

Object 1

FLUID ONE

DUBAI ISLANDS

The art of living lightly



FLUID ONE

WHERE LIFE FLOWS

Dubai Islands unveils a visionary new chapter in **waterfront living**, where contemporary design meets **Arabian splendour**. Comprising **five interconnected islands**, this extraordinary destination seamlessly blends **luxurious resorts, pristine beaches, and vibrant cultural landmarks** into one inspiring coastal community.

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THE LOCATION

Dubai Islands offers easy access to the city's key destinations.

Connected by the new **Infinity Bridge** and major road networks, the islands combine urban convenience with the calm of island life.

12
MINUTES
Gold Souq
Metro Station

20
MINUTES
Dubai International
Airport

22
MINUTES
The Dubai Frame

24
MINUTES
Dubai World
Trade Centre

24
MINUTES
Downtown Dubai

24
MINUTES
Business Bay

34
MINUTES
Dubai Financial Centre

 DUBAI MARINA

 MALL OF
EMIRATES

THE
DUBAI
MALL

 BURJ AL ARAB

 BURJ KHALIFA

 DUBAI FRAME

 DUBAI WORLD TRADE CENTER

 MUSEUM OF THE FUTURE

 GOLD SOUQ
METRO STATION

 DUBAI
INTERNATIONAL
AIRPORT

 THE
DUBAI
MALL

 THE WORLD
ISLANDS

 AL QASIMIA

 AL KHOR

 AL BARSHA

 AL QUOZ

 AL MAKTOUM

 AL QUSAIS

 AL JADDAF

 AL QUSAIS

 AL QUSAIS

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FUTURE MARINA & WATERFRONT EXPANSION

Redefining Dubai's horizon, the development features **over 60 kilometres of waterfront** and **more than 20 kilometres of beaches**, including a Blue Flag-certified shoreline, along with **two kilometres of parks, open spaces, and world-class golf courses** overlooking the Arabian Gulf.

Multiple new marinas and expanded public waterfronts are planned to increase lifestyle appeal and enhance property value across all five islands.



FLUID ONE

DUBAI ISLANDS

FLUID ONE is a new expression of coastal living in **Dubai Islands**, a destination shaped by water, open skies, and the ease of a resort-inspired district that remains seamlessly connected to the city.

FLUID ONE sits within this evolving district as a refined sanctuary, moments from promenades, beaches, and hospitality experiences, yet defined by its own atmosphere of calm.

Building configuration: G+ 2P+8

Anticipated Completion: _____

1 BEDROOM	2 BEDROOM	2.5 BEDROOM	3.5 BEDROOM	TOTAL
16	33	12	3	64



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Guided by the philosophy of flow, the building is shaped as a continuous experience that opens gracefully to light and air. Interiors are composed with calm proportions, elevated finishes, and layouts that move with modern life — intuitive, flexible, and beautifully restrained.



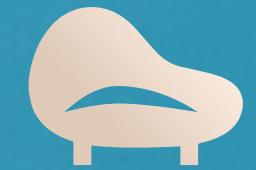
FLUID ONE

Set in Dubai's emerging coastal district, FLUID ONE offers the privilege of retreat while remaining connected to the city's pulse. It is a home for a new rhythm: balanced, composed, and quietly exceptional.



