

WELCOME
TO BREVA



The true destination for global citizens, Dubai sits at the crossroads of Asia, Europe, and Africa and welcomes visionaries from all around the world to enjoy its impressive benefits. With 0% income and capital gains tax, world-leading rental yields up to 8%, and a stable, pro-investor government, it's no wonder Dubai has become the world's most dynamic real estate destination.

With its vibrant cosmopolitan energy, world-class infrastructure, and unmatched safety, Dubai welcomes you to build your legacy with AYS Developers.

DUBAI WHERE THE FUTURE FINDS ITS ADDRESS



DUBAI ISLANDS WATERFRONT LIVING, REIMAGINED

Anchored in the Dubai 2040 Urban Master Plan, Dubai Islands are redefining coastal living. Developed by Nakheel and backed by the Dubai Government, the Dubai Islands offer a future-forward investment opportunity with hand-picked developers like AYS that are redefining livable luxury.



This interconnected cluster of five islands will feature:

Over 20 km of pristine beaches, including Blue Flag-certified coasts

80+ luxury resorts and wellness retreats

Parks, open spaces, golf courses, marinas, and cultural hubs

Direct access to the city, airport, and Downtown Dubai via the newly inaugurated Infinity Bridge and water transport

With 36% year-on-year capital appreciation, Dubai Islands offer exceptional value and investment potential. Discover a unique blend of prestige and security.



AYS PROPERTIES

MEASURED BY MASTERY

At AYS Developers, we don't just build homes, we craft experiences. With a reputation for timeless design, high-spec European finishes, and smart technology integration, we offer more than homes; we deliver experiences that endure.

Our latest visionary venture, The Heritage Collection at Dubai Islands, is distinguished by a rare attention to livability.

WHY AYS?

Prime Location

Strategically positioned near business districts and the airport

Diverse Asset Portfolio

From design-led apartments to rare sky villas and select commercial opportunities

Tax-Free Advantage

High rental yields in a zero-tax investment environment

World-Class Amenities

A curated lifestyle experience that goes beyond the expected

Sustainable Vision

Built with longevity and responsibility at the core

For those who invest with intent - and expect excellence in return.

BREVA

WHERE QUIET LUXURY FINDS ITS HOME



Introducing Brevva, an ultra-luxury residential experience where the mastery is in the details. Part of our Heritage Collection and nestled just five minutes from the beach, these residences are thoughtfully designed to cater to the most discerning tastes.

From elegant interiors to integrated technology, every inch of our Heritage Collection is curated to elevate your daily life. So whether you're investing in a home for generations, or unlocking high-yield potential in Dubai's booming real estate market, find your future amidst the tranquil rhythm of the Arabian Gulf with Brevva.

Key Highlights:

Ultra-premium interiors with European craftsmanship

Full smart home automation with Alexa

Private balconies with customized jacuzzis and panoramic skyline or sea views

Seamless design with frameless doors, open layouts, and floor-to-ceiling windows

Elevated rooftop zones with saltwater infinity pools, serene lounges, and landscaped gardens

An unmatched array of five-star amenities - from cinema and club rooms to concierge and wellness spaces

At Brevva, each home is a sanctuary for those who seek sophistication, comfort, and long-term value in Dubai's most promising waterfront address.

BRANDS

DEFINED BY DETAIL

Breva epitomizes luxury living by partnering with exclusive, high-quality global brands to create exceptional residential experiences.

By incorporating renowned names such as Legrand, Schindler, Scavolini, and others, Breva ensures that each apartment reflects unparalleled craftsmanship and sophistication. This commitment to premium quality and innovative design sets a new standard in luxury living in Dubai, offering residents a truly elevated lifestyle.

Doors |  Italy

Kitchen |  Italy

Wardrobes |  Italy

Vanities |  Italy

Mixer & Sanitary fittings |  Germany

Sinks & W.C.s |  Germany

Aluminium Profiles |  Germany

Switches and Sockets |  France

Tiles |  Spain

Elevators |  Switzerland

Gym Equipment |  Italy

Smart Home System | 



LEGRAND

Legrand stands at the forefront of electrical and digital infrastructure, delivering innovative solutions that redefine modern living. With a commitment to blending aesthetic appeal with functionality, Legrand's energy-efficient smart systems enhance connectivity and safety in both residential and commercial spaces. Experience seamless integration and sustainability in every corner of your luxurious environment.



