



# LAUNCHING SOON!

NEW ICONIC PROJECT IN DUBAI ISLANDS

## VENTONE





Since its inception in Dubai, AYS Developers has built a reputation for creating modern, design-led communities that balance lifestyle, quality, and accessibility. With a presence across the UAE, Kazakhstan, and Russia, the company brings a global perspective to every development while remaining deeply rooted in service excellence. Each project reflects a commitment to thoughtful design, enduring value, and the belief that exceptional living should be within reach. Guided by integrity and innovation, AYS continues to craft spaces that inspire belonging, growth, and lasting satisfaction.

**A new standard of modern living.**





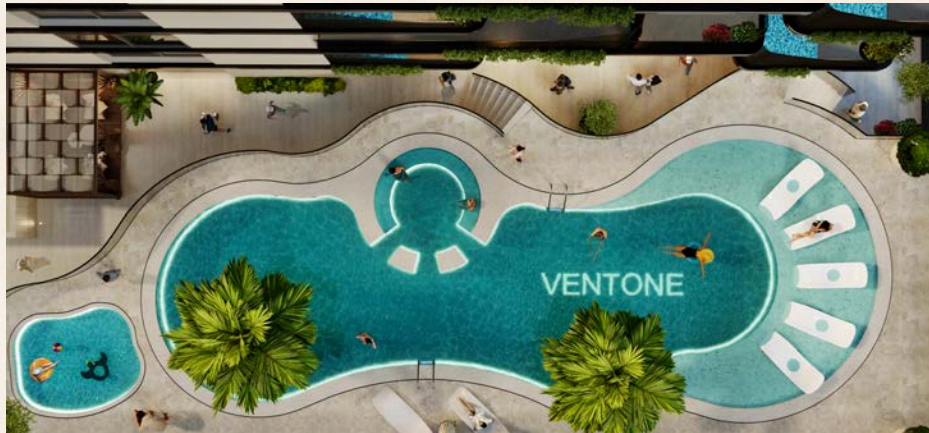
AYS

VENTONE

AYS

## ABOUT VENTONE

Ventone by AYS Developers embodies the company's vision for modern, attainable luxury and meaningful living. Located on Dubai Islands, it combines refined architecture, natural light, and sweeping sea views to create a sense of calm and sophistication. Each residence integrates smart technology, premium finishes, and carefully planned layouts that enhance comfort and long-term value. As part of AYS Developers' commitment to excellence, Ventone represents a balance of design, function, and lifestyle, offering residents a space that feels both contemporary and enduring.

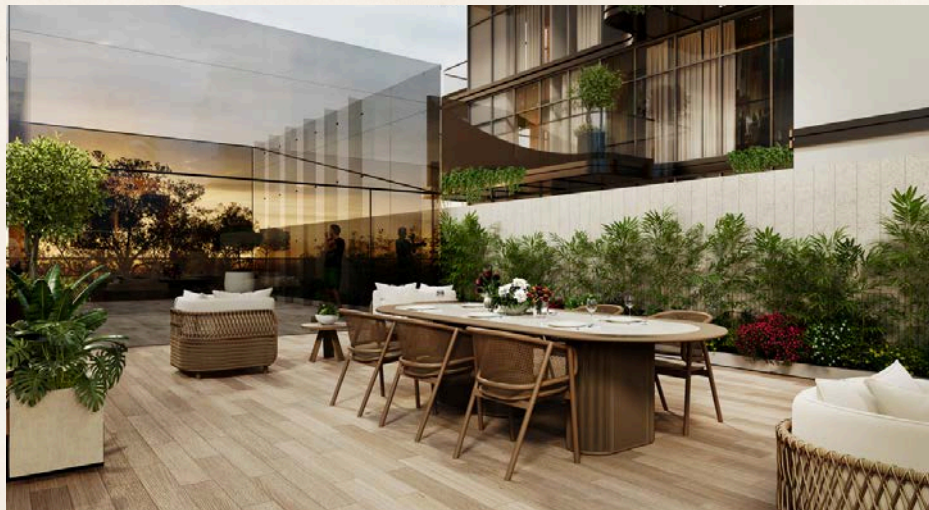


## AFFORDABLE LUXURY, REDEFINED

Ventone by AYS Developers reflects the company's vision of modern, attainable luxury shaped by design, comfort, and long-term value. Positioned on Dubai Islands, it offers refined architecture, natural light, and sea views that define a calm yet connected way of living. Each home combines smart technology, premium finishes, and thoughtful layouts that enhance everyday comfort and appeal to a new generation of investors. Built with a focus on quality and lifestyle, Ventone represents AYS Developers' ongoing pursuit of excellence and its commitment to creating spaces that feel enduring, balanced, and distinctly Dubai.

