



# Amalia Residences

Amalia Residences  
Redefining Affordable Luxury

A Vibrant Neighborhood Awaits You  
Al Furjan Community Overview

Idyllic Location  
Seamlessly Connected

About The Project  
A Symbol of Elegance

The Apartments  
Unique Lifestyle

Apartments Floor Plans  
Explicitly designed

Landmark Projects Across The Emirate  
Deyaar ... Your Reliable Developer

أماليا ريزيدنسز  
مفهوم جديد للراقية في متنقل دبي

دبي تابع بالحياة في انتظارك  
نبذة عن منطقة الفرجان

موقع مميز  
سهولة في التنقل

دول المشروع  
رمز للآناقة

الوحدات السكنية  
أسلوب حياة فريد

مخطط الوحدات السكنية  
صممت بدقة فتقافية

مشاريع بارزة في أنحاء الإمارة  
ديار مطور عقاري تتقى به

ନ୍ୟୁଆର୍ଡ୍ସ୍ ଅମ୍ପାଲ୍ ରେଡିସେନ୍ସ୍

*Redefining Affordable Luxury*



A splendid picturesque in one of Dubai's most uprising communities, Amalia Residences is comprised of 1, 2 and 3 bedroom apartments.

ନ୍ୟୁଆର୍ଡ୍ସ୍ ଅମ୍ପାଲ୍ ରେଡିସେନ୍ସ୍ ଏକ ପ୍ରକଟିକାରୀ ଆବାସ ପରିଯାଳନ ହାତରେ ଉଚ୍ଚ ମାନର ଅମ୍ପାଲ୍ ଶିଖରରେ ଅନୁଷ୍ଠାନିକ ରୂପରେ ପରିବାସ ପାଇଁ ବ୍ୟାପକ ପରିଯାଳନ କରିଛି।

# أَلْفُرْجَانِيَّةُ كُوَمُونِيْتِيُّ

نبذة عن منطقة الفرجان

A Vibrant Neighborhood Awaits You  
Al Furjan Community Overview



Al Furjan community is a residential development located off Sheikh Mohammed Bin Zayed Road in close proximity to Ibn Battuta Mall and the Dubai Expo 2020 site. This family-friendly haven has a wide spread of parks and landscaped walkways representing more than a quarter of the overall space, creating a sanctuary for all the residents.

Al Furjan community offers a variety of amenities including supermarkets, convenience stores, a leisure club, a mosque, cycling routes, sports facilities and Food & Beverage outlets. This is complemented by convenient access to public transportation and easy accessibility to Dubai's business district and major tourist attractions.



منطقة الفرجان هي قرية سكنية متميزة على شارع الشيخ محمد بن زايد بمنطقة مولى عاصمة دبي - ٢. يكتسب هذا المجتمع الملايين من المزايا العديدة والخدمات والبنية التحتية التي تجعله من الملايين

القديمة التي تحمل أثراً عميقاً في المساحة الجغرافية، مما يجلب فائدة لجميع السكان ومتطلبات الحياة الحديثة. إنها تمتاز بتنوعها المعماري، حيث تضم مباني تقليدية وأخرى معاصرة، مما ينعكس 秀麗的建筑风格。 كما تتميز القرية بوجود العديد من الحدائق والمساحات الخضراء، مما يوفر بيئة مريحة للعيش والترفيه. إنها تقع في قلب مدينة دبي، مما يتيح للمقيمين الوصول إلى كل مناطق المدينة بسهولة.

المنطقة

سهولة في التنقل

*Idyllic Location*  
Seamlessly connected





يشتمل المجمع على مباني سكنية متعددة الطوابق، تضم فلل وشقق فاخرة، بالإضافة إلى مساحات تجارية مفتوحة للبيع والتأجير، مما يوفر فرصاً متنوعة للاستثمار والعيش. يقع المجمع في قلب منطقة العوير، التي تشتهر بمناظرها الخلابة وأهميتها كمركز تجاري وسكنى حيوي. يحيط بالمجمع العديد من المرافق العامة، مثل مدارس، مستشفيات، مراكز تسوق، وحدائق، مما يجعله مكاناً مثالياً للعيش والعمل.

Nestled in Al Furjan Community, residents are set to enjoy extensive landscapes, a variety of sports and leisure facilities in a family-friendly environment.