FLUID ONE

AMENITIES



LOBBY



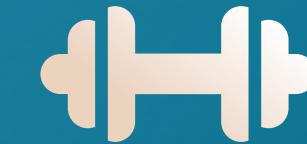
SWIMMING
POOL



POOL DECK WITH
SUN LOUNGERS



KIDS POOL



GYM



CLUBHOUSE



2-STOREY
PARKING



DISABLED
PARKING



BICYCLE
PARKING



SWIMMING POOL

FLUID ONE



KIDS POOL

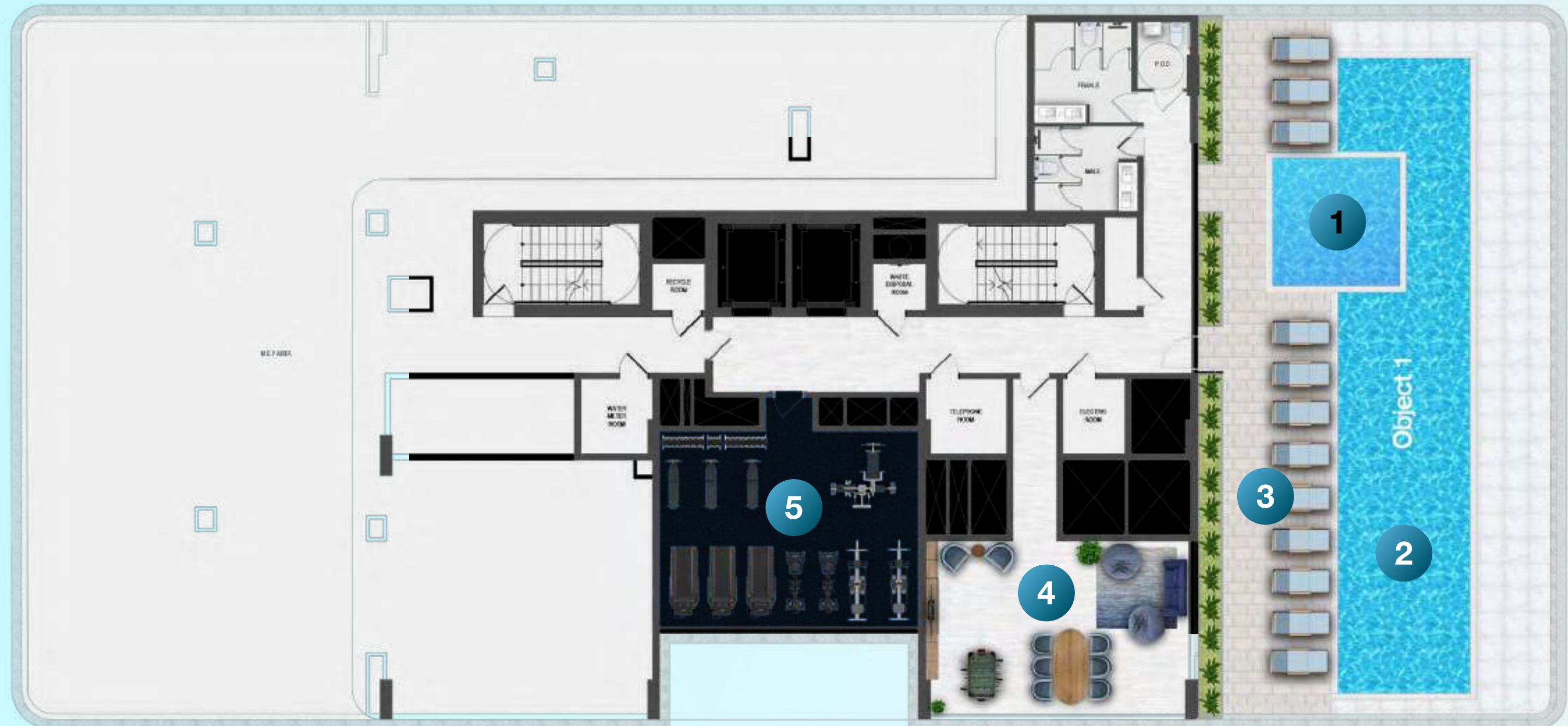
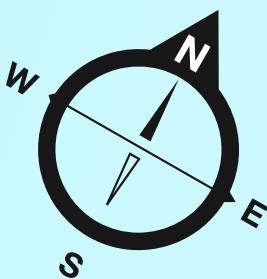
FLUID ONE

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SEA VIEW

MINA RASHID

DUBAI SKYLINE



FLOOR 8

DUBAI ISLAND COMMUNITY

- 1 KIDS POOL
- 2 SWIMMING POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 GYM
- 5 CLUBHOUSE

STRATEGIC LOCATION

- Proximity to Deira and central Dubai.
- Direct access via bridges and major roads.
- Close to Dubai International Airport and business hubs.

COMPREHENSIVE AMENITIES

- Dubai Islands Mall and the world's largest night market.
- Marinas, watersports, and golf courses.
- Green spaces, parks, and private beaches.

INVESTMENT POTENTIAL

- High ROI and rental yields.
- Zero property taxes and favorable foreign ownership laws.
- Future growth aligned with Dubai 2040 Urban Master Plan.

TOURISM APPEAL

- Over 80 planned luxury hotels and resorts.
- Unique cultural, recreational, and waterfront experiences.
- Infrastructure for hosting international events.

LIFESTYLE BENEFITS

- Exclusive beachfront living with private access.
- Integrated "live, work, and play" environment.
- Eco-friendly and sustainable community design.

INFRASTRUCTURE

- Modern healthcare, schools, and nurseries.
- Planned metro connections and road networks.
- State-of-the-art community facilities.



FLUID ONE

FREEHOLD OWNERSHIP FOR ALL NATIONALITIES

The entire area operates under full freehold regulations, giving international buyers complete ownership rights — a major advantage for global investors.



CUSTOMER PROFILE FOR DUBAI ISLANDS



INVESTORS



TOURISTS
AND SHORT-TERM
RENTERS



LIFESTYLE
ENTHUSIASTS



END-USERS
(RESIDENTS)



REGIONAL AND
INTERNATIONAL
BUYERS

LIFESTYLE PREFERENCES

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- Luxury and waterfront living
- Access to premium amenities such as private beaches, marinas, and recreational facilities.
- Proximity to shopping, dining, and entertainment options.



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Dubai Islands offers an unmatched combination of strategic location, luxurious living, comprehensive amenities, and strong investment potential. It caters to a diverse audience, from investors seeking high returns to residents looking for a serene and luxurious waterfront lifestyle. These advantages position Dubai Islands as one of the most prestigious and promising developments in Dubai.





FLUID ONE — Object 1