

FOUNDERS INTRODUCTORY NOTE

Hayaat Developments is proud to present its inaugural residential tower project in Dubai, UAE. The Isolana Residences from its conception has been a labour of unwavering commitment and devotion and one that is very special to our hearts. With the founders working seamlessly with the lead designers of the project, every detail in every crevice of this building right through to the selection of this particular plot, has been carefully thought through to provide an unparallel offering on Dubai Islands.

We crafted a very special and intimate story for the Isolana Residences, and it is our pleasure to share this with our stakeholders. So, to our readers, it is with pleasure that we introduce you to a project that will allow you to open your minds, inhibit your adversity, and find your rhythm in life with the Isolana.

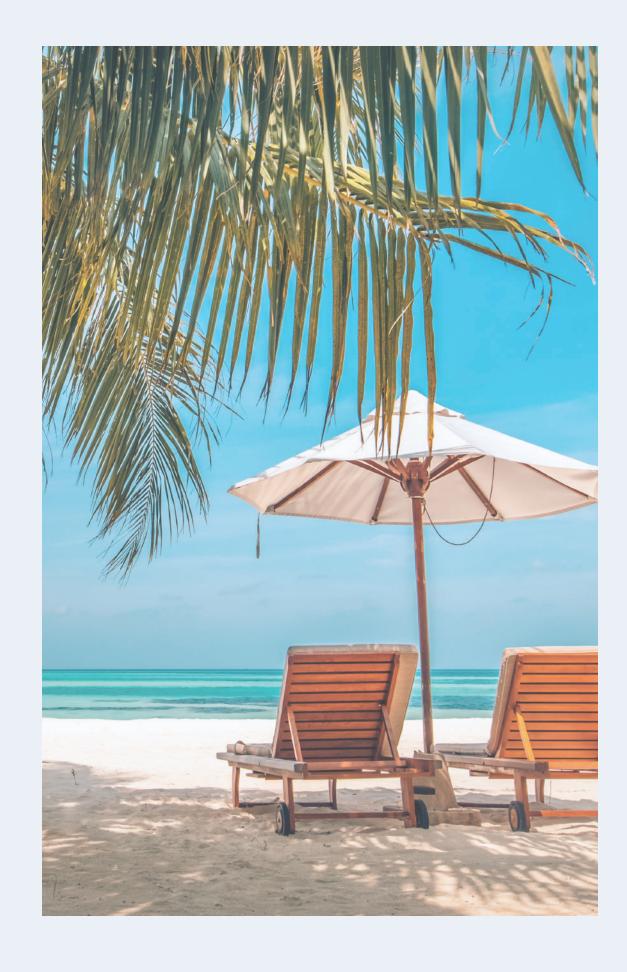
Thank you for being a part of our journey.

