

A wide-angle photograph of a beach at dusk or dawn. The sky is a soft gradient of pink, orange, and blue. The ocean is calm, reflecting the sky's colors. In the foreground, the sand is smooth with gentle ripples. The word 'AMIS' is centered in a large, white, serif font.

AMIS

WE ARE

AMIS

A boutique luxury developer redefining urban living through inspiring, design-led communities across Dubai's most sought-after locations, including Meydan and Dubai Islands.

Our globally recognized team delivers smart, high-quality homes built on innovation, transparency, and lasting value.



BACKED BY SINGAPORE FIRST APAC FUND

LAUNCHED PROJECTS

THE WOODLĀND RESIDENCES

by

AMIS

SURFACES BY AUTOMOBILI LAMBORGHINI

District 11, Meydan

High-End Luxury Living

A boutique community of villas, thoughtfully designed with five ensuite bedrooms and access to a stunning shared swimmable lagoon.



LAUNCHED PROJECTS

WOODLAND TERRACES

by

AMIS

ONE, TWO- AND THREE-BEDROOM APARTMENTS

District 11, Meydan

High-End Luxury Living
apartments, thoughtfully designed with
ensuite bedrooms and access to more than
12 amenities.



LAUNCHED PROJECTS

WOODLAND CREST

by

AMIS

ONE AND TWO-BEDROOM APARTMENTS

Meydan

High-End Luxury Living
apartments thoughtfully designed with
ensuite bedrooms and direct access to to
park.



LAUNCHED
PROJECTS

DERBY HEIGHTS *by* AMIS

A SPATIAL EDIT BY CASAMIA

ONE- AND TWO-BEDROOM APARTMENTS

District 11, Meydan

A boutique community apartments thoughtfully
designed with ensuite bedrooms and direct access
to to park.



AMIS COMMITMENT



ELITE SUPPORT

Unmatched Support
Beyond Market
Standards.



FAST COMMISSION

Commission will be
paid within 5 days



SMART LAYOUT

All bedrooms have
ensuite bathrooms, and
fully fitted kitchens with
appliances by Miele or
Bosch



