



KAVIA
RESIDENCES

AMWAJ
DEVELOPMENT

A close-up, low-angle shot of a person's legs and feet walking barefoot on a sandy beach. The person is wearing a flowing, teal-colored dress that is caught in the wind, creating soft, billowing folds. The person's feet are stepping on the wet sand, and the water of the ocean waves is visible in the background, creating a shimmering, textured effect. The overall scene is serene and evocative of a peaceful beach walk.

**Where the
Waves Meet Your
Footprints**



AMWAJ

DEVELOPMENT

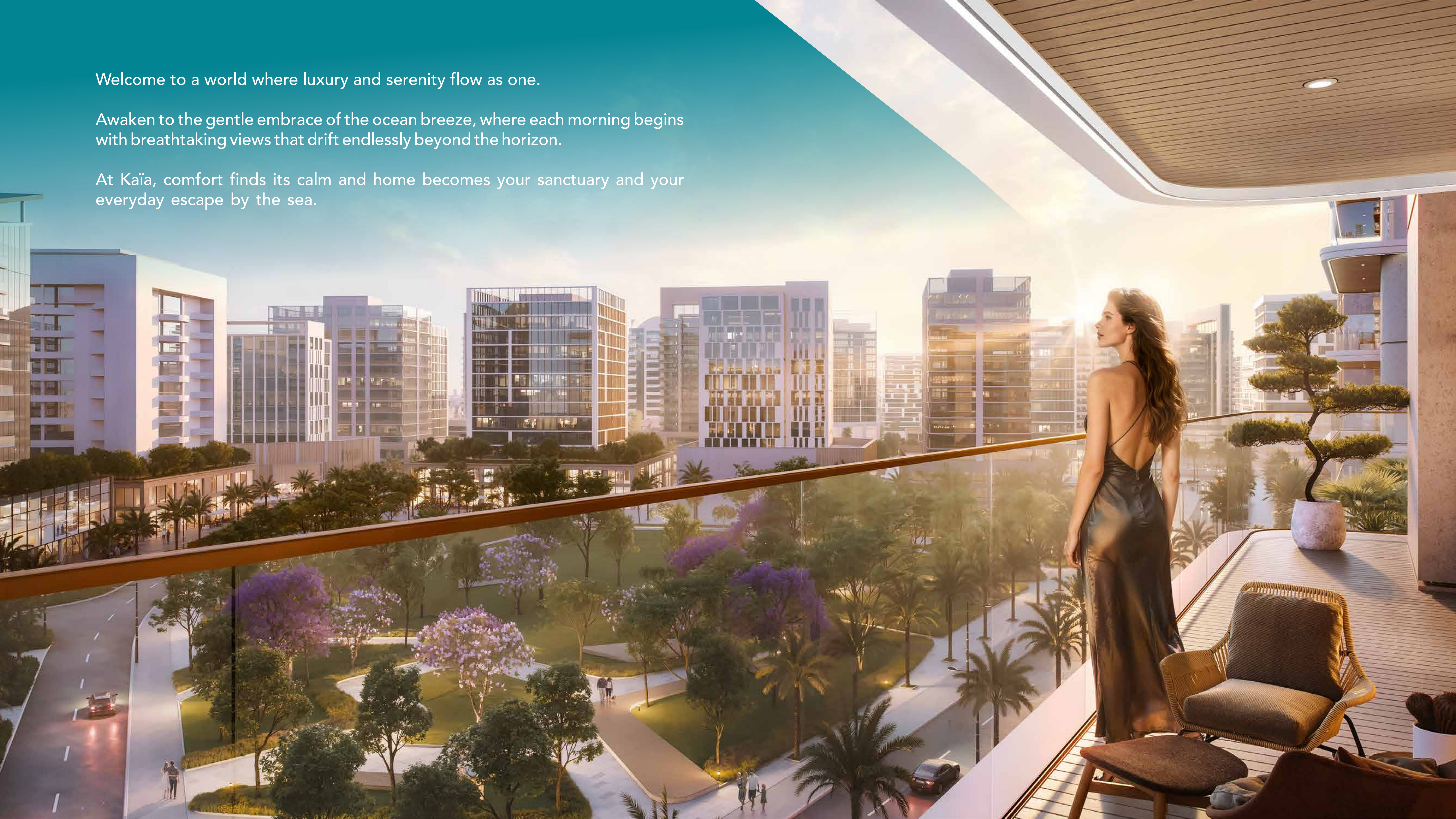
AMWAJ Development is a boutique real estate developer redefining Dubai's premium residential landscape through a people-first philosophy that blends European design precision with Middle Eastern warmth. Backed by over 25 years of international expertise, AMWAJ focuses on crafting community-centric developments that prioritize quality, sustainability, and human connection over scale.

