

WHERE HAPPINESS RESIDES: SUNSET, SEA, AND SERENITY





# A PREMIUM LIVING COMMUNITY

Escape to Dubai Islands: Where City Life Meets Coastal Tranquillity. A Community designed by Nakheel. Experience resort-style living amidst lush greenery, blue waters, and seamless connectivity. Welcome to your captivating oasis on the Dubai coast.

Walking Access to  
**Marina**  
in 2 minutes

Walking Access to  
**Canal Walk**  
in 2 minutes

Walking Access to  
**Restaurants**  
in 2 minutes

Walking Access to  
**Dubai Islands Beaches**  
in 10 minutes

Walking Access to  
**Deira Mall**  
in 10 minutes



# DUBAI ISLANDS

**21**  
KILOMETERS  
BEACH LENGTH

**09**  
MARINAS

**86**  
RESORTS  
&  
HOTELS

**02**  
18 - HOLE GOLF COURSE  
09 - HOLE GOLF COURSE



## KEY FACTS





## KEY FACTS LOCATION

 **86** RESORTS & HOTELS

 **21** KILOMETERS BEACH LENGTH

 **09** MARINAS

 **02** 18 - HOLE GOLF COURSE  
09 - HOLE GOLF COURSE

DUBAI ISLANDS



# EXOTIC COASTAL ESCAPES

Dubai Islands offers a plethora of 86 exquisite resorts and hotels, providing astute travellers with an array of opulent coastal sanctuaries. From sumptuous luxury to tranquil seclusion, each destination promises an unparalleled retreat immersed in the awe-inspiring beauty of the Arabian Gulf.





# BEACHES

## EXPLORING DUBAI ISLANDS' 21KM COASTLINE

Embark on an unforgettable journey along Dubai Islands' 21 kilometres of pristine beaches, where golden sands meet the azure Arabian Gulf. Feel the rhythm of the waves and indulge in luxury as you bask in the sun's warm embrace. Dubai Islands majesty awaits your exploration.







# DUBAI ISLANDS: AN URBAN ELEGANCE

In the vibrant tapestry of Dubai Islands, nine marinas stand as testaments to its opulence and innovation. Each offers a unique blend of luxury, elegance, charm and chic coastal vibes, defining Dubai's status as a global maritime hub.



# EXQUISITE GOLF OASIS

Enter into the world of unparalleled luxury on the scenic Dubai Islands, where meticulously designed 9-hole and 18-hole golf courses await your arrival. Delight in the lush green landscapes and embrace the challenge of international standards as you embark on an unforgettable golfing odyssey.







## LEGEND

- 1 WELLNESS RESORT
- 2 ECO RESORT
- 3 18-HOLE GOLF COURSE
- 4 SCENIC DRIVE
- 5 OASIS PARK
- 6 FAMILY RESORT
- 7 MARINA VILLAGE
- 8 BEACH FRONT RESORT
- 9 BEACH FRONT RESIDENTIAL
- 10 WATER FRONT HOTELS & APT
- 11 PRIVATE MARINA CLUB
- 12 SIGNATURE ESTATE LOTS
- 13 CLUBHOUSE
- 14 9-HOLE GOLF COURSE
- 15 BOUTIQUE MIXED USE VILLAGE
- 16 SPORTS CLUB AND AQUATIC CENTER
- 17 BEACH CLUB
- 18 MALL
- 19 URBAN ISLANDS RESIDENTIAL
- 20 DESTINATION ART & CULTURAL DISTRICT
- 21 GOLF CLUB/ SPORTS CLUB

CONTEMPORARY  
AQUA BLISS





# STYLISH STRIKING CELESTIAL RESIDENCES...

Step into a world where dynamism paints the scenery. Sense the pulse along winding avenues, bask in the golden rays on immaculate shores, and immerse yourself in the heart of the action. In this vibrant enclave, you're always at the epicentre of excitement.

Welcome to Ocean Tower, a tribute to Dubai Islands – the crowning jewel, putting the finishing touch on the neighbourhood masterpiece.





