

A wide-angle photograph of the Dubai skyline across a body of water. The sky is blue with scattered white clouds. The water is a clear turquoise color. In the foreground, there are some small, circular land formations or reefs. The skyline is filled with numerous skyscrapers, with the Burj Khalifa being the most prominent one in the center.

**A PROJECT IN DUBAI ISLANDS**

# **WHITECLIFFS RESIDENCES**

by

**AG Properties LLC & AGP Builders Real Estate Development LLC**

# WHITECLIFFS RESIDENCES

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graph TD; A[WHITECLIFFS RESIDENCES] --> B[6 Year Payment Plan]; A --> C[1% Monthly]; A --> D[Lavish Lifestyle]; A --> E[Irresistible Residential Area];
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6 Year  
Payment Plan

1% Monthly

Lavish  
Lifestyle

Irresistible  
Residential  
Area



## ABOUT US

AG Properties LLC & AGP Builders Real Estate Development LLC are one of the top-tier luxury real estate developers in the Middle East. We are the most trusted real estate development group of companies for over 2 decades. AG Properties LLC & AGP Builders Real Estate Development LLC are committed to creating residential & commercial developments across the emirates that provide distinctive and enriching lifestyles for residents.

AG Properties LLC & AGP Builders Real Estate Development LLC also offer institutional & retail investors access to an extensive property portfolio for development and investment opportunities. All the initiatives aim to enrich the lives of residents and visitors, bringing a vast collection of living experiences to the emirates.

Meet your life goals with a secure investment at AG Properties LLC & AGP Builders Real Estate Development LLC .



## AG TOWER

OFFICE NUMBER 07, GROUND  
FLOOR, BUSINESS BAY, DUBAI, UAE



04 5634999



[info@agproperty.ae](mailto:info@agproperty.ae)



[www.agproperty.ae](http://www.agproperty.ae)

# Introducing **WHITECLIFFS RESIDENCES**

by  
AG PROPERTIES LLC & AGP BUILDERS REAL  
ESTATE DEVELOPMENT LLC

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WHITECLIFFS RESIDENCES, a new project innovation by AG Properties LLC & AGP Builders Real Estate Development LLC provides the community of Dubai with Smart Homes. The project is located within a bustling city, providing a tribute to the essence of Smart Home.





Introducing  
**WHITECLIFFS RESIDENCES**  
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ESTATE DEVELOPMENT LLC

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WHITECLIFFS RESIDENCES is smoothly blending contemporary charm with lavishness paying extra attention to the comfort. The apartments are thoroughly designed to not only provide comfort but also take care of elegance and sophistication. The layouts are remarkable and enhance the features with creativity. The building stands firm in the center of Dubai near the Gold Souk and provides a high-end lifestyle of private residences with G + 2P + 12 floors of stunning accommodation.



**WHITECLIFFS RESIDENCES**



# IRRESISTABLE RESIDENTIAL AREA

**WHITECLIFFS RESIDENCES**

# LOCATED IN DUBAI ISLANDS

An artificial archipelago located off the coast of Deira, Dubai Islands is an ongoing project set to span 17 square kilometers across five islands. This mixed-use development is gaining recognition for its upscale residences, hotels, lifestyle projects, and marinas, and significantly expands Dubai's coastline with over 20 kilometers of new beachfront, including a Blue Flag-certified eco-friendly beach.

Dubai Islands, accessible from the mainland by both road and sea, is slated to accommodate more than 80 hotels ranging from luxurious wellness centers to boutique establishments, family-oriented resorts, and environmentally conscious options. The development will also incorporate 2 square kilometers of parks and open spaces, alongside premium golf courses offering views of the Arabian Gulf. An extensive network of marina promenades, pathways for water and road transport, as well as walking and cycling routes, will facilitate seamless connectivity throughout the area.

