FIROZA

BY EVER GLORY

A New Landmark in Island Living

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The Realm of Luxury and Possibilities

Dubai is a dynamic city that seamlessly blends cutting-edge innovation with rich cultural heritage, making it a top choice for investors and luxury seekers. Its prime location at the intersection of Europe, Asia, and Africa ensures effortless connectivity to global markets, complemented by investor-friendly policies and tax advantages.

Renowned for its iconic skyline and modern infrastructure, Dubai also boasts a vibrant lifestyle, featuring world-class shopping, fine dining, and a thriving arts scene. At the heart of its rapid evolution is **Dubai Island**, the city's most sought-after location, poised to become a premier hub for residential, commercial, and leisure experiences.

This groundbreaking development will redefine luxury living, further strengthening Dubai's reputation as a world-class destination and offering an unparalleled experience for residents and visitors alike.

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DUBAI ISLANDS LUXURY RESIDENCES

Dubai Islands

Dubai Islands is set to become a tropical oasis within the city's vibrant skyline, featuring five interconnected islands with world-class luxury resorts. As a key part of Dubai's 2040 vision, this landmark development seamlessly blends waterfront living with Arabian elegance.

Spanning 17 square kilometers, Dubai Islands will offer over 60 kilometers of waterfront, 20 kilometers of pristine beaches, and nearly two kilometers of lush parks, open spaces, and championship golf courses overlooking the Gulf. At its heart lies the Central Island, the largest of the five, anchored by the iconic Dubai Mall.

Designed to be a premier destination for residential, commercial, and leisure experiences, Dubai Islands will redefine luxury living. This transformative project will further elevate Dubai's global reputation, delivering an unparalleled lifestyle and entertainment experience for residents and visitors alike.

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Dubai Islands Amenities

1. Wellness Resort
2. ECO Resort
3. 18-Hole Golf Course
4. Scenic Drive
5. Oasis Park
6. Family Resorts
7. Marina Village
8. Beach Front Resorts
9. Beach Front Residential Buildings
10. Marina Bay
11. 9-Hole Golf Course
12. Boutique Mixed Use Community
13. Sports Clubs and Aquatic Centers
14. Beach Clubs
15. Mall
16. Urban Island Residentials
17. Destination Art & Cultural District
18. Golf Clubs / Sports Clubs

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ECO
1
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19
New Bridge 20min Downtown
DIFC
10min
DUBAI ISLANDS LUXURY RESIDENCES

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Why Invest in Dubai Islands?