Within a short span, AMWAJ has launched landmark projects including Starlight Park, The Cube, and Gate Eleven, each reflecting the brand's commitment to thoughtful design, exceptional finishing, and purpose-driven community living.

Welcome to a world where luxury and serenity flow as one.

Awaken to the gentle embrace of the ocean breeze, where each morning begins with breathtaking views that drift endlessly beyond the horizon.

At Kaïa, comfort finds its calm and home becomes your sanctuary and your everyday escape by the sea.



A woman with long brown hair, wearing a yellow swimsuit and a large straw hat, is sitting on a sandy beach. She is facing away from the camera, looking out at the ocean. The waves are breaking in the distance. The overall scene is peaceful and serene.

Your Daily Retreat to Serenity and Comfort

DUBAI ISLANDS

Dubai Islands connect five islands where waterfront living meets Arabian splendour. Redefining the horizon of Dubai, this destination is set to be a masterpiece with over 60 kilometres of waterfront and over 21 kilometres of beaches, including a Blue Flag-certified beach, almost two kilometres of parks, open spaces and premium golf courses over-looking the Arabian Gulf.

9	Marinas	86	Resorts & Hotels	1	Shopping Mall
21 _{KM}	Beachfront	2	Golf Courses	1	Hospital



ISLAND C

ISLAND E

ISLAND B

ISLAND D



ISLAND A



Connecting You to the City

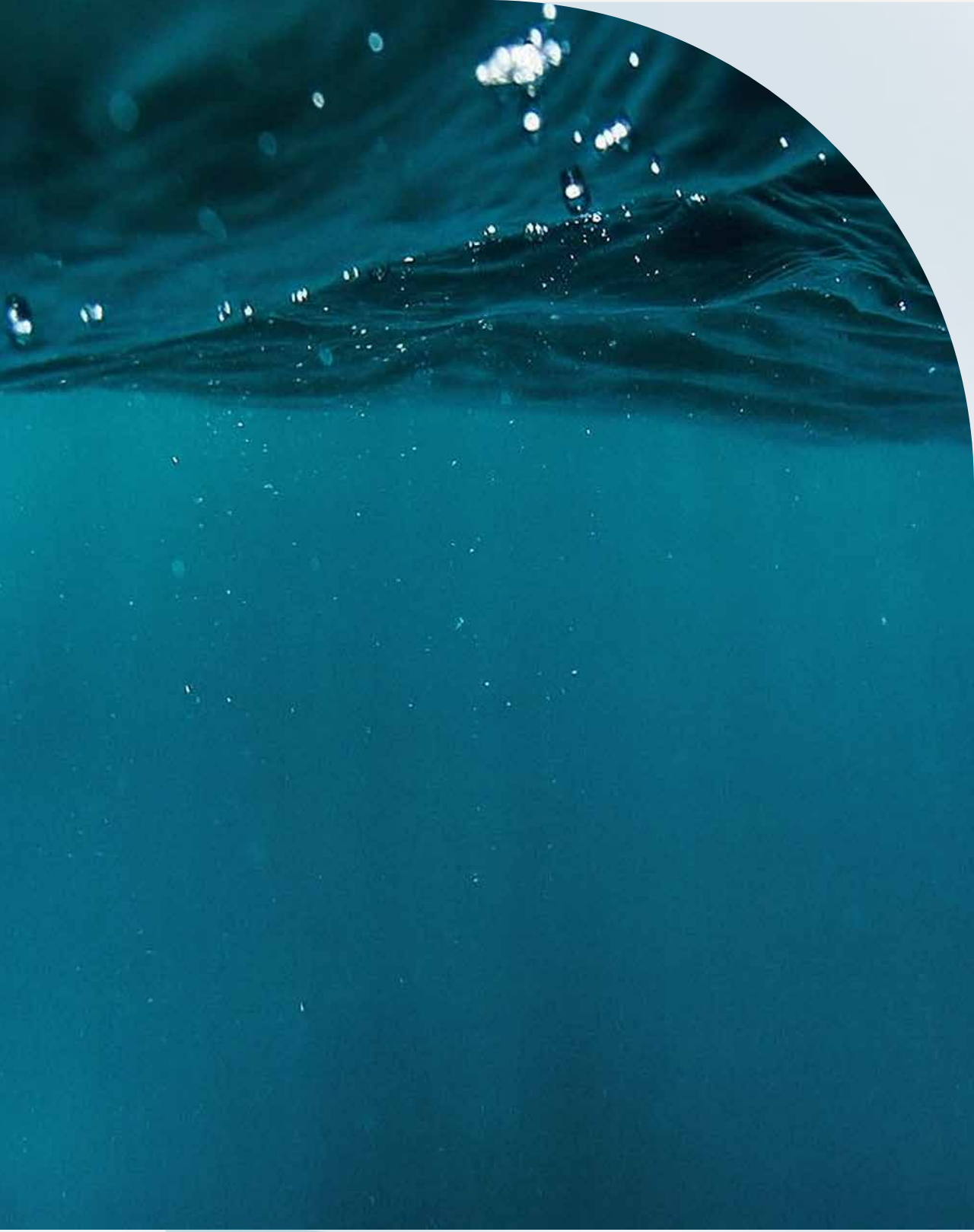
- Dubai Health Care City **15 MINS**
- Dubai International Airport **15 MINS**
- La Mer Beach **18 MINS**
- Dubai Creek Harbour **24 MINS**
- Downtown Dubai **24 MINS**
- Burj Al Arab **30 MINS**
- Palm Jumeirah **35 MINS**



