



Paradise
IS NOT A PLACE,
IT'S A
State of Mind

INSPIRED BY SIX OF THE
World's best tropical island destinations



Maldives



Bora Bora



Seychelles



Hawaii



Bali



Fiji



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Live THE ISLAND
STATE OF MIND

CLOSE TO *Everything.* FAR FROM ORDINARY

 **15 MIN**
SPORTS CITY, MOTOR CITY, DAMAC HILLS

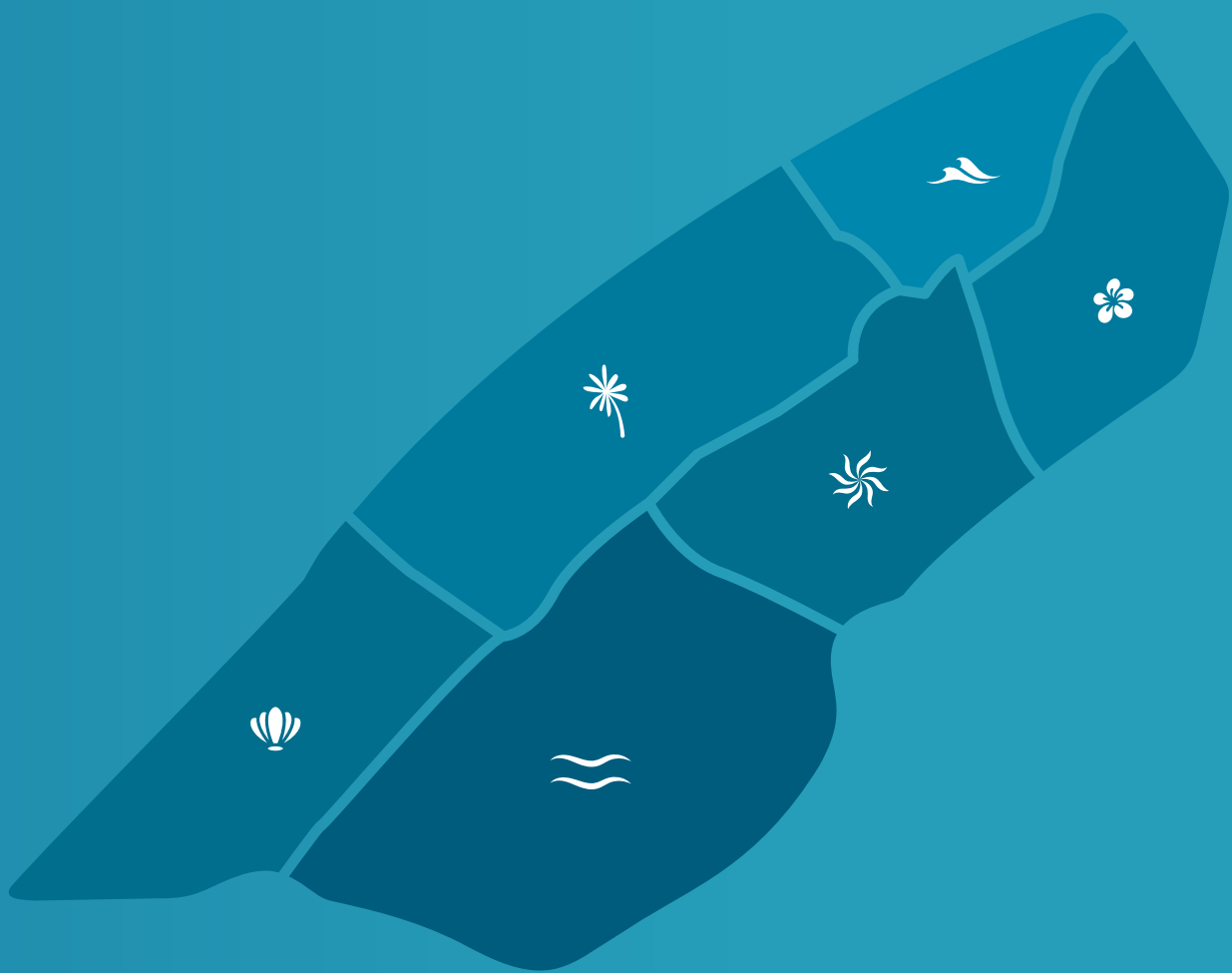
 **20 MIN**
EXPO 2020 VENUE

 **23 MIN**
AL MAKTOUM INTERNATIONAL AIRPORT

 **28 MIN**
DUBAI INTERNATIONAL AIRPORT

 **30 MIN**
BURJ AL ARAB

 **30 MIN**
DUBAI INVESTMENT PARK



 MALDIVES

 BORA BORA

 FIJI

 HAWAII

 BALI

 SEYCHELLES





FIJI

HAWAII

BALI

SEYCHELLES

BORA BORA

MALDIVES

20

16

9

7

22

10

11

6

5

19

17

4

12

3

13

15

8

21

2

14

YOUR ISLAND LIFE CURATED TO *Perfection*

1



Central Hub
Fountain

2



Wedding
Venue

3



Aqua
Dome

4



Iguanas Park &
Fruit Market

5



Paddling
(Gondola Style)

