

AMIRA

INTEGRATIVE WELLNESS RESORT



AMRA

*The World's First Integrative Wellness Resort*





Global  
Wellness  
Tourism is  
projected to  
reach **\$1.4  
TRILLION**  
**BY 2027,**  
growing  
16.6% annually  
since 2023

## *The Opportunity That Inspired AMRA*

Today, even the simplest human needs have a price: clean water, peace of mind, and moments of stillness with ourselves. Families spend heavily on staycations and wellness getaways just to reconnect, recharge, and breathe. Yet on the other side, not everyone can afford to move away from crowded metropolitan cities or maintain second homes just to experience calmness and peace.

This demand has fueled the rise of Global Wellness Tourism, going to be \$1.399 trillion by 2027 with an annual growth rate of 16.6% since 2023. Around the world, people are striving for longevity, searching for cleaner air for their children, and yearning for a place where they can experience inner peace.

## UTOPIA

# AMRA'S VISION

AMRA is a thoughtfully curated integrative wellness development at a strategic location in Umm Al Quwain - a region recognized as a Blue Carbon Zone.

It fuses hospitality-grade services with wellness-focused residential living across three sea-facing towers of fully serviced apartments.

Whether as your first home or a second sanctuary, AMRA offers an experience that today's world is thriving for with high demand from those seeking wellness-driven retreats, short-term rentals, and staycations.

AMRA delivers wellness & longevity-focused living, investor-friendly operations (in-room dining, app-enabled short-stay management, concierge), and sustainability, at a globally rare lagoon setting.



*AMRA delivers wellness & longevity-focused living, **INVESTOR-FRIENDLY** operations, and sustainability — at a globally rare lagoon setting.*



KEY FOCUS

*Wellness & Longevity*  
*+ Neo-Luxury + Sustainability*

A Lifestyle Designed on the  
7 Pillars of Integrative Wellness



THIS ISN'T JUST A REAL ESTATE PROJECT

*It's a lifestyle framework where every resident and  
guest experiences wellness in every dimension of living*

# AMRA

*The 7 pillars of*  
**INTEGRATIVE  
WELLNESS**



**1**  
MENTAL  
& EMOTIONAL  
WELLNESS



**2**  
PHYSICAL  
WELLNESS



**3**  
SPIRITUAL  
WELLNESS



**4**  
SOCIAL  
WELLNESS



**5**  
INTELLECTUAL  
WELLNESS



**6**  
ENVIRONMENTAL  
WELLNESS



**7**  
OCCUPATIONAL  
& FINANCIAL  
WELLNESS

# *Every Corner In The Resort Is Water View*

Soothing sea and lagoon views activate the brain's natural relaxation response, lowering stress hormones, uplifting mood, restoring focus, and creating emotional balance





820 FULLY FURNISHED  
& SERVICED APARTMENTS

*Starting from **only 690k**  
with access to 470,000 sq. ft  
dedicated area for wellness*

70/30 Payment Plan with  
3 Years Post Handover Period

Delivery By Q4, 2028

# Wellness Amenities in Stats

[ GROUND FLOOR ]

# 12,792

SQ.FT

## All-Day Dining Restaurant

*(with In-Room Dining Dispatch)*

15. Host/concierge desk  
& waiting lounge

16. Pastry & display  
takeaway counters

17. Barista/coffee  
& juice counter

18. Buffet islands (hot &  
cold) with live stations  
(eggs/grill/pasta)

19. Show-kitchen pass  
& à la carte pick-up

20. Main dining seating  
with power outlets  
for light work

21. Lounge nooks  
& soft seating

22. Generous circulation  
& stroller-friendly  
queuing

23. Waiter stations & POS

24. Self-serve cutlery/  
water points

25. Guest restrooms and  
stroller/utility parking

# 137,584

SQ.FT

## Outdoor Ground Amenities

1. Landscaped green  
buffers to create  
privacy and reduce  
heat gain.

2. Adult Infinity Pool  
with seamless lagoon  
horizon views.

3. Dedicated Kids'  
Pool with safe,  
shaded edges.

4. Pool Decks

5. Expansive sun decks  
with loungers

6. Cabanas

7. Relaxation pods

8. Social Sitting

9. Dining Zones

10. BBQ area

11. Kids' play zones

12. Organic pathways  
leading to lagoon-side  
viewing decks

13. Drought-resistant  
planting strategy  
ensuring  
year-round greenery

14. Water cascades and  
shaded seating to cool  
microclimate naturally.

# 83,567

SQ.FT  
(AMENITY-ONLY)

## Ground Floor

1. Multiple vehicular &  
pedestrian drop-offs;  
stroller-friendly paths

2. Entrance lobby with  
featured sculptures  
& water features;  
cascading pools

3. All Day Dining  
restaurant

4. Isabella Restaurant

5. Hunter & Barrel  
Restaurant

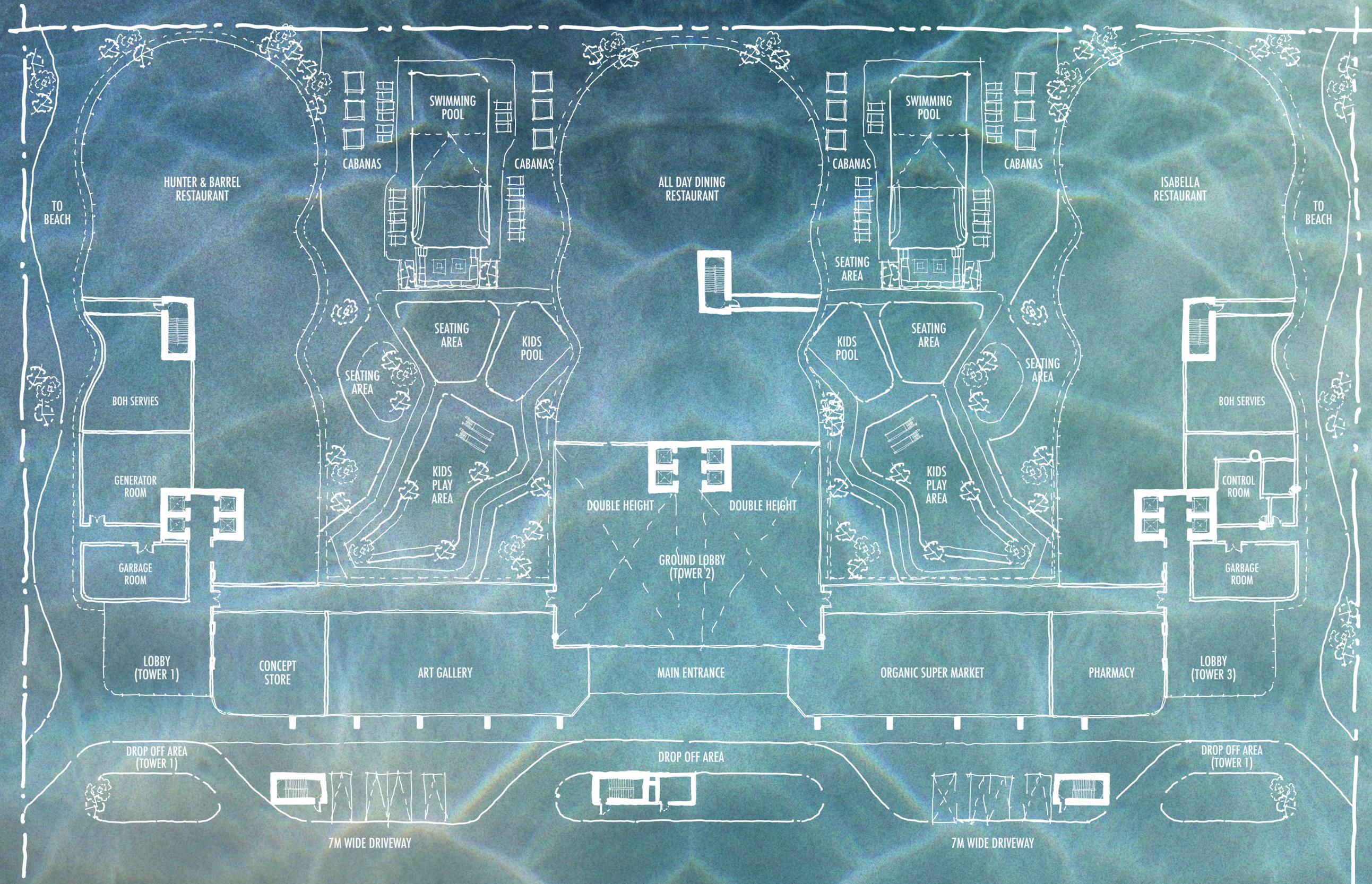
6. Organic Super Market

7. Art Gallery

8. Pharmacy

# Wellness Amenities

[ GROUND FLOOR ]



# First Light

[ GROUND FLOOR ]

*An opening of elegance — the threshold  
into Amra's world of wellness*

[ GROUND FLOOR ]

*Grand Lobby*



*Grand Lobby*



*Hallway Passage + Grand Lobby*



*Side Lobby*



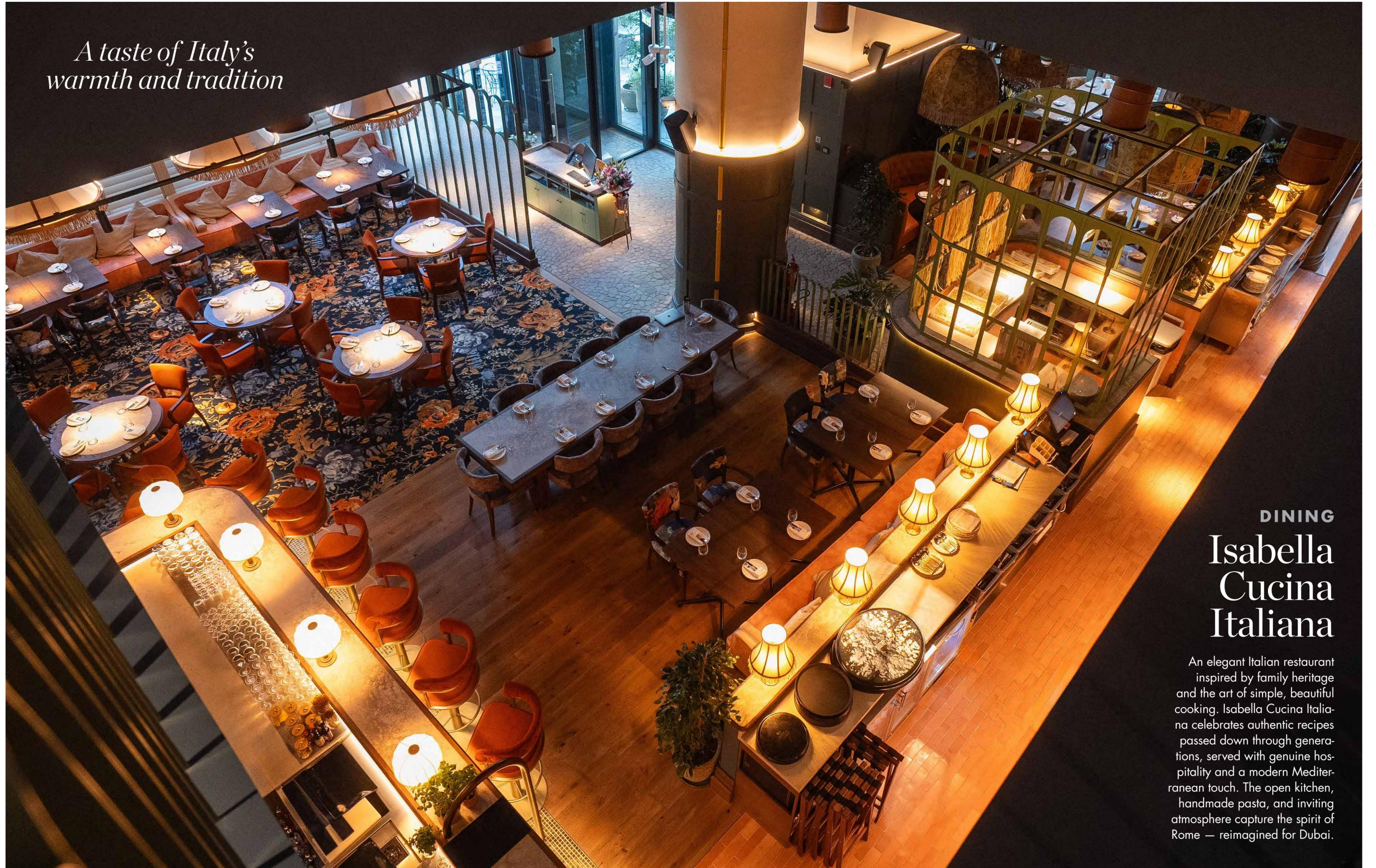
# The Gathering

[ FOOD & BEVERAGE ]

*A table of flavours and fellowship  
— where taste and memory linger*

[ GROUND FLOOR ]

*A taste of Italy's  
warmth and tradition*



**DINING**  
**Isabella  
Cucina  
Italiana**

An elegant Italian restaurant inspired by family heritage and the art of simple, beautiful cooking. Isabella Cucina Italiana celebrates authentic recipes passed down through generations, served with genuine hospitality and a modern Mediterranean touch. The open kitchen, handmade pasta, and inviting atmosphere capture the spirit of Rome — reimaged for Dubai.

