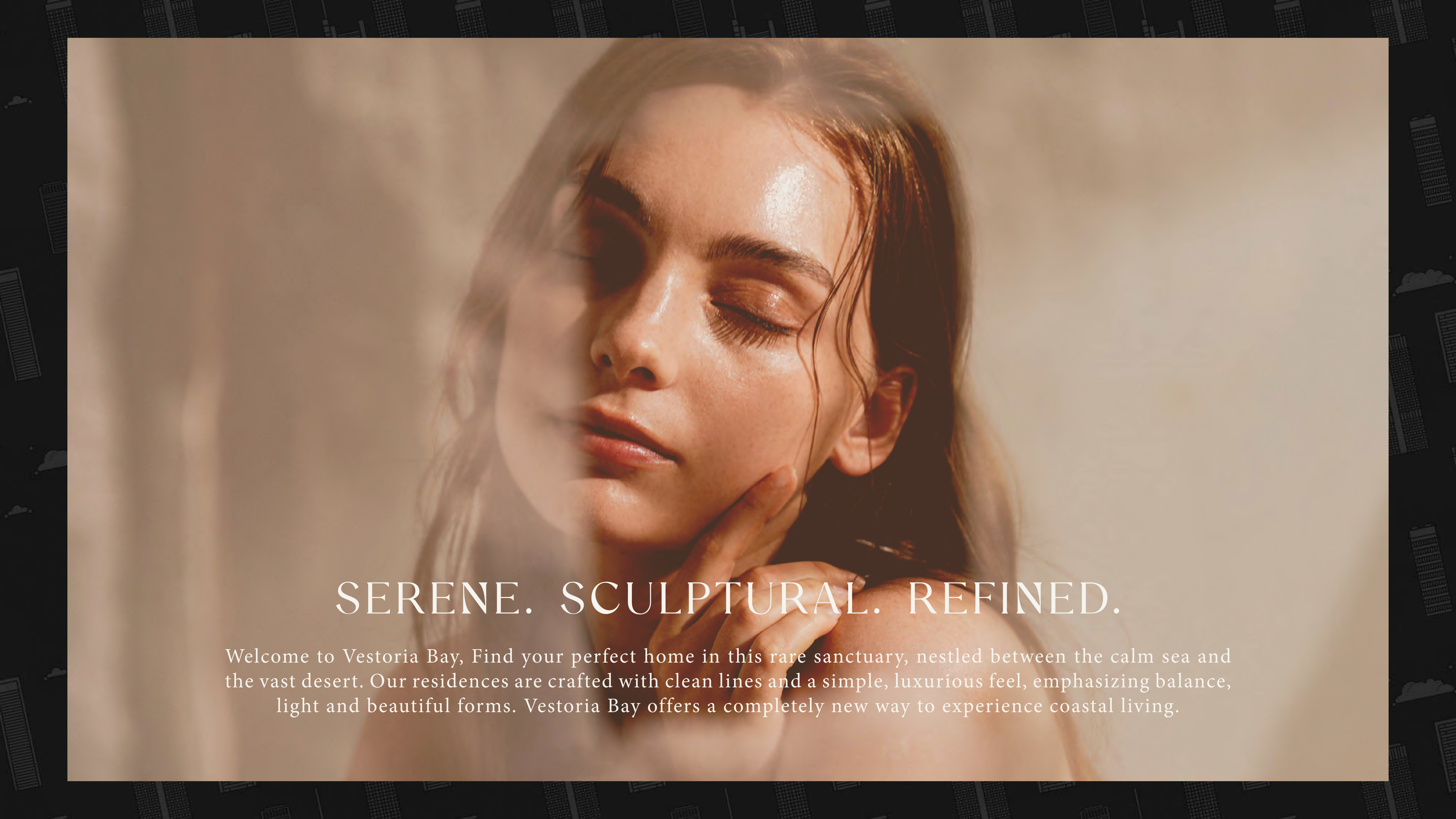




# VESTORIA BAY

a way of island living

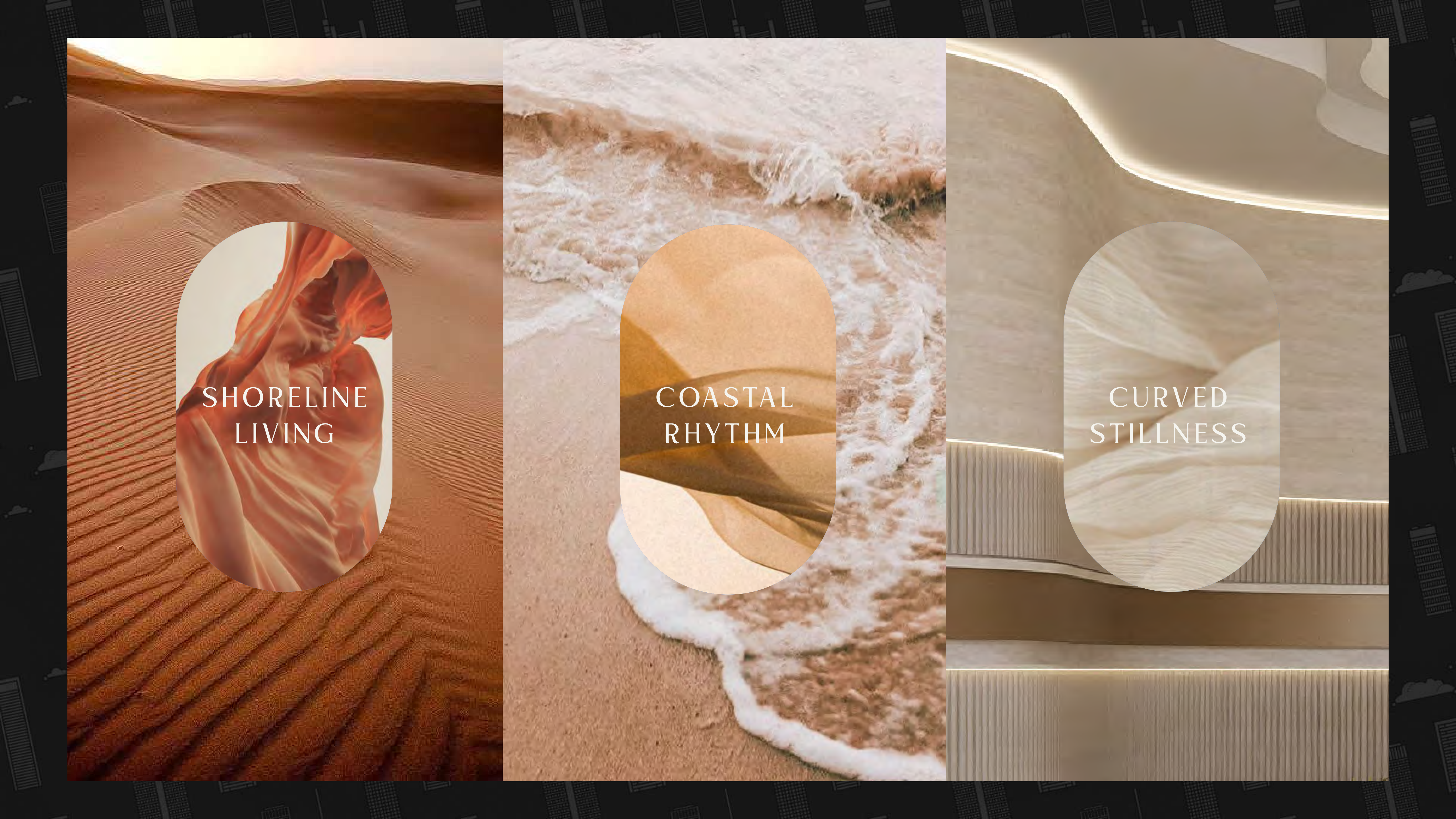




# SERENE. SCULPTURAL. REFINED.

Welcome to Vestoria Bay, Find your perfect home in this rare sanctuary, nestled between the calm sea and the vast desert. Our residences are crafted with clean lines and a simple, luxurious feel, emphasizing balance, light and beautiful forms. Vestoria Bay offers a completely new way to experience coastal living.





SHORELINE  
LIVING

COASTAL  
RHYTHM

CURVED  
STILLNESS





AHMADYAR  
DEVELOPMENTS