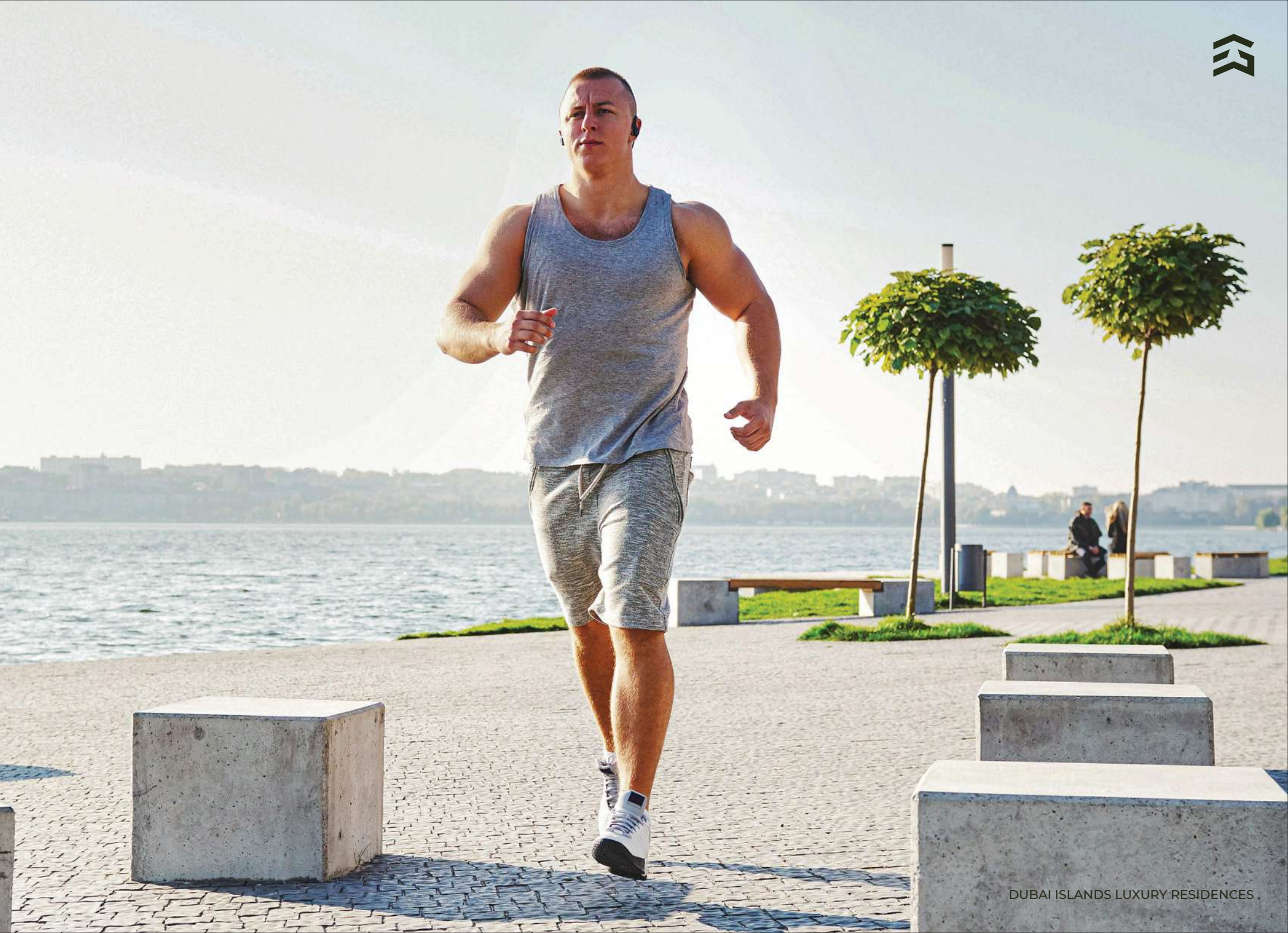
Prime Location:
Strategically positioned near major business hubs and the airport, ensuring seamless connectivity for global investors.

Diverse Real Estate Options:
From stylish apartments to luxurious sky villas and premium commercial spaces, catering to a wide range of investors.

High ROI Potential:
A tax-free environment with strong rental yields and long-term growth opportunities.

Exceptional Lifestyle:
World-class amenities and experiences designed for unparalleled comfort and convenience.

Sustainable Future:
A commitment to eco-friendly development and cutting-edge technology for a smarter, greener community.



