

MIRVA

INTEGRATIVE WELLNESS RESORT



AMRA

*The World's First Integrative Wellness Resort*





Global Wellness  
Tourism is  
projected to  
reach **\$1.4  
TRILLION**  
**BY 2027**,  
growing  
16.6% annually  
since 2023

## *The Opportunity That Inspired AMRA*

Today, even the simplest human needs have a price: clean water, peace of mind, and moments of stillness with ourselves. Families spend heavily on staycations and wellness getaways just to reconnect, recharge, and breathe. Yet on the other side, not everyone can afford to move away from crowded metropolitan cities or maintain second homes just to experience calmness and peace.

This demand has fueled the rise of Global Wellness Tourism, going to be \$1.399 trillion by 2027 with an annual growth rate of 16.6% since 2023. Around the world, people are striving for longevity, searching for cleaner air for their children, and yearning for a place where they can experience inner peace.

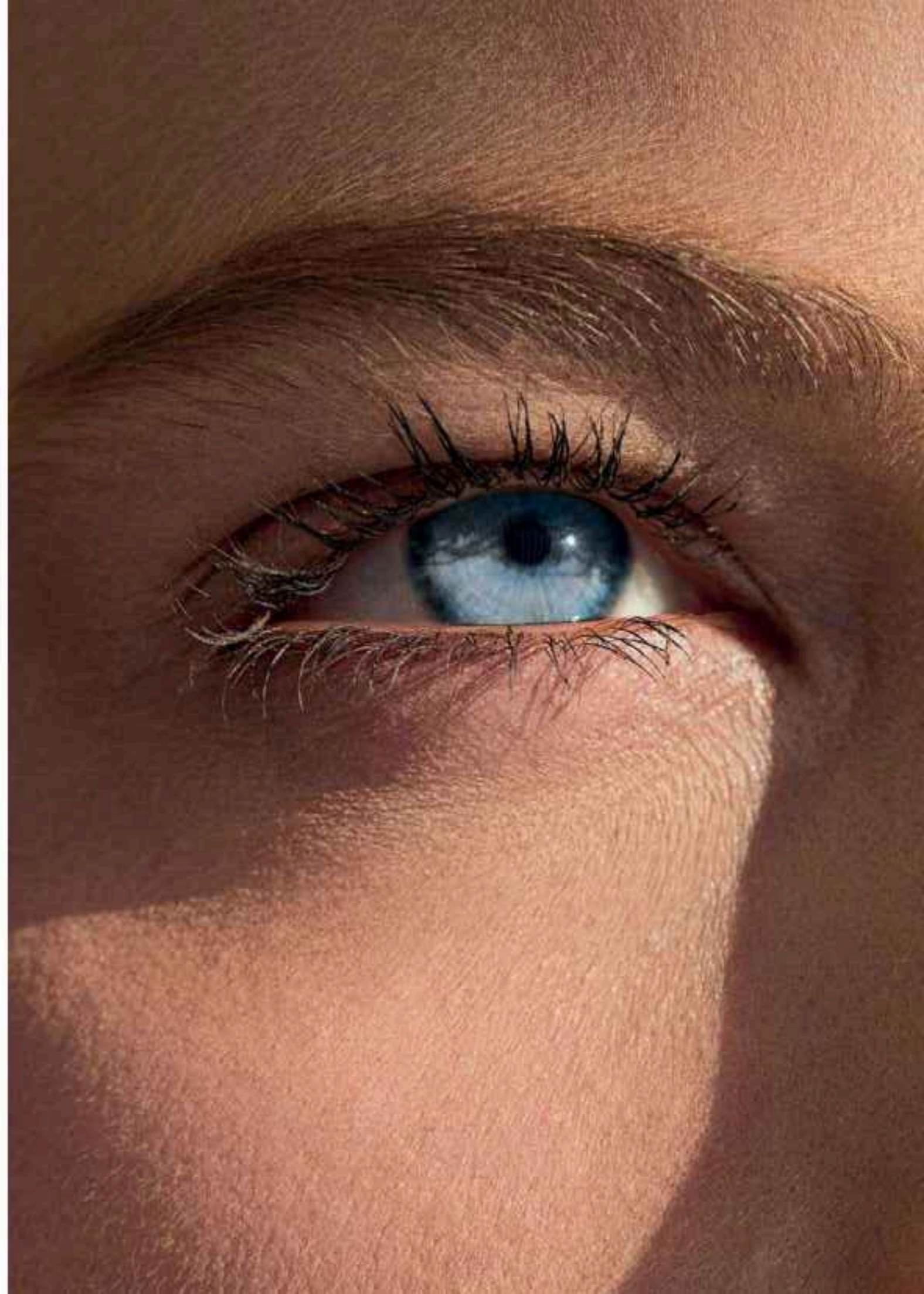
UTOPIA  
**AMRA'S VISION**

AMRA is a thoughtfully curated integrative wellness development at a strategic location in Umm Al Quwain - a region recognized as a Blue Carbon Zone.

It fuses hospitality-grade services with wellness-focused residential living across three sea-facing towers of fully serviced apartments.

Whether as your first home or a second sanctuary, AMRA offers an experience that today's world is thriving for with high demand from those seeking wellness-driven retreats, short-term rentals, and staycations.

AMRA delivers wellness & longevity-focused living, investor-friendly operations (in-room dining, app-enabled short-stay management, concierge), and sustainability, at a globally rare lagoon setting.





KEY FOCUS

*Wellness & Longevity*  
*+ Neo-Luxury + Sustainability*

A Lifestyle Designed on the 7 Pillars of Integrative Wellness



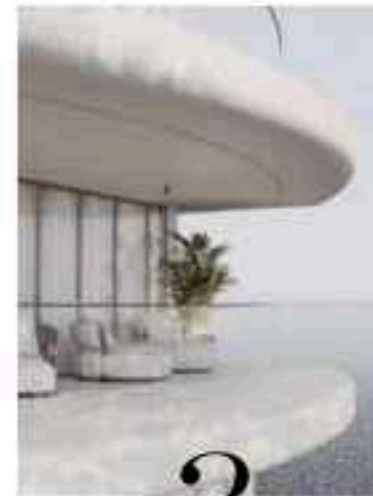
# AMRA

*The 7 pillars of*  
INTEGRATIVE  
WELLNESS

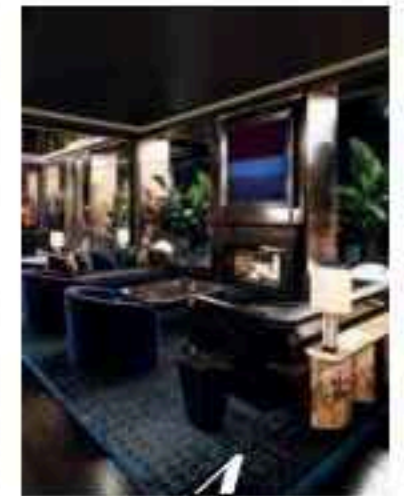
**1**  
MENTAL  
& EMOTIONAL  
WELLNESS



**2**  
PHYSICAL  
WELLNESS



**3**  
SPIRITUAL  
WELLNESS



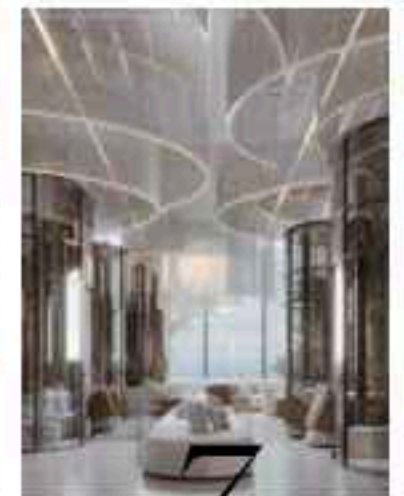
**4**  
SOCIAL  
WELLNESS



**5**  
INTELLECTUAL  
WELLNESS



**6**  
ENVIRONMENTAL  
WELLNESS



**7**  
OCCUPATIONAL &  
FINANCIAL  
WELLNESS

*Every Corner in the Resort has a Sea View*







FULLY FURNISHED  
& SERVICED APARTMENTS

*With access to 688,000 sq. ft  
dedicated area for wellness*

70/30 Payment Plan with  
3 Years Post Handover Period

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Delivery By Q4, 2029

[ GROUND FLOOR ]

## Wellness Amenities in Stats

# 142,625

SQ.FT

### Outdoor Ground Amenities

1. Landscaped green buffers to create privacy and reduce heat gain.
2. Adult Infinity Pool with seamless lagoon horizon views.
3. Dedicated Kids' Pool with safe, shaded edges.
4. Pool Decks
5. Expansive sun decks with loungers
6. Cabanas
7. Relaxation pods
8. Social Sitting
9. Dining Zones
10. BBQ area
11. Kids' play zones
12. Organic pathways leading to lagoon-side viewing decks
13. Drought-resistant planting strategy ensuring year-round greenery
14. Water cascades and shaded seating to cool microclimate naturally.

# 148,424

SQ.FT  
(AMENITY-ONLY)

### Ground Floor

1. Multiple vehicular & pedestrian drop-offs; stroller-friendly paths
2. Entrance lobby with featured sculptures & water features; cascading pools
3. All Day Dining restaurant
4. Isabella Restaurant
5. Hunter & Barrel Restaurant
6. Organic Super Market
7. Art Gallery
8. Pharmacy



# First Light

[ GROUND FLOOR ]

*An opening of elegance, the threshold  
into Amra's world of wellness*



*Grand Lobby*



*Hallway Passage + Grand Lobby*





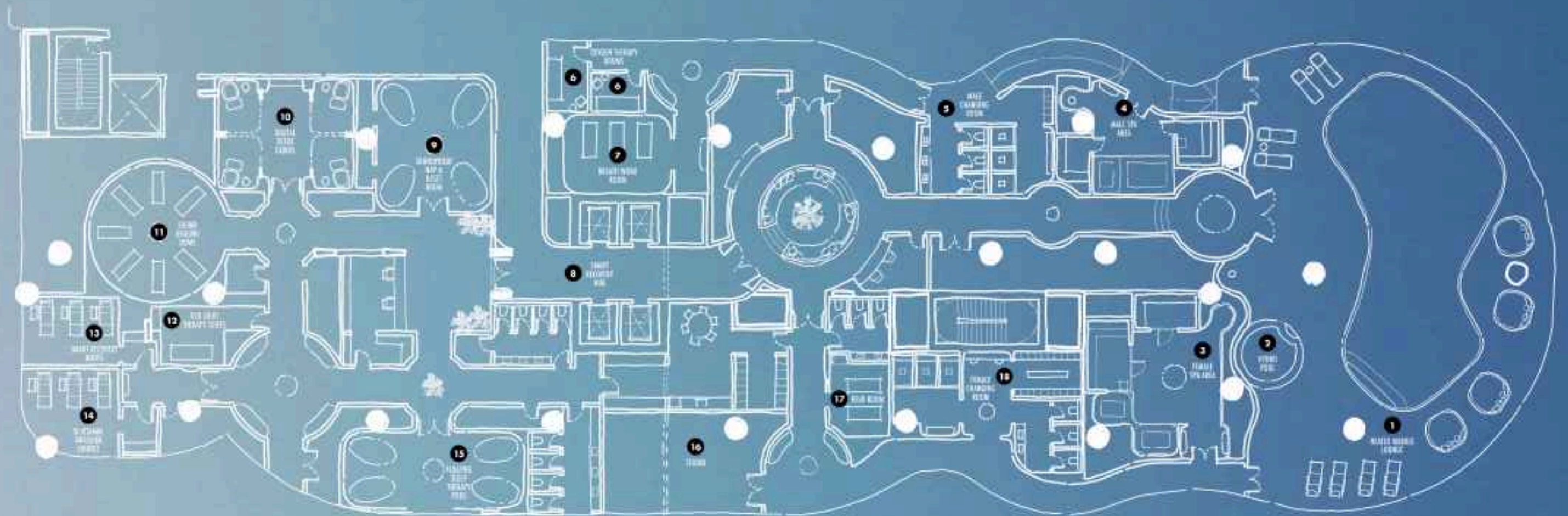
# New Moon

[ WELLNESS & LONGEVITY ZONE ]

*Where wellness treatments offer a new beginning,  
a hub for revitalisation, longevity and vitality*

[ MEZANINE FLOOR ]

# TOWER D



**22,604**

SQ.FT

- |                                |                                 |
|--------------------------------|---------------------------------|
| 1. Heated Marble Lounge        | 10. Digital Detox Cabins        |
| 2. Hydro Pool                  | 11. Sound Healing Dome          |
| 3. Female Spa Area             | 12. Red Light Therapy Suites    |
| 4. Male Spa Area               | 13. Smart Recovery Booth        |
| 5. Male Changing Room          | 14. K-Vitamin Infusion Lounge   |
| 6. Oxygen Therapy Rooms        | 15. Floating Sleep Therapy Pods |
| 7. Breath Work Room            | 16. Studio                      |
| 8. Smart Recovery Hub          | 17. Reiki Room                  |
| 9. Soundproof Nap & Reset Room | 18. Female Changing Room        |