Kaïa


R E S I D E N C E S

Kaïa Residences brings the best of seaside living to life on Dubai Islands. Set across two elegant buildings, it offers stunning beachfront views and a calm, modern atmosphere. It's more than just a home, it's a lifestyle surrounded by water, light and space in one of Dubai's most exciting and fast-growing areas.



Born from the harmony of nature, Kaïa Residences draws inspiration from the serene beauty of the beach and sea. Every detail reflects a seamless blend of natural elements. The textures of sand and rock, the calmness of water, the lushness of plants and the soft play of shadows they create.

Kaïa is more than a residence; it's a place where you truly belong, where architecture and nature coexist, inviting you to live, breathe, and connect with the world around you.

An aerial photograph of a rugged coastline. The left side of the image shows deep blue ocean water with white foam from waves crashing against a rocky shore. The rocks are light-colored and jagged. To the right, a steep, rocky hillside descends towards the water, covered in sparse, low-lying vegetation. The overall color palette is dominated by blues, greys, and earthy browns.

Kaïa embodies Amwaj's vision of creating spaces defined by purpose, purity, and emotional connection.

Rooted in its diverse origins, the name Kaïa draws from the Greek meaning "earth," the Hawaiian meaning "sea," and the Scandinavian meaning "pure." Together, these meanings symbolize a harmonious balance between nature and design flowing like water, grounded like the earth and standing gracefully like the waves that inspire us.