*All Day Dining Restaurant*



DINING  
**Hunter  
& Barrel**

A contemporary steakhouse inspired by the spirit of the hunt, Hunter & Barrel brings people together around open flames, hearty food, and crafted cocktails. The interiors evoke a refined lodge atmosphere — warm, tactile, and inviting — while the menu celebrates flame-grilled meats, barrel-aged beverages, and the timeless pleasure of sharing good food with friends.

*Flame,  
flavour,  
and  
modern  
rustic  
charm*

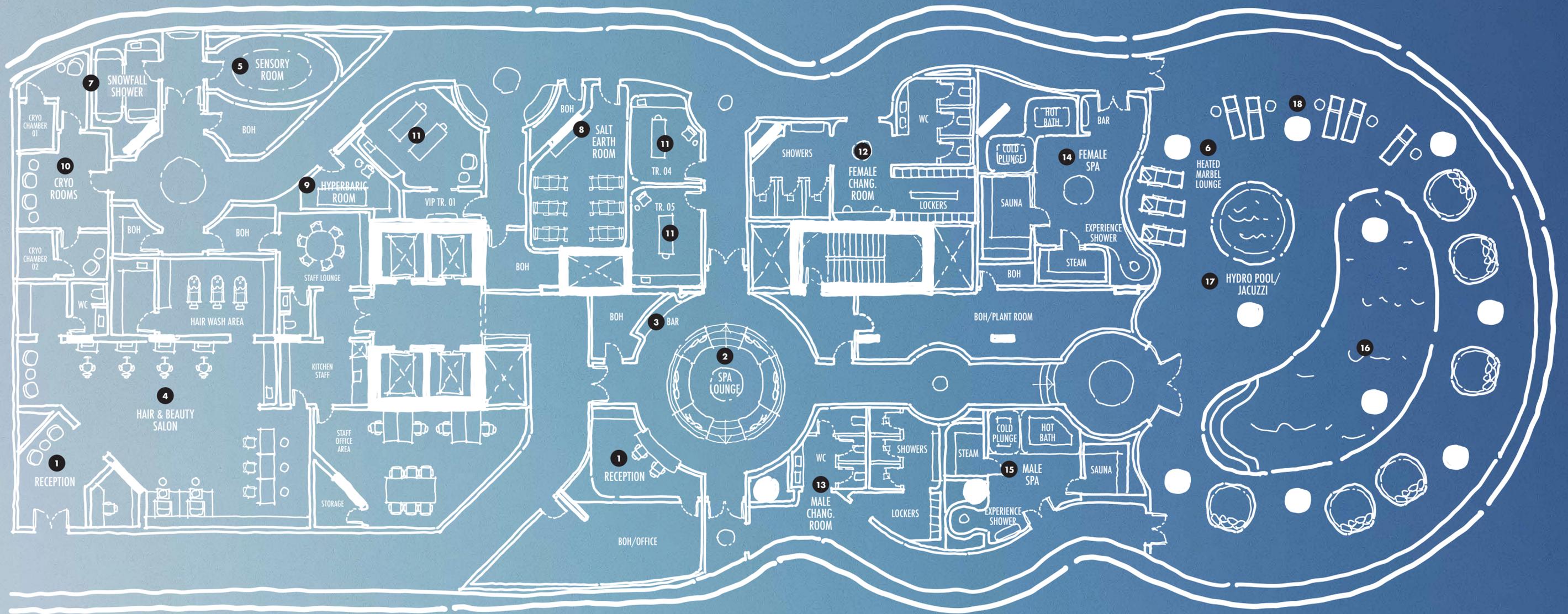


# New Moon

[ WELLNESS & LONGEVITY ZONE ]

*Where wellness treatments offer a new beginning  
—a hub for revitalization, longevity and vitality*

[ MEZANINE FLOOR ]



**18,817.49**  
SQ.FT

**ZONE A**  
**Reception & Beauty Salon**

- 1. Reception
- 2. Spa lounge for pre/post treatment relaxation
- 3. Wellness bar for teas, infusions, and supplements
- 4. Full-service Beauty Salon

**ZONE B**  
**Treatment**

- 5. Sensory Room for guided meditation
- 6. Heated marble loungers
- 7. Snow Shower
- 8. Salt Earth Room
- 9. Hyperbaric Room
- 10. Cryo Rooms
- 11. Massage room

**ZONE C**  
**Hydrotherapy**

- 12. Female Changing Room
- 13. Male Changing Room
- 14. Female Spa Area: Hot-bath Jacuzzi, Cold Plunge, Sauna, Steam, Sensory Shower & Vitality Bar
- 15. Male Spa Area: Hot-bath Jacuzzi, Cold Plunge, Sauna, Steam, Sensory Shower & Vitality Bar
- 16. Indoor Wellness Swimming Pool
- 17. Dedicated Hydrotherapy Pool
- 18. Relaxation Lounge



*Spa*



*Spa Lounge*



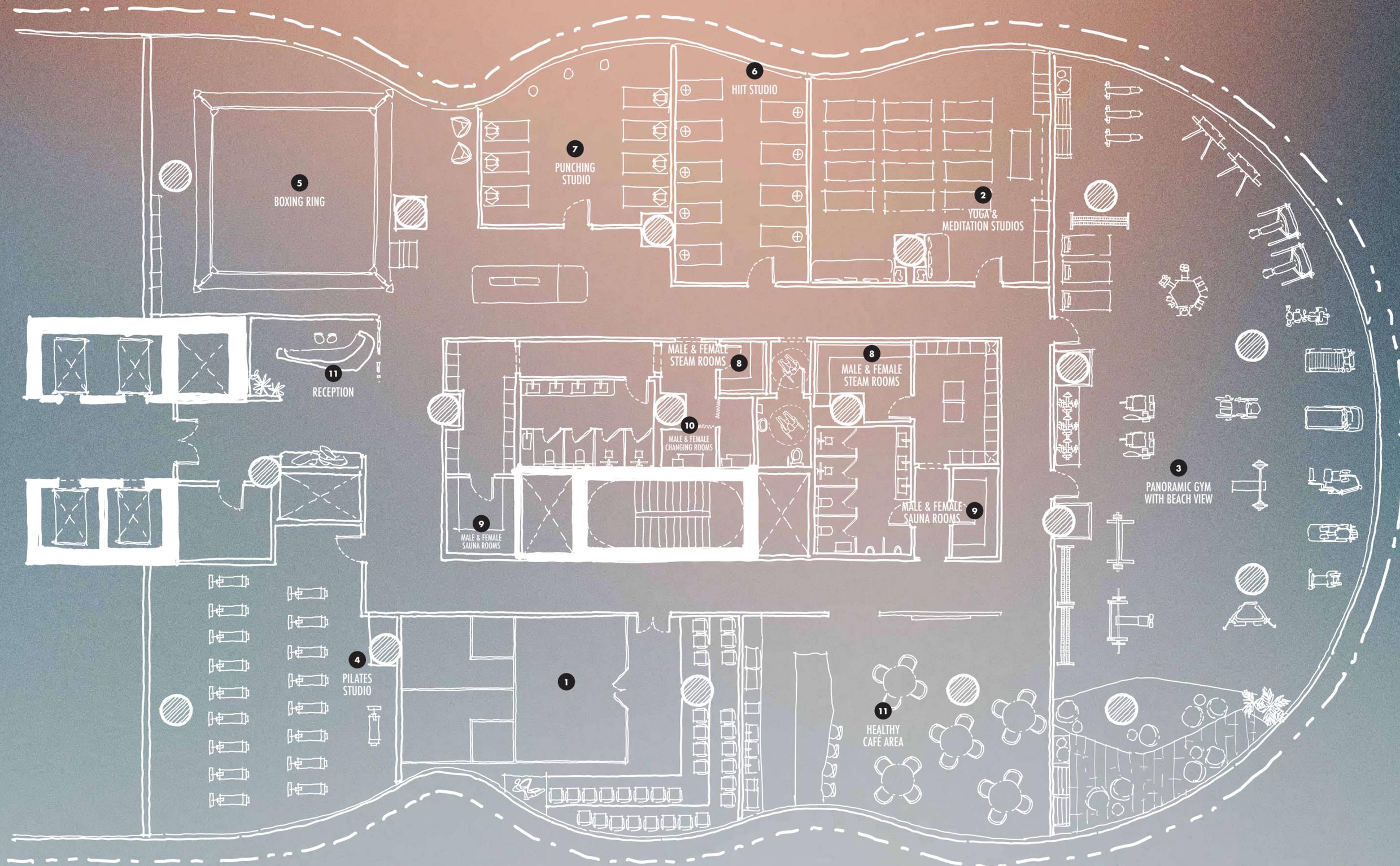
*Spa - Salt Room*

# Celestial Cycle

[ MIND & MOVEMENT ZONE ]

*Where mind and body wellness offer a holistic environment for overall health and wellbeing coupled with stunning sea views*

[ MEZANINE FLOOR ]



- 1. Squash Court
- 2. Yoga & Meditation Studios
- 3. Panoramic Gym with Beach View
- 4. Pilates Studio
- 5. Boxing Ring
- 6. HIIT Studio
- 7. Punching Studio
- 8. Male & Female Steam Rooms
- 9. Male & Female Sauna Rooms
- 10. Male & Female Changing Rooms
- 11. Reception
- 12. Healthy Café Area

