

Say Hello

TO THE
ISLAND LIFE



RAMADA[®]

RESIDENCES BY WYNDHAM

AT DUBAI ISLANDS

III
GROVY
DEVELOPERS

x

SQUARE
LUXE PROPERTIES

Say hello
To the island life

Ramada Residences is a fully furnished, hospitality-branded development on Dubai Islands, managed to Wyndham’s global standards. It combines island living with hotel-inspired services, offering a lifestyle address and a structured investment asset. Designed for living, leasing, or both, it reflects a contemporary ownership model backed by internationally recognized hospitality expertise.

DUBAI ISLANDS

Five Distinct Worlds by the Sea

Dubai Islands features a Blue Flag-certified beach, two kilometres of parks and open spaces, and a growing mix of entertainment hubs and shopping centres. It is planned to host luxury resorts alongside cultural destinations, all aligned with Dubai’s 2040 Vision. Close to the city yet defined by a coastal setting, the destination offers a rare balance between urban access and life by the sea.

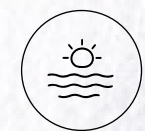
- ◇ 20+ km of Beaches and Vibrant Shoreline

◇ 3 Bridges Connected to Mainland
- ◇ 3 Upcoming Golf Courses

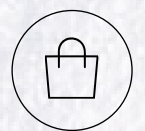
◇ Combination of 5 Islands
- ◇ 60 kilometres of waterfront

◇ Master Development by Nakheel

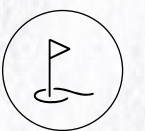
A Coastal Address with Citywide Access



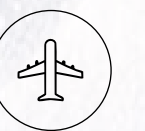
2 MINS
Dubai Islands Beach



3 MINS
Dubai Islands Mall



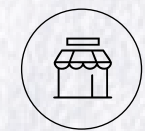
5 MINS
Distinct Golf Courses



15 MINS
Dubai Int'l Airport



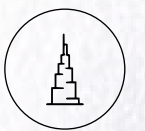
15 MINS
Festival City Center



15 MINS
DIFC



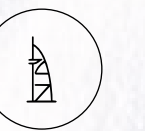
15 MINS
J1 Beach



20 MINS
Burj Khalifa



20 MINS
Jumeirah Bay



25 MINS
Burj Al Arab

PROJECT OVERVIEW

Residences Managed by Wyndham,
the World’s Second-Largest Hospitality Brand

Project Type:	Fully Furnished, Branded Residences
Configuration:	G+2P+8 Floor
Total Units:	68
Unit Types:	1, 2, 3 and 4-bedroom apartments
Completion:	Q3, 2027
Project Number:	#3322

Key features:



On the most accessible plot in Dubai Islands



Short-term rental benefits



Fully furnished and equipped



20+ Lifestyle Amenities



Hotel-inspired services



Rental-ready

INVESTMENT ADVANTAGE

Investment Value Meets Curated Living

Rental Returns

10% average annual ROI compared to non-branded units

Market Performance

Dubai’s most in-demand location with the highest growth potential.

Flexible Leasing

The only hospitality-branded residence that permits short-term rentals.

Brand Equity

Largest hotel operator globally, with 9000+ hotels worldwide

Hotel-Branded Residences

The best-performing asset class globally, with a 33% increase in value over the past 12 months.

Golden Visa Eligibility

Investment allows an opportunity to receive a 10 year golden visa

20+ LIFESTYLE-FOCUSED AMENITIES

FITNESS & WELLNESS

- Gym
- Outdoor Calisthenics Gym
- Aqua Gym
- Jogging Track
- Spa
- Sauna
- Steam

LEISURE & RECREATION

- Billiard
- Foosball Table
- Table Tennis
- Golf Simulator
- Open Theatre
- Kids’ Play Area

OUTDOOR & SOCIAL SPACES

- Sunbathing Area
- Barbeque Area
- Pool Bar
- Cabanas
- Multipurpose Area

POOLS & WATER FEATURES

- Infinity Pool
- Kids Pool
- Chill Pool
- Jacuzzi
- Pool Deck

UNIT TYPES & SIZES

UNITS	NO. OF UNITS	AVERAGE SIZE
One-Bedroom Residences	20 Units	945 sq. ft.
Two-Bedroom Residences	42 Units	1403 sq. ft.
Three-Bedroom Residences	4 Units	1934 sq. ft.
Four-Bedroom Penthouses	2 Units	2308 sq. ft.

PAYMENT PLAN

40%
During Construction

60%
On Completion

DEVELOPER

Grovy is an award-winning real estate developer based in Dubai, backed by the Grovy Group’s four-decade legacy across multiple sectors. The company focuses on delivering residential developments that balance strong design, efficient planning, and long-term investment value, with a clear emphasis on efficient use of space and lifestyle-led communities.



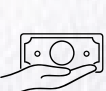
3 delivered projects in Dubai



1M+ sq. ft. developed across the UAE



40+ years Group legacy



Flexible post-handover payment plans

PREVIOUS PROJECTS

Alcove

Aria

Aura

Rivo