LAYS
DEVELOPERS

TIVANINO

DUBAI ISLANDS

THE LAND OF LUXURY AND OPPORTUNITY

Dubai is a premier global metropolis, seamlessly merging innovation and tradition, making it a top destination for investment and luxury living. With its iconic skyline and strategic location at the crossroads of Europe, Asia, and Africa, Dubai offers easy access to international markets and attractive tax incentives.

Beyond its modernity, Dubai provides a vibrant lifestyle enriched by luxury shopping, gourmet dining, and a thriving arts scene. The Dubai island, currently the most hot-selling location in Dubai, aims to be the world-class hub for residential, commercial, and leisure pursuits. This transformative project will further cement Dubai's reputation as a premier global destination, offering residents and visitors, a unique and unparalleled living and entertainment experience.

DUBAI

The Dubai Islands will be a tropical paradise amidst Dubai's urban landscape, featuring five islands with luxury resorts. Part of the city's 2040 vision, it aims to blend waterfront living with Arabian elegance, offering over 60 kilometers of waterfront, 20 kilometers of beaches, and nearly two kilometers of parks, open spaces, and premium golf courses overlooking the Gulf.

DUBAI ISLAND

Designed with sophistication, each residence boasts floor-to-ceiling windows and expansive balconies that invite the surrounding seascape.

The architecture features a modern design, with clean lines and a tiered structure in every home that allows for privacy while accentuating the panoramic views.

The Central Island is the largest, with Deira Mall as its centerpiece.
Spanning a total area of 17 square kilometers, Dubai Islands aim to be a world-class hub for residential, commercial, and leisure pursuits. This transformative project will further cement Dubai's reputation as a premier global destination, offering residents and visitors alike a unique and unparalleled living and entertainment experience.



WHY BUY WITH AYS DEVELOPERS?

Strategic Location:
It is in close proximity to key business districts and the airport, increasing its appeal to international investors.

Diverse Property Portfolio:
Offers a range of investment options, from apartments to high-end sky villas and commercial spaces.

High Return on Investment:
Tax-free environment and potential for high rental yields.

Lifestyle Amenities:
World-class facilities provide an unparalleled living experience.

Sustainable Investment:
Focus on eco-friendly development and innovative technology.

LOCATION & CONNECTIVITY

The project, strategically located along the coast of Dubai, was previously known as "Deira Islands" but it underwent a rebranding as Dubai Islands in August 2022. Dubai Islands enjoys proximity to Dubai International Airport and the historic Deira district, making it an attractive locale for international investors and residents.

Well-planned transport links to major highways enhance the development's accessibility, ensuring seamless connectivity to downtown Dubai and other areas. This includes direct access to Sheikh Zayed Road and Dubai Harbour, providing residents and visitors with a swift and efficient way to navigate the city. With its prime location, Dubai Islands is poised to become a vibrant hub for those seeking a luxurious and connected lifestyle in the heart of Dubai's dynamic landscape.

MADE WITH INTENTION, CRAFTED WITH PRECISION

BRANDS

Tivanno epitomizes luxury living by partnering with exclusive, high-quality global brands to create exceptional residential experiences. By incorporating renowned names such as Legrand, Schindler, Scavolini, and others, Tivanno ensures that each apartment reflects unparalleled craftsmanship and sophistication. This commitment to premium quality and innovative design sets a new standard in luxury living in Dubai, offering residents a truly elevated lifestyle.

Doors | Bertolotto - Italy
Kitchen | Scavolini - Italy
Wardrobes | Scavolini - Italy
Vanities | Scavolini - Italy
Mixer & Sanitary fittings | Dornbracht - Germany
Sinks & W.C.s | Villeroy & Boch - Germany
Aluminium Profiles | Gutmann - Germany
Switches and Sockets | Legrand - France
Tiles | Ceracasa - Spain
Countertops & Backsplash | Travertine - Italy
Elevators | Schindler - Switzerland
Gym Equipment | Technogym - Italy
Smart Home System | Alexa



LEGRAND

Legrand stands at the forefront of electrical and digital infrastructure, delivering innovative solutions that redefine modern living. With a commitment to blending aesthetic appeal with functionality, Legrand's energy-efficient smart systems enhance connectivity and safety in both residential and commercial spaces. Experience seamless integration and sustainability in every corner of your luxurious environment.



Schindler

SCHINDLER

Schindler reimagines urban mobility with its exceptional range of elevators and escalators, prioritizing safety and design excellence. Known for reliable performance in high-rise settings, Schindler's advanced solutions ensure effortless transportation while adding a touch of sophistication. Elevate your living experience with innovative vertical mobility that emphasizes sustainability.



SCAVOLINI

SCAVOLINI

Scavolini embodies the essence of luxurious Italian design, crafting bespoke kitchens and living spaces that merge style with practicality. Each creation reflects timeless elegance and meticulous craftsmanship, offering personalized solutions that elevate the heart of your home. Discover the perfect balance of beauty and functionality for both residential and commercial interiors.



CERACASA
CERAMICA

CERACASA CERAMICA

Ceracasa Ceramica is a distinguished Spanish brand specializing in exquisite ceramic and porcelain tiles. With a focus on cutting-edge design and sustainability, Ceracasa's products bring exceptional quality and versatility to modern interiors. Transform your spaces with tiles that blend artistry and durability for a stunning visual impact.