Malyant' Shahzaib Elahi

Founder & Executive Director of Developments

TABLE OF CONTENTS

PROJECT STORY	P. 03
MELODY	P. 05
HARMONY	P. 13
SENSORY INTERIOR DESIGN / UNIT PLANS	p. 17
TEMPO AMENITIES	Р. 34





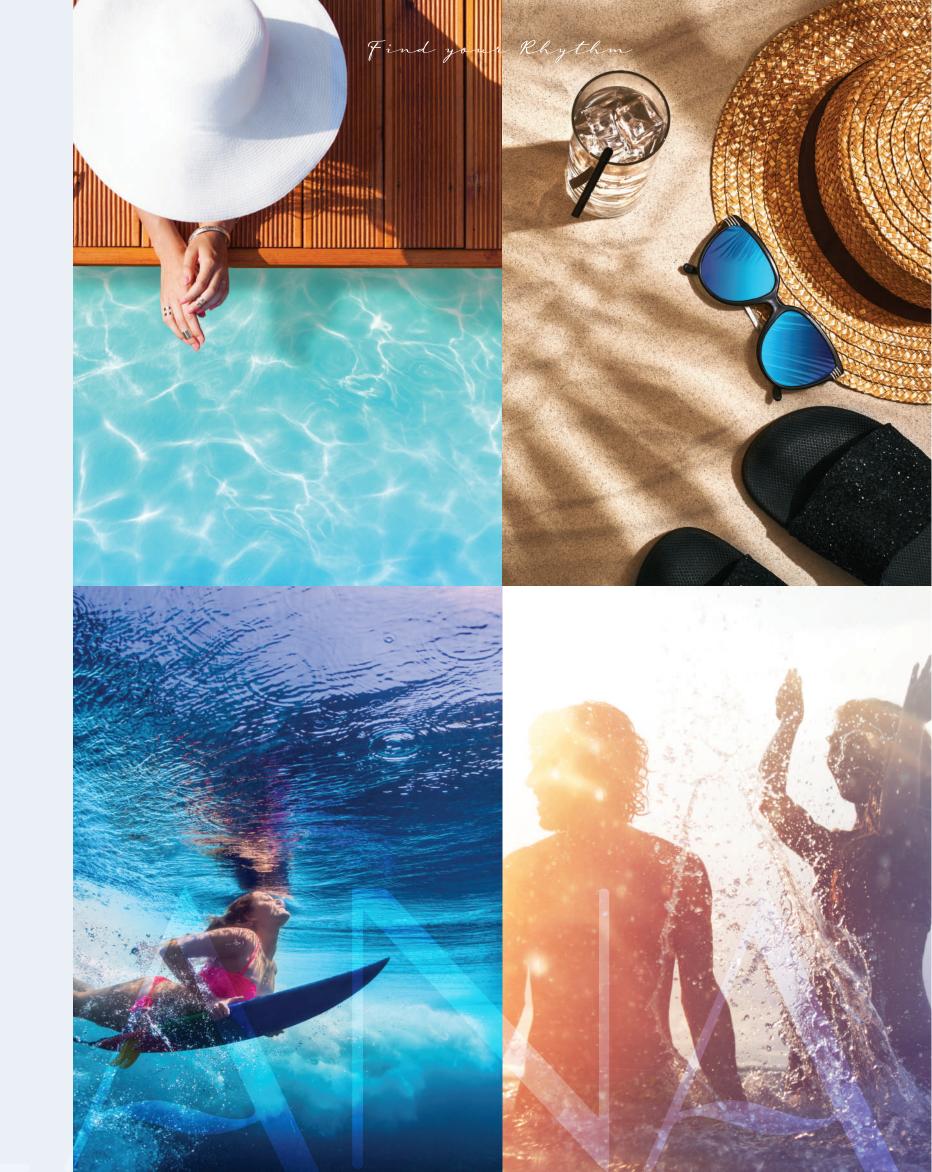


To be in rhythm, is to be in control. Control of your living space, work, family and life. Hayaat Developments have focused on the themes of **MELODY, HARMONY, SENSORY AND TEMPO** across this brochure to provide you with an insight into how this can be remarkably achieved.



Dubai Islands represents an exceptional vision aimed at redefining resort living. An archipelago spanning five islands, this waterfront paradise will feature opulent resorts, premium golf spaces, pristine beaches and vibrant cultural centers.

With the new access bridge and infinity bridge, island living feels secluded but yet, still remains closely connected to the city's vibrant hub.





Find your Rhythm

POINTS OF Interest

Infinity Bridge: 5 min Waterfront Market: 5 min Hyatt Regency: 5 min Nearest Metro Station: 8 min Gold Souk: 8 min Dubai Hospital: 8 min Al Mamzar Beach: 8 min Deira City Centre: 8 min Canadian Specialist Hospital: 10 min Dubai International Airport: 12 min The Elite English School: 12 min Al Ghurair Centre: 12 min Cruise Terminal: 15 min La Mer Beach: 15 min Jumeirah Mosque: 20 min Jumeirah Public Beach: 20 min Dubai Frame: 20 min Downtown Dubai: 24 min Dubai Mall: 24 min

JUMEIRAH



ISLAND A

in Focus

A SHOPPING MALL

Luxury retail, elegant dining, lively coffee shops and vibrant entertainment.

9 LUXURIOUS MARINAS

1300 berths, high-end maritime and technical facilities, and flawless security, designed for all types of residential and commercial yachts and shops as they navigate the Arabian gulf.

SOUK AL MARFA & BOARDWALK

1.9km waterfront promenade with various small cultural kiosks, street food markets and retail stores for that perfect evening waterfront stroll.

HOTELS OFFERING

Family centric hotels offering entertainment options and private beaches such as Centara Mirage, Riu and Rixos Hotel & Resorts.

COMMUNAL BEACHES

Dubai Islands public beaches is a dedicated public beach a stones through from the Nakheel Marina Dubai Islands. The beach which will have chic dining concepts along its beachfront allowing you to unwind and relax as you look onto the breathtaking views of the Arabian sea.

























