



**WHITECLIFFS RESIDENCES**

A PROJECT IN

*Dubai Islands*



*DUBAI ISLANDS*



ELEVATED LIVING ON  
*DUBAI'S COASTLINE*

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Live differently at Dubai Islands, a premium coastal address by Nakheel. This is where the energy of the city gives way to open skies, calm waters and a setting shaped for a slower pace. Designed for those who value space, nature and connection, the community offers a lifestyle rooted in comfort with direct links to the city when needed.

Walking Access to  
**Marina**  
in 5 minutes

Walking Access to  
**Canal Walk**  
in 5 minutes

Walking Access to  
**Restaurants**  
in 3 minutes

Walking Access to  
**Dubai Islands Beaches**  
in 5 minutes

Walking Access to  
**Nakheel Mall**  
in 15 minutes



## KEY FACTS LOCATION

-  **86** RESORTS & HOTELS
-  **21** KILOMETRES BEACH LENGTH
-  **09** MARINAS
-  **02** 18 - HOLE GOLF COURSE | 09 - HOLE GOLF COURSE

*Dubai Islands*



# AN ENDLESS *SHORE*

Dubai Islands features a 21-kilometre stretch of coastline with expansive public beaches, shaded paths, and open views. Ideal for walking, swimming or pausing by the water whenever the day allows.





# *MARINA* LIFE *BEGINS*

The marina at Dubai Islands offers direct access for private boats and yachts, with modern berths, waterfront dining, and open walkways designed for easy movement.





## ISLAND *GOLF* EXPERIENCE

Dubai Islands features two full 18-hole golf courses with open fairways, coastal views and space designed for clear shots and quiet focus. A setting that keeps pace with serious play.

## VERTICAL LIVING REDEFINED

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WHITECLIFFS RESIDENCES rises over Dubai Islands with twelve floors of modern apartments, podium parking, rooftop access and indoor facilities including gym, pool, sauna, steam room, a multipurpose hall and many more. It is a vertical address shaped for living well.



# PROJECT FEATURES



SWIMMING POOL



JACUZZI



KIDS' POOL



RECEPTION  
LOBBY



STEAM ROOM



FOUNTAIN



BBQ AREA



POOL WITH  
LOUNGE



CINEMA



MEETING  
ROOM



PADEL COURT



GYM



PRAYER  
HALL



SMART HOMES



SAUNA



CAR PARKING



24/7 SECURITY



COLD PLUNGE



CABANA

# PERFECTLY LOCATED



An architectural rendering of the Whitecliffs Residences entrance. The building features a modern design with a glass facade and curved balconies. The entrance is characterized by clean lines and confident geometry, with a prominent white archway. The name 'WHITECLIFFS RESIDENCES' is displayed on the building's facade. The scene is set in an urban environment with a city skyline in the background, including a prominent skyscraper. A dark sports car is parked in the foreground, and a white sports car is driving on the road. The overall atmosphere is one of luxury and modern architecture.

## ENTRANCE DESIGN EXCELLENCE

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The main entrance of WHITECLIFFS RESIDENCES sets a clear architectural tone. Clean lines and confident geometry frame the space, guiding residents from street to lobby with a sense of purpose, precision and spatial clarity.



## MAGNIFICENT WELCOMES AND TRAVERSES



The reception and lift lobby act as the building's handshake... firm, deliberate, unmistakable. Stone, light and proportion move like clockwork, anchoring first impressions before the vertical journey begins through the tower's quiet core.



## PASSAGEWAY WITH INTENT



The corridors cut forward like a drawn breath, defined, deliberate, unbroken. Walls hold their line, light strikes with intent, and every step feels directed toward something certain, not left to drift.

*High above the tide's hush  
and city's hum, Wide glass opens  
to mornings spun in gold.  
Marble underfoot, silence trimmed  
in brass Each moment held,  
precise and richly told.*





BED  
APARTMENT



## LOUNGE ABOVE ORDINARY



The lounge stands like a quiet observatory above the sea, its windows casting wide nets for light. Each surface holds the hush of distance, the pause between tides and thought.



## KITCHEN WITH INTENT

100 Keys  
UNLOCK POSSIBILITIES



This kitchen is a compass—direct, assured, unflinching. Surfaces stand like decisions made without doubt. Every handle, a handshake. Light draws lines, not shadows. Nothing whispers; everything states its place.