**12,952**  
SQ.FT

*Panoramic Sea View Gym*



*Panoramic Sea View Gym*



*Pilates Studio*





*Yoga Studio*



*Boxing Ring*



*Punching Bag Studio*



*HIIT Studio*



*Squash Court*



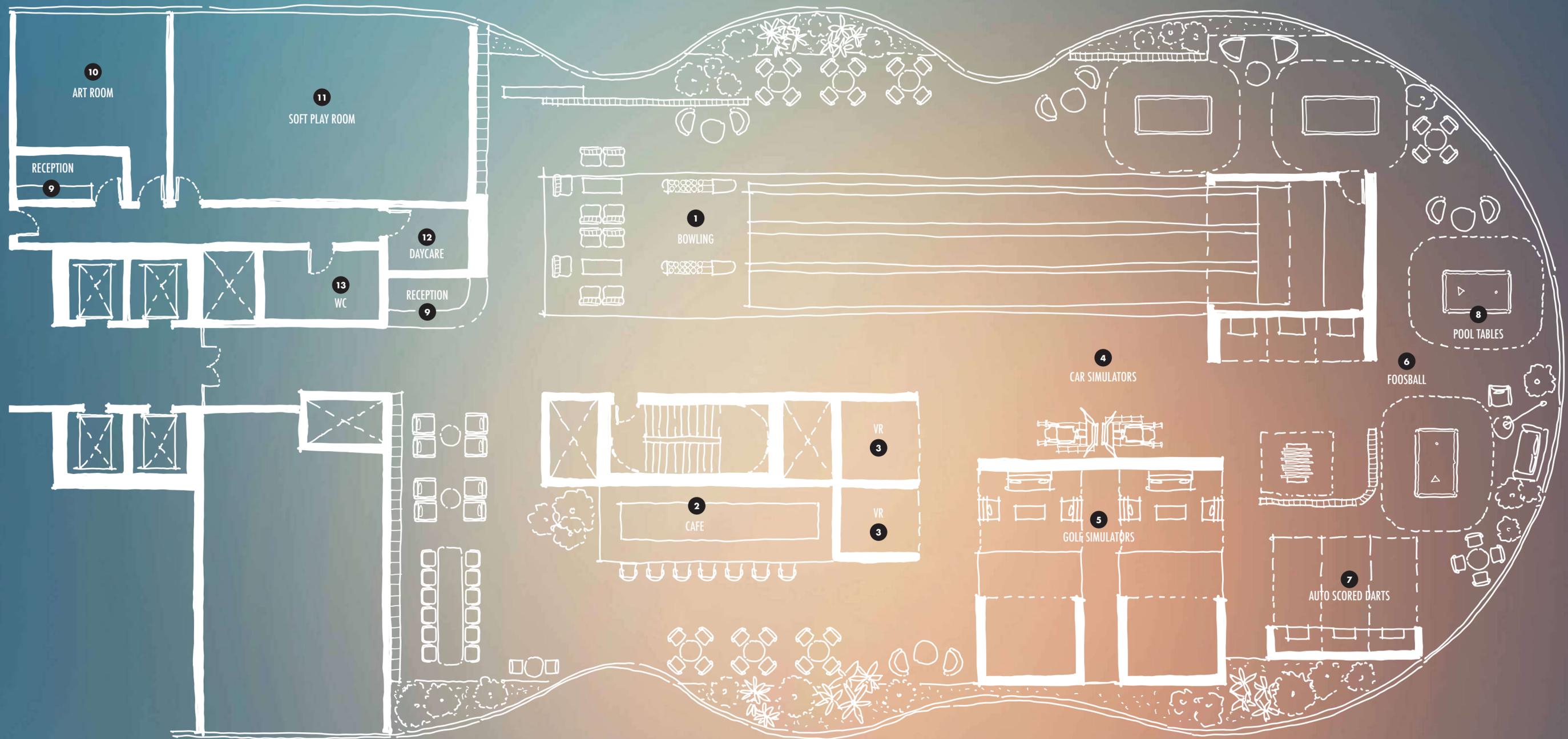
*Squash Court*

# Full Moon

[ GAMES ZONE ]

*A place of energy and joy, a social hub for rest and relaxation where residents and guests enjoy communal activities and fine dining*

[ MEZANINE FLOOR ]



**ADULTS ZONE**

- 1. Bowling lanes
- 2. Cafe
- 3. VR Game Zone
- 4. Car Simulators
- 5. Golf Simulators
- 6. Foosball
- 7. Auto-scored darts
- 8. Pool tables

**KIDS ZONE**

- 9. Reception
- 10. Art Room
- 11. Soft Play Room
- 12. Daycare
- 13. WC

**13,697**  
SQ.FT

*Bowling Lanes*



*Paint & Pots Cafe*



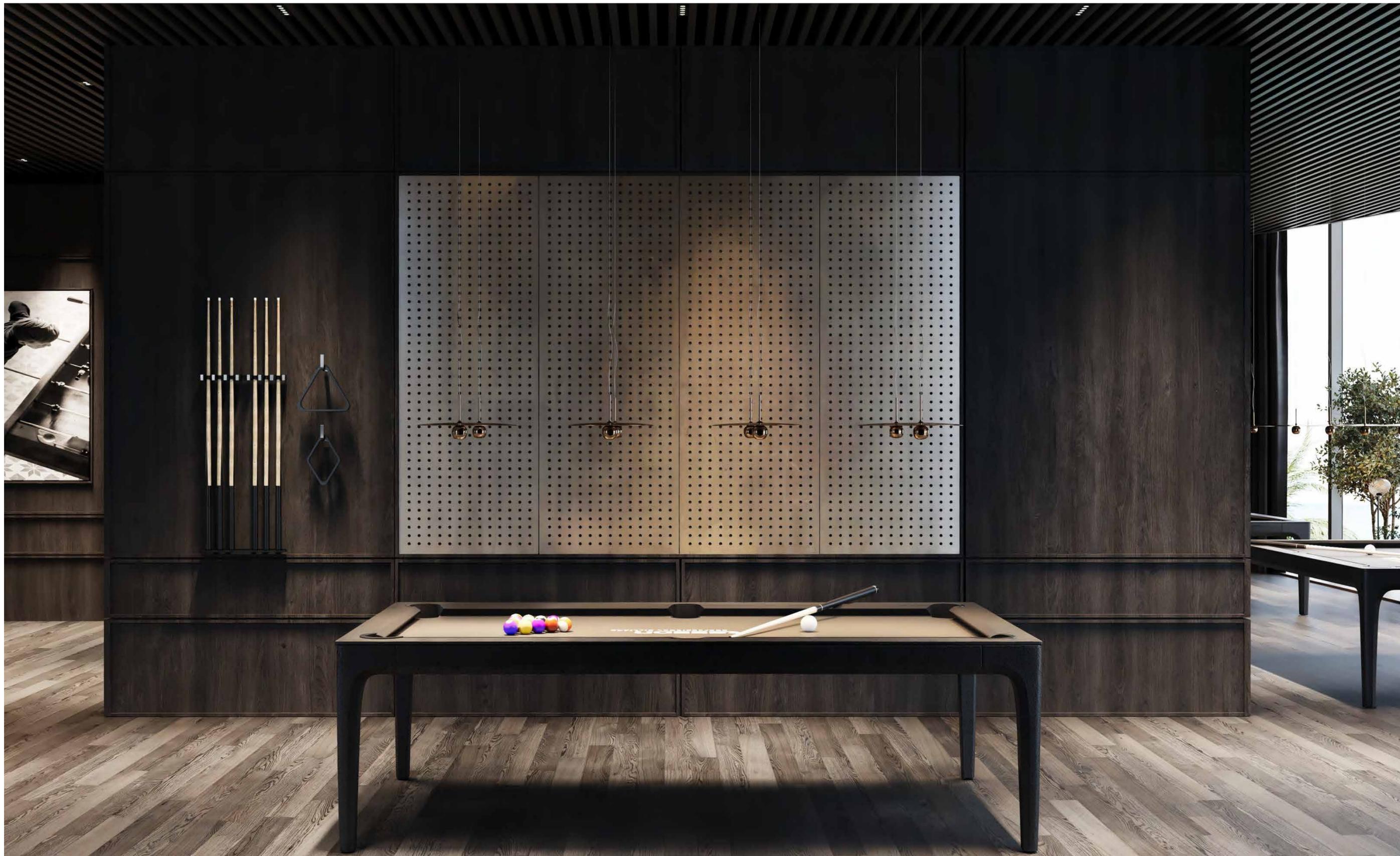
# Golf Simulator



*Self Scoring Darts*



*Pool*



*Retro Arcade + Driving Simulator*



# Sunrise

[ BUSINESS ZONE ]

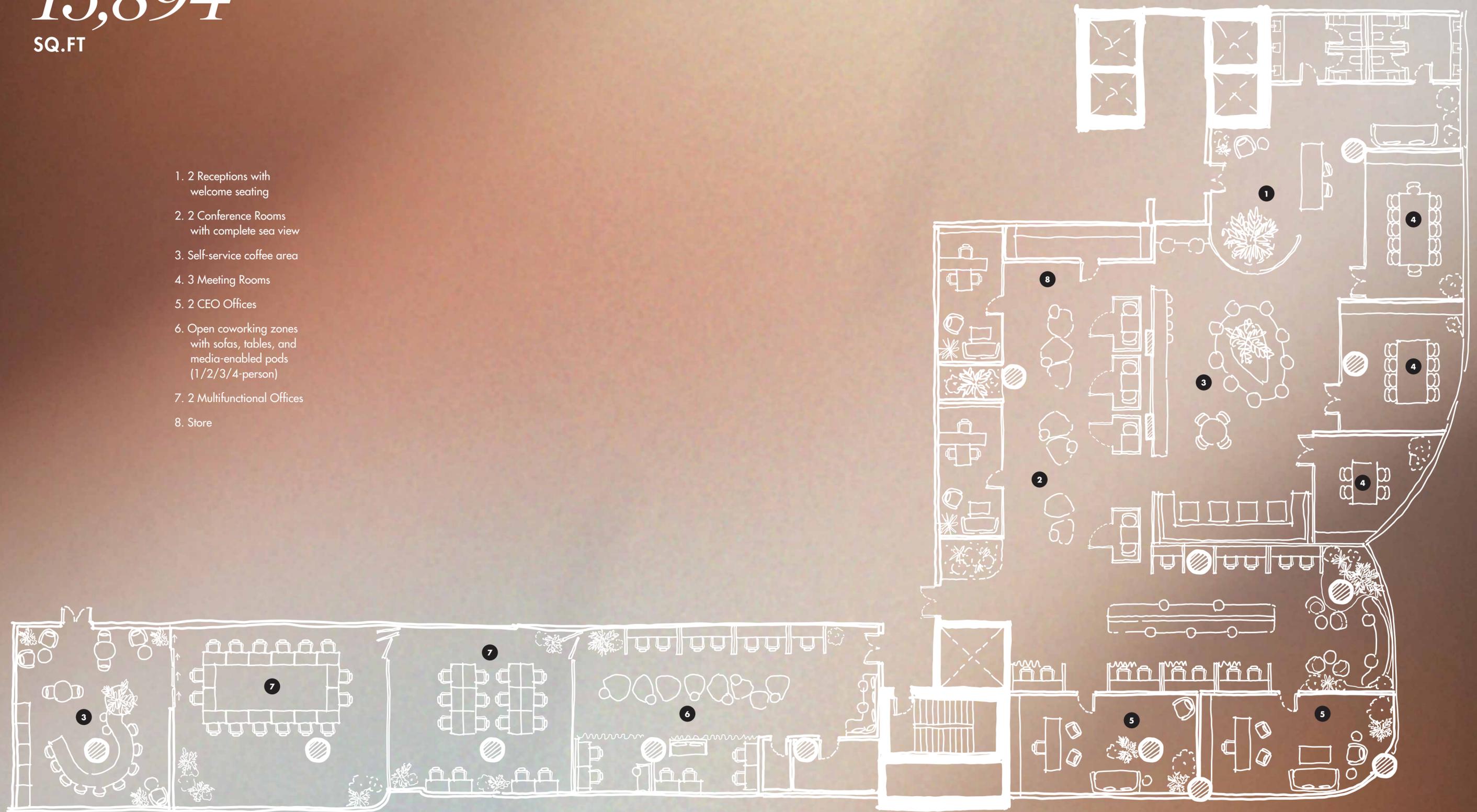
*Where ideas awaken with the start of a new day—a hub for clarity, creativity and progress*

[ MEZANINE FLOOR ]