## WORLD-CLASS FEATURES & AMENITIES

- Fully integrated Alexa Smart Home System
- Frameless designer doors
- Balcony with customized jacuzzi
- Infinity rooftop saltwater pool with sea & harbor views
- Saltwater pool on podium level
- Indoor kids' area
- Game/Club room & Cinema hall with Bose sound
- AI fitted gym/AI health club
- Rooftop sundeck & jacuzzi
- Rooftop lounge area
- Rooftop squash court
- 24-hour concierge service
- Electric car parking
- Outdoor yoga & meditation lounge
- Rooftop garden
- Business lounge with espresso bar & Wi-Fi
- Luxury furnishings & branded appliances



SMART HOME SYSTEM



CONCIERGE SERVICE 24/7



INFINITY ROOFTOP POOL



EQUIPPED GYM



KID'S PLAY AREA



ROOFTOP GARDEN



KIDS' SALTWATER POOL



ROOFTOP SQUASH COURT



BUSINESS LOUNGE



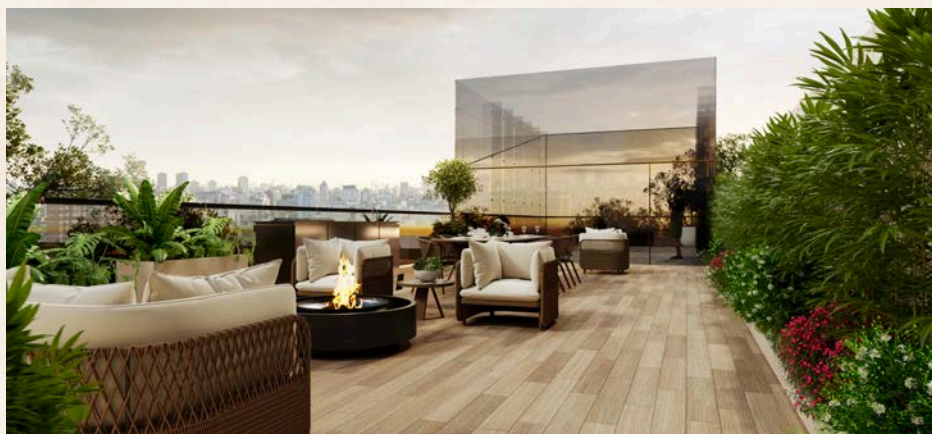
ROOFTOP JACUZZI



CINEMA HALL & GAMING-ROOM



ELECTRIC CAR PARKING



## WHERE THE CITY MEETS THE SHORE

Dubai Islands marks a new era in the city's expansion, built around connection, openness, and waterfront living. Formed by a collection of purpose-built islands, it brings together residences, retail, hospitality, and recreation within one coastal address. The concept is simple, a place where design meets everyday life, where sea views and city energy coexist in harmony. Dubai Islands represents a modern vision of balance, accessibility, and enduring value for those who see Dubai as home and opportunity in equal measure.