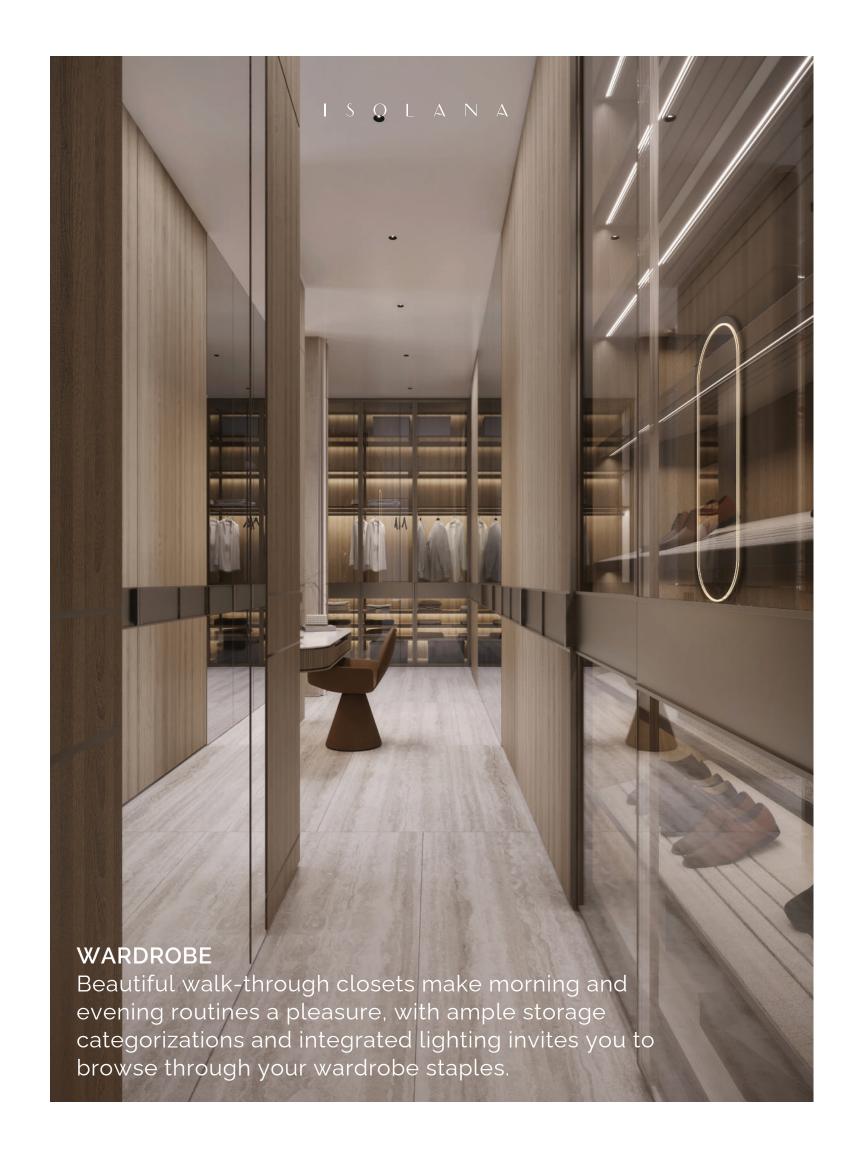


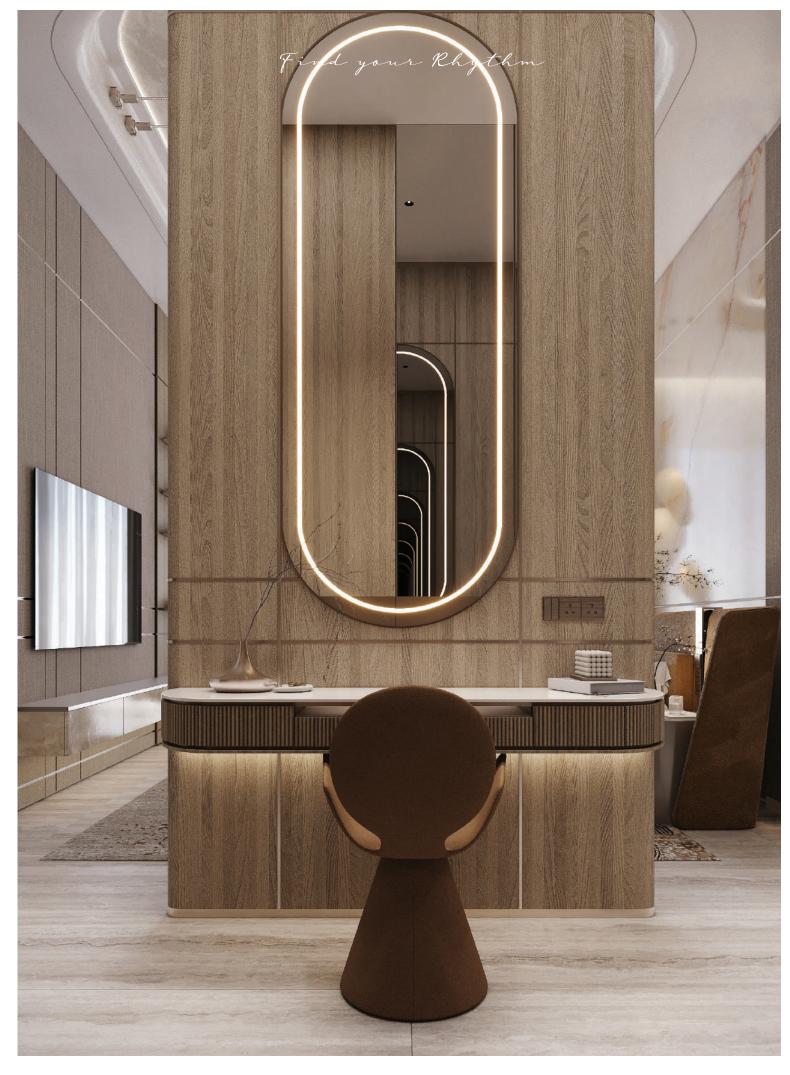


KITCHEN

Combination of different shades of stone travertine inspired kitchen tops give a sophisticated look to your kitchen space. Wood panels across the joinery work will compliment the German branded appliances that will be installed. A retractable wood paneled screen will give an 'open' or 'closed' kitchen feel