

# AYAMORE

R E S I D E N C E

DUBAI ISLANDS

AYAT  
DEVELOPMENT



# 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

DEIRA  
(5 min)

▼ Canadian Specialist Hospital

▼ Port Rashid

▼ Infinity Bridge

▼ Al Fahidi Historical Neighbourhood  
(10 Min)

▼ Dubai International Airport  
(10 min)

▼ International Modern Hospital

▼ Dubai Healthcare City  
(12 min)

Dubai Creek

DUBAI

▼ Museum of The Future  
(14 min)

▼ Dubai Mall & Burj Khalifa  
(14 min)

DOWNTOWN DUBAI  
(15 min)

JUMEIRAH  
(16 min)

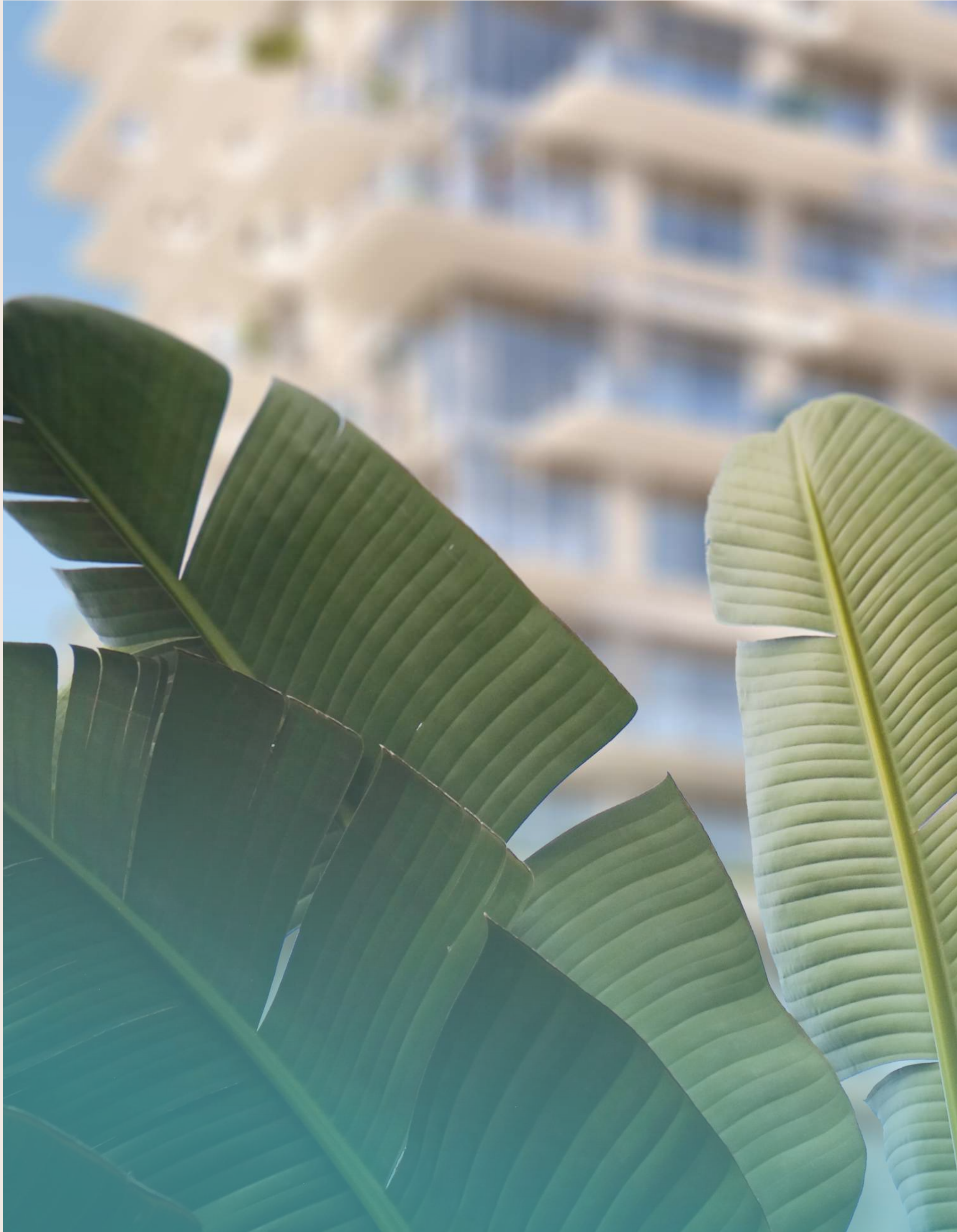
THE WORLD ISLANDS

# VISTA

THE EXTERIORS

AYAMORE

RESIDENCE



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



AYAMORE  
RESIDENCE

## ARCHITECTURAL HIGHLIGHTS

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

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

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

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

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



AYAMORE  
RESIDENCES





# SANCTUARY

THE INTERIORS

AYAMORE  
RESIDENCE

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



THE INTERIORS

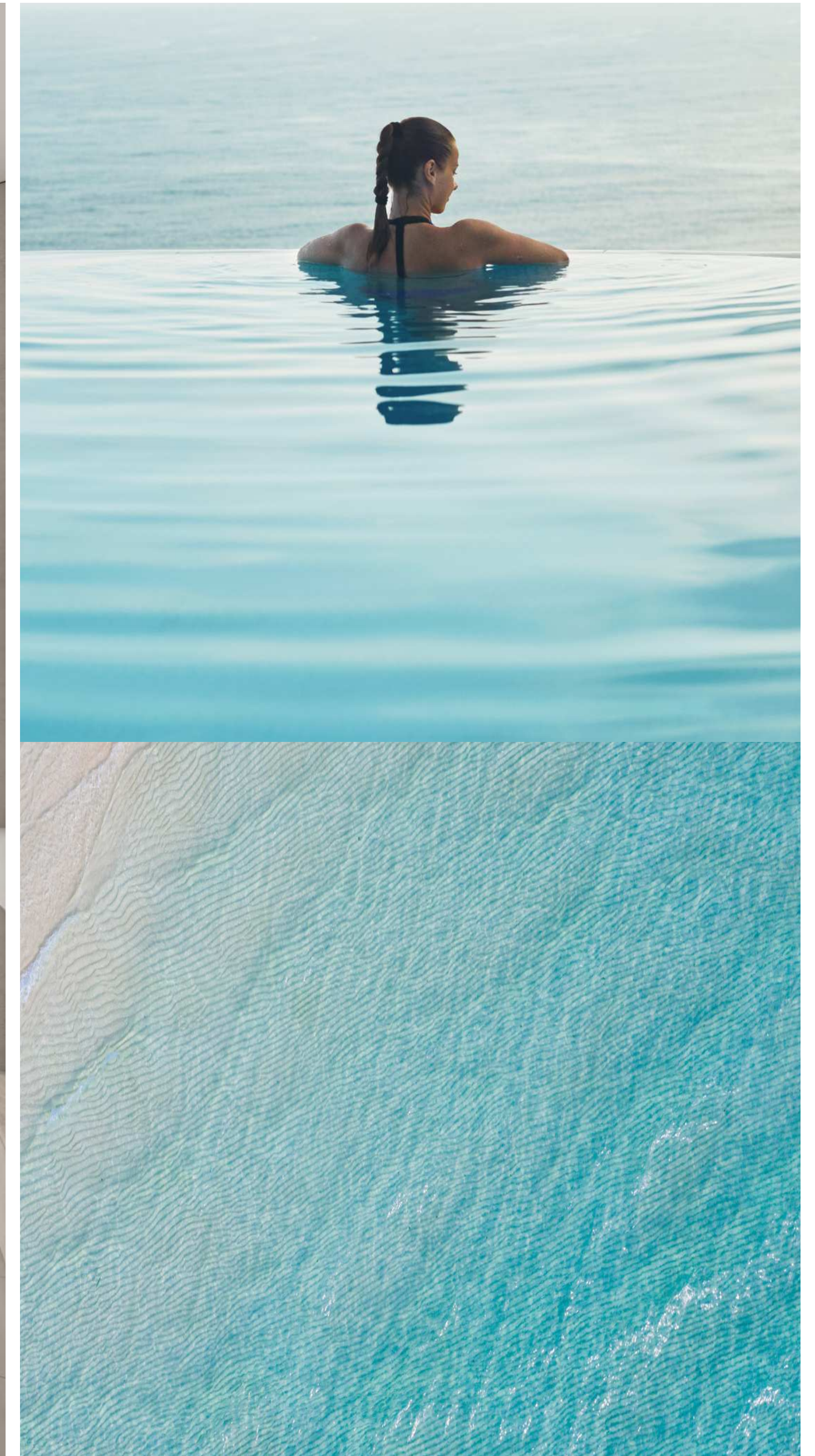
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# THE APARTMENTS









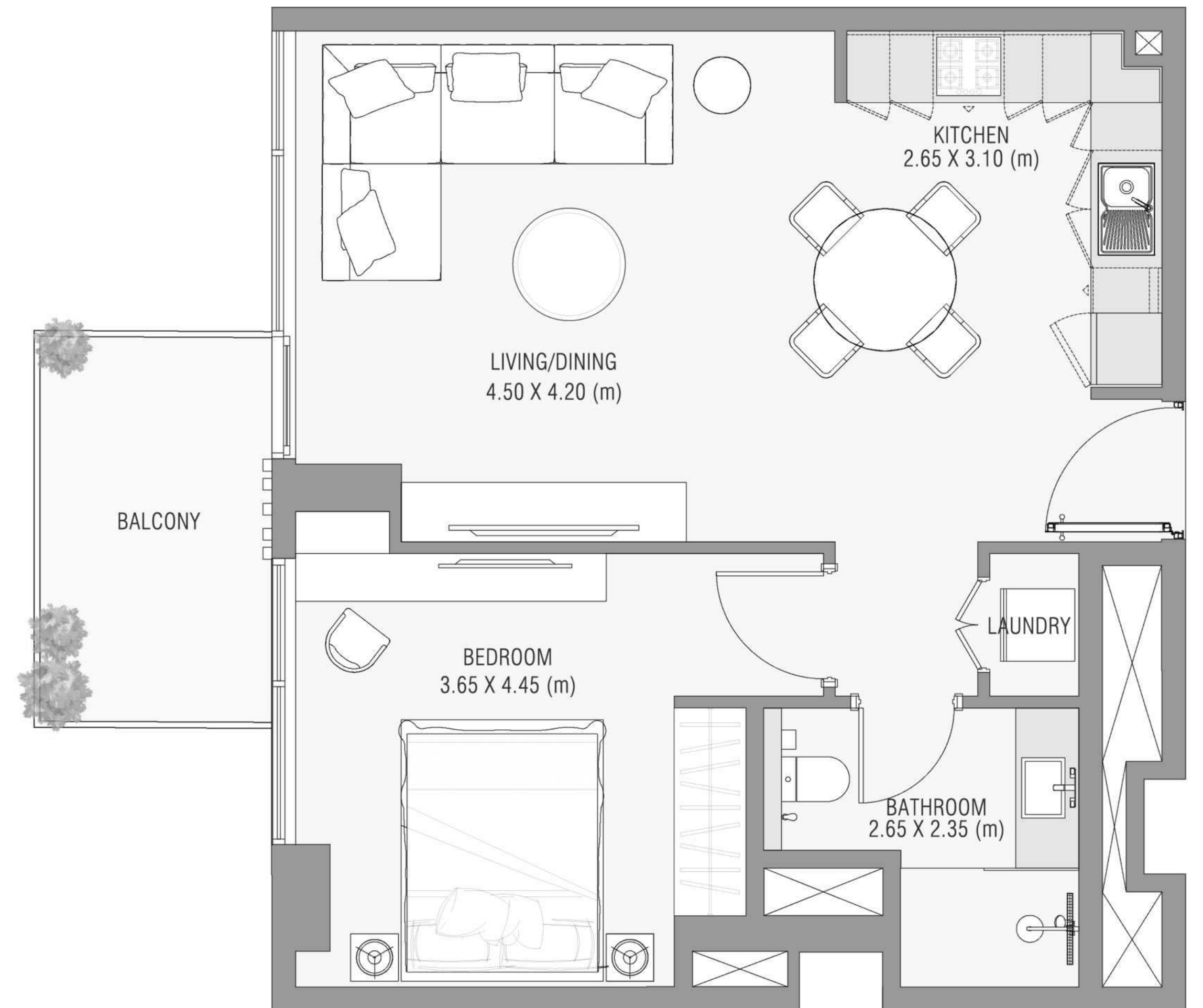
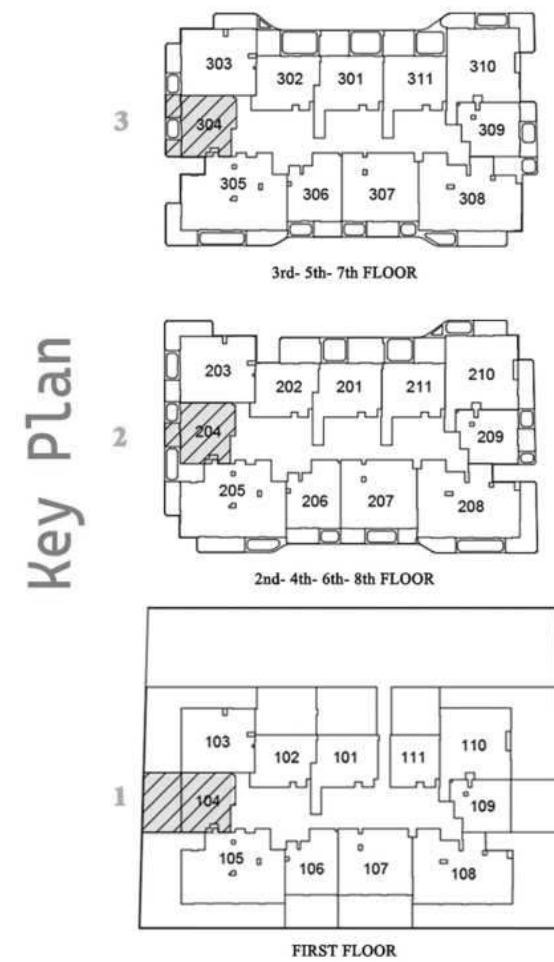


# I BEDROOM APARTMENT TYPE A

Floor (1)	SQM	SQF
Suite Area	57.80	622.15
Balcony Area	43.81	471.57
<b>Total Unit Area</b>	<b>101.61</b>	<b>1093.72</b>

Floor (2,4,6,8)	SQM	SQF
Suite Area	57.30	616.77
Balcony Area	6.67	71.80
<b>Total Unit Area</b>	<b>63.97</b>	<b>688.57</b>

Floor (3,5,7)	SQM	SQF
Suite Area	57.30	616.77
Balcony Area	11.15	120.02
<b>Total Unit Area</b>	<b>68.45</b>	<b>736.79</b>



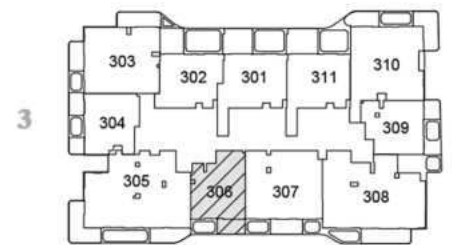
# I BEDROOM APARTMENT TYPE B

Floor (1)	SQM	SQF
Suite Area	60.87	655.20
Balcony Area	33.65	362.21
<b>Total Unit Area</b>	<b>94.52</b>	<b>1017.40</b>

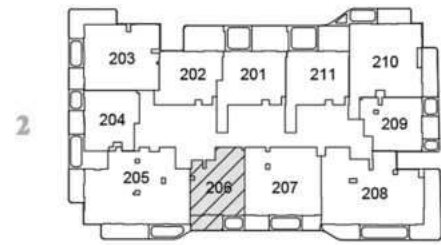
Floor (2,4,6,8)	SQM	SQF
Suite Area	61.35	660.37
Balcony Area	9.22	99.24
<b>Total Unit Area</b>	<b>70.57</b>	<b>759.61</b>

Floor (3,5,7)	SQM	SQF
Suite Area	61.35	660.37
Balcony Area	7.79	83.85
<b>Total Unit Area</b>	<b>69.14</b>	<b>744.22</b>