Amilio Residences is centrally connected to Sheikh Zayed Road and Sheikh Mohammed Bin Zayed Road ensuring a seamless journey within minutes from home making it the ideal living place. Whether it is pristine hotels, renowned restaurants, world-class retail shopping, reputable schools and hospitals, the location guarantees flawless access to the residents' needs.

#### \_NEARBY DESTINATIONS:

- 2 minutes to Dubai Marina
- 7 minutes to Motor City
- 7 minutes to Al Barsha
- 8 minutes to Palm Jumeirah
- 8 minutes to Burj Al Arab
- 20 minutes to Al Maktoum International Airport
- 12 minutes to Downtown Dubai
- 15 minutes to DIFC
- 20 minutes to Dubai International Airport

#### \_NEARBY MALLS:

- Ibn Battuta Mall
- Dubai Mall
- Pacific Plaza Mall
- Nakheel Mall (Al Kali Road)
- Marjan City Center

#### \_NEARBY SCHOOLS:

- The Arbor School
- Al Barsha International School, Dubai
- Bright Stars School, Dubai
- British Columbia Canadian School
- Dubai British School - Jumeirah Park
- Toubcem British School
- Anousha School
- Sunnmore School

#### \_NEARBY HOSPITALS / CLINICS:

- Advanced Care Oncology Center
- Modern Medical Centre
- NMC Royal Hospital, DIFC
- Aster Clinic

لِجَانِيَّة

رِيزِيلِنْس

*About The Project*  
A Symbol Of Elegance



Perfectly located in an upscale vibrant community, the mid-rise residential tower has been designed with intricate use of light that adds more brightness and space to your home environment. Amalia Residences offers meticulously designed one, two and three bedroom apartments.

أُمَّالِيَا رِيزِيلِنْس تَقْدِيرٌ لِلْأَذْكَارِ وَتَقْدِيرٌ لِلْأَنْوَافِ مُنْكِرٌ لِلْمُنْكَرِ وَمُنْكِرٌ لِلْمُنْكَرِ مُنْكِرٌ لِلْمُنْكَرِ وَمُنْكِرٌ لِلْمُنْكَرِ مُنْكِرٌ لِلْمُنْكَرِ وَمُنْكِرٌ لِلْمُنْكَرِ

أنا أنا أنا أنا أنا أنا

أسلوب حياة فريد

The Apartments  
Unique Lifestyle



تم التخطيط لشقق Amaha Residences بذوق فني، لتقدم أثاثاً معاصرةً ومتقدمةً، تتماشى مع الأذواق الحديثة، مع مزيج من الأسلوب العصري والتجدد، الذي ينبع من التفاصيل الدقيقة، التي تحيط بالحياة اليومية، وتؤدي إلى تجربة معيشية فريدة من نوعها.

Amaha Residences apartments are perfectly planned to make the best use of the interiors, blending luxury and functionality within the open floor spaces. The residences showcase opulence, elegance and refinement highlighting modern comfort. The sophisticated elements are featured throughout the spacious living area, semi fitted kitchen and deluxe bathrooms to ensure an unmatched living experience to the residents.





#### Living Rooms

Residents will enjoy spacious living rooms equipped with world class finishes to make their every day lives delightful.

لهم الله المثلثة  
أو سبع مفروشات مفروشات مفروشات مفروشات مفروشات مفروشات مفروشات مفروشات



تم تجهيزها بأحدث التقنيات وأعلى مستويات الراحة والرفاهية، بما يتيح لساكنيها إمكانية الاستمتاع بالحياة الكريمية في كل أرجاء المعيشة، حيث تتوفر بها كل الأدوات والمكونات التي تجعل من الحياة على مدار الساعة.

Designed for a modern urban lifestyle, Amala Residences features impeccable amenities to serve the needs of all the family. From a state-of-the-art gymnasium, to the superb outdoor pool complemented by sun loungers and a leisure deck to the children's play area, all packed within the lushious surrounding gardens, everyone in the family will have their needs fulfilled.

