



OCEAN TOWER

Your Personal Resort

WHERE HAPPINESS RESIDES: SUNSET, SEA, AND SERENITY





A PREMIUM LIVING COMMUNITY

Escape to Dubai Islands: Where City Life Meets Coastal Tranquillity. A Community designed by Nakheel. Experience resort-style living amidst lush greenery, blue waters, and seamless connectivity. Welcome to your captivating oasis on the Dubai coast.

Walking Access to
Marina
in 2 minutes

Walking Access to
Canal Walk
in 2 minutes

Walking Access to
Restaurants
in 2 minutes

Walking Access to
Dubai Islands Beaches
in 5 minutes

Walking Access to
Deira Mall
in 5 minutes

DUBAI ISLANDS

21
KILOMETERS
BEACH LENGTH

09
MARINAS

86
RESORTS
&
HOTELS

02
18 - HOLE GOLF COURSE
09 - HOLE GOLF COURSE

KEY FACTS
KEYFACTS





KEY FACTS LOCATION

 **86** RESORTS & HOTELS

 **21** KILOMETERS BEACH LENGTH

 **09** MARINAS

 **02** 18 - HOLE GOLF COURSE
09 - HOLE GOLF COURSE

DUBAI ISLANDS

EXOTIC COASTAL ESCAPES

Dubai Islands offers a plethora of 86 exquisite resorts and hotels, providing astute travellers with an array of opulent coastal sanctuaries. From sumptuous luxury to tranquil seclusion, each destination promises an unparalleled retreat immersed in the awe-inspiring beauty of the Arabian Gulf.



BEACHES

EXPLORING DUBAI ISLANDS' 21KM COASTLINE

Embark on an unforgettable journey along Dubai Islands' 21 kilometres of pristine beaches, where golden sands meet the azure Arabian Gulf. Feel the rhythm of the waves and indulge in luxury as you bask in the sun's warm embrace. Dubai Islands majesty awaits your exploration.





DUBAI ISLANDS: AN URBAN ELEGANCE

In the vibrant tapestry of Dubai Islands, nine marinas stand as testaments to its opulence and innovation. Each offers a unique blend of luxury, elegance, charm and chic coastal vibes, defining Dubai's status as a global maritime hub.

EXQUISITE GOLF OASIS

Enter into the world of unparalleled luxury on the scenic Dubai Islands, where meticulously designed 9-hole and 18-hole golf courses await your arrival. Delight in the lush green landscapes and embrace the challenge of international standards as you embark on an unforgettable golfing odyssey.





LEGEND

- | | | | |
|----|--------------------------|----|-------------------------------------|
| 1 | WELLNESS RESORT | 11 | PRIVATE MARINA CLUB |
| 2 | ECO RESORT | 12 | SIGNATURE ESTATE LOTS |
| 3 | 18-HOLE GOLF COURSE | 13 | CLUBHOUSE |
| 4 | SCENIC DRIVE | 14 | 9-HOLE GOLF COURSE |
| 5 | OASIS PARK | 15 | BOUTIQUE MIXED USE VILLAGE |
| 6 | FAMILY RESORT | 16 | SPORTS CLUB AND AQUATIC CENTER |
| 7 | MARINA VILLAGE | 17 | BEACH CLUB |
| 8 | BEACH FRONT RESORT | 18 | MALL |
| 9 | BEACH FRONT RESIDENTIAL | 19 | URBAN ISLANDS RESIDENTIAL |
| 10 | WATER FRONT HOTELS & APT | 20 | DESTINATION ART & CULTURAL DISTRICT |
| | | 21 | GOLF CLUB/ SPORTS CLUB |

CONTEMPORARY
AQUA BLISS



STYLISH STRIKING CELESTIAL RESIDENCES...