BERTOLOTTO® PORTE

BERTOLOTTO PORTE

Bertolotto Porte redefines luxury with its elegant range of bespoke interior doors, where craftsmanship meets innovative design. Each door serves as a functional masterpiece, enhancing the sophistication of high-end interiors. Discover timeless appeal and meticulous detail that elevate every entryway in your luxurious home.



Villeroy & Boch
1748

VILLEROY & BOCH

Villeroy & Boch exemplifies luxury in ceramics, offering a curated selection of high-quality products for dining, bathrooms, and living spaces. With a harmonious blend of sophisticated design and expert craftsmanship, their collections enhance refined living in every setting. Experience the elegance and functionality that define exceptional interiors.



DORNBRACHT

DORNBRACHT

Dornbracht elevates the bathroom experience with its luxurious faucets and fixtures, celebrated for innovative design and superior craftsmanship. Each product embodies aesthetic beauty and technical excellence, creating functional yet stylish focal points. Transform your bathing space into a sanctuary of timeless sophistication.



Miele

MIELE

Miele represents the pinnacle of luxury in home appliances, delivering unmatched performance and timeless design. With a focus on innovation and sustainability, Miele's range—from kitchens to laundry—ensures exceptional results that make daily tasks a pleasure. Experience refined living with appliances that stand the test of time.



GUTMANN

GUTMANN

At the forefront of the aluminum industry in the UAE, Gutmann specializes in high-quality products tailored for packaging, construction, and industrial applications. Their commitment to sustainability and excellence ensures durable, innovative solutions that meet the highest quality standards.



The Wellness Company

TECHNOGYM

As a leader in fitness and wellness, Technogym delivers state-of-the-art equipment that transforms health into a luxurious experience. Combining cutting-edge technology with elegant design, Technogym creates personalized fitness solutions for both home and professional environments. Embrace a lifestyle of wellness that prioritizes sustainability and performance.



ALEXA

Alexa enhances luxury living with its intelligent voice assistant capabilities, seamlessly integrating into smart homes. Designed to simplify daily tasks, Alexa offers hands-free control over devices and real-time information, creating a sophisticated living environment. Embrace modern convenience with cutting-edge technology that elevates your lifestyle.

PROJECT SPECIFICATIONS

- Full smart home Alexa system
- Frameless internal doors
- Balcony with a built-in customized jacuzzi
- Curtain box with provision for motorized curtains
- Infinity rooftop saltwater pool with sea and harbour views
- Saltwater pool located on the podium level
- Saltwater kids' pool
- Indoor kids' area
- Game/Club room
- Cinema hall with Bose sound system
- Fully fitted gym/health club with TechnoGym equipment
- Outdoor rooftop sundeck and jacuzzi
- Outdoor rooftop lounge area
- 24-hour concierge service
- Electric car parking
- Outdoor yoga/meditation lounge
- Rooftop garden
- Business lounge with espresso bar and Wi-Fi
- Lobby/Meet & Great lounge
- Luxury furnishings with branded materials and appliances
- Opposite the mall
- Located 5 minutes from the beach

A PORTAL TO WONDER

Your tropical paradise
is only a short drive away

Located in the peace and tranquility of the Dubai Islands, AYS Developers' upcoming Tivanno property is a portal to another world, away from the hustle and bustle of city life, providing a tranquil slice of luxury pacific living within a concrete jungle.

A SLICE OF STILLNESS IN A CITY OF MOTION





10 MINUTES
From Gold Souq Metro Station

20 MINUTES
From Dubai International Airport

22 MINUTES
From The Dubai Frame

18 MINUTES
From Dubai World Trade Center

20 MINUTES
From Downtown Dubai

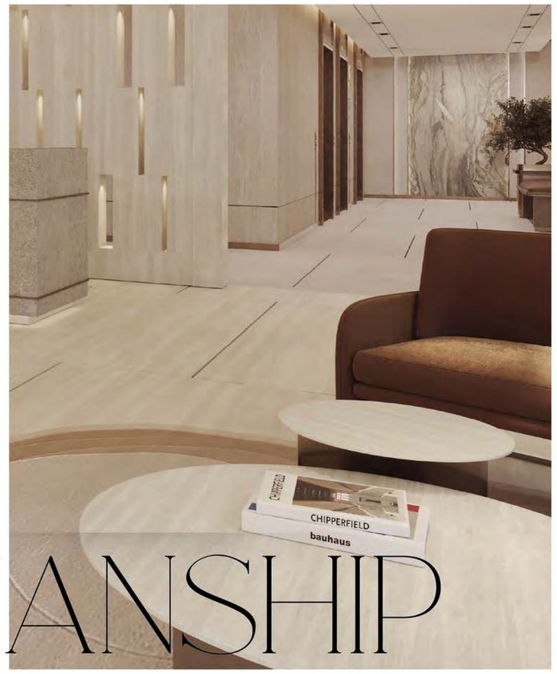
33 MINUTES
From Business Bay

Each Tivanno unit features luxury European materials—Ceracasa tiles, Scavolini kitchens, and Dornbracht fittings—plus a smart Alexa system and a custom jacuzzi on the balcony for a high-end living experience with stunning beach views.

