AAA REAL ESTATE DEVELOPMENT · AL ANSARI GROUP

DUBAI ISLANDS



OCEAN TOWER

Your personal resort on the Dubai Islands coast

HANDOVER Q2 2027

01 — THE IDEA

A resort *you come home to.*

Pools, a lazy river, courts and gardens are *one lift ride from your apartment* — on an island planned around beaches and marinas.

165 residences rise over fourteen floors. The level beneath them belongs to residents: **a 60,000 sq ft podium** with a swimming pool, a lazy-river loop, padel and badminton courts, mini golf, a jogging track and a gym.



— LAZY RIVER, PODIUM LEVEL

Five reasons *to look closer.*

Each of them *can be checked before signing* — on site, in the show apartment or in the Sale and Purchase Agreement.

1 The building is rising

30.25% complete at the RERA inspection of 11 September 2026.
Handover is scheduled for **Q2 2027**.

2 Al Ansari, a Dubai name since 1945

Developed by the property arm of a **family group now in its fifth generation** in Dubai.

3 A resort inside the building

Twenty facilities and services, from the lazy river to the Ocean Sky Lounge.

4 A finished apartment to visit

A **full-scale show apartment** shows kitchens, joinery and bathrooms as specified for delivery.

5 30% until the keys

20% on booking and 10% during construction.
The remaining 70% is due on handover.



03 — AT A GLANCE

The project *in six lines.*

165

Residences — 78 one-bedroom, 60 two-bedroom, 27 three-bedroom

Q2 2027

Scheduled handover; construction 30.25% complete, September 2026

30 / 70

Payment plan — 30% before handover, 70% on handover

AED 1.85 M

Prices from, one-bedroom residences

G+2+14

Ground, two podium levels and fourteen residential floors

20

Facilities and services for residents, podium to rooftop

Dubai Islands.
The city's new coastline.

Five islands master-planned by *Nakheel*, built around beaches, marinas and golf.

Dubai Islands extend the city onto the Gulf, with **resorts, beach clubs and waterfront homes** planned across all five islands.



21 km	9	2	86
OF BEACHES	MARINAS	GOLF COURSES	RESORTS & HOTELS

MASTERPLAN FIGURES PER NAKHEEL · AERIAL VIEW IS AN ARTIST'S IMPRESSION



05 — ISLAND A

In the island's *mixed-use core.*

The masterplan gives Island A the **mall, entertainment, business and waterfront retail** of Dubai Islands, together with **its main marina**. Ocean Tower stands at the centre of it.

Marina	2 MIN WALK
Canal-walk restaurants	2 MIN WALK
Dubai Islands Beach	5 MIN WALK

BASE MAP: NAKHEEL · POSITION OF THE BUILDING INDICATIVE

06 — CONNECTIONS

Fifteen minutes *to Downtown Dubai.*

ON DUBAI ISLANDS

Dubai Islands Beach	4 MIN
Centara beach resort	7 MIN

ACROSS THE CITY

Dubai International Airport	12 MIN
Sheikh Zayed Road	12 MIN
Jumeirah Beach	12 MIN
Downtown Dubai · Burj Khalifa	15 MIN
City Walk	15 MIN

APPROXIMATE DRIVE TIMES BY CAR, OFF-PEAK, PER DEVELOPER



— VIEW OVER THE ISLAND

07 — THE BUILDING

Fourteen floors *above a resort.*

A curved tower on a two-level podium, *turned to the sea.*

The lower podium holds **parking and the arrival lobby** with four lifts. The upper podium is given over to **pools, courts and gardens**. Every residence has a balcony with a glass balustrade.

78	60	27
1 BEDROOM	2 BEDROOM	3 BEDROOM

OCEAN TOWER



08 — ARRIVAL

Travertine, oak *and a quiet lobby.*

A reception, a waiting lounge along full-height windows and **four lifts** to the residential floors.