SCHINDLER

Schindler reimagines urban mobility with its exceptional range of elevators and escalators, prioritizing safety and design excellence. Known for reliable performance in high-rise settings, Schindler's advanced solutions ensure effortless transportation while adding a touch of sophistication. Elevate your living experience with innovative vertical mobility that emphasizes sustainability.



SCAVOLINI

SCAVOLINI

Scavolini embodies the essence of luxurious Italian design, crafting bespoke kitchens and living spaces that merge style with practicality. Each creation reflects timeless elegance and meticulous craftsmanship, offering personalized solutions that elevate the heart of your home. Discover the perfect balance of beauty and functionality for both residential and commercial interiors.



CERACASA CERAMICA

Ceracasa Ceramica is a distinguished Spanish brand specializing in exquisite ceramic and porcelain tiles. With a focus on cutting-edge design and sustainability, Ceracasa's products bring exceptional quality and versatility to modern interiors. Transform your spaces with tiles that blend artistry and durability for a stunning visual impact.



BERTOLOTTO
PORTE

BERTOLOTTO PORTE

Bertolotto Porte redefines luxury with its elegant range of bespoke interior doors, where craftsmanship meets innovative design. Each door serves as a functional masterpiece, enhancing the sophistication of high-end interiors. Discover timeless appeal and meticulous detail that elevate every entryway in your luxurious home.



VILLEROY & BOCH

Villeroy & Boch exemplifies luxury in ceramics, offering a curated selection of high-quality products for dining, bathrooms, and living spaces. With a harmonious blend of sophisticated design and expert craftsmanship, their collections enhance refined living in every setting. Experience the elegance and functionality that define exceptional interiors.



DORN
BRACHT

DORNBRACHT

Dornbracht elevates the bathroom experience with its luxurious faucets and fixtures, celebrated for innovative design and superior craftsmanship. Each product embodies aesthetic beauty and technical excellence, creating functional yet stylish focal points. Transform your bathing space into a sanctuary of timeless sophistication.



Miele

MIELE

Miele represents the pinnacle of luxury in home appliances, delivering unmatched performance and timeless design. With a focus on innovation and sustainability, Miele's range—from kitchens to laundry—ensures exceptional results that make daily tasks a pleasure. Experience refined living with appliances that stand the test of time.



GUTMANN

At the forefront of the aluminum industry in the UAE, Gutmann specializes in high-quality products tailored for packaging, construction, and industrial applications. Their commitment to sustainability and excellence ensures durable, innovative solutions that meet the highest quality standards.



TECHNOGYM

As a leader in fitness and wellness, Technogym delivers state-of-the-art equipment that transforms health into a luxurious experience. Combining cutting-edge technology with elegant design, Technogym creates personalized fitness solutions for both home and professional environments. Embrace a lifestyle of wellness that prioritizes sustainability and performance.



ALEXA

Alexa enhances luxury living with its intelligent voice assistant capabilities, seamlessly integrating into smart homes. Designed to simplify daily tasks, Alexa offers hands-free control over devices and real-time information, creating a sophisticated living environment. Embrace modern convenience with cutting-edge technology that elevates your lifestyle.

An aerial photograph of the Dubai skyline at sunset. The image shows a dense cluster of skyscrapers along the waterfront, with the water in the foreground reflecting the warm colors of the sky. Several boats are visible in the water. In the distance, the Dubai Eye (Ferris wheel) is visible on the right side. The sky is a mix of blue and orange hues.

WHERE ISLAND TRANQUILITY MEETS URBAN LUXURY



LOCATION

Located in the peace and tranquility of the Dubai Islands, AYS Developers' upcoming Breva property is a portal to another world, away from the hustle and bustle of city life, providing a tranquil slice of luxury Pacific living within a concrete jungle.