6



Water
Platforms

7



Lagoon Tour
in Hammock

8



Lagoon
Waterfalls

9



Mini Golf
Island

10



Tortoise
Garden

11



Parrot
Park

12



Aqua
Park

13



Jungle
River

14



Rapids

15



Zipline

16



Jungle
Swings

17



Yoga &
Calisthenics
Park

18



Yoga Floating
Decks

19



Wildlife
Park

20



Fitness
Park

21



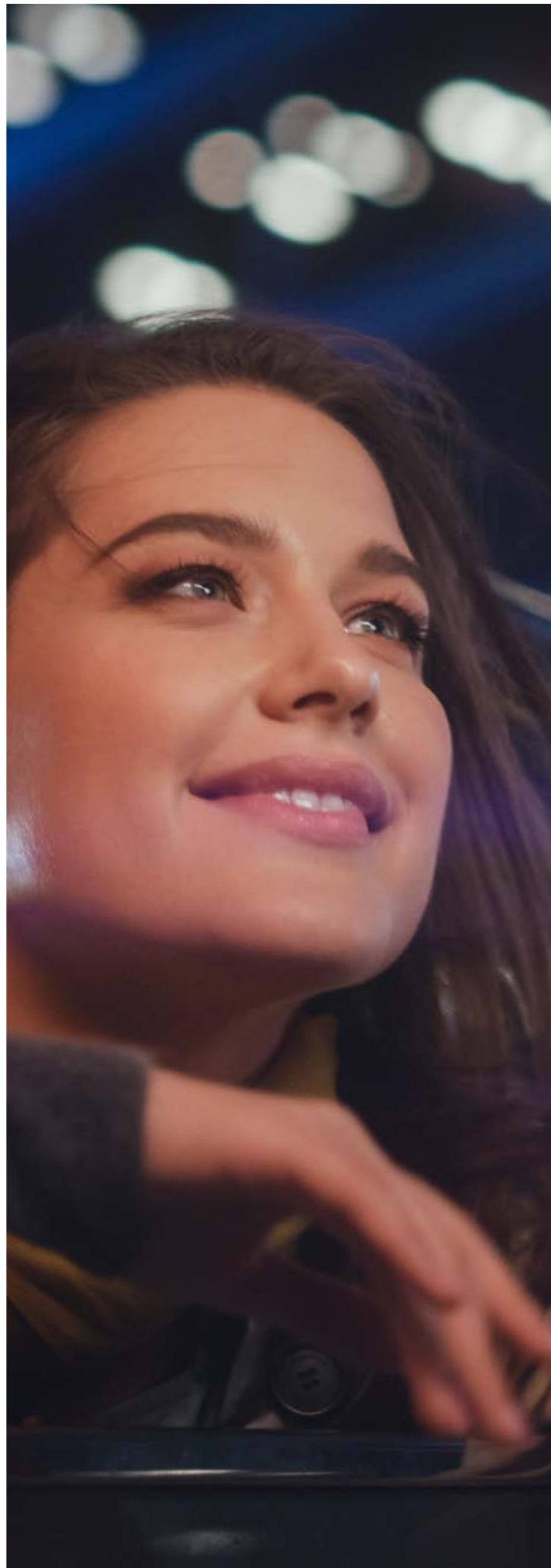
Hot Springs
SPA

22



Private Boat
Rides





THE HEART OF *Paradise*

At the core of our tropical haven, the Central Hub Fountain stands as a mesmerising focal point. This aquatic masterpiece isn't just water—it's a living, breathing spectacle where elements dance in harmony. Watch as droplets pirouette with light beams, and flames flirt playfully with laser beams, creating a symphony for the senses.





Serene

BLUE EXPANSE

Whether you're paddling, swimming, or lounging by the shore, our lagoon is your ticket to disconnecting from the outside world and reconnecting with what truly matters.





FUN FLOATING *Festivities*

Our Water Platforms aren't just structures, they are invitations to celebrate life. Featuring bars and relaxation areas, these versatile spaces transform from serene retreats to vibrant social hubs as the sun traverses the sky.





Escape

RELAXING PADDLE

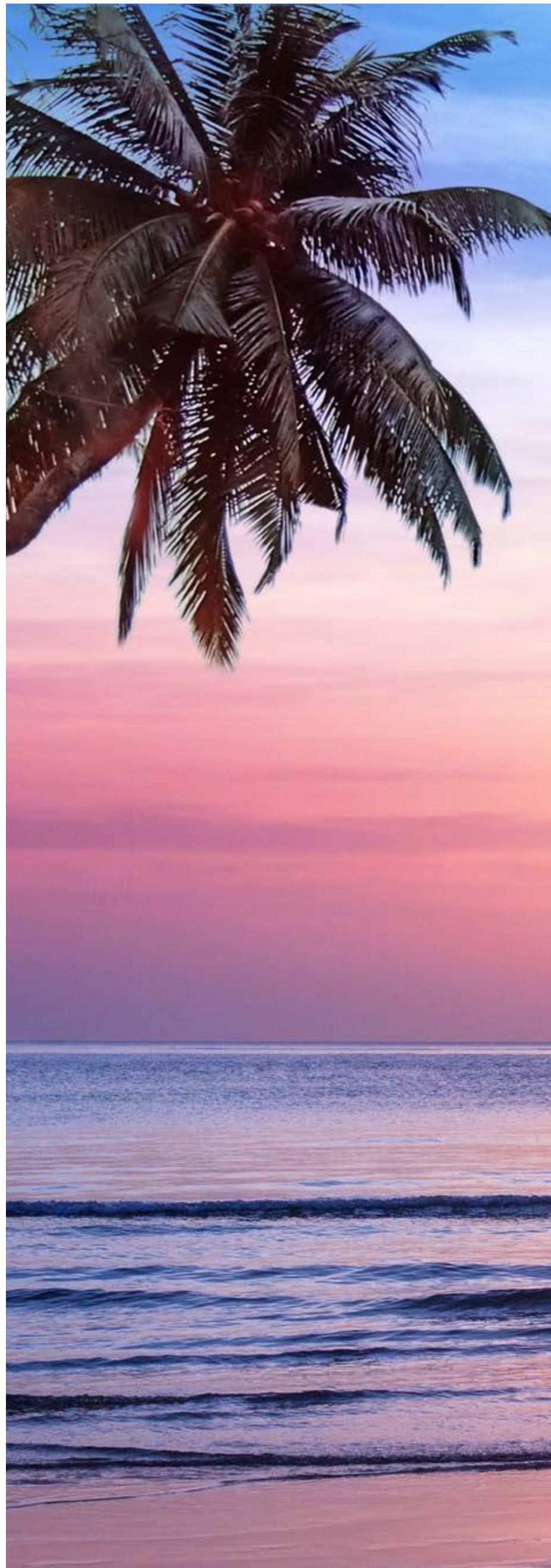




CALM CASCADING *Bliss*

Indulge in the ultimate relaxation at our Lagoon Waterfalls and Hot Springs Spa. Let the gentle splash of cascading water soothe your mind as you soak in our infinity-edge pools. These outdoor relaxation areas offer the perfect conclusion to your day, whether it's been filled with adventure or leisure. Here, stress doesn't just melt away it evaporates into the balmy island air.





RIVER TRAIL *Jungle*

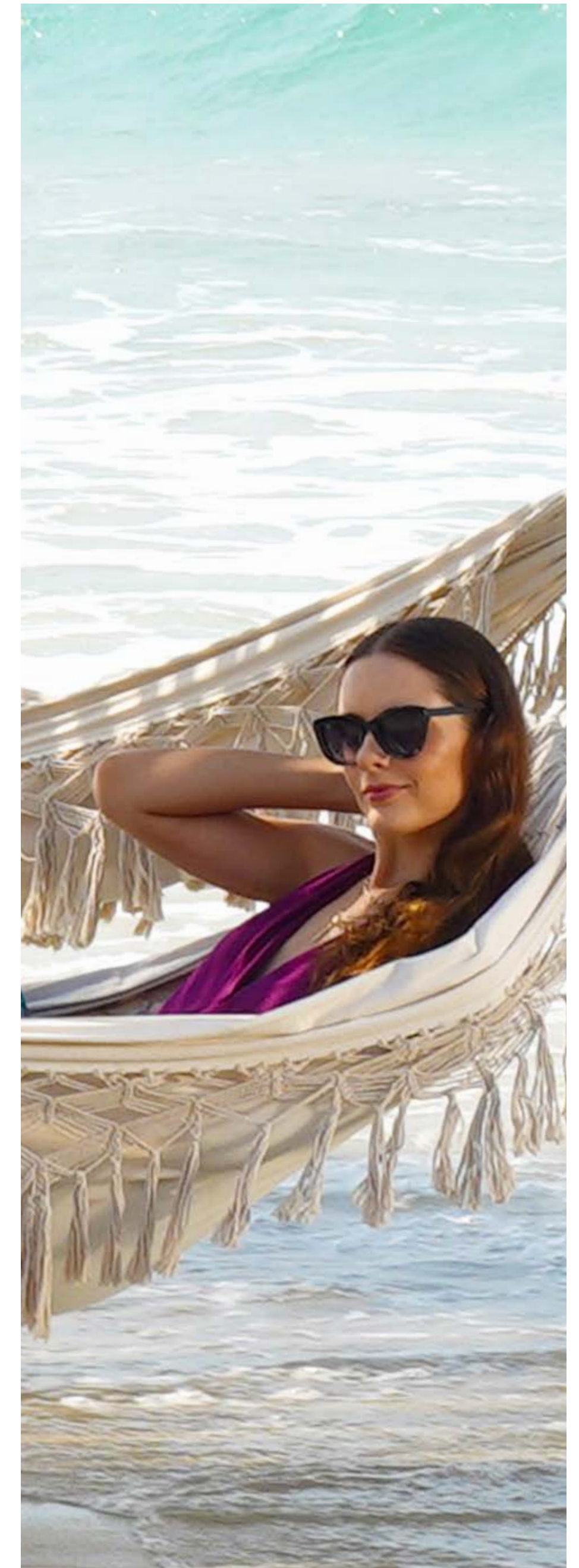
Let the Jungle River sweep you into a world of lush wonder, where verdant vegetation and giant water lilies, take you on an adventure for all your senses. Discover hidden relaxation nooks, feel the rush of cascading waterfalls, and challenge yourself to the thrill of rapids.