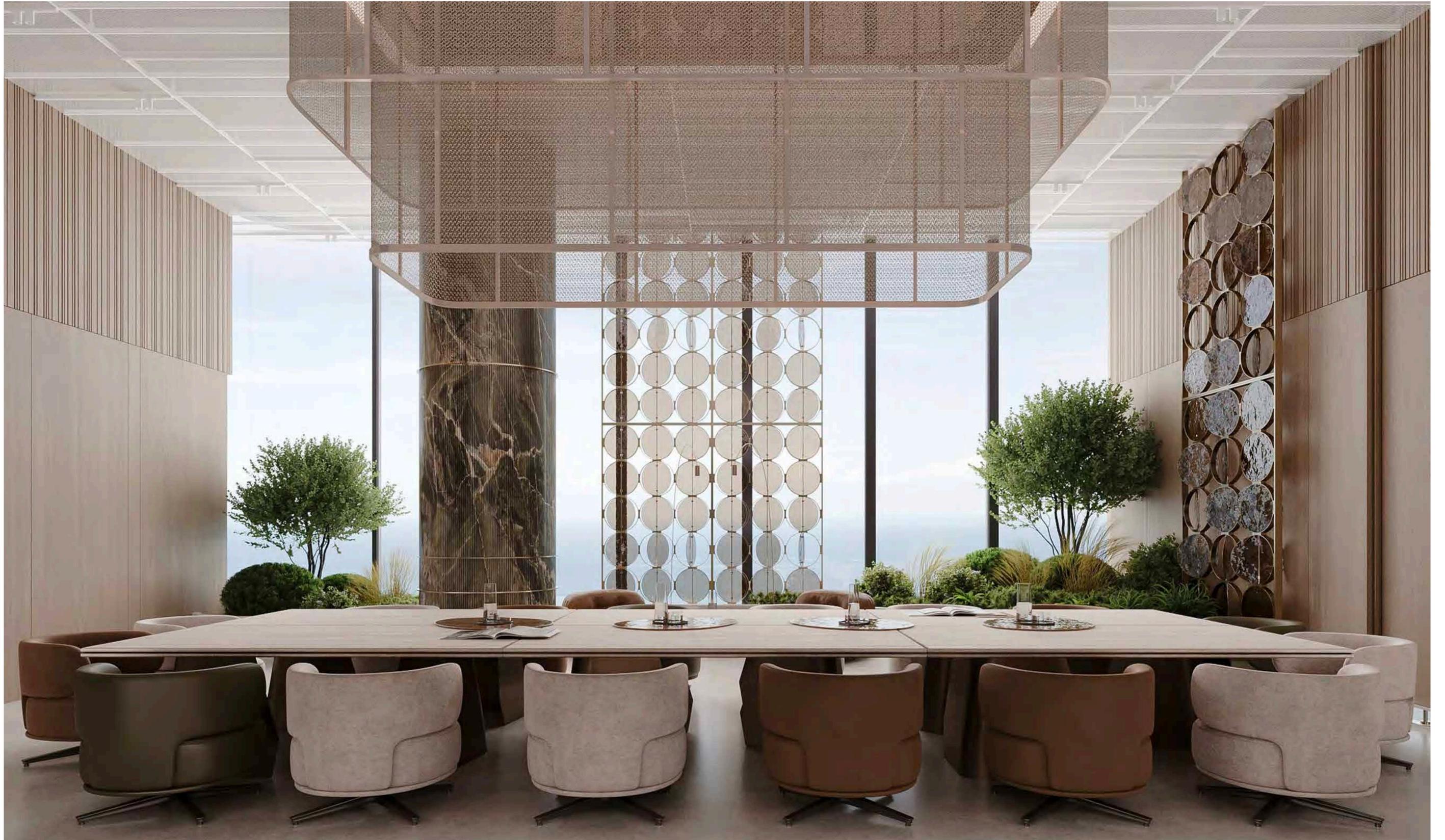
# 15,894

SQ.FT

1. 2 Receptions with welcome seating
2. 2 Conference Rooms with complete sea view
3. Self-service coffee area
4. 3 Meeting Rooms
5. 2 CEO Offices
6. Open coworking zones with sofas, tables, and media-enabled pods (1/2/3/4-person)
7. 2 Multifunctional Offices
8. Store



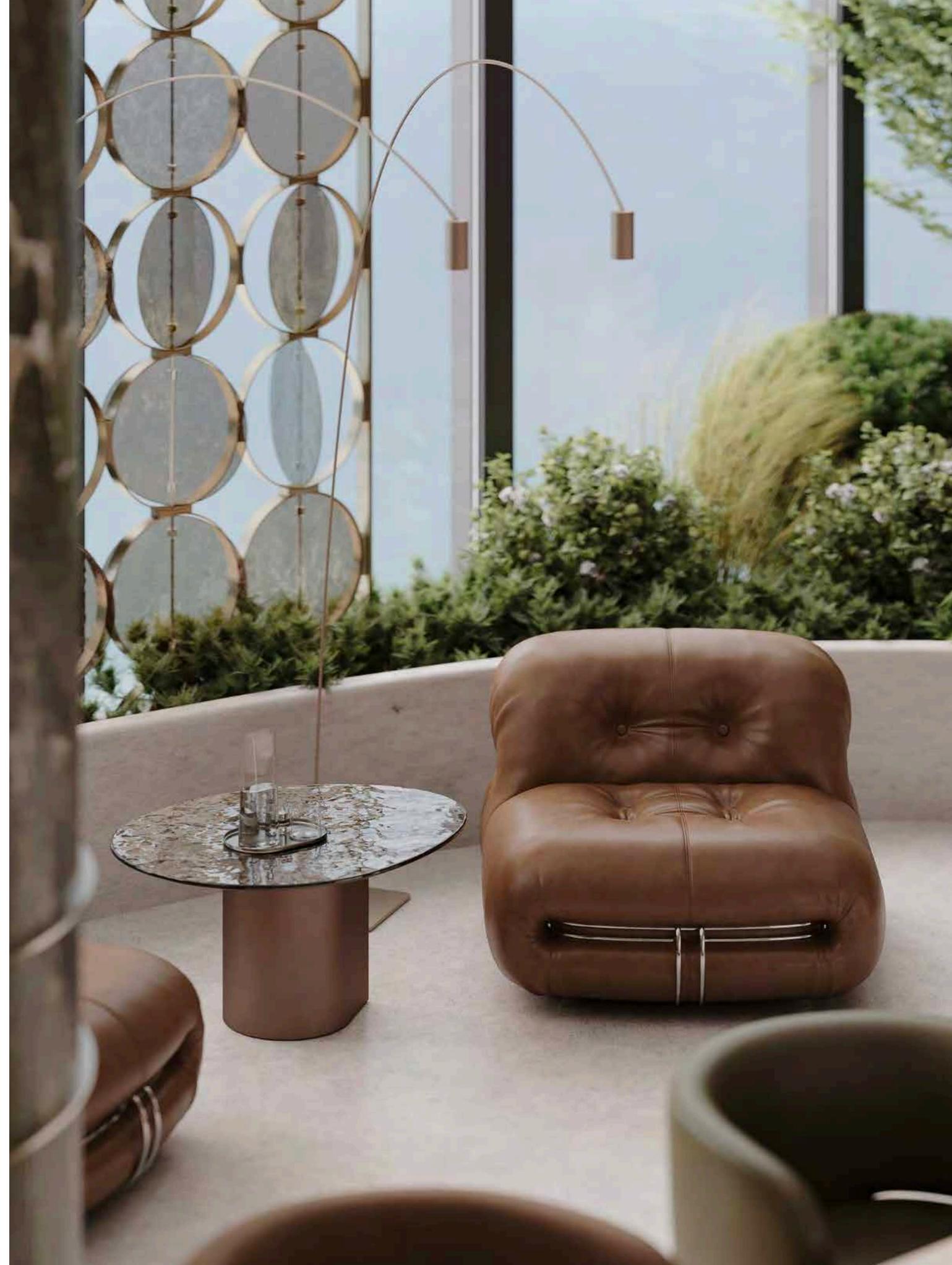
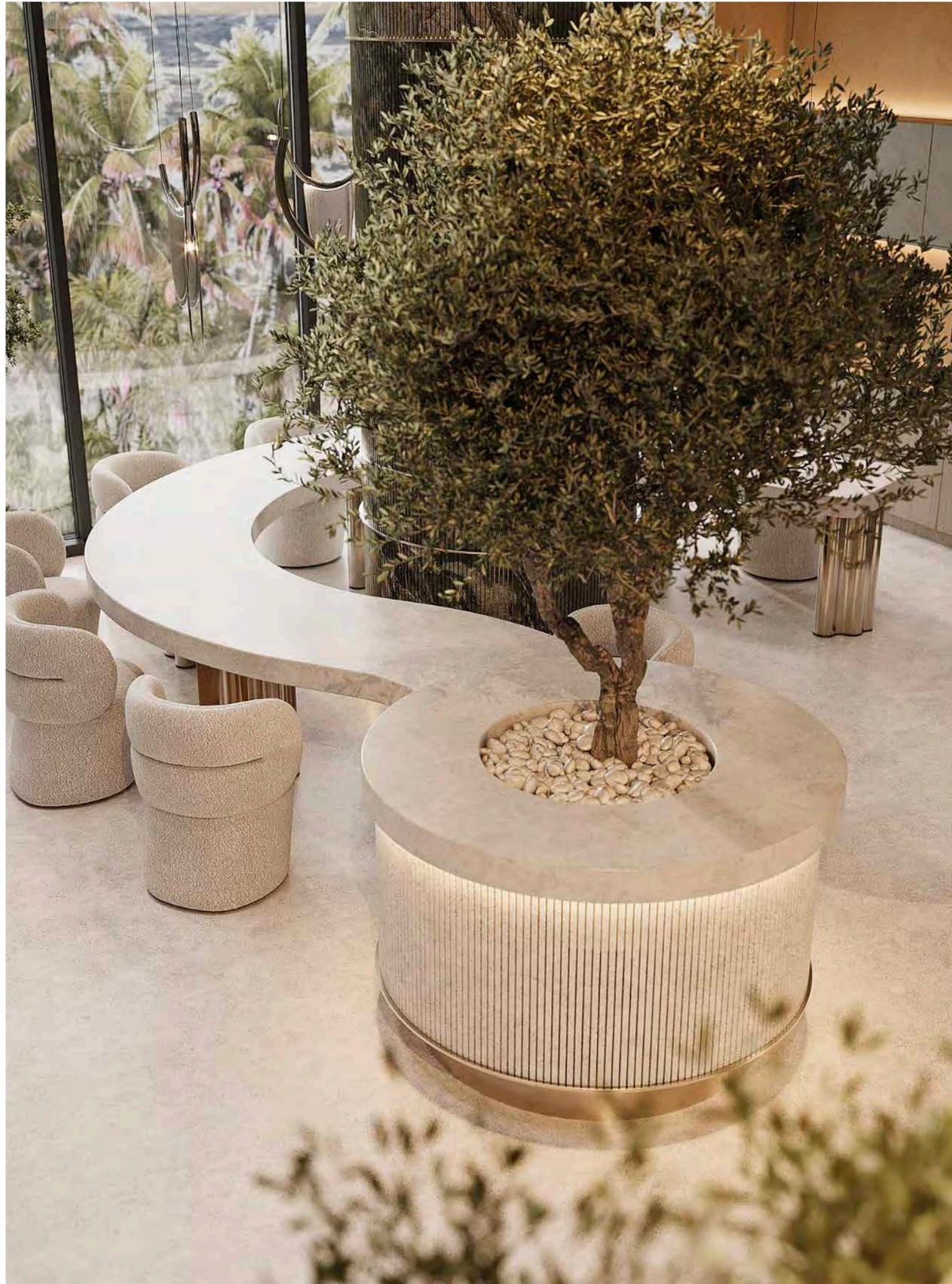
*Multi Purpose Conference Room*