UNPARALLELED DETAILING

Tivanno offers Dubai residents unparalleled luxury with its European craftsmanship, featuring spacious, light-filled interiors and top-tier amenities, all designed to elevate living to the highest level of elegance and comfort.

CRAFTSMANSHIP







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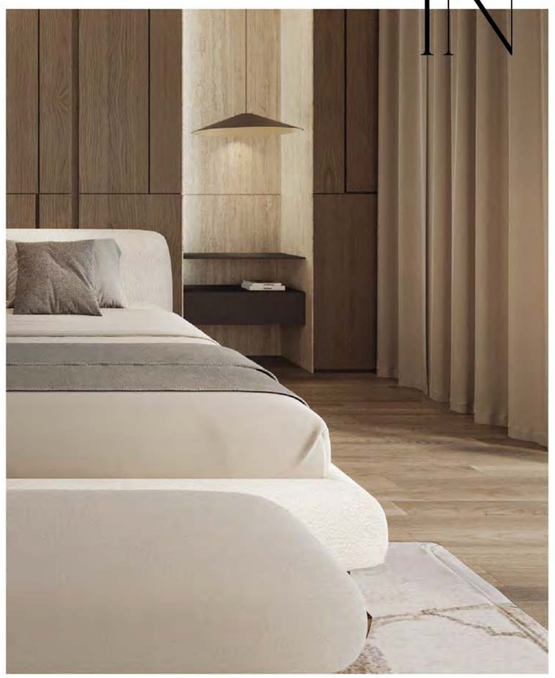