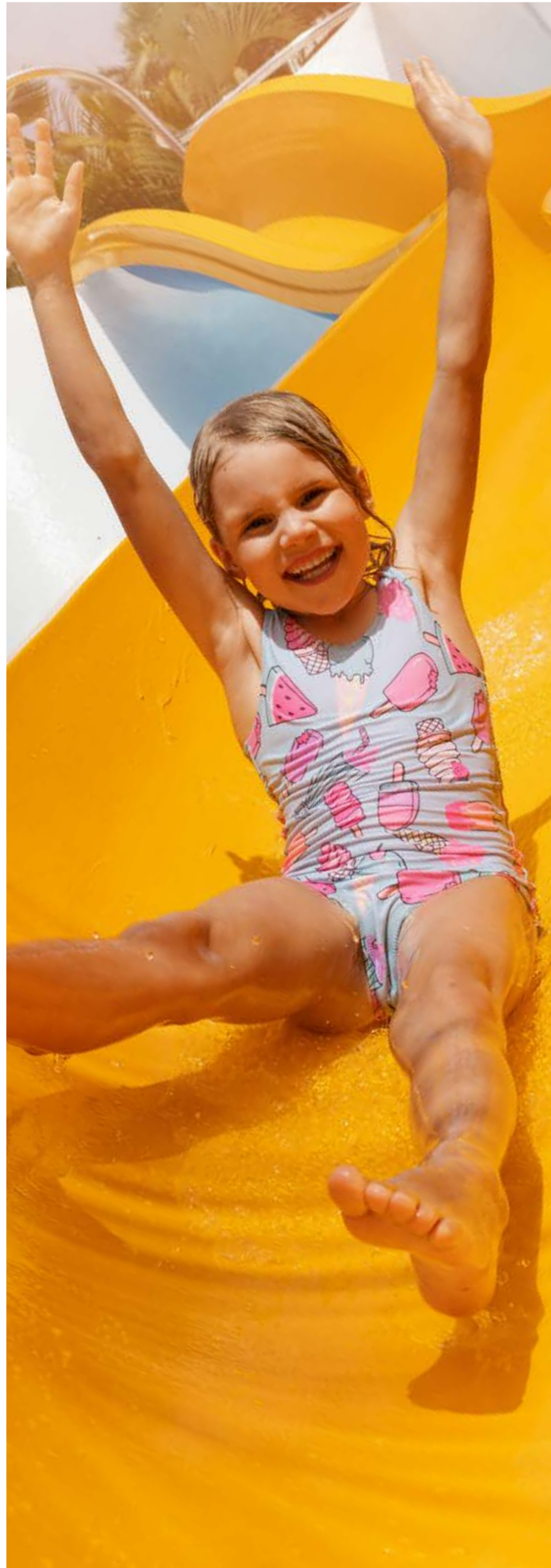
It's not just a river - it's a safari through the heart of paradise.





Thrills AND CHILLS

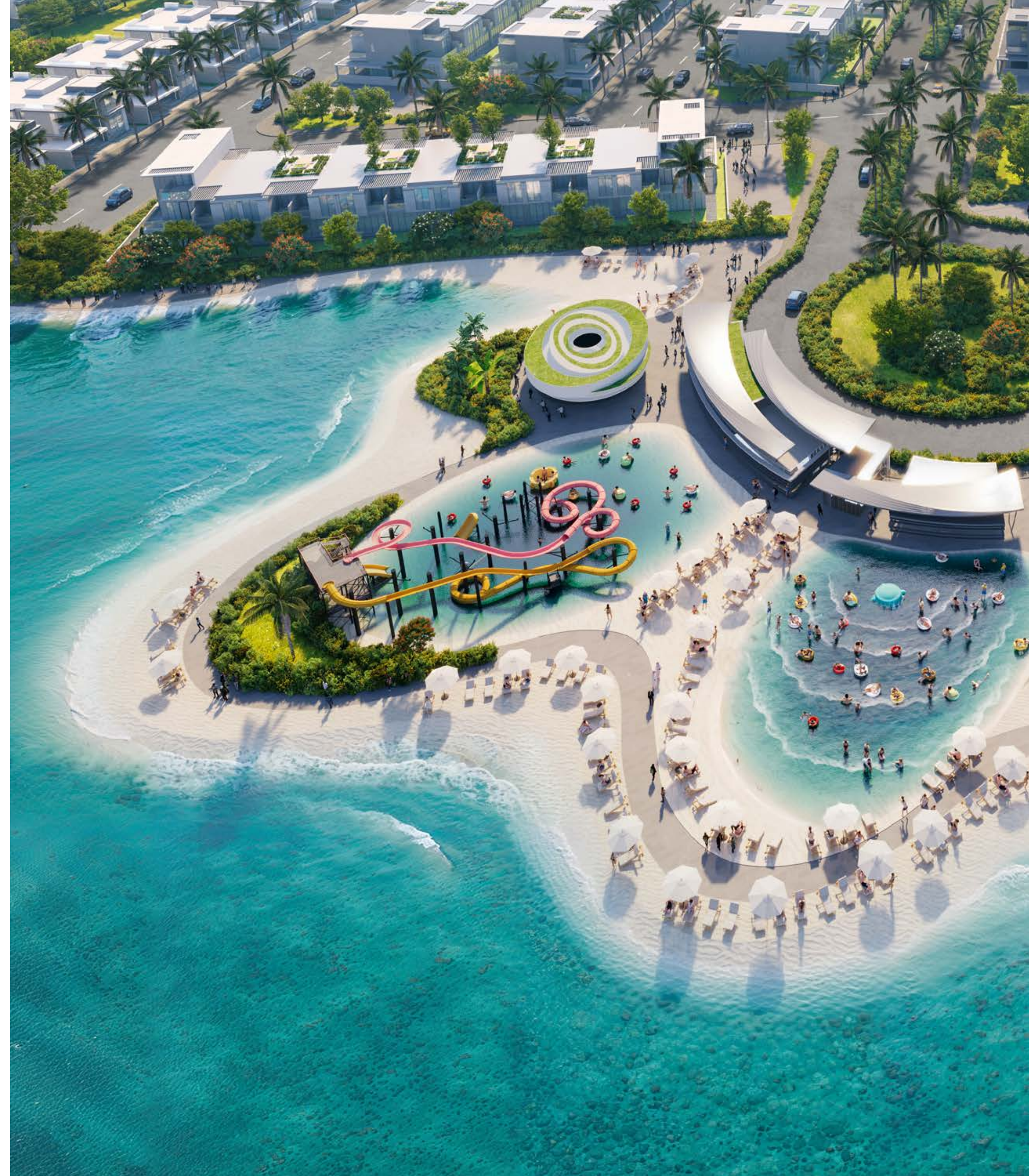




Aquatic

ADVENTURES AWAITS

Dive into excitement at our Aqua Park, where the spirit of fun knows no age limit. Connected to the Central Hub, this aquatic playground offers distinct areas for both the young and young at heart. From thrilling slides to tranquil spa zones, it's where aquatic dreams come to life.

