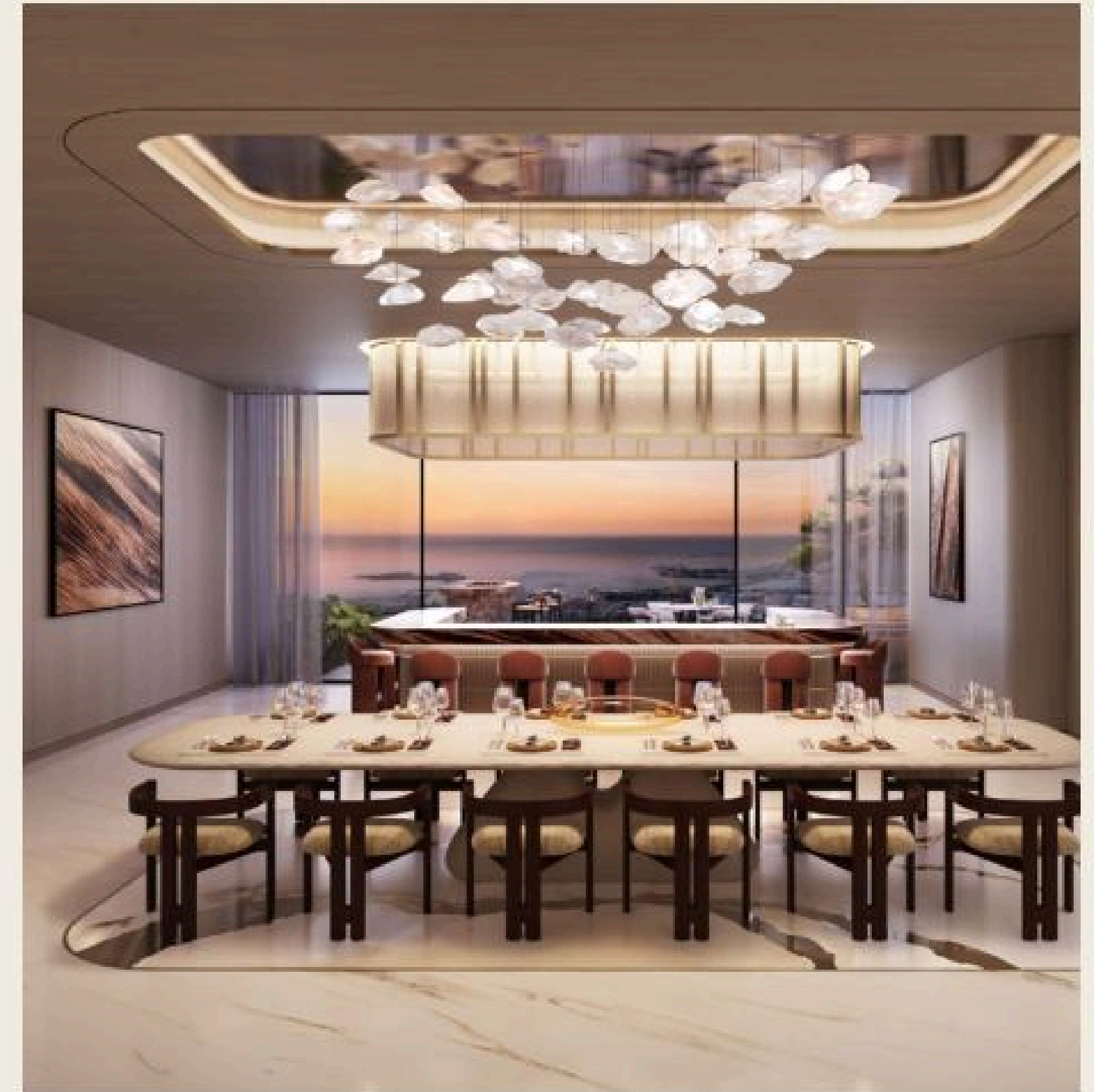
### SOCIAL LONGEVITY & REFINED RITUALS

#### UNIQUE FEATURES, MATERIALITY & SELECTIONS

- Feature materials (starburst marquetry, artisanal ceramics) create a vibrant, sophisticated Members' Lounge
- Lounge includes a "Longevity Bar" with botanical infusions and cognitive blends
- Private dining enhanced by artisanal resin finishes and elegant, comfortable furniture
- Caramel Onyx feature adds a striking focal point for refined entertaining
- Plant-forward, longevity-inspired menus curated with leading chefs for flavour and wellness
- Cigar Lounge features Black Taurus marble, walnut finishes and advanced air circulation for comfort
- Library space designed for focus with smart task lighting, integrated tech and warm walnut accents

#### AMBIENCE & LIGHTING

- Lighting enhances material richness and visual depth in the residents' lounge
- Adjustable scenes support both lively gatherings and refined evening moods
- Private dining lighting uses concealed sources and warm layers for intimacy
- Subtle, integrated lighting highlights materiality while maintaining comfort, even in the Cigar Lounge







## SERENITY IN THE SKY

INSPIRED BY PEARLS, THE RETREAT BLENDS ORGANIC ELEMENTS FROM FLOWING WATER FEATURES TO SMOOTH, POLISHED SURFACES WITH MARINE GRACE. MEANWHILE, A SOOTHING PALETTE AND LUXURIOUS TEXTURES ENHANCE THE TACTILE EXPERIENCE.

THROUGHOUT, SLEEK MINIMALIST FURNISHINGS BLEND WITH SCULPTURAL ACCENTS REMINISCENT OF UNDERWATER FORMATIONS, WHILE BESPOKE LIGHTING EVOKES SHIMMERING WATER. THIS HARMONIOUS FUSION OF NATURE AND DESIGN CREATES AN ATMOSPHERE WHERE EVERY CURVE AND DETAIL INVITES RELAXATION.