AMNAJ

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RESIDENCES



Inspired by the Waves



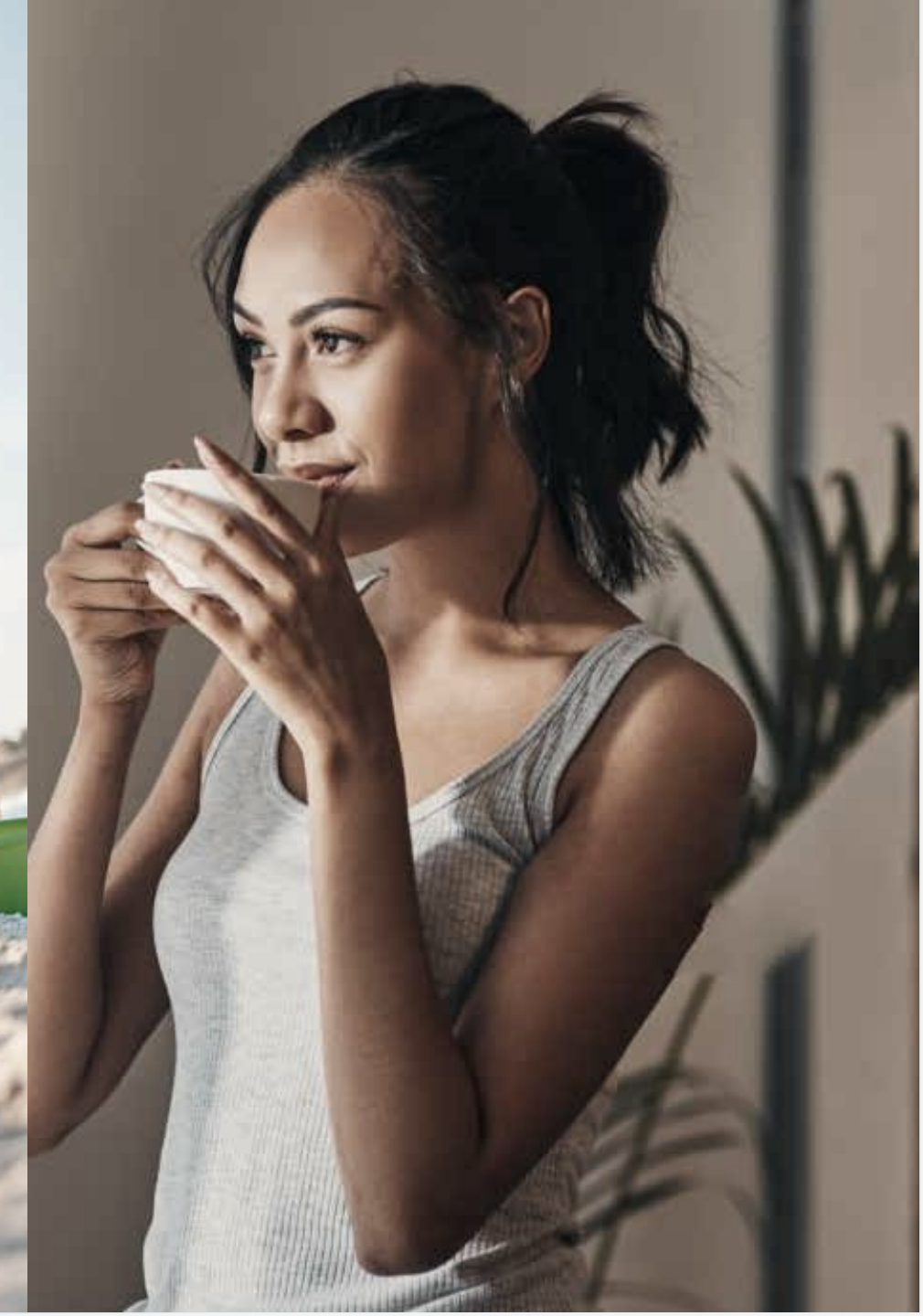




Island Living, City Convenience

Where the rhythm of the waves meets the pulse of the city, Kaïa is a haven of barefoot tranquility and effortless sophistication.

Here, island serenity and urban allure merge in perfect harmony offering a lifestyle that feels both naturally grounded and exquisitely refined.



