

ISLAA

*Private Residences
Niente*



PRIVATE RESIDENCES
BY CHAIMAA

ISLA

PRIVATE RESIDENCES
DUBAI ISLANDS

Signature Development by

CHAIMAA

Dolce Far Niente



The Sweetness of Doing Nothing.

Dolce Far Niente. Three simple words that capture something I've felt my whole life but only recently learned to truly honour—the art of being present in the moment.

This Italian tradition has become my personal philosophy. It's not about doing less; it's about savouring more. Taking that pause. Breathing deeply. Finding those unhurried moments where life's greatest joys reveal themselves—not in the doing, but in simply being.

For me, it's permission to slow down and remember what matters. To be awake to every breath, every detail, every quiet moment of beauty.

That's why Isla Private Residences resonates so deeply with me. Every element here—from the architecture to the interiors—has been designed to evoke this same sense of sweet indulgence.

It's a sanctuary where time moves slowly, simple pleasures take centre stage, and you can truly be one with the moment. This is where I've found my balance. Where I practice the beautiful art of Dolce Far Niente.



ISLA PRIVATE
RESIDENCES

Capitolo 1



8



*The Art of
Sweet Idleness.*





76

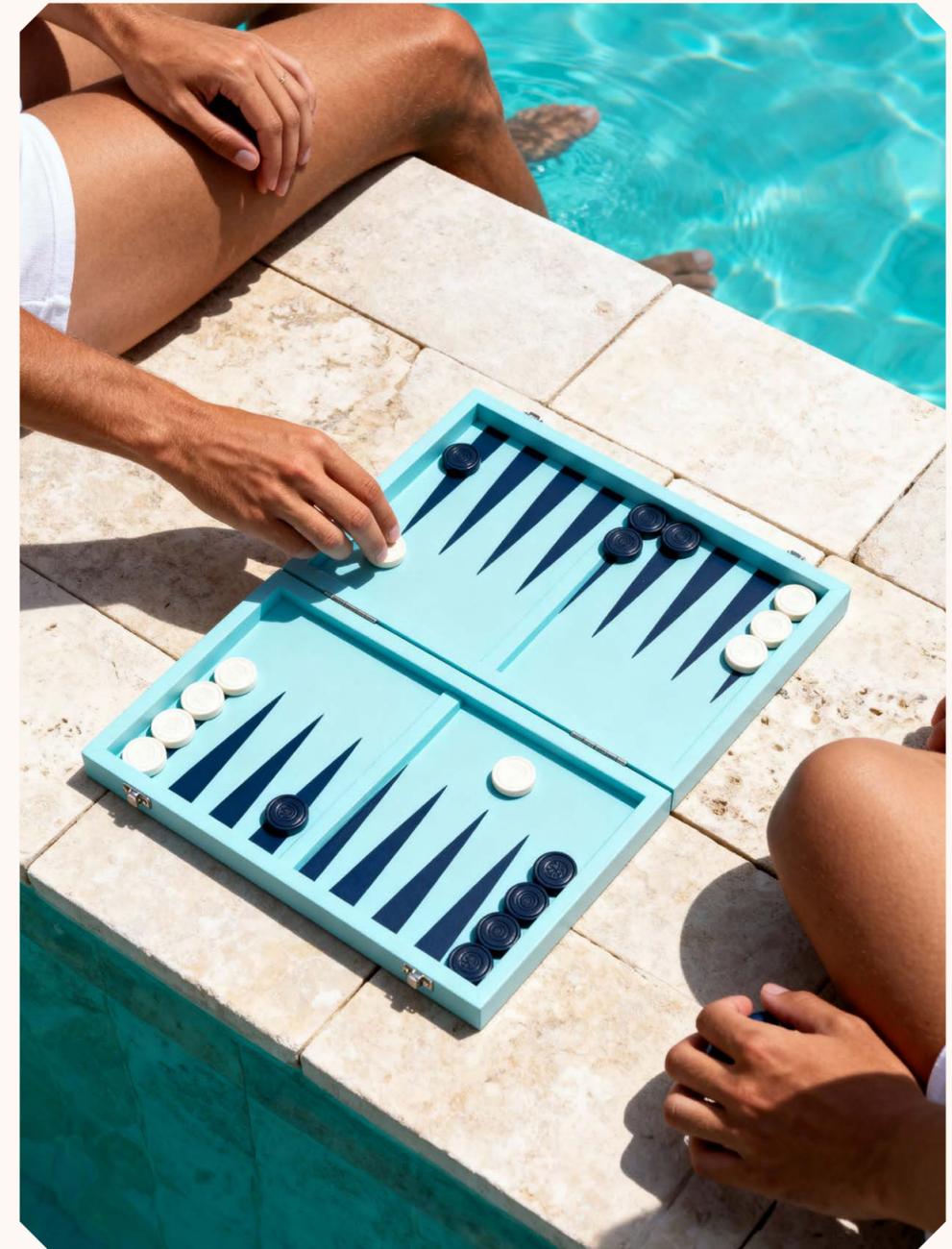
PRIVATE
RESIDENCES
CELEBRATING
Serenity





A FIRST-OF-ITS-KIND
Concept in Dubai.

Every heartbeat becomes a lasting
luxury at Isla Private Residences.



Built on impeccable craftsmanship, these homes of uncompromising quality offer meticulously designed 1, 2, and 3 bedroom private residences attuned to space, light, and enduring beauty.

Each invites you to live consciously—with gratitude and a deeper connection to yourself and the present.

Here, oceanic horizons meet effortless living, where thoughtful design embraces idyllic natural splendour.

THE ESSENCE OF IDLENESS

15

Story Building
(G + 2P +12)

76

Luxury
Residences

35

One-bedroom
Apartments

19

Two-bedroom
Apartments

22

Three-bedroom
Apartments

32

Incredible Amenities
Across Three Levels

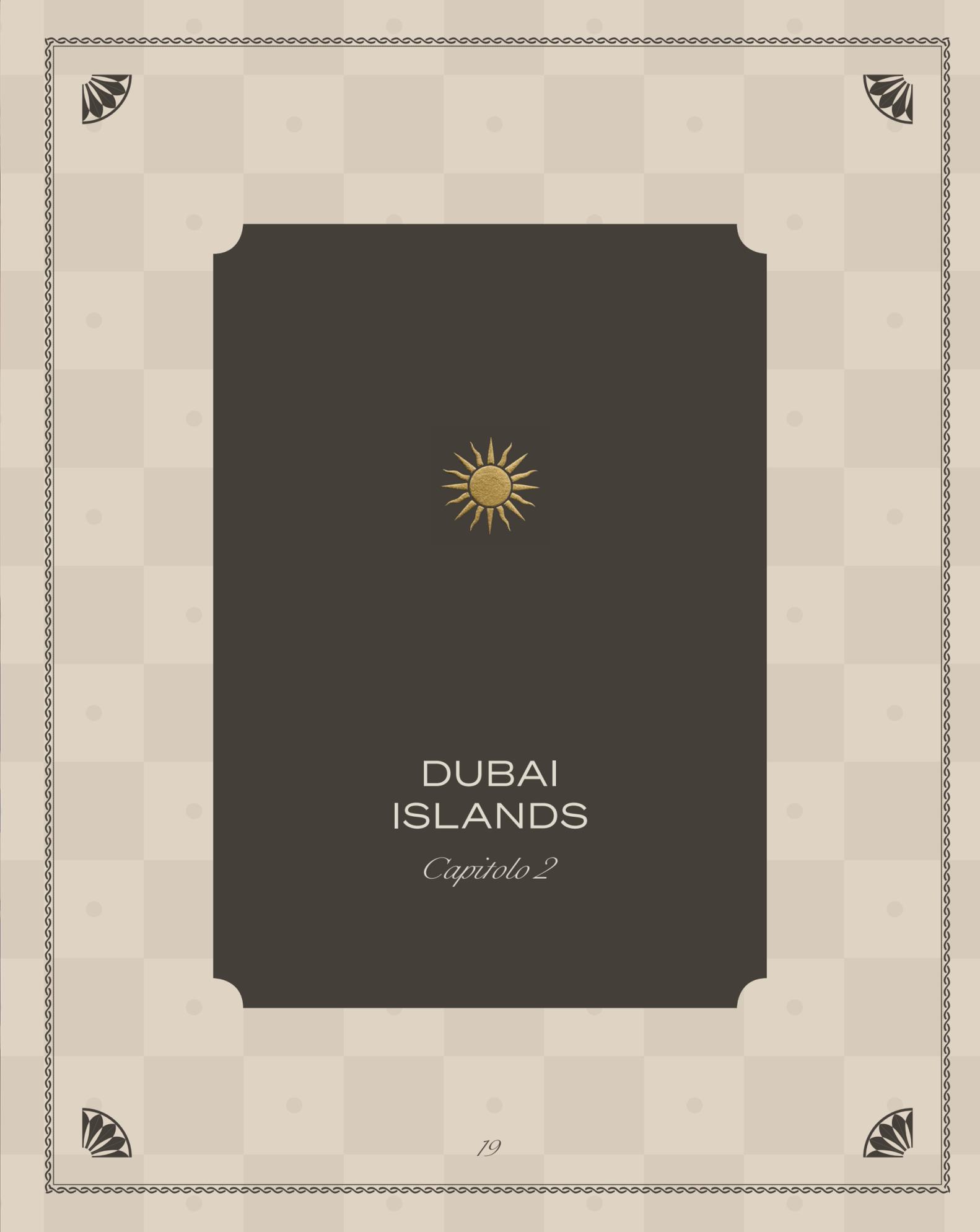


FRONT ELEVATION





*Where
Mediterranean
Soul Meets
Dubai Vision.*



DUBAI
ISLANDS

Capitolo 2



COASTAL JEWEL OF
Cultivated Idleness.