*Red Light Therapy Room*

*Spa Pool*



*Female Spa Treatment Room*







*Sound Healing Dome*

*Soundproof Nap & Reset Room*







*Female Changing Room*

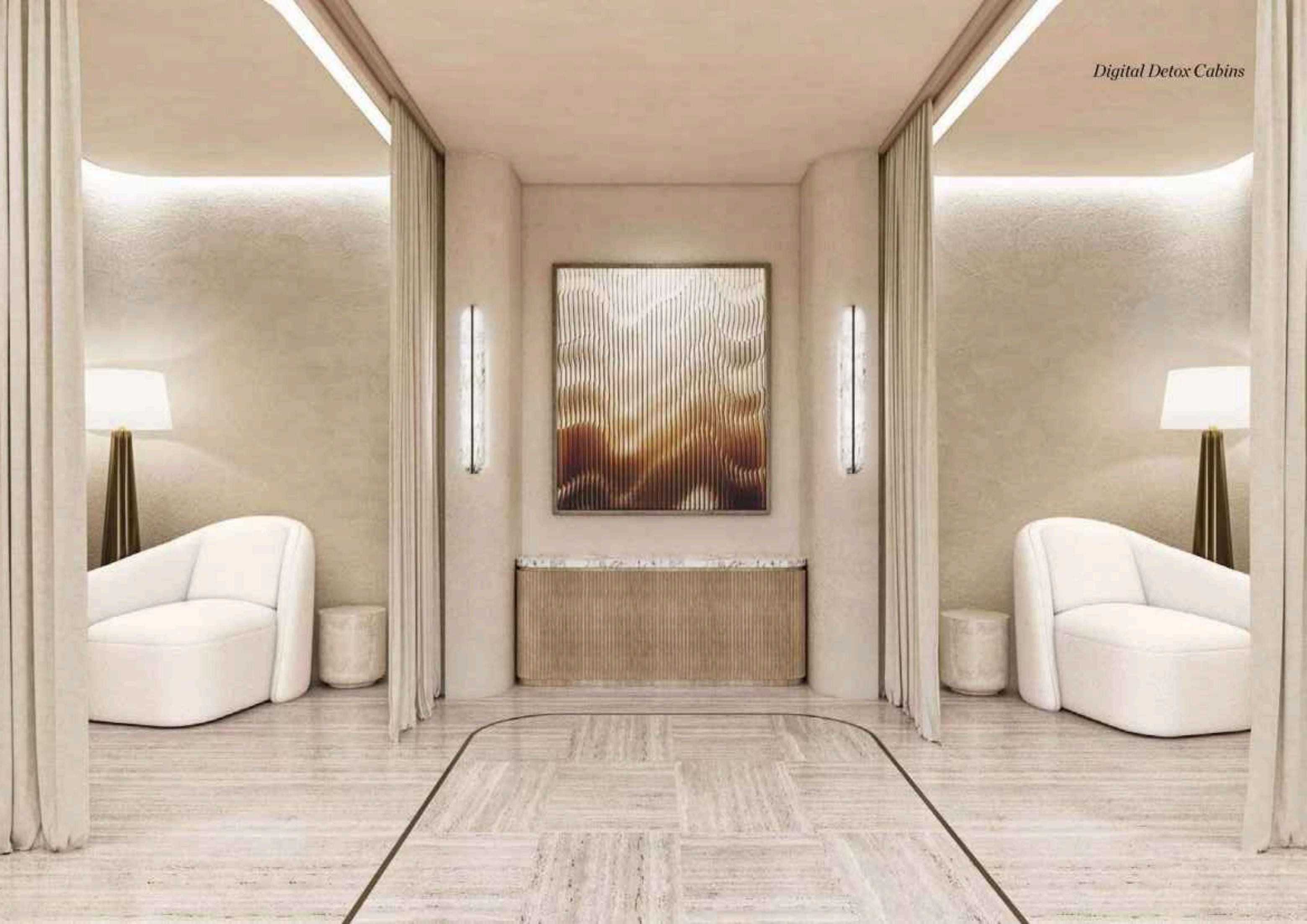


*Floating Sleep Therapy Pods*

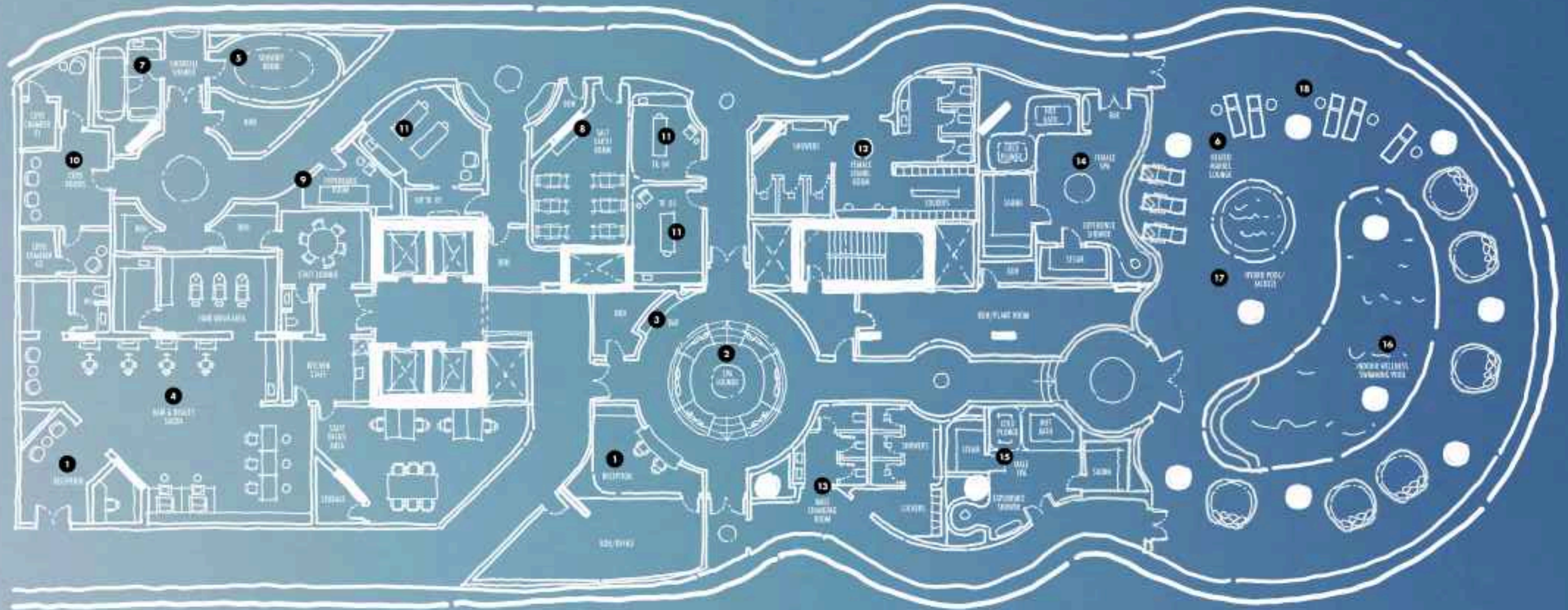




*Spa Reception*



TOWER A



18,817.49

SQ.FT

**ZONE A**  
**Reception & Beauty Salon**

- 1. Reception
- 2. Spa lounge for pre/post treatment relaxation
- 3. Wellness bar for tea, infusions, and supplements
- 4. Full-service Beauty Salon

**ZONE B**  
**Treatment**

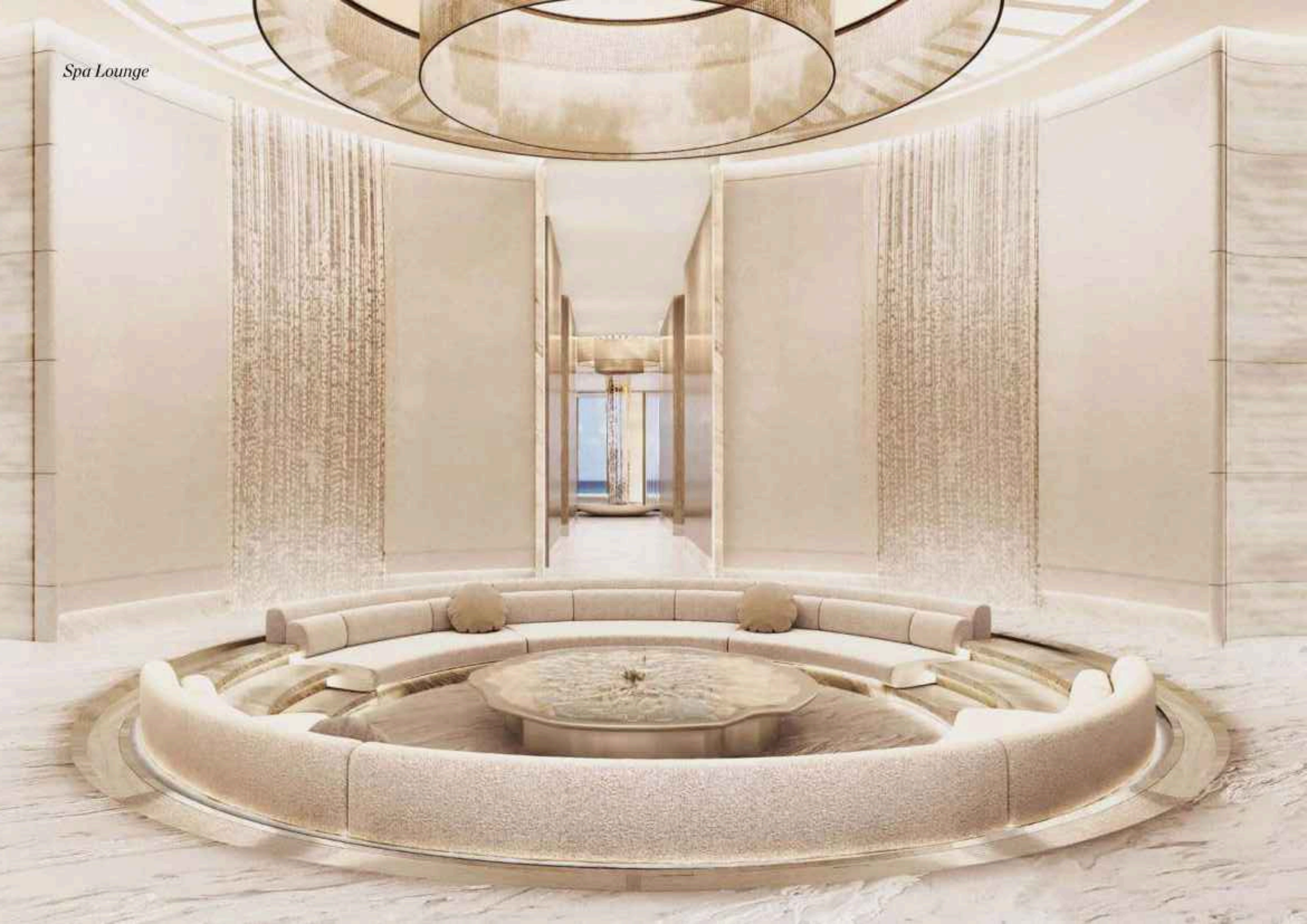
- 5. Sensory Room for guided meditation
- 6. Heated marble loungers
- 7. Snow Shower
- 8. Salt Earth Room
- 9. Hyperbaric Room
- 10. Cryo Rooms
- 11. Massage room

