

# ILUKA RESIDENCES

DUBAI ISLANDS

Exceptional residential project offers a truly remarkable living experience that perfectly balances urban convenience with serene tranquility



# ILUKA RESIDENCES

- Located by Marina boulevard
- 1,2,3 & 4 bedroom apartments
- Private pools
- Infinity pool
- 15 exquisite amenities
- 8 residential floors
- 2 podium parking
- 10 one bedroom apartments
- 23 two bedrooms apartments
- 21 three bedrooms apartments
- 3 four bedrooms apartments



# Location

7 min Gold Souk

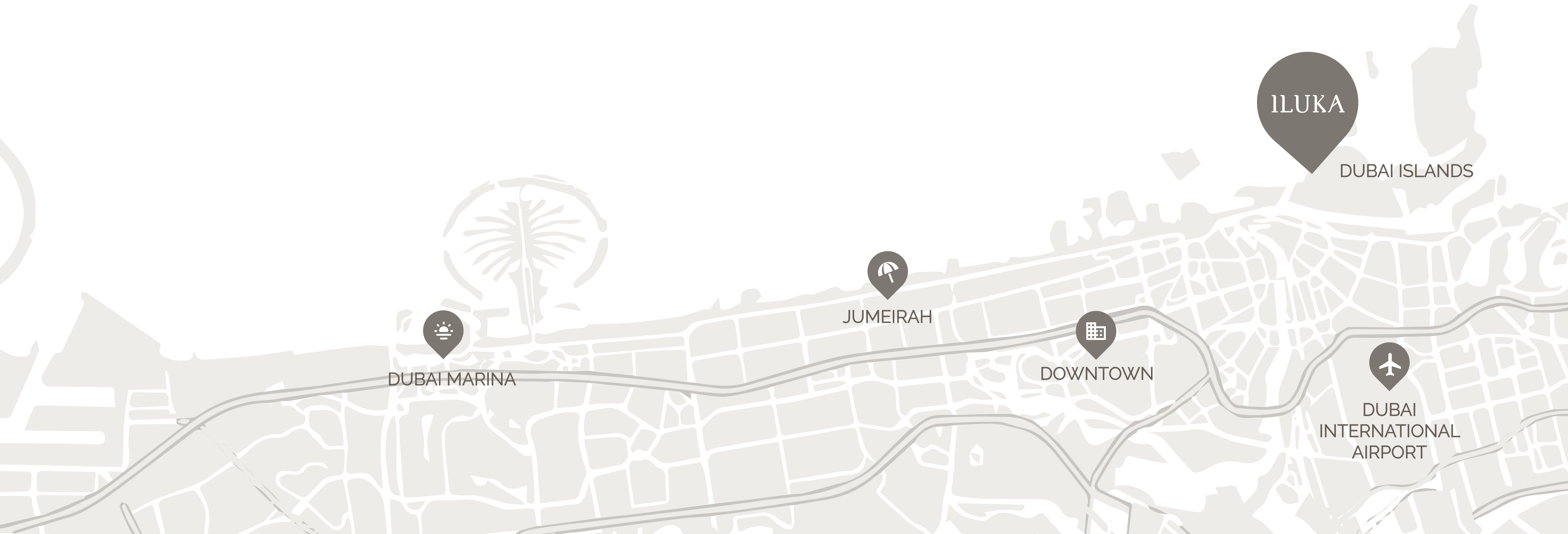
10 min Jumeirah

15 min Dubai International Airport

20 min Dubai International Financial Centre

20 min Downtown Dubai

25 min Burj Al Arab





*Located in Dubai Islands*

WHERE POSSIBILITIES FLOURISH

A wide-angle photograph of a beach at sunset. The sky is filled with soft, white and yellow clouds, and the sun is low on the horizon, casting a warm glow. The ocean is a deep blue with gentle waves breaking on the shore. Several people are seen swimming and wading in the water. The overall mood is peaceful and relaxing.

# *In the heart of island A*

Island A is a vibrant hub that epitomizes the essence of Dubai's island life.

This comprehensive destination showcases a perfect blend of mall, entertainment, business, waterfront commercial activities, marina facilities, and luxurious island living.