**WHITECLIFFS RESIDENCES**





**AG Properties LLC & AGP Builders Real Estate Development LLC OFFERS**



# LOCATED IN THE CENTER OF DUBAI



5 Minutes to Gold Souk



10 Minutes to Dubai Frame

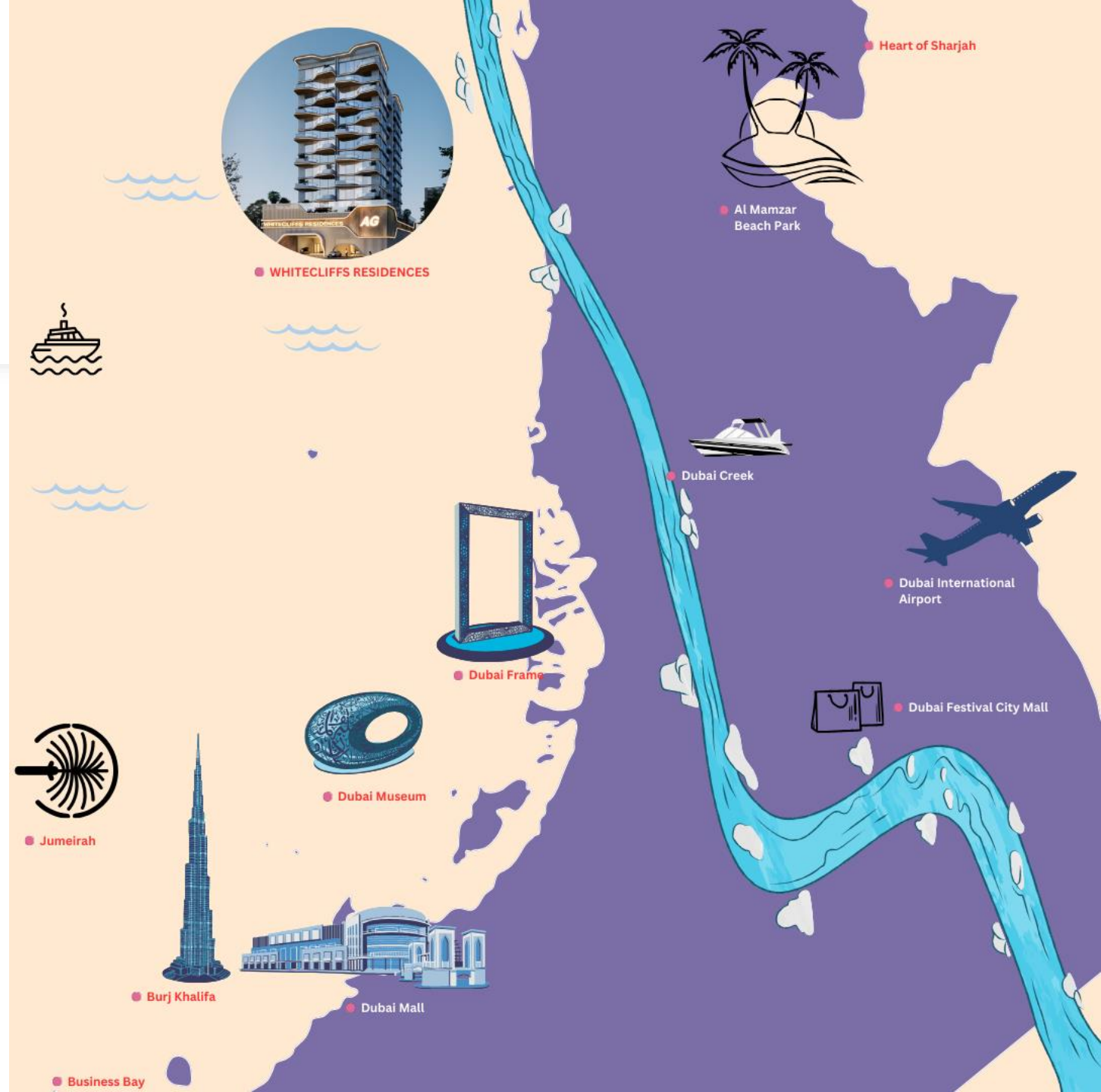


12 Minutes to Dubai International Airport

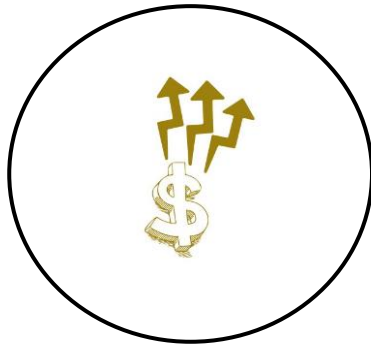


15 Minutes to Burj Khalifa

## WHITECLIFFS RESIDENCES



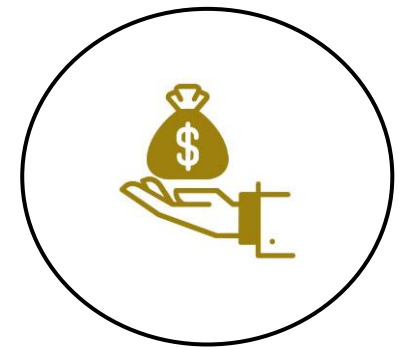
# WHY INVEST WITH US



Optimize Capital  
Appreciation



Security & Safety



Great Return on  
Investment



Good Rental Income to  
High Yield



Excellent Level of  
Luxury Lifestyle

**WHITECLIFFS RESIDENCES**

# SERENE RECEPTION



WHITECLIFFS RESIDENCES

SITTING  
AREA



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STUNNING ACCOMODATION AND SERENE VIEW

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# LAVISH LIVING ROOM

WHITECLIFFS RESIDENCES

# ELEGANT & CHIC BEDROOM

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**WHITECLIFFS RESIDENCES**

# ELEGANT & CHIC BEDROOM

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**WHITECLIFFS RESIDENCES**

# CONTEMPORARY DESIGNED BATHROOM

WHITECLIFFS RESIDENCES



SPACIOUS CLOSET

**WHITECLIFFS RESIDENCES**

# KITCHEN



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A modern luxury residence with a large infinity pool overlooking the ocean. The pool is rectangular and filled with clear blue water, reflecting the sky. To the left of the pool is a wooden deck with two white lounge chairs. The building has large glass windows and a white overhang. The ocean is visible in the background under a blue sky with some clouds.

# SWIMMING POOL

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A wide-angle photograph of a modern gym interior. The space is bright, with large windows on the right side offering a view of an urban landscape. The gym is equipped with various machines, including treadmills, weight machines, and free weights. The floor is a mix of dark grey rubber matting and light-colored wood. The ceiling features exposed wooden beams and modern lighting fixtures. The overall aesthetic is clean and contemporary.

# MODERN STATE OF THE ART GYM

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# BARBEQUE AREA



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# SENSATIONAL SAUNA

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A photograph of a steam room interior. The walls are made of large, light-colored stone tiles. On the left, there is a shower area with a wall of small, multi-colored mosaic tiles. A black shower head and a cylindrical stone pedestal are visible in this area. A doorway in the center leads to a brightly lit lounge area with a yellow wall and a lounge chair. A circular graphic with the text "STEAM ROOM" is overlaid on the left side of the image.

# STEAM ROOM

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JACUZZI



**WHITECLIFFS RESIDENCES**

# POOL LOUNGE

A sophisticated pool lounge with dark wood paneling. In the center is a pool table with green felt and several balls. To the left is a fireplace with a white mantel holding a lamp and flowers. Behind the pool table is a curved leather sofa. To the right is a long, tufted leather sofa facing a large multi-paned window that looks out onto a lush green landscape. A modern chandelier with many glass spheres hangs from the ceiling.

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# PADEL COURT

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# GOLF CLUB

A wide-angle photograph of a lush green golf course situated on a coastal peninsula. The foreground is filled with dense, dark green trees. The middle ground shows a well-maintained golf course with vibrant green grass, several sand traps, and a winding path. Numerous tall palm trees are scattered across the course. To the left, the calm blue water of a bay or harbor meets the shore. In the background, a dense urban skyline is visible under a hazy, golden sky, suggesting a sunset or sunrise. A prominent white, sail-shaped building is visible on the right side of the skyline.

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# YATCH STATION



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A high-end home cinema room featuring a large, curved projection screen on the left wall. The room is dimly lit, with ambient light from recessed ceiling fixtures and vertical light strips on the right wall. A large, dark leather sectional sofa is positioned in the foreground, facing the screen. A tall, multi-driver speaker stands to the right of the screen. The ceiling is white with a curved, recessed lighting strip and two spotlights. The walls are dark with vertical wood paneling and integrated lighting.