EVERY





INCH

STEP INTO A PORTAL TO ELEGANCE

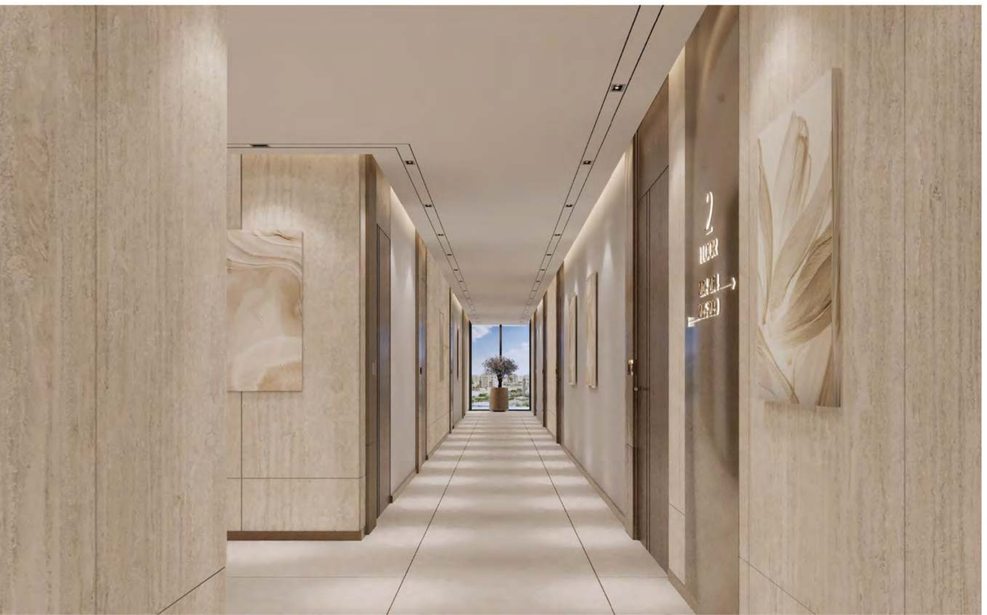
A WELCOMING START

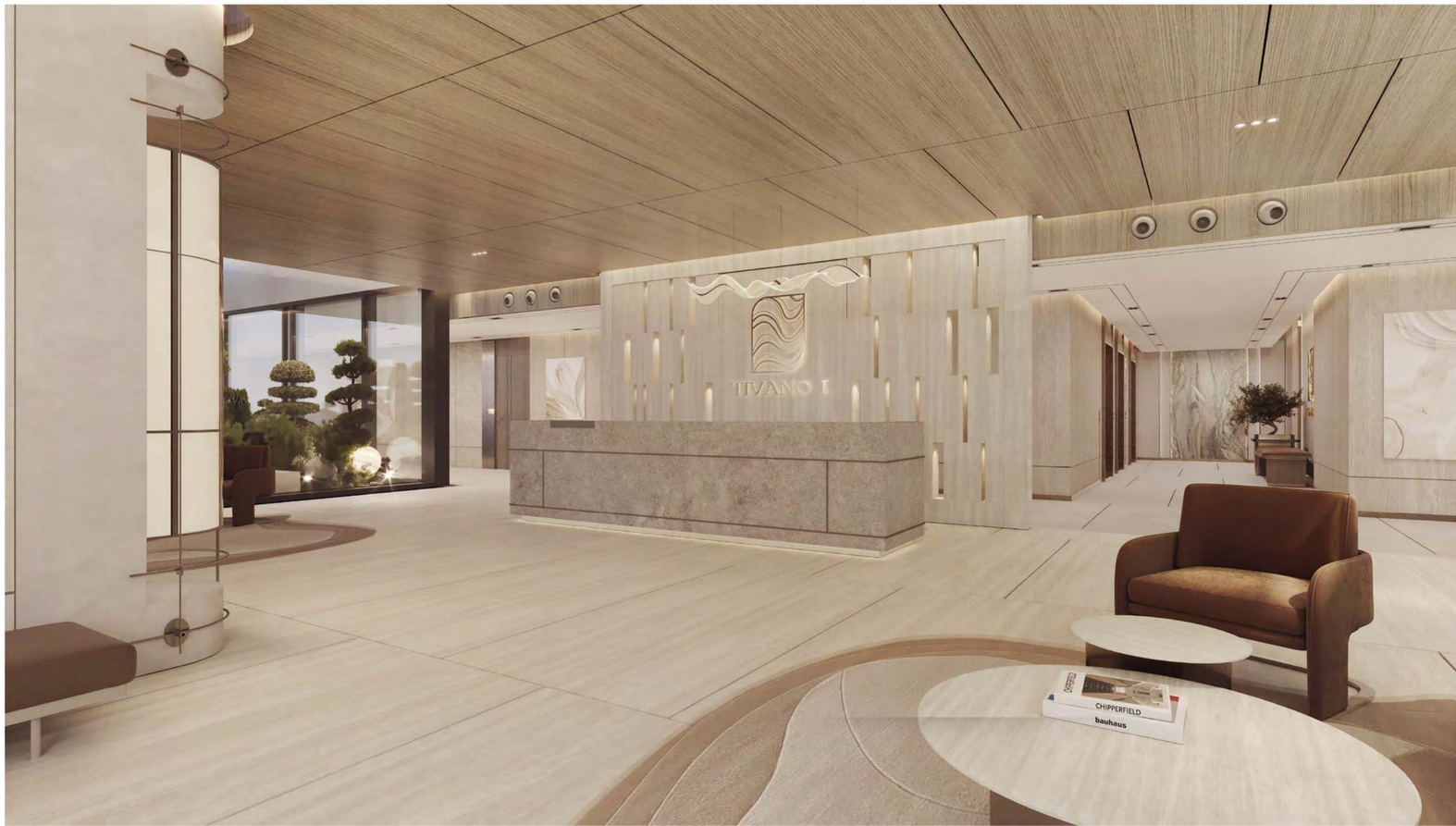
Entering Tivanno's lobby introduces you to a realm of luxury, with high ceilings, premium materials, and elegant furnishings setting the stage for the sophisticated techniques throughout the development.

YOUR ENTRYWAY INTO A BETTER TOMORROW

The lobby exudes luxury with its sleek design, elegant lighting, and high-quality European artisanship, creating an inviting atmosphere that warmly introduces residents to their new upscale lifestyle.







The interior of each unit within Tivanno is built using the most cutting-edge construction methods and highest-quality material from all around the world. From Italian Travertine marble to Schindler elevators from Switzerland, a walk through the building is like a tour through the greatest mastery that can be found on the globe, all gathered together within Tivanno in the service of your comfort.

INTERIORS BUILT TO IMPRESS



THE LIVING ROOM

- Smart Alexa home system imported from the US
- Switches and Sockets imported from Legrand in France
- Authentic Bertolotto door from Italy
- Wardrobes and vanities from Scavolini in Italy
- German aluminum profiles from Gutmann

KITCHEN AREA

- Italian kitchen from **Scavolini**.
- Travertine countertops from **Italy**.
- Mixer and Sanitary fittings from **Dornbracht**

Tivanno's family-friendly appeal comes from its prime location near the beach and its spacious design with abundant natural light.

