

# 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
- 14 exquisite amenities
- 8 residential floors
- 2 podium parking
- 10 one bedroom apartments
- 23 two bedrooms apartments
- 21 three bedrooms apartments
- 3 four bedrooms apartments





*Located in Dubai Islands*

IN THE HEART OF ISLAND A

9

MARINAS

86

RESORTS & HOTELS

21 km

OF PRISTINE  
BEACHES

2

18-HOLE GOLF COURSE  
9-HOLE GOLF COURSE



# IN THE HEART OF ISLAND A

- 1 Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- 5 Oasis Park
- 6 Family Resort
- 7 Marina Village
- 8 Beach Front Resort
- 9 Beach Front Residential
- 10 Water Front Hotels & Apt
- 11 Private Marina Club
- 12 Signature Estate Lots
- 13 Clubhouse
- 14 9-Hole Golf Course
- 15 Boutique Mixed Use Village
- 16 Sports Club and Aquatic Center
- 17 Beach Club
- 18 Mall
- 19 Urban Island Residential
- 20 Destination Art & Cultural District
- 21 Golf Club/ Sports Club





# CONVENIENT *location*

7 min Gold Souk

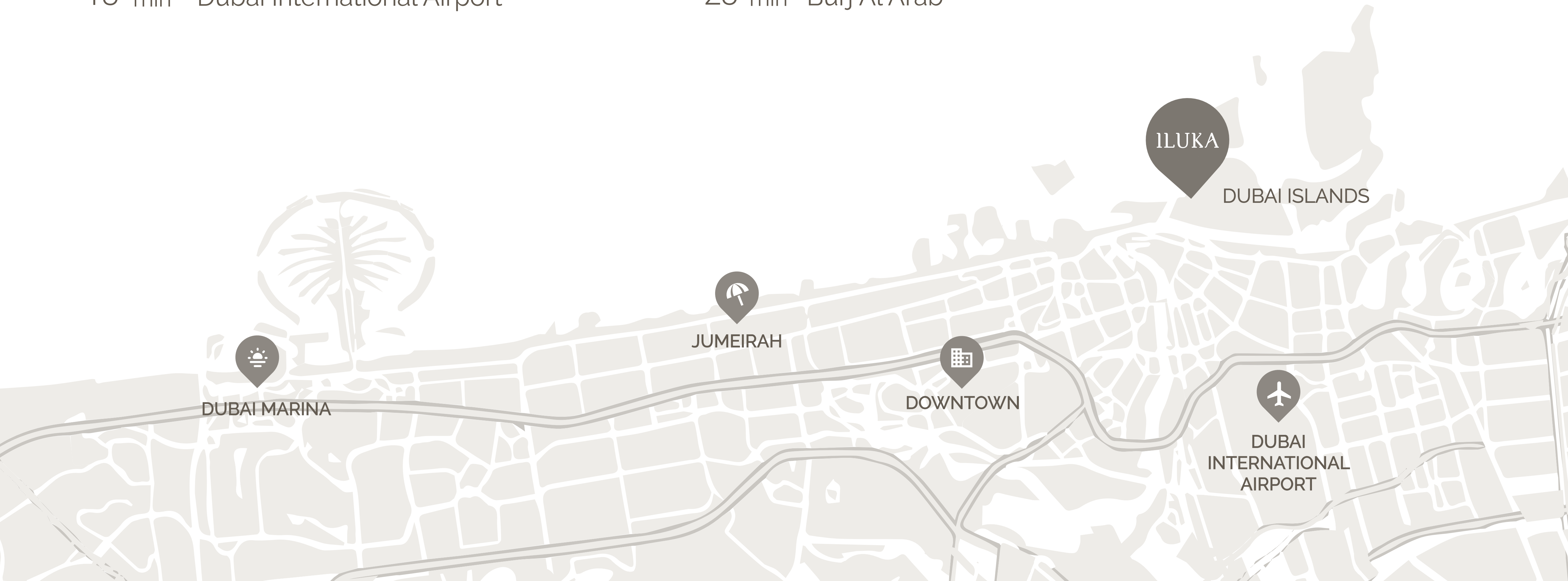
10 min Jumeirah

15 min Dubai International Airport

20 min Dubai International Financial Centre

20 min Downtown Dubai

25 min Burj Al Arab







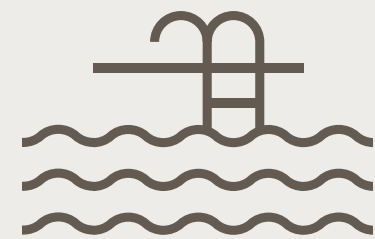


# World CLASS AMENITIES

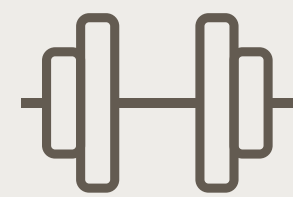
An expansive range of premium amenities offer residents access to luxurious modern conveniences. Indulge in a lifestyle where every detail is curated to elevate your living experience.



