

CURATED INVENTORY · 2026



GAIA

L I V I N G

The Collection

A curated selection of Dubai's most
considered residences and
investment opportunities.

“We don't list everything. We list what we would be proud to call home — and confident to call an investment.”

Aslan Patov

CEO & FOUNDER

GAIA LIVING

Chosen the way we'd choose for ourselves.

Each project in this catalogue is selected against the same four questions — so a client can compare with confidence, not guesswork.

01 Location

Connectivity, character and the daily life of the neighbourhood.

02 Developer Track Record

Delivery history, build quality and handover discipline.

03 Investment Logic

Entry price, projected yield and resale demand, on real data.

04 Livability

Layouts, light and amenities that hold their value in feeling.

A market with the
fundamentals to
match the ambition.

226,000

transactions
recorded across
Dubai in 2024

AED 761B

total residential
sales value

+20%

average price growth
in prime districts

Zero income tax, full foreign ownership and the
Golden Visa continue to draw global capital —
while supply in the best locations stays disciplined.

Replace these figures with your latest market data.

What's inside.

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THE COLLECTION

The Projects

Three residences in this edition.
The pages that follow repeat for
each.

02

PROJECT 01

01 / 02

ENSO AMBER

JUMEIRAH GARDEN CITY

Amber by Enso

A modern investment opportunity
in the heart of the city.

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07

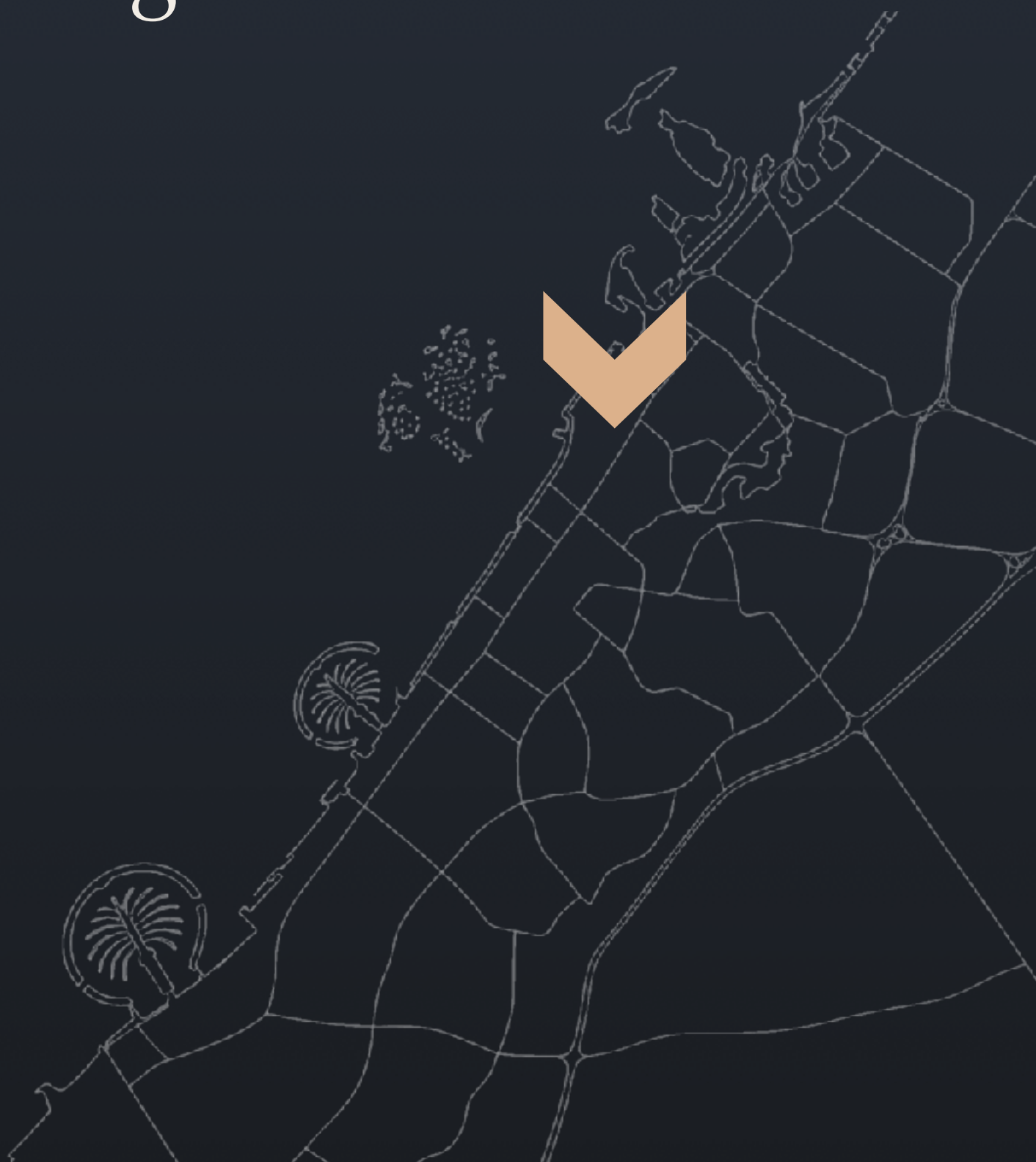
Amber by Enso.

