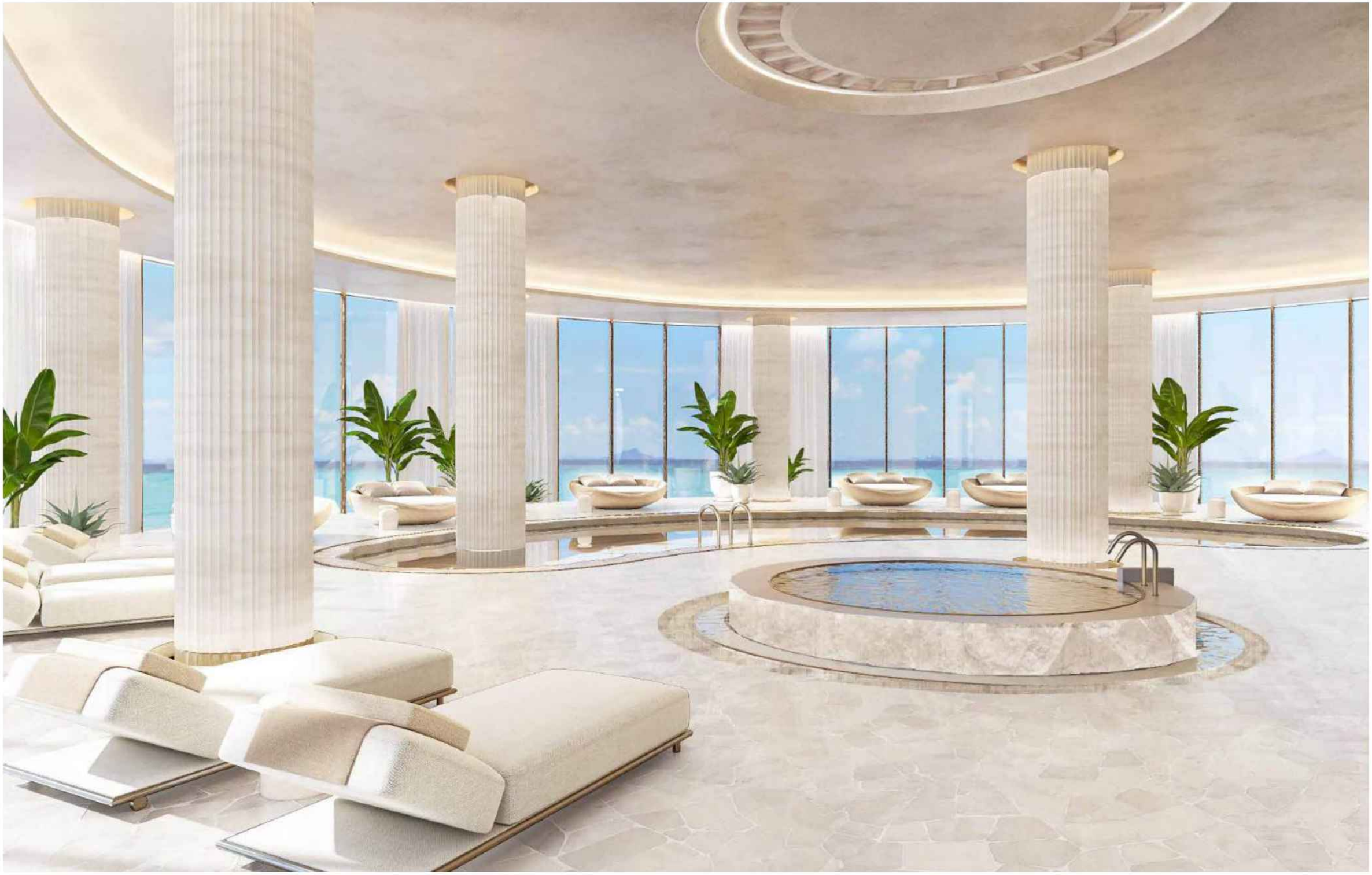
AMRA

INTEGRATIVE WELLNESS RESORT



The World's First Integrative Wellness Resort





The Opportunity That Inspired AMRA

Today, even the simplest human needs have a price: clean water, peace of mind, and moments of stillness with ourselves. Families spend heavily on staycations and wellness getaways just to reconnect, recharge, and breathe. Yet on the other side, not everyone can afford to move away from crowded metropolitan cities or maintain second homes just to experience calmness and peace.

This demand has fueled the rise of Global Wellness Tourism, going to be $1.399 trillion by 2027 with an annual growth rate of 16.6% since 2023. Around the world, people are striving for longevity, searching for cleaner air for their children, and yearning for a place where they can experience inner peace.

UTOPIA

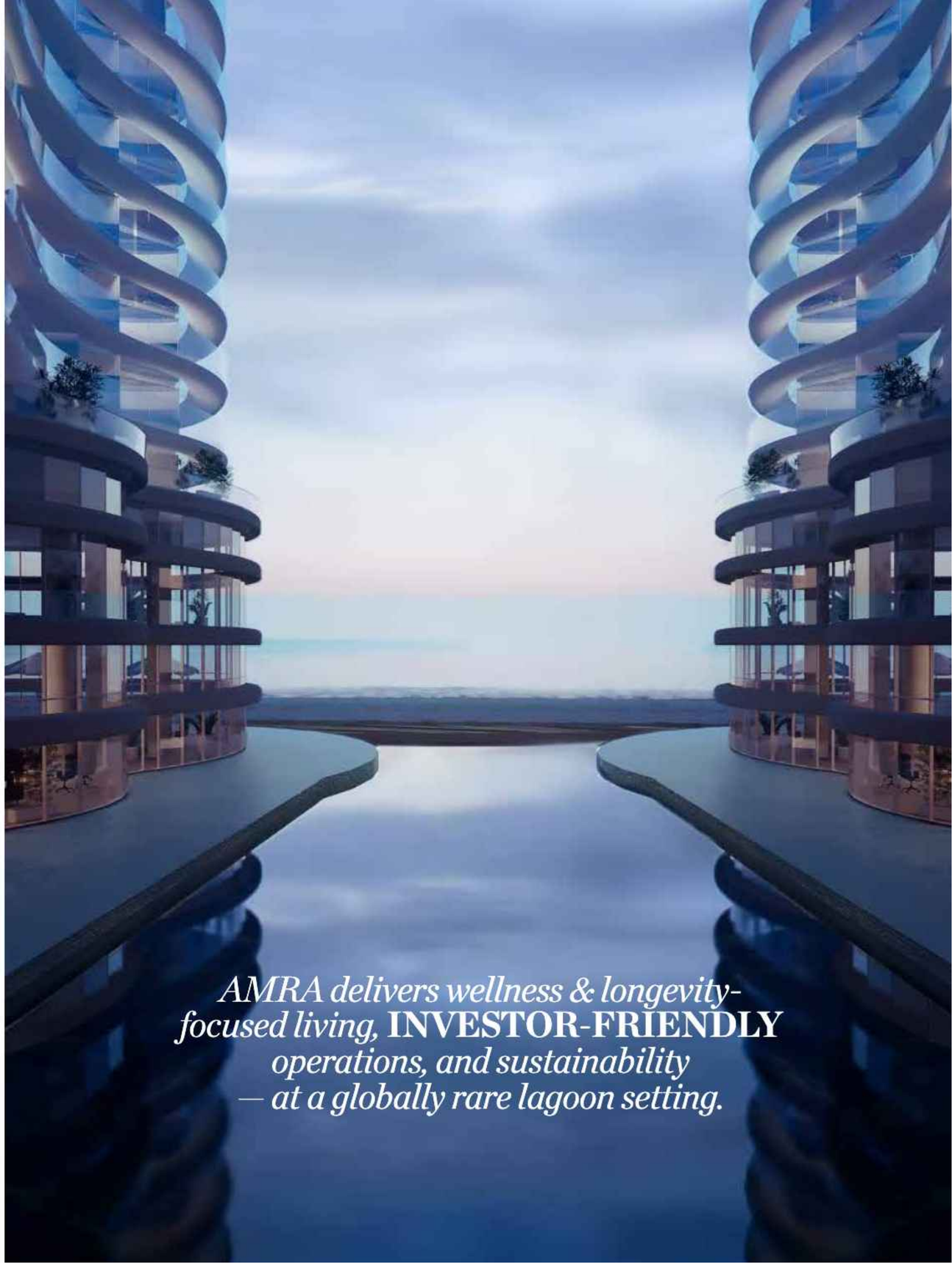
AMRA'S VISION

AMRA is a thoughtfully curated integrative wellness development at a strategic location in Umm Al Quwain - a region recognized as a Blue Carbon Zone.

It fuses hospitality-grade services with wellness-focused residential living across three sea-facing towers of fully serviced apartments.

Whether as your first home or a second sanctuary, AMRA offers an experience that today's world is thriving for with high demand from those seeking wellness-driven retreats, short-term rentals, and staycations.

AMRA delivers wellness & longevity-focused living, investor-friendly operations (in-room dining, app-enabled short-stay management, concierge), and sustainability, at a globally rare lagoon setting.

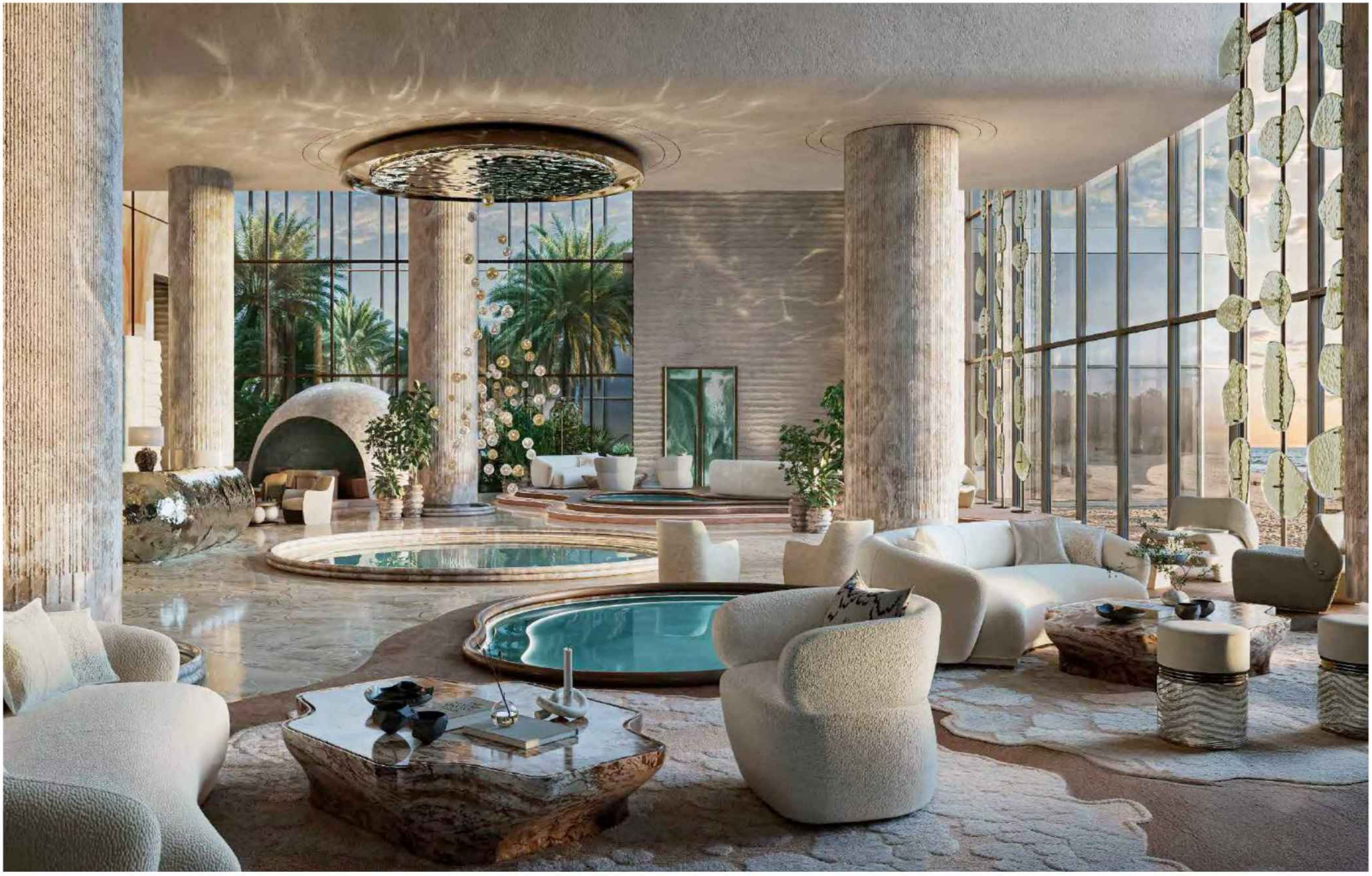




KEY FOCUS

Wellness & Longevity + Neo-Luxury + Sustainability

A Lifestyle Designed on the
7 Pillars of Integrative Wellness



THIS ISN’T JUST A REAL ESTATE PROJECT

It’s a lifestyle framework where every resident and guest experiences wellness in every dimension of living

AMRA

The 7 pillars of INTEGRATIVE WELLNESS

1

MENTAL
& EMOTIONAL
WELLNESS



2

PHYSICAL
WELLNESS



3

SPIRITUAL
WELLNESS



4

SOCIAL
WELLNESS



5

INTELLECTUAL
WELLNESS



6

ENVIRONMENTAL
WELLNESS



7

OCCUPATIONAL
& FINANCIAL
WELLNESS

Every Corner In The Resort Is Water View

Soothing sea and lagoon views activate the brain's natural relaxation response, lowering stress hormones, uplifting mood, restoring focus, and creating emotional balance





820 FULLY FURNISHED
& SERVICED APARTMENTS

Starting from **only 690k**
with access to 470,000 sq. ft
dedicated area for wellness

70/30 Payment Plan with
3 Years Post Handover Period

Delivery By Q4, 2028

Wellness Amenities in Stats

[GROUND FLOOR]

83,567

SQ.FT
(AMENITY-ONLY)

Ground Floor

1. Multiple vehicular & pedestrian drop-offs; stroller-friendly paths
2. Entrance lobby with featured sculptures & water features; cascading pools
3. All Day Dining restaurant
4. Isabella Restaurant
5. Hunter & Barrel Restaurant
6. Organic Super Market
7. Art Gallery
8. Pharmacy

12,792

SQ.FT

All-Day Dining Restaurant

(with In-Room Dining Dispatch)

15. Host/concierge desk & waiting lounge
16. Pastry & display takeaway counters
17. Barista/coffee & juice counter
18. Buffet islands (hot & cold) with live stations (eggs/grill/pasta)
19. Show-kitchen pass & à la carte pick-up
20. Main dining seating with power outlets for light work
21. Lounge nooks & soft seating
22. Generous circulation & stroller-friendly queuing
23. Waiter stations & POS
24. Self-serve cutlery/ water points
25. Guest restrooms and stroller/utility parking

137,584

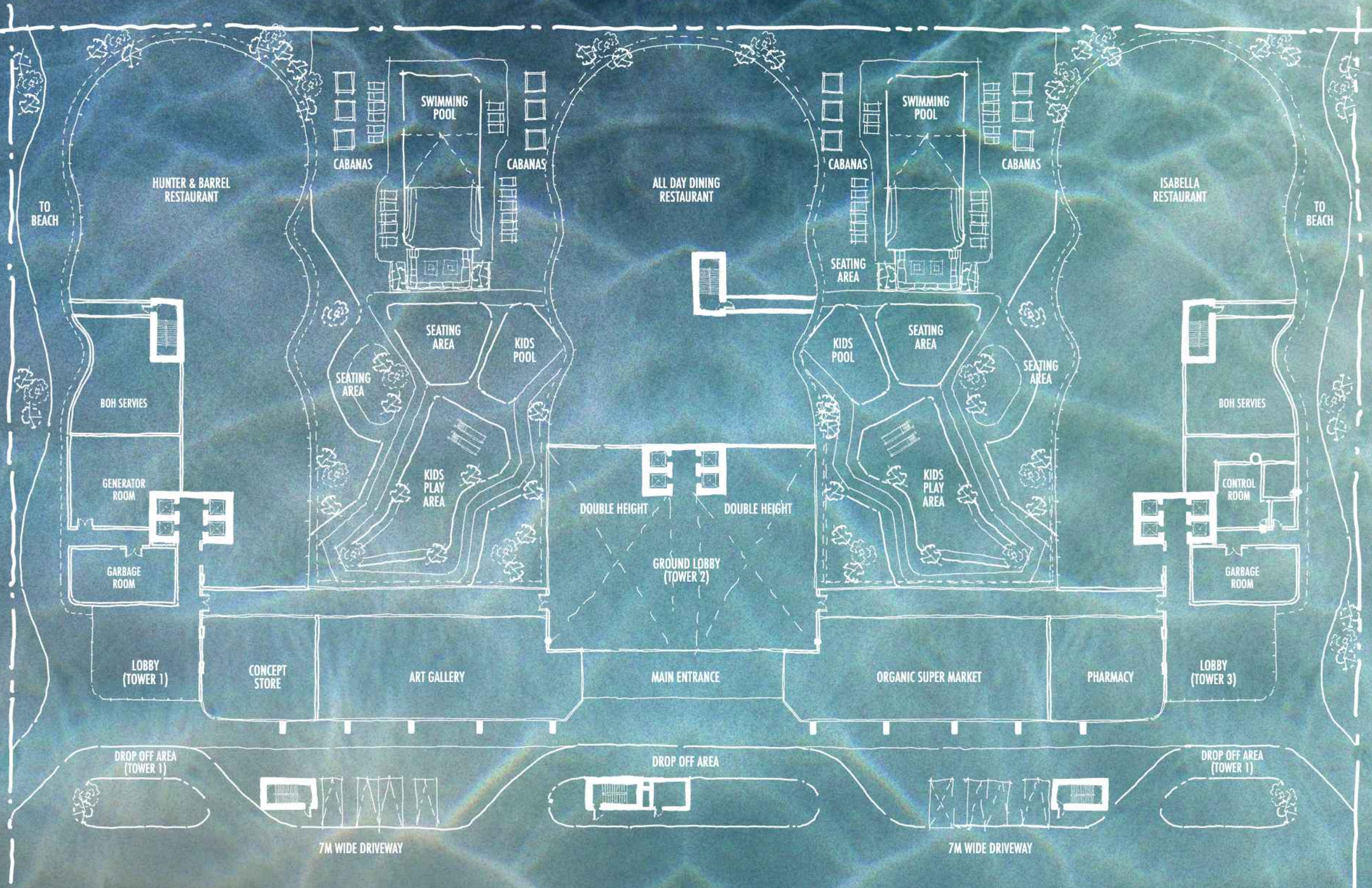
SQ.FT

Outdoor Ground Amenities

1. Landscaped green buffers to create privacy and reduce heat gain.
2. Adult Infinity Pool with seamless lagoon horizon views.
3. Dedicated Kids' Pool with safe, shaded edges.
4. Pool Decks
5. Expansive sun decks with loungers
6. Cabanas
7. Relaxation pods
8. Social Sitting
9. Dining Zones
10. BBQ area
11. Kids' play zones
12. Organic pathways leading to lagoon-side viewing decks
13. Drought-resistant planting strategy ensuring year-round greenery
14. Water cascades and shaded seating to cool microclimate naturally.

