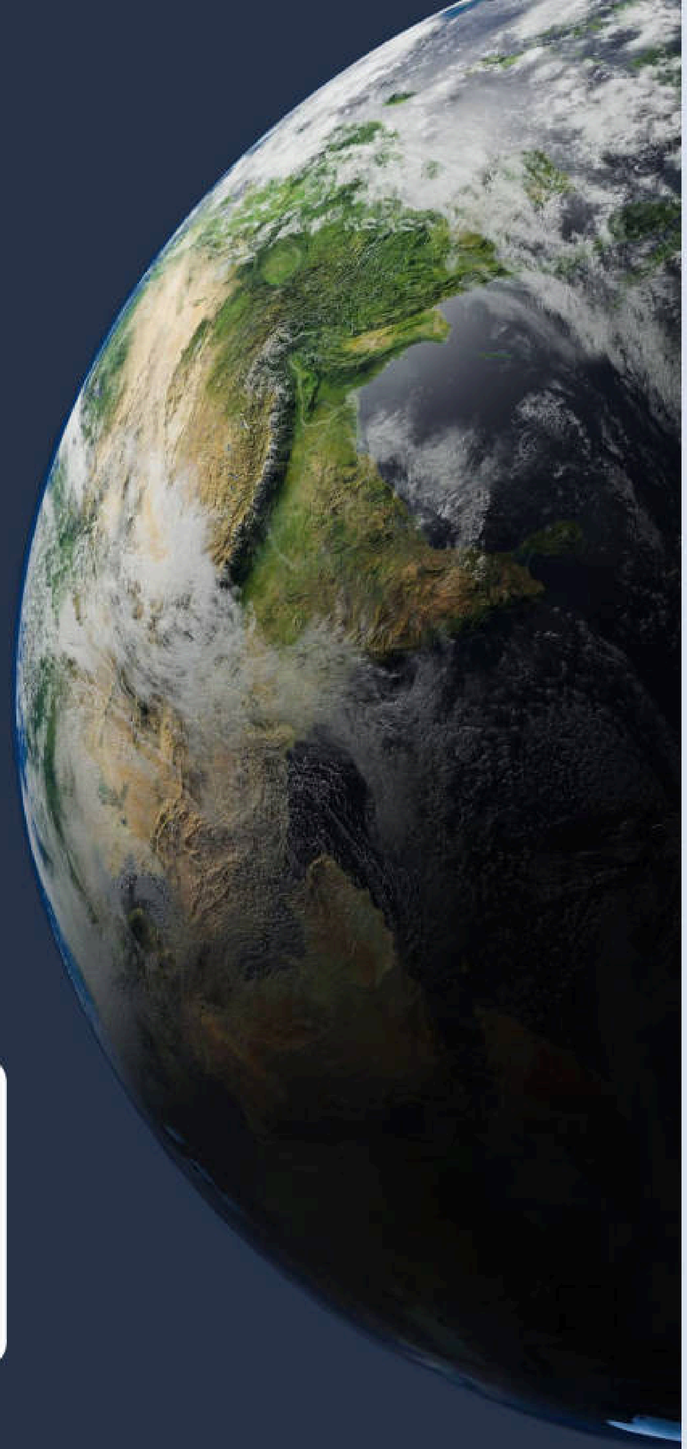

Dubai's first residential community with comprehensive wellness infrastructure –
futura edge
DEVELOPMENT
from salt therapy rooms to air and water purification systems
LOCATION
DUBAI ISLANDS

futura edge
DEVELOPMENT

The project is developed in strategic partnership with Futura Edge



TODAY

YARD

The company is actively expanding its presence in Dubai and is currently developing OAK Yard in Jumeirah Village Circle (JVC), acting as a key investor and strategic partner.

EXPERIENCE

16 years of experience

An international real estate investment company with over 16 years of experience in developing and managing residential and commercial projects across global markets.

ABOUT THE PROJECT PARTNER

Futura Edge operates as an investment platform, combining capital and development expertise to deliver high-quality real estate projects in Europe and the Middle East.

PORTFOLIO

3,000,000 sqm

The portfolio includes more than 3,000,000 sqm of delivered real estate, with projects in London, Frankfurt, Barcelona, Kyiv and Tbilisi.

PROJECT OVERVIEW

This is a new-gen residential project

Designed for life in the rhythm of modern Dubai – with a focus on cleanliness, recovery and balance



WELLNESS

It is the first residential concept in Dubai where wellness solutions – purified air, high-quality water and dedicated recovery spaces – are integrated directly into the core infrastructure of the home.

LOCATION

Dubai Islands is the district of the future and the city's last waterfront area with direct access to the sea, making the location ideal for living and highly attractive from an investment perspective.

AMENITIES

All amenities are concentrated on a fully accessible rooftop with views of the sea and surrounding green areas, shaping a new vision of quality living in Dubai.



PROJECT OVERVIEW

B + G + 2P + 7 Residential + 1 Amenities

85 Parking Spaces	75 Total Apartments

APARTMENT MIX

33 1 BR Apartments	34 2 BR Apartments
2 3 BR Apartments	6 Townhouses



Dubai Islands Island A

A Family-Oriented World Within a World.