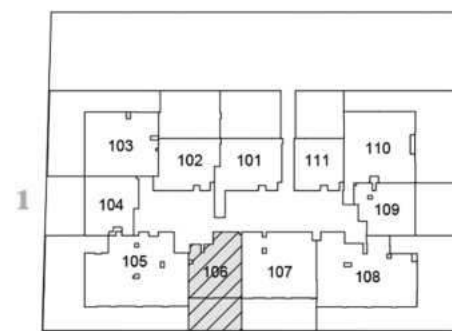
Key Plan



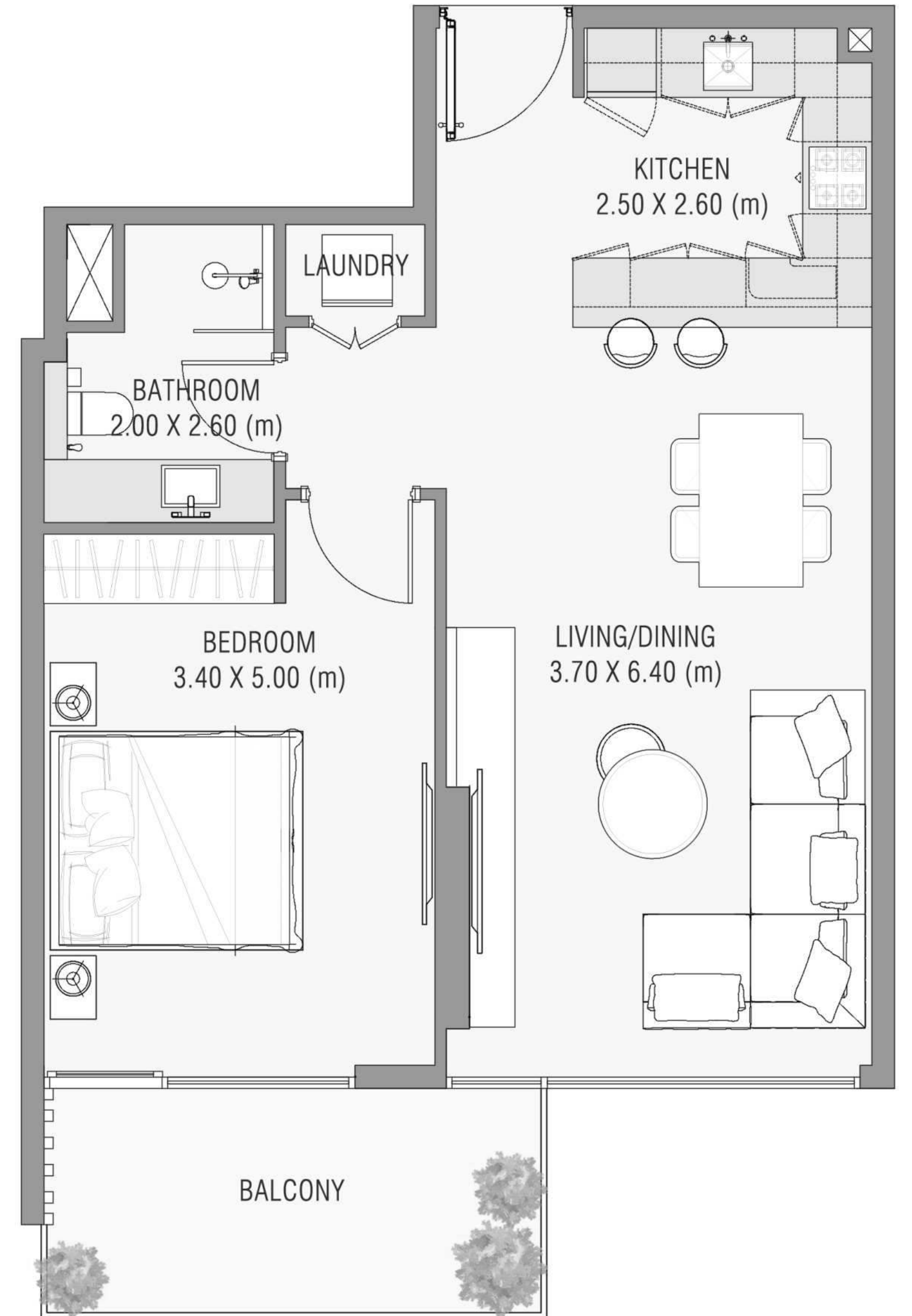
3rd-5th-7th FLOOR



2nd-4th-6th-8th FLOOR



FIRST FLOOR

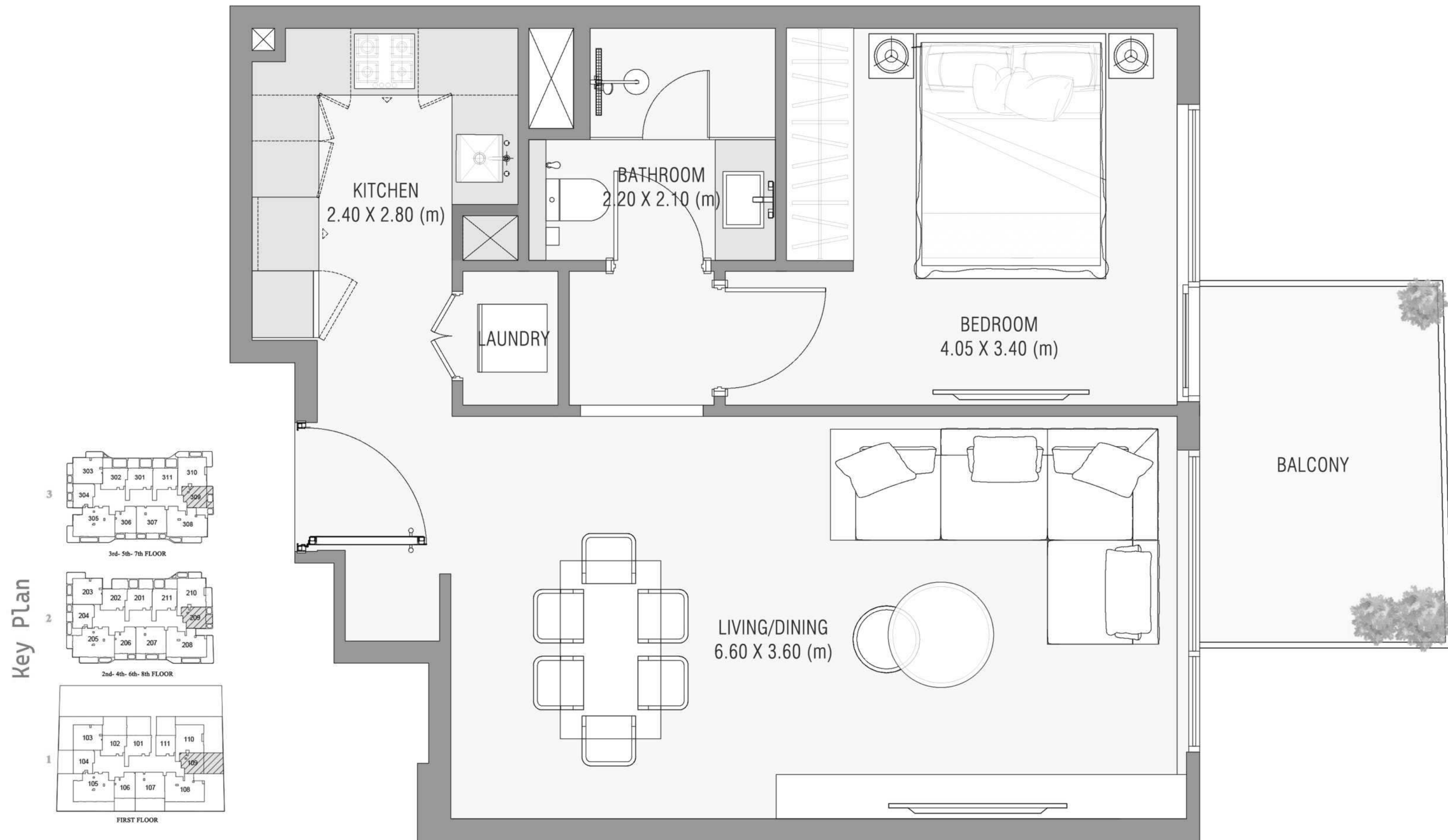


# I BEDROOM APARTMENT TYPE C

Floor (1)	SQM	SQF
Suite Area	56.46	607.73
Balcony Area	50.15	539.81
<b>Total Unit Area</b>	<b>106.61</b>	<b>1147.54</b>

Floor (2,4,6,8)	SQM	SQF
Suite Area	56.31	696.12
Balcony Area	7.10	76.42
<b>Total Unit Area</b>	<b>63.41</b>	<b>682.54</b>

Floor (3,5,7)	SQM	SQF
Suite Area	56.33	606.33
Balcony Area	9.74	104.84
<b>Total Unit Area</b>	<b>66.07</b>	<b>711.17</b>



# I BEDROOM APARTMENT TYPE D

Floor (101)	SQM	SQF
Suite Area	69.20	744.86
Balcony Area	55.72	599.77
<b>Total Unit Area</b>	<b>124.92</b>	<b>1344.63</b>

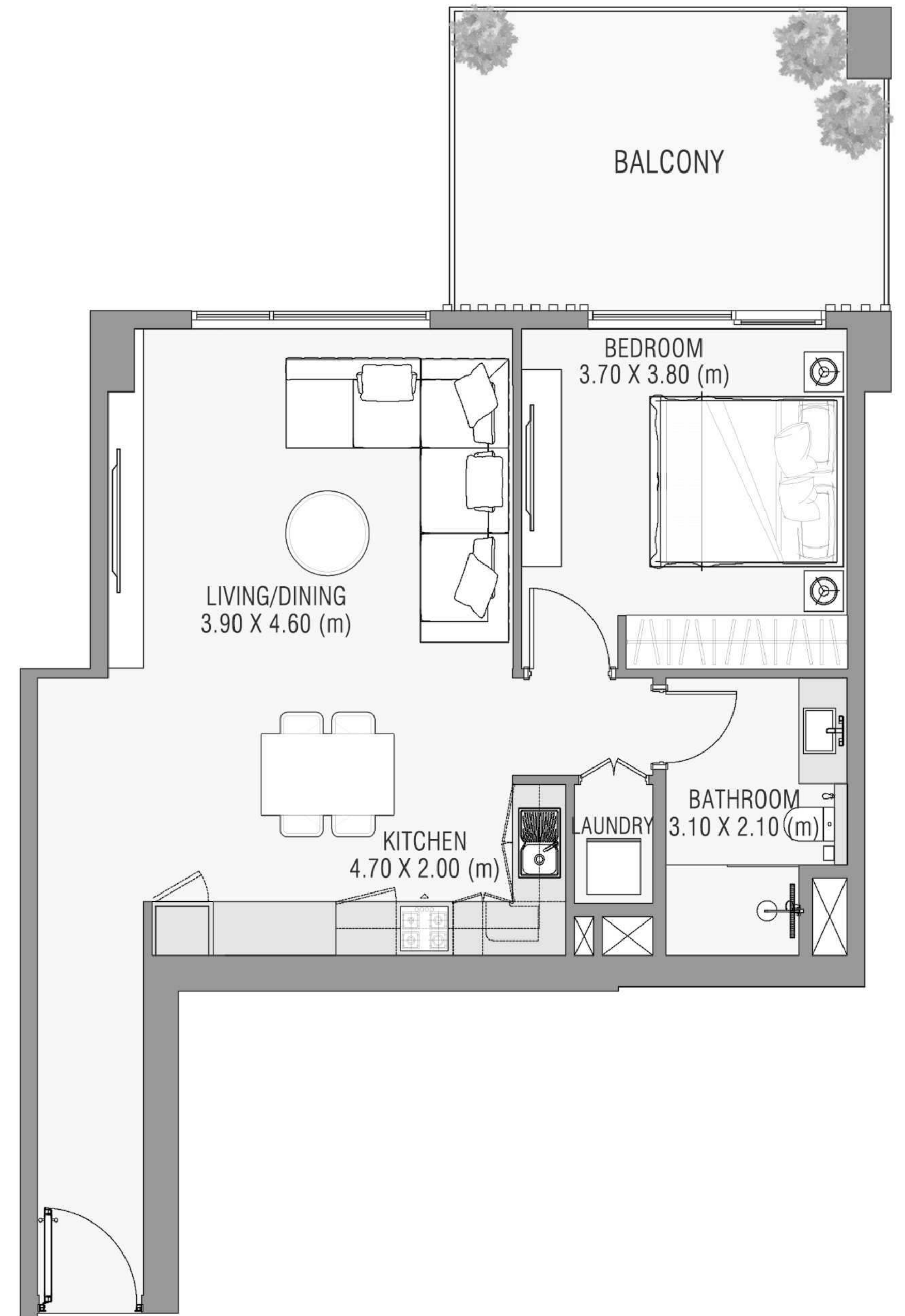
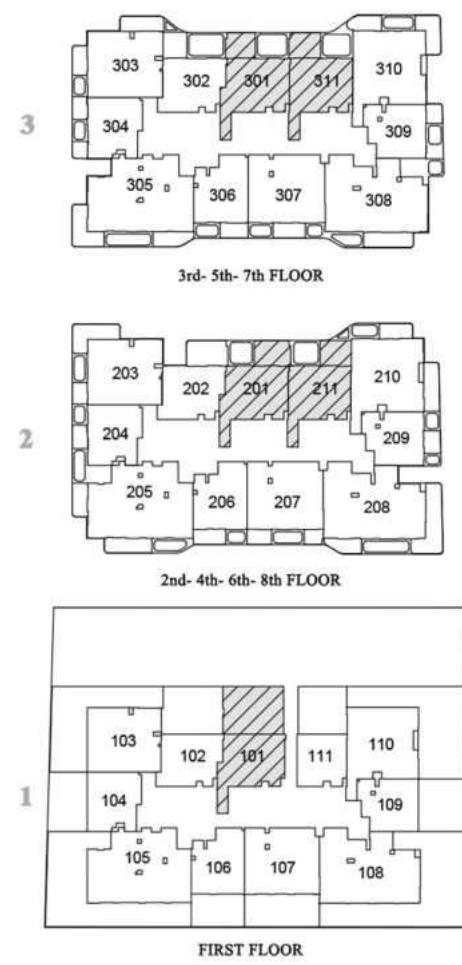
Floor (209, 409, 609, 809)	SQM	SQF
Suite Area	67.25	723.87
Balcony Area	14.72	158.44
<b>Total Unit Area</b>	<b>81.97</b>	<b>882.32</b>

Floor (210, 410, 610, 810)	SQM	SQF
Suite Area	69.89	752.29
Balcony Area	17.08	183.85
<b>Total Unit Area</b>	<b>86.97</b>	<b>936.14</b>

Floor (309, 509, 709)	SQM	SQF
Suite Area	67.25	723.87
Balcony Area	14.63	157.48
<b>Total Unit Area</b>	<b>81.88</b>	<b>881.35</b>

Floor (310, 510, 710)	SQM	SQF
Suite Area	69.89	752.29
Balcony Area	13.78	148.33
<b>Total Unit Area</b>	<b>83.67</b>	<b>900.62</b>

Key Plan



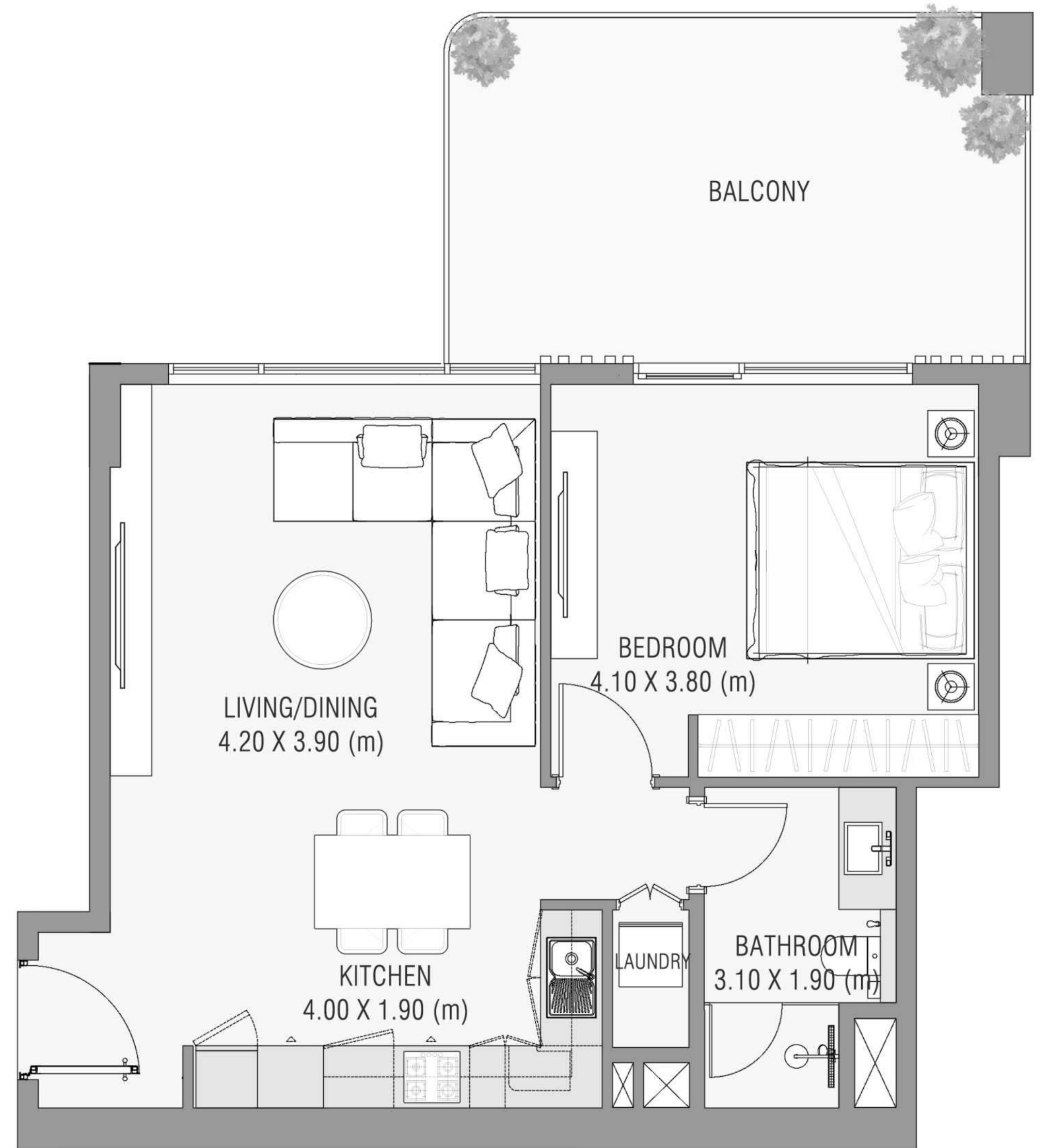
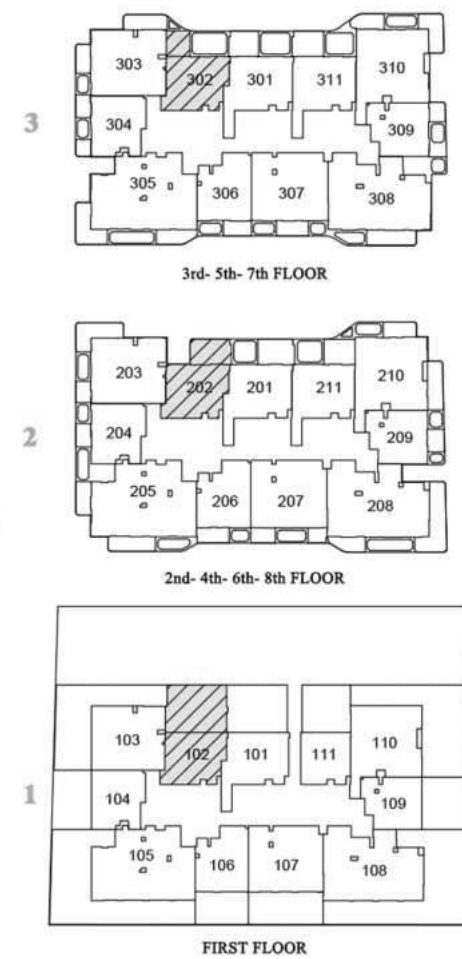
# I BEDROOM APARTMENT TYPE DI