Wellness Amenities

[GROUND FLOOR]

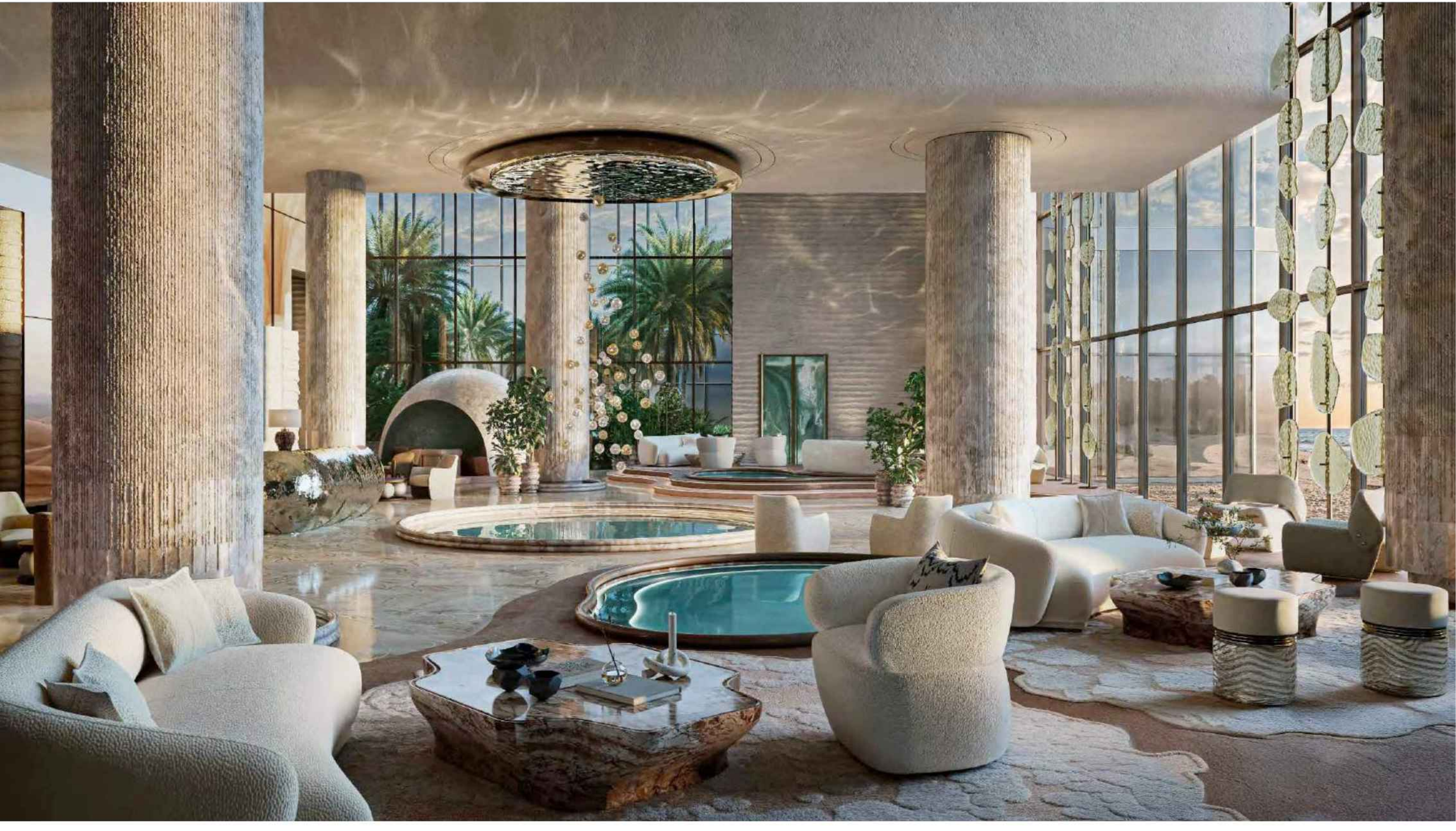


First Light

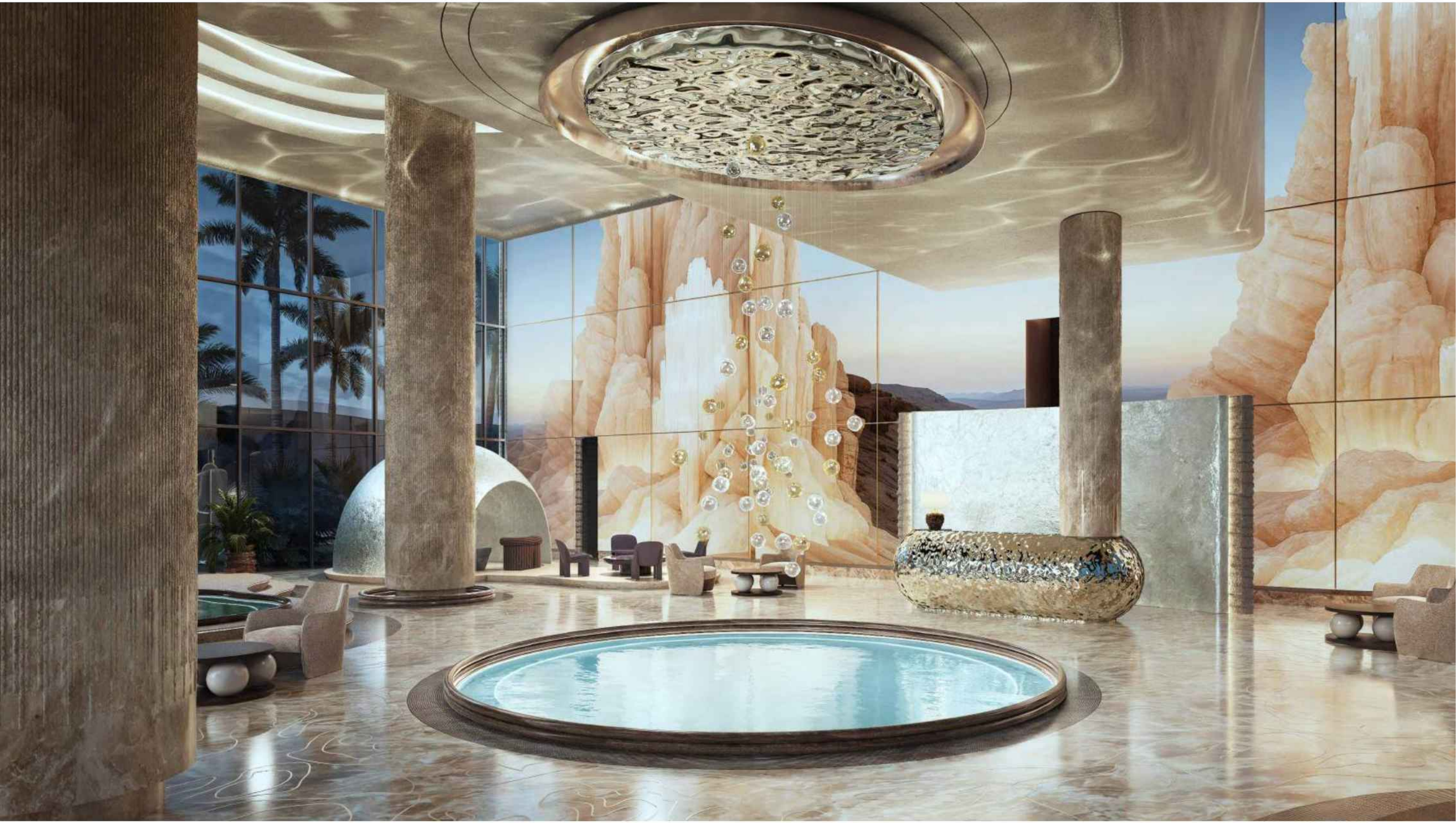
[GROUND FLOOR]

An opening of elegance — the threshold into Amra's world of wellness

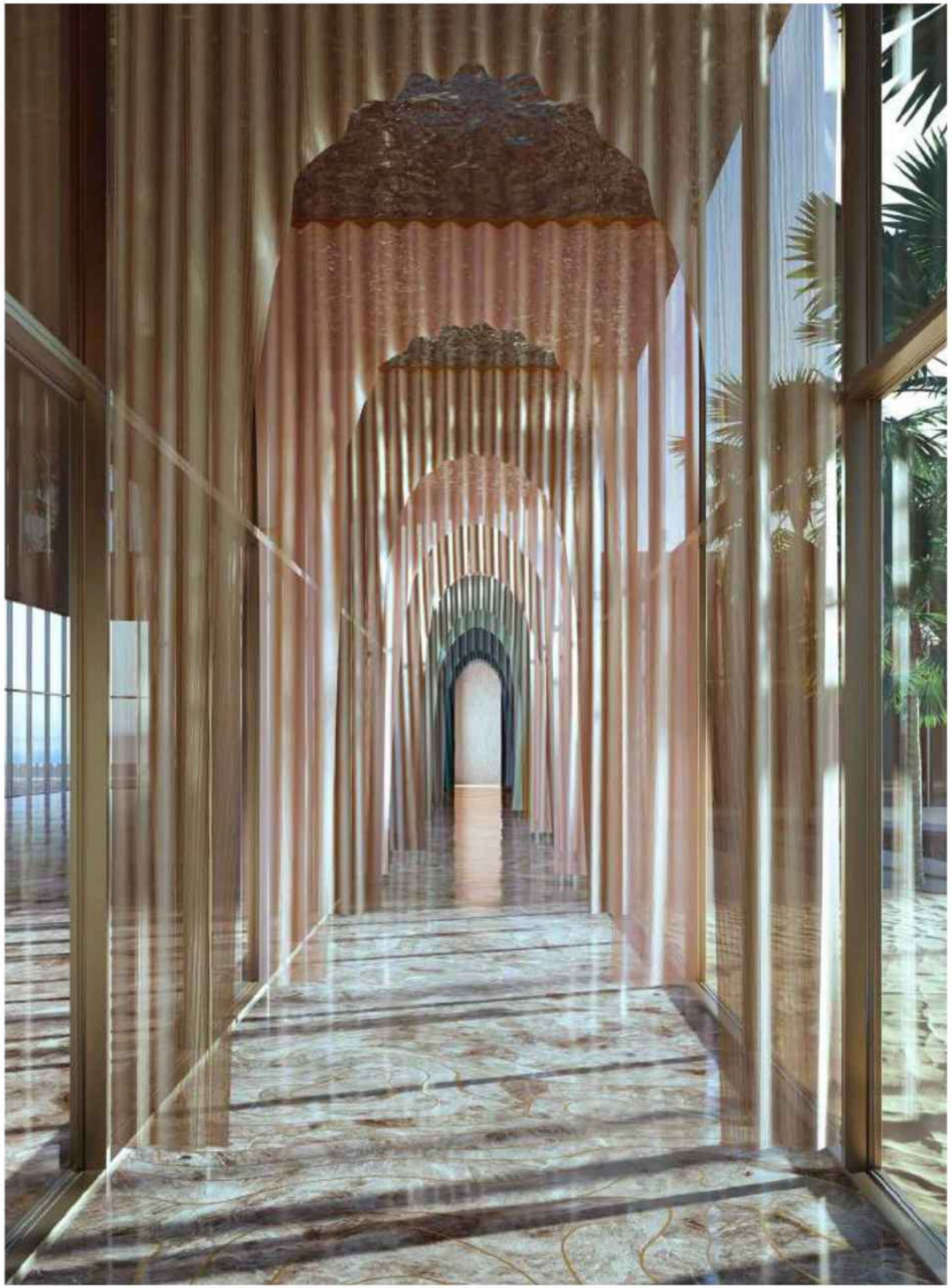
Grand Lobby



Grand Lobby

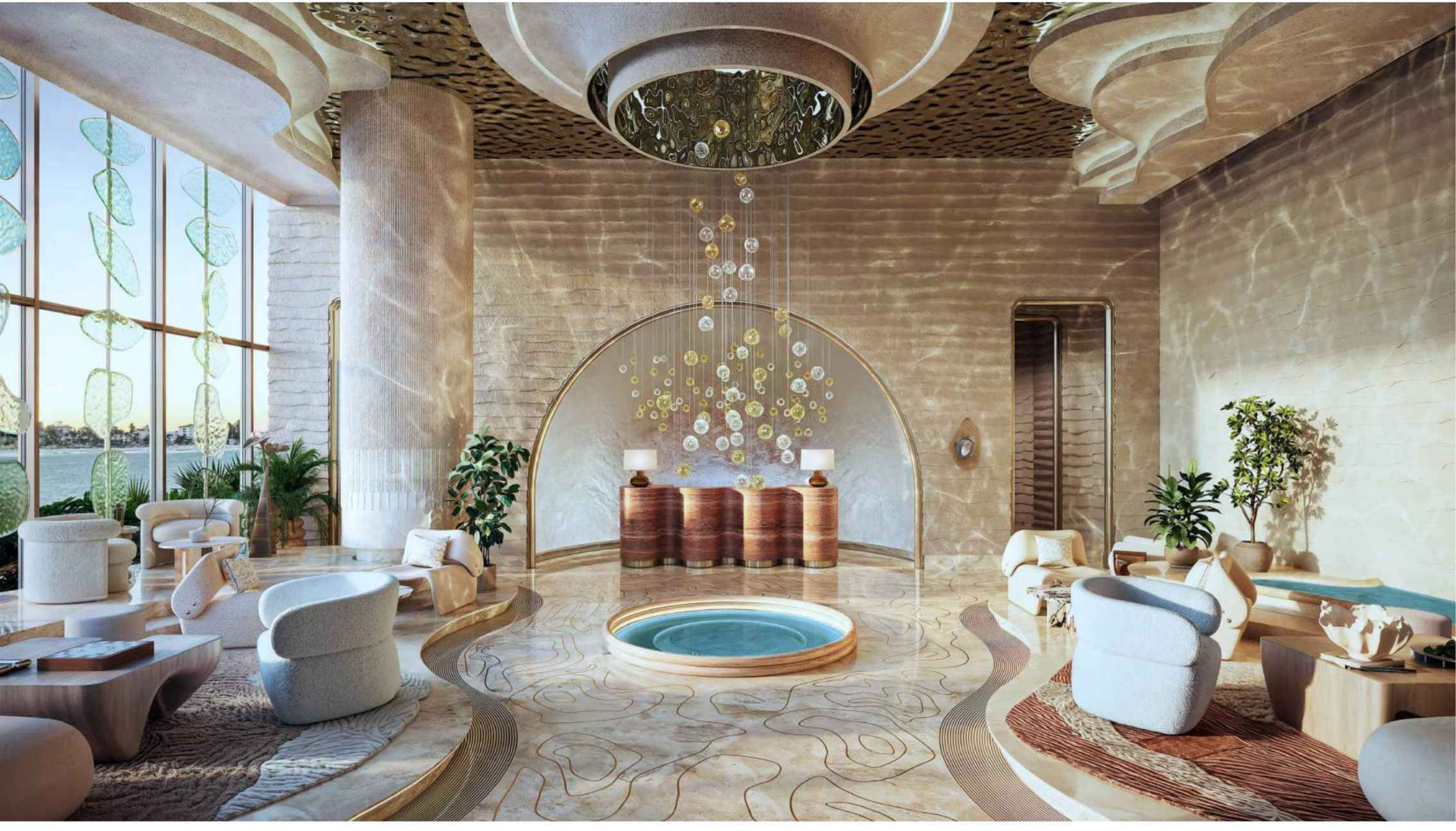


Hallway Passage + Grand Lobby





Side Lobby



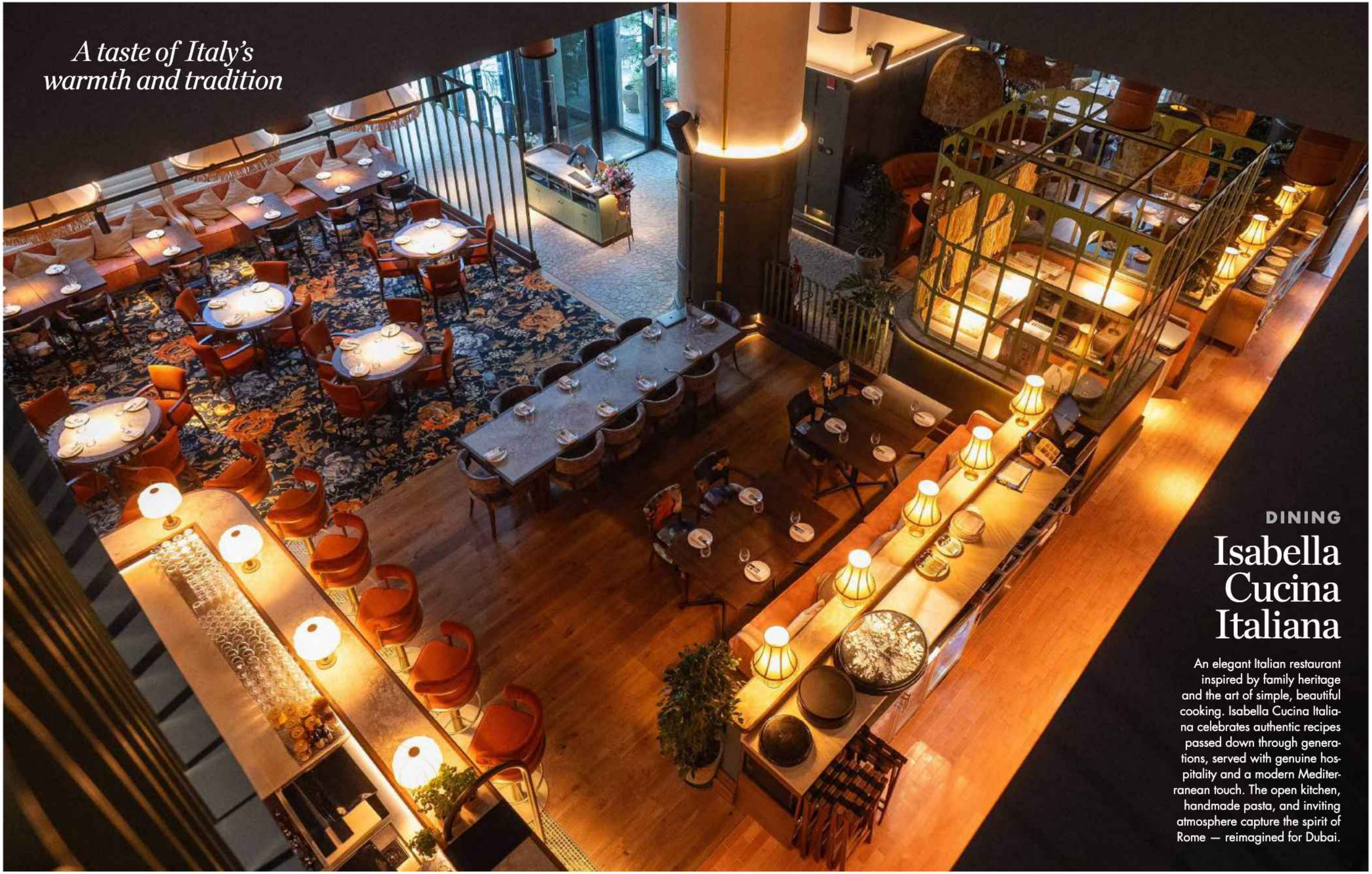
The Gathering

[FOOD & BEVERAGE]

A table of flavours and fellowship
— where taste and memory linger

[GROUND FLOOR]

A taste of Italy's warmth and tradition



DINING

Isabella Cucina Italiana

An elegant Italian restaurant inspired by family heritage and the art of simple, beautiful cooking. Isabella Cucina Italiana celebrates authentic recipes passed down through generations, served with genuine hospitality and a modern Mediterranean touch. The open kitchen, handmade pasta, and inviting atmosphere capture the spirit of Rome — reimagined for Dubai.

All Day Dining Restaurant



DINING

Hunter & Barrel

A contemporary steakhouse inspired by the spirit of the hunt, Hunter & Barrel brings people together around open flames, hearty food, and crafted cocktails. The interiors evoke a refined lodge atmosphere — warm, tactile, and inviting — while the menu celebrates flame-grilled meats, barrel-aged beverages, and the timeless pleasure of sharing good food with friends.



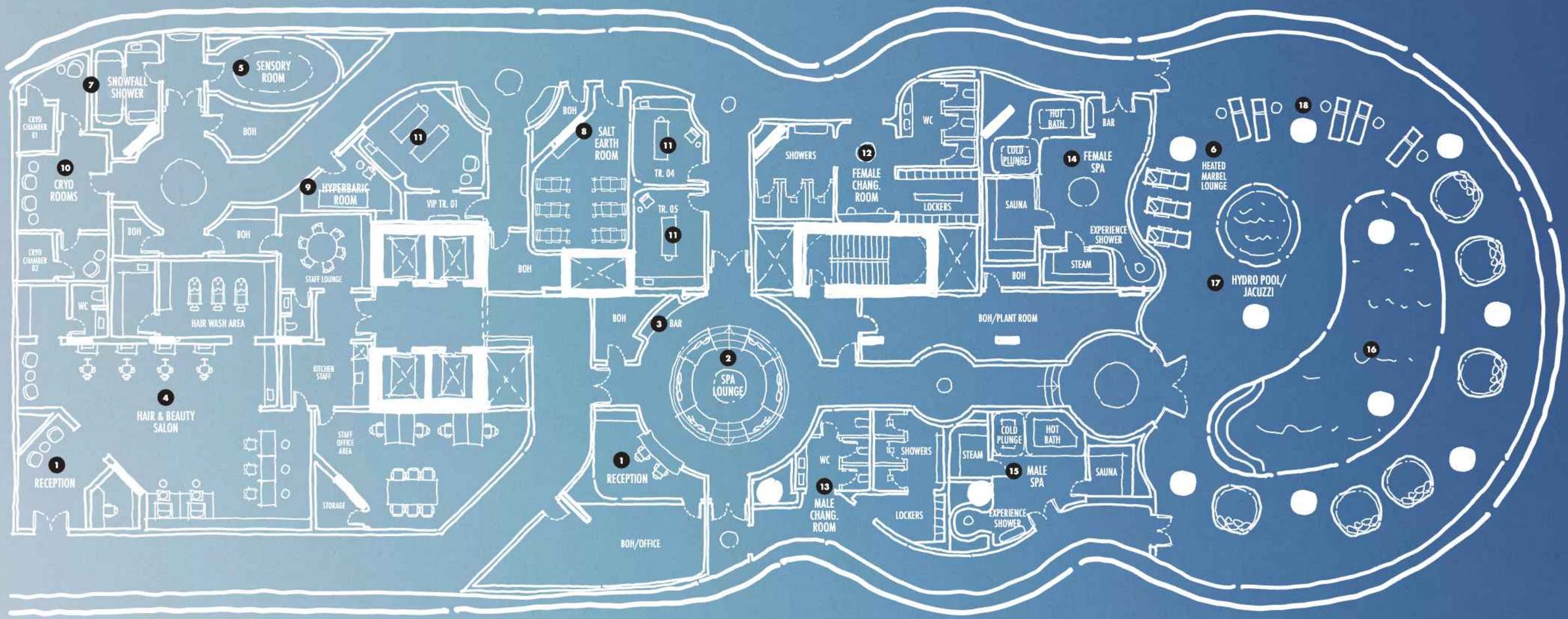
Flame, flavour, and modern rustic charm

New Moon

[WELLNESS & LONGEVITY ZONE]

