



# KAYI

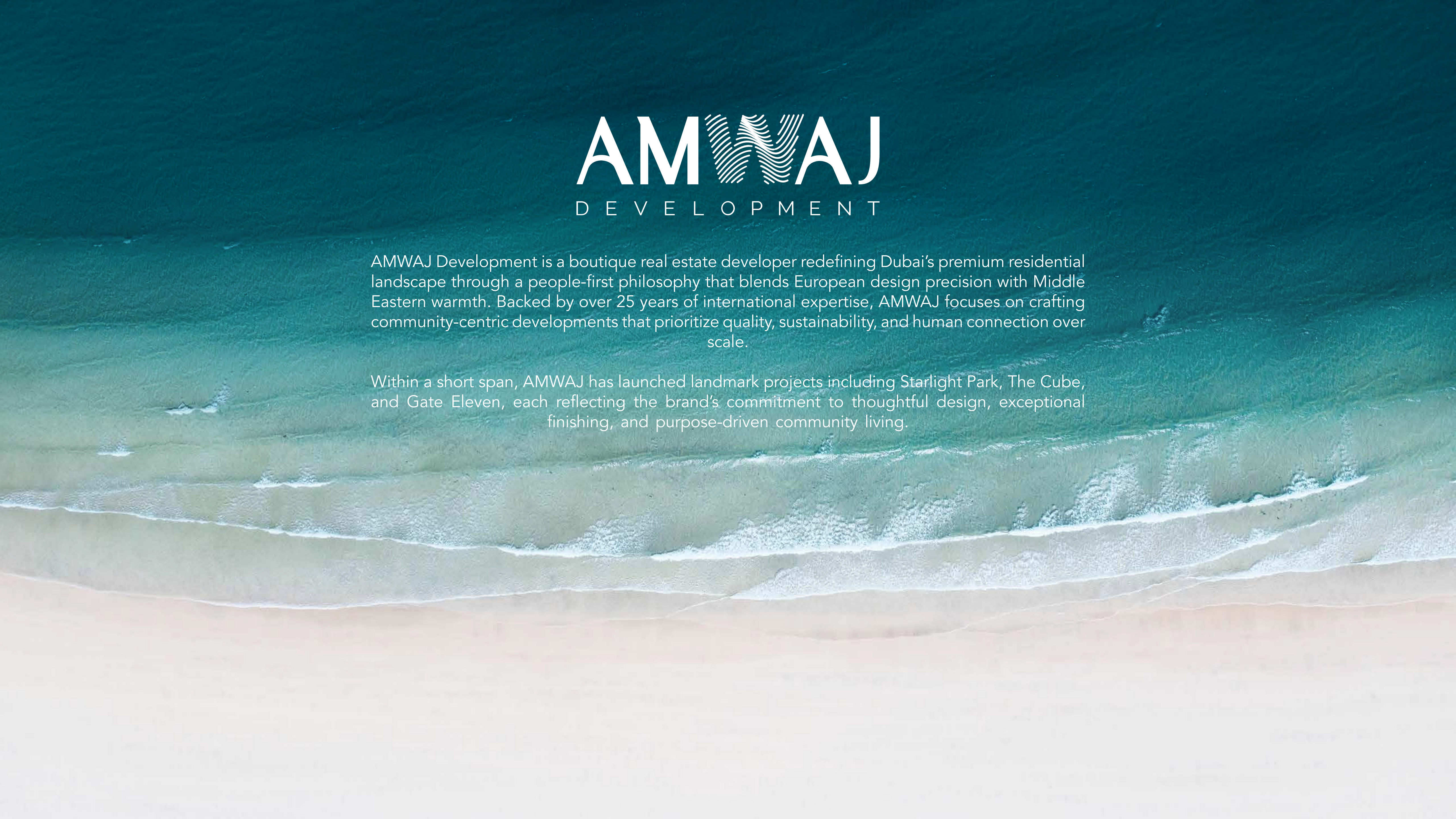
R E S I D E N C E S

AMWAJ

DEVELOPMENT

A low-angle, close-up shot of a person's legs and feet as they walk barefoot on a wet, sandy beach. The person is wearing a flowing, teal-colored dress that is caught in a breeze, creating soft folds and movement. The wet sand reflects the person's legs and the dress, creating a clear mirror image. The background is a bright, slightly blurred expanse of the beach and the ocean, with gentle waves visible in the distance. The overall mood is serene and evocative, capturing a moment of connection with nature.