LOCATION Jumeirah Garden City	DEVELOPER Enso Properties
PROPERTY TYPE Studios – 1 Bed	COMPLETION Q4 2027
STARTING PRICE From AED 1.5M	ESTIMATED ROI 7 – 9% yield

A contemporary low-rise of considered apartments, minutes from City Walk and La Mer — designed for both end-users and yield.

LOCATION

Connected to
everything that matters.



City Walk

2 min

La Mer Beach

5 min

Dubai Mall

10 min

Metro Station

15 min

Dubai Int'l Airport

20 min

AMENITIES

Amber by Enso.

*** 01 Community Amenities**

02 Kids playground

03 Sauna

04 Barbecue area

05 Filtered water

*** 06 Concierge service**

07 Community app

08 Lobby

*** 09 More amenities**

10 Private beach

11 Gym

12 Kids pool

14 Sauna

14 Pool

*** 15 Leisure amenities**

16 Walk-in Closet

17 Shops

18 Yoga Zone

19 Restaurants & Cafés

20 Parks & Green Spaces



*** Amenities and features that are unique or exclusive**

FLOOR PLANS

Layouts & sizes.



Studio

FROM 721 SQ FT

Marina-facing balcony,
integrated kitchen and
generous storage.



2 Bedroom

FROM 820 SQ FT

Marina-facing balcony,
integrated kitchen and
generous storage.



2 Bedroom

FROM 1,240 SQ FT

Corner layout with dual
aspect, en-suite master and
study nook.



3 Bedroom

FROM 1521 SQ FT

Corner layout with dual
aspect, en-suite master and
study nook.

GALLERY

Inside Amber.



GALLERY

Outside Amber.



PROJECT 02

01 / 02

Nad Al Sili

Iced beach

Waterfront living where the city
meets the sea.

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Ice Beach.

LOCATION Al Marjan Island	DEVELOPER Major
PROPERTY TYPE 1 - 3 Bedroom	COMPLETION Q4 2030
STARTING PRICE From AED 1.5M	ESTIMATED ROI 8 – 9% yield

Inspired interiors paired with resort-style wellness amenities, including ice lounges, biohacking suites, cryotherapy, and immersive spa experiences.

LOCATION

Connected to
everything that matters.



Island Beach

10 min

Heritage Museum

19 min

Yacht Club

30 min

Al Hamra Watchtower

15 min

Emirates Motorplex

20 min

AMENITIES

Ice Beach.

*** 01 Community Amenities**

02 Kids playground

03 Sauna

04 Barbecue area

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10 Private beach

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*** Amenities and features that are unique or exclusive**

FLOOR PLANS

Layouts & sizes.



1 Bedroom

FROM 382 SQ FT

Iced Beach-facing balcony, integrated kitchen and generous storage.



1 Bedroom

FROM 400 SQ FT

Residents enjoy exclusive amenities inspired by Antarctica



3 Bedroom

FROM 1,066 SQ FT

Corner layout with dual aspect, en-suite master and study nook.



3 Bedroom Duplex

FROM 1,066 SQ FT

Corner layout with dual aspect, en-suite master and study nook.

GALLERY

Inside Iced beach.



GALLERY

Outside Iced beacha.



Al Safa 3

The Wilds

A modern investment opportunity
in the heart of the city.