Welcome home to a lifestyle where the beach is not just a destination – it's an integral part of your everyday life. Coastal Living Paradise awaits

**21** *Kilometers Beach Length*

Embrace the allure of leisure with nearby meticulously designed golf courses, seamlessly woven into the picturesque surroundings of Dubai Islands.

*Two 18-Hole Golf Course*

*Two 9-Hole Gold Course*







Immerse yourself in a world where hospitality thrives, ensuring that every day is a seamless blend of luxury, comfort, and the enchanting hospitality that defines this island paradise

86 *Resorts & Hotels*

Dive into a world where maritime charm flourishes, ensuring each day is a perfect blend of coastal ease, nautical comfort and the enchanting marina experience that defines this island retreat with its nine marinas.



## 9 Marinas

# *Tranquil Lifestyle*

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Situated in a prime location just a stone's throw away from the stunning marina, our development showcases a meticulous blend of modern design, luxurious amenities and captivating views that will redefine your concept of contemporary living.



# *Iluka Residences*

Introducing Iluka residence, where the graceful curves and flowing lines of the architecture evoke a sense of movement and harmony, seamlessly integrating with the beauty of the surrounding natural landscape.

# *Inspiration*

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Iluka Residences embodies fluidity, movement and harmony, blending seamlessly with Dubai Islands. It features graceful curves, luxurious amenities and living spaces designed for an enhanced lifestyle, mirroring ocean waves.





## *Unveiling comfort*

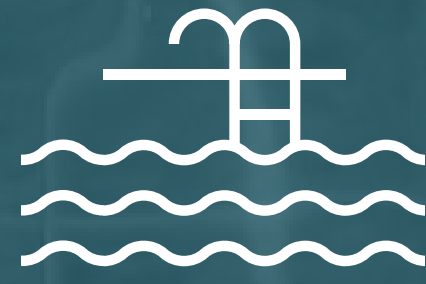
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From breathtaking views to meticulously designed interiors, experience a lifestyle that seamlessly blends elegance and comfort.

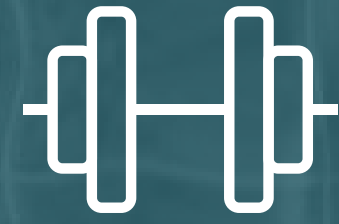


*Exquisite amenities*





INFINITY POOL



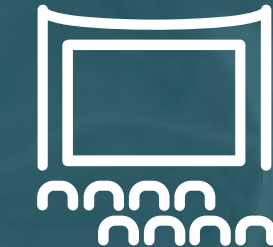
FITNESS STUDIO



BBQ AREA



YOGA AREA



CINEMA ROOM



GAMING FACILITIES



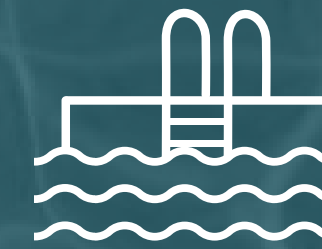
SKY LOUNGE



SMART HOME  
SYSTEM



KIDS PLAY  
AREA



PRIVATE  
POOLS



OUTDOOR TERRACE



SAUNA & STEAM  
ROOM



SHALLOW POOL



SPLASH PADS



URBAN  
FOREST



*Find your inner zen  
in yoga area*

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Discover the art of relaxation and mindfulness  
in our tranquil yoga area and embrace the  
harmony of body and mind.

# *Sophisticated fitness facility*

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Discover boundless motivation to exercise with premium equipment and captivating beachfront views, elevating your workout experience with style.



NO PAIN

YES U CAN





## *Private pools*

Indulge in the epitome of luxurious living with Iluka Residences featuring exclusive private pools on every balcony, offering an unparalleled fusion of opulence and breathtaking views.



# *Overflowing Elegance*

Immerse yourself in opulence as you lounge by our inviting infinity pool, surrounded by breathtaking views. Unwind on stylish sun loungers, delight in the playful splash pads and find tranquility in the thoughtfully designed rest area.