Where wellness treatments offer a new beginning
—a hub for revitalization, longevity and vitality

[MEZANINE FLOOR]



18,817.49

SQ.FT

ZONE A
Reception & Beauty Salon

1. Reception
2. Spa lounge for pre/post treatment relaxation
3. Wellness bar for teas, infusions, and supplements
4. Full-service Beauty Salon

ZONE B
Treatment

5. Sensory Room for guided meditation
6. Heated marble loungers
7. Snow Shower
8. Salt Earth Room
9. Hyperbaric Room
10. Cryo Rooms
11. Massage room

ZONE C
Hydrotherapy

12. Female Changing Room
13. Male Changing Room
14. Female Spa Area: Hot-bath Jacuzzi, Cold Plunge, Sauna, Steam, Sensory Shower & Vitality Bar
15. Male Spa Area: Hot-bath Jacuzzi, Cold Plunge, Sauna, Steam, Sensory Shower & Vitality Bar
16. Indoor Wellness Swimming Pool
17. Dedicated Hydrotherapy Pool
18. Relaxation Lounge

Spa

Spa Lounge

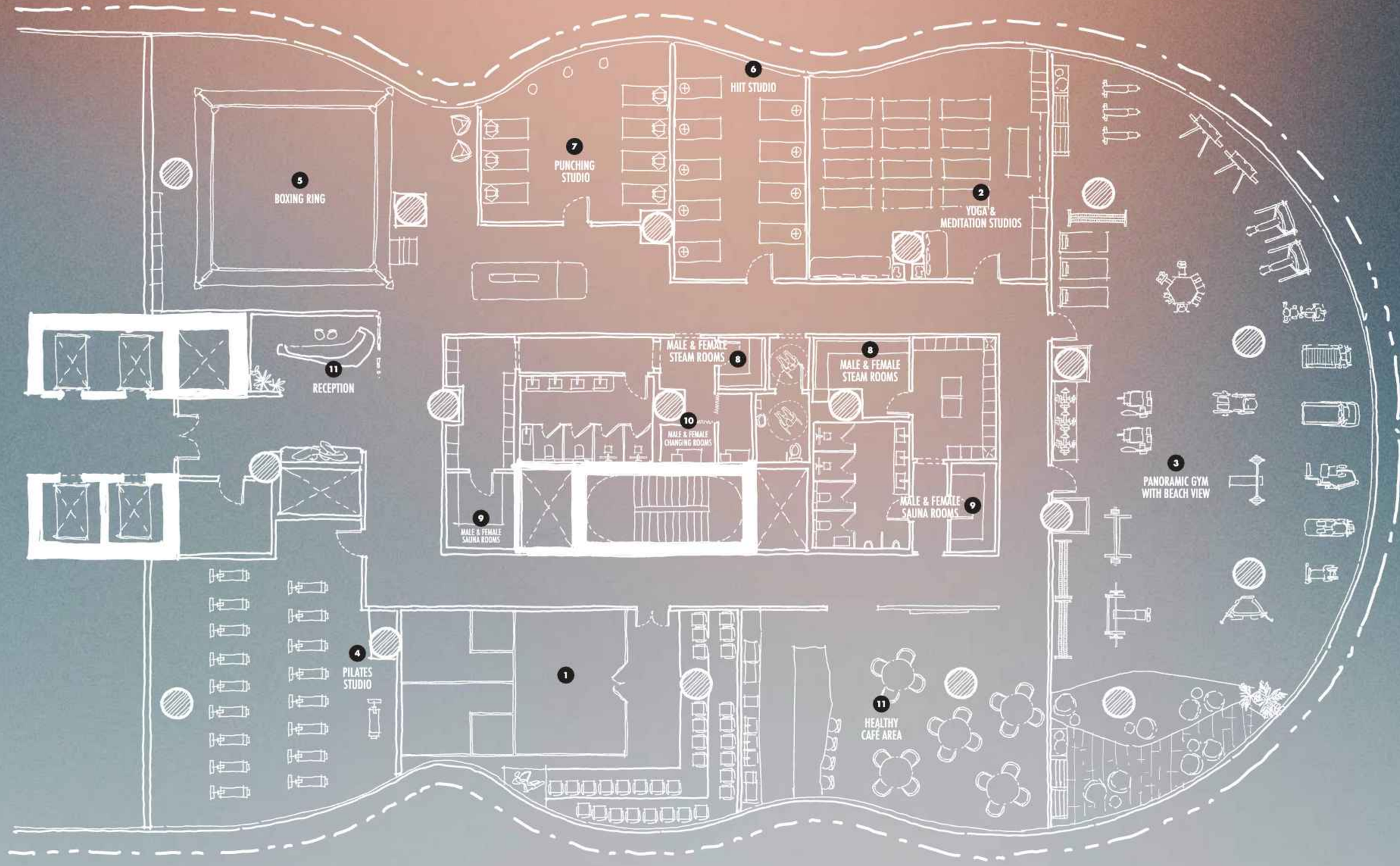
Spa - Salt Room

Celestial Cycle

[MIND & MOVEMENT ZONE]

Where mind and body wellness offer a holistic environment for overall health and wellbeing coupled with stunning sea views

[MEZANINE FLOOR]



1. Squash Court
2. Yoga & Meditation Studios
3. Panoramic Gym with Beach View
4. Pilates Studio
5. Boxing Ring
6. HIIT Studio
7. Punching Studio
8. Male & Female Steam Rooms
9. Male & Female Sauna Rooms
10. Male & Female Changing Rooms
11. Reception
12. Healthy Café Area