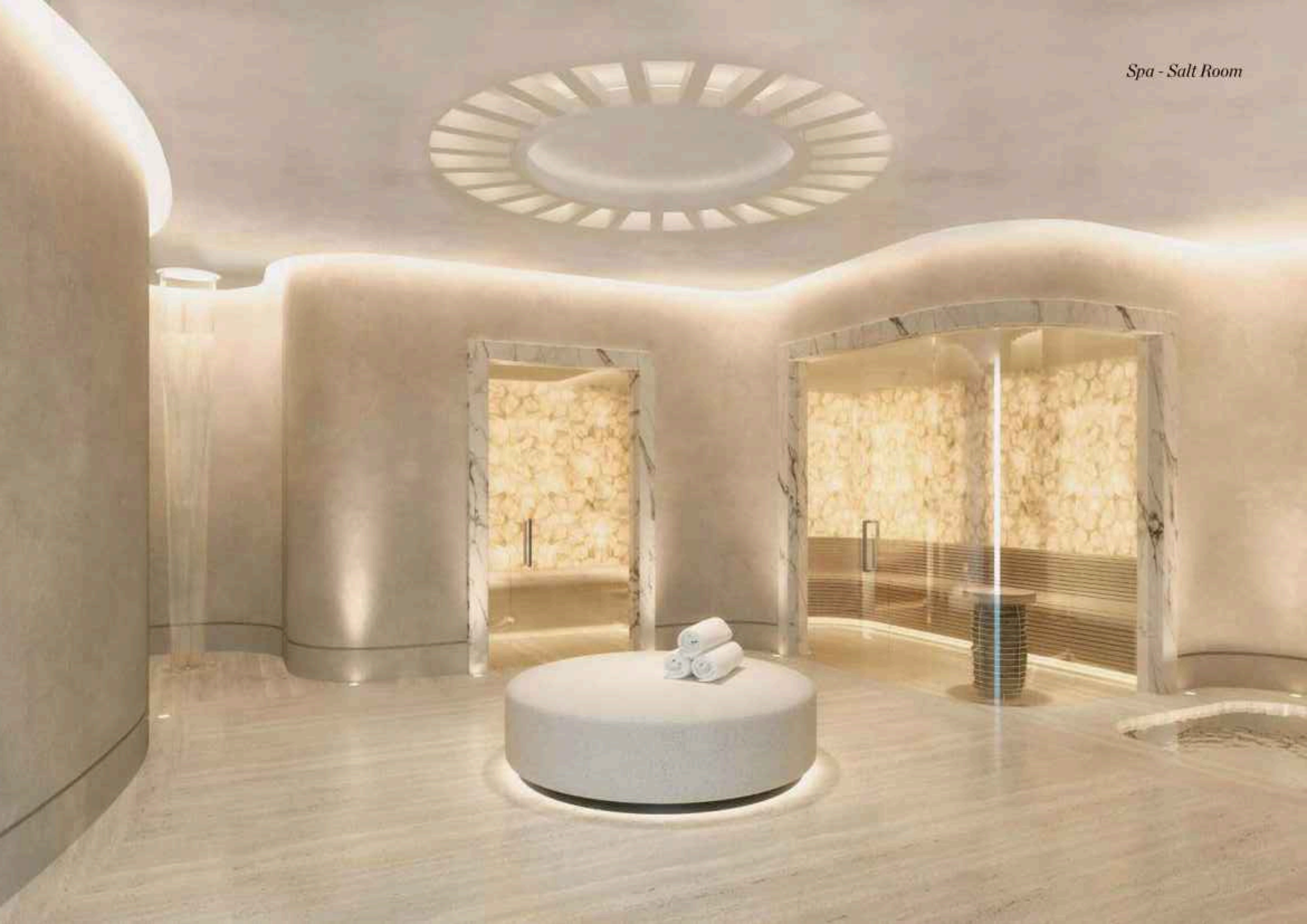
**ZONE C**  
**Hydrotherapy**

- 12. Female Changing Room
- 13. Male Changing Room
- 14. Female Spa Area: Hotbath, Jacuzzi, Cold Plunge, Sauna, Steam, Sensory Shower & Vitality Bar
- 15. Male Spa Area: Hotbath, Jacuzzi, Cold Plunge, Sauna, Steam, Sensory Shower & Vitality Bar
- 16. Indoor Wellness Swimming Pool
- 17. Dedicated Hydrotherapy Pool
- 18. Relaxation Lounges



*Spa Lounge*





*Spa - Treatment Room*





*Shower Room*



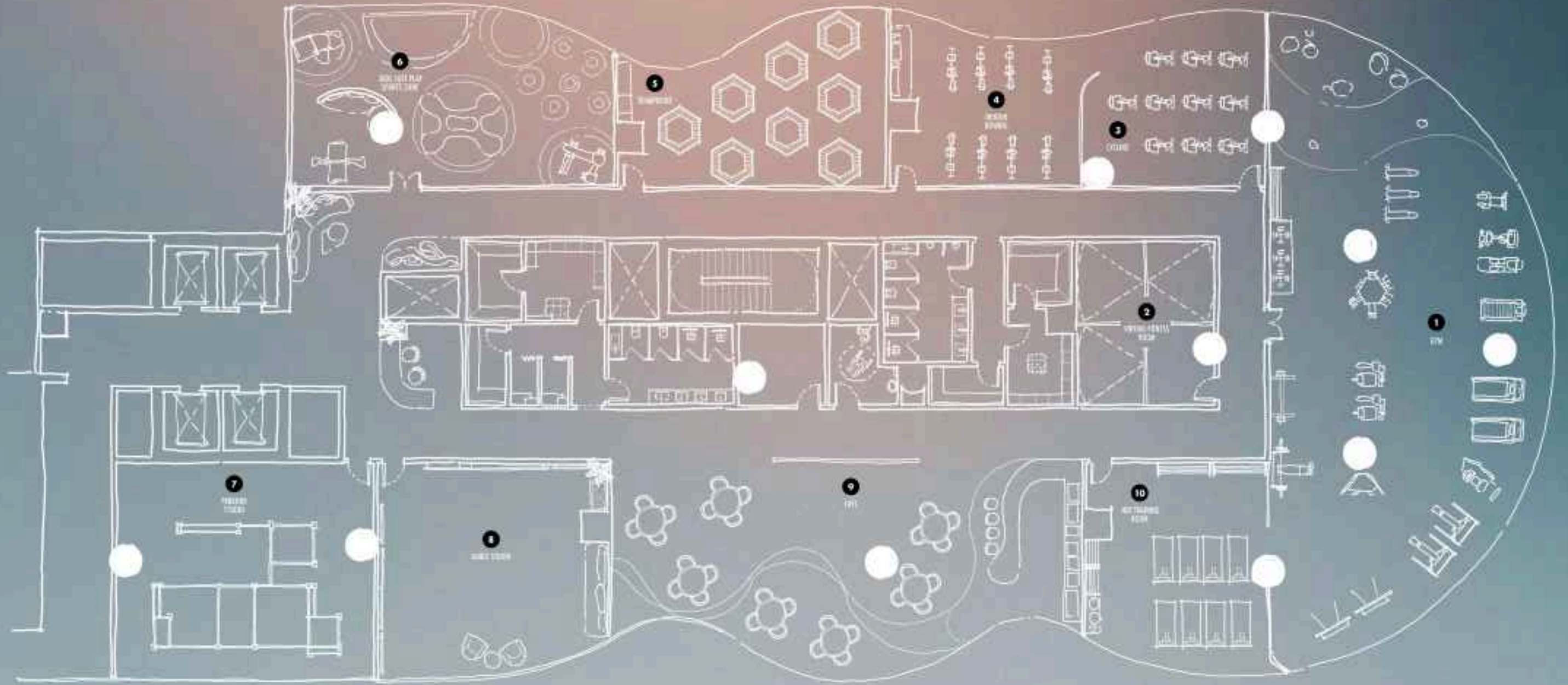
# Celestial Cycle

[ MIND & MOVEMENT ZONE ]

*Where mind and body wellness combine to create  
a holistic environment for overall health and  
wellbeing, complemented by stunning sea views*

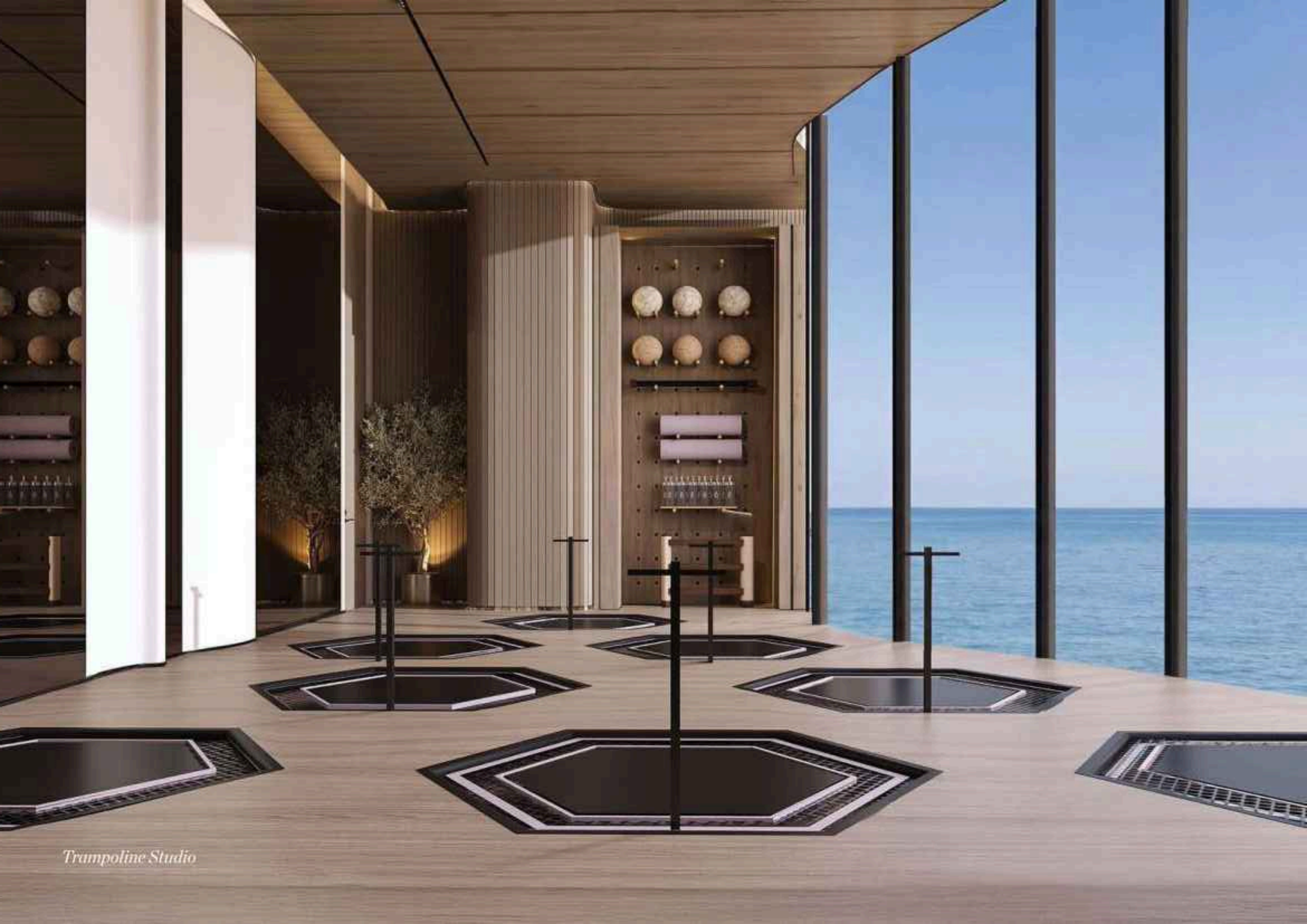
[ MEZANINE FLOOR ]

TOWER E



15,070  
SQ. FT

- 1. Gym
- 2. Virtual Fitness Room
- 3. Cycling
- 4. Water Rowing
- 5. Trampoline
- 6. Girls Soft Play Sports Zone
- 7. Parkour Studio
- 8. Dance Studio
- 9. Cafe
- 10. Hip Hop Training Room



*Rowing Studio*





*Kids Soft Play Sports Zone*



*Kids Soft Play Sports Zone*

SCORE: 250

TIME: 0:45

TARGETS:

5/10



SCORE: 250  
TIME: 0:45  
TARGETS: 5/10

Soccer

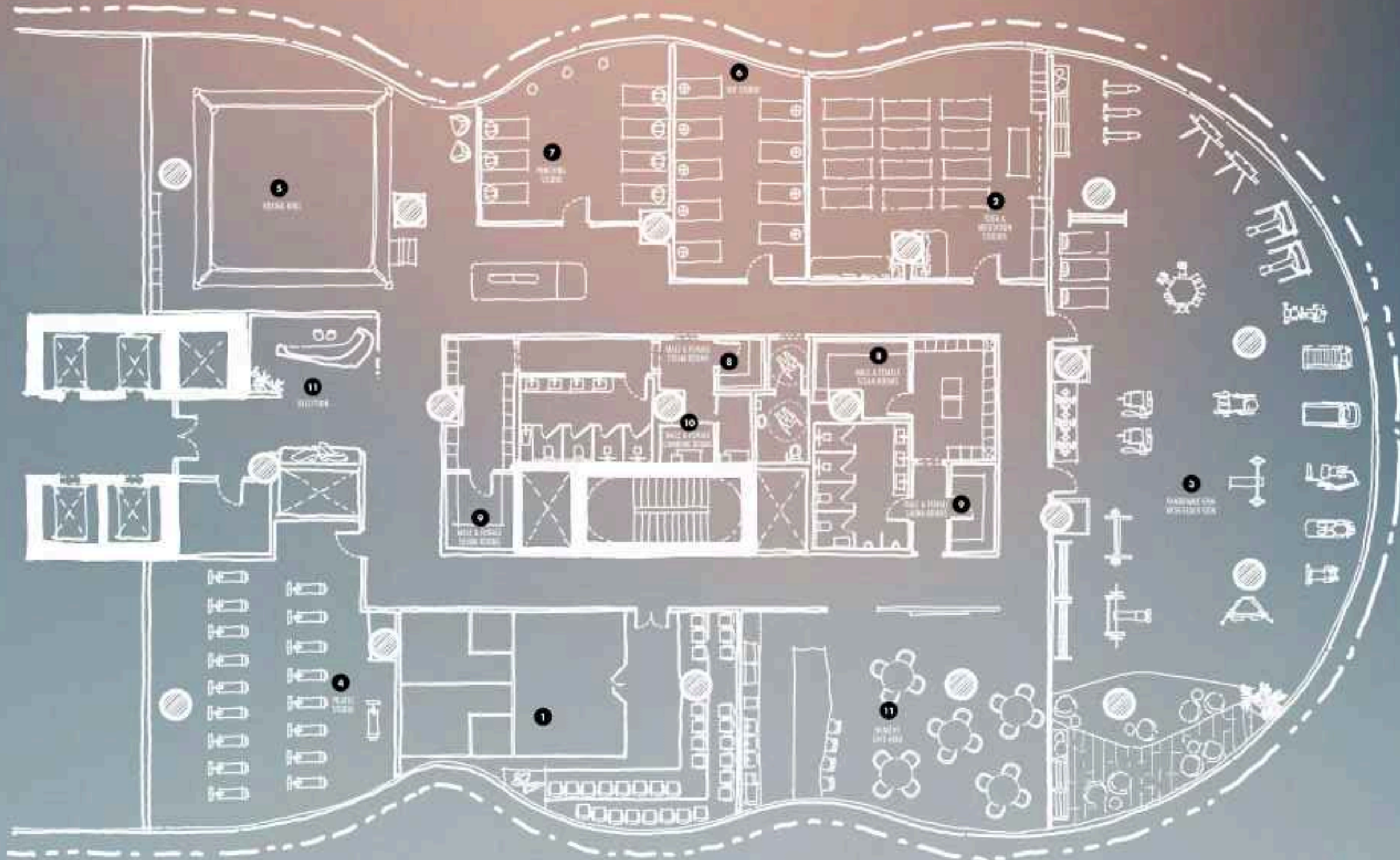
*Parkour*



*Cycling*



TOWER B



- 1 Squash Court
- 2 Yoga & Meditation Studios
- 3 Panoramic Gym with Beach View
- 4 Pilates Studio
- 5 Boxing Ring
- 6 HIIT Studio
- 7 Punching Studio
- 8 Male & Female Steam Rooms
- 9 Male & Female Steam Rooms
- 10 Male & Female Changing Rooms
- 11 Reception
- 12 Healthy Cab Area

