





To live in harmony with nature
is to embrace life in its purest form

Space to Breathe, Room to Dream

Some places inspire; others transform.
Amaya is where life finds balance, space
breathes, and the future unfolds effortlessly.
A quiet revolution of refined minimalism and
endless possibility.





A M A Y A
BY POLYGON

A Breath of Fresh Air
in the Heart of the City

אופטום



Where Vision Meets Opportunity

Dubai is a thriving global hub with unmatched growth, tax-free incentives, and a luxury lifestyle. From golden beaches to world-class architecture, it offers the perfect blend of culture, commerce, and convenience.





Al Furjan

The Heart of Connectivity & Comfort

Al Furjan is a vibrant district with seamless connectivity, lush parks, top-tier schools, and premium amenities.

A perfect location for families and professionals, ensuring strong investment potential.

A Thriving Community, A Timeless Investment

3min

The Arbor School

11min

Festival Plaza Dubai

11min

Sheikh Zayed Road

13min

NMC Specialty Hospital

14min

Expo City

15min

Dubai Marina

15min

Route 2020 Metro Station

18min

Jumeirah Lake Towers

26min

Al Maktoum Intl. Airport

41min

Dubai International Airport (DXB)

AMAYA
BY POLYGON

Expo City Dubai

Sheikh Mhd. Bin Zayed Road

Jumeirah Golf Estates

Jumeirah Lake Towers

Al Khail Road

Jumeirah Village Circle

Dubai Hills Mall

Al Maktoum Intl. Airport (DWC)





Seamlessly Connected, Perfectly Positioned

Strategically located, Amaya offers unparalleled connectivity to key business hubs, world-class retail, and premier lifestyle destinations.

With major highways and public transit within easy reach, every convenience is just minutes away.



Harmony is not something you find;
it is something you create.







Amaya by Polygon

A Home of Thoughtful Elegance

Wake up to soft sunlight, enjoy coffee on your private terrace, and feel the seamless flow of elegant, open interiors.

Amaya blends modernity with tranquility, crafting a sanctuary that elevates everyday living.



Building Configuration

17 Story Tower

77 Select Residences

Private 1,2,3 Bed Apartments & Penthouses

Premium Amenities Spanning 2 Floors

B+G+2 Podium Level Parking

Ground Level Retail & Fitness Centre

High Speed Elevators

Double Height Fully Air Conditioned Lobby

Conceirge Desk

Best in Class Luxury Specifications



Luxury is not just about what you own,
but how you experience life.



AMAYA
BY POLYGON

Your mind is
your
strongest
muscle

Ground Floor Entrance with Retail Spaces



A Grand Welcome, Redefined

Bathed in soft natural light, Amaya's lobby exudes quiet sophistication. Sleek lines and curated textures create effortless elegance, welcoming you into a space of calm and serenity.

Concierge Desk for Day-to-Day Assistance

Cafe & Juice Bar

Comfortable Seating & Waiting Area

Dedicated Fitness Centre

Convenience Shop



Double Height Opulent Atrium

The image features a central window with a dark frame, looking out onto a building with a grid-like facade. The window is surrounded by dense, vibrant green foliage, with some leaves in the foreground being out of focus. The overall color palette is dominated by various shades of green, from deep forest green to bright, sunlit lime green. The text is centered in a white, serif font.

