







AQUA Developments

Delivering Beyond Expectations

Established in 2010, AQUA Real Estate Development turned into a full-service development company delivering the most selective residential and commercial properties designed to cater to its clients' needs in terms of quality finishes, smart homes and prime locations.

Built on a vision to be a significant part of Dubai's evolving cityscape, combined with our expertise and experience, we transform our clients' dreams into a reality. Performing with integrity, honesty and transparency, we firmly believe in adding value to all our projects.

Our experienced team of professionals can manage every aspect of a real estate project from concept idea to completion and even post-handover.



Vision

Our vision is to be the leading real estate company in the UAE. We strive to be a globally recognised and locally trusted real estate partner by ensuring every customer receives the first class service they deserve.



Mission

Our mission is to deliver world-class real estate services to all our stakeholders in an innovative and efficient manner. Our established position on the market as a leading real estate broker and company's constant growth are a result of our outstanding management as well as the continuous training of every single member of our team. Our main goal is to exceed our customers expectations thus reassuring their confidence in us as their leading real estate broker.



Values

We pride ourselves on adding value to every aspect of our business:

- Guaranteeing first-class service to our investors
- Ensuring high quality and adhering to safety standards
- Providing a stimulating environment for our multinational team in order to ensure their professional and personal growth
- Showing commitment and reliability to our many partners





Building a Legacy

20 Years of Innovation & Progress

Multicultural Talents

Uniting 45+ nationalities to empower teamwork

45+
NATIONALITIES



Team Growth

500+ Employees building success

500+
EMPLOYEES



Distinct Excellence

Collection of 30+ acclaimed awards. Recognised by Forbes, Arabian Property Awards, Gulf Real Estate Awards, Bayut, Property Finder, and more.

30+
ACCLAIMED AWARDS



Expanding Horizons

4 Offices in Dubai

4
OFFICES



Breaking Records

Achieved USD 500 Million in sales in 2024

USD
500M
SALES

Building Communities

J5, J8, TUMBI Hotels, O Ten, The Community JVT, The Community Motor City, The Central Downtown & The Community Sports Arena



COMMUNITIES

Fueling the Future

A commendable USD 1 Billion commitment to new pipeline of developments for 2023

USD **1.B**



Exquisite Alliances

Strategic partnerships with prestigious luxury brand for upcoming developments



PARTNERSHIP



Founder and Chairman

“At AQUA Properties, we take pride in crafting more than just homes—we develop communities built on trust that offer luxury living and long term sustainability.

With two decades of transforming Dubai’s real estate landscape, we’ve redefined community living by creating spaces that inspire, elevate, and secure a brighter future. Guided by excellence and fueled by innovation, we remain dedicated to delivering beyond expectations, ensuring that every step of the journey reflects our commitment to unparalleled quality and trust.”

Ali Tumbi



Head of Sales

"Leading the sales trajectory, I focus on establishing and nurturing business relationships to strengthen our market position. My 21 years of experience in local and international real estate have honed my ability to lead teams in high-stakes environments, enhance sales processes, and achieve significant milestones.

At AQUA Developments, we blend strategic vision with tactical execution, fostering a team culture of excellence and innovation. Driven by a commitment to delivering results that exceed expectations, we are shaping a future defined by growth, success, and unparalleled trust."

Faisal Baig





Management Team

Our head of departments are well-renowned in Dubai real estate market, offering extensive industry knowledge combined with rich experience. Each of them leads a team of real estate professionals determined to provide an excellent level of service to our clientele.



Hillary Frattini
Business Development Manager



Muhammad Ahsen Khan
Head of Projects



Arianne Cabanilla
Marketing Project Specialist



Kritika Sharma
Director - HR



Kamran Akber
Director - Finance

Our Development Portfolio



J5

 www.j5.ae

Envisioned to offer exclusivity, J5 is a ground plus five storey, wonderful low-rise residential building that serves as the quintessence of luxurious living. Located in the only freehold land in Jumeirah, the structure is in very close proximity to Sheikh Zayed Road allowing easy access to the city. Positioned to have stunning views of the Arabian gulf and Burj al Arab, residents wake up to a breath of fresh sea breeze and can relax in the evenings watching the sunset

The development consists of forty eight simplex apartments, a roof top garden and infinity pool for leisure, fully equipped gymnasium, sauna and steam room; a five star lobby to receive residents and guests, car park spaces are available for inhabitants. J5 serves as the perfect dream home for modern living.

HANDED OVER



J8

 www.j8.ae

Following a similar theme to our development J5, The project j8 is a ground plus eight storey low-rise residential structure. It offers the prestige and security of a gated community.

