

The background of the entire image is a photograph of sand dunes. The dunes are rolling and undulating, with soft shadows and highlights that create a sense of depth and texture. The color palette is a range of browns, from light tan and beige to deep, dark chocolate and near-black tones, suggesting a sunset or sunrise setting.

# ayami

RESIDENCE

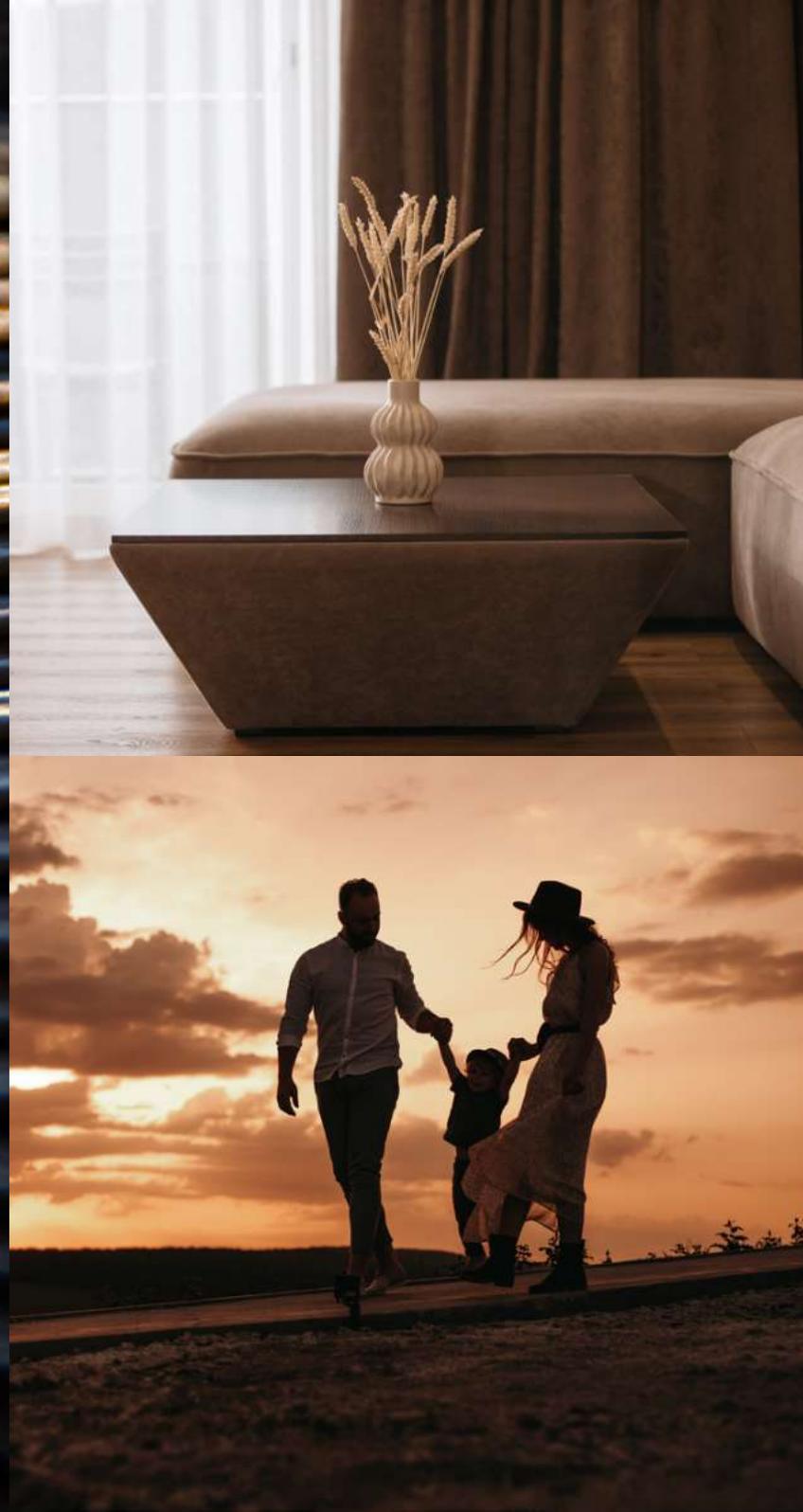
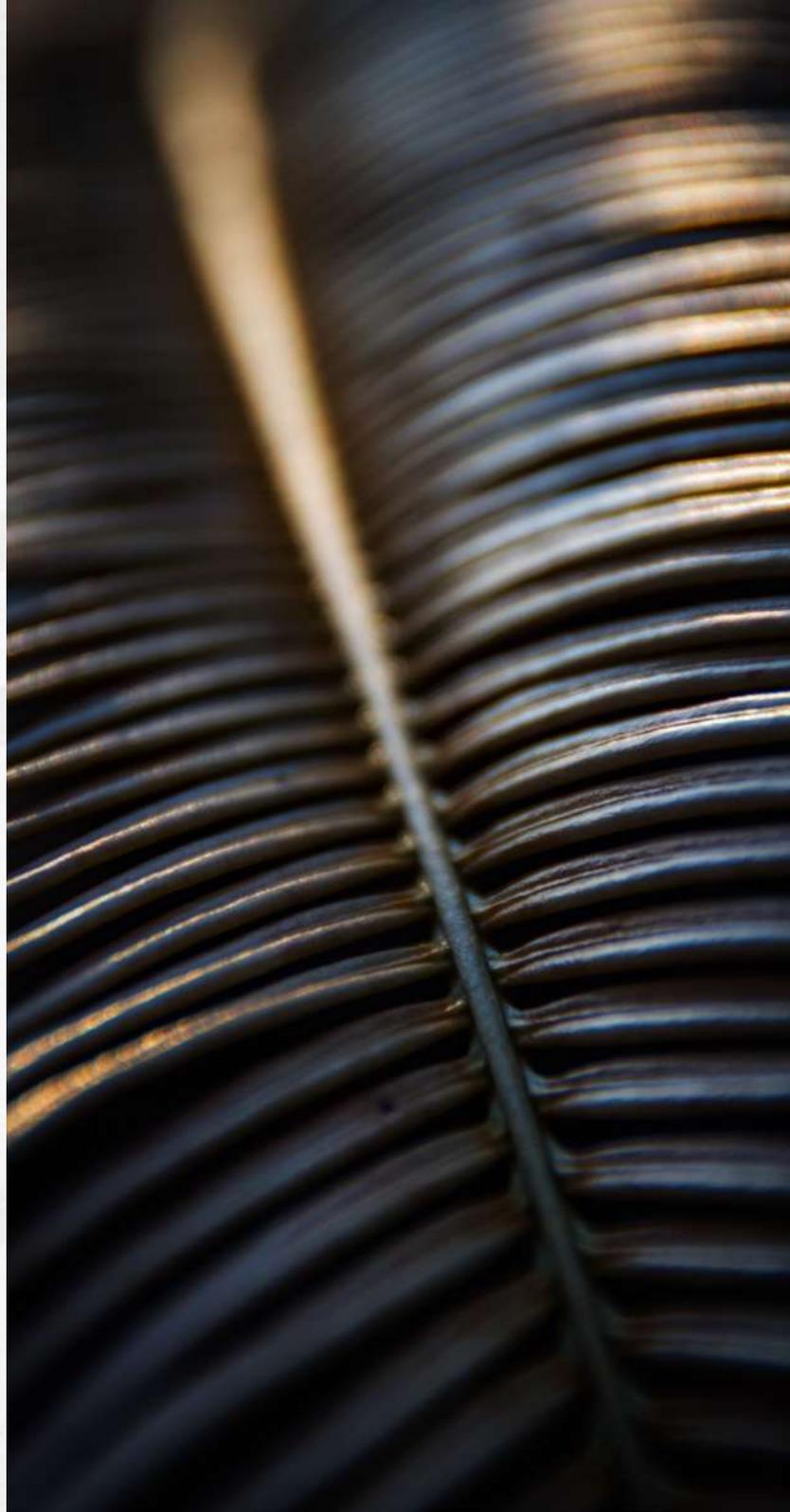
AYAT  
DEVELOPMENT

# DAILY-LIFE COMFORT

Ayami is inspired by the Arabic word  
أيّامي — My days.