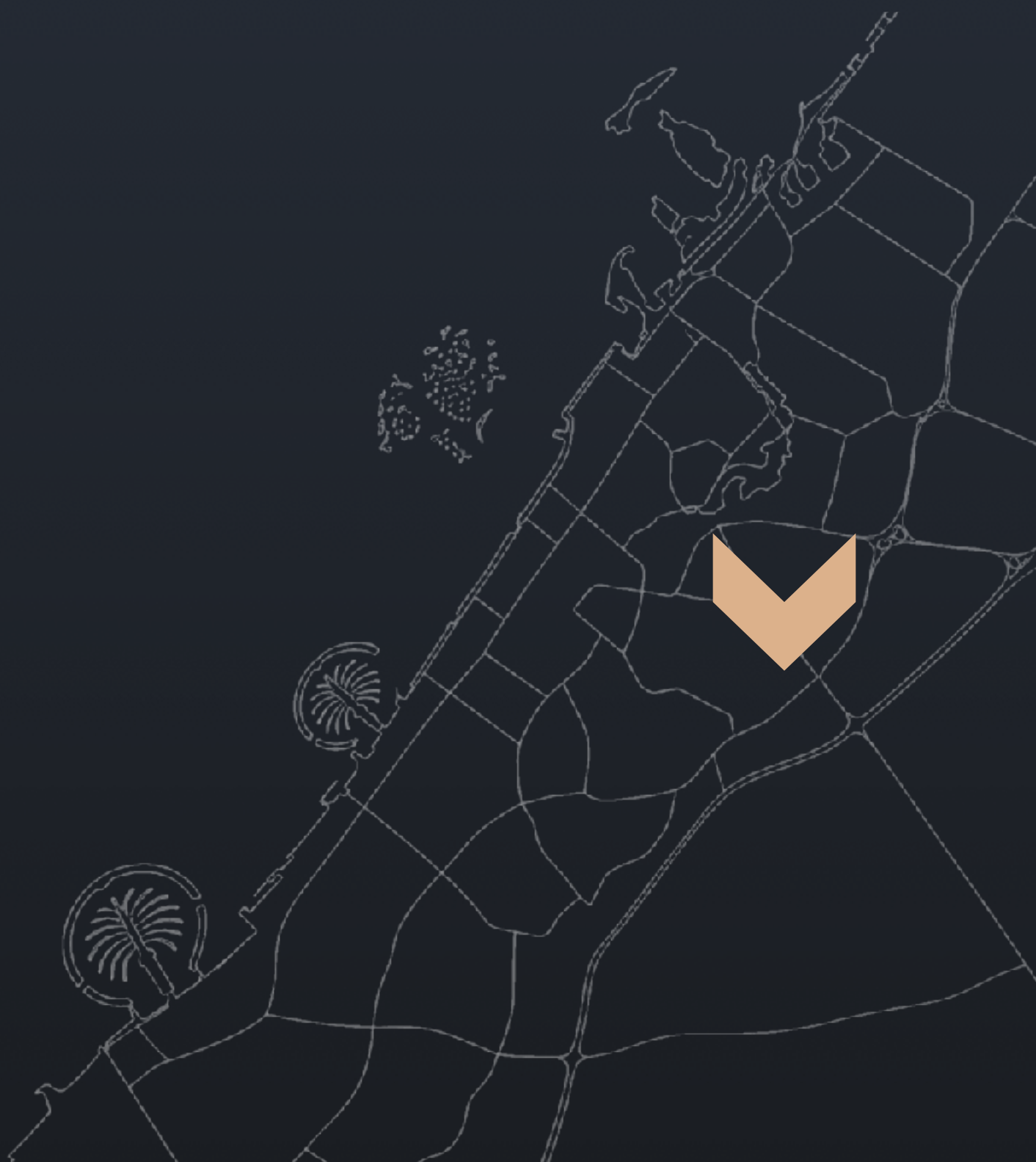
The Wilds.

LOCATION Al Safa 3	DEVELOPER Aldar
PROPERTY TYPE 1 - 3 Bedroom	COMPLETION Q4 2030
STARTING PRICE From AED 1.5M	ESTIMATED ROI 6 – 8% yield

Inspired interiors paired with resort-style wellness amenities, including ice lounges, biohacking suites, cryotherapy, and immersive spa experiences.

LOCATION

Connected to
everything that matters.



Butterfly Garden

10 min

Dubai Mall

19 min

Dubai Marina

25 min

International Airport

40 min

King's College Hospital

13 min

AMENITIES

The Wilds.

- *01

Community Amenities

02

Kids playground

03

Sauna

04

Barbecue area

05

Filtered water

*06

Concierge service

07

Community app

08

Lobby

*09

More amenities

10

Private beach

11

Gym

12

Kids pool

14

Sauna

14

Pool

*15

Leisure amenities

16

Walk-in Closet

17

Shops

18

Yoga Zone

19

Restaurants & Cafés

20

Parks & Green Spaces



* Amenities and features that are unique or exclusive

FLOOR PLANS

Layouts & sizes.



1 Bedroom

FROM 764 SQ FT

The Wilds blends refined interiors with untamed landscapes



1 Bedroom

FROM 764 SQ FT

Residents enjoy exclusive amenities inspired by the natural world



2 Bedroom

FROM 1,431 SQ FT

Corner layout with dual aspect, en-suite master and study nook.



3 Bedroom

FROM 3,164 SQ FT

Corner layout with dual aspect, en-suite master and study nook.

GALLERY

Inside The Wilds.



GALLERY

Outside The Wilds.



From interest to keys.

01 Express Interest

Tell your Gaia advisor which residences move you.

02 Private Viewing

In person or virtual, with full pricing and availability.

03 Reserve

Secure the unit with the booking deposit and paperwork.

04 Sign & Pay Plan

Sales agreement signed; payment schedule confirmed.

05 Handover

Keys, snagging and — if you wish — fit-out and leasing.

Let's build together.



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