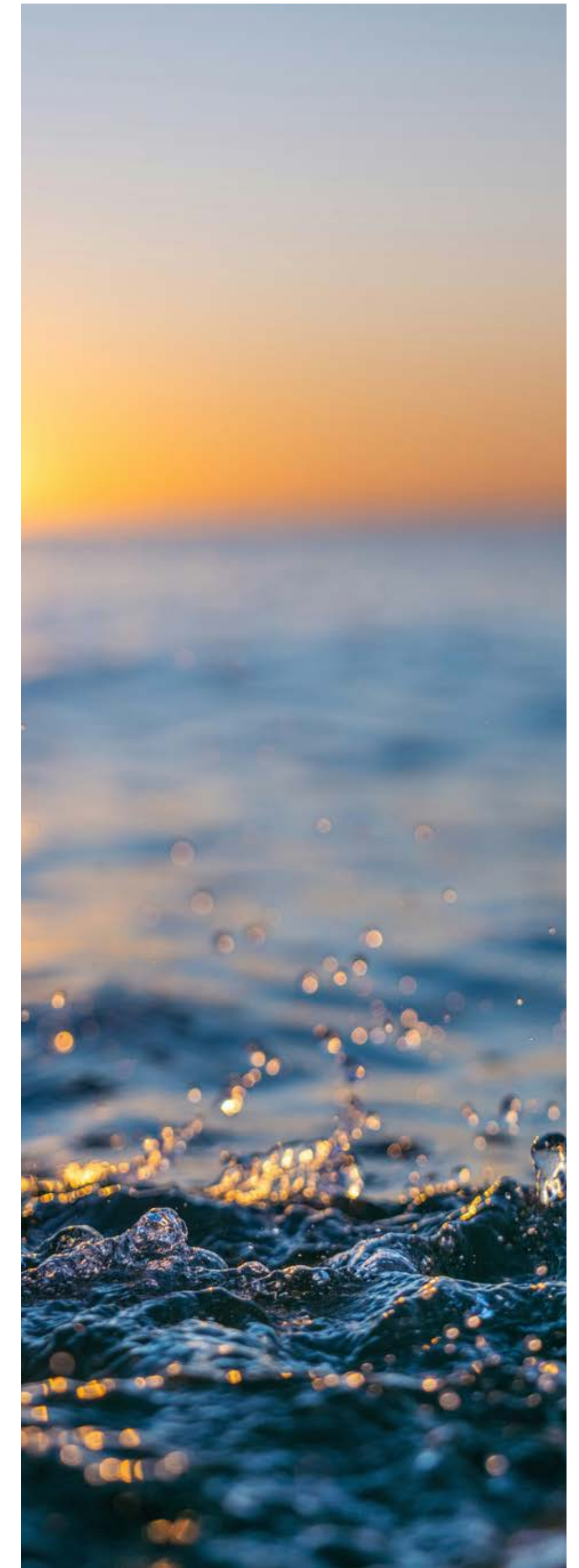




Poetry

IN MOTION

Experience island life from a fresh perspective as our artfully placed jungle swings let you float gracefully above the tranquil waters and verdant shores. Each swing station offers a unique vista of our magical landscape, perfect for both playful adventures and peaceful contemplation.





ELEVATE YOUR *Spirit*

For those seeking inner peace, our Yoga Floating Decks offer a sanctuary above the waters. Find your centre as the gentle lapping of waves guides your practice. Nearby, our Hot Springs spa invites you to sink into nature's own healing waters, emerging renewed and revitalised.

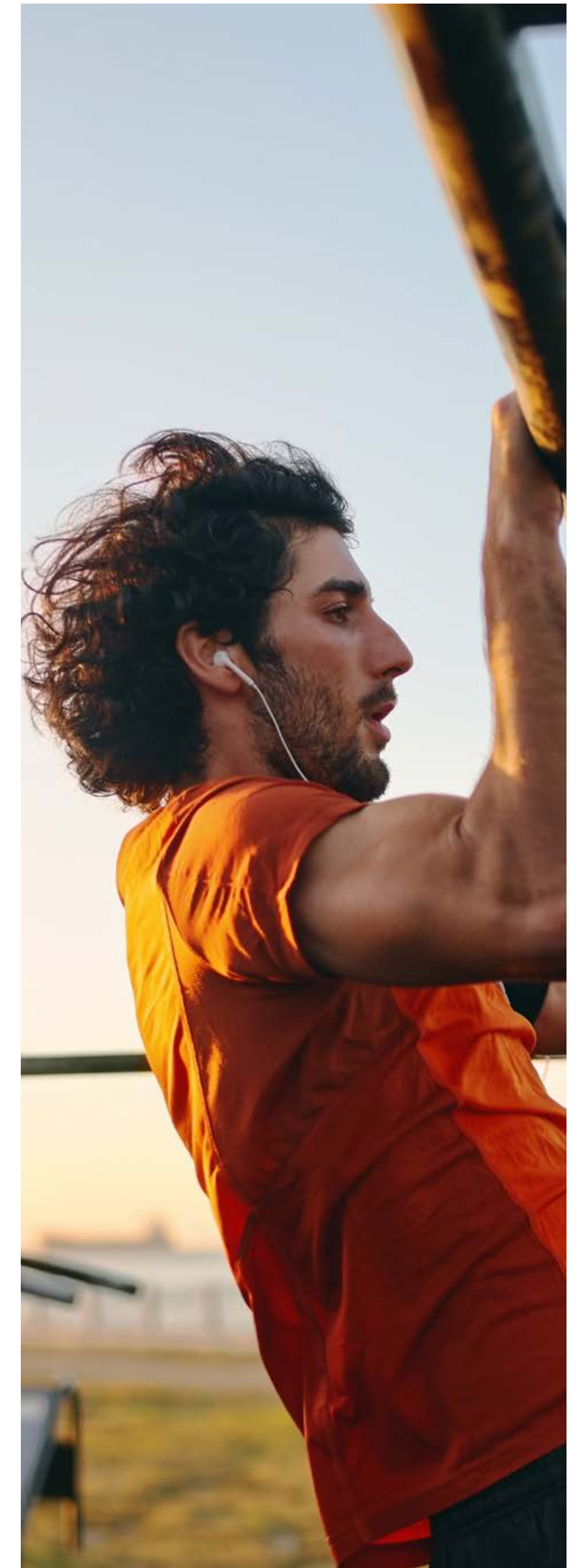




Sweat

IT OUT

We know you love staying in shape... the Calisthenics Park offers an elevated workout experience and the Fitness Park features a variety of sports equipment to enjoy robust activities. Here, both physical and mental well-being options are available to you for maintaining a healthy, balanced lifestyle.





NATURE'S GRAND *Bazaar*

Experience the magic of a marketplace at our Iguanas Park and Fruits Market, where wildlife and fresh produce create an extraordinary tableau. Here, beside the flowing Jungle River, shop among our resident iguanas and local fauna, enjoying a shopping experience that celebrates the beauty of natural coexistence.