**Soft Hues,
Raw Textures,
Timeless Harmony**





Main Entrance



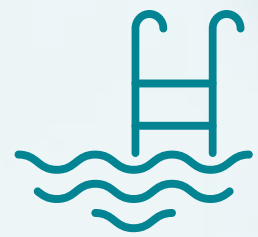
Lobby Lounge



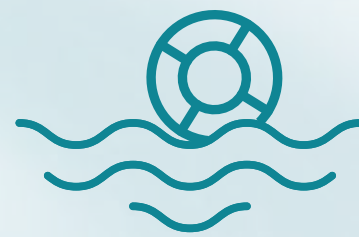
Elevator Lobby



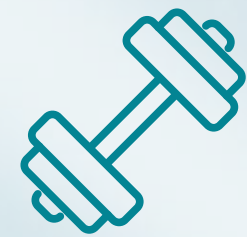
Exceptional Amenities



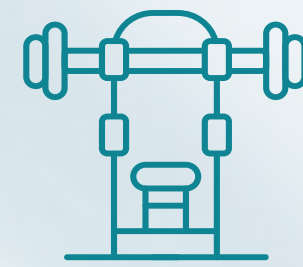
Crystal Infinity Pool



Kids Pool



AI Gym



Outdoor Gym



Gaming Lounge



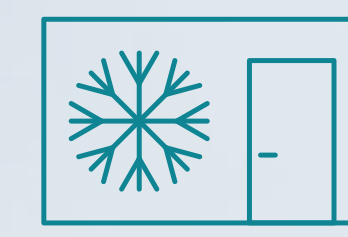
Outdoor Gaming



Sauna



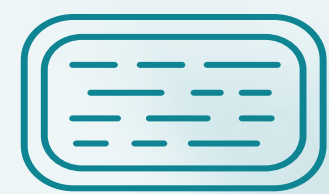
Steam Room



Snow Room



Smart Home



Jacuzzi Rooftop



Yoga Rooftop



Māla Garden



Outdoor Seating Area



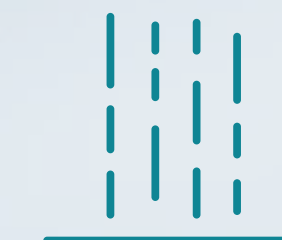
VIP Concierge



Lobby Lounge



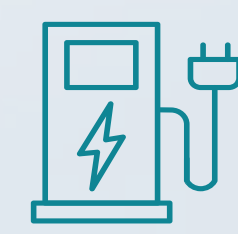
Kids Playground



