

Say hello  
to the  
island life.

SAY HELLO TO RED®



RAMADA®

RESIDENCES

BY WYNDHAM

AT DUBAI ISLANDS

Developed by

GROVY  
DEVELOPERS

x

SQUARE  
LUXE PROPERTIES



A group of five people are sitting on a beach at sunset. A man in a dark t-shirt is playing an acoustic guitar and smiling. He is surrounded by four other people: a man in a striped shirt, a woman in a white shirt, and two women in the foreground sitting in red and white striped beach chairs. The background shows the ocean and a sandy beach under a warm, golden light.

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# Dubai Islands

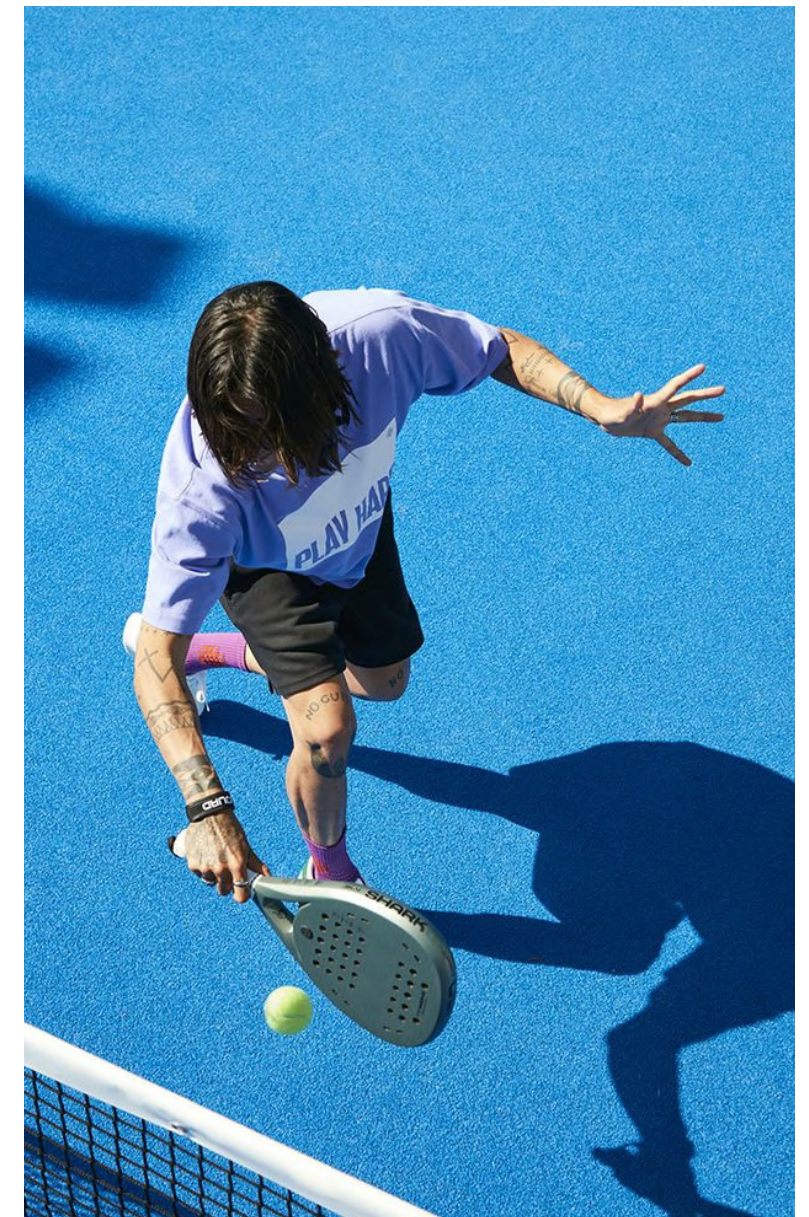
ONE OF DUBAI'S BOLDEST DISTRICTS



# Dubai Islands

FIVE DISTINCT WORLDS  
BY THE SEA

Dubai Islands brings a new kind of coastal district to Dubai's northern shoreline, spanning 17 square kilometres across five interconnected islands. Across these islands, beaches, waterfront promenades, and lively boardwalks shape a setting built around the sea and the energy that comes with it.