AL FRESCO  
CALISTHENICS DECK



SHALLOW POOL



INDOOR-OUTDOOR  
POOL



VITALITY POOLS



SPA TREATMENT  
SUITES



SAUNA &  
STEAM ROOM



PRIVATE  
HYDROTHERAPY POOL



JACUZZI



YOGA STUDIO  
& TERRACE



TROPICAL RAIN  
SHOWER



SPA DECK



SERENITY ROOM



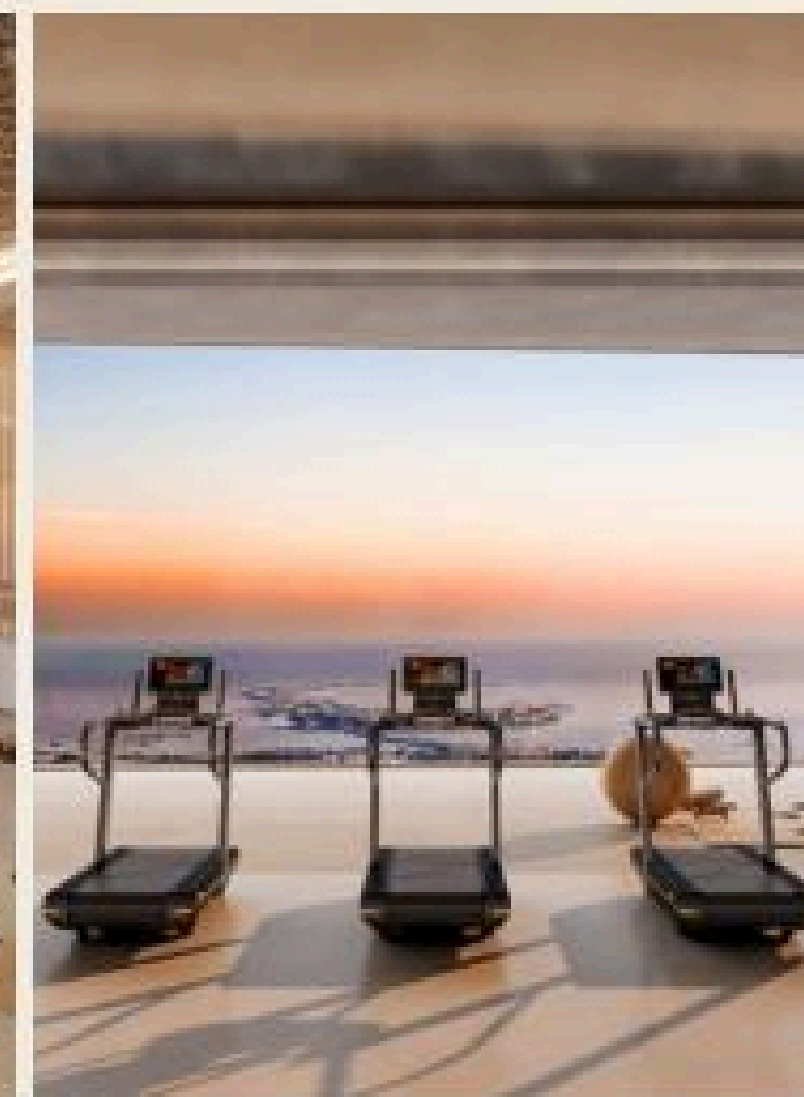
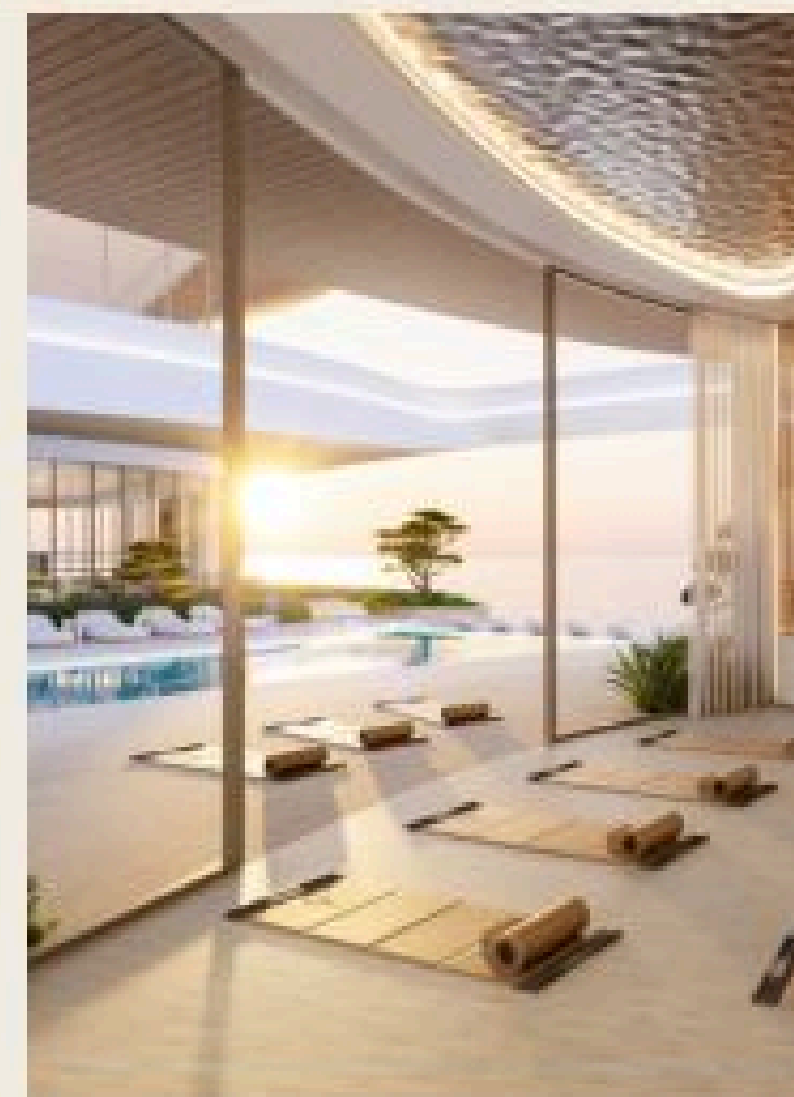
PILATES STUDIO  
& TERRACE



ONSEN



AQUA PAVILION



# THE RETREAT - WELLNESS SANCTUARY

## LEGEND

- 01. Indoor-Outdoor Pools
- 02. Shallow Pool
- 03. Vitality Pools
- 04. Private Hydrotherapy Pool
- 05. Onsen
- 06. Spa Deck
- 07. Aqua Pavilion
- 08. Beauty Lounge
- 09. Spa Treatment Suites
- 10. Sauna & Steam Room
- 11. Tropical Rain Showers
- 12. Serenity Room
- 13. Fitness Hub
- 14. Strength Training Studio
- 15. Pilates Studio & Terrace
- 16. Yoga Studio & Terrace
- 17. Al Fresco Calisthenics Deck



## GYM & MOVEMENT AREAS - WELLNESS FEATURES

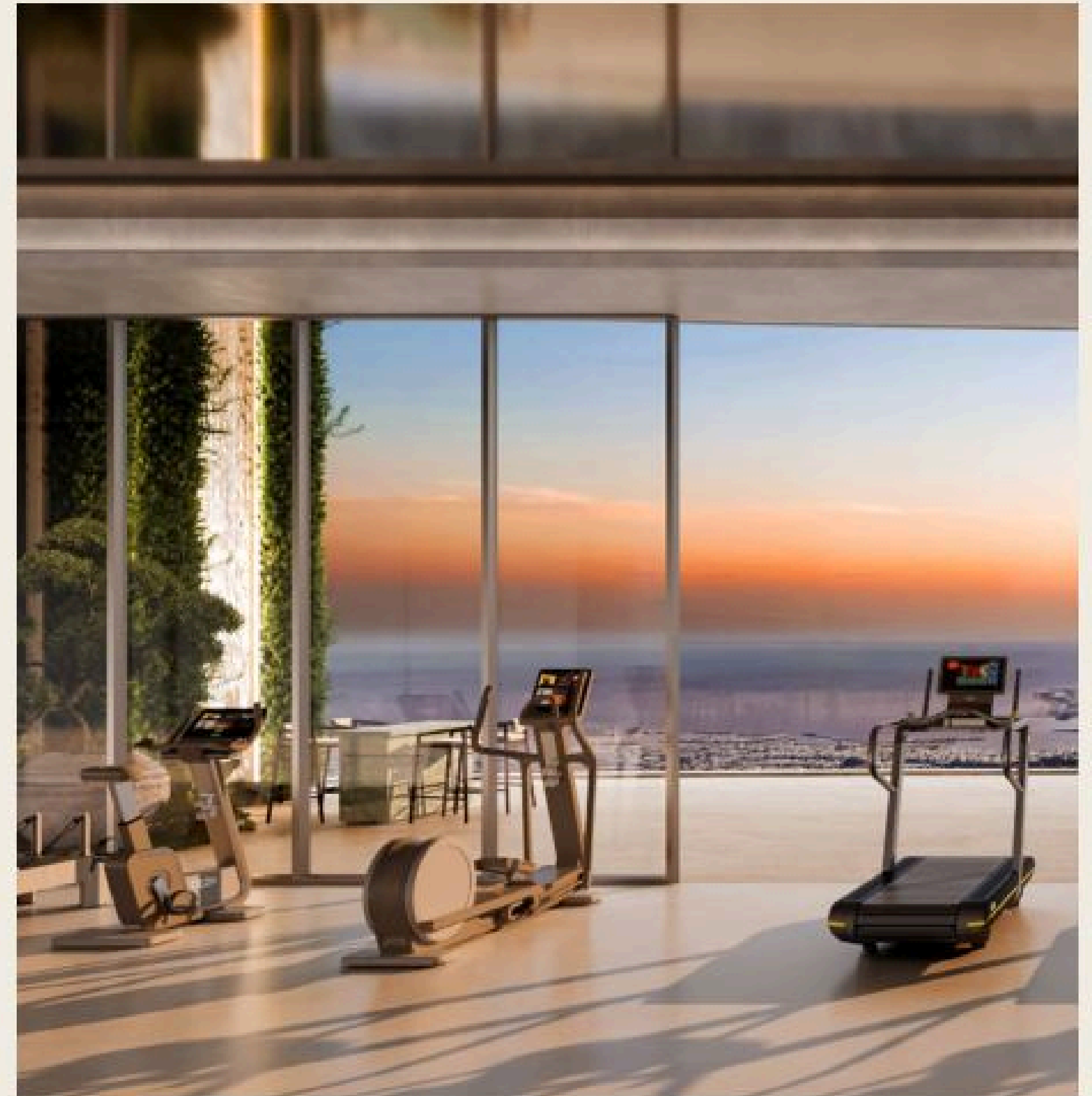
### RECOVERY IS THE NEW LUXURY

#### UNIQUE FEATURES, MATERIALITY & SELECTIONS

- 3.8M mirrored ceiling amplifies light, energy, and spatial dynamism in the gym
- Soft neutral materials + high-performance flooring create a calm, supportive fitness environment
- Designed for movement, recovery, sound bath and holistic wellness
- VR meditation and guided sound journeys enhance the longevity-focused experience
- Outdoor Wellness Bar offers herbal infusions and adaptogen shots in a nature-connected setting

#### AMBIENCE & LIGHTING

- Performance-driven lighting supports energy, strength, and precision
- Low-glare, balanced illumination ensures comfort across all exercise types
- Adjustable lighting scenes + CCT flexibility transition between high-intensity and meditative states
- Supports both physical performance and emotional balance



