



**WHITECLIFFS RESIDENCES**

A PROJECT IN

*Dubai Islands*



*DUBAI ISLANDS*



ELEVATED LIVING ON  
*DUBAI'S COASTLINE*

---

Discover the extraordinary at Dubai Islands – where innovation meets luxury.  
A stunning destination featuring world-class resorts and pristine beaches.  
Experience vibrant entertainment, upscale living, and breathtaking waterfront views.  
Dubai Islands – your gateway to coastal elegance and unforgettable moments.

Walking Access to  
**Marina**  
in 5 minutes

Walking Access to  
**Canal Walk**  
in 5 minutes

Walking Access to  
**Restaurants**  
in 3 minutes

Walking Access to  
**Dubai Islands Beaches**  
in 3 minutes

Walking Access to  
**Deira Mall**  
in 3 minutes



## KEY FACTS LOCATION

-  **86** RESORTS & HOTELS
-  **21** KILOMETRES BEACH LENGTH
-  **09** MARINAS
-  **02** 18 - HOLE GOLF COURSE | 09 - HOLE GOLF COURSE

*Dubai Islands*



# AN ENDLESS *SHORE*

Wake up to the gentle sound of waves and the golden glow of the rising sun. Let the sea breeze refresh your senses as you step into a life of comfort and calm. At the shore, every moment feels like a timeless escape.





# *MARINA* LIFE *BEGINS*

The marina provides direct access to private boats and yachts. Walkways are wide and accessible, and there's a mix of places to eat and meet along the water.





## ISLAND *GOLF* EXPERIENCE

Dubai Islands includes two full 18-hole golf courses with wide fairways and open coastal views. The courses are designed to support focused play, with enough space and calm for every round to count.



## VERTICAL LIVING REDEFINED

---

WHITECLIFFS RESIDENCES stands across twelve floors on Dubai Islands, offering modern apartments, podium-level parking, rooftop access and a full range of indoor facilities.

These include a gym, pool, sauna, steam room and a multipurpose hall, all designed to support daily life with ease and practicality.

# PROJECT FEATURES



SWIMMING POOL



POOL LOUNGE



KIDS' POOL



RECEPTION LOBBY



STEAM ROOM



FOUNTAIN



BBQ AREA



CINEMA



MEETING ROOM



PADEL COURT



GYM



PRAYER HALL



SMART HOMES



SAUNA



CAR PARKING



24/7 SECURITY



COLD PLUNGE



CABANA



JACUZZI



POOL SITTING AREA

# PERFECTLY LOCATED



An architectural rendering of the Whitecliffs Residences entrance. The building features a modern design with a glass facade and curved balconies. The entrance is characterized by a white, curved structure with a wooden panel that reads "WHITECLIFFS RESIDENCES". The scene is set in a city with a skyline in the background, including a prominent skyscraper. A silver sports car is in the foreground, and several people are walking on the sidewalk. The lighting suggests a sunset or sunrise, with a warm glow over the scene.

## ENTRANCE DESIGN EXCELLENCE

At the main entrance, WHITECLIFFS RESIDENCES makes a clear visual statement. The design uses straight lines and strong structure to lead from the street through to the lobby, setting a clear rhythm from arrival to entry.



## MAGNIFICENT WELCOMES AND TRAVERSES



A grand welcome awaits at the reception, where elegance meets comfort. The lift lobby reflects the refined lifestyle that begins the moment you step in.



## PASSAGEWAY WITH INTENT



Spacious corridors create a sense of freedom as you move effortlessly toward your apartment.



# UNVEILING LUXURY







## LOUNGE ABOVE ORDINARY



The lounge is thoughtfully designed with subtle lighting that invites quiet conversation or peaceful solitude. Every element serves a purpose, prioritizing function over decoration.

## KITCHEN WITH INTENT



The contemporary kitchen is designed for efficiency and ease with smart storage.



## WALLS DEFINE CALM



The bedroom is a cosy retreat that gently calms your mind, its designed for your comfort.



## ELEGANT BATHROOM

In the 1-bed apartment bathrooms at WHITECLIFFS RESIDENCES, water flows smoothly through clean designs. Fixtures are simple and clear, creating a peaceful space to reset and refresh.