Ahmadyar Developments stands at the forefront of luxury real estate, combining innovation with timeless design. Rooted in the legacy of its parent company, established in 1992, the group maintains a solid presence across UAE, Turkey, Afghanistan and Europe.

The company focuses on premium properties and well-planned communities crafted to meet the expectations of today's sophisticated clientele. Each development reflects a deep commitment to architectural excellence, modern lifestyles and long-term value.

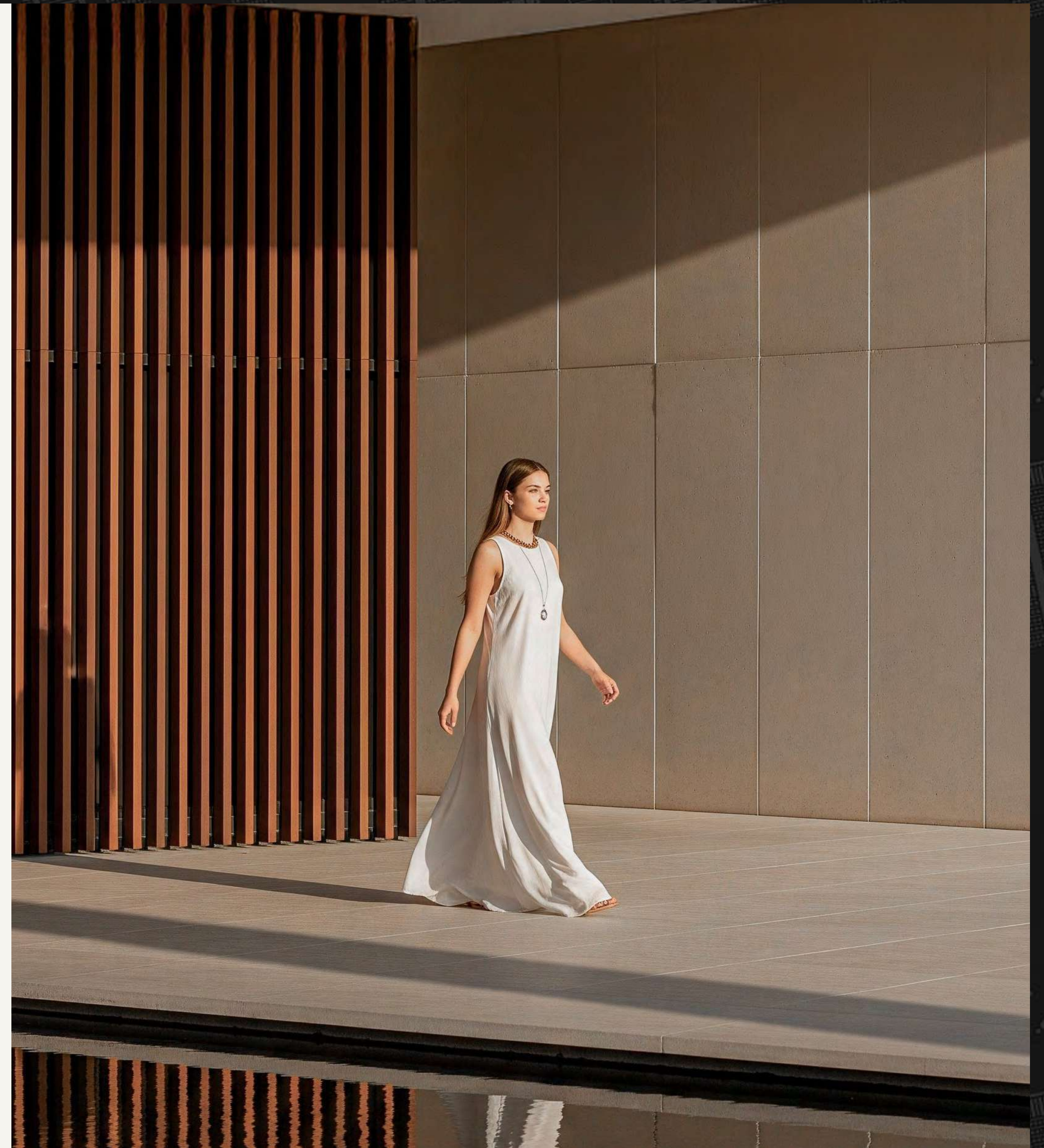
With a dedication to bespoke living experiences and strong investment returns Ahmadyar Developments is shaping a new standard of quality living in Dubai and beyond.



