



FIROza

BY EVER GLORY

A New Landmark in Island Living



# 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.















# 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.



# Dubai Islands Amenities

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







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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*





# 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**



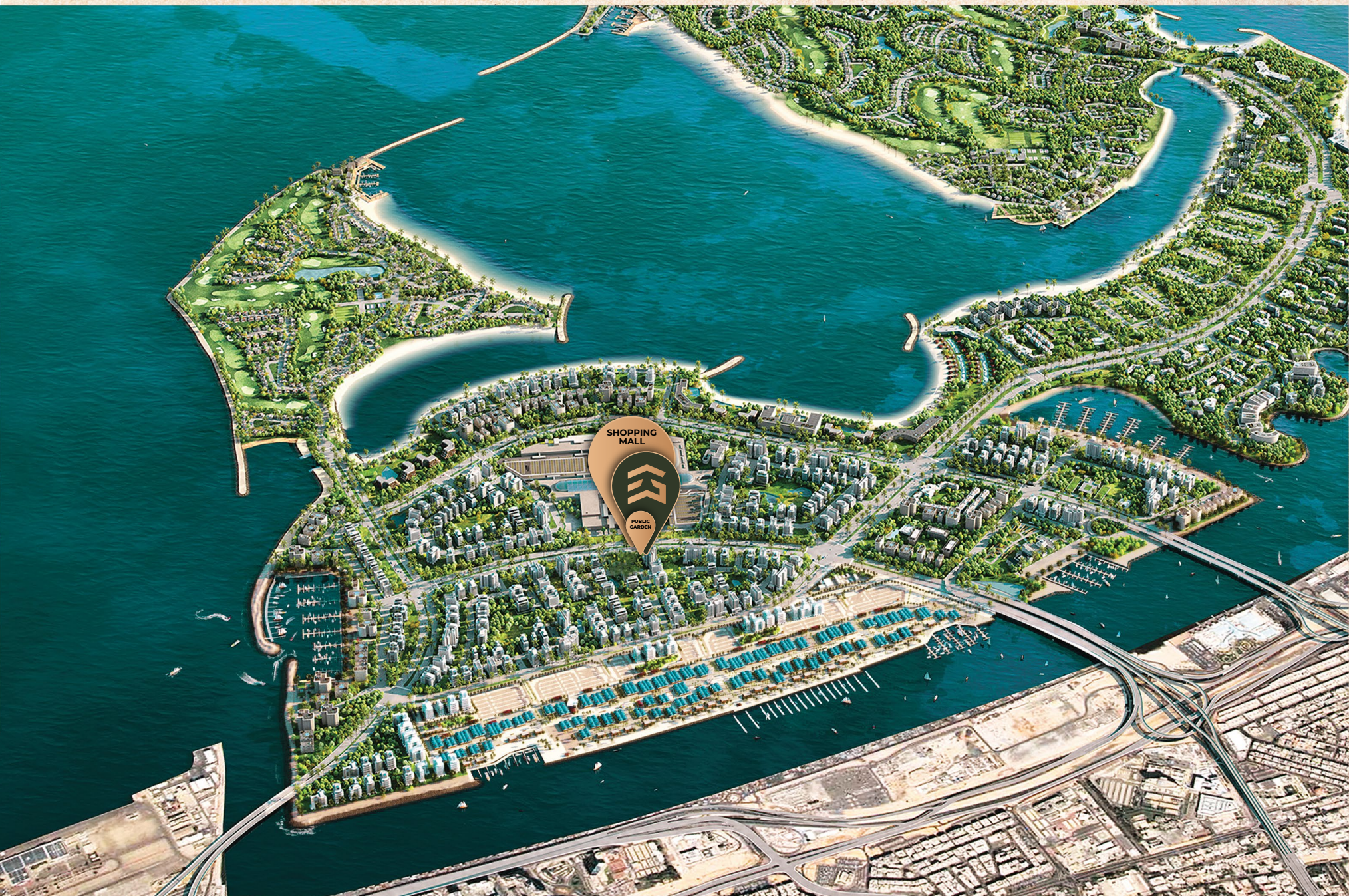
**24 minutes from World Trade Centre**



**30 minutes from Downtown Dubai**















# 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







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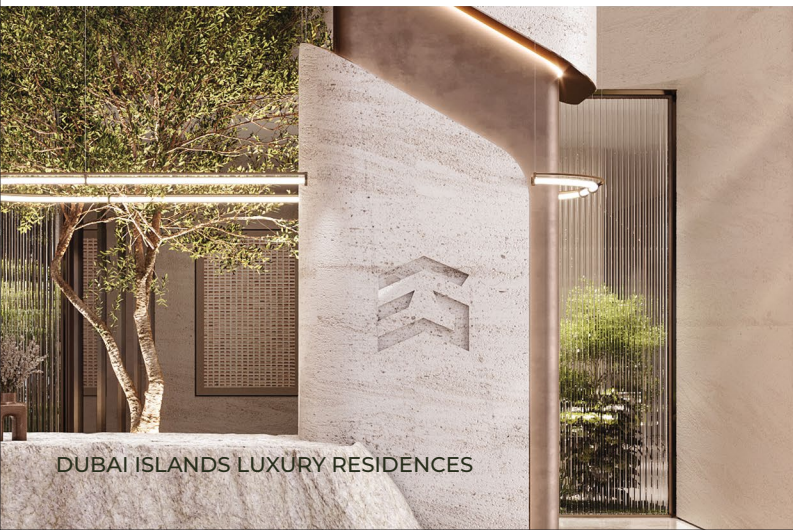