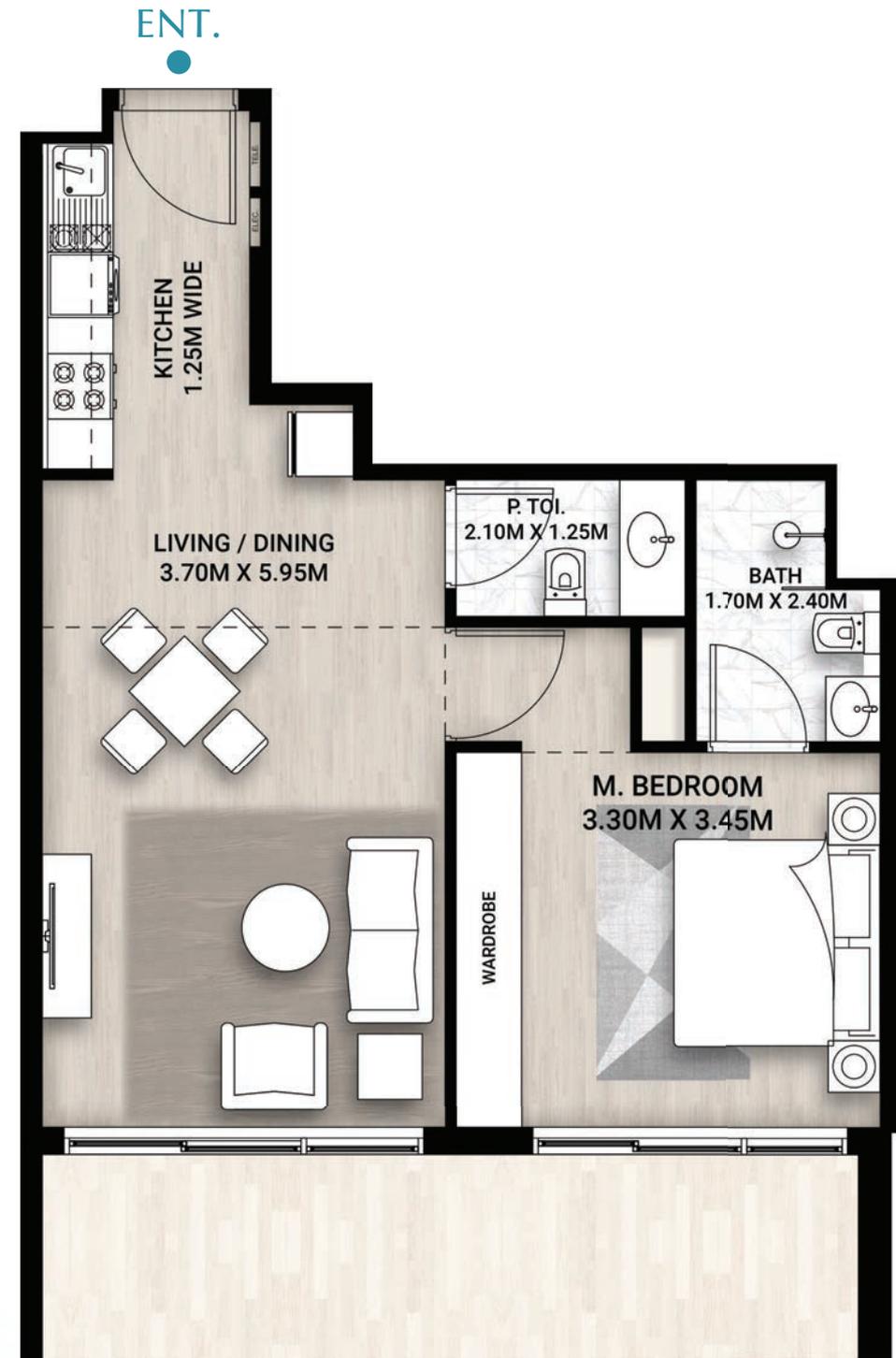




WHITECLIFFS RESIDENCES

## 01-BED APARTMENT

- BEDROOM
- BATHROOMS
- LIVING/DINING
- OPEN KITCHEN





BED  
APARTMENT



## CRAFTED FOR CALM



The 2-bed apartment spacious lounge offers ample room to relax, entertain, and create lasting memories. Its open design invites natural light, making every moment bright and welcoming.

## KITCHEN MEETS PRECISION



The kitchen in the 2-bed apartment is designed with a purpose. Every surface has its place, and each fitting is chosen to work well. It feels steady and confident without trying to stand out.



## STILLNESS IN STRUCTURE



The bedroom in 2-bed apartment offers ample space and welcomes gentle natural light throughout the day. A serene and peaceful environment designed for ultimate relaxation.



## DEFINED BATHROOM SPACE

The bathroom is a quiet, steady yet contemporary space.  
It is equipped with world-class fixtures. Each feature  
stands out on its own.

