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# Breva by AYS

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# Breva by AYS

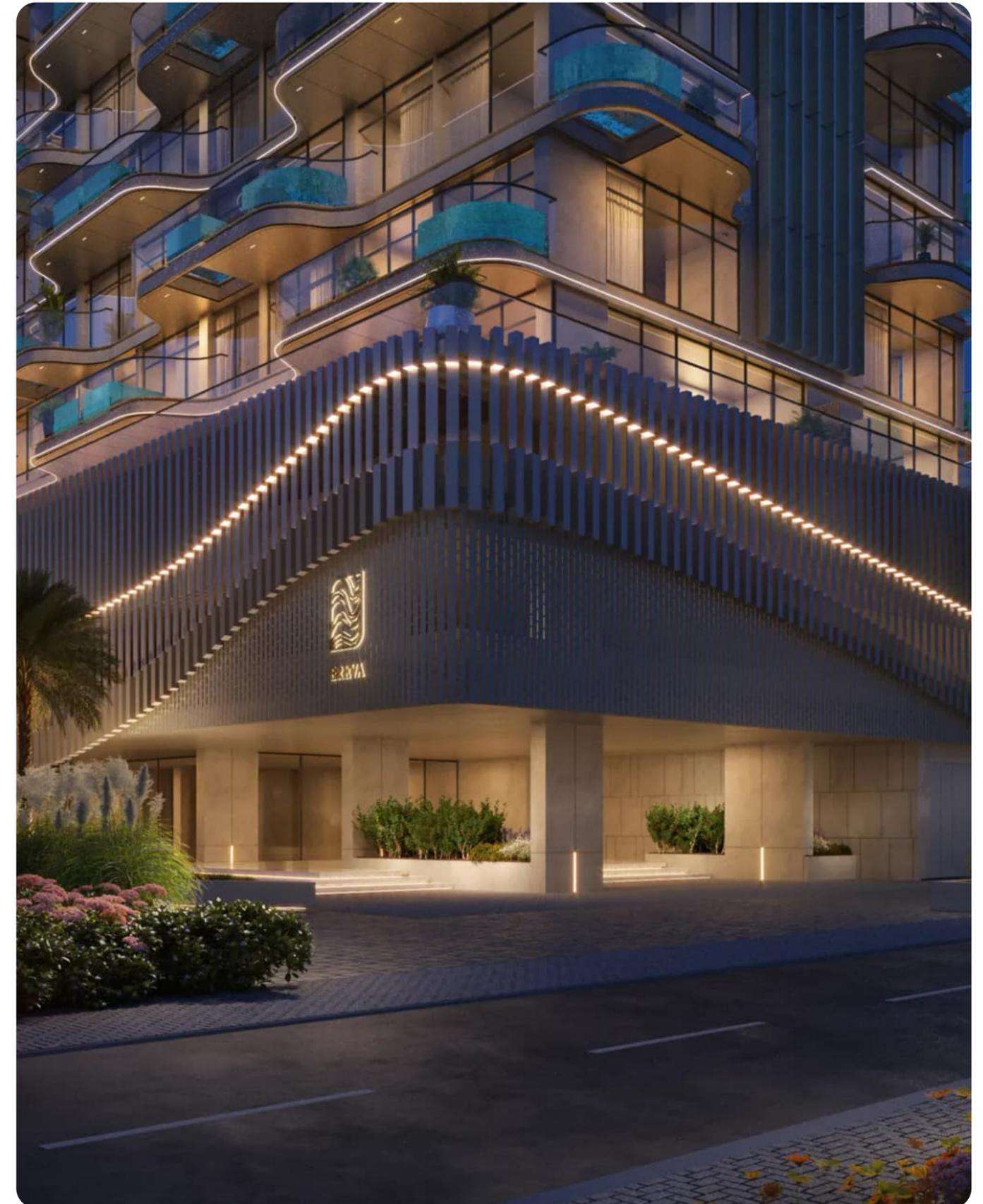


Developer  
**AYS Developers**



District  
**Dubai Islands, Dubai**

Unit type	Bedrooms	Amount	Area, sqft	Price from
Apartments	1 Bedroom	3/3	858 - 923	480 505 EUR
Apartments	2 Bedrooms	2/2	1 515 - 1 537	848 539 EUR
Apartments	3 Bedrooms	1/1	2 627	–
Duplex	3 Bedrooms	1/1	4 037	–
Apartments	4 Bedrooms	1/1	3 428	–



# Breva by AYS



Developer

**AYS Developers**

## Description

### Project general facts

Breva by AYS embodies a refined architectural vision shaped around purity of form, expansive glazing, and a seamless connection to the natural surroundings. Its contemporary design emphasizes privacy, panoramic views, and a calm residential atmosphere, creating a tranquil retreat that harmonizes with the island's coastal environment. The development blends sophisticated aesthetics with intentional spatial planning, offering residents an elevated and peaceful lifestyle.