# CINEMATIC EXPERIENCE

**WHITECLIFFS RESIDENCES**

# COLD PLUNGE

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**WHITECLIFFS RESIDENCES**

# MEETING ROOM



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# PRAYER HALL



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24/7  
SUPPORT

**24/7 SUPPORT & SECURITY**

**WHITECLIFFS RESIDENCES**

# CABANA



**WHITECLIFFS RESIDENCES**

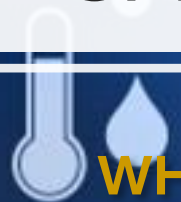
# FOUNTAIN



WHITECLIFFS RESIDENCES



SMART HOME

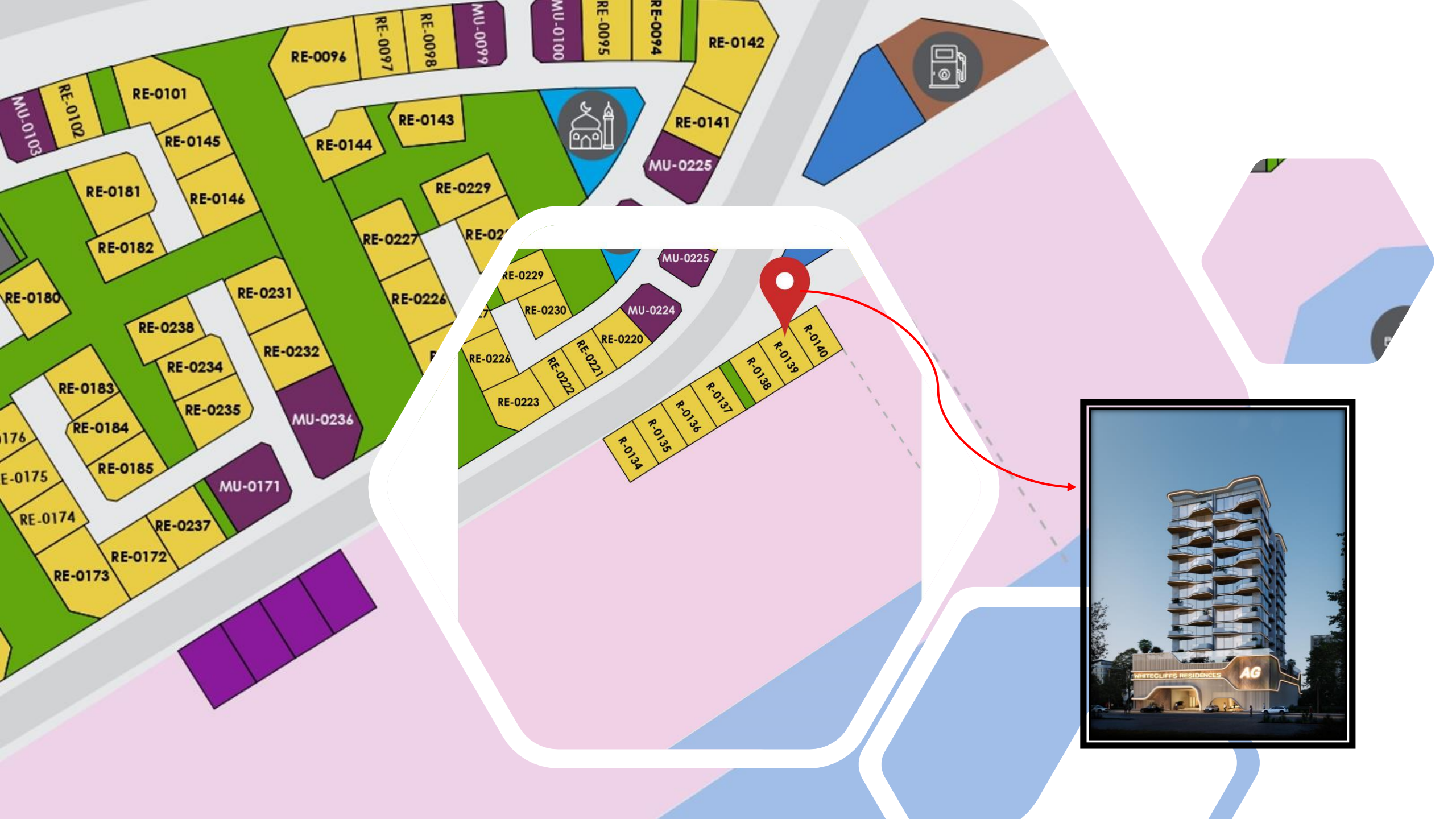


WHITECLIFFS RESIDENCES

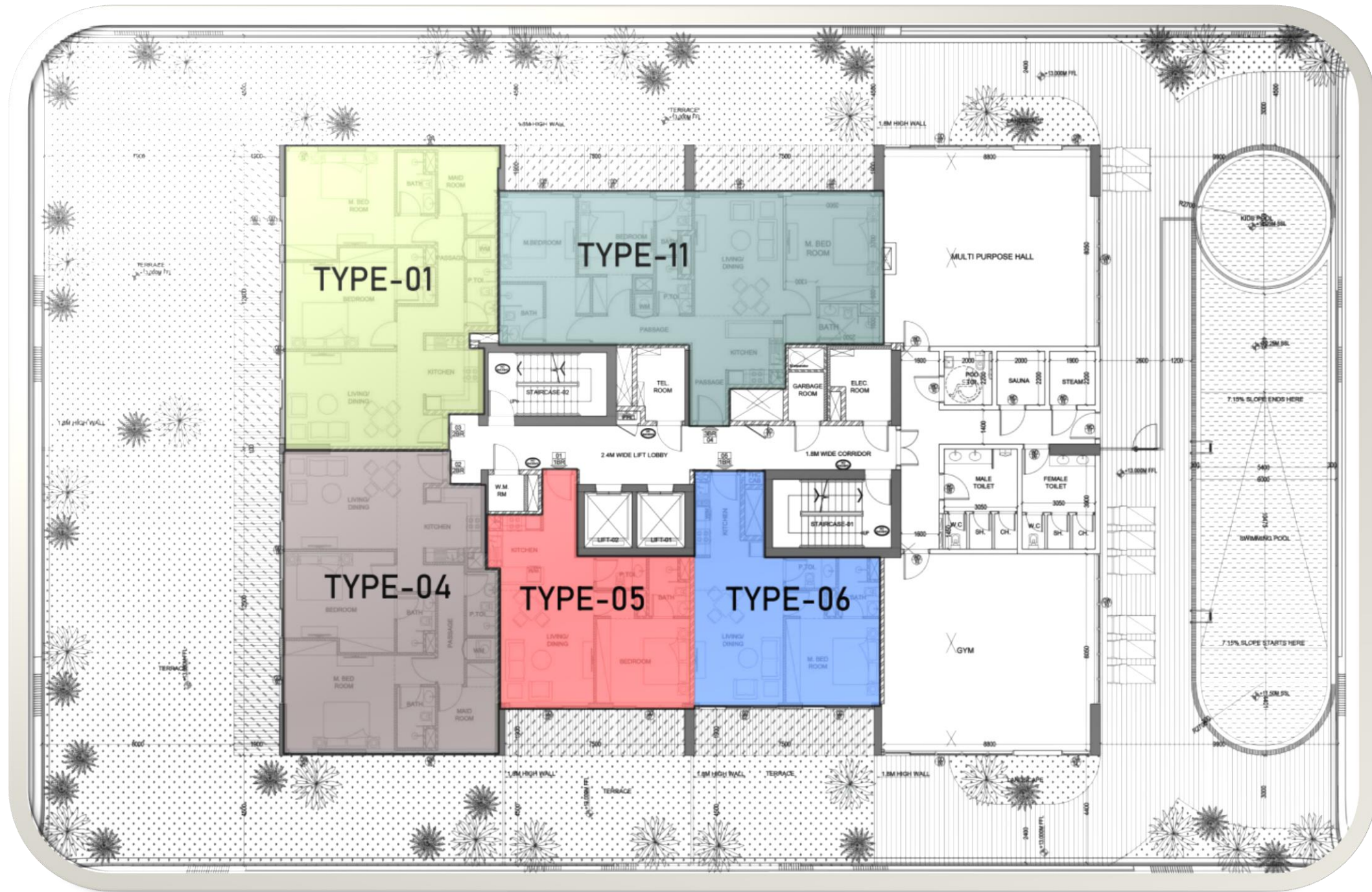
# MAPS



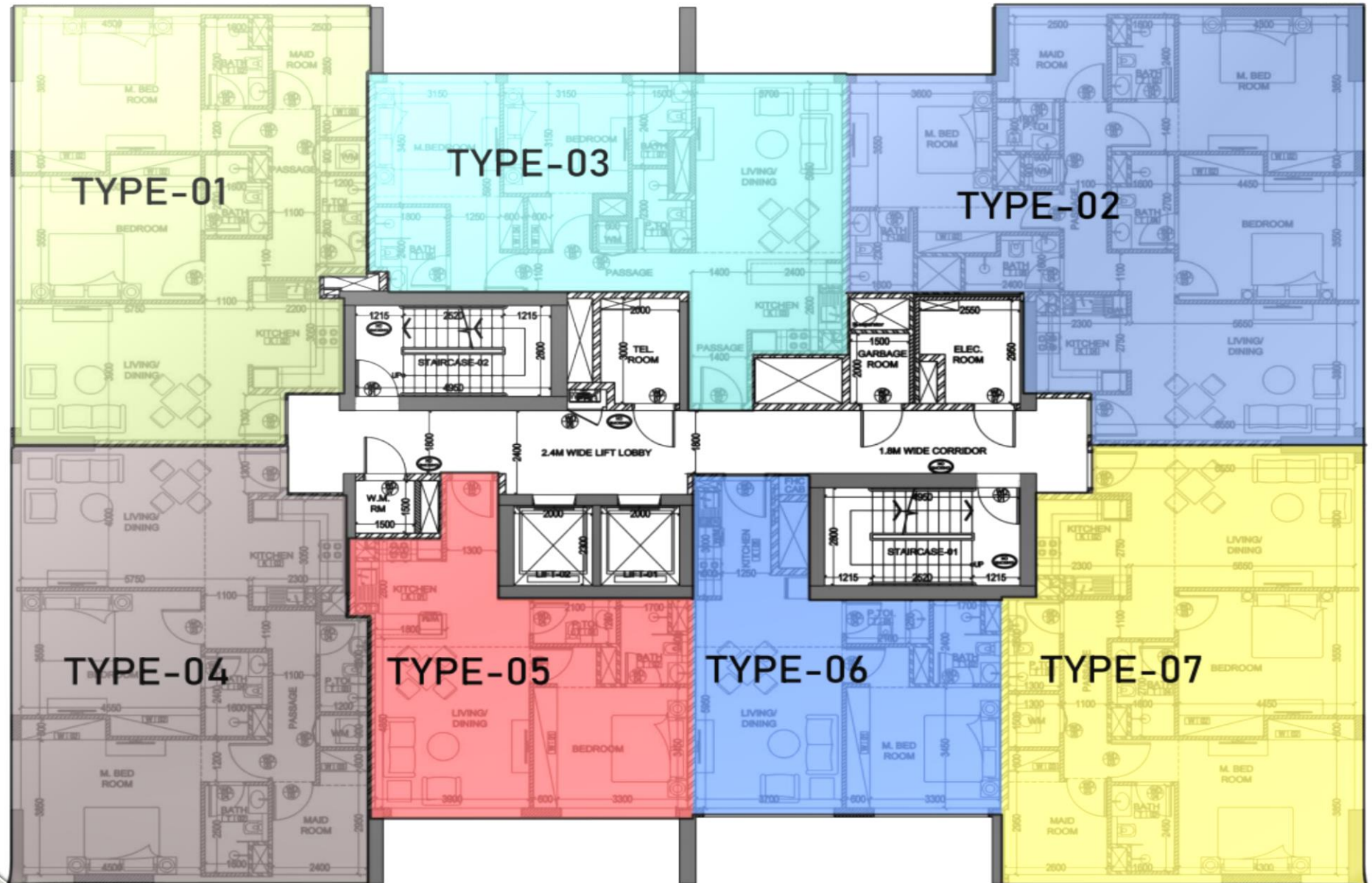
- BEACH RESORT (HOTEL)
- WATER EDGE (HOTEL)
- HOTEL
- RESIDENTIAL (VILLAS)
- RESIDENTIAL (APARTMENT)
- MIXED USE (RESIDENTIAL & HOTEL)