BEACH *Access*

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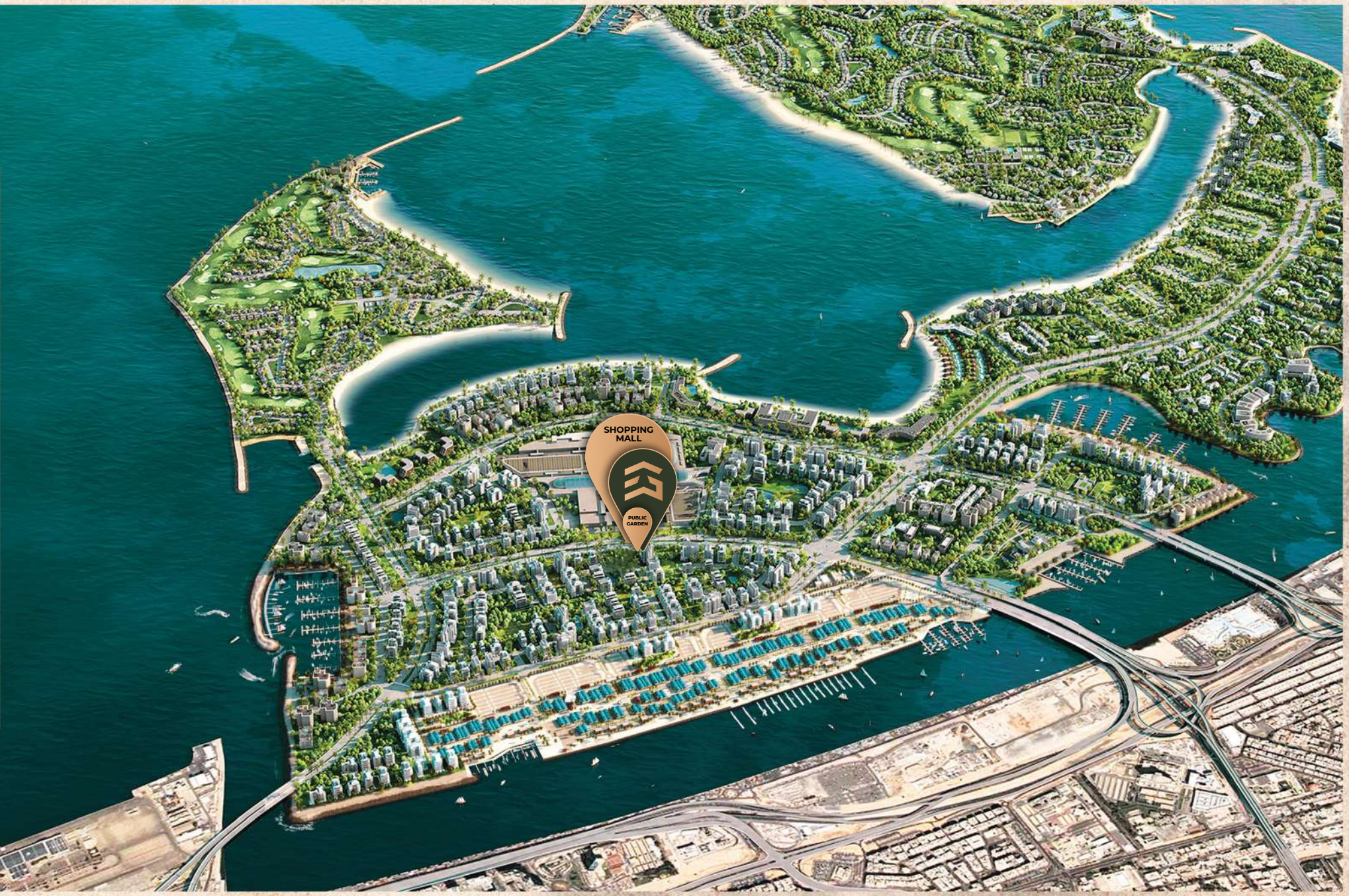
Our Location

Dubai Islands, located off the northern coast of Dubai near Deira, are a group of man-made islands in the Arabian Gulf. They offer stunning views, easy access to the city, and a tranquil escape from the urban bustle.

- **10 minutes from Gold Souq Metro Station**
- **20 minutes from Dubai International Airport**
- **22 minutes from The Dubai Frame**
- **24 minutes from World Trade Centre**
- **30 minutes from Downtown Dubai**


SHOPPING MALL
PUBLIC GARDEN

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DUBAI ISLANDS LUXURY RESIDENCES

PROJECT SPECIFICATIONS

- G + P + 8 (Total: 75 Apartments).
- Fully integrated smart home system with Siri and Alexa support.
- Frameless internal doors.
- Curtain box with provision for motorized curtains.
- Infinite pool located on the 1st floor.
- Children's play area.
- Game/Club room.
- Outdoor Cinema hall.
- Fully fitted gym/health club with TechnoGym equipment.
- 24-hour concierge service.
- Electric car parking.
- Outdoor yoga/meditation lounge.
- Business lounge with espresso bar and Wi-Fi.
- Lobby/Meet & Greet lounge.
- Luxurious finishes and branded appliances.
- Opposite the mall.
- Located 5 minutes from the beach.
- Forrest Rooftop

DUBAI ISLANDS LUXURY RESIDENCES

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DUBAI ISLANDS LUXURY RESIDENCES