# DUBAI ISLANDS BEACH SEASIDE STEPS AWAY



Positioned off the coast of Deira, it promises a haven for both humans and their furry companions, boasting the distinction of being Dubai's first pet-friendly beach with ample opportunities for swimming and water activities. From exhilarating kayaking to serene paddleboarding and an array of non-motorized pursuits, the beach offers boundless enjoyment for all.

With Ocean Tower just a leisurely walk away, residents are afforded effortless access to this aquatic paradise, ensuring that moments of beachside bliss are always within reach. Whether it's a spontaneous dip in the ocean or a tranquil stroll along the shoreline, the proximity of Dubai Islands Beach ensures that residents can embrace the coastal lifestyle whenever the mood strikes.



# PROJECT FEATURES



SWIMMING POOL



JACUZZI



KIDS POOL



LAZY RIVER



JOGGING TRACK



BILLIARD



BADMINTON COURT



MINI GOLF



TABLE TENNIS



OUTDOOR YOGA



PADEL  
TENNIS COURT



KIDS PLAYGROUND  
& SAND AREA



INDOOR &  
OUTDOOR GYM



OUTDOOR FAMILY  
SITTING AREAS



HOME  
AUTOMATION



SAUNA



CAR PARKING



DUBAI ISLANDS  
RESIDENTS' BEACH



HOUSEKEEPING

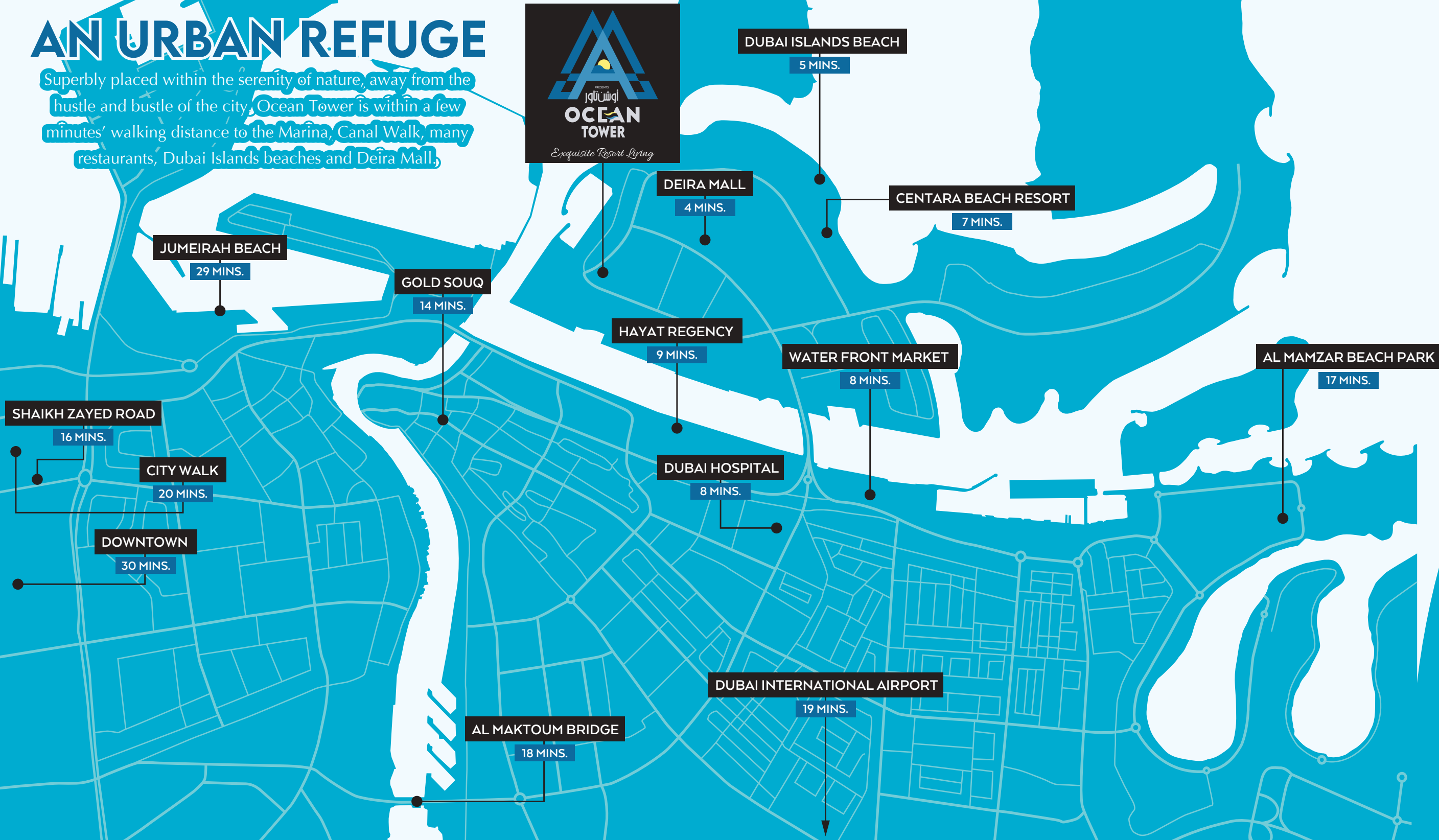


OCEAN SKY  
LOUNGE



# AN URBAN REFUGE

Superbly placed within the serenity of nature, away from the hustle and bustle of the city, Ocean Tower is within a few minutes' walking distance to the Marina, Canal Walk, many restaurants, Dubai Islands beaches and Deira Mall,







OCEAN  
TOWER

*Exquisite Resort Living*

A MAGNIFICENT  
**COASTAL**  
RETREAT





## A WELCOMING **RECEPTION** AREA

The wonderful reception area is a space where comfort meets elegance. Our inviting waiting foyer welcomes guests with plush seating and a soothing ambience, creating the perfect atmosphere for relaxation and anticipation.



# A GRAND LIFT LOBBY

In the majestic lift lobby area, guests are greeted by four top-tier lifts, flawlessly blending comfort and speed for an elevated vertical journey that complements the opulence of the surroundings.