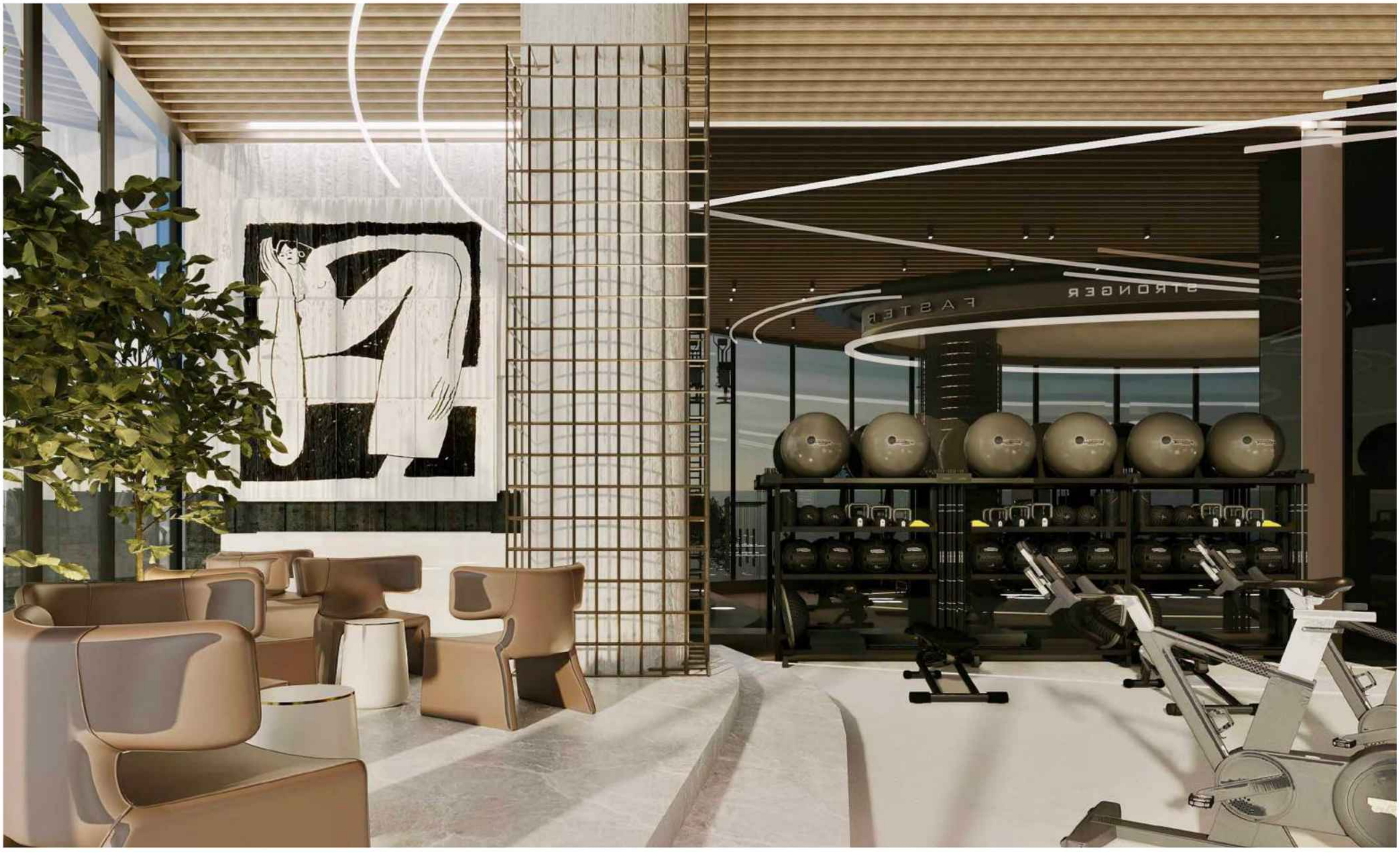
12,952

SQ.FT

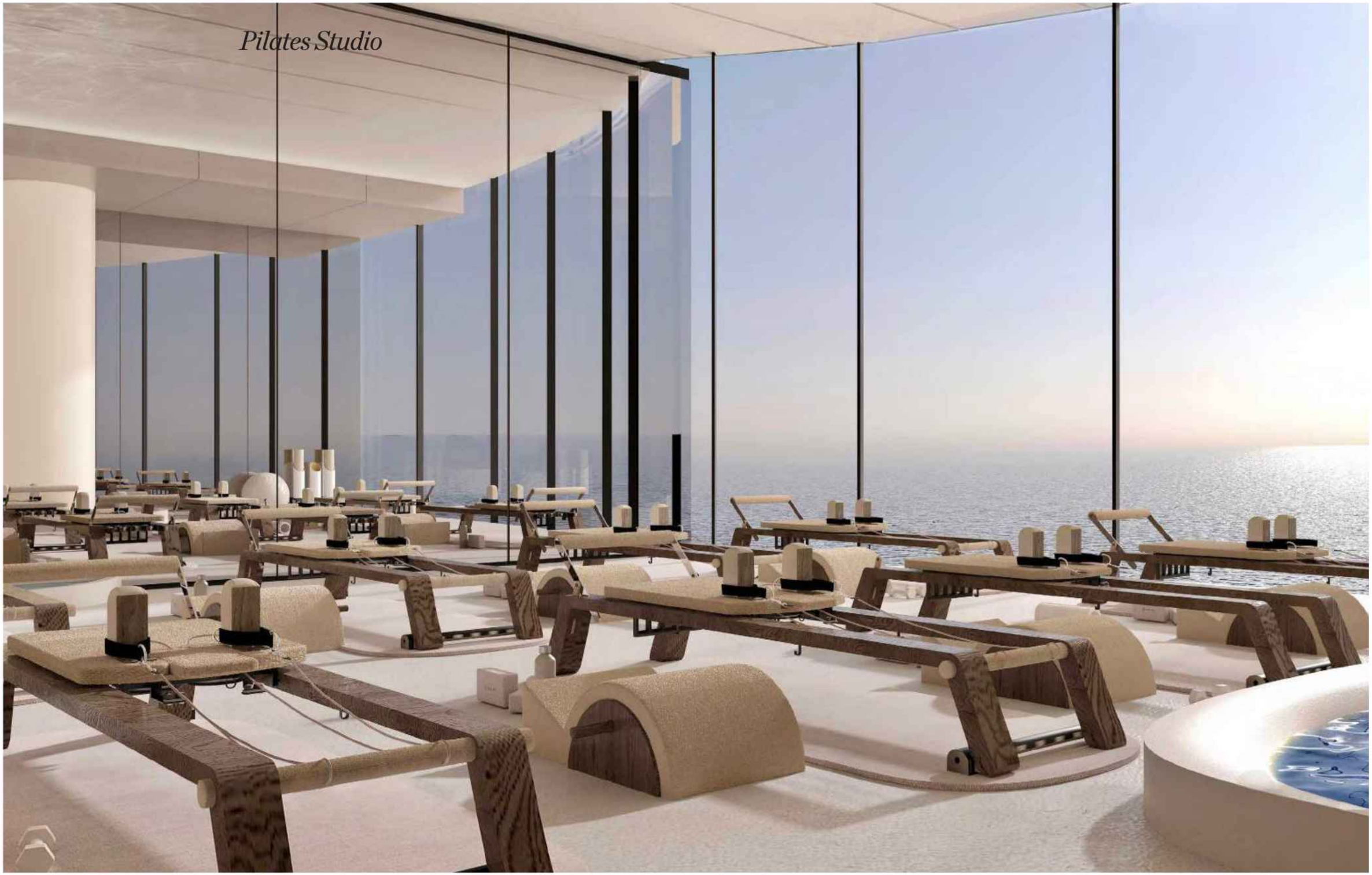
Panoramic Sea View Gym

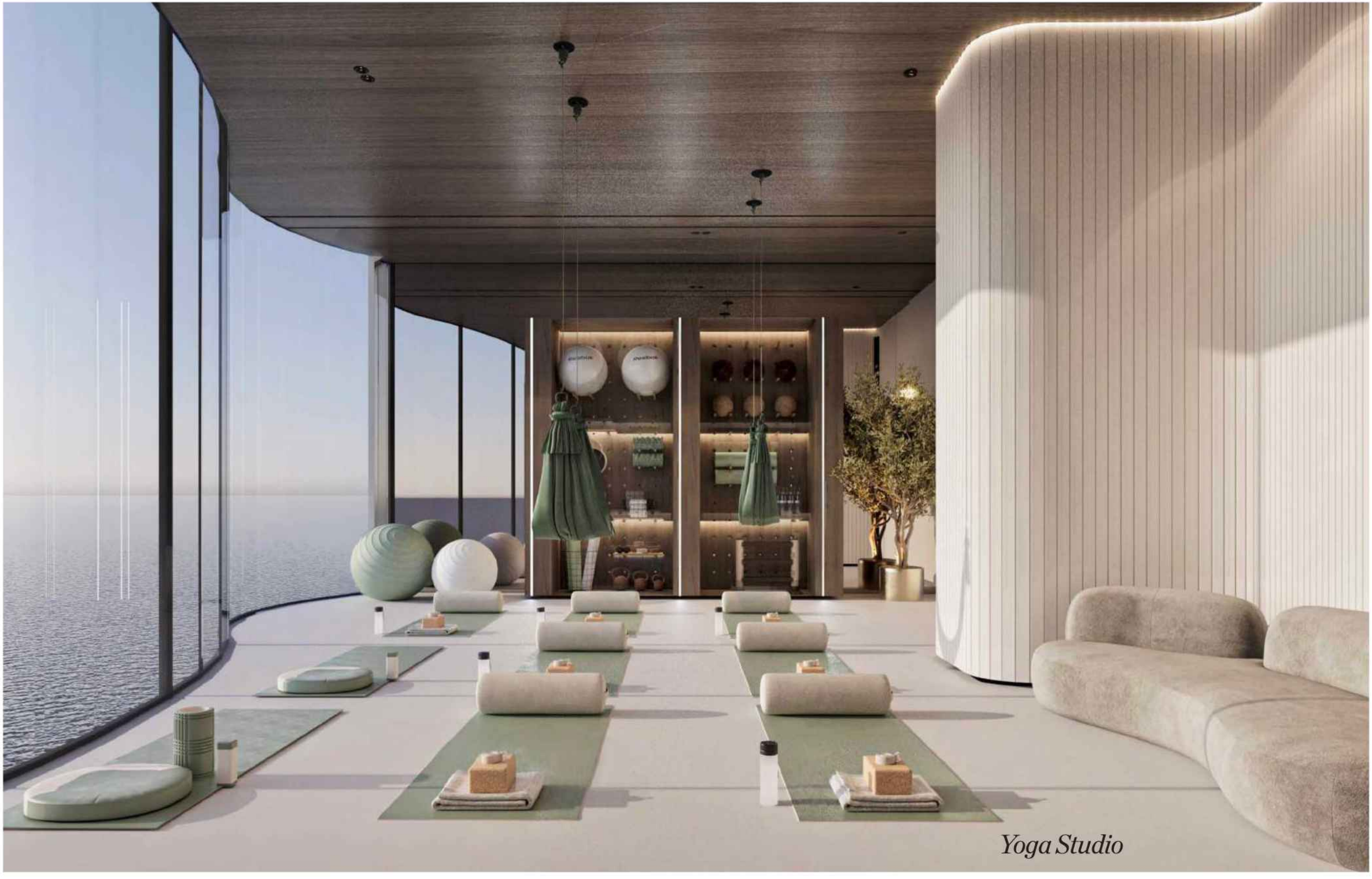


Panoramic Sea View Gym



Pilates Studio





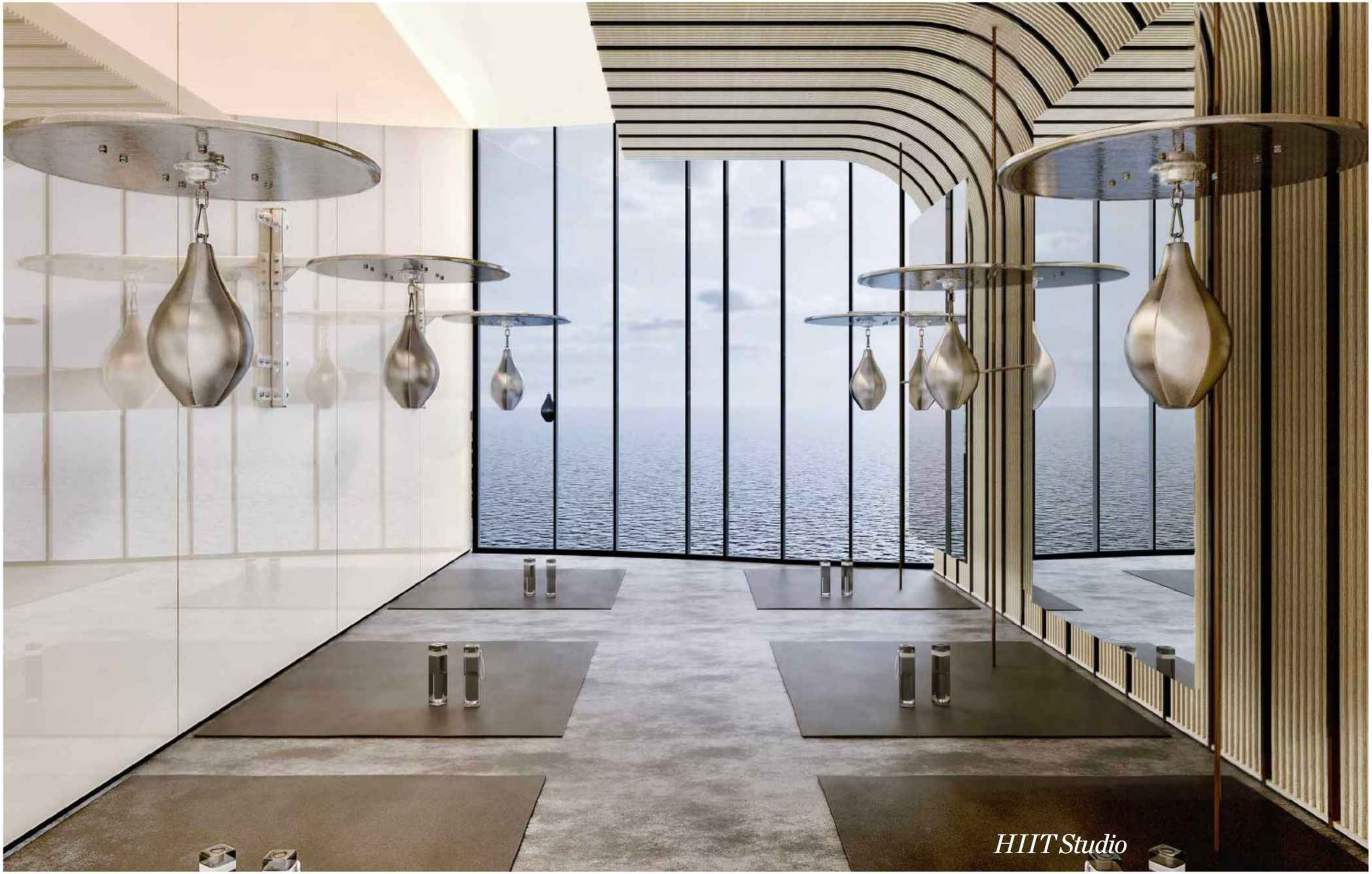
Yoga Studio



Boxing Ring



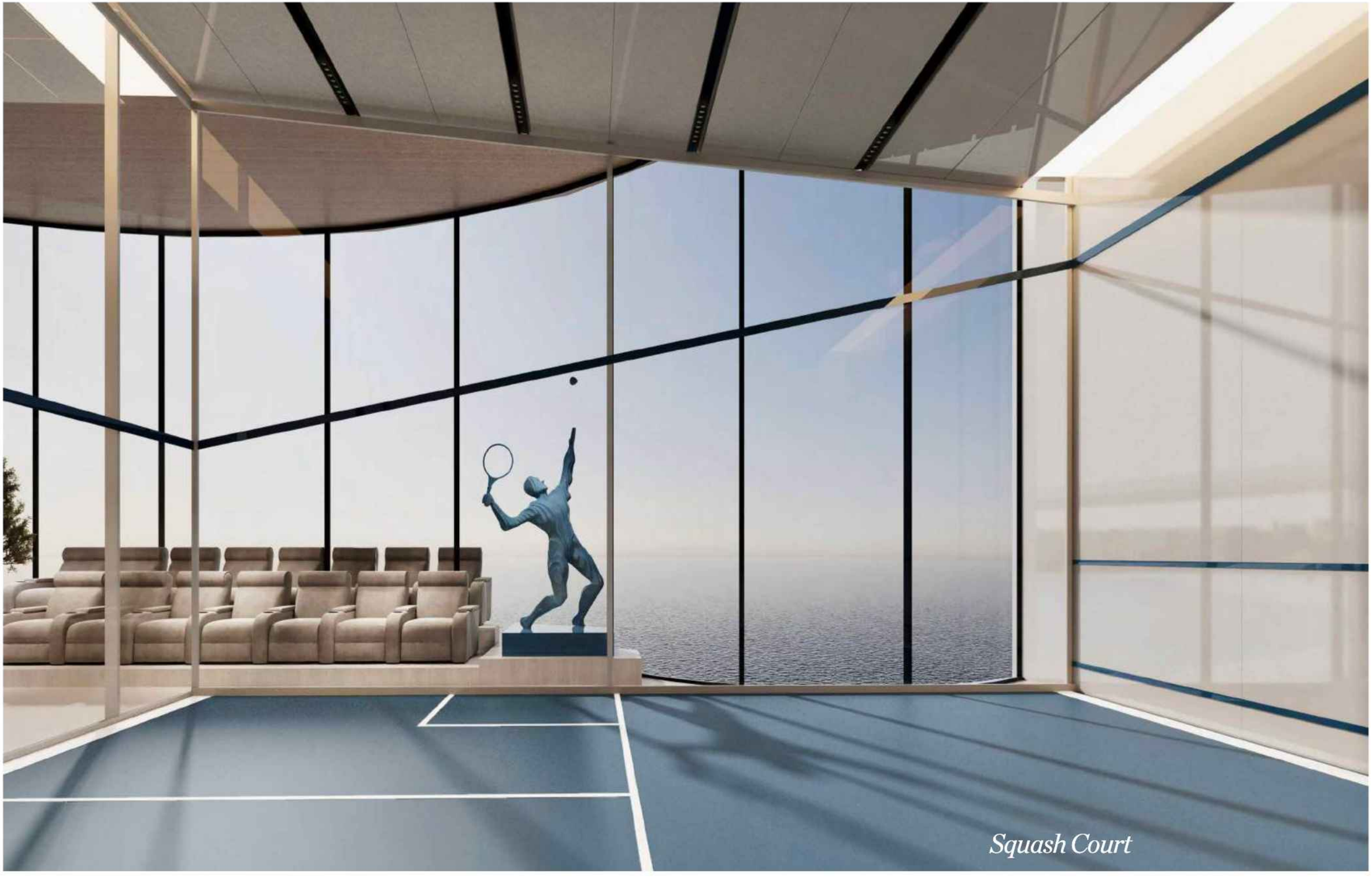
Punching Bag Studio



HIIT Studio



Squash Court



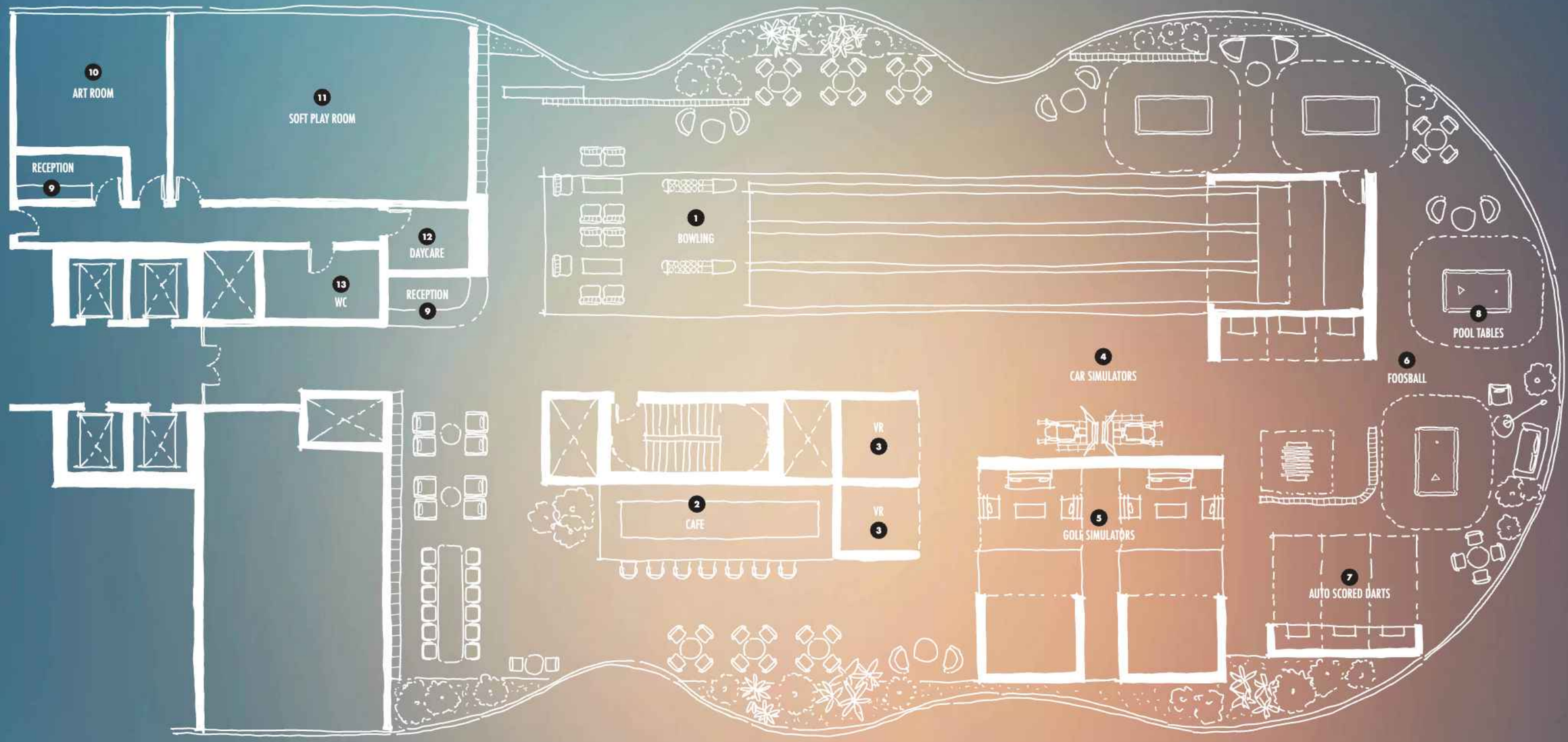
Squash Court

Full Moon

[GAMES ZONE]

A place of energy and joy, a social hub for rest and relaxation where residents and guests enjoy communal activities and fine dining

[MEZANINE FLOOR]



13,697

SQ.FT

ADULTS ZONE

1. Bowling lanes
2. Cafe
3. VR Game Zone
4. Car Simulators
5. Golf Simulators
6. Foosball
7. Auto-scored darts
8. Pool tables