A TROPICAL PARADISE FOR THE ONES YOU LOVE



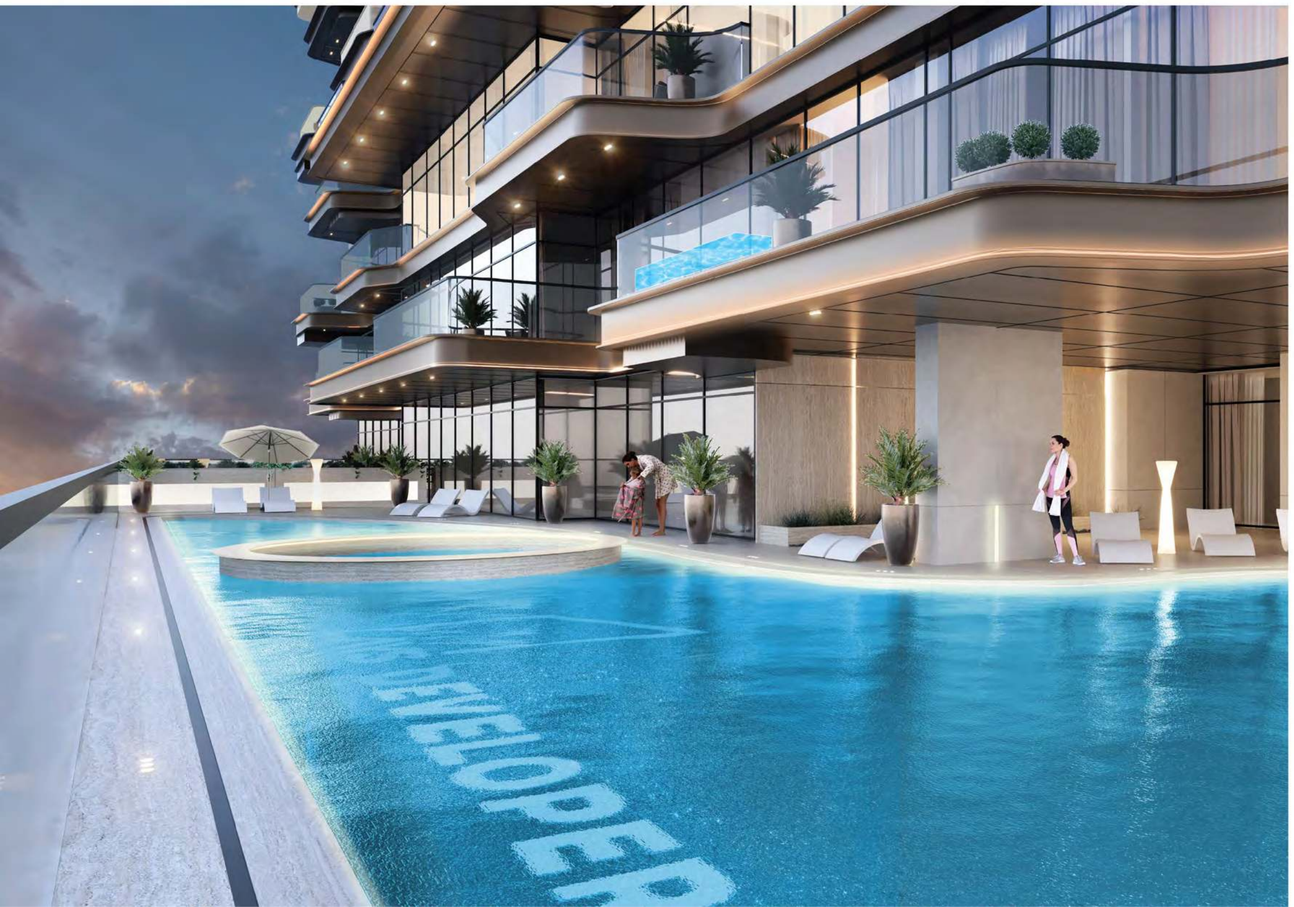
UNMATCHED AMENITIES

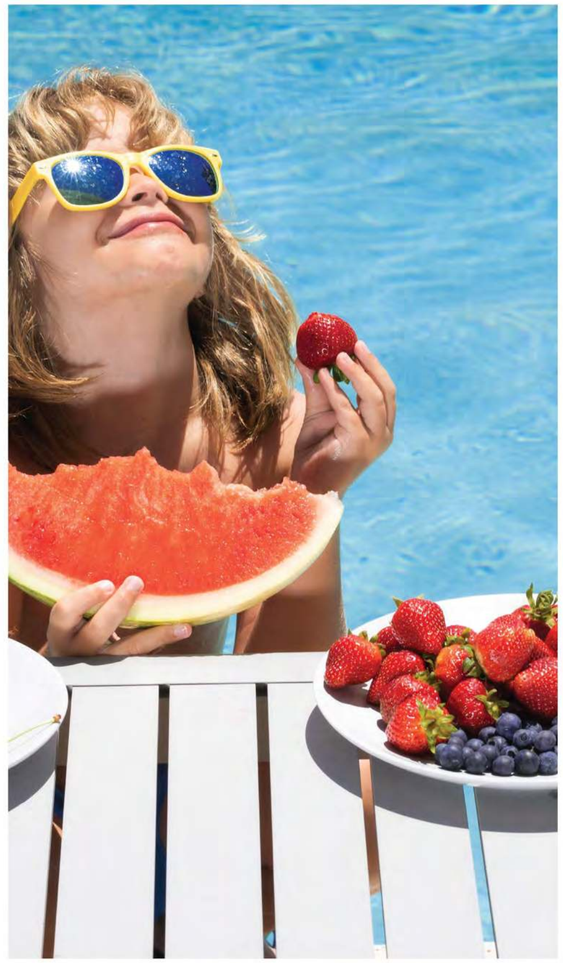
Nourish your body and soul in the serenity of nature.

INFINITY ROOFTOP

Infinity rooftop saltwater pool with endless views of the sea and the yacht harbor.