Within this coastal environment, hotels, marinas, cultural venues, and retail boulevards bring together leisure, dining, and everyday experiences, allowing residents and visitors to move easily between them. The islands connect to the mainland through a major bridge, while landscaped parks, cycling paths, and walkable streets extend this active waterfront setting into the wider community.



# Key

## HIGHLIGHTS



Master development  
by Nakheel



60 kilometres  
of waterfront



20+ km of  
pristine beaches



Direct access to the mainland  
via the Infinity Bridge



3 upcoming  
golf courses



Proximity to the upcoming  
largest mall in the area

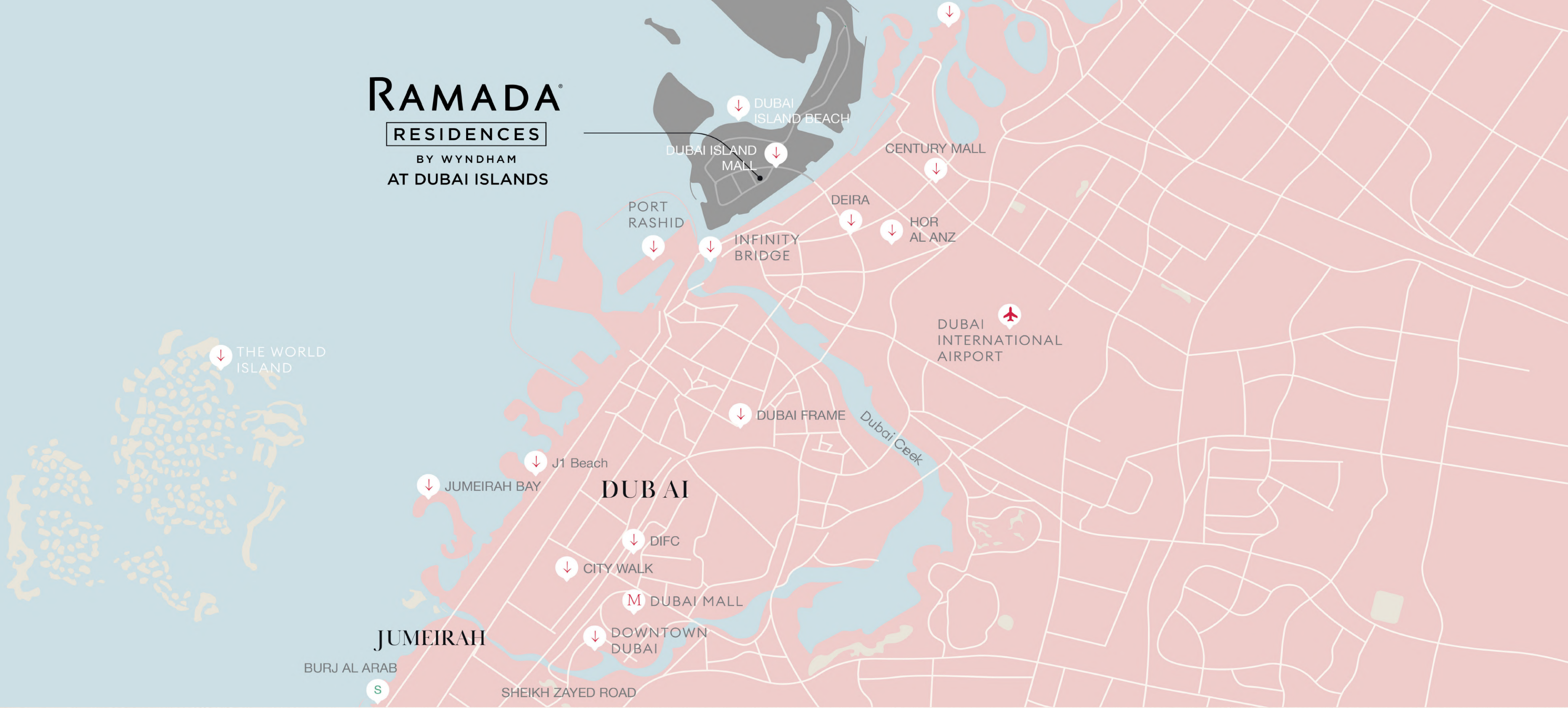


Eight-lane bridge under  
construction, linking Dubai  
Islands to Downtown, DXB  
Airport, and key districts





RAMADA<sup>®</sup>  
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AT DUBAI ISLANDS



A COASTAL ADDRESS  
with unmatched connectivity



**2 MINS**  
Dubai  
Islands Beach



**3 MINS**  
Dubai  
Islands Mall



**5 MINS**  
Distinct  
Golf Courses



**15 MINS**  
Dubai  
Int'l Airport



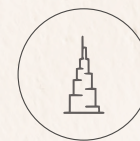
**15 MINS**  
Festival  
City Center



**15 MINS**  
DIFC



**15 MINS**  
J1 Beach



**20 MINS**  
Burj Khalifa



**20 MINS**  
Jumeirah Bay



**25 MINS**  
Burj Al Arab





# Investment Guide

LIFESTYLE MEETS RETURNS



# Dubai

A GLOBAL HUB FOR GROWTH  
AND OPPORTUNITY



Tax-free economy



Rental yields averaging  
5-9%, up to 11%  
in prime areas



Ranked among the  
world's safest and  
cleanest cities



Connected to 240+  
global destinations



Golden Visa  
and Investor Visa



19M international visitors  
in 2025



Strongly regulated property market,  
governed by RERA and backed by  
strong investor confidence



# Dubai Islands

A HIGH-GROWTH  
WATERFRONT MARKET

The Seller is licensed by Wyndham Hotel Group (UK) Limited to use the "Wyndham Residences" trademark. Wyndham is not involved in the sale or development of the Residences; all related responsibilities rest with the Seller. Wyndham will enter into an agreement to supervise and direct certain brand services; however, no assurance is given as to continued brand association, and Wyndham accepts no liability for the Residences.