— RESIDENTIAL CORRIDOR



Twenty reasons *to stay in.*

Water, sport, wellness and family facilities on the podium, **a lounge on the roof** and services inside the building.

- Infinity pool
- Lazy river
- Kids' pool
- Jacuzzi
- Jogging track
- Padel court
- Badminton court
- Table tennis
- Mini golf
- Billiards
- Indoor & outdoor gym
- Outdoor yoga
- Sauna
- Kids' playground & sand area
- Outdoor family seating
- Ocean Sky Lounge
- Smart car parking
- Home automation
- Housekeeping
- Dubai Islands residents' beach

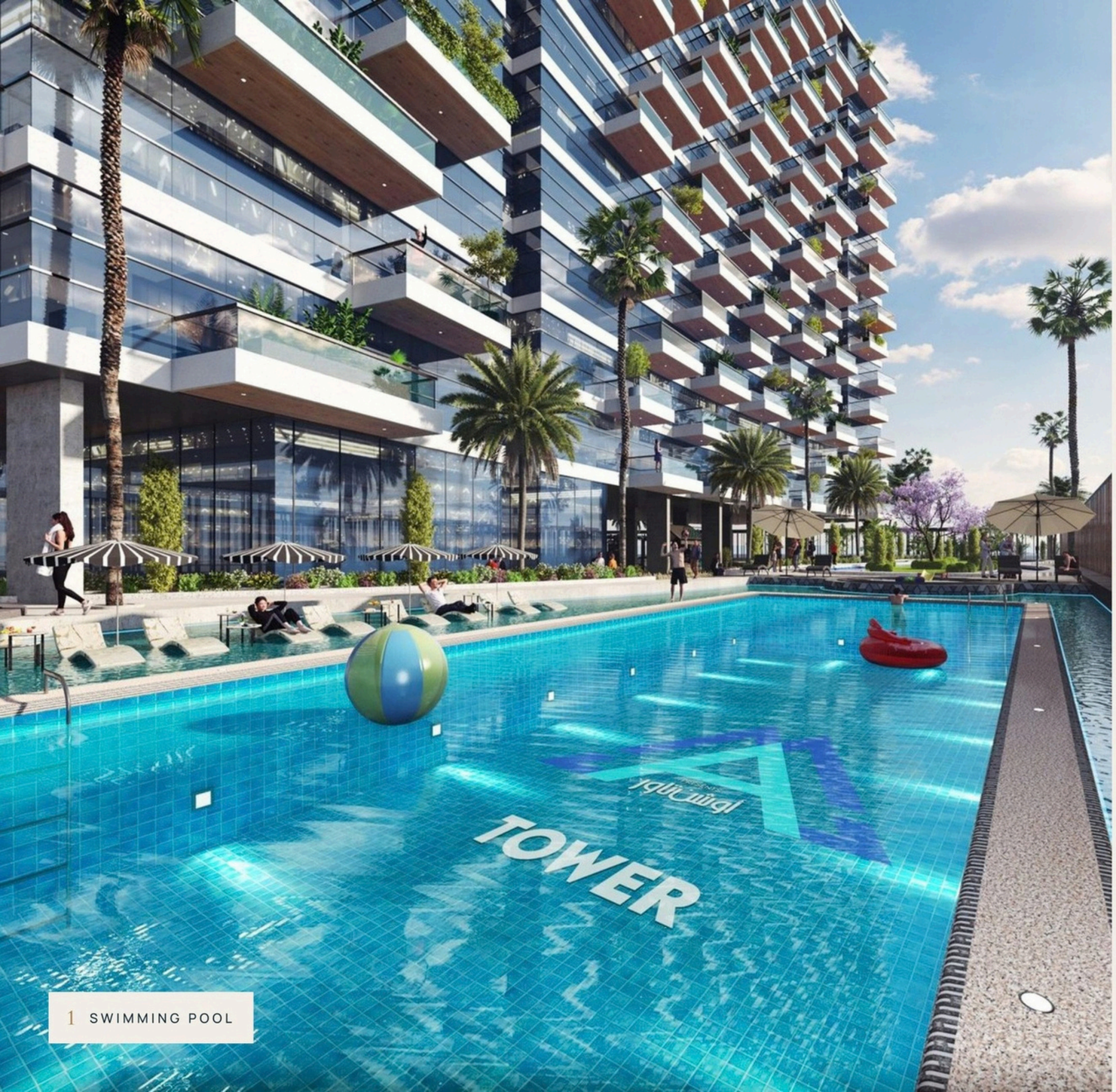


PODIUM PLAN, NOT TO SCALE

10 —— PODIUM LEVEL

Fifteen places *to spend the day.*

1	Infinity pool	9	Outdoor yoga
2	Kids' pool	10	Gym
3	Jacuzzi	11	Separate saunas
4	Lazy river	12	Padel court
5	Jogging track	13	Badminton court
6	Kids' playground	14	Mini golf
7	Table tennis	15	Family seating
8	Outdoor gym	16	Ocean Sky Lounge