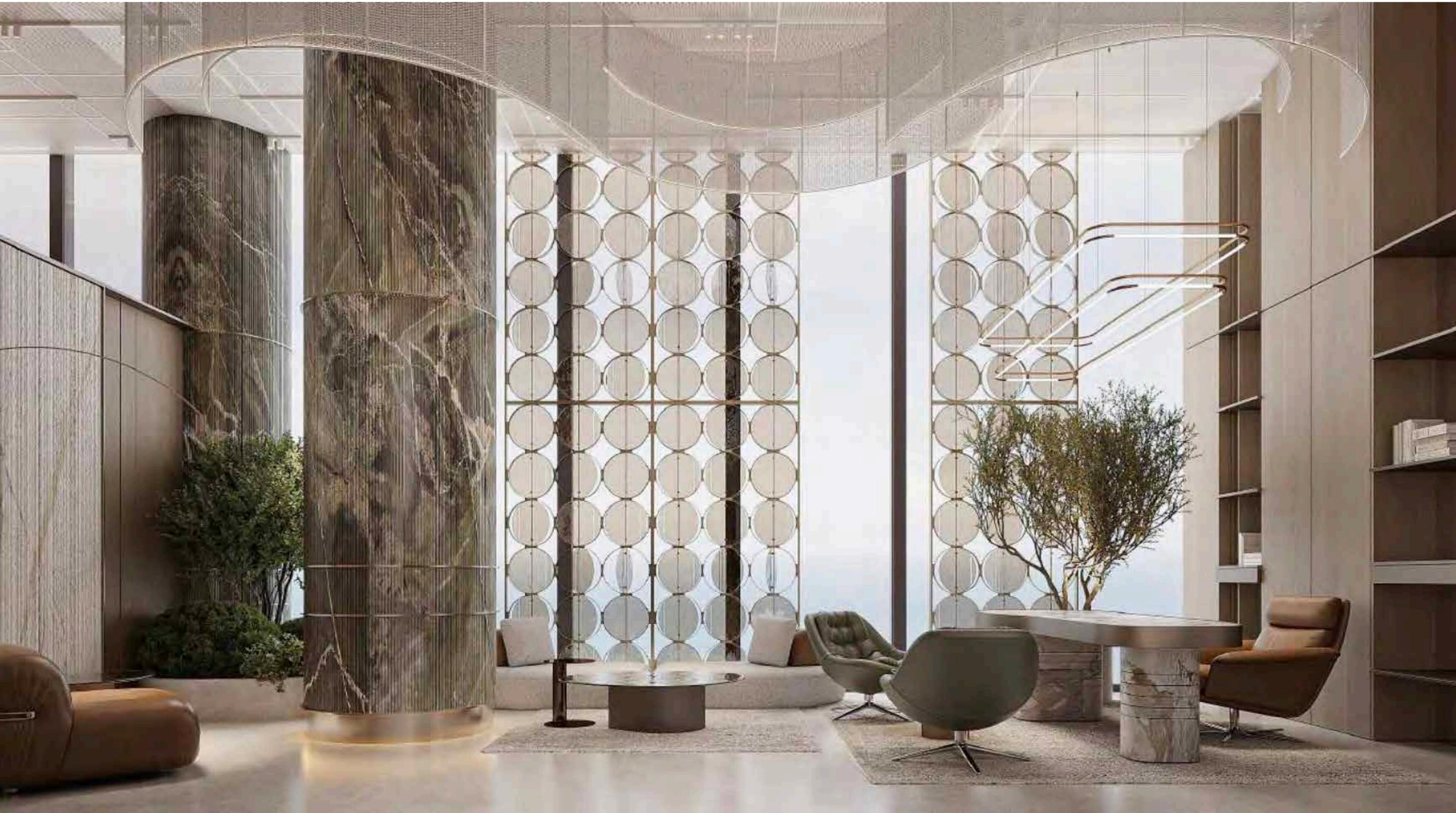
*Multi Purpose Communal Area*



*Multi Purpose Co-Working Area*



*CEO Suite*



*Executive Suite + Communal Area*



# Sunset

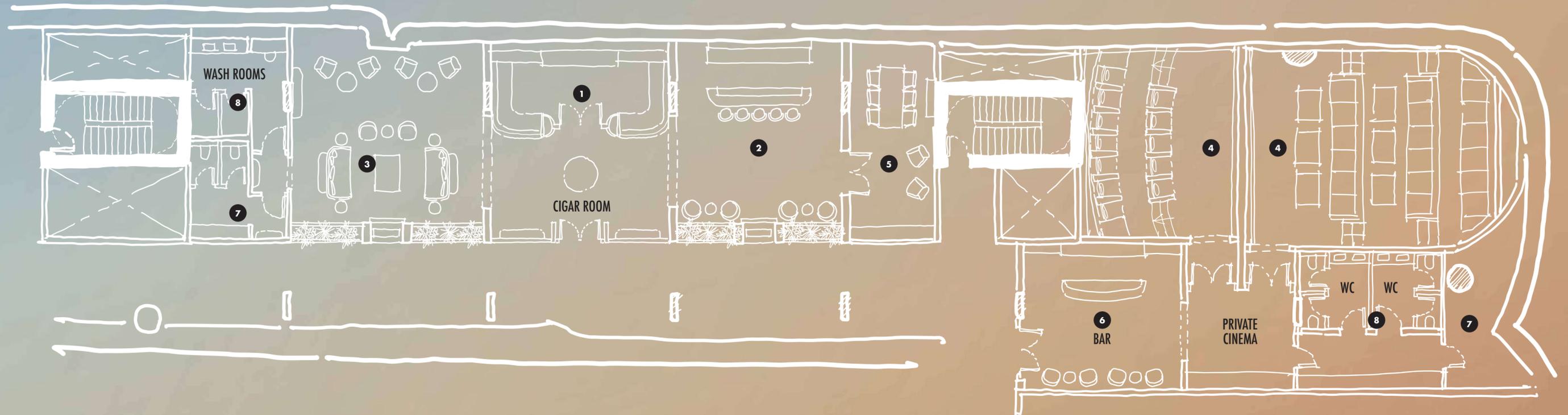
[ ENTERTAINMENT ZONE ]

*The golden hour of leisure, where guests and residents  
mingle after a day of wellness and revitalization—a hub  
for enjoyment and leisure and shared celebration*

[ MEZANINE FLOOR ]

# 9,793

SQ.FT



### Networking & Relaxation Lounge

A refined social layer for residents and guests, positioned near wellness and dining for evening programming.

1. Humidors
2. Bar
3. Common sitting with board games

### Private Cinema

4. 2 Cinema Halls (12 seat & 8 seat)

5. Shared foyer
6. Cinema bar
7. BOH service lines integrated
8. Male/Female WCs



THEATER SNACKS

IN

01



*Private Cinema Bar*



*Private Cinema 1*



*Private Cinema 2*



*Networking Lounge*



*Networking Lounge*



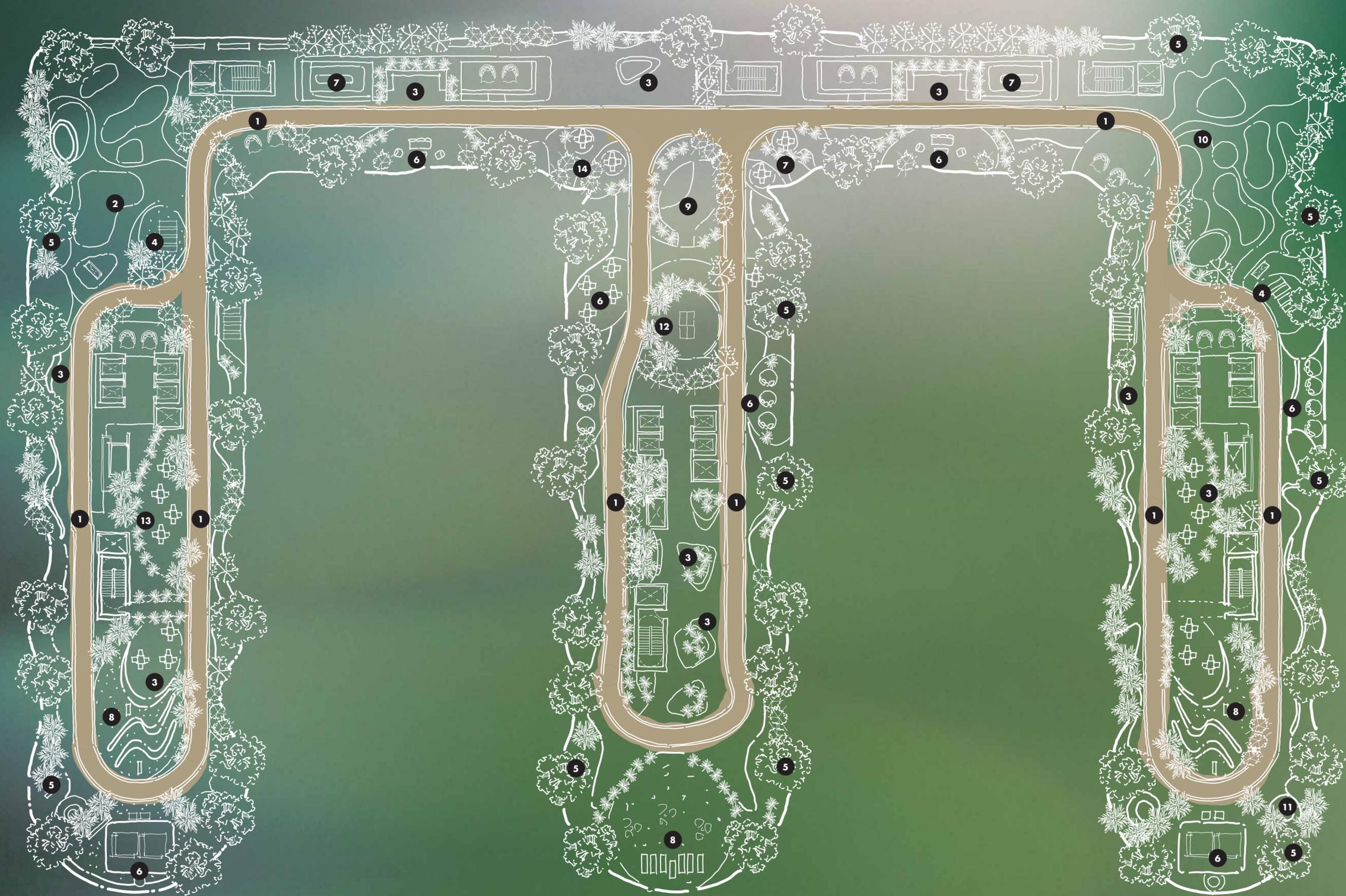
*Cigar Lounge*

# Crescent Garden

[ RUNNING TRACK ]

*A suspended landscape in the sky, a hub flourishing with nature and calm dedicated to active recovery, outdoor socialization and immersion with nature*

[ WHOLE OF 7TH FLOOR ]



## FULL 7TH FLOOR

1. Perimeter Jogging Track with wayfinding markers and distance cues
2. Outdoor fitness stations (body-weight rigs, stretching bays)
3. Precast seating and shaded pergolas for reading and calm
4. Yoga space
5. 'Forest' planting strategy with layered canopies, drought-tolerant species, and bird-friendly habitat
6. Viewing decks oriented to the lagoon and sea horizon
7. Water features for micro-climate cooling and soundscaping
8. Lawn seating zones with pebble/stone accents
9. Snack Bar
10. Kids' play pockets integrated into sightlines for guardians
11. Raised planters as wind breaks and green buffers
12. Ping Pong Table
13. Dining Space
14. Zen Garden

