

AYAMORE

R E S I D E N C E

DUBAI ISLANDS

AYAT
DEVELOPMENT

A photograph of a modern, multi-story building with large windows and balconies, situated behind a swimming pool. In the foreground, there are palm trees and a large umbrella. The scene is bathed in a soft, teal-colored light, creating a serene and luxurious atmosphere.

AYAT DEVELOPMENT

AYAT Development, part of AYAT Group founded in 2015, has been crafting extraordinary spaces by seamlessly combining strategic planning, creative execution, and uncompromising quality. From luxurious villas and iconic towers to major governmental projects like the Sheikh Zayed Housing Program, our portfolio is a testament to innovation and excellence. Guided by professionalism and integrity, we partner with landowners, investors, and developers to create value-driven projects that inspire and endure. With an unwavering commitment to safety, timely delivery, and client satisfaction, AYAT Development brings visionary ideas to life, leaving a legacy of lasting landmarks.

WATERFRONT

THE PROJECT

AYAMORE
RESIDENCE



AYAMORE RESIDENCE

WHERE YOUR WATERFRONT
HOME CONNECTS YOU TO
NATURE, TO TRANQUILLITY,
AND TO YOURSELF, IN
PERFECT HARMONY.

Ayamore Residence at Dubai Islands redefines beachfront living,
offering a prestigious lifestyle where a fresh routine becomes your own.



DISCOVER THE ART OF
REFINED WATERFRONT LIVING,
WHERE SERENE SEA VIEWS
AND ***EFFORTLESS ELEGANCE***
CREATE MOMENTS OF
CONNECTION IN A VIBRANT,
WELCOMING COMMUNITY.

Ayamore Residence redefines modern luxury within the iconic Dubai Islands, offering a harmonious blend of waterfront tranquility and vibrant urban energy. This exclusive community is designed to seamlessly integrate natural beauty with contemporary elegance. Featuring thoughtfully designed 1-bedroom, 2-bedroom, and 3-bedroom apartments alongside spacious villas, Ayamore Residence delivers a perfect balance of comfort and sophistication. Located just steps from pristine beaches and within easy reach of Dubai's key landmarks, it offers urban elegance meets island serenity.

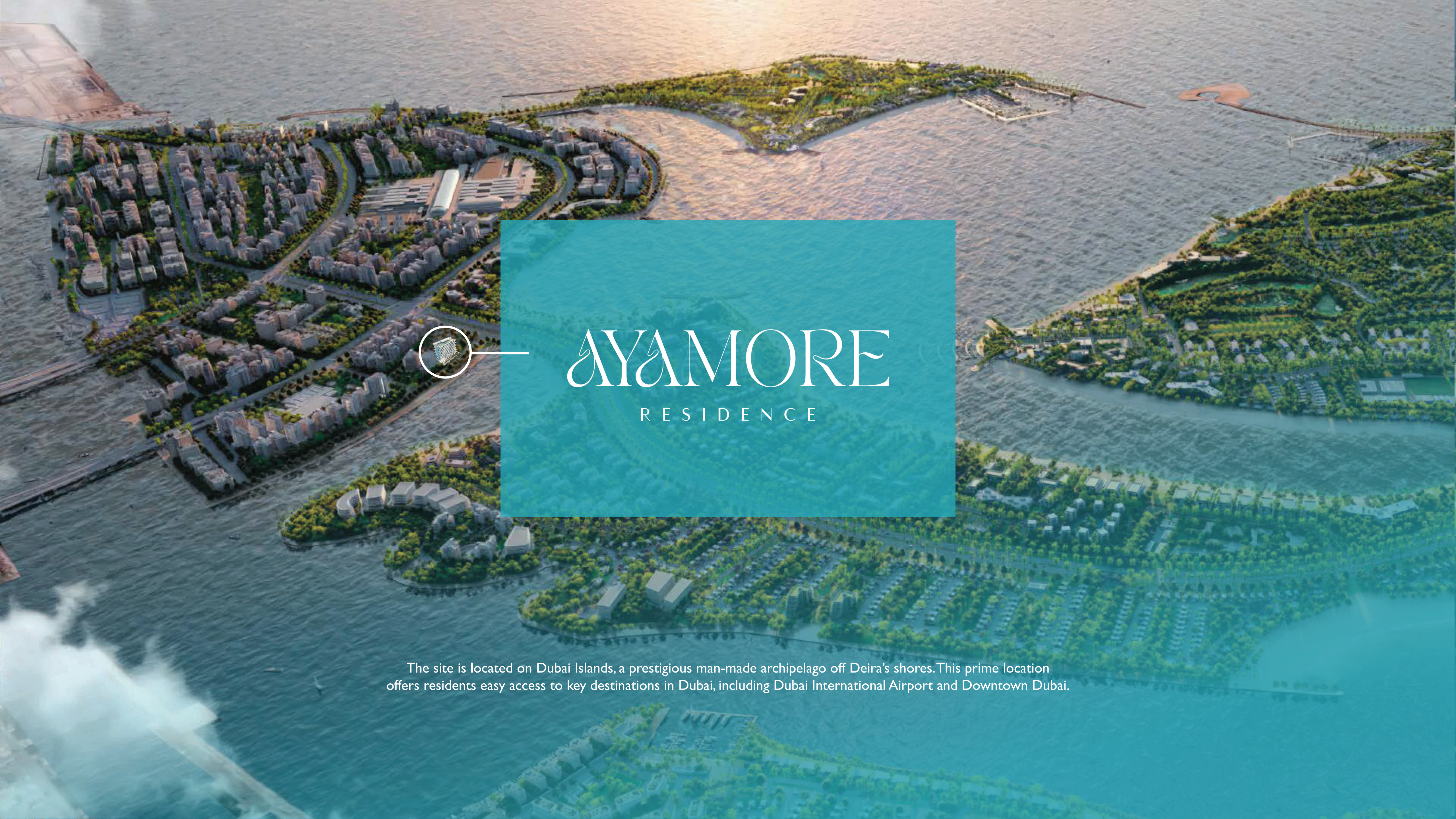




CURRENT

THE LOCATION

AYAMORE
RESIDENCE



AYAMORE

R E S I D E N C E

The site is located on Dubai Islands, a prestigious man-made archipelago off Deira's shores. This prime location offers residents easy access to key destinations in Dubai, including Dubai International Airport and Downtown Dubai.

AYAMORE

RESIDENCE



DUBAI ISLANDS

Al Mamzar Beach Park

▼ Dubai Hospital

▼ Canadian Specialist Hospital

▼ Dubai International Airport (10 min)

▼ Port Rashid

▼ Infinity Bridge

▼ Al Fahidi Historical Neighbourhood (10 Min)

▼ International Modern Hospital

▼ Dubai Healthcare City (12 min)

▼ Museum of The Future (14 min)

▼ Dubai Mall & Burj Khalifa (14 min)

DOWNTOWN DUBAI (15 min)

JUMEIRAH (16 min)

THE WORLD ISLANDS

DUBAI

Dubai Creek

VISTA

THE EXTERIORS

AYAMORE

RESIDENCE



AT AYAMORE RESIDENCE,
THE EXTERIORS REFLECT
TIMELESS DESIGN,
OFFERING A SEAMLESS
CONNECTION TO YOUR
SURROUNDINGS.



ARCHITECTURAL HIGHLIGHTS

PANORAMIC VIEWS: FULL-HEIGHT WINDOWS DESIGNED TO CAPTURE UNINTERRUPTED SEA VIEWS AND FLOOD YOUR LIVING SPACE WITH NATURAL LIGHT.

MODERN ELEGANCE: A STRIKING, UNIQUE ARCHITECTURAL STYLE THAT BLENDS SOPHISTICATION WITH CONTEMPORARY DESIGN.

EXPANSIVE OUTDOOR LIVING: FLOATING SLABS CREATE SPACIOUS BALCONIES, PERFECT FOR ENJOYING THE COASTAL BREEZE AND BREATHTAKING VISTAS.

SEAMLESS TRANSPARENCY: GLASS BALUSTRADES ENSURE UNOBSTRUCTED VIEWS, ENHANCING THE CONNECTION BETWEEN YOUR HOME AND THE SERENE BEACHFRONT SETTING.





EXPERIENCE THE PERFECT
HARMONY OF *MODERN*
DESIGN AND COASTAL LIVING.





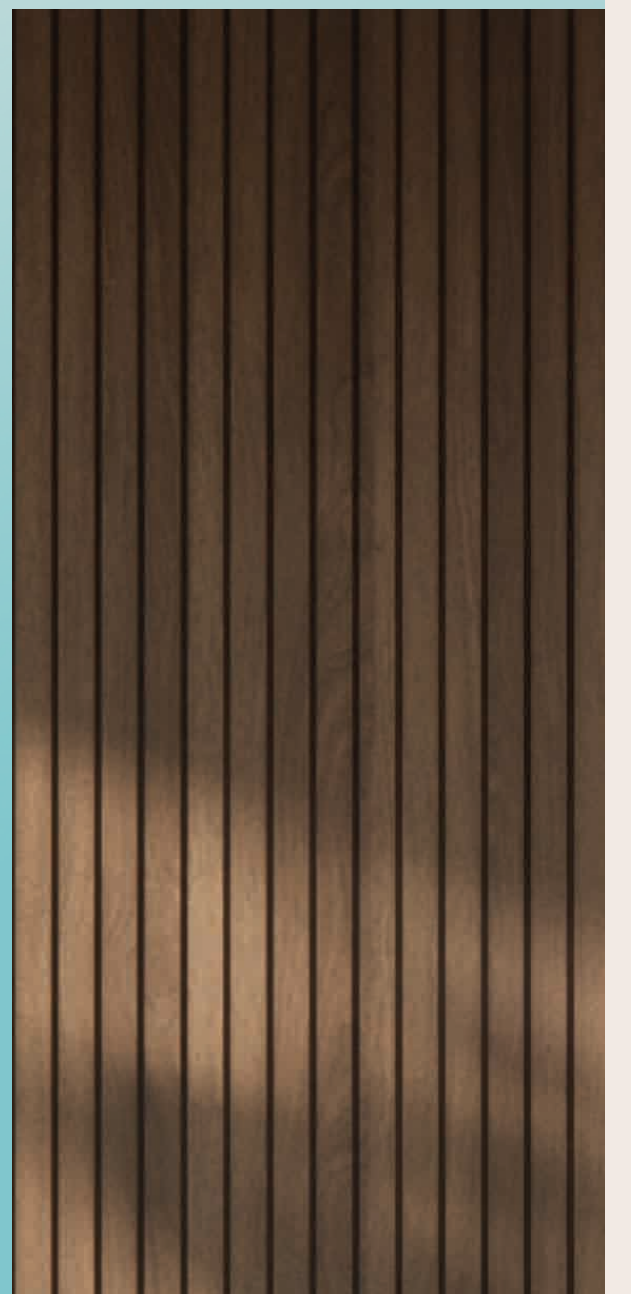


SANCTUARY

THE INTERIORS

AYAMORE
RESIDENCE

SPACES CRAFTED FOR
COMFORT, SIMPLICITY,
AND THE SERENITY OF
WATERFRONT LIVING.



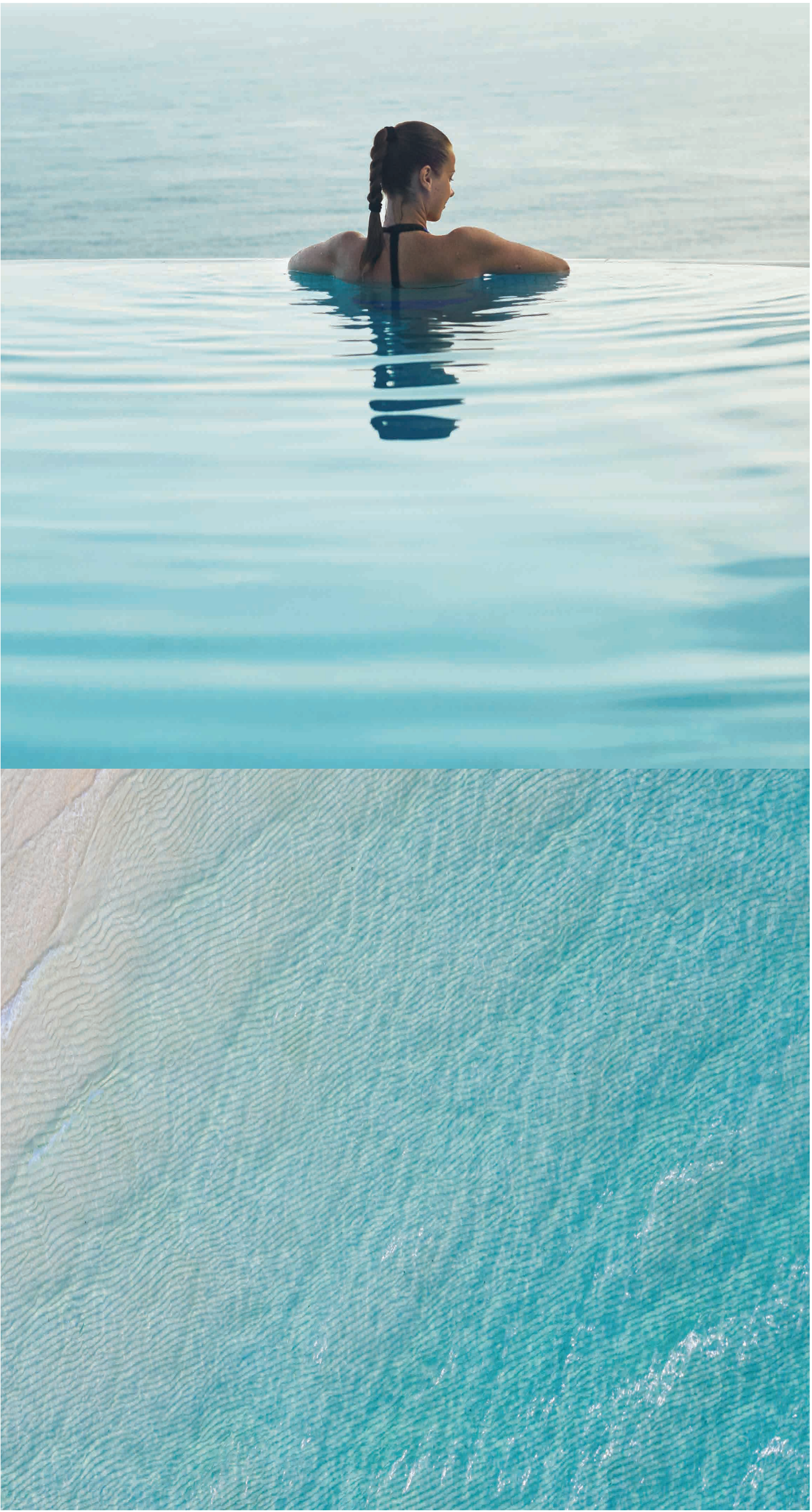
THE INTERIORS

THE APARTMENTS











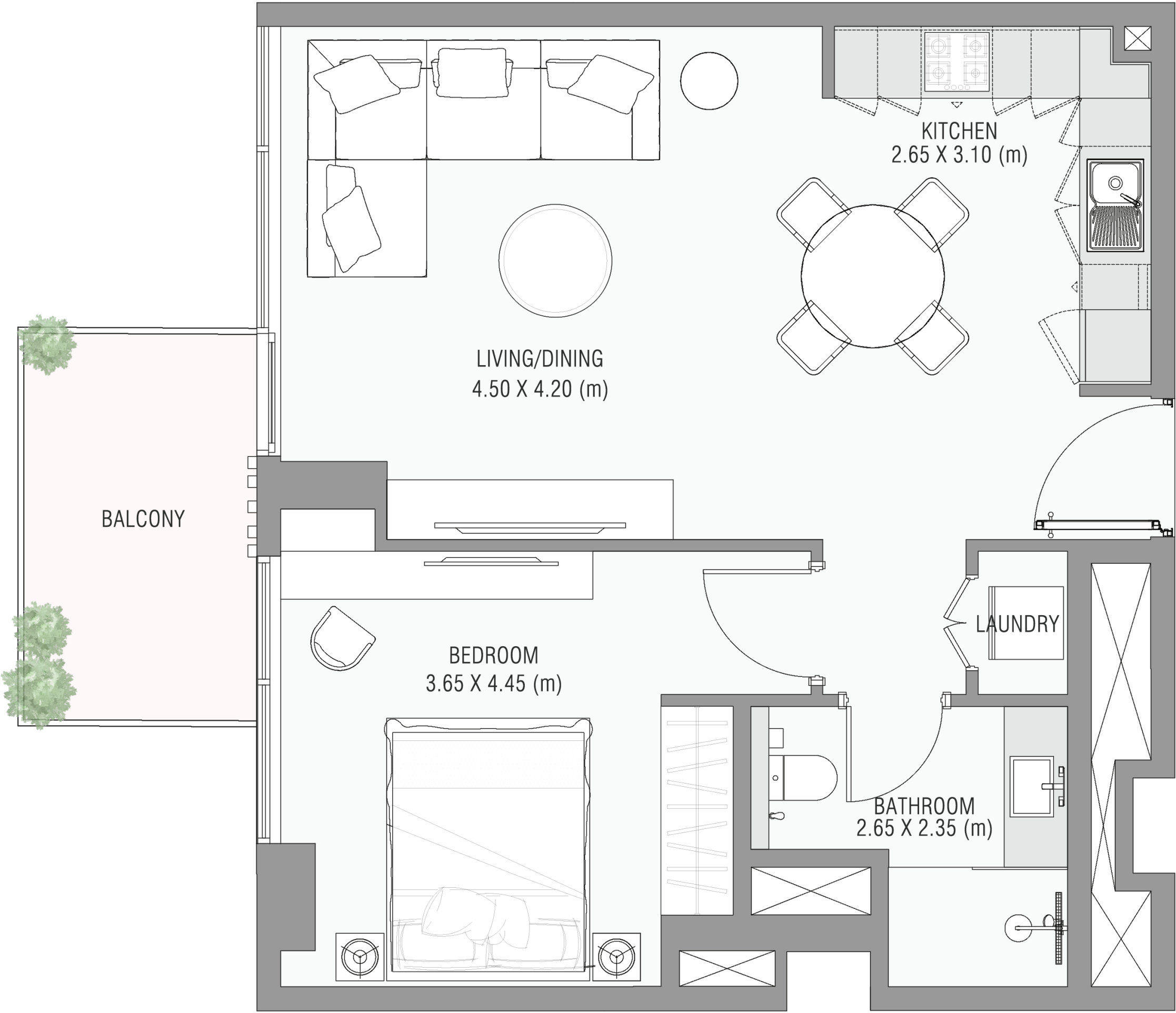
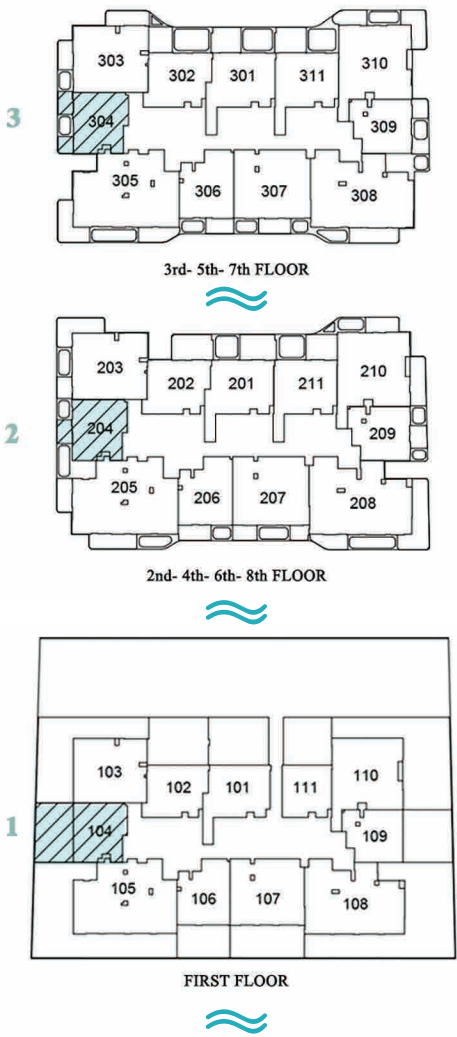
I BEDROOM
APARTMENT
TYPE A | 04