12,952

SQ. FT



*Panoramic Sea View Gym*



*Pilates Studio*



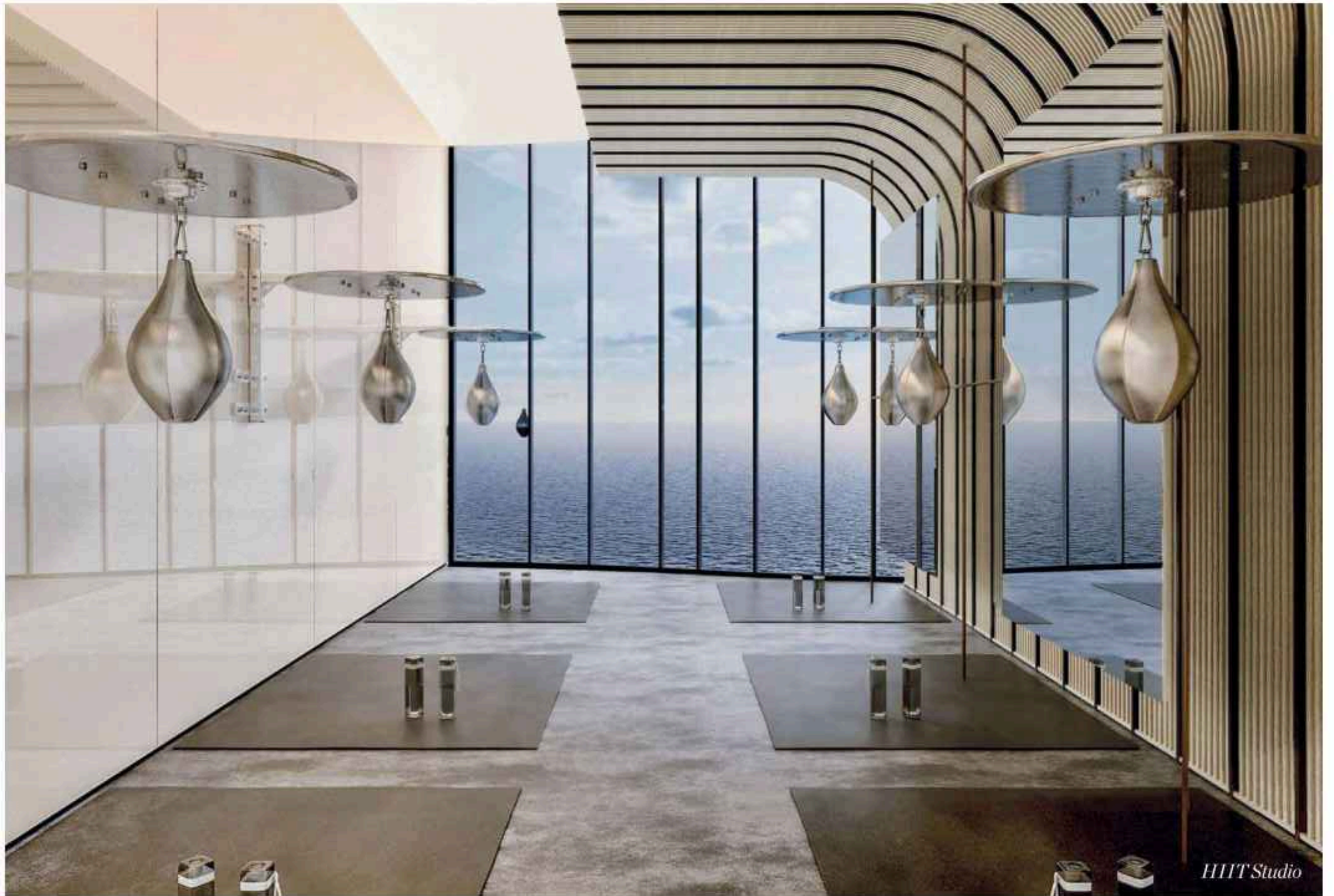


*Yoga Studio*

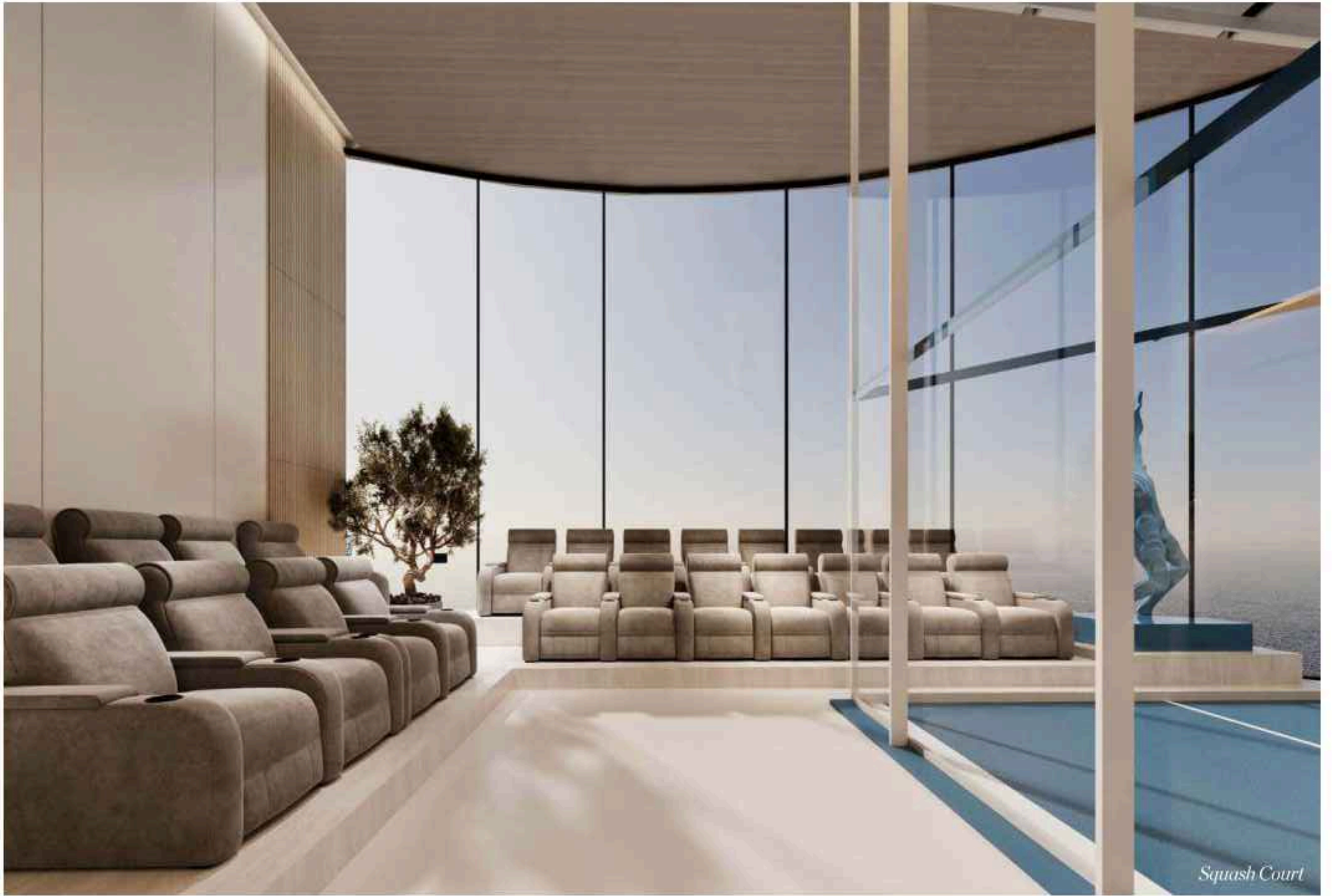




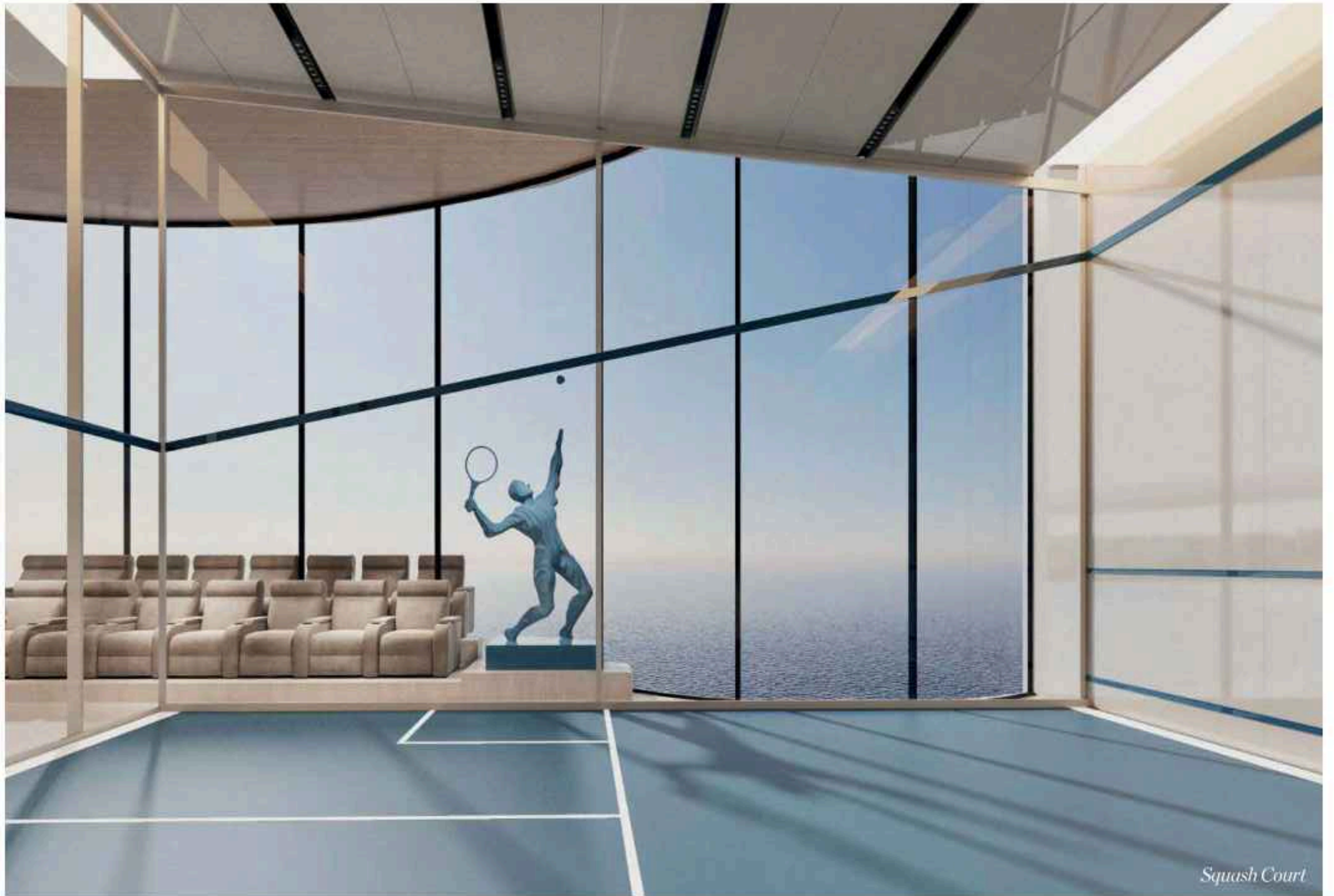
*Punching Bag Studio*



*HIT Studio*



*Squash Court*



*Squash Court*

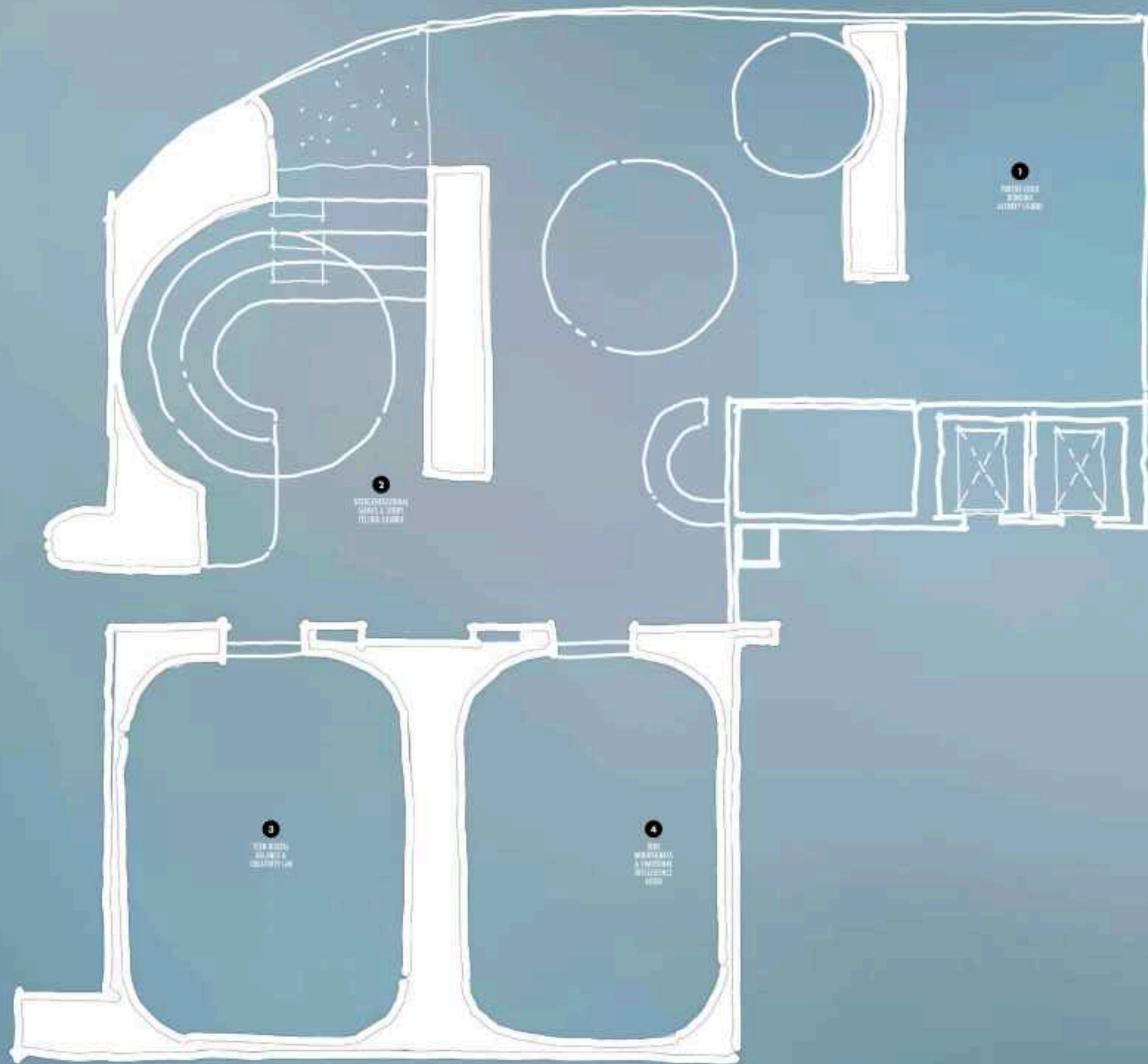
# Shared Orbit

[ CONNECTION ZONE ]

*A family discovery space where play, creativity, and  
mindful technology bring generations together*

[ MEZANINE FLOOR ]

TOWER E



5059  
SQ.FT

1. Parent-Child bonding Activity Studio
2. Intergenerational Games & Story Telling Lounge
3. Teen Digital Balance & Creativity Lab
4. Kids Mindfulness & Emotional Intelligence Room

*Intergenerational Games & Storytelling Lounge*



*Teen Digital Balance  
& Creativity Lab*



*Kids Mindfulness &  
Emotional Intelligence Room*



*Parent-Child Bonding Activity Studio*



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# Golden Silence

[ STILLNESS ZONE ]

*A culminating sanctuary bathed in light, where reading and writing supports mental clarity, emotional wellbeing, and mindful escape.*

[ MEZANINE FLOOR ]

# TOWER D & E



**5597**  
SQ.FT

- 1. Philosophy Circle
- 2. Book Lounge
- 3. Writing & Reading Library











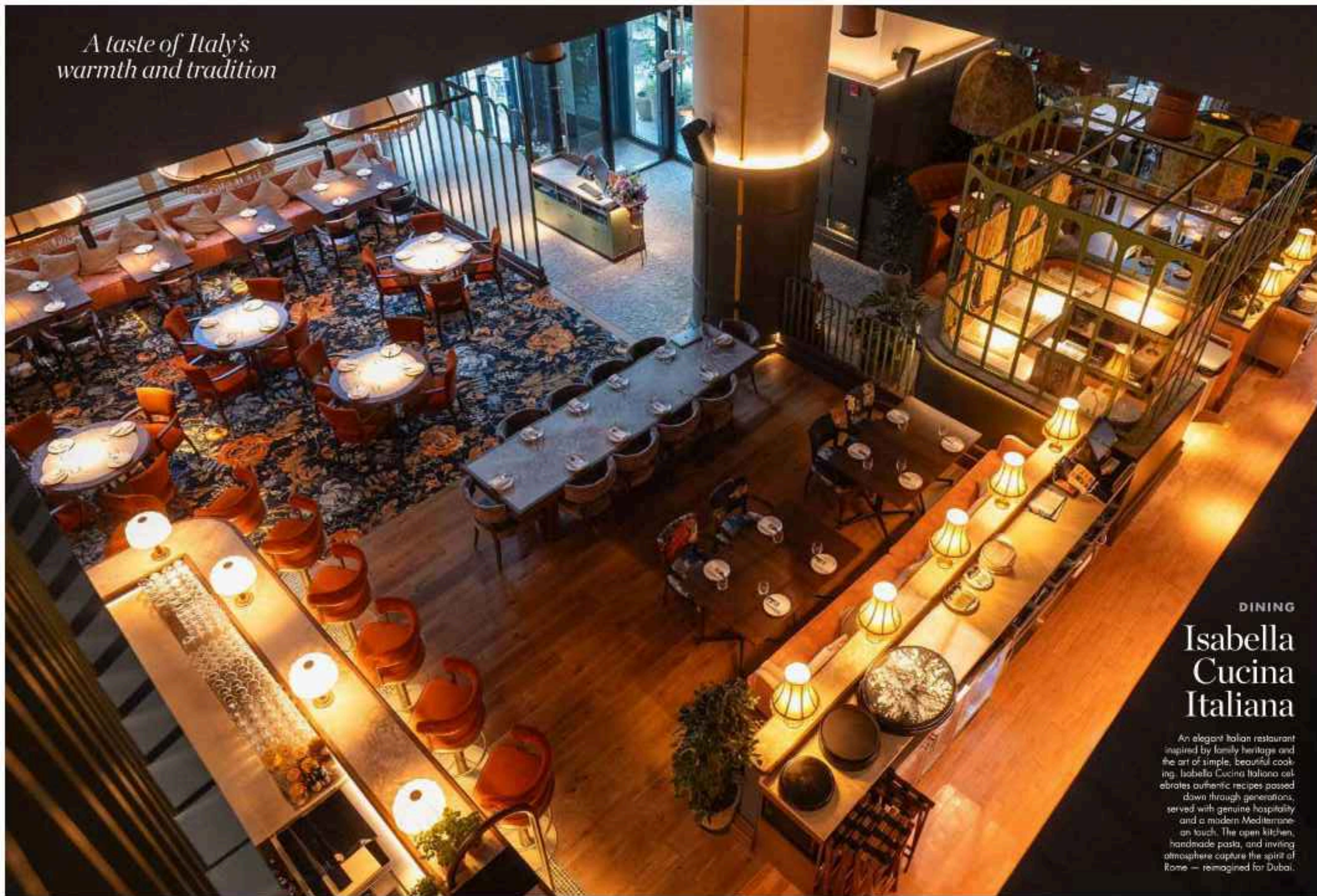
# The Gathering

[ FOOD & BEVERAGE ]

*A table of flavours and fellowship,  