**Where the  
Waves Meet Your  
Footprints**



# AMWAJ

DEVELOPMENT

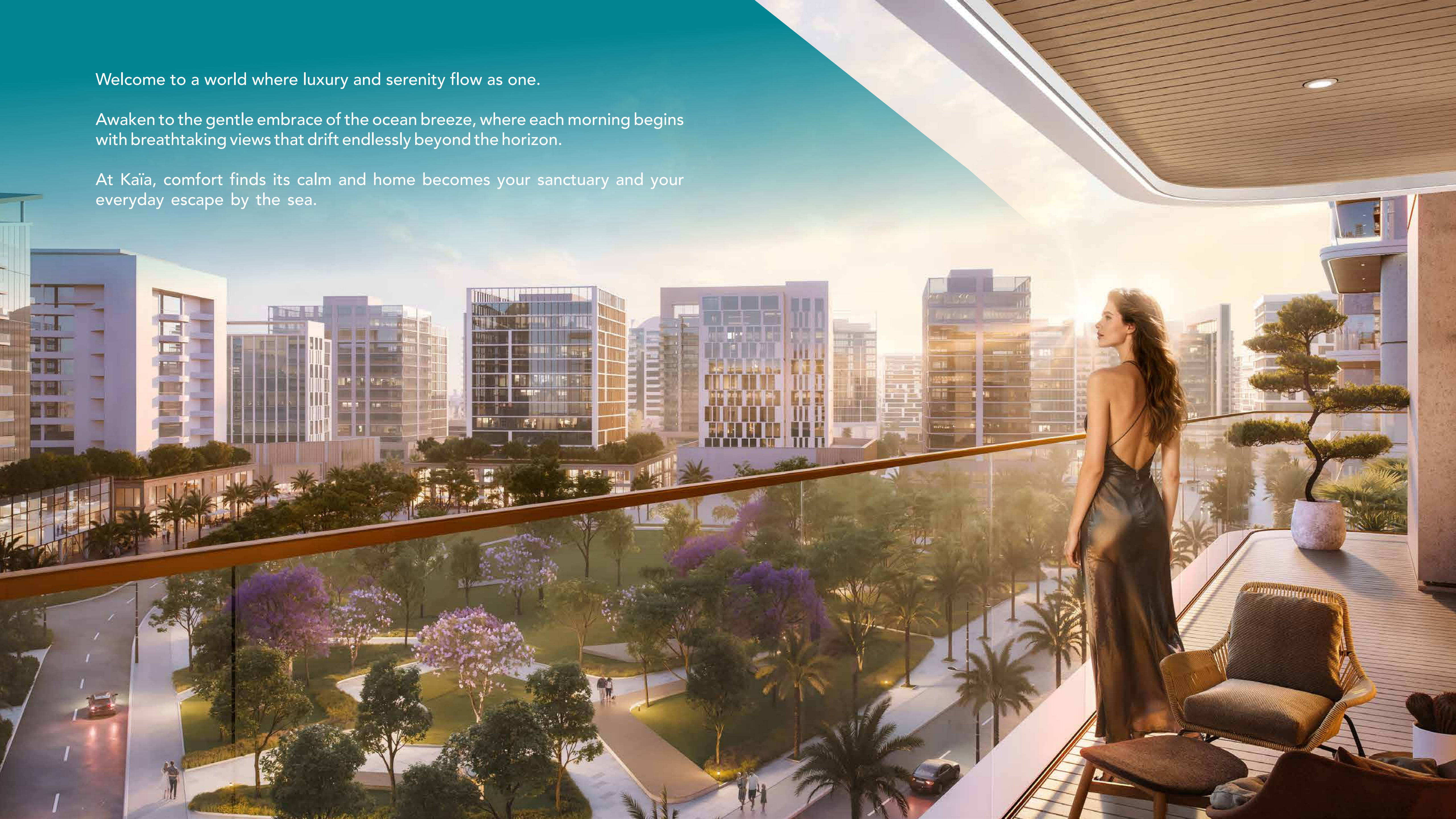
AMWAJ Development is a boutique real estate developer redefining Dubai's premium residential landscape through a people-first philosophy that blends European design precision with Middle Eastern warmth. Backed by over 25 years of international expertise, AMWAJ focuses on crafting community-centric developments that prioritize quality, sustainability, and human connection over scale.

Within a short span, AMWAJ has launched landmark projects including Starlight Park, The Cube, and Gate Eleven, each reflecting the brand's commitment to thoughtful design, exceptional finishing, and purpose-driven community living.

Welcome to a world where luxury and serenity flow as one.

Awaken to the gentle embrace of the ocean breeze, where each morning begins with breathtaking views that drift endlessly beyond the horizon.

At Kaïa, comfort finds its calm and home becomes your sanctuary and your everyday escape by the sea.



A woman with long brown hair, wearing a yellow swimsuit and a wide-brimmed straw hat, is sitting on a sandy beach. She is facing away from the camera, looking out at the ocean. The waves are breaking in the distance, and the sky is a clear, deep blue. The overall mood is peaceful and serene.

Your Daily Retreat  
to Serenity and  
Comfort

# DUBAI ISLANDS

Dubai Islands connect five islands where waterfront living meets Arabian splendour. Redefining the horizon of Dubai, this destination is set to be a masterpiece with over 60 kilometres of waterfront and over 21 kilometres of beaches, including a Blue Flag-certified beach, almost two kilometres of parks, open spaces and premium golf courses over-looking the Arabian Gulf.

9 Marinas

86 Resorts & Hotels

1 Shopping Mall

21<sub>KM</sub> Beachfront

2 Golf Courses

1 Hospital



ISLAND C

ISLAND E

ISLAND B

ISLAND D

KAI

ISLAND A



# Connecting You to the City

|                             |         |
|-----------------------------|---------|
| Dubai Health Care City      | 15 MINS |
| Dubai International Airport | 15 MINS |
| La Mer Beach                | 18 MINS |
| Dubai Creek Harbour         | 24 MINS |
| Downtown Dubai              | 24 MINS |
| Burj Al Arab                | 30 MINS |
| Palm Jumeirah               | 35 MINS |



