



AMIRAH

DEVELOPMENTS

BONDS AVENUE

CONTENT

- About AMIRAH Development
- About Dubai Island
- About Bonds Avenue Residences
- Accessibility
- Exterior Design
- Common Areas
- Amenities
- Interior Designs
- Unit Mix & Prices
- Payment Plan & Booking
- Future Project Plans





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

www.amirah.ae



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

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.

LEGEND

- ① Beach Front Hotel/Resort
- ② Marina
- ③ Marina Hotels & Apartments
- ④ Mall
- ⑤ Urban Island Residential
- ⑥ Waterfront Residential
- ⑦ Beach
- ⑧ Promenade
- ⑨ Community Park
- ⑩ Destination Art & Cultural District

Dubai Islands



Island A



Key Facts of Dubai Island

DEVELOPMENT

of the location is at an active stage and as new infrastructure solutions become available - the value of the properties will increase



86 Resort & Hotels



21 Kilometers Beach Length



9 Marinas



2 18-Hole golf course
9-Hole golf course



Total GFA
9,504,452 sqm



Total open space
1,987,294 sqm



Total retail GFA
404,514 sqm



Total residential units
38,479

ACCESSIBILITY

Logistics

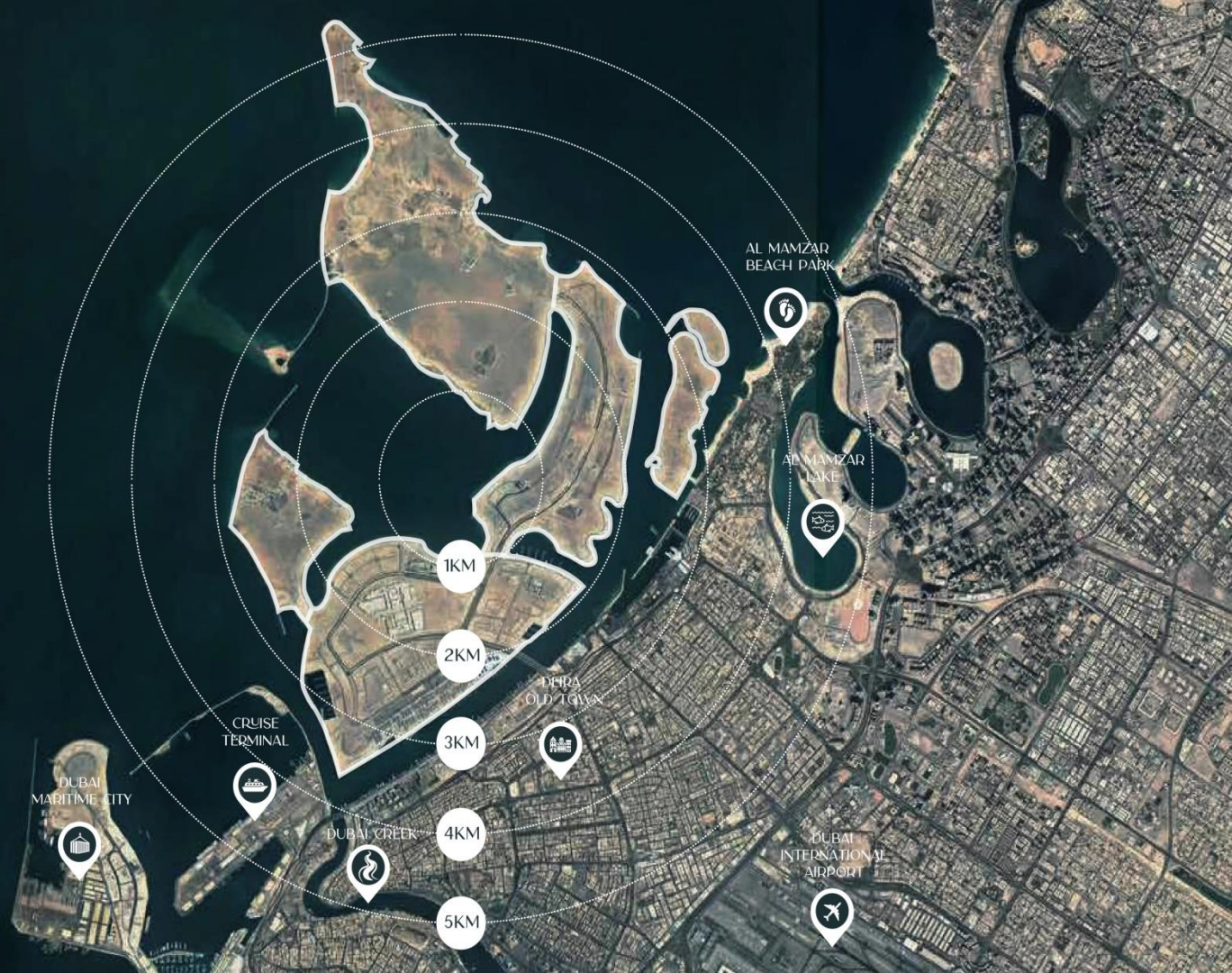


NEW BRIDGE

The bridge spans 1,425 metres, with four lanes in each direction. The project is set to complete in 2026.



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





EXTERIOR DESIGN

BONDS AVENUE

R E S I D E N C E S

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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.

Common Area



BONDS AVENUE
RESIDENCES

Reception Area



Corridor Area



Elevator Lobby

AMENITIES



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.

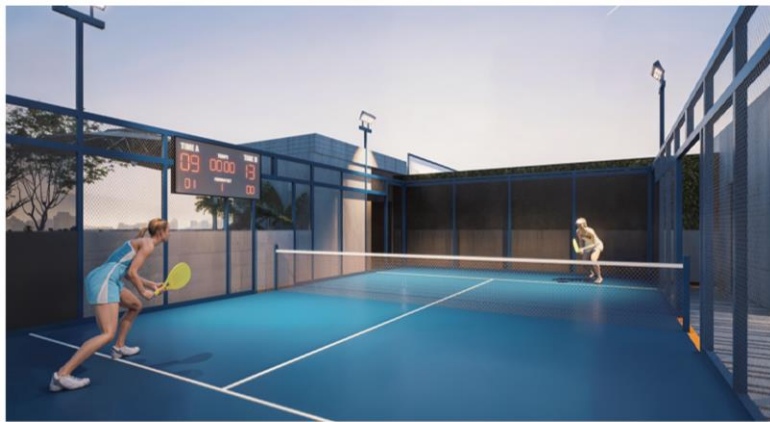
24/7 Services:

Concierge, valet, and dedicated security for residents.

State of Art GYMNASIUM



Paddle Court



Jogging Track



Out-Door Cinema



Infinity Pool





INTERIOR DESIGN



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.

Bedrooms & Living Rooms



Porcelain Tiled Floors

Fenomastic emulsion wall paints



Smart Home Technology

Almunium Double Glazed Windows





Kitchen & Pantry



Porcelain Tiled Floors



Granite Counter Tops



BOSCH Kitchen Appliances







UNIT MIX & PRICES

Summary

UNIT TYPE	VIEW	SIZE RANGE (SQFT)	STARTING PRICE	AVERAGE RATE
1	ROAD SIDE	721 - 1046	1,380,441	1900
	POOL SIDE	810 - 879	1,553,576	1917
2	ROAD SIDE	1180 - 1800	2,293,288	1943
	POOL SIDE	1379 -1556	2,716,108	1969
3	POOL SIDE	1485 - 1551	2,730,448	1838
4	BOTH SIDE	4416 – 4423	9,505,676	2152
TOWNHOUSE	POOL SIDE	2781 – 2978	5,841,154	2100

APARTMENT UNIQUENESS

- Smart home automation
- Longitudinal connected design (every element has a view)
- Every apartment's section has access to balconies
- All apartments come with en-suite bedrooms
- All apartments have guest toilets
- Spacious standing showers
 - 1 Bed: + steam room
 - 2 Bed: study+ laundry room + steam room
 - 3 Bed: extra storage room + walk-in closet + steam room
 - 4 Bed: family lounge, study room + show & service kitchen

ONE BEDROOM LAYOUTS



TWO BEDROOM LAYOUTS



THREE BEDROOM LAYOUT



FOUR BEDROOM LAYOUT



TOWN HOUSE LAYOUT





Payment Plans



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



PAYMENT PLAN INVESTMENT OPPORTUNITIES

60/40 Payment Plan:

20% down payment, 40% during construction, 40% on handover.

Down Payment:

20% on booking

ROI Potential:

High rental yields and value appreciation due to Dubai Islands' prime location.

completion in **Q1 2027**.