



FIROza

BY EVER GLORY

A New Landmark in Island Living

The Realm of Luxury and Possibilities

Dubai is a dynamic city that seamlessly blends cutting-edge innovation with rich cultural heritage, making it a top choice for investors and luxury seekers. Its prime location at the intersection of Europe, Asia, and Africa ensures effortless connectivity to global markets, complemented by investor-friendly policies and tax advantages.

Renowned for its iconic skyline and modern infrastructure, Dubai also boasts a vibrant lifestyle, featuring world-class shopping, fine dining, and a thriving arts scene. At the heart of its rapid evolution is **Dubai Island**, the city's most sought-after location, poised to become a premier hub for residential, commercial, and leisure experiences.

This groundbreaking development will redefine luxury living, further strengthening Dubai's reputation as a world-class destination and offering an unparalleled experience for residents and visitors alike.









Dubai Islands

Dubai Islands is set to become a tropical oasis within the city's vibrant skyline, featuring five interconnected islands with world-class luxury resorts. As a key part of Dubai's 2040 vision, this landmark development seamlessly blends waterfront living with Arabian elegance.

Spanning 17 square kilometers, Dubai Islands will offer over 60 kilometers of waterfront, 20 kilometers of pristine beaches, and nearly two kilometers of lush parks, open spaces, and championship golf courses overlooking the Gulf. At its heart lies the Central Island, the largest of the five, anchored by the iconic Dubai Mall.

Designed to be a premier destination for residential, commercial, and leisure experiences, Dubai Islands will redefine luxury living. This transformative project will further elevate Dubai's global reputation, delivering an unparalleled lifestyle and entertainment experience for residents and visitors alike.

Dubai Islands Amenities

- | | |
|-------------------------------------|--|
| 1 Wellness Resort | 12 9-Hole Golf Course |
| 2 ECO Resort | 13 Boutique Mixed Use Community |
| 3 18-Hole Golf Course | 14 Sports Clubs and Aquatic Centers |
| 4 Scenic Drive | 15 Beach Clubs |
| 5 Oasis Park | 16 Mall |
| 6 Family Resorts | 17 Urban Island Residentials |
| 7 Marina Village | 18 Destination Art & Cultural District |
| 8 Beach Front Resorts | 19 Golf Clubs / Sports Clubs |
| 9 Beach Front Residential Buildings | |
| 10/11 Marina Bay | |





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DIFC
10min

New Bridge 20min Downtown

DUBAI ISLANDS LUXURY RESIDENCES

Why Invest in Dubai Islands?

Prime Location:

Strategically positioned near major business hubs and the airport, ensuring seamless connectivity for global investors.

Diverse Real Estate Options:

From stylish apartments to luxurious sky villas and premium commercial spaces, catering to a wide range of investors.

High ROI Potential:

A tax-free environment with strong rental yields and long-term growth opportunities.

Exceptional Lifestyle:

World-class amenities and experiences designed for unparalleled comfort and convenience.

Sustainable Future:

A commitment to eco-friendly development and cutting-edge technology for a smarter, greener community.







DUBAI ISLANDS LUXURY RESIDENCES





BEACH
Access



Our Location

Dubai Islands, located off the northern coast of Dubai near Deira, are a group of man-made islands in the Arabian Gulf. They offer stunning views, easy access to the city, and a tranquil escape from the urban bustle.



