



SEA VIEW

R E S I D E N C E

I N D U B A I I S L A N D S



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Whispers of Luxury by the Sea

Discover the perfect blend of luxury and nature in our stunning beachfront community. Experience breathtaking sunsets, soothing ocean waves, and endless adventure right outside your door.





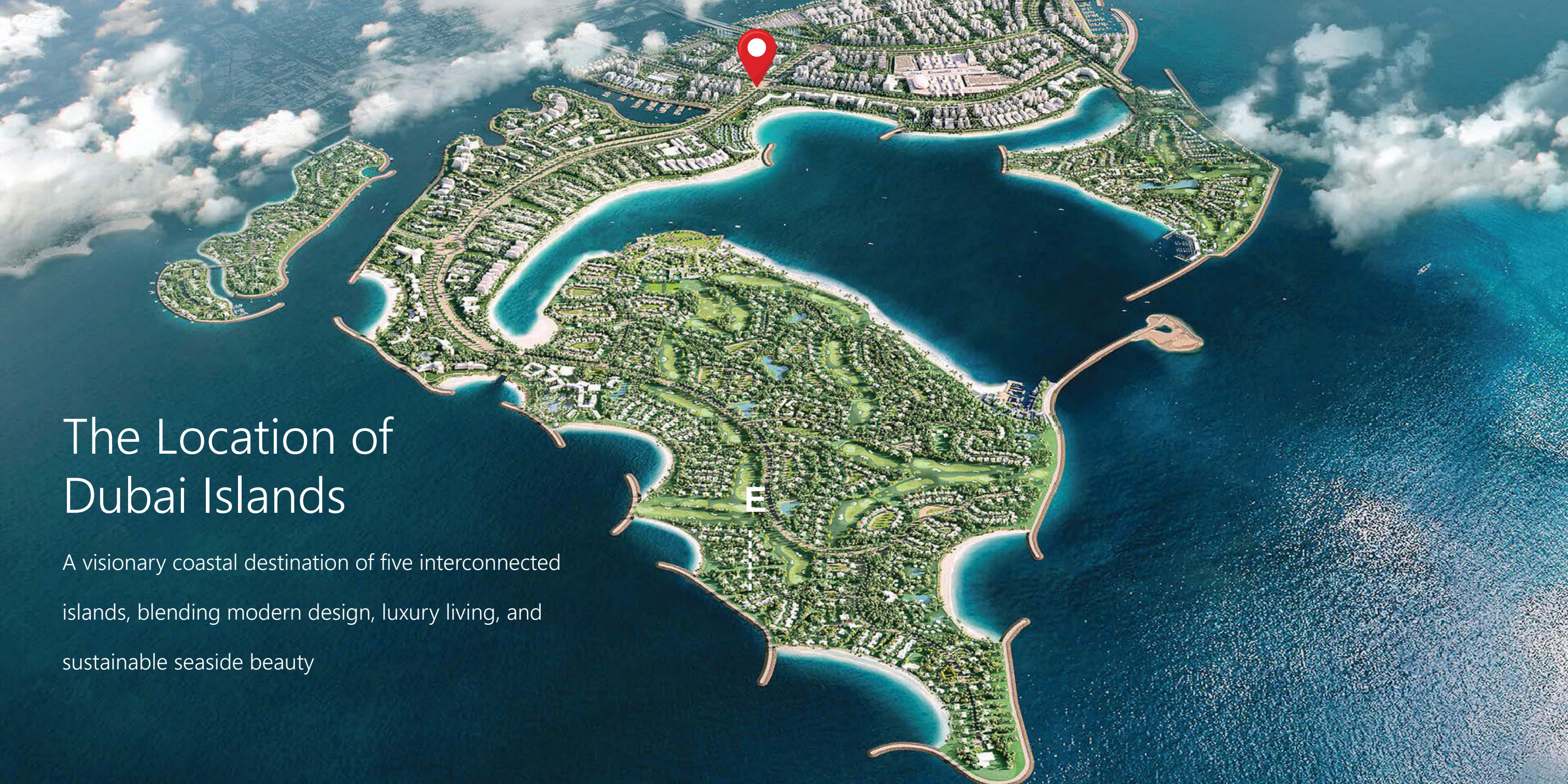
A visionary destination shaping the future of seaside living in