- MIXED USE (RESIDENTIAL WITH RETAIL)
- MIXED USE (RESIDENTIAL - RETAIL - HOTEL)
- MIXED USE (RESIDENTIAL - COMMERCIAL - HOTEL)
- RESIDENTIAL - RETAIL - OFFICE
- MALL / SHOPPING CENTRE / ENTERTAINMENT
- COMMUNITY (MASJID)
- EDUCATION (SCHOOL)
- COMMUNITY FACILITIES (POLICE, CIVIL DEFENSE, AMBULANCE)
- COMMUNITY (HOSPITAL)
- COMMUNITY (MARINA FACILITIES)
- COMMUNITY FACILITIES (BOARDWALK)
- COMMUNITY FACILITIES (BEACH)
- ROCK EDGE
- PETROL STATION
- CAR PARKING
- OPEN SPACE / PARKS
- UTILITY
- FUTURE MIXED USE DEVELOPMENT
- MARINA
- BEACH FRONT HOTEL/RESORT
- BEACH
- MARINA HOTELS & APARTMENTS
- MALL AND ENTERTAINMENT
- LUXURY LIVING
- SCHOOL
- HOSPITAL
- MOSQUE
- PETROL STATION
- SS SUBSTATION
- DC DISTRICT COOLING (FOR ENTERTAINMENT DISTRICT)
- PS PUMP STATION