10 minutes from Gold Souq Metro Station



20 minutes from Dubai International Airport



22 minutes from The Dubai Frame

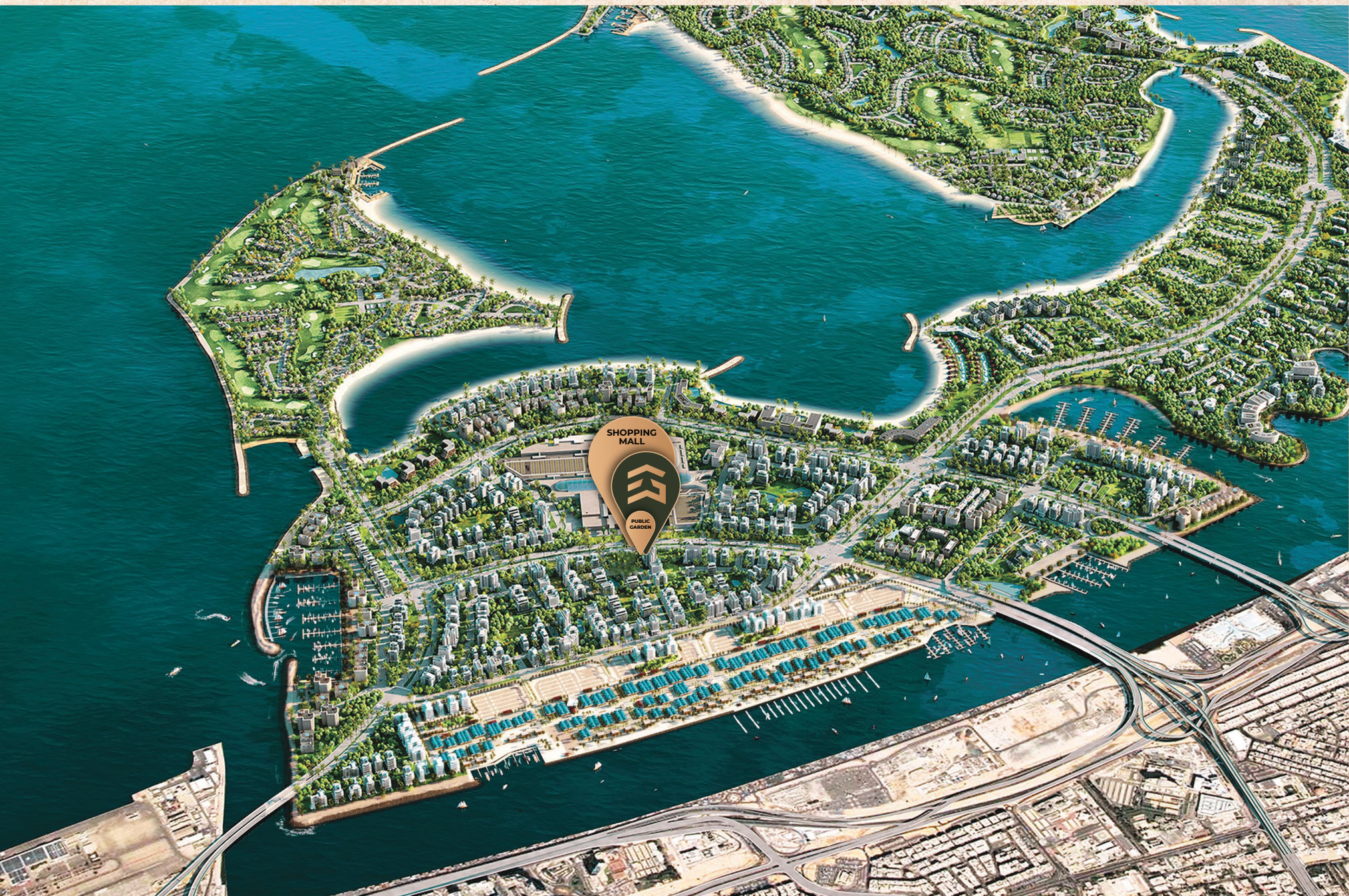


24 minutes from World Trade Centre



30 minutes from Downtown Dubai









PROJECT SPECIFICATIONS

- G + P + 8 (Total: 75 Apartments).
- Fully integrated smart home system with Siri and Alexa support.
- Frameless internal doors.
- Curtain box with provision for motorized curtains.
- Infinite pool located on the 1st floor.
- Children's play area.
- Game/Club room.
- Outdoor Cinema hall.
- Fully fitted gym/health club with TechnoGym equipment.
- 24-hour concierge service.
- Electric car parking.
- Outdoor yoga/meditation lounge.
- Business lounge with espresso bar and Wi-Fi.
- Lobby/Meet & Greet lounge.
- Luxurious finishes and branded appliances.
- Opposite the mall.
- Located 5 minutes from the beach.
- Forrest Rooftop



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DUBAI ISLANDS LUXURY RESIDENCES

Your gateway to a brighter future.

The lobby radiates luxury with its sophisticated design, refined lighting, and premium European craftsmanship, offering a warm and inviting welcome to residents as they step into their upscale lifestyle.



DUBAI ISLANDS LUXURY RESIDENCES





MAIN
Lobby





TYPICAL
Master Bedroom

TOWNHOUSE/DUPLEX



TOWNHOUSE/DUPLEX
Kitchen



TOWNHOUSE
Pool Garden



WALK-IN
Closet

MASTER
Bathroom



GARDEN SIDE
Balcony

DUBAI ISLANDS LUXURY RESIDENCES



1ST FLOOR
Amenities



POOL
Views

GYM

WORK.
SWEAT.
ACHIEVE.





KIDS
Play Area



MIELE-EQUIPPED KITCHEN

Each kitchen is outfitted with top-of-the-line Miele equipment and refined accessories for a sophisticated cooking experience.



GROHE SANITARY FITTINGS

Our bathrooms feature premium Grohe sanitary fittings, combining sleek design with exceptional performance.



TIMELESS ITALIAN ELEGANCE

Our interiors are adorned with premium Italian tiles, known for their timeless elegance and superior craftsmanship.



TECHNOGYM FITNESS EXPERIENCE

Our gym is outfitted with world-renowned Technogym equipment, offering residents a premium fitness experience at their doorstep.