# EMBRACE THE LAYERED HORIZON OF THE DESERT COAST

A remarkable residential offering inspired by the calm beauty of the desert and the soothing rhythm of the sea. Our design blends seamlessly with nature, creating homes where balconies mimic soft waves and natural light fills every room with tranquility.

It's a modern living experience shaped by its surroundings, a place where architecture quietly echoes the desert winds and the grace of a perfect escape.













# BETWEEN THE SHORELINE AND THE CITY

Nestled in one of Dubai Island's most refined waterfront areas, Vestoria Bay offers easy access to the city's cultural landmarks, world-class shopping, leading healthcare, and exclusive leisure destinations. From golden beaches to impressive city views, every direction reveals something extraordinary, *all just minutes away*.

## Infinity Bridge

5 Minutes

## Al Mamzar Beach

8 Minutes

## Dubai Hospital

8 Minutes

## Deira City Centre

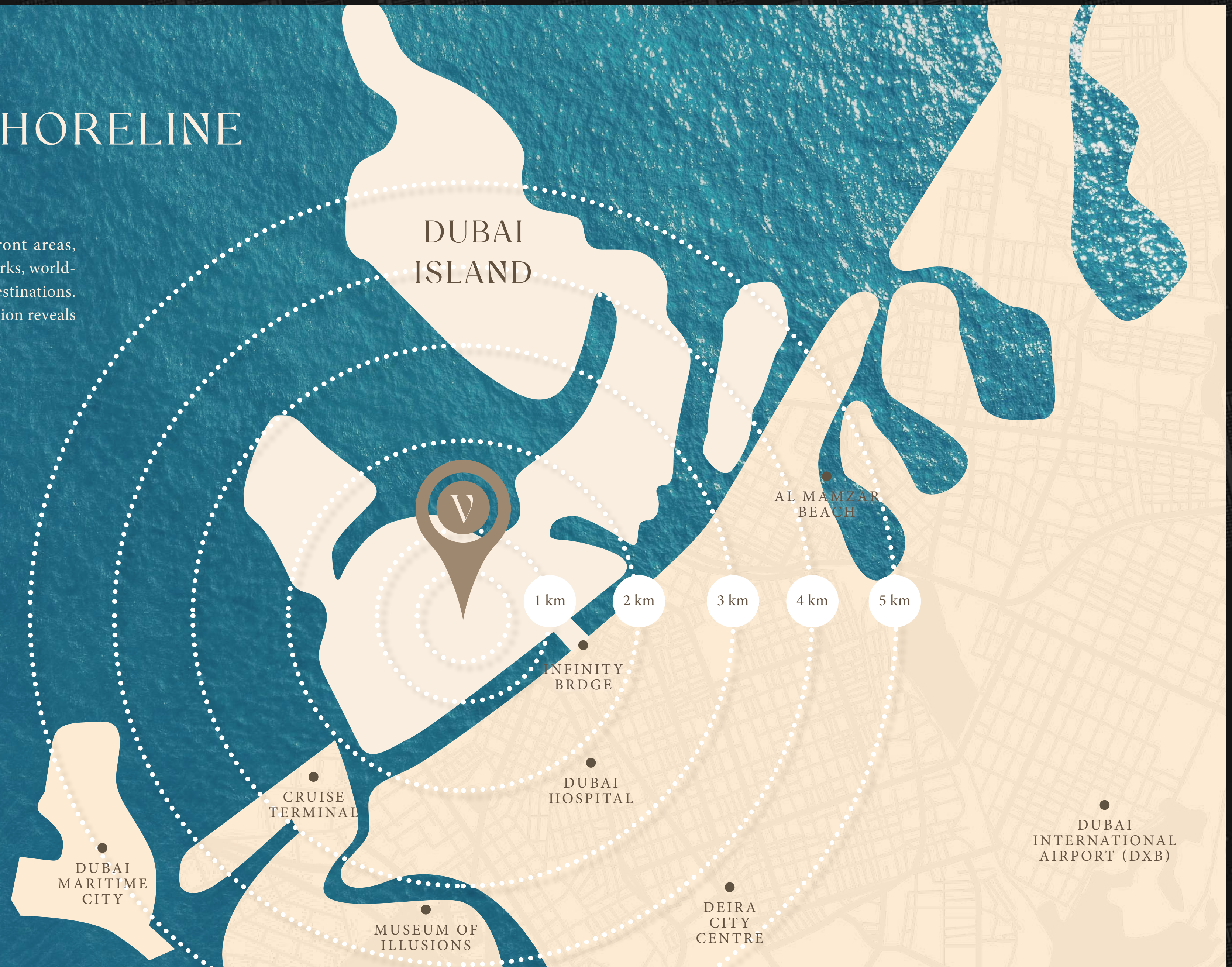
8 Minutes

## Museum Of Illusions

15 Minutes

## Dubai International Airport

19 Minutes







# DUBAI ISLANDS



SUNSET  
VIEW



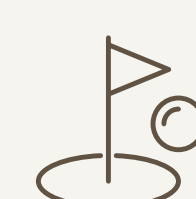
9 MARINAS



21 KM  
BEACHFRONT



86 RESORTS  
& HOTELS



2 GOLF  
COURSES



COMMUNITY  
PARK



3 MINUTES  
TO THE MALL

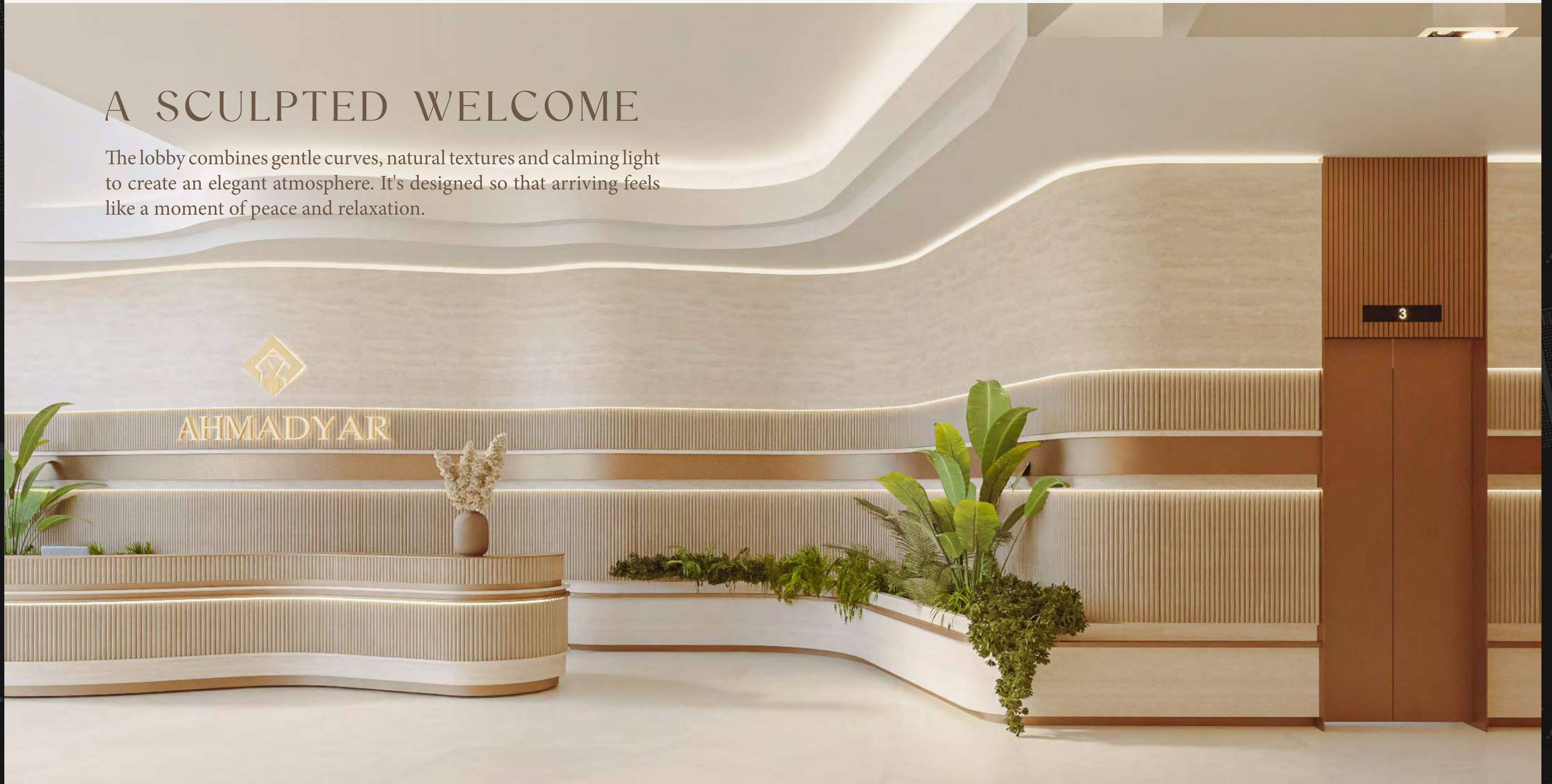






# A SCULPTED WELCOME

The lobby combines gentle curves, natural textures and calming light to create an elegant atmosphere. It's designed so that arriving feels like a moment of peace and relaxation.





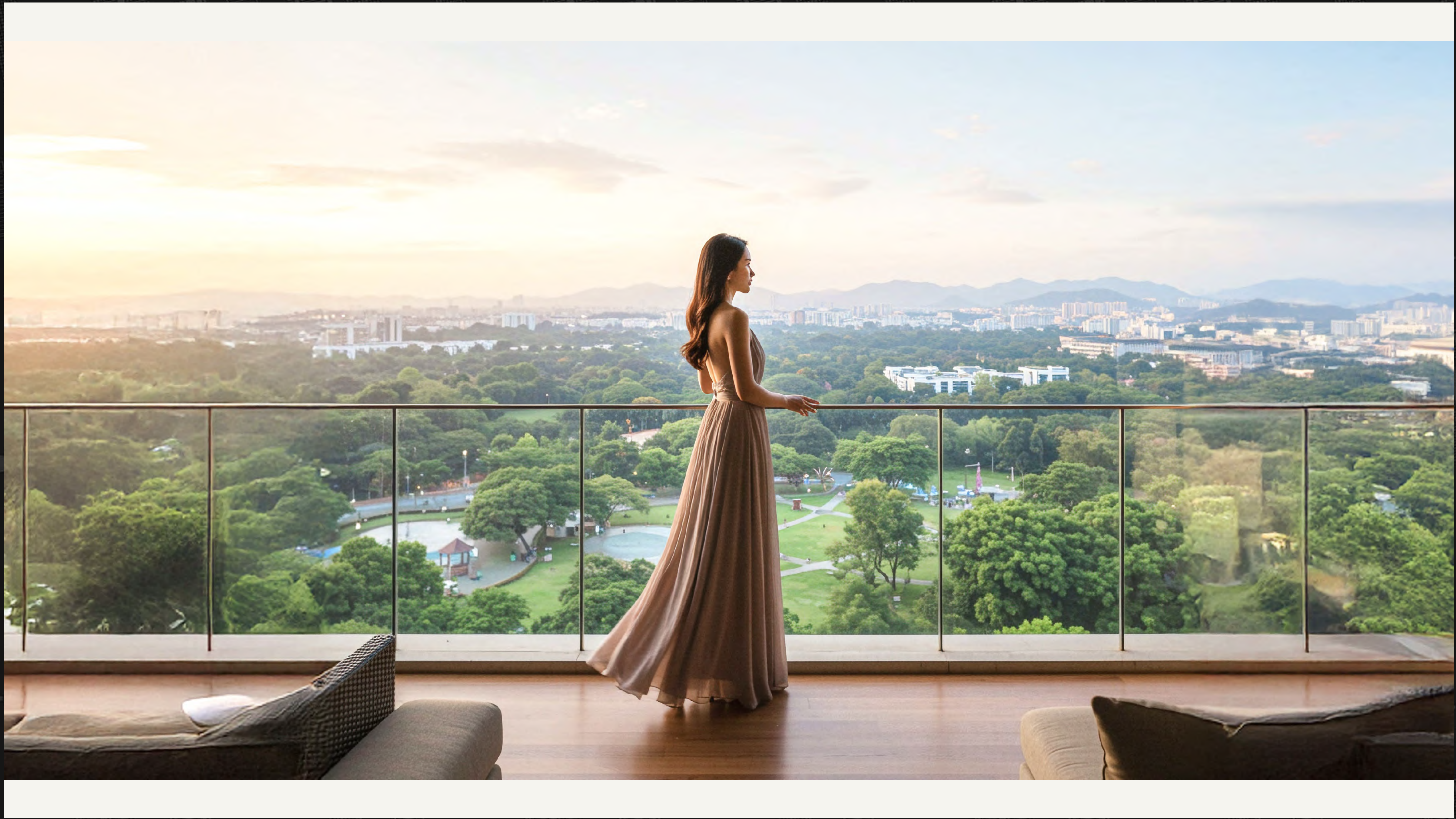
# A QUIET LUXURY OF ARRIVAL

Calm begins at the entrance. The lobby surrounds you with warmth, gentle forms and a quiet mood that sets the pace for what follows.