## COMFORTABLE FOYER

Placed in front of the reception and lift lobby, this serene waiting area offers unparalleled comfort and a calming atmosphere. Large, expansive windows invite natural light and scenic views, creating a tranquil ambience for relaxation. Enjoy the soothing vistas of the surrounding landscape, embracing the serene atmosphere.





*Exquisite Resort Living*

# SEASIDE OASIS





# APARTMENTS



BEDROOM



LOUNGE



LIVING ROOM



DINING



KITCHEN



POWDER ROOM



BATHROOM



BALCONY



# HALLWAYS OF ABODE

The apartment hallways wind through the building, serving as vital pathways connecting residents. They are not merely routes to and from homes but also vibrant hubs where neighbours converge and stories unfold, fostering a sense of community.







## SERENE YET SCENIC

In the master bedroom, a massive wall-sized window floods the space with breathtaking ocean vistas and natural light, creating a serene ambience. A spacious closet enhances the room, providing both functionality and an airy feel.



## A GENEROUS LOUNGE

In the wide and spacious living lounge, cosiness meets stylishness. With ample room for relaxation, it effortlessly accommodates gatherings of all sizes, creating an inviting atmosphere for memorable moments with friends and family.







## OPULENT CULINARY OASIS

In the wide and spacious dining and kitchen space of your apartment, culinary creativity knows no bounds. With ample room for mingling and creating delicious meals, this inviting environment fosters warmth and connection among family and friends.



## STYLISH POWDER ROOM



The powder room of your apartment is a luxurious oasis with elegant fixtures and chic decor. This stylish and impactful space radiates sophistication and charm.

## VOGUISH BATHROOM



The guest bathroom is an elegant retreat, featuring modern fixtures, sleek design, and luxurious amenities, ensuring an easy and welcoming experience for visitors.