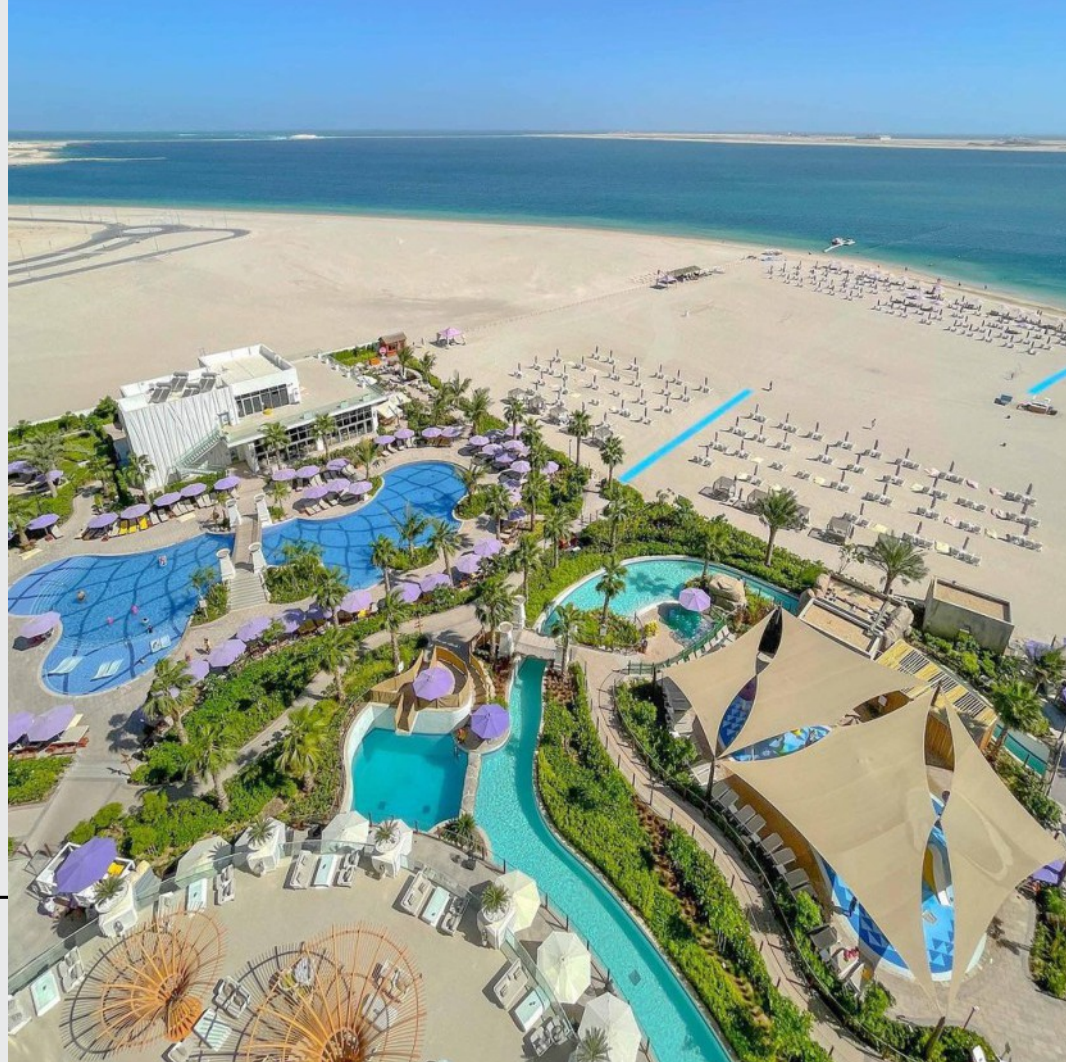
Step into a world where dynamism paints the scenery. Sense the pulse along winding avenues, bask in the golden rays on immaculate shores, and immerse yourself in the heart of the action. In this vibrant enclave, you're always at the epicentre of excitement.

Welcome to Ocean Tower, a tribute to Dubai Islands – the crowning jewel, putting the finishing touch on the neighbourhood masterpiece.



DUBAI ISLANDS BEACH

SEASIDE STEPS AWAY



Positioned off the coast of Deira, it promises a haven for both humans and their furry companions, boasting the distinction of being Dubai's first pet-friendly beach with ample opportunities for swimming and water activities. From exhilarating kayaking to serene paddleboarding and an array of non-motorized pursuits, the beach offers boundless enjoyment for all.

With Ocean Tower just a leisurely walk away, residents are afforded effortless access to this aquatic paradise, ensuring that moments of beachside bliss are always within reach. Whether it's a spontaneous dip in the ocean or a tranquil stroll along the shoreline, the proximity of Dubai Islands Beach ensures that residents can embrace the coastal lifestyle whenever the mood strikes.