## CONNECTIVITY



10 MINUTES  
from Gold Souq Metro Station



20 MINUTES  
from Dubai Airport



22 MINUTES  
from Dubai Frame



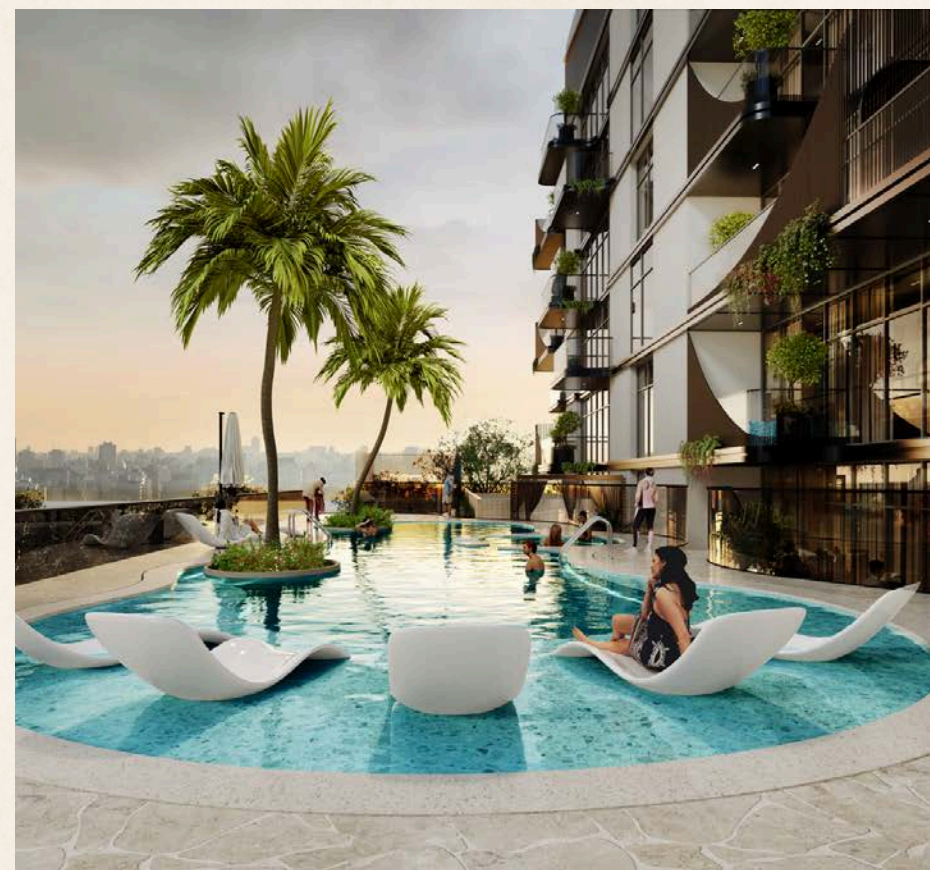
18 MINUTES  
from World Trade Center



30 MINUTES  
from Downtown Dubai



33 MINUTES  
from Business Bay



# DUBAI ISLANDS MASTERPLAN

## ISLAND A

- 1. Waterfront Residential Community
- 2. Art and Cultural District
- 3. Urban Island Community
- 4. Mall
- 5. Beach
- 📍 Ventone

## ISLAND B

- 6. Waterfront Resorts
- 7. Beach Front Residential
- 8. Community Park

## ISLAND C

- 9. Marina Village
- 10. Wellness Resort
- 11. 18 Hole Golf Course
- 12. Golf Residential
- 13. Oasis Park
- 14. Family Resort
- 15. Beach

## ISLAND D

- 16. Beach Front Residential
- 17. Golf Residential
- 18. 9 Hole Golf Course
- 19. Beach

## ISLAND E

- 20. Luxury Private Island Community



## UNIT TYPES:

- 1 Bedroom
- 2 Bedrooms
- 3BR Duplexes with Private Pools & Gardens

## APPROX SIZES:

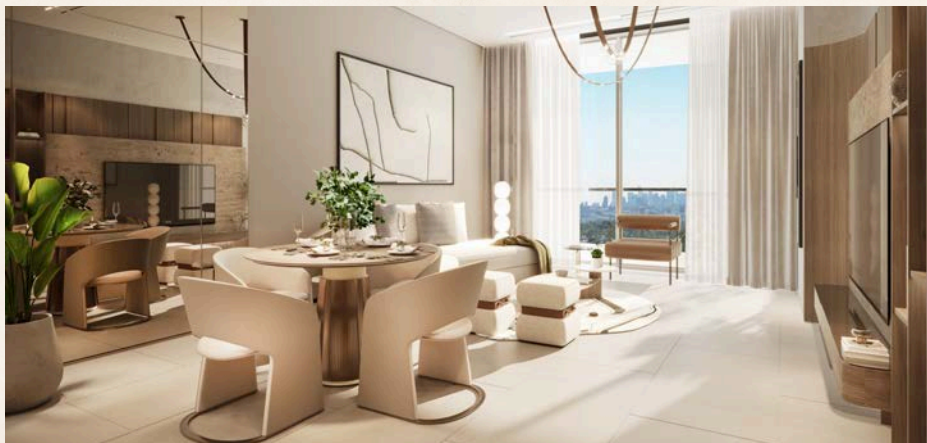
- 1 BR – 886 sqft
- 2 BR – Coming soon
- 3 BR Duplex – With Pool & Garden