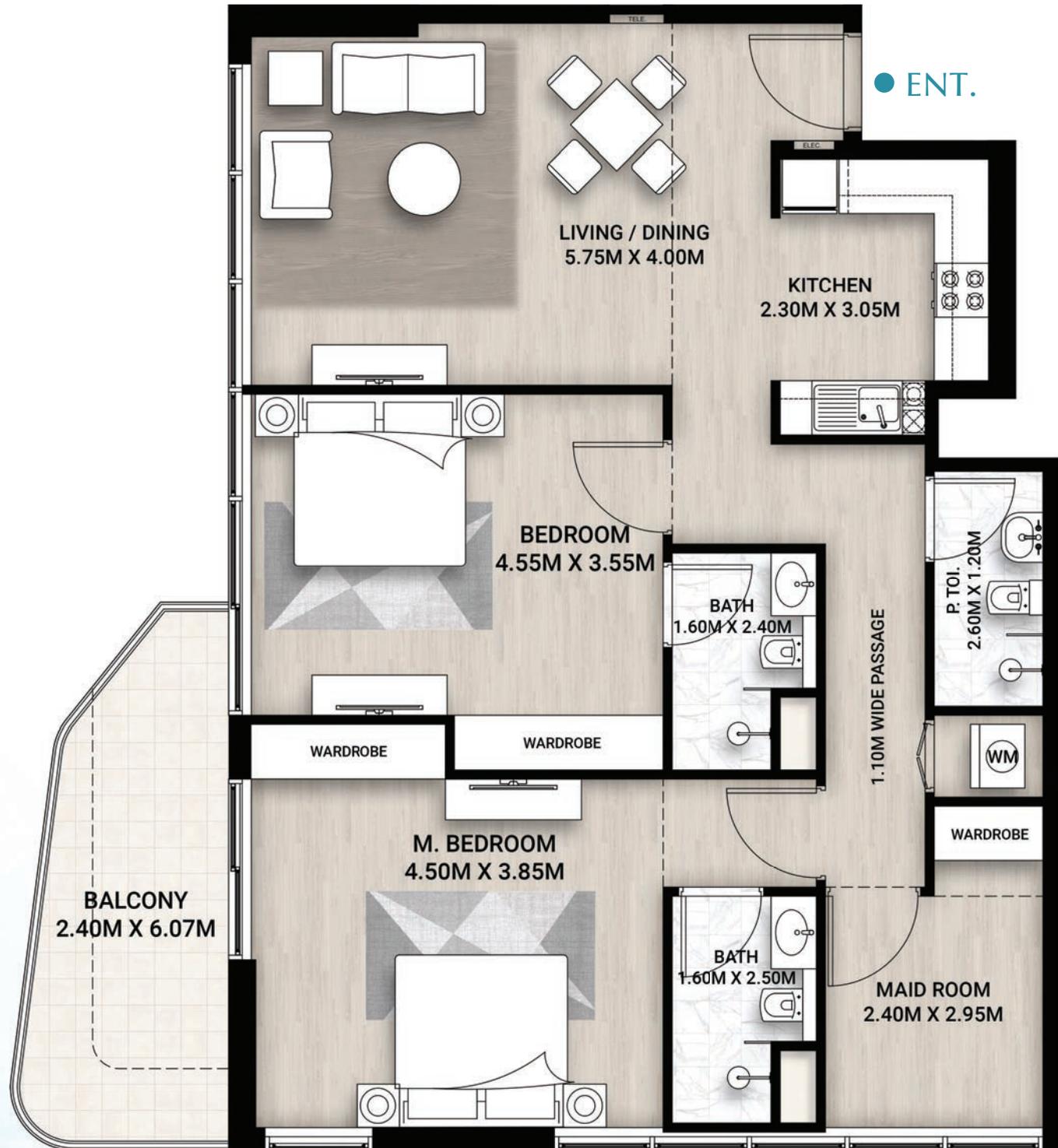




WHITECLIFFS RESIDENCES

## 02-BED APARTMENT

- 2 BEDROOMS
- BATHROOMS
- MAID ROOM
- LIVING & DINING
- OPEN KITCHEN





3 BED APARTMENT



## AN ASTUTE URBAN CANVAS



In the 3-bed apartment, the kitchen, dining and lounge areas are arranged for comfort and daily living. The kitchen is modern and built for practical use. The dining area is set for shared meals, and the lounge is a relaxed space for conversations or quiet times.



## STILLNESS IN FORM



Step into a spacious bedroom where every detail is designed to create your perfect private space.



## DAILY FRESHNESS

The bathroom has a strong, modern-day and clear design. The tiled surfaces are smooth, and the fixtures used are top-of-line. It is the area of the home where reflections stay calm.