Floor I	SQM	SQF
Suite Area	57.67	620.75
Balcony Area	42.37	456.07
Total Unit Area	100.04	1076.82

Floor (2,4,6,8)	SQM	SQF
Suite Area	60.56	651.86
Balcony Area	19.25	207.21
Total Unit Area	79.81	859.07

Floor (3,5,7)	SQM	SQF
Suite Area	60.56	651.86
Balcony Area	11.20	207.21
Total Unit Area	71.76	772.42

Key Plan



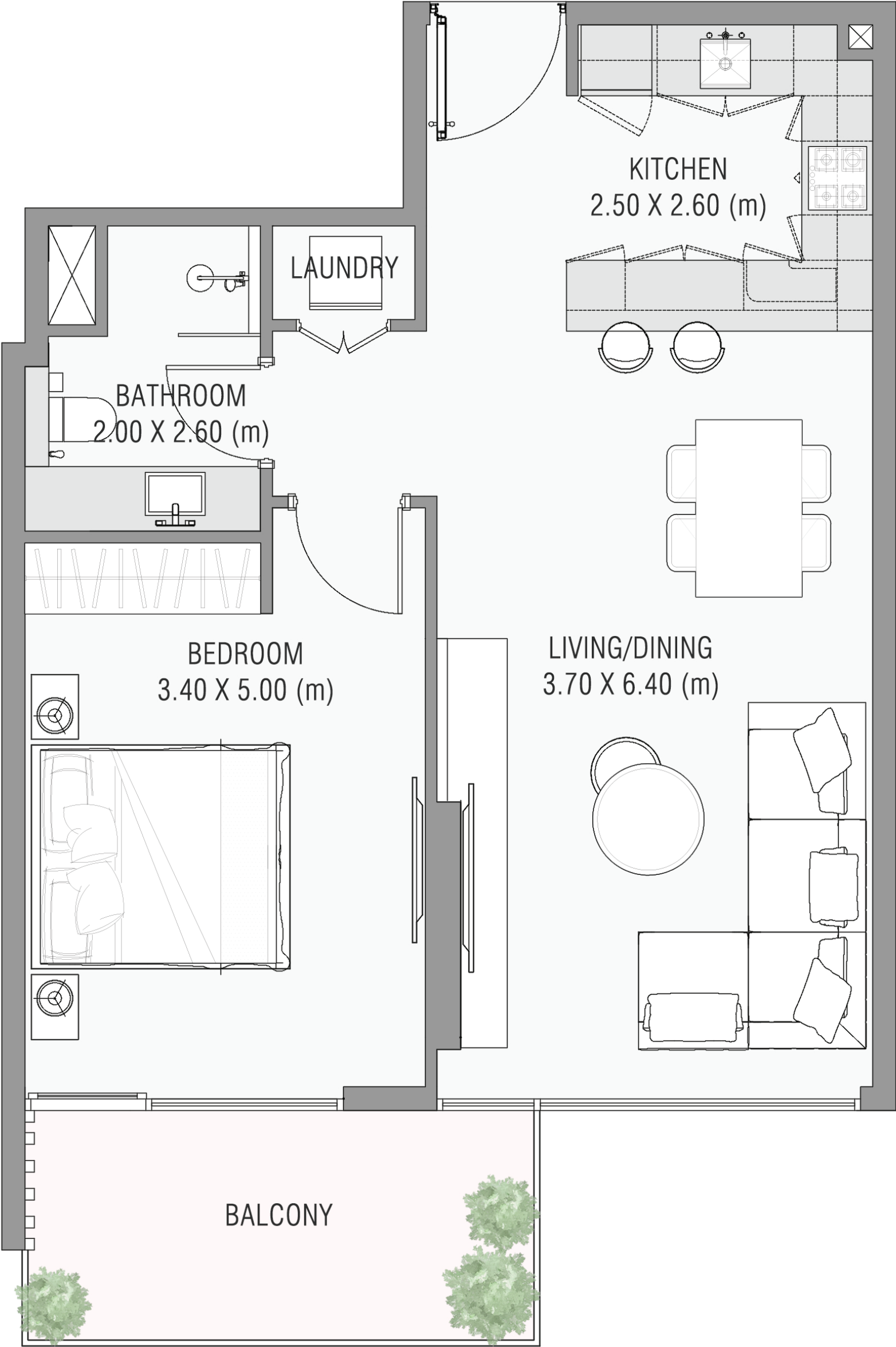
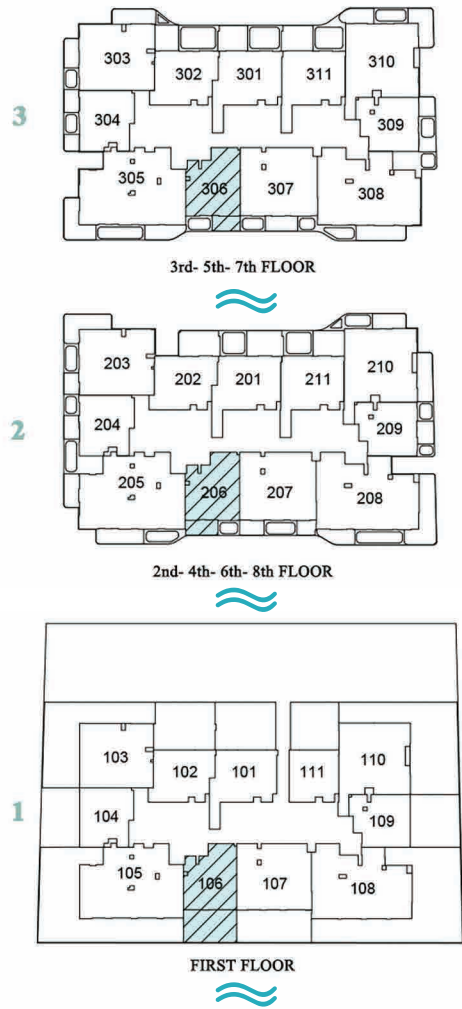
I BEDROOM
APARTMENT
TYPE B |06

Floor I	SQM	SQF
Suite Area	61.00	656.60
Balcony Area	33.10	356.29
Total Unit Area	94.10	1012.88

Floor (2,4,6,8)	SQM	SQF
Suite Area	57.38	617.63
Balcony Area	6.80	73.19
Total Unit Area	64.18	690.83

Floor (3,5,7)	SQM	SQF
Suite Area	57.29	616.66
Balcony Area	11.55	124.32
Total Unit Area	68.84	740.99

Key Plan

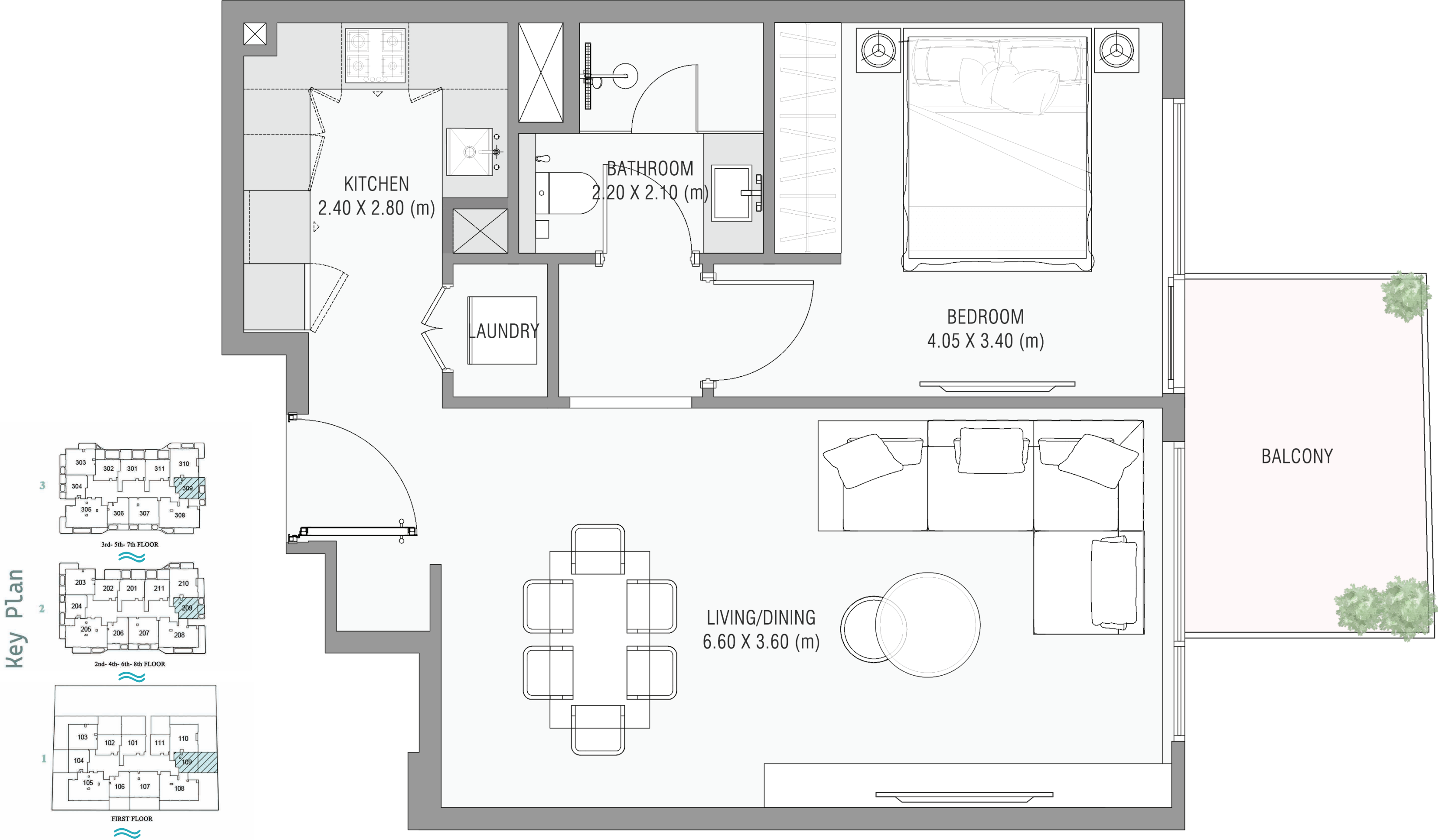


I BEDROOM APARTMENT TYPE C | 09

Floor I	SQM	SQF
Suite Area	56.62	609.45
Balcony Area	48.76	524.85
Total Unit Area	105.38	1134.30

Floor (2,4,6,8)	SQM	SQF
Suite Area	94.76	1019.99
Balcony Area	12.04	129.60
Total Unit Area	106.80	1149.59

Floor (3,5,7)	SQM	SQF
Suite Area	94.84	1020.85
Balcony Area	8.90	95.80
Total Unit Area	103.74	1116.65



I BEDROOM
APARTMENT
TYPE D| 01-11

Floor (101)	SQM	SQF
Suite Area	69.07	743.46
Balcony Area	60.87	655.20
Total Unit Area	129.94	1398.66

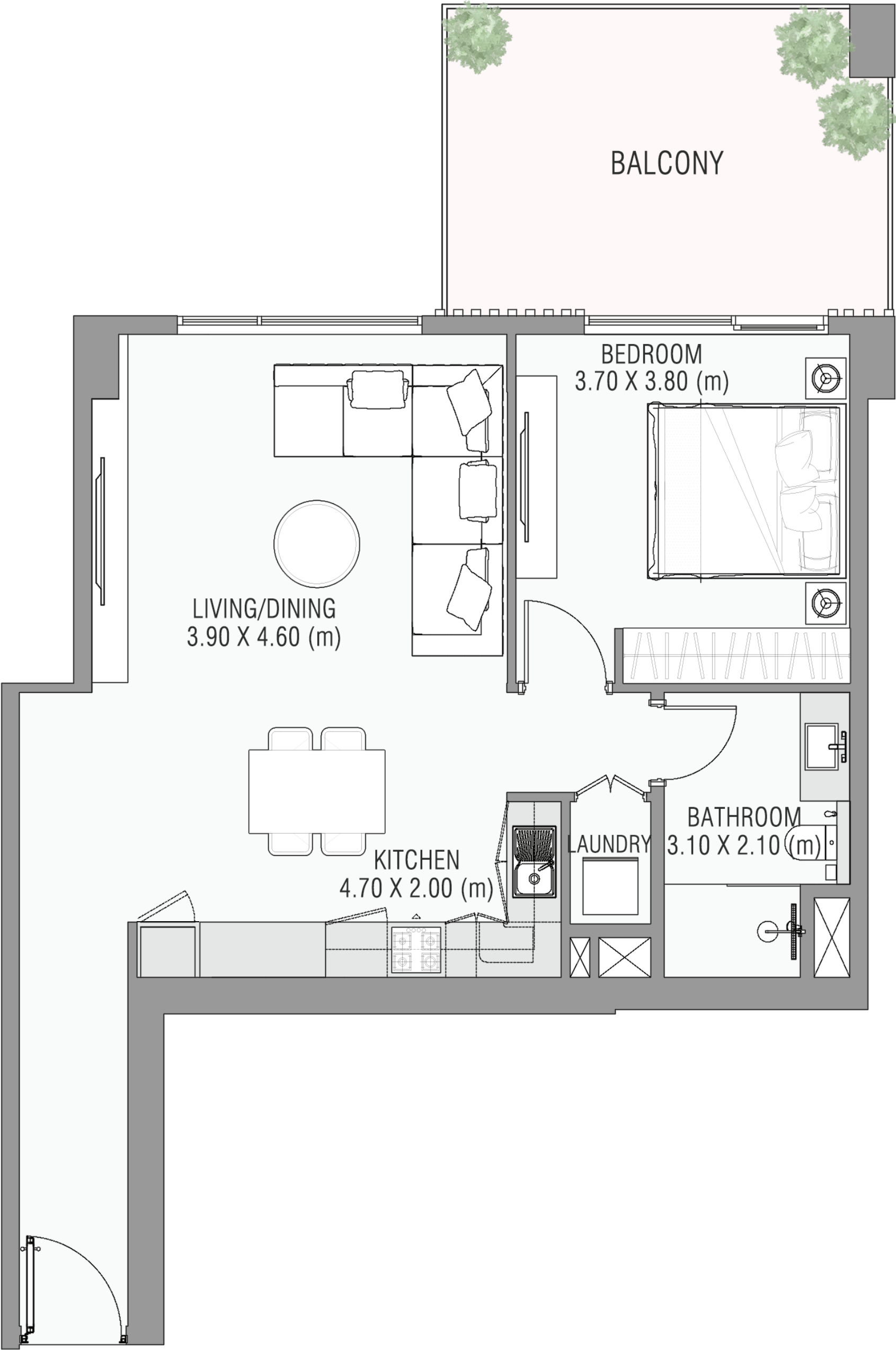
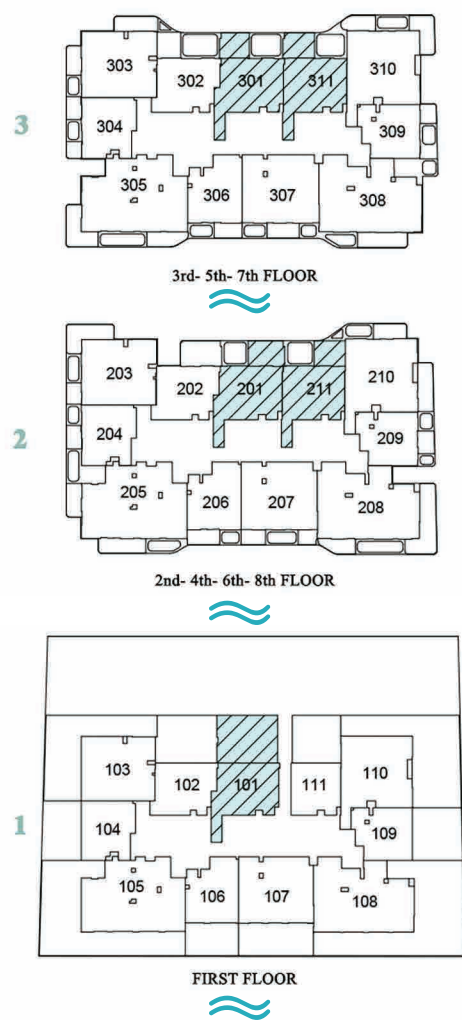
Floor (209, 409, 609, 809)	SQM	SQF
Suite Area	56.37	606.76
Balcony Area	7.38	79.44
Total Unit Area	63.75	686.20