Palm Jumeirah



The World Islands

Burj Al Arab

La Mer Beach

Downtown Dubai / Burj Khalifa

Dubai Health Care City

Dubai Creek Harbour

Dubai International Airport

KAI

10MIN

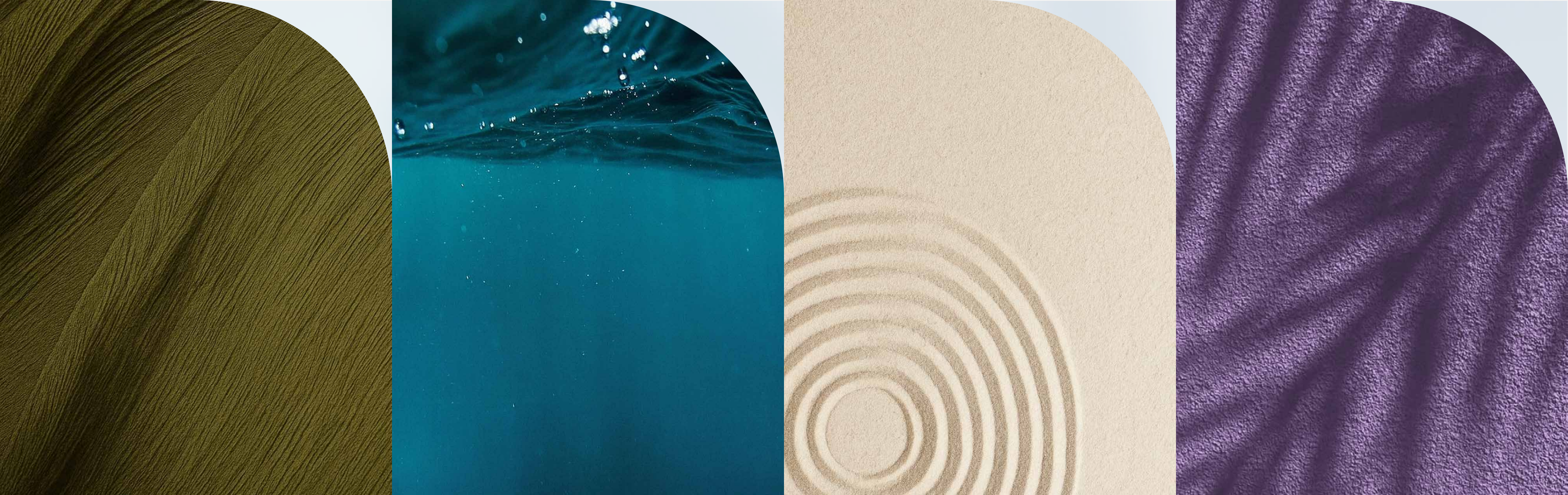
20MIN

30MIN





Kaia Residences brings the best of seaside living to life on Dubai Islands. Set across two elegant buildings, it offers stunning beachfront views and a calm, modern atmosphere. It's more than just a home, it's a lifestyle surrounded by water, light and space in one of Dubai's most exciting and fast-growing areas.



Born from the harmony of nature, Kaïa Residences draws inspiration from the serene beauty of the beach and sea. Every detail reflects a seamless blend of natural elements. The textures of sand and rock, the calmness of water, the lushness of plants and the soft play of shadows they create.

Kaïa is more than a residence; it's a place where you truly belong, where architecture and nature coexist, inviting you to live, breathe, and connect with the world around you.

Kaïa embodies Amwaj's vision of creating spaces defined by purpose, purity, and emotional connection.

Rooted in its diverse origins, the name Kaïa draws from the Greek meaning "earth," the Hawaiian meaning "sea," and the Scandinavian meaning "pure." Together, these meanings symbolize a harmonious balance between nature and design flowing like water, grounded like the earth and standing gracefully like the waves that inspire us.