to your culinary haven which is quite perfectly, a 'chefs kiss' in its own right.











BATHROOM

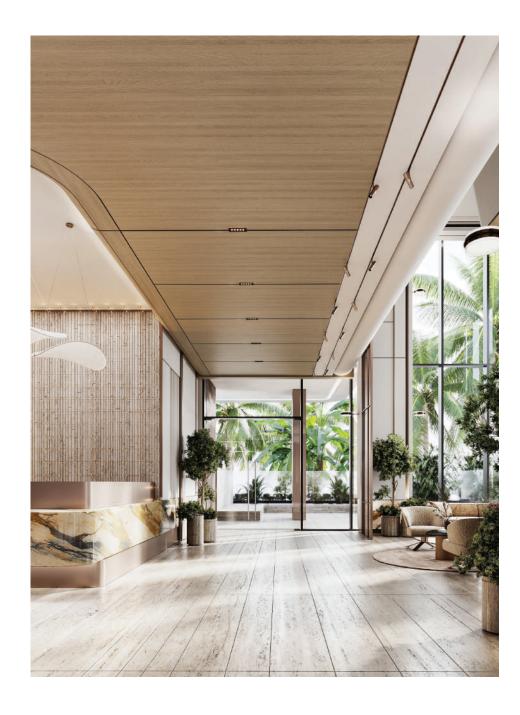
Refresh yourself with a combination of tinted glass, veneer woods with the joinery and marble inspired accents in the perfect shade of Marble Bianco Lasa Vena Oro. Featuring a double vanity, walk- in shower, deep soaking bathtub and separate WC.