PROJECT FEATURES



SWIMMING POOL



JACUZZI



KIDS POOL



LAZY RIVER



JOGGNG TRACK



BILLIARD



BADMINTON COURT



MINI GOLF



TABLE TENNIS



OUTDOOR YOGA



PADEL
TENNIS COURT



KIDS PLAYGROUND
& SAND AREA



INDOOR &
OUTDOOR GYM



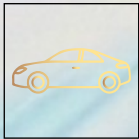
OUTDOOR FAMILY
SITTING AREAS



HOME
AUTOMATION



SAUNA



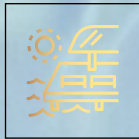
CAR PARKING



DUBAI ISLANDS
RESIDENTS' BEACH



HOUSEKEEPING



OCEAN SKY
LOUNGE



EXQUISITE RESORT LIVING

DUBAI ISLANDS BEACH

4 MINS.

DEIRA MALL

4 MINS.

CENTARA BEACH RESORT

7 MINS.

JUMEIRAH BEACH

12 MINS.

GOLD SOUQ

7 MINS.

HAYAT REGENCY

9 MINS.

WATER FRONT MARKET

10 MINS.

AL MAMZAR BEACH PARK

18 MINS.

15 MINS.

CITY WALK

SHAIKH ZAYED ROAD

12 MINS.

DOWNTOWN

15MINS.

AL MAKTOUM BRIDGE

15 MINS.

DUBAI INTERNATIONAL AIRPORT

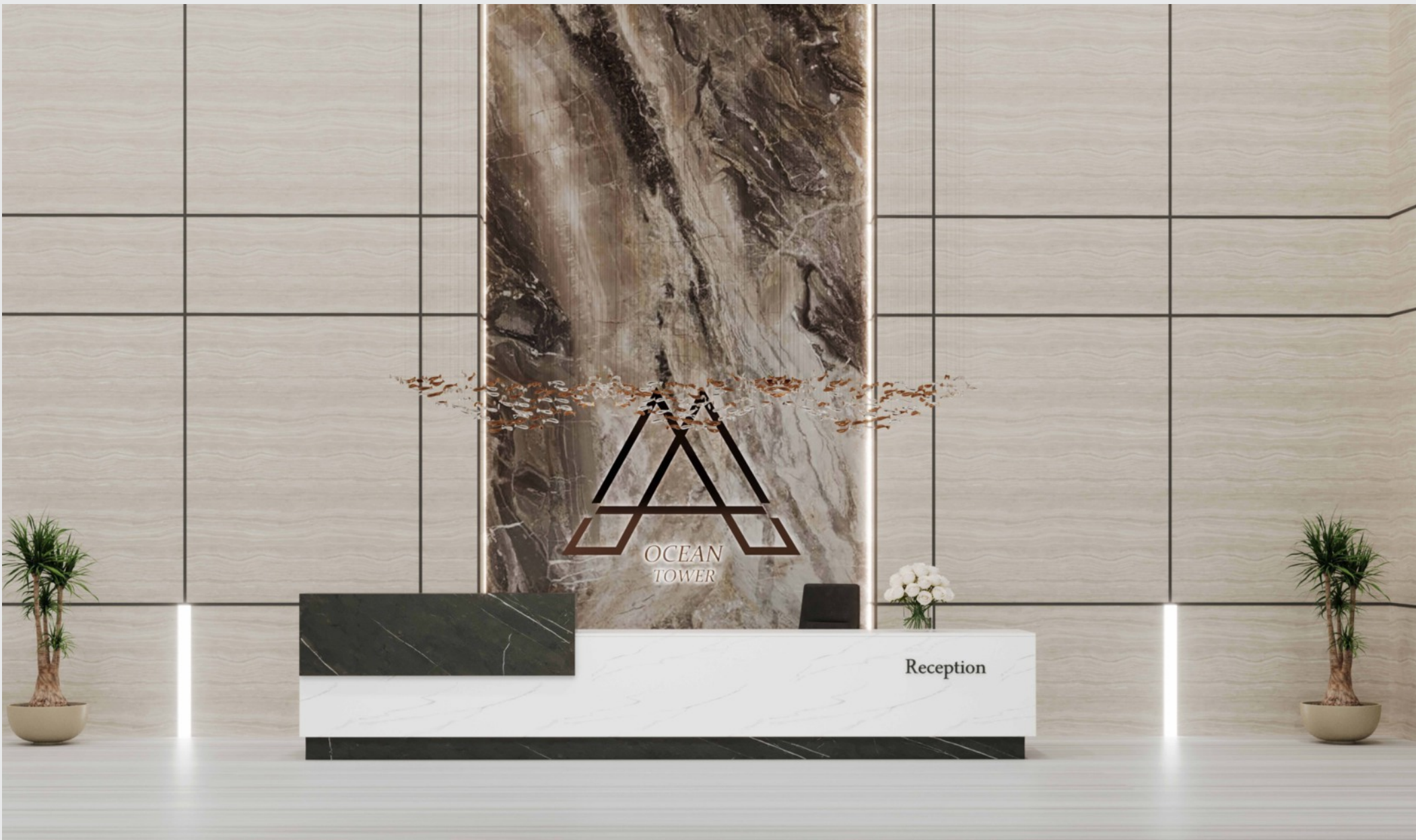
12 MINS.