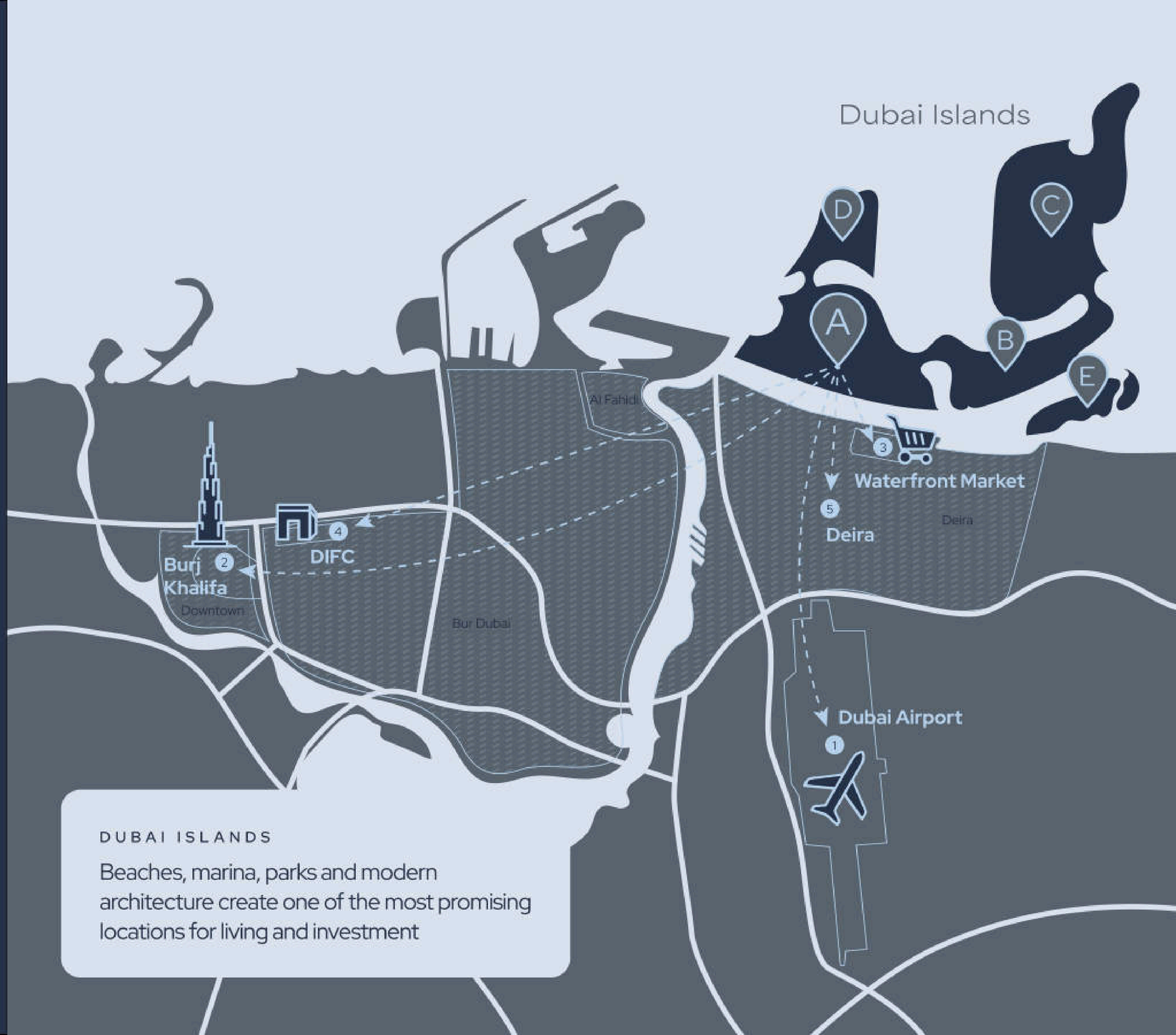
Island A offers a family-focused coastal lifestyle with excellent infrastructure and improved connectivity through a new bridge linking Dubai Islands to Bur Dubai via Port Rashid – reducing travel time to just 15–20 minutes. As one of Dubai's top locations for living and investment, its waterfront setting makes it especially attractive for long-term value.

ACCESSIBILITY

Dubai Airport	20 min
Downtown / Burj Khalifa	25 min
Waterfront Market	10 min
DIFC	20 min
Deira	10 min

Dubai Islands

A new coastal district developed under the Dubai 2040 vision




Dubai Islands Beach
15 min
Dubai Islands Mall
10 min
Dubai Islands Marina
15 min
5 min
Souq Al Marfa

WELNESS

Salt Room

A wellness recovery space designed to support breathing, relaxation and daily recovery for the Dubai way of living.



HIMALAYAN SALT ROOM

A dedicated space for recovery,
breathing and deep relaxation.

The Himalayan Salt Room is designed as a calm, immersive environment built with natural salt bricks and soft ambient lighting.

The space creates a unique microclimate that supports comfortable breathing, stress relief and recovery from the fast-paced urban lifestyle.

In Dubai's climate – with constant air conditioning, sand and urban dust – the salt room becomes a natural way to reset, slow down and reconnect with your body.

Not a spa. Not a treatment.
A part of everyday healthy living.

Air Purification

An integrated system that filters dust, urban particles and odors, creating a cleaner indoor microclimate for daily living.



AIR PURIFICATION SYSTEM

The building is designed with an integrated air purification system that creates a cleaner and more comfortable indoor environment.