Floor (210, 410, 610, 810)	SQM	SQF
Suite Area	101.40	1091.46
Balcony Area	23.24	250.15
Total Unit Area	124.64	1341.61

Floor (309, 509, 709)	SQM	SQF
Suite Area	56.30	606.01
Balcony Area	10.34	111.30
Total Unit Area	66.64	717.31

Floor (310, 510, 710)	SQM	SQF
Suite Area	101.41	1091.57
Balcony Area	22.27	239.71
Total Unit Area	123.68	1331.28

Key Plan



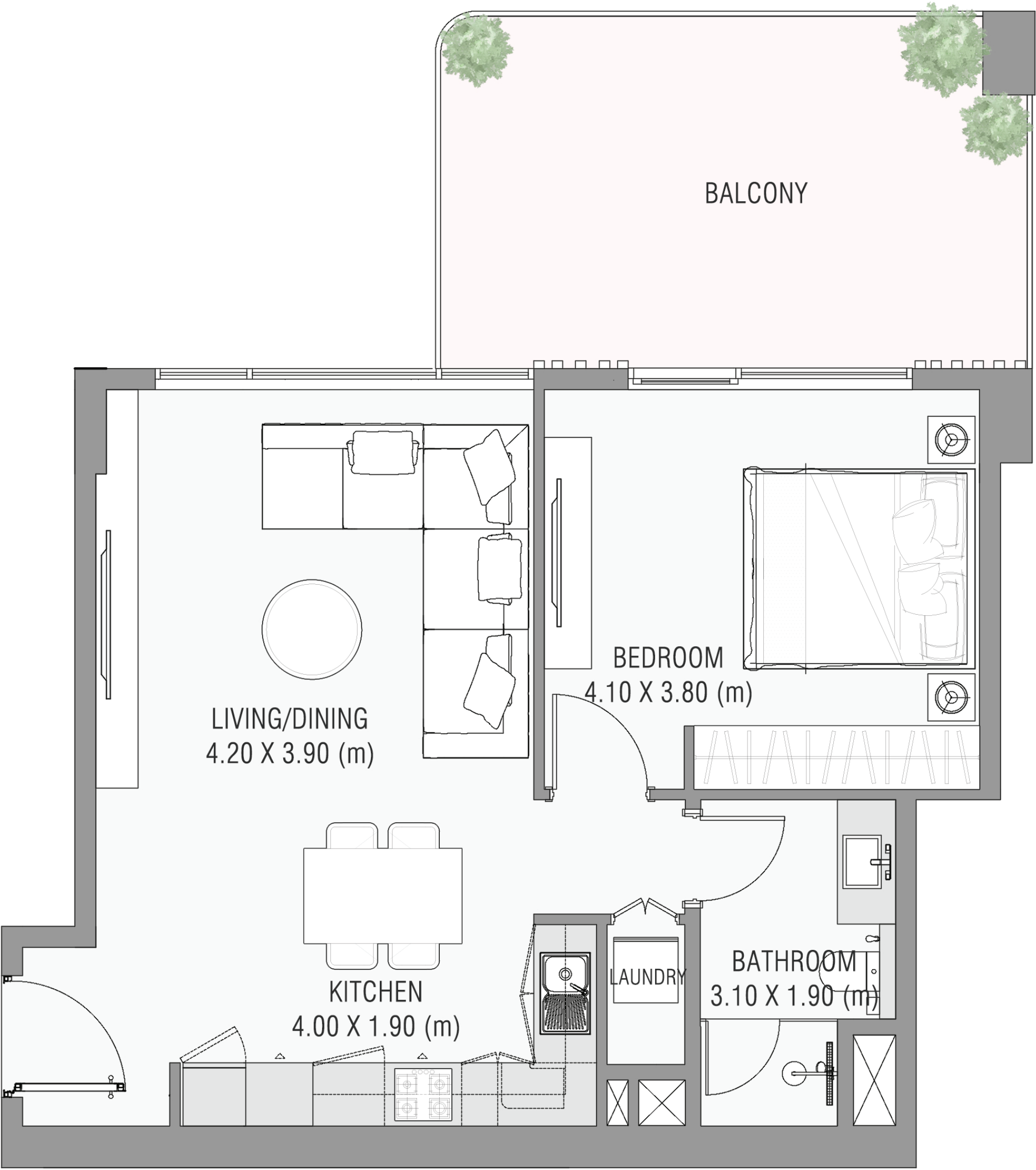
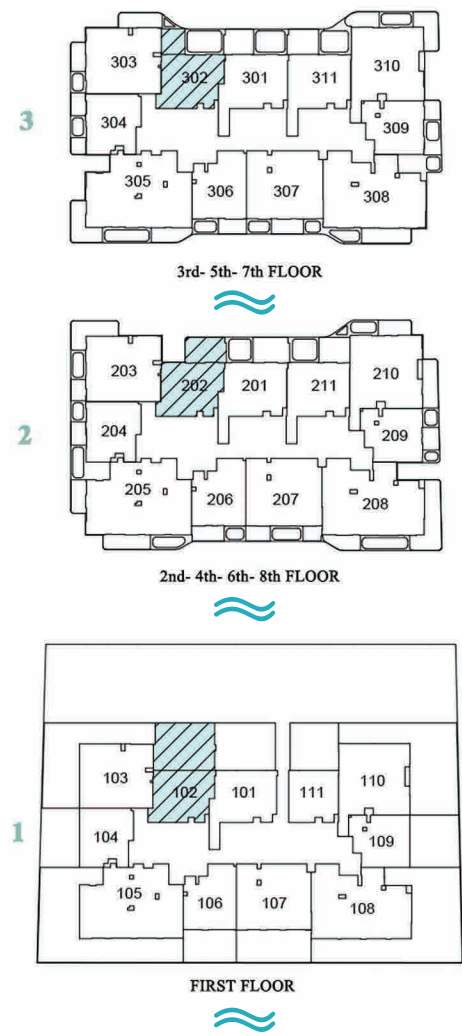
I BEDROOM APARTMENT TYPE DI | 02

Floor I	SQM	SQF
Suite Area	59.73	642.93
Balcony Area	59.90	644.76
Total Unit Area	119.63	1287.69

Floor (2,4,6,8)	SQM	SQF
Suite Area	67.21	723.44
Balcony Area	14.64	157.58
Total Unit Area	81.85	881.03

Floor (3,5,7)	SQM	SQF
Suite Area	67.14	722.69
Balcony Area	14.57	156.83
Total Unit Area	81.71	879.52

Key Plan

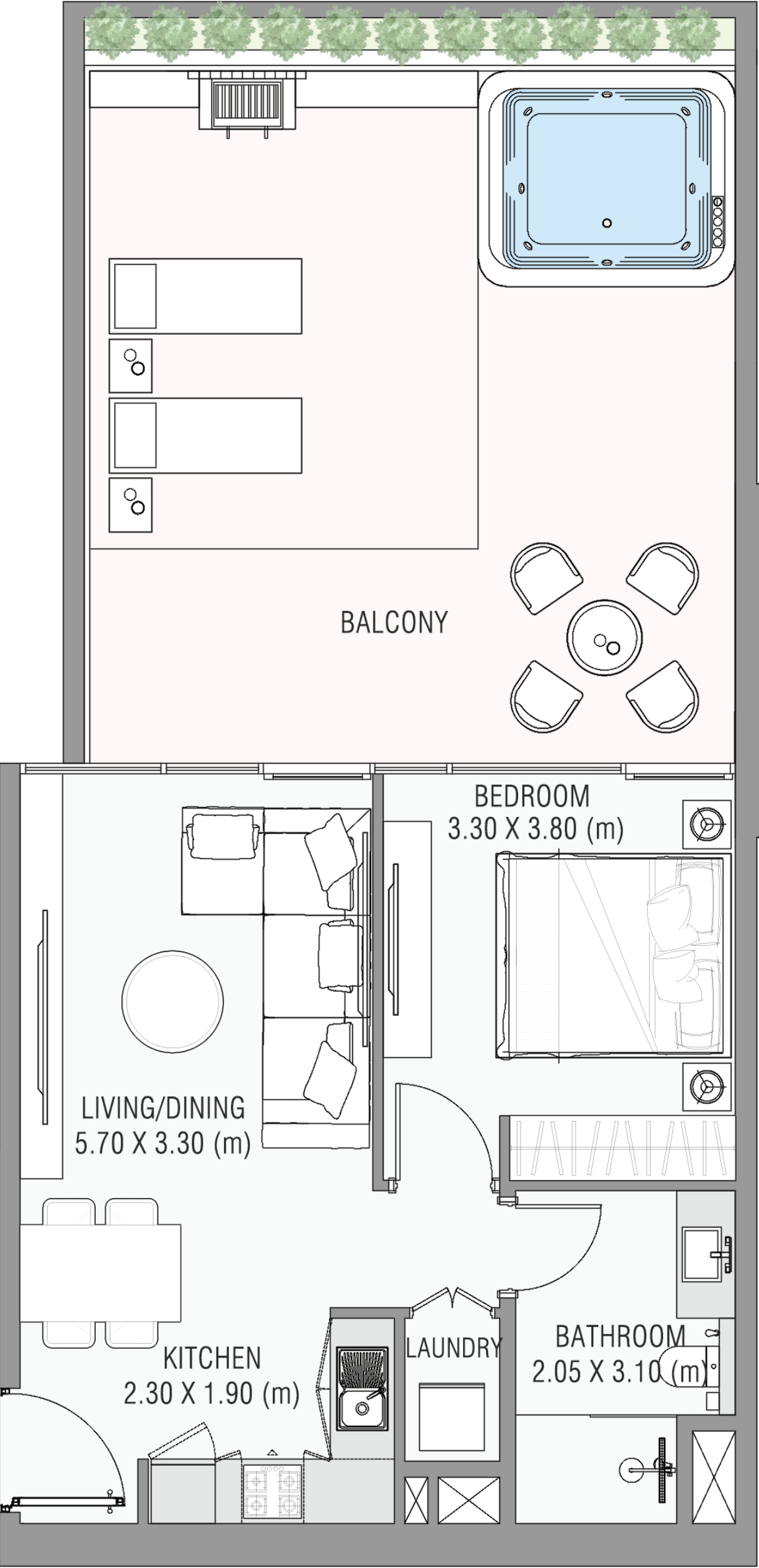
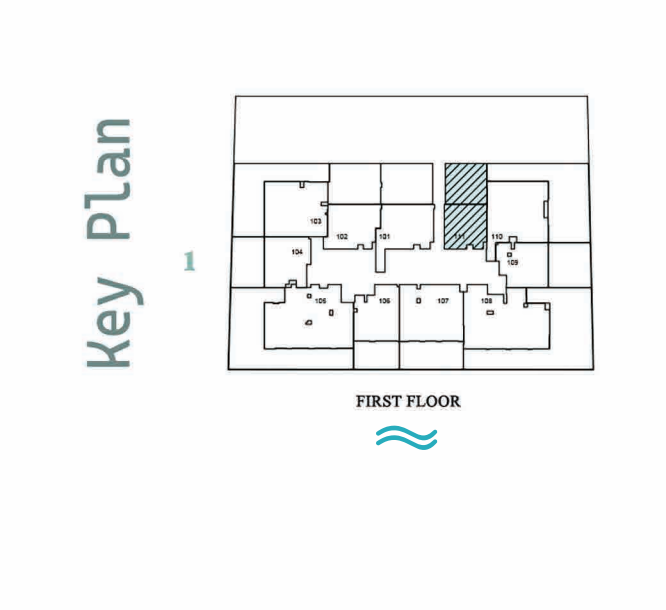


AYAMORE RESIDENCE | DUBAI ISLANDS

I BEDROOM
APARTMENT
TYPE E | II

Floor I	SQM	SQF
Suite Area	48.49	521.94
Balcony Area	49.19	529.48
Total Unit Area	97.68	1051.42

AYAMORE
RESIDENCE



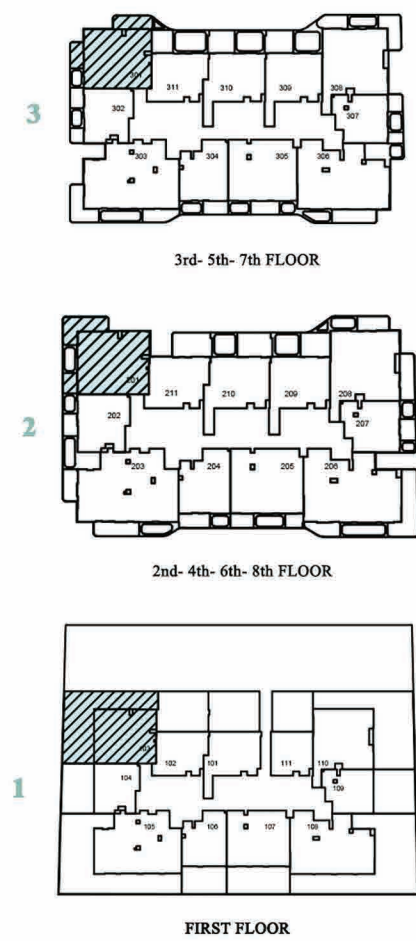
2 BEDROOM
APARTMENT
TYPE A | 03

Floor (I)	SQM	SQF
Suite Area	90.45	973.60
Balcony Area	95.23	1025.05
Total Unit Area	185.68	1998.64

Floor (2,4,6,8)	SQM	SQF
Suite Area	69.84	751.75
Balcony Area	16.95	182.45
Total Unit Area	86.79	934.20

Floor (3,5,7)	SQM	SQF
Suite Area	69.69	750.14
Balcony Area	13.72	147.68
Total Unit Area	83.41	897.82

Key Plan



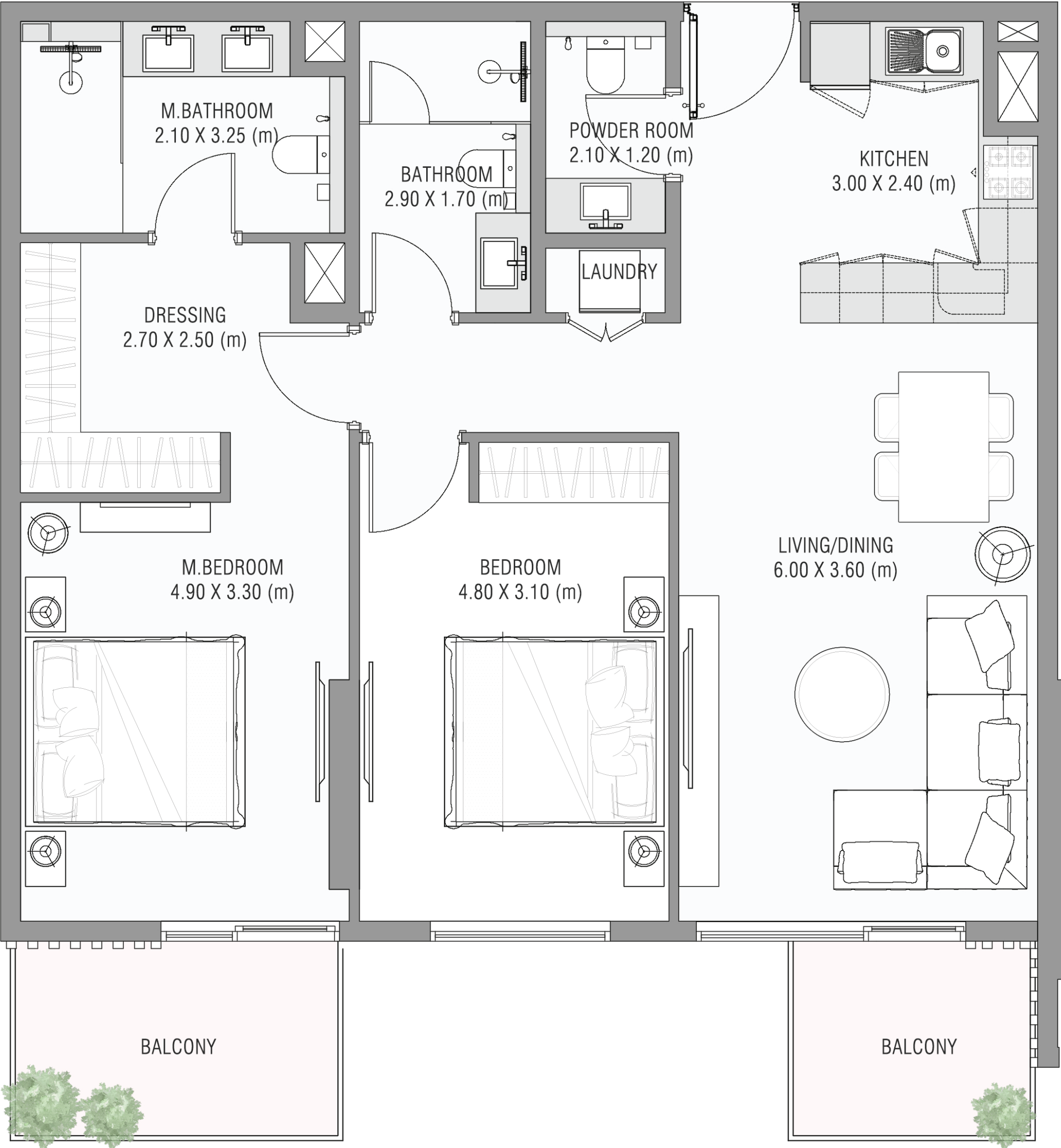
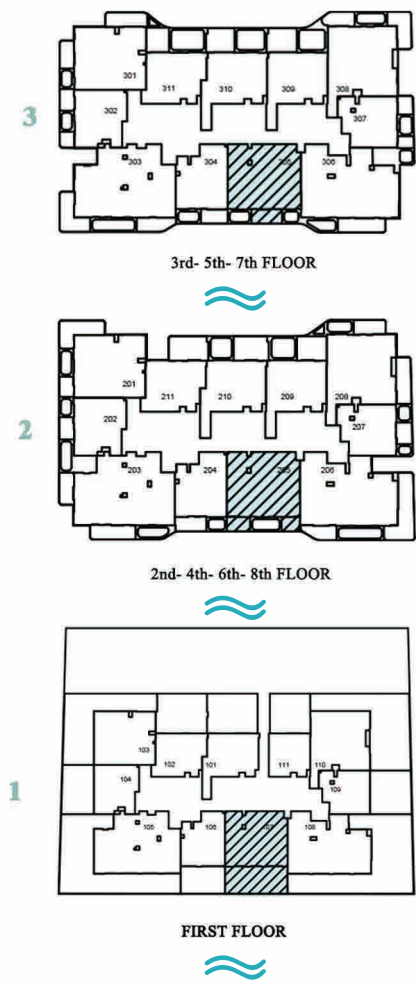
2 BEDROOM
APARTMENT
TYPE B | 07