where taste and memory linger*

[ GROUND FLOOR ]

*A taste of Italy's  
warmth and tradition*



DINING

## Isabella Cucina Italiana

An elegant Italian restaurant inspired by family heritage and the art of simple, beautiful cooking. Isabella Cucina Italiana celebrates authentic recipes passed down through generations, served with genuine hospitality and a modern Mediterranean touch. The open kitchen, handmade pasta, and inviting atmosphere capture the spirit of Rome — reimagined for Dubai.

*All Day Dining Restaurant*



DINING

# Hunter & Barrel

A contemporary steakhouse inspired by the spirit of the hunt, Hunter & Barrel brings people together around open flames, hearty food, and crafted cocktails. The interiors evoke a refined lodge atmosphere — warm, tactile, and inviting — while the menu celebrates flame-grilled meats, barrel-aged beverages, and the timeless pleasure of sharing good food with friends.



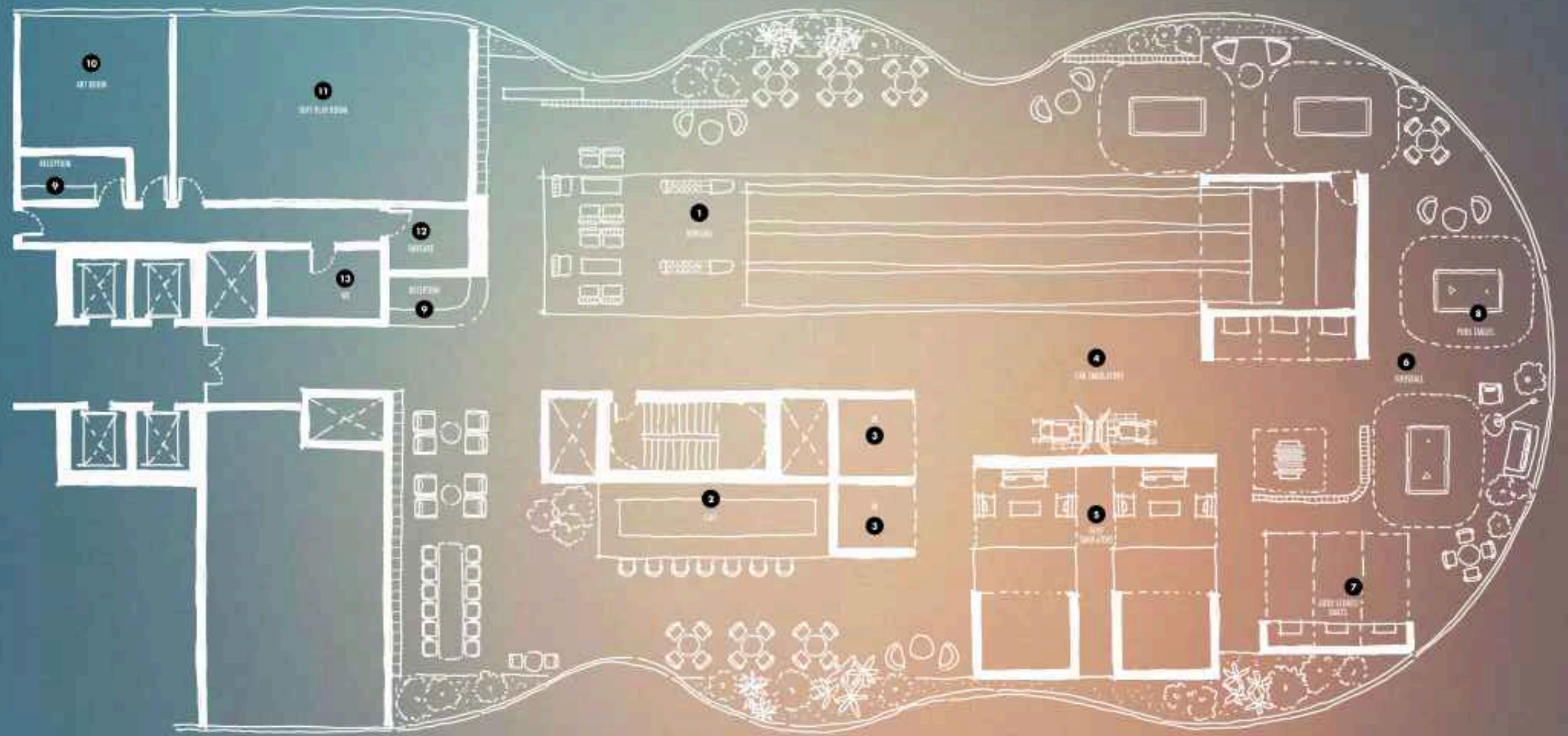
*Flame,  
flavour,  
and  
modern  
rustic  
charm*

# Full Moon

[ GAMES ZONE ]

*A place of energy and joy, a social hub for rest  
and relaxation where residents and guests  
enjoy communal activities and fine dining*

[ MEZANINE FLOOR ]



**13,697**  
SQ.FT

**ADULTS  
ZONE**

- 1. Bowling lanes
- 2. Cafe
- 3. VR Game Zone
- 4. Car Simulators
- 5. Golf Simulators
- 6. Football
- 7. Auto-scored darts
- 8. Pool tables