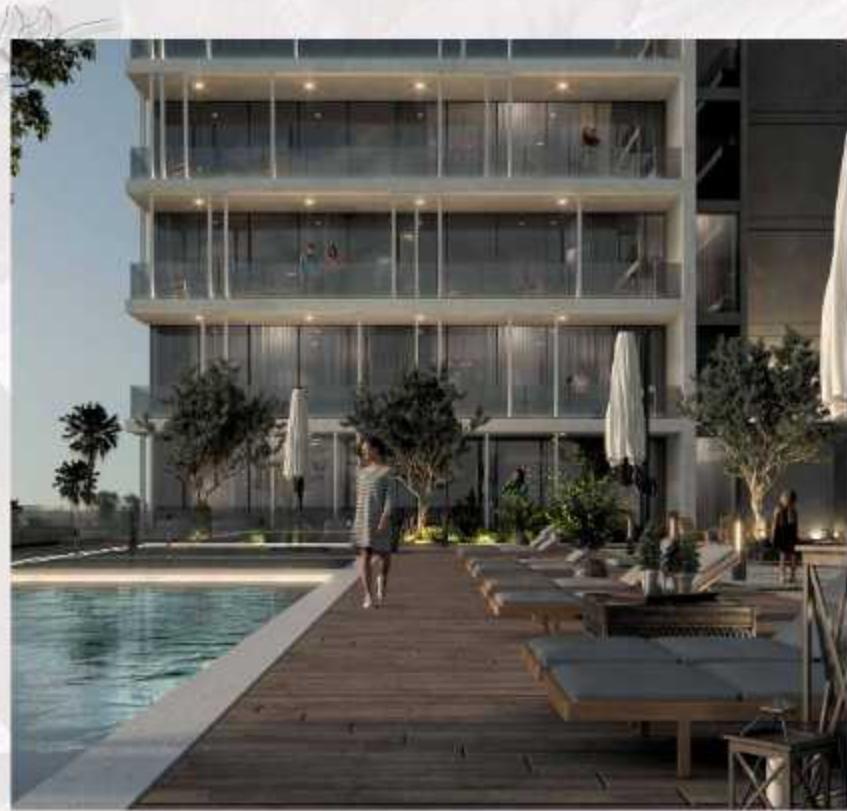


#### The Reception

A warm welcome to a world of contemporary luxury that will embrace the residents from the minute they set foot into Amala Residences.

مدخل الاستقبال

تم تصميم مدخل الاستقبال ليكون ملائماً تماماً لذوق سيدات وسيدات دبي، حيث يتميز بفتحات شاسعة تتيح إطلالات بانورامية على المحيط الأطلسي.



#### جهاز مساعدة ذكي في كل ركن

يتمكن السكان من التحكم بمنزلهم من أي مكان في العالم، على مدار الساعة، من خلال تطبيق Amala App أو من خلال الموقع الإلكتروني للプロジェクト، تتيح معايير الأمان العالمية من خلال تطبيق الأمان الذكي، الذي يتيح للملاك قدرة الوصول إلى منزلهم من أي مكان في العالم.

#### Superb Outdoor Pool

Take advantage of the sunny Dubai weather all year round and enjoy a refreshing plunge while you soak up the sun and relish tranquil quality time. An immaculate design with great attention to detail is both visually appealing and relaxing after a long day at work.

دُمَّاجِيلْ لَوْجِيُّون

ضِمَّمَتْ بِدَمَّةَ مَتَاهِيَّة

## *Apartment Floor Plans*

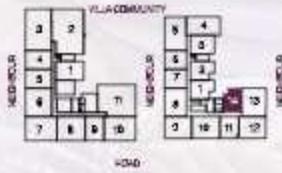
Explicitly Designed

1 Bedroom Apartment  
Type 01 / 880 Sq.Ft.

Internal Area: 732 Sq.Ft.  
Balcony Area: 148 Sq.Ft.  
Total Area: 880 Sq. Ft.

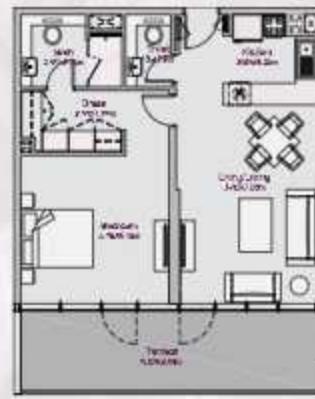


1st Floor      2nd to 7th Floor

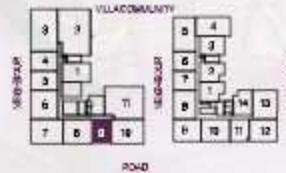


1 Bedroom Apartment  
Type 01-T1 / 935 Sq.Ft.

Internal Area: 733 Sq.Ft.  
Terrace Area: 202 Sq.Ft.  
Total Area: 935 Sq. Ft.