1 SWIMMING POOL

11 — WATER

Four ways *into the water.*

Infinity pool

20 × 8 m, with a shallow-water sun deck

Lazy river

A slow-current loop through the podium gardens

Kids' pool

Beside the main pool, in sight of the loungers

Jacuzzi

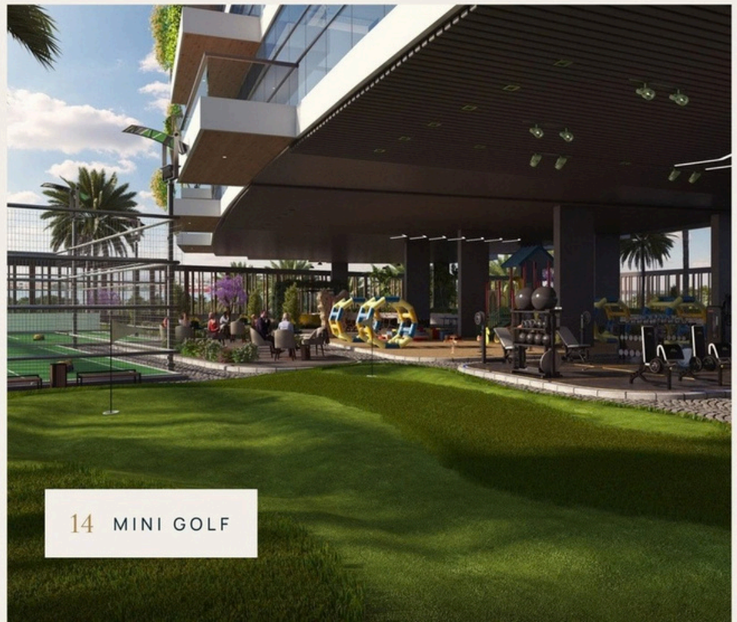
At the edge of the poc



12 PADEL COURT



13 BADMINTON COURT



14 MINI GOLF

12 —— SPORT

Courts one floor *below home.*

Padel court
Open-air, with sea breeze from the Gulf

Badminton court
Full-size court on the podium

Table tennis
Two tables beside the playground

Mini golf
A landscaped course among the gardens