**KIDS  
ZONE**

- 9. Reception
- 10. Art Room
- 11. Soft Play Room
- 12. Daycare
- 13. WC

*Bowling Lanes*



*Paint & Pots Cafe*



*Golf Simulator*



*Self Scoring Darts*





*Retro Arcade + Driving Simulator*



# Sunrise

[ BUSINESS ZONE ]

*Where ideas awaken with the start of a new day – a hub for clarity, creativity and progress*

[ MEZANINE FLOOR ]

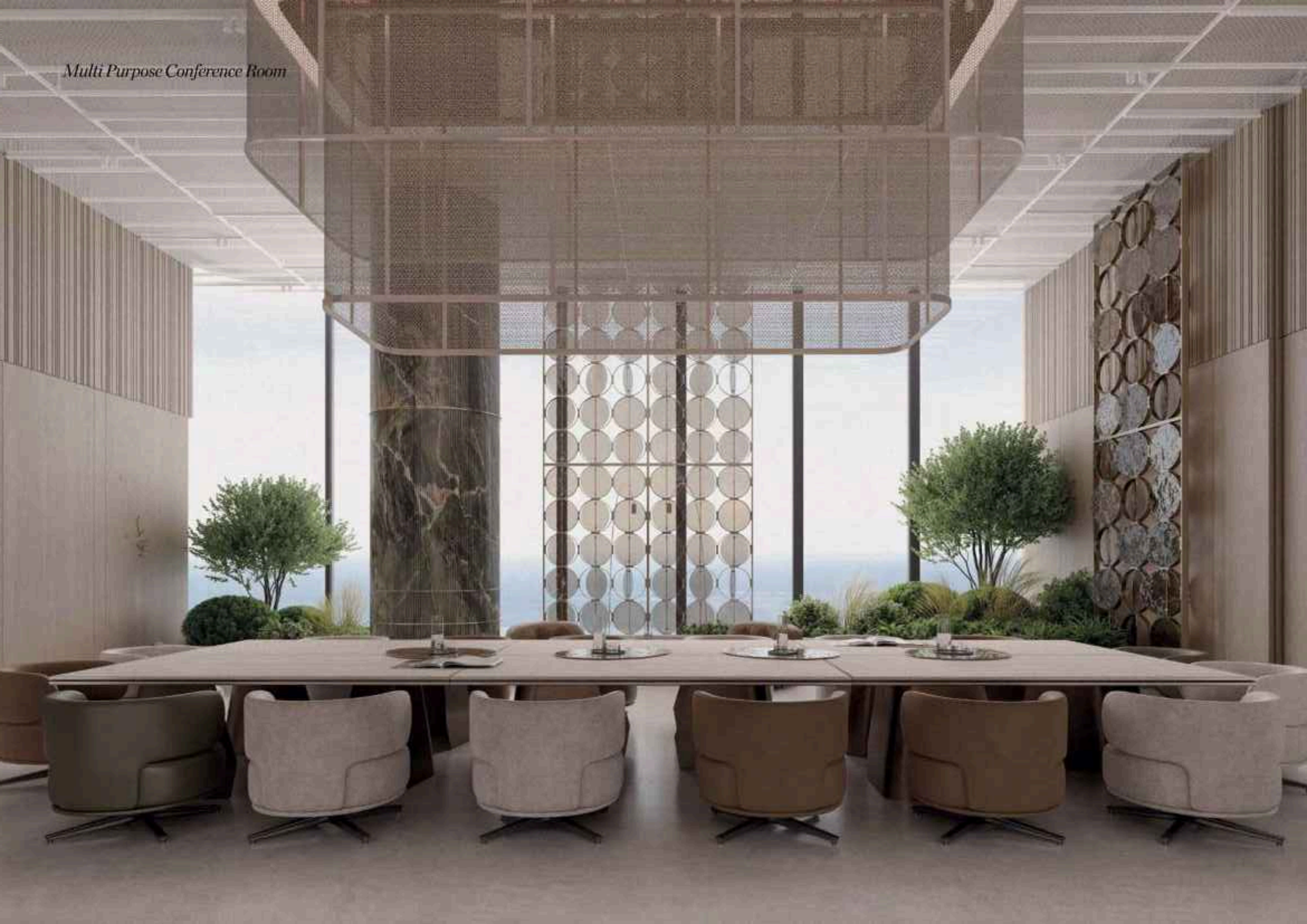
# 15,894

SQ. FT

- 1. 2 Reception with welcome seating
- 2. 2 Conference Rooms with complete sea view
- 3. Self-service coffee area
- 4. 3 Meeting Rooms
- 5. 3 CEO Offices
- 6. Open coworking zones with sofas, tables, and media-enabled pods (1/2/3/4-person)
- 7. 2 Multifunctional Offices
- 8. Store



*Multi Purpose Conference Room*



*Multi-Purpose Co-Working Area*





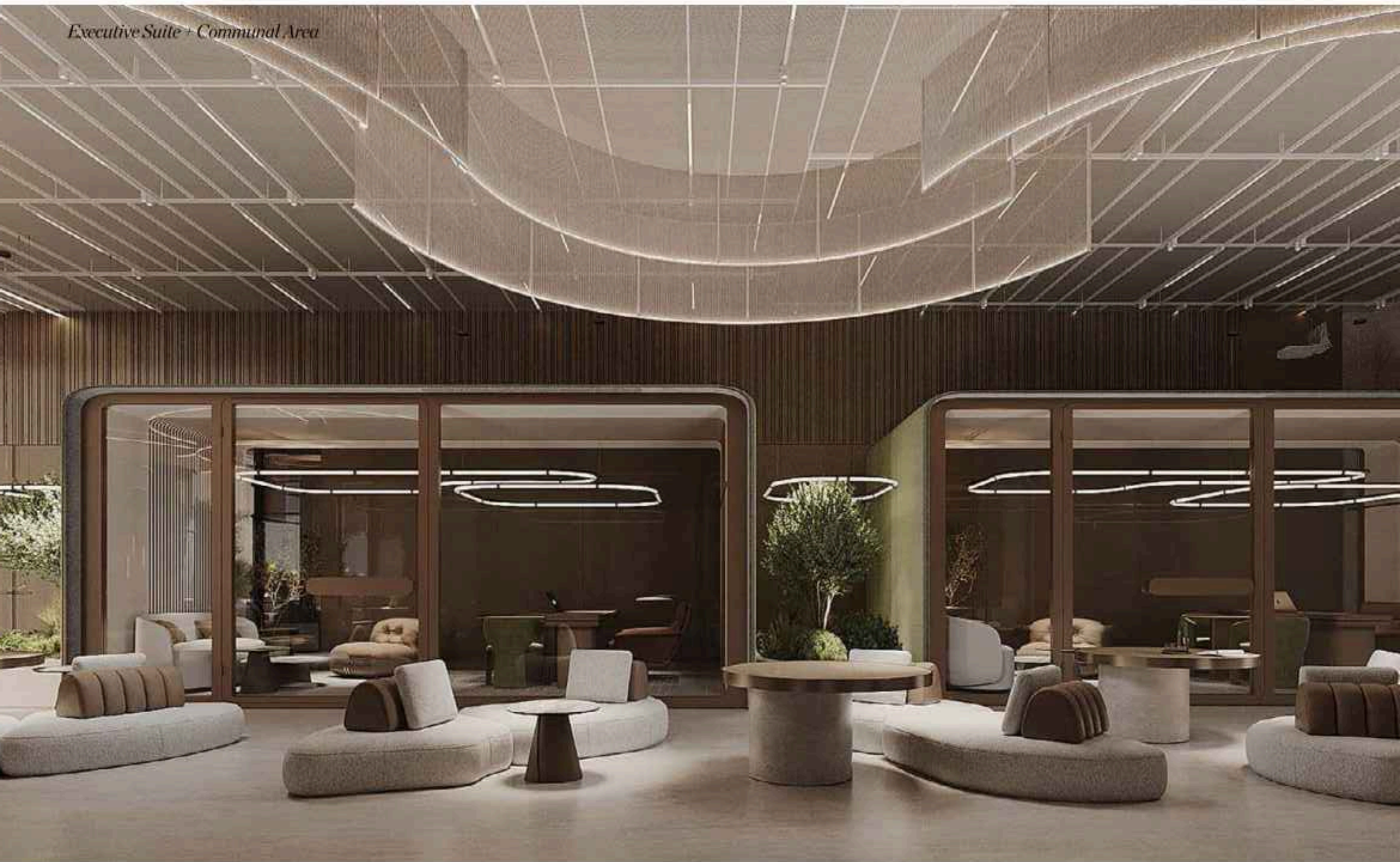
*Multi Purpose  
Co-Working Area*



CEO Suite



*Executive Suite + Communal Area*



# Sunset

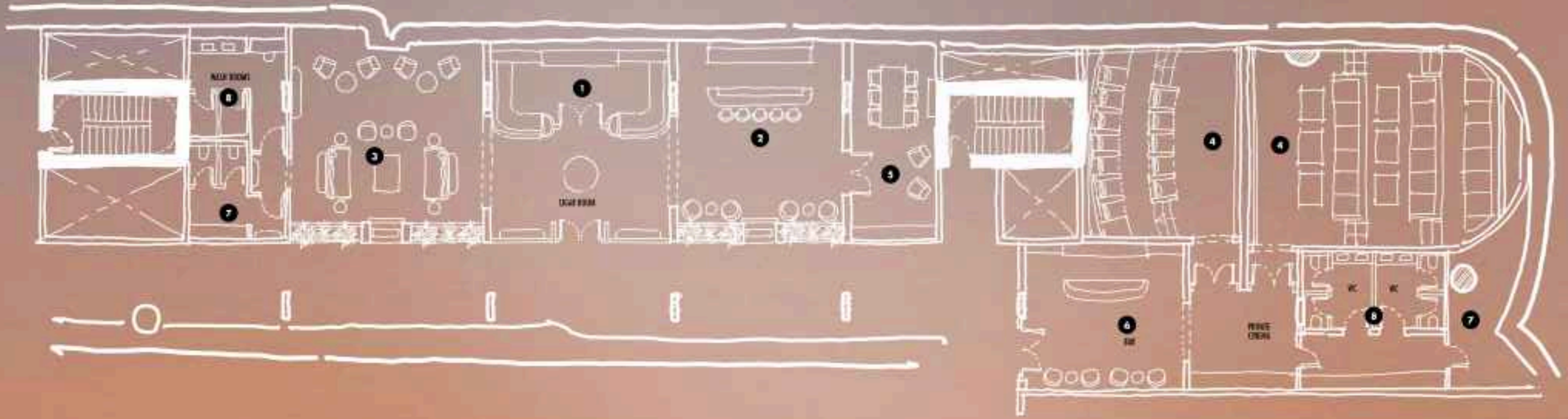
[ ENTERTAINMENT ZONE ]

*The golden hour of leisure, where guests and residents  
mingle after a day of wellness and revitalisation – a hub  
for enjoyment, leisure and shared celebration*

[ MEZANINE FLOOR ]

9,793

SQ. FT



**Networking & Relaxation Lounge**

A refined social foyer for residents and guests, positioned near wellness and dining for evening programming.

- 1. Humidor
- 2. Bar
- 3. Common sitting with board games

**Private Cinema**

4. 2 Cinema Halls (12 seat & 8 seat)

- 5. Shared foyer
- 6. Cinema bar
- 7. BOH service lines integrated
- 8. Male/Female WCs

THEATER SNACKS



A theater snack bar with a curved, dark, ribbed counter. Above the counter are four shelves displaying various snacks, including popcorn in pink and white striped containers, green and white candies in glass bowls, and other treats. The shelves are illuminated from below. The bar is set against a dark, textured wall with gold-colored trim.