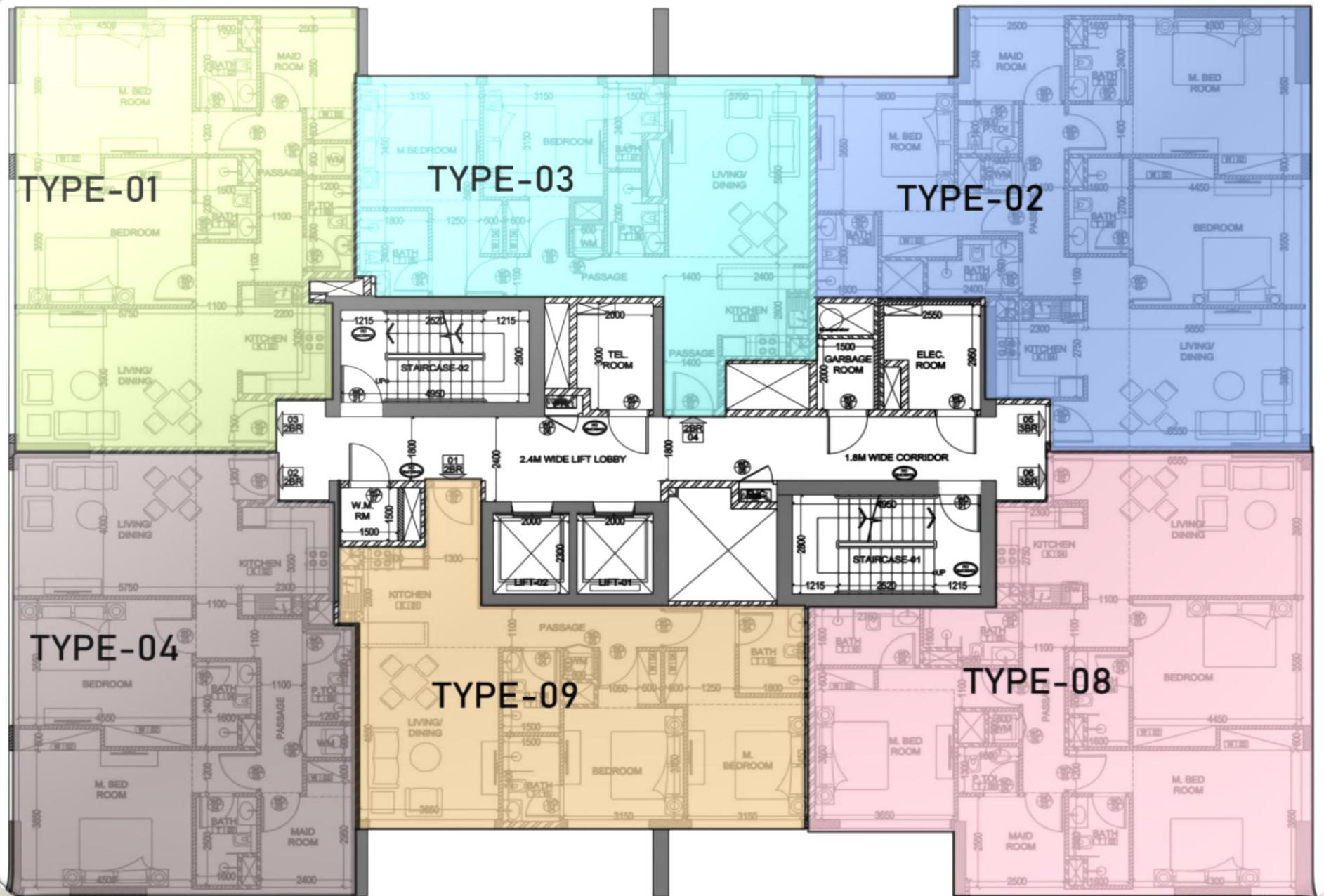
# 1<sup>ST</sup> FLOOR LAYOUT



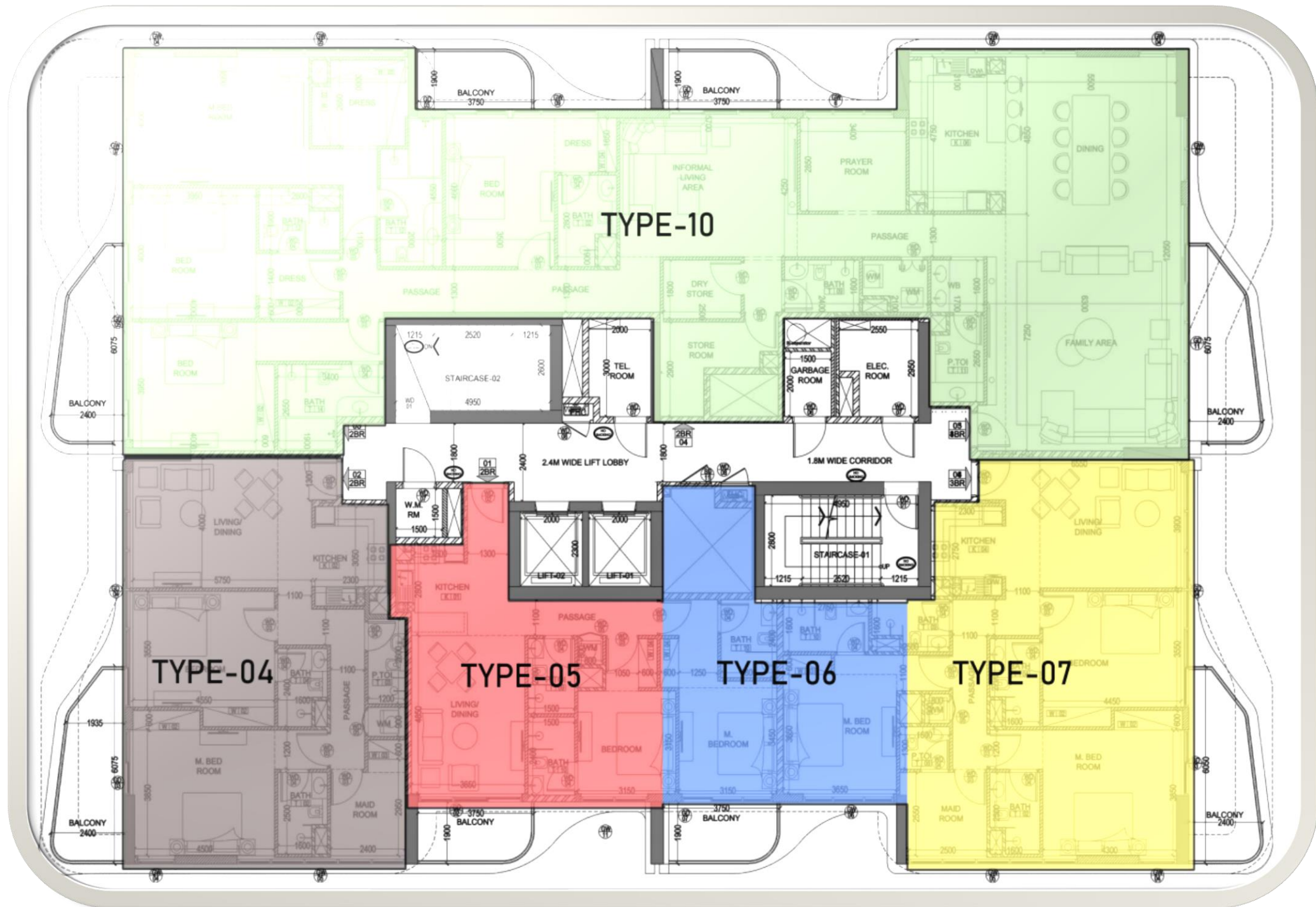
## 2<sup>ND</sup> – 5<sup>TH</sup> FLOORS LAYOUT



