



AHMADYAR  
DEVELOPMENTS

## YOUR SANCTUARY OF TIMELESS ELEGANCE

Vestoria Bay is a sculptural retreat inspired by the quiet rhythm of sea, sand, and desert breeze.

Its wave-like architecture, golden-toned interiors, and layered balconies reflect a deep connection to nature, allowing light and air to move freely through every space.

Designed to feel like a sanctuary, it offers calm, privacy, and quiet elegance where modernity blends with warmth and coastal living feels timeless.



## PROJECT FACTS

Ground + 2 Parking Levels + 8 Floors  
+ Rooftop  
Fully Furnished Apartments

Corner Plot 2400m<sup>2</sup>

Residential

Tower Type

Q4 2027

Handover

### Unit Types

1-BR Residence

2-BR Residence

3-BR Residence

4-BR Townhouse

4-BR Penthouse

Total Units: 63



## CONTACT US



+971 4 297 1500



info@ahmadyardevelopments.com



www.ahmadyardevelopments.com



Office No: 701 & 706, Park Heights Square - II  
Dubai Hills Estate, Dubai, UAE, PO: 111578



# Vestoria Bay

a way of island living



AHMADYAR  
DEVELOPMENTS



## AVAILABLE UNITS

### 1-BR RESIDENCE



starting from  
**AED 1.4M**

- Open-plan living and dining
- Private balcony with garden views
- Integrated kitchen with premium fittings
- En-suite bedroom and ample storage

### 2-BR RESIDENCE



starting from  
**AED 2.35M**

- Spacious corner layout with dual views
- Master suite with walk-in closet
- Ideal for small families or hosting guests
- Flowing indoor-outdoor living space

### 3-BR RESIDENCE



starting from  
**AED 3M**

- Full-height windows across all bedrooms
- Generous dining area and family space
- Wraparound balcony with garden and city views
- Designed for privacy and light

### TOWNHOUSE



**Limited Units**

- Multi-level living with private patio
- High ceilings in living area
- Master floor with terrace and lounge
- Designed for family-style island living







### PENTHOUSE



**Enquire for Pricing**

- Top-floor exclusivity with panoramic views
- Expansive terrace, Jacuzzi and outdoor sitting area
- A true statement of calm and elevated luxury

## AMENITIES

 Coastal Infinity Pool	 Wellness Yoga & Aerobic Area	 Open Gourmet BBQ & Dining Area
 Signature Bar	 Open-Air Cinema	 Exclusive Rooftop Lounge
 Modern Fitness Hub	 Interactive Kids' Zone	 Plunge Family Pool and Sunset Lounge



## DUBAI ISLANDS

The Future of Luxury Living

Dubai Island offers beach lifestyle and coastal views. With freehold ownership, advanced infrastructure and a dynamic regulatory environment. It's a prime location for significant ventures and an elevated lifestyle, set within a thriving global hub.

### Explore Nearby Landmarks

- Infinity Bridge  
5 Minutes
- Al Mamzar Beach  
8 Minutes
- Dubai Heritage Village  
8 Minutes
- Dubai Hospital  
8 Minutes
- Dubai Museum  
8 Minutes
- Dubai Creek Golf & Yacht Club  
15 Minutes
- Dubai International Airport  
19 Minutes