10 MIN
From Gold Souq
Metro Station

20 MIN
From Dubai
International Airport

22 MIN
From The Dubai
Frame

18 MIN
From Dubai World
Trade Center

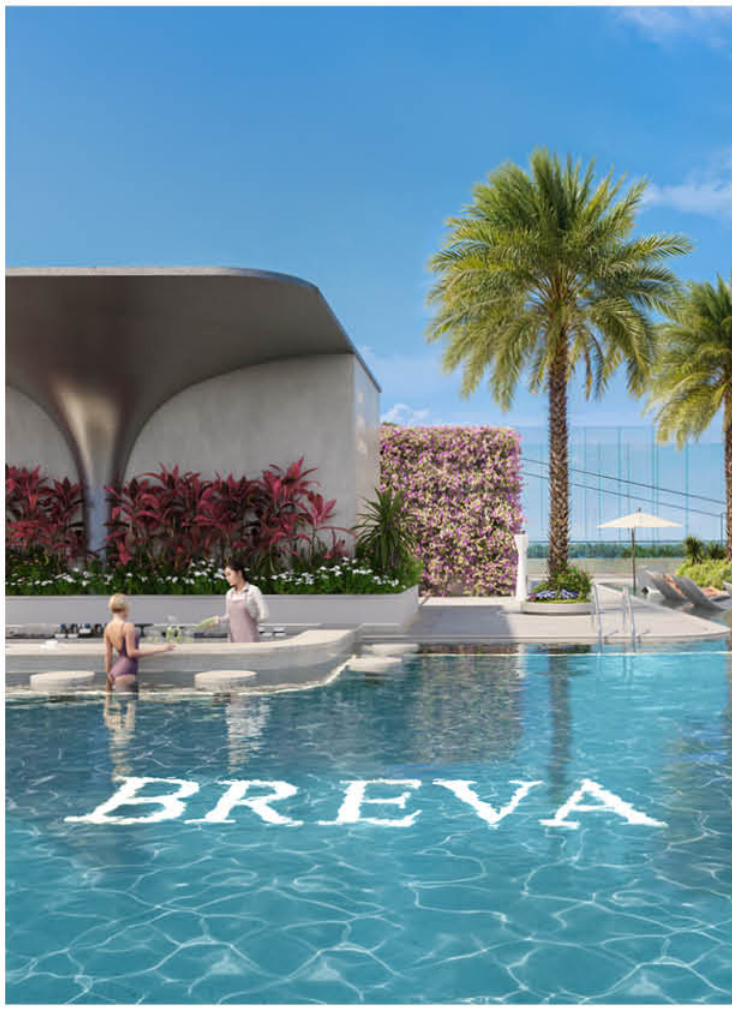
20 MIN
From Downtown
Dubai

SPACES
THAT SPARK
WELLNESS





SIGNATURE OUTDOOR FEATURES



Infinity Rooftop Saltwater Pool: Suspended above the coastline, this tranquil oasis offers panoramic sea and harbour views in an atmosphere of rare serenity.

Rooftop Lounge, Jacuzzi & Sundeck: A beautifully landscaped escape designed for sun-soaked afternoons and candlelit evenings beneath the skyline.

Podium-Level Saltwater Pool: A secluded sanctuary for leisurely laps or restful reflection.

BBQ Lounge with Firepit Seating: An alfresco social space where indulgence meets intimate conversation.

Rooftop Garden & Meditation Space: A natural retreat for stillness, shaded by greenery and open to the rhythm of the sea.





LEISURE & COMMUNITY



Private Cinema with Bose System: Reclining velvet seats, a star-lit ceiling, and acoustics by Bose. Enjoy cinema as it was meant to be experienced.

Game Room & Club Lounge: A vibrant hideaway featuring premium entertainment setups and inviting lounging zones.

Indoor Kids' Play Area: Designed to delight, this sunlit space nurtures imagination with immersive views and sensory-rich features.