Dubai Islands



The Location of Dubai Islands

A visionary coastal destination of five interconnected
islands, blending modern design, luxury living, and
sustainable seaside beauty





Island	Name	
Island 1	Central Island (Island A)	The urban core: mixed-use towers, cultural venues, marina and retail hubs.
Island 2	Shore Island (Island B)	Beachfront living & boutique resorts: villas and family-friendly amenities.
Island 3	Oasis Island (Island C)	Wellness, green space and leisure: parks, eco-resorts and relaxed living.
Island 4	Golf Island (Island D)	Sport & estate living: golf-front villas, country club environment.
Island 5	Elite Island (Island E)	Ultra-private estate island: low-density luxury villas, marina access, exclusivity.



Sea View Residence by Sama Mayas is Located in Dubai Island A

A world-class waterfront destination merging
innovation, luxury, and the beauty of island living

OVERVIEW

1 KM

Deirah

5 KM

Dubai International Airport

10 KM

Downtown Dubai

25 KM

Palm Jumeirah







Dubai Islands is one of Dubai's most promising waterfront destinations, offering exceptional long term investment potential and an unmatched lifestyle. With its prime coastal location, world-class infrastructure, luxury hospitality developments, and excellent connectivity to Downtown Dubai, Dubai International Airport, and major business districts, the area is rapidly becoming one of the city's most desirable addresses. As the community continues to evolve, residents benefit from pristine beaches, marinas, retail destinations, fine dining, and vibrant leisure experiences—making Dubai Islands an ideal choice for both homeowners and investors seeking strong capital appreciation and premium waterfront living.

Exclusive Project Services

From the moment of arrival, our exclusive services create a unique luxury living experience for residents.

These exceptional services are an integral part of the project's distinctive lifestyle, designed to provide residents with the highest levels of comfort, exclusivity, and world class living.





**ROLLS-ROYCE
CHAUFFEUR**

Arrive in exceptional comfort.

Private chauffeur service available upon request for airport transfers, business meetings, special occasions, and city travel.





**PRIVATE YACHT
EXPERIENCE**

Discover Dubai from the water.

Reserve a private yacht with a professional captain for relaxing cruises, sunset journeys, and memorable moments at sea.





**ISLAND
GOLF CART**

Effortless island mobility.

Dedicated golf cart service offering convenient transportation between key destinations across the island.



A modern seaside project with breathtaking ocean views and elegant design.

Concept of Sea view Residence







Design Concept

Luxury Boho Mediterranean Tropical Retreat Dubai Island

Located in the prestigious Dubai Islands, this project is designed as an exclusive coastal retreat that combines the elegance of Luxury Bohemian style, Modern Mediterranean architecture, and Quiet Luxury principles. The design creates a sophisticated yet relaxed atmosphere through refined architectural forms, natural materials, elegant textures, and carefully crafted details. The interior and exterior spaces are seamlessly connected to provide a resort like living experience, while the landscape design introduces a lush tropical garden concept inspired by luxury resorts, featuring layered greenery, tropical plants, and organic elements that enhance the connection between nature and architecture. The overall design reflects a timeless, stylish, and luxurious lifestyle where comfort, serenity, and natural beauty come together to create a unique living experience in Dubai Islands.