AMNAJ

أمواج







Inspired by the Waves







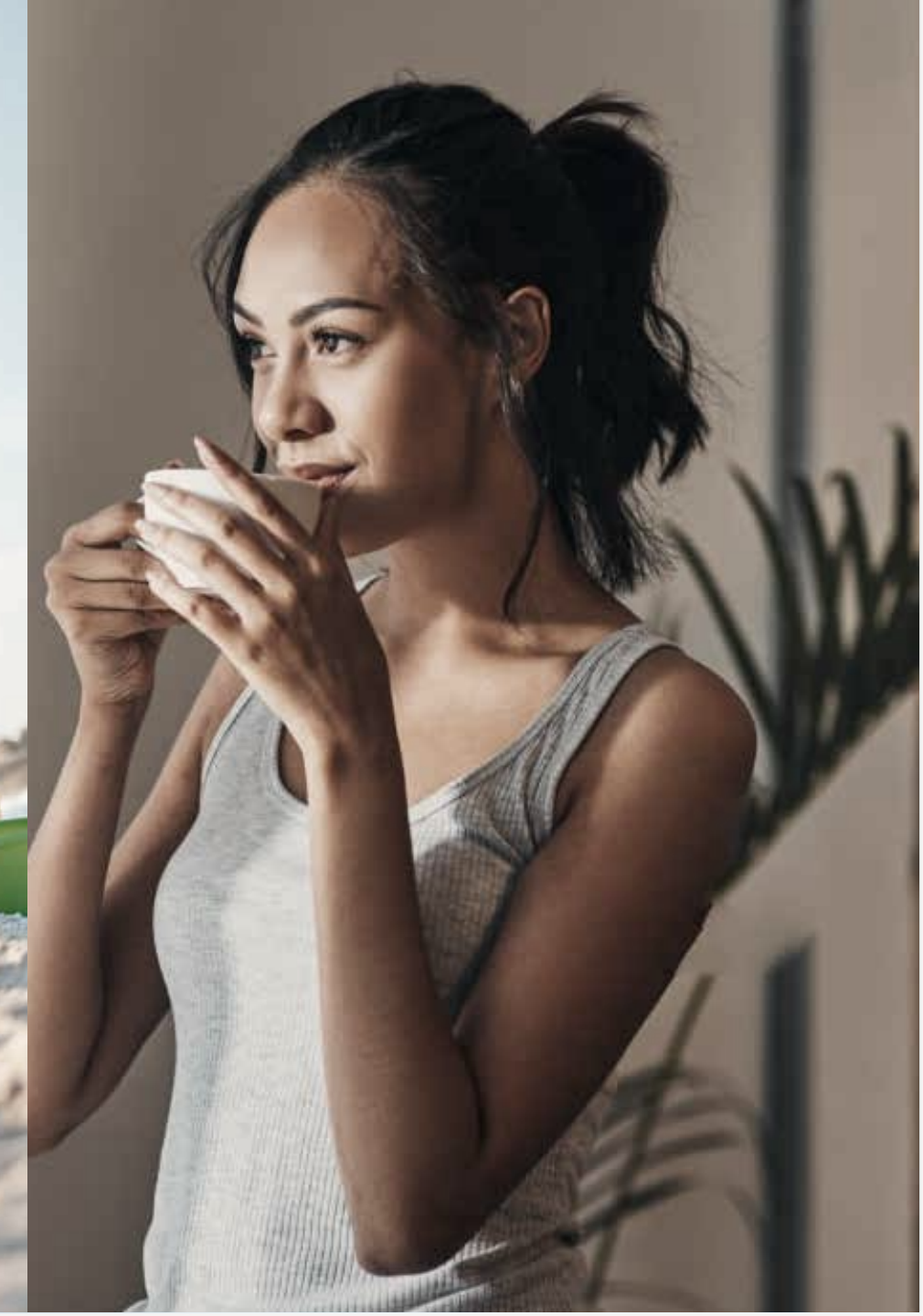
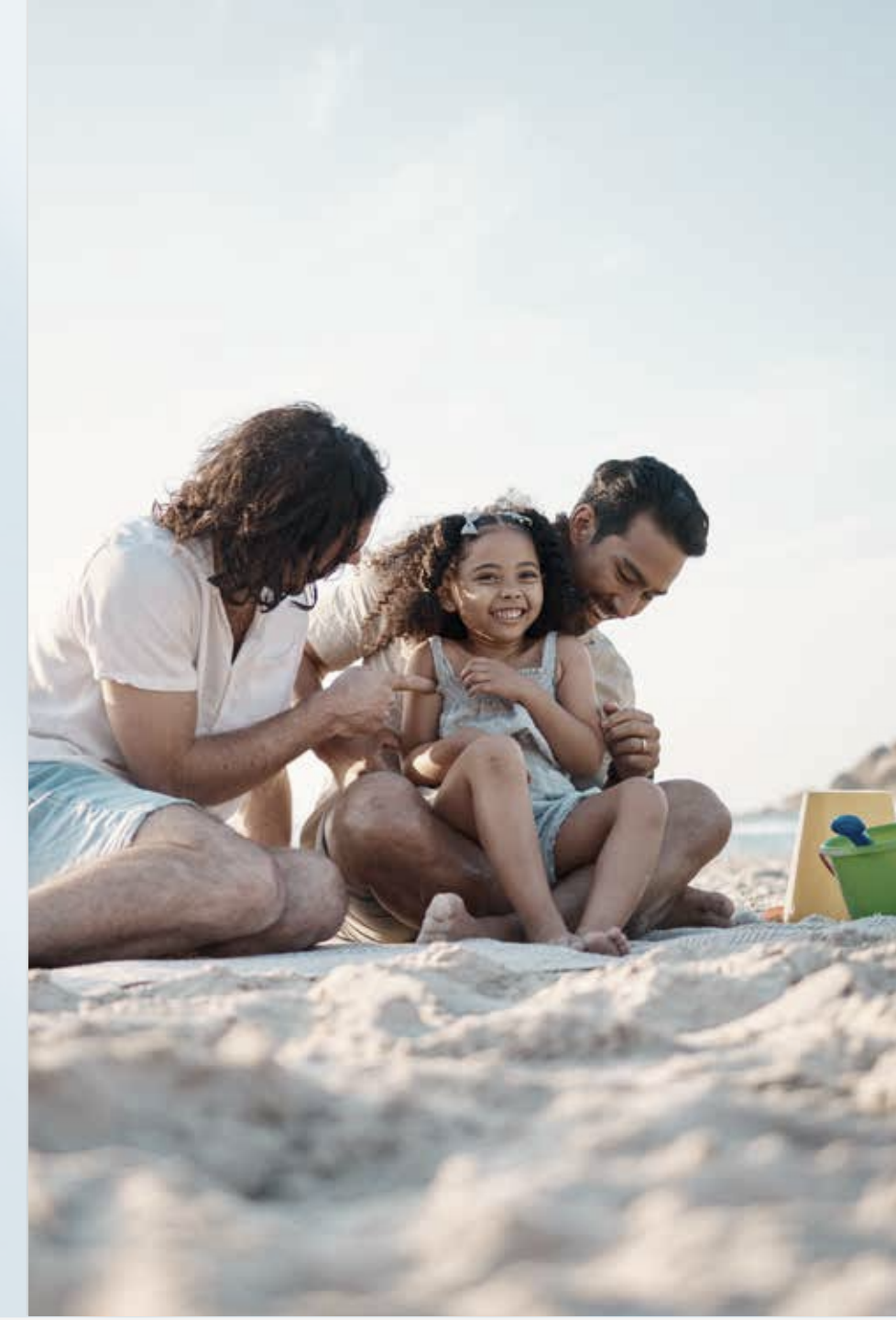
أم سواج