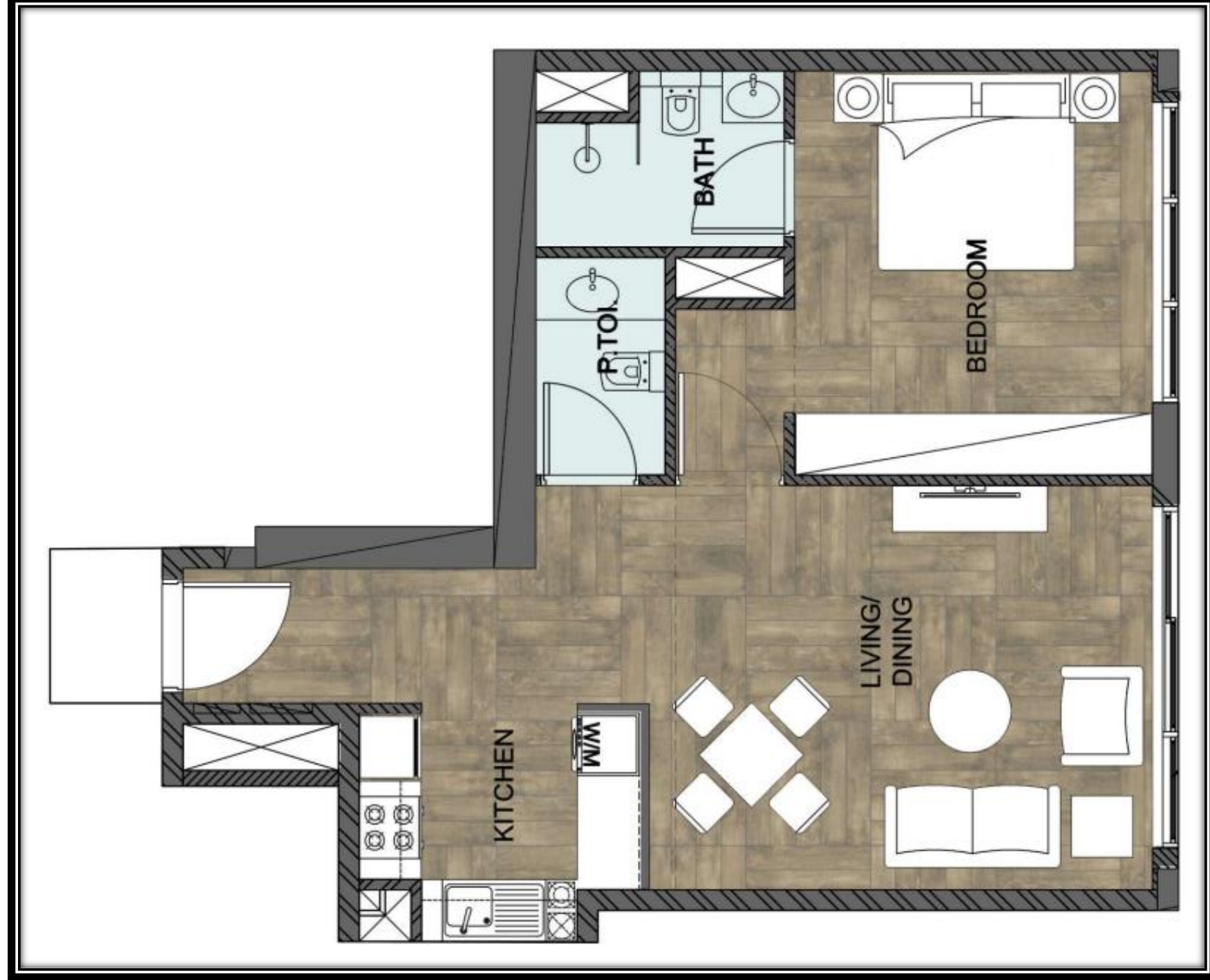
6<sup>TH</sup> – 11<sup>TH</sup>  
FLOORS  
LAYOUT