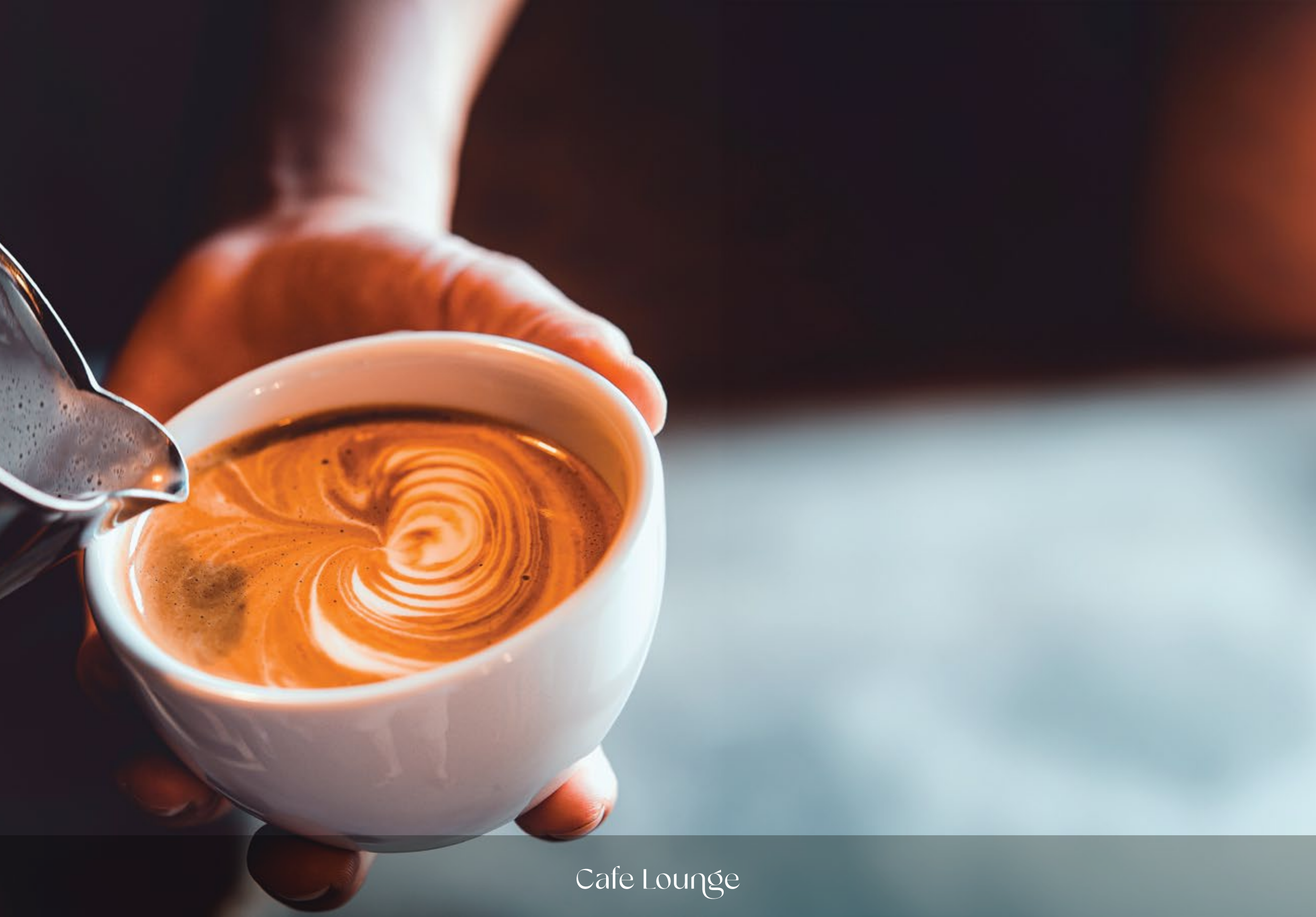
Amenities Crafted
for an Elevated Lifestyle



Swimming Pool with Sunken Seating



Padel Court



Cafe Lounge



AMAYA RESIDENCES

Outdoor Seating Area



Fully Equipped Fitness Centre



Outdoor Entertainment Area



Barbeque & Sit Out zone

Ground Floor Amenities

01 Car entry & Exit

02 Parking Area

03 Main Entry & Exit

04 Double Height Opulent Atrium

05 Conceirge Desk

06 Outdoor Seating Area

07 Retail/ Fitness Centre

08 Walkway



Activity Floor Amenities

- 01 Padel Court
- 02 BBQ Sitting Area
- 03 Swimming Pool
- 04 Pool Deck
- 05 Pool Sitting Area
- 06 Kids Pool
- 07 Kids Play Area
- 08 Outdoor Cinema
- 09 Jogging Track
- 10 Female Shower & Lockers
- 11 Male Shower & Lockers
- 12 Outdoor Training Area





Interiors that are a Testament
to Taste & Craftsmanship



Living Area



Entertainment Area



Kitchen with Branded Appliances



Master Bedroom



Master Bathroom

A close-up photograph of a large green leaf, possibly a lotus leaf, covered in numerous water droplets. The leaf is the central focus, with its veins clearly visible. The background is dark and out of focus, showing other green leaves. The overall mood is serene and natural.

Architecture is the silent
poetry of space and light.

1 Bedroom Apartment

Type A1

FLOOR : 1st to 12th
TOTAL AREA : 70.71 SQ.M (761.12 SQFT)
INDOOR : 62.6 SQ.M
BLACONY AREA : 8.11 SQ.M

PASSAGE
LIVING ROOM
KITCHEN & DINING
1 BEDROOM
1 BATHROOM
POWDER ROOM
BALCONY

MARINA SKYLINE/ VILLA COMMUNITY FACING



1 Bedroom Apartment

Type A2

FLOOR	: 1st to 12th
TOTAL AREA	: 71.35 SQ.M (768.01 SQFT)
INDOOR	: 62.86 SQ.M
BALCONY AREA	: 8.49 SQ.M

PASSAGE

LIVING ROOM

KITCHEN & DINING

1 BEDROOM

1 BATHROOM

POWDER ROOM

BALCONY



Penthouse Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Health Floor
2nd Podium Floor
1st Podium Floor
Ground Floor
Basement Floor

FURJAN ROAD FACING

1 Bedroom Apartment

Type A3

FLOOR	: 4th to 6th
TOTAL AREA	: 67.22 SQ.M (723.56 SQFT)
INDOOR	: 61.3 SQ.M
BALCONY AREA	: 5.92 SQ.M

PASSAGE

LIVING ROOM

KITCHEN & DINING

1 BEDROOM

1 BATHROOM

POWDER ROOM

BALCONY



Penthouse Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Health Floor
2nd Podium Floor
1st Podium Floor
Ground Floor
Basement Floor

