ABOUT THE PROJECT

Amali Residences at Business Bay

Developer
Amali Properties

District
Al Wasl, Dubai Emirate

Q3 2026
Building start

Up to 49 months left

Q4 2030
Handover

Unit type	Bedrooms	Amount	Area, sqft	Price from
Apartments	2 Bedrooms	1/1	2 913	17 200 000 AED
Apartments	3 Bedrooms	1/1	4 067	22 500 000 AED
Apartments	4 Bedrooms	1/1	5 154	28 200 000 AED
Apartments	5 Bedrooms	1/1	6 524	–
Duplex	5 Bedrooms	1/1	6 950	–



ABOUT THE PROJECT

Unit type	Bedrooms	Amount	Area, sqft	Price from
Penthouse	6 Bedrooms	1/1	21 220	–



Amali Residences at Business Bay

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Description

Project general facts

Amali Residences stands as a waterfront masterpiece composed of two sleek towers linked by fully appointed podiums, creating an urban sanctuary that feels like a resort. The development offers a curated portfolio of one-, two-, three-, four- and five-bedroom homes, alongside rare duplexes and limited-edition penthouses distinguished by double-height ceilings, private pools and sweeping vistas. Architectural intent is expressed through a sculptural silhouette that frames the glittering skyline while embracing the riverfront ambience.

Residents can indulge in a swim-through indoor-outdoor pool that merges seamlessly with a family lagoon featuring a swim-up bar, alongside vitality pools designed for rejuvenation. Wellness is further supported by a spa equipped with sauna and steam room, dedicated yoga and Pilates studios, and a private cinema and bowling alley for entertainment. Business and leisure converge in spaces such as a resident’s library, cigar lounge, member’s club lounge, chef-curated dining with a teppanyaki grill, executive boardroom, co-working studies and a sky terrace that captures sunset panoramas.

The interiors celebrate artisanal craftsmanship, showcasing hand-finished Joseph Giles ironmongery, state-of-the-art Gaggenau appliances and innovative smart home technology. Expansive picture windows flood each residence with natural light, opening onto double-height terraces adorned with lush foliage. Every detail is orchestrated to harmonise light, shadow and the surrounding cityscape in a refined living experience.