Floor (I)	SQM	SQF
Suite Area	59.84	644.11
Balcony Area	56.05	603.32
<b>Total Unit Area</b>	<b>115.89</b>	<b>1247.43</b>

Floor (2,4,6,8)	SQM	SQF
Suite Area	60.51	651.32
Balcony Area	19.38	208.60
<b>Total Unit Area</b>	<b>79.89</b>	<b>859.93</b>

Floor (3,5,7)	SQM	SQF
Suite Area	60.51	651.32
Balcony Area	11.29	121.52
<b>Total Unit Area</b>	<b>71.80</b>	<b>772.85</b>

Key Plan



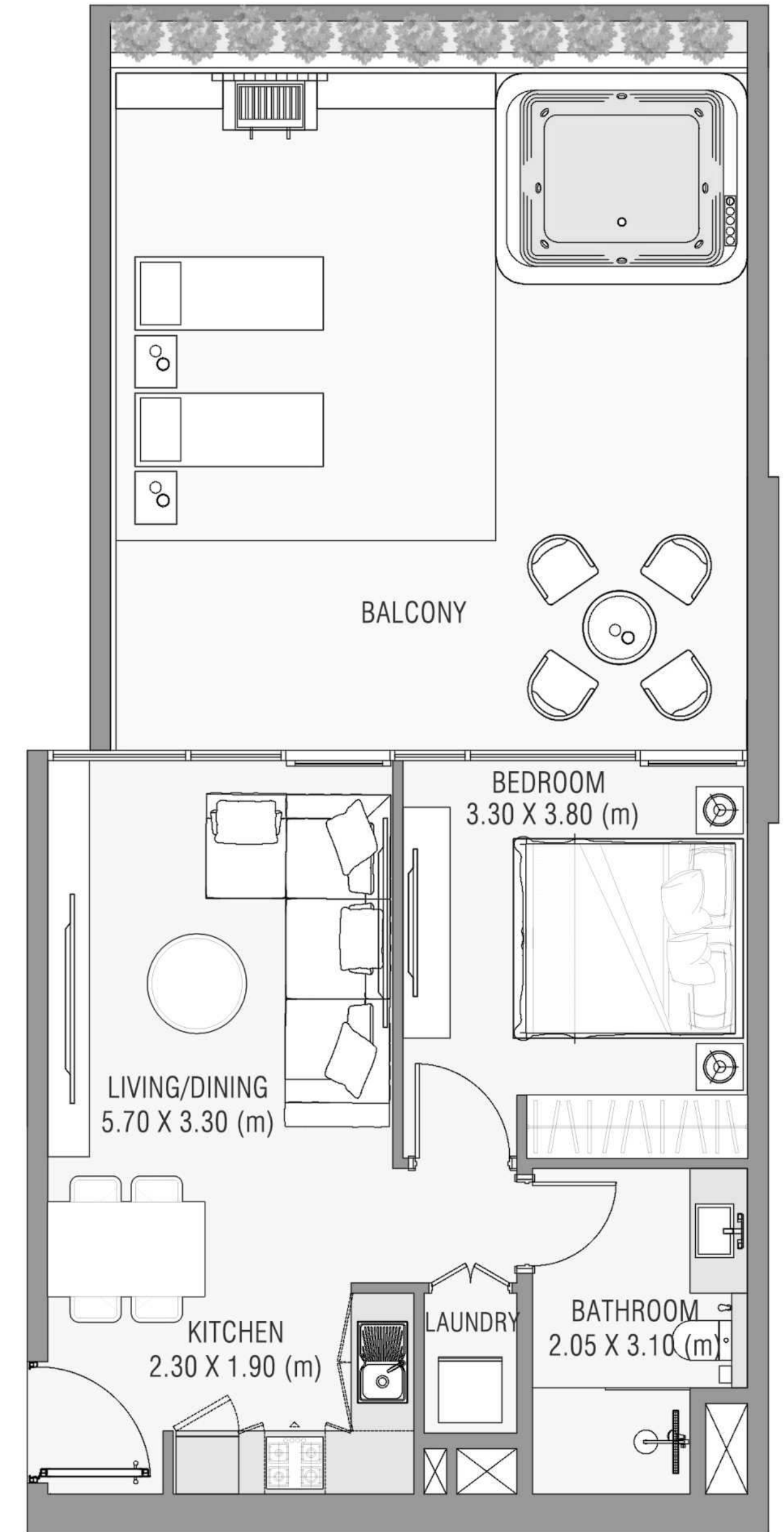
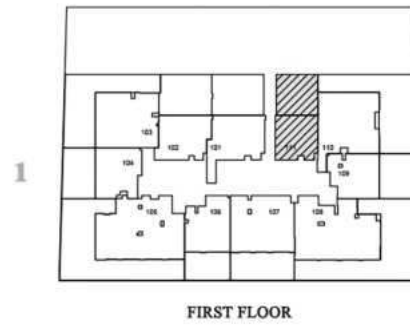
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# I BEDROOM APARTMENT TYPE E

Floor (1)	SQM	SQF
Suite Area	48.68	523.99
Balcony Area	44.71	481.25
<b>Total Unit Area</b>	<b>93.39</b>	<b>1005.24</b>

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RESIDENCE

Key Plan



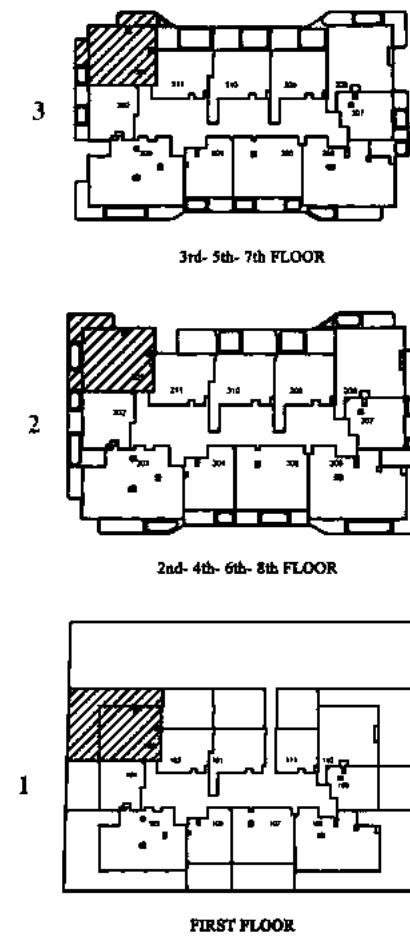
# 2 BEDROOM APARTMENT TYPE A

Floor (1)	SQM	SQF
Suite Area	90.40	973.06
Balcony Area	90.92	978.65
<b>Total Unit Area</b>	<b>181.32</b>	<b>1951.71</b>

Floor (2,4,6,8)	SQM	SQF
Suite Area	90.38	972.84
Balcony Area	23.43	252.20
<b>Total Unit Area</b>	<b>113.81</b>	<b>1225.04</b>

Floor (3,5,7)	SQM	SQF
Suite Area	90.38	972.84
Balcony Area	20.20	217.43
<b>Total Unit Area</b>	<b>110.58</b>	<b>1190.27</b>

Key Plan



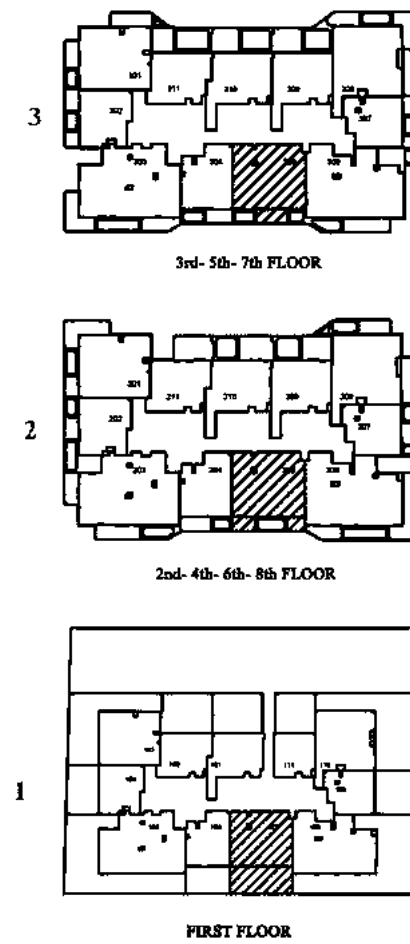
# 2 BEDROOM APARTMENT TYPE B

Floor (1)	SQM	SQF
Suite Area	94.20	1013.96
Balcony Area	47.21	508.16
<b>Total Unit Area</b>	<b>141.41</b>	<b>1522.12</b>

Floor (2,4,6,8)	SQM	SQF
Suite Area	94.93	1021.82
Balcony Area	12.07	129.92
<b>Total Unit Area</b>	<b>107</b>	<b>1151.74</b>

Floor (3,5,7)	SQM	SQF
Suite Area	94.93	1021.82
Balcony Area	8.92	96.01
<b>Total Unit Area</b>	<b>103.85</b>	<b>1117.83</b>

Key Plan



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# 2 BEDROOM APARTMENT TYPE C

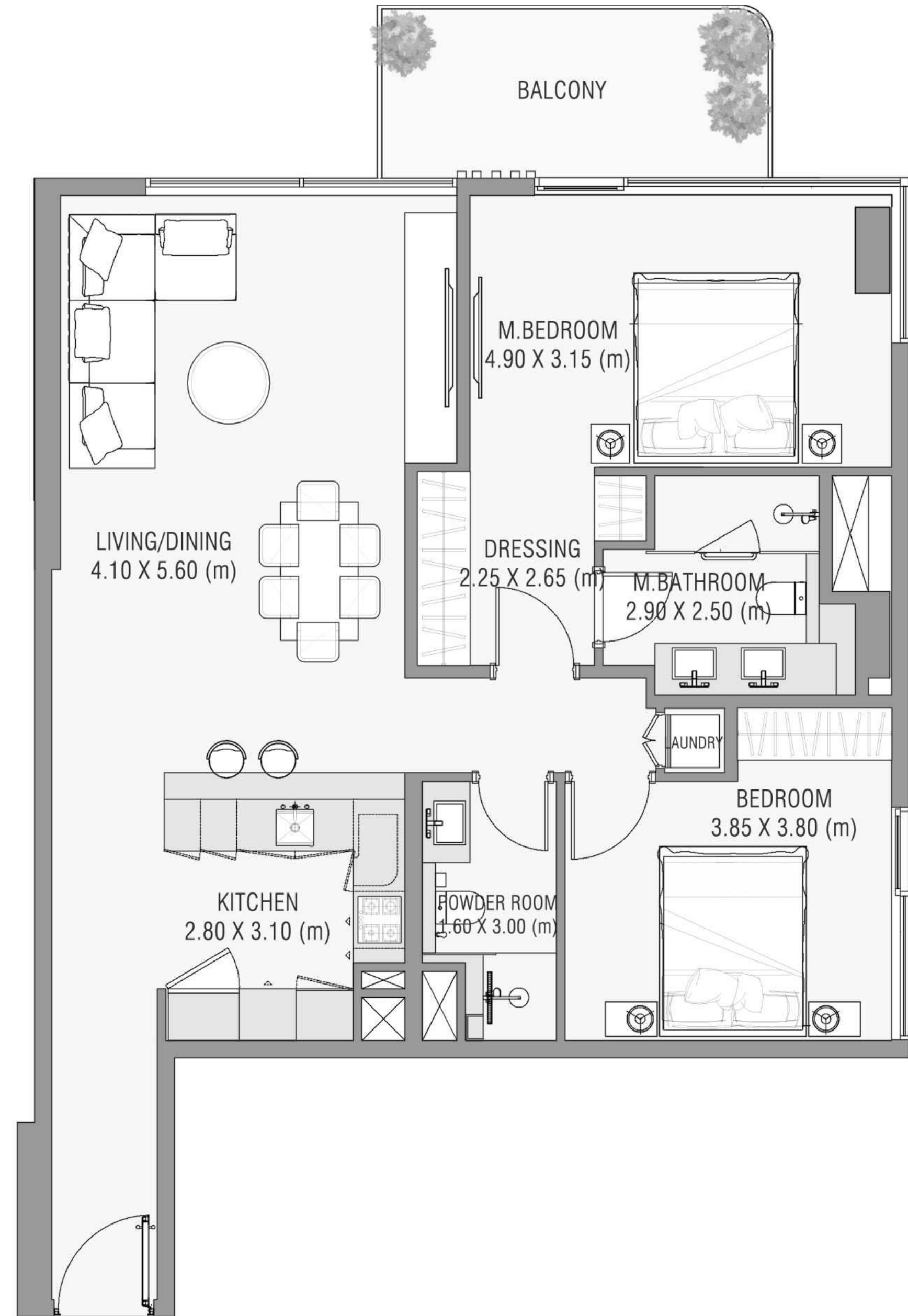
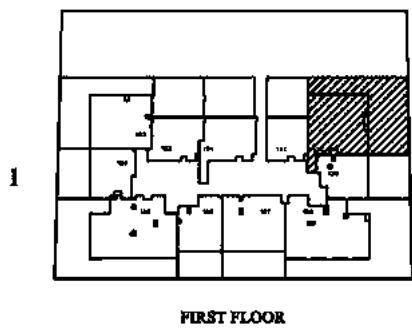
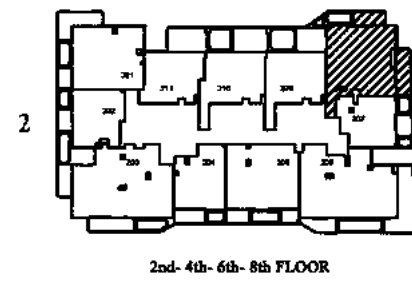
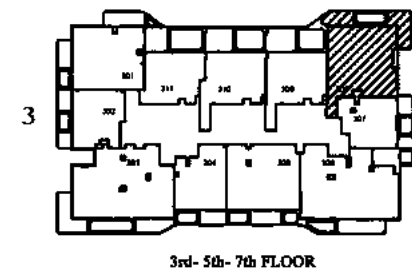
Floor I	SQM	SQF
Suite Area	100.26	1079.19
Balcony Area	114.05	1227.62
<b>Total Unit Area</b>	<b>214.31</b>	<b>2306.81</b>

Floor (2,4,6,8)	SQM	SQF
Suite Area	100.45	1081.23
Balcony Area	23.48	252.74
<b>Total Unit Area</b>	<b>123.93</b>	<b>1333.97</b>

Floor (3,5,7)	SQM	SQF
Suite Area	100.45	1081.32
Balcony Area	22.52	242.40
<b>Total Unit Area</b>	<b>122.97</b>	<b>1323.64</b>

AYAMORE  
RESIDENCE

Key Plan



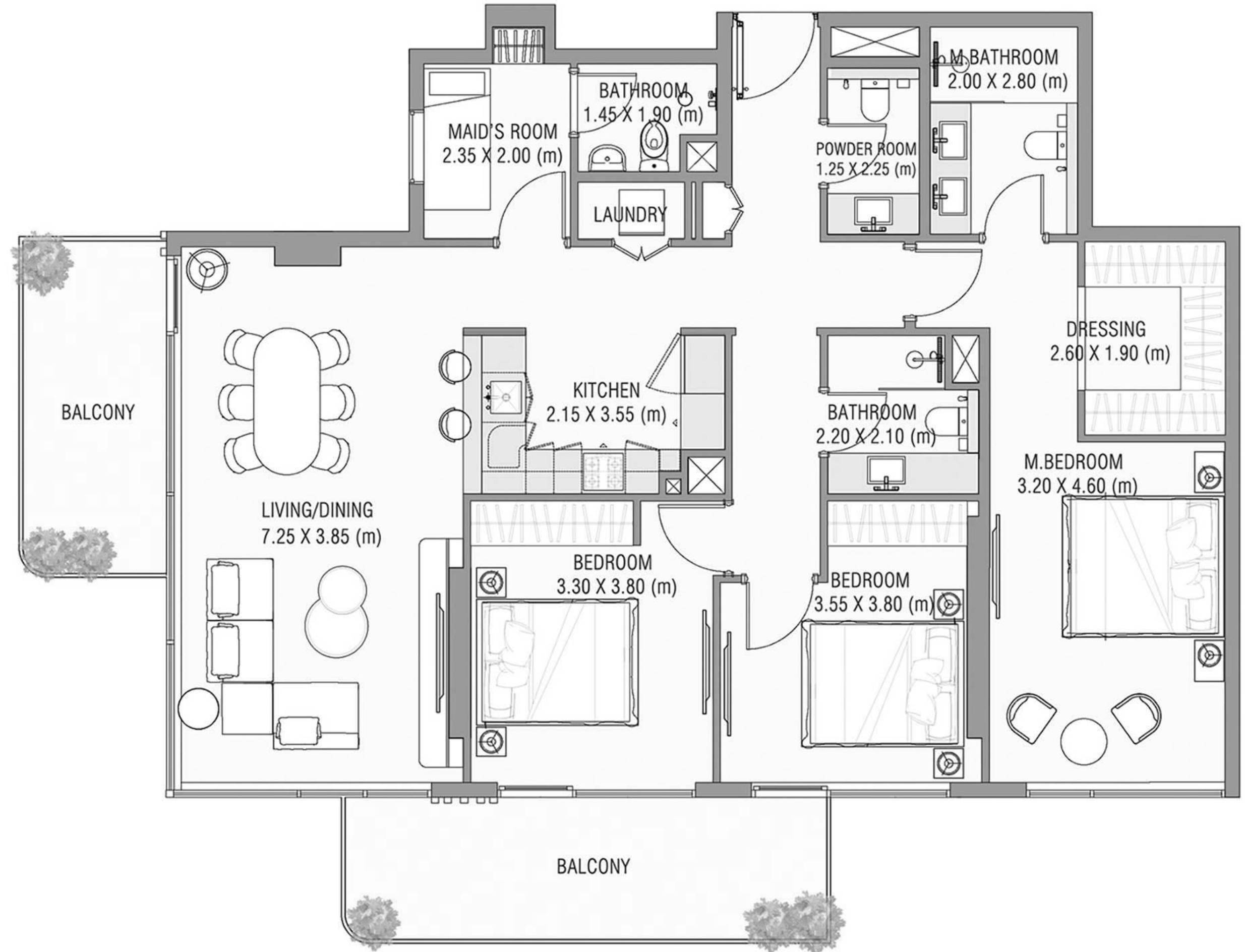
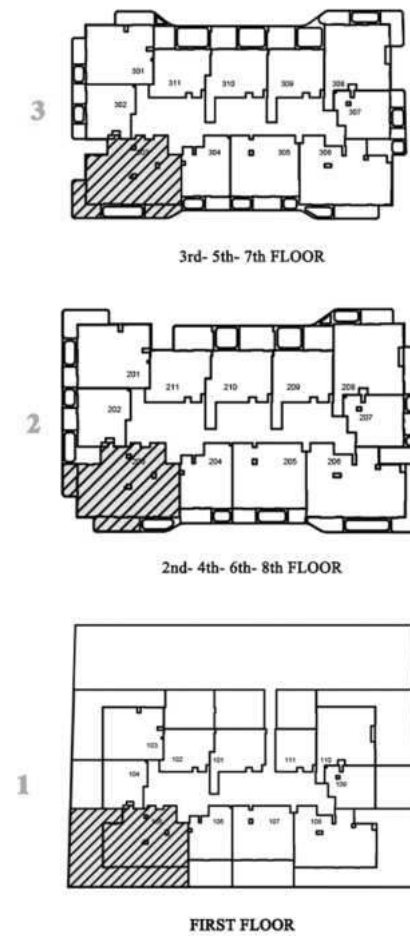
# 3 BEDROOM APARTMENT TYPE C