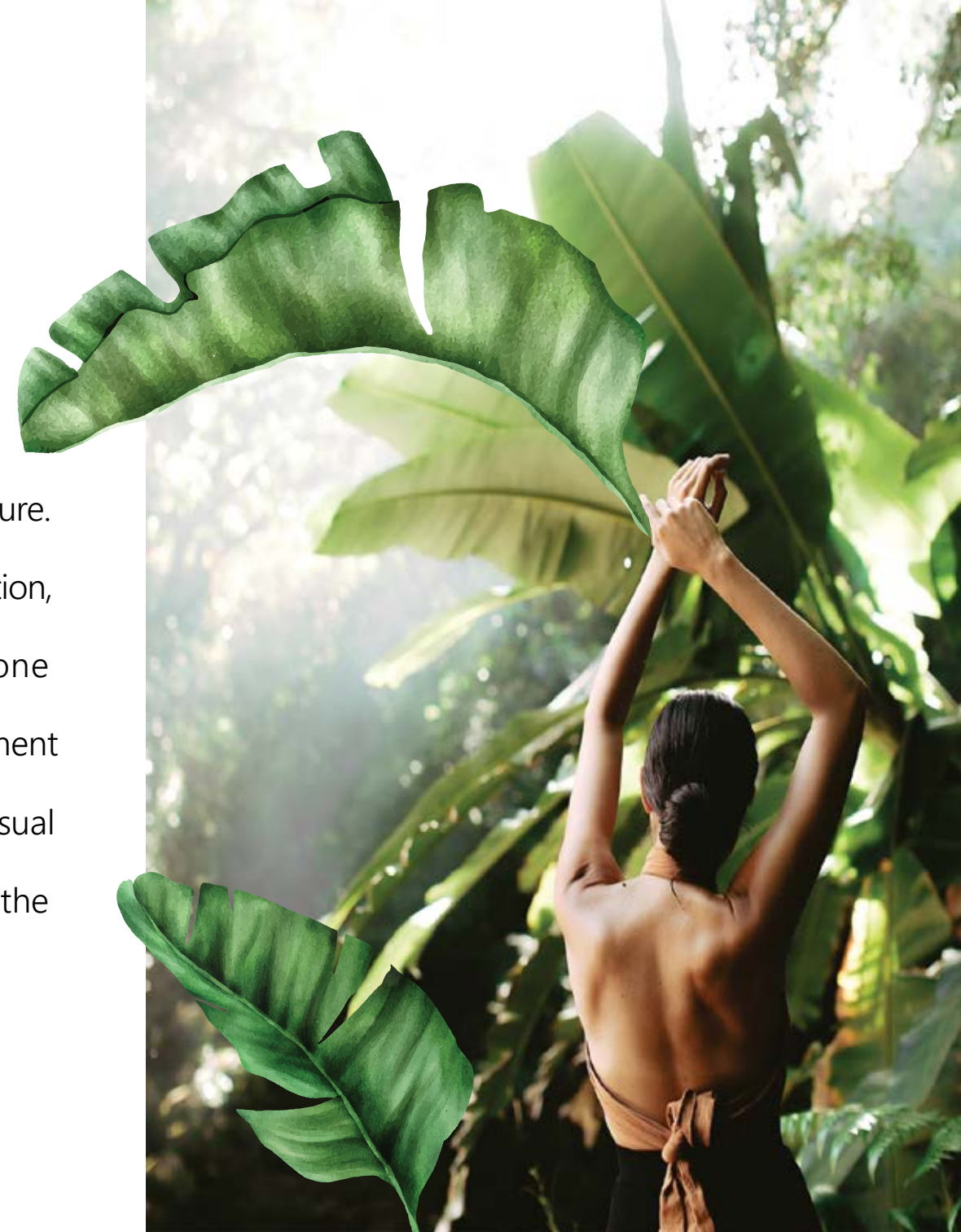
Landscape Concept

Tropical Oasis Inspired by Nature

The landscape design is conceived as a lush tropical oasis that strengthens the connection between architecture and nature. Inspired by the coastal environment of Dubai Islands, the outdoor spaces introduce a rich composition of tropical plants, layered greenery, and natural textures to create a sense of tranquility and escape.

A carefully selected palette of tropical vegetation, including palm trees, lush green plants, ornamental

grasses, and organic planting layers, enhances the feeling of a private resort surrounded by nature. The landscape creates a soft transition between indoor and outdoor spaces, encouraging relaxation, social interaction, and a deeper connection with the natural environment. Natural stone pathways, warm wooden elements, water inspired details, and shaded seating areas complement the Bohemian Mediterranean character of the project. The greenery not only enhances the visual experience but also creates a cooler, more comfortable outdoor atmosphere, transforming the residence into a luxurious tropical retreat in the heart of Dubai Islands