Across five interconnected islands, Dubai Islands emerges as a masterfully planned destination where nature and luxury unite.

As part of Dubai's 2040 vision, it represents the pinnacle of future-focused residential excellence where the Italian art of Dolce far niente is expressed more eloquently. Highlights include:

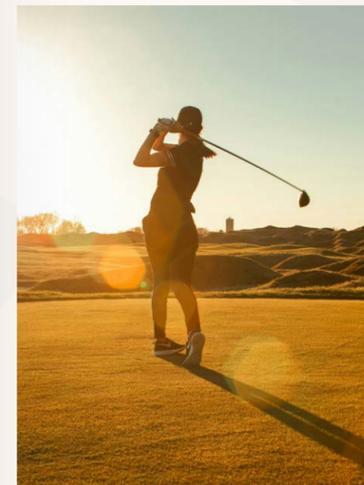
21^{km}
Beachfront

86
World-class
Resorts & Hotels

Blue-Flag
Certified Beach

2
Championship
Golf Courses

9
Marinas



Marina Island: A vibrant waterfront community with world-class marine facilities and waterside dining destinations.

Central Island: The cultural heart of Dubai Islands, featuring:

- The magnificent Deira Mall
- The Night Market, with over 5,300 shops
- 100 quayside cafés and restaurants
- Premium residential addresses

Shore Island: A dynamic hub dedicated to:

- Sports facilities and activities
- Luxury beach resorts
- Active lifestyle amenities

Golf Island: An oasis of refined living featuring:

- Championship 18-hole golf course
- Exclusive wellness enclaves
- Luxury resorts and villas
- Panoramic Arabian Gulf views

Elite Island: The crown jewel of Dubai Islands, offering:

- Ultra-luxury waterfront villas
- Exclusive residential enclave
- Premium privacy and security



FIVE DISTINCT
ISLANDS, ONE
EXTRAORDINARY
VISION.

The Central Island

AT DUBAI ISLANDS

From sunlit, radiant shores to the grand promenades of Dubai Islands Mall, elegant marinas where yachts dance on sapphire waters, world-class care at Dubai Hospital, and the timeless allure of Dubai Gold Souk—every extraordinary experience awaits.

Here, life unfolds like a masterfully composed tableau, where each moment bursts with vivid colour and every space radiates its own enchanting mood.

- 1 min. Dubai Islands Mall
- 2 min. The Beach
- 3 min. The Marina
- 3 min. The Park
- 5 min. The Golf Course

- 1. Beach Front Hotel/Resort
- 2. Marina
- 3. Marina Hotels & Apartments
- 4. Mall
- 5. Urban Island Residential
- 6. Waterfront Residential
- 7. Beach
- 8. Promenade
- 9. Community Park
- 10. Destination Art & Cultural District

ISLA
PRIVATE RESIDENCES



WHERE EVERY DAY
Feels Cinematic

Dubai Islands offers a curated waterfront lifestyle where leisure and wellness converge in sublime harmony.



Connectivity

CONNECTED, YET
Serene.

Your world expands effortlessly. The Deira Islands Bridge and marine access connect your sanctuary to Dubai's pulsing heart.

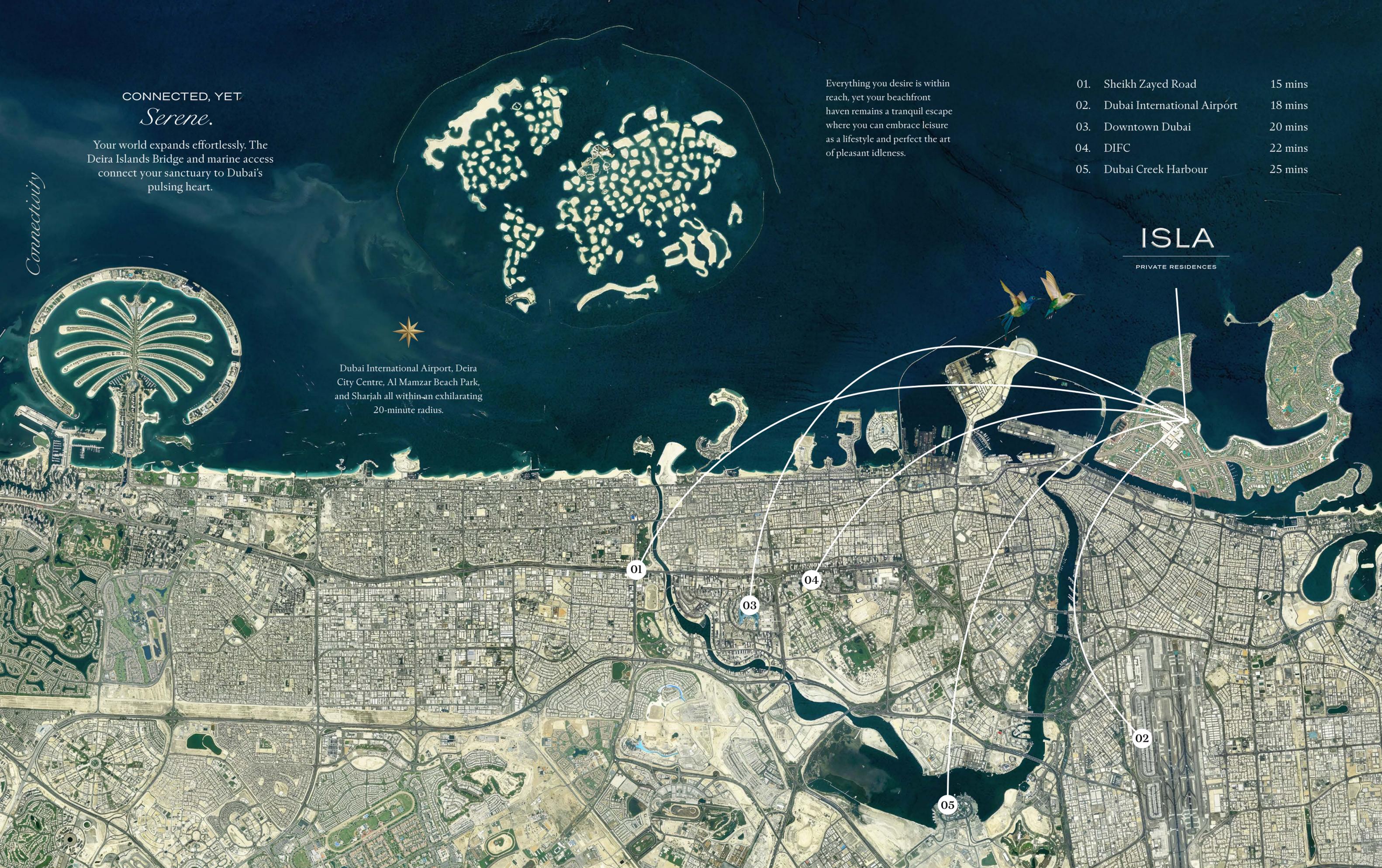
Dubai International Airport, Deira City Centre, Al Mamzar Beach Park, and Sharjah all within an exhilarating 20-minute radius.

Everything you desire is within reach, yet your beachfront haven remains a tranquil escape where you can embrace leisure as a lifestyle and perfect the art of pleasant idleness.

