
KAIA
RESIDENCES
AMWAJ
DEVELOPMENT


Where the
Waves Meet Your
Footprints

AMWAJ

DEVELOPMENT

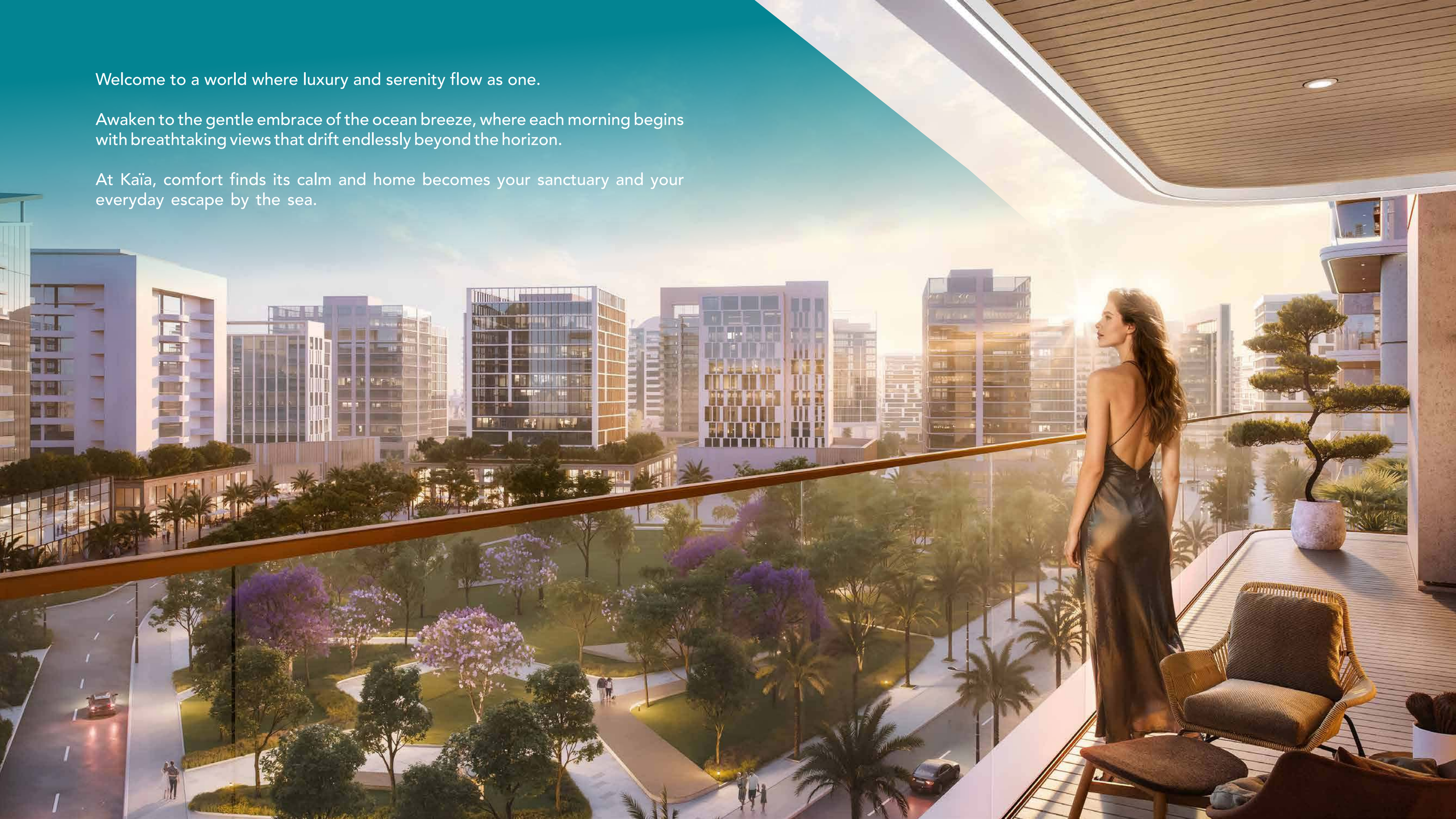
AMWAJ Development is a boutique real estate developer redefining Dubai's premium residential landscape through a people-first philosophy that blends European design precision with Middle Eastern warmth. Backed by over 25 years of international expertise, AMWAJ focuses on crafting community-centric developments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




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 KM	Beachfront	2	Golf Courses	1	Hospital




ISLAND C
ISLAND E
ISLAND B
ISLAND D
KAIA
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**