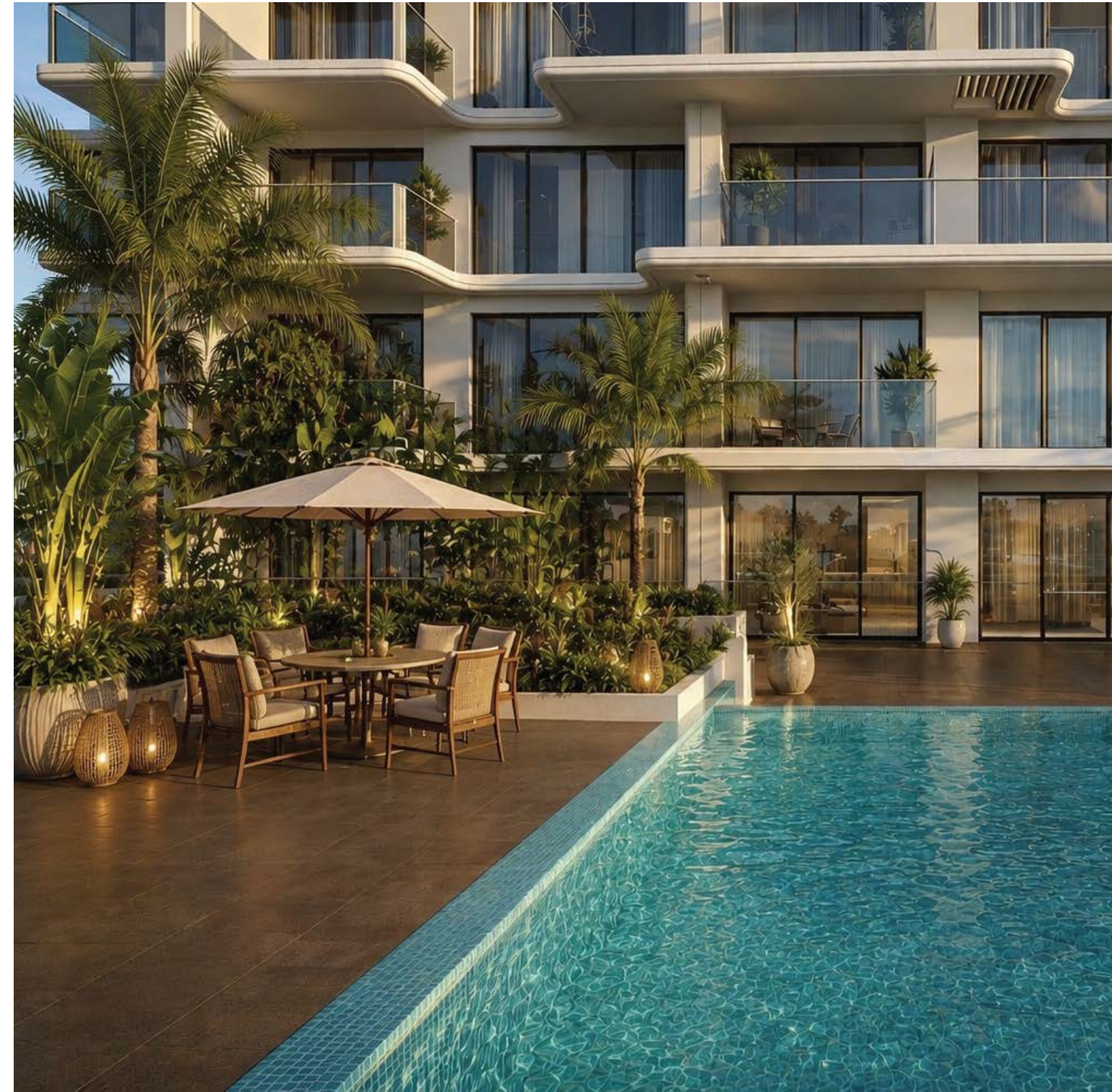


Sea View Residence

An Exclusive Coastal at Dubai Islands

Developer:

Developer by Sama Mayas Real Estate Development (One of the Ezdan Group Company). Sea View Residence reflects a vision of timeless elegance, modern





A visionary destination shaping the future of seaside living

The Amenities

In Sea view Residence

Sunken Lounge

A relaxing social space within the building's landscape, designed at a lower level to create a cozy and semi private area for relaxation, conversations, and gatherings.