اوشقار
OCEAN
TOWER

Exquisite Resort Living

A MAGNIFICENT
COASTAL
RETREAT



A WELCOMING **RECEPTION** AREA

The wonderful reception area is a space where comfort meets elegance. Our inviting waiting foyer welcomes guests with plush seating and a soothing ambience, creating the perfect atmosphere for relaxation and anticipation.

A GRAND LIFT LOBBY

In the majestic lift lobby area, guests are greeted by four top-tier lifts, flawlessly blending comfort and speed for an elevated vertical journey that complements the opulence of the surroundings.





COMFORTABLE FOYER

Placed in front of the reception and lift lobby, this serene waiting area offers unparalleled comfort and a calming atmosphere. Large, expansive windows invite natural light and scenic views, creating a tranquil ambience for relaxation. Enjoy the soothing vistas of the surrounding landscape, embracing the serene atmosphere.



اوشاقور

OCEAN
TOWER

Exquisite Resort Living

SEASIDE OASIS



APARTMENTS



BEDROOM



LOUNGE



LIVING ROOM



DINING



KITCHEN



POWDER ROOM



BATHROOM



BALCONY

HALLWAYS OF ABODE

The apartment hallways wind through the building, serving as vital pathways connecting residents. They are not merely routes to and from homes but also vibrant hubs where neighbours converge and stories unfold, fostering a sense of community.





SERENE YET **SCENIC**

In the master bedroom, a massive wall-sized window floods the space with breathtaking ocean vistas and natural light, creating a serene ambience. A spacious closet enhances the room, providing both functionality and an airy feel.

A GENEROUS LOUNGE

In the wide and spacious living lounge, cosiness meets stylishness. With ample room for relaxation, it effortlessly accommodates gatherings of all sizes, creating an inviting atmosphere for memorable moments with friends and family.





OPULENT CULINARY OASIS

In the wide and spacious dining and kitchen space of your apartment, culinary creativity knows no bounds. With ample room for mingling and creating delicious meals, this inviting environment fosters warmth and connection among family and friends.

STYLISH POWDER ROOM



The powder room of your apartment is a luxurious oasis with elegant fixtures and chic decor. This stylish and impactful space radiates sophistication and charm.

VOGUISH BATHROOM



The guest bathroom is an elegant retreat, featuring modern fixtures, sleek design, and luxurious amenities, ensuring an easy and welcoming experience for visitors.



STYLISH GLASS

BALUSTRADE

The spacious glass balustrade brings an air of modern elegance, offering uninterrupted ocean views while maintaining safety and style in your apartment.