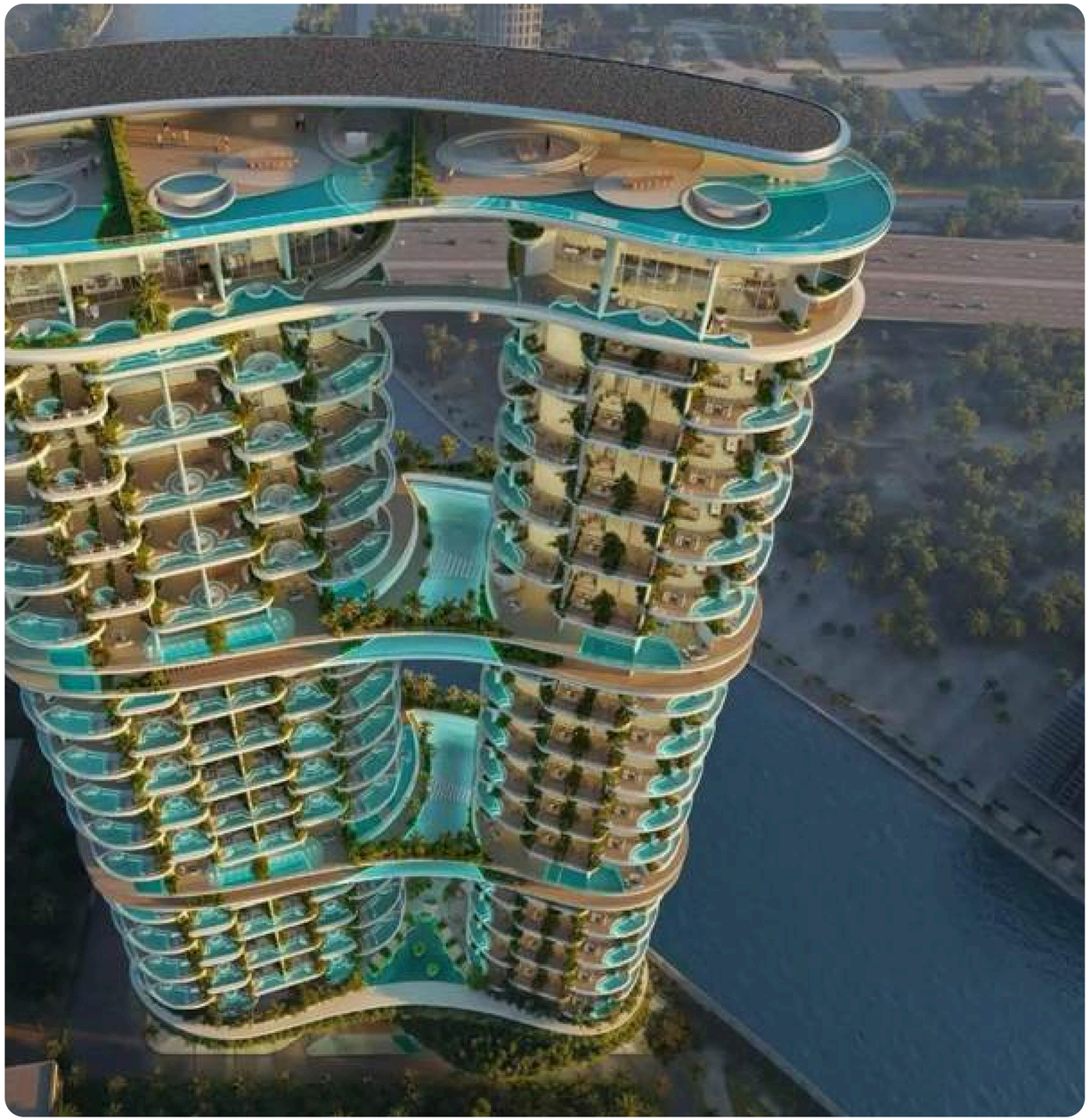
Location description and benefits

Business Bay pulses with energy as one of the city’s most prestigious waterfront districts, where world-class hotels, fine-dining venues and striking contemporary bridges shape an unparalleled urban playground. The Dubai Canal weaves through the neighbourhood, turning the area into a serene waterway that offers breathtaking panoramas at every turn. Its central positioning places the city’s most iconic landmarks within effortless reach, establishing it as a highly connected address.

The enclave enjoys unrivalled accessibility, with the towering Burj Khalifa and the bustling Dubai International Financial Centre merely minutes away, while Meydan, Dubai International Airport, Dubai Harbour and Emirates Golf Club lie close at hand. Major thoroughfares thread through the district, delivering seamless travel across the wider metropolis, and the tranquil waterfront backdrop provides a peaceful counterpoint to city life. This blend of swift connectivity and soothing ambience enriches everyday experiences.

Beyond the immediate skyline, residents find a wealth of attractions, from the pristine sands of Kite Beach and Jumeirah Beach to the opulent allure of Palm Jumeirah and the iconic silhouette of Burj Al Arab. Cultural venues, elite banks and vibrant art galleries populate the streets, adding layers of sophistication to daily routines. Proximity to the international airport and a dedicated private-jet terminal ensures that global travel remains effortlessly convenient.



