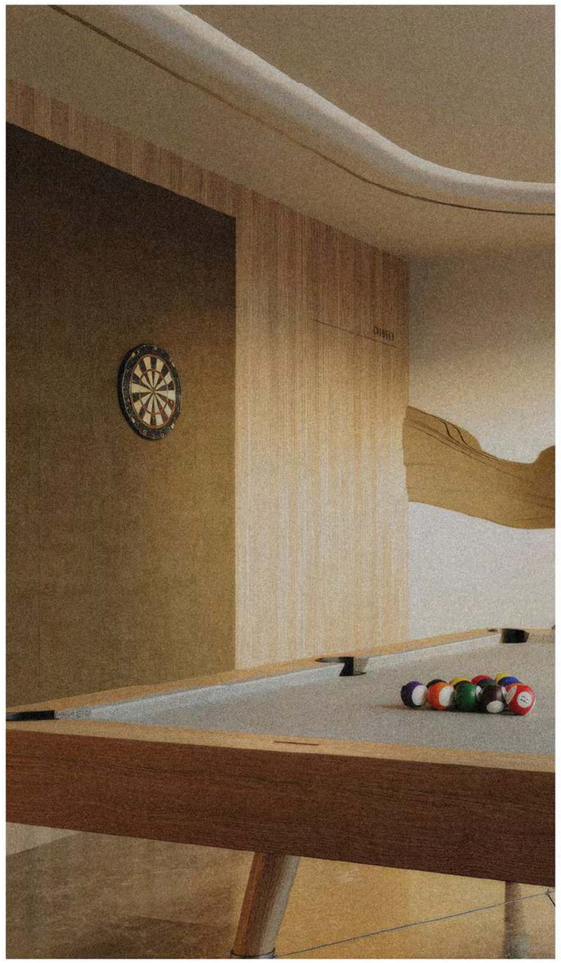




KIDS POOL

A splash
of joy for the
little ones.

GAME ROOM



Equipped with a wide selection of electronic and practical gaming options.

ENJOY QUALITY TIME WITH THE WHOLE FAMILY

GYM & HEALTH CLUB

Fully fitted gym & health club with equipment imported from Technogym in Italy.

TIVANO I

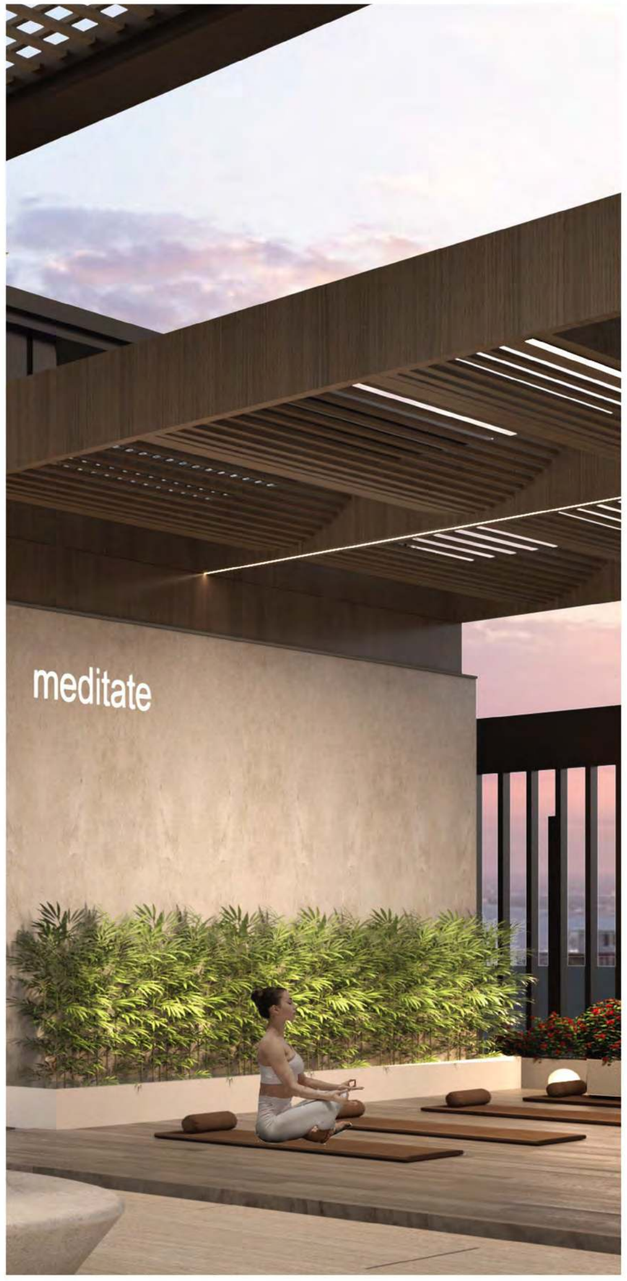
CINEMA HALL

Equipped with
Bose sound system.

OUTDOOR ROOFTOP

Outdoor rooftop sundeck and jacuzzi + lounge area





Experience stillness with outdoor yoga and a meditation lounge.