AM SUWAJ

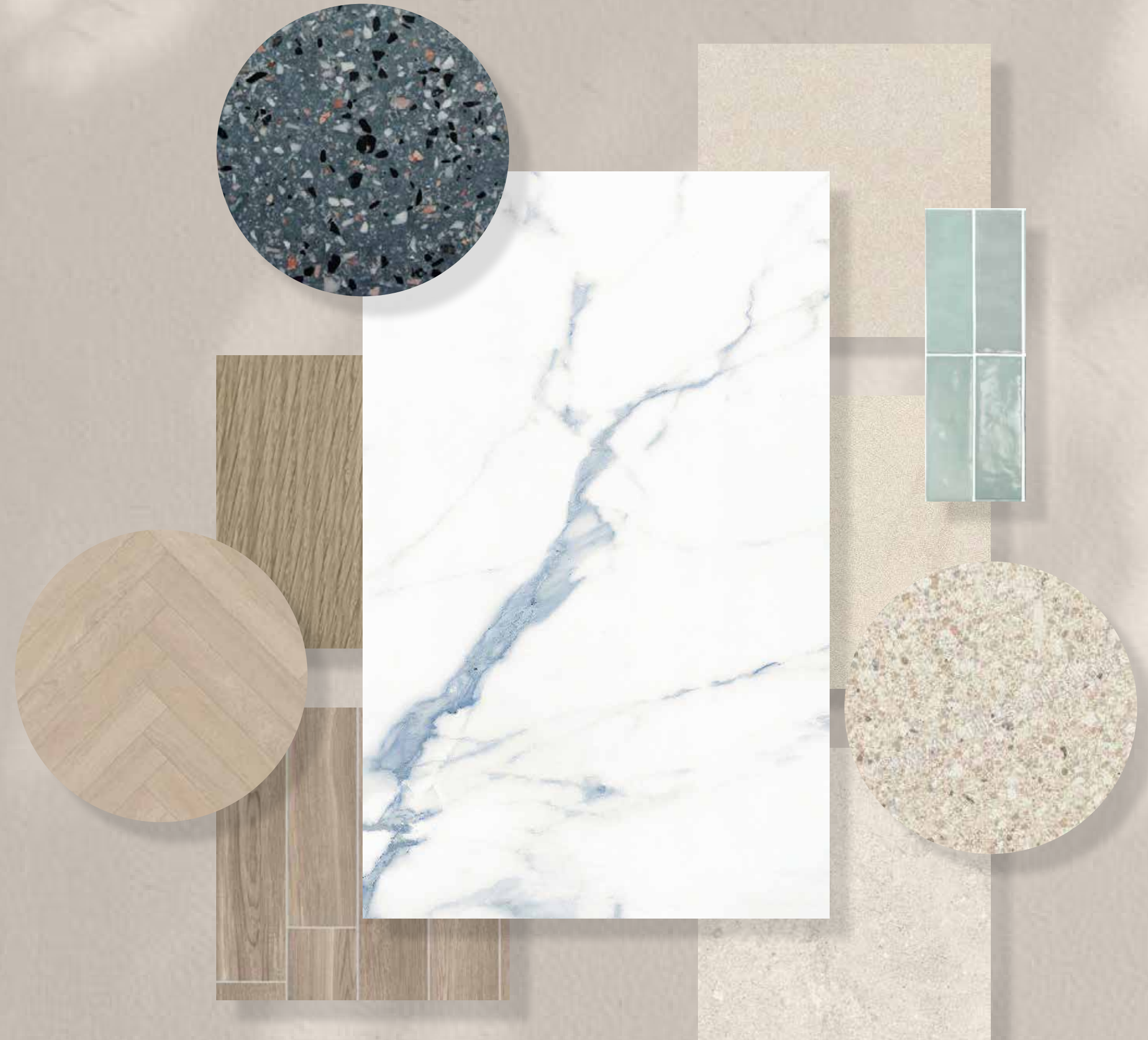
# Island Living, City Convenience

Where the rhythm of the waves meets the pulse of the city, Kaïa is a haven of barefoot tranquility and effortless sophistication.

Here, island serenity and urban allure merge in perfect harmony offering a lifestyle that feels both naturally grounded and exquisitely refined.