Wild AT HEART

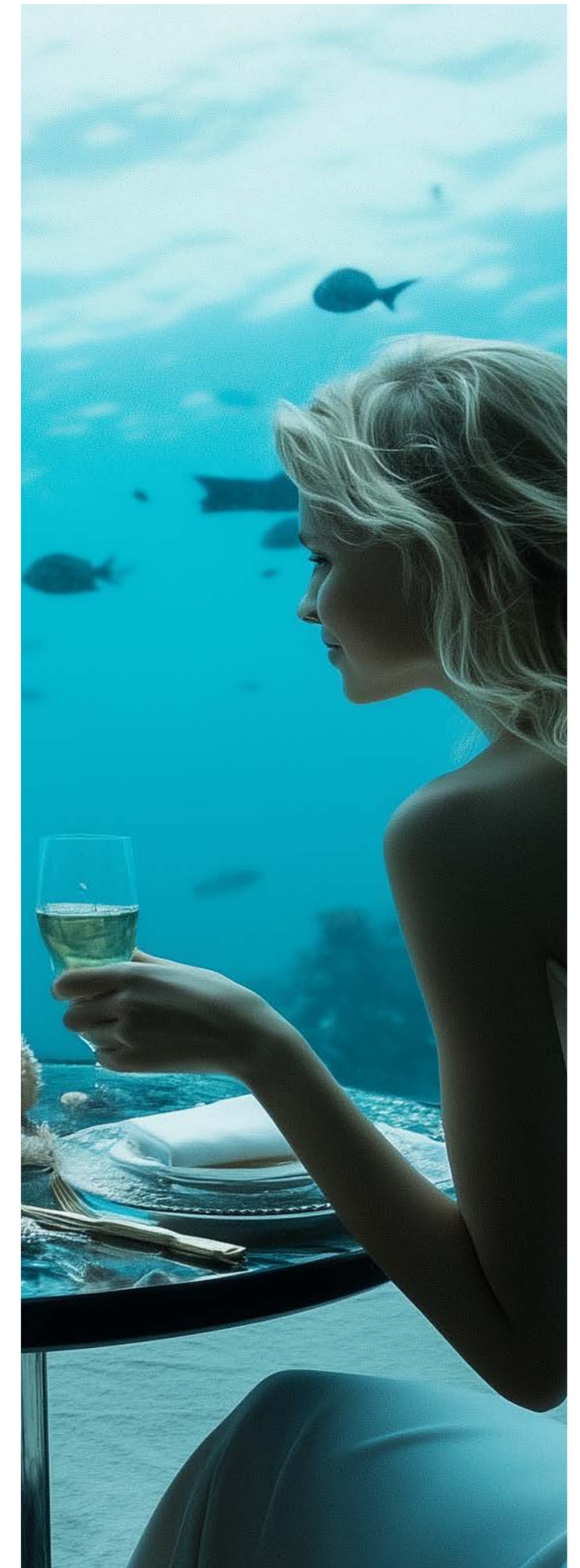
Immerse yourself in the vibrant ecosystems that make island life so enchanting. Our Tortoise Garden, Parrot Park, and Wildlife Park create a living tapestry of flora and fauna - each space is a celebration of life in all its forms.





DINE BENEATH THE *Waves*

Step into a world where fantasy meets reality at the Aqua Dome.
This underwater marvel offers a dining experience like no other,
surrounded by the serene beauty of marine life. It's not just a meal
it's an immersion into the wonders that lie beneath the surface of
island paradises.





DRIFT IN *Dreamland*

Experience the lagoon from a whole new perspective with our Lagoon Tour in Hammock. Gently drift across the main waterbody, basking in the sun and letting your cares float away. It's not just a tour - it's a journey into relaxation.





Perfect LEISURELY PLEASURES

Looking for a laid-back challenge? Our Mini Golf Island offers a delightful way to spend time with family and friends. Putt your way through a tropical landscape, where every hole is a chance to create new memories.





PRIVATE AQUATIC *Retreats*

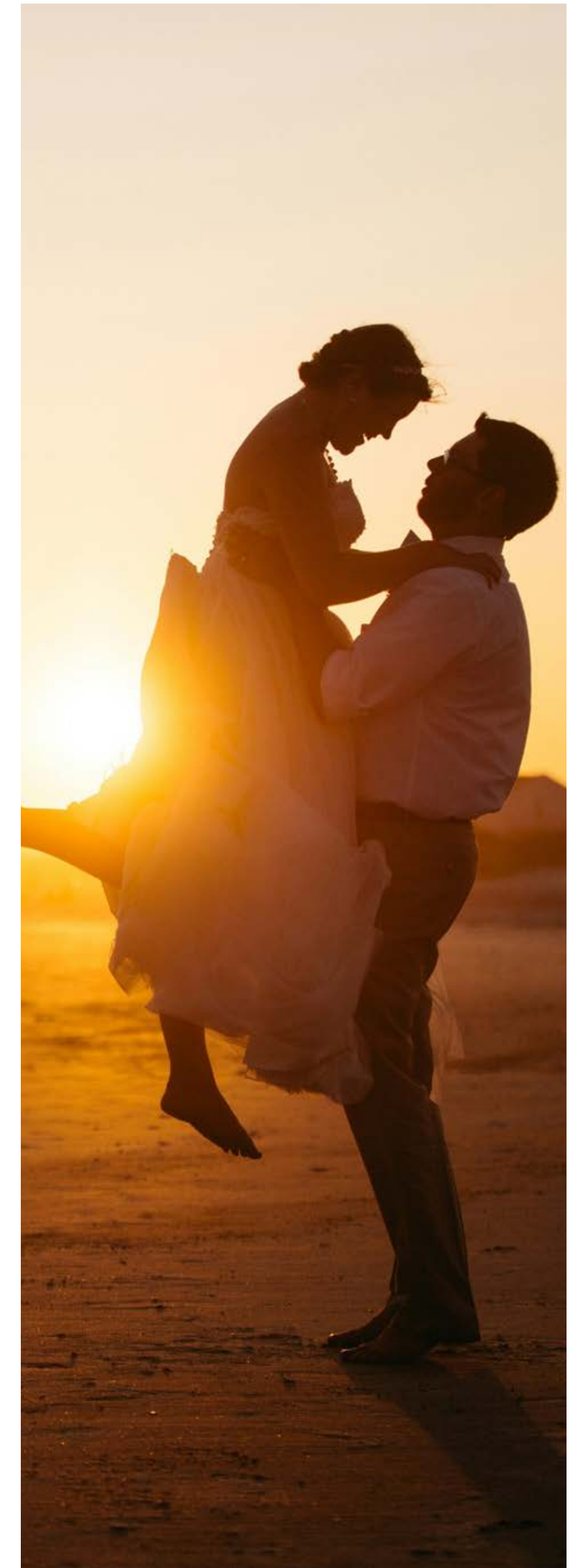
For our villa residents, the lagoon becomes an extension of your home. Host exclusive boat parties in your backyard, turning every gathering into an unforgettable celebration on the water.





Love IS IN THE AIR

Celebrate life's most precious moments that deserve an extraordinary setting at our floating Wedding Venue, it's the perfect choice for a destination wedding. Whether you're saying "I do" or renewing your vows, this picturesque location turns your special day into an unforgettable island fairy tale.