- 01. Sheikh Zayed Road 15 mins
- 02. Dubai International Airport 18 mins
- 03. Downtown Dubai 20 mins
- 04. DIFC 22 mins
- 05. Dubai Creek Harbour 25 mins

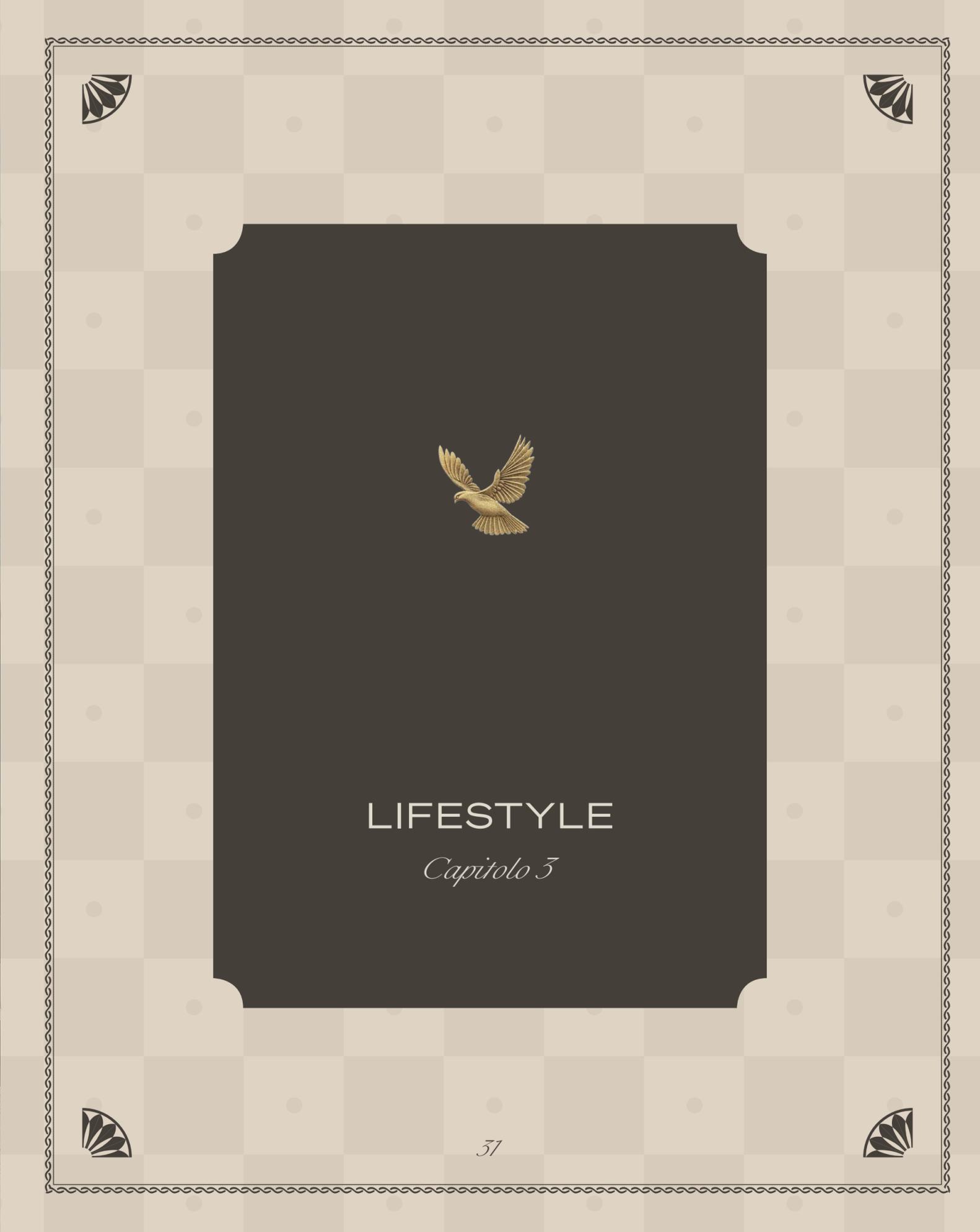
ISLA

PRIVATE RESIDENCES





*Life, Choreographed
For Moments.*



LIFESTYLE

Capitolo 3



ISLA PRIVATE RESIDENCES

RESIDENCES · DUBAI ISLAND ·

RESIDENCES · DUBAI ISLAND ·

ISLA PRIVATE RESIDENCES

WHERE
EVERYDAY WRITES
ITS OWN STORY

As lived by

*Sweet
Surrender.*



At Isla Private Residences,
every heartbeat carries possibility.

The infinity pool beckons for dawn swims, rooftop terraces set the stage for sunset gatherings that linger into starlight, and the reflection pool offers sanctuary for stolen moments with a book and your thoughts. Here, Dolce far Niente isn't escape—it's awakening. The harmony of sweet nothingness, the art of being fully alive.





WHERE YOU
Choose Your Rhythm

Pulse-quickening or soul-restoring, social or solitary, moving or magnificently still.





AMENITIES

Capitolo 4



*The Vibrant
Symphony of Living*

THE ONLY PROJECT
IN DUBAI ISLANDS WITH

*Three Level
Amenities.*



DESIGNED FOR LIFE'S
Sweetest Moments.

Dolce far Niente comes alive in every
thoughtfully crafted space.



Across three levels, lifestyle spaces breathe with tranquil light and energetic
colour for life's most precious moments.

Every detail is purposeful, every experience meaningful, transforming the
Italian art of pleasant idleness into lived poetry while modern conveniences
blend with natural beauty in effortless grace. Secure parking with EV charging
stations and convenient bicycle storage ensure seamless daily living.

AXONOMETRIC PLAN

A Look Inside



Sole

LEVEL 12

A premier destination for recreation and diverse social gatherings



Fuoco

LEVEL 11

Curated suite of rooftop amenities dedicated to social engagement and relaxation



Azzurro

LEVEL 11

Dynamic Fitness Areas and refreshing Communal spaces



Verde

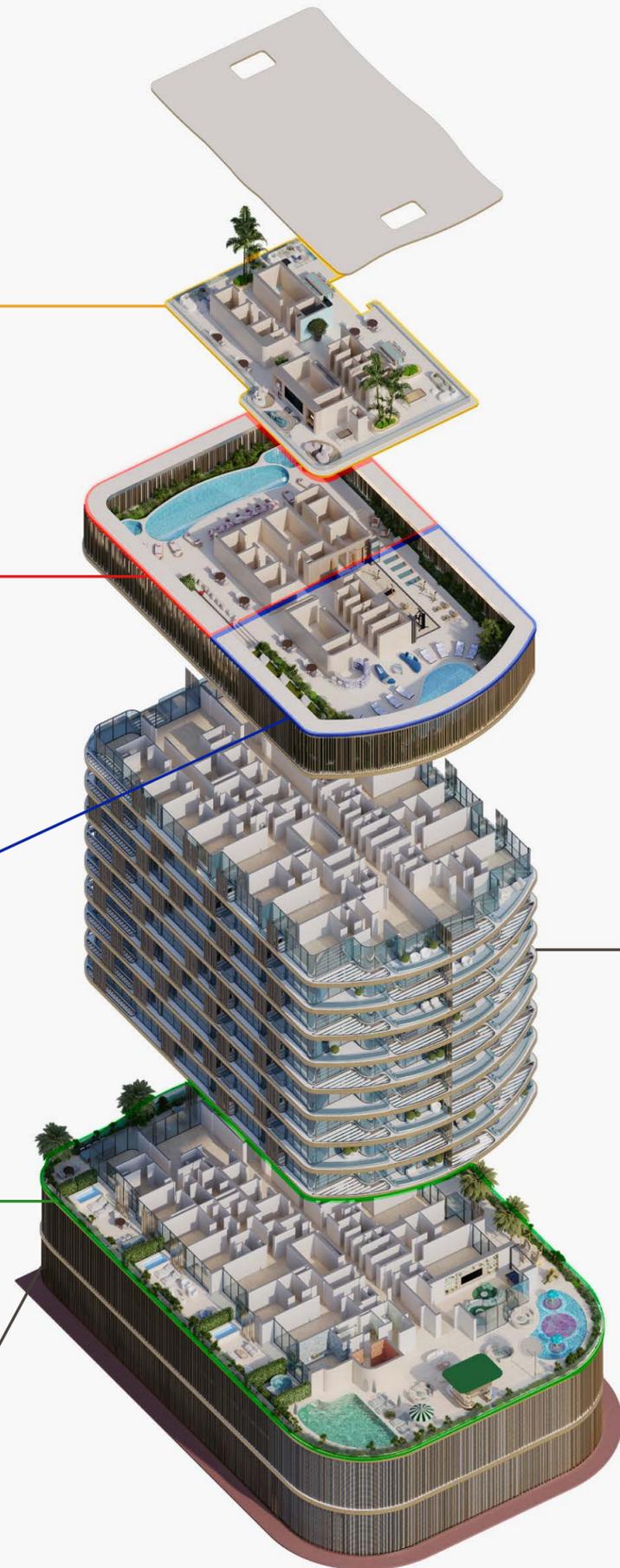
PODIUM

Exclusive Collection Of Wellness And Family-Oriented Amenities.