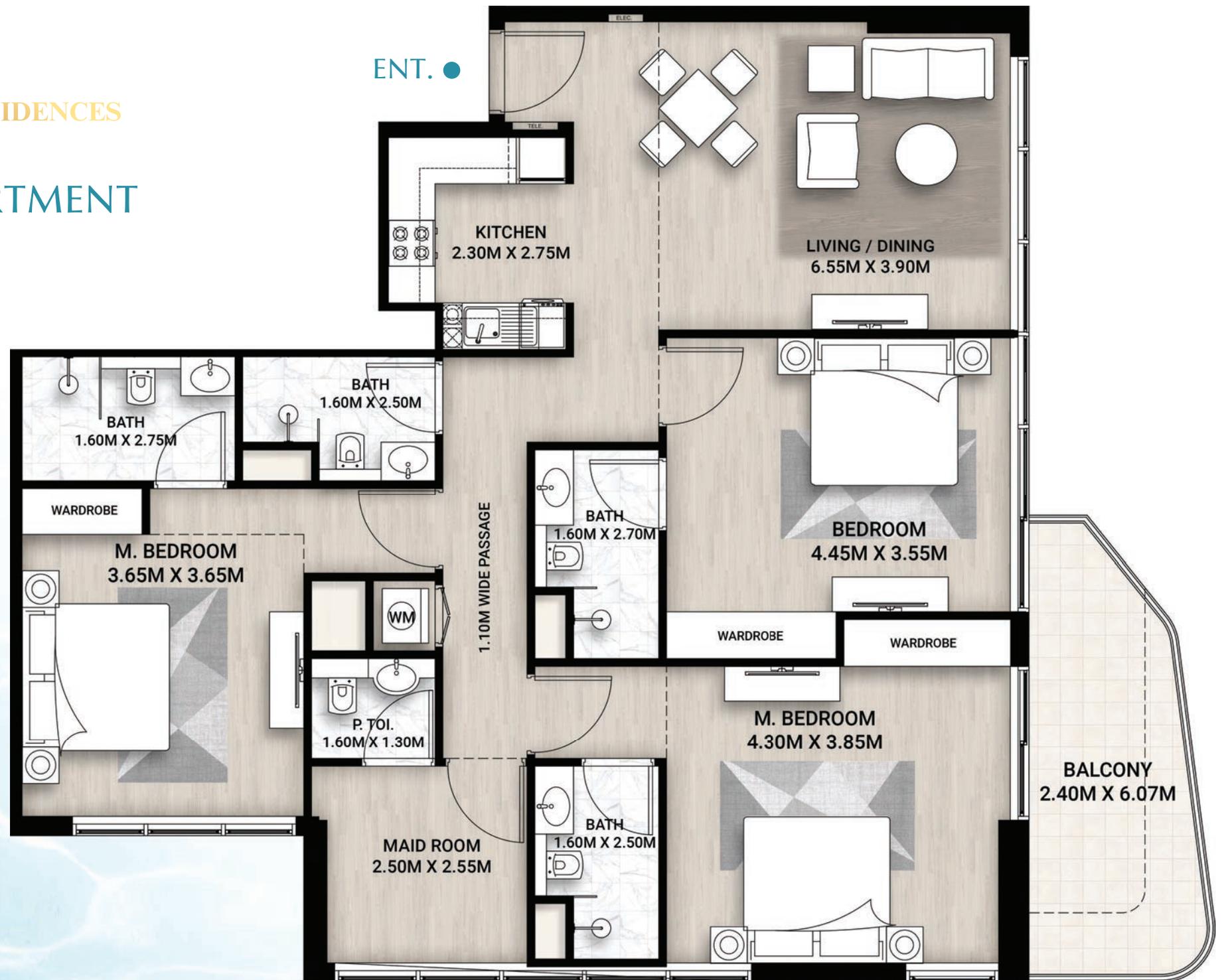


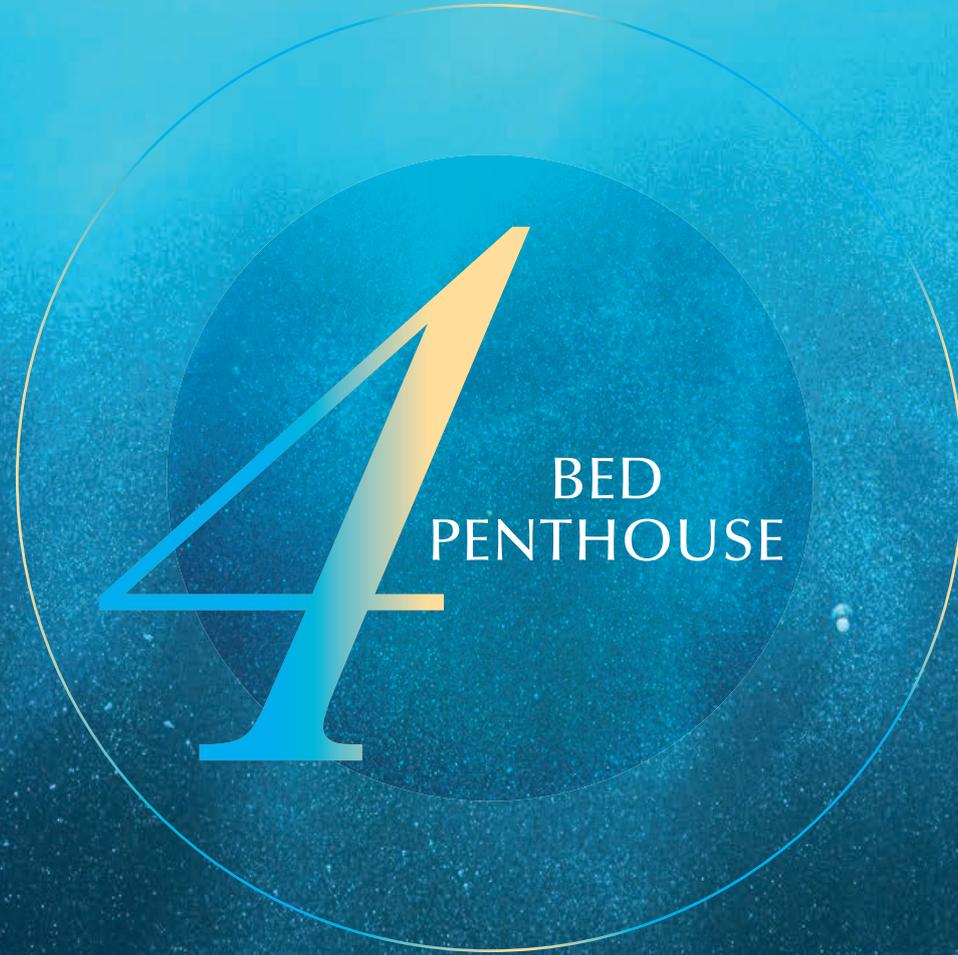


WHITECLIFFS RESIDENCES

## 03-BED APARTMENT

- 3 BEDROOMS
- BATHROOMS
- MAID ROOM
- LIVING / DINING
- OPEN KITCHEN
- BALCONY







## SKY ANCHORS SPACE



Discover the penthouse — a spacious haven with soaring ceilings and breathtaking views. Designed for comfort and ideal for memorable family gatherings, it's the perfect place to come together.



## A STYLISH COOKING SPACE



The penthouse kitchen blends sleek design with high-end functionality. Spacious and well-equipped, it's a stylish hub for cooking meals with your family.



## PENTHOUSE CULINARY HAVEN



The dining room in the penthouse is open and welcoming. It's made for meals that bring everyone together, whether it's a quiet dinner or a full gathering.



## ALTITUDE HOLDS QUIET



The penthouse bedroom feels serene with wide windows that let the sky in. Natural light fills the space, and the room stays calm and still, giving a clear break from the outside world. It is the perfect me and you room of the penthouse.



## MIRRORS HOLD SECRETS

The penthouse bathroom offers a spa-like experience with elegant finishes and generous space. A private oasis designed for relaxation, comfort, and everyday indulgence.





WHITECLIFFS RESIDENCES

## 04-BED PENTHOUSE

- 4 BEDROOMS
- BATHROOMS
- DINING AREA
- OPEN KITCHEN
- DRY STORE
- STORE ROOM
- 4 BALCONIES
- LOUNGE
- PRAYER ROOM
- INFORMAL LIVING AREA