Your island home
Awaits

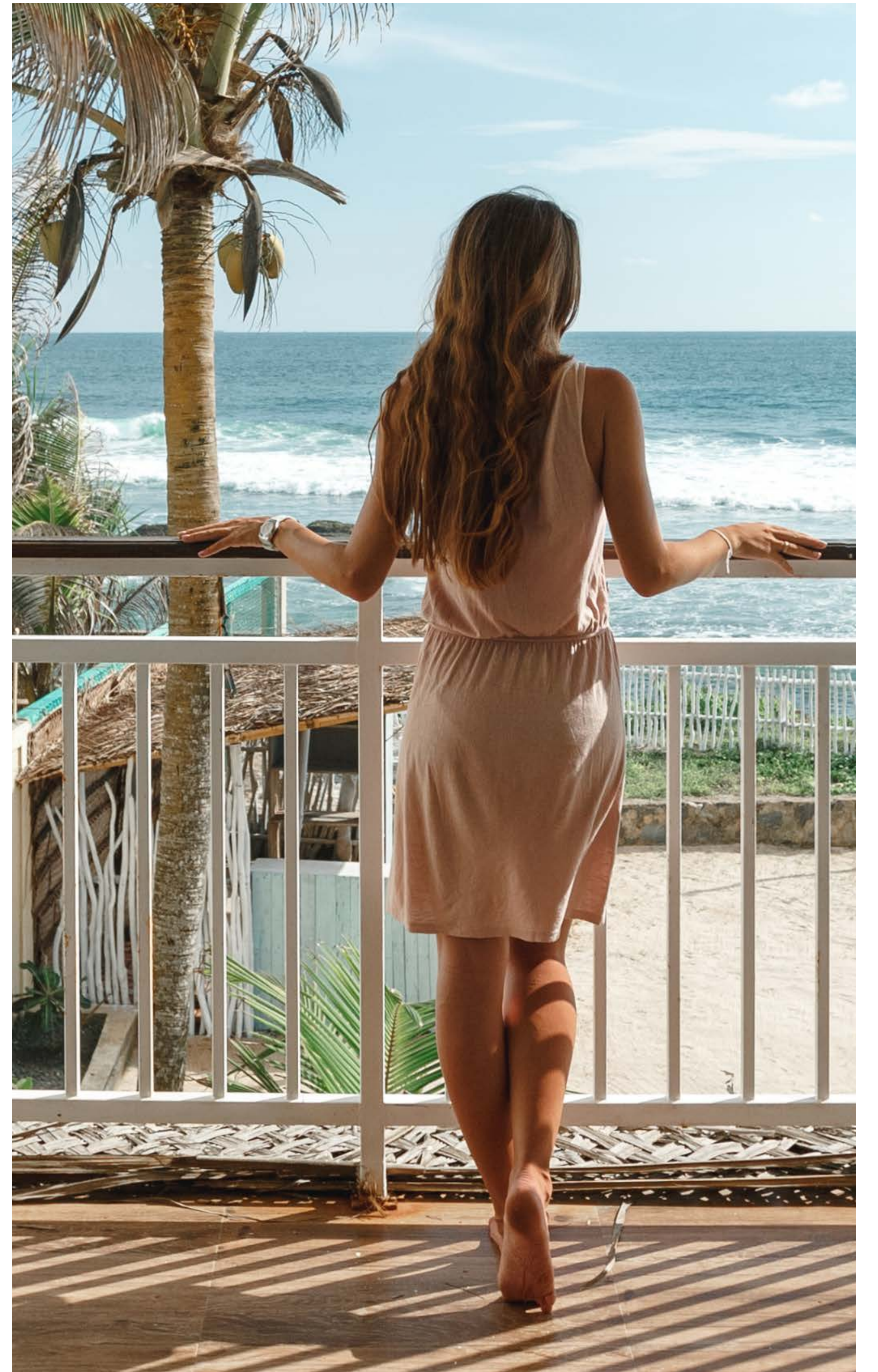


YOUR SANCTUARY IN *Paradise*

Discover a home that's more than just a dwelling, it's your personal slice of paradise. Our townhouses and villas are designed to bring the island state of mind into every aspect of your daily life.



LUXURY
Villas

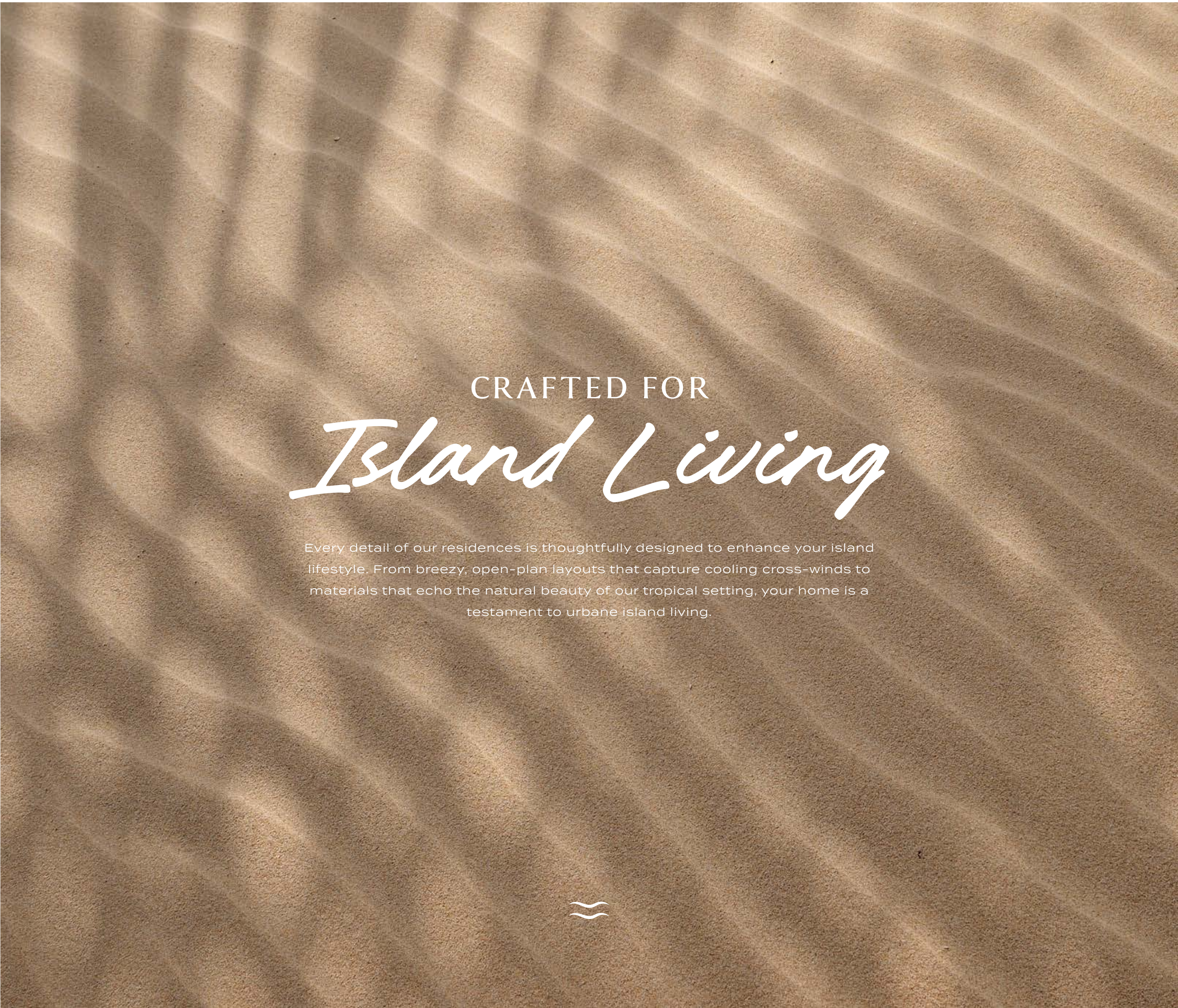




WHERE NATURE MEETS

Contentment





CRAFTED FOR

Island Living

Every detail of our residences is thoughtfully designed to enhance your island lifestyle. From breezy, open-plan layouts that capture cooling cross-winds to materials that echo the natural beauty of our tropical setting, your home is a testament to urbane island living.