1st Floor      2nd to 7th Floor



Damajil Logue Company reserves the right to make changes in design, dimensions, materials, colors, features, specifications, and other details without notice or obligation.

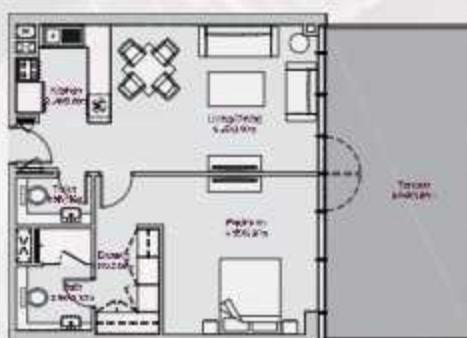
All dimensions, areas, materials, data and details included in this brochures are approximate and may change at any time. It is recommended to check the final designs of the project, measurements, dimensions, and pricing prior to purchase.

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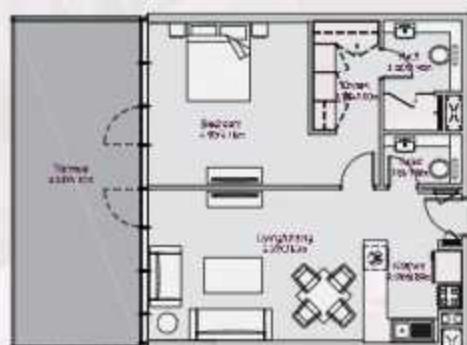
**1 Bedroom Apartment  
Type 01-T2 / 1,090 Sq.Ft.**

Internal Area: 738 Sq.Ft.  
Terrace Area: 352 Sq.Ft.  
Total Area: 1,090 Sq.Ft.

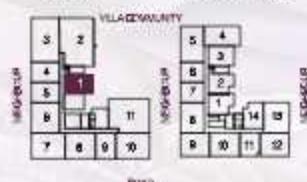


**1 Bedroom Apartment  
Type 01-T3 / 1,030 Sq.Ft.**

Internal Area: 735 Sq.Ft.  
Terrace Area: 295 Sq.Ft.  
Total Area: 1,030 Sq.Ft.



1st Floor      2nd to 7th Floor



1st Floor      2nd to 7th Floor

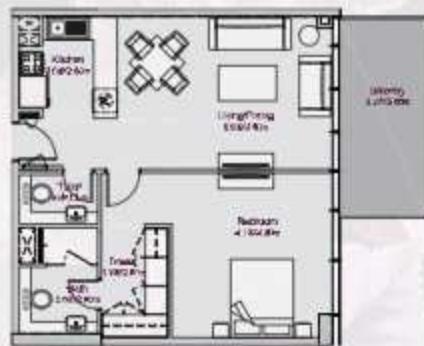


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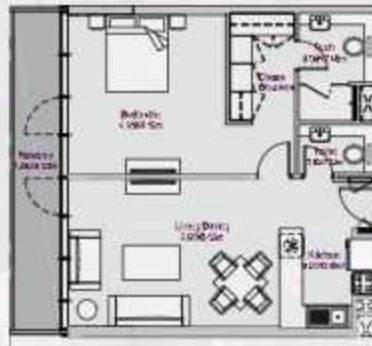
**1 Bedroom Apartment  
Type 01-A / 865 Sq.Ft.**

Internal Area: 741 Sq.Ft.  
Balcony Area: 124 Sq.Ft.  
Total Area: 865 Sq.Ft.



**1 Bedroom Apartment  
Type 01-B / 850 Sq.Ft.**

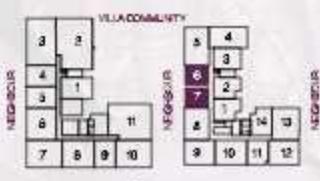
Internal Area: 735 Sq.Ft.  
Balcony Area: 115 Sq.Ft.  
Total Area: 850 Sq.Ft.