# WHERE STILL WATER SHINES





*WORLD-CLASS*  
*AMENITIES*

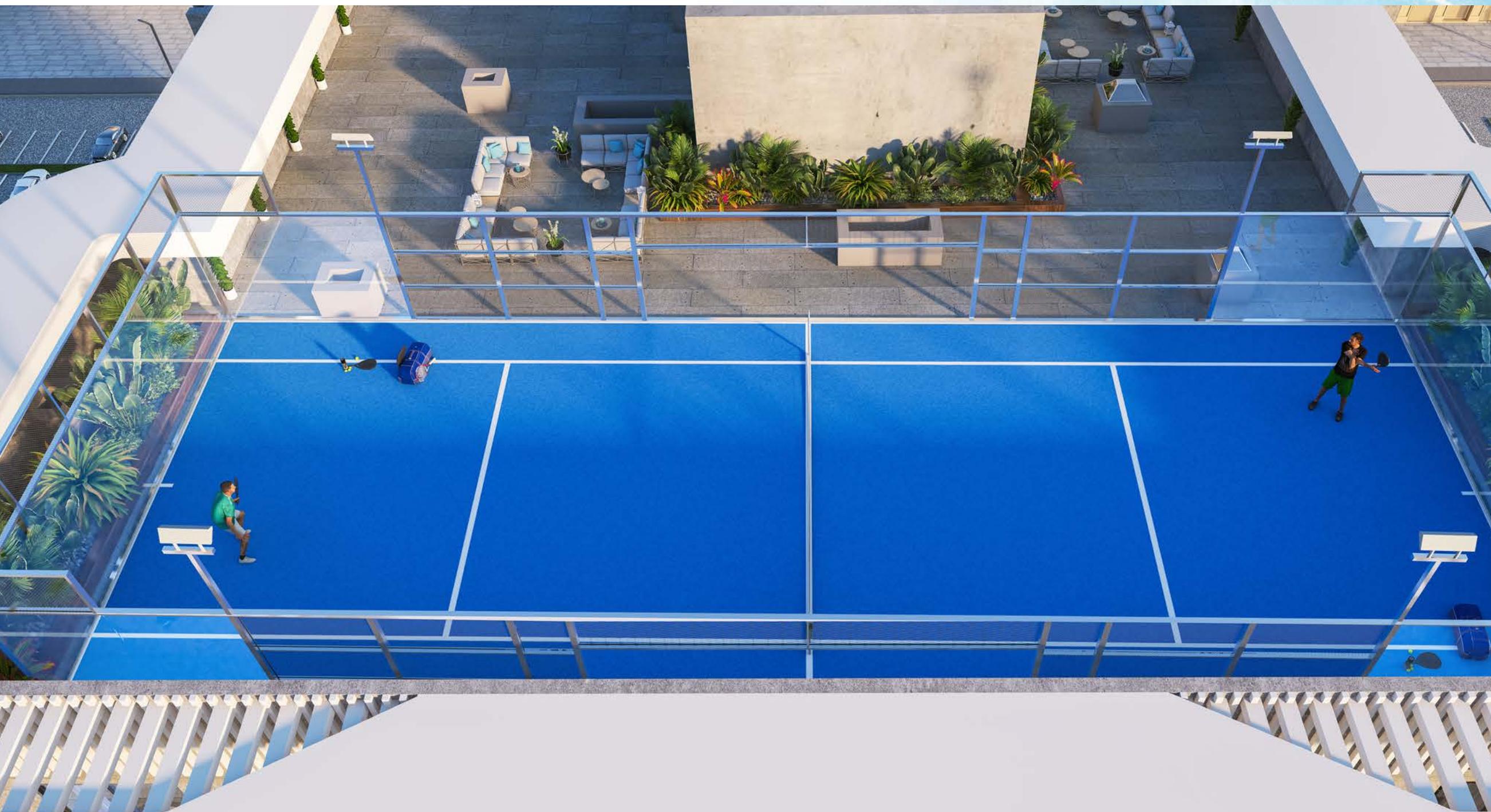
# SWIMMING POOL



# SWIMMING POOL, CABANA & BBQ AREA



# PADEL COURT



## BILLIARD TABLE / POOL LOUNGE

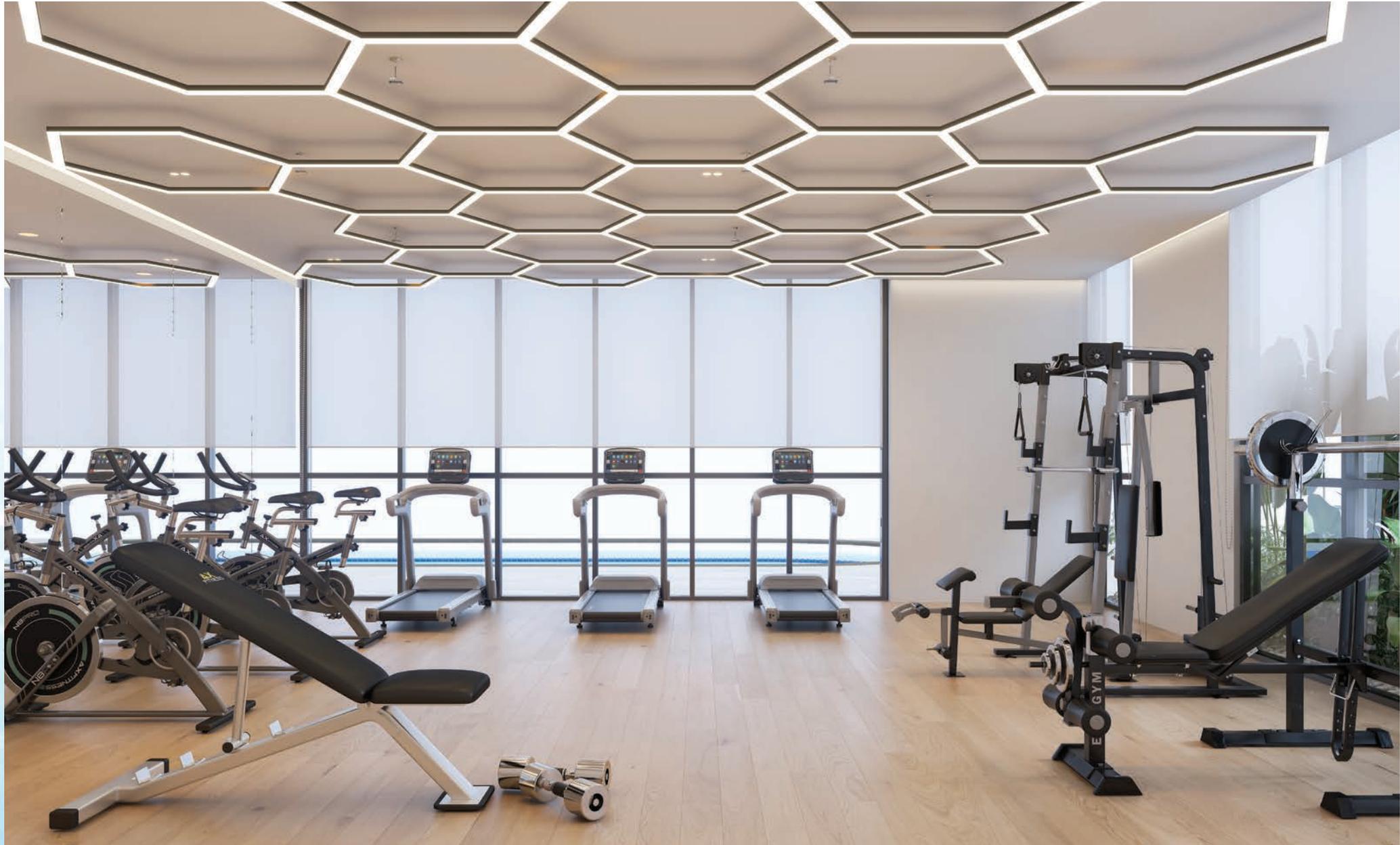




# CINEMA HALL



# GYMNASIUM





# PARKING

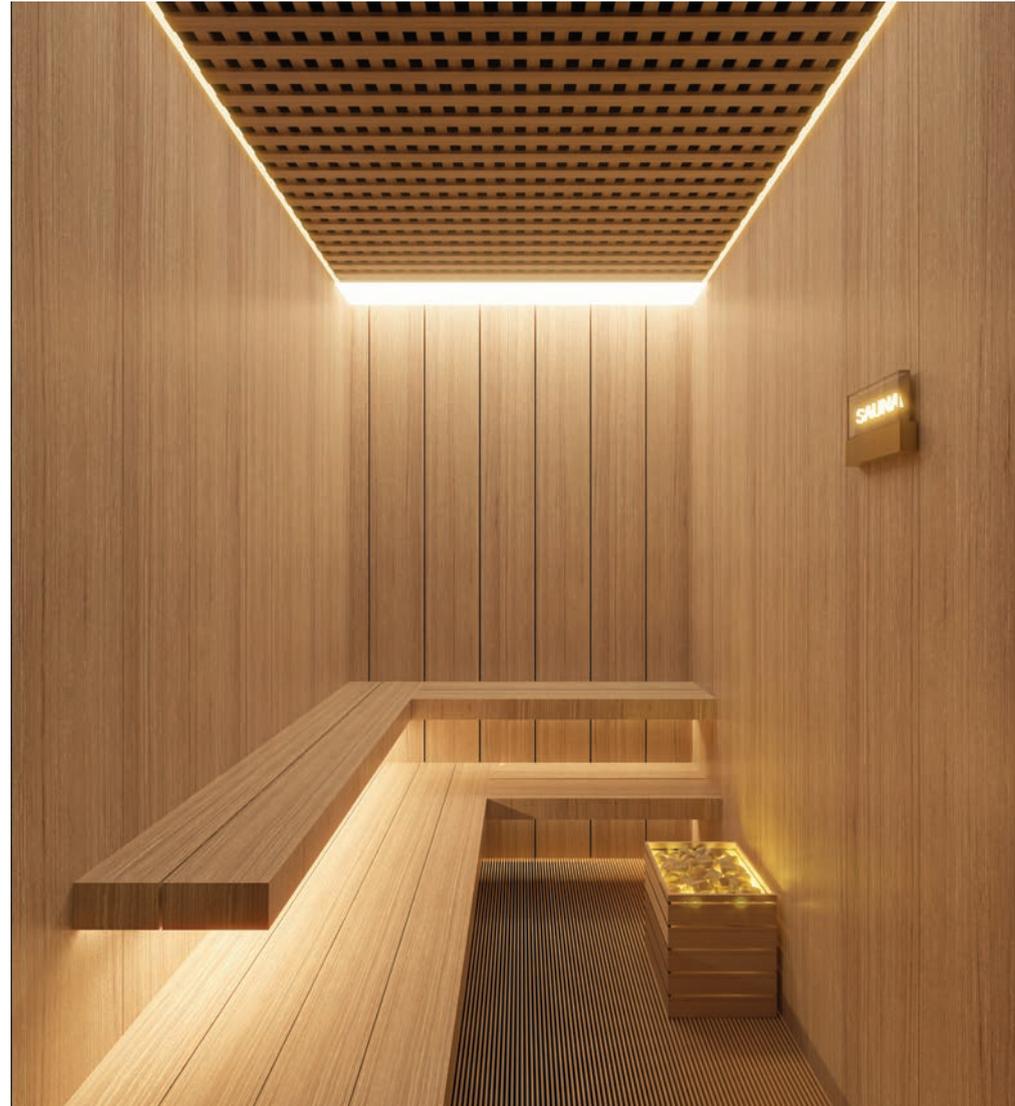


PRAYER AREA

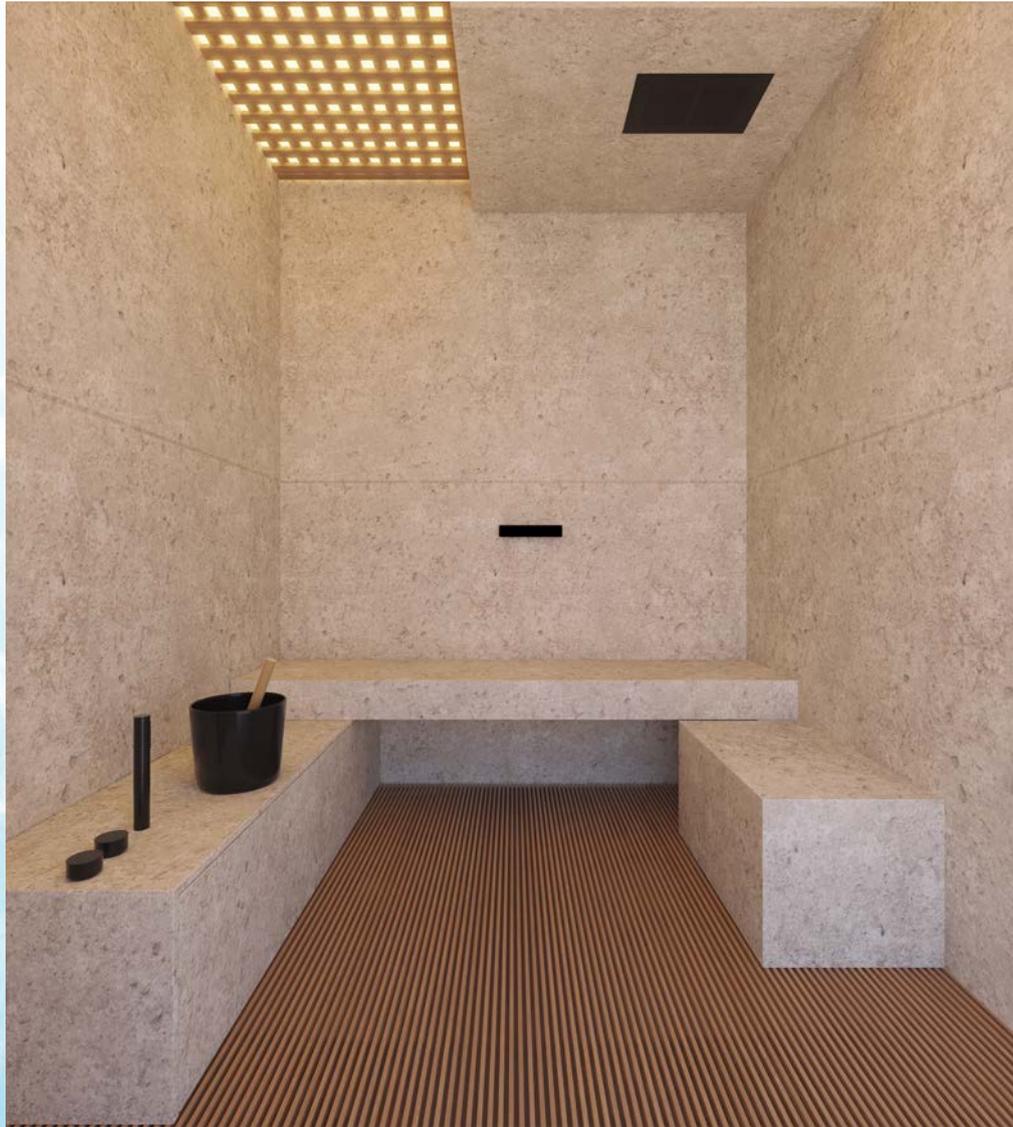




# SAUNA



## STEAM



## COLD PLUNGE





# MEETING ROOM



# A VERTICAL WORLD OF OPULENCE





## INVESTOR-FOCUSED VERSION

---

For over two decades, AG Properties LLC and AGP Builders Real Estate Development LLC have delivered high-value assets across the Emirates. Known for