BRINGING WORLD-CLASS FACILITIES



SWIMMING POOL



JACUZZI



KIDS' POOL



LAZY RIVER



BILLIARD



BADMINTON COURT



MINI GOLF



TABLE TENNIS



PADEL
TENNIS COURT



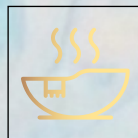
KIDS' PLAYGROUND
& SAND AREA



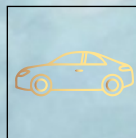
INDOOR &
OUTDOOR GYM



OUTDOOR FAMILY
SITTING AREAS



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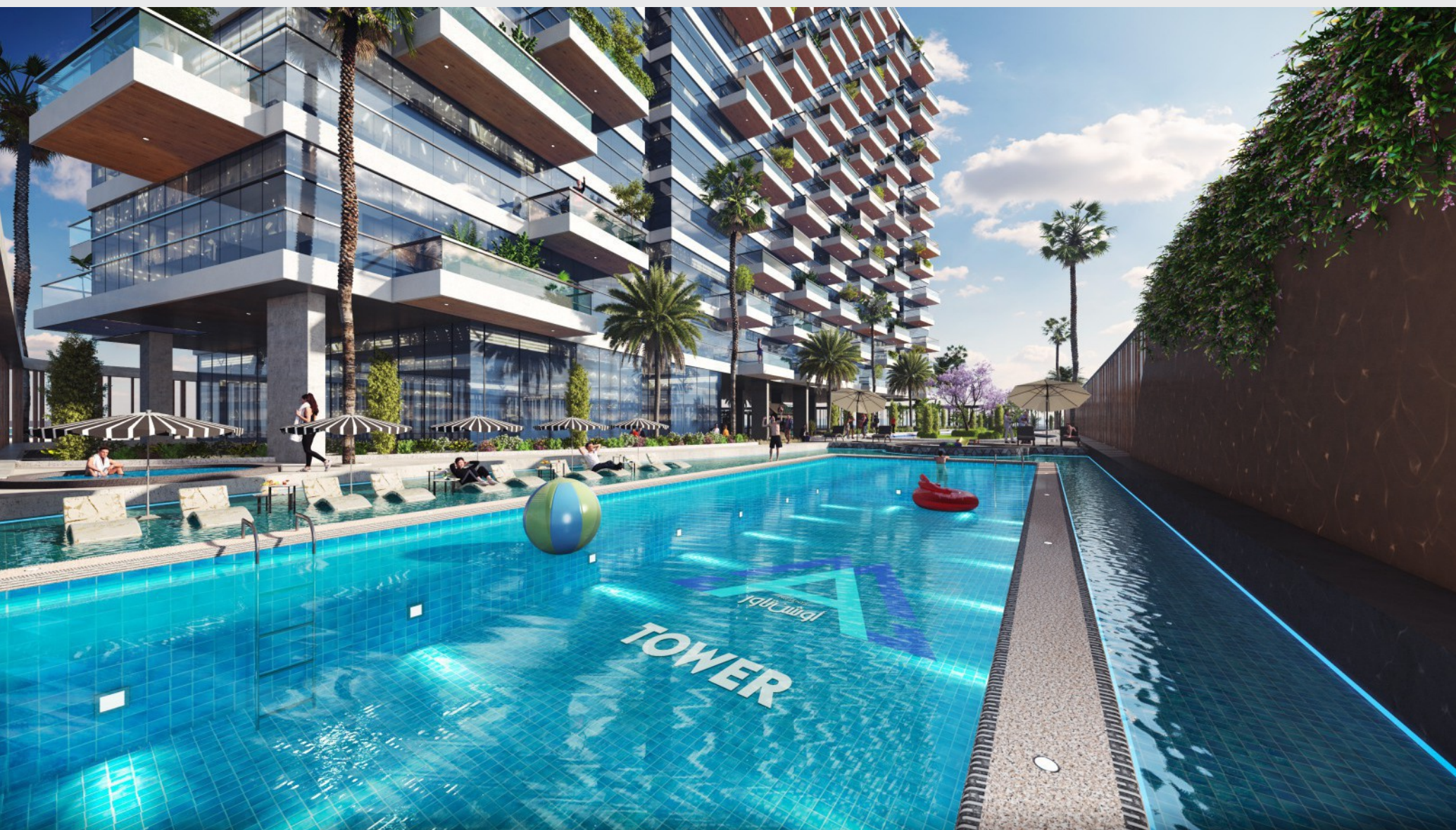
CAR PARKING



JOGGING TRACK



OUTDOOR YOGA



INFINITY POOL

HORIZON EMBRACE

Superbly placed within the serene embrace of nature, enjoy a resort life that epitomises luxury and relaxation. Swim away your stress daily in this emerald swimming haven, where the gentle lull and the verdant landscape create an oasis of calm.

LAZY WATER GLIDE

Introducing the first-ever Lazy River experience in a residential building! This groundbreaking feature transforms everyday living into an unparalleled experience, providing our residents with a private and tranquil getaway right at home. It's a daily retreat that brings the essence of vacation living to the heart of our community.





TENNIS **RETREAT** BLISS

Ocean Tower features an open-air Padel Tennis court, offering residents an ideal setting to enjoy their favourite sport amid refreshing coastal breezes and picturesque views.

SMASH HAVEN

Indulge in exhilarating matches at Ocean Tower's Badminton Court, the premier spot for residents seeking active leisure. With its welcoming ambience, this court offers a fantastic recreational activity, inviting residents to unwind and elevate their game in style.