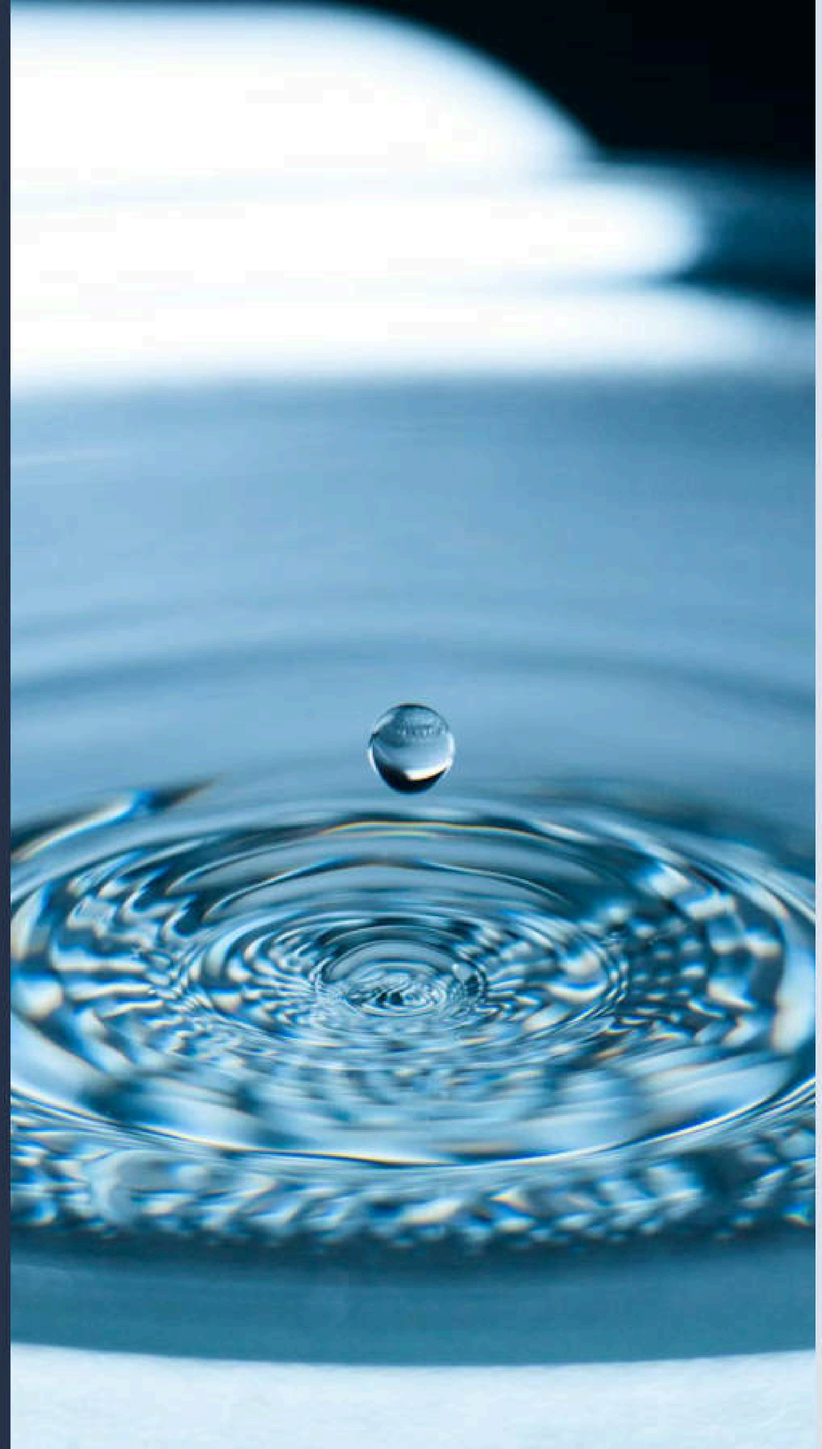
Through multi-layer filtration and advanced air treatment technologies, the system helps reduce dust, urban particles, odors and airborne pollutants – ensuring a fresher, calmer atmosphere inside your home.

In Dubai's climate, where sand, traffic and constant air conditioning shape daily life, clean air becomes not a luxury, but a foundation of wellbeing.

Not a gadget. Not an accessory.
A built-in part of everyday living.

Water Filtration

A centralized system that provides cleaner, better-quality water for daily use in every apartment.



CENTRAL WATER FILTRATION

The building is designed with an integrated central water filtration system that delivers cleaner, better-quality water throughout the entire property.

Through multi-stage filtration and advanced treatment technologies, the system reduces impurities, unwanted odors and urban residues – creating a more refined and comfortable daily experience.

In Dubai, where water quality directly affects not only everyday comfort but also skin and hair condition, clean water becomes not a luxury, but a foundation of healthy living.

Not bottled. Not filtered at the tap.
Engineered into the building.

AMENITIES

futura edge
DEVELOPMENT

- rooftop pool
- open lounge
- refreshment bar
- salt room
- children's play room
- open area
- cold plunge
- sauna
- panorama loungelounge
- gym
- game area
- changing rooms



