



MAJARA
LUXURY REAL ESTATE L.L.C

Object 1

FLUID ONE

DUBAI ISLANDS

The art of living lightly



FLUID ONE

WHERE LIFE FLOWS

Dubai Islands unveils a visionary new chapter in **waterfront living**, where contemporary design meets **Arabian splendour**. Comprising **five interconnected islands**, this extraordinary destination seamlessly blends **luxurious resorts, pristine beaches, and vibrant cultural landmarks** into one inspiring coastal community.

FLUID ONE

THE LOCATION

Dubai Islands offers easy access to the city's key destinations. Connected by the new **Infinity Bridge** and major road networks, the islands combine urban convenience with the calm of island life.

- | | | | |
|----------------------|-----------------------------|----------------------|------------------------|
| 10 MINUTES | Gold Souq Metro Station | 24 MINUTES | Downtown Dubai |
| 20 MINUTES | Dubai International Airport | 33 MINUTES | Business Bay |
| 22 MINUTES | The Dubai Frame | 34 MINUTES | Dubai Financial Centre |
| 24 MINUTES | Dubai World Trade Centre | | |



FLUID ONE

FUTURE MARINA & WATERFRONT EXPANSION

Redefining Dubai's horizon, the development features **over 60 kilometres of waterfront** and **more than 20 kilometres of beaches**, including a Blue Flag-certified shoreline, along with **two kilometres of parks, open spaces, and world-class golf courses** overlooking the Arabian Gulf.

Multiple new marinas and expanded public waterfronts are planned to increase lifestyle appeal and enhance property value across all five islands.



FLUID ONE

DUBAI ISLANDS

FLUID ONE is a new expression of coastal living in **Dubai Islands**, a destination shaped by water, open skies, and the ease of a resort-inspired district that remains seamlessly connected to the city.

FLUID ONE sits within this evolving district as a refined sanctuary, moments from promenades, beaches, and hospitality experiences, yet defined by its own atmosphere of calm.

Building configuration: G+ 2P+8

Anticipated Completion: Q2 2028

| 1 BEDROOM | 2 BEDROOM | 2.5 BEDROOM | 3.5 BEDROOM | TOTAL |
|-----------|-----------|-------------|-------------|-------|
| 16 | 33 | 12 | 3 | 64 |



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Guided by the philosophy of flow, the building is shaped as a continuous experience that opens gracefully to light and air. Interiors are composed with calm proportions, elevated finishes, and layouts that move with modern life — intuitive, flexible, and beautifully restrained.

Set in Dubai's emerging coastal district, FLUID ONE offers the privilege of retreat while remaining connected to the city's pulse. It is a home for a new rhythm: balanced, composed, and quietly exceptional.

FLUID ONE

AMENITIES



LOBBY



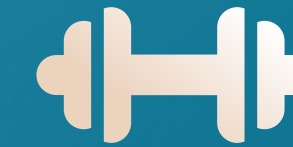
SKY POOL



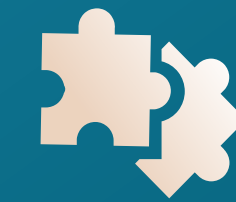
POOL DECK WITH
SUN LOUNGERS



KIDS POOL



GYM



CLUBHOUSE



2-STOREY
PARKING



DISABLED
PARKING



BICYCLE
PARKING



SWIMMING POOL

FLUID ONE



KIDS POOL

FLUID ONE



FLUID ONE

LOBBY

FLUID ONE

CLUBHOUSE

FLUID ONE





GYM

FLUID ONE

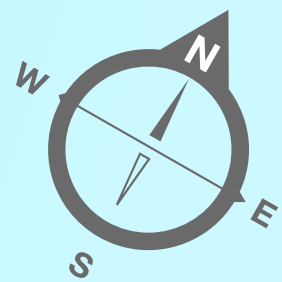
FLUID ONE

SEA VIEW



FLOOR 8

- 1 KIDS POOL
- 2 SWIMMING POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 CLUBHOUSE
- 5 GYM



2 BEDROOM APARTMENT

FLUID ONE



FULLD ONE





FLUID GOLF

FLUID ONE

3.5 DUPLEX
BEDROOM





FLUID ONE

FLUID ONE



LIFESTYLE PREFERENCES

- Luxury and waterfront living
- Access to premium amenities such as private beaches, marinas, and recreational facilities.
- Proximity to shopping, dining, and entertainment options.

FLUID ONE



DUBAI ISLANDS: KEY ADVANTAGES

STRATEGIC LOCATION

- Proximity to Deira and central Dubai.
- Direct access via bridges and major roads.
- Close to Dubai International Airport and business hubs.

COMPREHENSIVE AMENITIES

- Dubai Islands Mall and the world's largest night market.
- Marinas, watersports, and golf courses.
- Green spaces, parks, and private beaches.

INVESTMENT POTENTIAL

- High ROI and rental yields.
- Zero property taxes and favorable foreign ownership laws.
- Future growth aligned with Dubai 2040 Urban Master Plan.

TOURISM APPEAL

- Over 80 planned luxury hotels and resorts.
- Unique cultural, recreational, and waterfront experiences.
- Infrastructure for hosting international events.

LIFESTYLE BENEFITS

- Exclusive beachfront living with private access.
- Integrated "live, work, and play" environment.
- Eco-friendly and sustainable community design.

INFRASTRUCTURE

- Modern healthcare, schools, and nurseries.
- Planned metro connections and road networks.
- State-of-the-art community facilities.

FLUID ONE

FREEHOLD OWNERSHIP FOR ALL NATIONALITIES

The entire area operates under full freehold regulations, giving international buyers complete ownership rights — a major advantage for global investors.



CUSTOMER PROFILE FOR
DUBAI ISLANDS



INVESTORS



TOURISTS
AND SHORT-TERM
RENTERS



LIFESTYLE
ENTHUSIASTS



END-USERS
(RESIDENTS)



REGIONAL AND
INTERNATIONAL
BUYERS

FLUID ONE

Dubai Islands offers an unmatched combination of strategic location, luxurious living, comprehensive amenities, and strong investment potential. It caters to a diverse audience, from investors seeking high returns to residents looking for a serene and luxurious waterfront lifestyle. These advantages position Dubai Islands as one of the most prestigious and promising developments in Dubai.



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