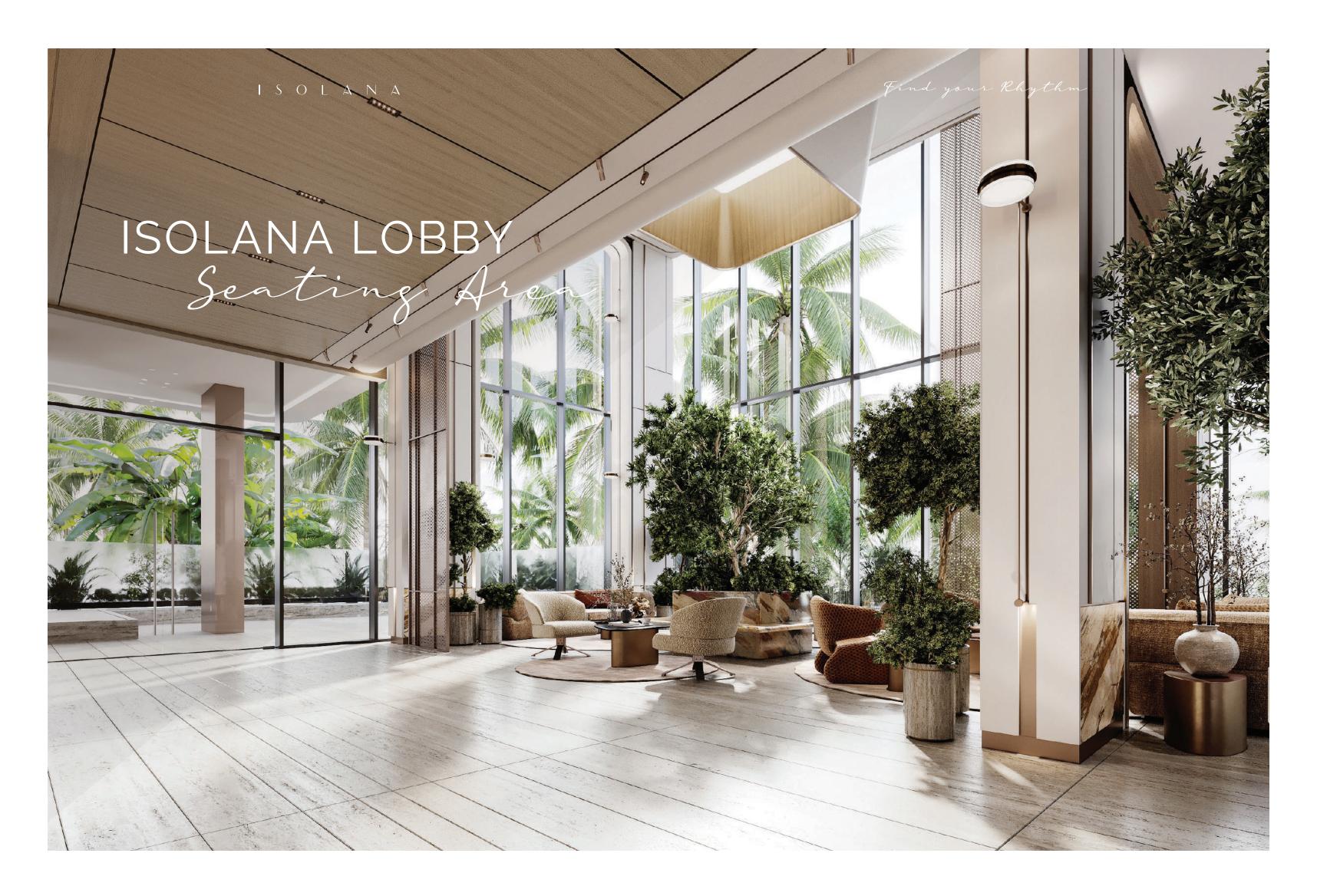


LOBBY

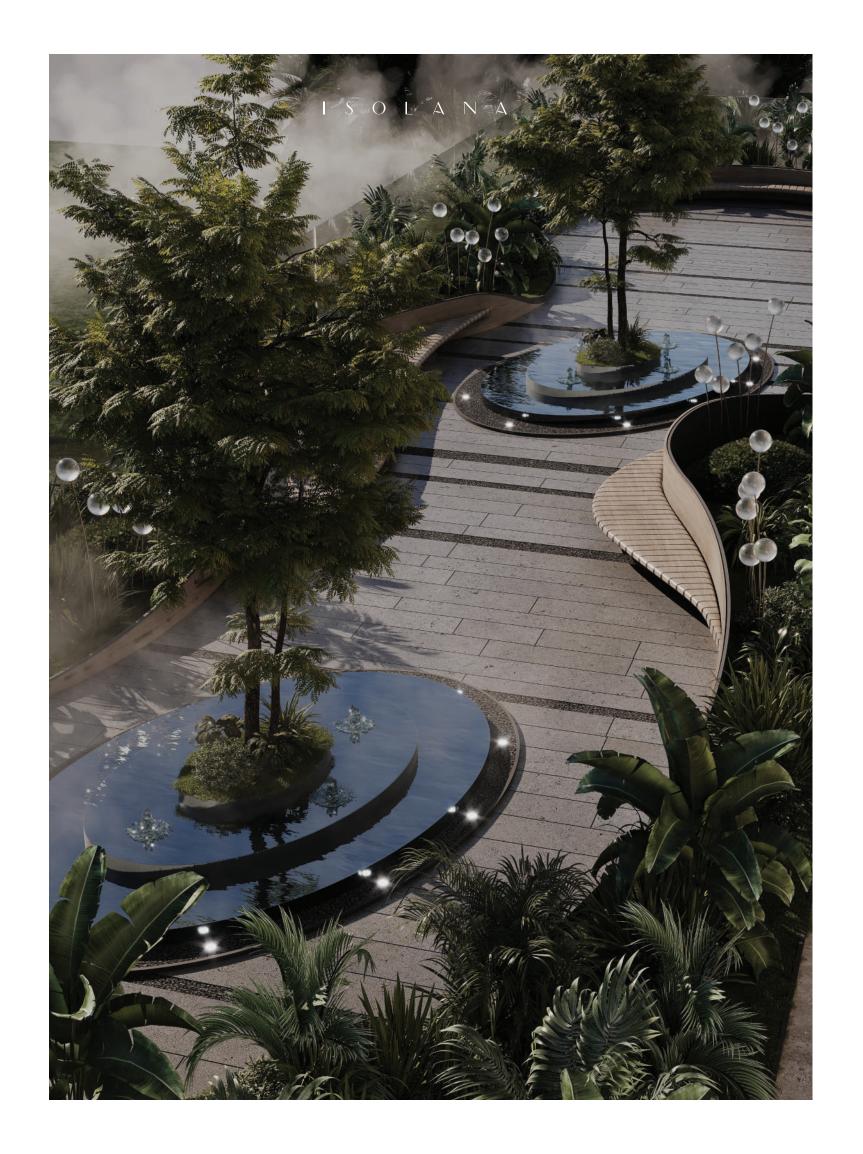
Greeted by a vast lobby with 6-meter heigh ceilings and an indoor courtyard with a sky well, at the Isolana Residences, luxury is your companion wherever you go.