Every detail is designed to make you feel at ease, creating a smooth transition from the outside world to the privacy of home.











## THE PRIVATE RETREAT ELEVATED COMFORT

1 BEDROOM

This one-bedroom residence is a living space where soft curves, natural textures and a calming coastal light create a serene atmosphere. Designed to echo the gentle lines of desert dunes, it perfectly balances comfort and elegance.

Here, you can unwind, entertain or simply relax in sophisticated comfort.







SOFT TONES,  
ELEGANT SPACE







# 1 BEDROOM LAYOUT

|                         |          |
|-------------------------|----------|
| 1-BR Unit Starting Size | 750 sqft |
| Service Area (for Maid) | No       |
| Storage Space           | No       |
| Kitchen Appliances      | Yes      |
| Smart Home Automation   | Yes      |



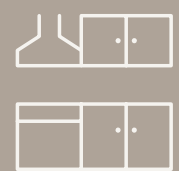
1 King-Sized Master Bedrooms



Fully Furnished



Spacious Living Area



Open Kitchen



Laundry Area



Private Pool & Jacuzzi



GRANDE SUITE



DELUXE SUITE





## EXPANSIVE COMFORT. ELEVATED LIVING.

2 BEDROOM

Experience generous comfort. These homes offer ample space for families or guests, designed with the same soft curves, natural textures and calming coastal light. Here, every detail creates a serene atmosphere, inviting you to live, relax and entertain with ease and elegance.









## 2 BEDROOM LAYOUT

|                         |           |
|-------------------------|-----------|
| 2-BR Unit Starting Size | 1300 sqft |
| Service Area (for Maid) | Yes       |
| Storage Space           | Yes       |
| Kitchen Appliances      | Yes       |
| Smart Home Automation   | Yes       |



1 King-Sized and  
1 Twin Bedrooms



Garden Views



Spacious Living  
Area



Open Kitchen



Laundry Area



Maid's Room



Fully Furnished



GRANDE SUITE



DELUXE SUITE



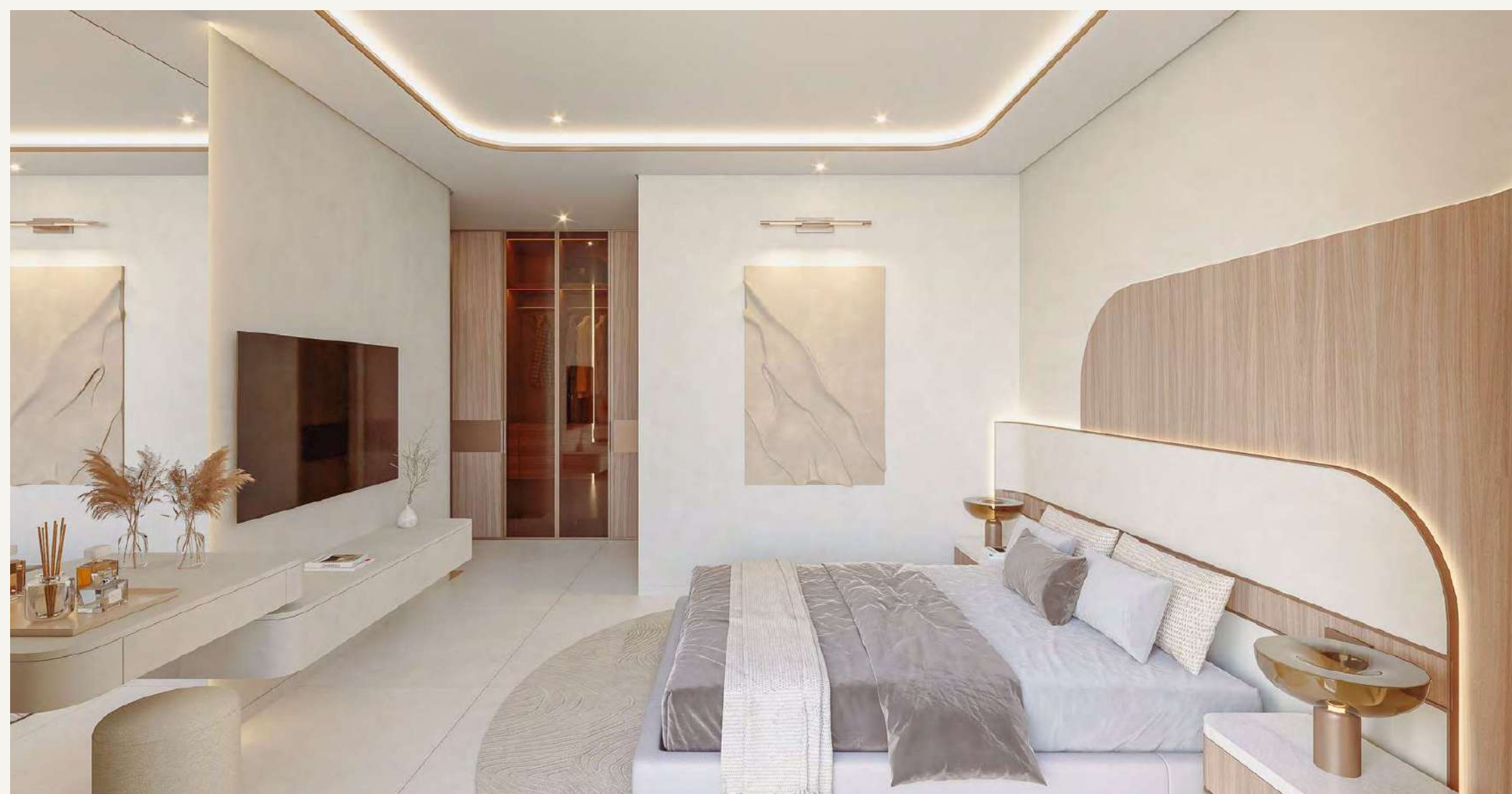


## YOUR VERSATILE FAMILY HOME

3 BEDROOM

Discover truly spacious living, crafted to adapt to your family's needs. Enjoy dedicated bedrooms plus versatile extra rooms ideal for work, hobbies or guests. The expansive layout provides distinct zones for relaxation and activity, ensuring comfort and privacy for everyone.







