



800 AMIRAH | www.amirah.ae



Amirah Development is an 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.

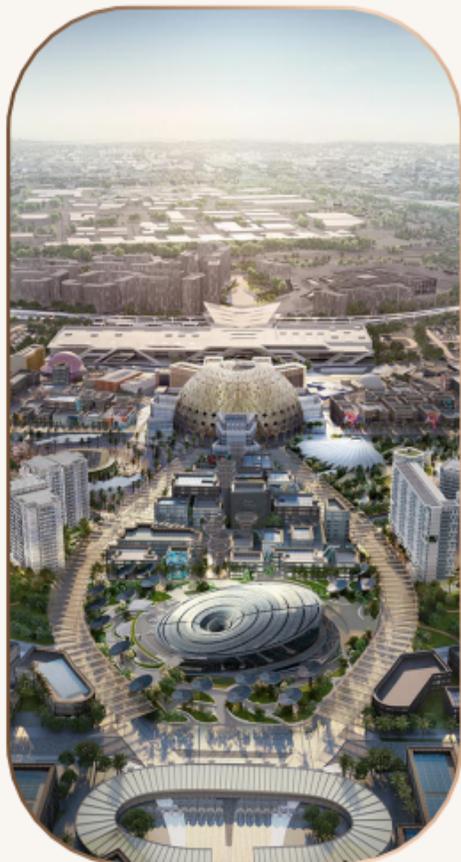


BONDS AVENUE
RESIDENCES

more than

75%

SOLD OUT



WHY DUBAI SOUTH?

Dubai South – Key Facts & Figures.

Master Development: 145 sq. km city, built around aviation, logistics, exhibitions & residential.

Population Goal: 1 million residents

Connectivity: Direct access to Emirates Rd & SMBZ Rd; near Expo City; connected to Metro via Expo Station.

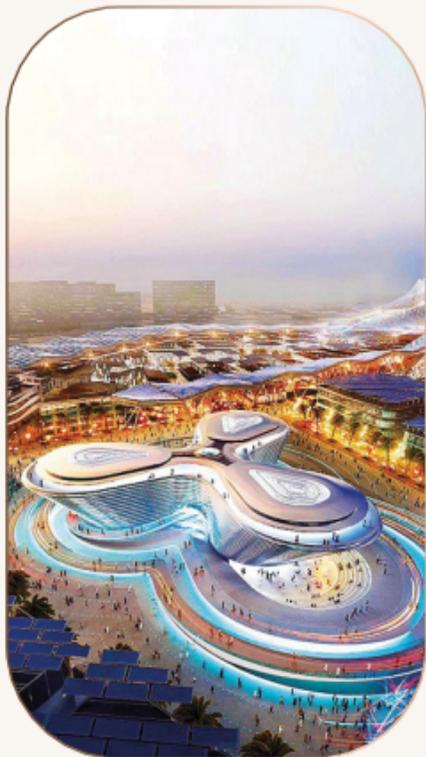
Airport Hub: Al Maktoum Intl. Airport – future capacity **260M** passengers/year, 5 runways, **400+** gates.

Property Market: AED **15B** in transactions (Jan–May 2025) Prices up **15–20%** YoY.

Residential Community: **25,000+** residents in The Residential District.

Lifestyle & Amenities: Crystal lagoon, promenade, green parks, schools, retail, sports courts.





EXPO CITY



DUBAI PARK & RESORTS



AL MAKTOUM AIRPORT



Welcome to
Dubai Next Legacy...




Crown Palace

Peace • Harmony • Grandeur

DUBAI SOUTH

Experience a new
standard of grandeur.



European Artistry
–a masterpiece of hand-crafted elegance
rising amidst lush greenery.

*Offering **Studio, 1 & 2 Bedroom** residences,
each home is crafted to embody peace, harmony,
and timeless luxury, blending antique elegance
with royal grandeur.*





PROPERTY TYPE

Residential

BUILDING CONFIG

G + 6 + R

NUMBER OF UNITS

104 Apartments

TYPE OF UNITS

Studio

370.92 sq.ft - 421.08 sq.ft

Prices from **AED 630k - 695k**

1 BHK

714.72 sq.ft - 785.12 sq.ft

Prices from **AED 1.05 M - 1.17 M**

2 BHK

897 sq.ft - 1375 sq.ft

Prices from **AED 1.25 M - 1.82 M**

PLOT SIZE

3,661.62 sqm

39,413.35 sq.ft





Classic European Charm, Modern Comfort.





collection of amenities designed to inspire wellness, leisure, and connection



Payment Plan

60/40 Payment Plan

*20% down payment
40% during construction
40% on completion.*

Booking	10%
DownPayment	10%
1% Monthly x 20	20%
4 Ballon Payments (5%)	20%
Completion	40%

Completion **Q1 2028**

70/30 Payment Plan

*20% down payment
50% during construction
30% Post hand-over*

Booking	10%
DownPayment	10%
1% Monthly x 20	20%
2 Ballon Payments (5%)	10%
2 Ballon Payments (10%)	20%
Completion	0%
1% Monthly x 30	30%





EOI's
Starting from
AED 25,000