A modern resort with a variety of recreational facilities. In the foreground, a lush green mini-golf course with rolling hills and a flag on a stand. To the left, a tennis court with a green surface and a net. In the center, a group of people are sitting on a bench, and a colorful playground structure is visible. To the right, a gym with various exercise machines and weights. The background features a large, modern building with a glass facade and a covered walkway. The sky is blue with some clouds, and palm trees are visible in the distance.

TINY GOLF BIG FUN!

Experience the ultimate fusion of leisure and nature with our open-air mini-golf course. Let the gentle breeze guide your putt as you navigate through a landscape adorned with charming obstacles and lush greenery. Whether you're a seasoned golfer or just looking for a fun day out, our open-air mini-golf offers hours of entertainment and camaraderie in a picturesque setting.

OCEAN SKY LOUNGE

From the Sky Lounge, immerse yourself in a captivating sea view that stretches to the horizon. Watch as the waves dance gracefully under the golden sun, painting the water in hues of blue and gold. Feel the gentle sea breeze and let the soothing sound of the waves creates an atmosphere of tranquillity and relaxation.





SMART AND HASSLE-FREE CAR PARKING

In the beachfront residential project Ocean Tower, residents enjoy the convenience of a state-of-the-art smart car parking facility. This system optimises space utilisation, offers a convenient entry and exit, and enhances overall parking efficiency, ensuring a hassle-free experience for residents and visitors alike.

A LEISURE PARADISE

At AAA Ocean Tower, residents savour resort-style living within a coastal haven featuring, a wide array of outdoor amenities.

From shaded play areas to a serene sand zone, outdoor gym, Mini-golf and tranquil yoga space, there's something for every family member. With billiards and ample family seating, it's a holistic retreat by the sea.



SAUNA



Discover unparalleled relaxation at Ocean Tower's residential enclave, featuring a luxurious sauna facility. Immerse yourself in serene moments as you unwind and embrace the tranquil atmosphere.

FITNESS BY SEA



In Ocean Tower, residents can enjoy access to an indoor fully-equipped gym, fostering wellness and vitality amidst breathtaking beachfront vistas.

DUBAI
ISLANDS
CHARM AT ITS BEST



A LEGACY SINCE 1945

Established in 1945, the Al Ansari Group has been a trailblazer in various sectors, leaving an indelible mark on the landscape of the United Arab Emirates. Comprising Redha Al Ansari Exchange, a cornerstone in the financial world, Al Ansari Hospitality, excelling in real estate and hotels, and Ahmad Alansari Real Estate Development, renowned for its innovative projects, the group has built a rich legacy of success.



DELIVERED PROJECT

A flagship project by AAA Real Estate Development, Orchid Residence stands as a masterpiece of craftsmanship and luxury design.

We are thrilled to announce the full sell-out of this prestigious development a testament to the overwhelming trust of our patrons and our unwavering commitment to elevating the standards of modern living.



OPERATIONAL PROJECT

Tulip Creek Hotel Apartments – established in 2007

Overlooking the historic Dubai Creek,
Tulip Creek Hotel Apartments offers an elegant
hospitality experience in the heart of Deira—one of Dubai's
most established commercial and cultural districts.

Combining spacious accommodation with modern facilities
and exceptional service, the property caters to business
executives, families, and long-stay guests seeking both
comfort and convenience.

flagship project by AAA Real Estate



OPERATIONAL PROJECT

Tulip Hotels Apartments Established in 2008- is a distinguished hospitality brand committed to delivering exceptional accommodation experiences through a perfect blend of comfort, elegance, and personalized service.

Our portfolio of premium hotel apartments is thoughtfully designed to meet the needs of business travellers, families, and leisure guests seeking the convenience of home with the luxury of hotel living.



OPERATIONAL
PROJECT

Tulip Al Barsha Hotel Apartments – established in 2018

Located in one of Dubai's most vibrant and well-connected neighbourhoods, Tulip Al Barsha Hotel Apartments offers an exceptional combination of modern comfort convenience, and warm hospitality.

The property is ideally positioned near the Mall of the Emirates, Dubai Metro.



THE ULTIMATE SHORELINE LIVING

OCEAN TOWER

YOUR PERSONAL RESORT



Builders & Developers:



Disclaimer: The views, plans and layout shown are the artist's impression only. OCEAN TOWER / DEVELOPER reserves the right to change these specifications, plans and amenities without prior notice in the interest of quality and timely delivery, and of complying with Local Authorities requirements.

We assure that any such changes made will not, in any way, be detrimental to the quality of the building.