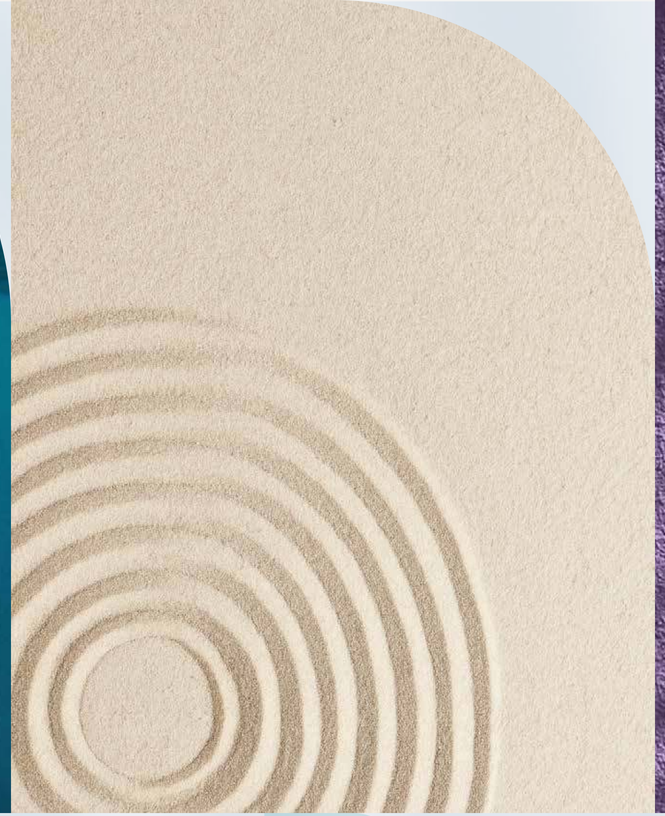


KAÏA

RESIDENCES

Kaïa 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.




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Inspïred by the Waves






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Island Living, City Convenïence

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.