Floor (1)	SQM	SQF
Suite Area	130.50	1404.69
Balcony Area	130.89	1408.89
<b>Total Unit Area</b>	<b>261.39</b>	<b>2813.58</b>

Floor (2,4,6,8)	SQM	SQF
Suite Area	131.15	1411.69
Balcony Area	22.65	243.80
<b>Total Unit Area</b>	<b>153.80</b>	<b>1655.49</b>

Floor (3,5,7)	SQM	SQF
Suite Area	131.15	1411.69
Balcony Area	26.63	286.64
<b>Total Unit Area</b>	<b>157.78</b>	<b>1698.33</b>

Key Plan



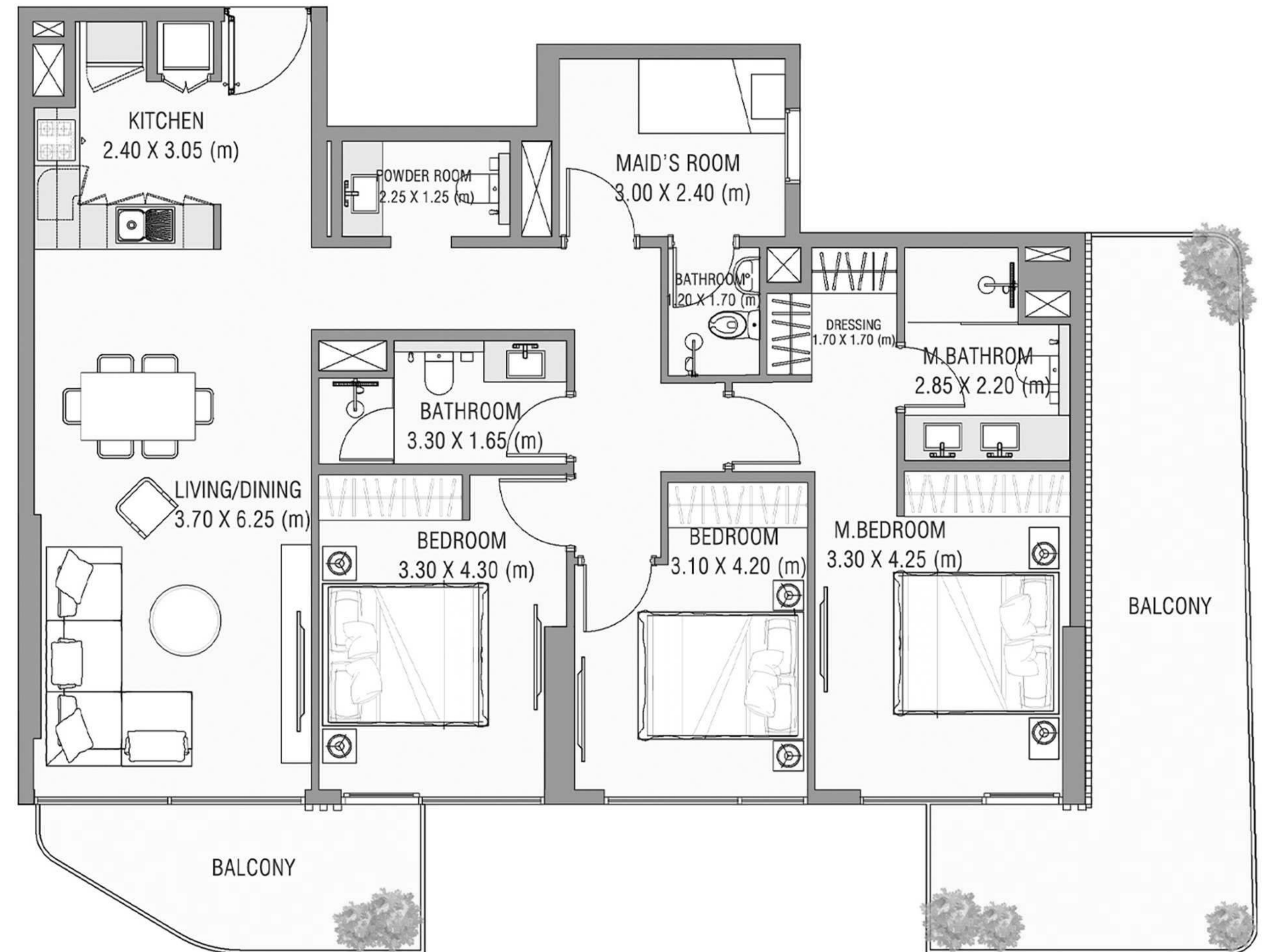
# 3 BEDROOM APARTMENT TYPE D

Floor (1)	SQM	SQF
Suite Area	124.71	1342.37
Balcony Area	146.64	1578.42
<b>Total Unit Area</b>	<b>271.35</b>	<b>2920.79</b>

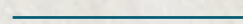
Floor (2,4,6,8)	SQM	SQF
Suite Area	125.55	1351.41
Balcony Area	35.03	377.06
<b>Total Unit Area</b>	<b>160.58</b>	<b>1728.47</b>

Floor (3,5,7)	SQM	SQF
Suite Area	125.55	1351.41
Balcony Area	35.03	377.06
<b>Total Unit Area</b>	<b>139.27</b>	<b>1499.09</b>

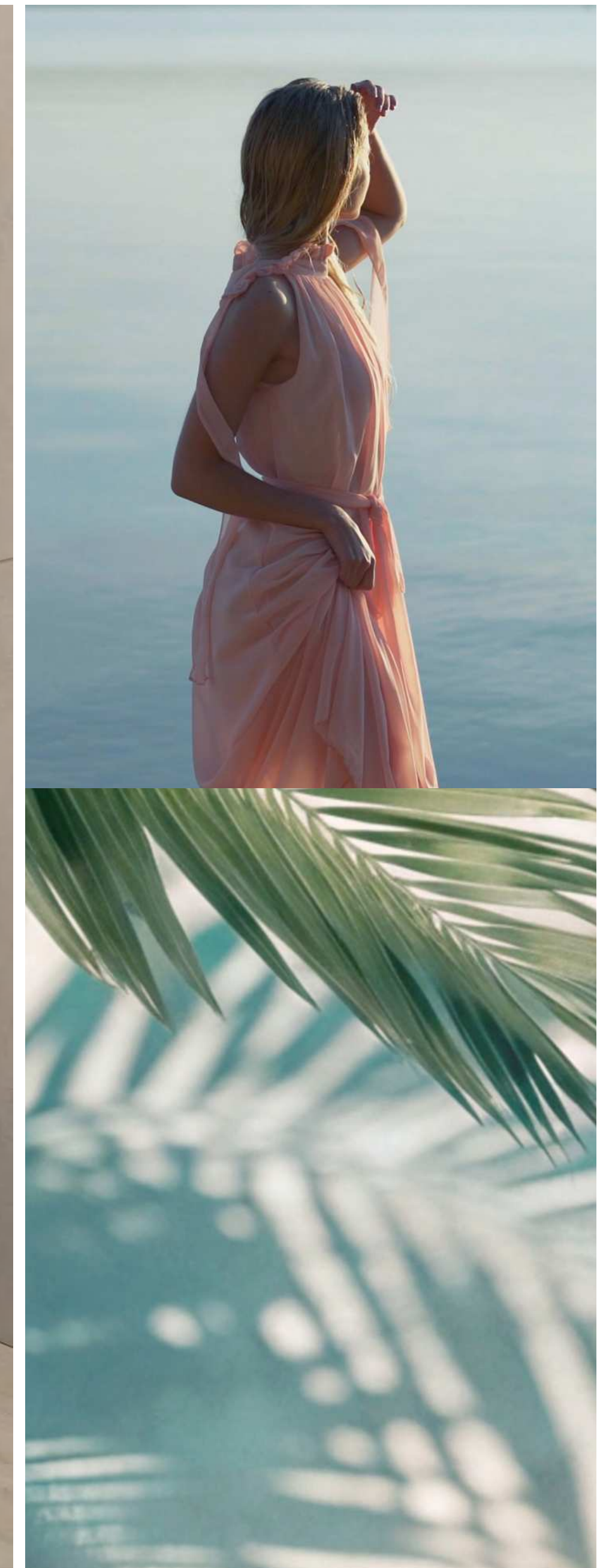
Key Plan



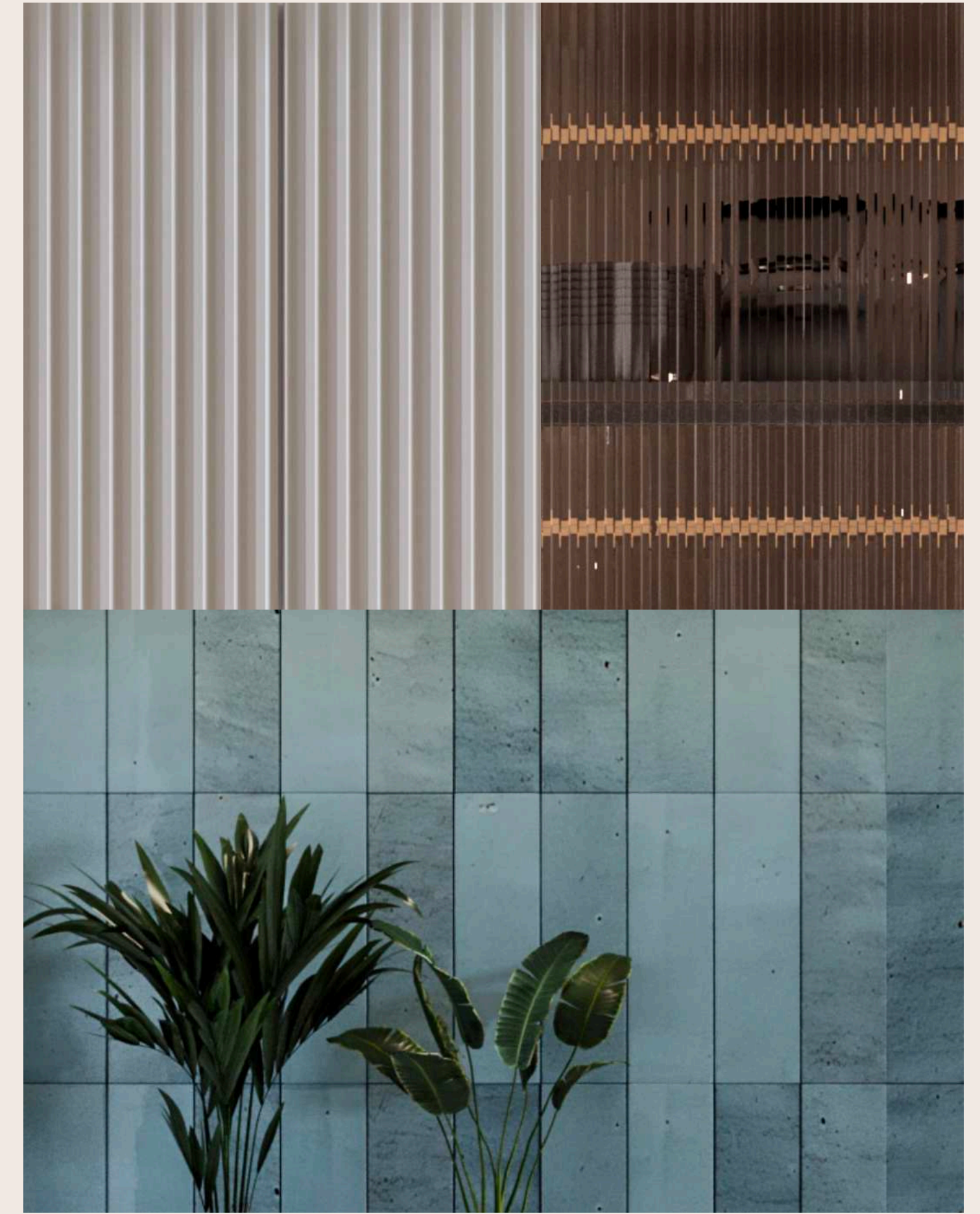
THE INTERIORS



# THE VILLAS







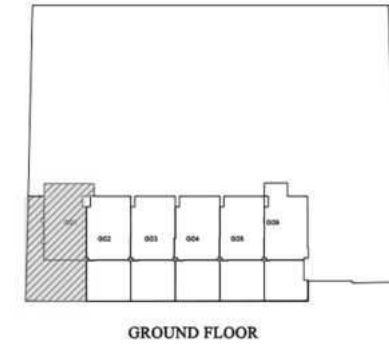




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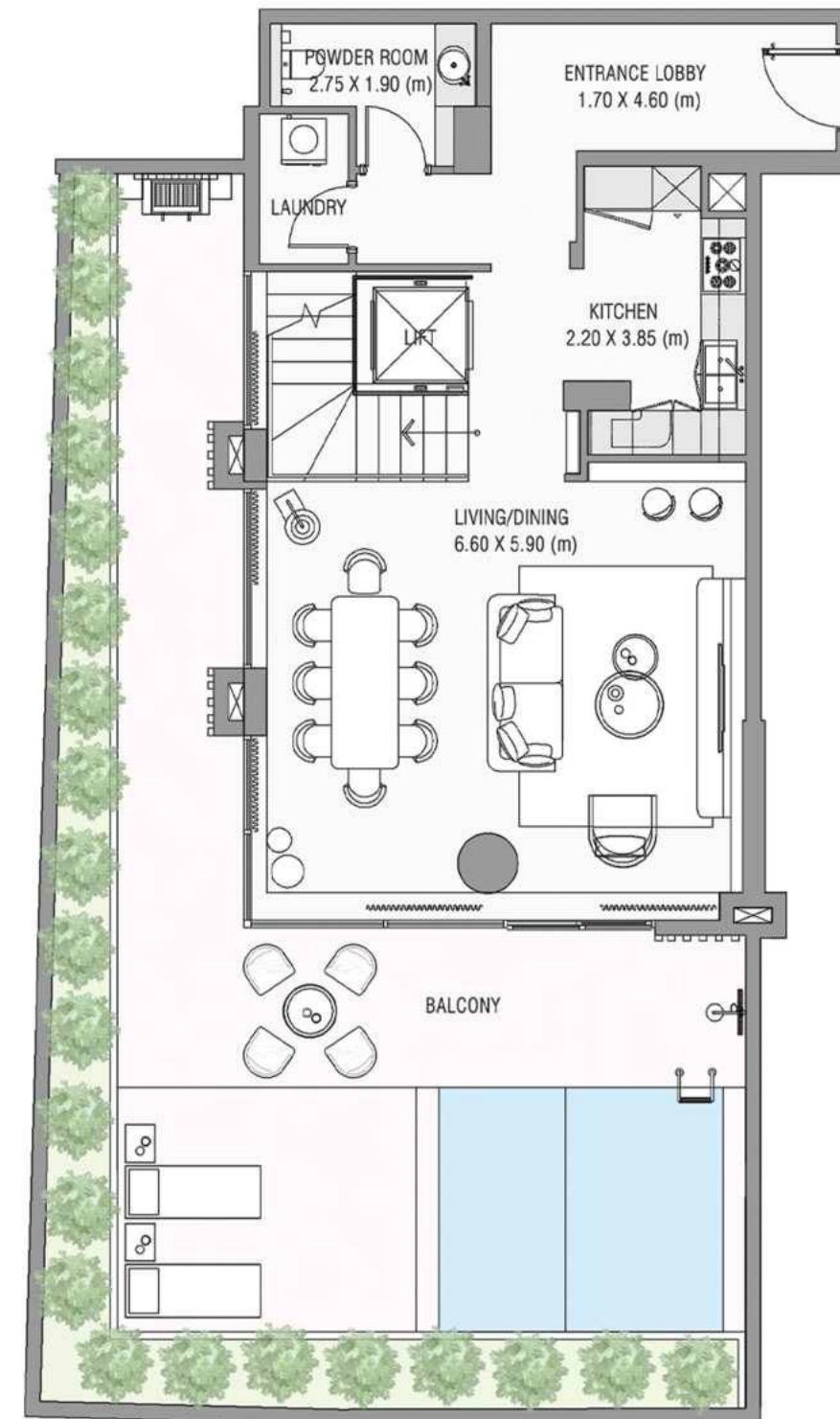
# 3 BEDROOM VILLA TYPE A

Ground Floor	SQM	SQF
Suite Area	249.81	2688.93
Balcony Area	135.77	1461.42
<b>Total Unit Area</b>	<b>385.58</b>	<b>4150.35</b>