A modern high-rise building with a rooftop infinity pool and lounge area overlooking the ocean. The building features large glass windows and balconies. The pool is a vibrant turquoise color and stretches towards the horizon. The lounge area is furnished with light-colored sofas and armchairs, and a large umbrella. The sky is a clear, bright blue with a few wispy clouds. The overall atmosphere is one of luxury and relaxation.

# *Breathtaking Infinity Pool*

Iluka Residences infinity pool with breathtaking views offers an oasis of calm, where the horizon stretches endlessly, providing a sublime retreat for a truly elevated living experience.





## *Overflowing Elegance*

Relish the epitome of sophistication with our infinity pool, seamlessly merging with the horizon for an enchanting and boundless aquatic experience.





## *Outdoor bbq area*

Relish outdoor grilling at the residence's open-air BBQ area for a delightful dining experience



## *Joyful kids play area*

Step into a world of vibrant colors, a safe space where every corner is a new adventure waiting to be explored



## *Urban forest*

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Step into a world of vibrant colors,  
where every corner is a new  
adventure waiting to be explored.

*Natural habitat*





## *Elevate leisure at the club house*

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Immerse yourself in a world of limitless entertainment right at your doorstep. This inviting space features amenities such as foosball, pool table, a cinema area and a welcoming gathering spot, enhancing the overall residential experience.





## *Refined living*

Step into our meticulously designed lobby—a grand prelude to refined living. This space seamlessly combines modern comfort with a touch of luxury, creating an ambiance that sets the tone for exceptional living. Welcome home to elegance and warmth.









# *Exquisite Lobby*

A grand prelude to refined living in our exquisite lobby space

*Elevators crafted with  
a fine aesthetic*

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Ascend to a new level of sophistication in our thoughtfully designed elevators—a seamless blend of modern comfort and luxury. Every ride is a brief journey into a world where elegance meets efficiency, ensuring each floor transition is a moment of refined living



*Elegant Interiors*



## *Indulge in elevated living*

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Step into a world of enduring charm and cozy elegance.  
Our interiors are thoughtfully designed  
to wrap you in comfort and style.

# *Elegant Crafted Living Rooms*

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Every corner is adorned with lavish touches, and a seamless blend of luxurious elements adds an exquisite touch to each room.





## *Stylish Bedrooms*

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The carefully chosen color palette and elegant finishes create a harmonious symphony of beauty.

# *Refined comfort*

Step into a sanctuary of refined relaxation with our meticulously designed bathrooms





# *One Bedroom Apartments*

Elevate your lifestyle with this luxurious one-bedroom apartment, where every detail has been carefully curated for a truly sophisticated environment.

Area starting from

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804 Sq.ft.