**Rental performance**  
8% average annual ROI

**Median price per sq.ft.**  
+26% in 2025

**Market activity**  
149.7% increase in transactions

**Market performance**  
28% price appreciation recorded in 2025

**Sales momentum**  
176% surge in transactions in H1 2025. Total value: AED 5.6 billion



# RAMADA<sup>®</sup>

## RESIDENCES

BY WYNDHAM

AT DUBAI ISLANDS

# INVESTMENT VALUE

## Meets Curated Living



### Rental returns

10% average annual ROI compared to non-branded units



### Professional hospitality management

Residences managed to the standards of Wyndham, the world's largest hotel franchisor by number of properties



### 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



### Boutique supply

Limited collection of only 68 residences



### Hotel-branded residences

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



# The Residences

AN ISLAND RETREAT TO CALL HOME



# Say Hello

TO A WHOLE NEW WAY OF  
EXPERIENCING EVERYDAY LIFE

Located in the Cultural District of Dubai Islands, Ramada Residences at Dubai Islands is a boutique, fully furnished, hospitality-branded address managed to Wyndham's global standards. The development combines island living with hotel-inspired services and offers a collection of one, two, and three-bedroom apartments, along with four-bedroom penthouses, designed for living, leasing, or both.



## KEY HIGHLIGHTS



Fully furnished and  
equipped



A park-facing  
island setting



Short-term rental  
benefits



Hotel-inspired  
services



Rental-ready upon  
handover



World-class  
lifestyle amenities





# CONTEMPORARY DESIGN

shaped by the coast

Ramada Residences at Dubai Islands presents a contemporary coastal design with wide glass façades and deep balconies that extend the living spaces outward. Curved slab edges and continuous terraces create generous outdoor areas for each residence, while floor-to-ceiling glazing allows natural light to enter the interiors and frames open views toward the park and the sea.