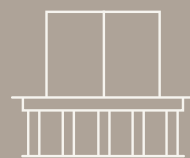


## 3 BEDROOM LAYOUT

|                         |           |
|-------------------------|-----------|
| 3-BR Unit Starting Size | 1550 sqft |
| Service Area (for Maid) | Yes       |
| Storage Space           | Yes       |
| Kitchen Appliances      | Yes       |
| Smart Home Automation   | Yes       |



2 King-Sized and  
1 Twin Bedrooms



Panoramic  
Balcony View



Spacious Living  
Area



Open Kitchen



Laundry Area



Maid's Room



Fully Furnished



Private Pool &  
Jacuzzi



GRANDE SUITE



DELUXE SUITE





## THE STILLNESS OF SPACE AND LIGHT

TOWNHOUSE

Experience quiet luxury in this exquisite townhouse. Designed for harmonious open living featuring expansive windows and panoramic views, blurring indoor and outdoor serenity, inviting light, air and peace into every thoughtful detail.

















# TOWNHOUSE LAYOUT

|                         |           |
|-------------------------|-----------|
| 4-BR Townhouse Size     | 3000 sqft |
| Service Area (for Maid) | Yes       |
| Storage Space           | Yes       |
| Kitchen Appliances      | Yes       |
| Smart Home Automation   | Yes       |



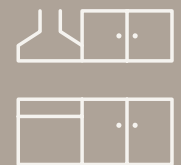
3 King-Sized and  
1 Twin Bedrooms



Garden Views



Spacious Living  
Area



Open Kitchen



Laundry Area



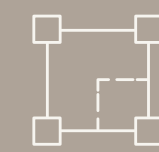
Maid's Room



Fully Furnished



Jacuzzi



4 Bedrooms  
Triplex



GROUND LEVEL



FIRST LEVEL



PRIVATE SUITE





## YOUR SKY-HIGH SANCTUARY

PENTHOUSE

A sanctuary of calm where every detail invites serenity. Panoramic windows frame the sky, while natural textures and open layouts shape luminous, tranquil spaces. The result is a profound sense of peace throughout the home.













# PENTHOUSE LAYOUT

|                         |           |
|-------------------------|-----------|
| 4-BR Penthouse Size     | 3091 sqft |
| Service Area (for Maid) | Yes       |
| Storage Space           | Yes       |
| Kitchen Appliances      | Yes       |
| Smart Home Automation   | Yes       |



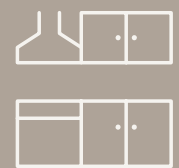
3 King-Sized and  
1 Twin Bedrooms



Panoramic  
Balcony View



Spacious Living  
Area



Open Kitchen



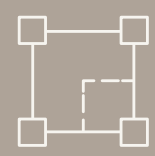
Laundry Area



Maid's Room



Fully Furnished



4 Bedrooms  
Duplex



ENTRY LEVEL



PRIVATE QUARTER





## VESTORIA BAY AMENITIES

The Vestoria Bay Club is the center of community life. This three-level retreat is where every chapter of living finds its place. Designed to bring people together across generations, it fosters personal connection, vibrant activity and effortless enjoyment. Your journey to a life well lived begins here.

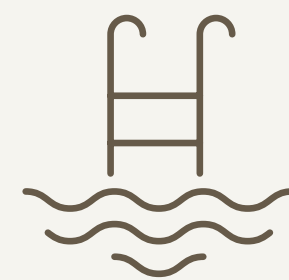


## LEVEL I

# THE FAMILY ZONE

A vibrant space where families connect and create cherished moments across generations. Imagine joyful laughter by the spacious pool, delightful weekend barbecues or captivating social nights in our cozy amphitheater. This lively level is crafted to build treasured memories and foster lasting happiness.

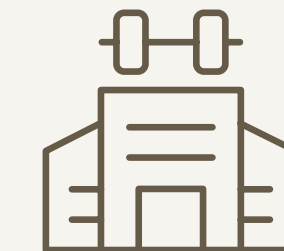
## FACILITIES



Family & Kids  
Pool



BBQ &  
Dining Area



Indoor Gym



Kids' Play  
Zone



Amphitheatre



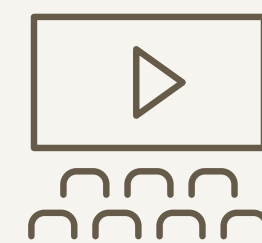
LEVEL IV

## THE GARDEN DECK

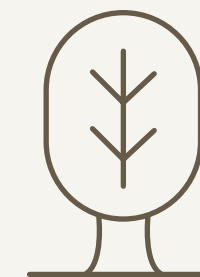
An elevated escape that breathes with nature.

This double-height garden terrace opens up to a lush green canopy above the city. It's a peaceful setting for evening strolls, open-air cinema nights or simply spending quiet moments surrounded by fresh air and soft rustling leaves.

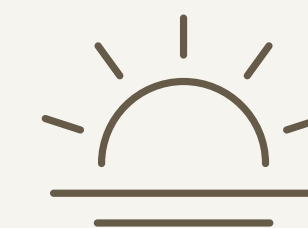
### FACILITIES



Outdoor  
Cinema



Sky Gardens



Sunset Lounge



ROOFTOP

# THE YOUTH TERRACE

A space for active living and meaningful connection. Designed to encourage movement, energy and social interaction. The rooftop offers an engaging setting for morning workouts, sunrise lounging and relaxed gatherings.

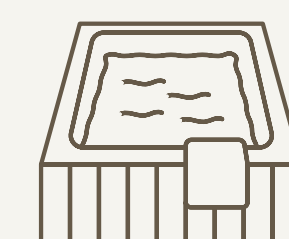
## FACILITIES



Infinity Pool  
& Jacuzzi



Signature  
Bar Counter



Exclusive  
Rooftop Lounge



Yoga & Aerobics  
Area



Private  
Changing  
Rooms









INFINITY POOL





ROOFTOP BAR & LOUNGE



# EMPHASIZING THE SOCIAL AND NATURAL

A calm and open space surrounded by greenery. The rooftop is designed for everyday moments, whether it is a quiet morning coffee or a casual afternoon chat.