Soft Hues,  
Raw Textures,  
Timeless Harmony





Main Entrance



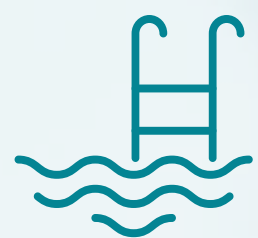
Lobby Lounge



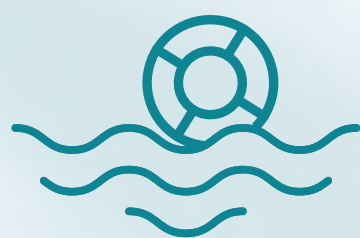
Elevator Lobby



# Exceptional Amenities



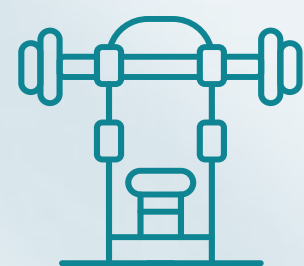
Crystal Infinity Pool



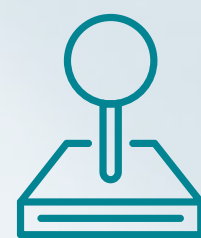
Kids Pool



AI Gym



Outdoor Gym



Gaming Lounge



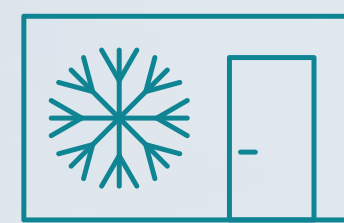
Outdoor Gaming



Sauna



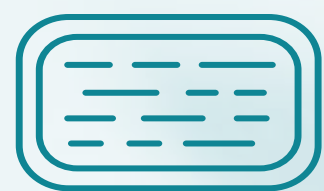
Steam Room



Snow Room



Smart Home



Jacuzzi Rooftop



Yoga Rooftop



Māla Garden



Outdoor Seating Area



VIP Concierge



Lobby Lounge



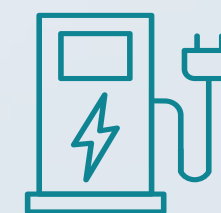
Kids Playground



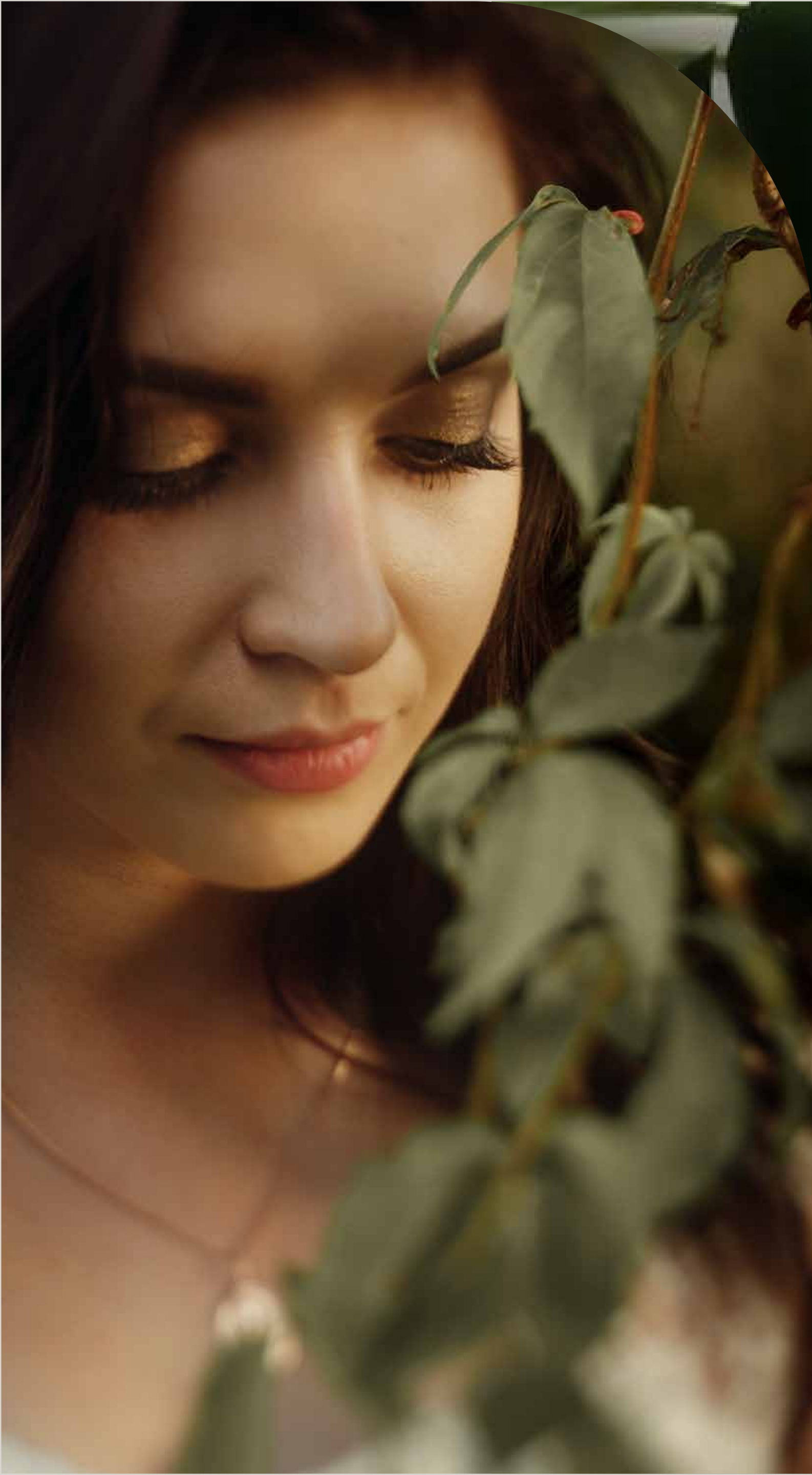
Kids Splash Zone



Kids Creative Club



EV Charging



# Blooming Natural Bliss





Māla Garden



Māla Garden



Outdoor Gym



An architectural rendering of a modern building's courtyard. The scene is filled with lush greenery, including several tall palm trees and various shrubs. In the foreground, a 'Kids Splash Zone' is depicted with multiple water fountains spraying upwards. A group of children is playing in the water. To the right of the splash zone, there is a wooden play structure with swings and a climbing frame. A paved path winds through the courtyard, where several adults and children are walking. The building itself is a multi-story structure with large glass windows and balconies. The overall atmosphere is bright and sunny, suggesting a pleasant outdoor environment.