LG ELECTRONICS FOR MODERN LIVING

From energy-efficient appliances to advanced smart solutions, we've selected LG to bring both comfort and innovation into your everyday life.



LEGRAND ELECTRICAL FITTINGS

For a seamless blend of safety and sophistication, we've partnered with Legrand for all in-unit electrical wiring and fittings.



SCHINDLER HIGH-SPEED ELEVATORS

Experience smooth, quiet, and efficient vertical travel with Schindler elevators.

Key Amenities

Ideally located by a grand mall, Ever Glory Project blends island tranquility with vibrant urban luxury.



Zen
Garden



Infinity
Pool



Gym



Yoga
Area



Jogging
Track



Kids Play
Area



Padel
Court



Roof Top
Forest



BBQ
Area



Outdoor
Cinema



Private
Swimming Pool



Fully Furnished
Homes



Smart
Homes



Indoor
Games



Private
Lift







FIROZA



READY FOR
HANDOVER BY
2027

STARTING PRICE
₹ 1.7M

Opening doors to a better future

The apartment units exude luxury with their thoughtfully designed layouts, elegant lighting, and premium European craftsmanship, providing residents with a sophisticated and comfortable living experience.

Apartments	Units	Min. Area (sq. ft.)
1 Bedroom	41	810
2 Bedroom	10	1,194
2.5 Bedroom	9	1,666
3 Bedroom	6	2,021
3 Bedroom Duplex	2	3306
3 Bedroom Town-House	3	2,700
1 Bedroom Town-House	4	1,430

1 Bedroom Unit Layout

(Total 41 units)







ONE BEDROOM
Type A

Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)
727	111	838
 Fully Fitted Kitchen  Branded Kitchen Equipment  Bathroom  Smart Home Appliances  Bedroom with En-Suite Bathroom  Glass Balcony  Outdoor Lounge Space		



ONE BEDROOM *Type B*

Net Area (Sqft)
727

Balcony Area (Sqft)
111

Total Area (Sqft)
838



Fully Fitted
Kitchen



Branded Kitchen
Equipment



Bathroom



Smart Home
Appliances



Bedroom with
En-Suite
Bathroom



Glass
Balcony



Outdoor Lounge
Space

2 Bedroom Unit Layout

(Total 10 units)







TWO BEDROOM Type A

Net Area (Sqft)
1088

Balcony Area (Sqft)
107

Total Area (Sqft)
1195



Fully Fitted
Kitchen



Branded Kitchen
Equipment



Bathroom



Multi-Utility Room
for Kids/Maid/Store



Smart Home
Appliances



Bedroom with
En-Suite
Bathroom



Glass
Balcony



Outdoor Lounge
Space



TWO BEDROOM *Type B*

Net Area (Sqft)
1086

Balcony Area (Sqft)
219

Total Area (Sqft)
1305



Fully Fitted Kitchen



Branded Kitchen Equipment



Bathroom



Multi-Utility Room for Kids/Maid/Store



Smart Home Appliances



Bedroom with En-Suite Bathroom



Glass Balcony



Outdoor Lounge Space

2.5 Bedroom Unit Layout

(Total 9 units)





2.5 BEDROOM
Type A



Net Area (Sqft)	Balcony Area (Sqft)	Total Area (Sqft)	
1544	153	1697	
 Fully Fitted Kitchen	 Branded Kitchen Equipment	 Bathroom	 Multi-Utility Room for Kids/Maid/Store
 Smart Home Appliances	 Bedroom with En-Suite Bathroom	 Glass Balcony	 Outdoor Lounge Space



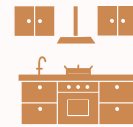
2.5 BEDROOM *Type B*



Net Area (Sqft)
1536

Balcony Area (Sqft)
145

Total Area (Sqft)
1681



Fully Fitted
Kitchen



Branded Kitchen
Equipment



Bathroom



Multi-Utility Room
for Kids/Maid/Store



Smart Home
Appliances



Bedroom with
En-Suite
Bathroom



Glass
Balcony



Outdoor Lounge
Space

3 Bedroom Unit Layout

(Total 6 units)





THREE BEDROOM

Type A



Net Area (Sqft)
1931

Balcony Area (Sqft)
90

Total Area (Sqft)
2021



Fully Fitted Kitchen



Branded Kitchen Equipment



Bathroom



Multi-Utility Room for Kids/Maid/Store



Smart Home Appliances



Bedroom with En-Suite Bathroom



Glass Balcony



Outdoor Lounge Space



THREE BEDROOM

Type B

Net Area (Sqft)
1930

Balcony Area (Sqft)
236

Total Area (Sqft)
2166



Fully Fitted
Kitchen



Branded Kitchen
Equipment



Bathroom



Multi-Utility Room
for Kids/Maid/Store



Smart Home
Appliances



Bedroom with
En-Suite
Bathroom



Glass
Balcony



Outdoor Lounge
Space

3 Bedroom Duplex

Unit Layout

(Total 2 units)