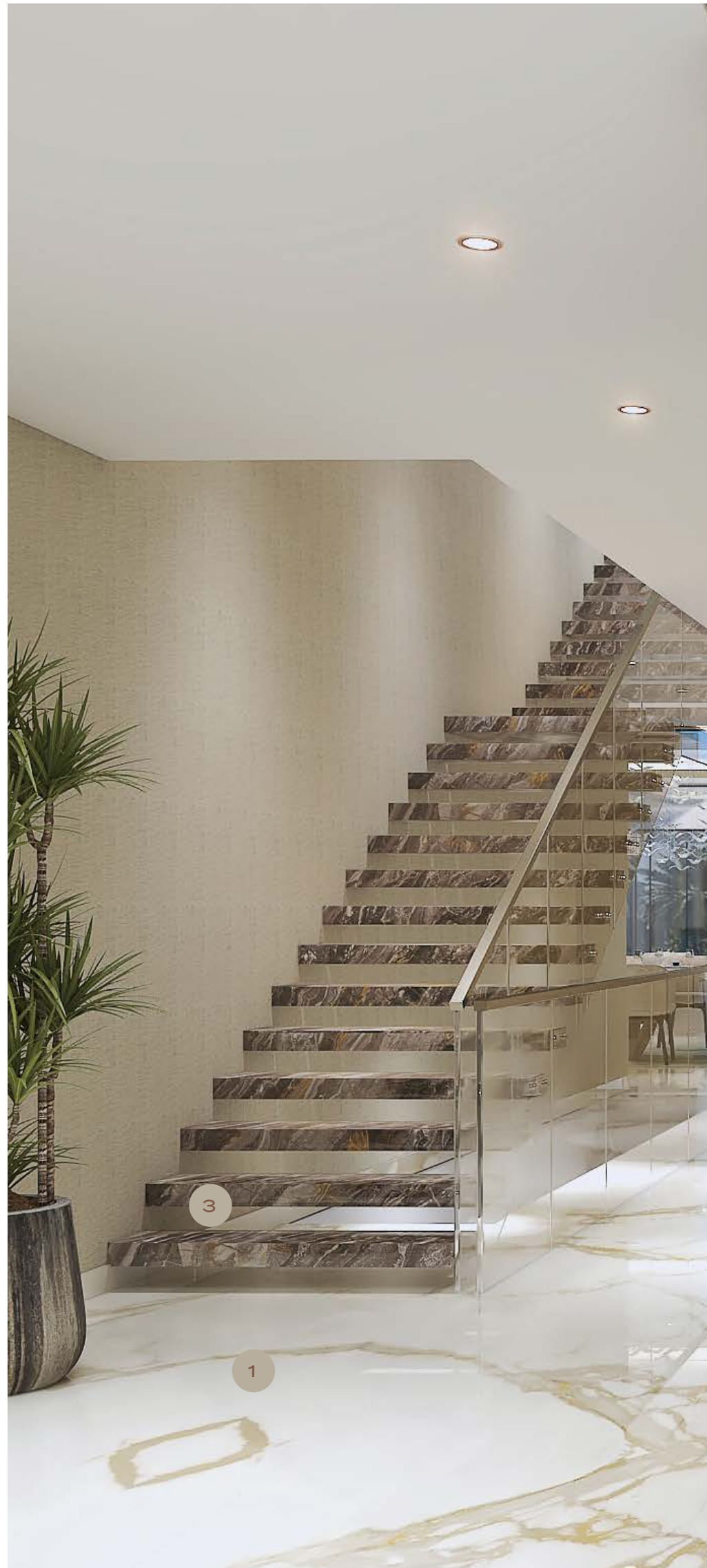








MATERIAL
Specification



ENTRANCE AREA

- 1. GENERAL FLOORING : CALACATTA GOLD – PORCELAIN SLAB
- 2. LAMINATED GLASS
- 3. ARABESCATO OROBICO - MARBLE



Please note that the finishes showcased in this brochure are subject to change and alternative or equivalent materials may be used based on the availability of the actual finishes. The furniture shown in the images is for illustrative purposes only and is therefore not included but rather intended to represent the potential of the space.



FORMAL LIVING

1. GENERAL FLOORING : CALACATTA GOLD –PORCELAIN SLAB
2. ACCCENT WALL -MARVEL W OROBICO –PORCELAIN SLAB
3. GENERAL METAL -BRUSHED BRASS
4. GENERAL WOOD –WALNUT WOODEN VENEER



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FAMILY LIVING

- 1. GENERAL FLOORING : CALACATTA GOLD – PORCELAIN SLAB
- 2. SILVER PARADISIO – GRANITE
- 3. GENERAL METAL – BRUSHED BRASS
- 4. GENERAL WOOD – WALNUT WOODEN VENEER



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FAMILY LIVING

- 1. GENERAL FLOORING : CALACATTA GOLD – PORCELAIN SLAB
- 2. ACCCENT WALL -MARVEL W OROBICO – PORCELAIN SLAB
- 3. GENERAL METAL – BRUSHED BRASS
- 4. GENERAL WOOD – WALNUT WOODEN VENEER



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FAMILY LIVING

1. GENERAL FLOORING : ENTICE ELEGANT PALISSANDRO – WOODEN PORCELAIN TILE
2. GENERAL METAL – BRUSHED BRASS
3. GENERAL WOOD – WALNUT WOODEN VENEER
4. GENERAL WALLCOVERING
5. ACCENT WALLCOVERING



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MASTER BATHROOM

- 1. ACCENT WALL – MARVEL GALA DESERT SOUL – PORCELAIN SLABDP – 108.2 – GENERAL METAL – BRUSHED BRASS
- 2. WALLS -MARVEL W TAJ MAHAL – POLISHED PORCELAIN TILE
- 3. FLOOR -MARVEL W TAJ MAHAL – MATTE PORCELAIN TILE
- 4. GENERAL WOOD – WALNUT WOODEN VENEER
- 5. GENERAL METAL – BRUSHED BRASS



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SECONDARY BATHROOM

- 1. WALLS – MARVEL GALA CRYSTAL WHITE – POLISHED PORCELAIN TILE
- 2. FLOOR – MARVEL GALA CRYSTAL WHITE – MATTE PORCELAIN TILE
- 3. GENERAL WOOD – WALNUT WOODEN VENEER
- 4. COUNTERTOP – FIOR DE BOSCO -MARBLE



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The background of the image is a close-up, high-resolution shot of blue water. The surface is covered in numerous small, concentric ripples that catch the light, creating a shimmering, textured effect. The colors range from a deep cerulean to a lighter, almost white highlight where the ripples are most pronounced.

