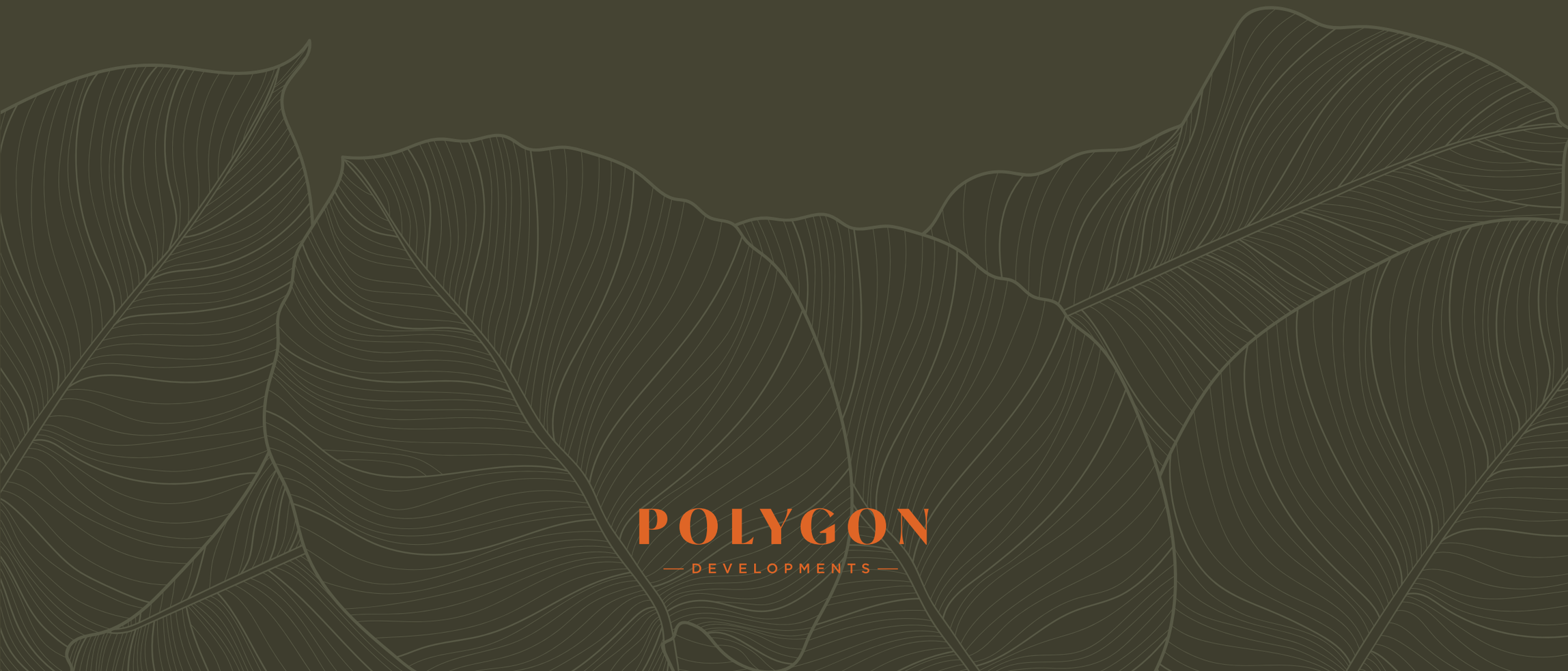
AMAYA

BY POLYGON



POLYGON

DEVELOPMENTS





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.