LOWER LEVEL

UPPER LEVEL





THREE BEDROOM *Duplex*

Net Area (Sqft)

2404

Balcony Area (Sqft)

904

Total Area (Sqft)

3306



Fully Fitted
Kitchen



Smart Home
Appliances



Multi-Utility Room
for Kids/Maid/Store



Branded Kitchen
Equipment



Bedroom with
En-Suite
Bathroom



Personal Lift



Bathroom



Glass
Balcony



Covered Terrace

Town House

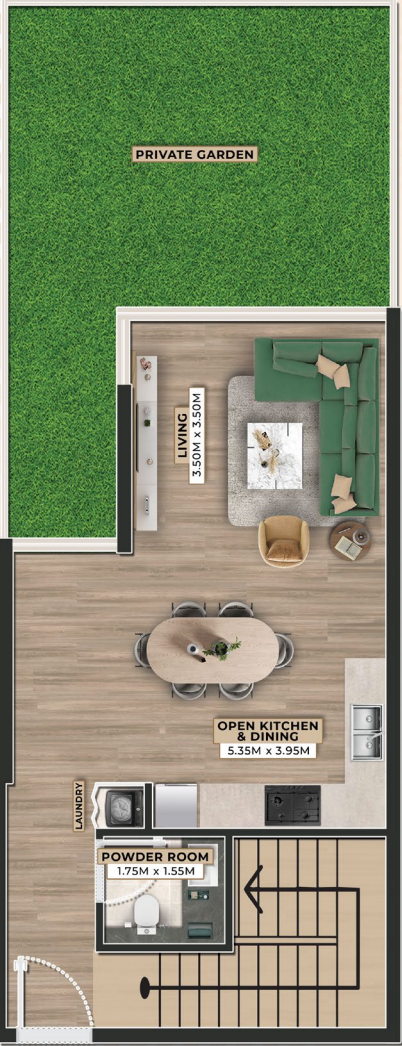
Unit Layout

3 BHK Town House
(Total 3 units)

1 BHK Town House
(Total 4 units)







LOWER LEVEL



UPPER LEVEL

ONE BEDROOM Townhouse

Net Area (Sqft)	Balcony/Garden Area (Sqft)	Total Area (Sqft)
1047	385	1432



Fully Fitted Kitchen



Branded Kitchen Equipment



Bathroom



Smart Home Appliances



Bedroom with En-Suite Bathroom



Glass Balcony



Multi-Utility Room for Kids/Maid/Store



Private Garden



Outdoor Lounge Space



UPPER LEVEL



LOWER LEVEL

THREE BEDROOM Townhouse Type A

Net Area (Sqft)

2352

Garden Area (Sqft)

1160

Total Area (Sqft)

3512



Fully Fitted Kitchen



Branded Kitchen Equipment



Bathroom



Smart Home Appliances



Bedroom with En-Suite Bathroom



Glass Balcony



Multi-Utility Room for Kids/Maid/Store



Private Garden



Outdoor Lounge Space



Private Pool

THREE BEDROOM Townhouse Type B

Net Area (Sqft)
2246

Garden Area (Sqft)
531

Total Area (Sqft)
2777

UPPER LEVEL



LOWER LEVEL



Fully Fitted Kitchen



Branded Kitchen Equipment



Bathroom



Smart Home Appliances



Bedroom with En-Suite Bathroom



Glass Balcony



Multi-Utility Room for Kids/Maid/Store



Private Garden



Outdoor Lounge Space



Private Pool



THREE BEDROOM Townhouse Type C

Net Area (Sqft)
2530

Garden Area (Sqft)
1043

Total Area (Sqft)
3573



Fully Fitted Kitchen



Branded Kitchen Equipment



Bathroom



Smart Home Appliances



Bedroom with En-Suite Bathroom



Glass Balcony



Multi-Utility Room for Kids/Maid/Store



Private Garden



Outdoor Lounge Space



Private Pool

REGULAR PAYMENT PLAN

DOWN PAYMENT	MAR 2026	JUN 2026	SEP 2026
20%*	5%	5%	5%
DEC 2026	MAR 2027	JUN 2027	OCT 2027 HANDOVER
5%	5%	5%	50%

*4% DLD Charges + ₪4000

COMMISSION FOR BROKERS

6%

UP TO
15 MILLION

6.5%

ABOVE
15 MILLION

7%

ABOVE
20 MILLION



₹8000

CASH BONUS

*When a deal exceeding 2 Million is closed and the SPA is signed, the broker will be eligible for an on-the-spot cash bonus of **₹8,000**.



EVER GLORY
DEVELOPMENTS

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