

**BONDS AVENUE**  
RESIDENCES

**FACT SHEET**

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# DUBAI ISLANDS A NEW COASTAL PARADISE



**AMIRAH**  
DEVELOPMENTS

## The Community

Discover waterfront living with over 21 kilometers of pristine beaches and crystal-clear waters, perfect for yachting and water sports. Enjoy world-class hospitality in luxurious resorts while embracing a sustainable lifestyle with eco-friendly infrastructure and green spaces.

## Why Dubai Island?

### Masterplan:

A collection of man-made islands developed to expand Dubai's coastline.

### Lifestyle & Amenities:

Dubai Islands will feature residential, commercial, leisure, and hospitality options, along with beaches, marinas, and green spaces.

### Accessibility:

Well-connected to Dubai's mainland via major highways, bridges, and transport links.



## Location and Views

### Distance:

10 minutes from Gold Souq Metro Station  
20 minutes from Dubai International Airport.  
22 minutes from The Dubai Frame.  
24 minutes from Downtown Dubai.  
24 minutes from Dubai World Trade Centre.  
33 minutes from Business Bay.  
Close to top attractions.

### Easy Access:

Well-connected via major highways and public transport options.

### Nearby Amenities:

Schools, hospitals, shopping centers, and entertainment hubs within a short drive.

## Payment Plans

### 60/40 (Standard)

20%	DOWN PAYMENT
10%	MARCH, 2025
5%	JULY, 2025
5%	OCT, 2025
10%	FEB, 2026
5%	JUNE, 2026
5%	SEPT, 2026
40%	Q1, 2027 On Handover

### Post-Handover

20%	DOWN PAYMENT
10%	MARCH, 2025
5%	JULY, 2025
5%	OCT, 2025
10%	FEB, 2026
5%	JUNE, 2026
5%	SEPT, 2026
10%	Q1, 2027 On Handover
30%	1% every month x 30 months

## Residential Units

1-, 2-, 3-bedroom apartments, 4 Bedroom Penthouses and 3-bedroom Townhouses.

Apartments	Units	Min. Area (sq. ft.)	Max. Area (sq. ft.)	Starting Price (in AED Mn)
1 Bedroom	35	649	1042.70	1.3 Million
2 Bedroom	27	1071.44	1800	2.0 Million
3 Bedroom	5	1464.12	1528.81	2.5 Million
4 Bedroom Penthouse	2	4216	4216	9.505 Million
3 Bedroom Townhouse	6	2800	3000	5.643 Million



## Amenities

Infinity pool, private pool, gym, yoga area, jacuzzi, sauna, mini golf, steam shower, padel court, b.b.q area children's play area, kids pool, and landscaped gardens.



Amirah Development brings a fresh perspective to the property market.

Our commitment to quality, innovation, and excellence drives us to create exceptional living spaces that blend luxury, comfort, and sustainability.