# The Lobby



The lobby at Ramada Residences at Dubai Islands opens through a double-height glass façade, bringing in natural light and views. Warm wood, stone finishes, and soft textures shape the space, with a sculptural chandelier and layered seating adding depth.





# A Contemporary Coastal Interior Language

The interiors at Ramada Residences at Dubai Islands draw from a soft, coastal sensibility, shaped through warm wood tones, light stone finishes, and a muted palette that reflects the surrounding landscape.



# Living Area



- Floor-to-ceiling glazing with direct access to balcony
- Feature TV wall with integrated wood panelling
- Built-in shelving with display niches
- Floating media console with clean-lined finish
- Soft textured wall finishes throughout
- Statement ceiling lighting feature
- Recessed ceiling spotlights for ambient lighting
- Warm wood detailing across joinery elements



# Kitchen & Dining Area



- Open kitchen connected to the dining area
- Marble island with distinctive veining and waterfall edge
- Integrated wood cabinetry with full-height storage
- Upper display cabinets with tinted glass fronts
- Built-in appliances within streamlined joinery
- Continuous stone backsplash and worktop surfaces
- Concealed under-cabinet lighting
- Open shelving with integrated illumination



# Bedroom



- Floor-to-ceiling glazing bringing in natural light
- Feature headboard wall with integrated ambient lighting
- Layered wall finishes combining soft texture and wood panelling
- Built-in floating console with integrated workspace
- Warm wood joinery across doors and built-ins
- Soft neutral palette with subtle contrast accents
- Clean, uncluttered layout with integrated storage



# Bathroom



- Walk-in shower with frameless glass enclosure
- Large-format stone wall and floor finishes
- Floating vanity with integrated storage
- Stone countertop with integrated basin
- Soft ambient lighting
- Warm wood cabinetry
- Built-in shelving with integrated illumination
- Wall-mounted fixtures with a clean, minimal profile





# Amenities

AN ISLAND GETAWAY



# 20+ Lifestyle Focused Amenities



Start your day with a workout in the gym or a run along the jogging track. Spend the afternoon by the infinity pool or unwind in the spa. Meet friends for a game of billiards or table tennis, or enjoy a relaxed evening in the cabana areas. At Ramada Residences at Dubai Islands, residents enjoy a premium collection of amenities that transforms home into a true retreat, supported by the hospitality standards of Wyndham Hotels & Resorts.