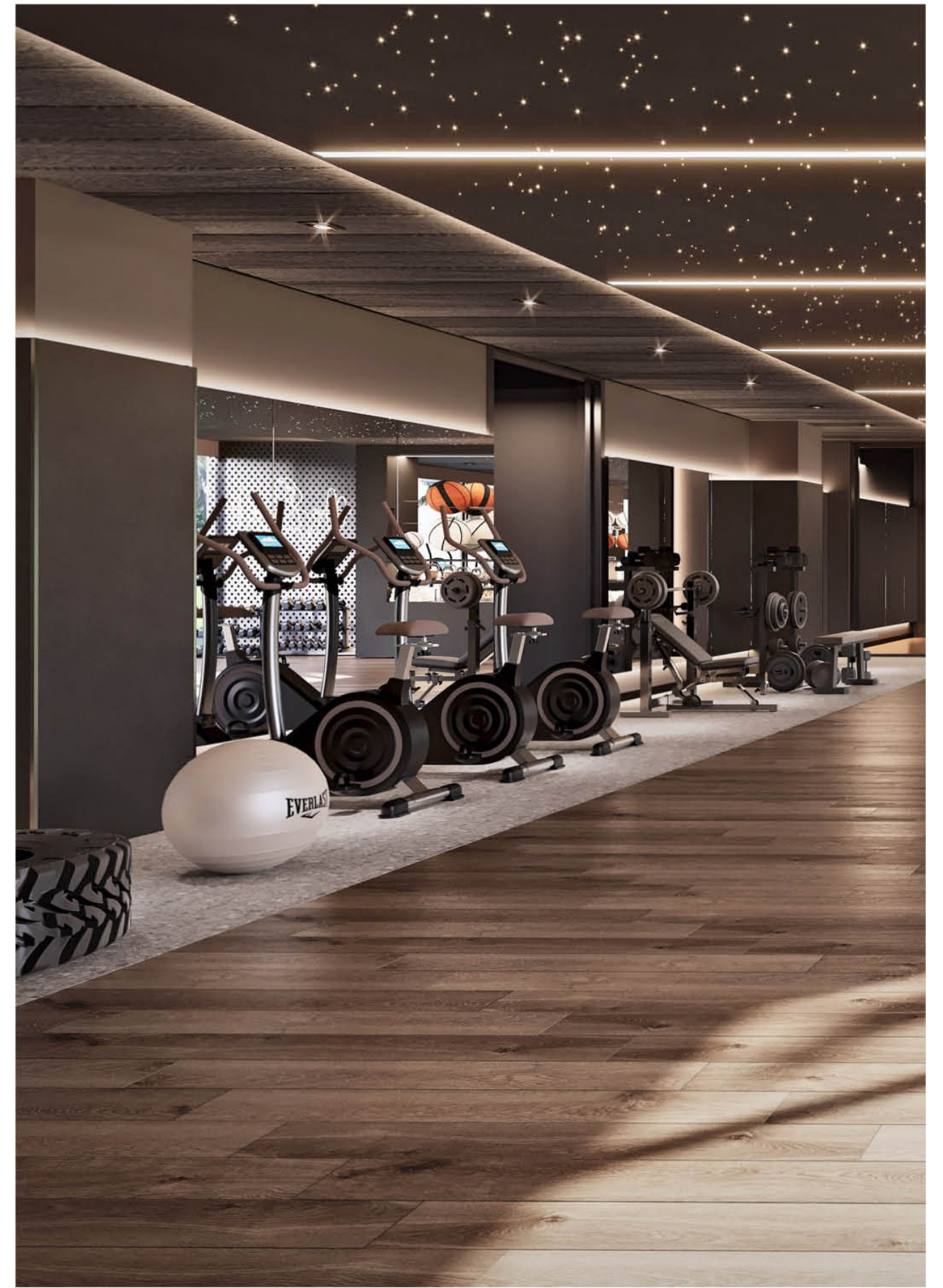


WELLNESS
& FITNESS



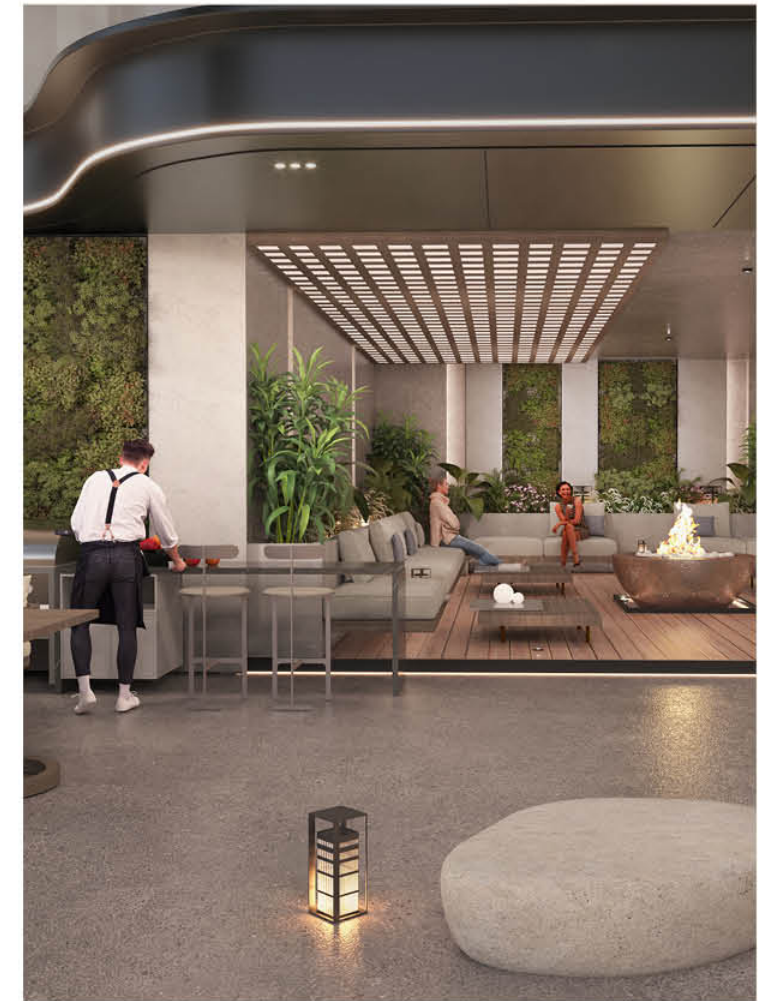
Technogym-Fitted Gym: A fitness haven overlooking nature, featuring state-of-the-art equipment tailored for peak performance.

Luxury Sauna: Minimalist wood and glass interiors offer a refined space for renewal, complemented by custom locker suites.





BUSINESS & HOSPITALITY



24/7 Concierge Service: Discreet assistance and elevated service, day or night.

Business Lounge with Espresso Bar: A panoramic work-meets-leisure space curated for focus, connection, and conversation.

Lobby & Meet & Greet Lounge: A refined welcome, finished in European textures and ambient lighting.