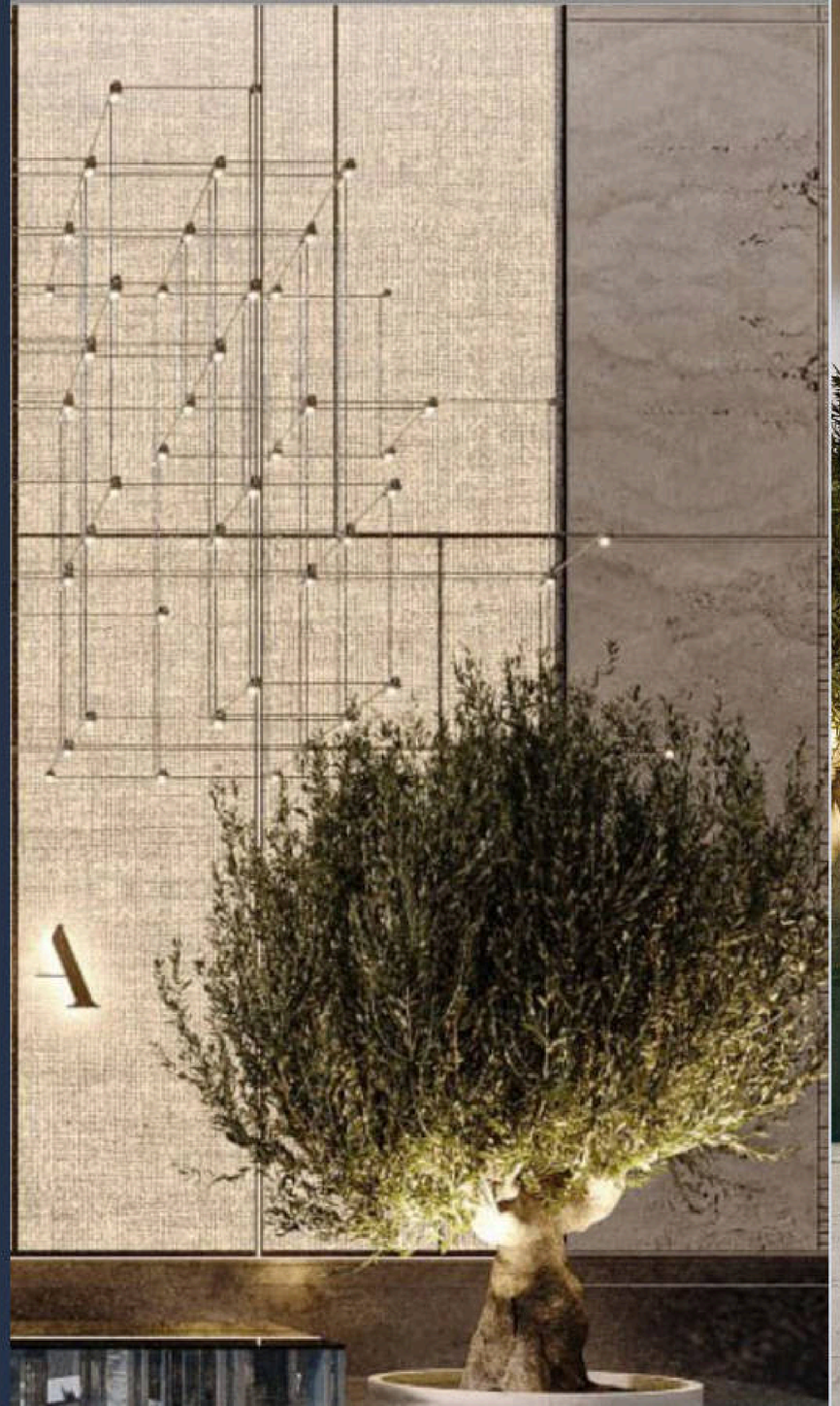
Lobby

Wellness-Driven Biophilic Design

LOBBY

A light-filled arrival space

where clean air, natural materials & calm design create the first moment of balance between the city and home







Rooftop as the Heart of the Project

ROOFTOP

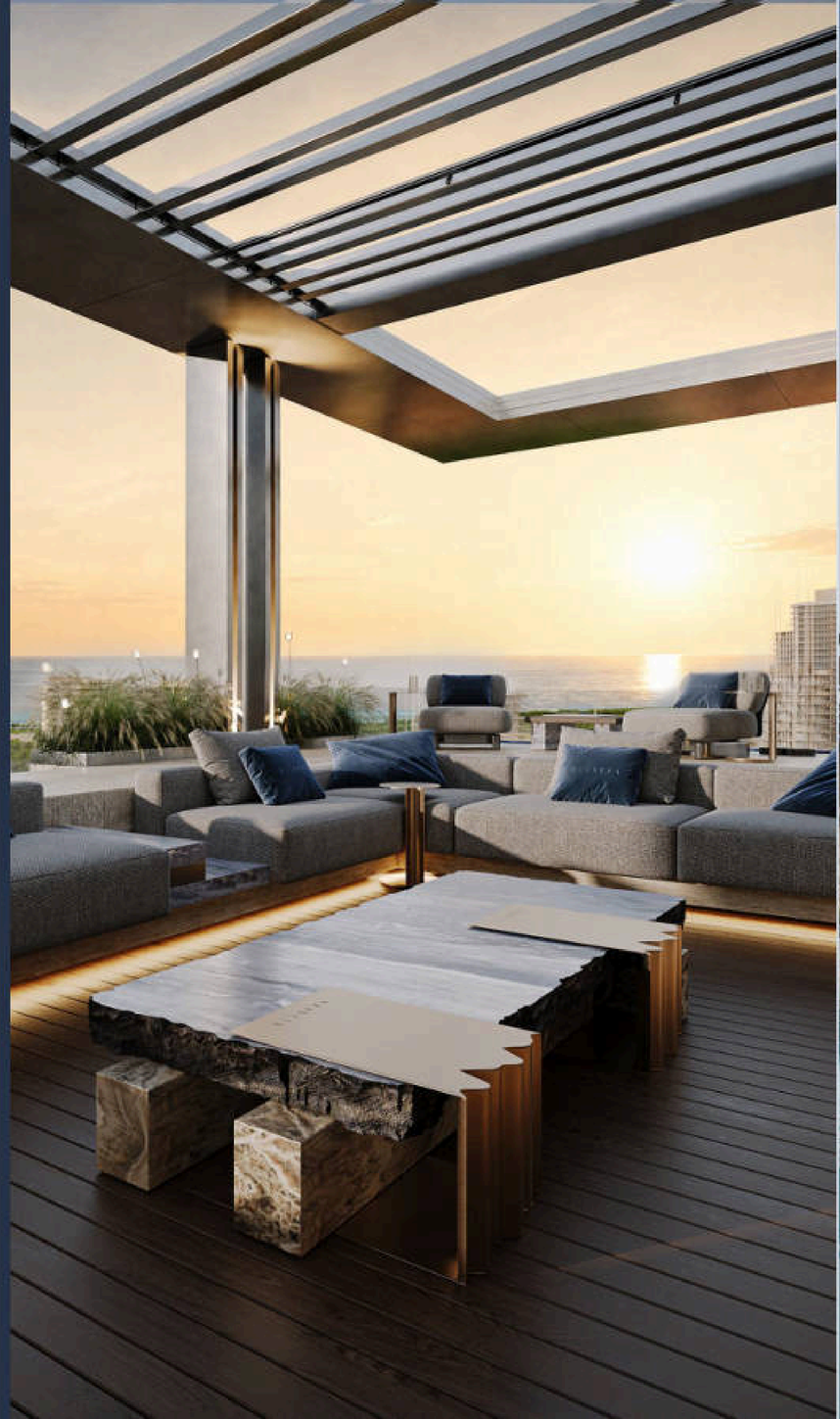
The fully accessible rooftop brings all key lifestyle amenities together, shaping the core living experience of the project