1st Floor      2nd to 7th Floor



1st Floor      2nd to 7th Floor



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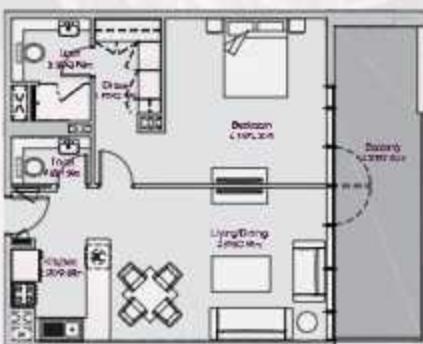
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**1 Bedroom Apartment  
Type 01-C / 930 Sq.Ft.**

Internal Area: 735 Sq.Ft.  
Balcony Area: 195 Sq.Ft.  
Total Area: 930 Sq.Ft.

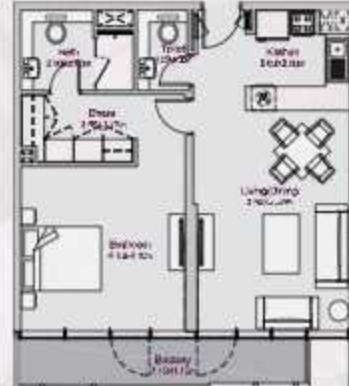


1st Floor      2nd to 7th Floor



**1 Bedroom Apartment  
Type 01-D / 830 Sq.Ft.**

Internal Area: 733 Sq.Ft.  
Balcony Area: 97 Sq.Ft.  
Total Area: 830 Sq.Ft.



1st Floor      2nd to 7th Floor



**2 Bedroom Apartment  
Type 01 / 1,215 Sq.Ft.**

Internal Area: 1,091 Sq.Ft.  
Balcony Area: 124 Sq.Ft.  
Total Area: 1,215 Sq.Ft.

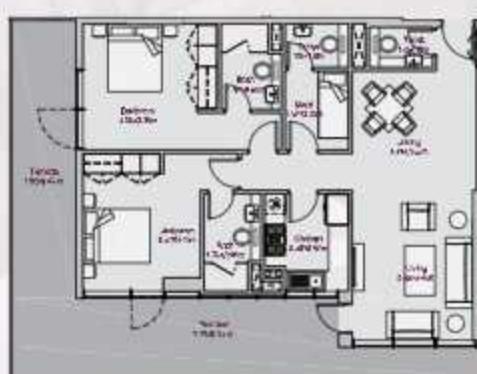


1st Floor      2nd to 7th Floor



**2 Bedroom Apartment  
Type 01-T / 1,570 Sq.Ft.**

Internal Area: 1,093 Sq.Ft.  
Terrace Area: 477 Sq.Ft.  
Total Area: 1,570 Sq.Ft.



1st Floor      2nd to 7th Floor



Detailed description of the floor plans is available at [www.villacomunity.com](http://www.villacomunity.com). Detailed description of the terrace area is available at [www.villacomunity.com](http://www.villacomunity.com).

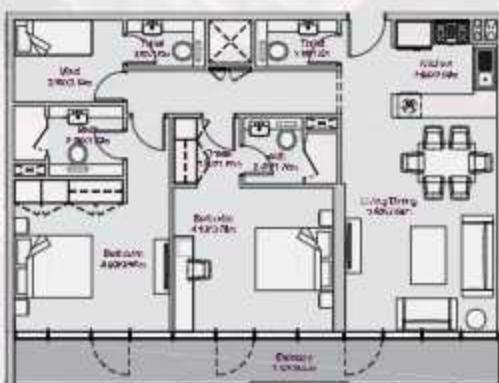
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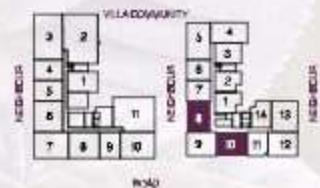
All dimensions, areas, information, data and details is included in the brochures and subject to any error that may occur due to the nature of the project, measurements, and printing process.

**2 Bedroom Apartment  
Type 02 / 1,260 Sq.Ft.**

Internal Area: 1,092 Sq.Ft.  
Balcony Area: 168 Sq.Ft.  
Total Area: 1,260 Sq.Ft.