SMART FEATURES

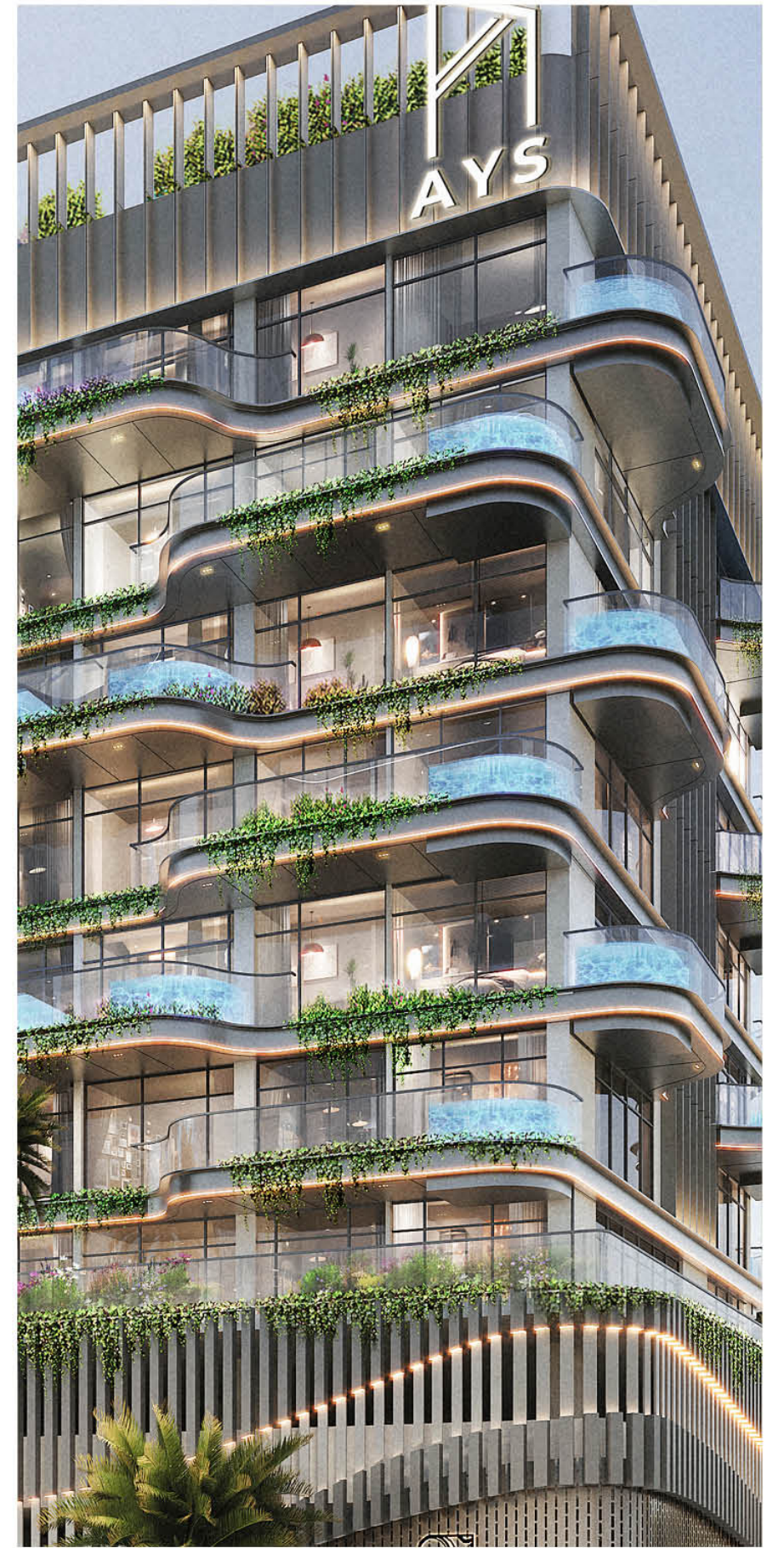


Full Alexa Automation: Intelligent living with seamless voice-command functionality.

Motorized Curtain Provision: Effortless ambiance at the touch of a button.

Electric Car Parking: Future-ready, eco-conscious convenience.

Fully Integrated Brand Furnishings: Every finish, fixture, and fitting flows with design-led precision.



A woman with dark, wavy hair is seen from behind, sitting on a light-colored sofa. She is wearing a white, long-sleeved robe. The sofa is positioned in front of a large window with sheer white curtains. Through the window, a cityscape is visible under a bright sky. The room is filled with soft, natural light. Several patterned and solid-colored pillows are scattered on the sofa. In the foreground, a white bedsheet is visible.

EXPERIENCE MORE THAN JUST A HOME

At Brevia, luxury is not an upgrade—
it's the starting point. Invest in a future
where architecture, design, and lifestyle
effortlessly converge. Welcome to Dubai
Islands. Welcome to the future of living.

FLOOR PLAN
ONE BEDROOM





ONE BEDROOM

Locations: 2nd, 4th & 6th Floors



- | | |
|------------------|-------------------|
| 1. Kitchen | 5. Bathroom |
| 2. Living/Dining | 6. Laundry |
| 3. Bedroom | 7. Guest Bathroom |
| 4. Wardrobe | 8. Balcony |



AYS
DEVELOPERS

FLOOR PLAN

TWO BEDROOM



TWO BEDROOM

Locations: 1st Floor



- | | | |
|------------------|--------------------|--------------------|
| 1. Kitchen | 6. Master Bedroom | 11. Store |
| 2. Living/Dining | 7. Master Wardrobe | 12. Guest Bathroom |
| 3. Bedroom | 8. Master Bathroom | 13. Balcony |
| 4. Wardrobe | 9. Maid Bathroom | |
| 5. Bathroom | 10. Maid Room | |



FLOOR PLAN

THREE BEDROOM



THREE BEDROOM

Locations: 1st Floor



- | | | |
|------------------|---------------------|--------------------|
| 1. Kitchen | 7. Wardrobe | 13. Maid Bathroom |
| 2. Living/Dining | 8. Bathroom | 14. Store |
| 3. Bedroom | 9. Master Bedroom | 15. Guest Bathroom |
| 4. Wardrobe | 10. Master Wardrobe | 16. Balcony |
| 5. Bathroom | 11. Master Bathroom | |
| 6. Bedroom | 12. Maid Room | |