precision and performance, the group creates commercial and residential developments that retain worth and relevance.

Institutional and retail investors gain direct access to a diversified portfolio, with opportunities spanning new builds, prime plots and income-generating properties. Each project is selected for location, long-term potential and impact.

Secure capital. Build value. AG Properties and AGP Builders work where vision meets return.



# OUR PROJECTS

**AG TOWER**  
(BUSINESS BAY)

**K1 BUILDING**  
(DUBAILAND)

**PARK VILLAS**  
(JVC)

**PARK VILLAS-2**  
(JVC)

**BOSNIA MONTI**  
(BOSNIA)

**EDISON HOUSE**  
(DUBAILAND)

**AG SQUARE**  
(DUBAILAND)

**AG RESIDENCE**  
(JVC)

**ARABIAN GATE**  
(DSO)

**AG AUM RESIDENCE**  
(DUBAILAND)

**AG ARK TOWER**  
(DUBAILAND)

**AG CENTRAL**  
(DUBAILAND)

**AG 9INE**  
(DUBAILAND)

**PARK RESIDENCES**  
(JVC)

**PARK VILLAS-6**  
(JVC)

**AG 7EVEN**  
(DUBAILAND)



# WHITECLIFFS RESIDENCES

MAJESTIC ARCHITECTURE ARRIVES





**AGP BUILDERS REAL ESTATE DEVELOPMENT**

Address: Office Number-07, Ground Floor, Business Bay, Dubai, UAE. | 04 5634999 | info@agproperty.ae | www.agproperty.ae

---

Disclaimer: All pictures, plans, layouts, information data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status as per final designs of the project, regulatory approvals and planning permissions.