# Fitness & Wellness



Beauty is an attitude



Gym



Sauna



Jogging Track



Spa



Outdoor  
Calisthenics Gym



Aqua Gym





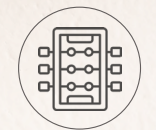




# Leisure & Recreation



Billiard



Foosball Table



Table Tennis



Open Theatre



Kids' Play Area



Golf Simulator









# Outdoor & Social Spaces



Barbeque Area



Sunbathing Area



Pool Bar



Cabanas







# Pools & Water Features



Infinity Pool



Chill Pool



Kids Pool



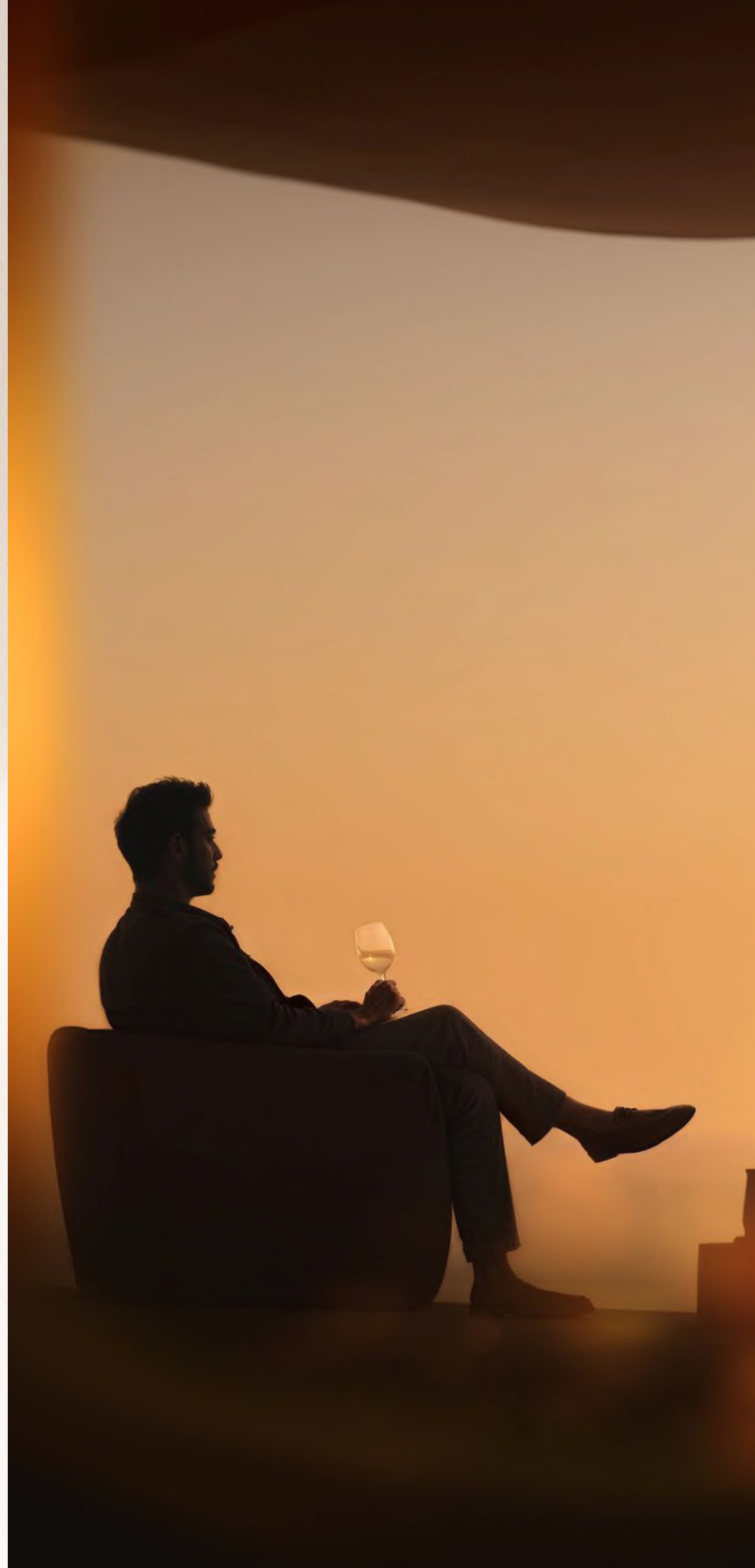
Jacuzzi











# The World's Largest Hotel Franchising Company

Wyndham Hotels & Resorts operates over 8,400+ hotels across approximately 100 countries, with a portfolio of 25 brands supported by more than 124+ million Wyndham Rewards members.

This scale brings a structured, hospitality-led approach to residential developments, combining brand recognition, operational expertise, and access to international distribution channels, supporting professional management, stronger occupancy potential, long-term value, and a more rewarding ownership experience.

The figures in this document are approximate, based on Q1 2026 data, and may have changed. For the latest information, visit [investor.wyndhamhotels.com](https://investor.wyndhamhotels.com)



# A World Of Privileges



## Exclusive Wyndham Rewards



One-year complimentary Wyndham Rewards membership



15% preferred rate across thousands of participating hotels worldwide



Exclusive access to member-only offers and promotions

Terms & Conditions apply. Subject at all times to the Wyndham Rewards program terms and conditions in force.