## POOL, TREATMENT ROOMS & THERAPIES - WELLNESS FEATURES

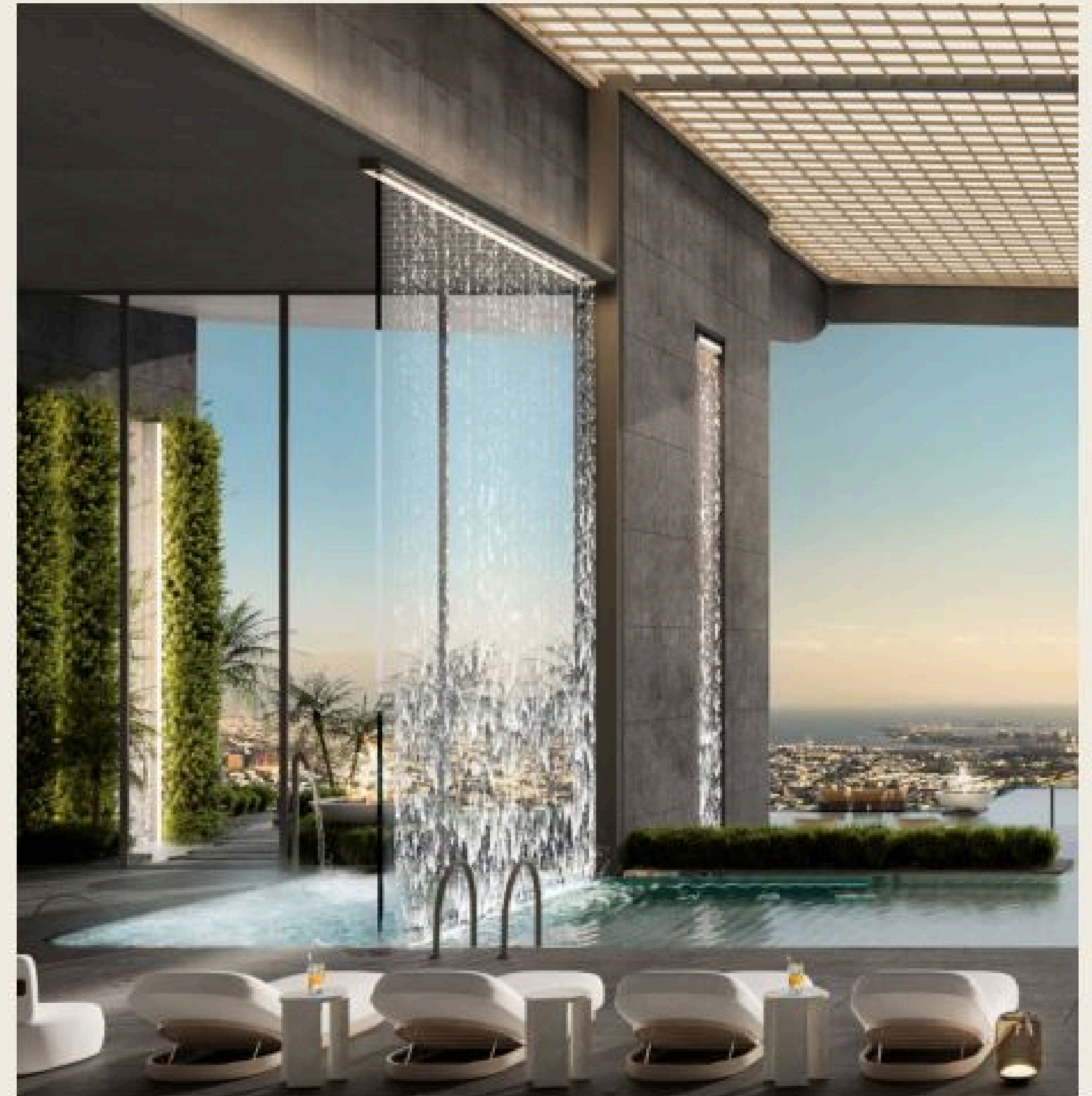
### REGENERATIVE WELLNESS & RESET

#### UNIQUE FEATURES, MATERIALITY & SELECTIONS

- 35th-floor pool with 8M double-height ceiling creates a dramatic, sky-high retreat with panoramic views
- Expansive vertical volume + natural light enhance openness and connection to the horizon
- Natural material palette (including basalt) creates a seamless indoor-outdoor, biophilic environment
- Rainforest-inspired sanitaryware + Kenyan Black marble feature add tranquillity, depth and sophistication
- Wellness and treatment spaces designed for privacy, comfort, and restoration
- 3.6m ceilings in salons and massage rooms balance intimacy with spaciousness
- Comprehensive wellness offering including plunges, cryotherapy, tropical showers, snow room, infrared sauna, float pods and red light therapy
- Overall experience supports recovery, rejuvenation, and holistic wellbeing

#### AMBIENCE & LIGHTING

- Lighting creates a biophilic connection between space, water and sky
- Tuneable skylights adjust colour temperature in harmony with natural light and views
- Subtle illumination of water and planting enhances calm and sensory richness
- In-ground lighting cues guide movement while maintaining ambience
- Treatment areas use warm, low-glare lighting to promote relaxation and parasympathetic responses
- Integrated lighting enhances softness, depth and tranquillity

