

BREVA

HERITAGE COLLECTION



LAYS

Dubai Islands



The Dubai Islands, a tropical paradise within the city's urban landscape, will feature five luxury resort islands. Part of Dubai's 2040 vision, it offers waterfront living with 60 km of coastline, 20 km of beaches, and premium golf courses.

Designed for sophistication, residences boast floor-to-ceiling windows, expansive balconies, and modern architecture for privacy and panoramic views. The Central Island, the largest, houses Deira Mall and spans 17 square kilometers.

Dubai Islands will be a premier hub for luxury living, further solidifying Dubai's global status.



A MOMENT
OF SERENITY IN A
BUSTLING CITY.







Connectivity



Strategically situated along Dubai's coastline, the project was formerly known as "Deira Islands" before rebranding as Dubai Islands in August 2022. With its close proximity to Dubai International Airport and the historic Deira district, it stands as an attractive destination for international investors and residents.

Seamless transport links provide easy access to downtown Dubai and key areas, including direct connections to Sheikh Zayed Road and Dubai Harbour. This ensures a swift and efficient commute for residents and visitors alike. With its prime location, Dubai Islands is set to become a dynamic hub for those seeking a luxurious and well-connected lifestyle in the heart of the city.



Mastery Of The Details

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LAYS

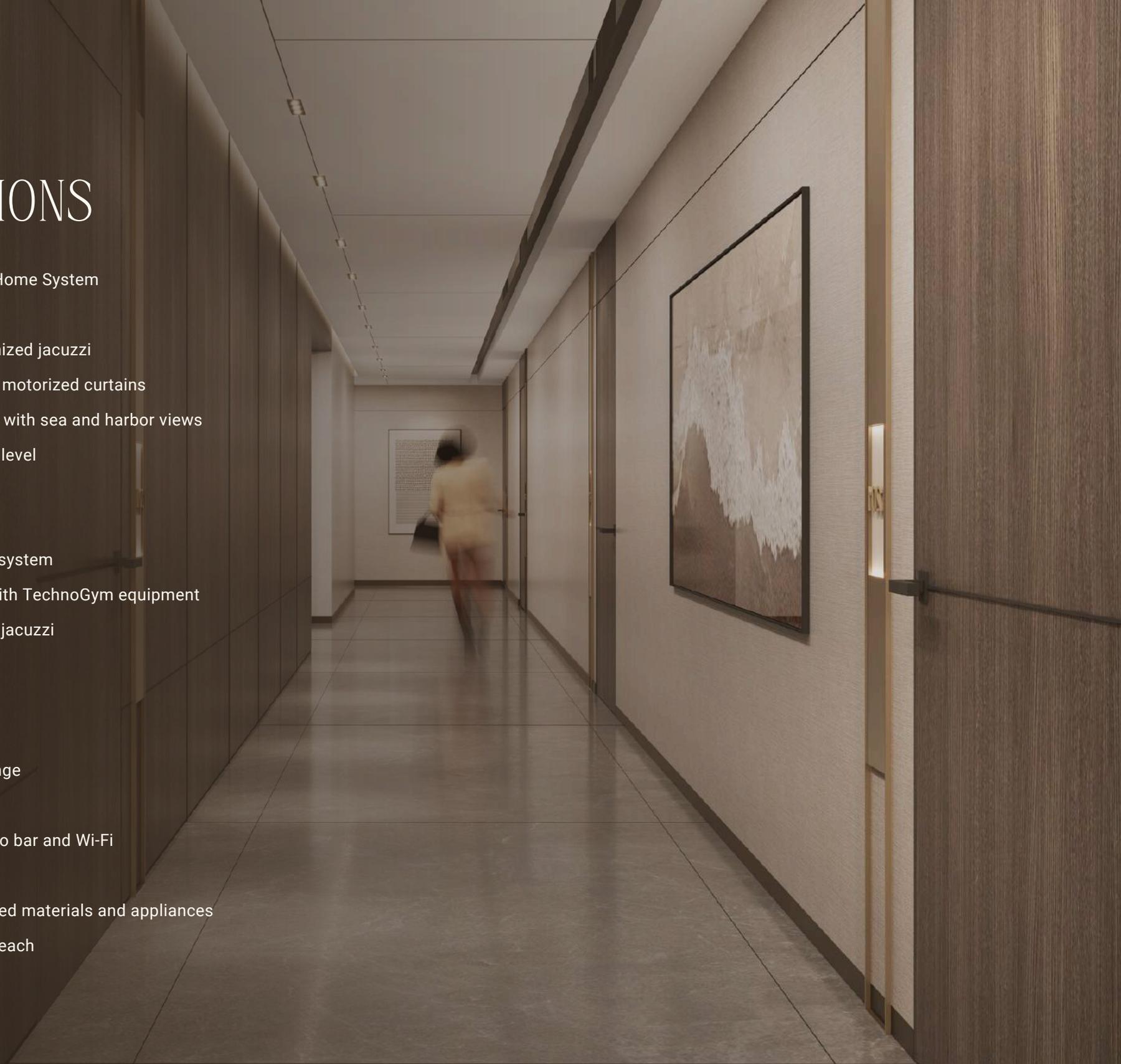
BREVA



Breva redefines luxury living by collaborating with world-renowned brands to curate exceptional residential experiences. By integrating premium names like Legrand, Schindler, and Scavolini, each apartment embodies outstanding craftsmanship and elegance. This dedication to quality and innovation establishes a new benchmark for luxury living in Dubai, offering residents an unparalleled lifestyle of sophistication and comfort.