Ayami is built around the moments  
that shape daily life. From peaceful  
mornings to relaxed evenings, every  
detail is planned to support comfort,  
connection, and long-term living.

ayami  
RESIDENCE





AYAMI

AYAMI

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# AYAT DEVELOPMENTS PORTFOLIO

Ayat Development is dedicated to shaping inspiring spaces through innovative design, strategic locations, and a strong commitment to excellence and customer satisfaction.

EXQUISITE  
PROJECTS

RESIDENTIAL  
UNITS

MILLION  
SQUARE FEET

BILLIONS  
IN VALUE

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WE MAY NOT LIVE FOR HUNDREDS OF YEARS,  
BUT THE PRODUCTS OF OUR CREATIVITY CAN  
LEAVE A LEGACY LONG AFTER WE ARE GONE.

”

**H.H. SHEIKH MOHAMMED  
BIN RASHID AL MAKTOUM**

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RESIDENCE

An aerial view of the Dubai skyline at sunset. The Burj Khalifa is the central focus, with other skyscrapers like the BurjDubai and BurjDubai 2 visible. The city is bathed in the warm, golden light of the setting sun, with long shadows cast across the buildings. The sky is a mix of orange, yellow, and blue, with some light clouds. The water of the Dubai Creek is visible in the lower right corner.

# DESTINATION DUBAI

Dubai stands as a global hub for luxury living, powered by visionary leadership and world-class infrastructure. Its unmatched safety, strategic location between Asia, Africa, and Europe, and business-friendly environment make it a magnet for global talent and investment. Offering exceptional lifestyle opportunities and a vibrant, diverse community, the city continues to lead as a premier destination for growth and dynamic living.

# WARSAN

Warsan First is a rapidly developing residential community in Dubai, offering excellent connectivity and everyday convenience. With direct access to major highways and the upcoming Dubai Metro Blue Line, the area ensures seamless mobility across the city, making it ideal for both families and investors.

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Creating a lifestyle where calm, clarity,  
and community thrive.

From family strolls to moments of  
reflection, every path leads to a deeper  
connection with nature.

A LIFE IN EASY  
BALANCE

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# EVERYDAY LIVING

## الحياة اليومية

Homes at Ayami are designed for how life is truly lived. Practical layouts, welcoming interiors, and community-focused planning ensure that each day feels easy, comfortable, and complete.

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# THE PLAZA

Ayami extends the “Centre of Life” philosophy into every shared space, creating amenities that bring together wellness, leisure, and community in a premium, Modern-style setting.

From gardens and pools to lounges and dedicated spaces for fitness, work, and family life, each environment is designed to enrich daily living and reflect the character of Modern hospitality.

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# NEXT TO DUBAI METRO

Direct access to Sheikh Mohammed Bin Zayed Road (E311) and close proximity to International City and Dragon Mart, residents benefit from easy access to major business hubs, retail centers, and daily essentials.

The upcoming Dubai Metro Blue Line will further enhance connectivity, with nearby stations planned to serve Warsan and International City, linking the community to key areas such as Dubai Silicon Oasis, Academic City, and Dubai Creek Harbour.

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# EVERY ROAD LEADS YOU HOME.