A modern balcony with a glass balustrade, wicker furniture, and a view of a city and water. The balcony is furnished with two wicker armchairs with beige cushions and a small round table with a coffee cup. The view shows a city skyline across a body of water, with a large building under construction in the distance. The sky is clear and blue.

## STYLISH GLASS BALUSTRADE

The spacious glass balustrade brings an air of modern elegance, offering uninterrupted ocean views while maintaining safety and style in your apartment.





# MARINA FRONT RESIDENCE



# BRINGING WORLD-CLASS FACILITIES



SWIMMING POOL



JACUZZI



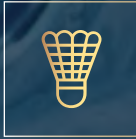
KIDS' POOL



LAZY RIVER



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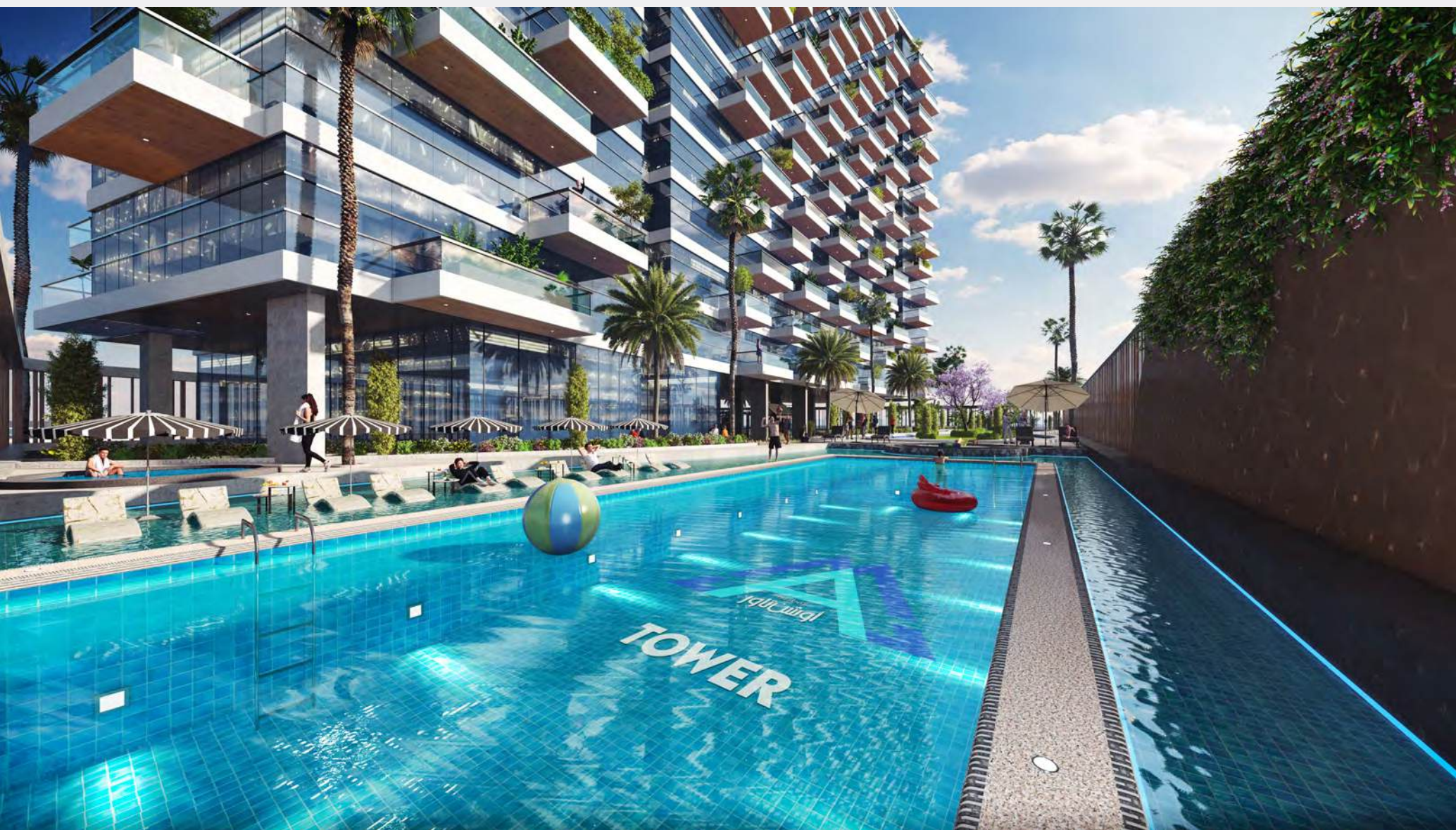