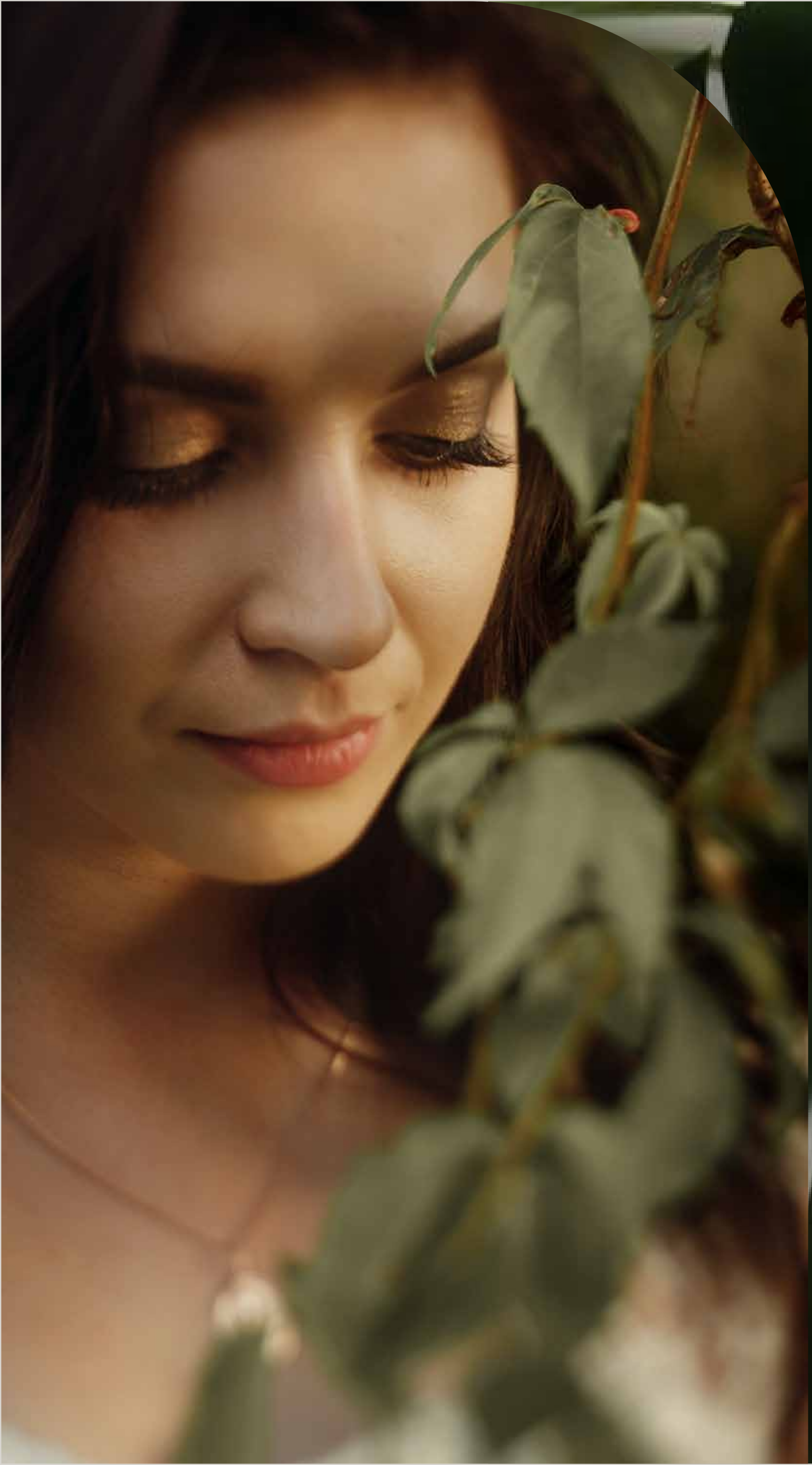
Kids Splash Zone



Kids Creative Club



EV Charging



Blooming Natural Bliss





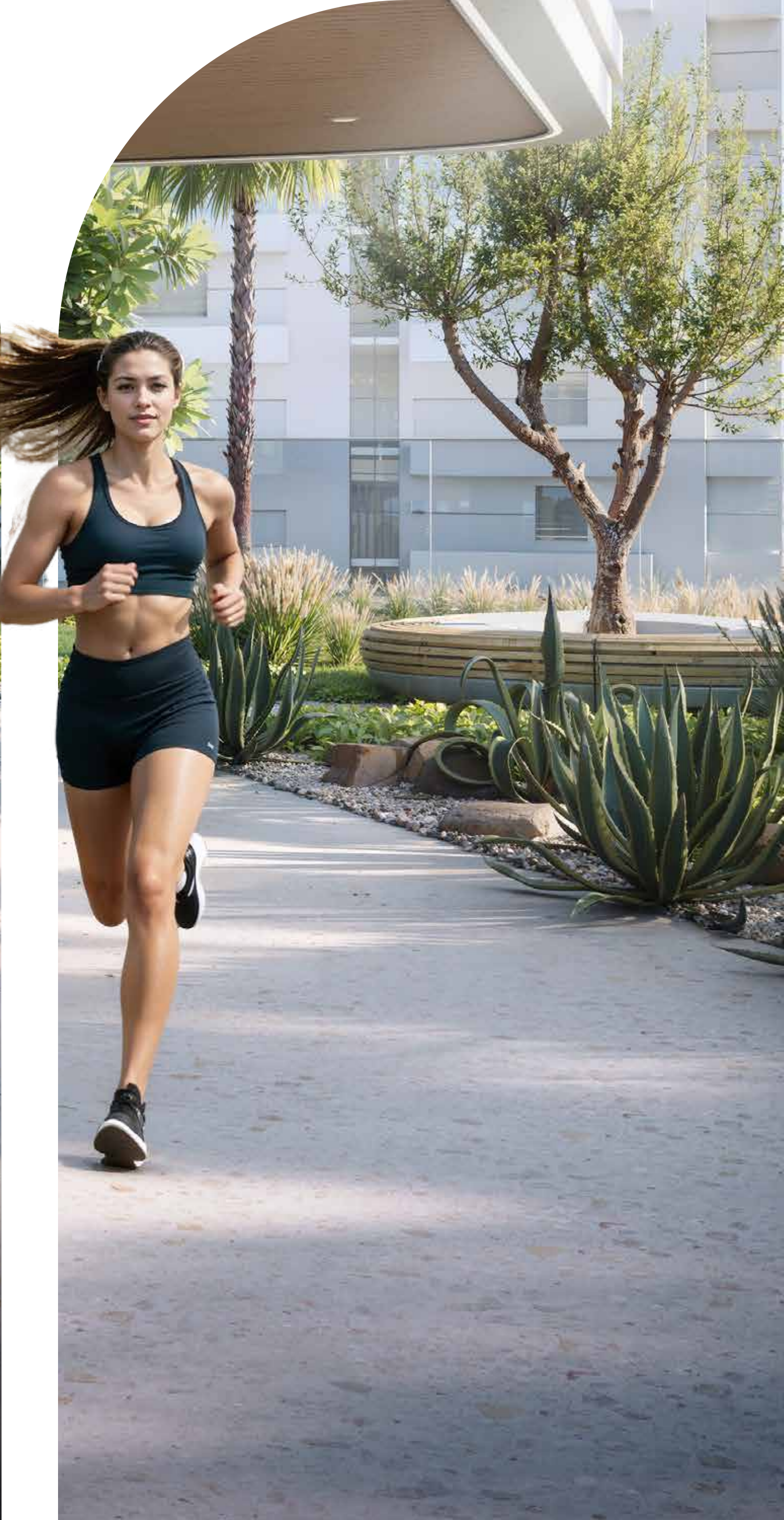
Māla Garden



Māla Garden



Outdoor Gym





Kids Splash Zone



Kids Playground



Infinity View



Crystal Infinity Pool



Crystal Infinity Pool



**A Place to
Pause, Breathe
and Grow**



Kids Creative Club

A modern gaming lounge interior. The room features a large wall-mounted television displaying a racing game. A white sofa is positioned in front of the TV. To the right, a woman is sitting on a chair reading a book. The room has a wooden floor, a bar area with stools, and large windows overlooking an outdoor area with trees. The ceiling has recessed lighting.