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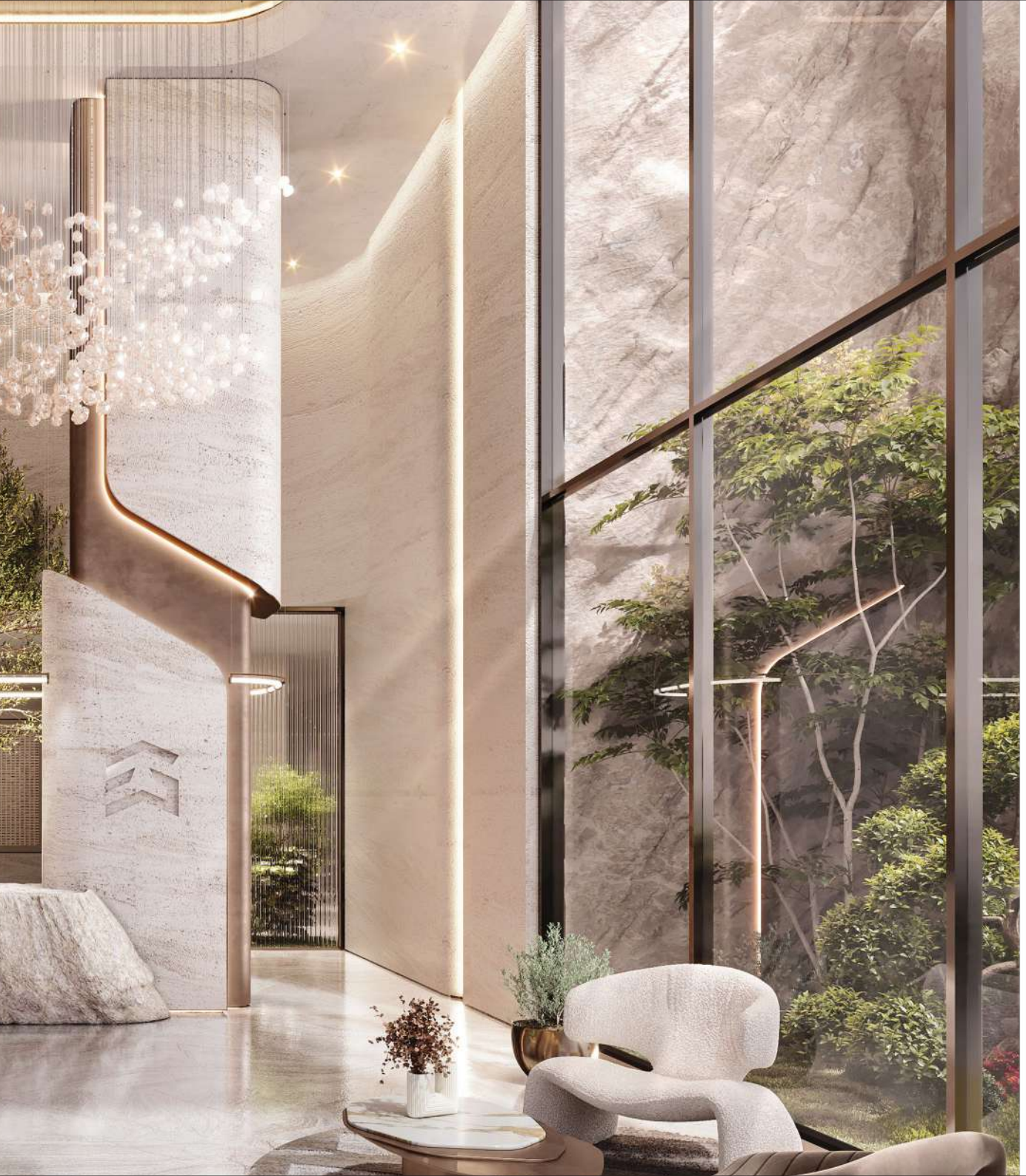
Your gateway to a brighter future.

The lobby radiates luxury with its sophisticated design, refined lighting, and premium European craftsmanship, offering a warm and inviting welcome to residents as they step into their upscale lifestyle.



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MAIN *Lobby*

TYPICAL
Master Bedroom
DUBAI ISLANDS LUXURY RESIDENCES

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TOWNHOUSE/DUPLEX
Living Room

TOWNHOUSE/DUPLEX
Kitchen

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TOWNHOUSE
Pool Garden

DUBAI ISLANDS LUXURY RESIDENCES

WALK-IN *Closet*

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MASTER *Bathroom*

GARDEN SIDE
Balcony
DUBAI ISLANDS LUXURY RESIDENCES

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1ST FLOOR *Amenities*

DUBAI ISLANDS LUXURY RESIDENCES

POOL
Views

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GYM

KIDS
Play Area

MIELE-EQUIPPED KITCHEN

Each kitchen is outfitted with top-of-the-line Miele equipment and refined accessories for a sophisticated cooking experience.

GROHE SANITARY FITTINGS

Our bathrooms feature premium Grohe sanitary fittings, combining sleek design with exceptional performance.

TIMELESS ITALIAN ELEGANCE

Our interiors are adorned with premium Italian tiles, known for their timeless elegance and superior craftsmanship.

TECHNOGYM FITNESS EXPERIENCE

Our gym is outfitted with world-renowned Technogym equipment, offering residents a premium fitness experience at their doorstep.

LG ELECTRONICS FOR MODERN LIVING

From energy-efficient appliances to advanced smart solutions, we've selected LG to bring both comfort and innovation into your everyday life.