ROOFTOP

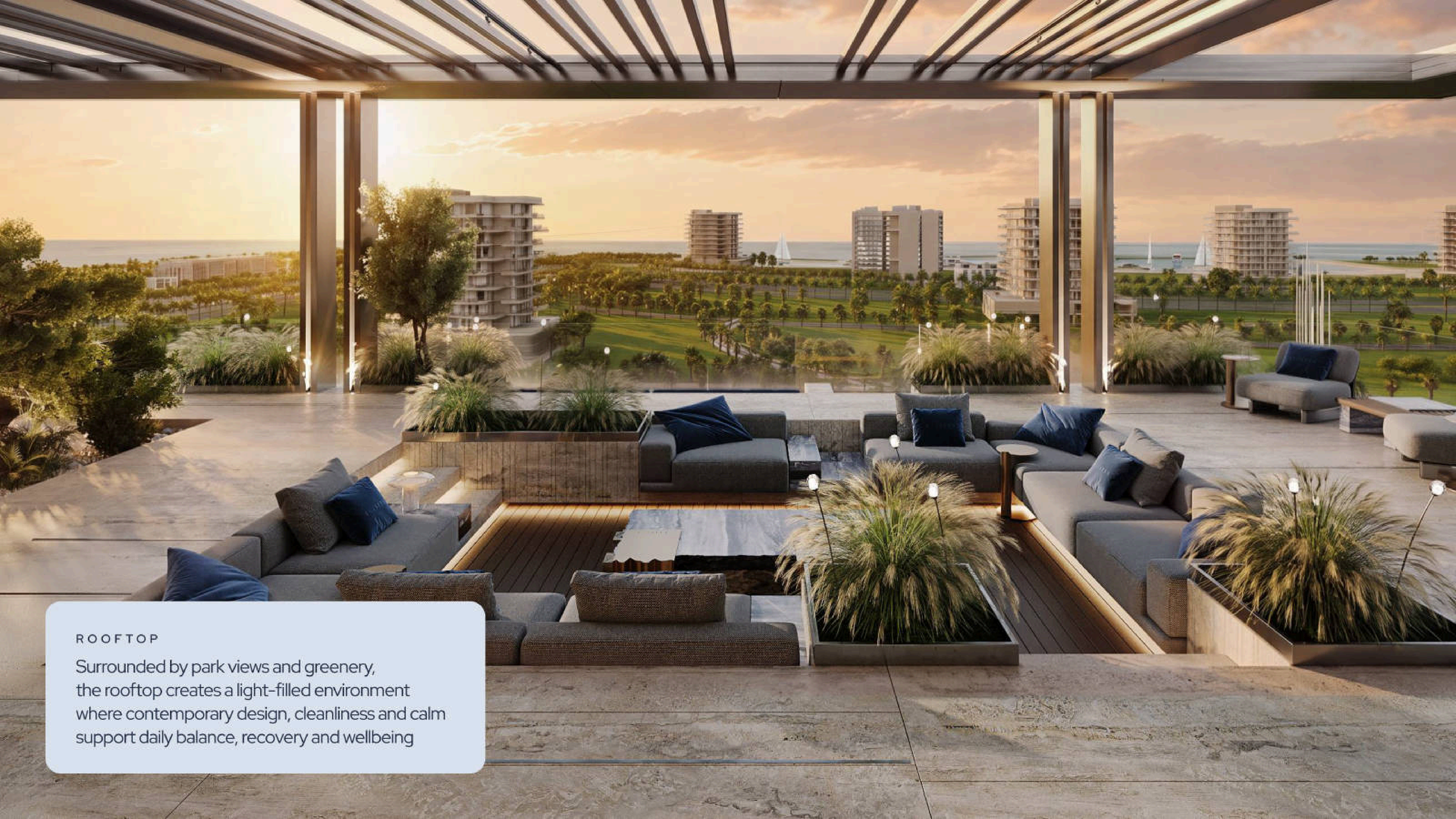
A SWIMMING POOL | GYM | SALT ROOM | SAUNA | COLD PLUNGE | PANORAMA LOUNGE | CHANGING ROOMS