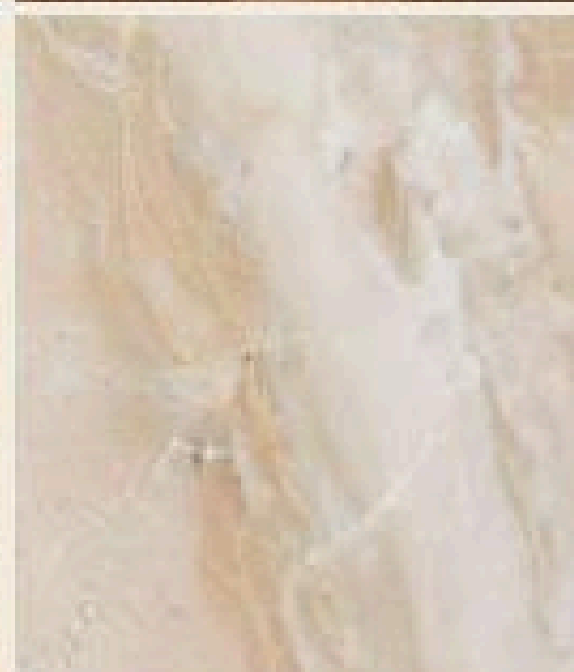
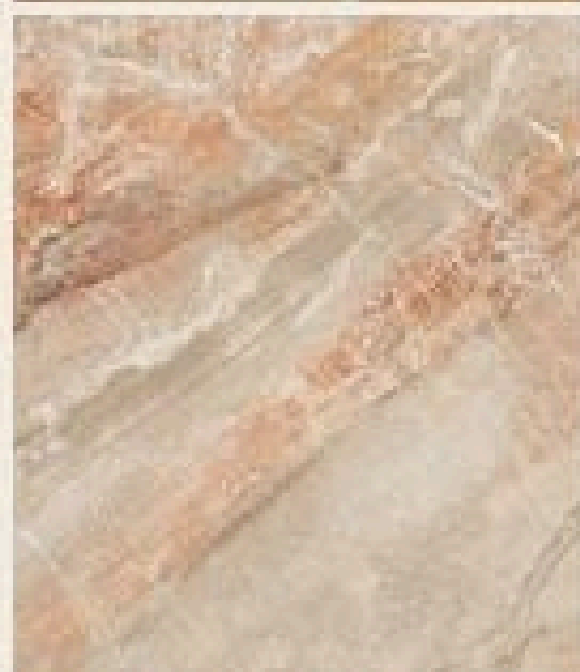
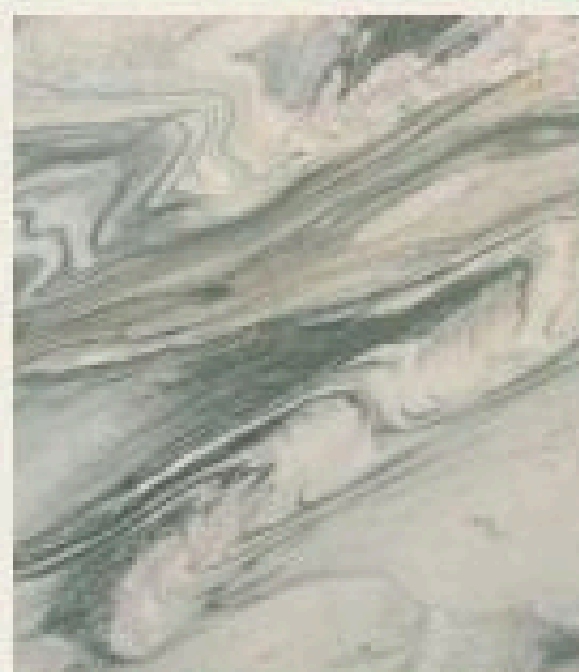
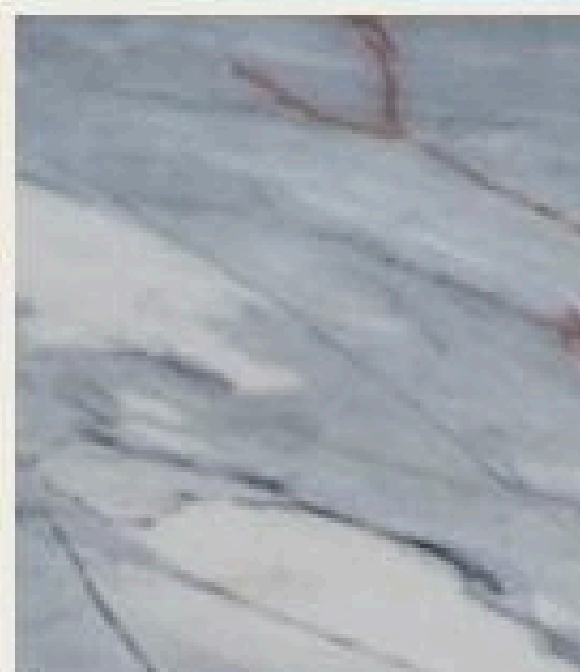
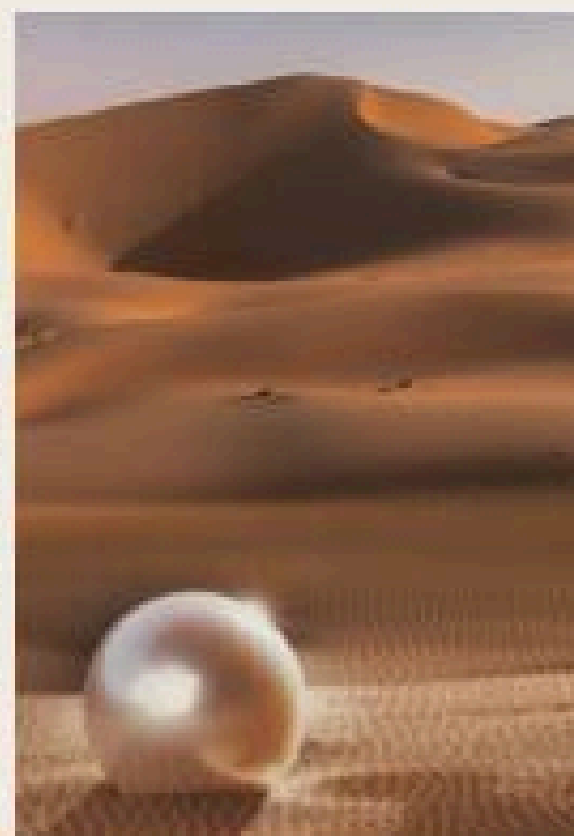
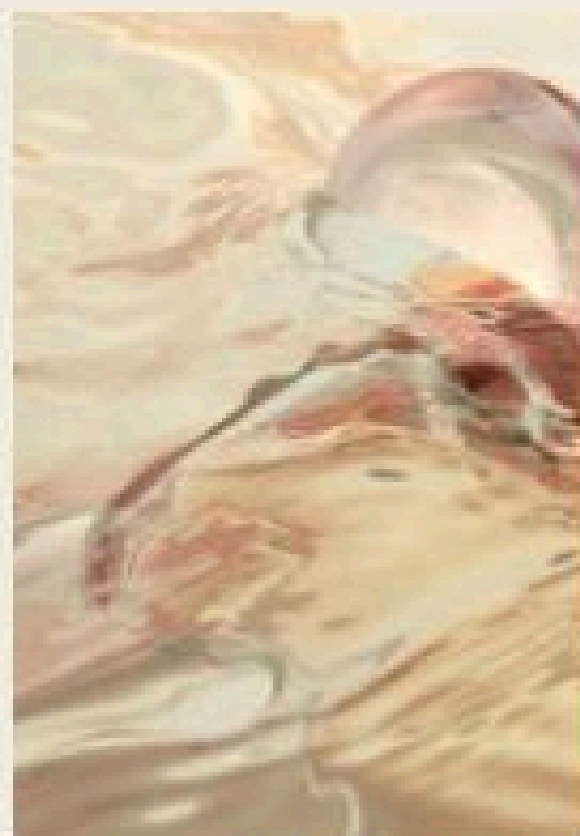
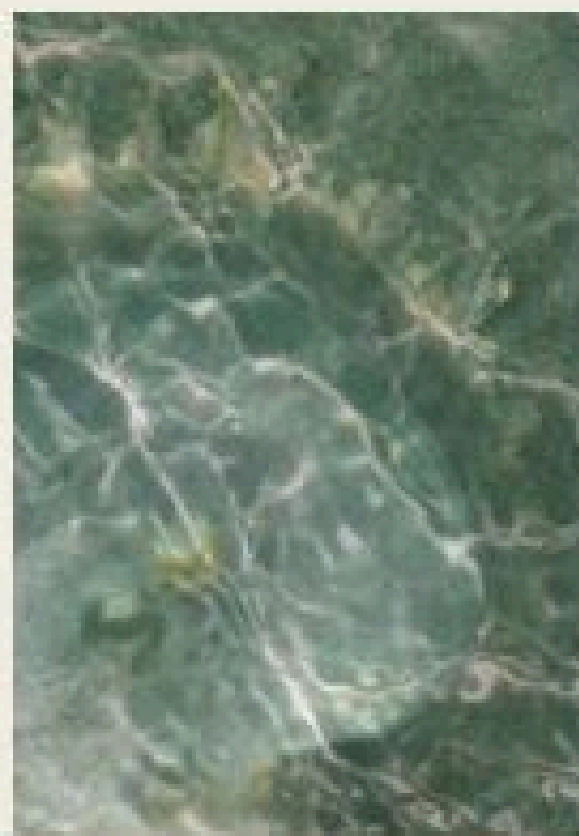
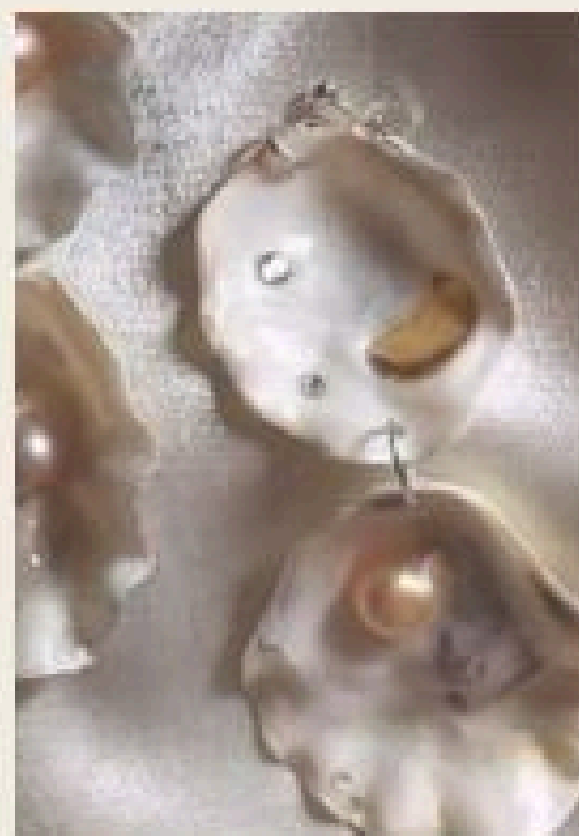


# UNIT TYPOLOGIES

AMĀLI  
PROPERTIES

# ACCENTED WITH ALLURE

EACH TYPOLOGY WITHIN AMALI RESIDENCES ENJOYS ITS OWN ACCENT STONE OR PALETTE, INSPIRED BY THE VERY STORY OF DUBAI, ITS HERITAGE, FUTURE AND OF COURSE, THE VERY ESSENCE OF CONTEMPORARY LUXURY LIVING.