## WALLS DEFINE CALM



The bedroom holds quiet like a well-kept promise. Walls draw sleep closer, unafraid of silence. The bed sits like punctuation at the end of a day shaped by clarity.



**100Keys**  
UNLOCK POSSIBILITIES

## ELEGANT BATHROOM

In the 1-bed apartment bathrooms of WHITECLIFFS RESIDENCES, water dances through sleek lines, painting a canvas of tranquillity. Each fixture speaks of minimalism's poetic clarity, a sanctuary where serenity finds its reflection.

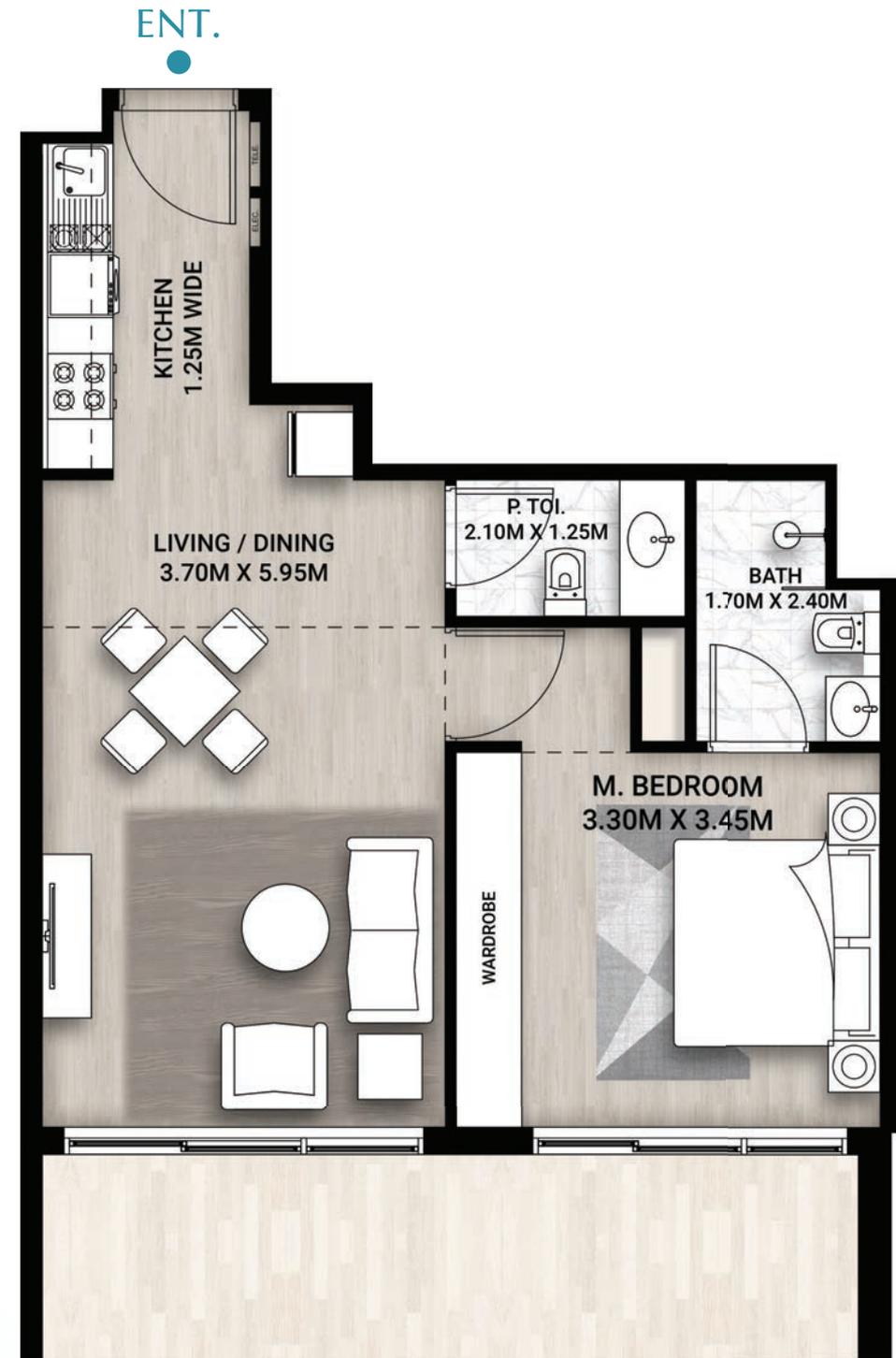




WHITECLIFFS RESIDENCES

## 01-BED APARTMENT

- BEDROOM
- BATHROOMS
- LIVING/DINING
- OPEN KITCHEN





BED  
APARTMENT



## CRAFTED FOR CALM



The 2-bed apartment lounge moves like quiet tidewater, open yet defined. Light filters through like a whisper, and stillness holds the space as if time stepped back.

## KITCHEN MEETS PRECISION



**GOKeys**  
UNLOCK POSSIBILITIES

The 2-bed apartment kitchen stands like a conductor's podium, every surface deliberate, each fixture a note. It doesn't wait to impress; it moves with quiet authority.



## STILLNESS IN STRUCTURE



The 2-bed apartment bedroom holds calm like stone holds shadow. Edges are measured, light lands deliberately, and the silence carries weight, as if the walls know restraint.



## DEFINED BATHROOM SPACE

The bathroom is built like a pause in motion. Stone and glass draw clean lines. Water speaks in clarity, and every detail holds its ground.