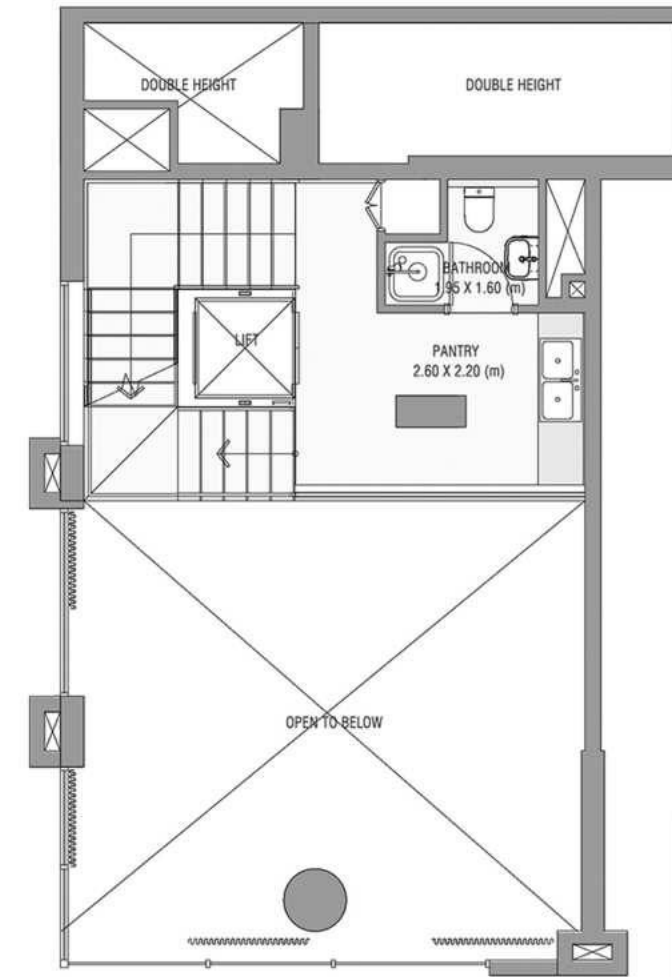


Key Plan

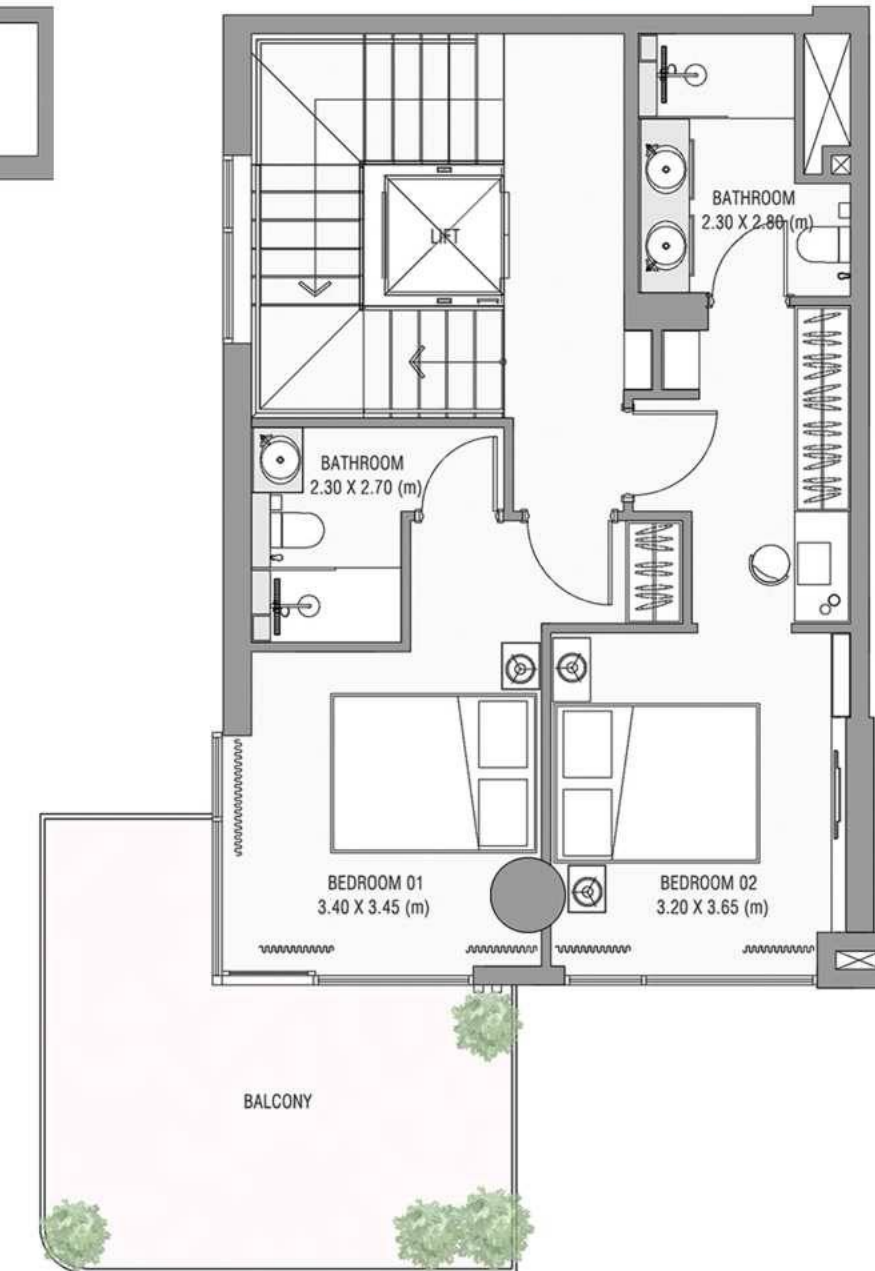
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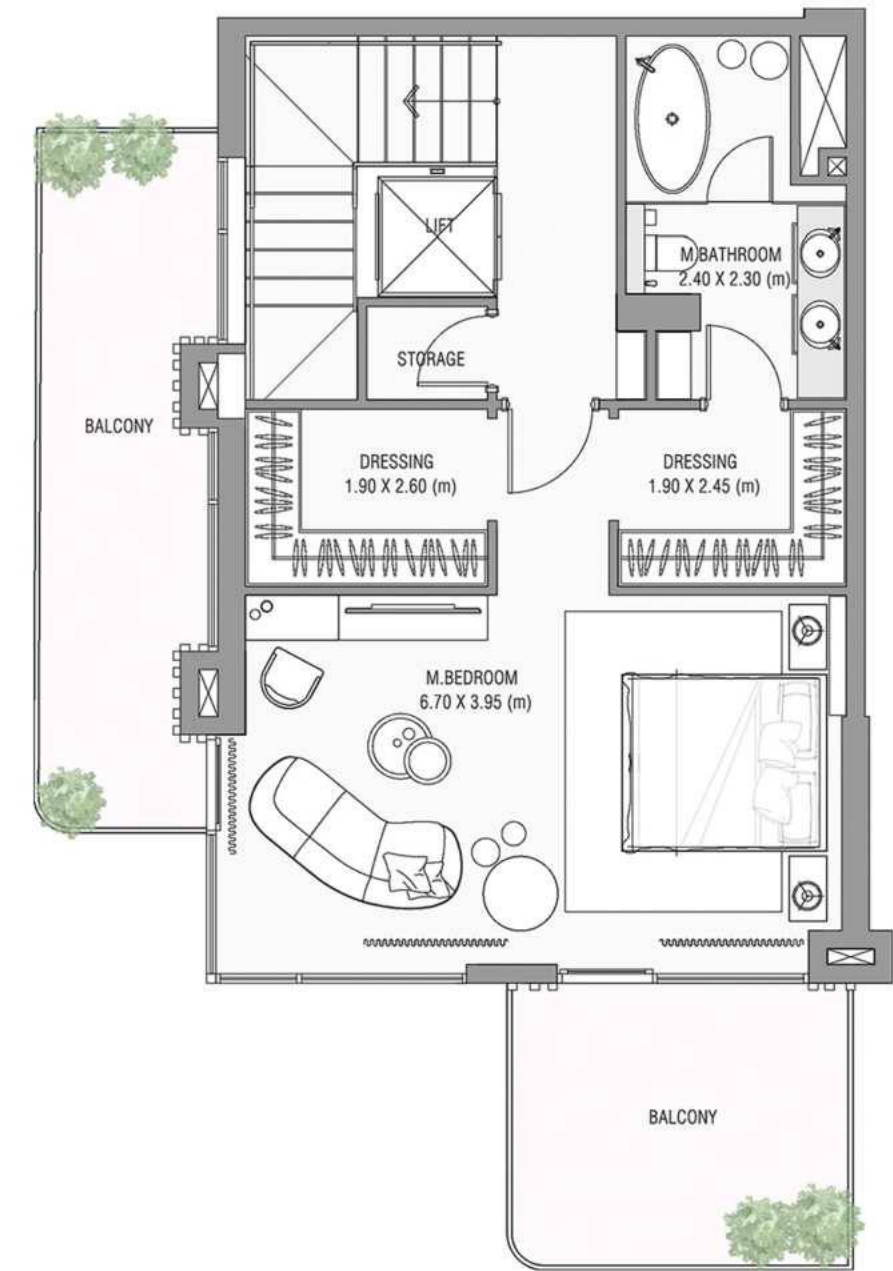
LVL 2



LVL 3



LVL 4



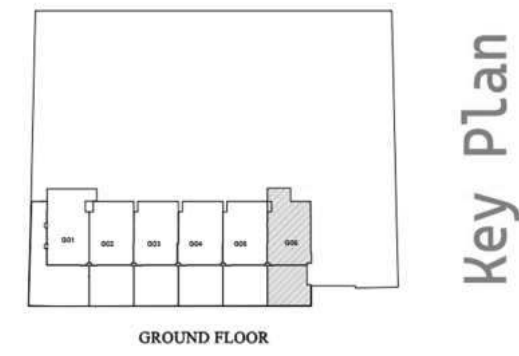
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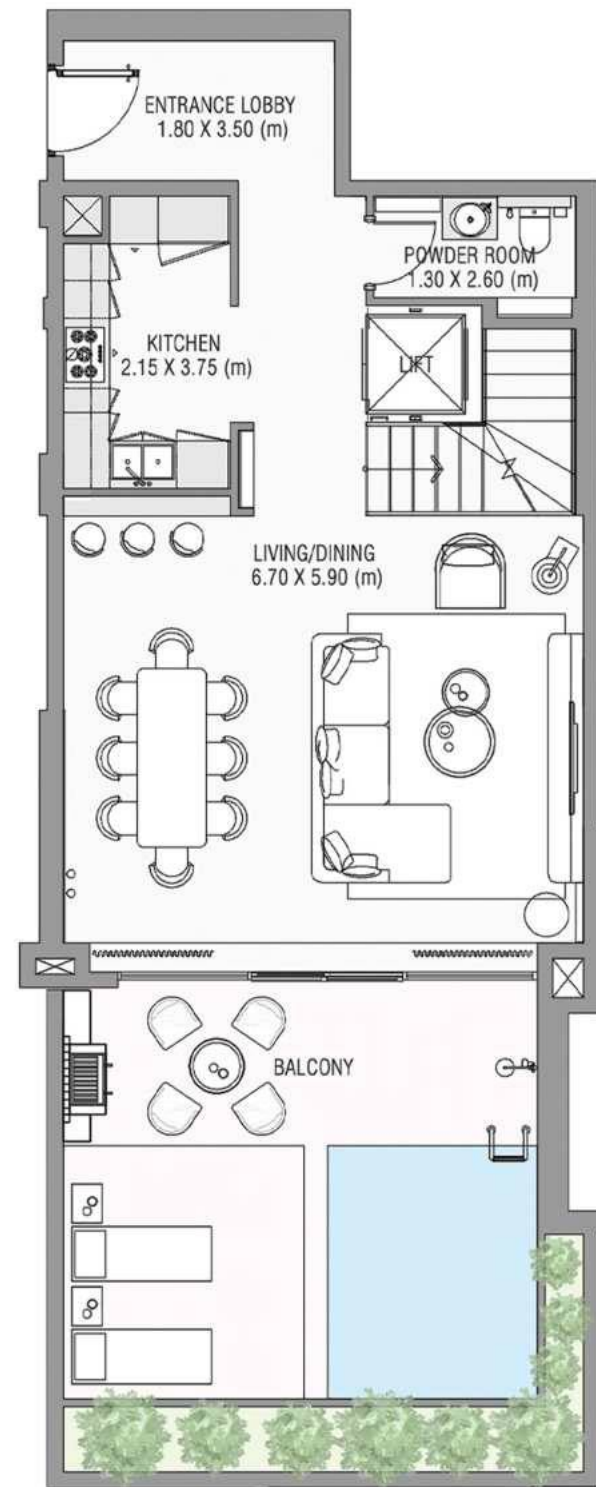
# 3 BEDROOM VILLA TYPE A1

Ground Floor	SQM	SQF
Suite Area	244.96	2636.73
Balcony Area	63.04	678.56
<b>Total Unit Area</b>	<b>308.00</b>	<b>3315.28</b>

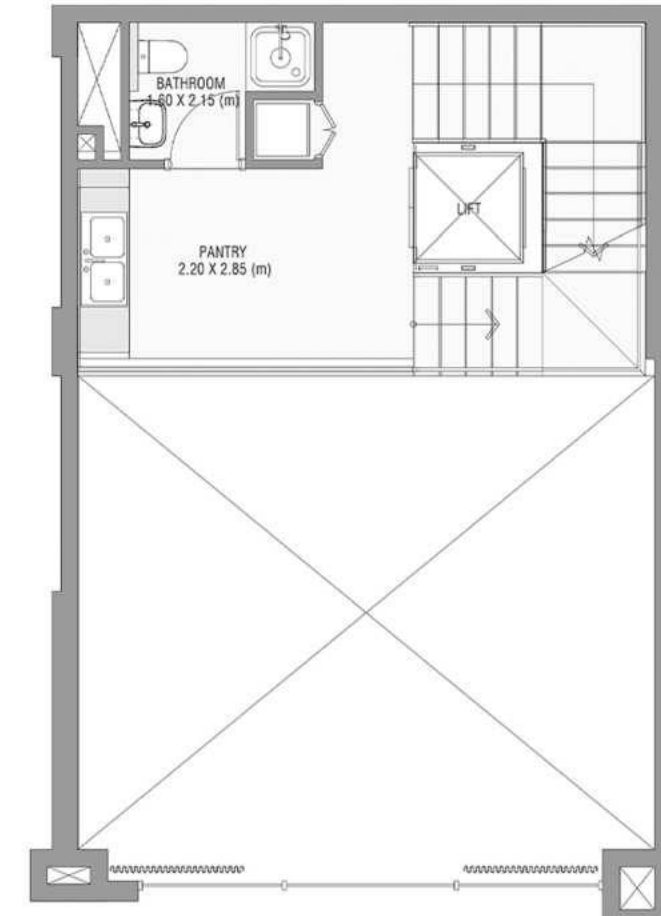
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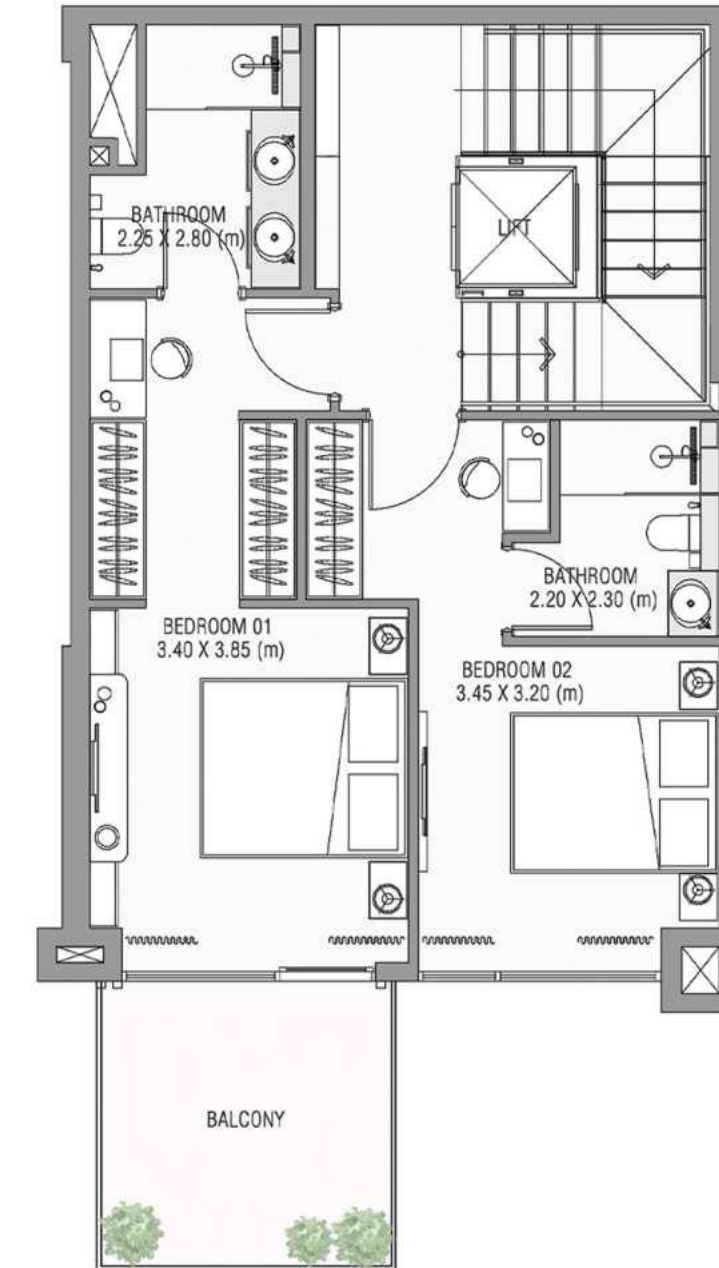
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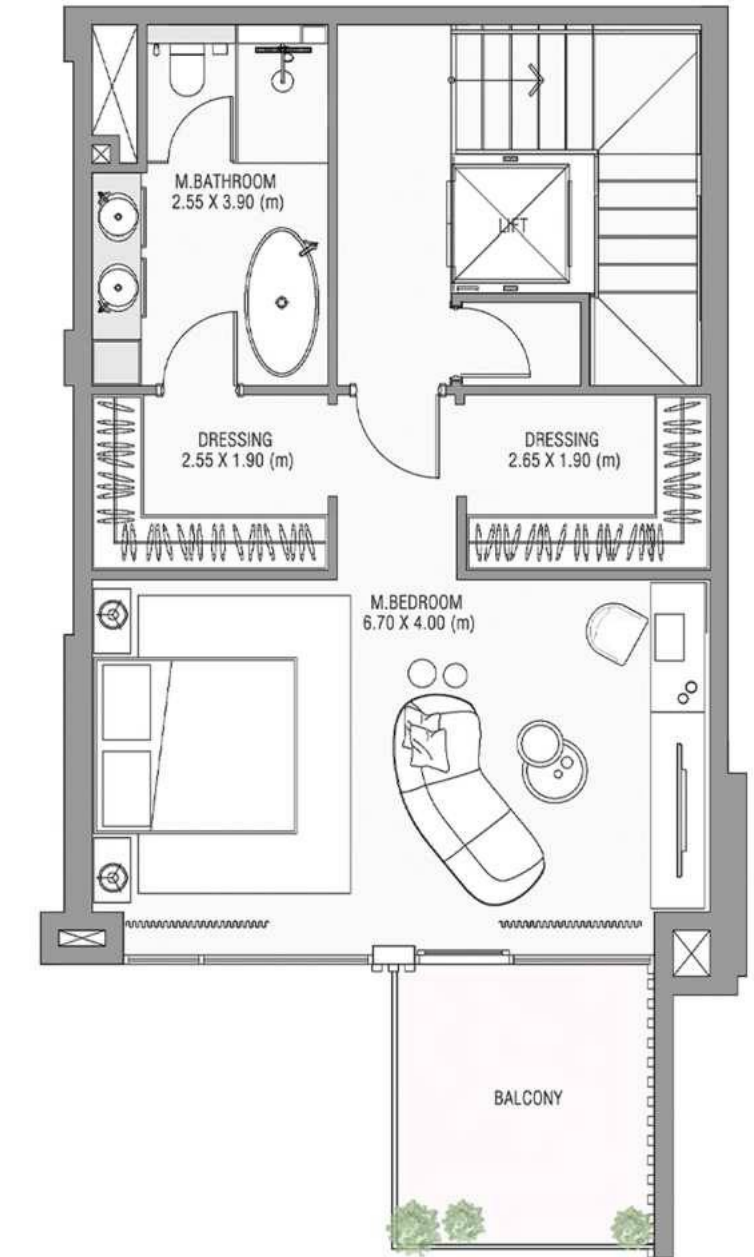
LVL 2