AMAYA
BY POLYGON
A Breath of Fresh Air
in the Heart of the City

DUBAI

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

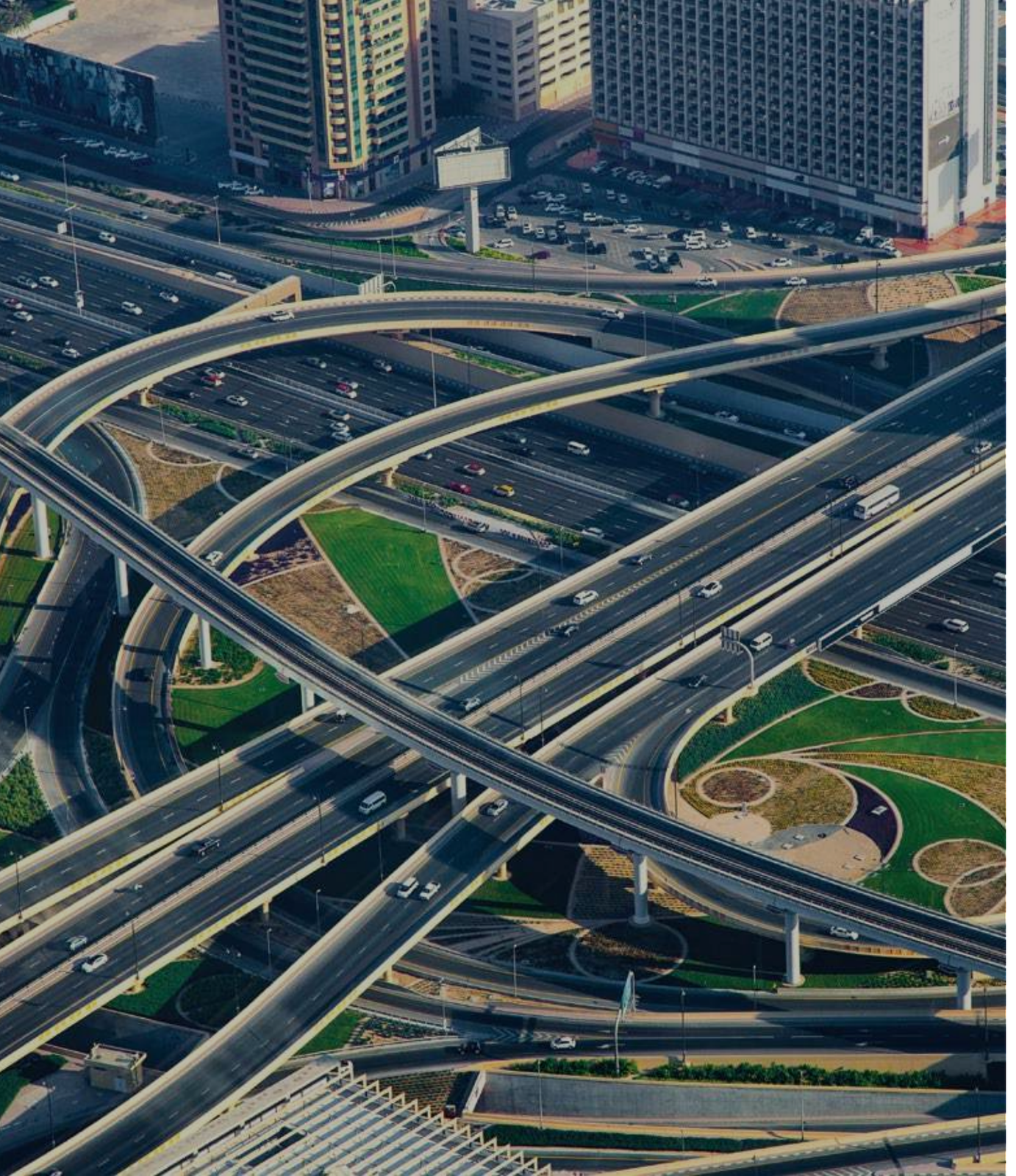
15min
Route 2020 Metro Station

18min
Jumeirah Lake Towers

26min
Al Maktoum Intl. Airport

41min
Dubai International Airport (DXB)