60,000  
SQ.FT



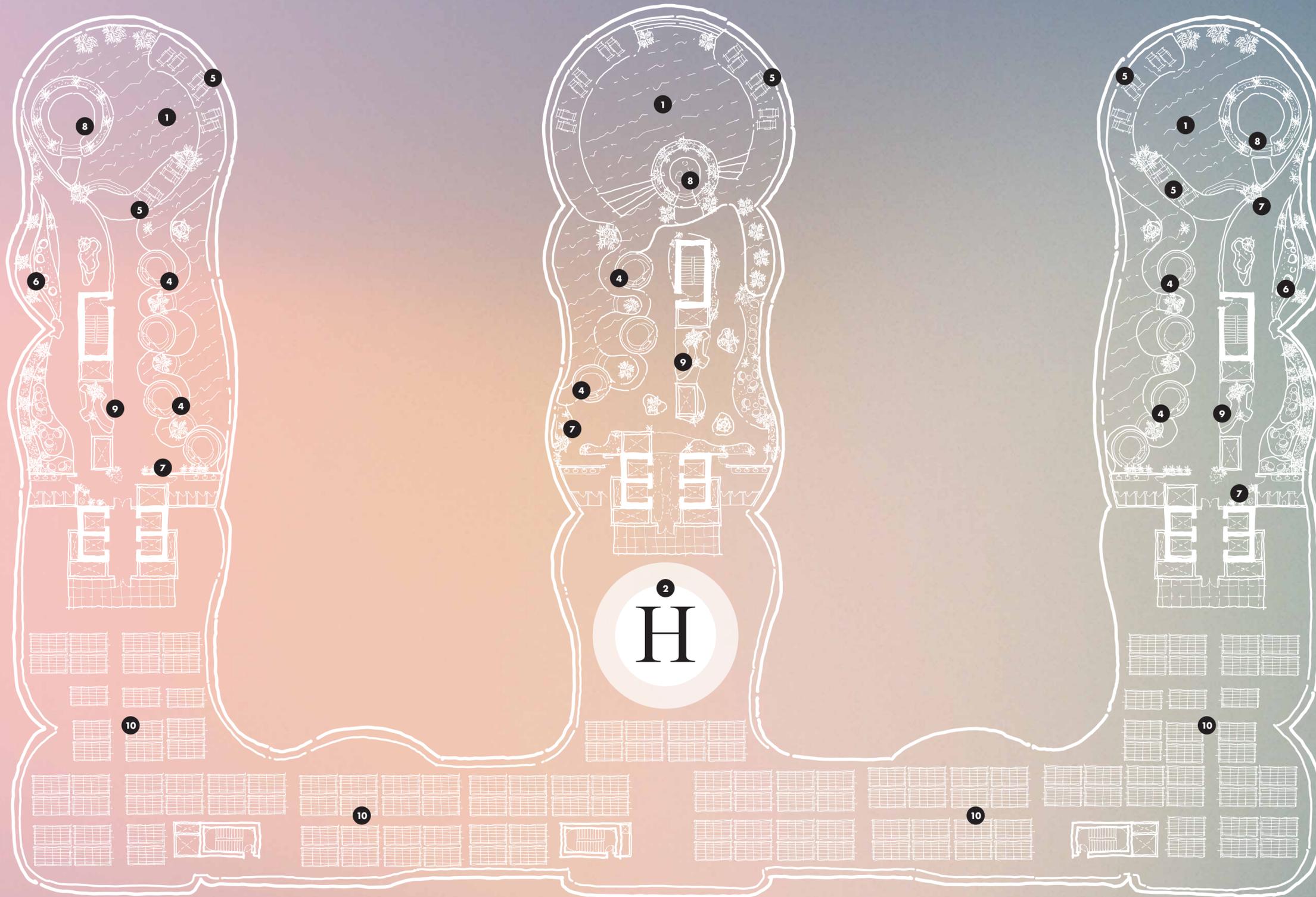


# Horizon

[ BEACH CLUBS ]

*Where infinity pools meet the sun's horizon—a hub in the sky where guests and residents can endlessly relax with expansive views and elevated indulgence*

[ 3 ROOF TOPS ]



1. Infinity pool
2. Helipad & Air taxi landing pad
3. Floating sound-meditation sessions (scheduled)
4. Cabanas
5. Daybeds
6. Lounge terraces
7. Rooftop gardens
8. Bars
9. BBQ hut
10. Solar Farm

**37,448**  
SQ.FT

*Beach Club - Rooftop BBQ Station*





*Beach Club - Cabanas*



*Beach Club - Conversation Pit*



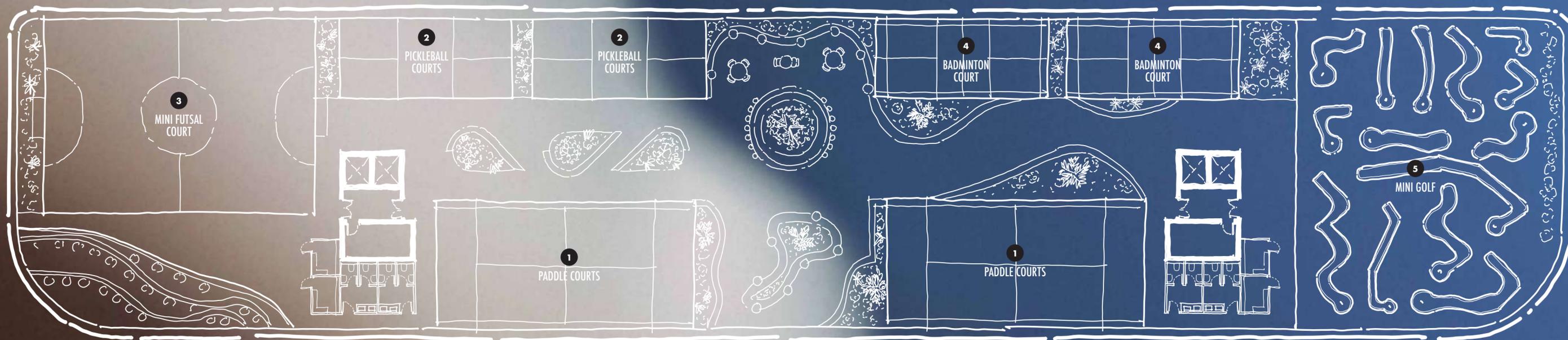
*Beach Club - Cabanas*

# Solar Flare

[ ACTIVE SPORTS ]

*Where the solar flare of the sun generates  
endless energy—a hub for an active lifestyle*

[ ROOF TOP ]



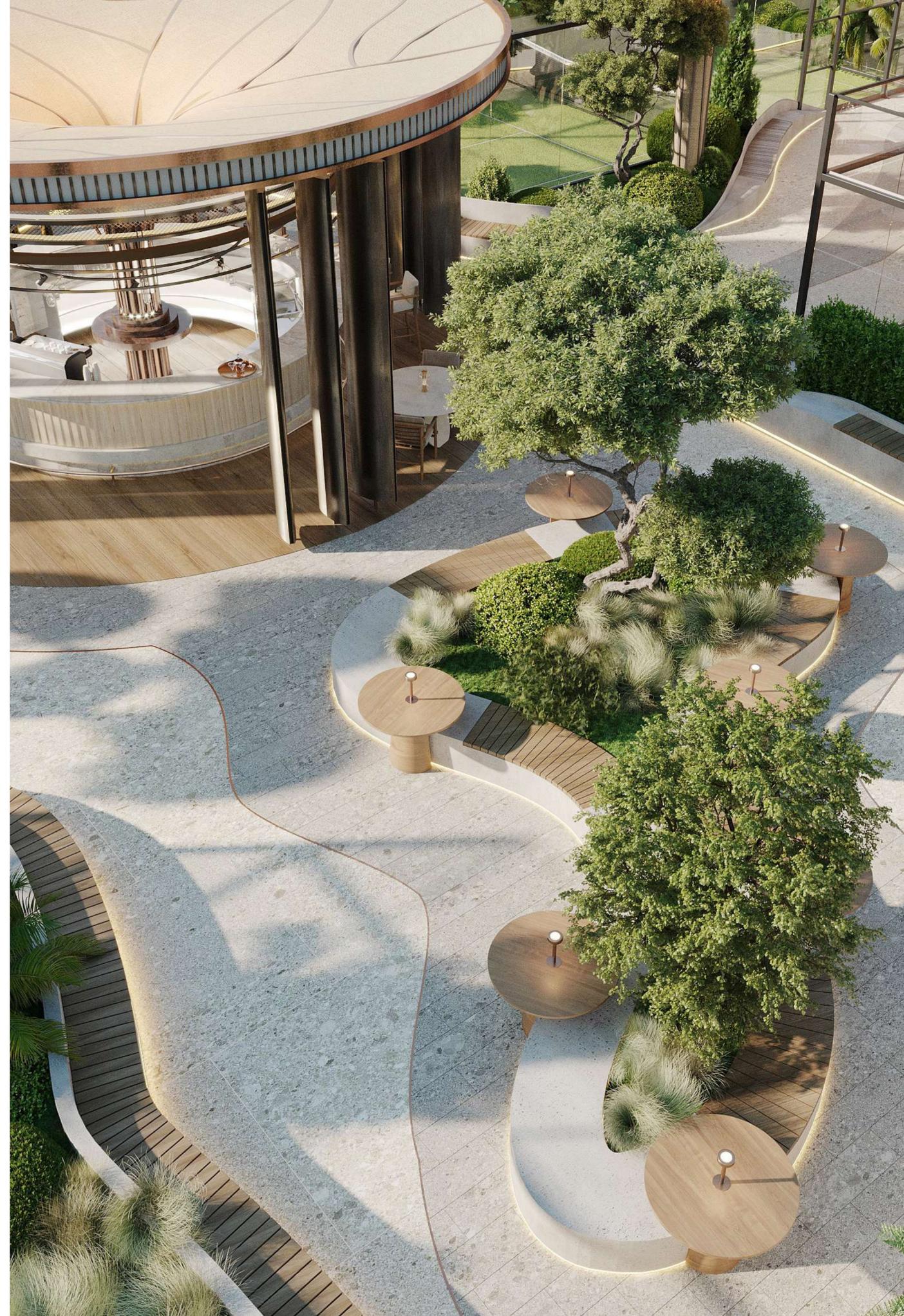
- 1. 2 Paddle Courts
- 2. 2 Pickleball Courts
- 3. 1 Futsal Court
- 4. 2 Badminton Court
- 5. Mini Golf