LVL 3



LVL 4



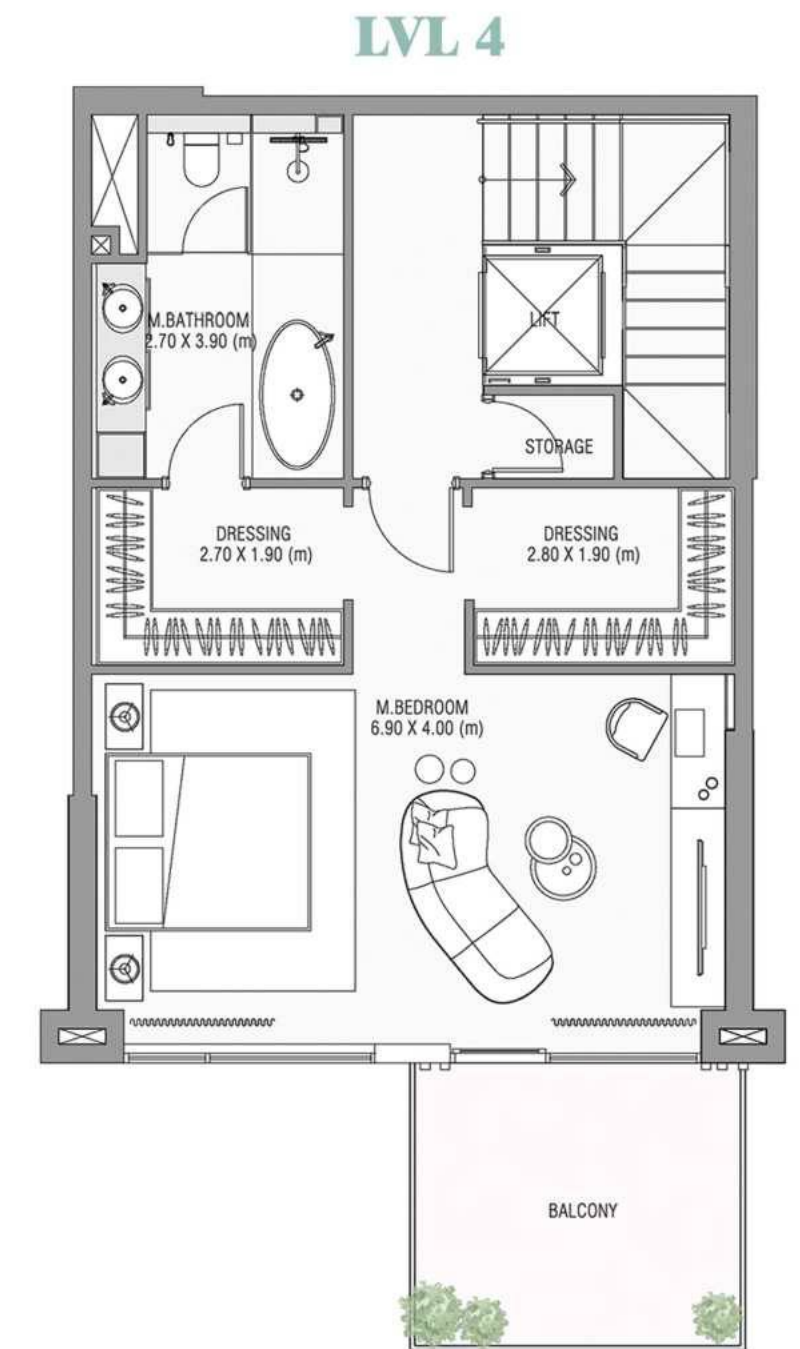
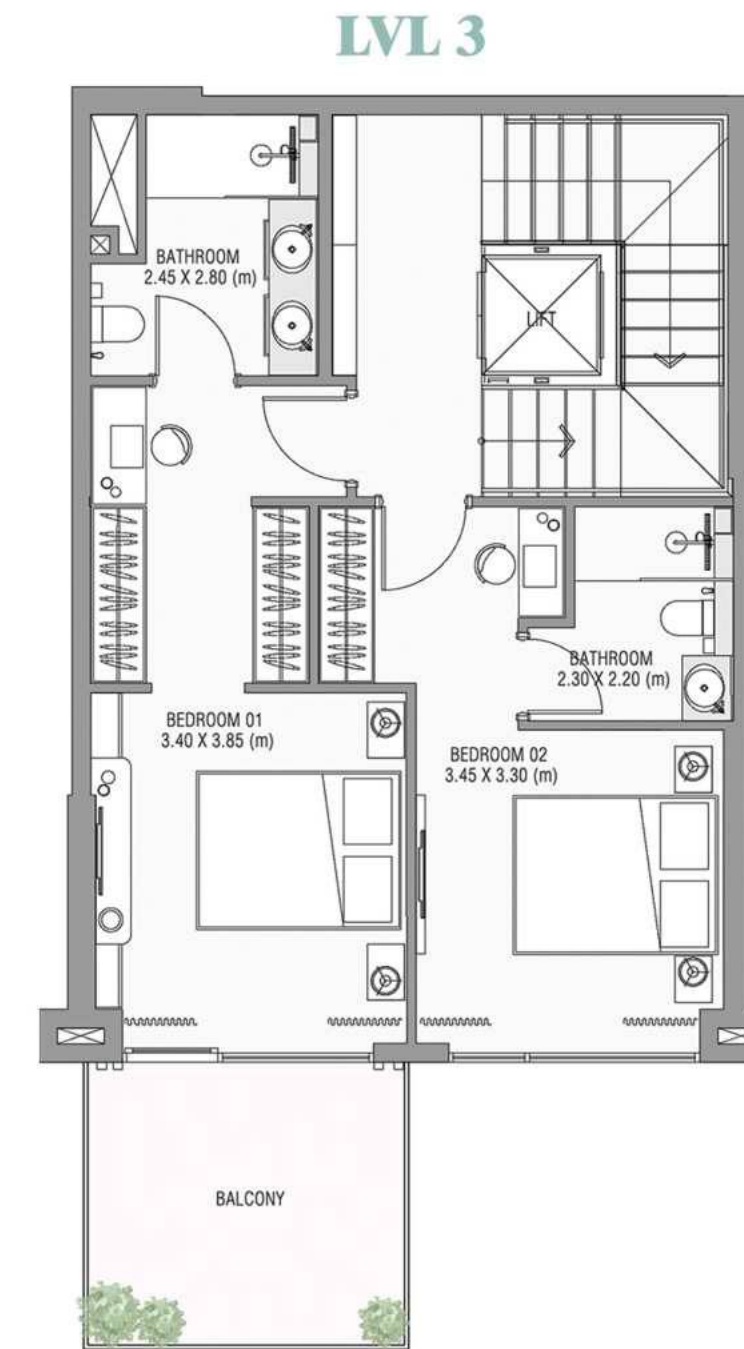
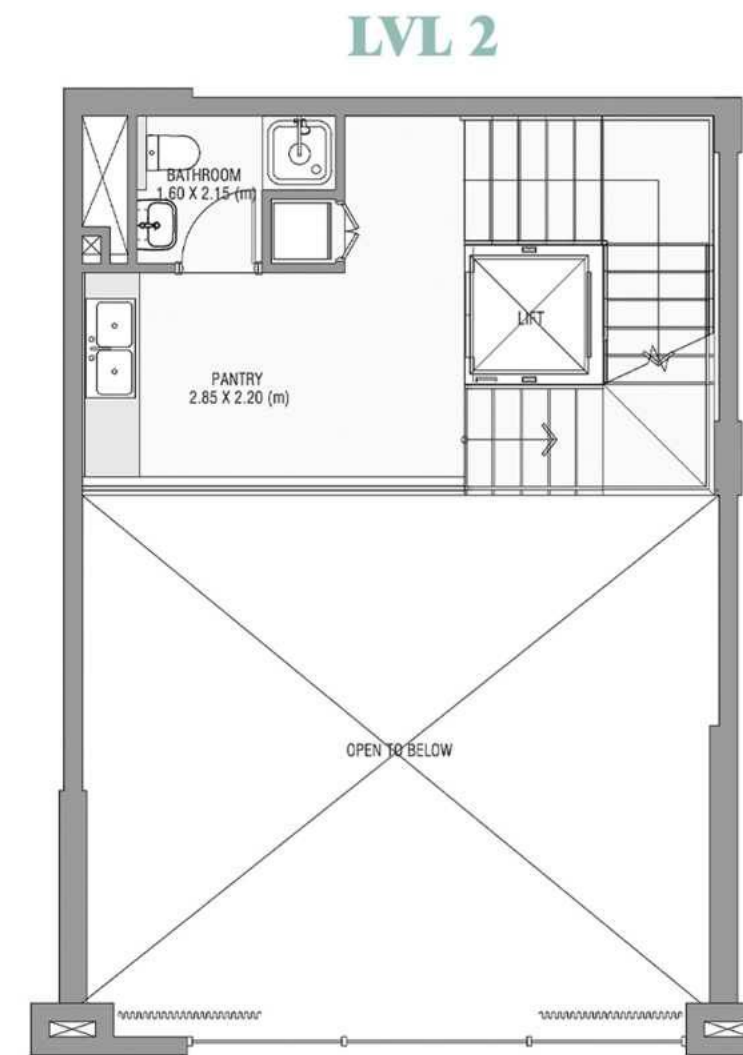
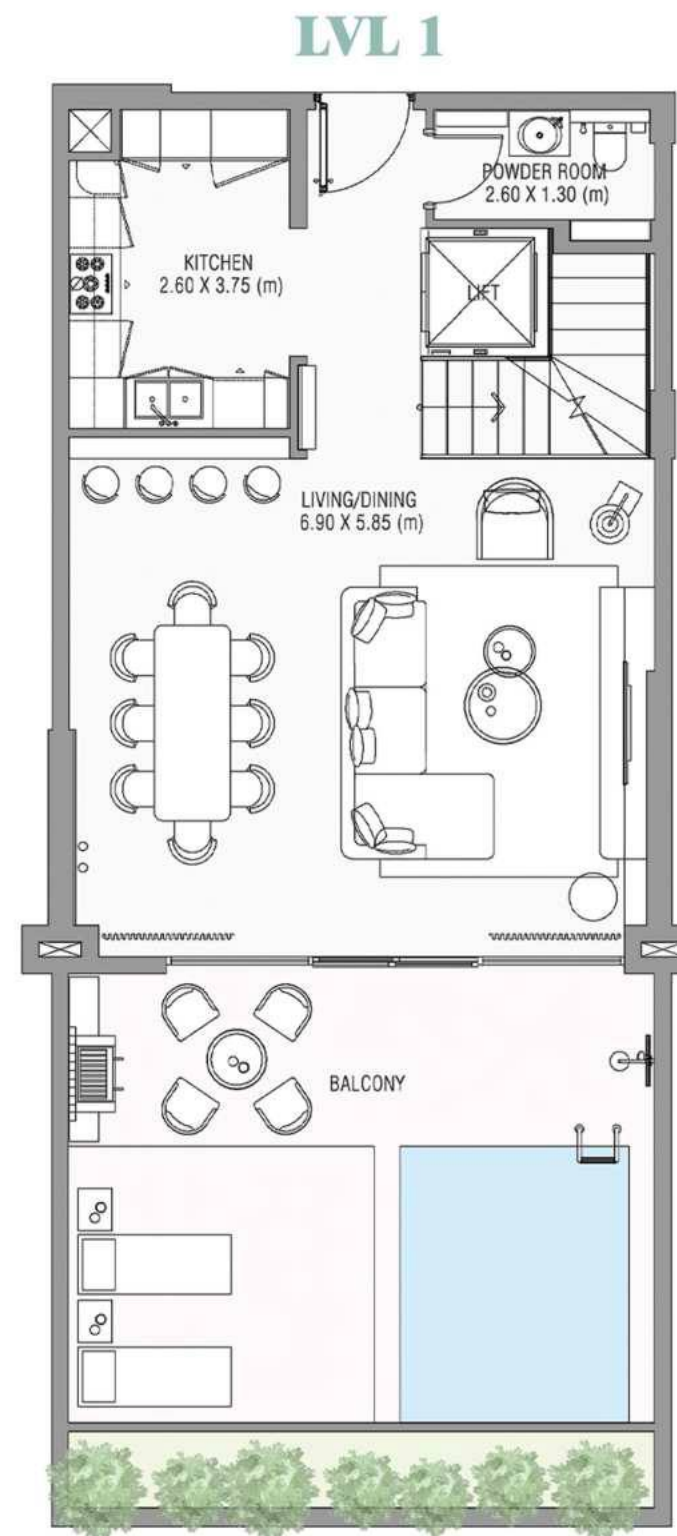
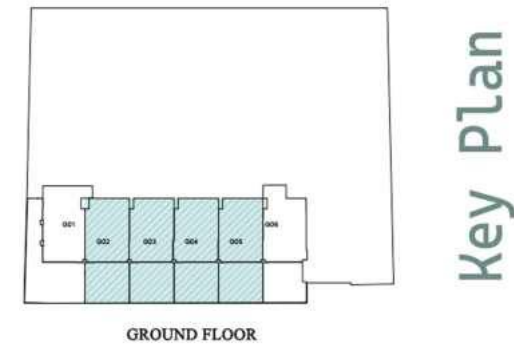
# 3 BEDROOM VILLA TYPE B

Ground Floor (02)	SQM	SQF
Suite Area	241.84	2603.14
Balcony Area	68.97	742.39
<b>Total Unit Area</b>	<b>310.81</b>	<b>3345.53</b>

Ground Floor (03)	SQM	SQF
Suite Area	241.53	2599.81
Balcony Area	68.86	741.20
<b>Total Unit Area</b>	<b>310.39</b>	<b>3341.01</b>

Ground Floor (04)	SQM	SQF
Suite Area	243.60	2622.09
Balcony Area	68.71	739.59
<b>Total Unit Area</b>	<b>312.31</b>	<b>3361.68</b>

Ground Floor (05)	SQM	SQF
Suite Area	242.28	2607.88
Balcony Area	68.88	741.42
<b>Total Unit Area</b>	<b>311.16</b>	<b>3349.30</b>



# SERENITY

—  
THE AMENITIES

AYAMORE  
RESIDENCE

## MAIN FEATURES

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LUXURY LOBBIES

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24/7 SECURITY AND ON-SITE FM OFFICE

---

DIRECT ACCESS TO BOARDWALK AND BEACH

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## SOCIAL & COMMUNITY SPACES

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OUTDOOR PARTY AND ENTERTAINMENT ZONE