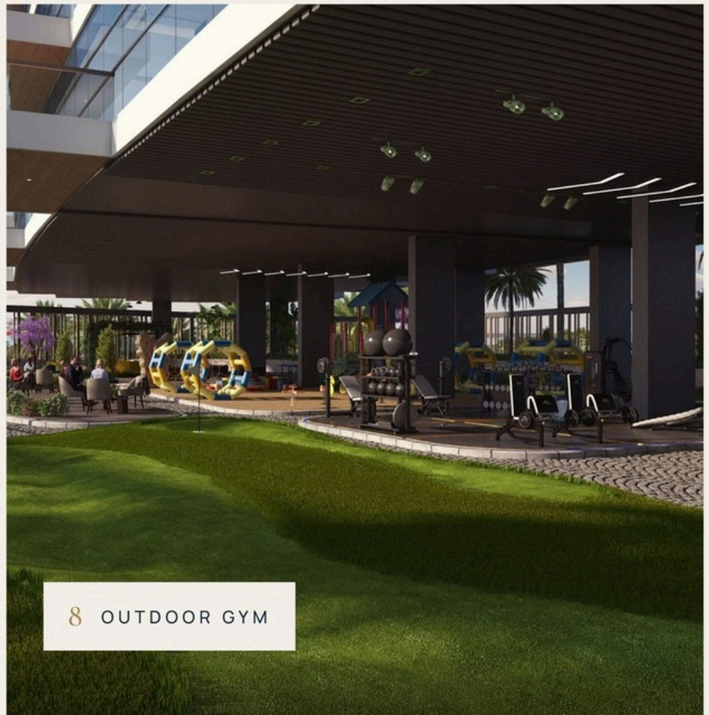
Jogging track
A loop around the whole podium



10 INDOOR GYM



11 SAUNA



8 OUTDOOR GYM

13 — WELLNESS

Train, stretch *and unwind.*

Indoor gym
Fully equipped, with views over the podium

Outdoor gym
Equipment under the shaded podium canopy

Outdoor yoga
A dedicated deck beside the gardens

Saunas
Separate saunas for men and women



6 KIDS' PLAYGROUND & FAMILY SEATING

Space for children, *shade for parents.*

Kids' playground
A shaded play area with a sand zone

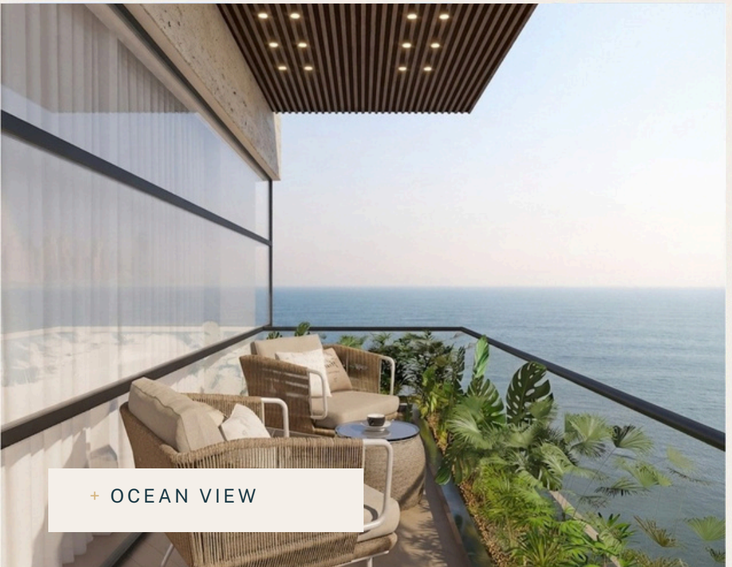
Kids' pool
Shallow water next to the main pool