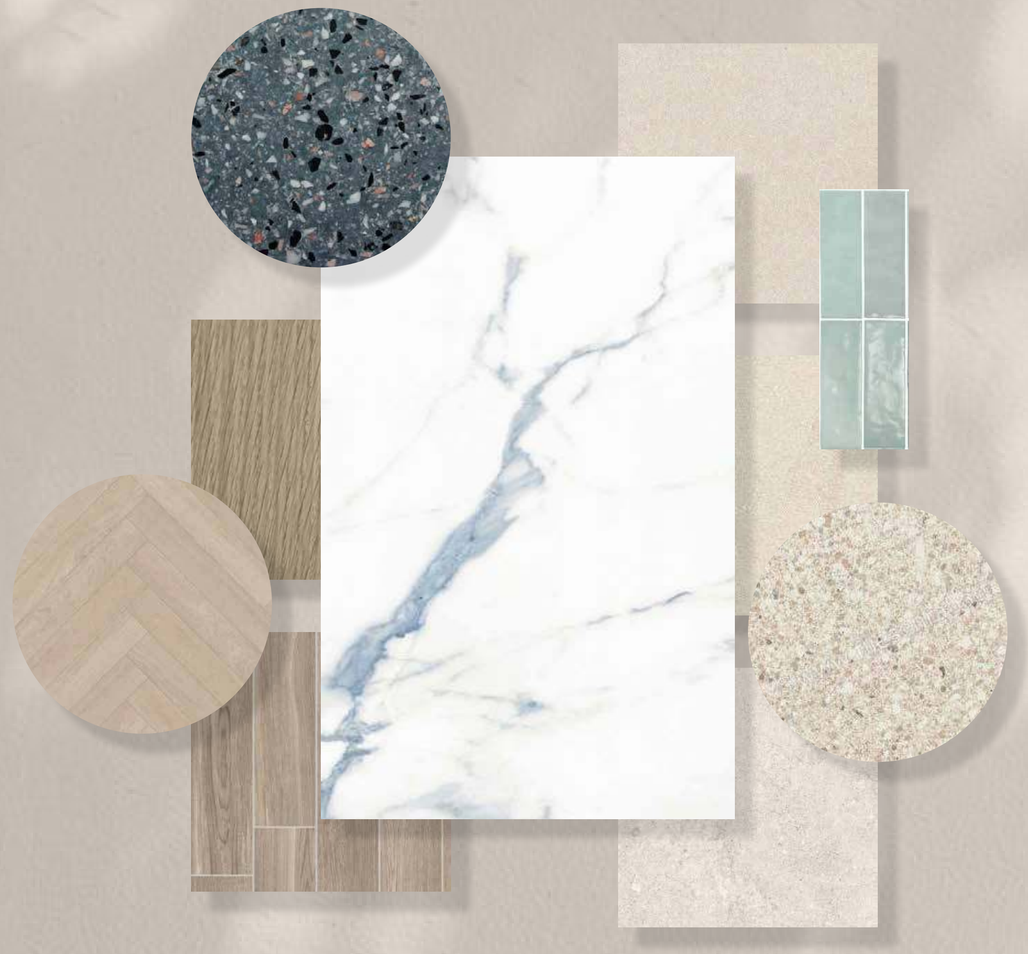








Soft Hues,
Raw Textures,
Timeless Harmony





Maïn Entrance



Lobby Lounge



Elevator Lobby

Exceptional Amenities



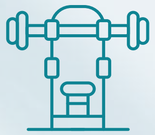
Crystal Infinity Pool



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


Bloomïng
Natural
Bliss


Māla Garden



Māla Garden



Outdoor Gym





Kïds Splash Zone



Kïds Playground


Infinïty View



Crystal Infinity Pool



Crystal Infinity Pool



A Place to Pause, Breathe and Grow


Kïds Creative Club



Gamïng Lounge



Aï Gym



Aï Gym



Male Spa (Sauna, Steam & Snow Rooms)



Female Spa (Sauna, Steam & Snow Rooms)

