
AMIS
THE TIDES
by AMIS
Dubai Islands
Your Perfect Wavelength



In Dubai,
the rhythm of life
is always changing.

Some days are alive with energy, excitement, adrenaline.
Others call for a calmer, more grounded state of mind.

At The Tides, every mood is felt.
The stillness of the sea. The buzz of Downtown.
The laughter of the park. The pulse of the promenade.

Here, you can live at your own pace,
in tune with the city, the sea, and yourself.

The Tides – Your perfect wavelength.



Dubai Islands



Set across five interconnected islands, Dubai Islands is the city's newest waterfront neighbourhood. An iconic destination shaped by the sea and guided by a slower rhythm of life.

The architecture sits low against the horizon. Promenades open to the breeze. Cafes and marinas bring daily life to the shoreline. Championship golf courses stretch out across panoramic sea views.





Moving between the islands is seamless, with direct bridges linking you back to Downtown, Deira and Bur Dubai.

Close enough to hop over for a night out with friends, wander the spice souqs, or explore heritage trails, yet far enough to slow down along the coastline, reconnect with nature or sail out across the water.

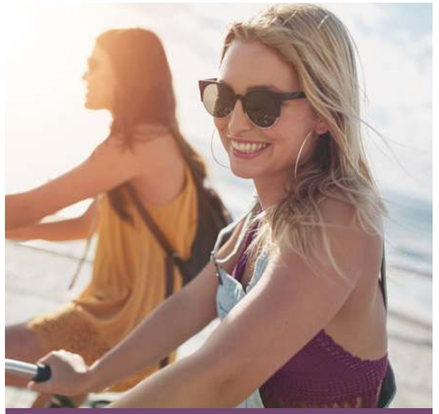
It's thoughtful, open, and connected to nature.
A reminder that city living can feel calm, too.

Island Amenities

— 60 km waterfront
— 20 km beaches
— 86 hotels & resorts
— 2 golf courses
— 7 marinas
— 2 sq km parks



An island for every mood



Mixed-Use Island Core (Island A)

A vibrant, high-energy mixed-use island featuring low-rise residential towers, a business district, a luxury mall and endless leisure and entertainment.

Integrated Resorts & Communities Island (Island B)

A lifestyle and resort paradise lined with low-density living, boutique beachfront hotels, premium waterfront dining, sports parks and a small community village.





Oasis Island (Island C)

A wellness-inspired retreat with 4 eco resorts, an 18-hole championship golf course, private villa enclaves, spas, yoga studios and open sea views.

Sports Country Club Island (Island D)

A lively residential and sports island, with a country club featuring tennis, soccer, horse riding, cycling and skateboarding, as well as a resort and private beach club.





Luxury Estate Island (Island E)

A secluded, yacht-inspired island with signature estates, waterfront villas, an exclusive clubhouse and private marina berths.

Every day, we wake up with a different kind of energy. Sometimes we want to take it easy; others, we're ready for adventure, excitement and adrenaline.

And when your mood shifts, you can move with it, drifting from one island to another, or back to the city in minutes.

Connected to the city.

Perfectly balanced between city and sea,
The Tides moves at its own frequency.

Close enough to feel Dubai's energy,
yet far enough to feel a sense of calm.

In tune with the sea.

Positioned in the heart of Dubai Islands, The Tides places you within minutes of the city's most connected points. 10 minutes from the Gold Souq Metro, 20 minutes from Dubai International Airport, and 20 minutes from Downtown Dubai. With water taxis, new bridges and future metro connections on the way, you can avoid the rush, skip the long drives and stay naturally close to everything that matters.

At the same time, the sea is right at your toes, calm, open, and ever-present. It's a rare balance in Dubai: the ease of city access with the peace of island living.