01

*Private Cinema 1*





*Private Cinema 2*



Networking Lounge



*Cigar Lounge*

# Crescent Garden

[ RUNNING TRACK ]

*A suspended landscape in the sky that flourishes  
with a calm that only nature can provide, dedicated  
to active recovery and outdoor socialisation*

[ WHOLE OF 7TH FLOOR ]

# 114,068

SQ.FT

## FULL 7TH FLOOR

1. Perimeter jogging track with expanding markers and distance cues
2. Circular fitness stations (bodyweight yoga, stretching loop)
3. Primal seating and shaded pergolas for reading and relax
4. Yoga space
5. Tower planting strategy with layered canopies, drought-tolerant species, and low-maintenance habitat
6. Viewing decks oriented to the infinity and sea horizon
7. Water features for microclimate cooling and soundscaping
8. Low seating zones with pebble stone accents
9. Snack bar
10. Kids' play pockets integrated into sightlines for guardians
11. Raised planters as wind breaks and green buffers
12. Ping Pong Table
13. Dining Space
14. Zen Garden

*Jogging Track*





# Horizon

[ BEACH CLUBS ]

*As infinity pools meet the sun's horizon you'll  
discover a hub where guests and residents can relax  
with expansive views and elevated indulgence*

[ 3 ROOF TOPS ]

*Beach Club - Conversation Pit*

55,298

SQ.FT

1. Infinity pool
2. Helipad & Air taxi landing pad
3. Floating sound-meditation sessions (scheduled)
4. Cabanas
5. Daybeds
6. Lounge terraces
7. Rooftop gardens
8. Bars
9. BBQ hut
10. Solar Farm



*Beach Club - Rooftop BBQ Station*



*Beach Club - Cabanas*



*Beach Club - Cabanas*

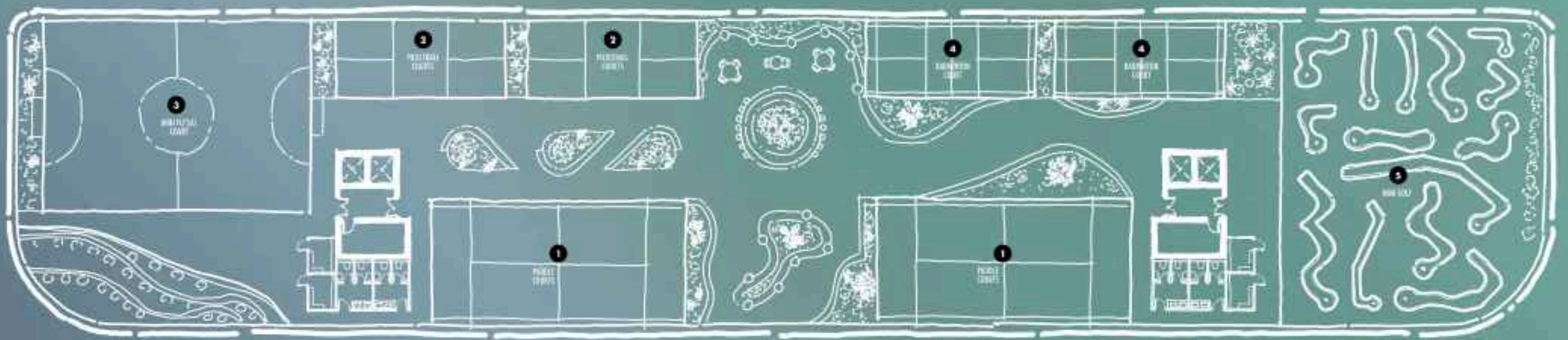


# Solar Flare

[ ACTIVE SPORTS ]

*Where the solar flare of the sun generates  
endless energy, discover a hub built for activity*

[ ROOF TOP ]



50,000  
SQ.FT

- 1. 2 Paddle Courts
- 2. 2 Fickleball Courts
- 3. 1 Mini Football Court
- 4. 2 Badminton Courts
- 5. Mini Golf

*2 Paddle Courts, 2 Pickleball Courts, 2 Mini Futsal Courts, 2 Badminton Courts and Mini Golf*



*2 Paddle Courts, 2 Pickleball Courts, 2 Mini Futsal Courts, 2 Badminton Courts and Mini Golf*



*Refreshments Area, Juice Bar and Seating*



# AMRA

## The 7 pillars of INTEGRATIVE WELLNESS



1

MENTAL &  
EMOTIONAL WELLNESS

Soothing Views  
Large Balconies  
Biophilic Design  
Wellness Zone  
Longevity Pools  
Yoga Studios  
Color Psychology  
Racing Simulator  
Pharmacy  
Cafe  
Biohacking & Recovery Hub  
Hydrotherapy & Spa Suites  
Restorative Sleep Pods  
Sensory & Sound Studios  
Wellness Bar & Salon



2

PHYSICAL  
WELLNESS

Waterfront Gym  
Healthy Food Cafe  
Pilates Studio  
Boxing Ring  
Kicker Studio  
Punching Bag Studio  
Squash Court  
Bowling Lanes  
Golf Simulator  
Kids Soft Play  
Paddle Courts  
Mini Golf  
Pickleball Courts  
Futsal Court  
Organic Food Market  
Virtual Fitness Room  
Cycling & Indoor Rowing  
Trampoline  
Parkour & Dance Studio  
Hit Training Room



3

SPIRITUAL  
WELLNESS

Seven Pillars of Sustainability followed  
Reef & Sea Life Saving Initiative  
Energy Generating Jogging Track  
Yoga Retreats  
Solar Farming  
Sea Water Recycling  
Energy Saving Lighting and Water  
Green Roofs & Living Walls



4

SOCIAL  
WELLNESS

Networking & Relaxation Lounge  
Racing Simulator  
Auto Scored Darts  
Common Spaces in Garden  
Rooftop Beach Club  
Private Cinema  
Table Games  
Kids Daycare  
BBQ Lawn  
Conversation Pit  
All Day Dining Restaurant  
Paint & Pots Cafe  
Parent-Child Studio  
Intergenerational Games  
Storytelling Lounge



5

INTELLECTUAL  
WELLNESS

Art Gallery  
Kids Nursery  
Board Games  
Conversation Pits  
Conference Rooms  
Workshops  
Retreats  
Philosophy Circle  
Book Lounge  
Writing & Reading Library  
Kids Mindfulness & Emotional Intelligence Room  
Teen Creativity Lab



6

ENVIRONMENTAL  
WELLNESS

Ocean Front  
Biophilic Design  
90 sq.km Pristine Lagoon  
Blue Carbon Engine  
Biodiversity Hotspot  
Dynamic & Healthy Waters  
Mangroves  
Sea Grass  
Marine Life



7

OCCUPATIONAL  
& FINANCIAL  
WELLNESS

Integrated BNB Renting Facility  
CEO Rooms  
1, 2, 3 Persons Working Pods  
Multifunctional Offices  
Meeting Rooms  
Co-working Spaces  
Meeting Friendly Tables in All Day Dining  
Self Service Cafe  
Marina Facility  
Yachts Limo Service  
Helipad  
Air Taxi Landing Pod

# Lunar Living

[ FLOORS 1 TO 14 ]

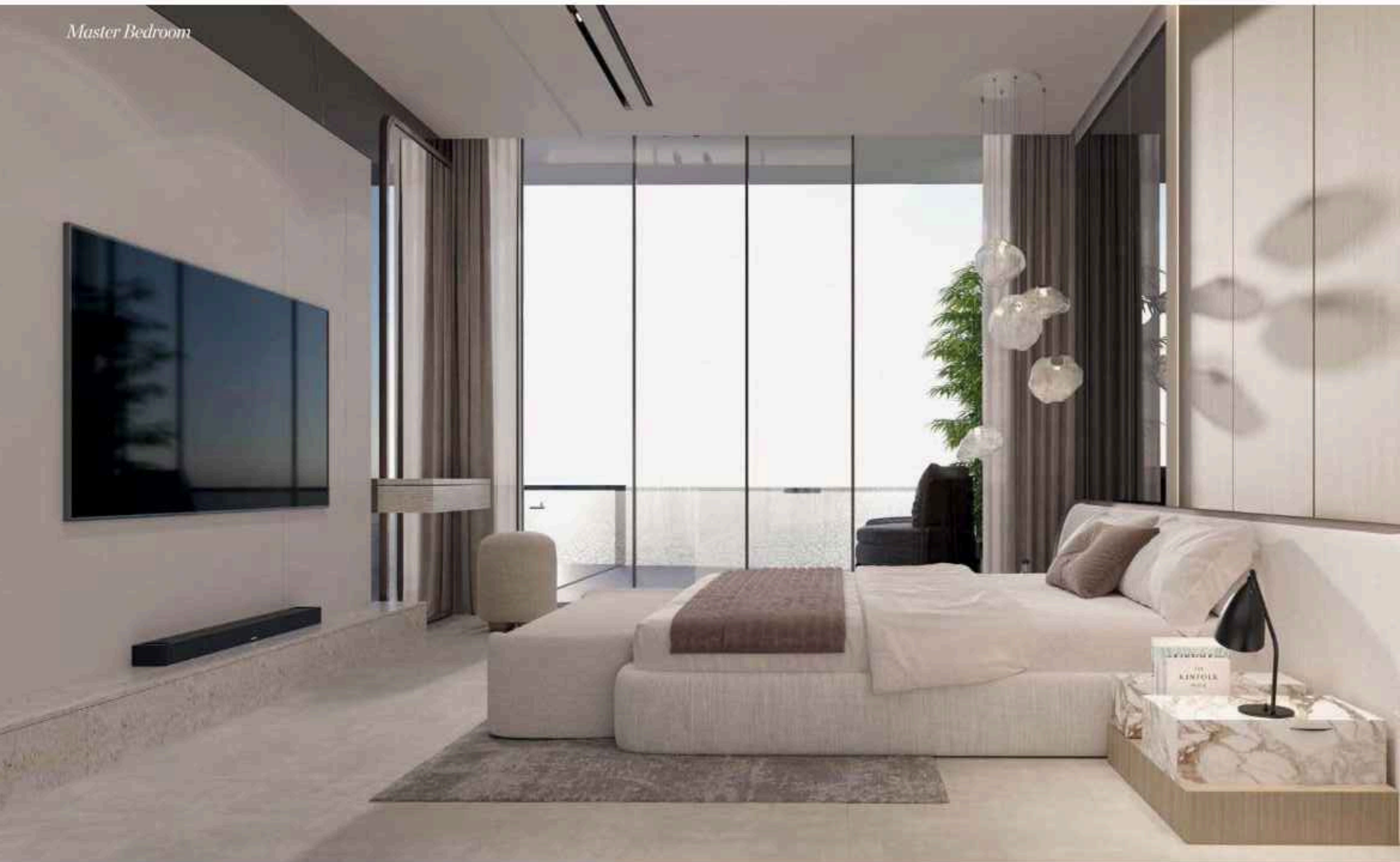
*Upscale residences surrounded by nature, where physical and mental wellbeing come as standard*

[ FLOORS 1 TO 14 ]

Lounge



*Master Bedroom*



*Expansive Sea-Front Balconies*



## *Fully Furnished Serviced Apartments*

	Average Area
Studio	500 SFT
1 Bedroom	846 SFT
2 Bedroom	1387 SFT
3 Bedroom	1915 SFT
4 Bedroom	2937 SFT





*Mind  
and  
body  
serenity  
on the  
shores  
of the  
Arabian  
Sea*

#### LIFE GAINS

## *Benefits of AMRA Living*

- Improved Cardiovascular Fitness
- Enhanced Strength & Flexibility
- Weight Management
- Better Immunity
- Stronger Relationships
- Community Belonging
- Reduced Loneliness
- Stress Reduction
- Cognitive Restoration
- Improved Mood
- Reduced Risk of Anxiety
- Inner Peace & Reflection
- Connection to Nature
- Mindfulness Practices
- Sense of Fulfilment
- Emotional Balance
- Increased Resilience
- Joyful Living
- Work-Life Integration
- Reduced Financial Stress
- Sharper Focus & Learning

**LOCATION**

# Connected To The World, Immersed In Nature

- Direct access to Al Khar Mangroves
- 20 minutes to Marjan Island
- 40 minutes to Dubai International Airport
- Close to schools, healthcare, and resorts



AMRA IS LOCATED IN THE HEART OF  
Umm Al Quwain's Coastal Sanctuary



## LOCATION

# A Community Rooted in Wellness and Culture

- Waterfront dining and retail promenades
- Green parks, shaded walkways, cycling paths
- Yacht clubs and marinas
- Corniche, fairs, and cultural landmarks

### Culture, Leisure & Sports

1. Al Arabi Sports and Cultural Club
2. Football Playground
3. Beach Kids Play Area
4. The Mangrove Beach
5. GAO Waterfront Creek
6. Sheikh Zayed Bin Sultan Al Nahyan Park
7. Vida Beach Resort

### Historical Sites

8. Umm Al Quwain Museum
9. Umm Al Quwain Heritage District
10. Umm Al Quwain Fort
11. Old Bazaar Umm Al Quwain

### Hospitals & Clinics

12. Umm Al Quwain Hospital
13. Umm Al Quwain Public Health
14. Maternal & Child Health Center

### Schools

15. Umm Al Quwain School
16. Umm Al Quwain Preparatory Girls School
17. Wise Indian Private School
18. Noon Nursery
19. The English private School

### Mosques

20. Masjid Al Topan
21. Masjid Jama Al Majid
22. Masjid Abdil Aziz Al Majid





UAE

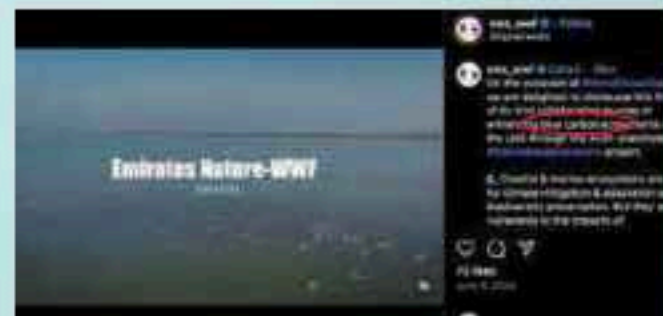
## Umm Al Quwain's lagoon a haven for threatened species, scientists find

Turtles, sharks and rays were identified in the 99-square-kilometre lagoon using drones and underwater video cameras.



A turtle found in the UAQ lagoon. Photo: Dr. Daniel Mabrouk-Mottra and Emirates Nature - WWF

<https://www.thenationalnews.com/uae/2024/03/24/umm-al-quwain-lagoon-a-haven-for-threatened-species-scientists-find/>



Umm Al Quwain coastal lagoon in Umm Al Quwain emirate.



<https://www.instagram.com/reel/C76mq8pY0y/>

### ABOUT UAQ

## *A Rare Natural Sanctuary*

#### **BIODIVERSITY HAVEN**

Home to turtles, rays, and sharks with globally endangered species.