Kids Splash Zone

A vibrant, modern rooftop playground scene. In the foreground, a woman in a white dress walks a small white dog on a leash. To her left, a young girl in a pink dress walks. Further back, a woman sits on a wooden bench with a child. A girl in a striped dress is running towards large, colorful chess pieces (yellow, orange, and green) on a checkered board. The playground is situated on a rooftop with a modern building and palm trees in the background. The scene is bright and sunny, with a clear blue sky.

# Kids Playground



Infinity View



Crystal Infinity Pool



Crystal Infinity Pool



A Place to  
Pause, Breathe  
and Grow



Kids Creative Club

# Gaming Lounge





Ai Gym

The image shows a spacious, modern gym with a high ceiling featuring exposed wooden beams and integrated linear lighting. The walls are primarily wood-paneled, with large glass sections that offer a view of a city skyline. On the left, there is a reception area with a wooden counter, a sink, and shelves holding towels and other amenities. Two potted plants are placed near the entrance. In the center, a woman in athletic wear is walking towards a digital display showing a human figure. To the right, there is a row of exercise machines, including treadmills and stationary bikes, with digital screens on each. A large, cylindrical glass block pillar stands prominently on the right side. The floor is a light-colored, polished material with a dark, curved mat in the foreground. Various gym equipment, including dumbbells and a bench, are scattered throughout the space.



Ai Gym



The image shows a contemporary male spa area. On the left, a wooden cabinet with a dark blue speckled countertop holds several rolled towels. Below the counter, a wooden panel has the words 'TOWEL RETURN' printed on it. In the center, a man sits on a wooden bench inside a glass-enclosed 'SNOW ROOM' with a blue, misty atmosphere. To the right, a man sits on a wooden bench inside a glass-enclosed 'SAUNA' with a warm, orange glow. The ceiling is dark with exposed pipes and lights.

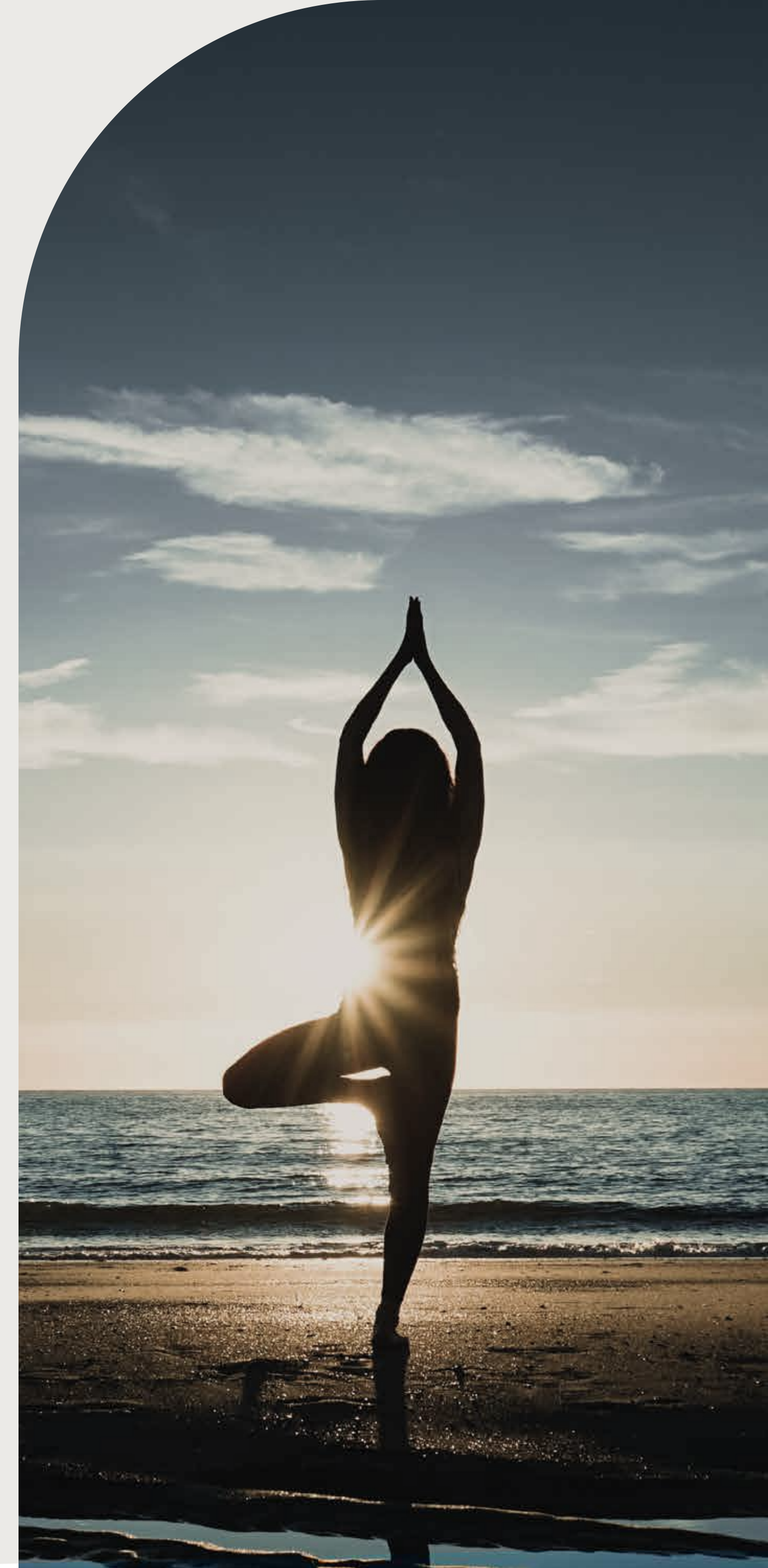
# Male Spa (Sauna, Steam & Snow Rooms)