Benvvenuti

GROUND

Lobby with two bespoke Lounges and Library



Private Residences
LEVEL 1 - 10

ENTRANCE



ISLA





Lobby and Reception

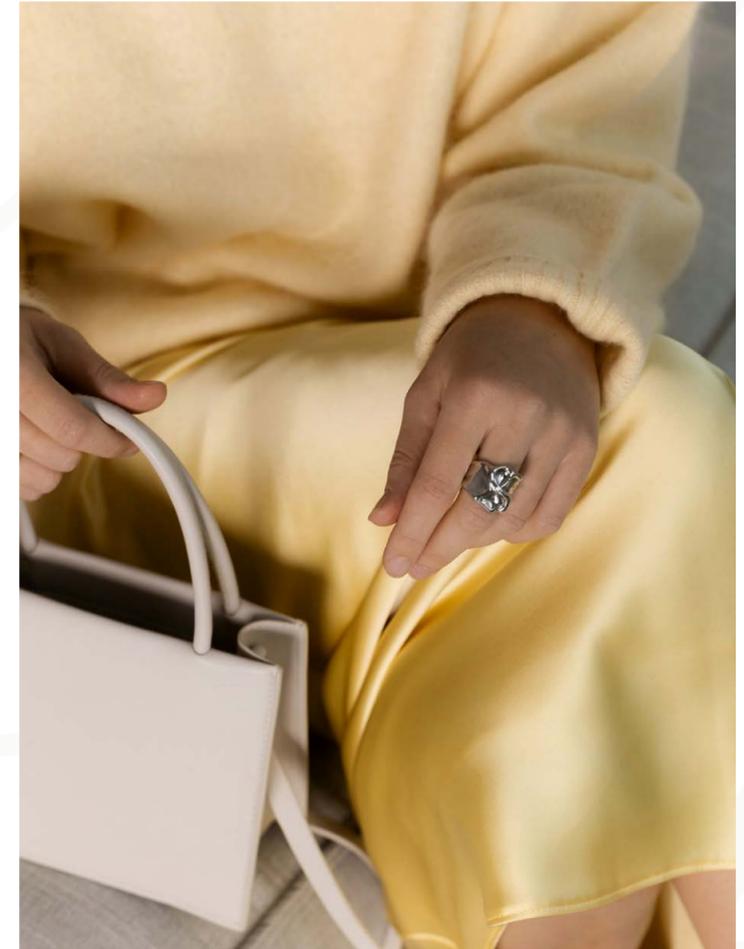
**GRAND
ARRIVALS,
LASTING
IMPRESSIONS.**

A double-height lobby welcomes you with artistic sculptures, a reflective mirror pool, and 24/7 concierge service—where dedicated drop-off entrance and elegant seating areas set the tone for refined island living.