OUTDOOR TERRACE



INFINITY POOL



FITNESS STUDIO



BBQ AREA



YOGA AREA



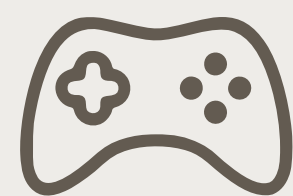
CINEMA ROOM



URBAN FOREST



SAUNA & STEAM ROOM



GAMING FACILITIES



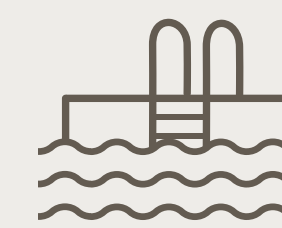
SKY LOUNGE



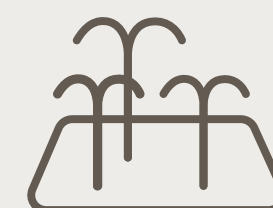
SMART HOME SYSTEM



KIDS PLAY AREA



PRIVATE POOLS



SPLASH PADS





## *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.





## *Sophisticated fitness facility*

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





# *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.









## *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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This verdant sanctuary offers a serene escape for residents seeking solace and connection with the outdoors. Surrounded by greenery, it promotes relaxation and mindfulness.







## *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.





# *Elevators crafted with a fine aesthetic*

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





# *Iluka Interiors*

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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.









# *Refined comfort*

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







## *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.



# 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 804 Sq.ft.

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Up to 1171 Sq.ft.





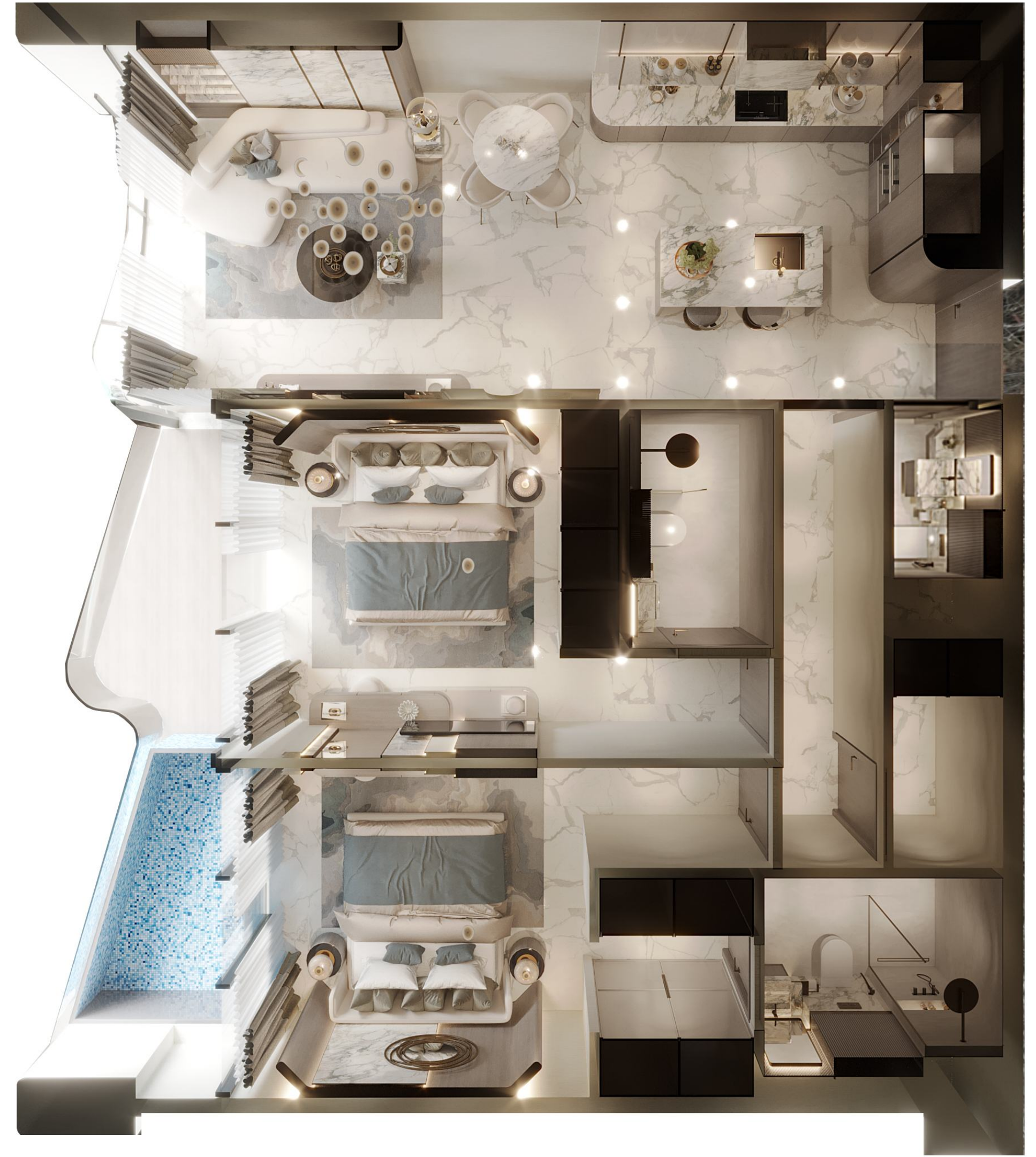
# *Two Bedroom Apartments*

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

Area starting from 1112 Sq.ft.