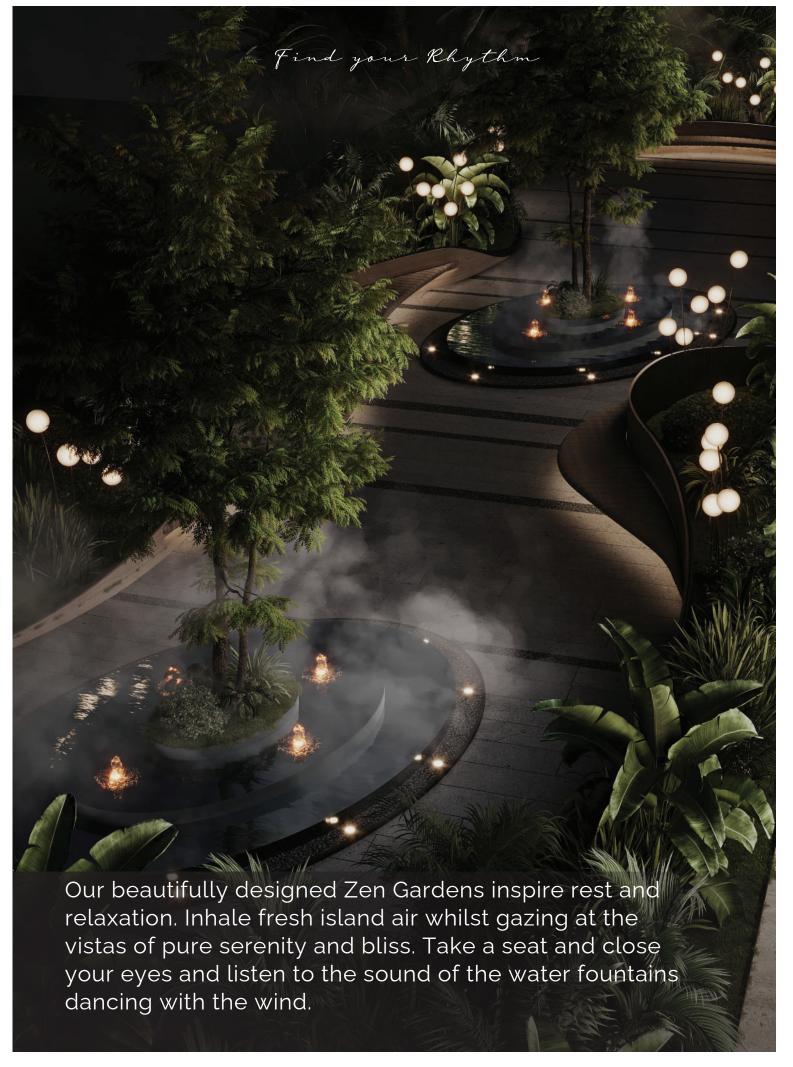


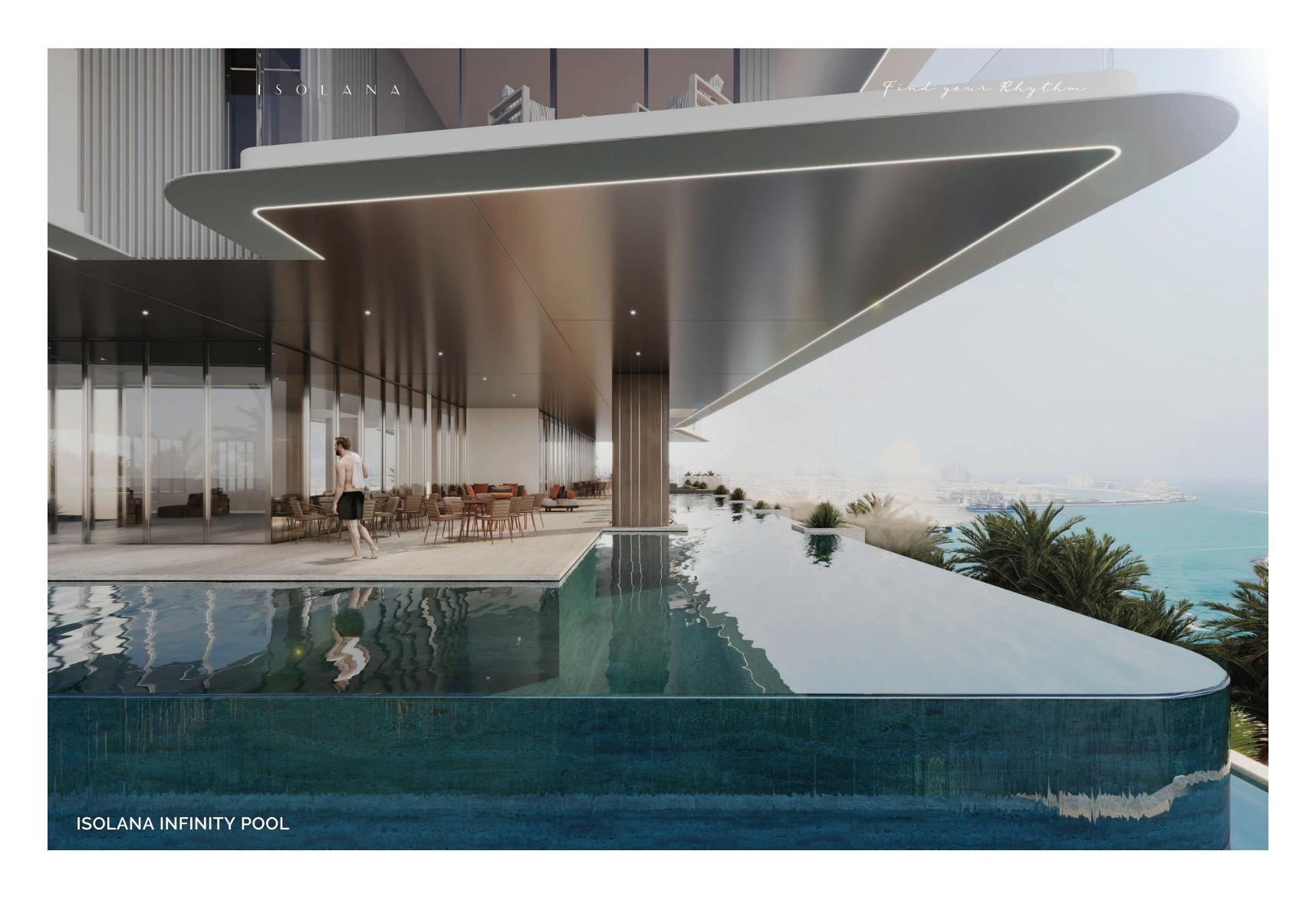
With floor to glass elevators, residents have a luxury experience every step of the way from the moment they enter our lobby, right up to their front door.

