

Object 1

# FLUID ONE

DUBAI ISLANDS

The art of living lightly



FLUID ONE

## WHERE LIFE FLOWS

**Dubai Islands** unveils a visionary new chapter in **waterfront living**, where contemporary design meets **Arabian splendour**. Comprising **five interconnected islands**, this extraordinary destination seamlessly blends **luxurious resorts, pristine beaches, and vibrant cultural landmarks** into one inspiring coastal community.

# FLUID ONE

## THE LOCATION

**Dubai Islands** offers easy access to the city's key destinations. Connected by the new **Infinity Bridge** and major road networks, the islands combine urban convenience with the calm of island life.

<b>10</b> MINUTES	Gold Souq Metro Station	<b>24</b> MINUTES	Downtown Dubai
<b>20</b> MINUTES	Dubai International Airport	<b>33</b> MINUTES	Business Bay
<b>22</b> MINUTES	The Dubai Frame	<b>34</b> MINUTES	Dubai Financial Centre
<b>24</b> MINUTES	Dubai World Trade Centre		



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## FUTURE MARINA & WATERFRONT EXPANSION

Redefining Dubai's horizon, the development features **over 60 kilometres of waterfront** and **more than 20 kilometres of beaches**, including a Blue Flag-certified shoreline, along with **two kilometres of parks, open spaces, and world-class golf courses** overlooking the Arabian Gulf.

Multiple new marinas and expanded public waterfronts are planned to increase lifestyle appeal and enhance property value across all five islands.



# FLUID ONE

## DUBAI ISLANDS

**FLUID ONE** is a new expression of coastal living in **Dubai Islands**, a destination shaped by water, open skies, and the ease of a resort-inspired district that remains seamlessly connected to the city.

**FLUID ONE** sits within this evolving district as a refined sanctuary, moments from promenades, beaches, and hospitality experiences, yet defined by its own atmosphere of calm.

Building configuration: G+ 2P+8

Anticipated Completion: Q2 2028

1 BEDROOM	2 BEDROOM	2.5 BEDROOM	3.5 BEDROOM	TOTAL
16	33	12	3	64



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Guided by the philosophy of flow, the building is shaped as a continuous experience that opens gracefully to light and air. Interiors are composed with calm proportions, elevated finishes, and layouts that move with modern life — intuitive, flexible, and beautifully restrained.

Set in Dubai's emerging coastal district, FLUID ONE offers the privilege of retreat while remaining connected to the city's pulse. It is a home for a new rhythm: balanced, composed, and quietly exceptional.