The residences are defined by spacious, light-filled layouts enhanced by floor-to-ceiling windows, private balconies, and thoughtfully designed interiors. From elegant apartments to exclusive sky-inspired homes, every unit embraces openness, clarity, and comfort. The inclusion of advanced smart-home capabilities, refined details, and luxury-oriented specifications ensures that daily living feels effortless, serene, and tailored to both families and individuals seeking a coastal-inspired ambiance.

A curated selection of amenities enriches the lifestyle experience, including an infinity rooftop saltwater pool with sea and harbor views, a podium-level saltwater pool, indoor and outdoor lounges, a business lounge with espresso bar, cinema hall, gym with Technogym equipment, game room, kids' area, rooftop sundeck with jacuzzi, yoga and meditation spaces, BBQ areas, and 24-hour concierge service. These settings are designed to merge wellness, leisure, and elevated social living in an atmosphere of island tranquility.

The interiors are crafted with exceptional attention to detail, integrating premium international brands that elevate both aesthetics and functionality. Residences feature a fully integrated Alexa smart-home system, frameless Bertolotto doors, Scavolini kitchens with Italian travertine countertops, Dornbracht sanitary fittings, and high-performance aluminum systems by Gutmann, complemented by luxury furnishings and refined finishing elements. Homes come semi furnished with kitchen appliances from leading global brands, including Bosch, Scavolini, Dornbracht, Legrand, Gutmann and others used across the developer's portfolio. These

elements ensure a sophisticated living environment and a consistent standard of quality throughout all AYS projects.

