



ALBA
RESIDENCE



امايا للعقارات
AMAYA PROPERTIES



Amaya Properties' motto, "Where quality meets timely delivery," encapsulates our commitment to excellence.

We prioritise product quality and customer satisfaction above all else. Every detail of our work reflects our passion for excellence, and we maintain a solid commitment to on-time delivery.

At Amaya Properties, we strive to exceed expectations and ensure that our clients receive the highest standards of service and craftsmanship.



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



Location

Nestled in the Liwan Community at the intersection of Al Ain and Sheikh Mohammed Bin Zayed Roads, Alba Residence is in proximity to renowned attractions and seamless access to major road networks.

This well-connected location ensures effortless travel to significant destinations, making Liwan a highly desirable neighborhood for those seeking connectivity.

Proximities

-  10 Minutes - Silicon Central Mall
-  10 Minutes - IMG World
-  10 Minutes - Academic City
-  10 Minutes - Habtoor Polo Club
-  10 Minutes - Dubai Outlet Mall
-  10 Minutes - Sobha Reserve
-  15 Minutes - Global Village
-  20 Minutes - Meydan Race Course
-  20 Minutes - Dubai Airport

Plot Location

Liwan Community

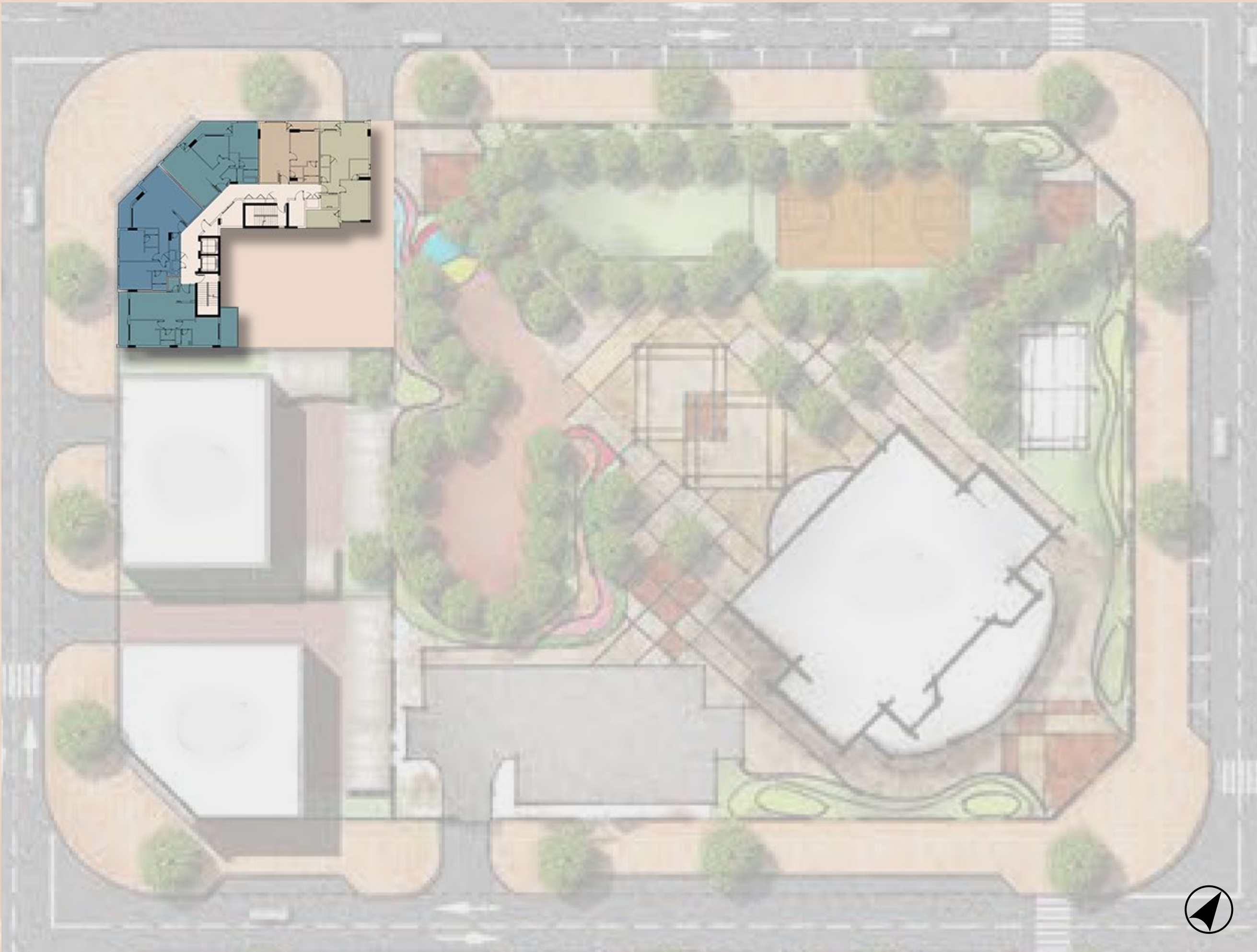
Liwan II situated within Dubai Land, is an emerging district strategically positioned at the convergence of Al Ain and Sheikh Mohammed Bin Zayed Roads, overlooking Dubai Silicon Oasis.