# FLUID ONE

## AMENITIES



LOBBY



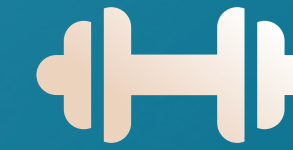
SKY POOL



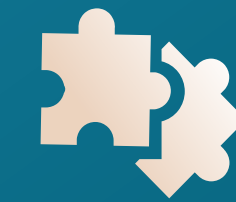
POOL DECK WITH  
SUN LOUNGERS



KIDS POOL



GYM



CLUBHOUSE



2-STOREY  
PARKING



DISABLED  
PARKING



BICYCLE  
PARKING



SWIMMING POOL

FLUID ONE



KIDS POOL

FLUID ONE



FLUID ONE

LOBBY

FLUID ONE



CLUBHOUSE

FLUID ONE



GYM

FLUID ONE

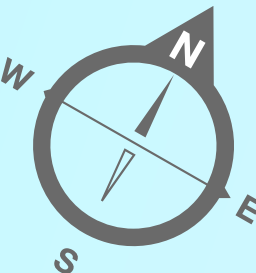
# FLUID ONE

SEA VIEW



## FLOOR 8

- 1 KIDS POOL
- 2 SWIMMING POOL
- 3 POOL DECK WITH SUN LOUNGERS
- 4 CLUBHOUSE
- 5 GYM



2 BEDROOM APARTMENT

FLUID ONE



# FILIPPO ONE



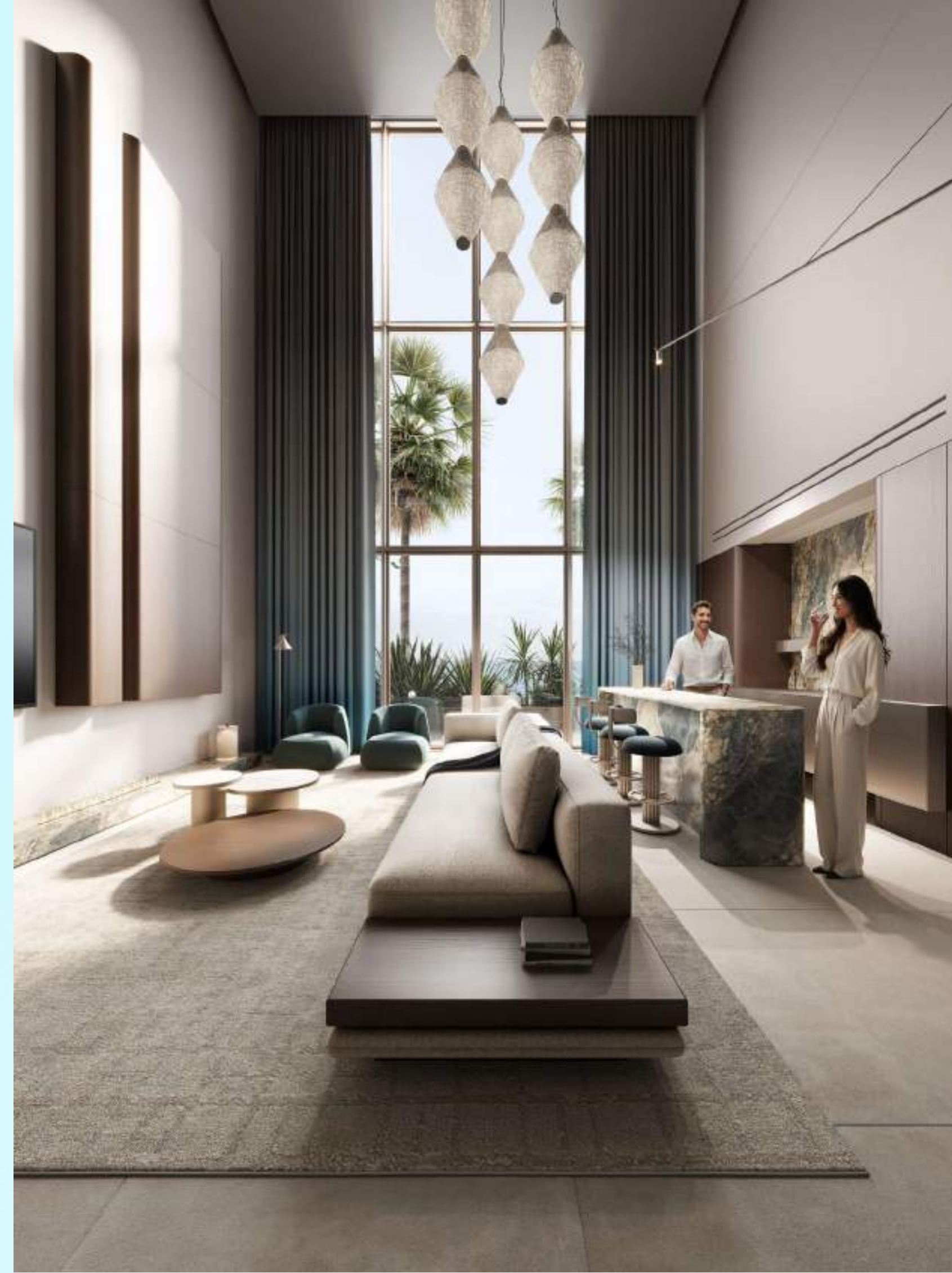


FLUID GOLF

FLUID ONE

3.5 DUPLEX  
BEDROOM





FLUID ONE

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## LIFESTYLE PREFERENCES

FLUID ONE

- Luxury and waterfront living
- Access to premium amenities such as private beaches, marinas, and recreational facilities.
- Proximity to shopping, dining, and entertainment options.



# DUBAI ISLANDS: KEY ADVANTAGES

## STRATEGIC LOCATION

- Proximity to Deira and central Dubai.
- Direct access via bridges and major roads.
- Close to Dubai International Airport and business hubs.

## COMPREHENSIVE AMENITIES

- Dubai Islands Mall and the world's largest night market.
- Marinas, watersports, and golf courses.
- Green spaces, parks, and private beaches.

## INVESTMENT POTENTIAL

- High ROI and rental yields.
- Zero property taxes and favorable foreign ownership laws.
- Future growth aligned with Dubai 2040 Urban Master Plan.

## TOURISM APPEAL

- Over 80 planned luxury hotels and resorts.
- Unique cultural, recreational, and waterfront experiences.
- Infrastructure for hosting international events.

## LIFESTYLE BENEFITS

- Exclusive beachfront living with private access.
- Integrated "live, work, and play" environment.
- Eco-friendly and sustainable community design.

## INFRASTRUCTURE

- Modern healthcare, schools, and nurseries.
- Planned metro connections and road networks.
- State-of-the-art community facilities.

# FLUID ONE

## FREEHOLD OWNERSHIP FOR ALL NATIONALITIES

The entire area operates under full freehold regulations, giving international buyers complete ownership rights — a major advantage for global investors.



CUSTOMER PROFILE FOR  
DUBAI ISLANDS



INVESTORS



TOURISTS  
AND SHORT-TERM  
RENTERS



LIFESTYLE  
ENTHUSIASTS



END-USERS  
(RESIDENTS)



REGIONAL AND  
INTERNATIONAL  
BUYERS

# FLUID ONE

Dubai Islands offers an unmatched combination of strategic location, luxurious living, comprehensive amenities, and strong investment potential. It caters to a diverse audience, from investors seeking high returns to residents looking for a serene and luxurious waterfront lifestyle. These advantages position Dubai Islands as one of the most prestigious and promising developments in Dubai.



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