## PAYMENT PLANS:

- 100% Payment
- 60/40 Plan
- 44 Months Payment Plan

## HANDBOVER:

Q4 2027



**EOI OPEN NOW!**

**AED 100K**

**1 BR**

**AED 100K**

**2 BR**

**AED 150K**

**3BR Duplex**

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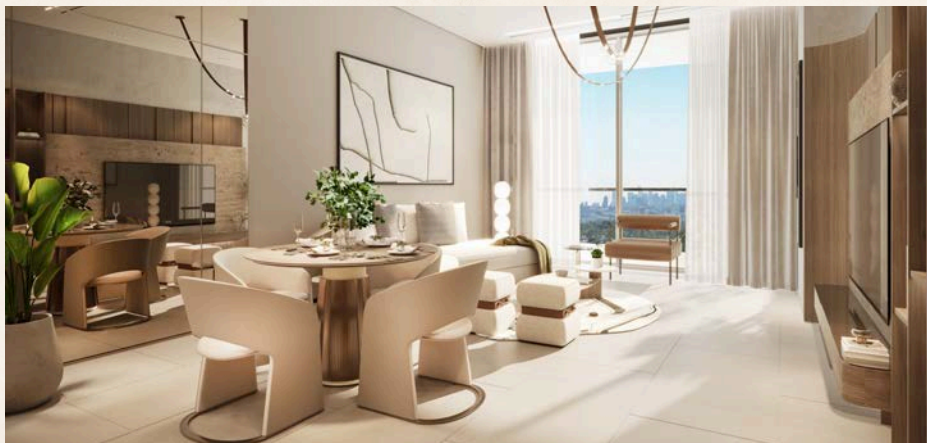
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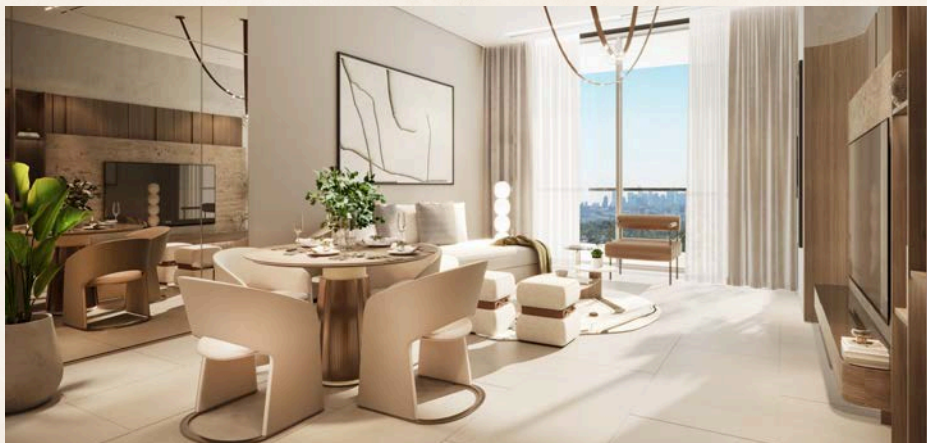
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REGIONAL SPONSOR  
OF ARGENTINE FOOTBALL ASSOCIATION



RECORD  
HOLDER



LAYS  
DEVELOPERS



RECORD  
HOLDER



# LAYS DEVELOPERS BREAKS GUINNESS WORLD RECORD

TOGETHER WE MAKE HISTORY



LAYS DEVELOPERS BREAKS A GUINNESS WORLD RECORD FOR  
THE WORLD'S LARGEST REAL ESTATE TRAINING SESSION IN DUBAI