Initiated by Dubai Holding Real Estate in 2006, Liwan encompasses an expansive area spanning 13 million square feet. Boasting rapid development, it is evolving into a premier destination characterized by lush green spaces, convenient access to various amenities, schools, healthcare centers, and efficient transportation networks.



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings. The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✧ Site Plan



ALBA Residence

Elegantly designed across four floors, ALBA Residence features twenty stylish apartments, ranging from one to two bedrooms.

Residents will benefit from the convenience of ground-floor retail, secure parking, and close proximity to hospitals, schools, and universities, offering a seamless blend of comfort and accessibility.

Alba Residence is the ideal choice for those seeking a convenient and vibrant living experience.



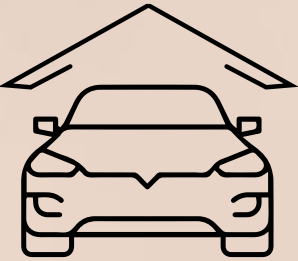
✧ Building Configuration



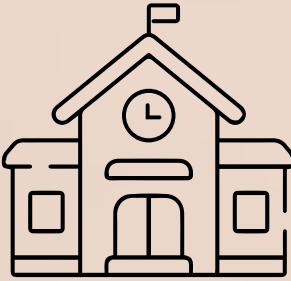
Ground + 4 Levels	20 Units	1 Bedroom (8 Units)	2 Bedroom (12 Units)	2 Retail
----------------------	----------	------------------------	-------------------------	----------

✿ Amenities & Attractions

Covered
Parking



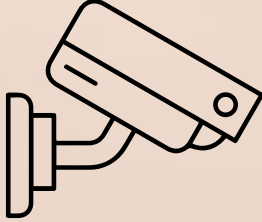
Nearby School
and Universities



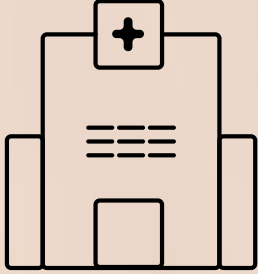
Community Retail,
nearby Malls



24x7
Security



Nearby clinics
and Hospitals



✿ Unit Types

Unit Type	Unit Size	Starting Price in AED
1 Bedroom	637 Sqft	855,888
1 Bedroom Executive	867 Sqft	1,162,888
2 Bedroom	973 Sqft	1,245,888
2 Bedroom Executive	1,195 Sqft	1,458,888

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✧ Facade



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✿ Living Space

Home:
Where cherished memories reside.

Welcome to your contemporary designed apartments, where each unit features outstanding light colored finishing, while the sleek and modern kitchen design elevates functionality and style.

An inviting space with a bright ambiance, perfect for creating lasting memories.



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✿ Living Space



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✿ Living Space



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✿ Bedroom



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✿ Bedroom



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✿ Bathroom



All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.

✿ Bathroom

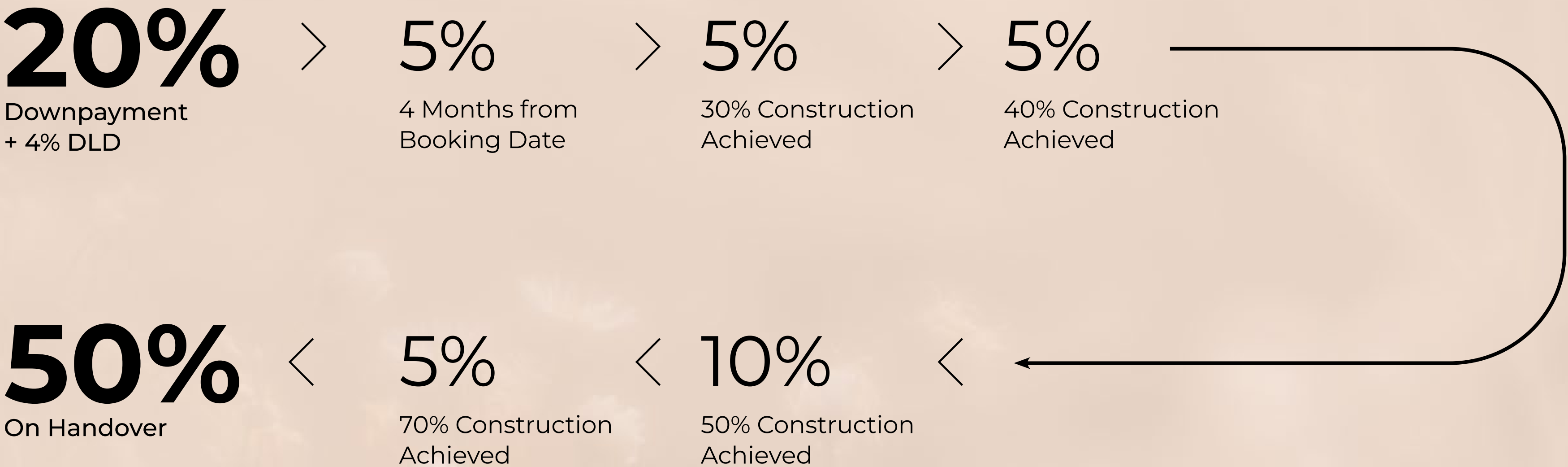


All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.



Payment Plan

✿ Payment Plan



Completion Date: December 2025

All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings and furnishings.
The developer reserves the right to make revisions / alterations, at its absolute discretion, without any liability whatsoever.