The combination of greenery, natural materials, and soft lighting creates a luxurious resort-like atmosphere.



Pool Bar

The Pool Bar is designed as a stylish shaded retreat beside the pool, inspired by the Luxury Boho Mediterranean concept. Surrounded by lush tropical greenery and natural materials, it offers a relaxed resort atmosphere where residents can enjoy refreshments, socialize, and unwind while overlooking the beach and the surrounding landscape.



Swimming Pool

A pool with blue and pearl toned tiles, evoking the beauty of a crystal clear ocean, surrounded by lush tropical greenery



A modern rooftop barbecue area featuring a built-in kitchen with wooden cabinetry, a stainless steel grill, and a pizza oven. The area is covered by a wooden pergola and includes various potted plants and decorative lanterns. The view extends to a sandy beach and the ocean under a clear blue sky.

Barbecue Area



Kids Area

Roof Garden

The project offers beautiful sea views and features a Bohemian style rooftop garden on the roof.



GYM

A luxury gym overlooking the pool, blending fitness, natural light, and a relaxing resort atmosphere.



Yoga Room

A serene Bohemian-inspired yoga room featuring natural materials, lush greenery, and warm organic elements, creating a peaceful space for yoga, meditation, and relaxation.



Private Café

A refined private café designed as a relaxing social space for residents. serving premium coffee, fresh tropical inspired salads, and healthy dishes made with vibrant, locally inspired ingredients. translate



Fresh salads, tropical desserts, and signature island-inspired beverages are served at the building's beachside café, where the gentle sea breeze and exquisite flavors come together to evoke the tranquil charm of tropical shores, creating an unforgettable coastal experience for residents and guests alike.



Mini Boho Cinema

is a cozy, intimate screening room featuring warm natural materials, comfortable lounge seating, woven textures, soft ambient lighting, and subtle tropical greenery, creating a relaxed and stylish space for private movie experiences.



The building's family cinema offers a cozy and private setting to enjoy the latest movies with family and friends, away from the crowds.