1st Floor      2nd to 7th Floor

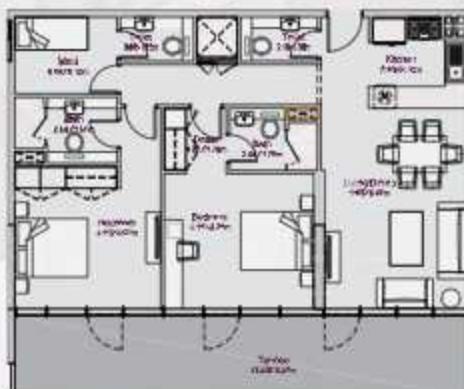


Detailed description of the floor plan is available upon request. Actual dimensions may vary slightly due to local building regulations.

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**2 Bedroom Apartment  
Type 02-T1 / 1,395 Sq.Ft.**

Internal Area: 1,092 Sq.Ft.  
Terrace Area: 303 Sq.Ft.  
Total Area: 1,395 Sq.Ft.



1st Floor      2nd to 7th Floor

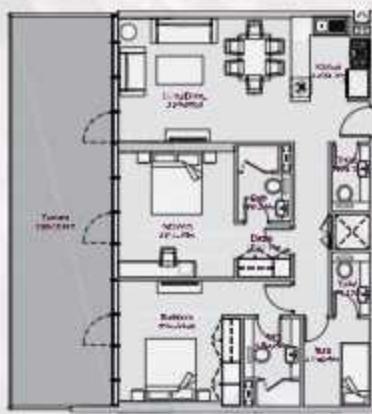


Detailed description of the floor plan is available upon request. Actual dimensions may vary slightly due to local building regulations.

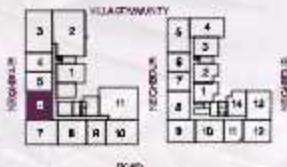
All dimensions, areas, information, data and details included in this brochure are indicative only and may change at any time in accordance with the final designs of the architect, engineer, developer, and planning authorities.

**2 Bedroom Apartment  
Type 02-T2 / 1,530 Sq.Ft.**

Internal Area: 1,092 Sq.Ft.  
Terrace Area: 438 Sq.Ft.  
Total Area: 1,530 Sq.Ft.



1st Floor      2nd to 7th Floor

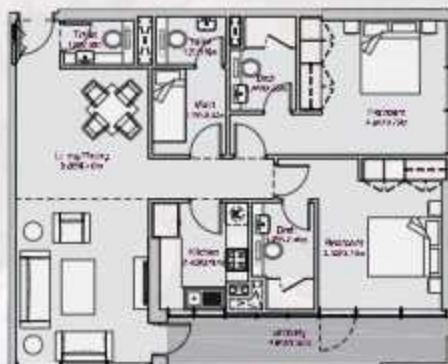


Detailed description of the floor plan is available upon request. Actual dimensions may vary slightly due to local building regulations.

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**2 Bedroom Apartment  
Type 01-A / 1,215 Sq.Ft.**

Internal Area: 1,090 Sq.Ft.  
Balcony Area: 125 Sq.Ft.  
Total Area: 1,215 Sq.Ft.



1st Floor      2nd to 7th Floor



Detailed description of the floor plan is available upon request. Actual dimensions may vary slightly due to local building regulations.

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**2 Bedroom Apartment  
Type 01-AT / 1,565 Sq.Ft.**

Internal Area: 1,092 Sq.Ft.  
Terrace Area: 473 Sq.Ft.  
Total Area: 1,565 Sq.Ft.



1st Floor      2nd to 7th Floor

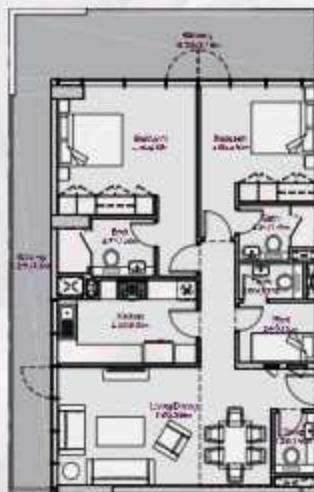


Detailed description of the floor plan: This floor plan illustrates a two-bedroom apartment layout. It features a spacious living room with a dining area, a well-equipped kitchen, and two bedrooms, each with its own en-suite bathroom. A large terrace is accessible from the living room. The layout is designed for comfort and functionality.