& GENEROUS RELAXATION AREAS

are designed to feel open, spacious and never crowded







ROOFTOP

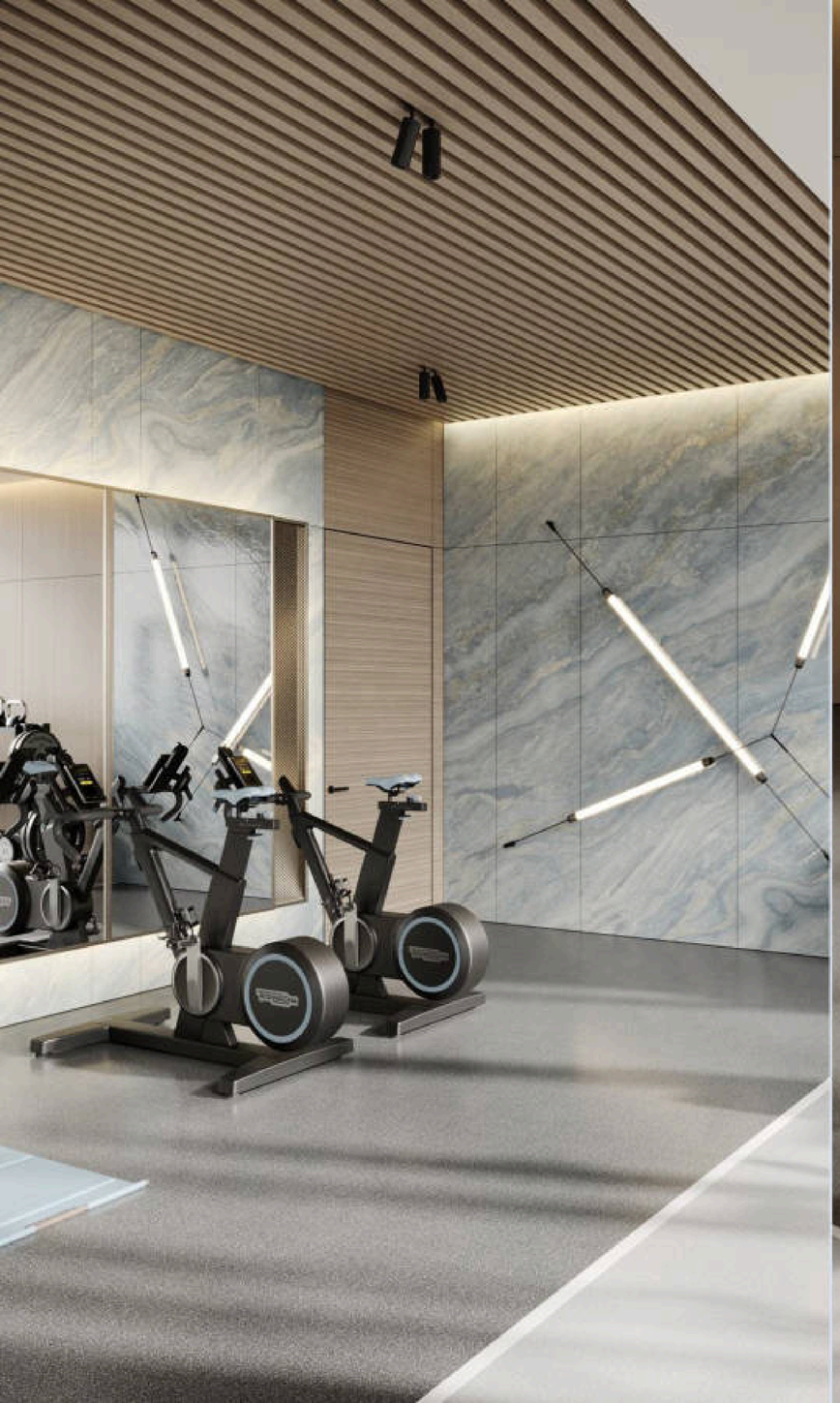
Surrounded by park views and greenery,
the rooftop creates a light-filled environment
where contemporary design, cleanliness and calm
support daily balance, recovery and wellbeing