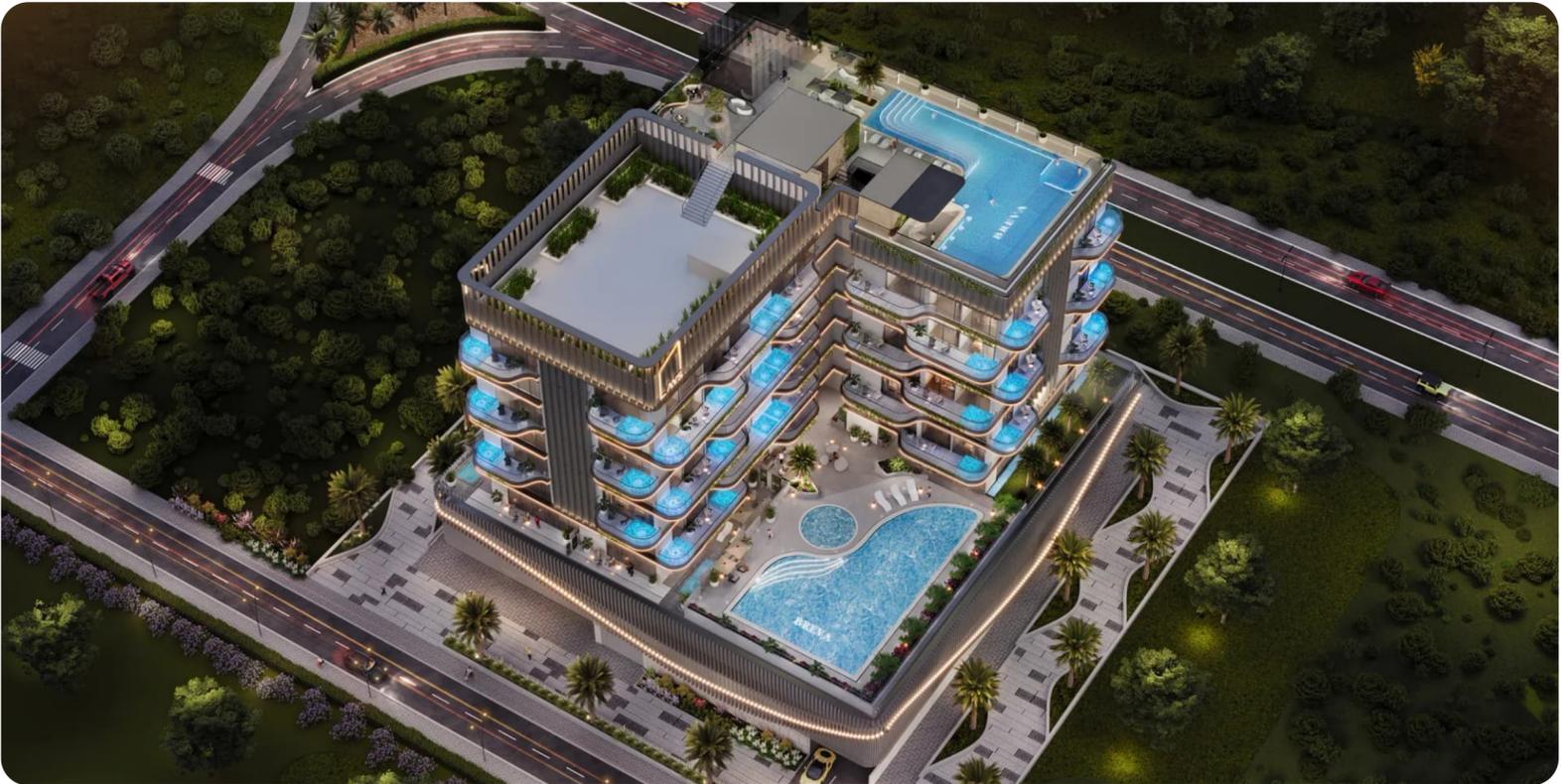
#### Location description and benefits

Dubai Islands is a visionary development that epitomizes the luxurious and innovative spirit of Dubai. Strategically located along the coast, this ambitious project features a collection of five man-made islands designed to offer a blend of residential, commercial, and leisure spaces. Each island is meticulously planned to provide a unique living experience, surrounded by pristine beaches, lush landscapes, and crystal-clear waters.

The islands are connected to the mainland via well-developed infrastructure, ensuring seamless access to the rest of the city. This prime location allows residents and visitors to enjoy the tranquility of island life while being just a short drive away from Dubai's bustling urban centers, including the iconic landmarks and vibrant districts such as Downtown Dubai, Dubai Marina, and Palm Jumeirah. The development includes a range of upscale amenities, including luxury hotels, gourmet dining options, high-end retail outlets, and world-class recreational facilities.

Dubai Islands is designed to cater to a diverse array of lifestyles, offering everything from serene residential communities to dynamic entertainment hubs. The project emphasizes sustainability and innovation, incorporating green building practices and advanced technologies to create a harmonious and eco-friendly environment. With its stunning natural beauty, exceptional amenities, and strategic location, Dubai Islands stands as a premier destination for those seeking an unparalleled lifestyle in one of the world's most dynamic cities.













# Masterplan



Payment Plan Option

## Payment Plan 60/40

### All options

 Payment Plan 60/40

 2 Years Post Handover Payment Plan

**On booking** **20%**

**During construction** **40%**

**Upon Handover** **40%**

Payment Plan Option

## 2 Years Post Handover Payment Plan

### All options

 Payment Plan 60/40

 2 Years Post Handover Payment Plan

<b>On booking</b>	<b>20%</b>
<b>During construction</b>	<b>46%</b>
<b>Upon Handover</b>	<b>1%</b>
<b>During 24 months Post Handover</b>	<b>33%</b>

# Typical Units

Number of available units

**Apartments: 1 Bedroom - 3**

**Apartments: 2 Bedrooms - 2**

**Apartments: 3 Bedrooms - 1**

**Duplex: 3 Bedrooms - 1**

**Apartments: 4 Bedrooms - 1**

# Will be soon

## Apartments: 1 Bedroom

from EUR 480 505

to EUR 512 677

from 858 sqft

to 923 sqft

from **EUR 555/sqft**

to **EUR 560/sqft**

# Will be soon

## Apartments: 2 Bedrooms

from EUR 848 539

to EUR 860 902

from 1515 sqft

to 1537 sqft

from **EUR 560/sqft**

to **EUR 560/sqft**

# Typical Units

Number of available units

**Apartments: 1 Bedroom - 3**

**Apartments: 2 Bedrooms - 2**

**Apartments: 3 Bedrooms - 1**

**Duplex: 3 Bedrooms - 1**

**Apartments: 4 Bedrooms - 1**

# Will be soon

**Apartments: 3 Bedrooms**

from 2627 sqft

to 2627 sqft

# Will be soon

**Duplex: 3 Bedrooms**

from 4037 sqft

to 4037 sqft

# Typical Units

Number of available units

**Apartments: 1 Bedroom - 3**

**Apartments: 2 Bedrooms - 2**

**Apartments: 3 Bedrooms - 1**

**Duplex: 3 Bedrooms - 1**

**Apartments: 4 Bedrooms - 1**

# Will be soon

**Apartments: 4 Bedrooms**

from 3428 sqft

to 3428 sqft

# Developer



AYS Developers is known for their commitment to delivering exceptional customer service and ensuring customer satisfaction throughout the entire buying process, from initial inquiries to after-sales support. They also prioritize sustainability in their construction practices, using eco-friendly materials and technologies to reduce their environmental impact.