---

OUTDOOR MULTI-PURPOSE SOCIAL AREA

---

OUTDOOR CINEMA AREA

---

OPEN SPACE GARDEN

---

CLOSE TO YACHT MORNING & DOCKSIDE SERVICES

---

PETWASH STATION

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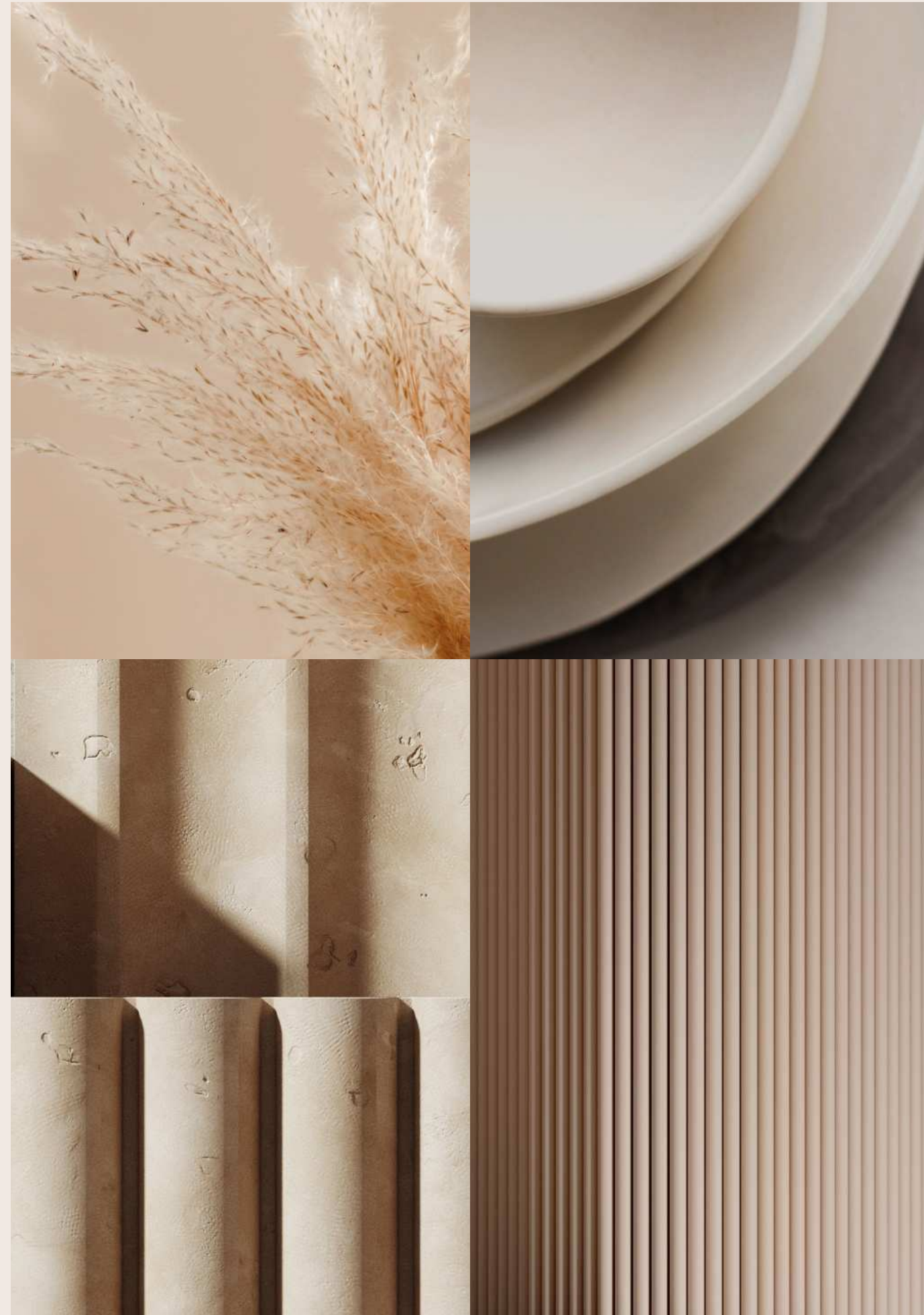


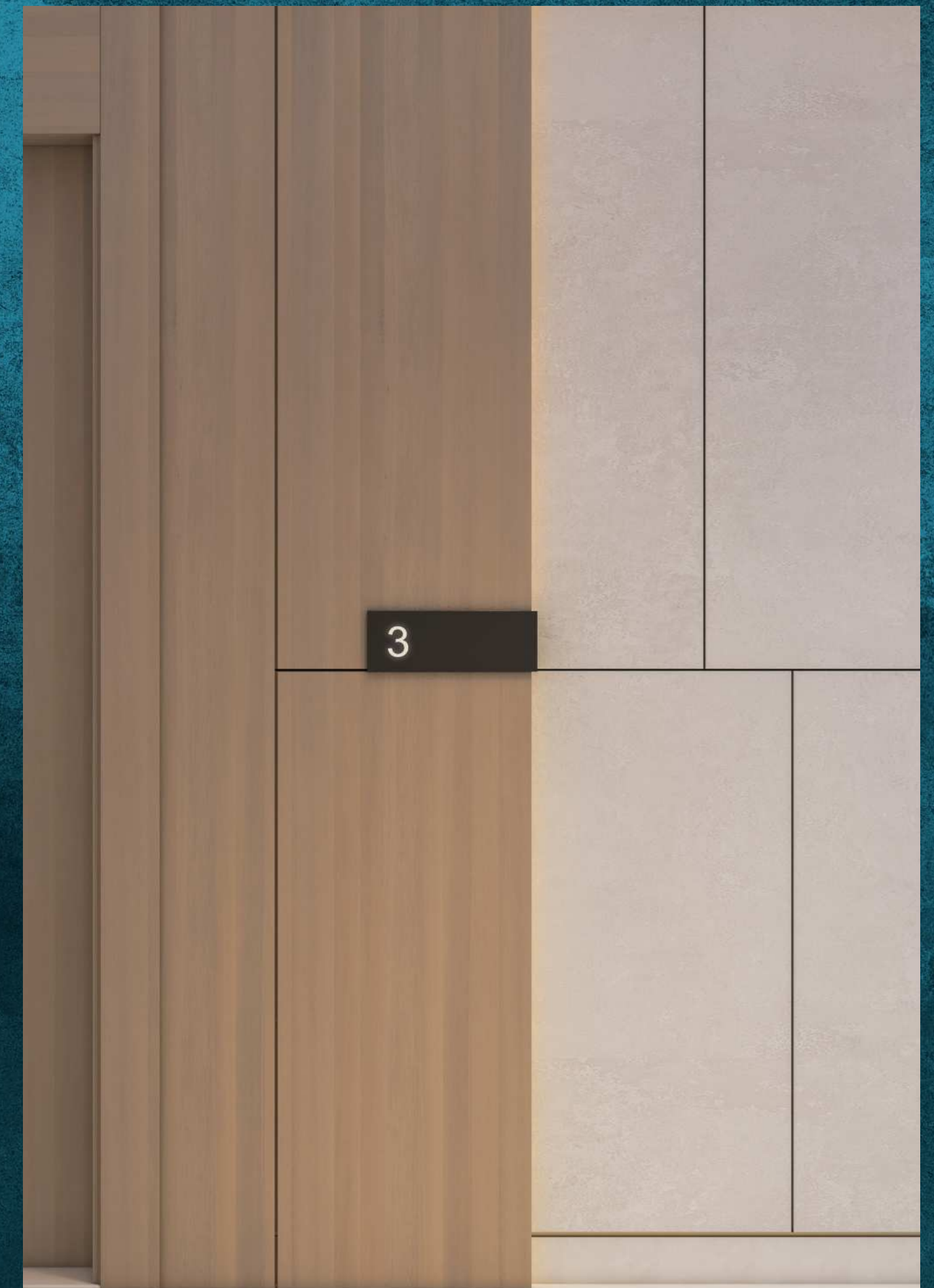


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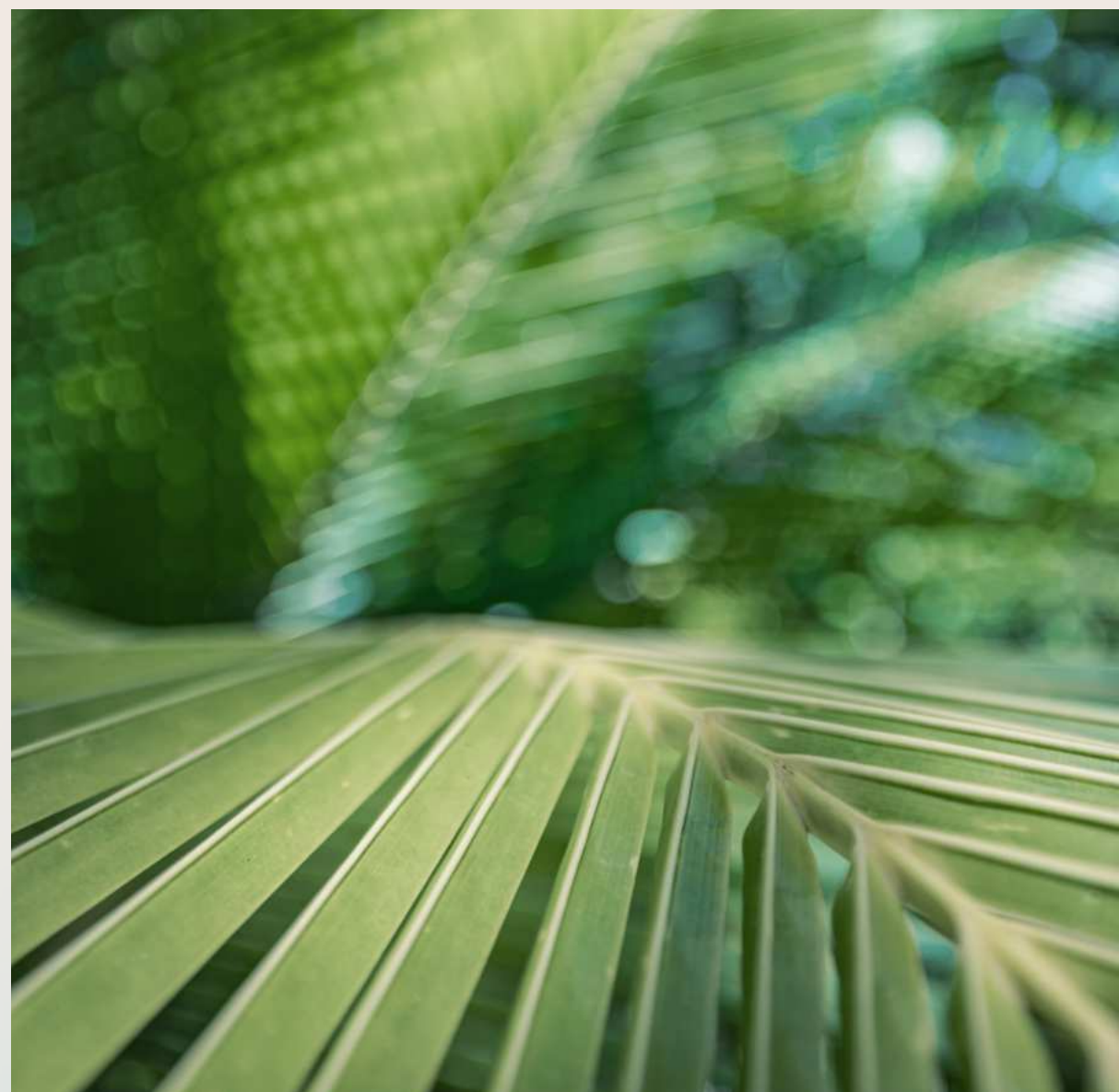




WELCOME TO THE  
INFINITE

Ori A Infinity represents the destination for open-minded individuals seeking a lifestyle of everyday life, effortlessly embracing clarity and rejuvenation.

With only 20 duplex residences, Ori A Infinity offers a highly personalized experience and is designed to integrate the best of both worlds, combining the views of the sea with the comfort of a modern interior.



## FITNESS & RECREATION

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INFINITY SWIMMING POOL

---

COCKTAIL POOL AREA

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POOL CONCIERGE

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KIDS' SWIMMING POOL

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YOGA AREA WITH VERTICAL GARDEN

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INDOOR GYM

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OUTDOOR FITNESS ZONE

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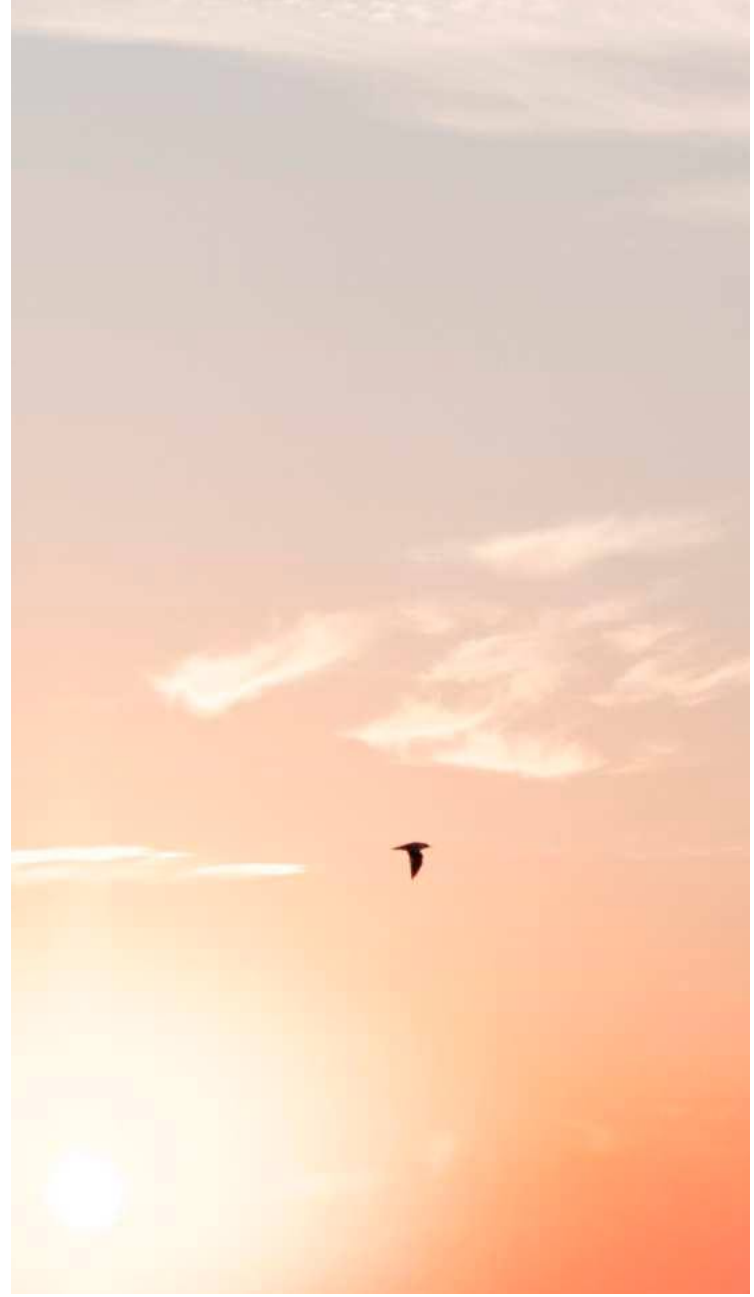
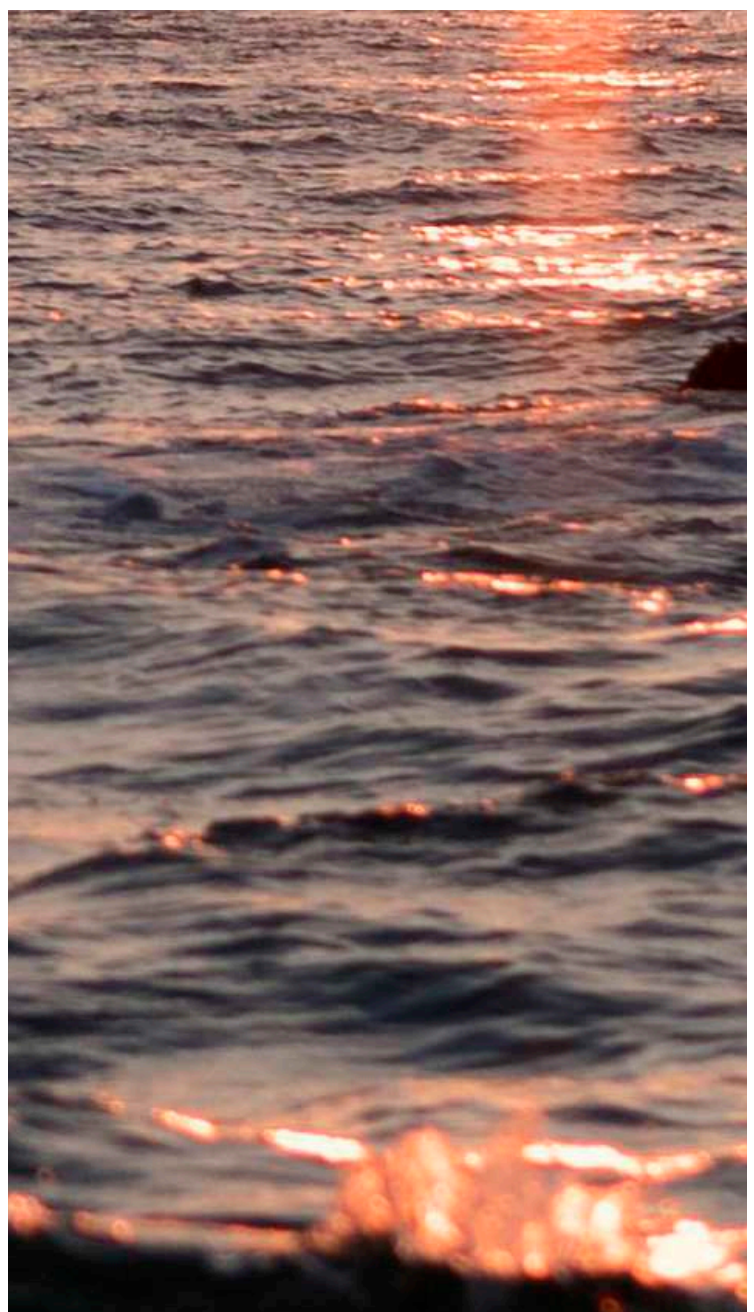
OUTDOOR KIDS PLAY AREA