DUBAI ISLANDS LUXURY RESIDENCES



# 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.



DUBAI ISLANDS LUXURY RESIDENCES









MAIN  
Lobby





TYPICAL  
*Master Bedroom*



TOWNHOUSE/DUPLEX  
*Living Room*







TOWNHOUSE/DUPLEX  
*Kitchen*





TOWNHOUSE  
*Pool Garden*





WALK-IN  
*Closet*



MASTER  
*Bathroom*





GARDEN SIDE  
*Balcony*

DUBAI ISLANDS LUXURY RESIDENCES





1ST FLOOR  
*Amenities*





POOL  
Views



GYM

WORK.  
SWEAT.  
ACHIEVE.







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.



# 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













DUBAI ISLANDS LUXURY RESIDENCES





READY FOR  
HANDOVER BY  
**Q3 2027**

STARTING PRICE  
**₹1.6M**

## 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



# 1 Bedroom

## Unit Layout

(Total 41 units)











# 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)  
**737**

Balcony Area (Sqft)  
**85**

Total Area (Sqft)  
**822**



Fully Fitted  
Kitchen



Branded Kitchen  
Equipment



Bathroom



Smart Home  
Appliances



Bedroom with  
En-Suite  
Bathroom



Glass  
Balcony



Outdoor Lounge  
Space



# 2 Bedroom Unit Layout

(Total 10 units)











## TWO BEDROOM Type A

Net Area (Sqft)  
**1105**

Balcony Area (Sqft)  
**81**

Total Area (Sqft)  
**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



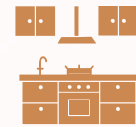


## TWO BEDROOM *Type B*

Net Area (Sqft)  
**1105**

Balcony Area (Sqft)  
**162**

Total Area (Sqft)  
**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



# 2.5 Bedroom Unit Layout

(Total 9 units)

















# 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)  
**1561**

Balcony Area (Sqft)  
**118**

Total Area (Sqft)  
**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



# 3 Bedroom Unit Layout

(Total 6 units)









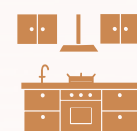
# THREE BEDROOM *Type A*



Net Area (Sqft)  
**1968**

Balcony Area (Sqft)  
**72**

Total Area (Sqft)  
**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

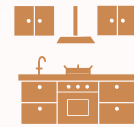
Type B



Net Area (Sqft)  
**1968**

Balcony Area (Sqft)  
**178**

Total Area (Sqft)  
**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



# 3 Bedroom Duplex

## Unit Layout

(Total 2 units)











LOWER LEVEL



UPPER LEVEL





# THREE BEDROOM *Duplex*

Net Area (Sqft)

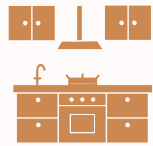
**2353**

Balcony Area (Sqft)

**867**

Total Area (Sqft)

**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



# Town House

## Unit Layout

3 BHK Town House  
(Total 3 units)

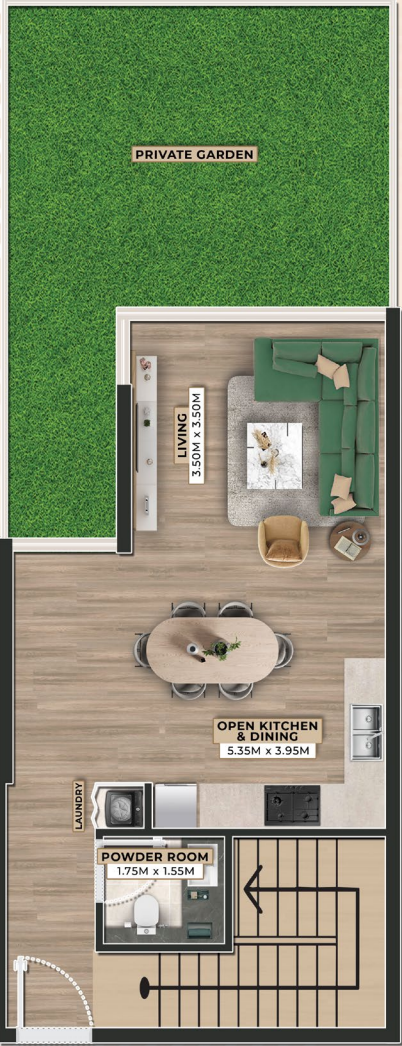
1 BHK Town House  
(Total 4 units)











# ONE BEDROOM *Townhouse*

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

Net Area (Sqft)

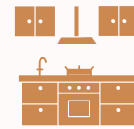
**2404**

Garden Area (Sqft)

**1178**

Total Area (Sqft)

**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



# THREE BEDROOM Townhouse Type B

Net Area (Sqft)  
**2268**

Garden Area (Sqft)  
**525**

Total Area (Sqft)  
**2793**

UPPER LEVEL



LOWER LEVEL



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





UPPER LEVEL



LOWER LEVEL

# THREE BEDROOM Townhouse Type C

Net Area (Sqft)  
**2590**

Garden Area (Sqft)  
**1050**

Total Area (Sqft)  
**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



## 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**





EVER GLORY  
DEVELOPMENTS

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