Yoga Rooftop



Jacuzzï Rooftop


A Place
To Belong

Interiors

One, Two & Three Bedrooms



kitchen & Dining



Living Room



Living Room

The Art of Living Peacefully

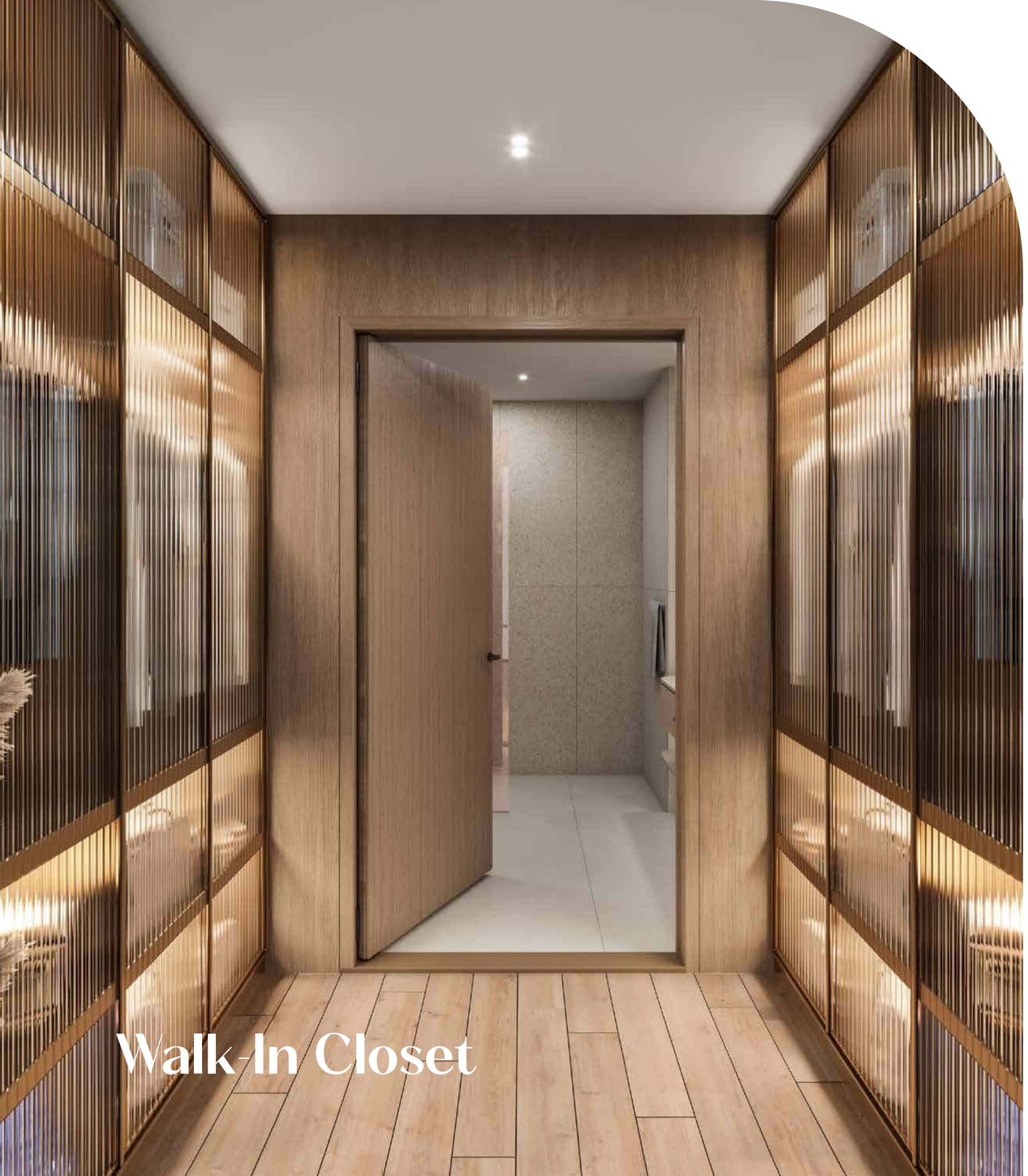




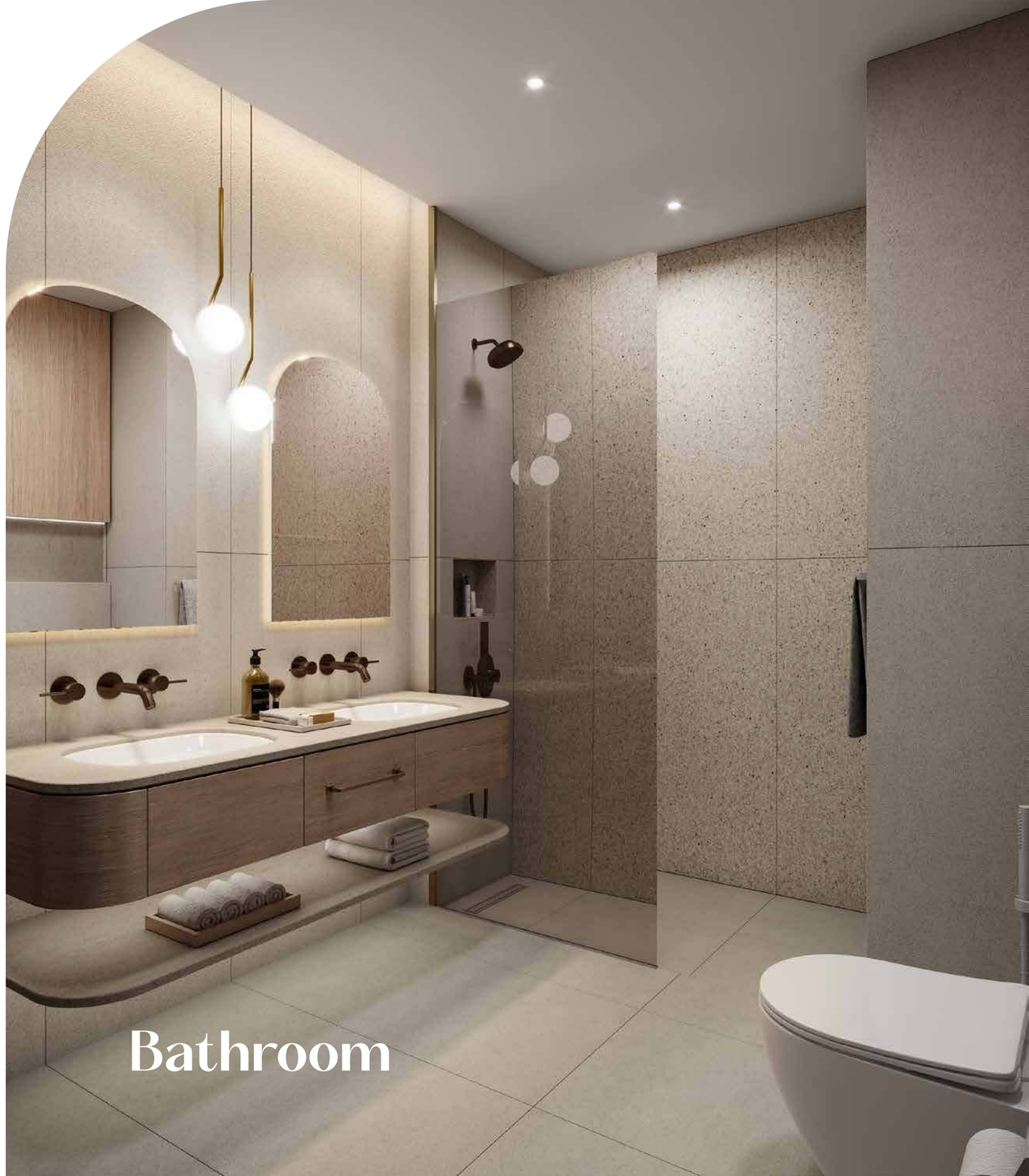
Bedroom



Kïds Room



Walk-In Closet



Bathroom

A New Standard of Luxury. Above and Beyond.



Duplex Interiors

Four Bedrooms



Living Room



Living Room



kïtchen & Dining



Kitchen & Dining



Family Living



Bedroom



Guest Toilet



Vanïty Area

360 Panoramic Experience



Experience Kaïa 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 Famïlies Belong




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ZED CAPITAL

REAL ESTATE

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