#### **LIVING ECOSYSTEM**

Mangroves, seagrass, coral reefs, and oyster beds create a uniquely balanced environment.

#### **FLOW OF LIFE**

Naturally connected to the sea, supporting movement, renewal, and natural cycles.

#### **GLOBAL RECOGNITION**

Celebrated by scientists as "truly astounding" and one of the UAE's most important coastal sanctuaries.



Travel capacity will increase by 65%, **CUTTING JOURNEY TIMES** by up to 45% between Dubai, UAQ, and Ras Al Khaimah

## UAE ROAD INFRASTRUCTURE

### *Faster Access to AMRA*

- The UAE is investing heavily in its federal highway network. A Dh750 million Emirates Road Enhancement Project is widening the corridor from Dubai to Umm Al Quwain.
- By 2027, travel capacity will increase by 65%, cutting journey times by up to 45% between Dubai, UAQ, and Ras Al Khaimah
- This major upgrade ensures AMRA will be seamlessly accessible, further boosting its value as a residential, tourism, and investment destination.
- Yachts Limo Service by AMRA Resort
- Yachts parking deck at private marina
- Availability of Heli and Airtaxi landing pod



## AMRA'S ADVANTAGE

AMRA sits within a pristine coastal ecosystem in UAQ. The neighborhood is rapidly maturing with hospitality and branded residences including Vida Resort (currently operational), 25 Hours Hotel & Residences, Beach Residences, and UAQ Downtown. Proximity to Marjan Island (RAK) — future nightlife and Wynn Casino hub — strengthens short-stay demand with 'overflow' visitors seeking family-friendly, wellness-centric beachfront living in UAQ.

- **Strategic cluster**

Vida Resort (adjacent), 25 Hours Hotel (nearby), Beach Residences, UAQ Downtown (north), Financial Centre (north)

- **Natural advantage**

Lagoon, mangroves, sea grass and marine life; biophilic master vision

- **Projected rise**

Increase footfall and surrounding population by 2028 enhances rentals and retail gravity



# INVESTOR PROPOSITION

## **1. In-Room Dining + All-Day Dining**

Hotel-like service quality elevates rental desirability.

## **2. Effortless Rentals via App**

Choose dates, monitor earnings, and let us handle distribution and concierge.

## **3. Wellness Magnetism**

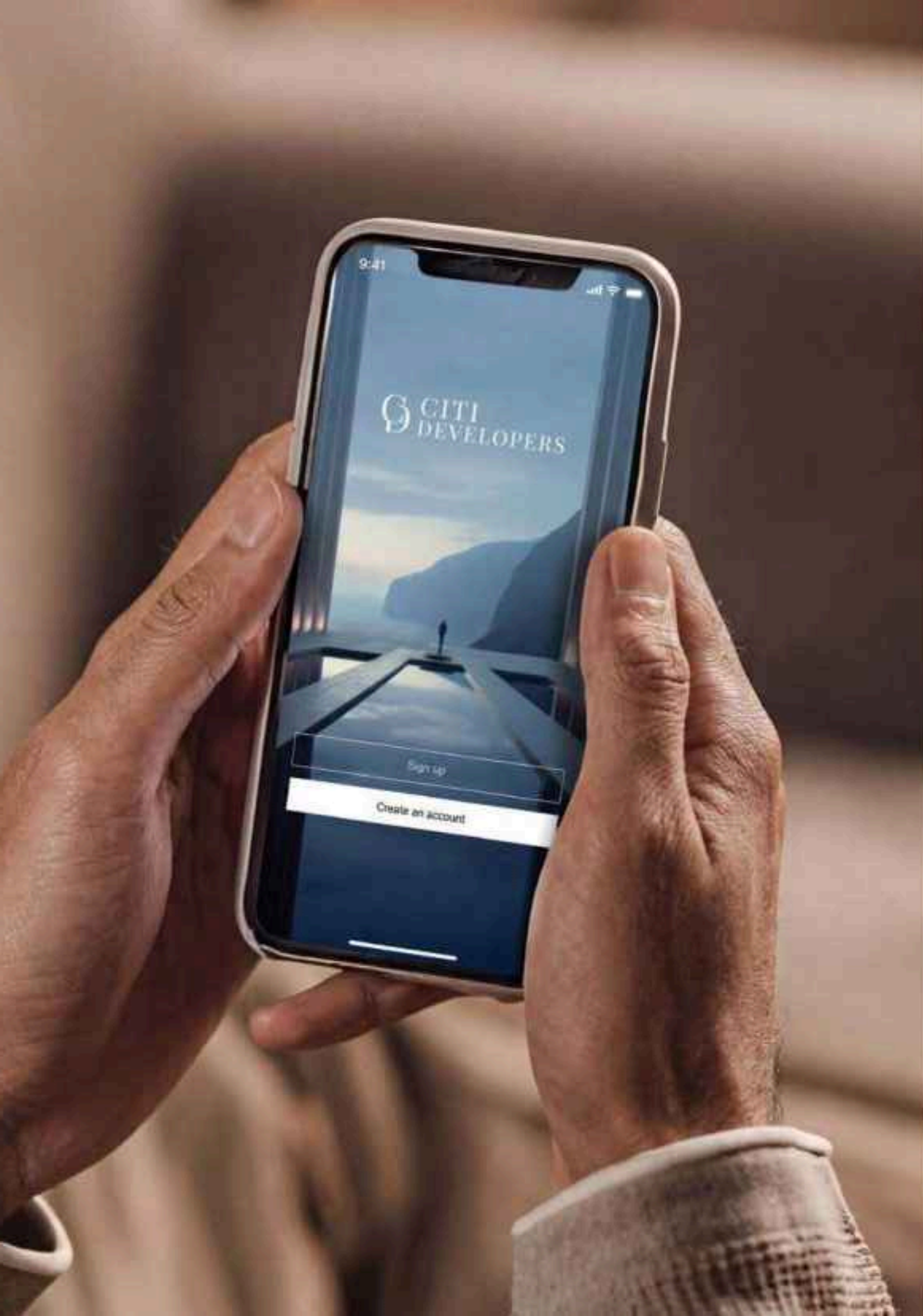
Amenity-heavy design and curated retreats by AMRA BNB attract wellness travelers year-round.

## **4. Location Leverage**

UAQ's pristine lagoon plus proximity to Marjan Island's nightlife/casino creates steady demand.

## **5. Future-Ready**

Robotics, smart-home integration.



## Investor Friendly Key Features In Citi Developers App

*The Citi Developers App makes owning a serviced apartment effortless. Think of it as your property's remote control and income cockpit*

- **Switch On Rentals**  
Turn short-stay renting on or off anytime.
- **Choose Your Dates**  
Select exactly which nights you want to rent out; block personal stays with one tap.
- **Smart Pricing (optional)**  
Enable recommended nightly rates based on demand trends; keep manual control if preferred.
- **One Stop Management by AMRA BNB**  
We manage listings across Airbnb, holiday homes partners, and our own portals so your calendar stays in sync.
- **Income Dashboard**  
See bookings, nightly rates, payouts, and upcoming reservations in one place.
- **Notifications**  
Get alerts for new bookings, guest check-ins/outs, maintenance updates, and payouts.
- **Security & Compliance**  
KYC for guests where required; Check-in/out managed by Amra's concierge.

## Sustainability & Regenerative

*AMRA is designed to meet a minimum of seven sustainability initiative requirements, aiming for meaningful ecological contribution*

- Gardens and vertical green façades
- Solar farming on the rooftop
- Seawater cooling and pools' water
- Energy-generating jogging track
- Energy-efficient appliances
- LED lighting
- High-performance insulation
- Water-saving fixtures (low-flow toilets, taps, showers)
- Natural ventilation via expansive windows, skylights, and cross-breezes
- Green roofs & living walls to improve insulation and air quality
- Smart home systems for automated, efficient energy management





## Design Ethos & Partners

AMRA's architecture embraces Wellness, Calmness, and Longevity with light stone, travertine, and warm woods. Interiors emphasize biophilic calm, large-sized balconies, and wellness-programmed spaces. A global network of studios contributes to creativity, efficiency, and delivery.

### **Design Partners**

1508 London

ARGENT

TRUSH Design

Design Nomad

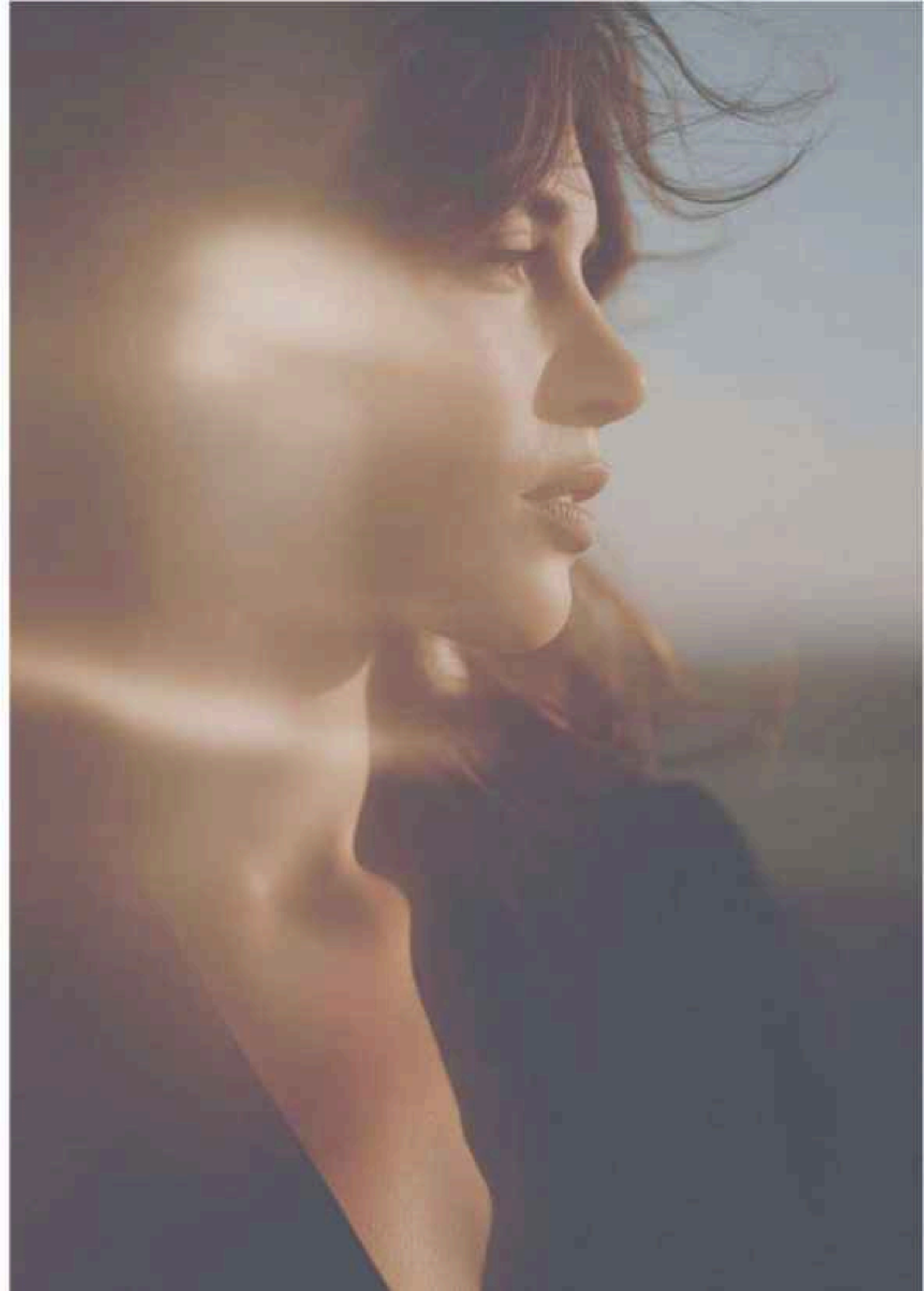
H5I Design Group

THX

Tangent Landscaping

## PROJECT RECAP

- 5 Beachfront Towers
- 2,931,953 sq. ft Built-Up Area
- Fully serviced apartments
- 688k sq. ft of wellness & lifestyle amenities
- All units & amenities are sea view
- 140+ Facilities across dedicated zones
- Dedicated Marina for private yachts
- HASSLE FREE HIGH ROI RENTING













# Key Takeaways

1

## Holistic Lifestyle

*Live in a community designed on the 7 Pillars of Integrative Wellness. Balancing body, mind, and environment.*

2

## Sea Views Everywhere

*Every apartment and amenity opens to the calming horizon, proven to reduce stress and enhance happiness.*

3

## Serviced Living

*Housekeeping, maintenance, concierge, and in-room dining built in — no hassle of managing staff.*

4

## Wellness at Home

*Access to spa, gym, yoga, meditation, in-room fitness, gardens, and organic food market daily.*

5

## Smart & Sustainable

*Eco-friendly design, 30i Buddy robots, and IoT-enabled living for comfort and efficiency.*

5

## Community & Belonging

*Rooftop clubs, BBQ lawns, kids' play areas, and social lounges foster a strong sense of connection.*

7

## Financial Advantage

*Easy short-term rental management via Citi Developers App; strong ROI through wellness tourism demand.*