JOGGING TRACK



OUTDOOR YOGA





# INFINITY POOL

## HORIZON EMBRACE

Superbly placed within the serene embrace of nature, enjoy a resort life that epitomises luxury and relaxation. Swim away your stress daily in this emerald swimming haven, where the gentle lull and the verdant landscape create an oasis of calm.



# LAZY WATER GLIDE

**Introducing the first-ever Lazy River experience in a residential building!** This groundbreaking feature transforms everyday living into an unparalleled experience, providing our residents with a private and tranquil getaway right at home. It's a daily retreat that brings the essence of vacation living to the heart of our community.







## TENNIS RETREAT BLISS

Ocean Tower features an open-air Padel Tennis court, offering residents an ideal setting to enjoy their favourite sport amid refreshing coastal breezes and picturesque views.



# SMASH HAVEN

Indulge in exhilarating matches at Ocean Tower's Badminton Court, the premier spot for residents seeking active leisure. With its welcoming ambience, this court offers a fantastic recreational activity, inviting residents to unwind and elevate their game in style.







# TINY GOLF BIG FUN!

Experience the ultimate fusion of leisure and nature with our open-air mini-golf course. Let the gentle breeze guide your putt as you navigate through a landscape adorned with charming obstacles and lush greenery. Whether you're a seasoned golfer or just looking for a fun day out, our open-air mini-golf offers hours of entertainment and camaraderie in a picturesque setting.



# OCEAN SKY LOUNGE

From the Sky Lounge, immerse yourself in a captivating sea view that stretches to the horizon. Watch as the waves dance gracefully under the golden sun, painting the water in hues of blue and gold. Feel the gentle sea breeze and let the soothing sound of the waves creates an atmosphere of tranquillity and relaxation.







## SMART AND HASSLE-FREE CAR PARKING

In the beachfront residential project Ocean Tower, residents enjoy the convenience of a state-of-the-art smart car parking facility. This system optimises space utilisation, offers a convenient entry and exit, and enhances overall parking efficiency, ensuring a hassle-free experience for residents and visitors alike.



# A LEISURE PARADISE

At AAA Ocean Tower, residents savour resort-style living within a coastal haven featuring, a wide array of outdoor amenities. From shaded play areas to a serene sand zone, outdoor gym, Mini-golf and tranquil yoga space, there's something for every family member. With billiards and ample family seating, it's a holistic retreat by the sea.





# SAUNA



Discover unparalleled relaxation at Ocean Tower's residential enclave, featuring a luxurious sauna facility. Immerse yourself in serene moments as you unwind and embrace the tranquil atmosphere.

# FITNESS BY SEA



In Ocean Tower, residents can enjoy access to an indoor fully-equipped gym, fostering wellness and vitality amidst breathtaking beachfront vistas.





DUBAI  
**ISLANDS**  
CHARM AT ITS BEST





## A LEGACY SINCE 1945

Established in 1945, the Al Ansari Group has been a trailblazer in various sectors, leaving an indelible mark on the landscape of the United Arab Emirates. Comprising Redha Al Ansari Exchange, a cornerstone in the financial world, Al Ansari Hospitality, excelling in real estate and hotels, and Ahmad Alansari Real Estate Development, renowned for its innovative projects, the group has built a rich legacy of success.