It is a place to slow down, enjoy the fresh air and spend time with others in a relaxed and comfortable setting.







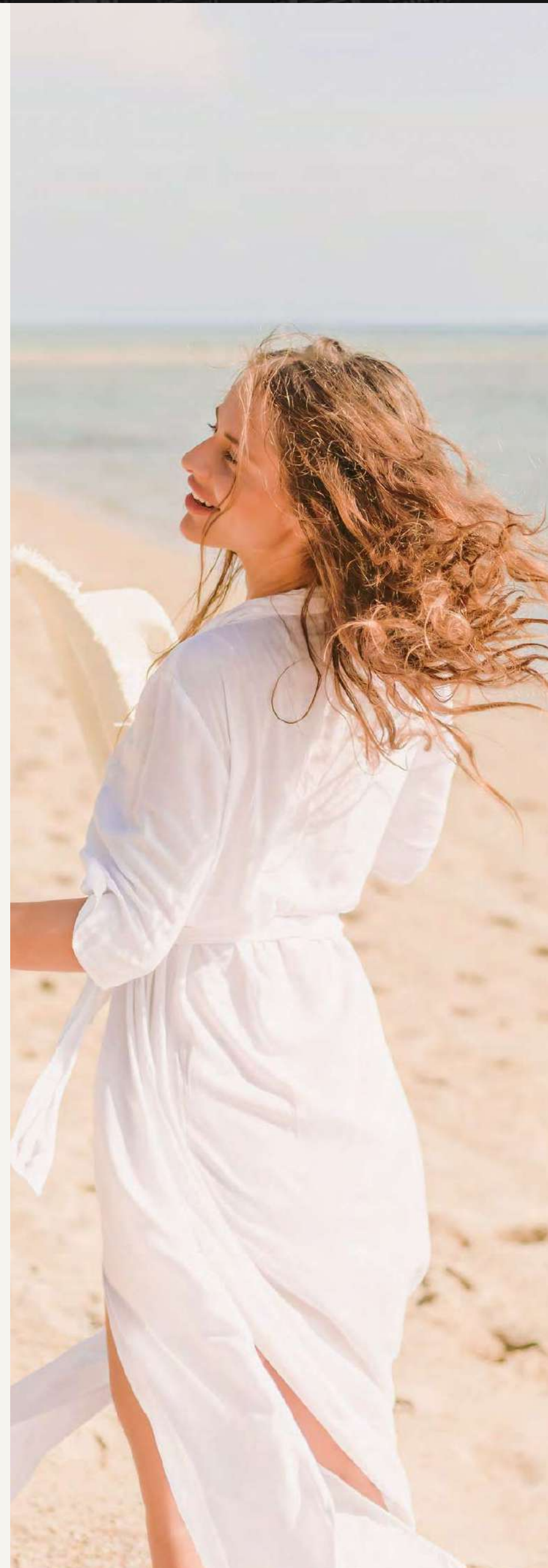
SOCIAL LOUNGE



# THE BEAUTY OF A SLOWER RHYTHM

Enjoy slow mornings and peaceful routines. Let the warm light and fresh air guide your day with ease. At Vestoria Bay, every moment is made simple, shaped around comfort and clarity.

This is a place where space feels right, from a bright morning stretch to a quiet afternoon. Everything here feels calm and natural.







FITNESS CENTER





WELLNESS TERRACE





## A COMMUNITY BUILT AROUND CONNECTION

From tranquil solo mornings to sunset gatherings, this is where everyday life becomes shared experience. Designed to bring people together, the terrace invites conversation, laughter and moments that flow as effortlessly as the water beyond it.