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OUTDOOR PING PONG TABLE

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THE INTERIORS

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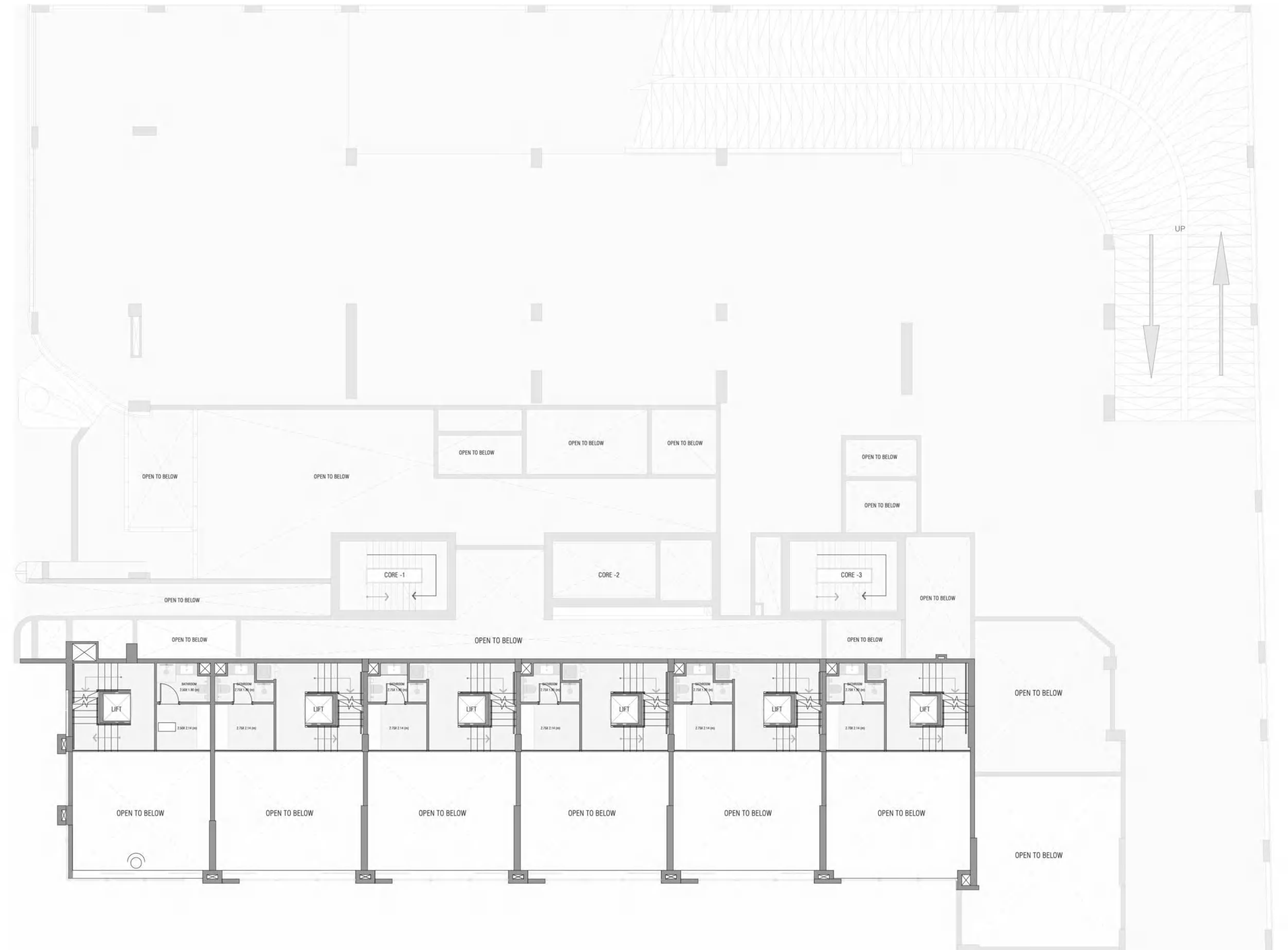
# FLOOR PLANS



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# OVERALL PLAN- MEZZANINE FLOOR

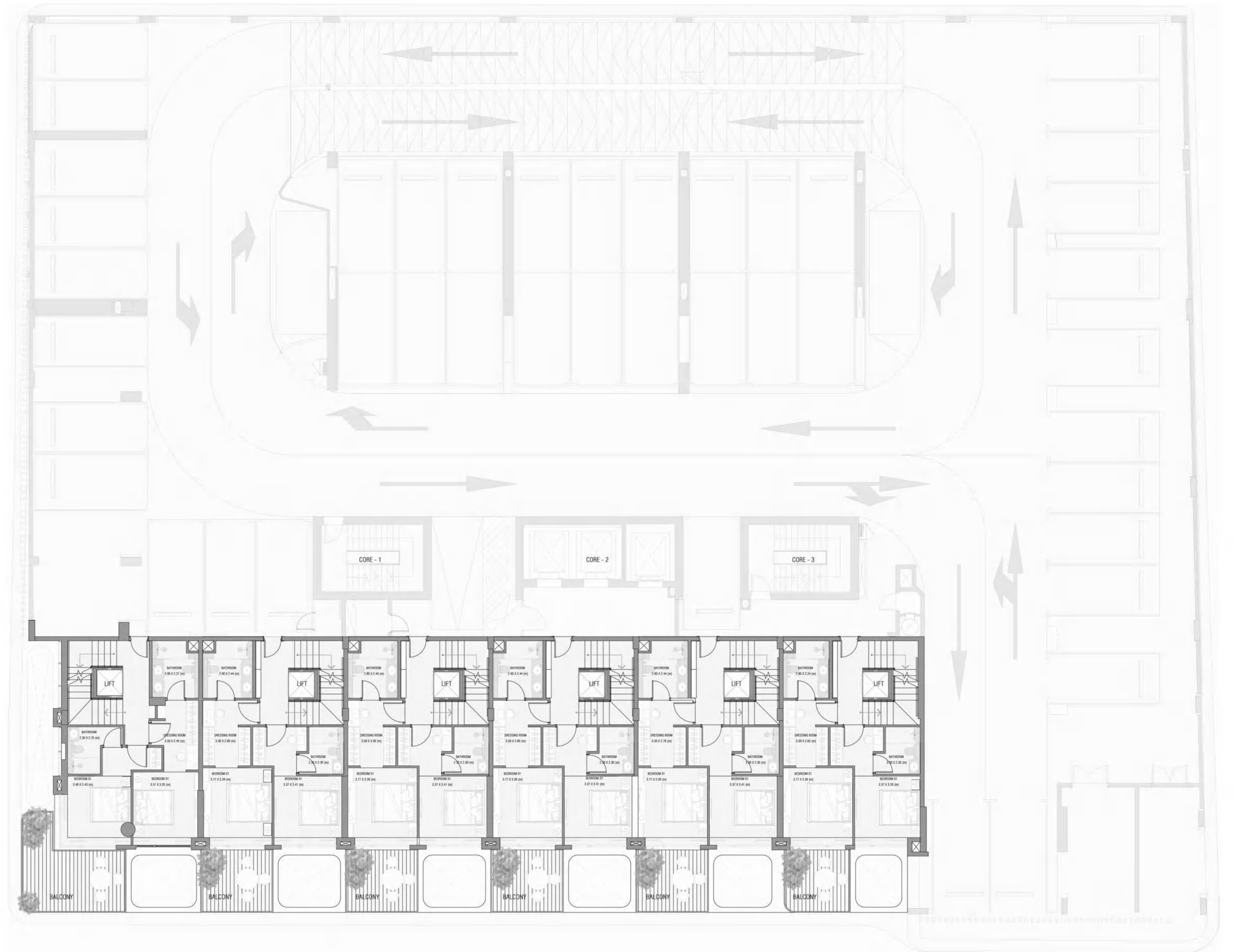
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# OVERALL PLAN- PODIUM 01 FLOOR

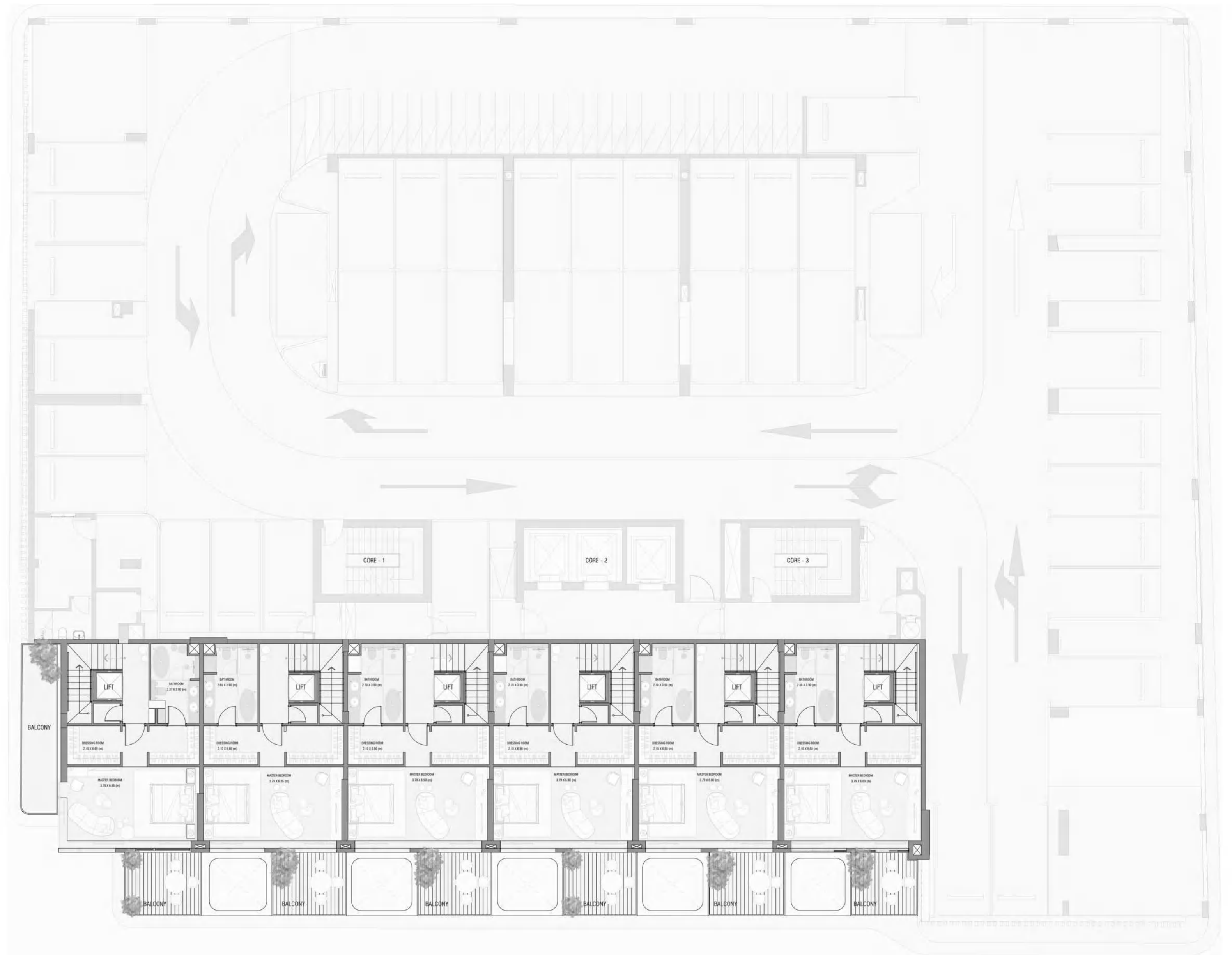
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# OVERALL PLAN- PODIUM 02 FLOOR

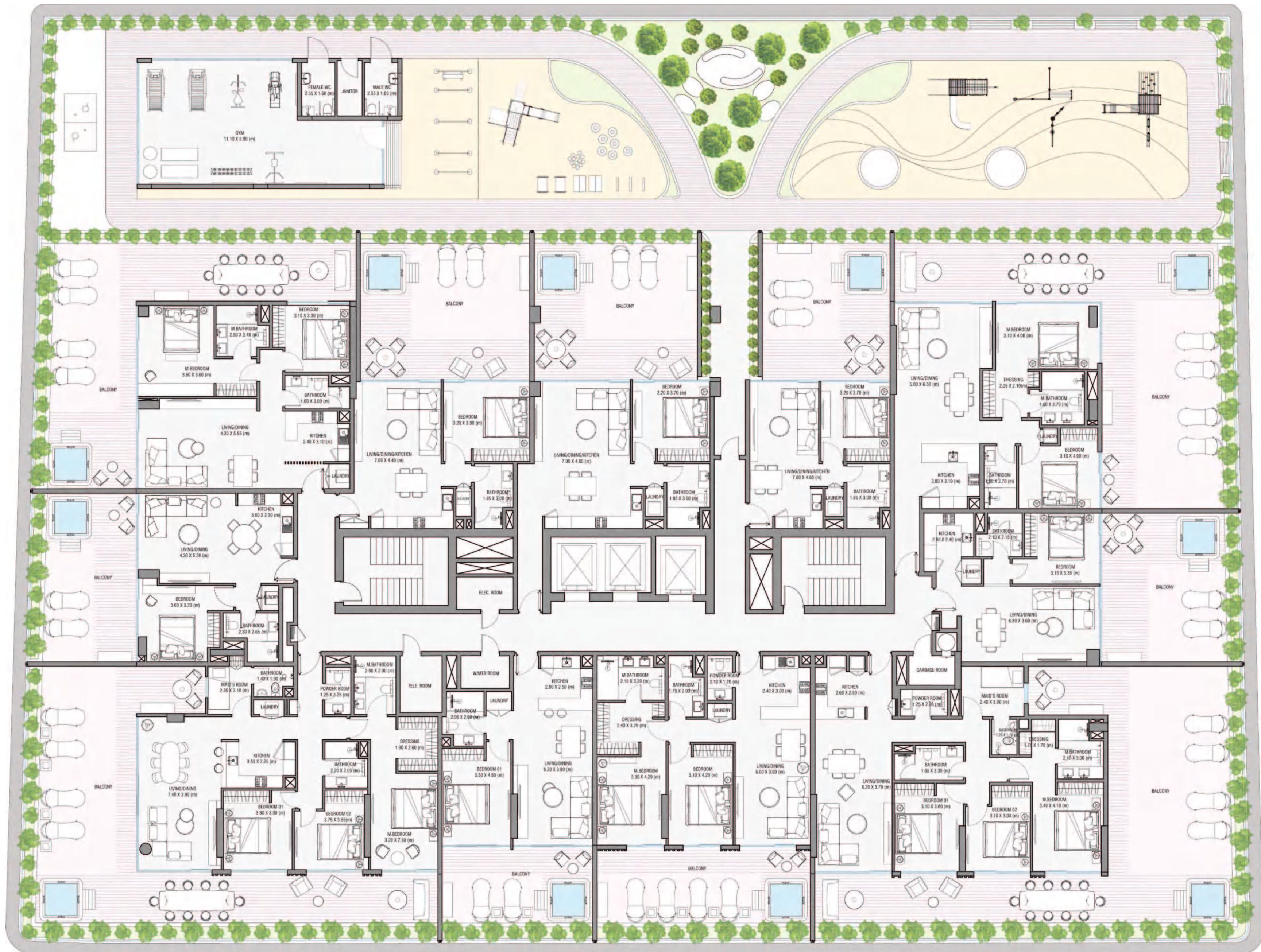
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# OVERALL PLAN- FIRST FLOOR

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



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# OVERALL PLAN - 3RD 5TH 7TH FLOORS

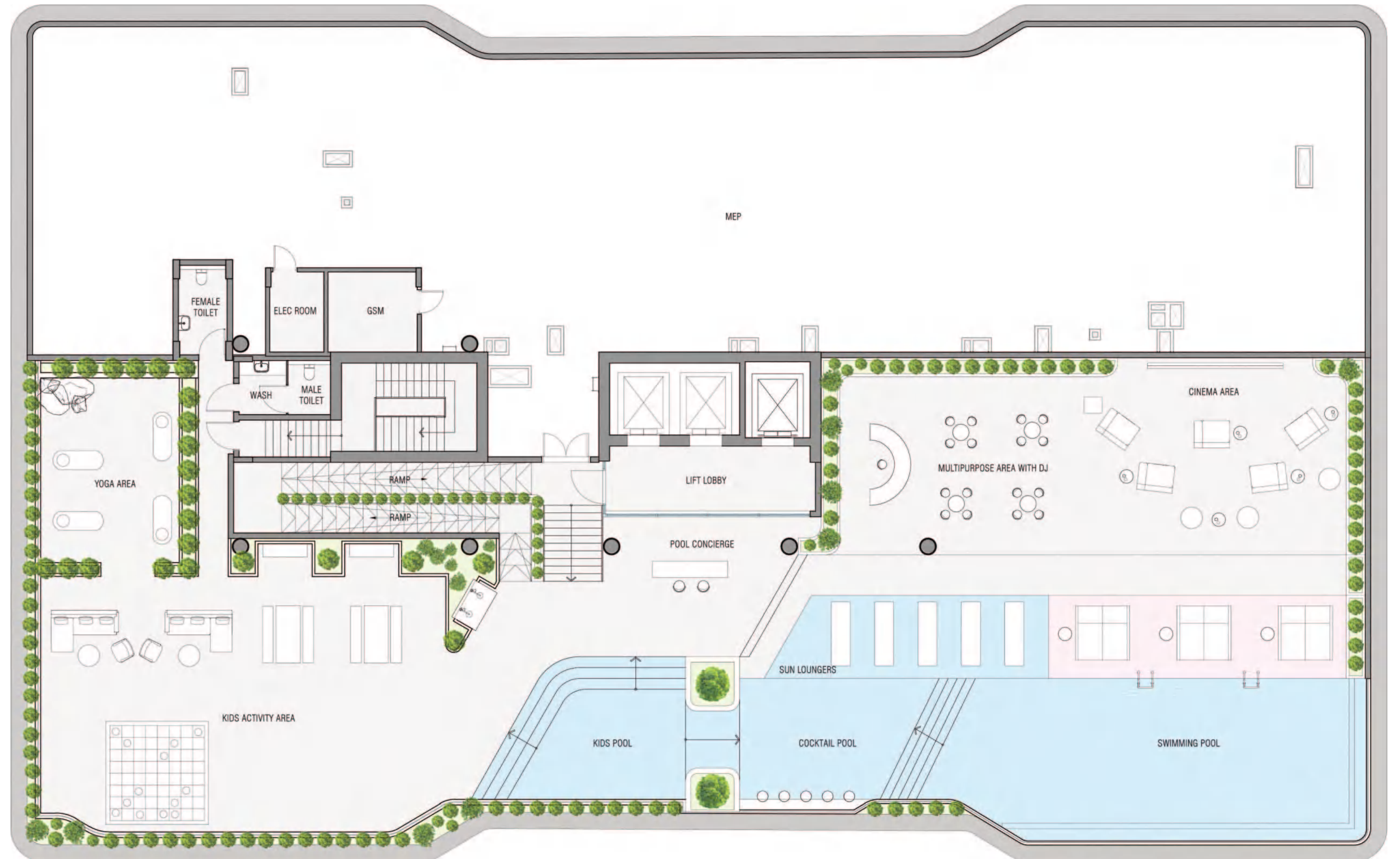


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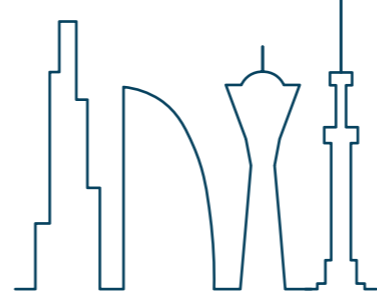
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# OVERALL PLAN- ROOF PLAN

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RESIDENCE







**PREFERENCE**  
properties

**PREFERENCE properties**

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