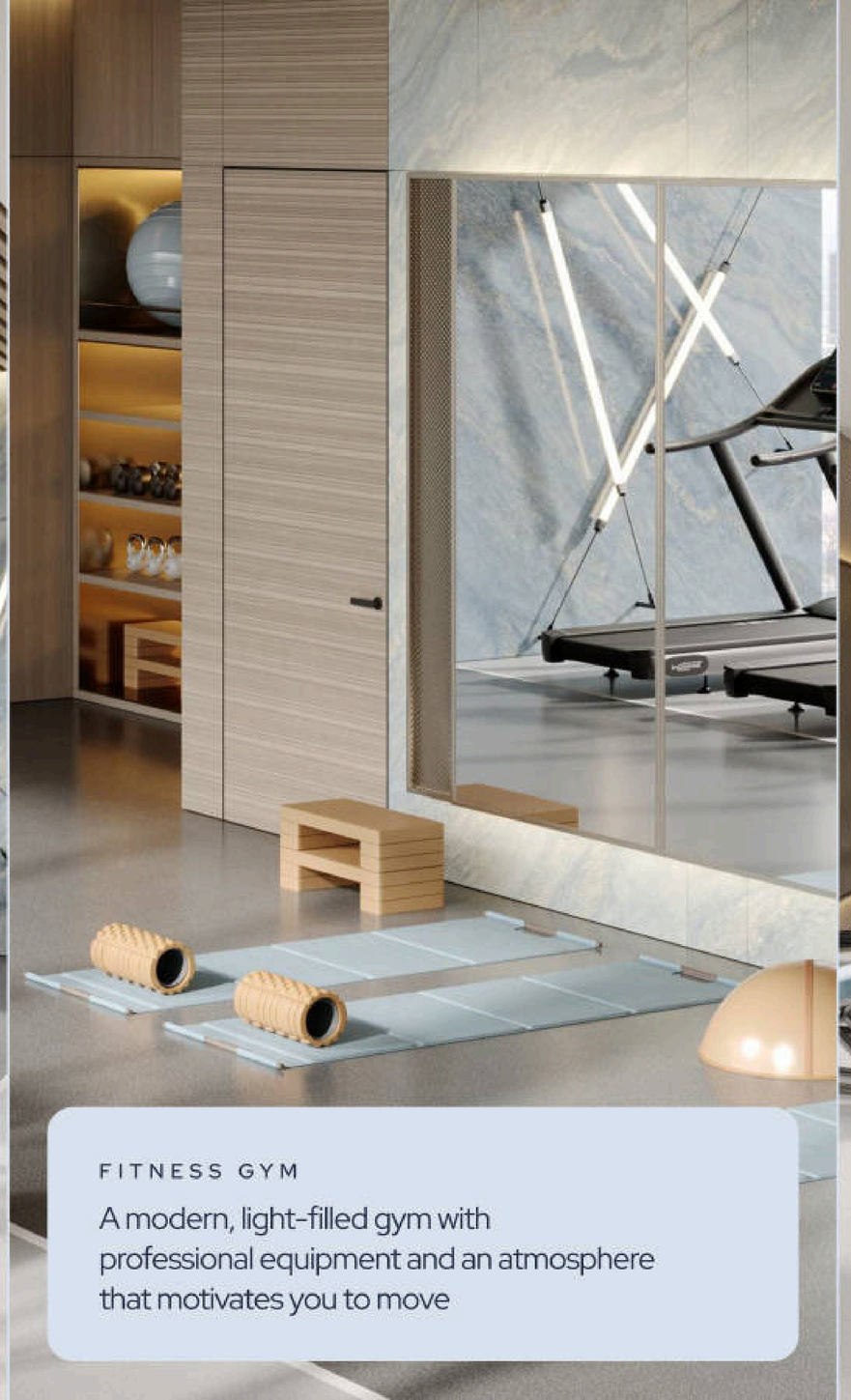
Fitness Gym

An aesthetic space for working out



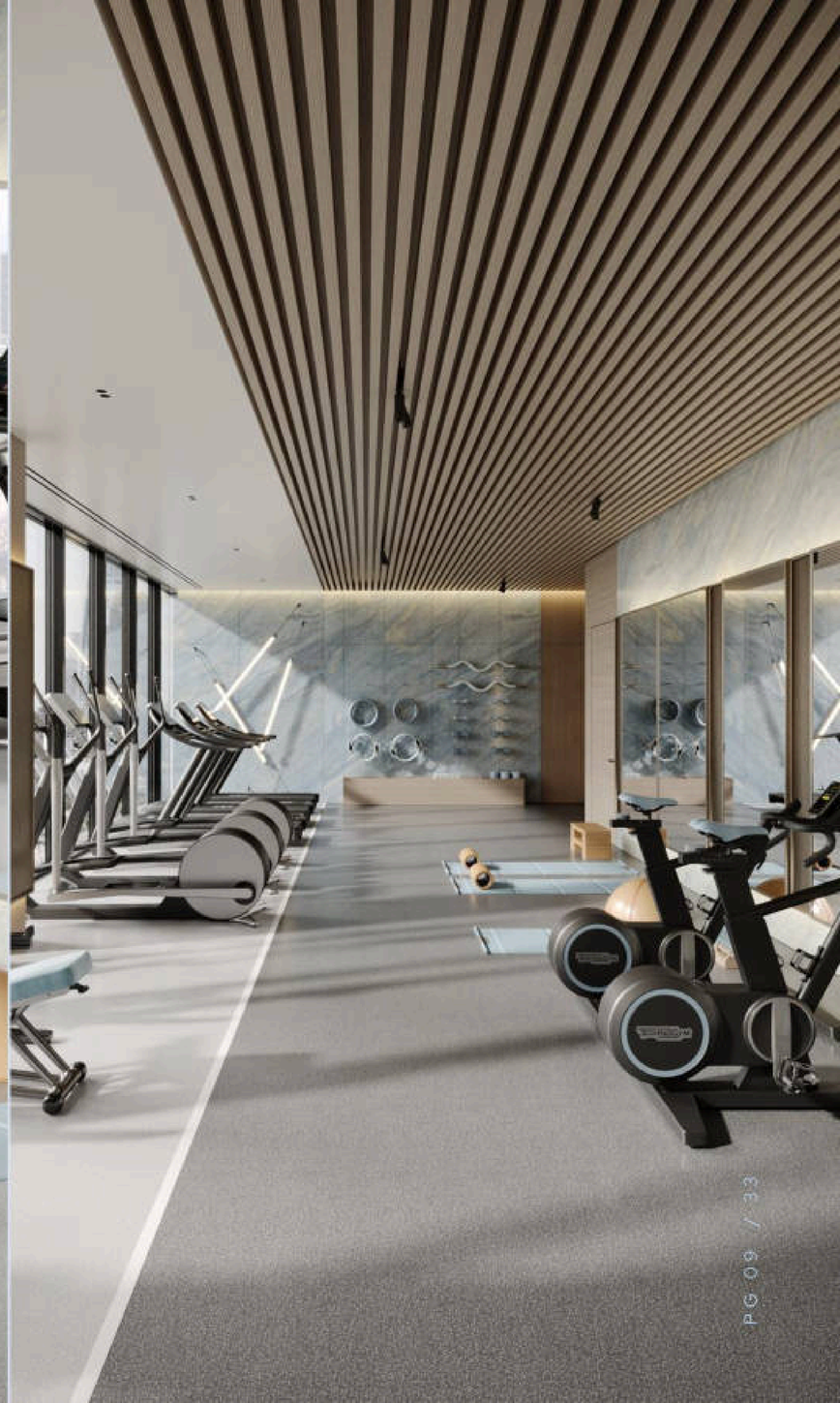






FITNESS GYM

A modern, light-filled gym with professional equipment and an atmosphere that motivates you to move

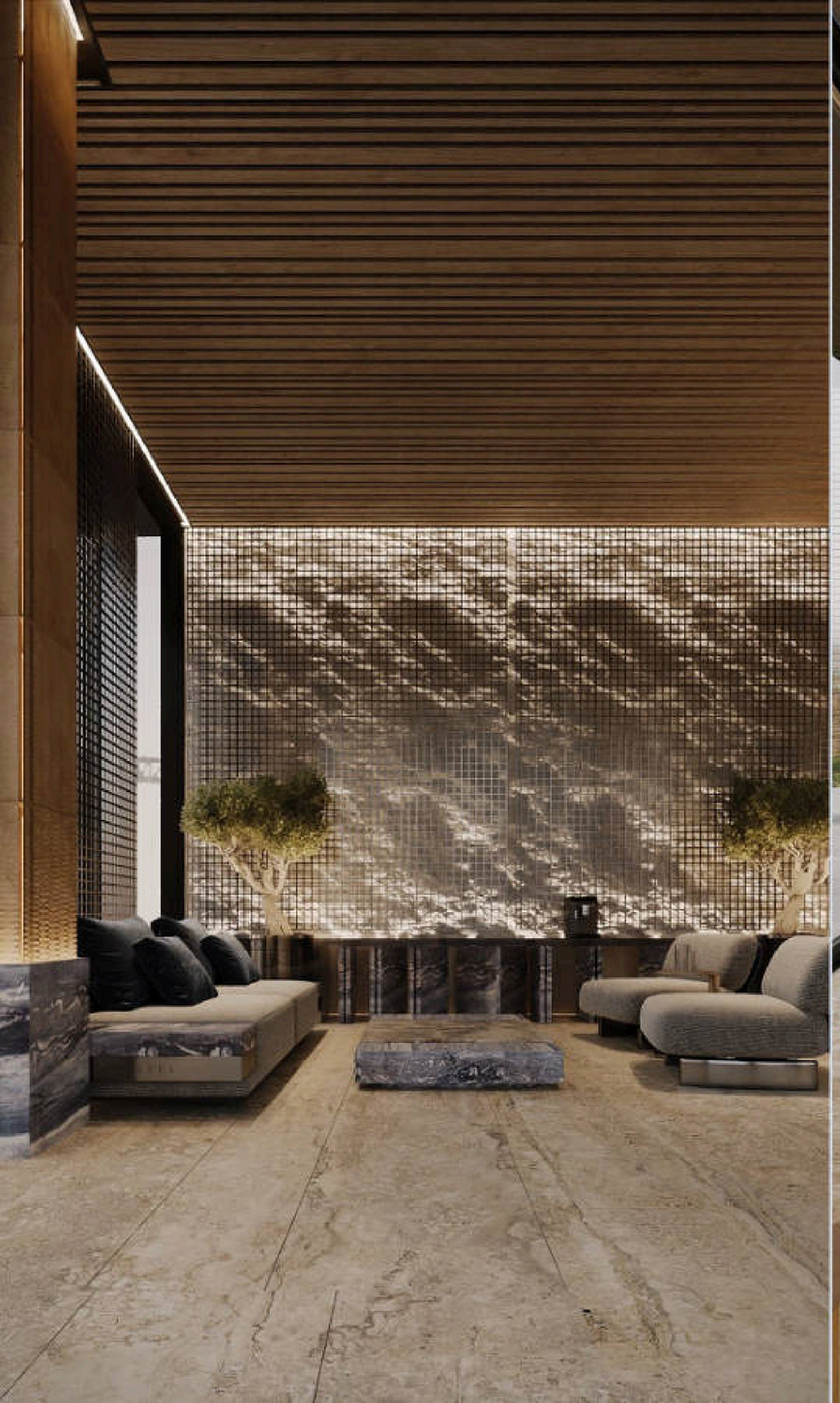




Panorama Lounge

with
city views











FEATURES

Kid's room

A space designed to inspire young minds







CHILDREN'S ROOM

A light and welcoming kids' space designed for play, creativity and everyday joy.





FEATURES

Cinema

Your private escape into the world of cinema