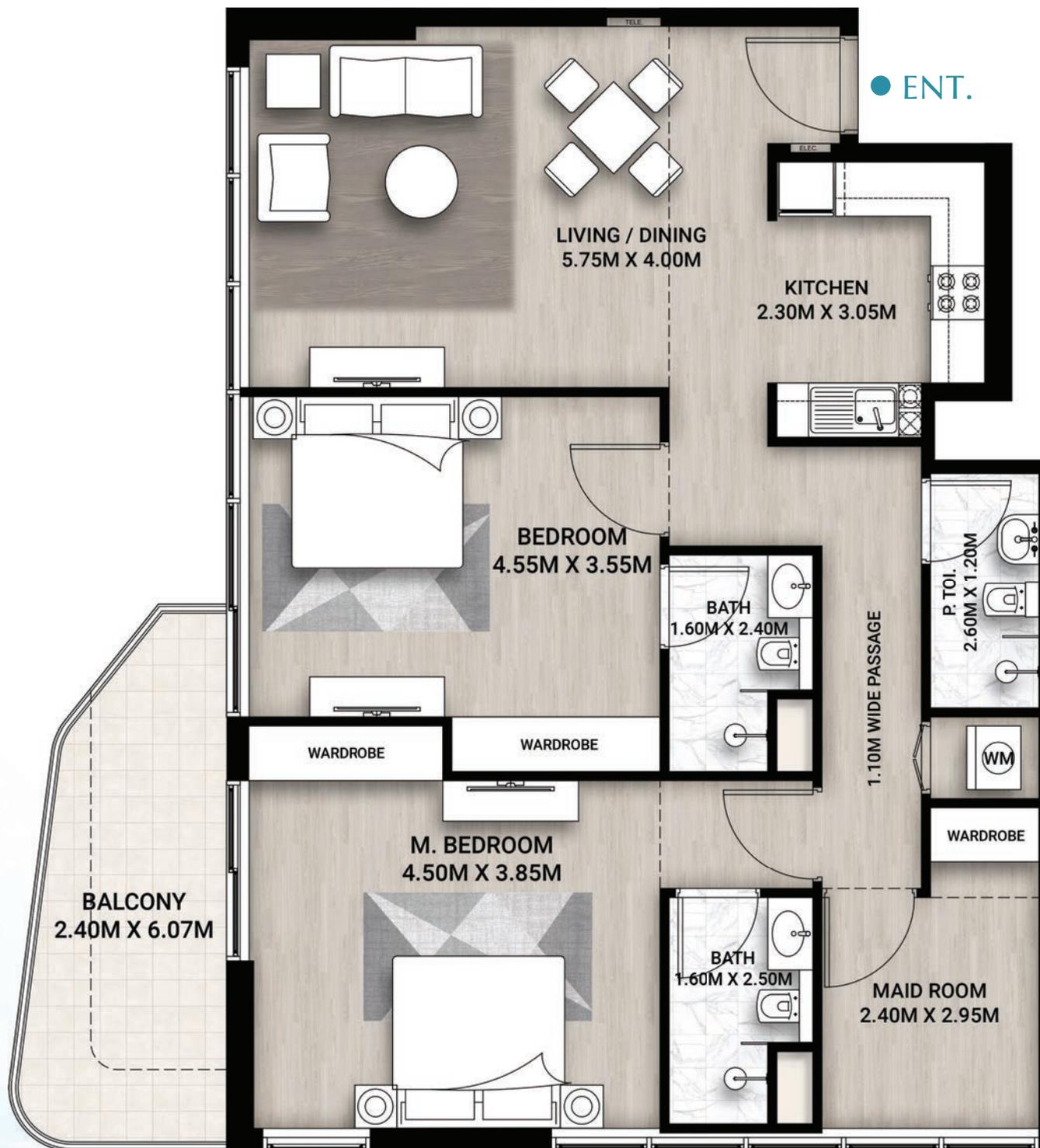




WHITECLIFFS RESIDENCES

## 02-BED APARTMENT

- 2 BEDROOMS
- BATHROOMS
- MAID ROOM
- LIVING & DINING
- OPEN KITCHEN





3 BED APARTMENT



## AN ASTUTE URBAN CANVAS



Within the 3 Bed apartment, the kitchen, dining, and lounge spaces unfold as a wonderful constellation of high-end living. The kitchen gleams with modernity, a space where culinary adventures take flight. Adjacent, the dining area invites with bespoke charm, while the lounge offers a sanctuary for relaxation and social rendezvous.



## STILLNESS IN FORM



The serene bedroom holds quiet like pressed linen. Corners are sharp, shadows deliberate. Light enters as if invited, and the room answers with still, exact grace.



## DAILY FRESHNESS

The voguish bathroom is drawn like a sculpture, measured and unyielding. Light strikes stone with purpose. Reflections stay quiet. Every surface is direct, every line free of distraction.