**50,000**  
SQ.FT

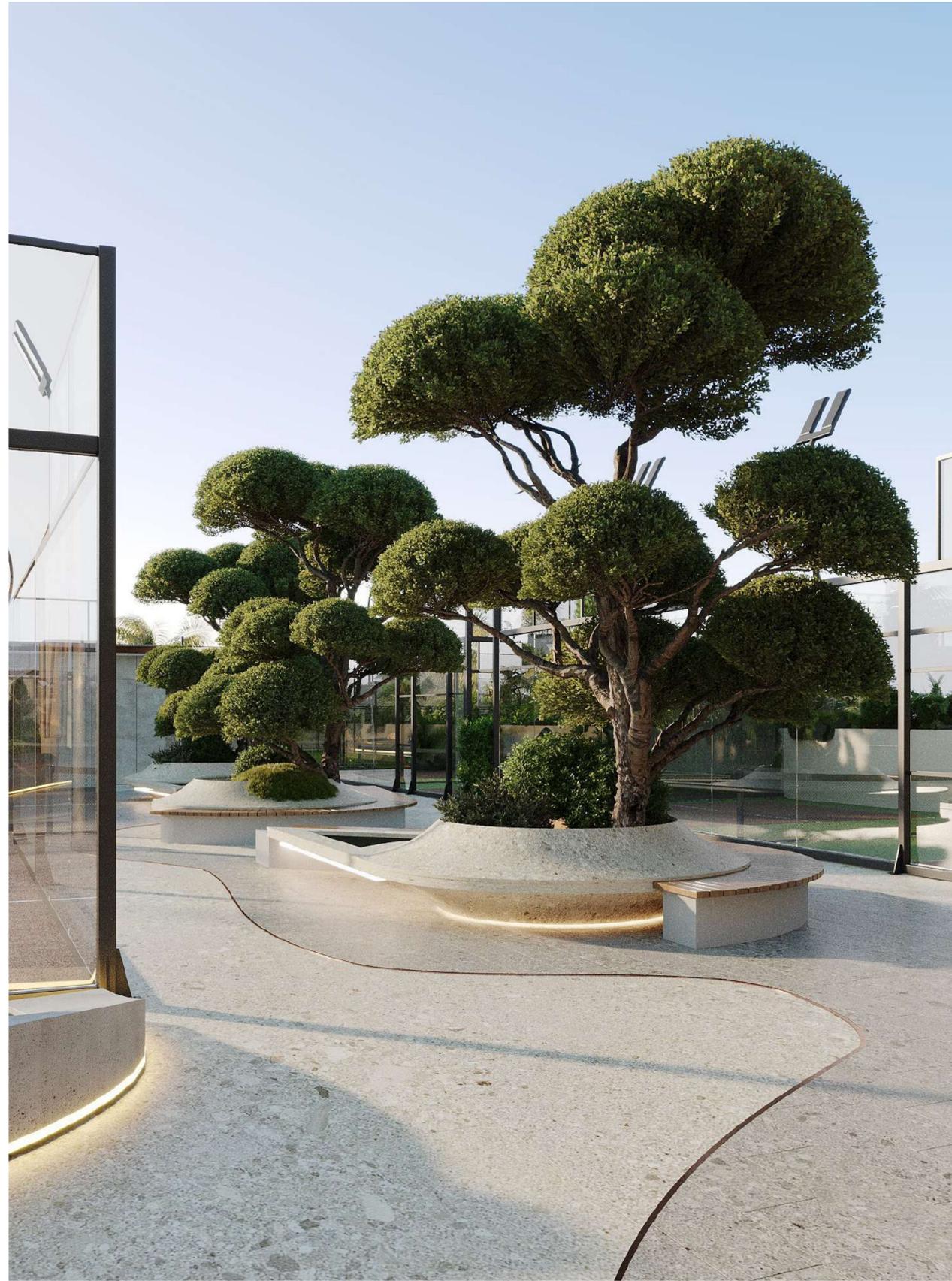
*2 Paddle Courts, 2 Pickleball Courts, 1 Futsal Court,  
2 Badminton Courts and Mini Golf*



*Refreshments Area, Juice Bar and Seating*



*Refreshments Area, Juice Bar and Seating*



# AMRA

## The 7 pillars of INTEGRATIVE WELLNESS



# 1

### MENTAL & EMOTIONAL WELLNESS

- Soothing Views
- Large Balconies
- Biophilic Design
- Wellness Zone
- Longevity Focus
- Yoga Studios
- Color Psychology
- Racing Simulator
- Pharmacy



# 2

### PHYSICAL WELLNESS

- Waterfront Gym
- Healthy Food Cafe
- Pilates Studio
- Boxing Ring
- Reflex Studio
- Punching Bag Studio
- Squash Court
- Bowling Lanes
- Golf Simulator
- Kids Soft Play
- Paddle Courts
- Mini Golf
- Pickleball Courts
- Futsal Court
- Organic Food Market



# 3

### SPIRITUAL WELLNESS

- Seven Pillars of Sustainability followed
- Reef & Sea Life Saving Initiative
- Energy Generating Jogging Track
- Yoga Retreats
- Solar Farming
- Sea Water Recycling
- Energy Saving Lighting and Water
- Green Roofs & Living Walls



# 4

### SOCIAL WELLNESS

- Networking & Relaxation Lounge
- Racing Simulator
- Auto Scored Darts
- Common Spaces in Garden
- Rooftop Beach Club
- Private Cinema
- Table Games
- Kids Daycare
- BBQ Lawn
- Conversation Pit
- All Day Dining Restaurant
- Paint & Pots Cafe



# 5

### INTELLECTUAL WELLNESS

- Art Gallery
- Kids Nursery
- Board Games
- Conversation Pits
- Conference Rooms
- Workshops
- Retreats



# 6

### ENVIRONMENTAL WELLNESS

- Ocean Front
- Biophilic Design
- 90 sq.km Pristine Lagoon
- Blue Carbon Engine
- Biodiversity Hotspot
- Dynamic & Healthy Waters
- Mangroves
- Sea Grass
- Marine Life



# 7

### OCCUPATIONAL & FINANCIAL WELLNESS

- Integrated BNB Renting Facility
- CEO Rooms
- 1, 2, 3 Persons Working Pods
- Multifunctional Offices
- Meeting Rooms
- Co-working Spaces
- Meeting Friendly Tables in All Day Dining
- Self Service Cafe
- Marina Facility
- Yachts Limo Service
- Helipad
- Air Taxi Landing Pad

# Lunar Living

[ FLOORS 1 TO 14 ]

*Wellbeing, awareness and nature  
within upscale residences that  
foster mental and physical health*

[ FLOORS 1 TO 14 ]



*Master Bedroom*



*Expansive Sea-Front Balconies*



## *820 Fully Furnished Serviced Apartments*

	<b>Average Area</b>	<b>Starting Prices</b>
Studio	500 SFT	AED 690K
1 Bedroom	846 SFT	AED 1.1M
2 Bedroom	1387 SFT	AED 1.6M
3 Bedroom	1915 SFT	AED 1.85M
4 Bedroom	2937 SFT	AED 4.1M



*Mind  
and  
body  
serenity  
on the  
shores  
of the  
Arabian  
Sea*

## LIFE GAINS

# *Benefits of AMRA Living*

- Improved Cardiovascular Fitness
- Enhanced Strength & Flexibility
- Weight Management
- Better Immunity
- Stronger Relationships
- Community Belonging
- Reduced Loneliness
- Stress Reduction
- Cognitive Restoration
- Improved Mood
- Reduced Risk of Anxiety
- Inner Peace & Reflection
- Connection to Nature
- Mindfulness Practices
- Sense of Fulfilment
- Emotional Balance
- Increased Resilience
- Joyful Living
- Work–Life Integration
- Reduced Financial Stress
- Sharper Focus & Learning

# AMRA Strategic Location

- Blue Carbon Zone
- Direct access to Al Khor Mangrove
- 15 minutes to Marjan Island by road
- 40 minutes to Dubai International Airport by road and 15 minutes by airtaxi
- Close to schools, healthcare, and resorts
- Faster access to nearby attractions by AMRA's yachts limo



AMRA IS LOCATED IN THE HEART OF  
Umm Al Quwain's Coastal Sanctuary



# A Community Rooted in Wellness, Nature, and Culture

- Biodiversity Haven
- Living Ecosystem: mangrove, seagrass, coral reefs, oyster beds
- Waterfront dining and retail promenades
- Green parks, shaded walkways, sports zones
- Socialising places (networking zone, restaurants, cafe, galleries)
- Yacht clubs and marinas

## Culture, Leisure & Sports

1. Al Arabi Sports and Cultural Club
2. Football Playground
3. Beach Kids Play Areas
4. The Mangrove Beach
5. UAQ Waterfront Creek
6. Sheikh Zayed Bin Sultan Al Nahyan Park
7. Vida Beach Resort

## Historical Sites

8. Umm Al Quwain Museum
9. Umm Al Quwain Heritage District
10. Umm Al Quwain Fort
11. Old Bazaar Umm Al Quwain

## Hospitals & Clinics

12. Umm Al Quwain Hospital
13. Umm Al Quwain Public Health
14. Maternal & Child Health Center

## Schools

15. Umm Al Qura School
16. Umm Al Quwain Preparatory Girls School
17. Wise Indian Private School
18. Noon Nursery
19. The English private School

## Mosques

20. Masjid Al Taqwa
21. Masjid Juma Al Majed
22. Masjid Abdul Aziz Al Majid



UAE

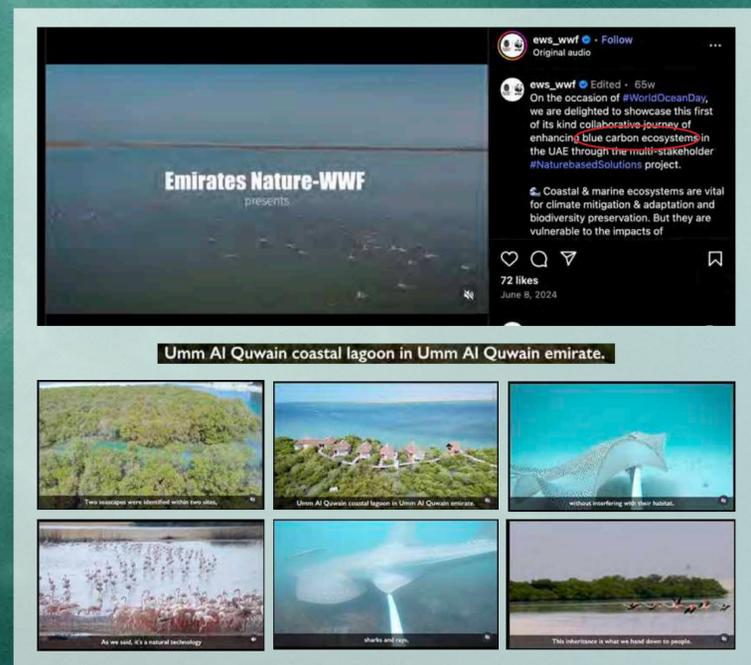
## Umm Al Quwain's lagoon a haven for threatened species, scientists find

Turtles, sharks and rays were identified in the 90-square-kilometre lagoon using drones and underwater video cameras



A turtle found in the UAQ lagoon. Photo: Dr Daniel Mateos-Molina and Emirates Nature - WWF

<https://www.thenationalnews.com/uae/2024/02/24/umm-al-quwain-lagoon-a-haven-for-threatened-species-scientists-find/>



<https://www.instagram.com/reel/C78mqoBpY0y/>

### ABOUT UAQ

## *A Rare Natural Sanctuary*

### BIODIVERSITY HAVEN

Home to turtles, rays, and sharks with globally endangered species.