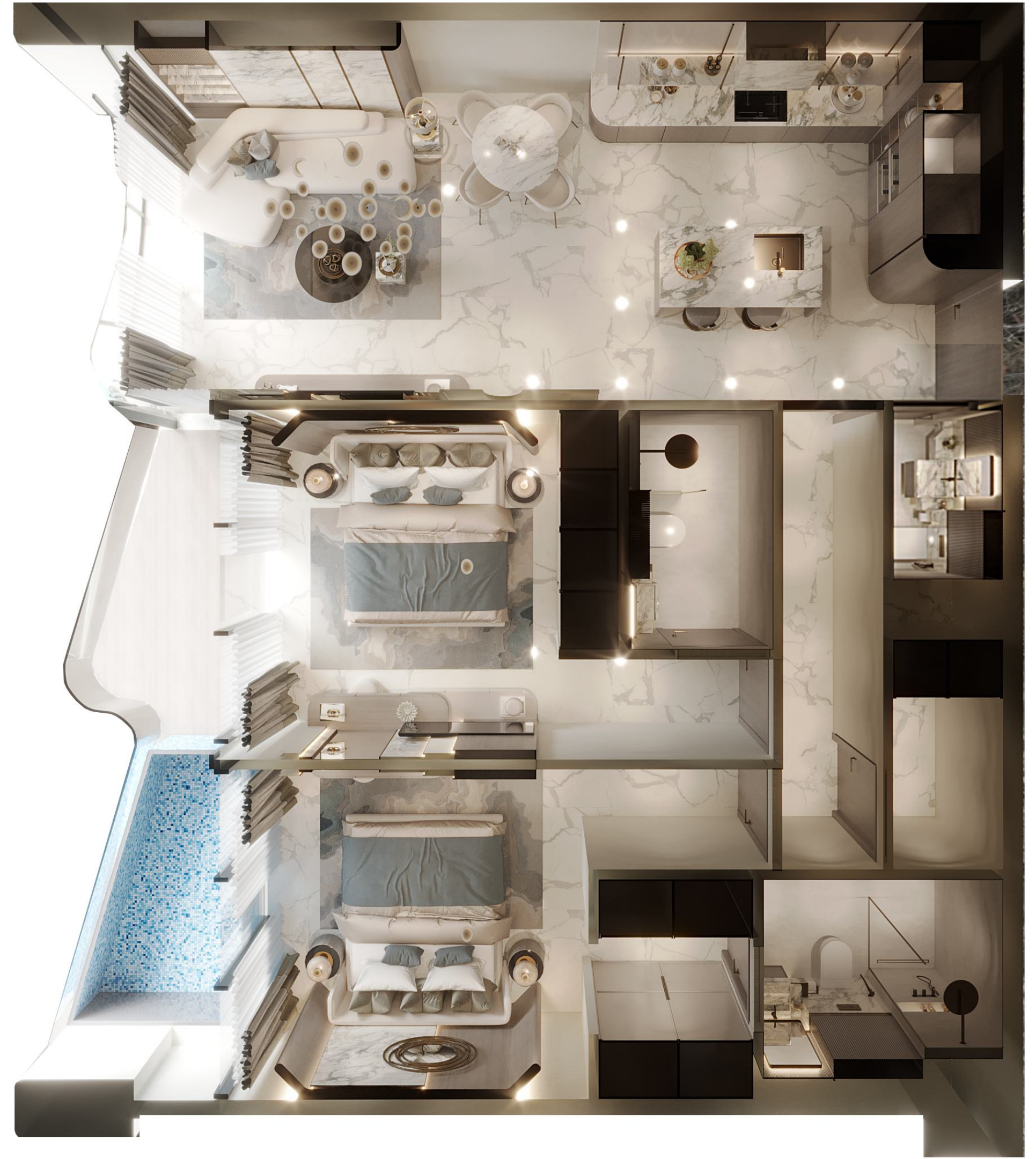
# *Two Bedroom Apartments*

Enhance your way of life with this exquisite two-bedroom apartment, meticulously crafted to create an atmosphere of upscale living.

Area starting from

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1112 Sq.ft.





# *Bathrooms crafted for serenity*

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Elevate your daily routine in a bathroom that transcends the ordinary, offering a private retreat tailored for moments of serenity and indulgence.





# *Your Urban Retreat awaits*

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Our upscale apartments offer a serene escape from the hustle and bustle of the city while keeping everything you need at your fingertips.

# Three Bedroom Apartments

Every corner is thoughtfully designed to offer you a life of sophistication and luxury

Area starting from

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1526 Sq.ft.











An aerial photograph of a surfer riding a wave in the ocean. The water is a deep teal color, and the wave is breaking into white foam. The surfer is a small figure in the lower center of the frame. The text is overlaid in the center of the image in a white, cursive font.

*Step into simple elegance  
and serene living*







*Breathtaking views*

Iluka showcases mesmerizing panoramic views of Dubai skyline and picturesque Marina.

# *Your Urban Retreat awaits*

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Our upscale apartments offer a serene escape from the hustle and bustle of the city while keeping everything you need at your fingertips.

This publication is for illustrative purposes only. Some of the images shown in the document were developed with computer graphics technology (photorealistic rendering), with reference to details of the facade and common areas, private areas and interiors of the apartments, for the sole purpose of presenting a plan for future realization and/or the various, potential solutions following user customization. All furniture and art are represented for marketing and rendering purposes only. For this reason, all information, descriptions and images are purely indicative and subject to change. This document has no contractual value and is not binding on the investment company that owns the rights and information reported. The reproduction and the partial use of texts and images is forbidden without prior authorization.





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