Dolce far Niente





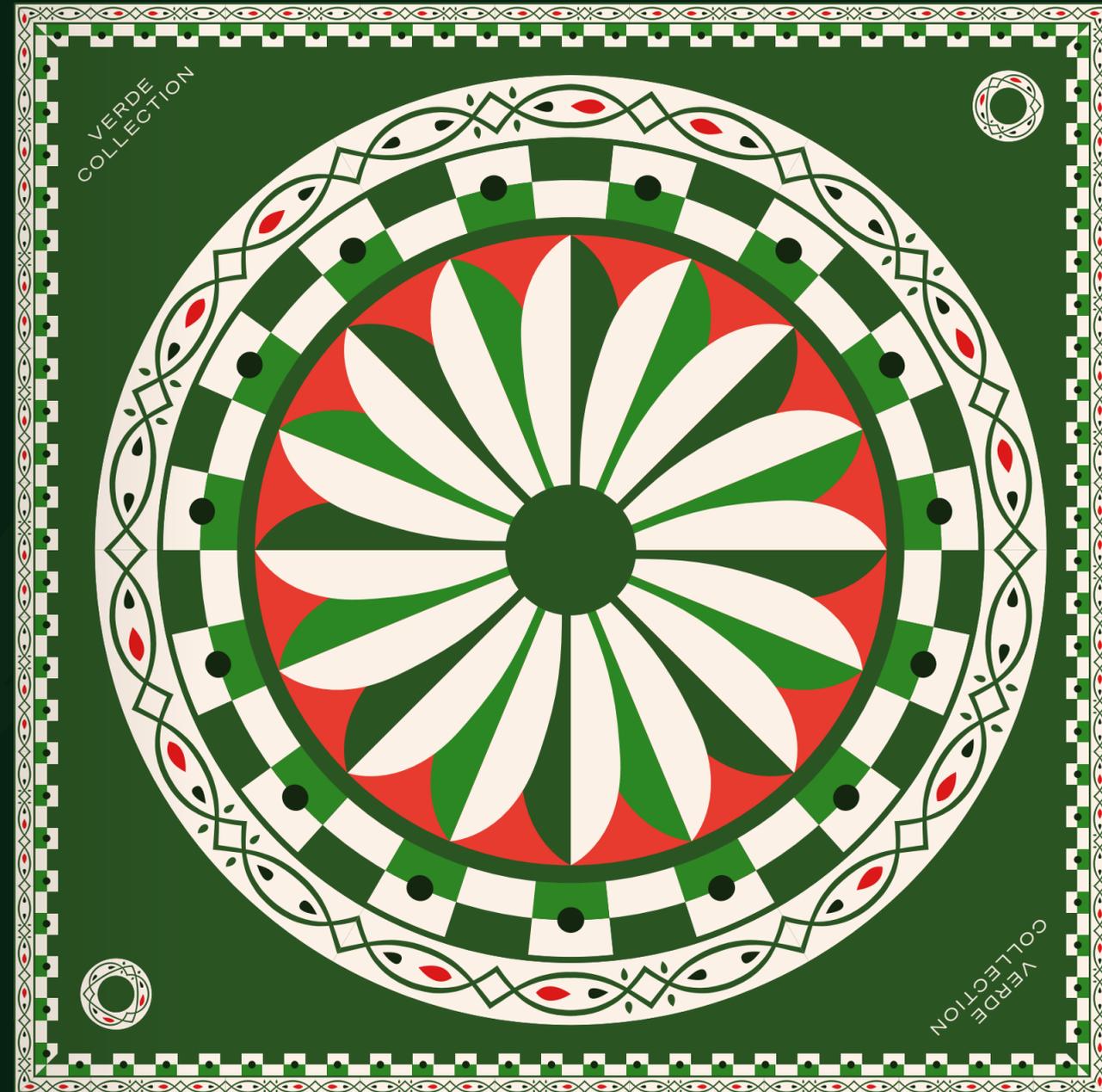
PODIUM LEVEL

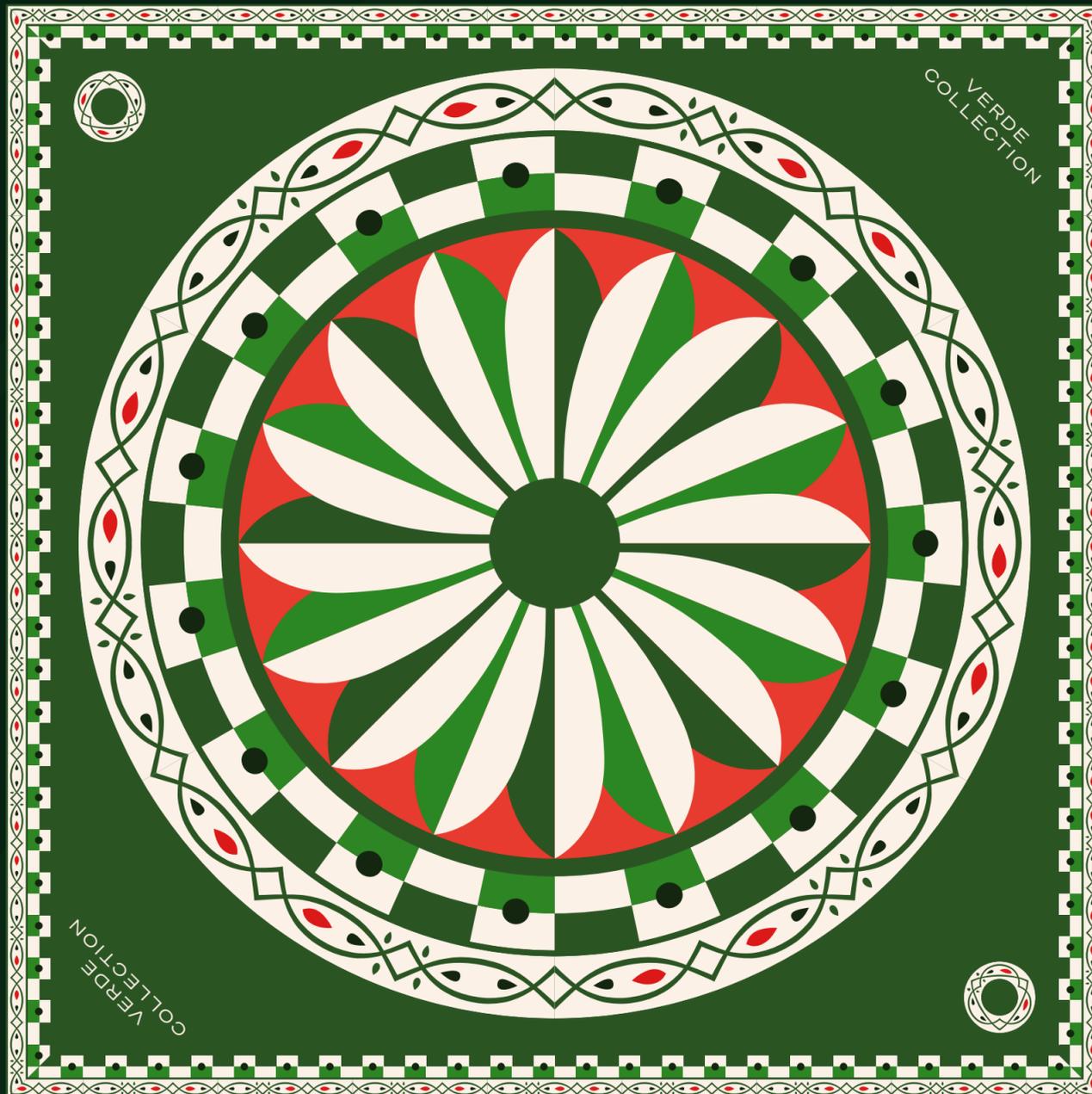
Verde

AMENITIES COLLECTION



An exclusive collection of wellness and family-oriented amenities. Experience a refined environment tailored for modern leisure and holistic well-being.