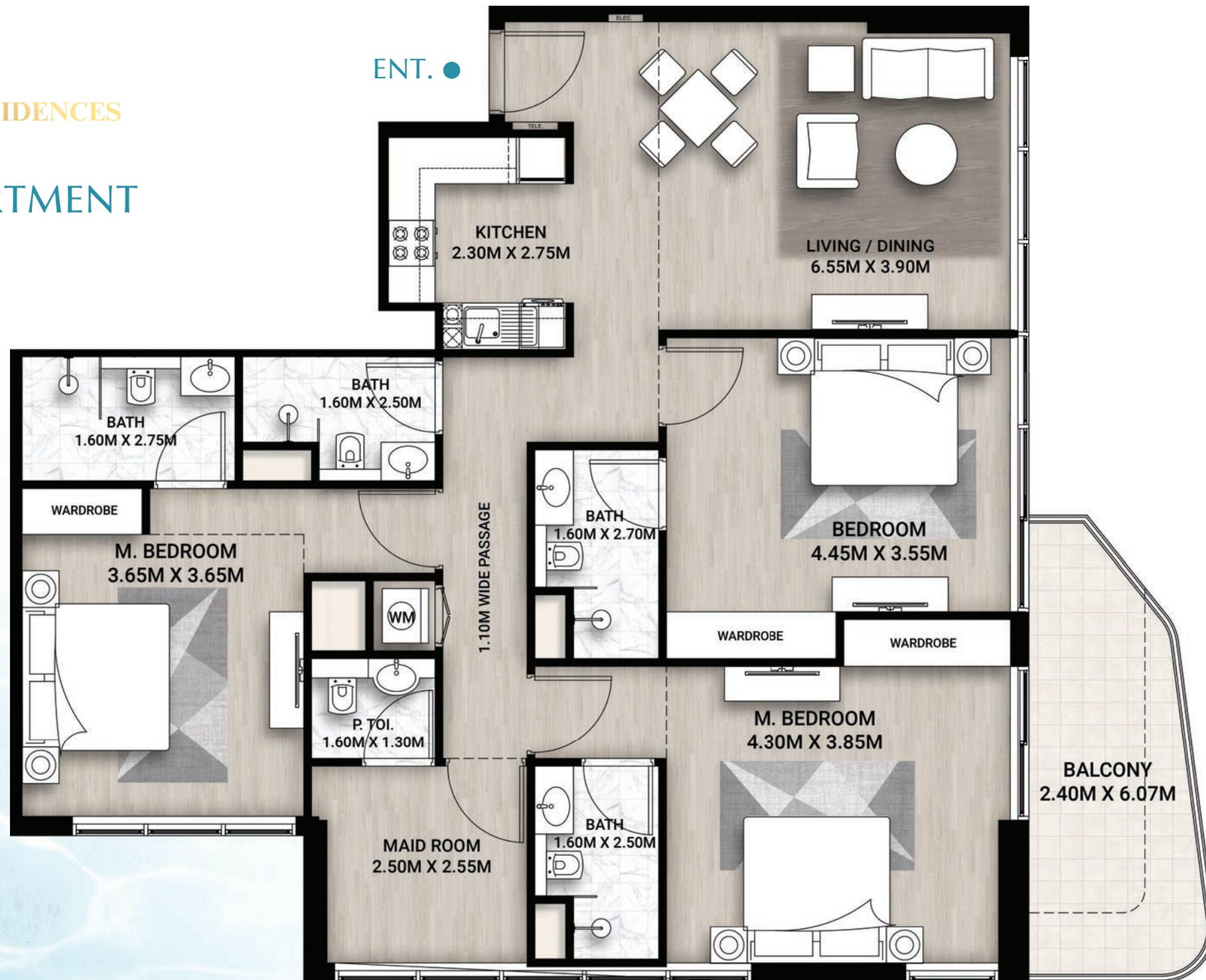
100Keys  
UNLOCK MOBILITY



WHITECLIFFS RESIDENCES

## 03-BED APARTMENT

- 3 BEDROOMS
- BATHROOMS
- MAID ROOM
- LIVING / DINING
- OPEN KITCHEN
- BALCONY





BED  
PENTHOUSE



## SKY ANCHORS SPACE



The penthouse lounge stands like a held breath above the city. Walls dissolve into the horizon. Light enters without struggle. Every surface remains steady, shaped by sky and sharpened by distance.



## A STYLISH COOKING SPACE



Keys  
POSSIBILITIES

The penthouse kitchen stands like a gallery of use, clean, deliberate, exact. Surfaces wait without noise. Everything seen is chosen, and nothing asks twice.



## PENTHOUSE CULINARY HAVEN



In the penthouse dining room, elegance is like a bird freed from its cage. The ambience captivates with celestial hues and a sense of weightless luxury, offering an exclusive culinary retreat for the entire family.



## ALTITUDE HOLDS QUIET

**100Keys**  
UNLOCK POSSIBILITIES



The penthouse bedroom lifts above the ordinary like breath above noise. Walls pull back to let the sky in. Light lands without effort. Stillness stretches wide, held in quiet precision.



## MIRRORS HOLD SECRETS

Porcelain gleams like morning frost, while brass taps glint with the arrogance of old gold. Every surface of the modern-day bathroom speaks in stillness, turning routine into ritual under light that never rushes.





WHITECLIFFS RESIDENCES

## 04-BED PENTHOUSE

- 4 BEDROOMS
- BATHROOMS
- DINING AREA
- OPEN KITCHEN
- DRY STORE
- STORE ROOM
- 4 BALCONIES
- LOUNGE
- PRAYER ROOM
- INFORMAL LIVING AREA



Keys  
POSSIBILITIES

# WHERE STILL WATER SHINES





*WORLD-CLASS*  
*AMENITIES*



# *AN ARRAY OF CLASS*

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An open swimming pool, paddle court, steam room, sauna and gym shape the wellness space. Cabanas, fountains, BBQ terraces, and much more create moments of pause. Every feature is built to serve motion, recovery, and quiet connection.