Inhabitants enjoy the pleasures of entering their abode to a five star lobby, followed by leisurely time spent at the roof top garden, refreshing swims in an infinity pool, and other facilities such as a gymnasium, sauna and steam room. Also, located in the only freehold area in Jumeirah, Al Sufouh, it is in close proximity to Sheikh Zayed Road and gives residents access to the entire city. With majestic views of Burj al Arab and the Arabian Sea, the development creates an aura of relaxation and grandeur.

HANDED OVER





Tumbi Hotels

Tapestry Collection by Hilton

www.tumbihotels.com

Tapestry Collection by Hilton Tumbi Palm West Beach, part of the Tapestry Collection by Hilton, is nestled at the vibrant Palm West Beach, offering an exclusive boutique experience with 171 stylish rooms and suites. Located in one of Dubai's most iconic lifestyle destinations, this premium hotel boasts breathtaking views of the city and the Arabian Gulf. Designed for both business and leisure, Tumbi Hotels provides the perfect blend of comfort and convenience.

Guests can indulge in on-site restaurants and all-day dining menus, maintain their fitness routine at the well-equipped fitness centre, and unwind at the tranquil wellness spa. For ultimate relaxation, the rooftop pool offers panoramic views. Business travellers can take advantage of two fully equipped meeting rooms, filled with natural light, for a seamless workday.

Tumbi Hotels offers more than just a place to stay; it delivers an experience tailored to meet every guest's needs, where every moment is designed to help you live life well.



O Ten

 www.oten.ae

O Ten tower by AQUA Real Estate Development is a 10-storey residential project featuring studio, 1 and 2-bedroom apartments. These lavish units come with fully-equipped kitchens with white goods included. It is a perfect investment opportunity for both investors and end-users.

Finest amenities are included to enhance the quality of O Ten style of living, such as an infinity pool with wooden deck lounge areas, interlocking walkways amid landscaping waterfalls and a state-of-the-art gym featuring stunning views.

HANDED OVER



The Community

Jumeirah Village Triangle

www.thecommunity.ae/jumeirah-village-triangle

The Community presents a brand new co-living concept which is gaining popularity among millennials, young professionals and entrepreneurs worldwide. It encourages interaction among residents and gives them a sense of belonging, by creating a feeling of a big family, with a reduced financial burden. As a fully integrated lifestyle community, the co-living concept offers an affordable yet sociable housing solution.

Finished with the highest standards and attractive interior design with the option of furnishing, this co-living concept ensures a true sense of home away from home.

HANDED OVER



The Community Motor City

www.thecommunity.ae/motor-city

Following the success of The Community in JVC comes The Community in Motor City which combines a family-oriented residential area with a modern co-living concept that nurtures a strong sense of community among residents, fostering a feeling of belonging without imposing excessive financial burdens.

This all-encompassing lifestyle development features an astounding assortment of amenities spanning across over 58,000 square feet, as well as a 80,000 square foot retail haven right at your doorstep.

The Community Motor City provides an affordable yet socially engaging housing option.

COMPLETION Q4 2025





The Central Downtown

www.thecentraldowntown.ae

Nestled in the heart of Arjan, DubaiLand, a distinctive mixed-use development redefining urban living in one vibrant 7-acre hub. Its four towers offer contemporary studios and 1 to 3-bedroom apartments, catering to the diverse Dubai lifestyle.

What sets this community apart is its prime location, atop a sprawling shopping mall, making retail therapy a mere elevator ride away.

Beyond the mall, residents will enjoy an array of amenities, from state-of-the-art fitness centres to rooftop gardens with stunning city views. Life is elevated, and everything you desire is just a step away.



The Community Sports Arena

 www.thecommunity.ae/sports-arena

The Community Sports Arena is a versatile mixed-use development spanning over 66,628 sq.ft offering 396 residential units that promise unmatched convenience and accessibility. Residents of The Community Sports Arena will relish in a variety of amenities, including a rooftop pool, an indoor-outdoor gym, and meticulously landscaped parks.

The Community is also strategically positioned ensuring maximum visibility from the Dubai International Cricket Stadium and seamless connectivity to all that Dubai Sports City has to offer. With easy access to major highways, the entirety of Dubai is within reach, complemented by a high walk score that allows for convenient access to on-site services without dependency on a vehicle.

Embracing the co-living concept, The Community fosters an active and interconnected lifestyle. This innovative approach encourages social engagement and offers residents the ideal blend of urban living and recreational amenities.

COMPLETION Q4 2027





AQUA Group of Companies

AQUA Properties

www.aquaproperties.com



Founded in 2005, AQUA Properties established its position on the market as a renowned, award-winning real estate company thanks to its innovative, creative and forward-thinking approach. With currently 4 offices in Dubai's prime locations, AQUA Properties offers expert property advice with their large multinational team of RERA certified professionals who are highly trained and committed to giving the best customised service to their clients combined with transparency, discretion, and clear communication.