Gaming Lounge



Ai Gym



Ai Gym



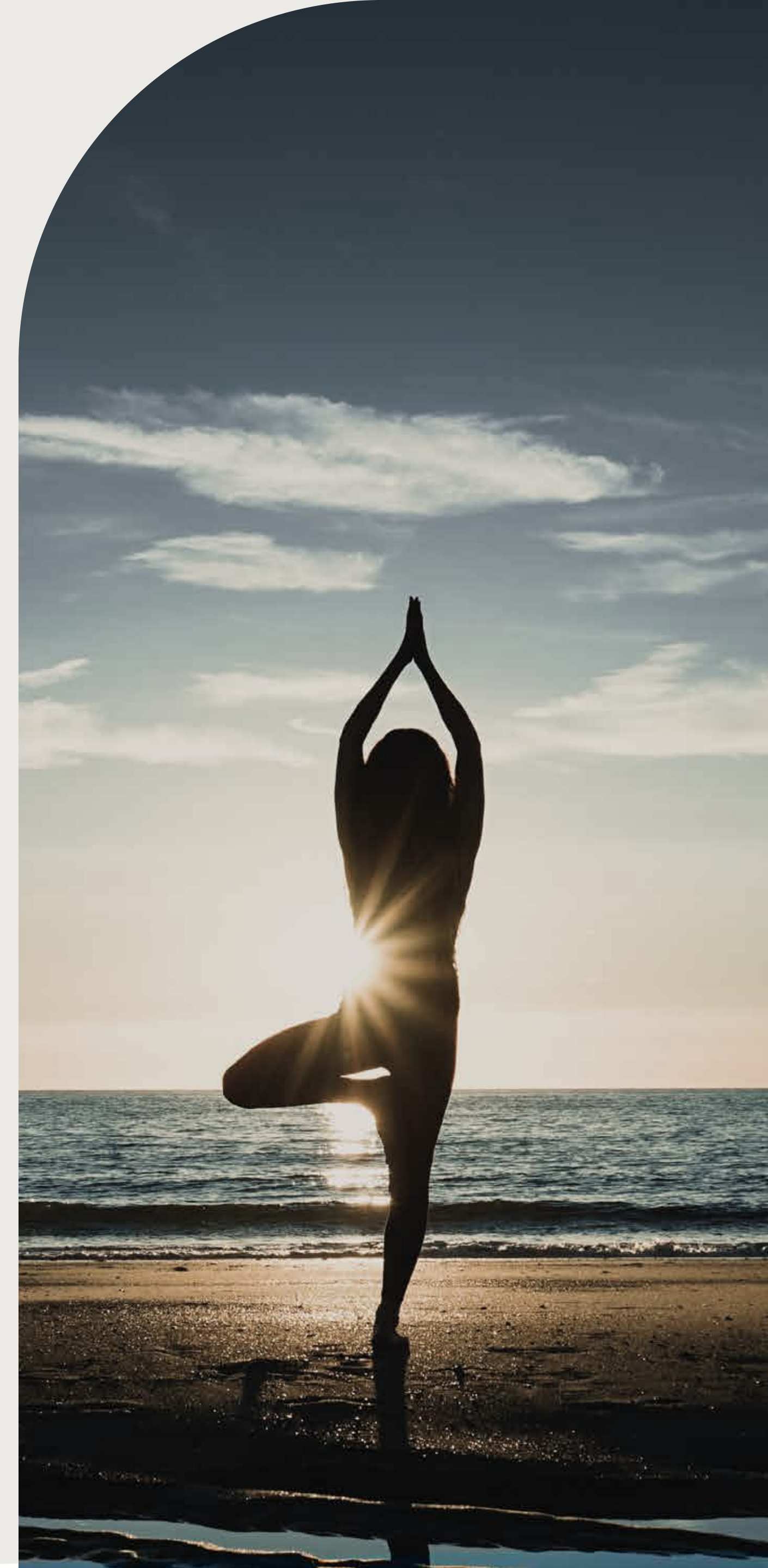
Male Spa (Sauna, Steam & Snow Rooms)



Female Spa (Sauna, Steam & Snow Rooms)