Floor (I)	SQM	SQF
Suite Area	93.95	1011.27
Balcony Area	46.20	497.29
Total Unit Area	140.15	1508.56

Floor (2,4,6,8)	SQM	SQF
Suite Area	131.36	1413.95
Balcony Area	22.65	243.80
Total Unit Area	154.01	1657.75

Floor (3,5,7)	SQM	SQF
Suite Area	131.37	1414.05
Balcony Area	26.53	285.57
Total Unit Area	157.90	1699.62

Key Plan



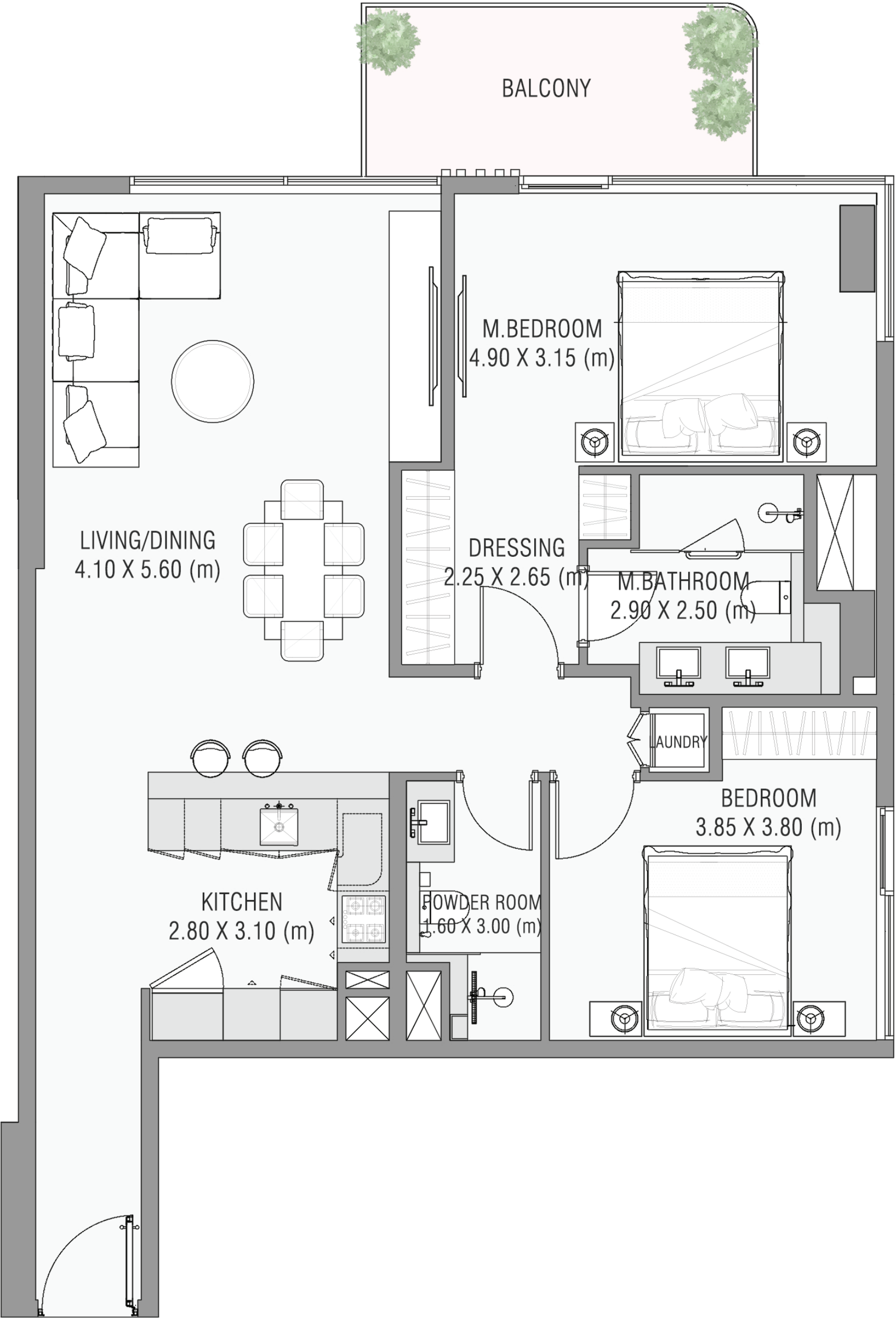
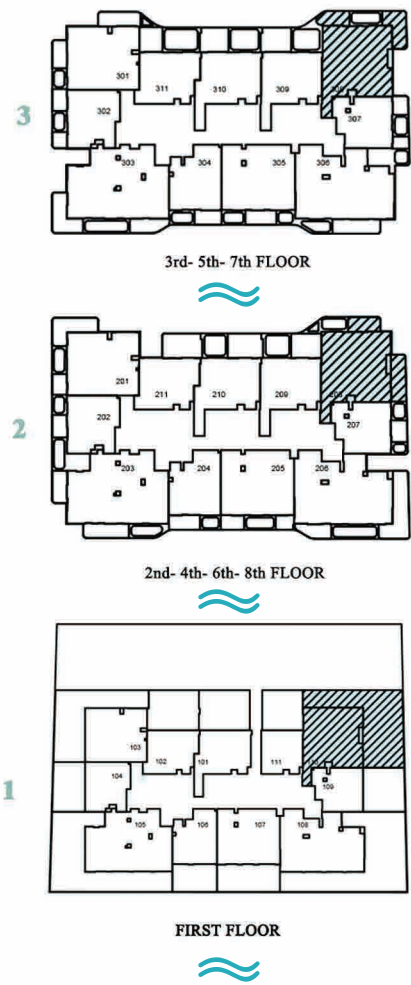
2 BEDROOM
APARTMENT
TYPE C | 10

Floor I	SQM	SQF
Suite Area	99.40	1069.93
Balcony Area	119.12	1282.20
Total Unit Area	218.52	2352.13

Floor (2,4,6,8)	SQM	SQF
Suite Area	125.75	1353.56
Balcony Area	34.74	373.94
Total Unit Area	160.49	1727.50

Floor (3,5,7)	SQM	SQF
Suite Area	125.83	1354.42
Balcony Area	13.72	147.68
Total Unit Area	139.55	1502.10

Key Plan



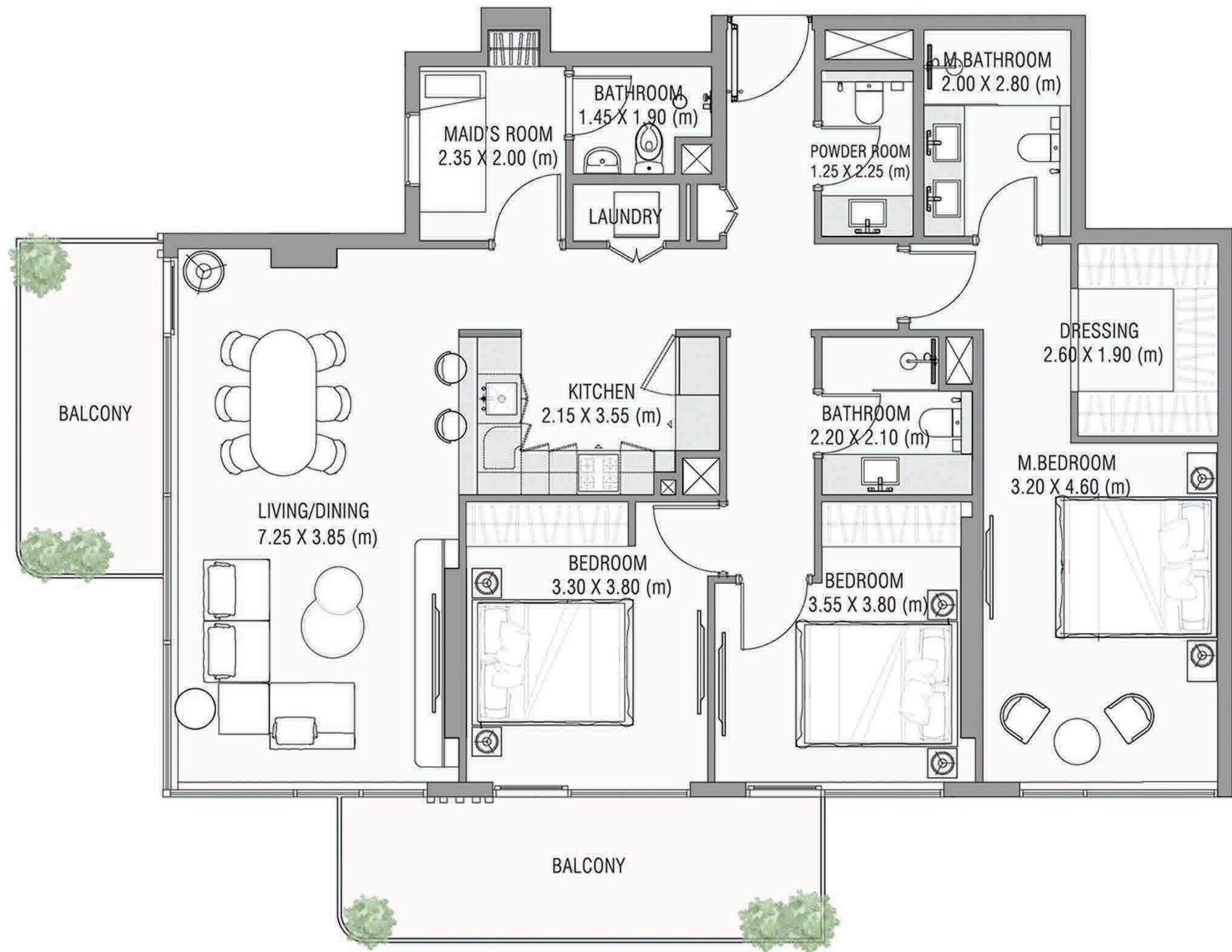
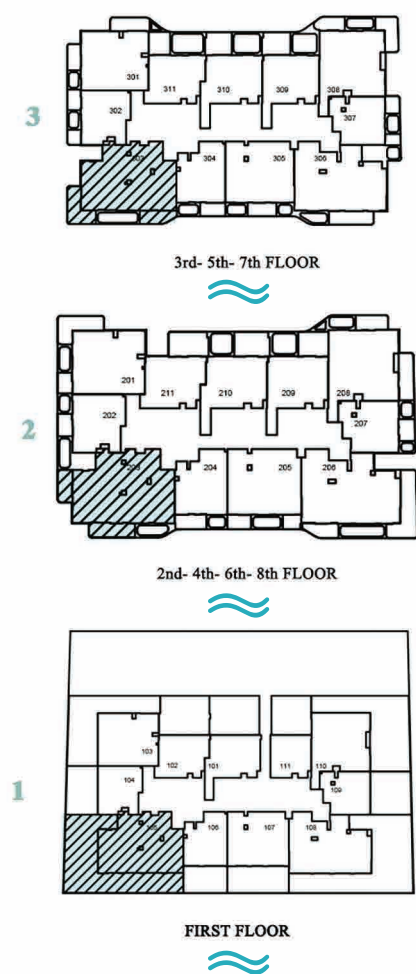
3 BEDROOM
APARTMENT
TYPE C | 05

Floor (1)	SQM	SQF
Suite Area	130.10	1400.38
Balcony Area	127.54	1372.83
Total Unit Area	257.64	2773.21

Floor (2,4,6,8)	SQM	SQF
Suite Area	90.13	970.15
Balcony Area	23.40	251.88
Total Unit Area	113.53	1222.03

Floor (3,5,7)	SQM	SQF
Suite Area	90.13	970.15
Balcony Area	20.29	218.40
Total Unit Area	110.42	1188.55

Key Plan



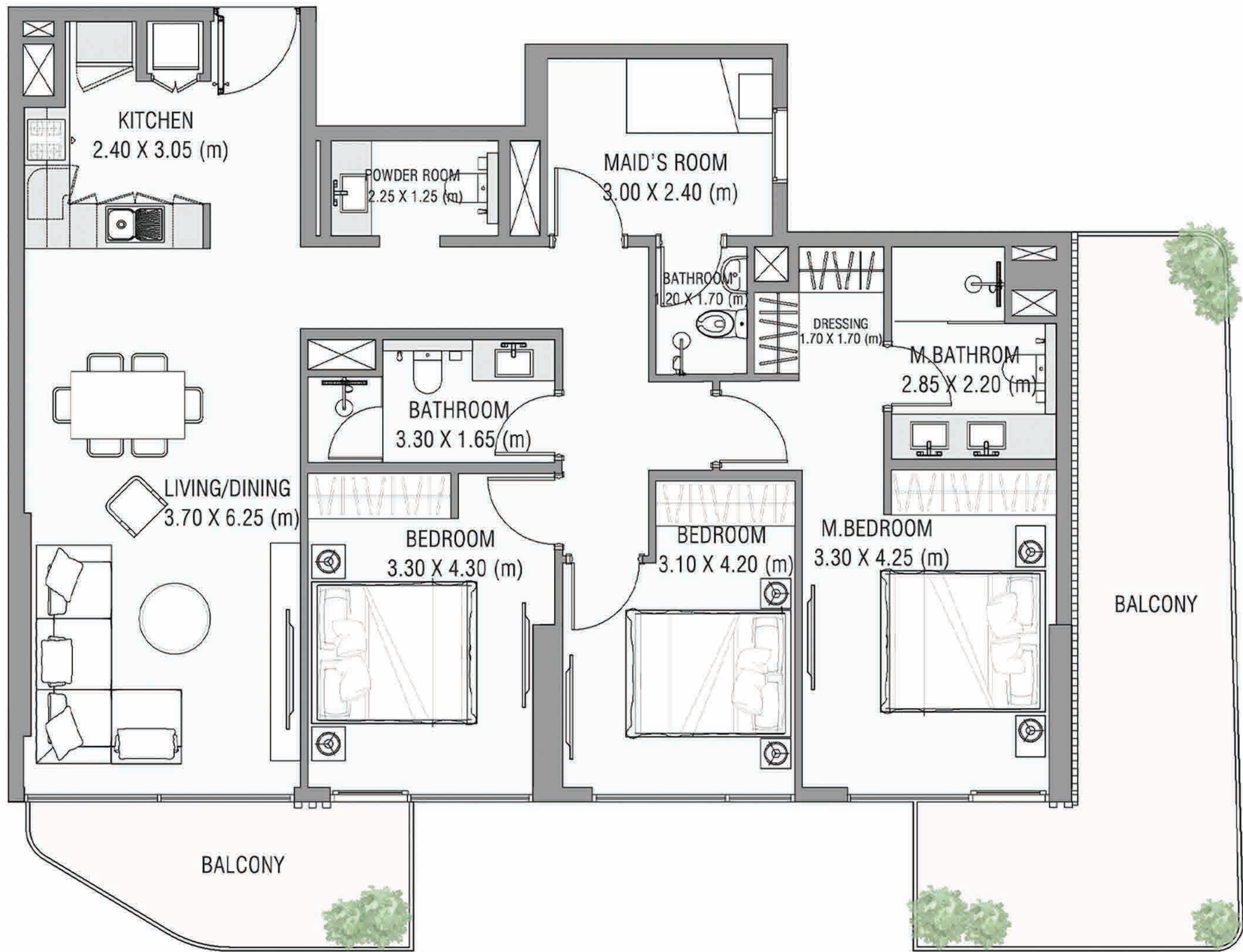
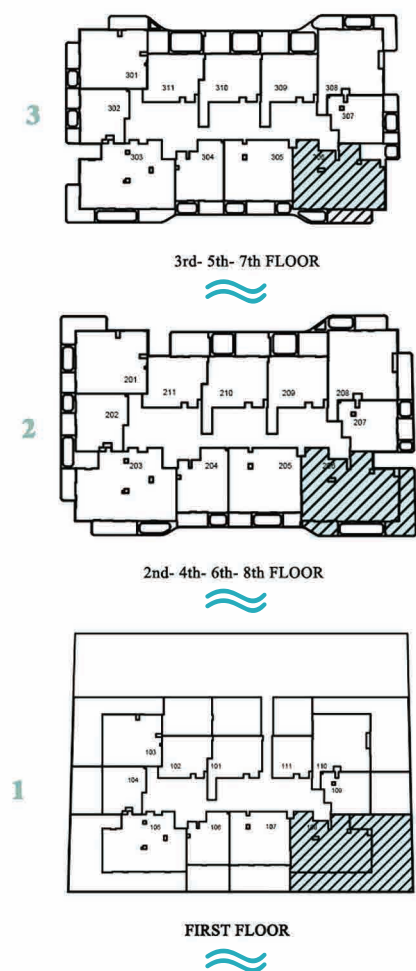
3 BEDROOM
APARTMENT
TYPE D | 08