# SWIMMING POOL



# SWIMMING POOL, CABANA & BBQ AREA



# PADEL COURT

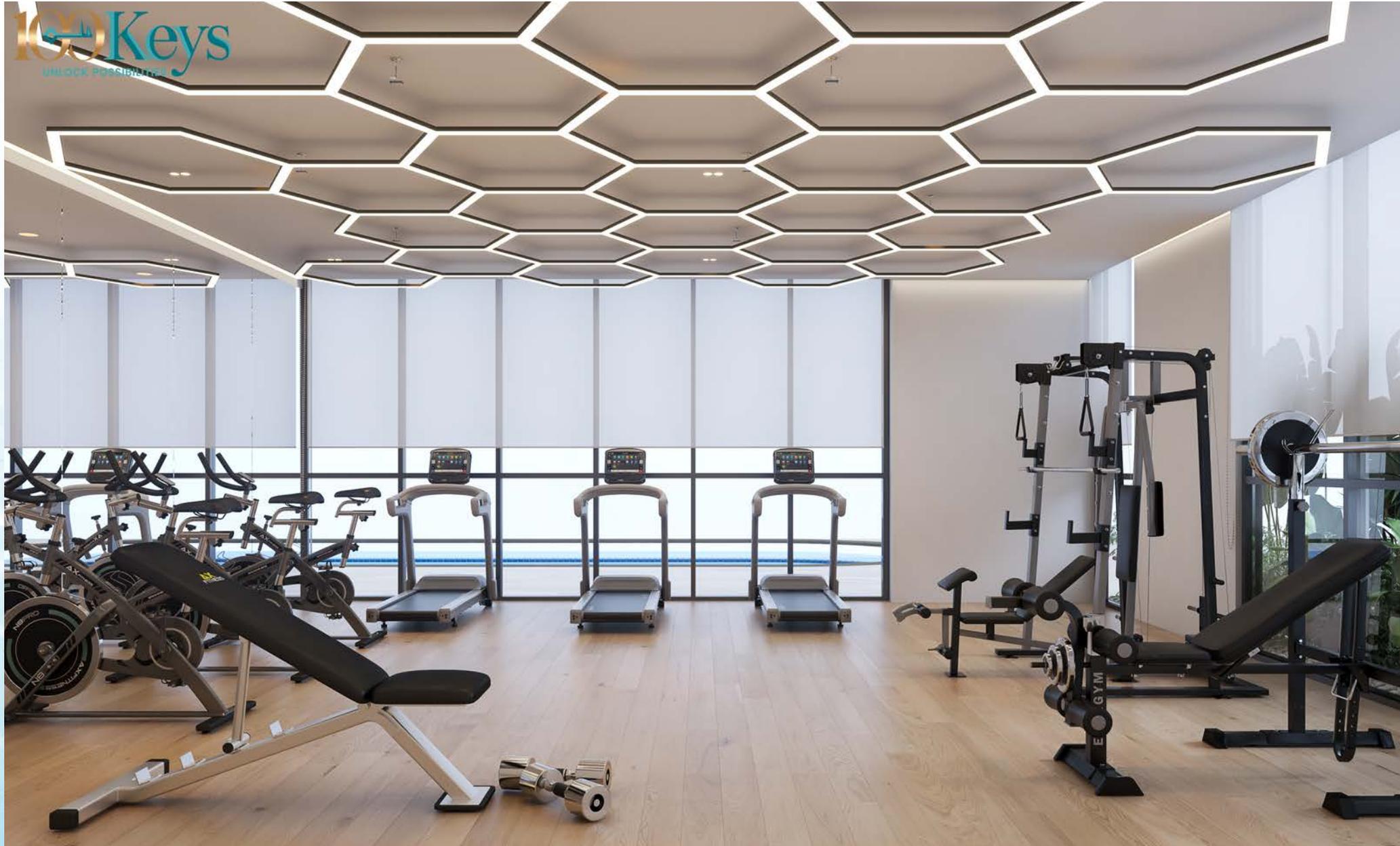




# CINEMA HALL



# GYMNASIUM





# PARKING



PRAYER AREA



Keys  
UNLOCK POSSIBILITIES



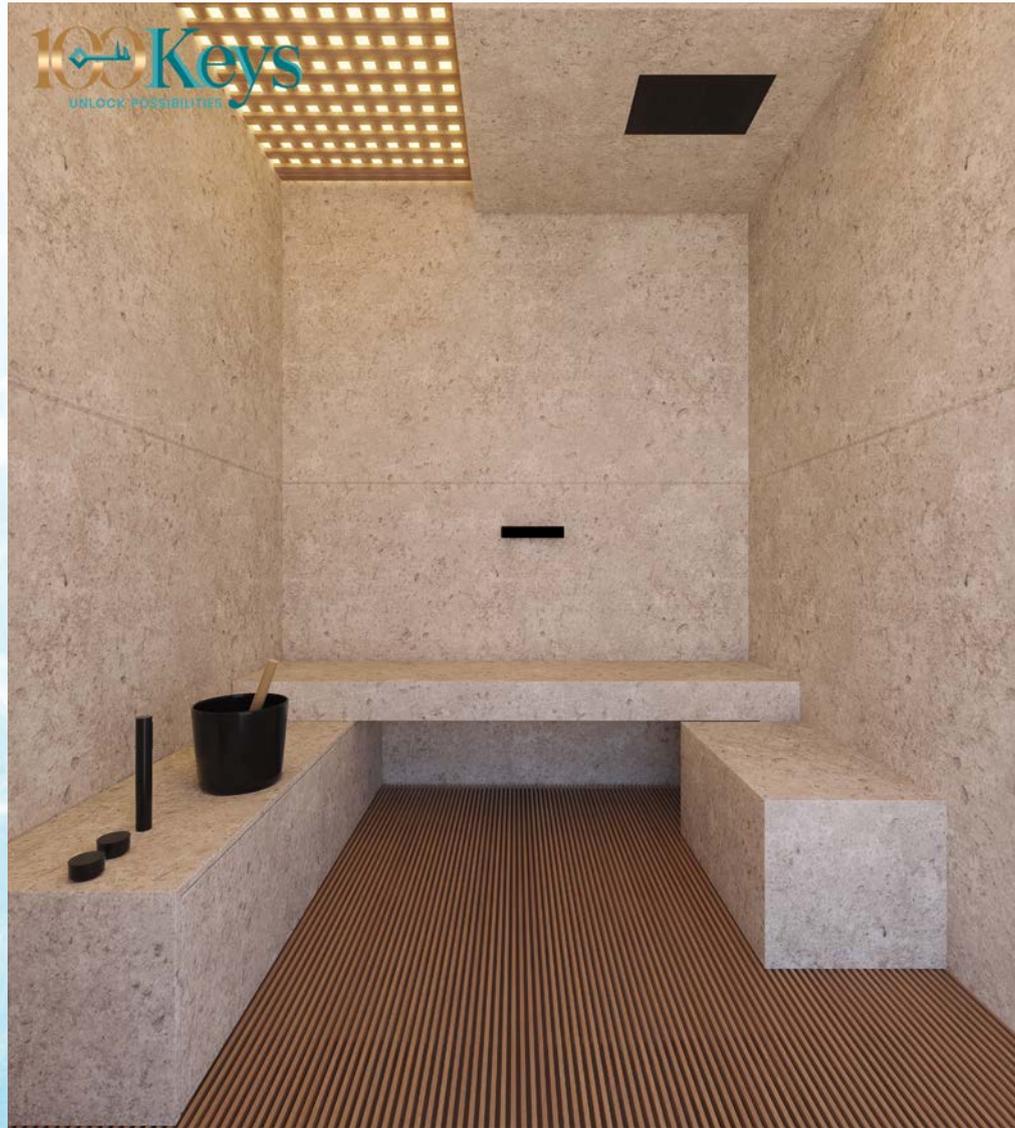
# SAUNA



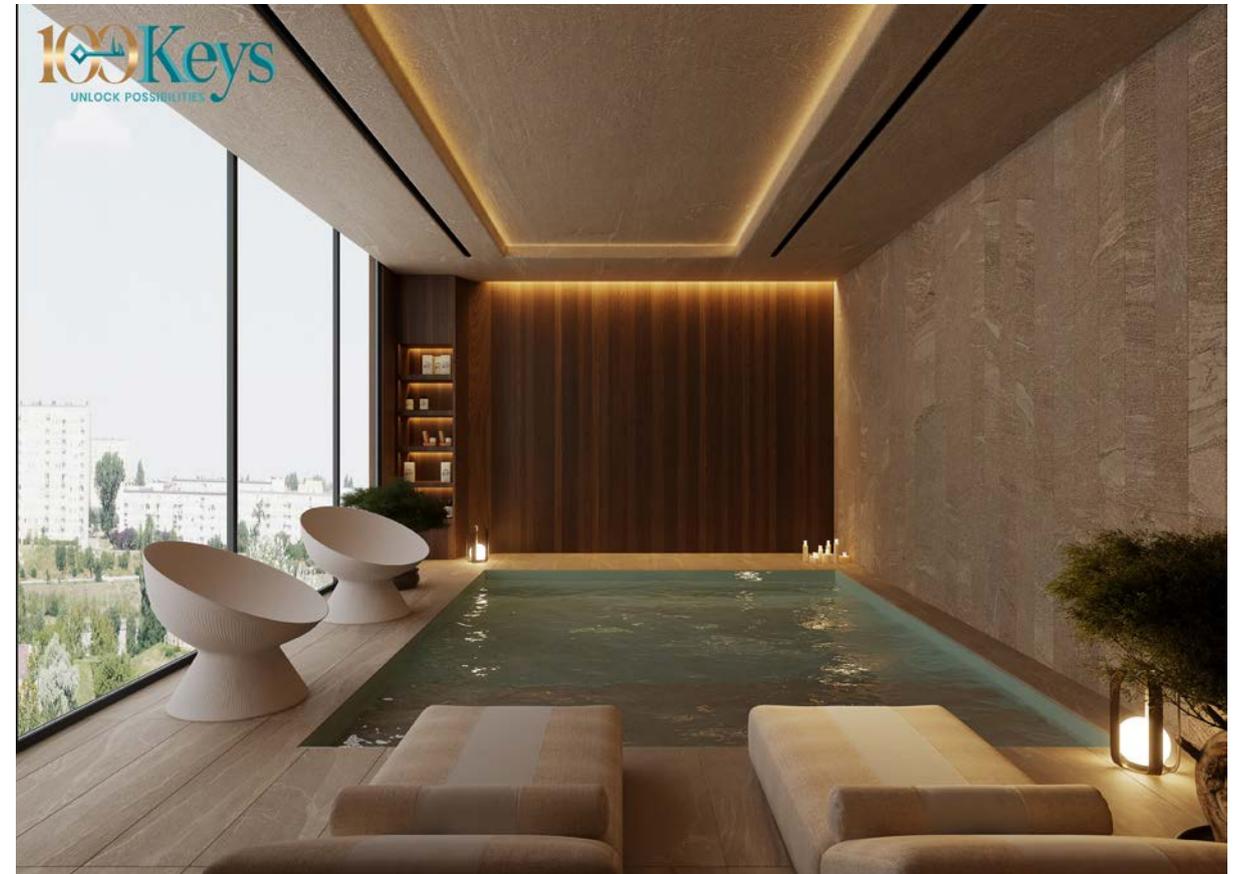
# JACUZZI



# STEAM



# COLD PLUNGE





## MEETING ROOM



# A VERTICAL WORLD OF OPULENCE





## INVESTOR-FOCUSED VERSION

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For over two decades, AG Properties LLC and AGP Builders Real Estate Development LLC have delivered high-value assets across the Emirates. Known for precision and performance, the group creates commercial and residential developments that retain worth and relevance.

Institutional and retail investors gain direct access to a diversified portfolio, with opportunities spanning new builds, prime plots and income-generating properties. Each project is selected for location, long-term potential and impact.

Secure capital. Build value. AG Properties and AGP Builders work where vision meets return.



## *PAST PROJECTS*

AG TOWER

KI BUILDING

PARK VILLAS-1

PARK VILLAS-2

BOSNIA MONTI

EDISON HOUSE

AG SQUARE

AG RESIDENCE

ARABIAN GATE

AG AUM RESIDENCE

AG ARK TOWER

AG CENTRAL

AG 9INE

PARK RESIDENCES

PARK VILLAS-6

AG 7EVEN



## WHITECLIFFS RESIDENCES

MAJESTIC ARCHITECTURE ARRIVES





**AGP BUILDERS REAL ESTATE DEVELOPMENT**

Address: Office Number-07, Ground Floor, Business Bay, Dubai, UAE. | 04 5634999 | info@agproperty.ae | www.agproperty.ae

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