# 12<sup>TH</sup> FLOOR LAYOUT



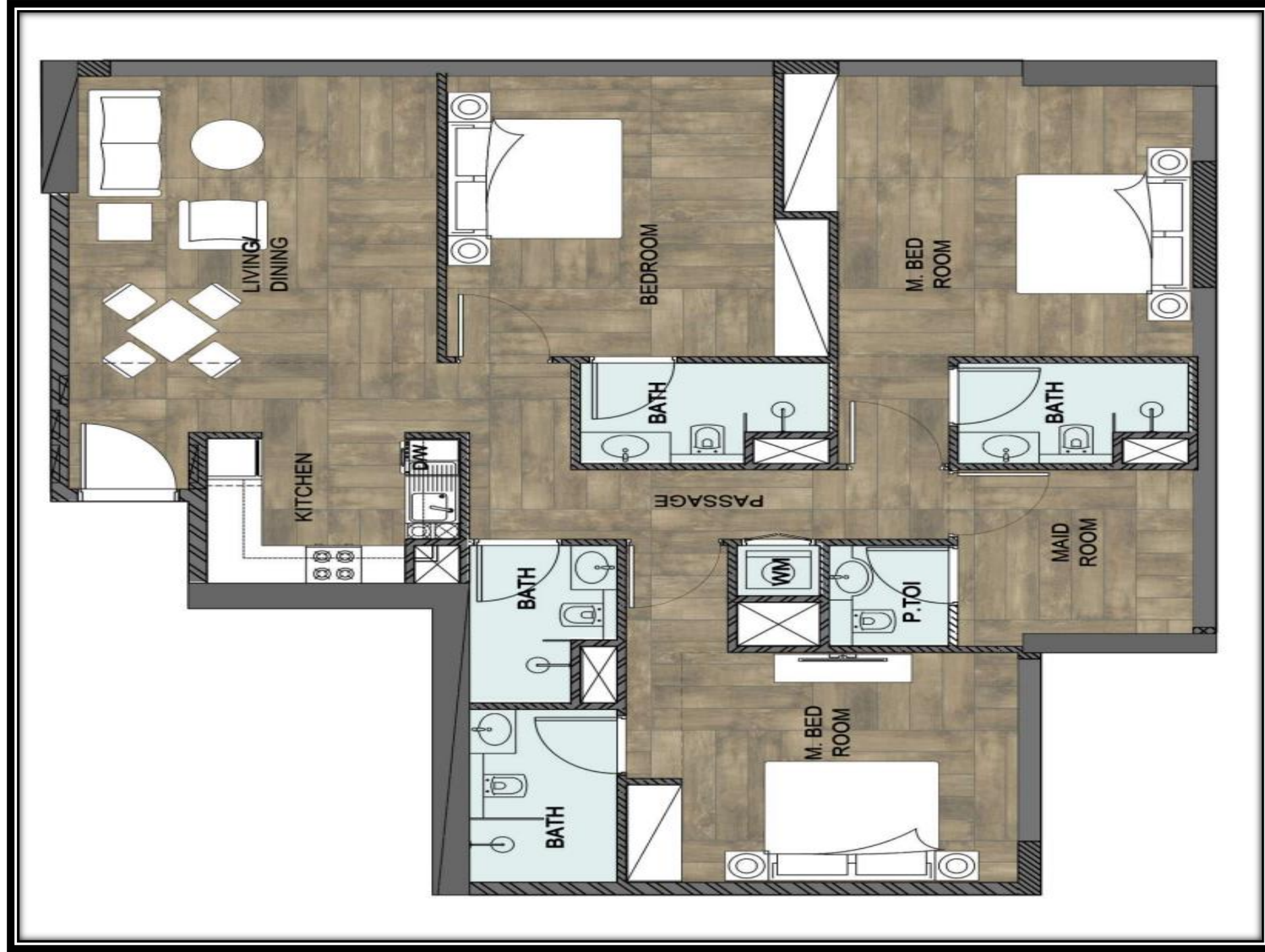
## 1 BHK LAYOUT



## 2 BHK LAYOUT

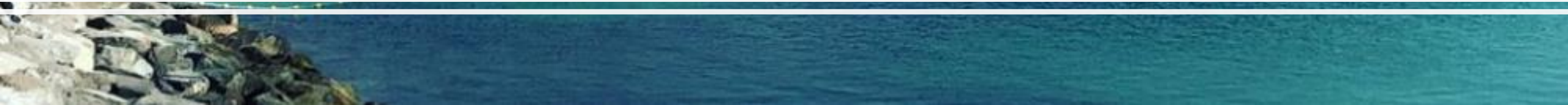


## 3 BHK LAYOUT





## OUR PROJECTS

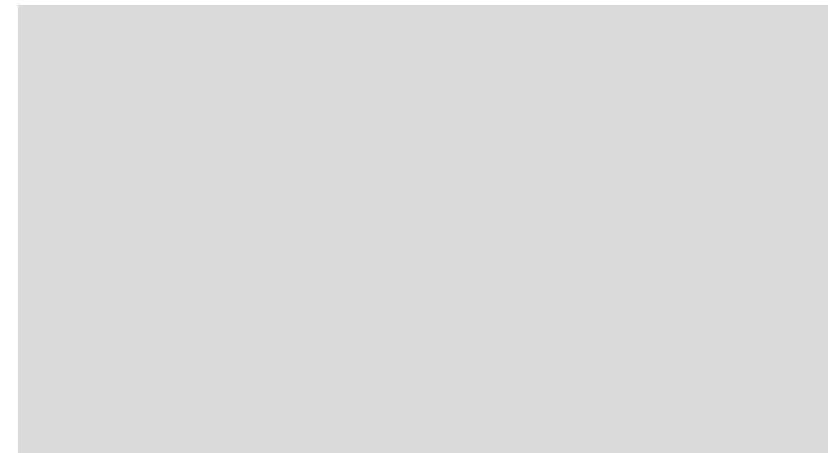
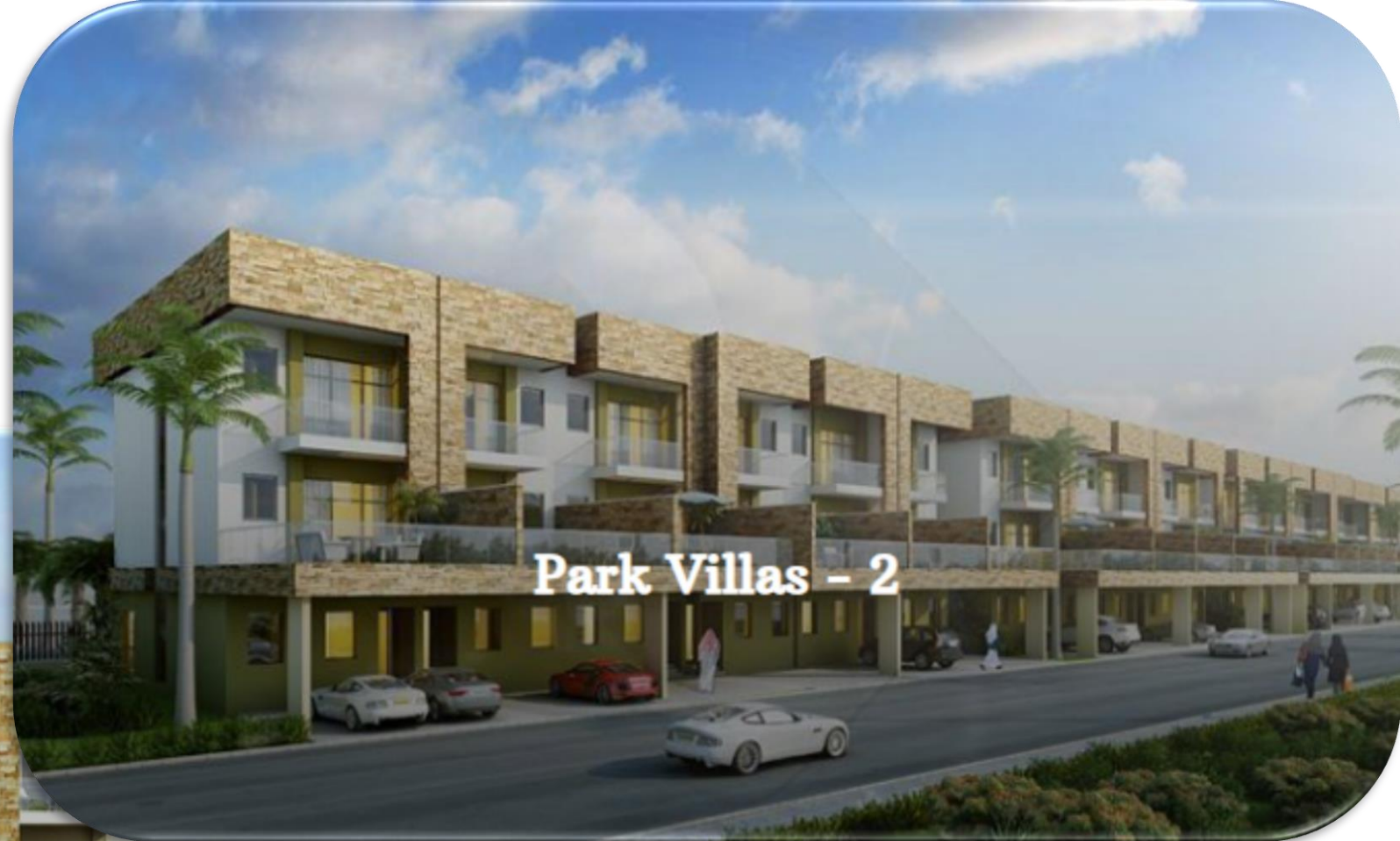