FINISHES & DETAILS

Finishes and
specifications clearly
outlined in the SPA



LINKED PAYMENTS

Payment plan linked
to construction
progress



ESCROW ASSURANCE

Every project has an
escrow account
before launch

THE TIDES

by AMIS

DUBAI ISLANDS

Your
Perfect
Wavelength

ABOUT THE TIDES

Expected Completion:
April 2028

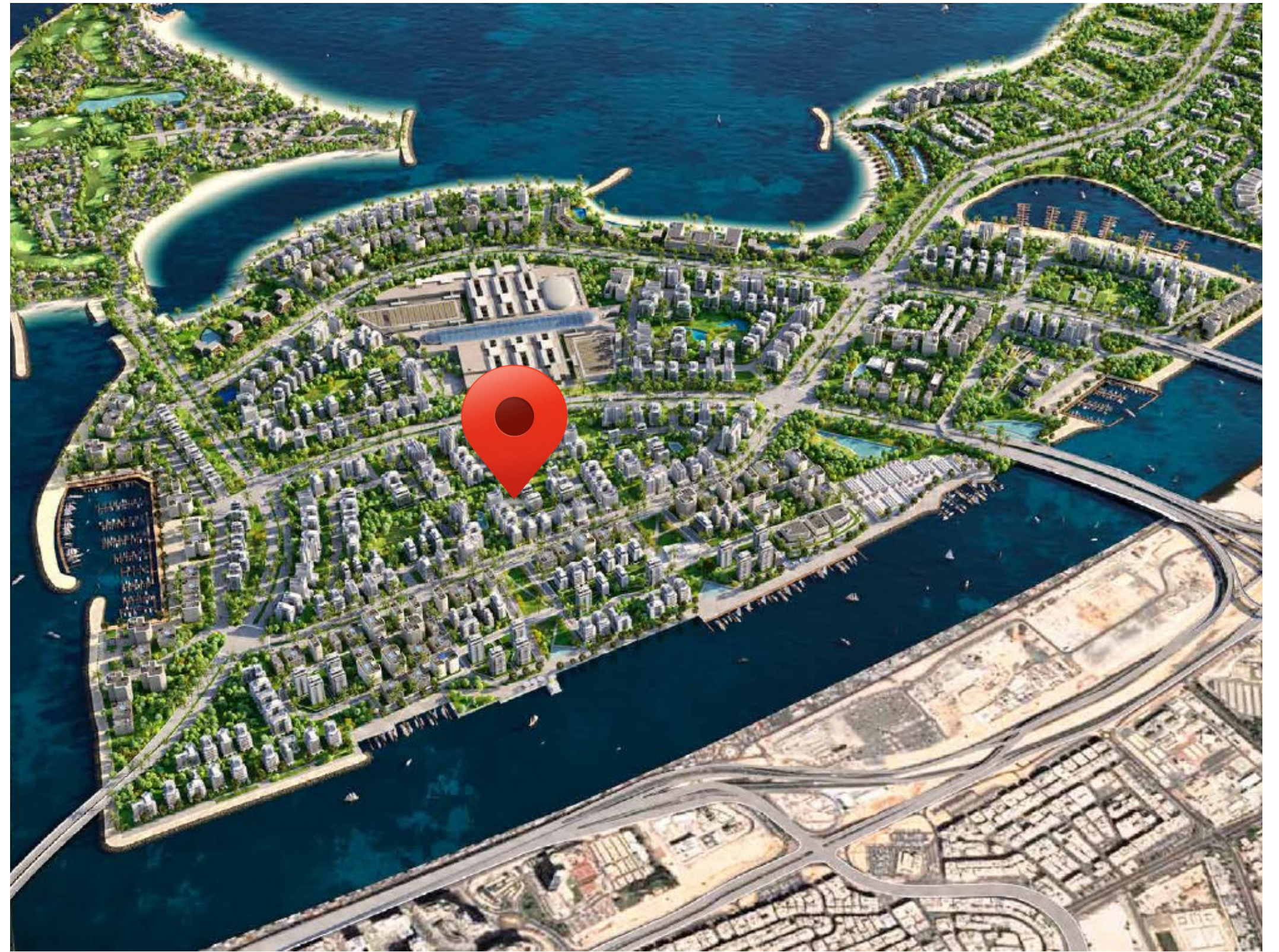
Type:
Residential Tower

Project size & Configuration:
G+2P+8+R (83 Residential Units)

Unit Configuration:
1BEDROOM+Study
2BEDROOM+ Maids Room
3BEDROOM + Maids Room
4BEDROOM Townhouses + Maids Room



WE ARE
LOCATED IN - CENTRAL
ISLAND (A)



CENTRAL ISLAND (A)

ILLUSTRATIVE PLAN

LEGEND

- 1 Beach Front Hotel/Resort
- 2 Marina
- 3 Marina Hotels & Apartments
- 4 Mall
- 5 Urban Island Residential
- 6 Waterfront Residential
- 7 Beach
- 8 Promenade
- 9 Community Park
- 10 Destination Art & Cultural District



THE TIDES BY AMIS

AMENITIES

ROOFTOP AMENITIES

1. Infinity Pool
2. Kid's Pool
3. Kid's Play Area
4. Splash Pad
5. BBQ Facilities
6. Family Lounge / Outdoor Seating Area
7. Outdoor Cinema

FIRST FLOOR AMENITIES

1. Life Size Board Game
2. Nature Park
3. Jogging Track
4. Zen Garden
5. Outdoor Yoga/Aerobics
6. Party Hall/Multi-Purpose Room
7. Indoor Gym
8. Cross-Fit/Outdoor Gym
9. Five Senses Garden
10. Gazebo/Meditation Pavilion
11. Bocce court

GROUND FLOOR AMENITIES

1. Grand reception lobby
2. Waiting Lounge

KEY FEATURES

- A distinctive community living experience styled to suit your individual needs.
- Spacious and contemporary furnished residences.
- Rooftop Amenities
- Additional Lifestyle & Wellness Amenities at First Floor
- Exquisite craftsmanship using high-quality materials.