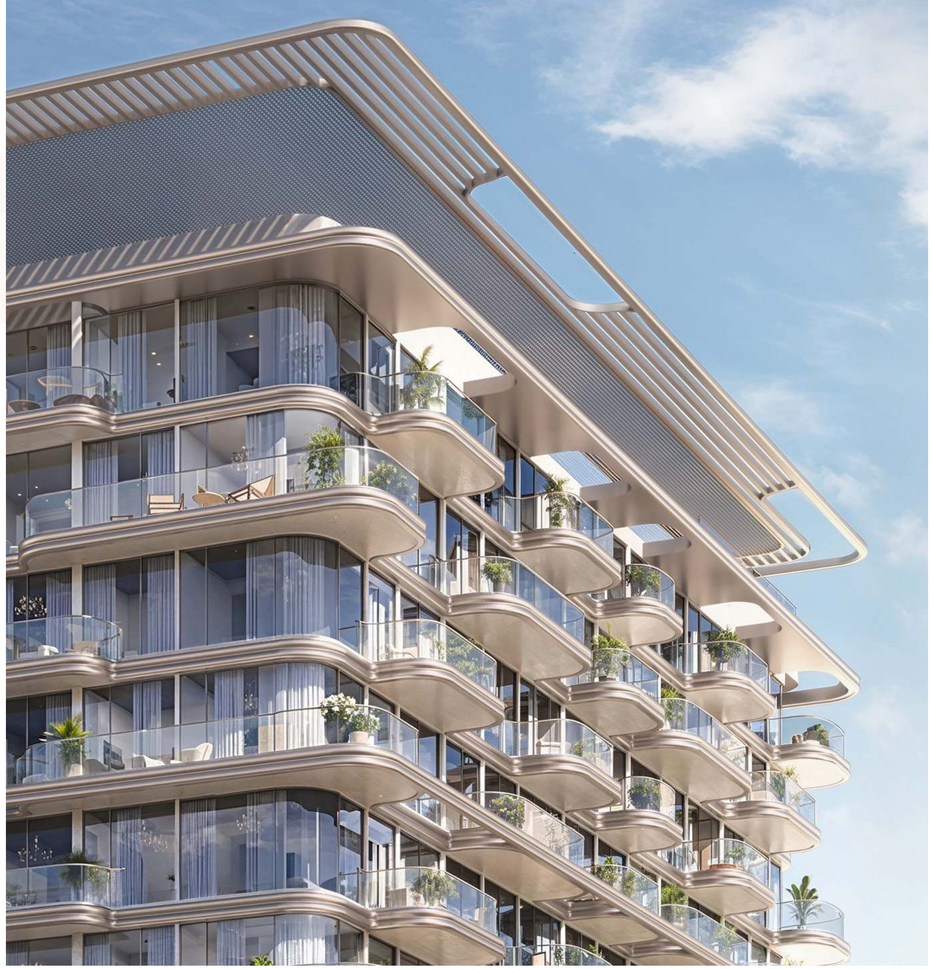
Location map

Al Mamzar Beach	8 min
Dubai International Airport	12 min
Downtown Dubai	24 min
Dubai Mall	24 min
Museum of the future	30 min

Good architecture listens.

There's a natural rhythm to the way The Tides rises. Flowing, fluid, effortless. A façade where every line is intentional, every curve considered, every space designed to move with the ebb and flow of life.

Home to 83 residences, a collection of 1, 2 and 3-bedroom apartments and townhouses, The Tides is a community that feels calm and grounded, yet active and alive, just like the sea.





Inspired by the waterfront surroundings, it is shaped by sustainable thinking at every level. Conscious materials, efficient layouts and natural cross-ventilation. Design that feels in tune with both the environment and the way people live.







A life, unhurried

In a world that moves too fast, slowing down has become the new luxury. Sometimes, you want the buzz of the city, the pace, the people, the pulse. Others, you crave the sound of the sea, the beauty of nature and the quiet of home.

The residences at The Tides are designed around that balance.





Sunlight pours through expansive windows, softening every edge, while open layouts create a natural sense of ease across the bespoke kitchen and living space.



In the bedroom, sunrise greets you gently and sunset slows you down, surrounded by tones that quiet the mind. Built-in wardrobes keep everything in order, leaving room to breathe.



Bathrooms echo the same harmony, warm light, cool stone beneath your feet, and moments that bring tranquillity without even trying.





Space that moves with you

Life doesn't stand still, and neither should your home.
The townhouses at The Tides are designed for the rhythm of family life.
Where mornings start with squeals of laughter, breakfast on the go,
and little feet racing through the hall, and evenings slow down with
dinner in the garden as the sun sets below the horizon.



Set across two levels, each space feels fluid and purposeful. Living areas encourage connection, while private corners invite a moment of pause.



Warm materials and tactile finishes give each room a quiet character, creating a home that feels instinctive and alive.



Floor-to-ceiling windows draw in sea air
and daylight, while landscaped front yards
extend the living space outdoors.


With access to shared amenities and rooftop experiences,
life here shifts between home, community, and coast.
Always open, always evolving, always yours.



Find your frequency

- Fully Furnished
- Infinity Pool
- BBQ Area
- Open Air Cinema
- Nature Park
- Bocce Court
- Zen Garden
- Meditation Pavilion
- Yoga Deck
- Crossfit Zone
- Gym





The Rooftop

Above it all, the energy shifts. The sky opens, the sea shimmers, and time gets lost along the horizon. The rooftop at The Tides is a place where you can dive into the infinity pool, laugh with the kids in the splash pad, BBQ with friends at sunset, or watch a film under the stars in the open-air cinema.

A place to unwind, connect,
and feel the city drift away.

The Rooftop





The First floor

Surrounded by lush greenery, this level brings nature and wellbeing into perfect harmony. Meandering pathways lead through the nature park and bocce court to the Zen Garden and Meditation Pavilion, while the outdoor gym, CrossFit zone, and yoga deck invite a different kind of flow.

A place to recharge, reconnect,
and move at your own pace.





The First Floor







The Ground floor

A grand double-height lobby welcomes you with light and warmth, complete with a bespoke concierge desk and lounge seating that sets a tone of quiet elegance.

It’s not just an entrance,
it’s the first impression of home.



The Ground floor





Nothing forced, everything aligned.

Feeling well starts with where you live. The light, the air, the spaces that help you slow down or find momentum when you need it. Tree-lined paths and shaded gardens keep you grounded, while open-air lounges and parks unite neighbours naturally. Every detail is designed to keep life in balance, from natural ventilation and energy-efficient lighting to spaces that encourage movement, mindfulness, and connection.

Just beyond your residence, Dubai Islands brings its own sense of ease. Across the shoreline, coastal regeneration is helping the beaches feel cleaner, calmer and more alive, adding to the feeling of being close to nature. And when you want to go deeper into wellness, the island's beaches, yoga studios and health retreats are only a short drive or boat ride away.

A place that helps you realign, recharge and feel centred, inside and out.

About AMIS



AMIS is now a leading force in Dubai's luxury real estate scene, redefining urban living with projects that are both inspiring and sophisticated.

Each development continues to push standards of what is possible, from upscale towers to vibrant mixed-use communities.

Driven by globally recognised experts, the AMIS team orchestrate excellence in design and build quality with smart home technology to create unforgettable living experiences and stand-out investability.

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