PENTHOUSE  
MOTHER-OF-PEARL  
PALETTE

5-BEDROOM  
BLUE  
MOUNTAIN

4-BEDROOM  
CIPOLLINO  
VERDE

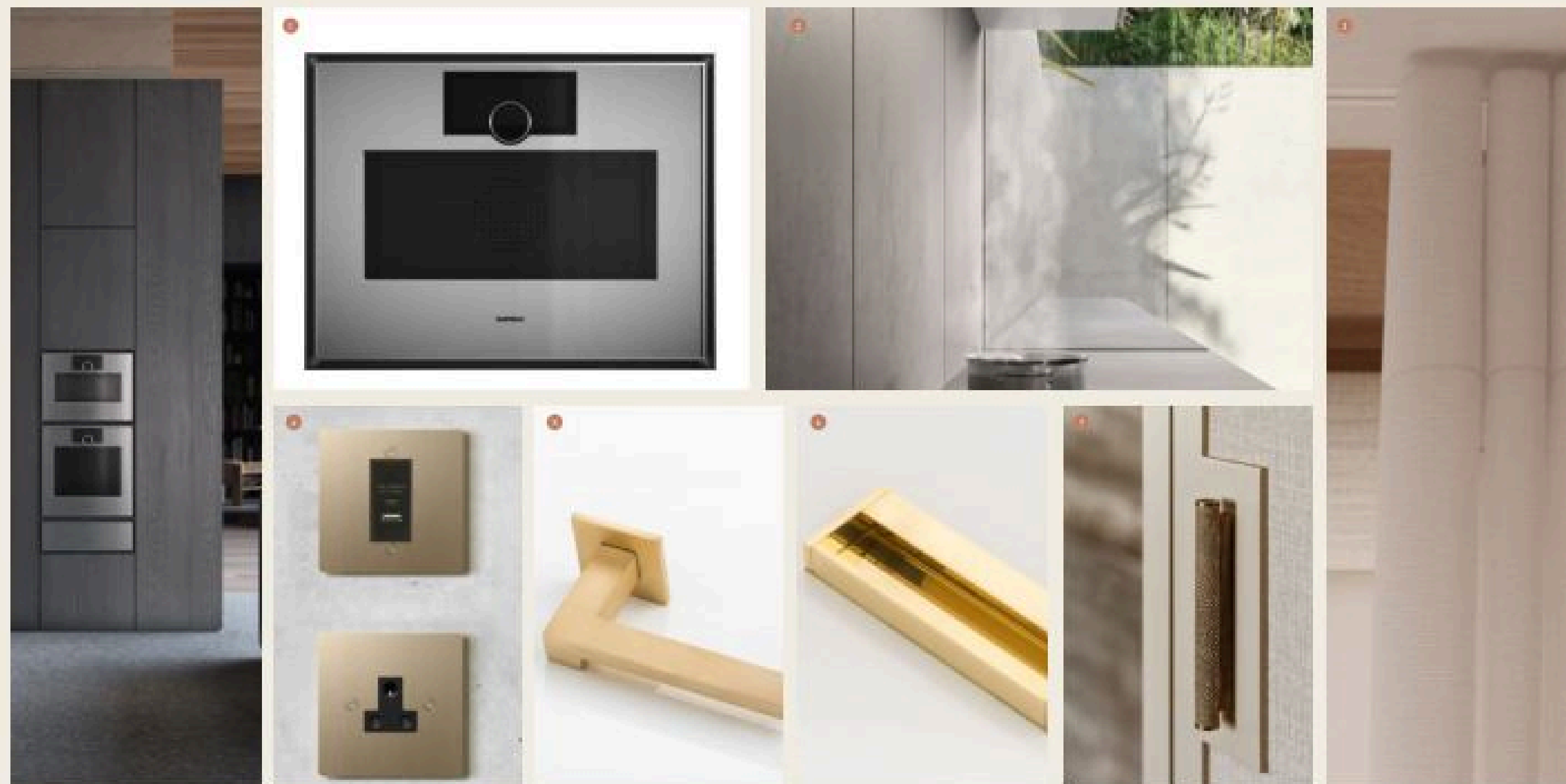
3-BEDROOM  
ROSSO  
OROBICO

2-BEDROOM  
BRECCIA  
ONICIATA

## APARTMENTS OVERVIEW

### EACH APARTMENT HAS:

- GAGGENAU APPLIANCES INTEGRATED WITH JOINERY
- LUTRON / FOCUS SB SMART HOME SYSTEMS
- HAND-FINISHED JOSEPH GILES IRONMONGERY IN NICKEL SILVER
- AN IMPRESSIVE 5.5M CEILING HEIGHT



01. GAGGENAU - EXPRESSIVE SERIES | 02. GAGGENAU - 200 SERIES | 03. LUTRON - SIVOIA DRAPERY SYSTEM | 04. FOCUS SB - RENAISSANCE  
05. JOSEPH GILES - CUT LEVER HANDLE | 06. JOSEPH GILES - RECESSED PULL | 07. CUSTOM HANDLE



2-BR - LIVING



3-BR - LIVING



4-BR - LIVING





5-BR - LIVING

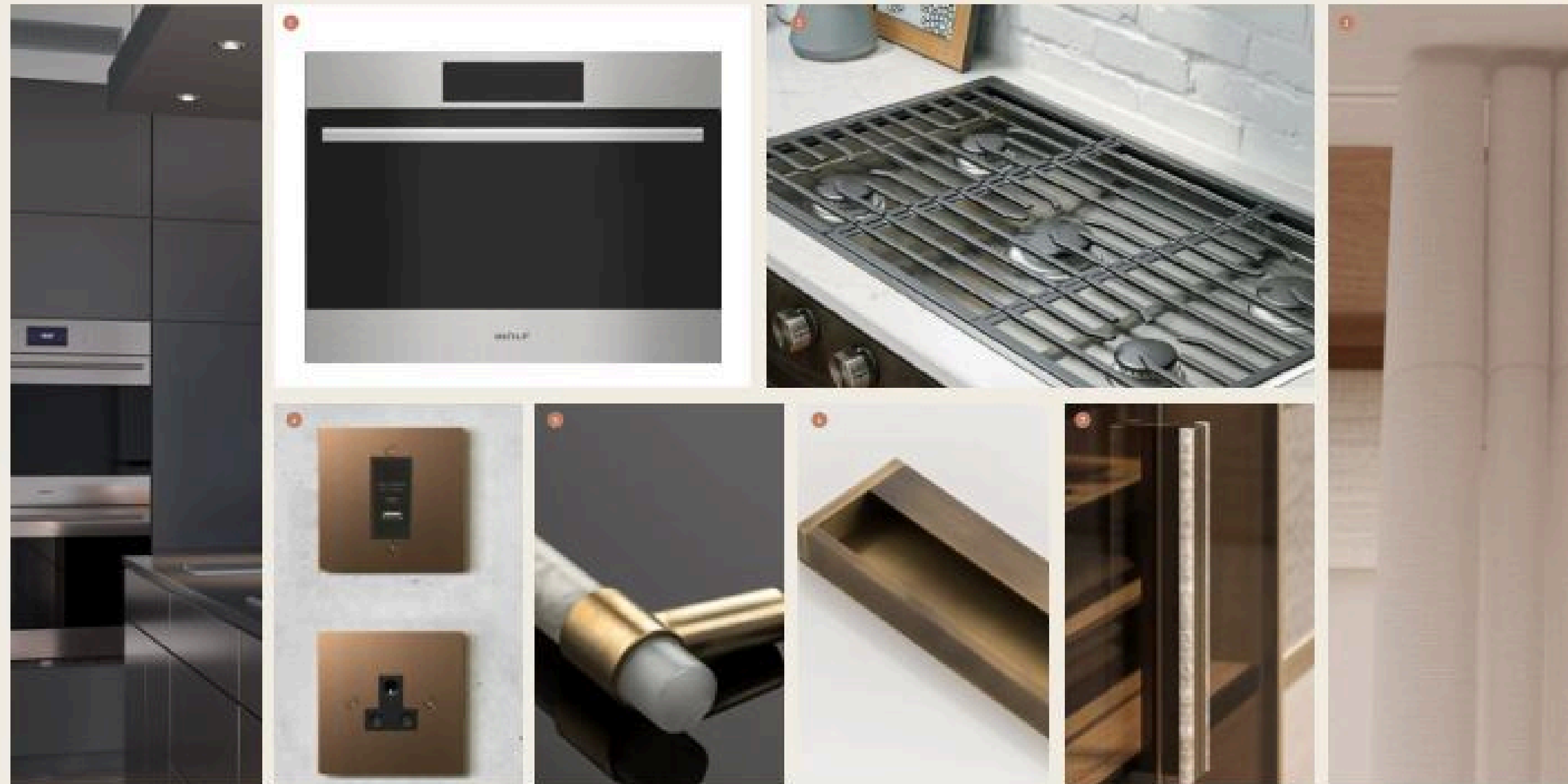


5-BR CANAL VILLA - TERRACE

## PENTHOUSES OVERVIEW

### EACH PENTHOUSE ALSO HAS:

- SUB-ZERO AND WOLF APPLIANCES INTEGRATED WITH JOINERY
- LUTRON / FOCUS SB SMART HOME SYSTEMS IN DARK BRONZE
- HAND-FINISHED JOSEPH GILES IRONMONGERY IN DARK BRONZE
- INCREDIBLE 4.7M CLEAR HEIGHT IN THE LOWER FLOOR AND 4.5M IN THE UPPER FLOOR