Yoga Rooftop





Jacuzzi Rooftop



A Place
To Belong

Interiors

One, Two & Three Bedrooms



Kitchen & Dining

Living Room





Living Room



The Art of Living Peacefully

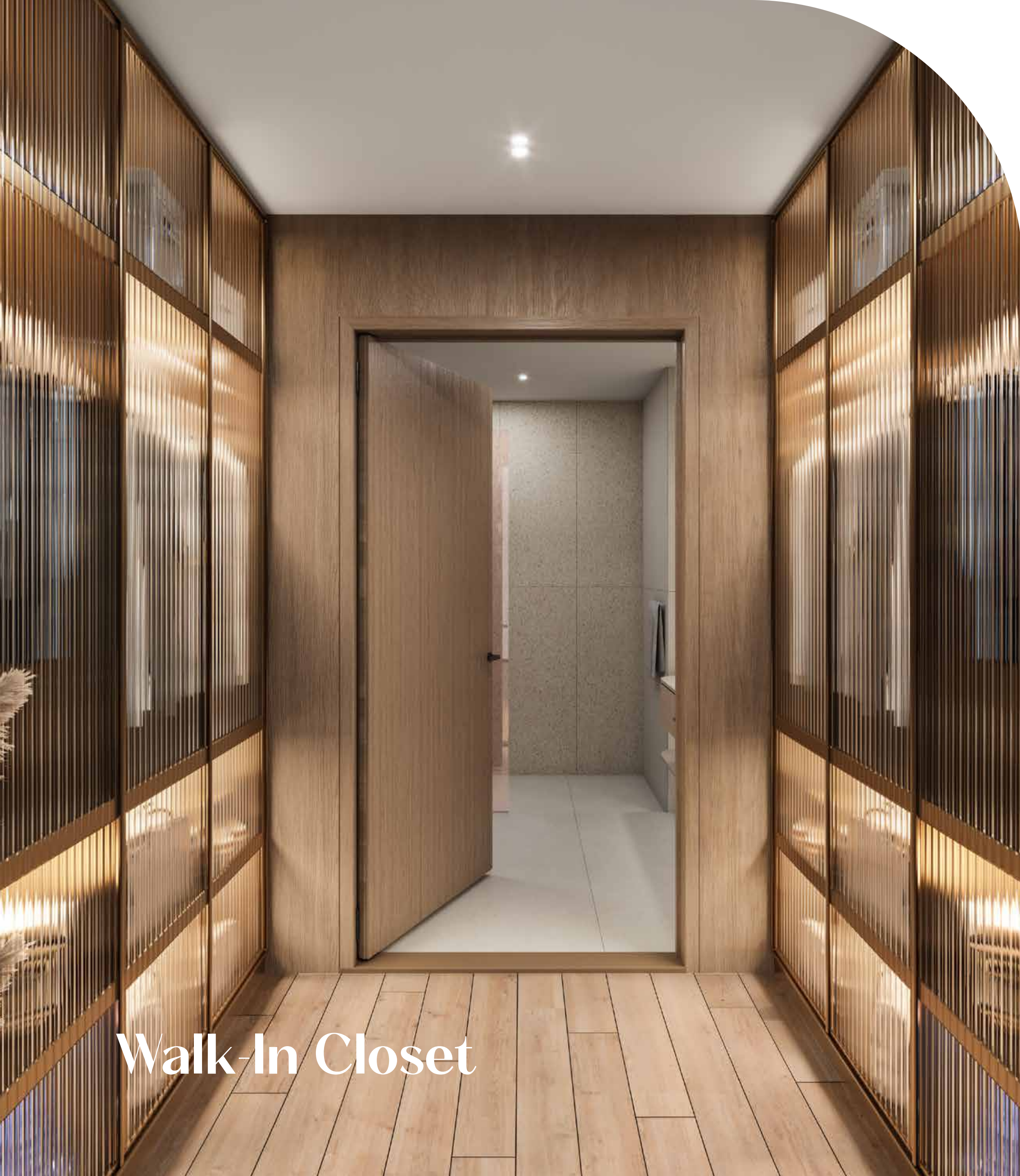




Bedroom



Kids Room



Walk-In Closet



Bathroom

A New Standard
of Luxury.
Above and Beyond.



Duplex Interiors

Four Bedrooms



Living Room



Living Room



Kitchen & Dining



Kitchen & Dining

Family Living





Bedroom



Guest Toilet



Vanity Area

360° Panoramic Experience



Experience Kaia from every angle. Explore the full view of the community and surroundings with our immersive 360° panorama.

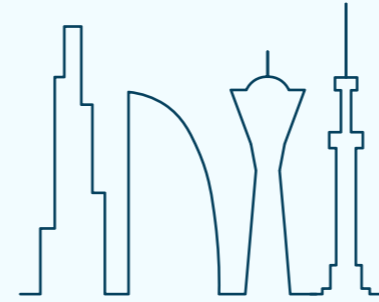
Tap on the 360° icon to open the experience

A Place Where Families Belong





KW
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