AQUA Properties offers a wide range of property services across all property types and sectors including property marketing, brokerage, leasing, property management, project planning, development, contracting and homeowner's association. Whether you are looking for a place to create your ideal home or just a good investment opportunity, AQUA Properties is a full-service real estate company providing clients personalised and valuable up-to-date market data and trends.

Locations

www.locations.ae



Locations Holiday Homes is a reputable member of AQUA Group of Companies, a property management and real estate firm. We specialise in a wide range of rental options, from cosy studio flats to opulent 5-bedroom mansions, perfect for accommodating your entire family. Whether you desire a brief retreat for a romantic escape or a lengthy tenancy for a temporary home, we cater to your needs. Our dedicated experts possess extensive expertise in the travel, property, and hospitality sectors, ensuring that we deliver unparalleled experiences to both our esteemed guests and property owners.

Homeowner's Association

www.hoam.me



Our sister company, HOAM is a leading owners' association management service provider in Dubai. Its expertise lies in integrating practical know-how of the local market with global standards to professionally manage communities in line with the local law. HOAM is committed to providing board members with best guidance and advice on how to deal with their responsibilities. It ensures efficient and thorough handover of assets, documents and funds from the developer to the owners association in the rightful manner.

Atcon Constructions LLC

www.atcon.ae



Established in 2005, Atcon Constructions LLC is a prominent construction company based in Dubai. The company specializes in building works, design and fabrication of steel structures, interiors and MEP works. The company's diversified portfolio covers a number of successful developments, including residential buildings, hotel apartments and commercial projects.

Services We Offer

Developer Services

- Strategic planning and creating new and distinctive lifestyle opportunities
- Delivering real estate solutions that fully cater the needs of investors, businesses as well as the resident

Residential & Commercial Brokerage Services

- Sales and leasing services
- Highly trained professional brokers
- Property appraisal
- 360 marketing campaigns
- Property conveyance service
- Property related transactions execution

Property Management

- Full-service management solutions
- Rentals, tenancy contracts and renewals
- Tenant management – property preparation, repairs, key handover, payments, deposits
- DEWA connection
- 24/7 emergency hotline
- Detailed property inspection and reporting
- Maintenance & repairs

Real Estate Portfolio Management

- We provide a full range of investment solutions in order to maximise returns, including buying, selling and renting on clients' behalf
- We understand the investment cycle and work closely with investors, traders and end-users, advising them according to the latest market trends
- We conduct on-site operational reviews on a regular basis, during which the team conducts a deeper assessment of the investment's performance
- We provide additional services, such as interior design, landscaping and more, in order to give our clients a higher return on their investment





Financial Service Consultancy (Mortgage Advice)

- We offer full-scale financial assistance through our trusted local and international financial partners
- When buying or refinancing a property, we help you save money and reduce risk by securing the best financing products
- Our team provides expert property transaction services

Real Estate Investment Consultancy

- Connecting our clients with reputable financial advisers, stock brokers and wealth management experts
- Guarantee a high return on your Investment
- We offer a wide range of real estate investments