Family & Wellness Amenities

Sanctuary Pool

Pool Bar

Children's Pool & Splash Pad

Outdoor Children's Play Area

Family Indoor Lounge

Family Garden Lounge

Steam Room

Salt Sauna

Cold Plunge Pool

Landscaped Gardens

Restrooms & Showers





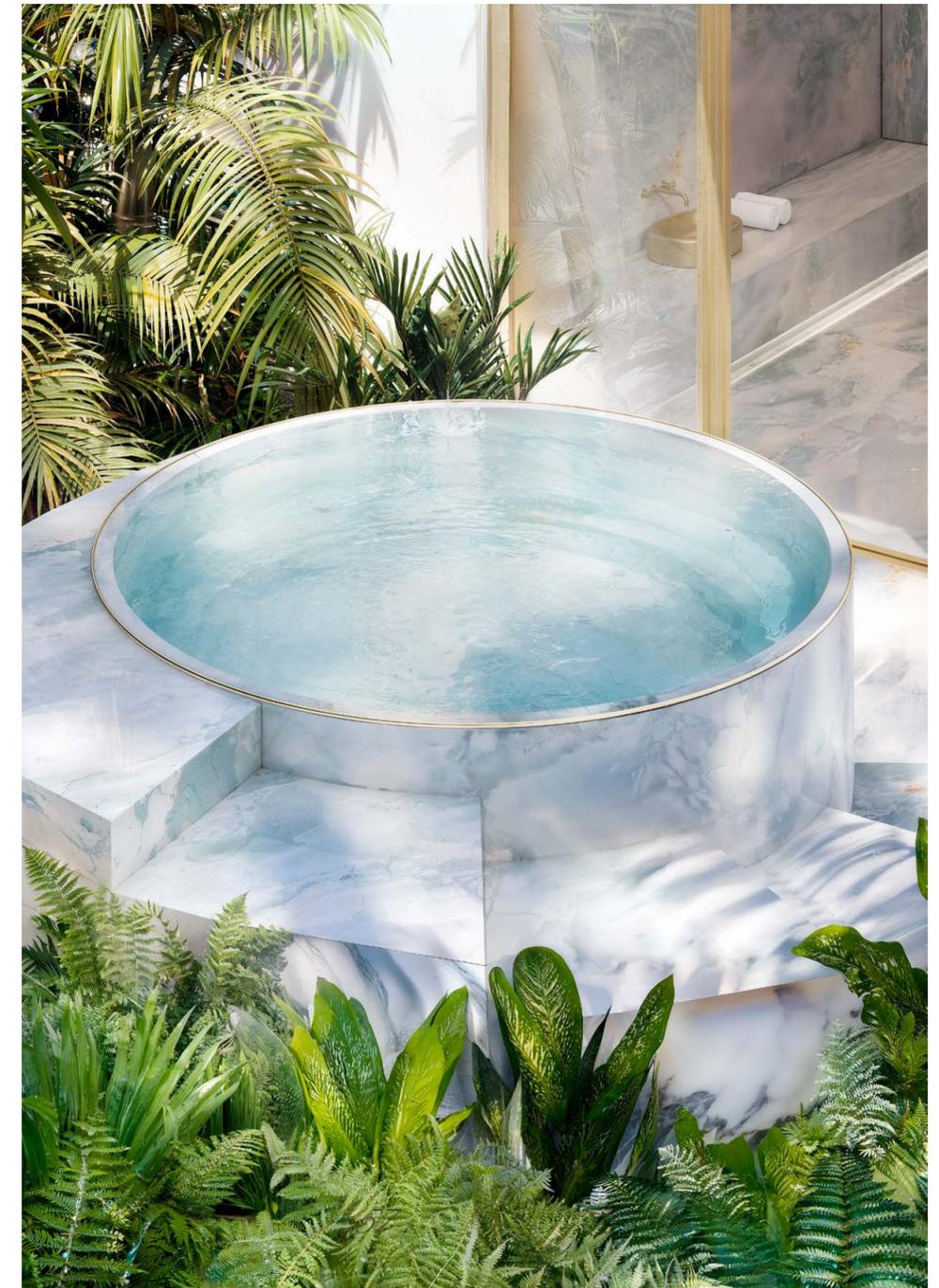


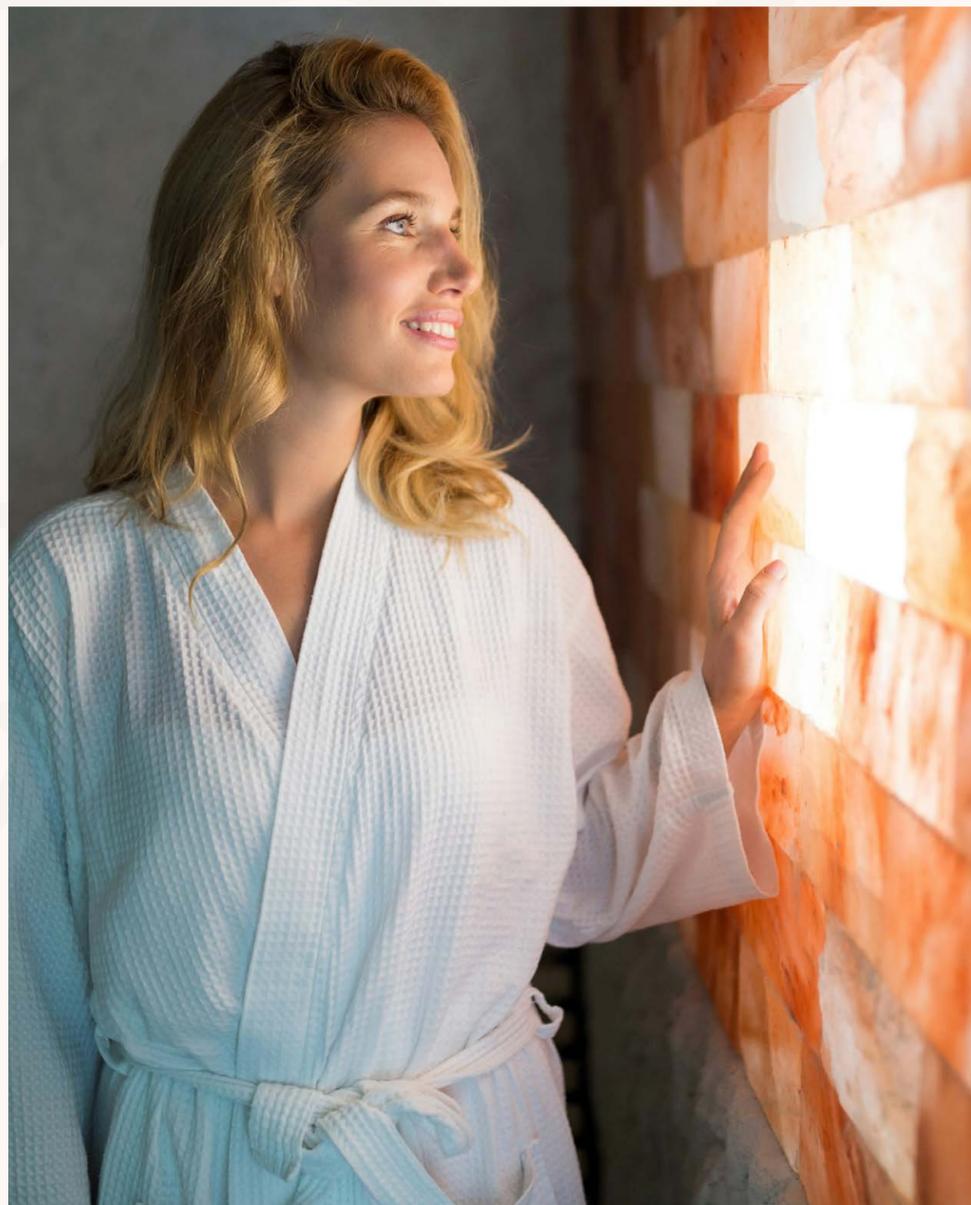


STEAM ROOM



COLD PLUNGE





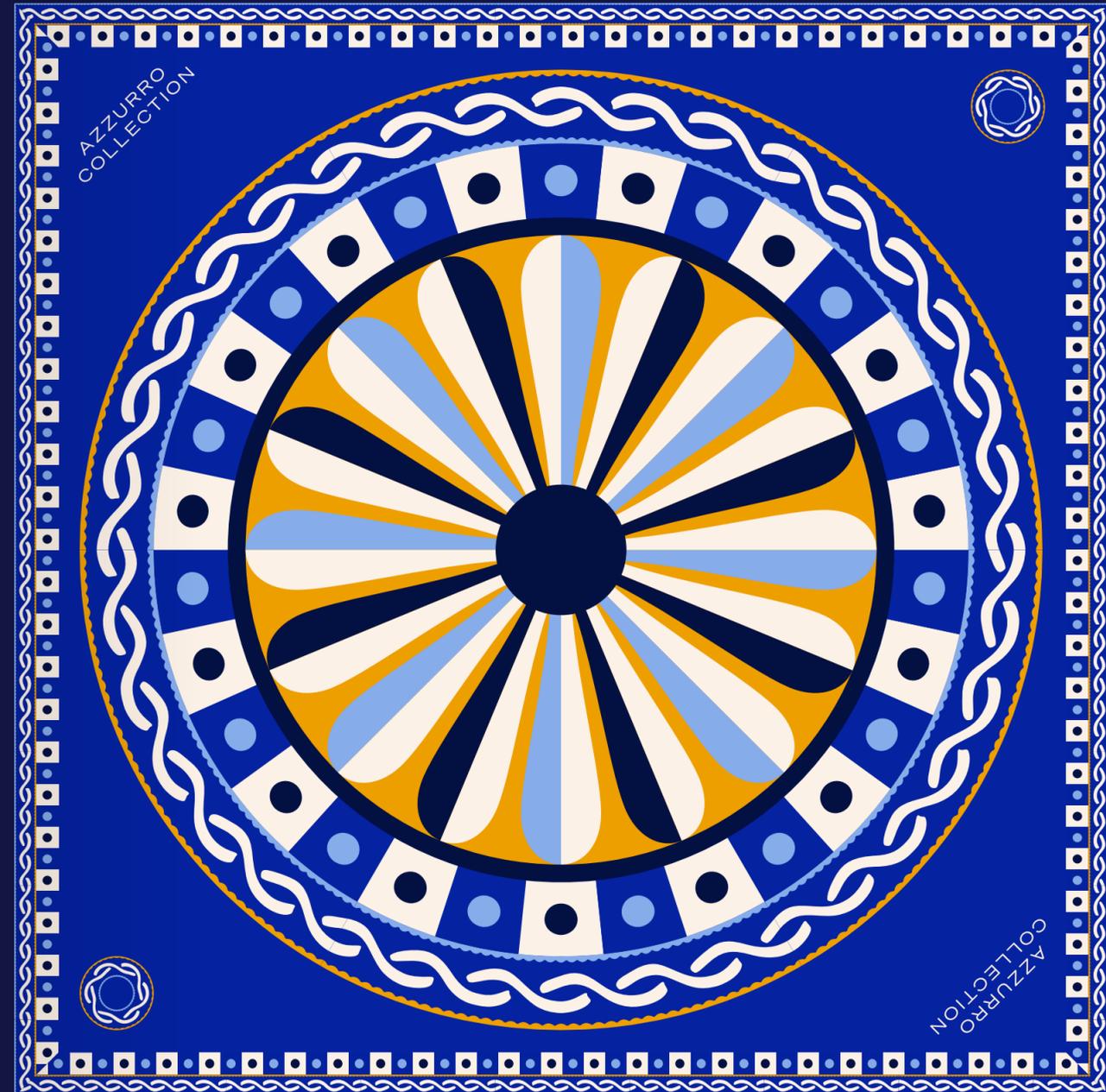
LEVEL 11
SEA VIEW

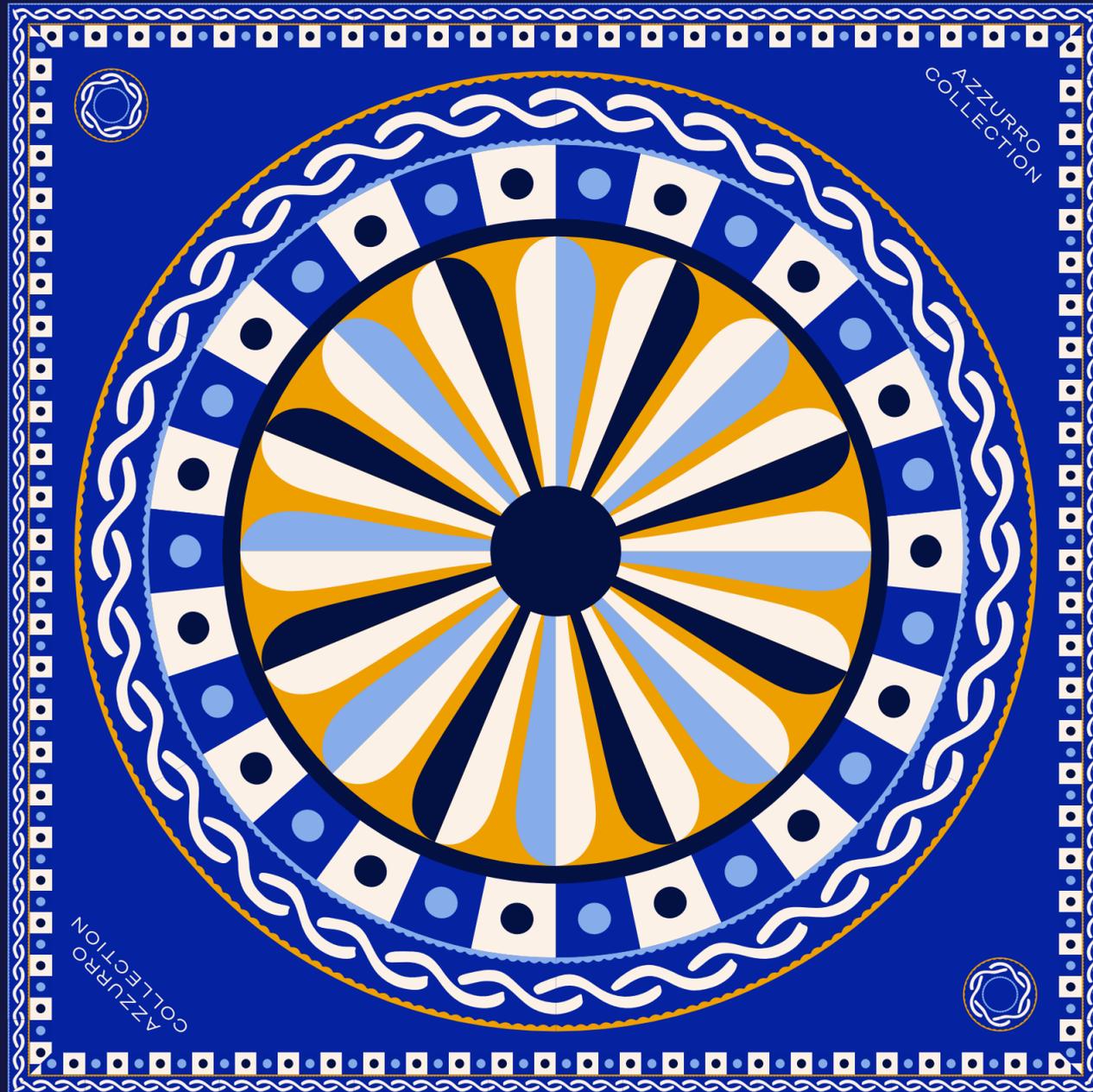
Azzurro

AMENITIES COLLECTION



A sophisticated wellness destination. Dynamic fitness areas and refreshing social spaces provide the ultimate environment for physical and mental well-being.





Wellness Amenities

Infinity Pool

Juice Bar

Fitness Centre

Outdoor Gym

Aqua Gym

Secret Garden with Shallow Pool

Yoga Terrace

Sunbeds & Pool Lounges

INFINITY POOL WITH JUICE BAR









INDOOR & OUTDOOR FITNESS CENTRE

LEVEL 11
CITY VIEW

Fuoco

AMENITIES COLLECTION



A curated suite of rooftop amenities dedicated to social engagement and relaxation. Immerse yourself in an inviting atmosphere featuring premium dining terraces and cosy sunken seating.





Social Amenities

Adult Social Pool

Jacuzzis

Winter Kitchen, BBQ stations & Social Dining

Communal Dining Terrace

Sunken Seating with Fireplace

Landscaped Garden

Restrooms & Outdoor Showers









SUNKEN SEATING WITH FIREPLACE

LEVEL 12
UPPER ROOFTOP LEVEL

Sole

AMENITIES COLLECTION



A premier destination for recreation and diverse social gatherings. Explore a diverse range of spaces tailored to a variety of experiences, from high-energy entertainment to serene moments of reflection.





Entertainment Amenities

Social Events Lounge & Terrace

Communal Kitchens & BBQ

Sports Lounge & Bar

Teen and Young Adults Entertainment Lounge

Outdoor Cinema

Reading Corner









DESIGN

Capitolo 5



*Design With
A Soul*



ELEVATION OF THE
EFFORTLESS, SCULPTED FOR
Sweet Surrender.