Outdoor family seating
Landscaped seating areas across the podium

Billiards
Games area for older children and adults



+ OCEAN SKY LOUNGE



+ OCEAN VIEW



— SMART CAR PARKING

The Gulf from *the fifteenth floor.*

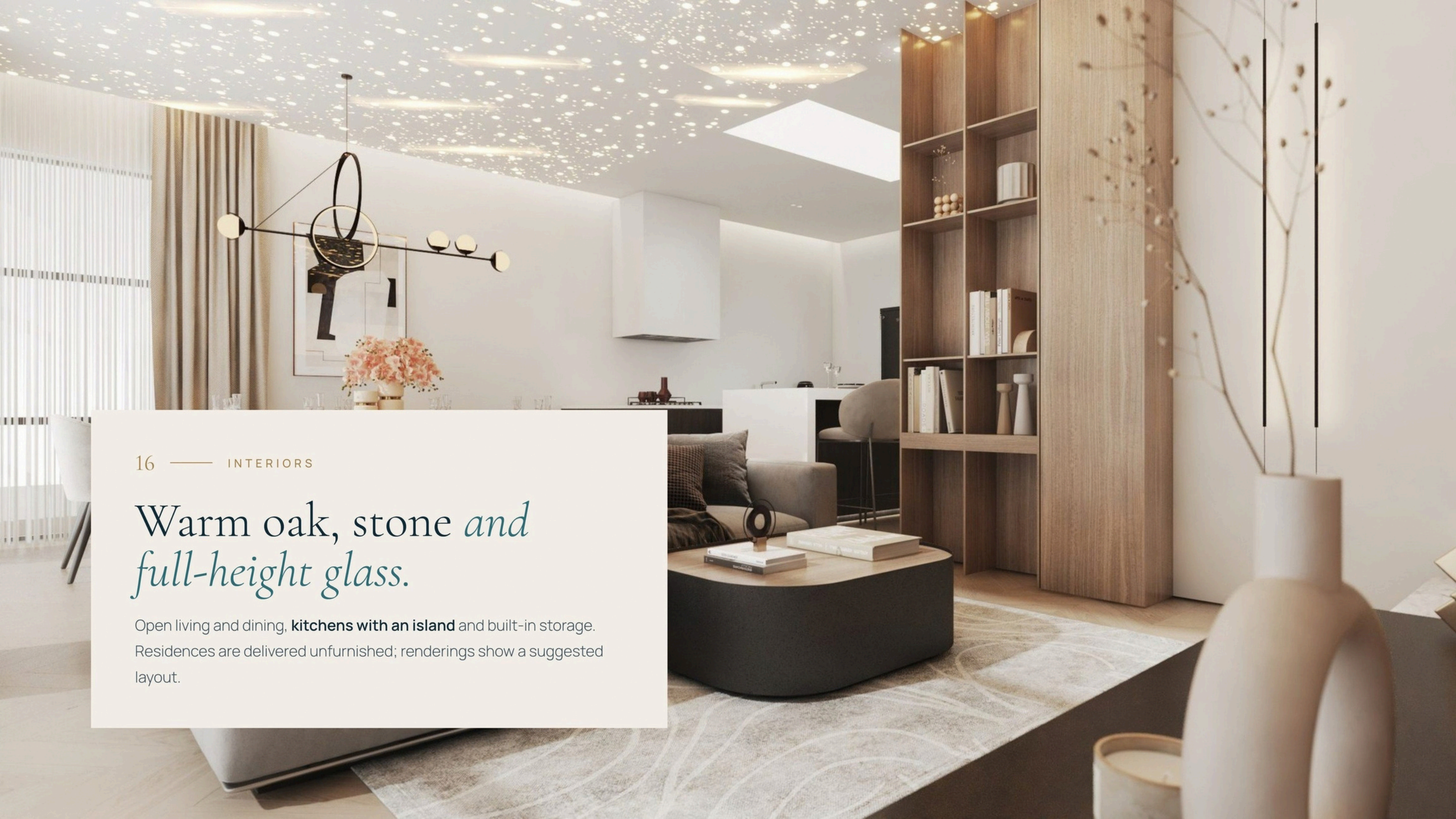
Ocean Sky Lounge
Rooftop lounge facing the sea and the skyline

Smart car parking
Automated parking for residents and visitors

Home automation
Smart-home controls in every residence

Housekeeping
On-request service for residents

Residents' beach
Access to Dubai Islands beaches, 5 minutes on foot



16 — INTERIORS

Warm oak, stone *and full-height glass.*

Open living and dining, **kitchens with an island** and built-in storage. Residences are delivered unfurnished; renderings show a suggested layout.



— KITCHEN & DINING



— MASTER BEDROOM



— BATHROOMS



Built-in wardrobes *and a dedicated laundry space* in every layout.







17 — SHOW APARTMENT

See it finished *before you buy.*

A full-scale Ocean Tower apartment is *built and furnished* at the developer's showroom.

