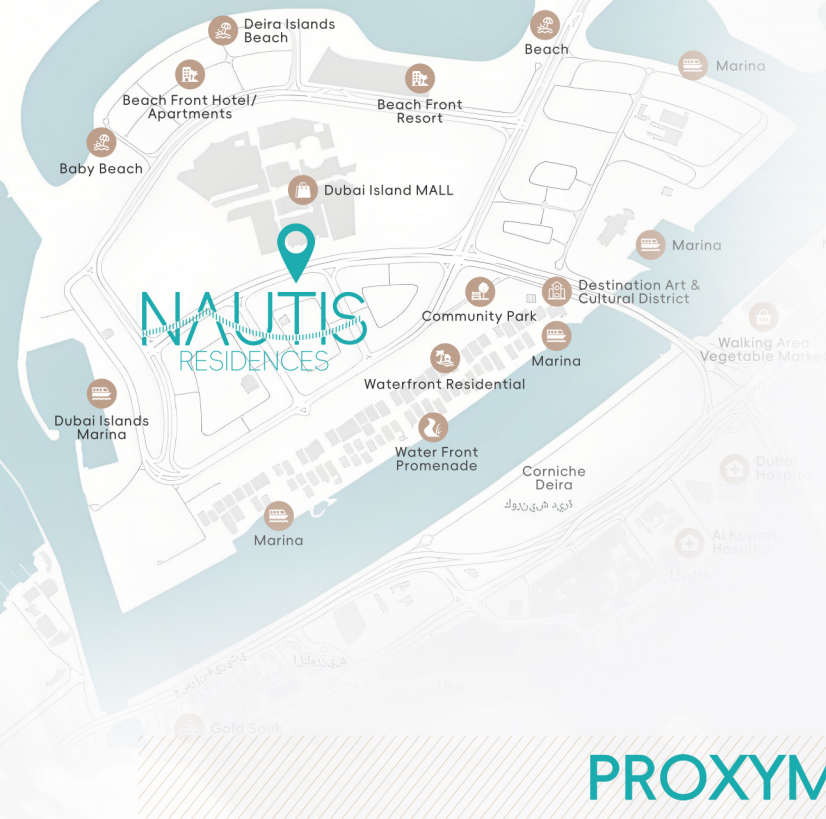




LUXURY RESIDENCES ON DUBAI ISLANDS

A BUILDING AND DESIGN THAT INTEGRATES OCEAN WAVES

PROXYMITIES:



DUBAI ISLANDS MALL
1 minutes



DUBAI ISLANDS BEACH
3 minutes



GOLD SOUK
10 minutes



DUBAI AIRPORT
12 minutes



BURJ KHALIFA
15 minutes



BURJ AL ARAB
25 minutes

AMENITIES:



SWIMMING POOL



GYM



OUTDOOR YOGA ZONE



LEISURE AREA



RELAXATION SUN DECK



OUTDOOR LEISURE READING AREA



KIDS' ENTERTAINMENT ZONE



BBQ&PRIVATE DINING

Apartment Type	Number of units	Area range (Sq.ft)	Price range (AED)
1BR	6	695.03-776.62	1.74M-1.94M
2BR (Detachable Studio+1BR)	23	961.22-1391.02	2.13M-2.88M
3BR (Detachable Studio+2BR)	27	1373.58-2082.82	3.18M-4.14M
3+1BR	4	2435.77-2582.69	5.08M-5.44M
TOWNHOUSE	3	2337.71-2841.74	5.49M-6.61M



PAYMENT PLAN

1 10% BOOKING FEE	2 10% 1 st Signing SPA BOOK WITHIN 20 DAYS	3 20% During the construction period, 1% will be paid monthly from March 2026 to July 2027, with an additional 3% payable in August 2027	4 60% UPON HANDOVER
--------------------------------	---	---	----------------------------------

Completion Date: Q4, 2027



Nautis Residences

NAUTIS RESIDENCES is a premium residential project meticulously developed by STAMN, located on Dubai Islands—a destination of the same caliber as Palm Jumeirah. The project features a mid-rise structure with a G+2P+8F layout, comprising 60 residential apartments and 3 townhouse units. The apartment units are designed with dual-key functionality, catering to clients’ dual needs of self-occupancy and investment. The townhouse units feature independent entrances, balancing privacy and functionality—ideal for both long-term family living and high-end vacation villas—seamlessly blending residential comfort with asset preservation.