### LIVING ECOSYSTEM

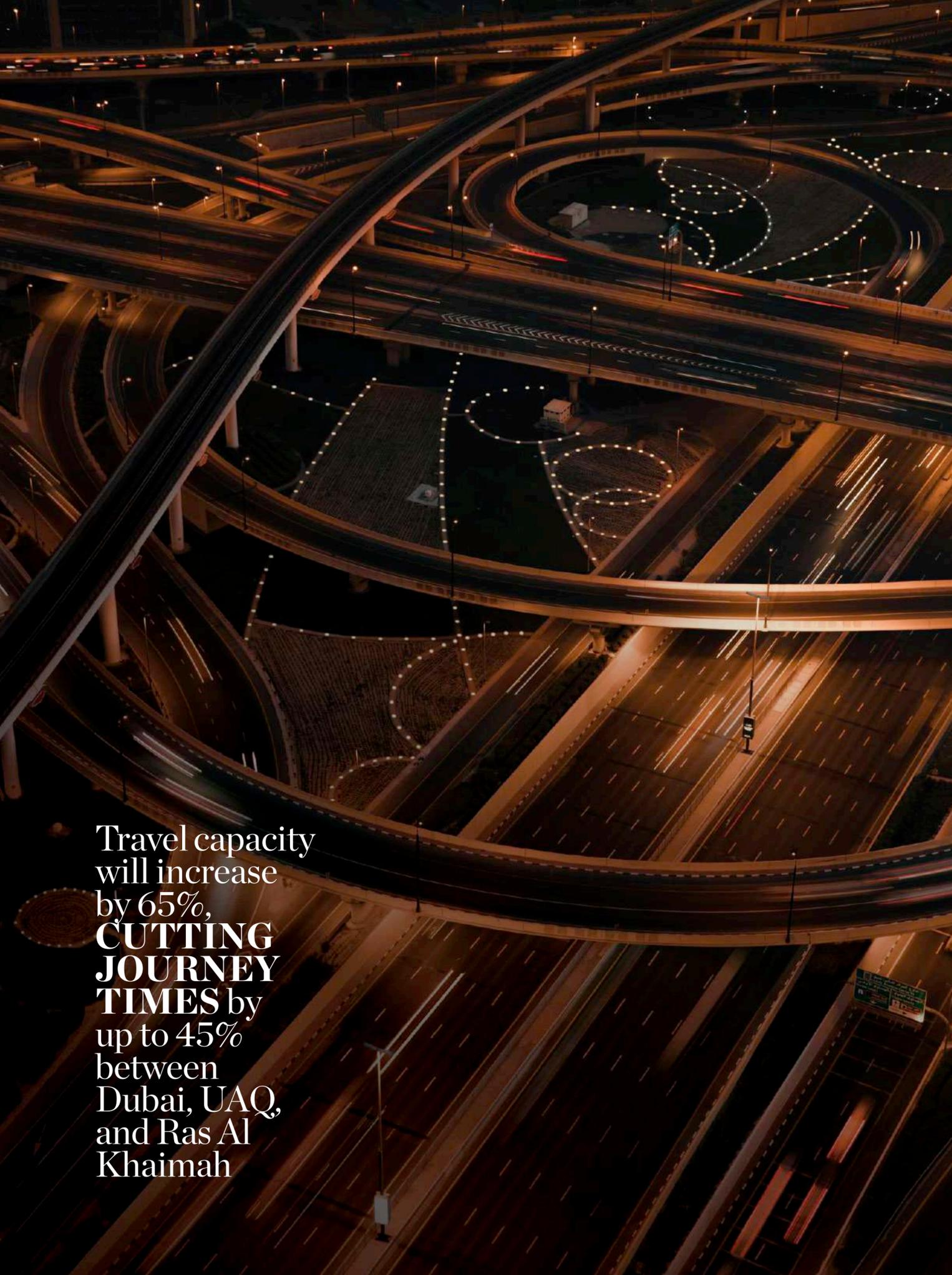
Mangroves, seagrass, coral reefs, and oyster beds create a uniquely balanced environment.

### FLOW OF LIFE

Naturally connected to the sea, supporting movement, renewal, and natural cycles.

### GLOBAL RECOGNITION

Celebrated by scientists as "truly astounding" and one of the UAE's most important coastal sanctuaries.



Travel capacity  
will increase  
by 65%,  
**CUTTING**  
**JOURNEY**  
**TIMES** by  
up to 45%  
between  
Dubai, UAQ,  
and Ras Al  
Khaimah

## UAE ROAD INFRASTRUCTURE

*Faster Access to AMRA*

- The UAE is investing heavily in its federal highway network. A Dh750 million Emirates Road Enhancement Project is widening the corridor from Dubai to Umm Al Quwain.
- By 2027, travel capacity will increase by 65%, cutting journey times by up to 45% between Dubai, UAQ, and Ras Al Khaimah
- This major upgrade ensures AMRA will be seamlessly accessible, further boosting its value as a residential, tourism, and investment destination.
- Yachts Limo Service by AMRA Resort
- Yachts parking deck at private marina
- Availability of Heli and Airtaxi landing pad



## AMRA'S ADVANTAGE

AMRA sits within a pristine coastal ecosystem in UAQ. The neighborhood is rapidly maturing with hospitality and branded residences including Vida Resort (currently operational), 25 Hours Hotel & Residences, Beach Residences, and UAQ Downtown. Proximity to Marjan Island (RAK) — future nightlife and Wynn Casino hub — strengthens short-stay demand with 'overflow' visitors seeking family-friendly, wellness-centric beachfront living in UAQ.

- **Strategic cluster**

Vida Resort (adjacent), 25 Hours Hotel (nearby), Beach Residences, UAQ Downtown (north), Financial Centre (north)

- **Natural advantage**

Lagoon, mangroves, sea grass and marine life; biophilic master vision

- **Projected rise**

Increase footfall and surrounding population by 2028 enhances rentals and retail gravity



# INVESTOR PROPOSITION

## **1. In-Room Dining + All-Day Dining**

Hotel-like service quality elevates rental desirability.

## **2. Effortless Rentals via App**

Choose dates, monitor earnings, and let us handle distribution and concierge.

## **3. Wellness Magnetism**

Amenity-heavy design and curated retreats by AMRA BNB attract wellness travelers year-round.

## **4. Location Leverage**

UAG's pristine lagoon plus proximity to Marjan Island's nightlife/casino creates steady demand.

## **5. Future-Ready**

Robotics, smart-home integration.



# Investor Friendly Key Features In Citi Developers App

*The Citi Developers App makes owning a serviced apartment effortless. Think of it as your property's remote control and income cockpit*

- **Switch On Rentals**  
Turn short-stay renting on or off anytime.
- **Choose Your Dates**  
Select exactly which nights you want to rent out; block personal stays with one tap.
- **Smart Pricing (optional)**  
Enable recommended nightly rates based on demand trends; keep manual control if preferred.
- **One Stop Management by AMRA BNB**  
We manage listings across Airbnb, holiday homes partners, and our own portals so your calendar stays in sync.
- **Income Dashboard**  
See bookings, nightly rates, payouts, and upcoming reservations in one place.
- **Notifications**  
Get alerts for new bookings, guest check-ins/outs, maintenance updates, and payouts.
- **Security & Compliance**  
KYC for guests where required; Check-in/out managed by Amra's concierge.

# Sustainability & Regenerative

*AMRA is designed to meet a minimum of seven sustainability initiative requirements, aiming for meaningful ecological contribution*

- Gardens and vertical green façades
- Solar farming on the rooftop
- Seawater cooling and pools' water
- Energy-generating jogging track
- Energy-efficient appliances
- LED lighting
- High-performance insulation
- Water-saving fixtures (low-flow toilets, taps, showers)
- Natural ventilation via expansive windows, skylights, and cross-breezes
- Green roofs & living walls to improve insulation and air quality
- Smart home systems for automated, efficient energy management





## Design Ethos & Partners

AMRA's architecture embraces Wellness, Calmness, and Longevity with light stone, travertine, and warm woods. Interiors emphasize biophilic calm, large-sized balconies, and wellness-programmed spaces. A global network of studios contributes to creativity, efficiency, and delivery.

### **Design Partners**

**1508 London**

**ARGENT**

**TRUSH Design**

**Design Nomad**

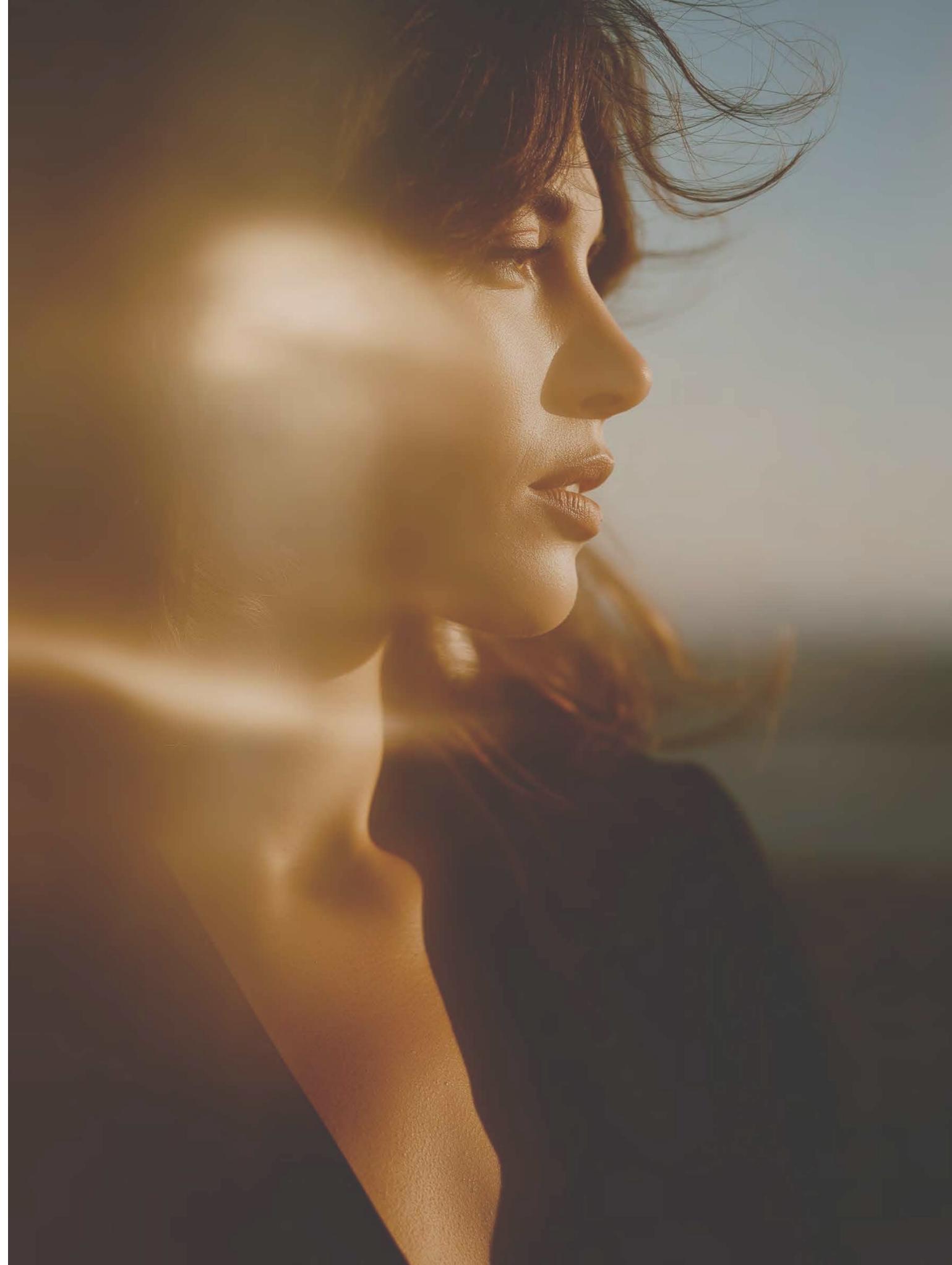
**HSI Design Group**

**THX**

**Tangent Landscaping**

# PROJECT RECAP

- 3 Beachfront Towers
- 1,656,280 sq.ft Built-Up Area
- 820 **fully serviced apartments**
- 470k sq. ft of wellness & lifestyle amenities
- All units & amenities are sea view
- 100+ Facilities across dedicated zones
- Dedicated Marina for private yachts
- **HASSLE FREE HIGH ROI RENTING**







# Key Takeaways

## 1 Holistic Lifestyle

*Live in a community designed on the 7 Pillars of Integrative Wellness. Balancing body, mind, and environment*

## 2 Sea Views Everywhere

*Every apartment and amenity opens to the calming horizon, proven to reduce stress and enhance happiness*

## 3 Serviced Living

*Housekeeping, maintenance, concierge, and in-room dining built in – no hassle of managing staff*

## 4 Wellness at Home

*Access to spa, gym, yoga, meditation, in-room fitness, gardens, and organic food market daily*

## 5 Smart & Sustainable

*Eco-friendly design, Citi Buddy robots, and IoT-enabled living for comfort and efficiency.*

## 6 Community & Belonging

*Rooftop clubs, BBQ lawns, kids' play areas, and social lounges foster a strong sense of connection.*

## 7 Financial Advantage

*Easy short-term rental management via Citi Developers App; strong ROI through wellness tourism demand.*

# AMIRA

INTEGRATIVE WELLNESS RESORT

## Contact Us

[citideveloper.com](http://citideveloper.com)

800 44440

Villa No 1 & 2, 625 Jumeirah Road,  
Umm Sugeim First, Dubai, UAE