PROJECT SPECIFICATIONS

- Fully integrated Alexa Smart Home System
- Frameless internal doors
- Balcony with a built-in customized jacuzzi
- Curtain box with provision for motorized curtains
- Infinity rooftop saltwater pool with sea and harbor views
- Saltwater pool on the podium level
- Indoor kids' area
- Game/Club room
- Cinema hall with Bose sound system
- Fully fitted gym/health club with TechnoGym equipment
- Outdoor rooftop sundeck and jacuzzi
- Outdoor rooftop lounge area
- 24-hour concierge service
- Electric car parking
- Outdoor yoga/meditation lounge
- Rooftop garden
- Business lounge with espresso bar and Wi-Fi
- Lobby/Meet & Greet lounge
- Luxury furnishings with branded materials and appliances
- Located 5 minutes from the beach





Lobby

The lobby exudes luxury with its sleek design, elegant lighting, and high-quality European artisanship, creating an inviting atmosphere that warmly introduces residents to their new upscale lifestyle.



Upper Pool Area

The infinity rooftop saltwater pool offers a serene escape, complemented by an outdoor lounge with panoramic views. Sunbeds and shaded retreats provide ultimate comfort, while lush greenery enhances the tranquil ambiance. The seamless indoor-outdoor design ensures a harmonious and relaxing experience.



BBQ Area

The outdoor BBQ lounge is designed for social gatherings, featuring cozy firepit seating for relaxed evenings. Lush greenery enhances the ambiance, while the spacious dining area offers the perfect setting for alfresco experiences. The seamless indoor-outdoor flow ensures comfort and convenience.



Business Lounge

The exclusive business lounge offers panoramic views and an elegant bar with curated selections. Cozy seating provides a comfortable setting for meetings and networking, while high-speed Wi-Fi ensures seamless productivity. This refined space is designed for both work and leisure.



Cinema

The private cinema features plush reclining seats and a star-lit ceiling for an immersive experience. A curated selection of films and entertainment enhances the ambiance, while an elegant lounge area offers a sophisticated space for pre-show gatherings. This luxurious escape is designed for cinematic excellence.



Kids Play Area

The interactive play space provides endless fun in a safe and engaging environment for children. Filled with natural light and offering stunning city views, it incorporates creative elements designed for both learning and play. This vibrant space fosters imagination and joy.



Game Room

The state-of-the-art game room features premium setups and a social lounge with various entertainment options. Its modern design fosters connection and fun, while activities like dartboard and foosball provide friendly competition. This dynamic retreat is designed for all ages to enjoy.



Gym

The fully equipped gym boasts Technogym machines and floor-to-ceiling windows with lush views. Its spacious layout accommodates both cardio and strength training, complemented by modern lighting that enhances the workout atmosphere. This fitness space is designed for peak performance and well-being.



Sauna

The luxury sauna features sleek wood interiors and a modern glass-enclosed design, creating a serene retreat. A dedicated locker area with personalized storage adds convenience, while the soothing ambiance ensures ultimate relaxation. This wellness sanctuary is designed for comfort and rejuvenation.



Kitchen

The Italian kitchen by Scavolini showcases exquisite craftsmanship, complemented by elegant travertine countertops from Italy. Mixer and sanitary fittings from Dornbracht, Germany, enhance both functionality and sophistication, creating a refined culinary space.



Living-Room

The smart Alexa home system, imported from the US, seamlessly integrates with the residence for modern convenience. Switches and sockets from Legrand, France, ensure superior quality, while authentic Bertolotto doors from Italy add a touch of elegance. Wardrobes and vanities from Scavolini, Italy, provide refined storage solutions, complemented by durable German aluminum profiles from Gutmann.



Bedroom

The bedroom features floor-to-ceiling windows that offer breathtaking views and a seamless indoor-outdoor flow to a private balcony. Elegant neutral tones create a calming ambiance, enhanced by premium furnishings and sophisticated lighting. This serene retreat is designed for ultimate relaxation.

Location

Located in the peace and tranquility of the Dubai Islands, AYS Developers' upcoming Brevia property is a portal to another world, away from the hustle and bustle of city life, providing a tranquil slice of luxury Pacific living within a concrete jungle.