ENTRANCE LOBBY



RECEPTION LOUNGE





GYM / CROSS-FIT



KIDS PLAY AREA



MULTI-PURPOSE ROOM

ROOFTOP INFINITY POOL



UNIT AREAS

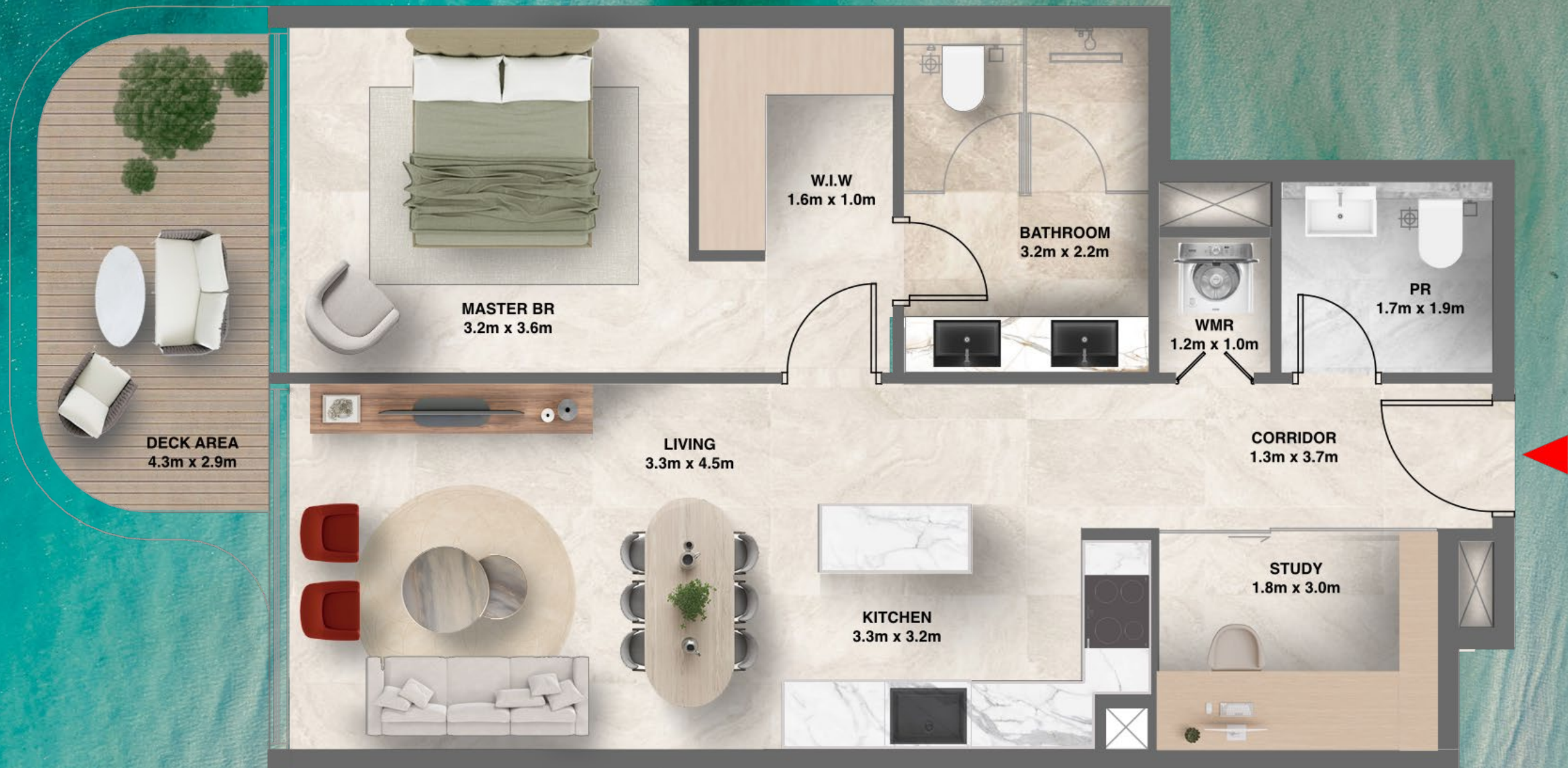
1 BEDROOM + STUDY : 812 – 897 sq.ft

2 BEDROOM + MAIDS ROOM : 1169 – 1366 sq.ft

3 BEDROOM + MAID ROOM : 1379 – 1627 sq.ft

4 BED TOWNHOUSE + MAID ROOM : 3560 – 4433 sq.ft

UNIT LAYOUTS



1 BEDROOM + MAIDS ROOM

UNIT LAYOUTS



2 BEDROOM + MAIDS ROOM

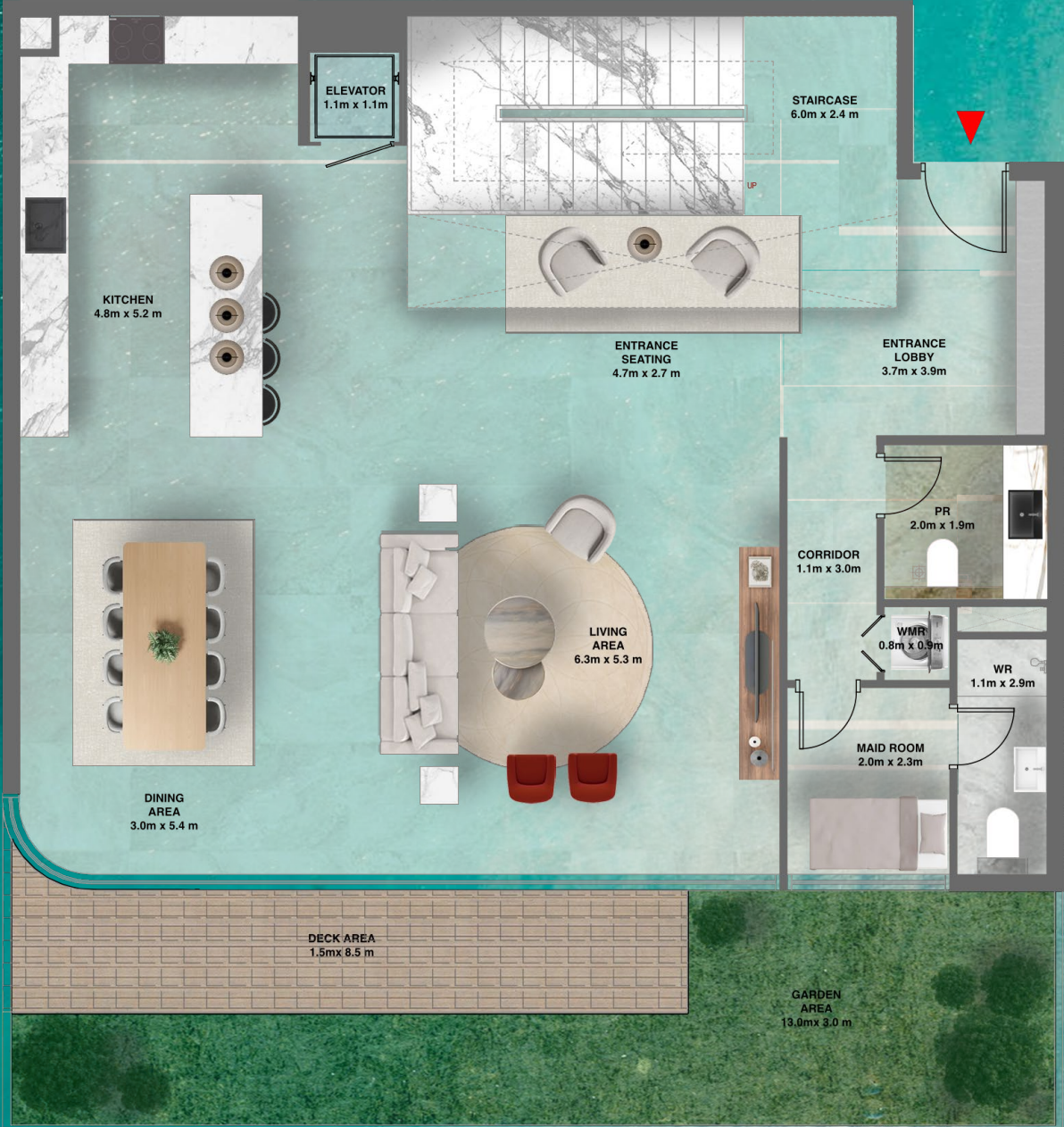
UNIT LAYOUTS



3 BEDROOM +
MAIDS ROOM

UNIT LAYOUTS

Ground Floor



1st-Floor



2nd-Floor



4 BEDROOM TOWNHOUSE + MAIDS ROOM



1 BEDROOM LIVING/DINING



2 BEDROOM LIVING/DINING



3 BEDROOM LIVING/DINING

4 BEDROOM TOWNHOUSE LIVING/DINING



BEDROOM

4 BEDROOM TOWNHOUSE LIVING/DINING



MASTER BEDROOM





WALK-IN CLOSET

MASTER BATHROOM



UNIT PRICES

1 BEDROOM + STUDY STARTING FROM: AED 2.1 MILLION

2 BEDROOM + MAIDS ROOMS STARTING FROM : AED 3 MILLION

3 BEDROOM + MAIDS ROOM STARTING FROM: AED 3.4 MILLION

4 BED TOWNHOUSE STARTING FROM: AED 8.1 MILLION

PAYMENT PLAN

MILESTONE	PAYMENT%	DATE*
1st Instalment Booking Date	5%	Nov 2025
2nd Instalment 30 days from Booking	5%	Dec 2025
3rd Instalment 90 days from Booking	10%	Feb 2026
4th Instalment 150 days from Booking	10%	Apr 2026
10% Construction	5%	Sep 2026
20% Construction	5%	Jan 2027
40% Construction	5%	Apr 2027
50% Construction	5%	Aug 2027
100% Construction and Handover	50%	Apr 2028

*Estimated Construction Completion Date

COMMISSION

UPTO

7%

AMIS SALES TEAM



ANDREEA CIOC

Sales Manager
Romanian - Spanish
French - English



LEILA SELMANE

Sales Manager
French - English



ALIA HASSAN

Sales Manager
Farsi - Arabic - Urdu –
Turkish - English