LEGRAND ELECTRICAL FITTINGS

For a seamless blend of safety and sophistication, we've partnered with Legrand for all in-unit electrical wiring and fittings.

SCHINDLER HIGH-SPEED ELEVATORS

Experience smooth, quiet, and efficient vertical travel with Schindler elevators.

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Key Amenities

Ideally located by a grand mall, Ever Glory Project blends island tranquility with vibrant urban luxury.

- Zen Garden
- Infinity Pool
- Gym
- Yoga Area
- Jogging Track
- Kids Play Area
- Padel Court
- Roof Top Forest

BBQ Area

Outdoor Cinema

Private Swimming Pool

Fully Furnished Homes

Smart Homes

Indoor Games

Private Lift

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DUBAI ISLANDS LUXURY RESIDENCES

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Opening doors to a better future

The apartment units exude luxury with their thoughtfully designed layouts, elegant lighting, and premium European craftsmanship, providing residents with a sophisticated and comfortable living experience.

Apartments	Units	Min. Area (sq. ft.)
1 Bedroom	41	822
2 Bedroom	10	1,186
2.5 Bedroom	9	1,679
3 Bedroom	6	2,040
3 Bedroom Duplex	2	3,220
3 Bedroom Town-House	3	2,793
1 Bedroom Town-House	4	1,456

READY FOR HANDOVER BY

Q3 2027

STARTING PRICE

AED 1.6M

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1 Bedroom
Unit Layout
(Total 41 units)

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ONE BEDROOM

Type A

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
737	85	822

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

ONE BEDROOM

Type B

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
737	85	822

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

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2 Bedroom
Unit Layout
(Total 10 units)

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TWO BEDROOM

Type A

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
1105	81	1186

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Multi-Utility Room for Kids/Maid/Store
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

TWO BEDROOM
Type B

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
1105	162	1267

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Multi-Utility Room for Kids/Maid/Store
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

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2.5 Bedroom
Unit Layout
(Total 9 units)

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2.5 BEDROOM
Type A

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
1561	131	1692

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Multi-Utility Room for Kids/Maid/Store
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

2.5 BEDROOM

Type B

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
1561	118	1679

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Multi-Utility Room for Kids/Maid/Store
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

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3 Bedroom
Unit Layout
(Total 6 units)

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THREE BEDROOM
Type A

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
1968	72	2040

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Multi-Utility Room for Kids/Maid/Store
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

THREE BEDROOM

Type B

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
1968	**178**	**2146**

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Multi-Utility Room for Kids/Maid/Store
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Outdoor Lounge Space

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3 Bedroom Duplex

Unit Layout

(Total 2 units)

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LOWER LEVEL

UPPER LEVEL

THREE BEDROOM
Duplex

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
2353	**867**	**3220**

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Multi-Utility Room for Kids/Maid/Store
- Personal Lift
- Covered Terrace