10 min

From Gold Souq Metro Station

20 min

From Dubai International Airport

22 min

From The Dubai Frame

18 min

From Dubai World Trade Center

20 min

From Downtown Dubai

33 min

From Business Bay

A TROPICAL PARADISE FOR THE ONES YOU LOVE.

Breva's family-friendly appeal lies in its prime location near the beach and its spacious, light-filled design.



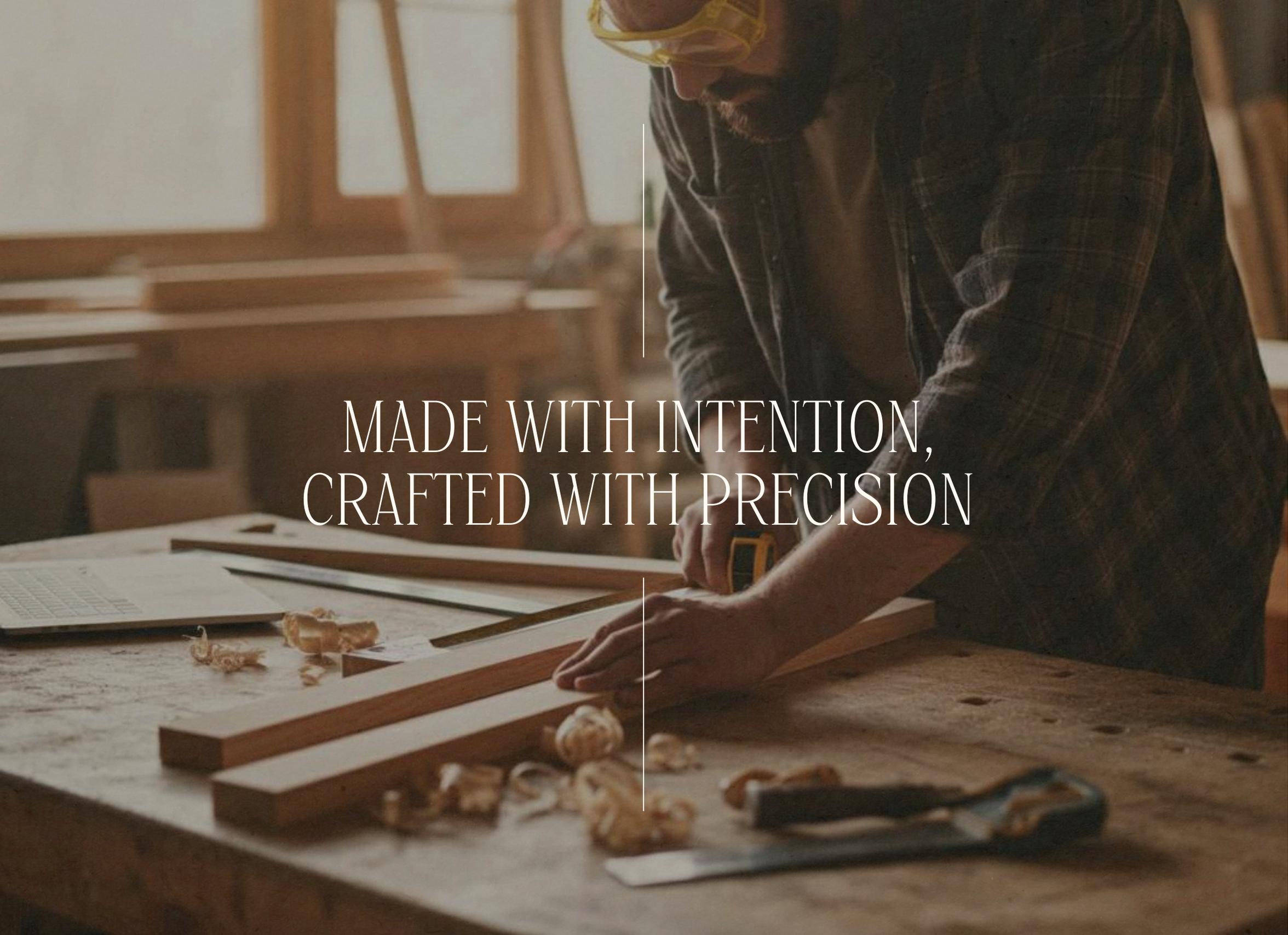


Why Choose AYS Developers ?



- **Prime Location:** Close to key business districts and the airport, enhancing investor appeal.
- **Diverse Investment Options:** From stylish apartments to high-end sky villas and commercial spaces.
- **High ROI Potential:** A tax-free environment with strong rental yields.
- **Unmatched Lifestyle Amenities:** World-class facilities for an exceptional living experience.
- **Sustainable Development:** Eco-friendly innovations for long-term value.

**EVERY DETAIL MATTERS TO US...
SO YOU CAN FOCUS ON**
what truly counts.



MADE WITH INTENTION,
CRAFTED WITH PRECISION



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