All dimensions, areas, information, data and details included in this floor plan are indicative only and may change at any time in accordance with the final designs of the architect, engineer, developer, and planning authorities.

**2 Bedroom Apartment  
Type 03 / 1,490 Sq.Ft.**

Internal Area: 1,097 Sq.Ft.  
Balcony Area: 393 Sq.Ft.  
Total Area: 1,490 Sq.Ft.



1st Floor      2nd to 7th Floor

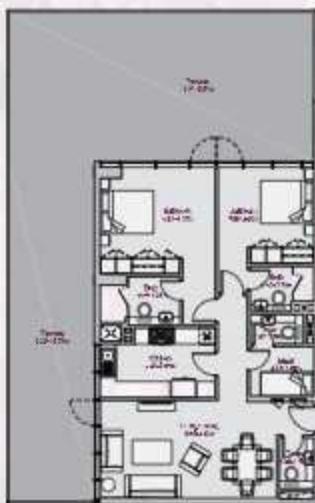


Detailed description of the floor plan: This floor plan illustrates a two-bedroom apartment layout. It features a spacious living room with a dining area, a well-equipped kitchen, and two bedrooms, each with its own en-suite bathroom. A balcony is accessible from the living room. The layout is designed for comfort and functionality.

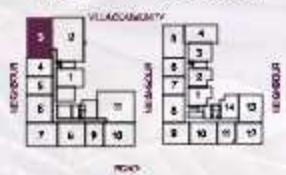
All dimensions, areas, information, data and details included in this floor plan are indicative only and may change at any time in accordance with the final designs of the architect, engineer, developer, and planning authorities.

**2 Bedroom Apartment  
Type 03 - T / 2,245 Sq.Ft.**

Internal Area: 1,097 Sq.Ft.  
Terrace Area: 1,148 Sq.Ft.  
Total Area: 2,245 Sq.Ft.



1st Floor      2nd to 7th Floor



Detailed description of the floor plan: This floor plan illustrates a two-bedroom apartment layout. It features a spacious living room with a dining area, a well-equipped kitchen, and two bedrooms, each with its own en-suite bathroom. A large terrace is accessible from the living room. The layout is designed for comfort and functionality.

All dimensions, areas, information, data and details included in this floor plan are indicative only and may change at any time in accordance with the final designs of the architect, engineer, developer, and planning authorities.

**2 Bedroom Apartment  
Type 04 / 1,270 Sq.Ft.**

Internal Area: 1,097 Sq.Ft.  
Balcony Area: 167 Sq.Ft.  
Total Area: 1,270 Sq.Ft.



1st Floor      2nd to 7th Floor

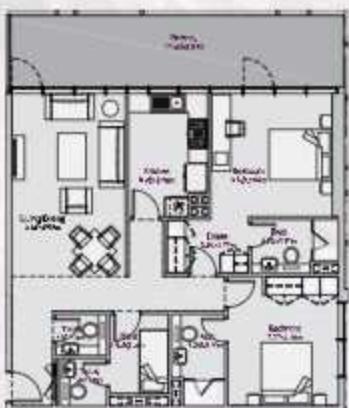


Detailed description of the floor plan: This floor plan illustrates a two-bedroom apartment layout. It features a spacious living room with a dining area, a well-equipped kitchen, and two bedrooms, each with its own en-suite bathroom. A balcony is accessible from the living room. The layout is designed for comfort and functionality.

All dimensions, areas, information, data and details included in this floor plan are indicative only and may change at any time in accordance with the final designs of the architect, engineer, developer, and planning authorities.

**2 Bedroom Apartment**  
Type 05 / 1,395 Sq.Ft.

Internal Area: 1,138 Sq.Ft.  
Balcony Area: 257 Sq.Ft.  
Total Area: 1,395 Sq.Ft.



1st Floor      2nd to 7th Floor

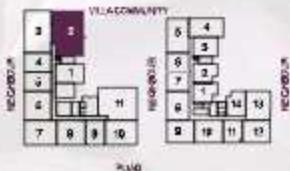


**3 Bedroom Apartment**  
Type 01 / 2,675 Sq.Ft.

Internal Area: 1,645 Sq.Ft.  
Terrace Area: 1,230 Sq.Ft.  
Total Area: 2,675 Sq.Ft.