2 Bedroom Apartment

Type B1

FLOOR : 1st to 12th
TOTAL AREA : 118.29 SQ.M (1273.27 SQFT)
INDOOR : 99.82 SQ.M
BLACONY AREA : 18.47 SQ.M

PASSAGE

LIVING & DINING

KITCHEN

2 BEDROOMS

3 BATHROOMS

STUDY ROOM

BALCONY

MARINA SKYLINE/ VILLA COMMUNITY FACING



Penthouse Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Health Floor
2nd Podium Floor
1st Podium Floor
Ground Floor
Basment Floor

2 Bedroom Apartment

Type B2

FLOOR : 1st to 12th
TOTAL AREA : 118.31 SQ.M (1273.49 SQFT)
INDOOR : 99.84 SQ.M
BLACONY AREA : 18.47 SQ.M

PASSAGE

LIVING & DINING

KITCHEN

2 BEDROOMS

3 BATHROOMS

STUDY ROOM

BALCONY



FURJAN COMMUNITY FACING



Penthouse Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Health Floor
2nd Podium Floor
1st Podium Floor
Ground Floor
Basment Floor

2 Bedroom Apartment

Type B3

FLOOR : 1st to 6th
TOTAL AREA : 126.55 SQ.M (1362.18 SQFT)
INDOOR : 100.38 SQ.M
BLACONY AREA : 26.17 SQ.M

PASSAGE
LIVING & DINING
KITCHEN
2 BEDROOMS
2 BATHROOMS
POWDER ROOM
BALCONY

MARINA SKYLINE/ VILLA COMMUNITY FACING



Penthouse Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Health Floor
2nd Podium Floor
1st Podium Floor
Ground Floor
Basement Floor

2 Bedroom Apartment

Type B4

FLOOR : 4th to 6th
TOTAL AREA : 199.8 SQ.M (1289.53 SQFT)
INDOOR : 96.49 SQ.M
BLACONY AREA : 23.31 SQ.M

PASSAGE

LIVING & DINING

KITCHEN

2 BEDROOMS

2 BATHROOMS

POWDER ROOM

BALCONY



Penthouse Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Health Floor
2nd Podium Floor
1st Podium Floor
Ground Floor
Basement Floor

FURJAN COMMUNITY FACING

3 Bedroom Apartment

Type C1

FLOOR : 7th to 12th
TOTAL AREA : 160.48 SQ.M (1727.41 SQFT)
INDOOR : 134.31 SQ.M
BALCONY AREA : 26.17 SQ.M

PASSAGE

LIVING & DINING

KITCHEN

3 BEDROOMS

4 BATHROOMS

BALCONY

STUDY ROOM

MARINA SKYLINE/ VILLA COMMUNITY FACING



Penthouse Floor	
12th Floor	
11th Floor	
10th Floor	
9th Floor	
8th Floor	
7th Floor	
6th Floor	
5th Floor	
4th Floor	
3rd Floor	
2nd Floor	
1st Floor	
Health Floor	
2nd Podium Floor	
1st Podium Floor	
Ground Floor	
Basement Floor	

3 Bedroom Apartment

Type C2

FLOOR : 7th to 12th
TOTAL AREA : 153.65 SQ.M (1653.89 SQFT)
INDOOR : 127.48 SQ.M
BLACONY AREA : 26.17 SQ.M

PASSAGE
LIVING & DINING
KITCHEN
3 BEDROOMS
4 BATHROOMS
BALCONY
STUDY ROOM



FURJAN COMMUNITY FACING

3 Bedroom Apartment

Type C3

FLOOR : 1st to 3rd
TOTAL AREA : 147.75 SQ.M (1590.38 SQFT)
INDOOR : 114.91 SQ.M
BALCONY AREA : 32.84 SQ.M

PASSAGE

LIVING & DINING

KITCHEN

3 BEDROOMS

3 BATHROOMS

2 BALCONIES



FURJAN COMMUNITY FACING

3 Bedroom Penthouse

FLOOR : Penthouse Floor
 TOTAL AREA : 321.25 SQ.M (3457.94 SQFT)
 INDOOR : 178.42 SQ.M
 BALCONY AREA : 142.83 SQ.M

FOYER
 LIVING & DINING
 KITCHEN
 3 BEDROOMS
 5 BATHROOMS
 SWIMMING POOL
 POWDER ROOM
 TERRACE BALCONY
 MAID'S ROOM

MARINA SKYLINE/ VILLA COMMUNITY FACING



Penthouse Floor
12th Floor
11th Floor
10th Floor
9th Floor
8th Floor
7th Floor
6th Floor
5th Floor
4th Floor
3rd Floor
2nd Floor
1st Floor
Health Floor
2nd Podium Floor
1st Podium Floor
Ground Floor
Basement Floor