OUTDOOR YOGA



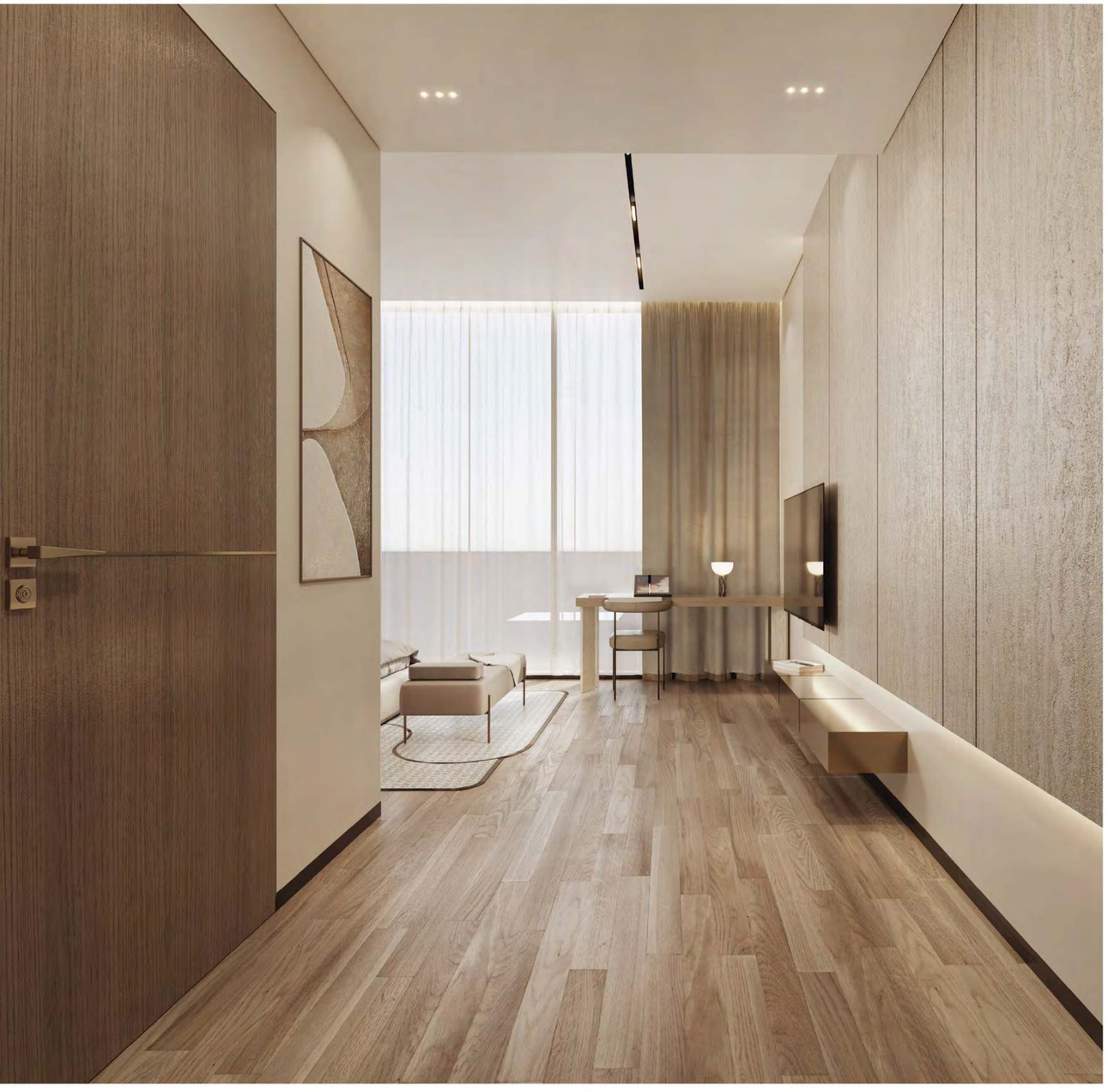
NOURISH YOUR BODY AND SOUL IN THE SERENITY OF NATURE



TRANSPORT YOURSELF TO A WORLD OF LUXURY

ONE BEDROOM

FLOOR PLANS



ONE-BEDROOM

Location: 2nd, 4th, 6th, and 8th Floor



1. Kitchen
2. Living/Dining
3. Bedroom
4. Wardrobe
5. Bathroom
6. Laundry
7. Guest Bathroom
8. Balcony

TWO BEDROOMS

FLOOR PLANS



TWO-BEDROOM

Location: 3rd, 5th, and 7th Floor



1. Kitchen
2. Living/Dining
3. Bedroom 1
4. Wardrobe
5. Bathroom
6. Bedroom 2
7. Wardrobe
8. Bathroom
9. Maid room
10. Bathroom
11. Storage
12. Balcony