Female Spa (Sauna, Steam & Snow Rooms)



Yoga Rooftop





Jacuzzi Rooftop



A Place  
To Belong

# Interiors

One, Two & Three Bedrooms



Kitchen & Dining

Living Room





Living Room



# The Art of Living Peacefully

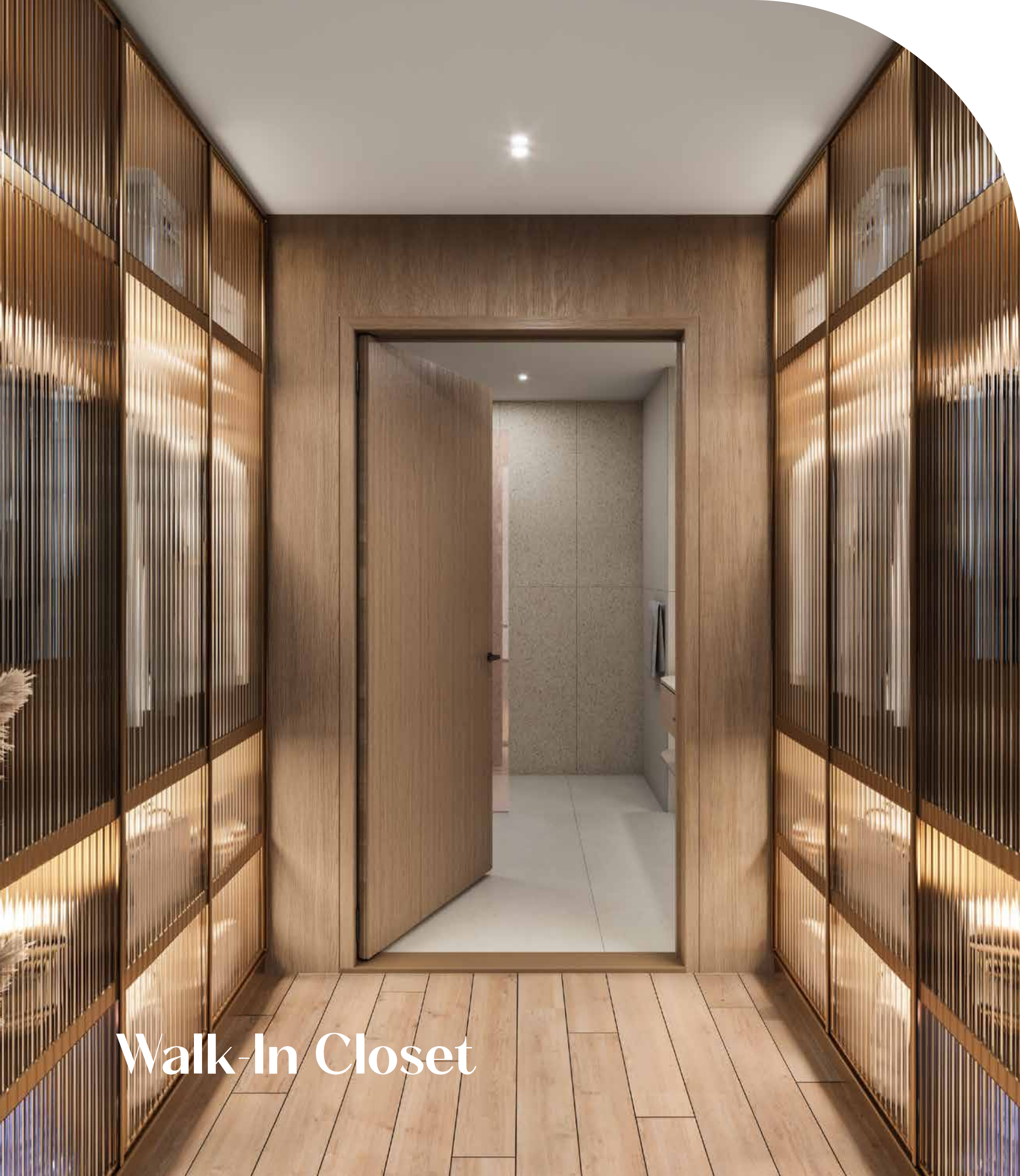




Bedroom



Kids Room



Walk-In Closet



Bathroom

A New Standard  
of Luxury.  
Above and Beyond.



# Duplex Interiors

Four Bedrooms



Living Room



Living Room



Kitchen & Dining



Kitchen & Dining



The image shows a bright, modern living room. A large window in the background offers a view of a city skyline. The room features a curved, light-colored sofa with several cushions and a throw blanket. In front of the sofa is a round, low-profile coffee table with a marble base and a glass top. To the left, a long, low console table with a marble top holds a few books and decorative objects. A large, abstract purple sculpture stands near the window. The ceiling is equipped with track lighting, and a unique, multi-bulb pendant light hangs over the seating area. Two framed abstract artworks are mounted on the wall to the right. A small, square marble side table with books on it is positioned next to the sofa. The overall aesthetic is clean and contemporary.

Family Living



Bedroom



Guest Toilet



Vanity Area

# 360 Panoramic Experience



Experience Kaia from every angle. Explore the full view of the community and surroundings with our immersive 360° panorama.

**Tap on the 360° icon to open the experience**

# A Place Where Families Belong





KW  
RESIDENCES