Ground Floor	SQM	SQF
Suite Area	124.50	1340.11
Balcony Area	140.64	1513.84
Total Unit Area	265.14	2853.94

Floor (2,4,6,8)	SQM	SQF
Suite Area	61.62	663.27
Balcony Area	9.04	97.31
Total Unit Area	70.66	760.58

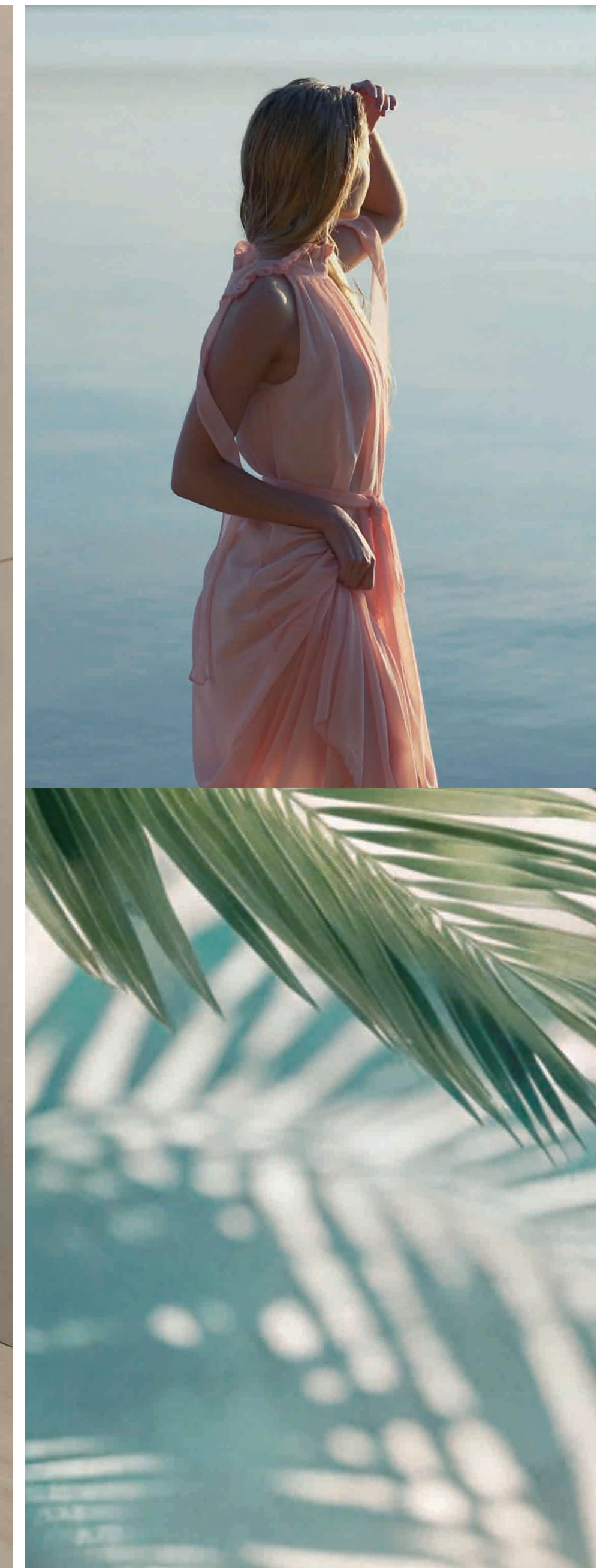
Floor (3,5,7)	SQM	SQF
Suite Area	61.63	663.38
Balcony Area	7.70	82.88
Total Unit Area	69.33	746.26

Key Plan

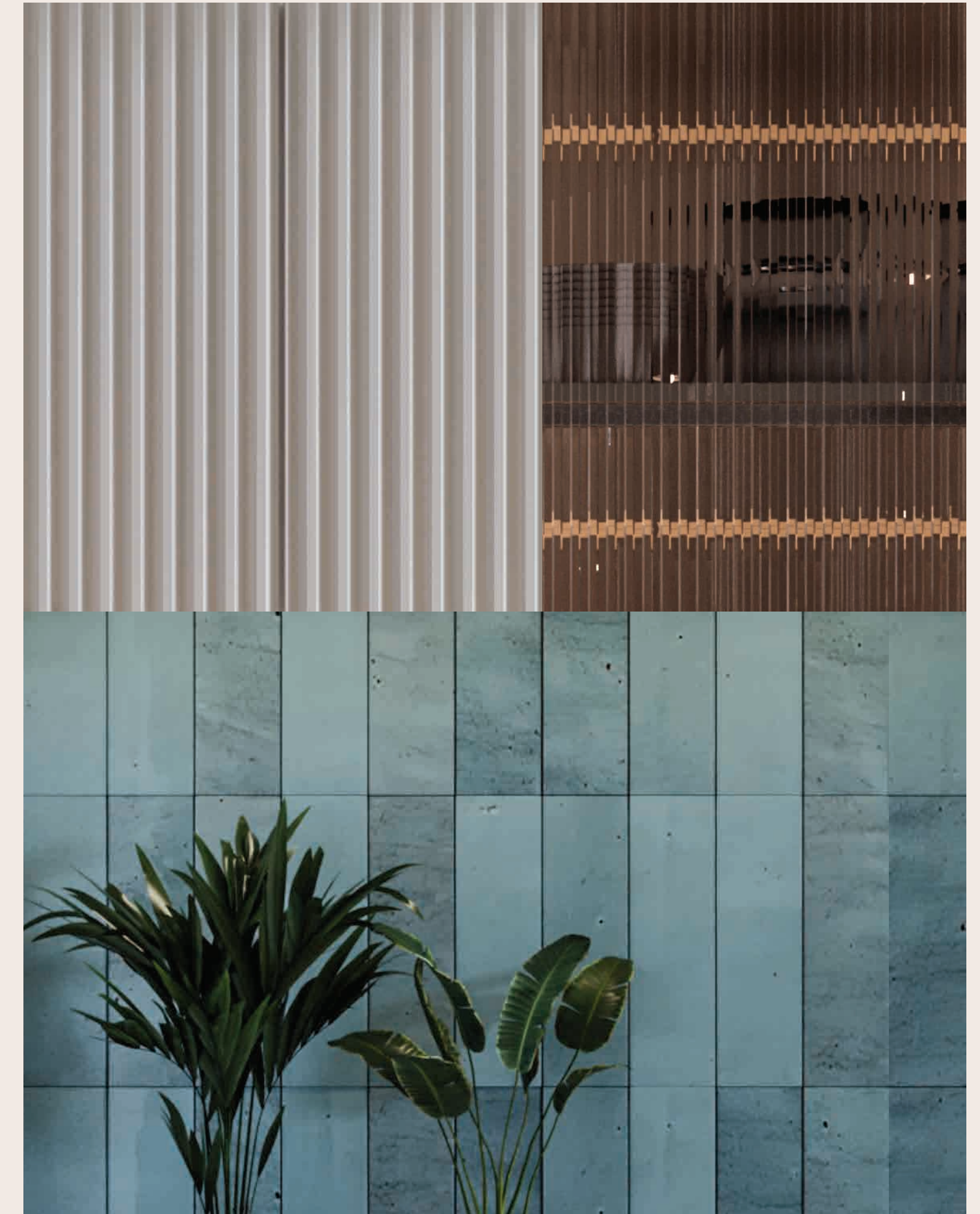


THE INTERIORS

THE VILLAS





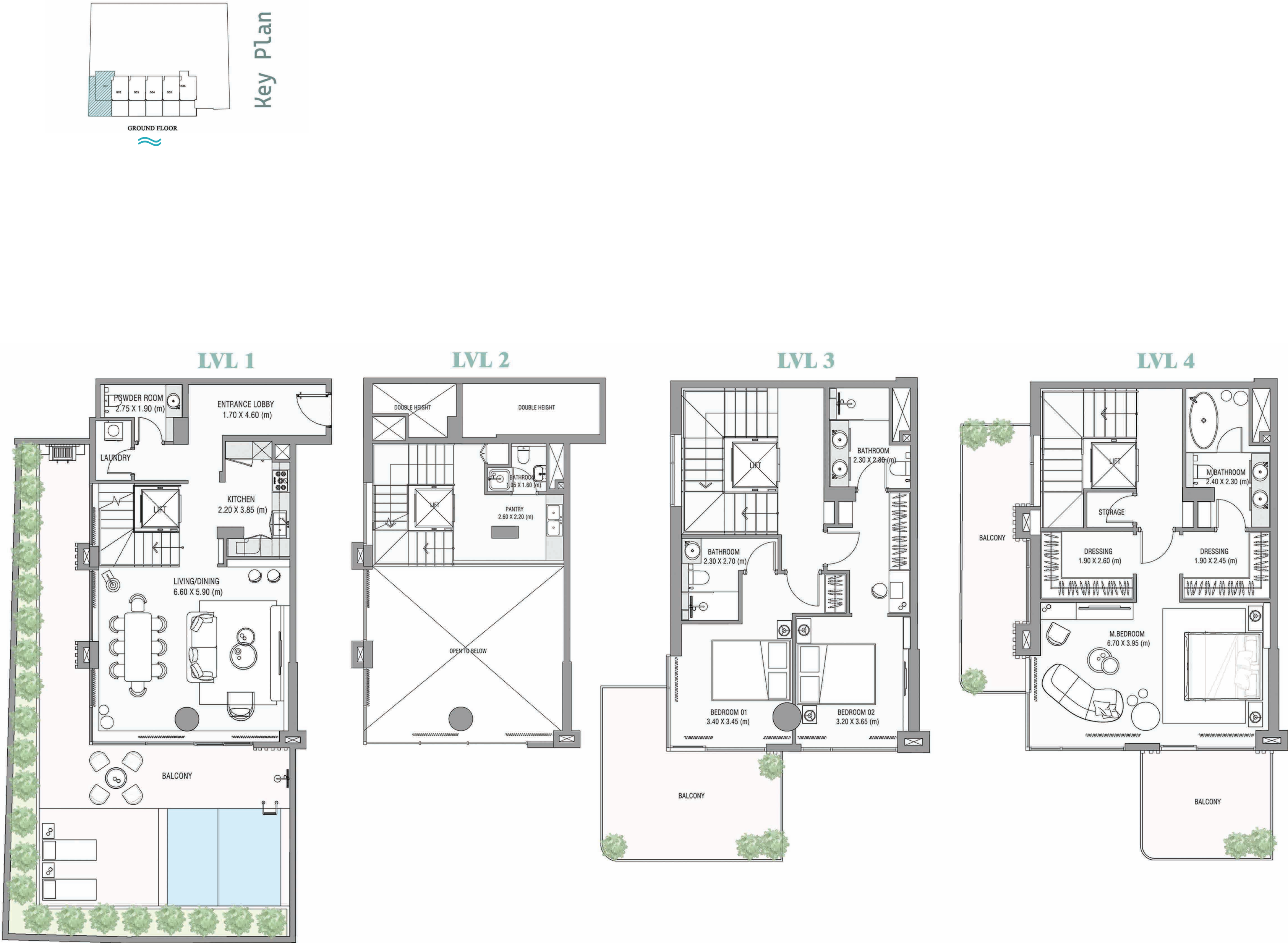






3 BEDROOM
VILLA
TYPE A | 01

Ground Floor	SQM	SQF
Suite Area	249.63	2686.99
Balcony Area	132.96	1431.17
Total Unit Area	382.59	4118.16

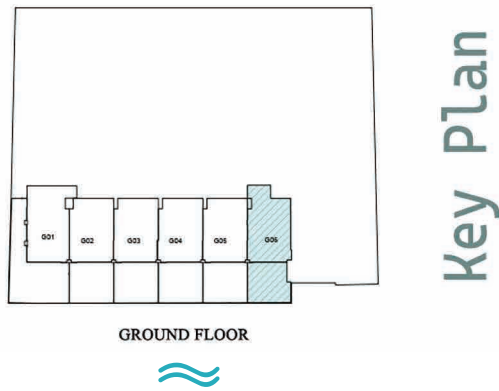


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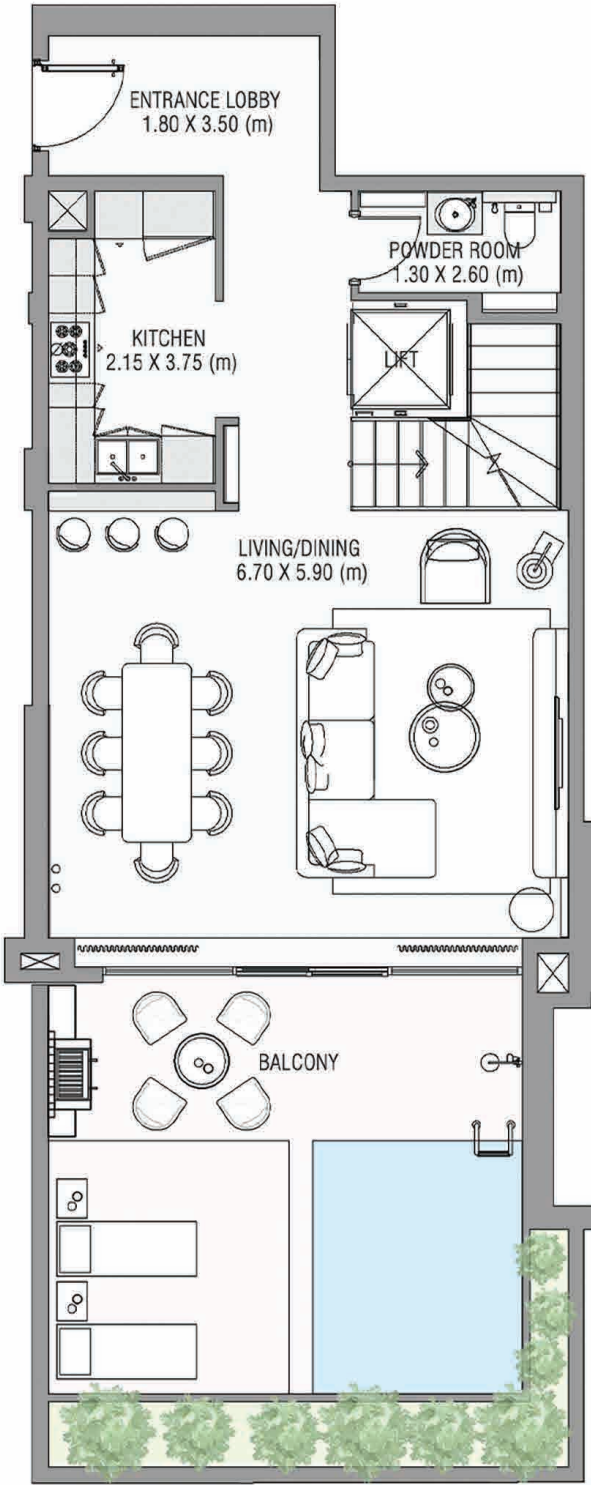
3 BEDROOM VILLA TYPE A1 | 06

Ground Floor	SQM	SQF
Suite Area	245.84	2646.20
Balcony Area	62.01	667.47
Total Unit Area	307.85	3313.67