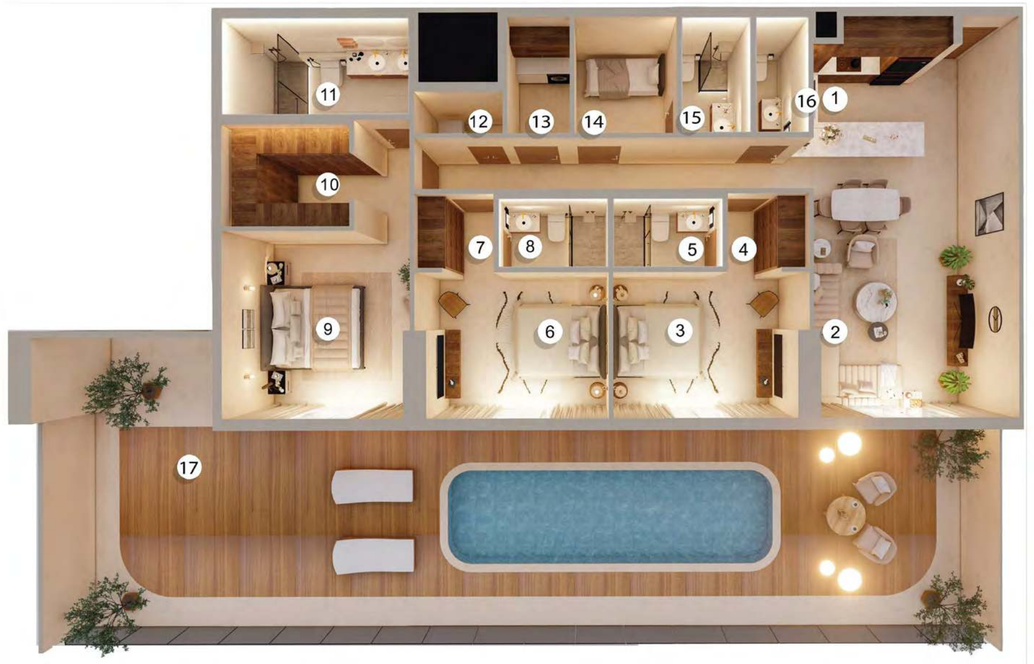
THREE BEDROOMS

FLOOR PLANS



THREE-BEDROOM

Location: 1st Floor



1. Kitchen
2. Living/Dining
3. Bedroom 1
4. Wardrobe
5. Bathroom
6. Bedroom 2
7. Wardrobe
8. Bathroom
9. Bedroom 3
10. Wardrobe
11. Bathroom
12. Laundry
13. Storage
14. Maid room
15. Bathroom
16. Guest Bathroom
17. Balcony

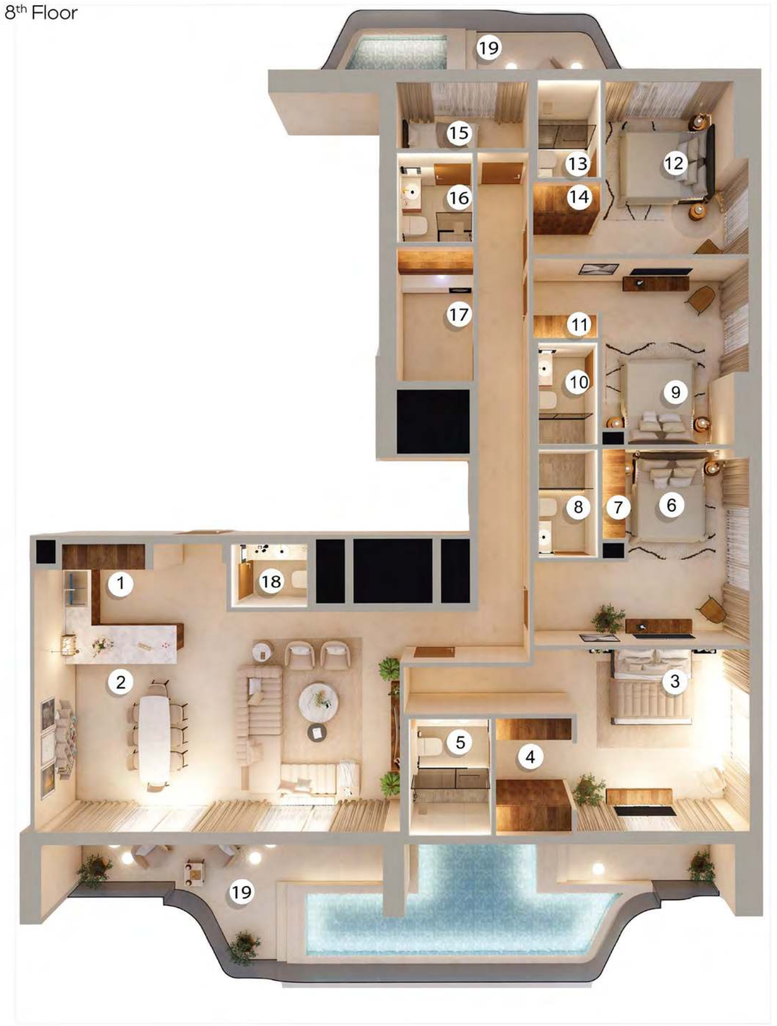
FOUR BEDROOMS

FLOOR PLANS



FOUR-BEDROOM

Location: 8th Floor



1. Kitchen
2. Living/Dining
3. Bedroom 1
4. Wardrobe
5. Bathroom
6. Bedroom 2
7. Wardrobe
8. Bathroom
9. Bedroom 3
10. Bathroom
11. Wardrobe
12. Bedroom 4
13. Bathroom
14. Wardrobe
15. Maidroom
16. Bathroom
17. Laundry
18. Guest Bathroom
19. Balcony

DUPLEX UNITS

FLOOR PLANS



DUPLEX UNITS

Location: Ground Floor



GROUND FLOOR



FIRST FLOOR

1. Kitchen
2. Living/Dining
3. Guest Bathroom
4. Maid Room
5. Bathroom
6. Terrace
7. Bedroom 1
8. Wardrobe
9. Bathroom
10. Bedroom 2
11. Wardrobe
12. Bathroom
13. Bedroom 3
14. Wardrobe
15. Bathroom

STEP INTO THE HEART OF DUBAI'S FUTURE

The Dubai Islands, accessible via road, sea, and the new Infinity Bridge, offer a glimpse into Dubai's future. Easily reachable from key landmarks, the islands feature interconnected bridges and waterfront access, enhancing their appeal as a hub of innovation and family-friendly amenities.



Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.