Seamlessly Connected, Perfectly Positioned

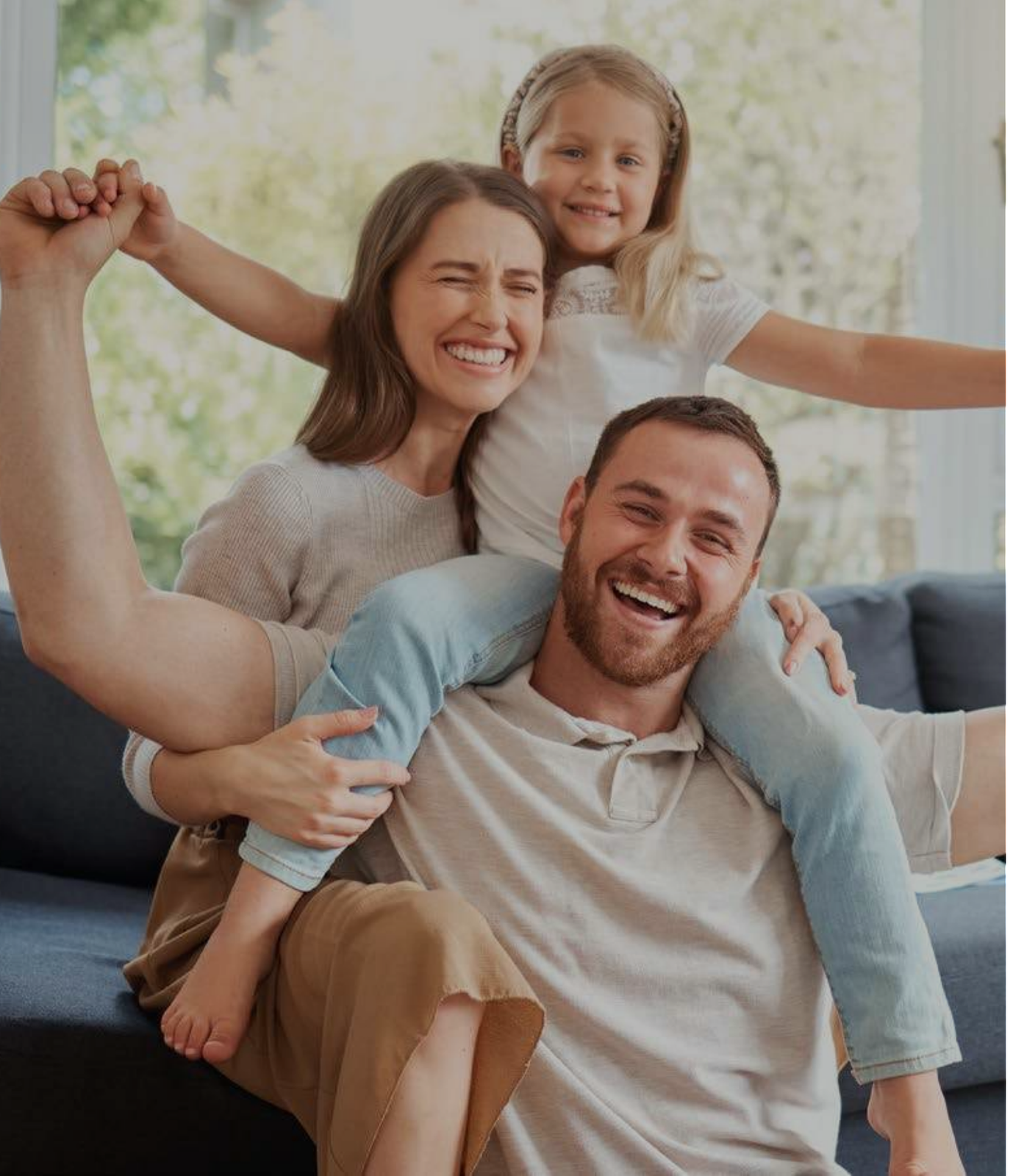
Strategically located, Amaya offers unparalleled connectivity to key business hubs, world-class retail, and premier lifestyle destinations.

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



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.



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


Amenities Crafted
for an Elevated Lifestyle



Swimming Pool with Sunken Seating



Padel Court



Cafe Lounge



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


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

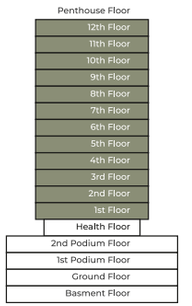
POWDER ROOM

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
BLACONY AREA	: 8.49 SQ.M

PASSAGE

LIVING ROOM

KITCHEN & DINING

1 BEDROOM

1 BATHROOM

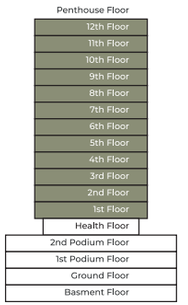
POWDER ROOM

BALCONY



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
BLACONY AREA	: 5.92 SQ.M

PASSAGE

LIVING ROOM

KITCHEN & DINING

1 BEDROOM

1 BATHROOM

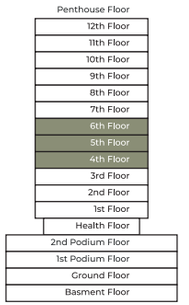
POWDER ROOM

BALCONY









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

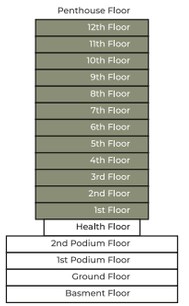
STUDY ROOM

BALCONY

MARINA SKYLINE/ VILLA COMMUNITY FACING







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



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





N

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 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