Celebrating space and proportion in a breathtaking fusion of form and function, Isla Private Residences embodies architectural poetry in motion.



A living garden encapsulates the podium while the sculptural rooftop canopy performs an everchanging dance of light and shadow.

Bold, undulating arches sweep your gaze towards infinite horizons, curved terraces capture mesmerising ocean vistas and rooftop gardens rise as sanctuaries above the city's pulse.







*Sanctuaries
Above The City*



PRIVATE
RESIDENCES

Capitolo 6

THE PIONEER OF
Pleasant Idleness

Each residence is a masterpiece of exceptional craftsmanship and design.



Floor-to-ceiling windows flood exquisite interiors with natural light, opening onto expansive private terraces that frame unrivalled ocean views where Dubai's dramatic skyline meets endless sapphire

horizons. Sun-kissed mornings awaken your senses, colour-drenched evenings paint the sky in gold and crimson, and every moment unfolds with intention.



Here, unprecedented luxury isn't measured in square metres—it's savoured in an exceptional lifestyle, in the art of living beautifully.



Living Rooms

In the living rooms, space flows freely into cerulean skies and turquoise waters. Floor-to-ceiling windows soak in the seascape, whilst exquisite finishes create an atmosphere of boundless sophistication.





LIVING ROOM



Kitchens

Contemporary kitchens blend form and function, where premium appliances meet elegant design. Every detail is crafted for culinary excellence, with spacious worktops and refined materials.



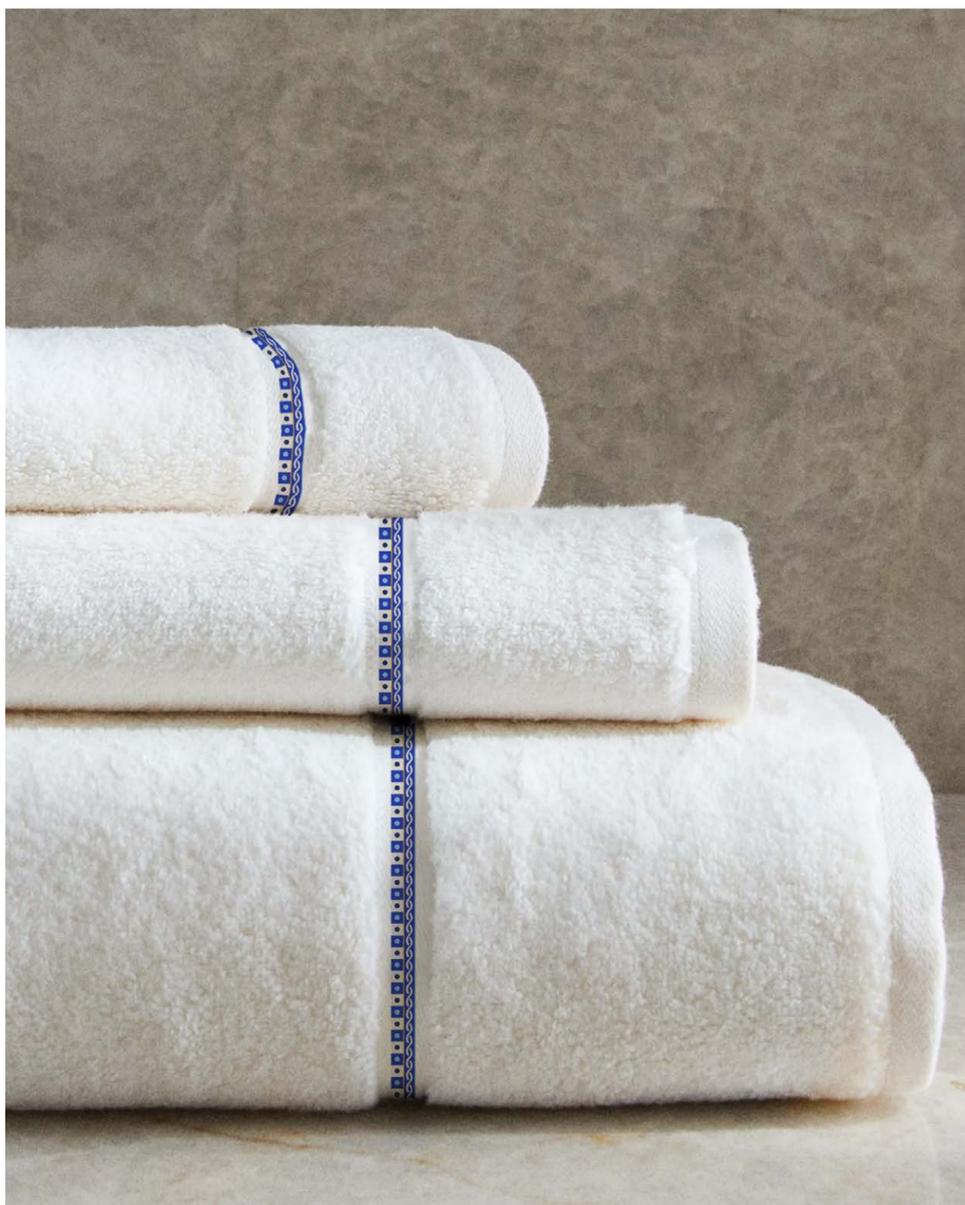


Bedrooms

The bedrooms are serene sanctuaries bathed in natural light, where sumptuous comfort meets elegant repose. Private spaces with artisanal finishes open to breathtaking views, creating retreats of unparalleled peace.







Bathrooms

The bathrooms are curated spa-inspired spaces featuring upscale fittings and sophisticated materials that elevate daily rituals. Modern elegance meets timeless design, creating personal havens of refined luxury.