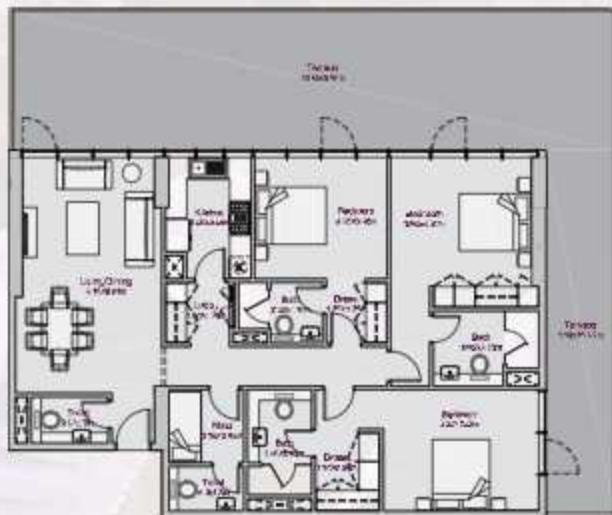


1st Floor      2nd to 7th Floor

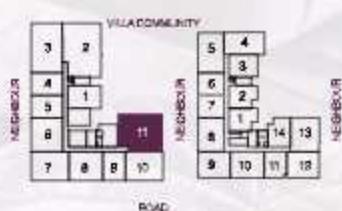


**3 Bedroom Apartment**  
Type 02 / 2,445 Sq.Ft.

Internal Area: 1,506 Sq.Ft.  
Terrace Area: 939 Sq.Ft.  
Total Area: 2,445 Sq.Ft.



1st Floor      2nd to 7th Floor



Detailed description of the unit layout, dimensions, and features is provided in the individual unit floor plans.

All dimensions, areas, information, data, and details included in this brochure are approximate and may change at any time in accordance with the final designs of the architect, engineer, developer, and planning authorities.

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## Landmark Projects Across The Emirate

Deyaar ... Your Reliable Developer



للمزيد من المعلومات عن أي مشروع يهتم به، يرجى زيارة الموقع الإلكتروني [www.deyaar.ae](http://www.deyaar.ae) أو الاتصال بنا على رقم +971 4 800 0000 أو إرسال بريد إلكتروني إلى [info@deyaar.ae](mailto:info@deyaar.ae).

تحتفل الشركة بيوبليو من خلال تقديم العروض المميزة للأفكار والابتكارات الجديدة التي تمكّنها من التقدّم في السوق. على النقيض من ذلك، فإنها تقدم عروضاً مميزة من خلال التقدّم في السوق. إنها تقدّم عروضاً مميزة من خلال التقدّم في السوق. إنها تقدّم عروضاً مميزة من خلال التقدّم في السوق. إنها تقدّم عروضاً مميزة من خلال التقدّم في السوق. إنها تقدّم عروضاً مميزة من خلال التقدّم في السوق. إنها تقدّم عروضاً مميزة من خلال التقدّم في السوق. إنها تقدّم عروضاً مميزة من خلال التقدّم في السوق.

For nearly two decades, Deyaar Development PJSC (Deyaar) has been shaping the urban real estate landscape of Dubai. Established in 2002, our meteoric rise is a testament to our insatiable ambition. As one of Dubai's largest property developers, we have successfully carved a niche for ourselves with landmark projects across the emirate.

We have under our wing stellar commercial towers, remarkable residential buildings, and incredible hotels that reflect their time and also transcend it. Our presence is palpable across Dubai's finest locations – from its globally renowned addresses to its upcoming hubs. We are noted for our iconic projects sprawled across Business Bay, Dubai Marina, Al Barsha, DIFC, Jumeirah Lake Towers, Dubai Production City, Dubai Silicon Oasis, Al Barsha South, and Al Barsha Heights. With our eyes set on expansion, following our IPO in May 2007 with a capital of AED 3.78 billion, we branched into diverse service offerings divided into six business units: Property Development, Property Management, Facilities Management, Community Management, Hospitality, and Asset Management. These divisions provide multipurpose property services and have accentuated Deyaar's appeal and stature within the real estate industry.