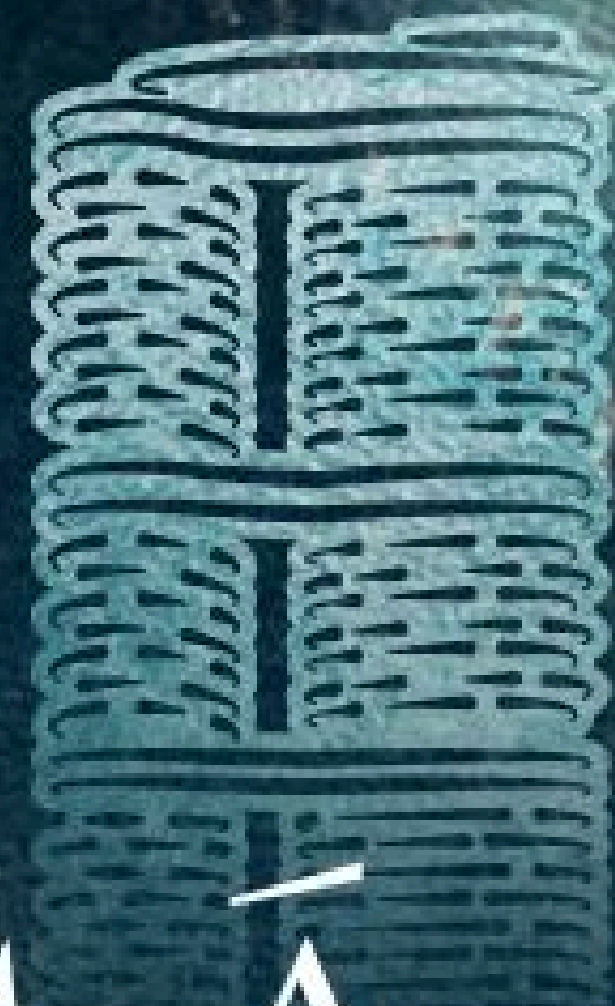


01. SUBZERO & WOLF-TRANSITIONAL-MICROWAVE OVEN | 02. SUBZERO & WOLF - GAS COOKTOP (WET KITCHEN)  
03. LUTRON - SIVOIA DRAPERY SYSTEM | 04. FOCUS SB - RENAISSANCE | 05. JOSEPH GILES - COLLETT LEVER HANDLE | 06. JOSEPH GILES - RECESSED PULL | 07. CUSTOM HANDLE





FLOOR PLANS - PHASE 01



AMALI

RESIDENCES

DUBAI

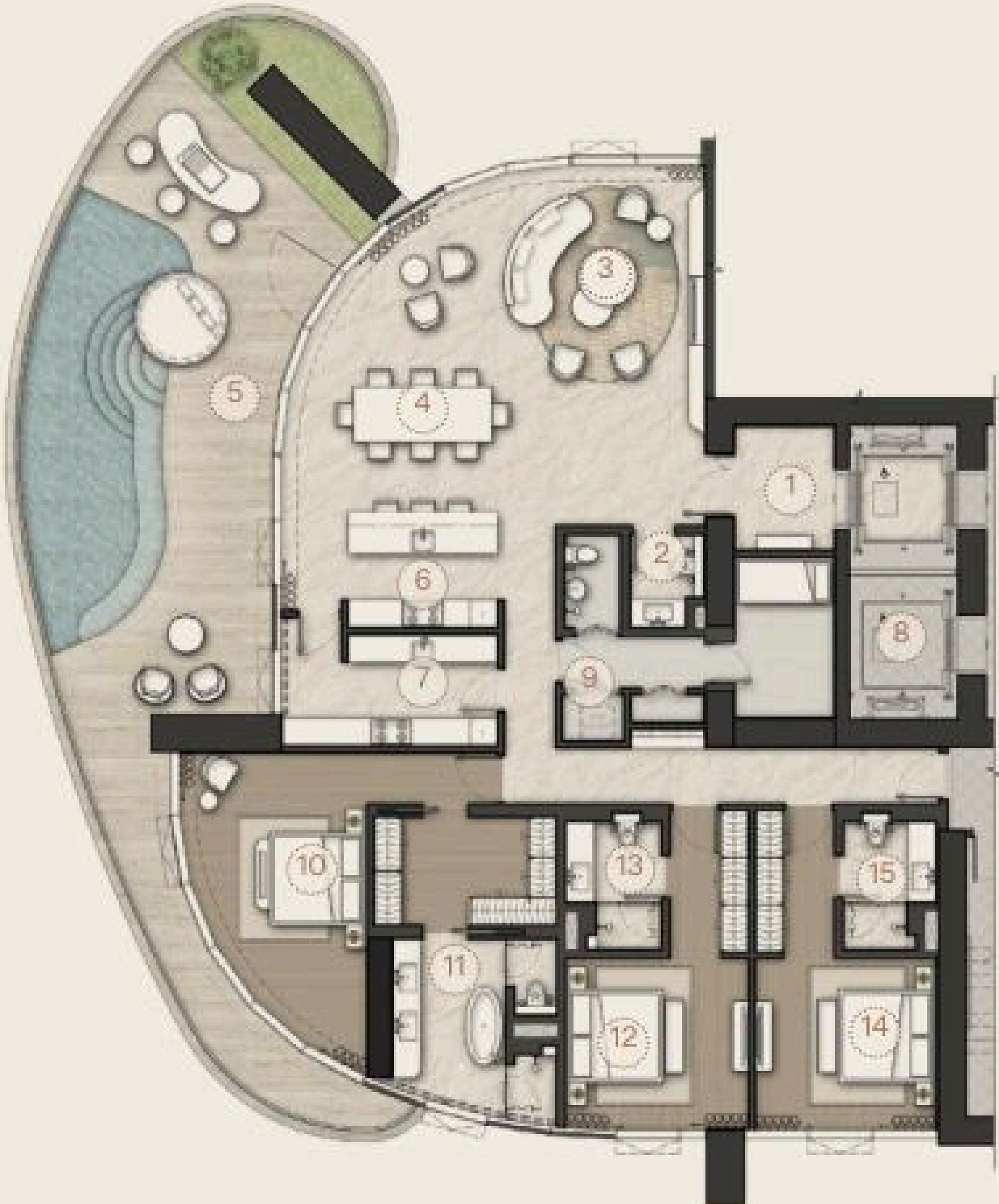
AMALI  
PROPERTIES

AHS  
PROPERTIES

# TOWER B - THREE-BEDROOM SEA SANCTUARY C

## LEGEND

- 01. Entrance Foyer
- 02. Powder Room
- 03. Family Living
- 04. Family Dining
- 05. Terrace
- 06. Show Kitchen
- 07. Wet Kitchen
- 08. Staff Bedroom
- 09. Laundry Room
- 10. Master Bedroom
- 11. Master Bathroom
- 12. Guest Bedroom 1
- 13. Guest Bathroom 1
- 14. Guest Bedroom 2
- 15. Guest Bathroom 2



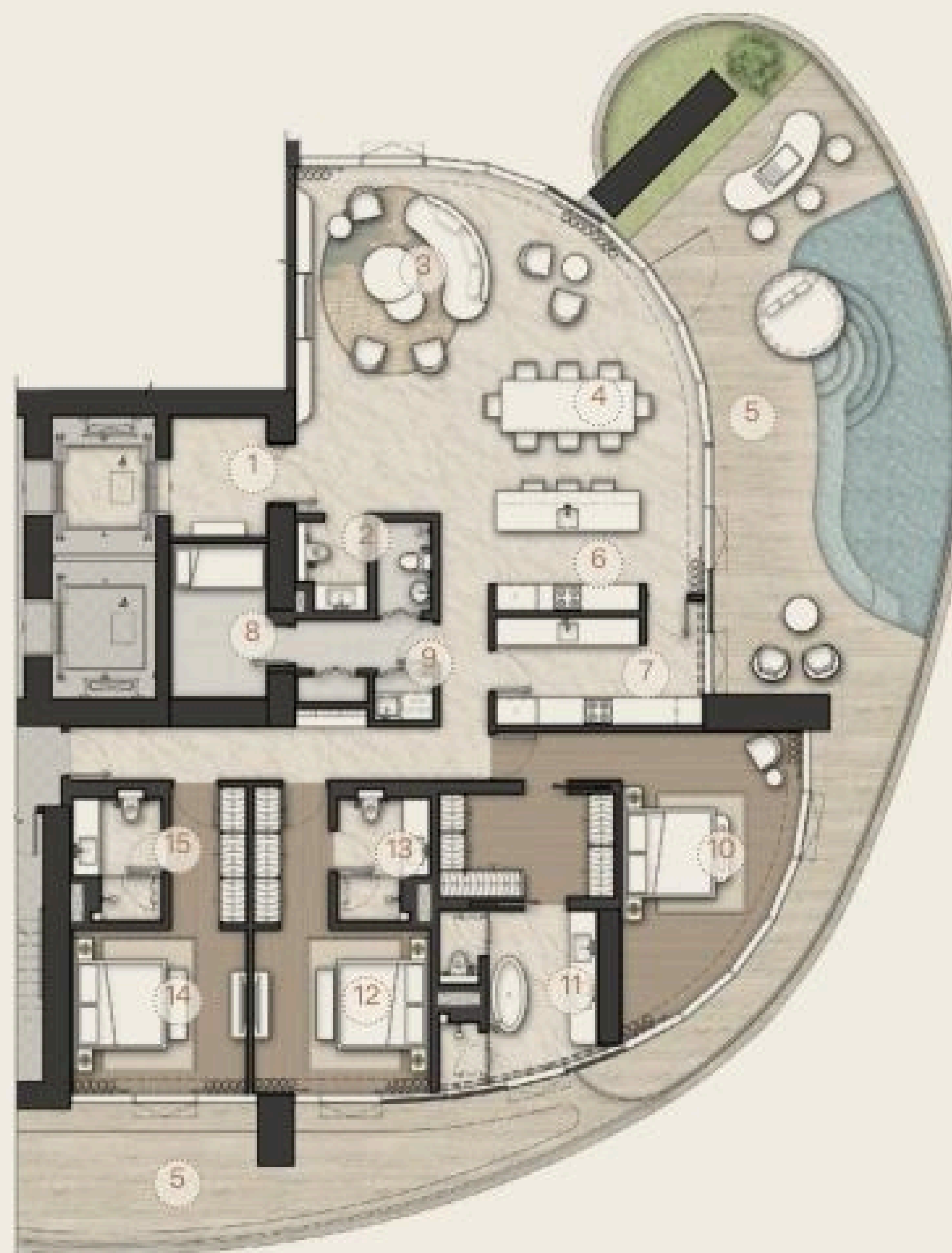
| TYPLOGY DETAILS   |       |
|-------------------|-------|
| Internal (SQFT)   | 2,794 |
| Terrace (SQFT)    | 907   |
| TOTAL AREA (SQFT) | 3,701 |