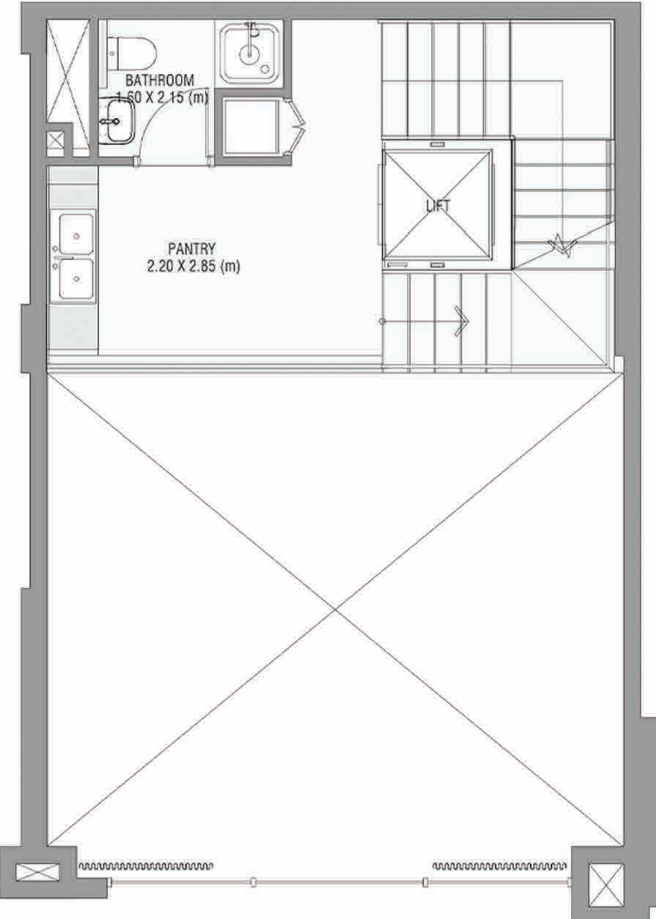
AYAMORE
RESIDENCE



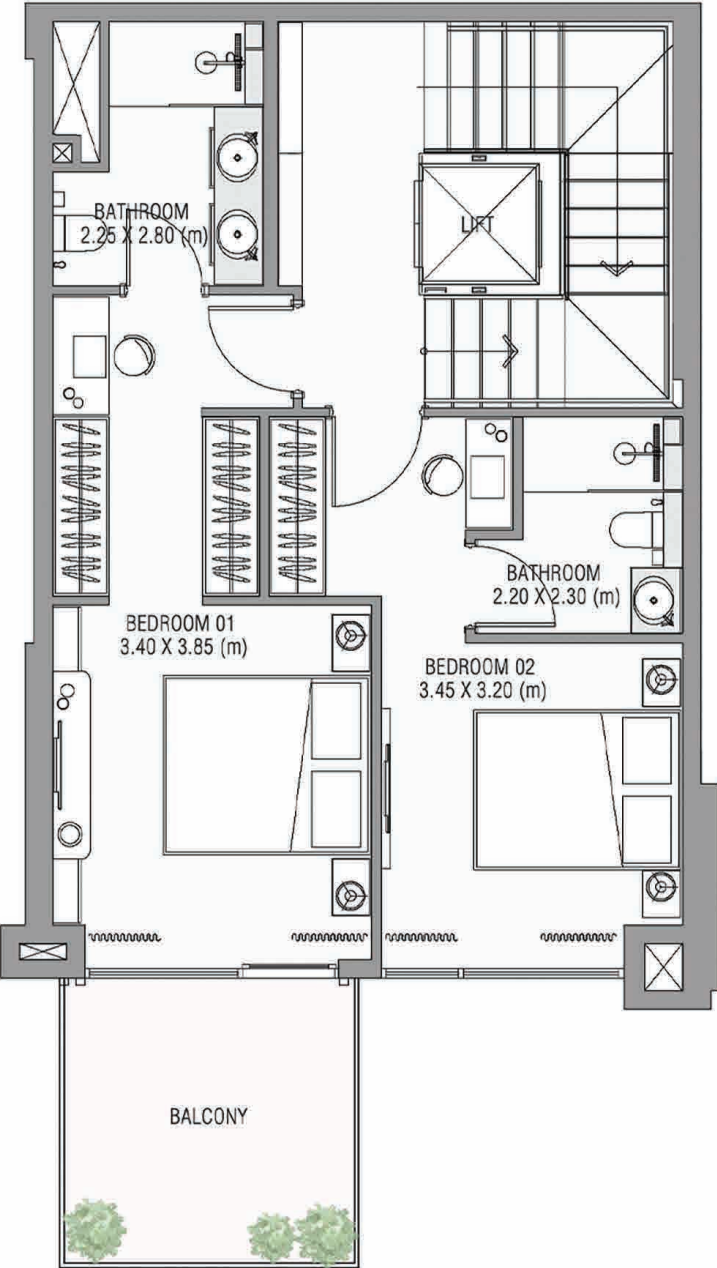
LVL 1



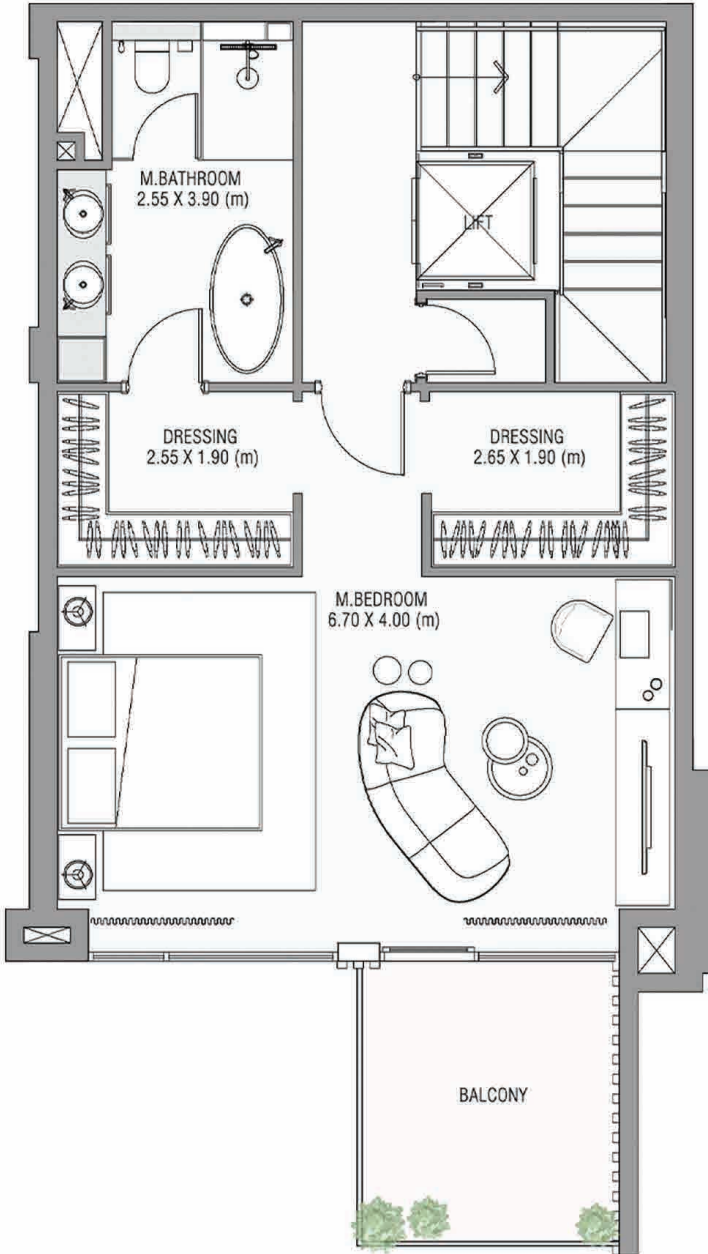
LVL 2



LVL 3



LVL 4



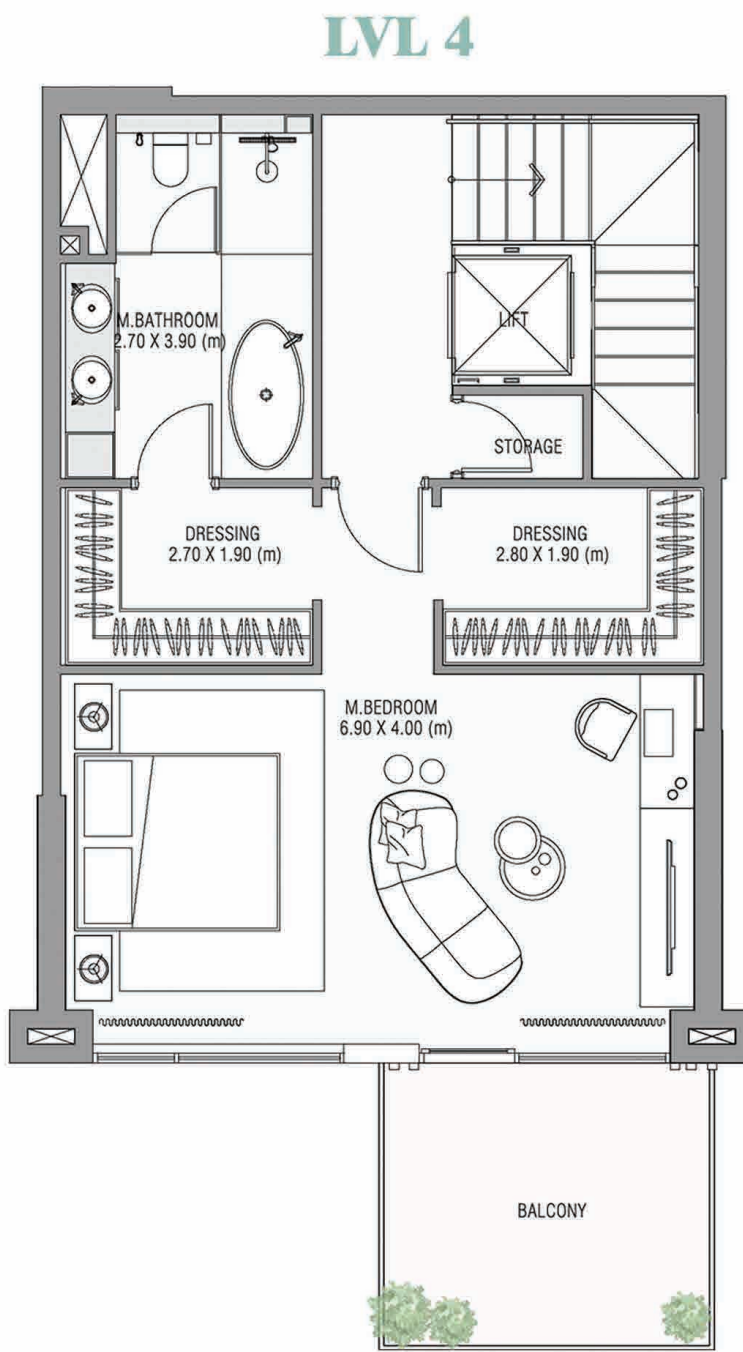
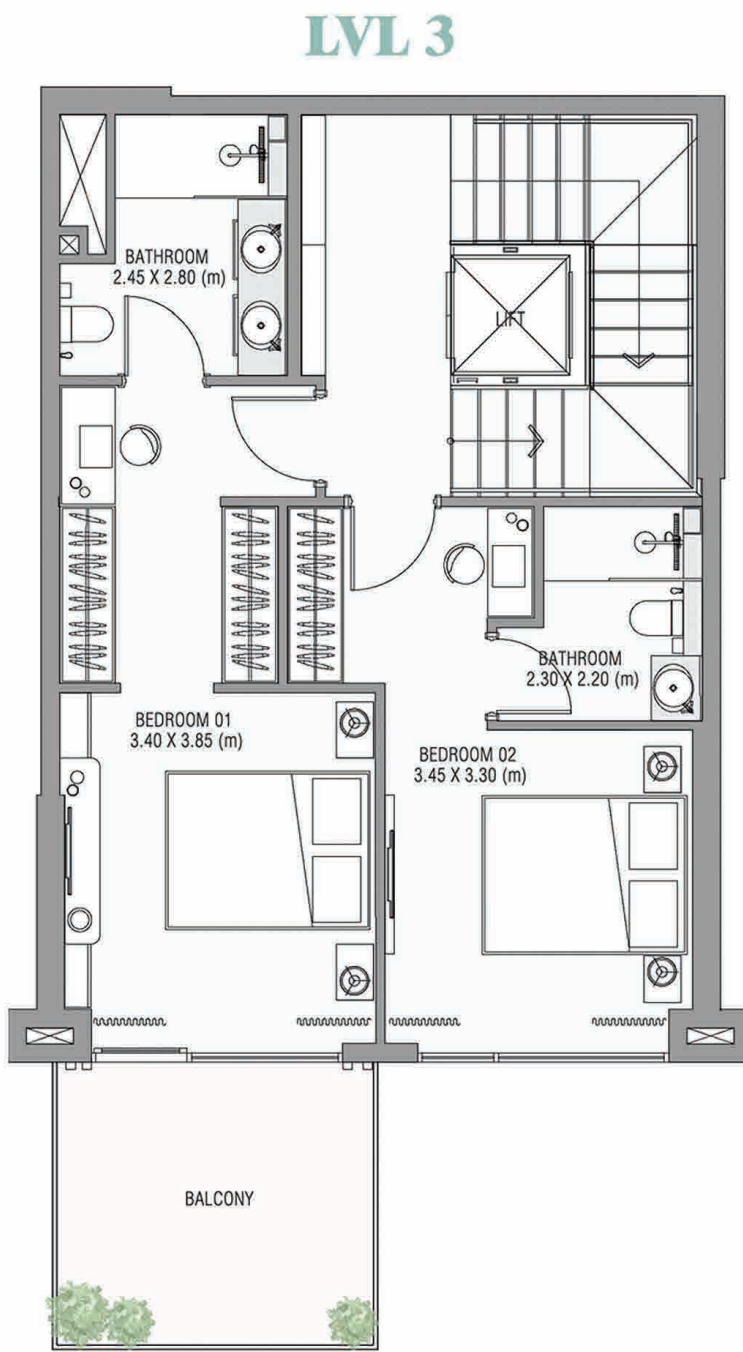
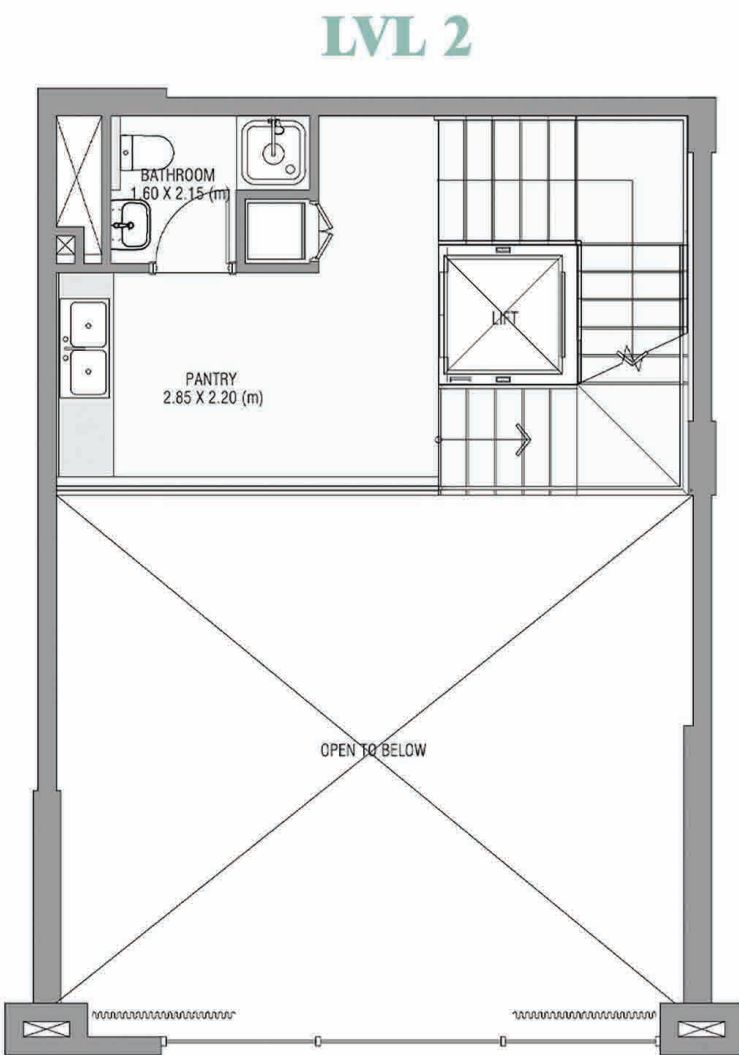
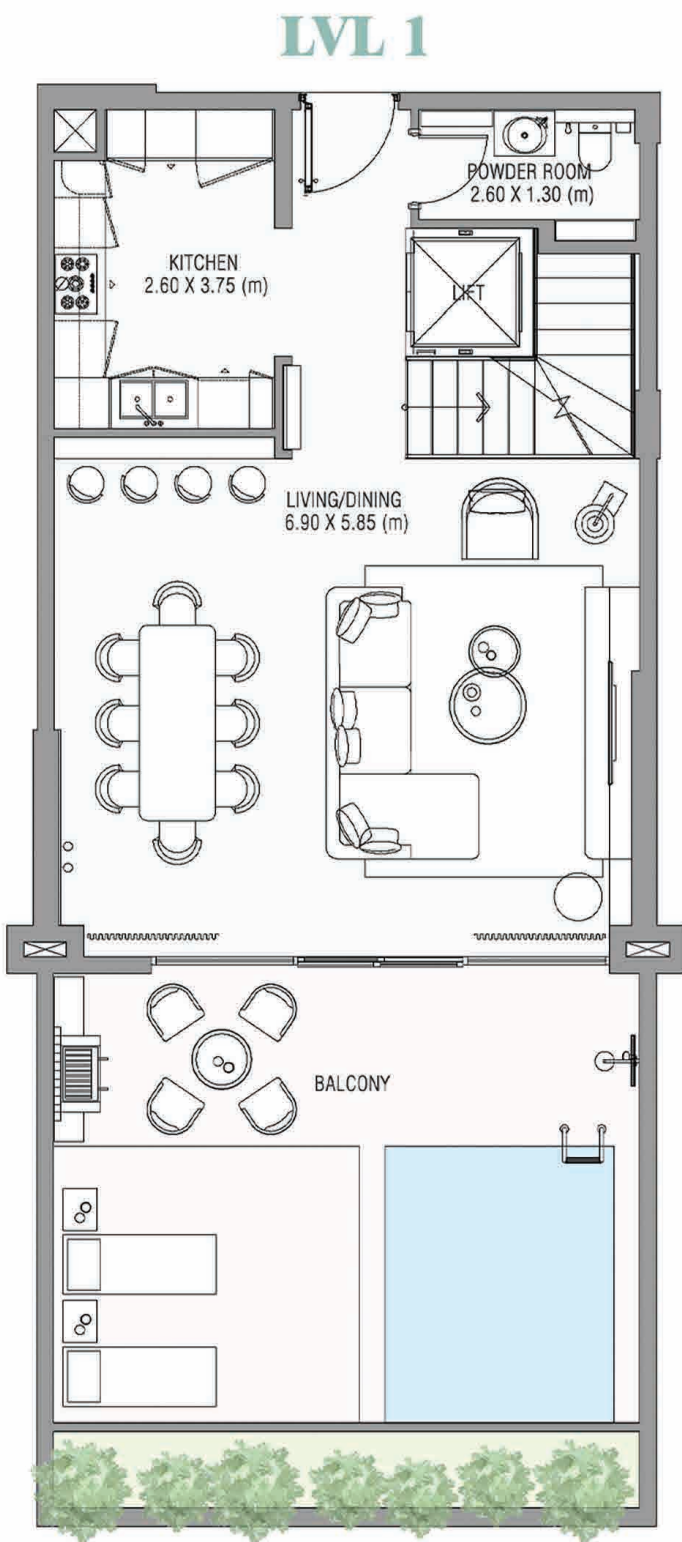
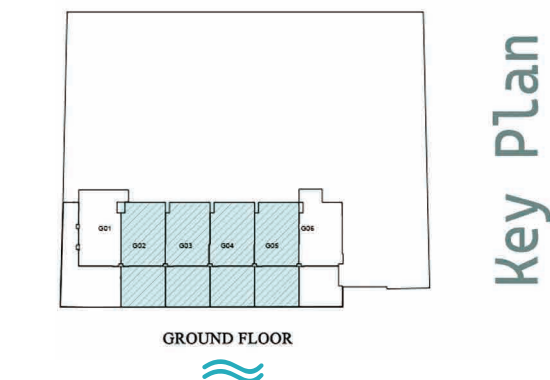
3 BEDROOM
VILLA
TYPE B |
02,03,04,05

Ground Floor (02)	SQM	SQF
Suite Area	243.37	2619.61
Balcony Area	68.41	736.36
Total Unit Area	311.78	3355.97