Masterplan



Payment Plan Option

Payment Plan

Handover	**Q4 2030**
Booking deposit	**5%**

All options

Payment Plan

On booking	**5%**
During construction 4 Payments	**55%**
1 month after booking	5%
On signing SPA	10%
In 6 months after signing SPA	5%
5% every 6 months	35%
Upon Handover	**40%**

Typical Units

Number of available units

Apartments: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Apartments: 4 Bedrooms - 1

Apartments: 5 Bedrooms - 1

Duplex: 5 Bedrooms - 1

Penthouse: 6 Bedrooms - 1

Will be soon

Apartments: 2 Bedrooms

from AED 17 200 000 to AED 17 200 000

from 2 913 sqft to 2 913 sqft

from **AED 5 904/sqft** to **AED 5 904/sqft**

Will be soon

Apartments: 3 Bedrooms

from AED 22 500 000 to AED 22 500 000

from 4 067 sqft to 4 067 sqft

from **AED 5 532/sqft** to **AED 5 532/sqft**

Typical Units

Number of available units

Apartments: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Apartments: 4 Bedrooms - 1

Apartments: 5 Bedrooms - 1

Duplex: 5 Bedrooms - 1

Penthouse: 6 Bedrooms - 1

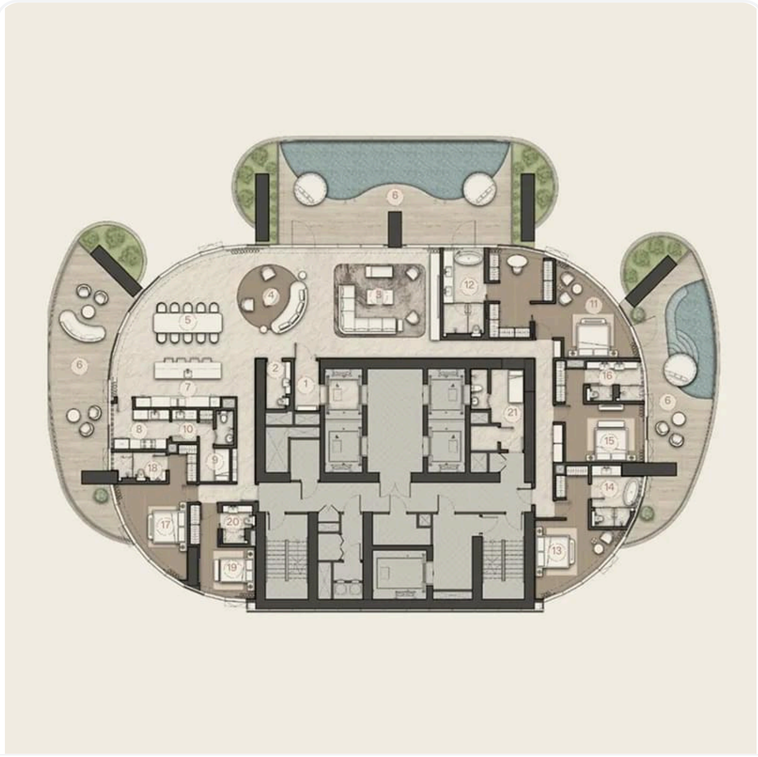


Apartments: 4 Bedrooms

from AED 28 200 000 to AED 28 200 000

from 5 154 sqft to 5 154 sqft

from **AED 5 471/sqft** to **AED 5 471/sqft**



Apartments: 5 Bedrooms

from 6 524 sqft to 6 524 sqft

Typical Units

Number of available units

Apartments: 2 Bedrooms - 1

Apartments: 3 Bedrooms - 1

Apartments: 4 Bedrooms - 1

Apartments: 5 Bedrooms - 1

Duplex: 5 Bedrooms - 1

Penthouse: 6 Bedrooms - 1

Will be soon

Duplex: 5 Bedrooms

from 6 950 sqft

to 6 950 sqft



Penthouse: 6 Bedrooms

from 21 220 sqft

to 21 220 sqft

Developer



Amali Properties is the leading developer offering best in class properties in UAE, where Amira and Ali Sajwani are the visionary minds behind reshaping the landscape of luxury living.