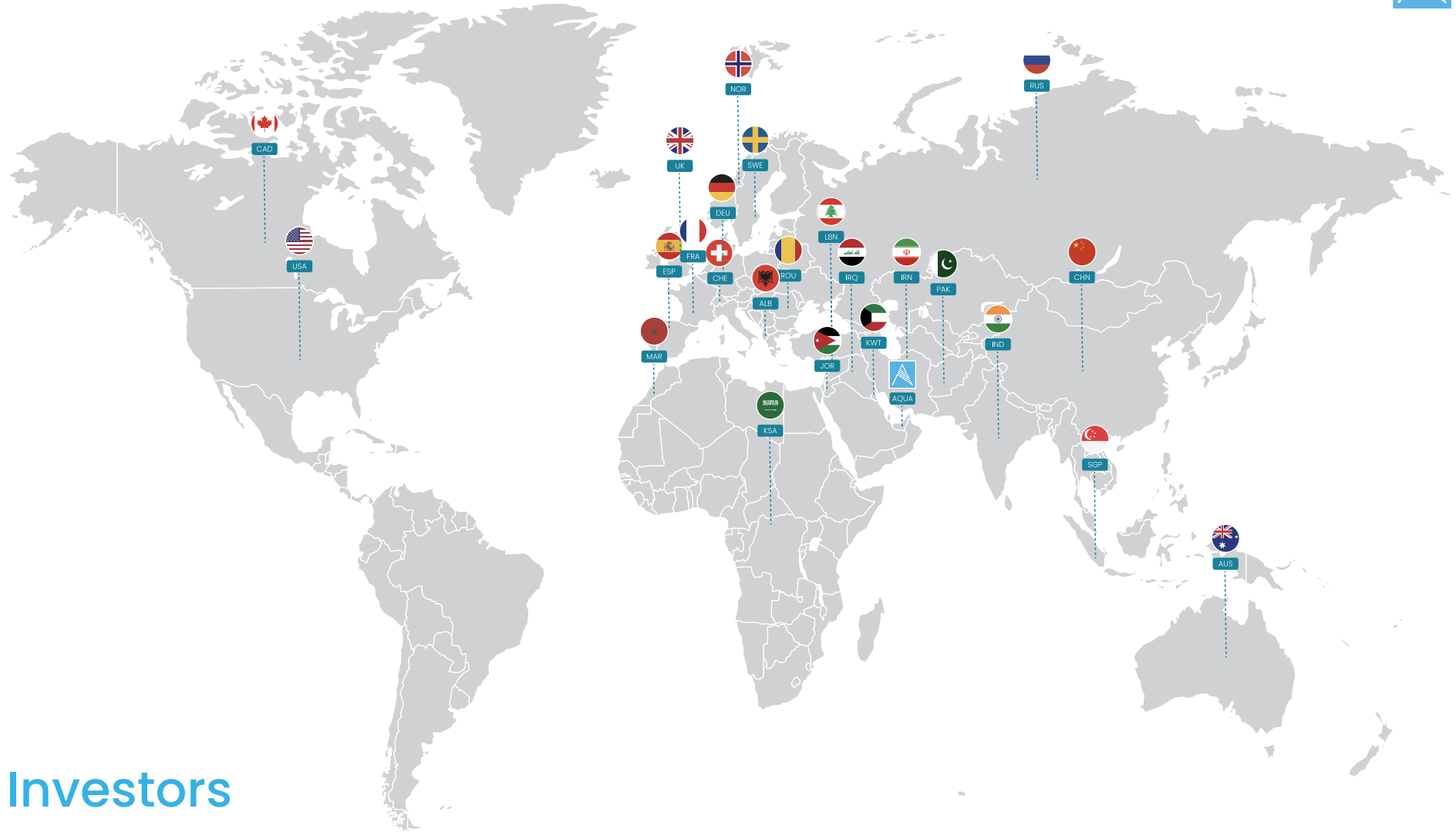
Home Insurance Advice

- Saving our clients' time and money by ensuring them the best home insurance offers from our trusted external partners
- Submission of application on behalf of the owner

Foreign Currency Transfer

Being partnered with international currency houses, we facilitate our clients' money transfer process to be done in a safe, legal and easy way, from a foreign currency to a local one and vice versa.





Our Investors

With our influential reach spanning globally, we take pride as one of the region's most leading force in real estate, forging significant transactions alongside our esteemed major investors.



Awards & Recognition

2024

Construction Innovation Awards

Best Mixed-Use Development Project of the Year
The Central Downtown

Best Mixed-Use Development , Arabia - The Central Downtown
Best Mixed-Use Development , Dubai - The Central Downtown
Arabian Property Awards

Best Luxury Real Estate Brokerage in Dubai, UAE
Luxury Lifestyle Award

Best Luxury Mixed-Use Development
The Community Motor City - Luxury Lifestyle Award

2023

Pre-launch Top Performer Sales Award

Grovy Real Estate

2022

Real Estate Agency category (Award-Winner)

International Property Awards

2021

Real Estate Agency category (Award-Winner)

International Property Awards

2020

Agency of the month (January) - Bayut

Agent of the month - Bayut



أقوى الشركات العقارية في العالم العربي





2019

Real Estate Agency category (Award-Winner)
International Property Awards

Marketing category (Award-Winner)
International Property Awards

2018

Top Real Estate Companies – Forbes

Property Consultancy and Marketing
International Property Awards

Top Selling Agent – Azizi Developments

2017

Best Real Estate Brokerage in the Middle East – MEA Markets
Best Real Estate Brokerage Firm – Gulf Real Estate Awards
Achievement Award – Dubai Properties
Top Real Estate Companies in the Arab World – Forbes

Real Estate Agency Website Dubai (Highly Commended)
Arabian Property Awards

Real Estate Agent Dubai (Highly Commended)
Arabian Property Awards

2016

Top Real Estate Companies in the Arab World – Forbes
Real Estate Agency Website, Dubai – Arabian Property Awards
Real Estate Agent, Dubai – Dubai Arabian Property Awards
Best Real Estate Brokerage – Middle East MEA Markets

2015

Top Broker – Dubai Properties





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