# Exclusive, On-Demand Lifestyle Services

## CORE SERVICES

- Security Services
- Concierge Services
- Reception Services
- General Cleaning Services
- Building Management Services
- Delivery Services
- Accounting Services
- Pool Services & Lifeguard
- Business Centre / Co-working Space
- Executive Club / Residents' Lounge Access & Services

## TECHNOLOGY

- PABX / VoIP
- Building Application
- Accounting Software
- IT & Internet Support





# Exclusive, On-Demand Lifestyle Services

## À LA CARTE / ADD-ON SERVICES

### DAILY LIVING & HOUSEHOLD

- Plant Care
- Storage Services
- Vacant Home Care
- Maintenance Services
- Car Washing
- Laundry Services
- Dry Cleaning Services
- Maid Service (Private / Dedicated / Domestic)

### LIFESTYLE & PERSONAL CARE

- On-site Spa
- Floral Services
- Personal Trainer
- Personal Shopping
- Mobile Spa Services
- Wine Purchasing Services
- Gym Classes, Yoga / Pilates
- Beauty Salon Including Hairdresser / Barber

### MOBILITY & TRAVEL

- Bicycle Hire
- Airport Transfers
- Chauffeur Drive Services
- Travel Planning Services / Travel / Tour Desk





# Exclusive, On-Demand Lifestyle Services

## À LA CARTE / ADD-ON SERVICES

### DINING & HOSTING

- Event Planning & Catering
- Cinema & Screening Services
- In-Residence Dining Services / Private Chef

### FAMILY & PETS

- Pet Services
- Babysitting & Childcare Services / Facilities

### SPECIALIZED SERVICES

- Butler Services
- Valet & Door Services

### PROFESSIONAL & ADMINISTRATIVE

- Notary Services
- Secretarial Services
- Medical Consultation Facilitation / Health / Wellness Services





# Project Details

RAMADA RESIDENCES AT DUBAI ISALNDS  
AT A GLANCE



# Project Overview

## PROJECT NAME

Ramada Residences by Wyndham  
At Dubai Islands (#3322)

## PROJECT TYPE

Fully Furnished,  
Branded Residences

## LOCATION

Dubai Islands, Dubai

## BUILDING CONFIGURATION

G + 2P + 8 Floor

## TOTAL UNITS

68

## UNIT TYPES

1, 2, 3 and 4-bedroom apartments

## AMENITIES

20+ five-star amenities, exclusively  
for residents

## Average Unit Sizes

- **One-Bedroom Residences:** 945 sq. ft.
- **Two-Bedroom Residences:** 1403 sq. ft.
- **Three-Bedroom Residences:** 1934 sq. ft.
- **Four-Bedroom Penthouses:** 2308 sq. ft.





Payment Plan

40 | 60

Handover

Q3 2027





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



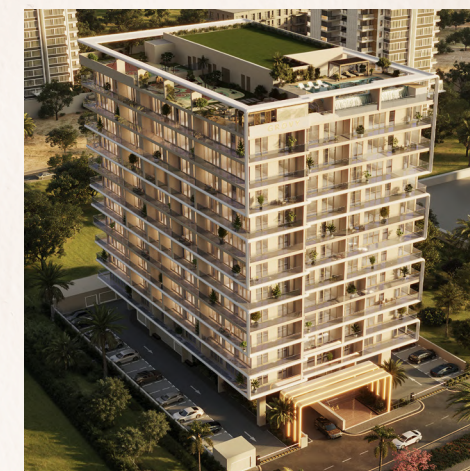
Aria



Aura



Rivo







USquare Luxe Properties is a Dubai-based developer focused on delivering thoughtfully designed residential communities in prime locations, with an emphasis on contemporary architecture, quality construction, and long-term value.

The company has successfully delivered a boutique villa project in Palm Jumeirah, defined by exceptional design, quality, and privacy, along with high-end villa developments in the vibrant Al Furjan community tailored for modern family living.

## Previous Projects

Palm Jumeirah Villas



Al Furjan – Luxury Villas



## Upcoming Projects

La Mer Signature Villas



Majan Residential & Commercial Project





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