## TOWER B - THREE-BEDROOM SEA SANCTUARY C - MIRRORED

### LEGEND

- 01. Entrance Foyer
- 02. Powder Room
- 03. Family Living
- 04. Family Dining
- 05. Terrace
- 06. Show Kitchen
- 07. Wet Kitchen
- 08. Staff Bedroom
- 09. Laundry Room
- 10. Master Bedroom
- 11. Master Bathroom
- 12. Guest Bedroom 1
- 13. Guest Bathroom 1
- 14. Guest Bedroom 2
- 15. Guest Bathroom 2



#### TYPLOGY DETAILS

|                   |       |
|-------------------|-------|
| Internal (SQFT)   | 2,794 |
| Terrace (SQFT)    | 897   |
| TOTAL AREA (SQFT) | 3,691 |



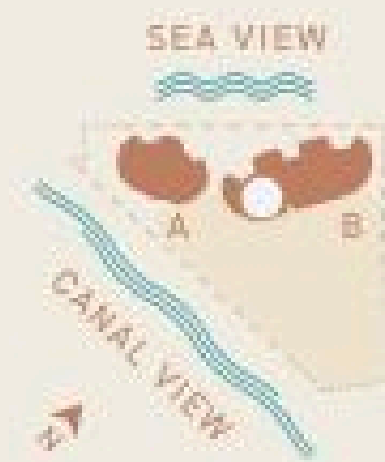
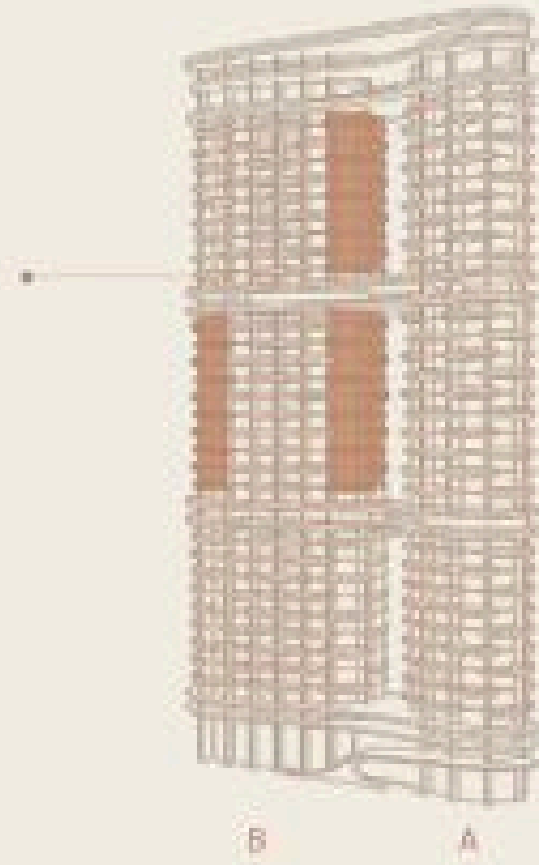
# TOWER B - THREE-BEDROOM SEA SANCTUARY B

## LEGEND

- 01. Entrance Foyer
- 02. Powder Room
- 03. Family Living
- 04. Family Dining
- 05. Terrace
- 06. Show Kitchen
- 07. Wet Kitchen
- 08. Staff Bedroom
- 09. Laundry Room
- 10. Master Bedroom
- 11. Master Bathroom
- 12. Guest Bedroom 1
- 13. Guest Bathroom 1
- 14. Guest Bedroom 2
- 15. Guest Bathroom 2



| TYPLOGY DETAILS   |       |
|-------------------|-------|
| Internal (SQFT)   | 2,794 |
| Terrace (SQFT)    | 1,542 |
| TOTAL AREA (SQFT) | 4,336 |



# TOWER B - THREE-BEDROOM SEA SANCTUARY B - MIRRORED

## LEGEND

- 01. Entrance Foyer
- 02. Powder Room
- 03. Family Living
- 04. Family Dining
- 05. Terrace
- 06. Show Kitchen
- 07. Wet Kitchen
- 08. Staff Bedroom
- 09. Laundry Room
- 10. Master Bedroom
- 11. Master Bathroom
- 12. Guest Bedroom 1
- 13. Guest Bathroom 1
- 14. Guest Bedroom 2
- 15. Guest Bathroom 2



### TYPLOGY DETAILS

|                   |       |
|-------------------|-------|
| Internal (SQFT)   | 2,794 |
| Terrace (SQFT)    | 1,546 |
| TOTAL AREA (SQFT) | 4,340 |



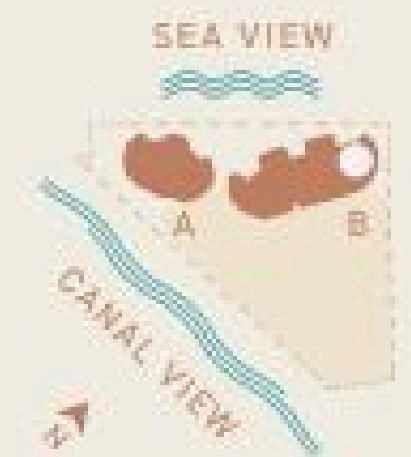
## TOWER B - FOUR-BEDROOM SEA HAVEN D

### LEGEND

- 01. Entrance Foyer
- 02. Powder Room
- 03. Family Living
- 04. Family Dining
- 05. Terrace
- 06. Show Kitchen
- 07. Wet Kitchen
- 08. Staff Bedroom
- 09. Laundry Room
- 10. Master Bedroom
- 11. Master Bathroom
- 12. Junior Master Bedroom
- 13. Junior Master Bathroom
- 14. Guest Bedroom 1
- 15. Guest Bathroom 1
- 16. Guest Bedroom 2
- 17. Guest Bathroom 2



| TYPLOGY DETAILS   |       |
|-------------------|-------|
| Internal (SQFT)   | 3,336 |
| Terrace (SQFT)    | 1,500 |
| TOTAL AREA (SQFT) | 4,836 |



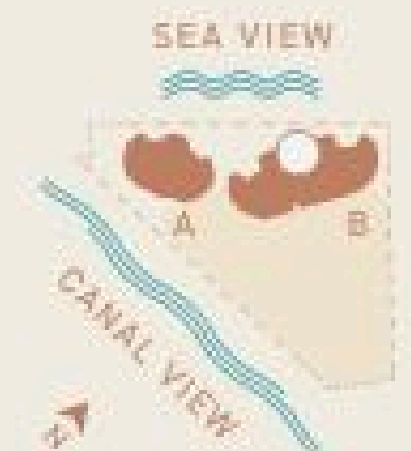
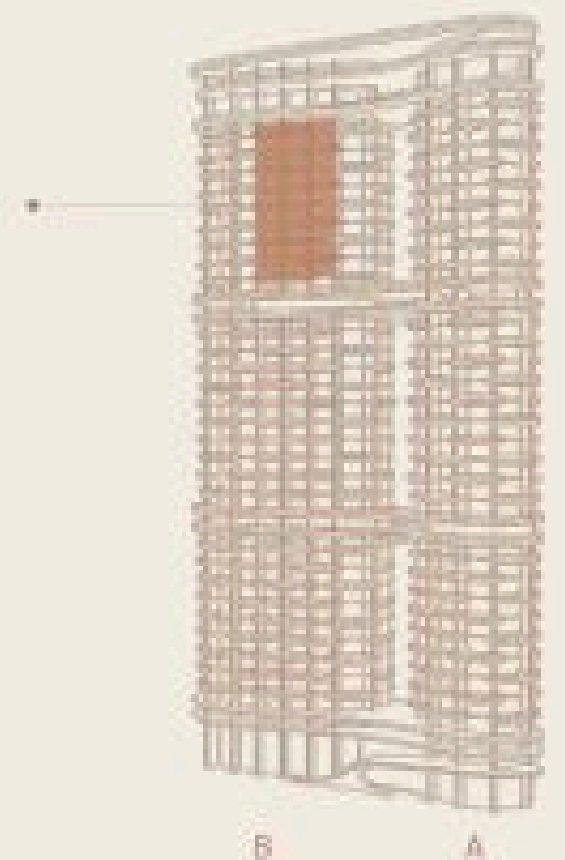
## TOWER B - FOUR-BEDROOM SEA HAVEN A