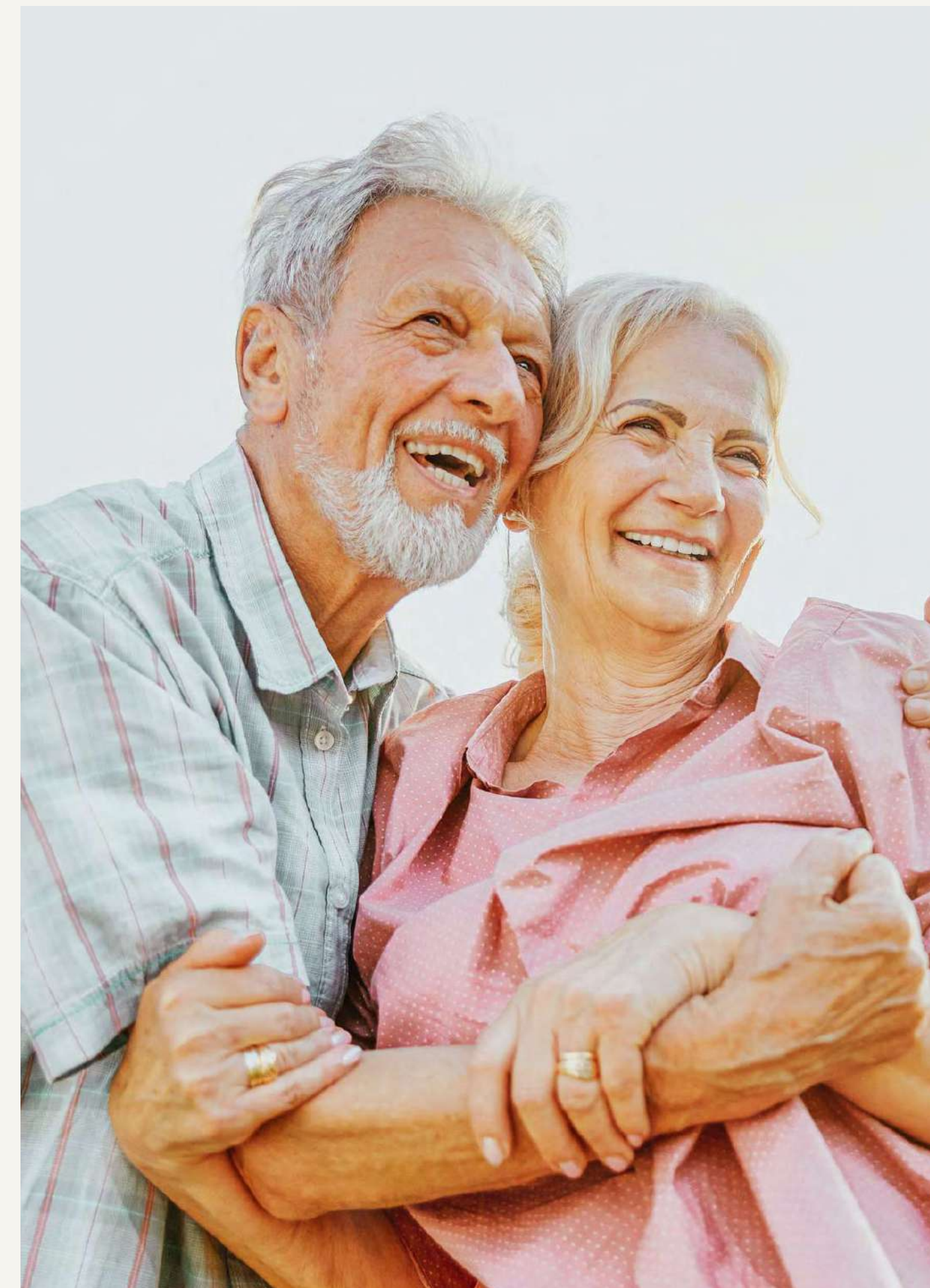
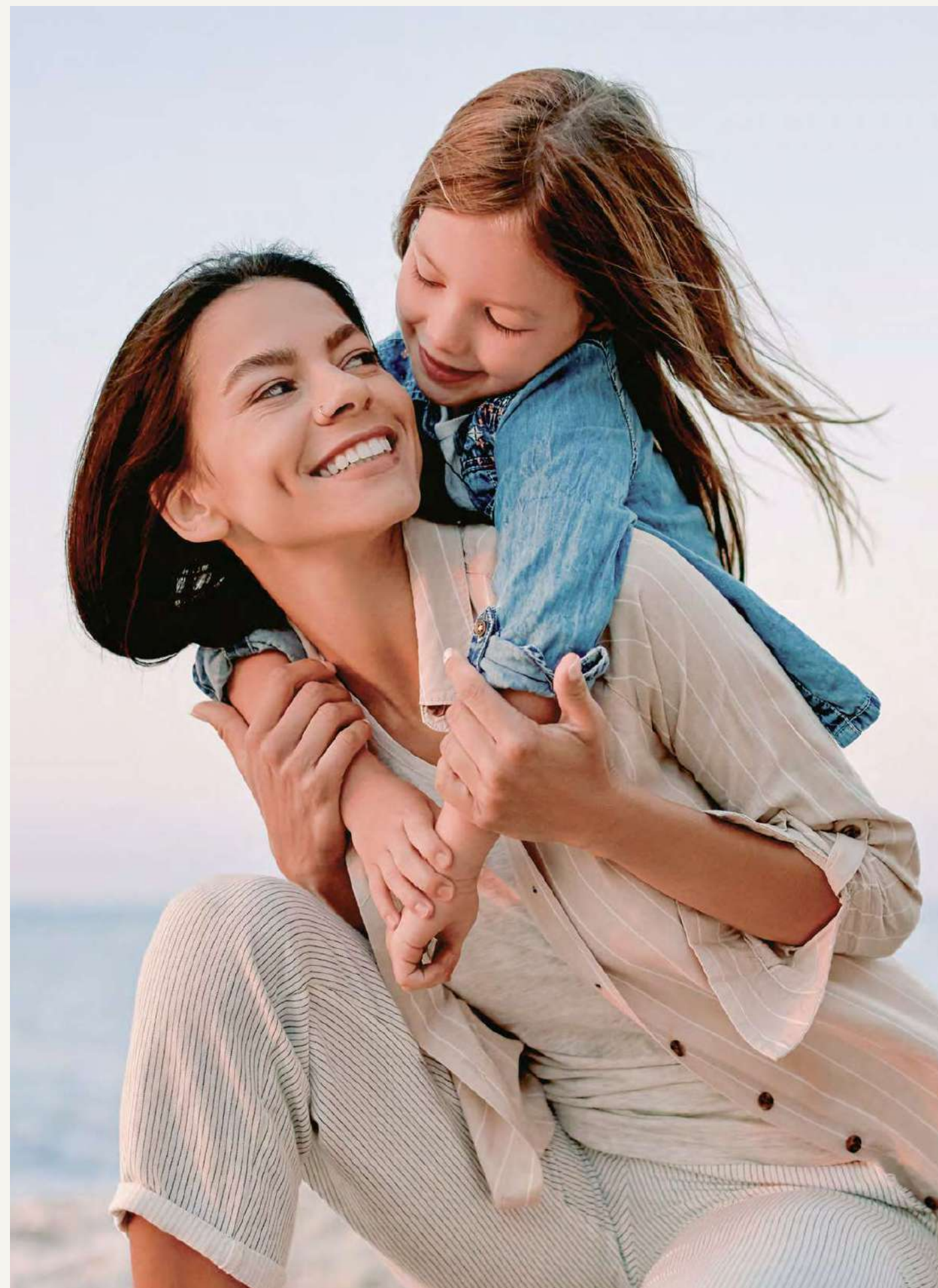












A JOURNEY  
IN TIME TOGETHER

Timeless by design, Vestoria Bay Club welcomes every  
age group into a retreat where ease and togetherness flow  
naturally.











# A NEW STANDARD OF COASTAL LIVING

Set along Dubai's sought-after Dubai Islands, Vestoria Bay reimagines life by the water. This is a place of calm, effortless and elegantly considered design. Here, refined architecture allows natural light to flow freely and every line feels purposeful, contributing to an atmosphere of understated sophistication.

From serene outdoor terraces to carefully layered interiors, the design is guided by the soothing rhythm of the coast and a deep appreciation for simplicity. This seamless integration ensures a harmonious environment for refined daily living.

Vestoria Bay introduces a more personal kind of luxury, experienced through enduring comfort and a subtle sense of belonging. Built with timeless vision and quiet confidence, Vestoria Bay is where genuine elegance lingers and your home becomes a truly personal sanctuary.







THE VIEW YOU DESERVE. THE LIFE YOU DREAM OF.



# PAYMENT PLAN



10%

ON RESERVATION



50%

DURING CONSTRUCTION



40%

ON HANDOVER

This flexible payment plan enables investors and homeowners to secure their investment in Vestoria Bay, ensuring a seamless transition into their new lifestyle.