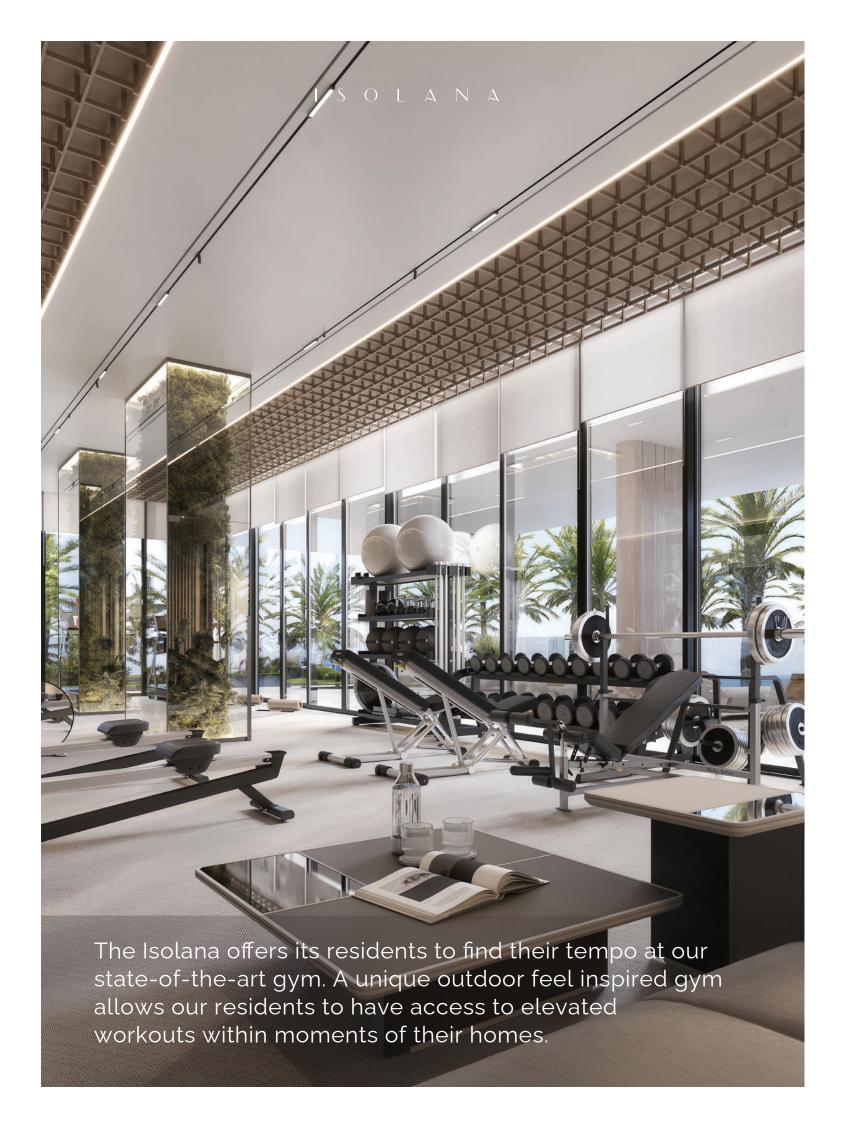


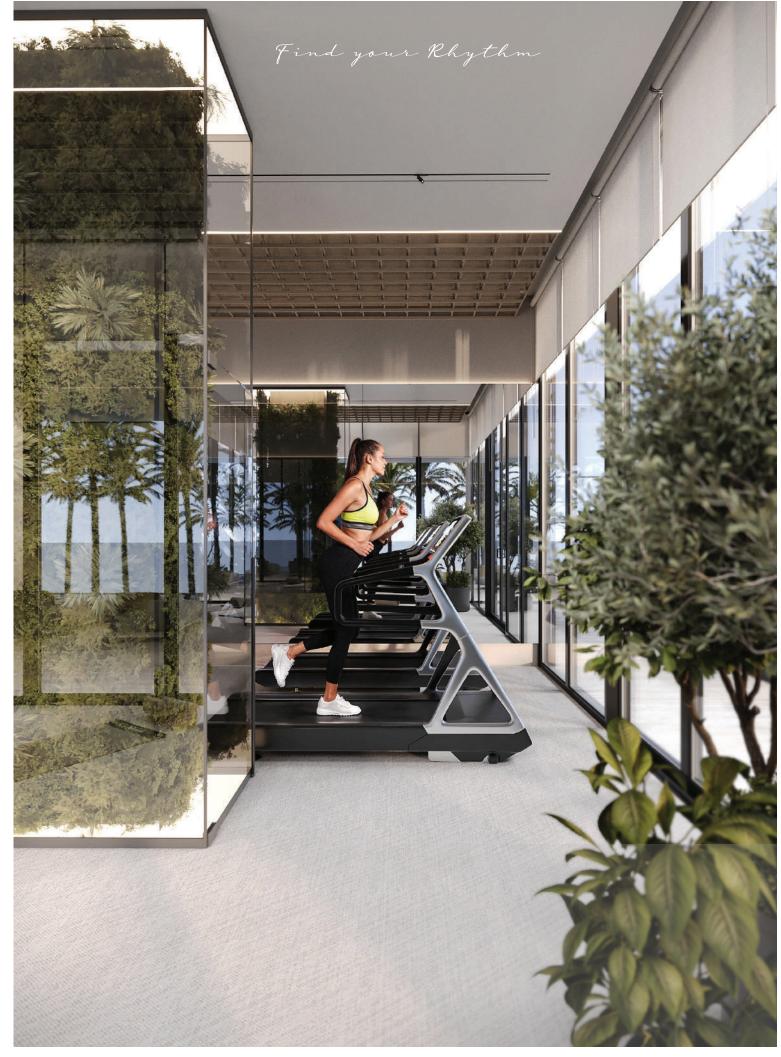


















Playing racket sports has never been more convenient. With a dedicated padel court in the building, residents can engage a community spirit by playing with fellow residents and afterwards, relaxing in our sauna room.





ISOLANA

Amenity Mix

P1/P2

- Dedicated EV parking
- Dedicated Residents Storage

Lobby

- 24/7 security and on-site FM office
- Park Drop/ On
- Water Features
- 5 Star Lobby with 6 meter-high walls

- Outdoor terrace seating
- Indoor seated courtyard area with sky-well
- Step in Step Out access to community parks and lakes

Amenity Floor

- Family infinity pool
- Dedicated kids swimming pool
- · Indoor children creche
- Outdoor children playground
- Multi-purpose room
- Residents club lounge

- Resident outdoor lounge seating
- Padel court
- Zen Gardens
- Indoor Gym and Yoga zone
- Sauna room



DISCLAIMER

This publication is for illustrative purposes only. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the façade and elevations, common areas, private areas and interior of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported. The reproduction and the partial use of texts and images is forbidden without prior authorization.