**5 MIN**  
Meydan Mall & Racecourse

**12 MIN**  
Dubai Hills Mall

**12 MIN**  
Burj Khalifa & Downtown Dubai

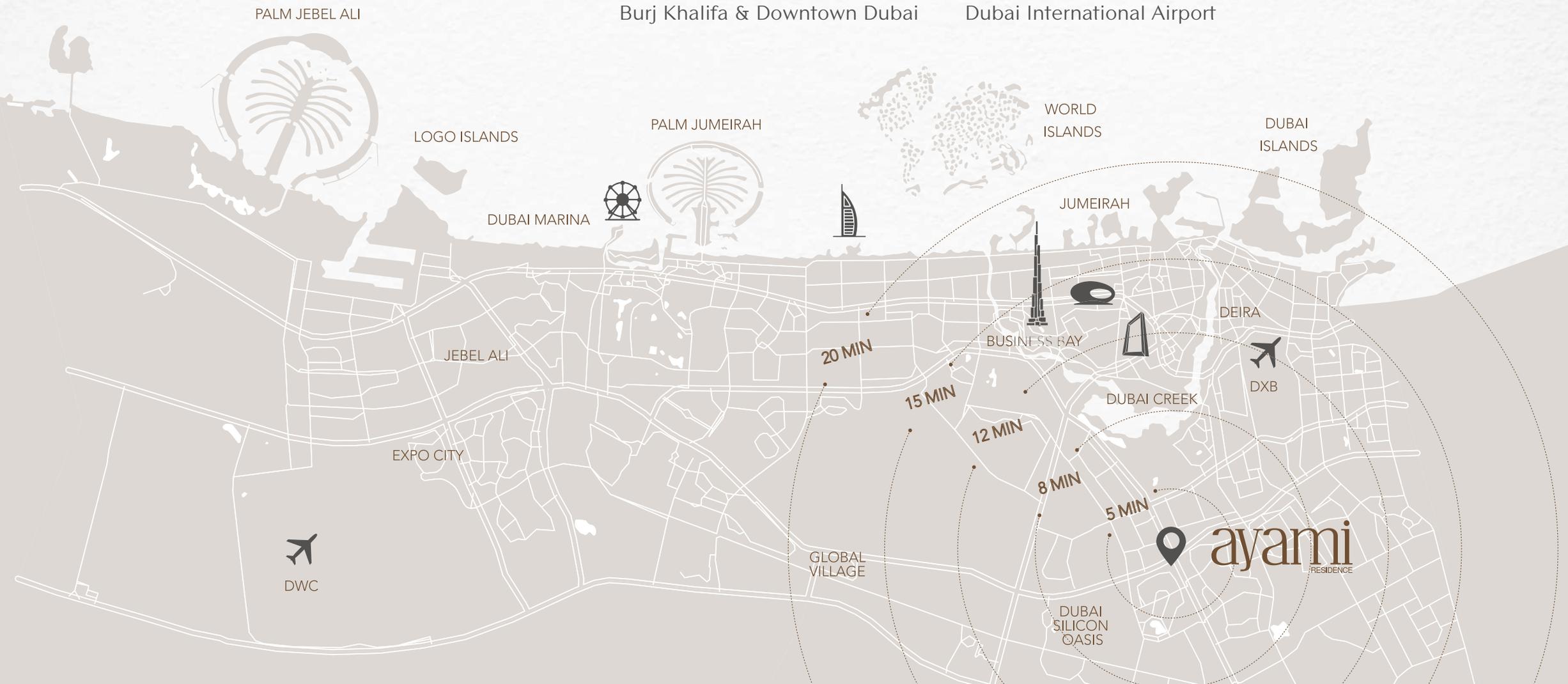
**12 MIN**  
Museum of the Future & DIFC