### LEGEND

- 01. Entrance Foyer
- 02. Powder Room
- 03. Family Living
- 04. Family Dining
- 05. Terrace
- 06. Show Kitchen
- 07. Wet Kitchen
- 08. Staff Bedroom
- 09. Laundry Room
- 10. Master Bedroom
- 11. Master Bathroom
- 12. Guest Bedroom 1
- 13. Guest Bathroom 1
- 14. Guest Bedroom 2
- 15. Guest Bathroom 2
- 16. Junior Master Bedroom
- 17. Junior Master Bathroom



| TYPLOGY DETAILS   |       |
|-------------------|-------|
| Internal (SQFT)   | 3,800 |
| Terrace (SQFT)    | 1,342 |
| TOTAL AREA (SQFT) | 5,142 |



THE CANAL, THE CITY &

# The Ocean

PERFECTLY FRAMED



## 2 BEDROOMS

from

**15.3 MILLION**

starting at  
2,929 sqft

## 3 BEDROOMS

from

**20.9 MILLION**

starting at  
3,783 sqft

## 4 BEDROOMS

from

**26.9 MILLION**

starting at  
4,810 sqft

## 5 BEDROOMS

PRICE ON REQUEST

starting at  
6,518 sqft

## PENTHOUSES

PRICE ON REQUEST

starting at  
20,981 sqft

## CANAL VILLAS

PRICE ON REQUEST

starting at  
6,950 sqft

Prices are in AED

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# AMÁLI

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# ARRIVAL EXPERIENCE

AMĀLĪ  
PROPERTIES

# THE ARRIVAL - TOWER ACCESS POINTS

## LEGEND

- 1. MAIN ENTRANCE
- 2. CAR ENTRANCE
- 3. RESIDENTS ENTRANCE
- 4. VISITORS AND SERVICES ENTRANCE
- 5. PEDESTRIAN ENTRANCE
- 6. WATER TRANSPORTATION ENTRANCE
- 7. BOARDWALK
- 8. DUBAI WATER CANAL
- 9. CYCLE ENTRANCE





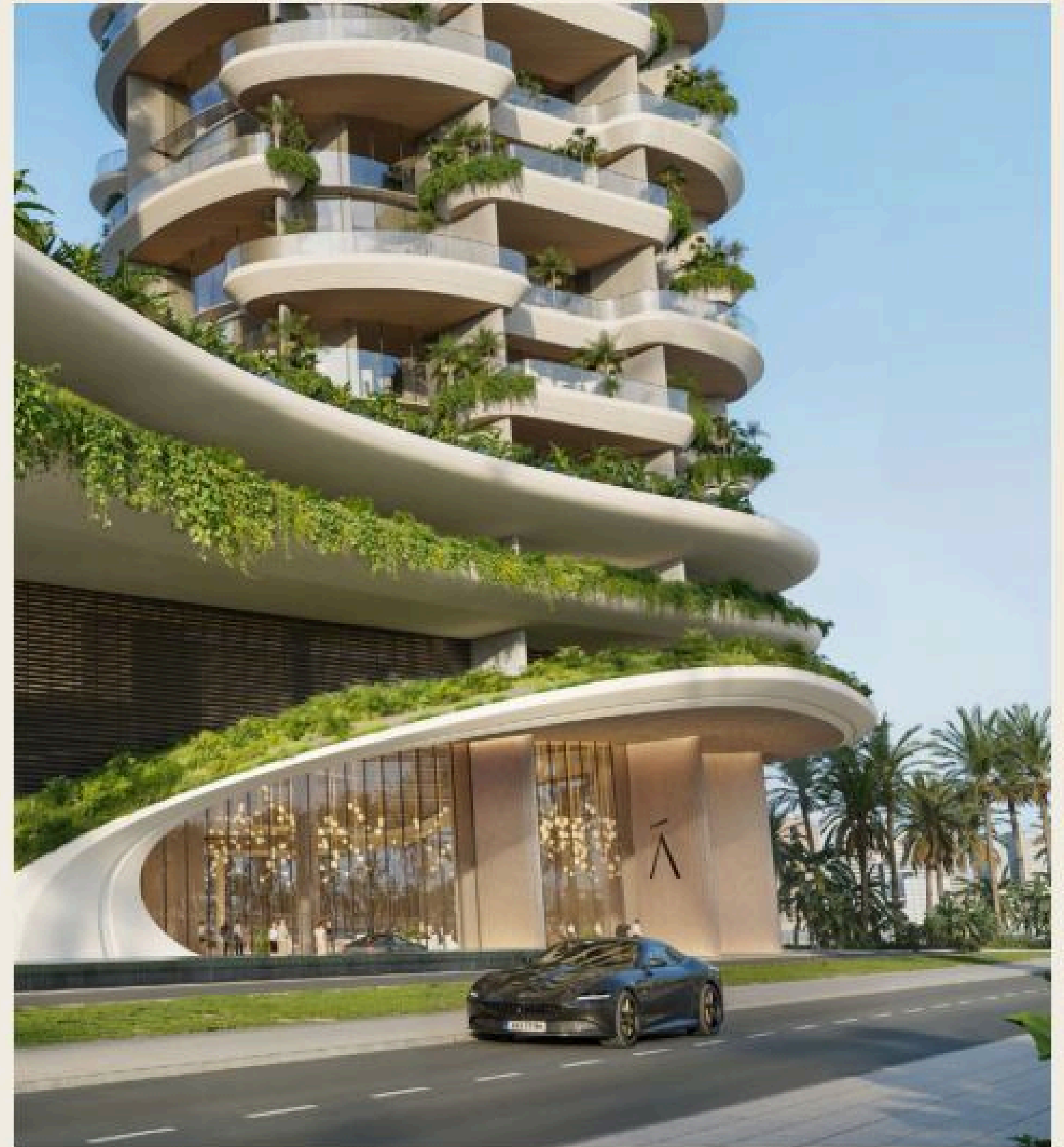
## THE ATRIUM

THE CITY SLIPS AWAY FROM THE  
MOMENTS YOU STEP IN - NO MATTER  
THE TIME OF DAY.

CIRCADIAN LIGHTING SETS THE TONE,  
WHILE HIGH-GRADE AIR FILTRATION  
AND HVAC SYSTEMS ALLOW FOR  
CONTINUOUS FRESH-AIR BALANCING  
IN CIRCULATION ZONES.

## FAST FACTS

- TRIPLE-HEIGHT ATRIUM: 12M
- SOUND-MASKING USING NEURO-ACOUSTIC AMBIENT LAYERS TO REINFORCE THE SENSE OF CALM AND 'COMING HOME'
- FOUR ELEVATORS IN TOWER A (PLUS ONE SERVICE ELEVATOR) AND EIGHT IN TOWER B (PLUS ONE SERVICE ELEVATOR)  
DISTANCE FROM MAIN TOWER ENTRANCE TO ELEVATORS
  - TOWER A: 30M
  - TOWER B: 31M
- ELEVATOR SPEED FROM G TO LEVEL 47: 36 SECONDS
- CONSTANT TREATED FRESH AIR AT 22°C



## ARRIVAL & TRANSITION SPACES - WELLNESS FEATURES

### STRESS FREE ARRIVAL RITUAL

#### UNIQUE FEATURES, MATERIALITY & SELECTIONS

- Natural limestone finishes reconnect the space to nature, creating a calm, grounded atmosphere
- Leather-upholstered furniture adds comfort and refinement to the garage lounge
- Lounge designed as an elegant, welcoming space for greeting guests or quiet moments

#### AMBIENCE & LIGHTING

- Garage conceived as a curated gallery space rather than purely functional
- Calibrated brightness transition allows smooth adjustment from exterior light conditions
- Glare-free skylight highlights vehicles without harsh reflections, enhancing visual clarity
- Tuneable lighting offers flexibility while maintaining comfort and cohesion
- Overall atmosphere remains refined, composed, and seamlessly integrated with the home