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Up to 2032 Sq.ft.





# Three Bedroom Apartments

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

Area starting from 1526 Sq.ft.

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Up to 2122 Sq.ft.





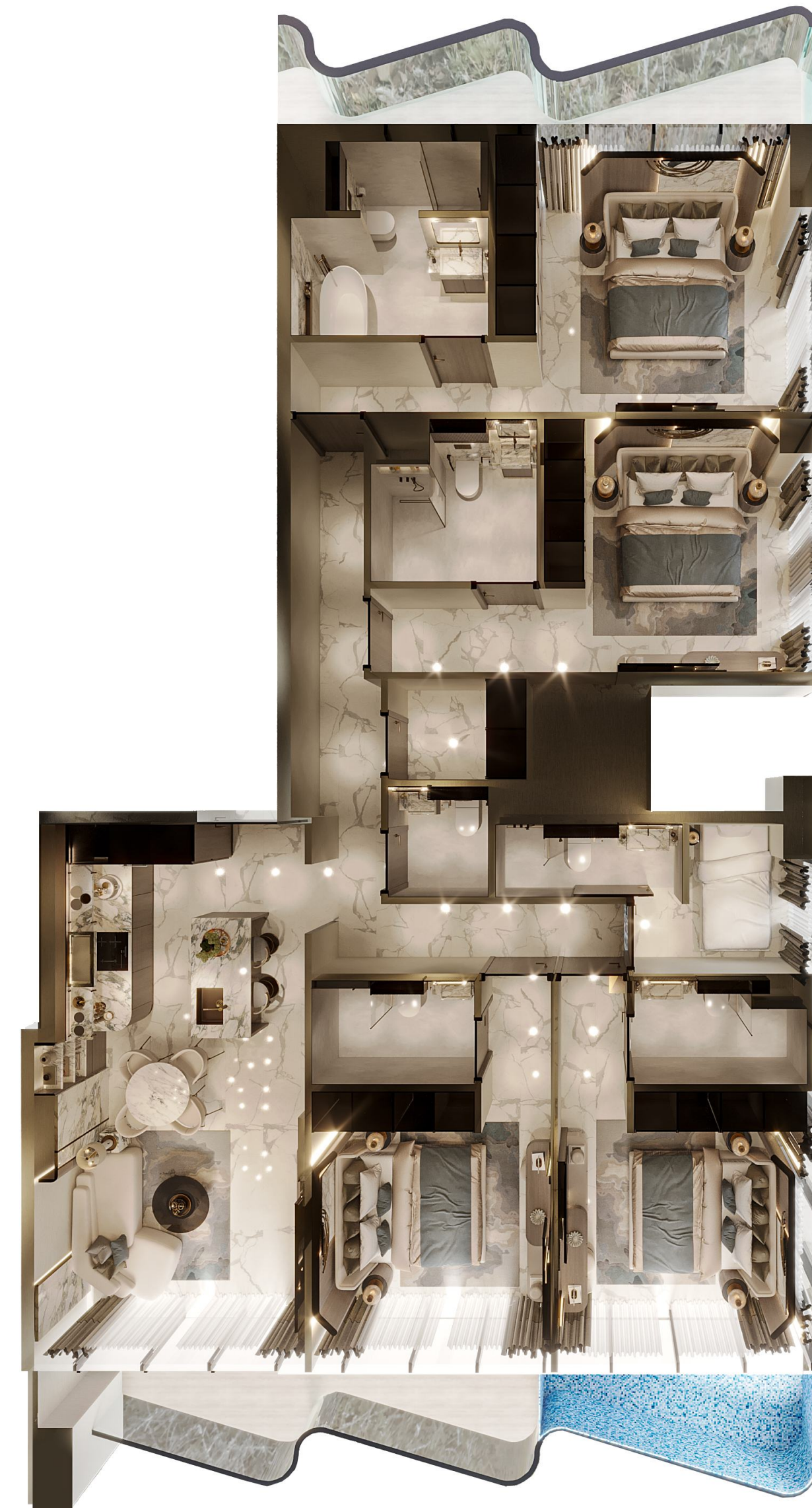
# Four Bedroom Apartments

Each space within this exquisite home is meticulously crafted to provide you with an unparalleled experience of elegance and comfort

Area starting from 1951 Sq.ft.

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Up to 2928 Sq.ft.







*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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