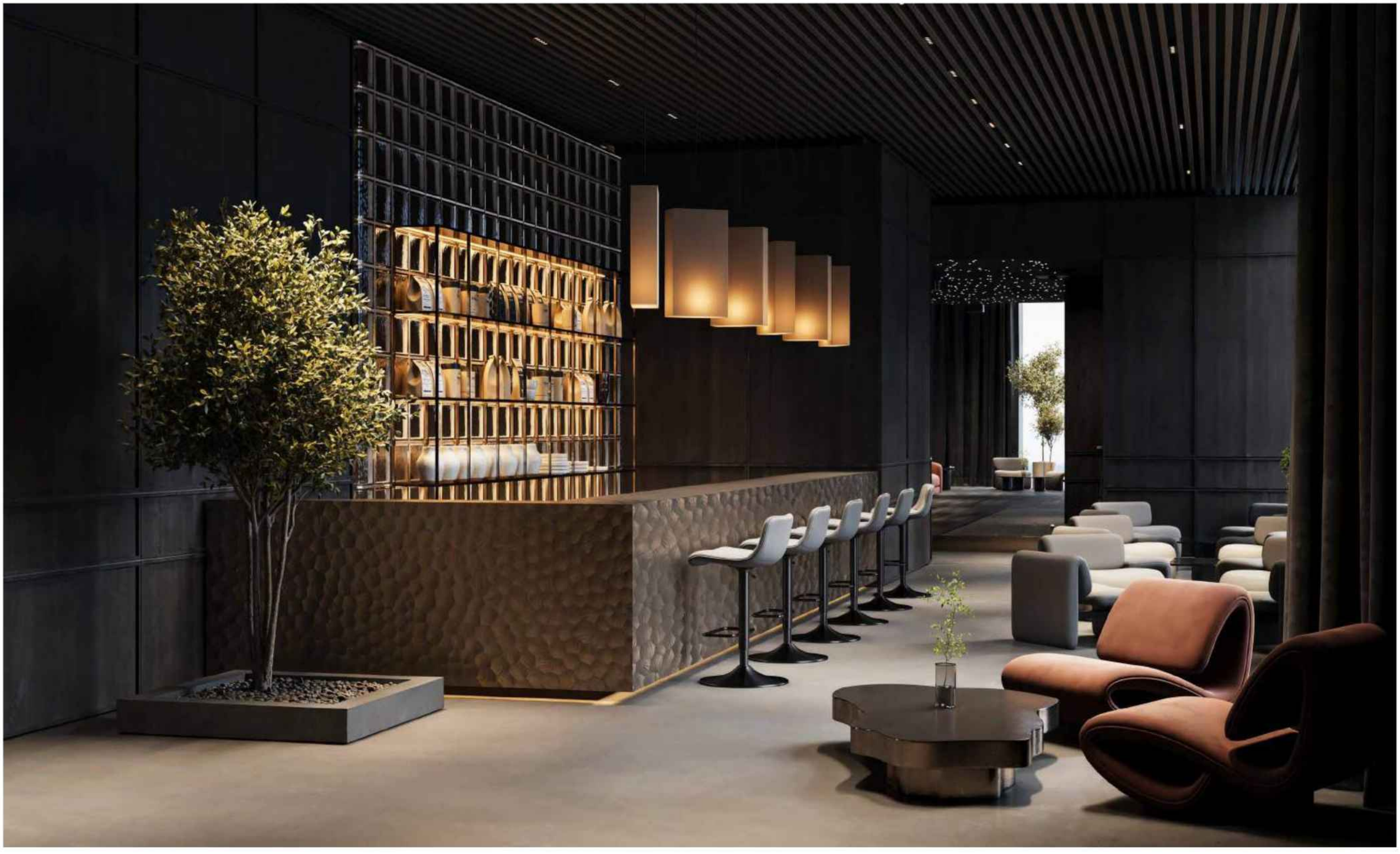
KIDS ZONE

9. Reception
10. Art Room
11. Soft Play Room
12. Daycare
13. WC

Bowling Lanes



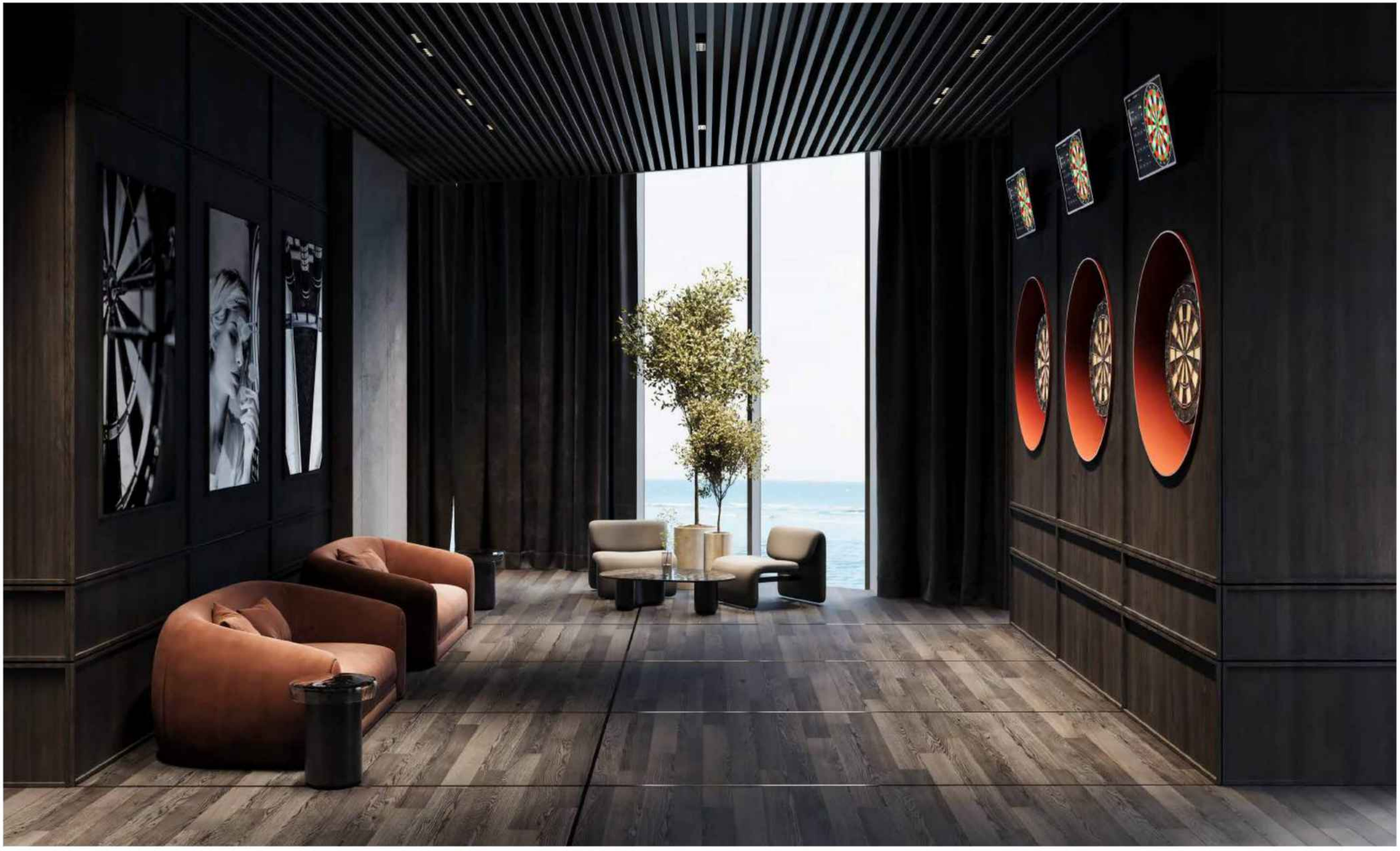
Paint & Pots Cafe



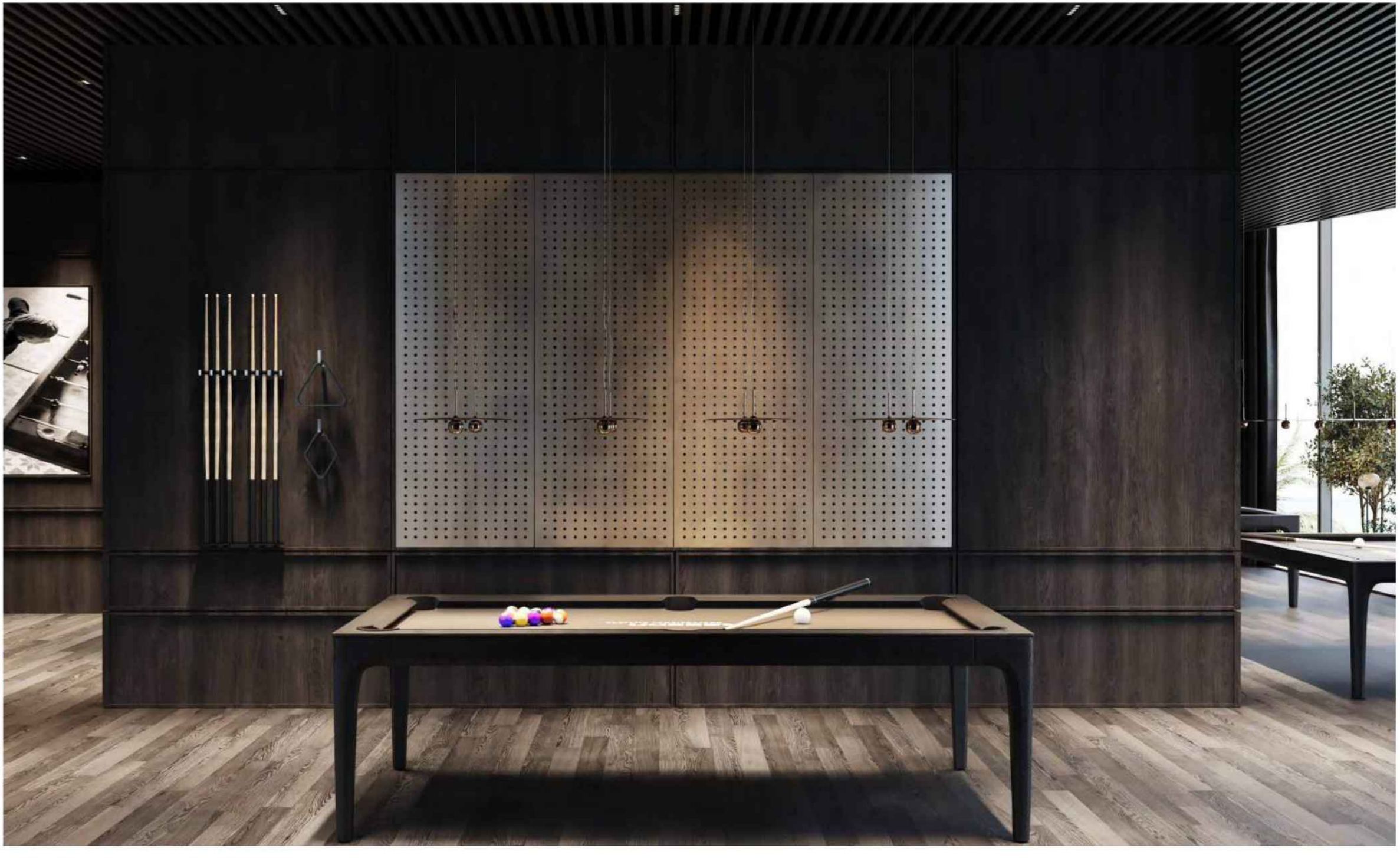
Golf Simulator



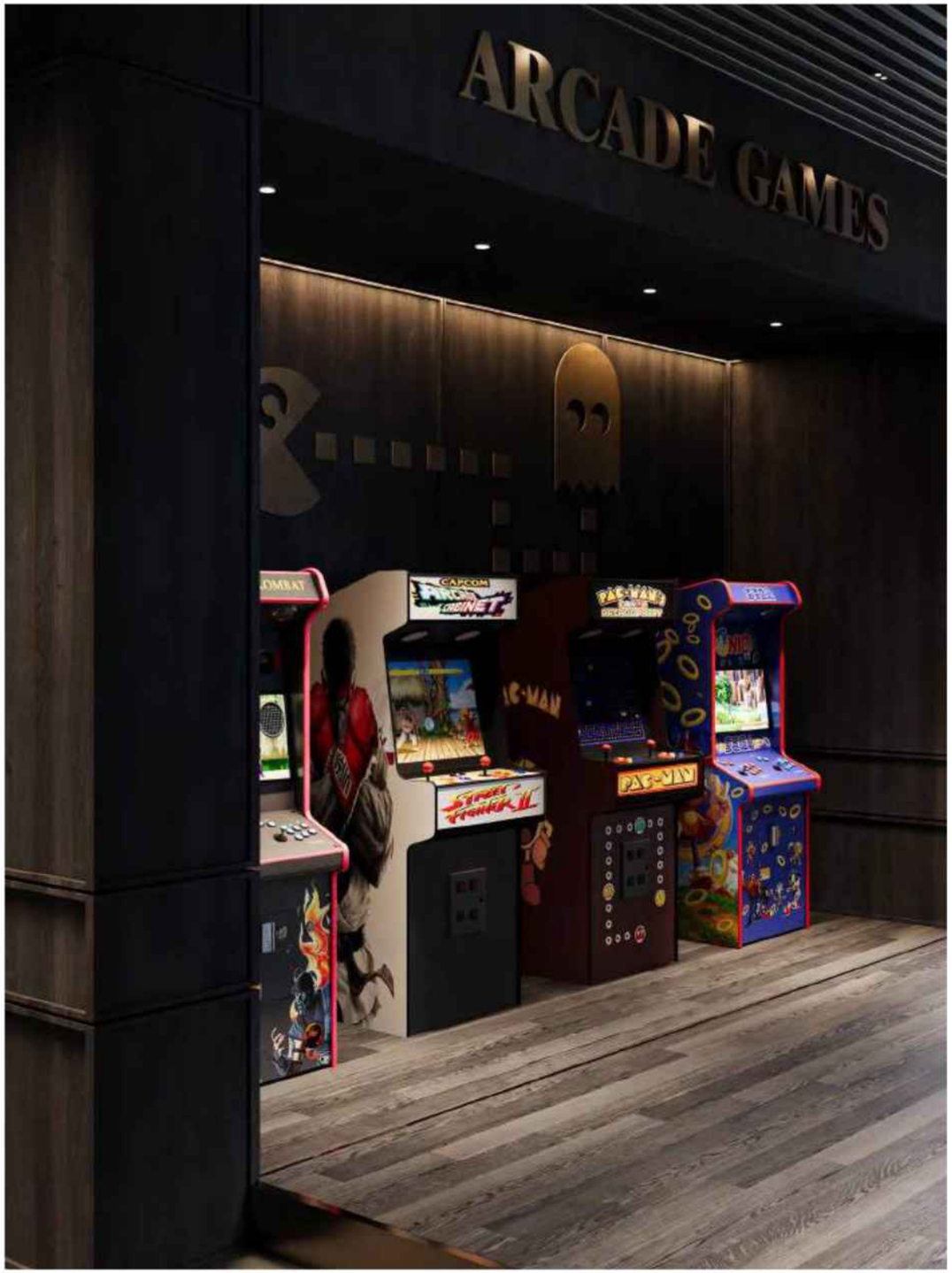
Self Scoring Darts



Pool



Retro Arcade + Driving Simulator





Sunrise

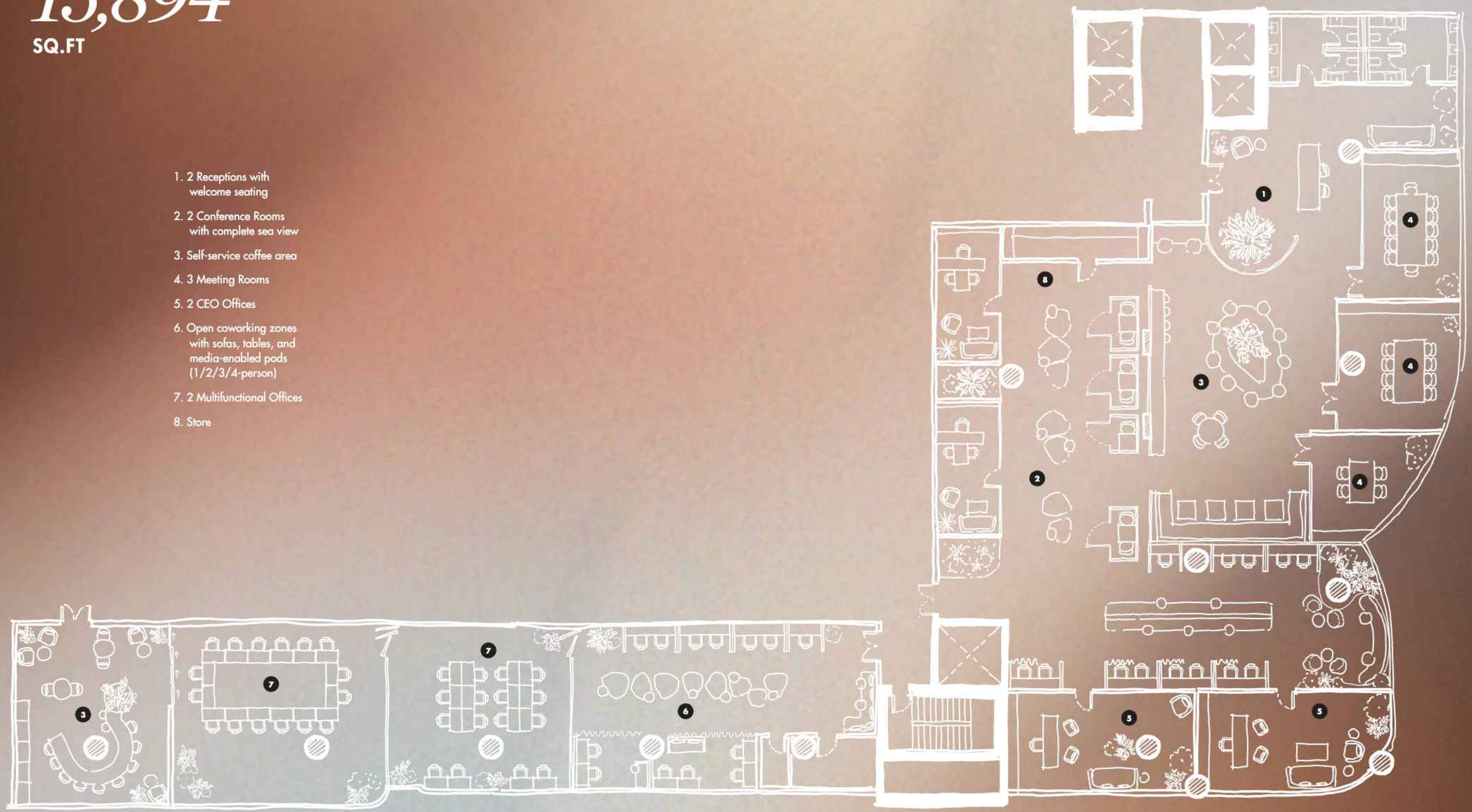
[BUSINESS ZONE]

Where ideas awaken with the start of a new day—a hub for clarity, creativity and progress

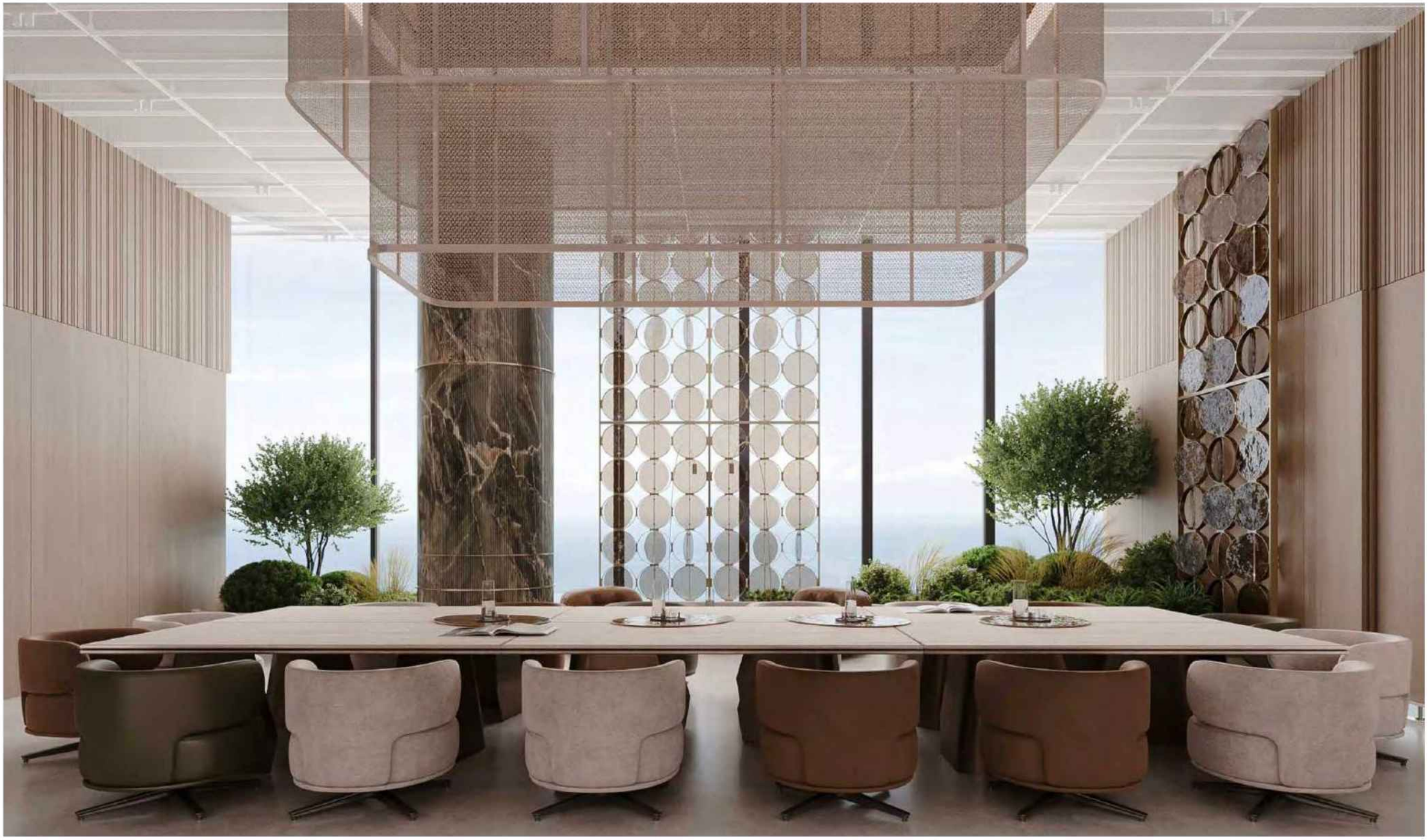
[MEZANINE FLOOR]

15,894
SQ.FT

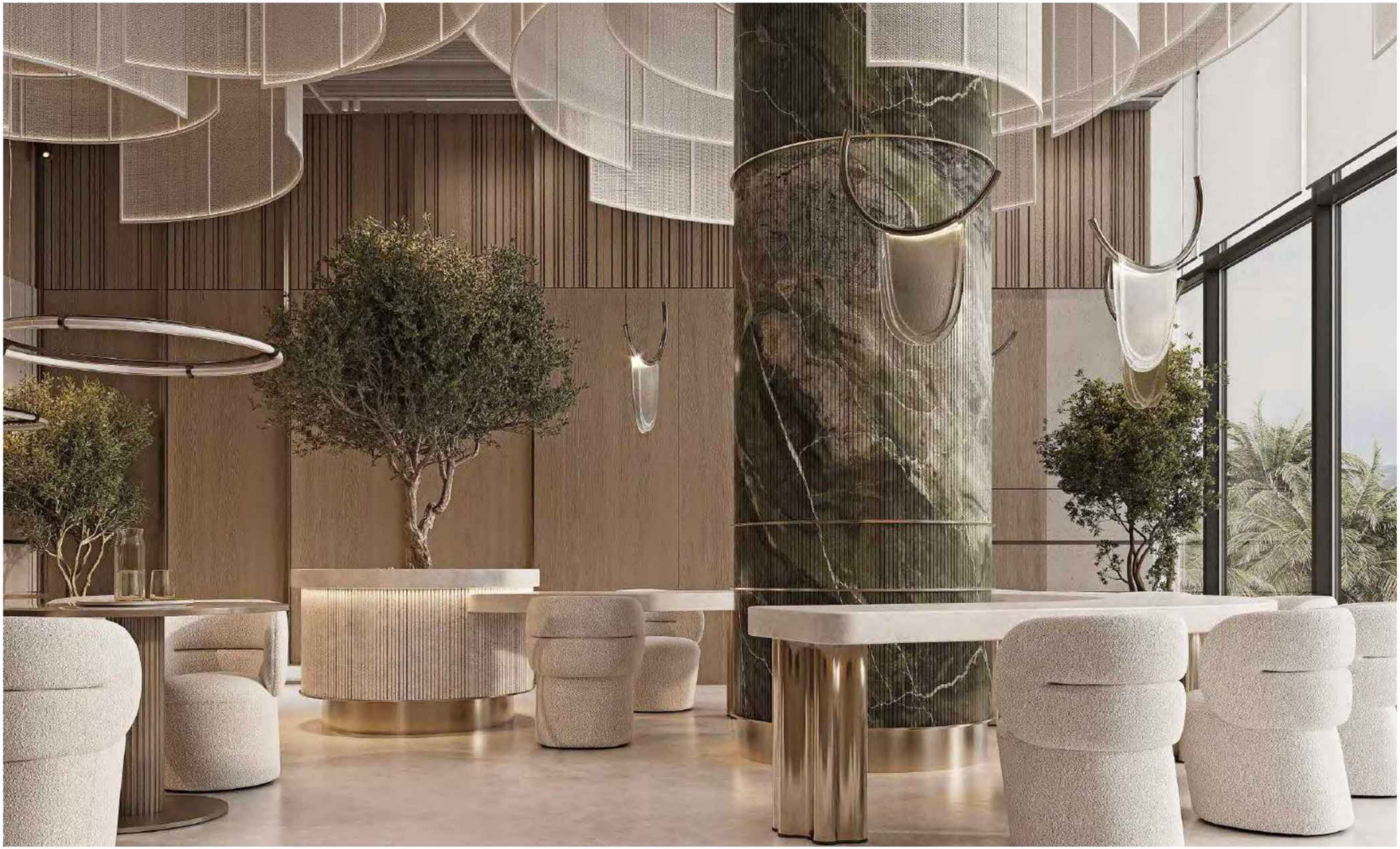
1. 2 Receptions with welcome seating
2. 2 Conference Rooms with complete sea view
3. Self-service coffee area
4. 3 Meeting Rooms
5. 2 CEO Offices
6. Open coworking zones with sofas, tables, and media-enabled pods (1/2/3/4-person)
7. 2 Multifunctional Offices
8. Store



