



YOUR SANCTUARY OF TIMELESS ELEGANCE

Vestoria Bay is a sculptural retreat inspired by the quiet rhythm of sea, sand, and desert breeze.

Its wave-like architecture, golden-toned interiors, and layered balconies reflect a deep connection to nature, allowing light and air to move freely through every space.

Designed to feel like a sanctuary, it offers calm, privacy, and quiet elegance where modernity blends with warmth and coastal living feels timeless.



PROJECT FACTS

Ground + 2 Parking Levels + 8 Floors
+ Rooftop
Fully Furnished Apartments

Corner Plot 2400m²

Residential

Tower Type

Q1 2028

Handover

Unit Types

1-BR Residence

2-BR Residence

3-BR Residence

4-BR Townhouse

4-BR Penthouse

Total Units: 63



CONTACT US



+971 4 297 1500



info@ahmadyardevelopments.com



www.ahmadyardevelopments.com



Office No: 701 & 706, Park Heights Square - II
Dubai Hills Estate, Dubai, UAE, PO: 111578



Vestoria Bay

a way of island living



AHMADYAR
DEVELOPMENTS

AVAILABLE UNITS

1-BR RESIDENCE



starting from
AED 1.4M

- Open-plan living and dining
- Private balcony with garden views
- Integrated kitchen with premium fittings
- En-suite bedroom and ample storage

2-BR RESIDENCE



starting from
AED 2.35M

- Spacious corner layout with dual views
- Master suite with walk-in closet
- Ideal for small families or hosting guests
- Flowing indoor-outdoor living space

3-BR RESIDENCE



starting from
AED 3M

- Full-height windows across all bedrooms
- Generous dining area and family space
- Wraparound balcony with garden and city views
- Designed for privacy and light

TOWNHOUSE



Limited Units

- Multi-level living with private patio
- High ceilings in living area
- Master floor with terrace and lounge
- Designed for family-style island living

PENTHOUSE



Enquire for Pricing

- Top-floor exclusivity with panoramic views
- Expansive terrace, jacuzzi and outdoor sitting area
- A true statement of calm and elevated luxury

AMENITIES

 Coastal Infinity Pool	 Wellness Yoga & Aerobic Area	 Open Gourmet BBQ & Dining Area
 Signature Bar	 Open-Air Cinema	 Exclusive Rooftop Lounge
 Modern Fitness Hub	 Interactive Kids' Zone	 Plunge Family Pool and Sunset Lounge



DUBAI ISLANDS

The Future of Luxury Living

Dubai Island offers beach lifestyle and coastal views. With freehold ownership, advanced infrastructure and a dynamic regulatory environment. It's a prime location for significant ventures and an elevated lifestyle, set within a thriving global hub.

Explore Nearby Landmarks

- Infinity Bridge 5 Minutes
- Al Mamzar Beach 8 Minutes
- Dubai Heritage Village 8 Minutes
- Dubai Hospital 8 Minutes
- Dubai Museum 8 Minutes
- Dubai Creek Golf & Yacht Club 15 Minutes
- Dubai International Airport 19 Minutes