Ground Floor (03)	SQM	SQF
Suite Area	243.48	2629.80
Balcony Area	68.32	735.39
Total Unit Area	311.80	3356.19

Ground Floor (04)	SQM	SQF
Suite Area	244.38	2630.48
Balcony Area	68.14	733.45
Total Unit Area	312.52	3363.94

Ground Floor (05)	SQM	SQF
Suite Area	243.61	2622.20
Balcony Area	68.32	735.39
Total Unit Area	311.93	3357.59



SERENITY

THE AMENITIES

AYAMORE
RESIDENCE

MAIN FEATURES

LUXURY LOBBIES

DIRECT ACCESS TO BOARDWALK

COMPLIMENTARY BEACH BUGGY SERVICE

SOCIAL & COMMUNITY SPACES

OUTDOOR PARTY AND ENTERTAINMENT ZONE

OUTDOOR MULTI-PURPOSE SOCIAL AREA

OUTDOOR CINEMA AREA

OPEN SPACE GARDEN

CLOSE TO YACHT MORNING & DOCKSIDE SERVICES

PETWASH STATION

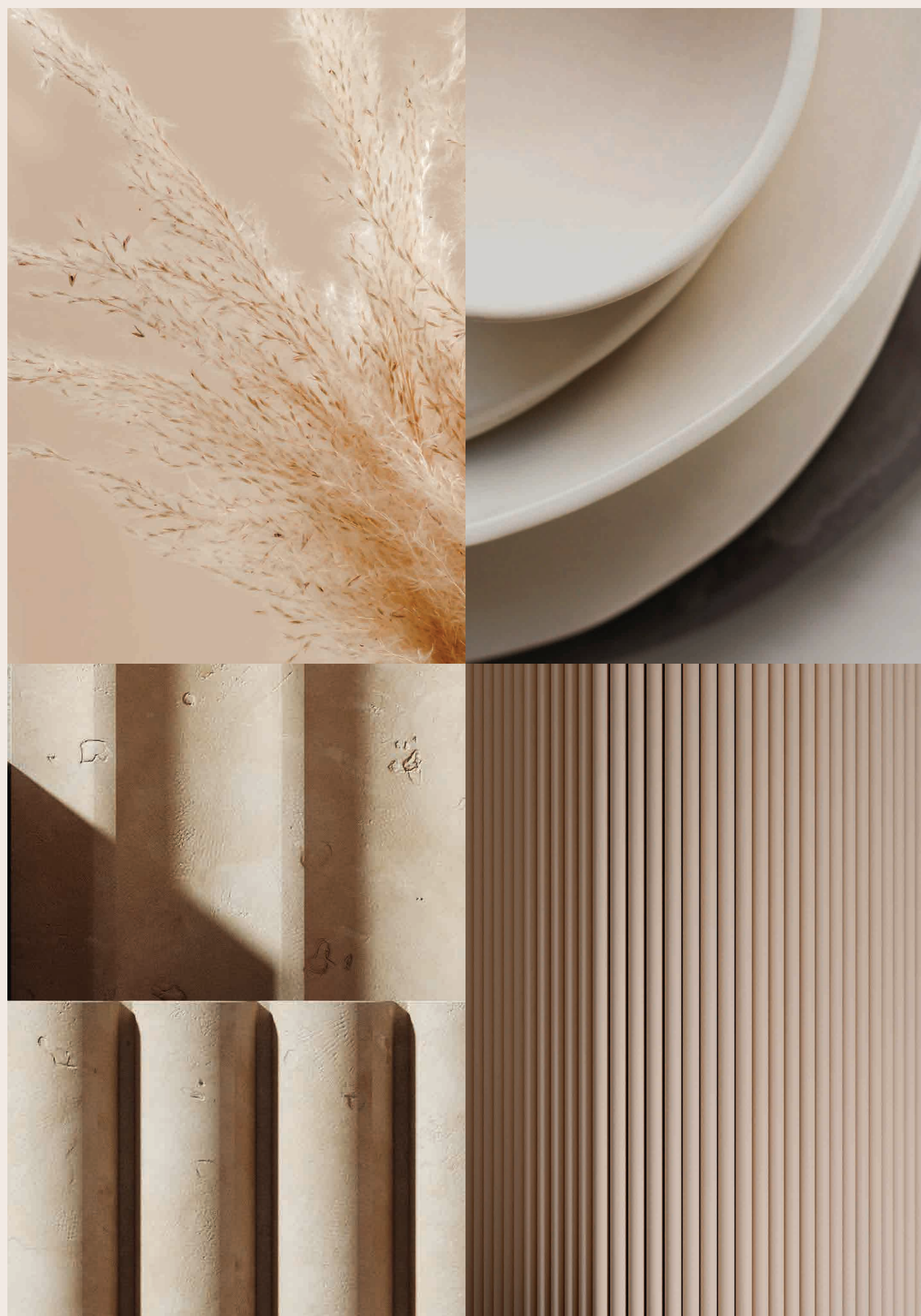




AYAMORE
RESIDENCE











WELCOME TO THE INFINITE

Coast Infinity presents the
destination for open-minded
of everyday life, effortlessly
embrace clarity and rejuvenation.

With only 20 duplex residences,
and personalized experiences,
and designed to integrate with
the stunning views of the sea.



FITNESS & RECREATION

INFINITY SWIMMING POOL

COCKTAIL POOL AREA

POOL CONCIERGE

KIDS' SWIMMING POOL

YOGA AREA WITH VERTICAL GARDEN

INDOOR GYM

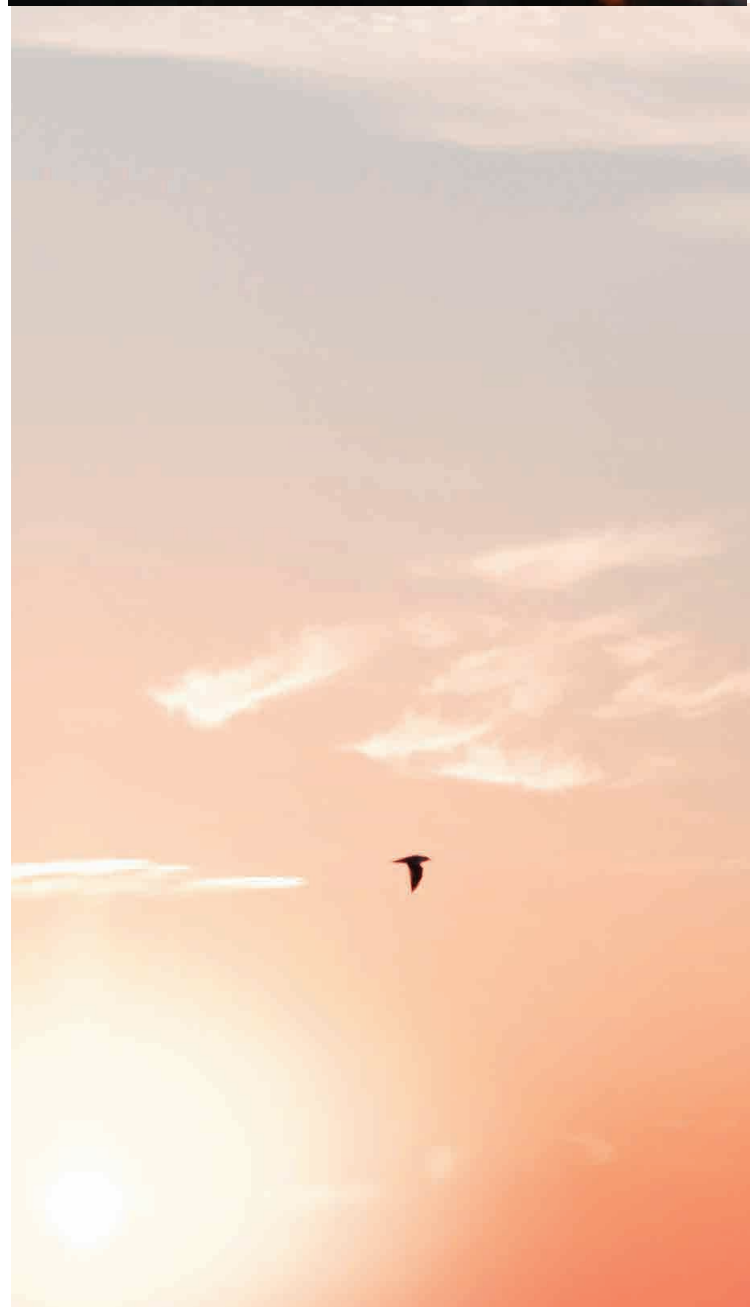
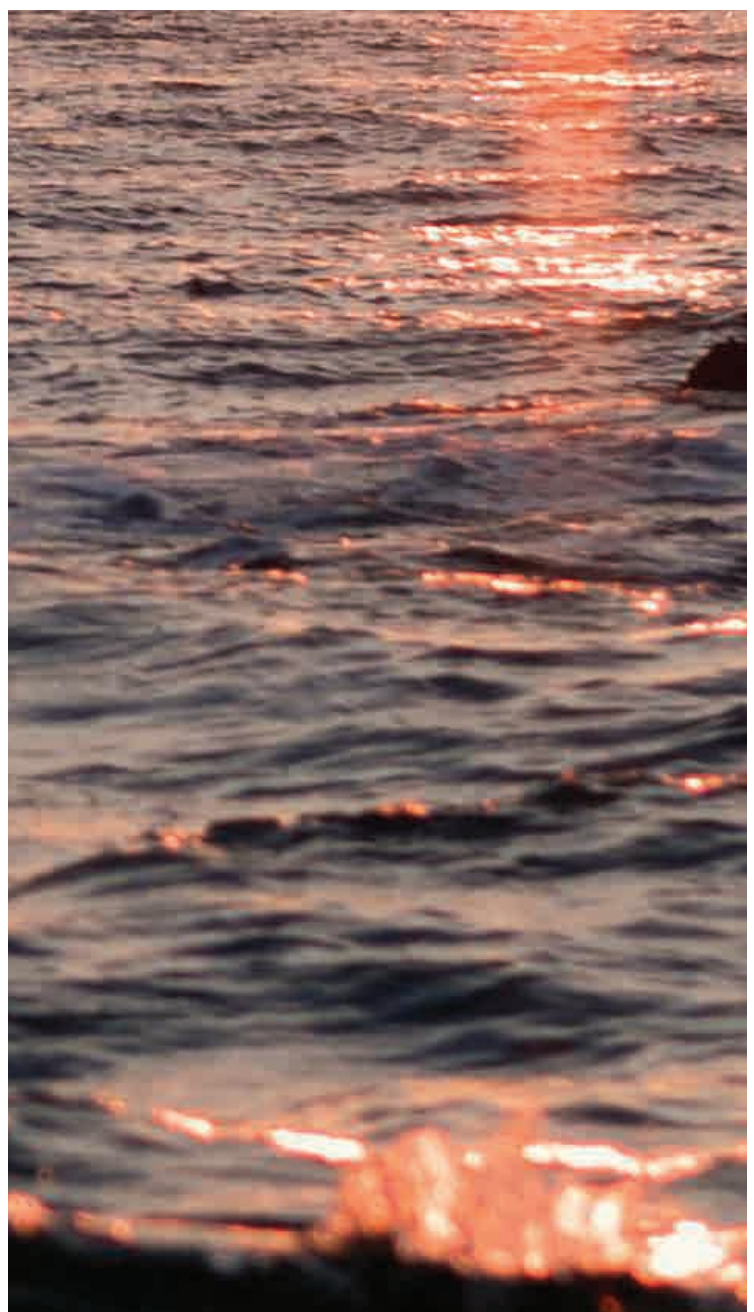
OUTDOOR FITNESS ZONE

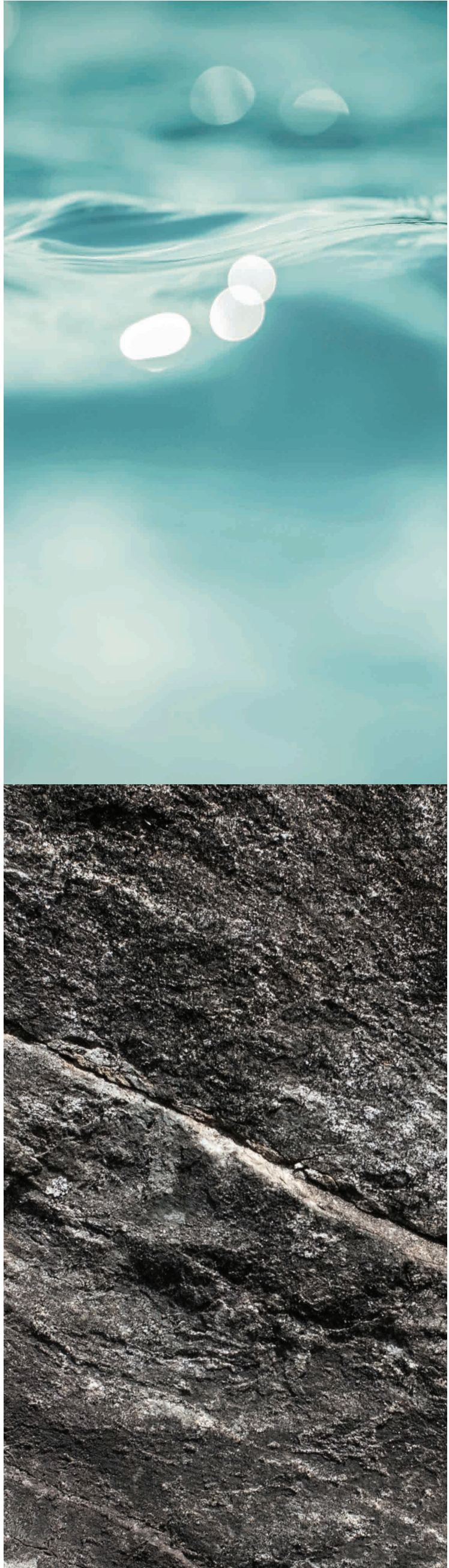
OUTDOOR KIDS PLAY AREA

OUTDOOR PING PONG TABLE

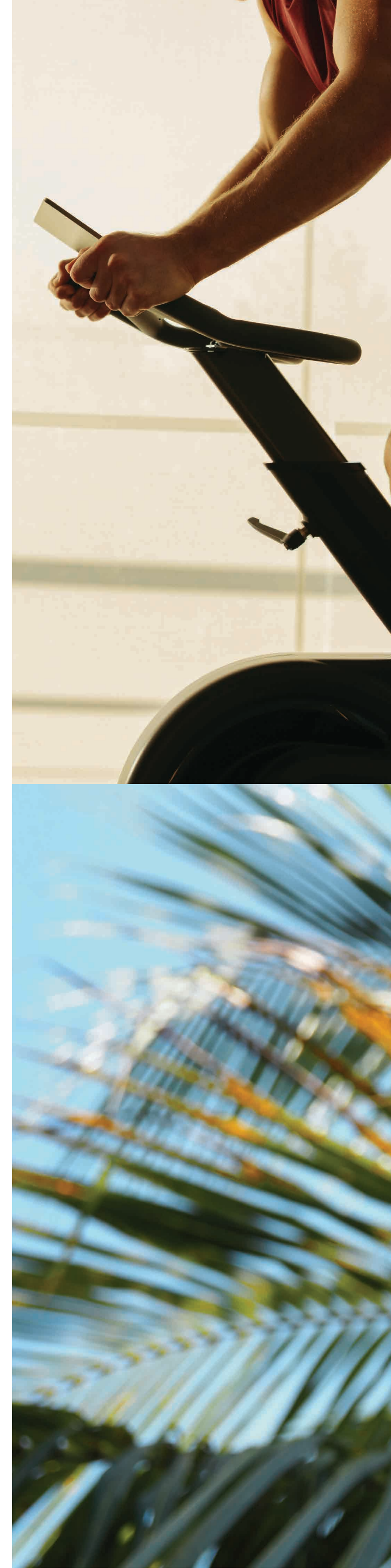
BBQ AREA

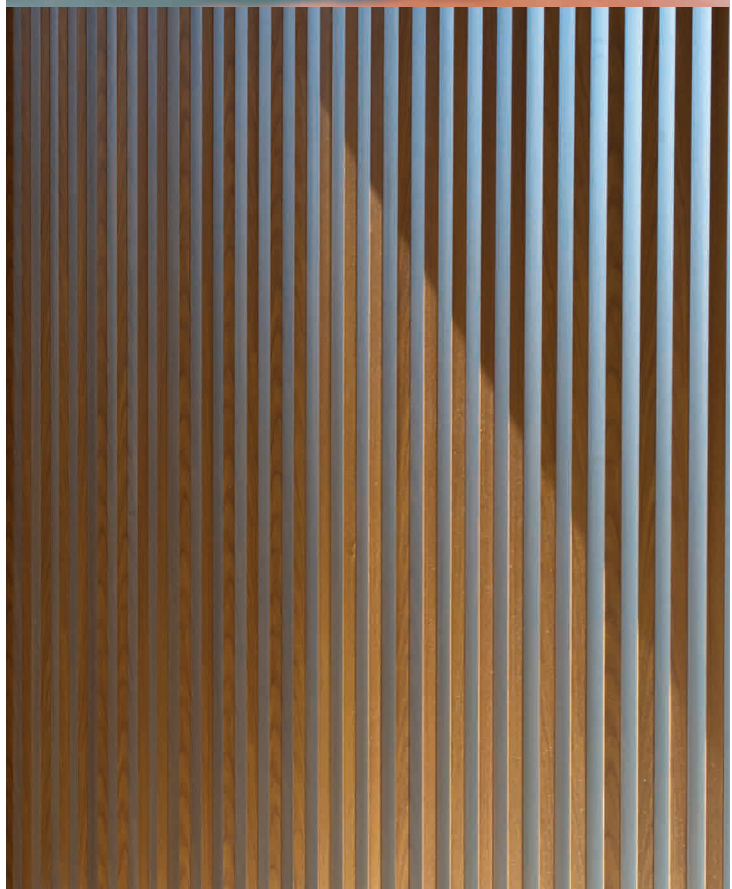
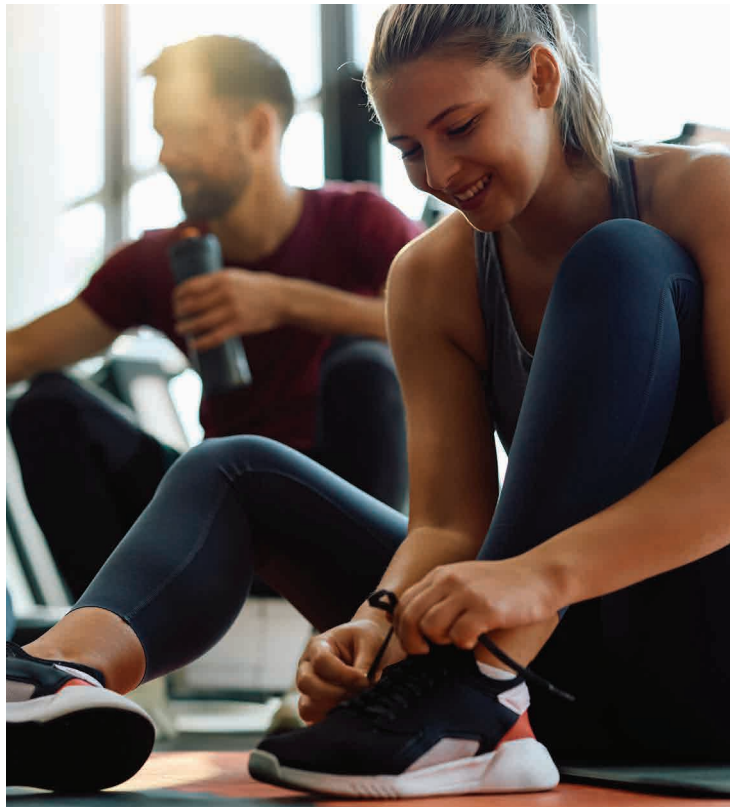