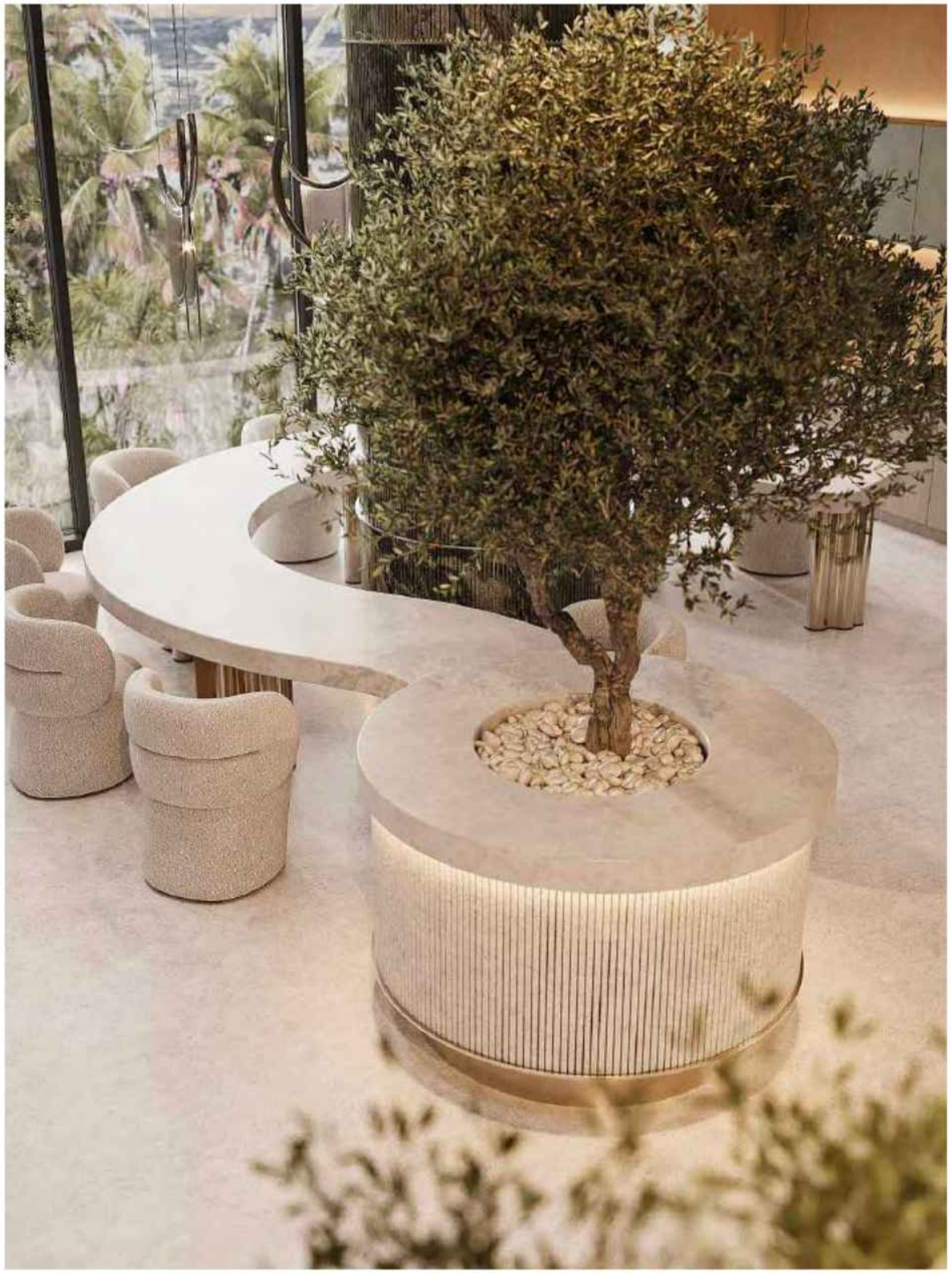
Multi Purpose Conference Room



Multi Purpose Communal Area

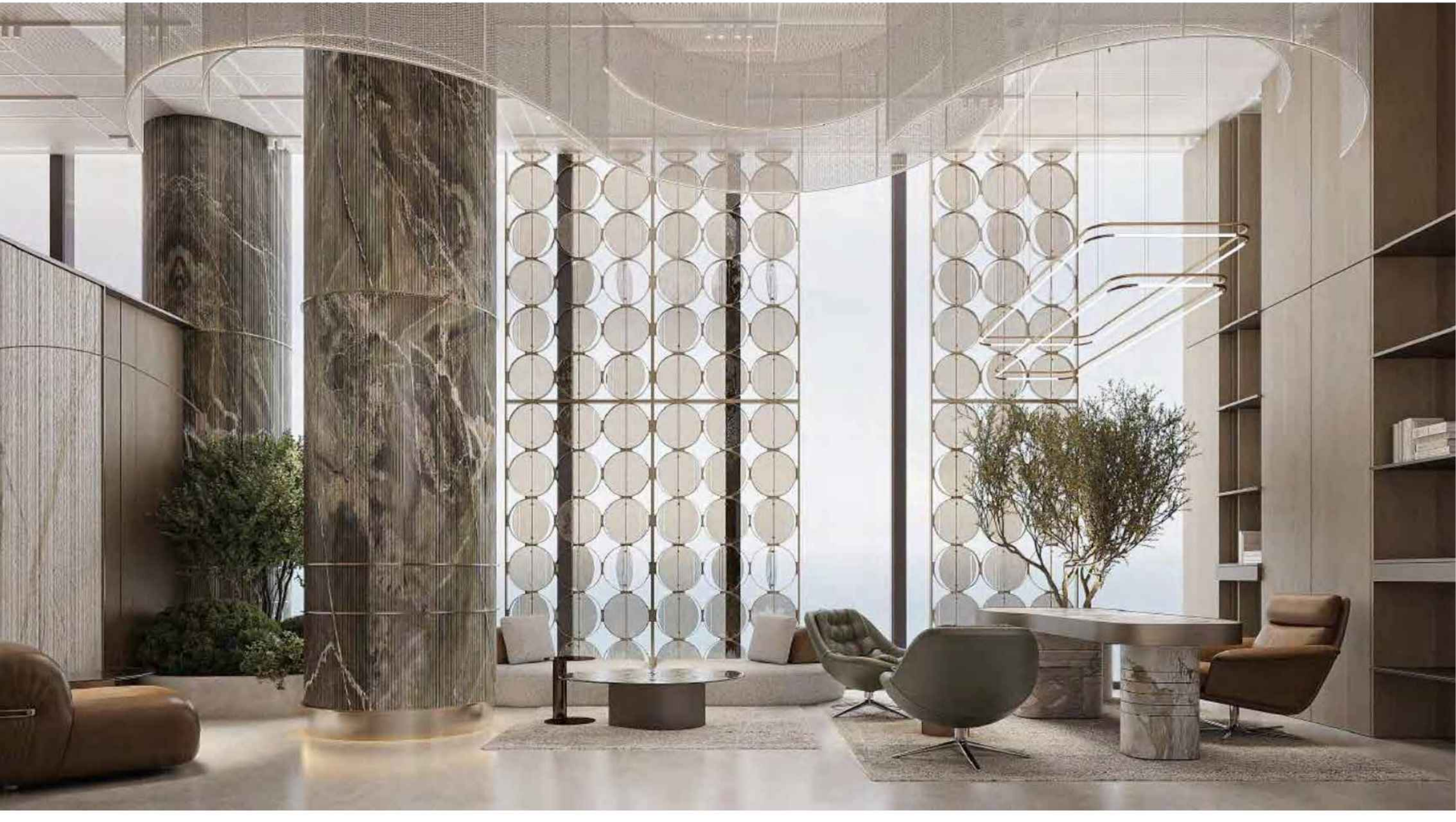


Multi Purpose Co-Working Area

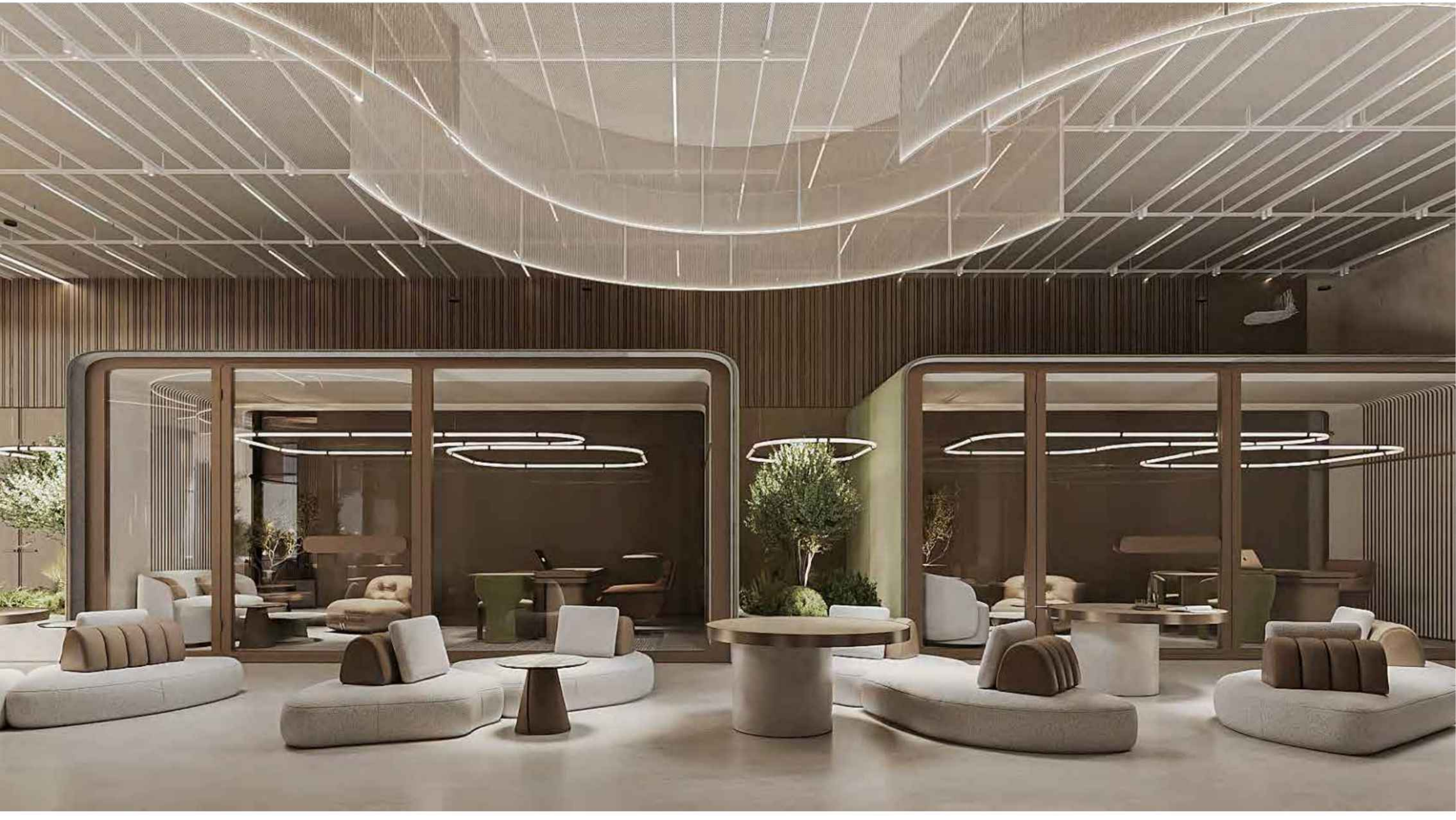




CEO Suite



Executive Suite + Communal Area



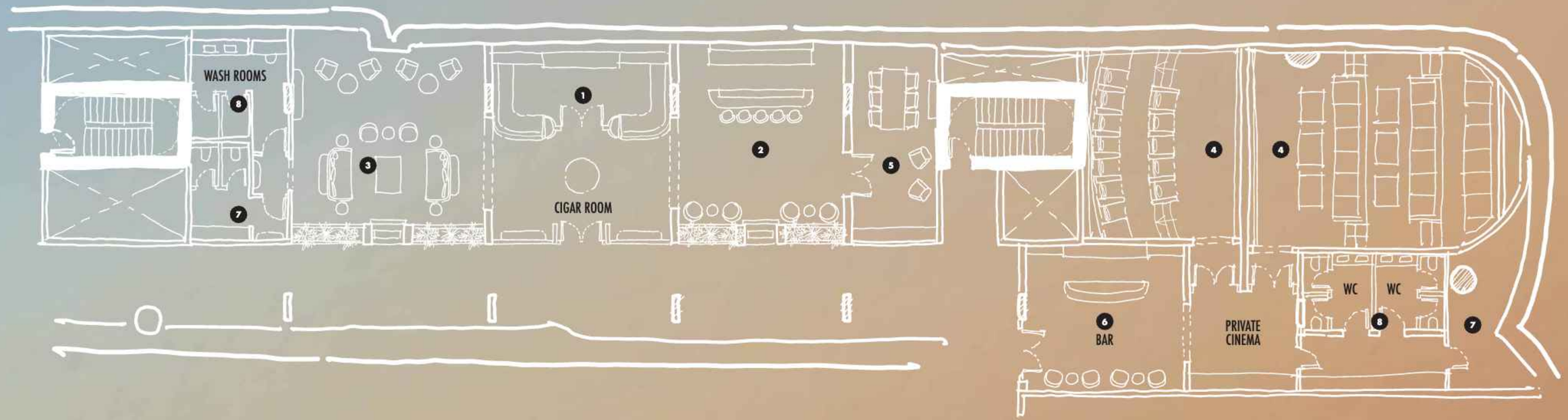
Sunset

[ENTERTAINMENT ZONE]

The golden hour of leisure, where guests and residents mingle after a day of wellness and revitalization—a hub for enjoyment and leisure and shared celebration

[MEZANINE FLOOR]

9,793
SQ.FT



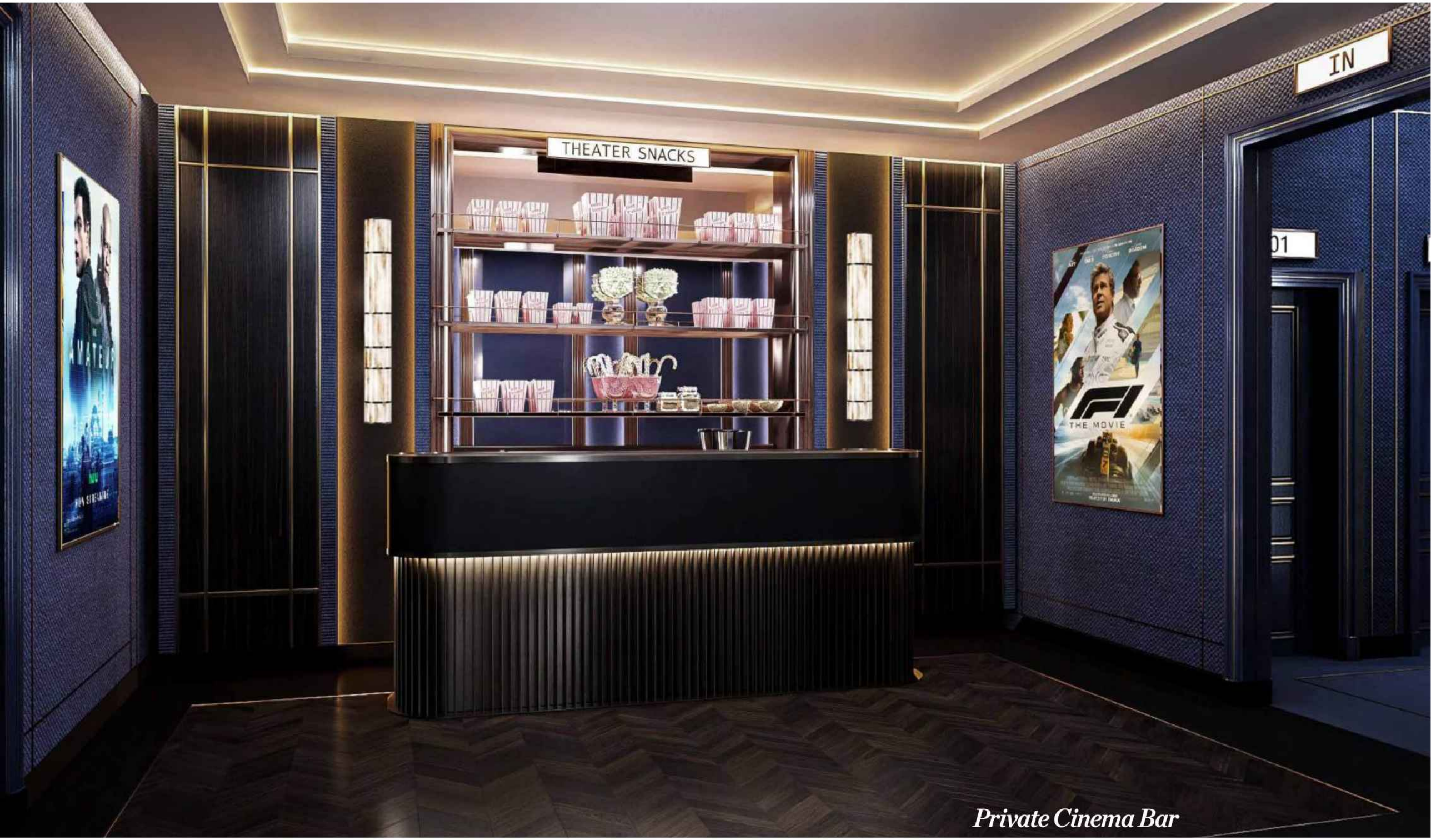
Networking & Relaxation Lounge

A refined social layer for residents and guests, positioned near wellness and dining for evening programming.

1. Humidors
2. Bar
3. Common sitting with board games

Private Cinema

4. 2 Cinema Halls (12 seat & 8 seat)
5. Shared foyer
6. Cinema bar
7. BOH service lines integrated
8. Male/Female WCs



Private Cinema Bar

Private Cinema 1

Private Cinema 2



Networking Lounge

Networking Lounge

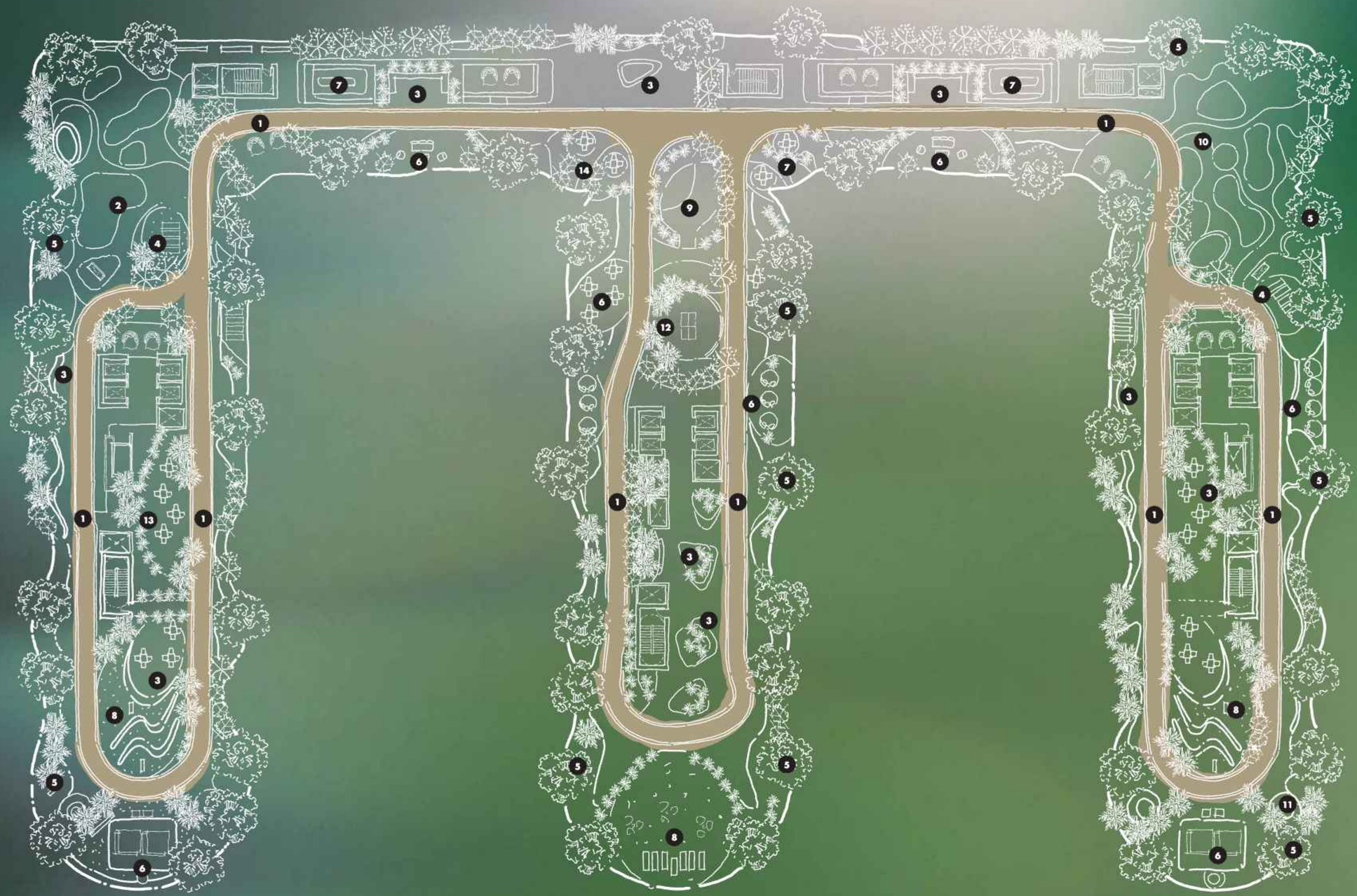
Cigar Lounge

Crescent Garden

[RUNNING TRACK]

A suspended landscape in the sky, a hub flourishing with nature and calm dedicated to active recovery, outdoor socialization and immersion with nature

[WHOLE OF 7TH FLOOR]



FULL 7TH FLOOR

1. Perimeter Jogging Track with wayfinding markers and distance cues
2. Outdoor fitness stations (body-weight rigs, stretching bays)
3. Precast seating and shaded pergolas for reading and calm
4. Yoga space
5. 'Forest' planting strategy with layered canopies, drought-tolerant species, and bird-friendly habitat
6. Viewing decks oriented to the lagoon and sea horizon
7. Water features for micro-climate cooling and soundscaping
8. Lawn seating zones with pebble/stone accents
9. Snack Bar
10. Kids' play pockets integrated into sightlines for guardians
11. Raised planters as wind breaks and green buffers
12. Ping Pong Table
13. Dining Space
14. Zen Garden

60,000

SQ.FT



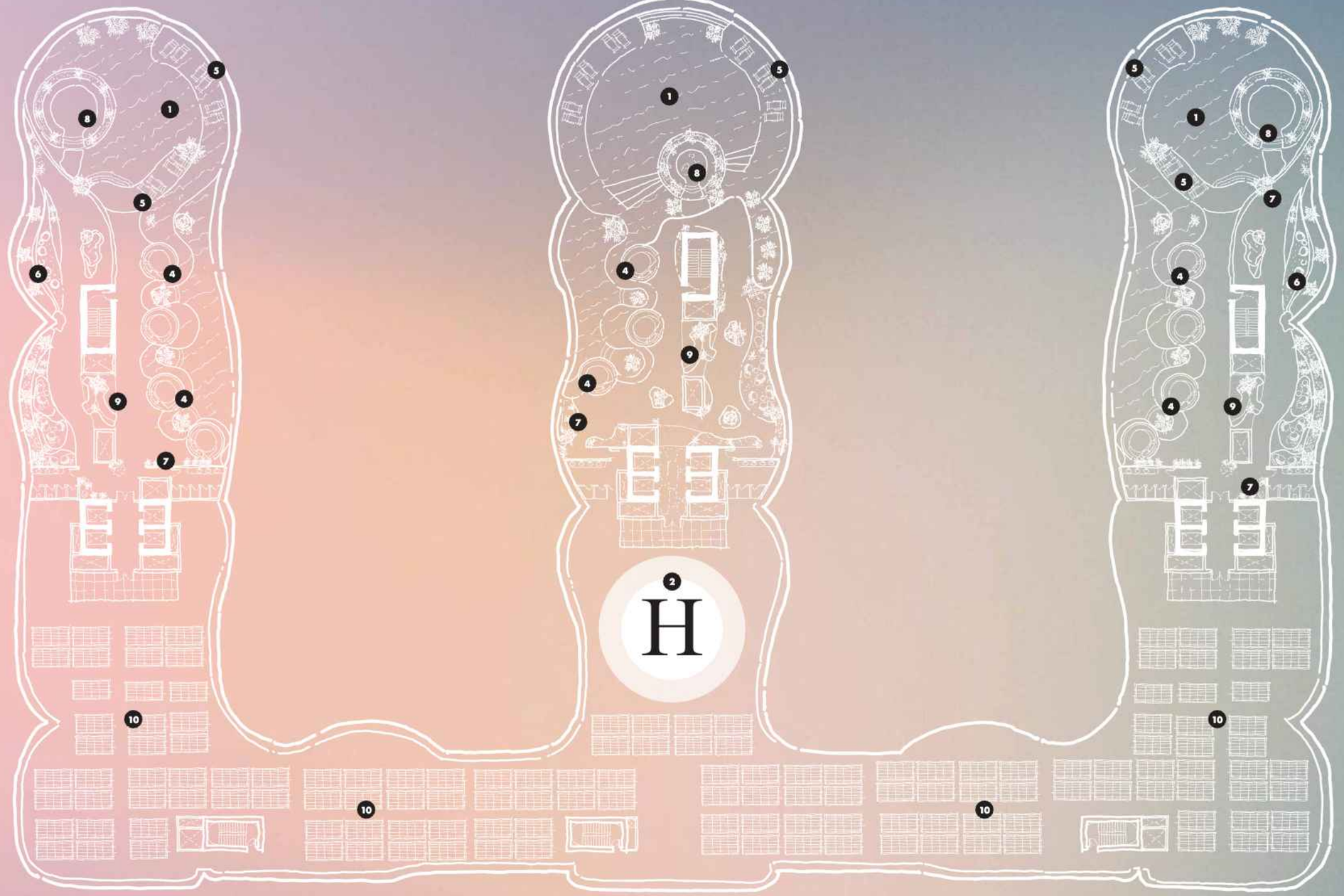


Horizon

[BEACH CLUBS]

Where infinity pools meet the sun's horizon—a hub in the sky where guests and residents can endlessly relax with expansive views and elevated indulgence

[3 ROOF TOPS]



1. Infinity pool
2. Helipad & Air taxis landing pad
3. Floating sound-meditation sessions (scheduled)
4. Cabanas
5. Daybeds
6. Lounge terraces
7. Rooftop gardens
8. Bars
9. BBQ hut
10. Solar Farm

37,448

SQ.FT

Beach Club - Rooftop BBQ Station

Beach Club - Cabanas

Beach Club - Conversation Pit

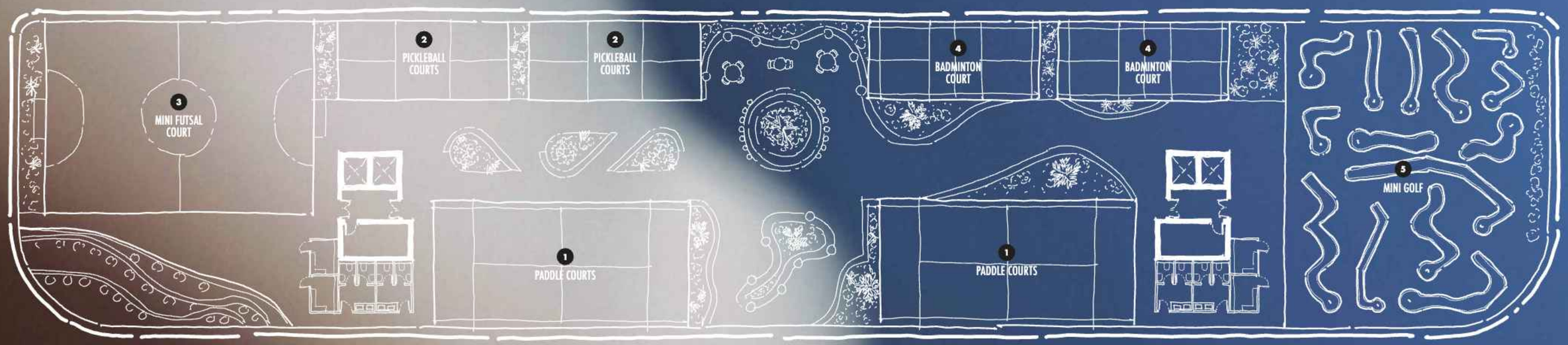
Beach Club - Cabanas

Solar Flare

[ACTIVE SPORTS]

Where the solar flare of the sun generates endless energy—a hub for an active lifestyle

[ROOF TOP]



1. 2 Paddle Courts
2. 2 Pickleball Courts
3. 1 Futsal Court
4. 2 Badminton Court
5. Mini Golf