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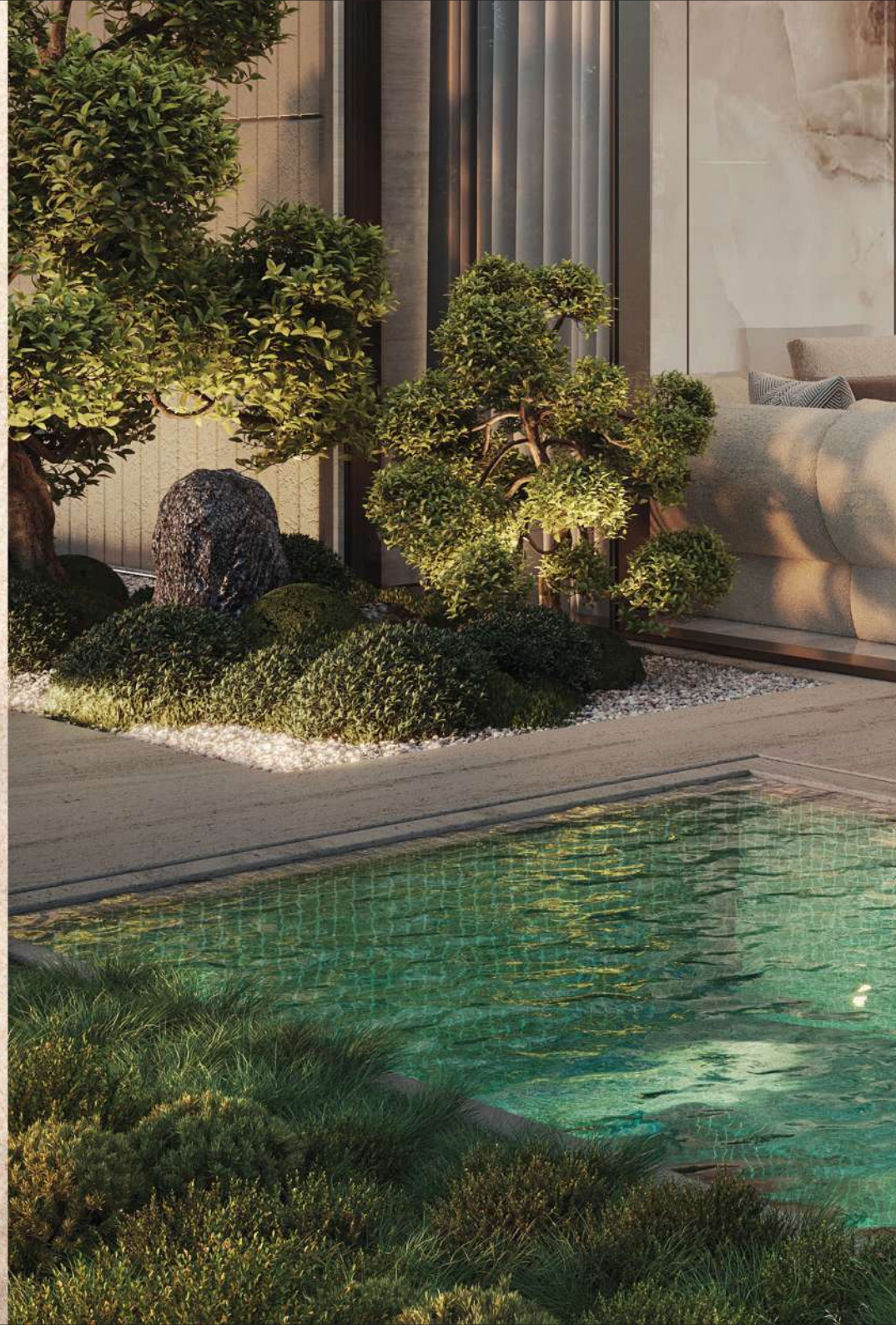
Town House
Unit Layout

3 BHK Town House
(Total 3 units)

1 BHK Town House
(Total 4 units)



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ONE BEDROOM
Townhouse

LOWER LEVEL

UPPER LEVEL

Net Area (Sqft)	Balcony/Garden Area (Sqft)	Total Area (Sqft)
1074	382	1456

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Multi-Utility Room for Kids/Maid/Store
- Private Garden
- Outdoor Lounge Space

THREE BEDROOM
Townhouse Type A

UPPER LEVEL

LOWER LEVEL

Net Area (Sqft)	Garden Area (Sqft)	Total Area (Sqft)
2404	**1178**	**3582**

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Multi-Utility Room for Kids/Maid/Store
- Private Garden
- Outdoor Lounge Space
- Private Pool

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THREE BEDROOM
Townhouse Type B

UPPER LEVEL

LOWER LEVEL

Net Area (Sqft)	Garden Area (Sqft)	Total Area (Sqft)
2268	525	2793

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Multi-Utility Room for Kids/Maid/Store
- Private Garden
- Outdoor Lounge Space
- Private Pool

THREE BEDROOM
Townhouse Type C

UPPER LEVEL

LOWER LEVEL

Net Area (Sqft)	Garden Area (Sqft)	Total Area (Sqft)
2590	1050	3640

- Fully Fitted Kitchen
- Branded Kitchen Equipment
- Bathroom
- Smart Home Appliances
- Bedroom with En-Suite Bathroom
- Glass Balcony
- Multi-Utility Room for Kids/Maid/Store
- Private Garden
- Outdoor Lounge Space
- Private Pool

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REGULAR PAYMENT PLAN

DOWN PAYMENT	03 MONTHS	06 MONTHS	09 MONTHS
20%*	5%	5%	10%

12 MONTHS	15 MONTHS	18 MONTHS	HANDOVER
5%	5%	10%	40%

*4% DLD Charges + ৳4000

16% RENTAL GUARANTEED OVER 2 YEARS

PAY 100%

GET **8% RENTAL GUARANTEED**
FOR TWO YEARS

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DEVELOPMENTS

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