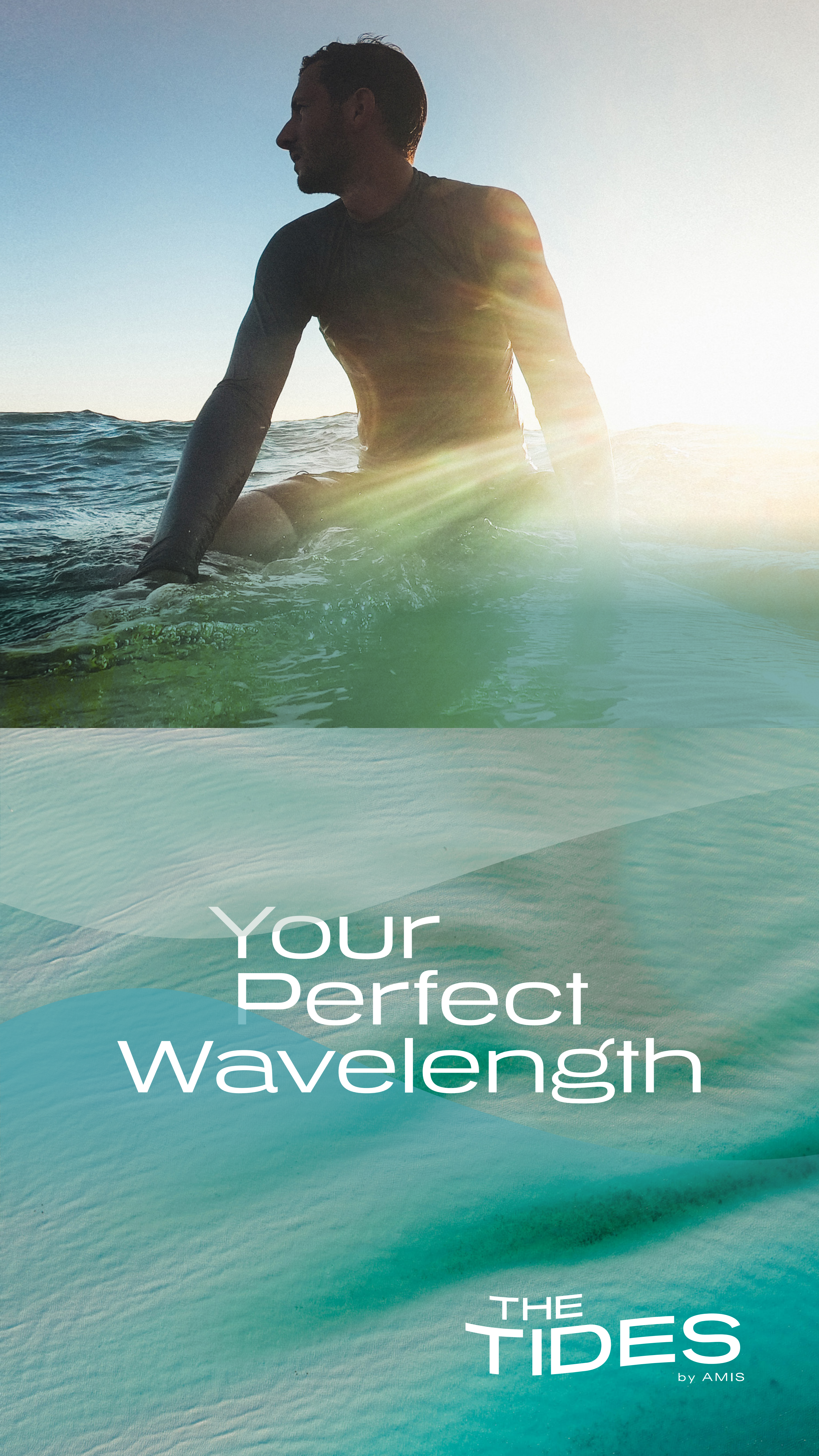




Your Perfect Wavelength

THE
TIDES
by AMIS



FULLY FURNISHED 1-3 BR RESIDENCES & 4-BR TOWNHOUSES

Your perfect wavelength

In the heart of Dubai Islands, The Tides shifts with your mood. Sunlight, sea air and thoughtful design shape a place that lets you breathe a little deeper and move through the day on your own terms. Close to the pulse of Downtown and the culture of Old Dubai, yet grounded by the calm of the coast, it is a home that lets you live at the rhythm that feels right.



Amenities & common spaces

GROUND FLOOR

- Grand Double-height Lobby
- Concierge Desk and Lounge Seating

FIRST FLOOR

- Life Size Board Game
- Nature Park
- Zen Garden
- Outdoor Yoga/Aerobics
- Party Hall/Multi-Purpose Room
- Fitness Centre
- Cross-Fit/Outdoor Gym
- Five Senses Garden
- Gazebo/Meditation Pavilion
- Bocce Court
- Jogging Track

ROOFTOP

- Infinity Pool
- Kids Pool
- Splash Pad
- BBQ Terraces
- Family Lounge
- Outdoor Cinema and shaded seating



Balanced, between the city and sea.