50,000

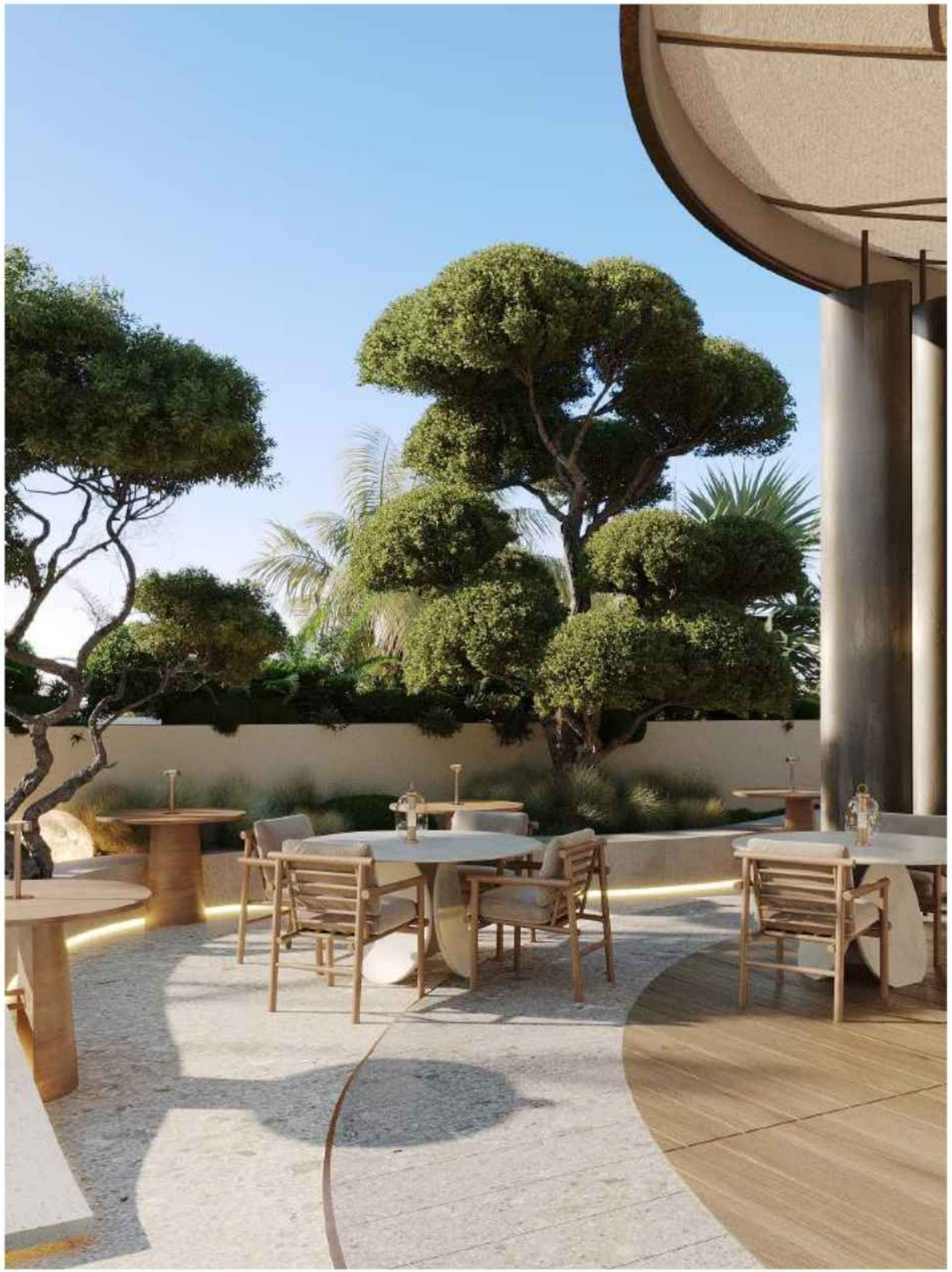
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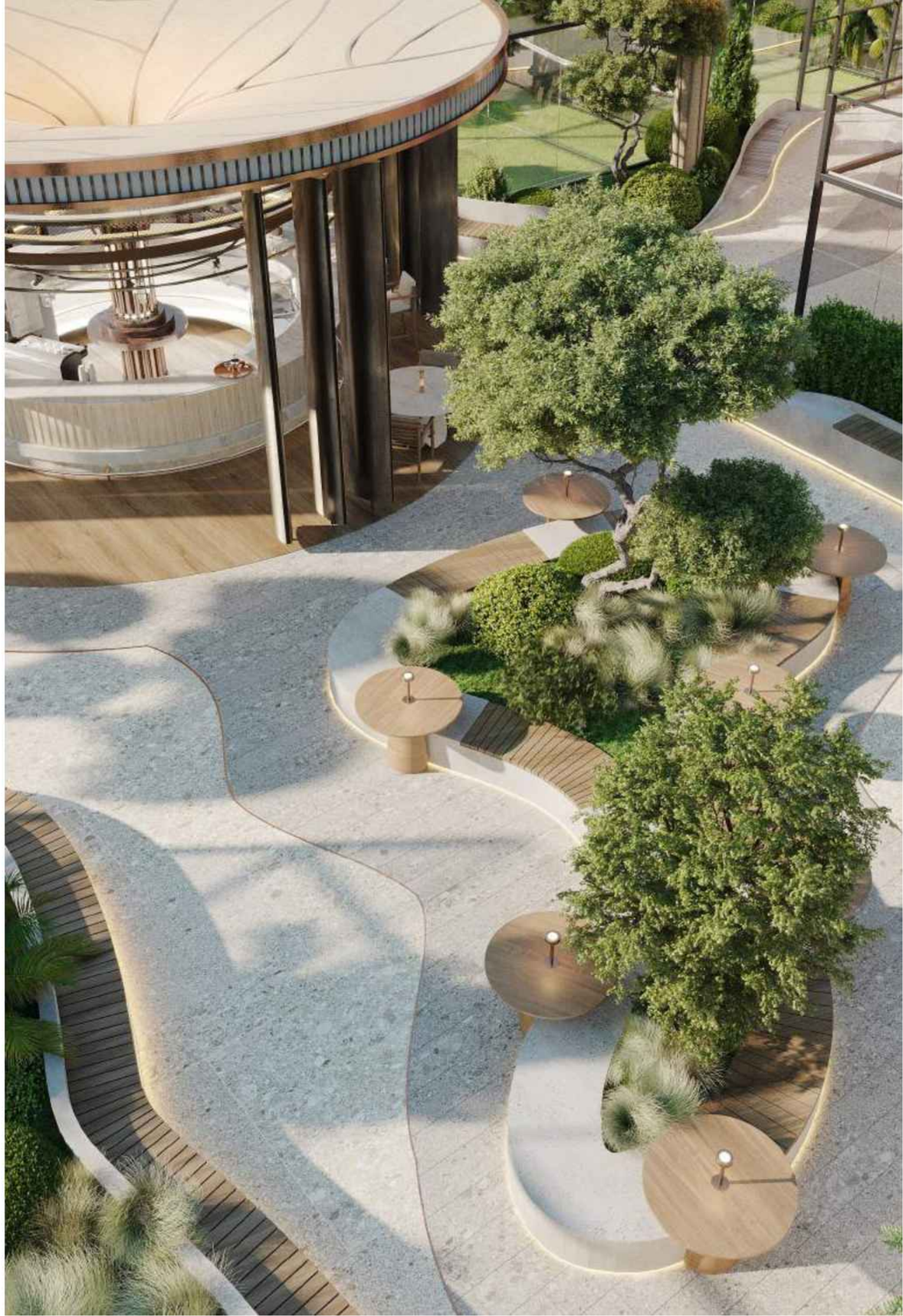
2 Paddle Courts, 2 Pickleball Courts, 1 Futsal Court,
2 Badminton Courts and Mini Golf





Refreshments Area, Juice Bar and Seating





Refreshments Area, Juice Bar and Seating





AMRA

The 7 pillars of INTEGRATIVE WELLNESS



1

MENTAL & EMOTIONAL WELLNESS

- Soothing Views
- Large Balconies
- Biophilic Design
- Wellness Zone
- Longevity Focus
- Yoga Studios
- Color Psychology
- Racing Simulator
- Pharmacy



2

PHYSICAL WELLNESS

- Waterfront Gym
- Healthy Food Cafe
- Pilates Studio
- Boxing Ring
- Reflex Studio
- Punching Bag Studio
- Squash Court
- Bowling Lanes
- Golf Simulator
- Kids Soft Play
- Paddle Courts
- Mini Golf
- Pickleball Courts
- Futsal Court
- Organic Food Market



3

SPIRITUAL WELLNESS

- Seven Pillars of Sustainability followed
- Reef & Sea Life Saving Initiative
- Energy Generating Jogging Track
- Yoga Retreats
- Solar Farming
- Sea Water Recycling
- Energy Saving Lighting and Water
- Green Roofs & Living Walls



4

SOCIAL WELLNESS

- Networking & Relaxation Lounge
- Racing Simulator
- Auto Scored Darts
- Common Spaces in Garden
- Rooftop Beach Club
- Private Cinema
- Table Games
- Kids Daycare
- BBQ Lawn
- Conversation Pit
- All Day Dining Restaurant
- Paint & Pots Cafe



5

INTELLECTUAL WELLNESS

- Art Gallery
- Kids Nursery
- Board Games
- Conversation Pits
- Conference Rooms
- Workshops
- Retreats



6

ENVIRONMENTAL WELLNESS

- Ocean Front
- Biophilic Design
- 90 sq.km Pristine Lagoon
- Blue Carbon Engine
- Biodiversity Hotspot
- Dynamic & Healthy Waters
- Mangroves
- Sea Grass
- Marine Life



7

OCCUPATIONAL & FINANCIAL WELLNESS

- Integrated BNB Renting Facility
- CEO Rooms
- 1, 2, 3 Persons Working Pods
- Multifunctional Offices
- Meeting Rooms
- Co-working Spaces
- Meeting Friendly Tables in All Day Dining
- Self Service Cafe
- Marina Facility
- Yachts Limo Service
- Helipad
- Air Taxi Landing Pad

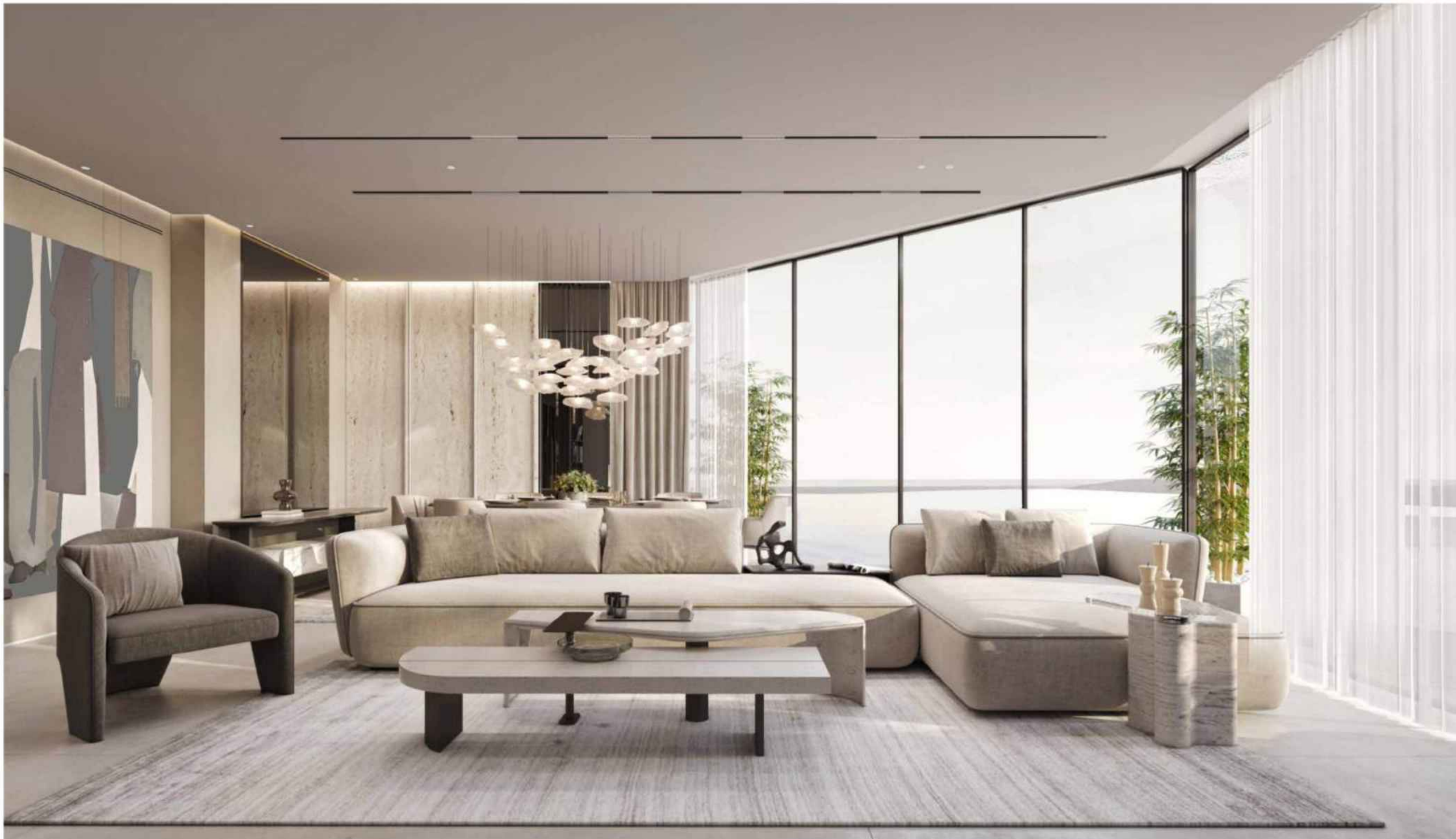
Lunar Living

[FLOORS 1 TO 14]

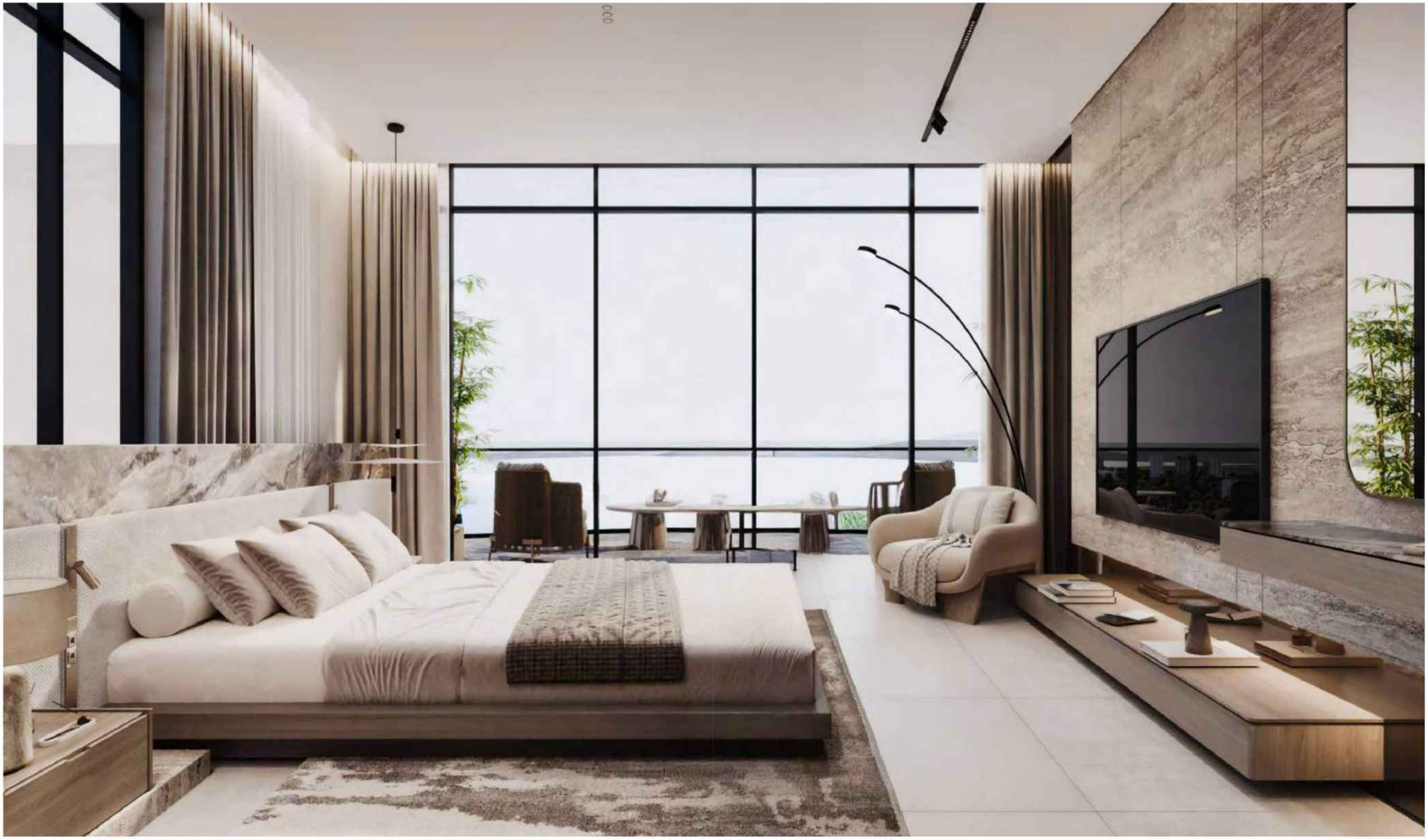
Wellbeing, awareness and nature within upscale residences that foster mental and physical health

[FLOORS 1 TO 14]

Lounge



Master Bedroom



Expansive Sea-Front Balconies



820 Fully Furnished Serviced Apartments

	Average Area	Starting Prices
Studio	500 SFT	AED 690K
1 Bedroom	846 SFT	AED 1.1M
2 Bedroom	1387 SFT	AED 1.6M
3 Bedroom	1915 SFT	AED 1.85M
4 Bedroom	2937 SFT	AED 4.1M



LIFE GAINS

Benefits of AMRA Living

- Improved Cardiovascular Fitness
- Enhanced Strength & Flexibility
- Weight Management
- Better Immunity
- Stronger Relationships
- Community Belonging
- Reduced Loneliness
- Stress Reduction
- Cognitive Restoration
- Improved Mood
- Reduced Risk of Anxiety
- Inner Peace & Reflection
- Connection to Nature
- Mindfulness Practices
- Sense of Fulfilment
- Emotional Balance
- Increased Resilience
- Joyful Living
- Work–Life Integration
- Reduced Financial Stress
- Sharper Focus & Learning

AMRA

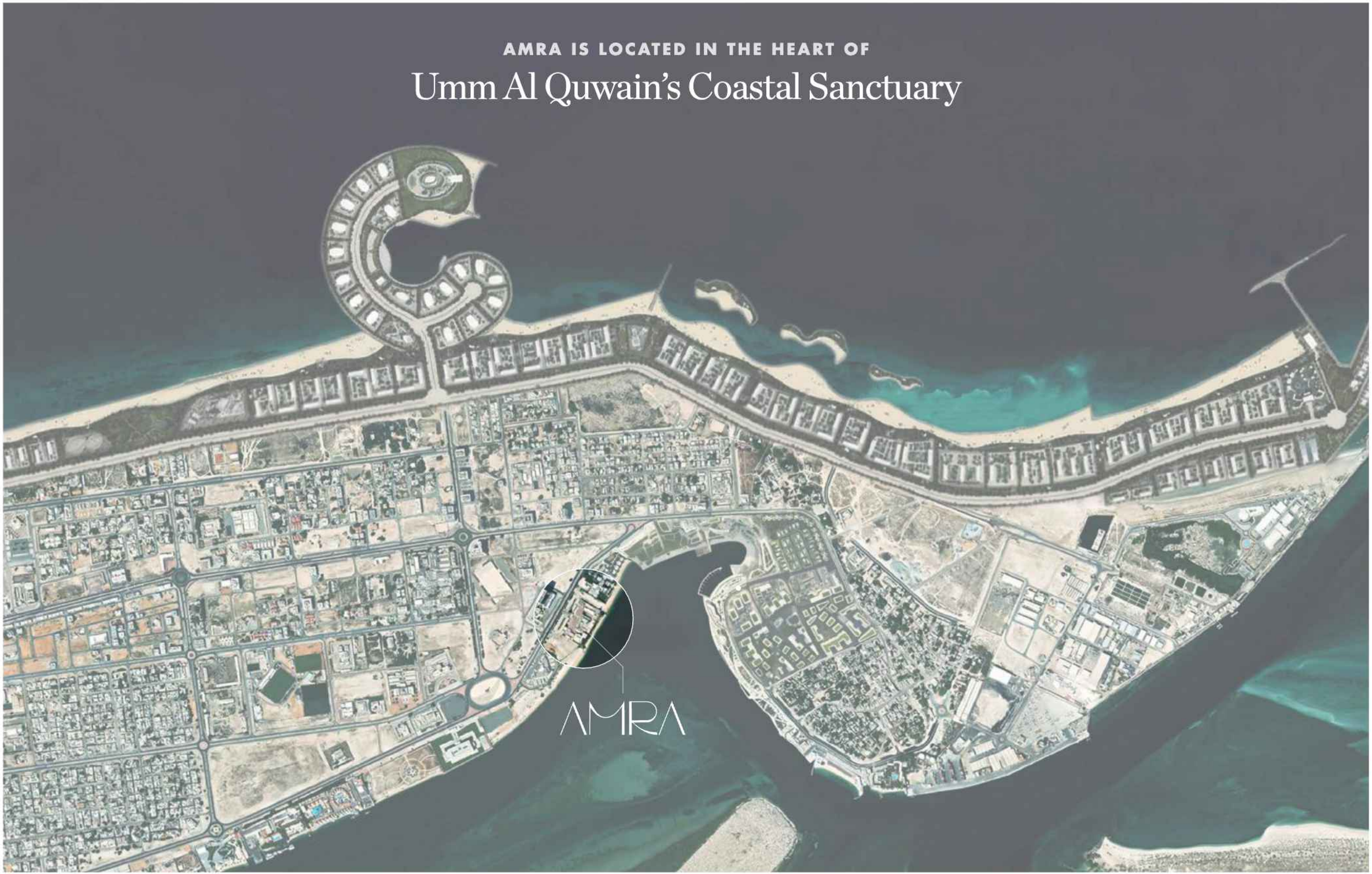
Strategic Location

- Blue Carbon Zone
- Direct access to Al Khor Mangrove
- 15 minutes to Marjan Island by road
- 40 minutes to Dubai International Airport by road and 15 minutes by airtaxi
- Close to schools, healthcare, and resorts
- Faster access to nearby attractions by AMRA's yachts limo