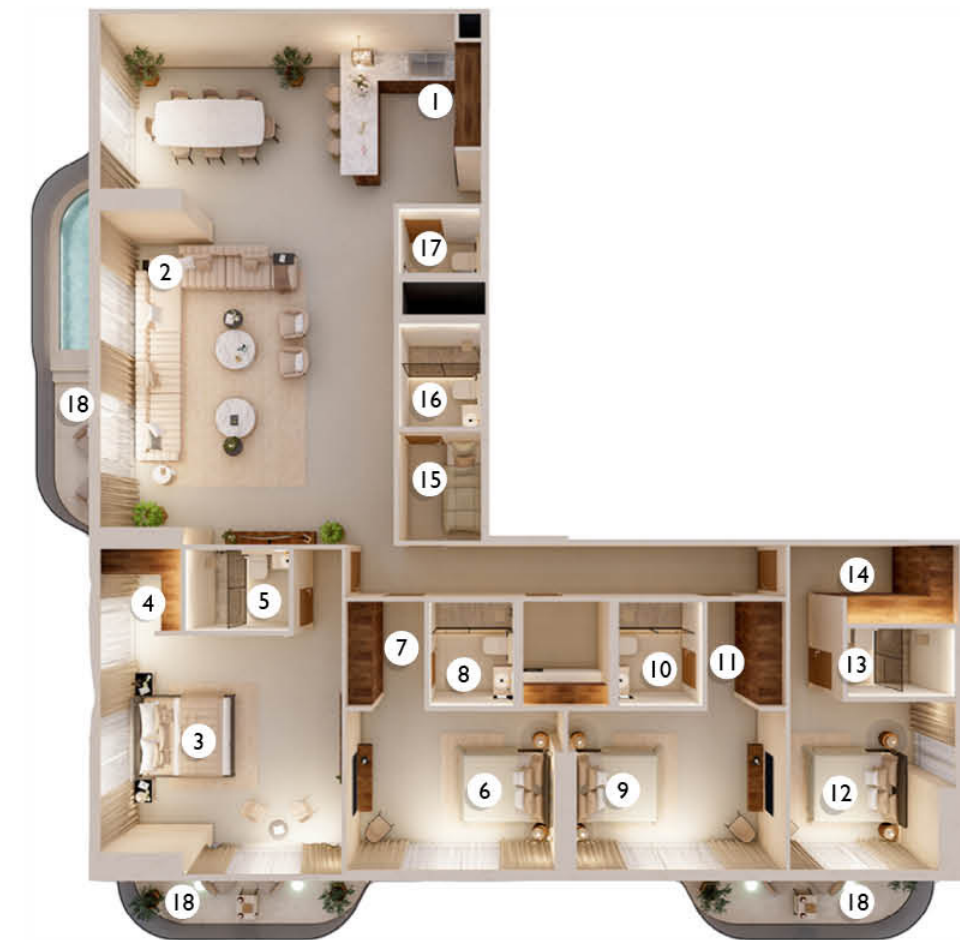
FLOOR / PLAN

FOUR BEDROOM



FOUR BEDROOM

Locations: 7th Floors



- | | | |
|--------------------|--------------|-------------------|
| 1. Kitchen | 7. Wardrobe | 13. Bathroom |
| 2. Living/Dining | 8. Bathroom | 14. Wardrobe |
| 3. Master Bedroom | 9. Bedroom | 15. Maid Room |
| 4. Master Wardrobe | 10. Wardrobe | 16. Maid Bathroom |
| 5. Master Bathroom | 11. Bathroom | 17. Store |
| 6. Bedroom | 12. Bedroom | 18. Balcony |



FLOOR PLAN

DUPLEX UNIT



DUPLEX UNIT

Locations: Ground Floors



- | | | |
|----------------------|--------------------|--------------|
| 1. Kitchen | 7. Master Bedroom | 13. Bedroom |
| 2. Living Room | 8. Master Wardrobe | 14. Wardrobe |
| 3. Maid Room | 9. Master Bathroom | 15. Bathroom |
| 4. Maid Bathroom | 10. Bedroom | 16. Balcony |
| 5. Store | 11. Wardrobe | |
| 6. Terrace/Pool Area | 12. Bathroom | |



FEED YOUR SPARK WITH SERENITY

Nestled in the Dubai Islands, Breva whisks you away from the buzz of the city faster than you would believe. Be transported into your slice of waterfront paradise just minutes away from Downtown Dubai.

WELCOME TO YOUR SANCTUARY