Nestled in Dubai Islands, The Tides offers seamless access to the city while keeping the coastline close. Surrounded by promenades, marinas, resorts and parks, Dubai Islands offers a rare blend of tranquillity and urban convenience, with direct bridges connecting you back to Deira, Bur Dubai and Downtown within minutes.

- 10 minutes from Gold Souq Metro
- 20 minutes from Dubai International Airport
- 20 minutes from Downtown Dubai
- Water taxis and future metro connectivity





Payment Plan

MILESTONE	PAYMENT%	DATE*
1st Instalment Booking Date	5%	Nov 2025
2nd Instalment 30 days from Booking	5%	Dec 2025
3rd Instalment 90 days from Booking	10%	Feb 2026
4th Instalment 150 days from Booking	10%	Apr 2026
10% Construction	5%	Sep 2026
20% Construction	5%	Jan 2027
40% Construction	5%	Apr 2027
50% Construction	5%	Aug 2027
100% Construction and Handover	50%	Apr 2028

*Estimated Construction Completion Date

Property Details

HANDOVER:
Q2, 2028

BUILDING
CONFIGURATION:

Ground floor
+ 2 Podiums
+ 8 Floors
+ Rooftop

TOTAL UNITS:
83

UNIT AREA:

1 Bedroom+Study:
from 812 sq.ft.

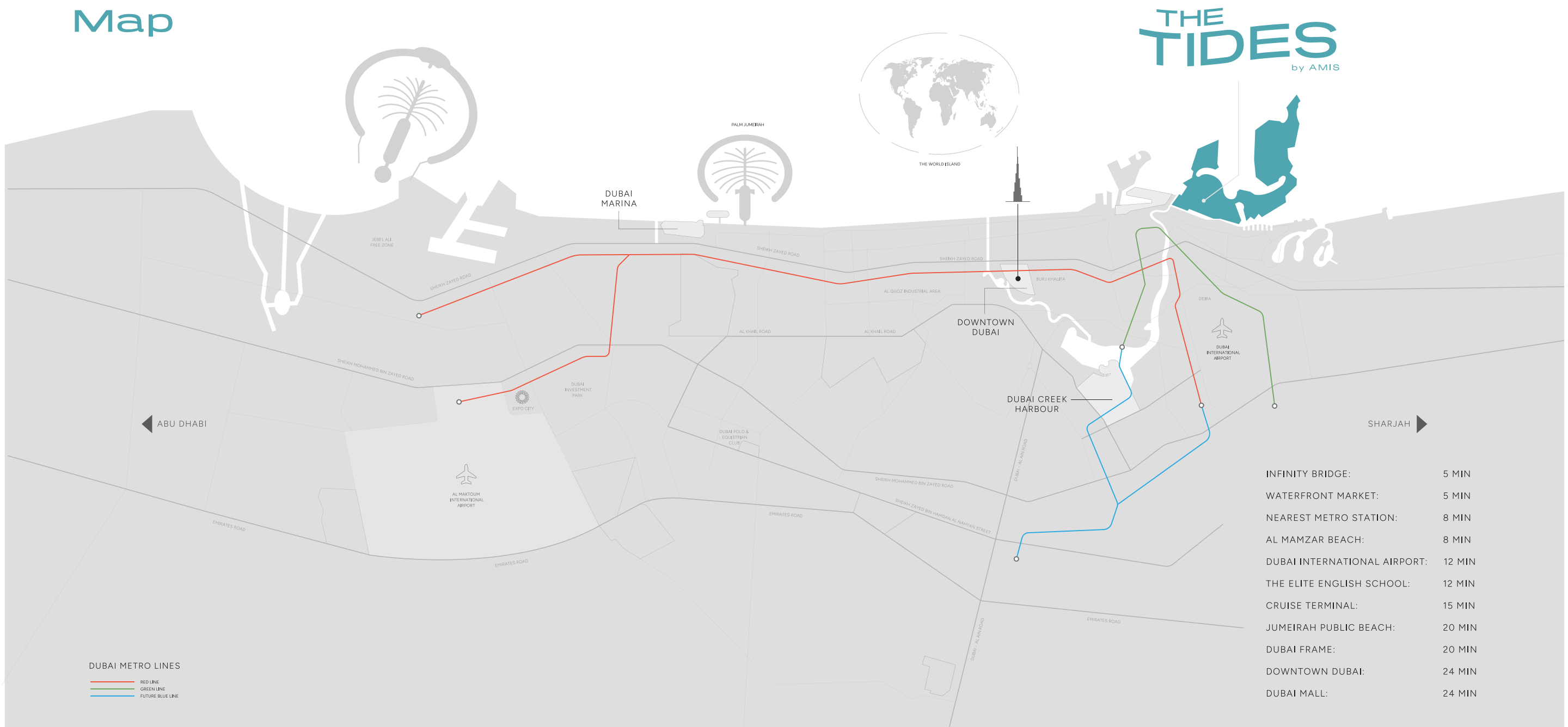
2 Bedroom:
from 1169 sq.ft.

3 Bedroom:
from 1379 sq.ft.

4 Bedroom Townhouse:
from 3560 sq.ft.

Schedule a private viewing with our team and discover a home designed around your perfect wavelength at The Tides.

Location Map



AMIS

800 2735
amisdevelopment.com