# PREVIOUS VENTURES

The Al Ansari Group has redefined hospitality with landmarks like Tulip Al Barsha, Tulip Creek, Tulip Hotel Apartments, and Orchid Residence. Orchid Residence, a flagship project, epitomises unparalleled craftsmanship and design. We're thrilled to announce its full sell-out, thanks to the overwhelming trust of our patrons. Each project bears the hallmark of elegance and quality synonymous with the group's name, exemplifying our commitment to excellence and innovation in real estate development.



# THE ULTIMATE SHORELINE LIVING





The background of the central text area is a marbled pattern in various shades of blue, ranging from light cyan to deep navy. The pattern consists of swirling, organic shapes that create a sense of movement and depth. The text is centered horizontally and vertically within this area.

INDIVIDUAL  
**FLOOR PLANS**





## 1 BEDROOM APARTMENT

LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	779.37	130.81	910.18
LOWER LEVEL	779.37	97.47	876.84





# 1 BEDROOM APARTMENT

LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	782.08	95.22	877.30
LOWER LEVEL	782.08	126.99	909.07

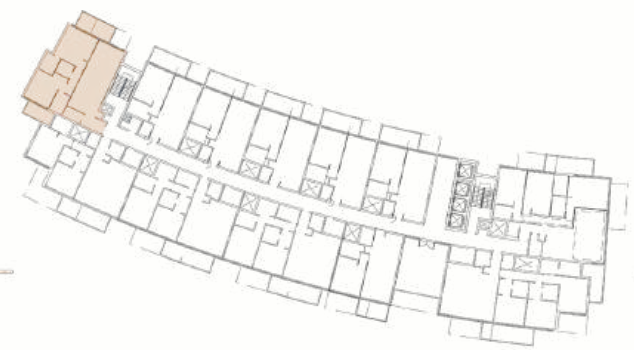




## 2 BEDROOM APARTMENT

LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1228.92	215.95	1444.87
LOWER LEVEL	1228.92	164.87	1393.79





## 2 BEDROOM APARTMENT

LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1204.01	119.14	1323.15
LOWER LEVEL	1204.01	193.18	1397.19





## 2 BEDROOM APARTMENT

RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
1517.34	190.45	1707.79





## 2 BEDROOM APARTMENT

LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1339.65	164.87	1504.52
LOWER LEVEL	1339.65	164.87	1504.52

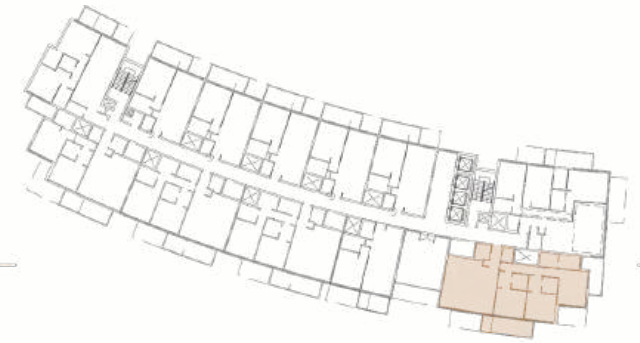




## 3 BEDROOM APARTMENT

LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1705.95	260.83	1966.77
LOWER LEVEL	1705.95	270.25	1976.20





## 3 BEDROOM APARTMENT

LEVEL	RESIDENTIAL	BALCONY	TOTAL (SQ.FT.)
UPPER LEVEL	1667.58	228.10	1895.68
LOWER LEVEL	1667.58	164.87	1832.45



# OCEANFRONT OASIS

YOUR HOME BY THE OCEAN





Builders & Developers:



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Disclaimer: The views, plans and layout shown are the artist's impression only. OCEAN TOWER / DEVELOPER reserves the right to change these specifications, plans and amenities without prior notice in the interest of quality and timely delivery, and of complying with Local Authorities requirements.  
We assure that any such changes made will not, in any way, be detrimental to the quality of the building.