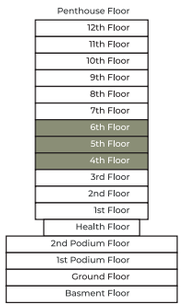
POWDER ROOM

BALCONY



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
BLACONY AREA	: 26.17 SQ.M

PASSAGE

LIVING & DINING

KITCHEN

3 BEDROOMS

4 BATHROOMS

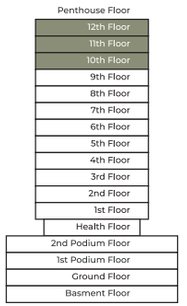
BALCONY

STUDY ROOM

MARINA SKYLINE/ VILLA COMMUNITY FACING







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
BLACONY AREA	: 32.84 SQ.M

PASSAGE

LIVING & DINING

KITCHEN

3 BEDROOMS

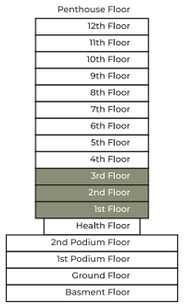
3 BATHROOMS

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
BLACONY AREA	: 142.83 SQ.M

FOYER

LIVING & DINING

KITCHEN

3 BEDROOMS

5 BATHROOMS

SWIMMING POOL

POWDER ROOM

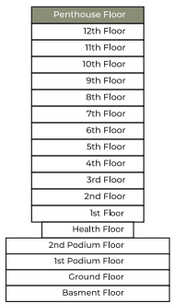
TERRACE BALCONY

MAID'S ROOM

MARINA SKYLINE/ VILLA COMMUNITY FACING

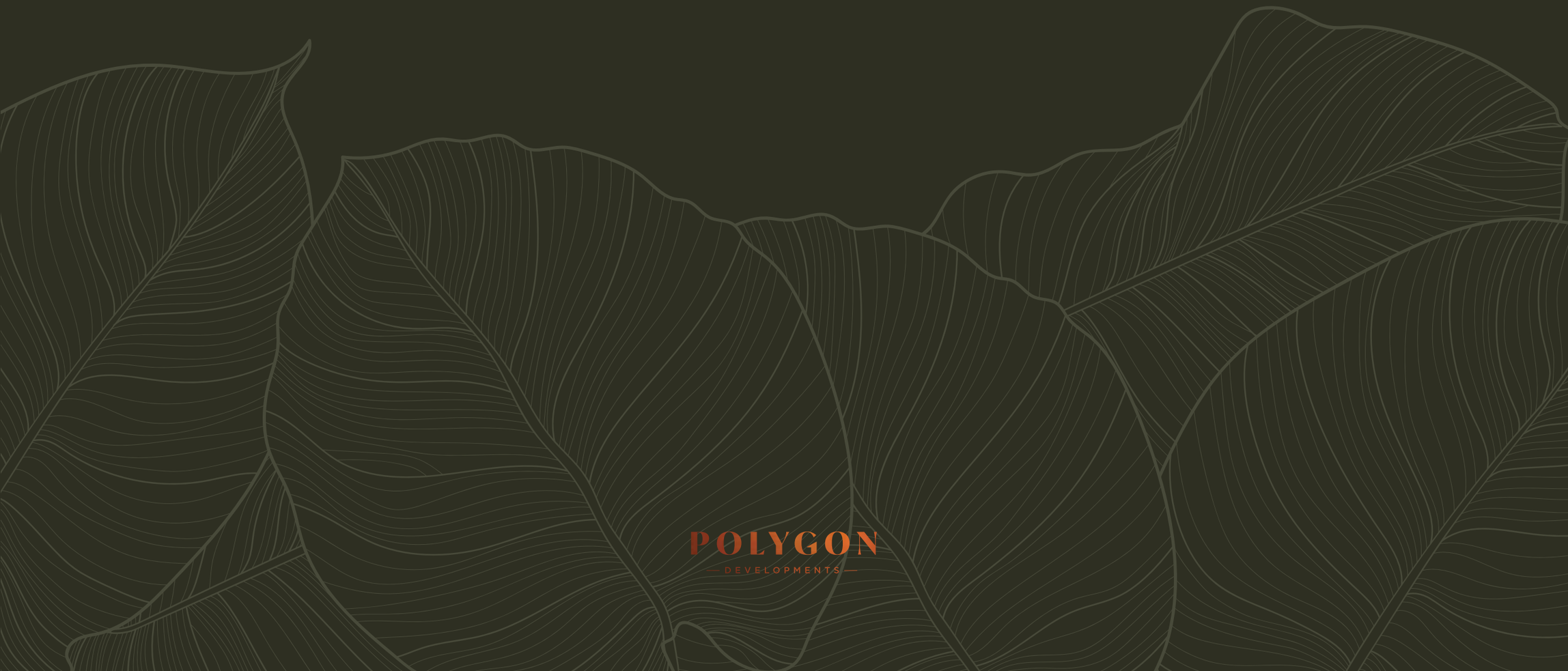






AMAYA

BY POLYGON



POLYGON

DEVELOPMENTS