Terrace Residences with Pools

The bedrooms are serene sanctuaries bathed in natural light, where sumptuous comfort meets elegant repose. Private spaces with artisanal finishes open to breathtaking views, creating retreats of unparalleled peace.





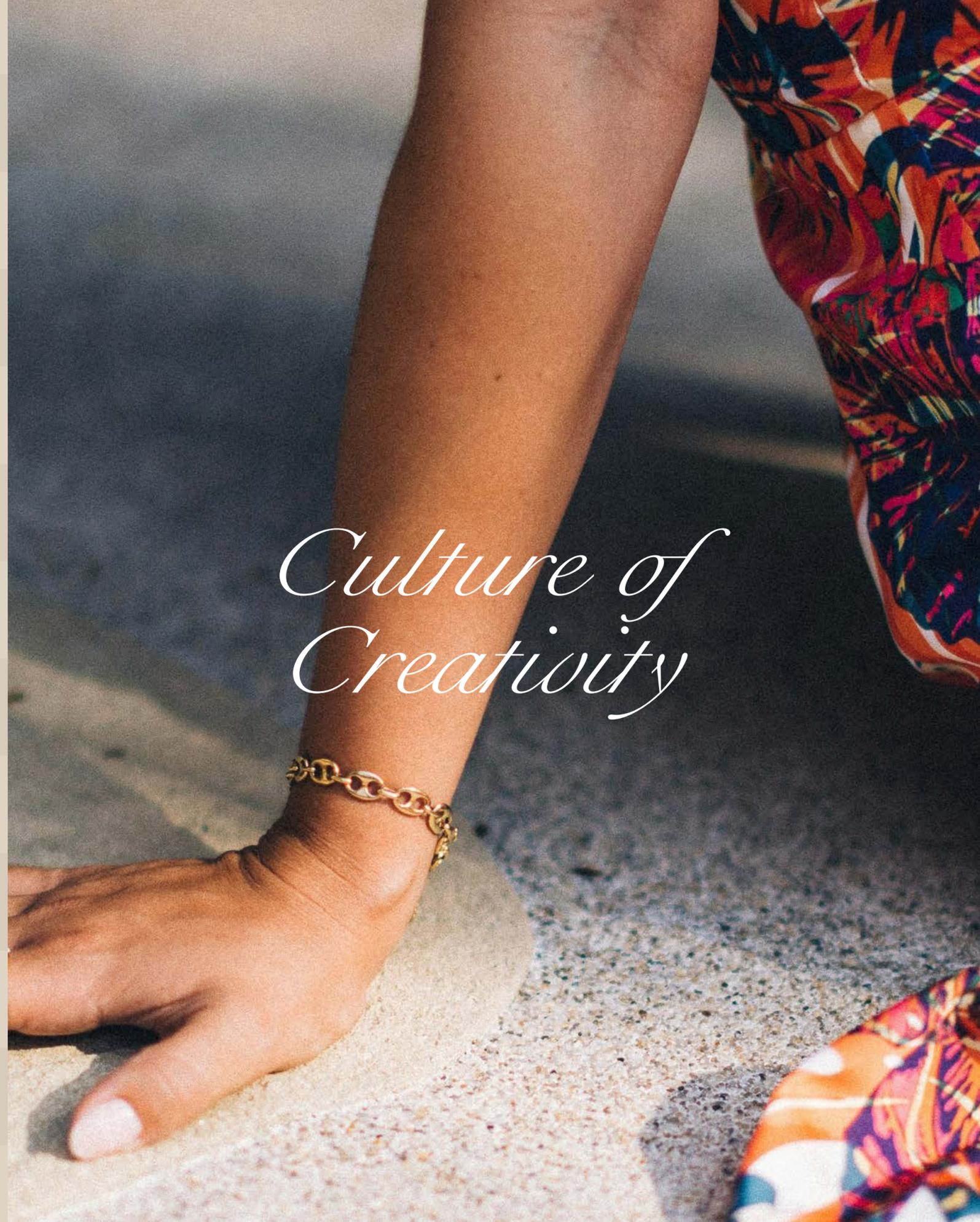
*Residential
Luxury, Perfected.*

Palatial terrace units with exclusive private pools elevate indoor-outdoor living to resplendent new heights. Exquisitely designed pool terraces blend intimate relaxation with spectacular entertaining.



TEAM

Capitolo 7



*Culture of
Creativity*

DEVELOPER

CHAIMAA



LIVE

Different

Chaimaa Holding, a dynamic Moroccan investment group with a well-established presence in the UAE, brings a rich legacy of success to Dubai's vibrant real estate landscape.

Founded in 1960 and renowned for their timely delivery and meticulous execution, they've delivered over 70,000 units across Morocco, establishing a reputation for excellence.



Building on their Moroccan triumphs, Chaimaa isn't new to the UAE. Since 2015, they've made significant contributions to Dubai's architectural landscape. Their focus on monumental developments in prime locations is evident in projects like

Chaimaa Premiere, Chaimaa Avenue 1 & 2, Elegance and Symphony. Now, they proudly present ISLA Private Residences based on Dolce Far Niente concept, a testament to their commitment to innovation and exceeding expectations.

DISTINCTION
IN THE WORLD'S MOST
Competitive Market.

Dubai rewards differentiation with premiums. Our developments bring North African design intelligence to the Emirates, courtyard intimacy, human-scaled proportions and material warmth, creating residences that stand apart in a dynamic market.



Chaimaa Avenue II, Jumeirah Village Circle, Dubai.



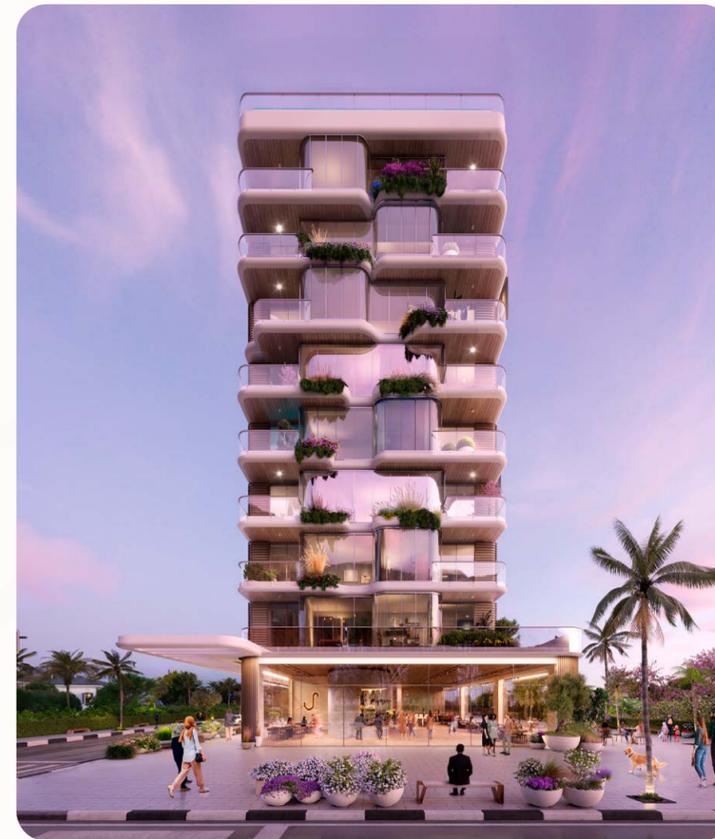
Elegance by Chaimaa, Jumeirah Village Circle, Dubai.



Chaimaa Premiere, Jumeirah Village Circle, Dubai.



Chaimaa Avenue I, Jumeirah Village Circle, Dubai.



Symphony by Chaimaa, Majan, Dubai.



Isla Private Residences, Dubai Islands, Dubai.



RUYA

DESIGN AND BRAND

RUYA, Dubai's leading brand and design consultancy, specialize in crafting luxury residential and hospitality brands that redefine prestige and elevate portfolios. With over 150 years of combined industry experience, 300+ projects spanning 16 cities, and a development value exceeding \$22 billion, they transform ideas into legendary landmarks and magnetic destinations, enhancing brand and investment portfolios.



TCQ

PROJECT MANAGEMENT

With 50 years of experience in establishing clear milestones and checkpoints to track progress & utilizing agile methodologies to adapt and respond to project changes swiftly. Identifying and managing critical tasks to avoid delays & implementing dynamic scheduling tools to adjust timelines proactively. Setting industry benchmarks for quality and performance & utilizing real-time quality assurance and control systems to ensure adherence to standards.

*Dolce far
Niente*

CHAIMAA