**15 MIN**  
Dubai Healthcare City

**20 MIN**  
Dubai International Airport

**23 MIN**  
Burj Al Arab

**25 MIN**  
Palm Jumeirah

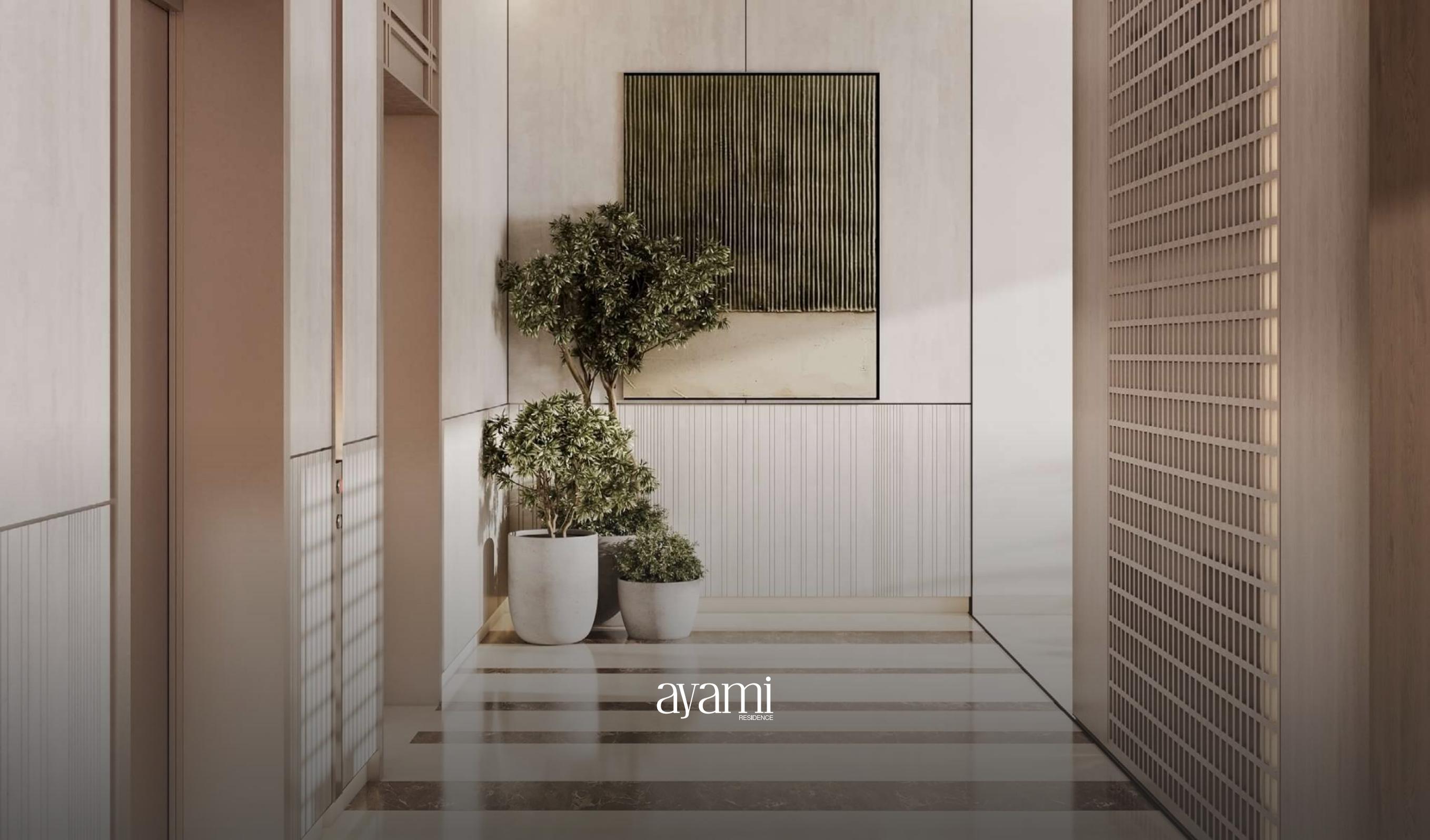


# THE ART OF ARRIVAL

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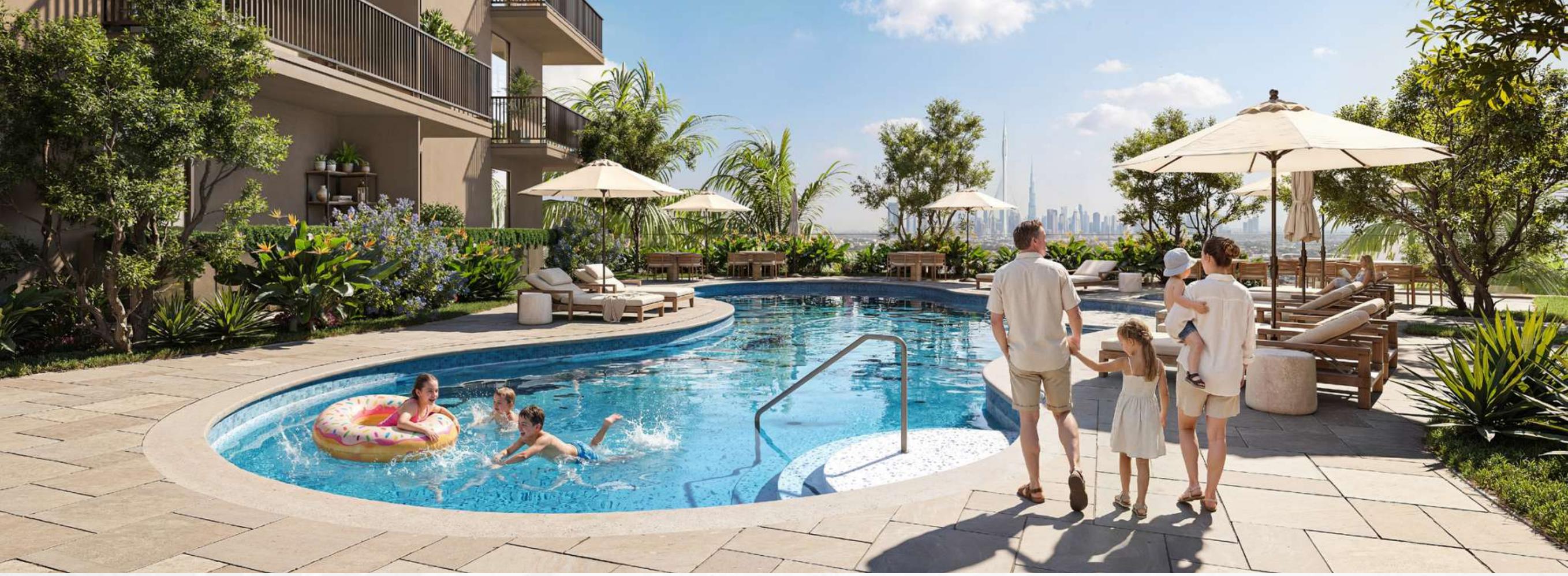


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THE ayami  
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# LIFESTYLE



# LIFESTYLE AMENITIES



Kids play area



Two swimming  
pools



Roof top pool  
for adults



Two gyms serving  
the full building



Paddle court



Yoga Room



Podcast studio



Open cinema



BBQ area



# OUTDOOR CINEMA

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# BBQ LOUNGE

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ROOFTOP SWIMMING POOL

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# FITNESS ZONE

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# KIDS PLAY AREA

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# KIDS PLAY AREA

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YOGA ROOM

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# PADEL COURT

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PODCAST STUDIO

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SPACES THAT  
**FEEL LIKE HOME**

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STUDIO

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STUDIO

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A modern living room interior featuring a large window with sheer curtains and heavy beige curtains. A grey sectional sofa is positioned in front of the window, adorned with several colorful pillows in shades of green, orange, and white. In the center of the room is a round, light-colored coffee table with a dark base. To the left, a white TV unit is mounted on a wall with a large black screen. Above the TV unit are shelves holding books and decorative objects. Two light-colored armchairs are placed in the foreground. On the right side, a small round side table holds a gold-colored lamp, and a potted plant is visible in the corner. The floor is covered with a light-colored rug featuring a dark, wavy pattern. The overall aesthetic is clean, minimalist, and contemporary.

1 & 2 BEDROOMS

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# 1 & 2 BEDROOMS

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# 1 & 2 BEDROOMS

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1 & 2 BEDROOMS

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