THE INTERIORS

FLOOR PLANS

OVERALL PLAN- GROUND FLOOR

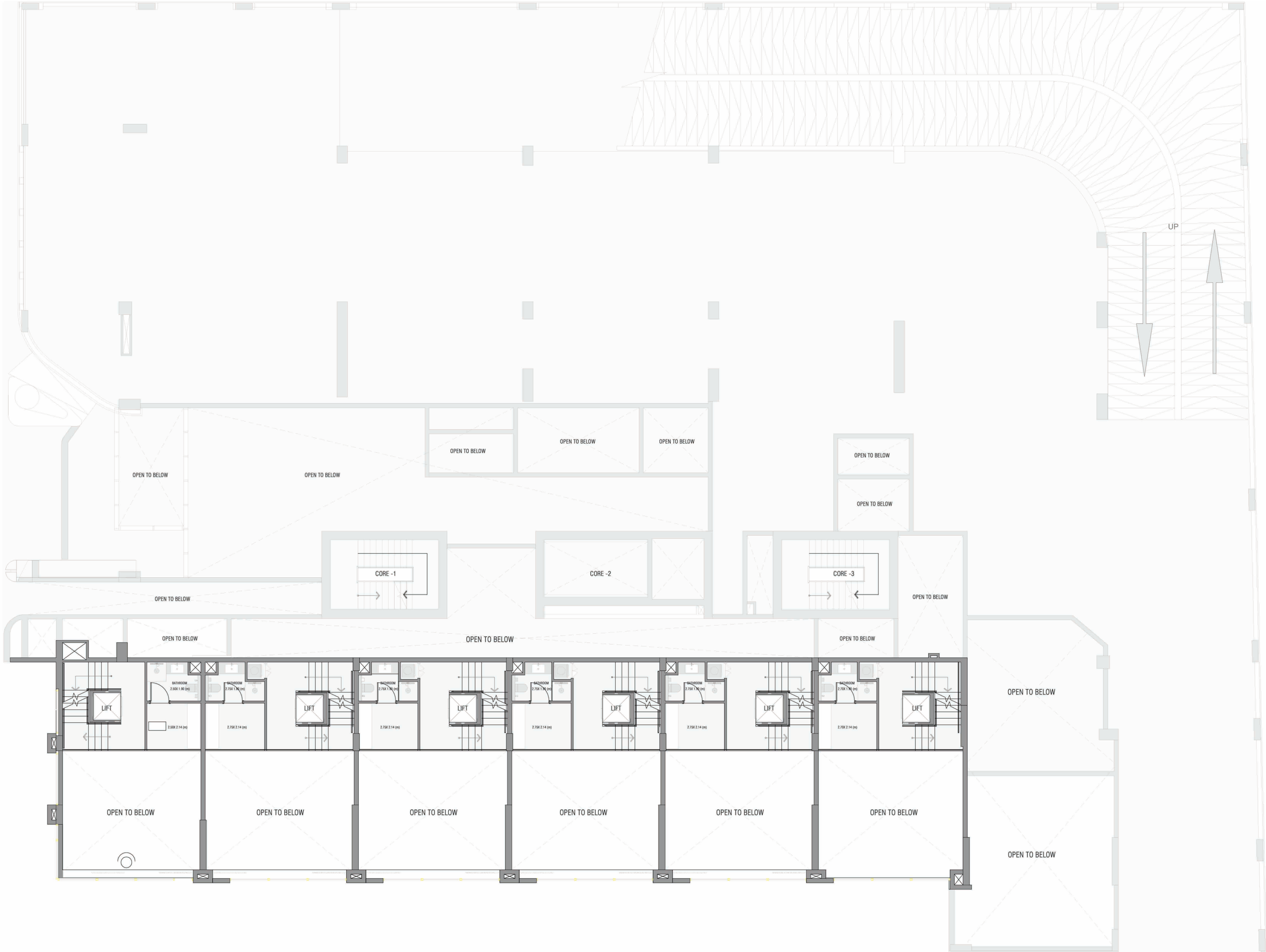
AYAMORE
RESIDENCE



AYAMORE RESIDENCE | DUBAI ISLANDS

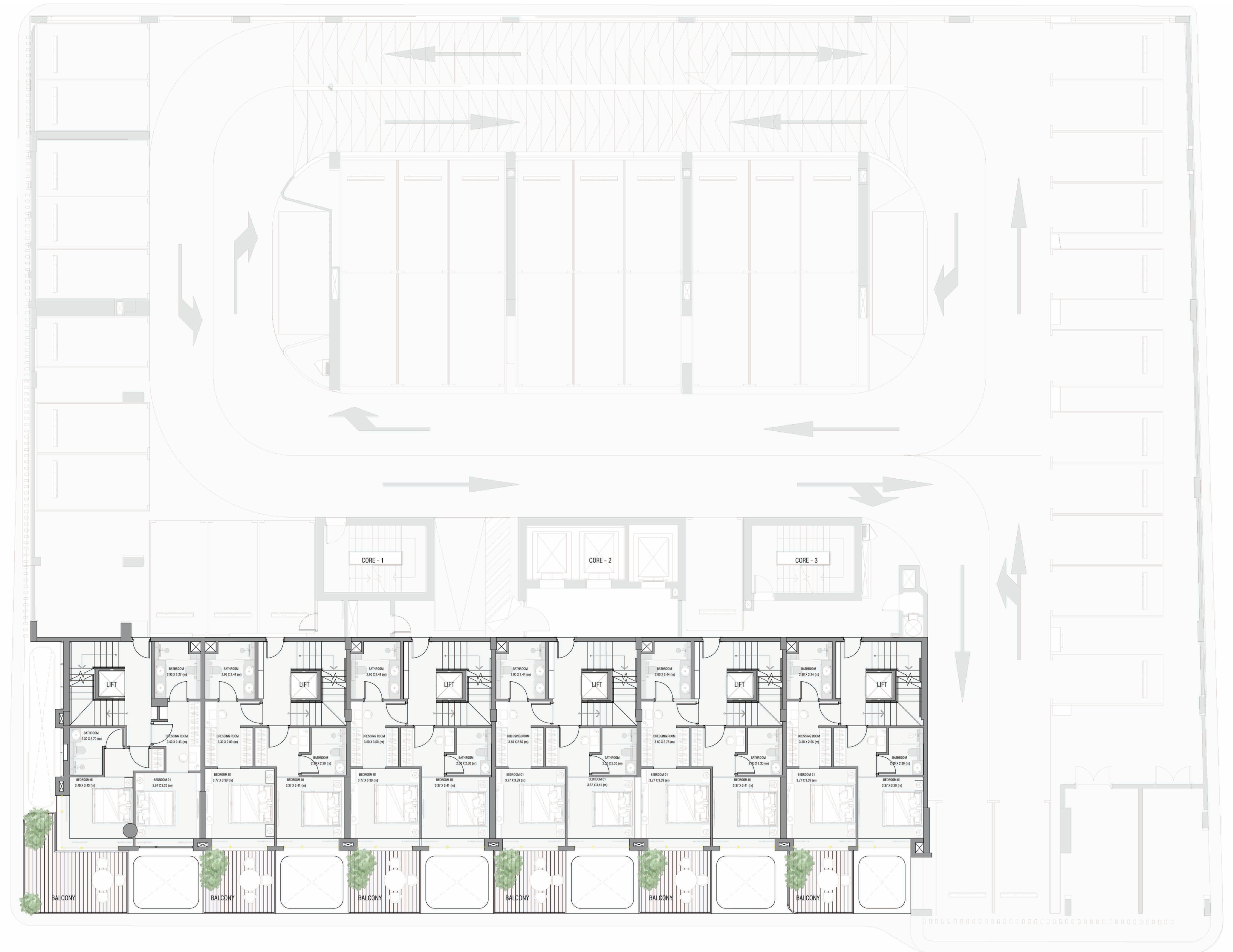
OVERALL PLAN- MEZZANINE FLOOR

AYAMORE
RESIDENCE



OVERALL PLAN- PODIUM 01 FLOOR

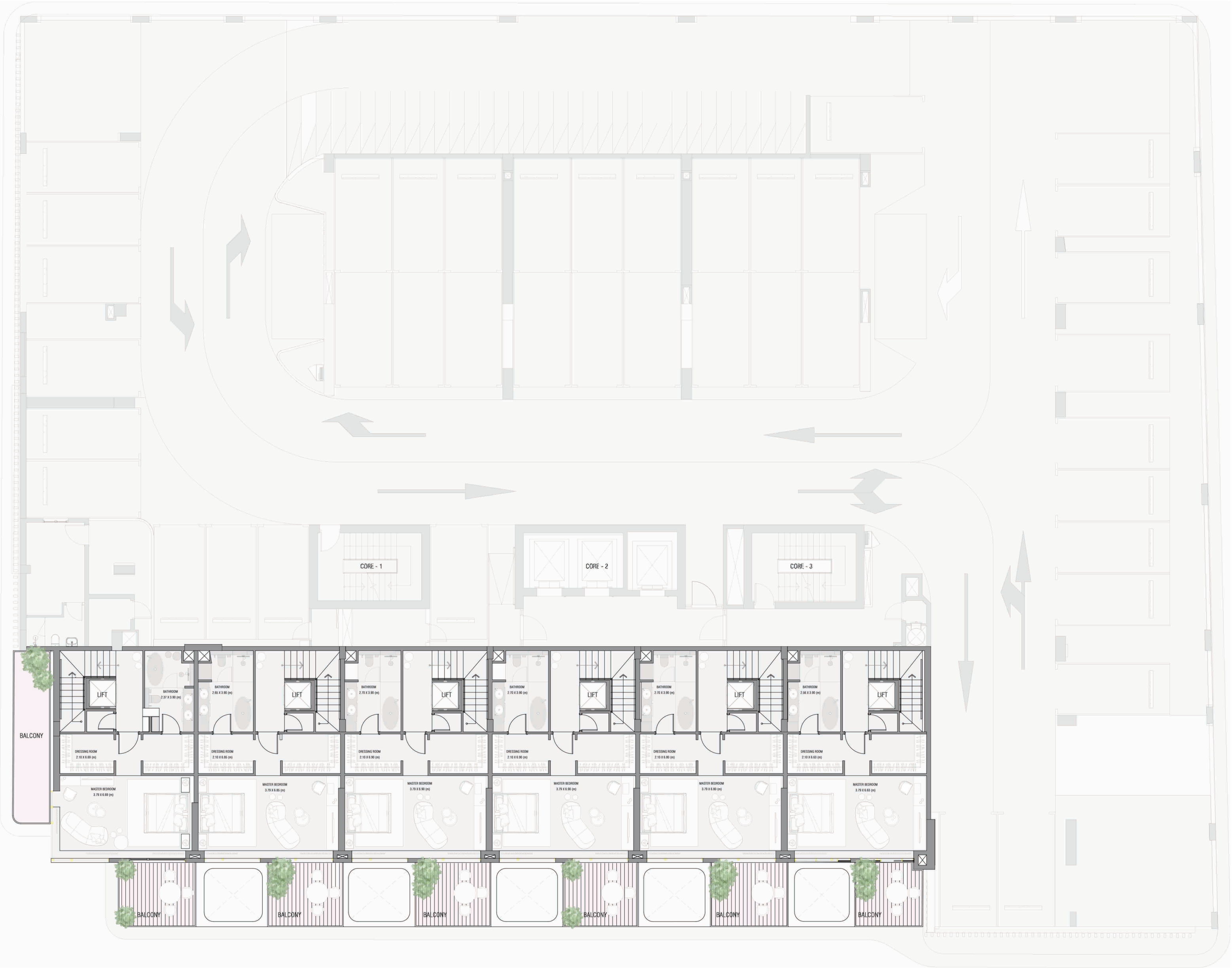
AYAMORE
RESIDENCE



AYAMORE RESIDENCE | DUBAI ISLANDS

OVERALL PLAN-
PODIUM 02
FLOOR

AYAMORE
RESIDENCE



OVERALL PLAN- FIRST FLOOR

AYAMORE
RESIDENCE



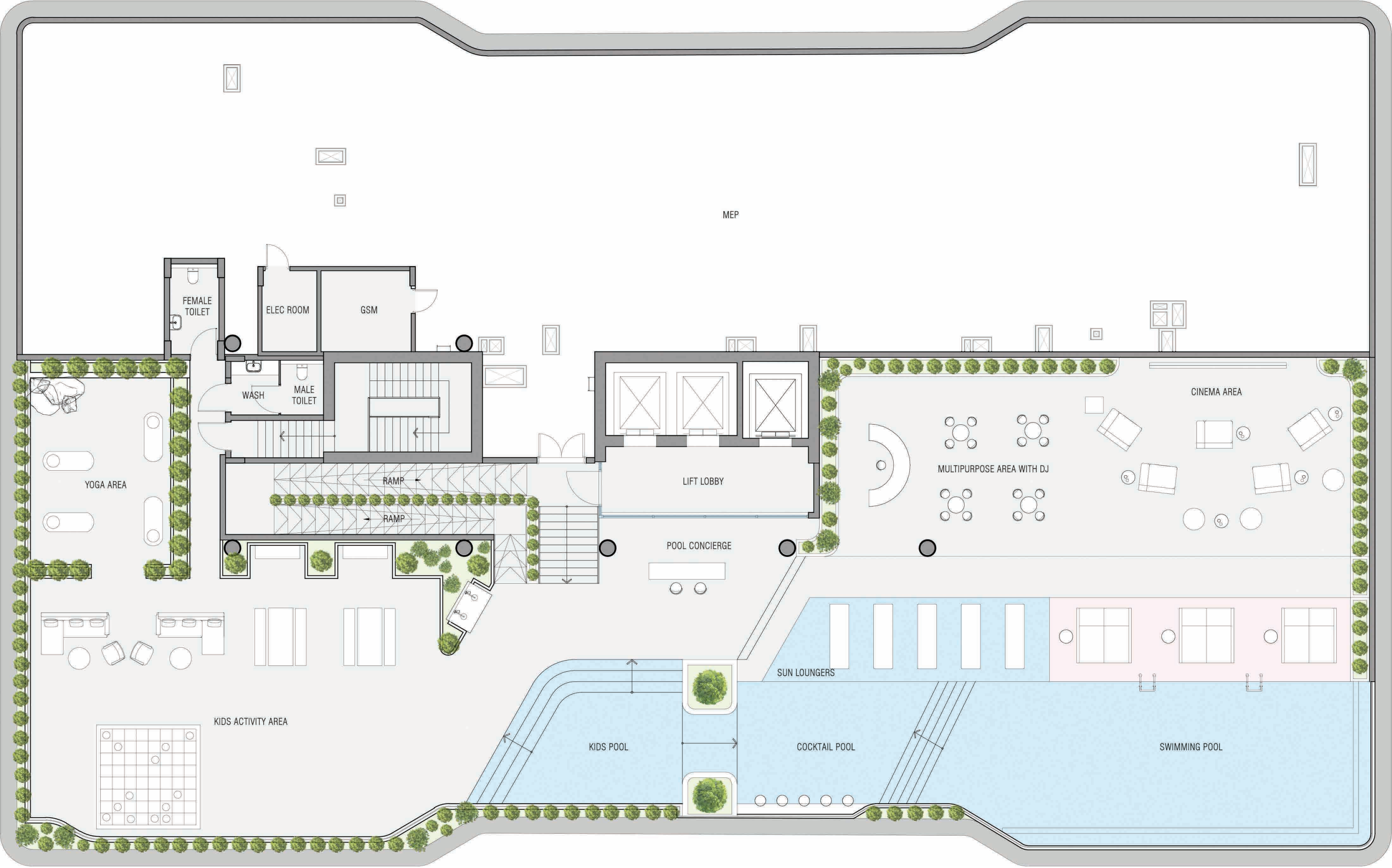
OVERALL PLAN-
2ND
4TH
6TH
8TH
FLOORS



OVERALL PLAN-
3RD
5TH
7TH
FLOORS



OVERALL PLAN- ROOF PLAN



WHERE EVERY DETAIL REFLECTS THE HARMONY
OF *NATURE AND THE WARMTH OF HOME.*

AYAMORE

R E S I D E N C E

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