TRENDY
Townhouses



Cluster Map

CLUSTER MAP

PARCEL 1

- MALDIVES 1
- MALDIVES 2
- MALDIVES 3

PARCEL 2

- MALDIVES 4
- MALDIVES 5
- BORA BORA 1
- BORA BORA 2

PARCEL 3

- BORA BORA 3
- FIJI 1
- FIJI 2



- DIV - 75
- DIV - 55
- DITH - E
- DITH - M
- DIV - 3

Floor Plans





7-BEDROOM VILLA

LV75E - 7BR + GYM + MAID

	SQ.M	SQ.FT
SALEABLE AREA	1587	17,078



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



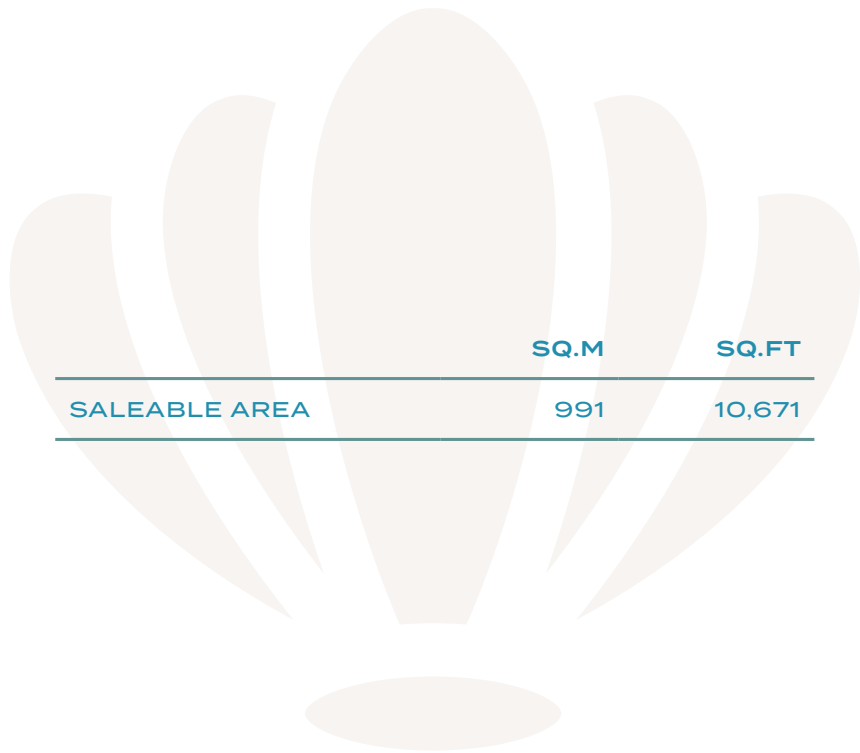
BASEMENT





6-BEDROOM VILLA

LV55E - 6BR + GYM + MAID



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BASEMENT





6-BEDROOM VILLA

DIV3 - 6BR + MAID

	SQ.M	SQ.FT
SALEABLE AREA	412	4,440



GROUND FLOOR



FIRST FLOOR





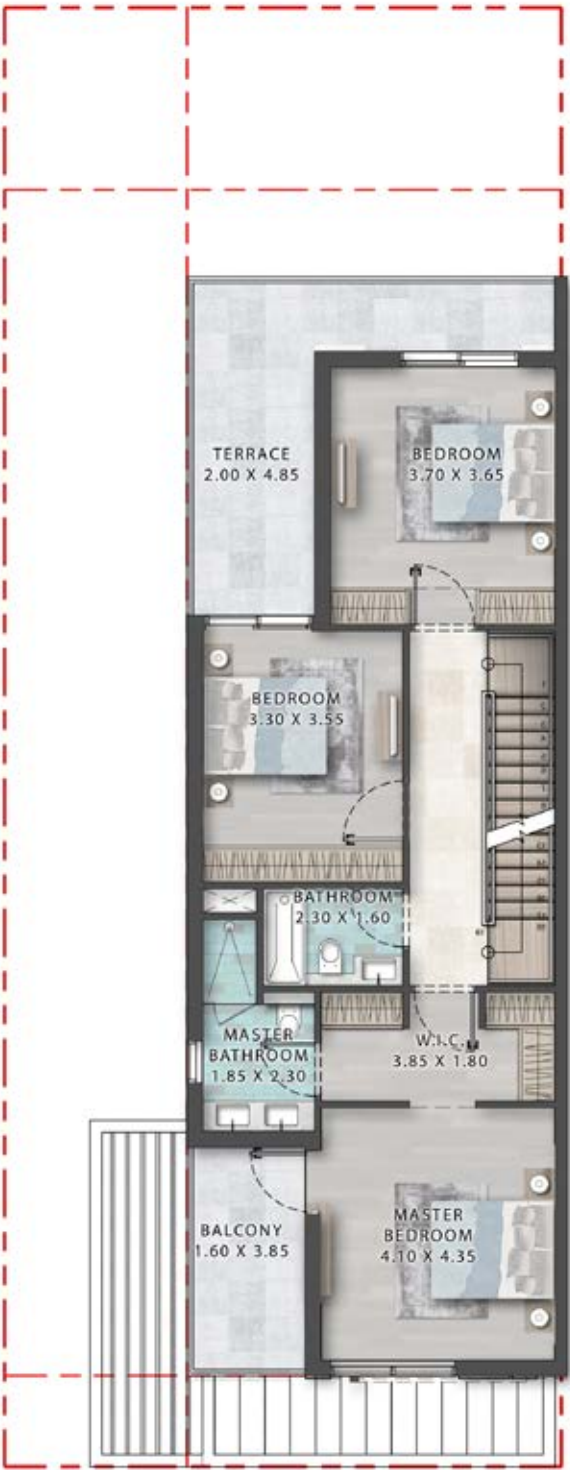
5-BEDROOM TOWNHOUSE

DITH-E - 5BR + MAID

	SQ.M	SQ.FT
SALEABLE AREA	295	3,178



GROUND FLOOR



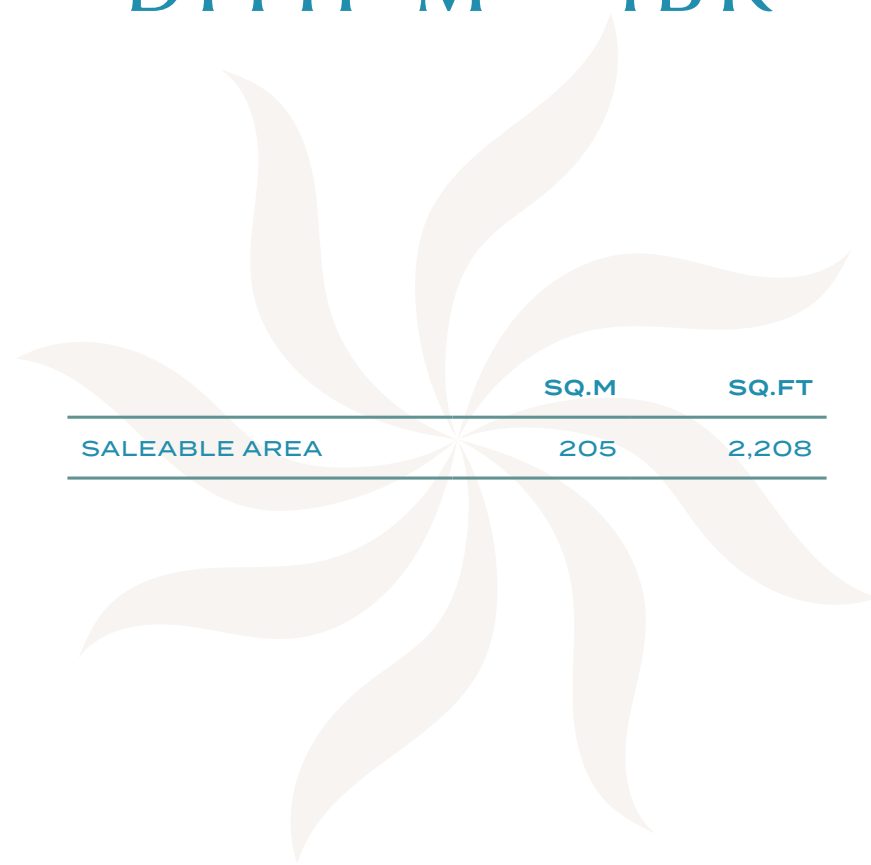
FIRST FLOOR



SECOND FLOOR

4-BEDROOM TOWNHOUSE

DITH-M - 4BR



	SQ.M	SQ.FT
SALEABLE AREA	205	2,208



GROUND FLOOR



FIRST FLOOR