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Sea view Residence



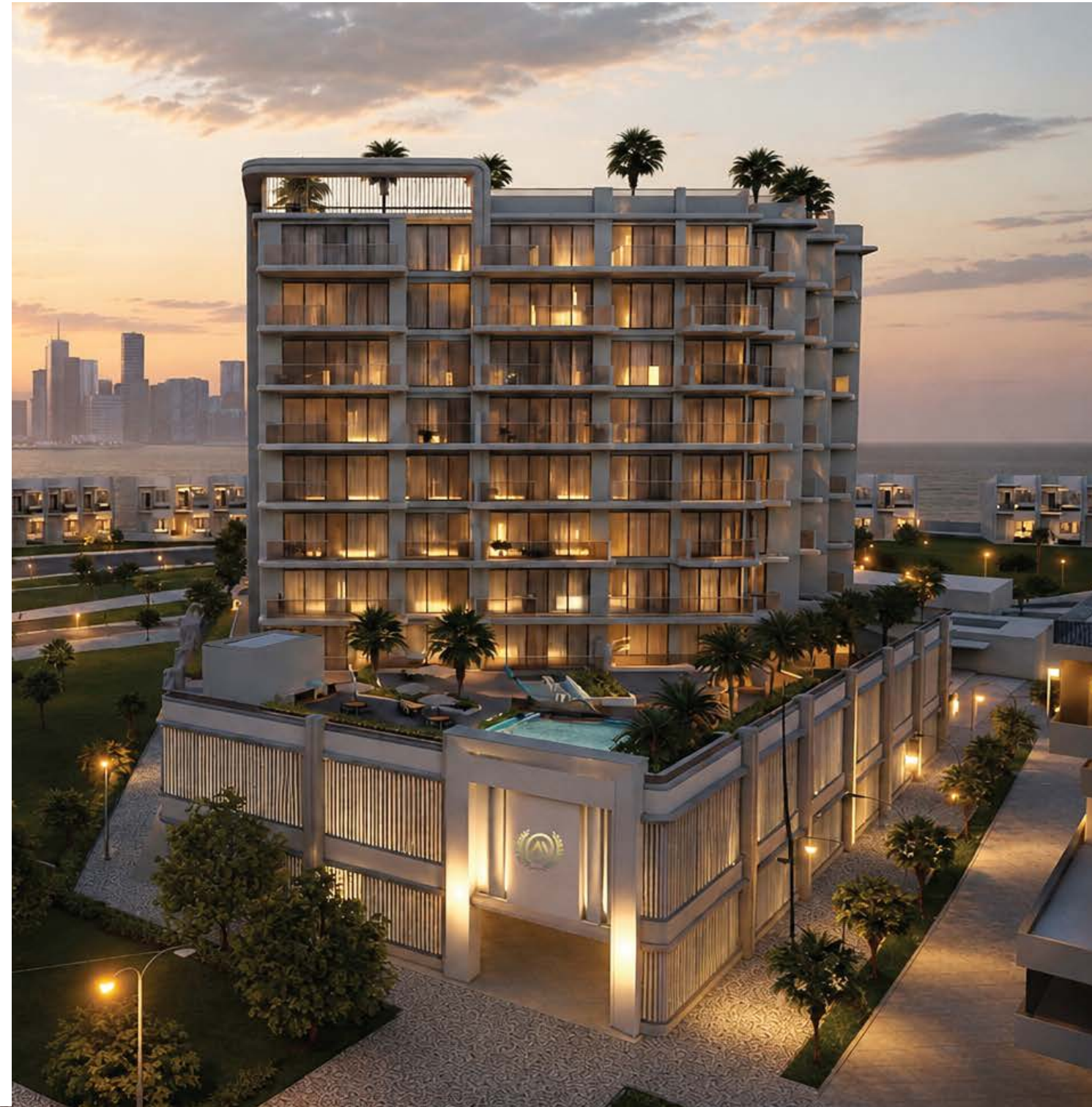
The Project

Located on the pristine shores of Dubai Islands, Mayas Sea View Residence offers an exclusive seaside lifestyle across 63 luxury homes, including 1- and 2-bedroom apartments and 3-bedroom duplexes. The elegant low-rise development, designed as a G + P + 8-storey structure, embraces abundant natural light, uninterrupted sea views, and a calm, contemporary aesthetic. Scheduled for completion in Q4 2027



One of the distinctive features of this project is that all bedrooms are designed as master suites. In addition, the inclusion of a maid master room and a dedicated laundry space in each unit provides residents with a more comfortable, luxurious, and functional living experience.

The interior design of this building is a blend of Bohemian style, luxury vintage aesthetics, and Warm Contemporary Design, seamlessly harmonizing with the exterior architecture to create a warm, serene, and luxurious atmosphere.





The Color Palette

The color palette combines warm cream and beige tones with rich brown and mocha shades, burnt orange, natural green, subtle touches of soft blue, and elegant bronze accents, creating a harmonious and sophisticated blend of Bohemian, luxury vintage, and Warm Contemporary styles





SEA VIEW
RESIDENCE



Interior Design

The chandeliers, furniture, and all interior elements and furnishings have been carefully selected and designed according to the principles and characteristics of the chosen design styles, ensuring a harmonious balance of form, color, materials, and details while maintaining a cohesive and luxurious identity throughout the space



Bathroom

The bathroom is also designed in a blend of Boho and contemporary luxury styles. The switches and controls are seamlessly built into the wall, while the bronze finished fixtures add a warm, elegant, and luxurious touch to the space.



Invisible Switch

An invisible luxury that has to be
.seen.

The Invisible touch switch features a
fully integrated and minimalist design.



Kitchen

The kitchen is also designed with a bright, modern, and minimalist approach. The use of light quartz stone for the kitchen countertops and island creates a luxurious and cohesive look, perfectly complementing and harmonizing with the overall interior design.





Walk in closet

The two and three bedroom apartments feature a stylish and dedicated walk in closet with excellent natural lighting and a functional design, providing ample and well-organized space for storing clothes and personal belongings.



Laundry

The apartments feature a dedicated laundry area, providing a practical space for washing and drying clothes, while also serving as convenient storage space for personal belongings and household items.