Kitchens, joinery, flooring and bathrooms follow **the specification planned for delivery**.

SHOWROOM ADDRESS

Tulip Creek Hotel Apartment



— VIEW FROM THE UPPER FLOORS

18 — RESIDENCES

Three types, *eight layouts.*

Each type faces the sea; **the view changes with the side of the building.**

One *bedroom*

RESIDENCES · LAYOUTS

78 · 2 layouts

TOTAL AREA

830 – 875 sq ft

VIEWS

Ocean, lazy river & podium; ocean & marina

Two *bedroom*

RESIDENCES · LAYOUTS

60 · 4 layouts

TOTAL AREA

1,254 – 1,642 sq ft

VIEWS

Ocean & marina; ocean, lazy river & podium

Three *bedroom*

RESIDENCES · LAYOUTS

27 · 2 layouts

TOTAL AREA

1,758 – 1,931 sq ft

VIEWS

Ocean, Infinity Bridge & Burj Khalifa

TOTAL AREA INCLUDES BALCONY

Al Ansari.
A Dubai name since 1945.

The family business began in 1945 with *Redha Al Ansari Exchange*, founded by the late Sheikh Ghulam Abbas Al Ansari.

Five generations later, the **Al Ansari Group** works across finance, hospitality, property management, maintenance and real-estate development. **AAA Real Estate Development** is its development arm, and Ocean Tower is its latest project.





From one exchange office *to a group of companies.*

1945 — Exchange
Redha Al Ansari Exchange is founded

1979 — Dubai office
Exchange office opens in Dubai; branches follow across the UAE

2002 — Properties Market
Group company managing residential and commercial property

2007 — Al Ansari Hospitality
Crafting exceptional hotel stays in the heart of Dubai

2008 — Tulip Hotel Apartments
Hospitality brand launched

2010 — Tulip Creek
Hotel apartments on Dubai Creek open

2010 — Easy Maintenance
In-house maintenance and engineering company

2018 — Tulip Al Barsha
Hotel apartments near Mall of the Emirates

2022 — Orchid Residence
Dubai Science Park
2B + G+ 3Podium+ 28 Floor Residential Building - Freehold

2024 — Ocean Tower
Sales open on Dubai Islands

SOURCE: AL ANSARI GROUP COMPANY PROFILE

Five businesses, *one family.*

The group builds, owns, runs and maintains property in Dubai. **Ocean Tower is developed within the same family structure.**



FINANCE

Redha Al Ansari Exchange

Remittance and foreign exchange, with branches across the UAE.



HOSPITALITY

Al Ansari Hospitality

Tulip Hotel Apartments, Tulip Creek and Tulip Al Barsha.



PROPERTY

Properties Market

Manages the group's residential and commercial portfolio since 2002.



MAINTENANCE

Easy Maintenance

Electrical, mechanical and renovation services since 2010.



DEVELOPMENT

AAA Real Estate Development

Orchid Residence and Ocean Tower.

SOURCE: AL ANSARI GROUP COMPANY PROFILE

30% until the keys.
70% on handover.

30% is paid while the tower is completed.
Payments before handover are made to the project **escrow account**.

STEP 1 · ON BOOKING

20%

Reserve

Reserves the residence under the Sale and Purchase Agreement.

STEP 2 · DURING CONSTRUCTION

10%

Build

A single instalment while the tower is completed.

STEP 3 · ON HANDOVER, Q2 2027

70%

Move in

The balance is paid when the keys are handed over.

DLD REGISTRATION AND ADMINISTRATIVE FEES ARE PAYABLE IN ADDITION. TERMS PER THE SALE AND PURCHASE AGREEMENT.

OCEAN TOWER

Dubai Islands



Ansari الأنصاري للتطوير العقاري
Real Estate Development

Images are artist's impressions unless marked as photographs. Areas and specifications are indicative and subject to the Sale and Purchase Agreement; the developer may change them without notice. Information as of September 2026.