AMRA IS LOCATED IN THE HEART OF

Umm Al Quwain's Coastal Sanctuary



A Community Rooted in Wellness, Nature, and Culture

- Biodiversity Haven
- Living Ecosystem: mangrove, seagrass, coral reefs, oyster beds
- Waterfront dining and retail promenades
- Green parks, shaded walkways, sports zones
- Socialising places (networking zone, restaurants, cafe, galleries)
- Yacht clubs and marinas



Culture, Leisure & Sports

1. Al Arabi Sports and Cultural Club
2. Football Playground
3. Beach Kids Play Areas
4. The Mangrove Beach
5. UAQ Waterfront Creek
6. Sheikh Zayed Bin Sultan Al Nahyan Park
7. Vida Beach Resort

Historical Sites

8. Umm Al Quwain Museum
9. Umm Al Quwain Heritage District
10. Umm Al Quwain Fort
11. Old Bazaar Umm Al Quwain

Hospitals & Clinics

12. Umm Al Quwain Hospital
13. Umm Al Quwain Public Health
14. Maternal & Child Health Center

Schools

15. Umm Al Qura School
16. Umm Al Quwain Preparatory Girls School
17. Wise Indian Private School
18. Noon Nursery
19. The English private School

Mosques

20. Masjid Al Taqwa
21. Masjid Juma Al Majed
22. Masjid Abdul Aziz Al Majid



The National

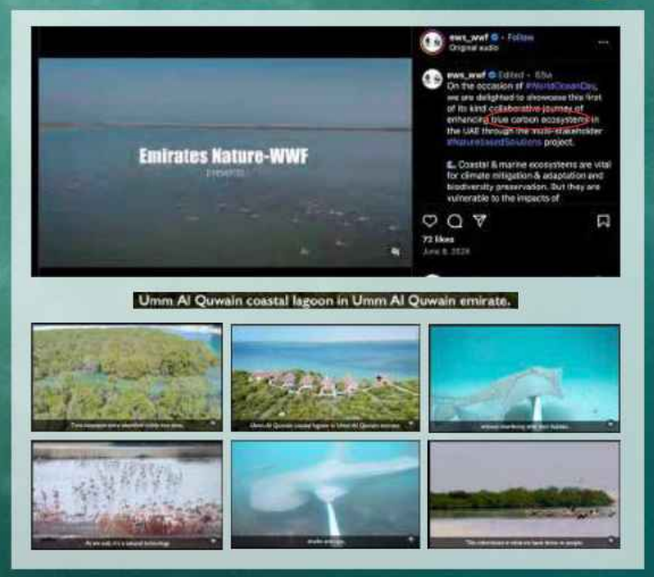
UAE

Umm Al Quwain's lagoon a haven for threatened species, scientists find

Turtles, sharks and rays were identified in the 90-square-kilometre lagoon using drones and underwater video cameras

A turtle found in the UAQ lagoon. Photo: Dr Daniel Mateos-Molina and Emirates Nature - WWF

https://www.thenationalnews.com/uae/2024/02/24/umm-al-quwains-lagoon-a-haven-for-threatened-species-scientists-find/



Umm Al Quwain coastal lagoon in Umm Al Quwain emirate.

https://www.instagram.com/reel/C78mqoBpY0y/

ABOUT UAQ

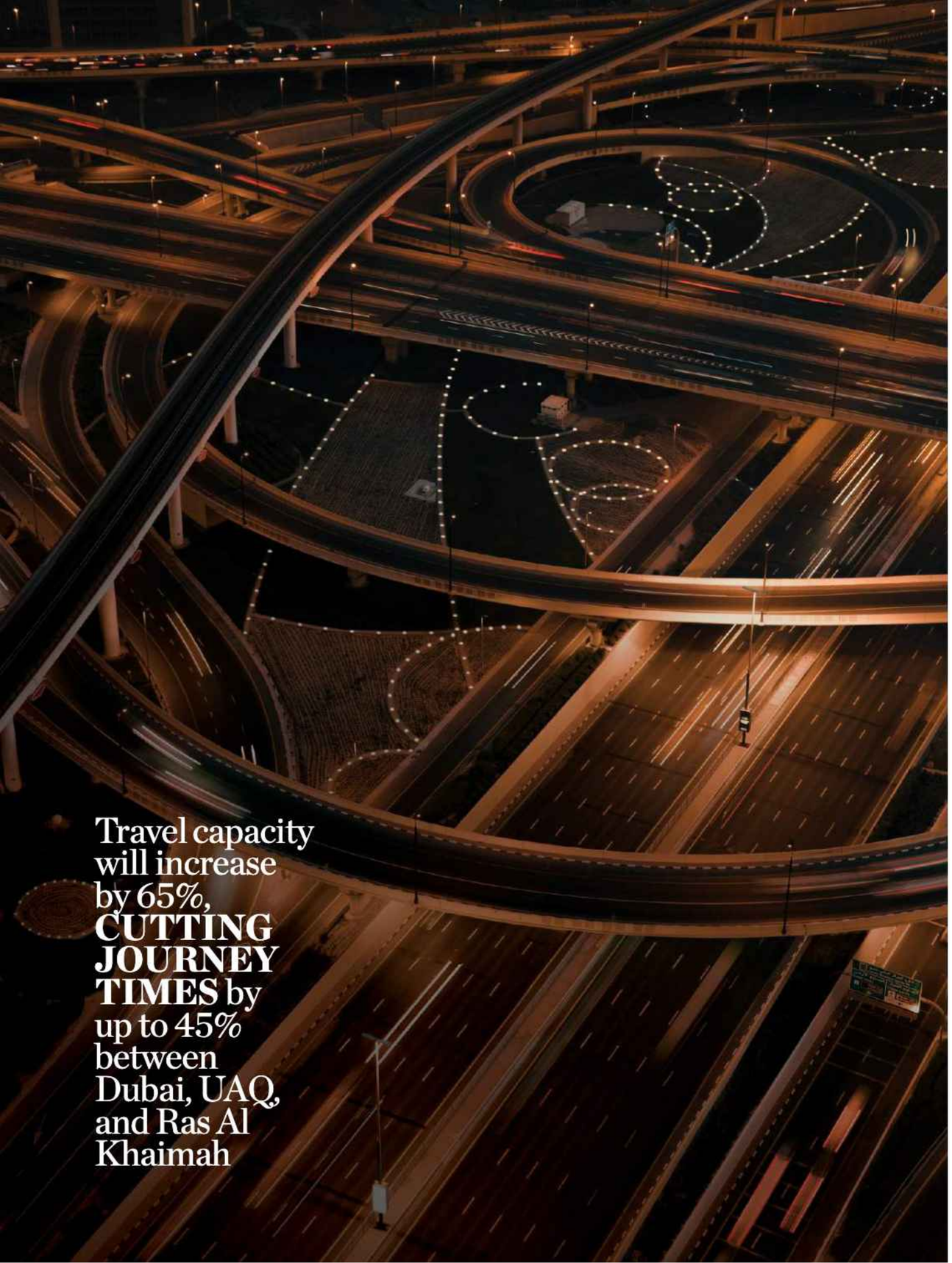
A Rare Natural Sanctuary

BIODIVERSITY HAVEN
Home to turtles, rays, and sharks with globally endangered species.

LIVING ECOSYSTEM
Mangroves, seagrass, coral reefs, and oyster beds create a uniquely balanced environment.

FLOW OF LIFE
Naturally connected to the sea, supporting movement, renewal, and natural cycles.

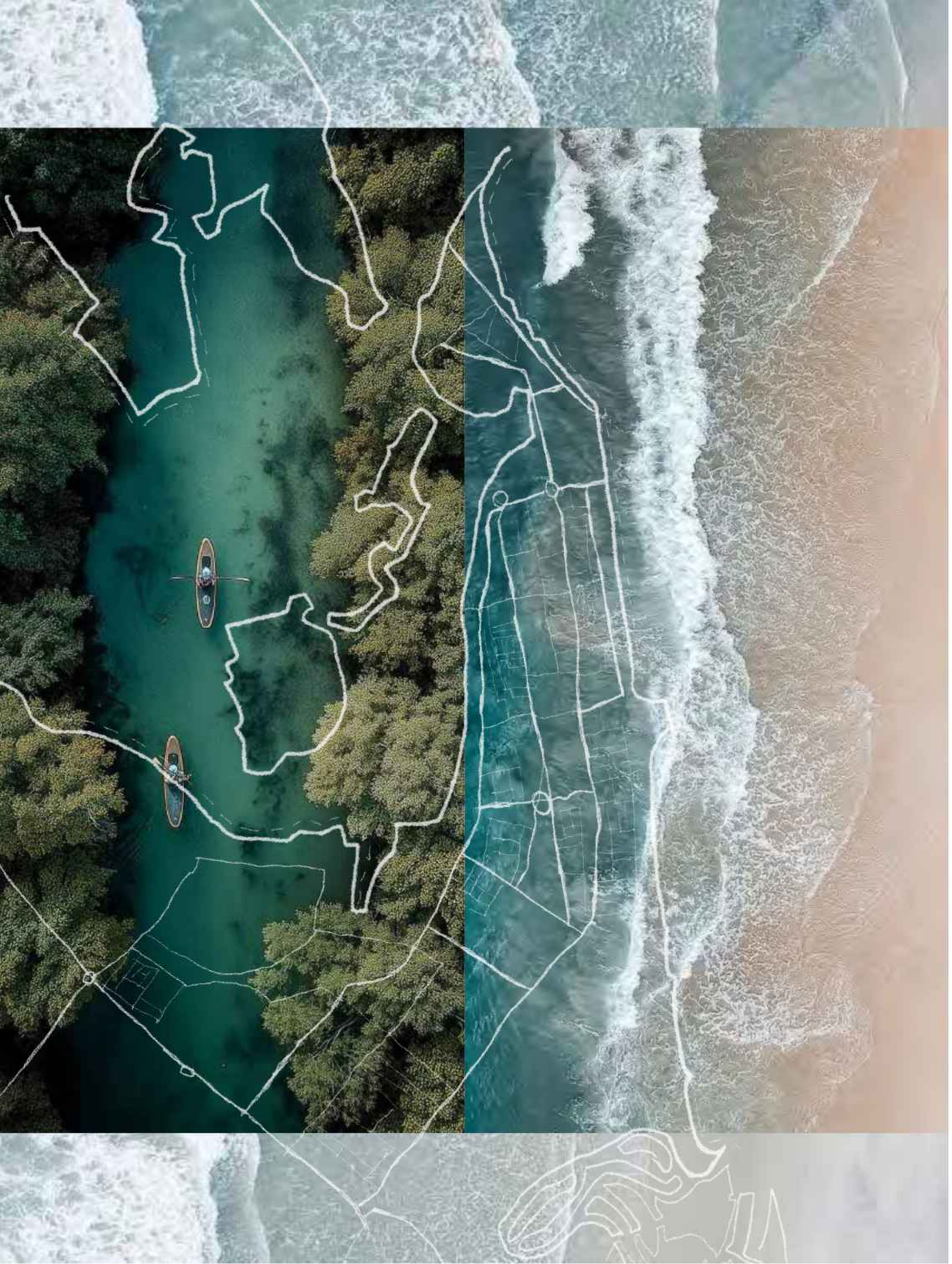
GLOBAL RECOGNITION
Celebrated by scientists as “truly astounding” and one of the UAE’s most important coastal sanctuaries.



UAE ROAD INFRASTRUCTURE

Faster Access to AMRA

- The UAE is investing heavily in its federal highway network. A Dh750 million Emirates Road Enhancement Project is widening the corridor from Dubai to Umm Al Quwain.
- By 2027, travel capacity will increase by 65%, cutting journey times by up to 45% between Dubai, UAQ, and Ras Al Khaimah
- This major upgrade ensures AMRA will be seamlessly accessible, further boosting its value as a residential, tourism, and investment destination.
- Yachts Limo Service by AMRA Resort
- Yachts parking deck at private marina
- Availability of Heli and Airtaxi landing pad



AMRA'S ADVANTAGE

AMRA sits within a pristine coastal ecosystem in UAQ. The neighborhood is rapidly maturing with hospitality and branded residences including Vida Resort (currently operational), 25 Hours Hotel & Residences, Beach Residences, and UAQ Downtown. Proximity to Marjan Island (RAK) — future nightlife and Wynn Casino hub — strengthens short-stay demand with 'overflow' visitors seeking family-friendly, wellness-centric beachfront living in UAQ.

- **Strategic cluster**
  Vida Resort (adjacent), 25 Hours Hotel (nearby), Beach Residences, UAQ Downtown (north), Financial Centre (north)
- **Natural advantage**
  Lagoon, mangroves, sea grass and marine life; biophilic master vision
- **Projected rise**
  Increase footfall and surrounding population by 2028 enhances rentals and retail gravity



INVESTOR PROPOSITION

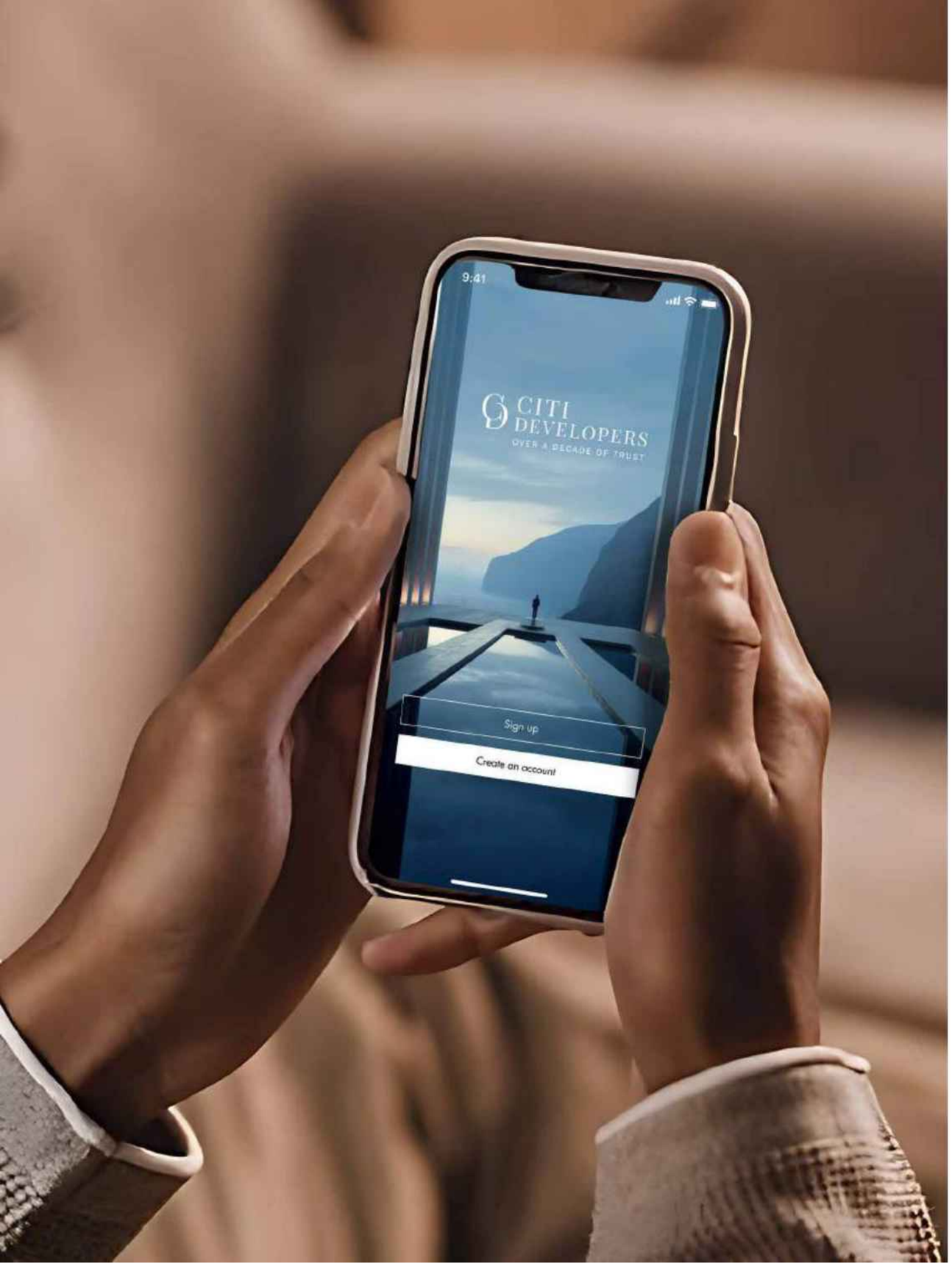
1. In-Room Dining + All-Day Dining
Hotel-like service quality elevates rental desirability.

2. Effortless Rentals via App
Choose dates, monitor earnings, and let us handle distribution and concierge.

3. Wellness Magnetism
Amenity-heavy design and curated retreats by AMRA BNB attract wellness travelers year-round.

4. Location Leverage
UAQ's pristine lagoon plus proximity to Marjan Island's nightlife/casino creates steady demand.

5. Future-Ready
Robotics, smart-home integration.



Investor Friendly Key Features In Citi Developers App

The Citi Developers App makes owning a serviced apartment effortless. Think of it as your property's remote control and income cockpit

- **Switch On Rentals**
  Turn short-stay renting on or off anytime.
- **Choose Your Dates**
  Select exactly which nights you want to rent out; block personal stays with one tap.
- **Smart Pricing (optional)**
  Enable recommended nightly rates based on demand trends; keep manual control if preferred.
- **One Stop Management by AMRA BNB**
  We manage listings across Airbnb, holiday homes partners, and our own portals so your calendar stays in sync.
- **Income Dashboard**
  See bookings, nightly rates, payouts, and upcoming reservations in one place.
- **Notifications**
  Get alerts for new bookings, guest check-ins/outs, maintenance updates, and payouts.
- **Security & Compliance**
  KYC for guests where required; Check-in/out managed by Amra's concierge.

Sustainability & Regenerative

AMRA is designed to meet a minimum of seven sustainability initiative requirements, aiming for meaningful ecological contribution

- Gardens and vertical green façades
- Solar farming on the rooftop
- Seawater cooling and pools' water
- Energy-generating jogging track
- Energy-efficient appliances
- LED lighting
- High-performance insulation
- Water-saving fixtures (low-flow toilets, taps, showers)
- Natural ventilation via expansive windows, skylights, and cross-breezes
- Green roofs & living walls to improve insulation and air quality
- Smart home systems for automated, efficient energy management





Design Ethos & Partners

AMRA's architecture embraces Wellness, Calmness, and Longevity with light stone, travertine, and warm woods. Interiors emphasize biophilic calm, large-sized balconies, and wellness-programmed spaces. A global network of studios contributes to creativity, efficiency, and delivery.

Design Partners

1508 London

ARGENT

TRUSH Design

Design Nomad

HSI Design Group

THX

Tangent Landscaping

PROJECT RECAP

- 3 Beachfront Towers
- 1,656,280 sq.ft Built-Up Area
- 820 **fully serviced apartments**
- 470k sq. ft of wellness & lifestyle amenities
- All units & amenities are sea view
- 100+ Facilities across dedicated zones
- Dedicated Marina for private yachts
- **HASSLE FREE HIGH ROI RENTING**







7 Key Takeaways

1
Holistic Lifestyle
Live in a community designed on the 7 Pillars of Integrative Wellness. Balancing body, mind, and environment

2
Sea Views Everywhere
Every apartment and amenity opens to the calming horizon, proven to reduce stress and enhance happiness

3
Serviced Living
Housekeeping, maintenance, concierge, and in-room dining built in — no hassle of managing staff

4
Wellness at Home
Access to spa, gym, yoga, meditation, in-room fitness, gardens, and organic food market daily

5
Smart & Sustainable
Eco-friendly design, Citi Buddy robots, and IoT-enabled living for comfort and efficiency.

6
Community & Belonging
Rooftop clubs, BBQ lawns, kids' play areas, and social lounges foster a strong sense of connection.

7
Financial Advantage
Easy short-term rental management via Citi Developers App; strong ROI through wellness tourism demand.

AMRA

INTEGRATIVE WELLNESS RESORT

Contact Us

citideveloper.com

800 44440

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Umm Sugeim First, Dubai, UAE