**AG TOWER**



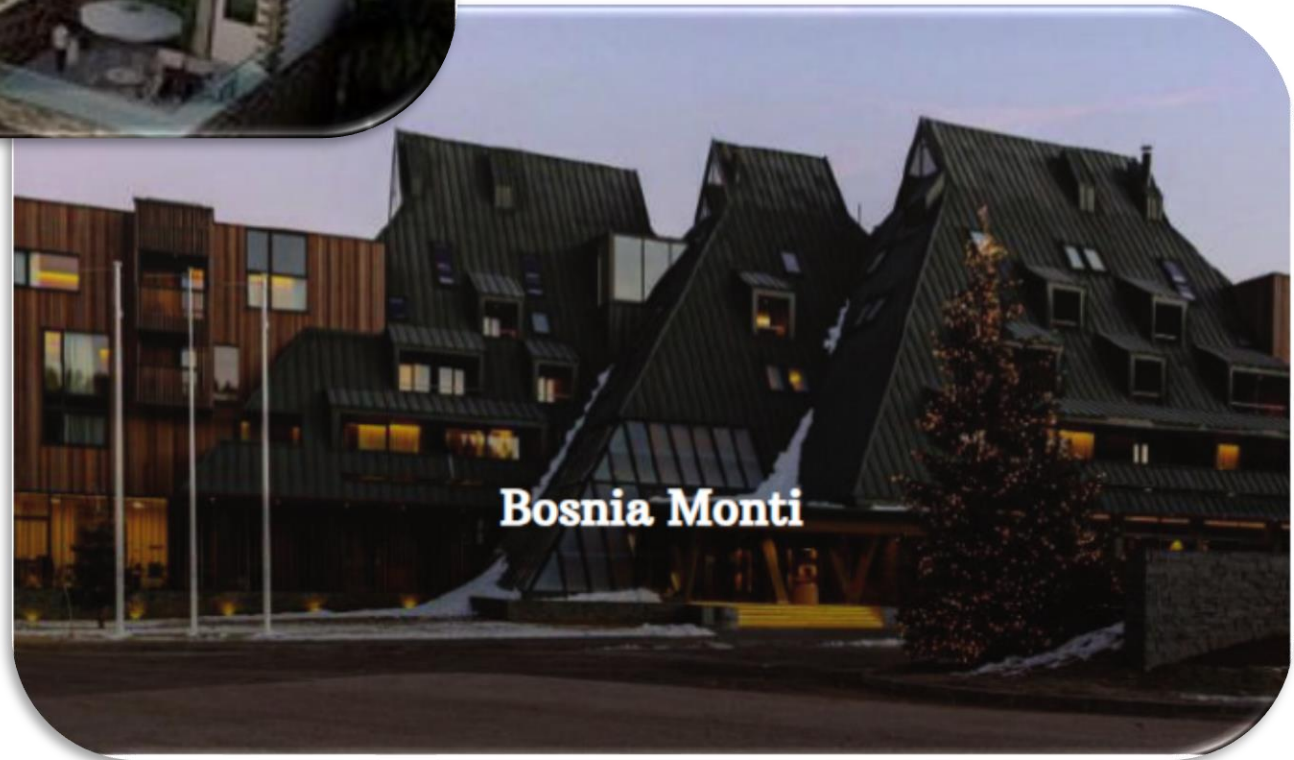
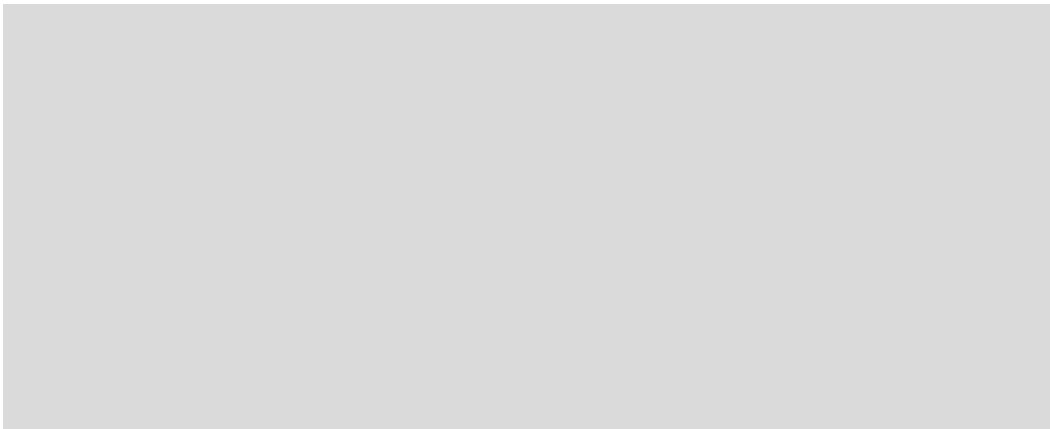
**KI Building**







**Park Villas - 6**



**Bosnia Monti**

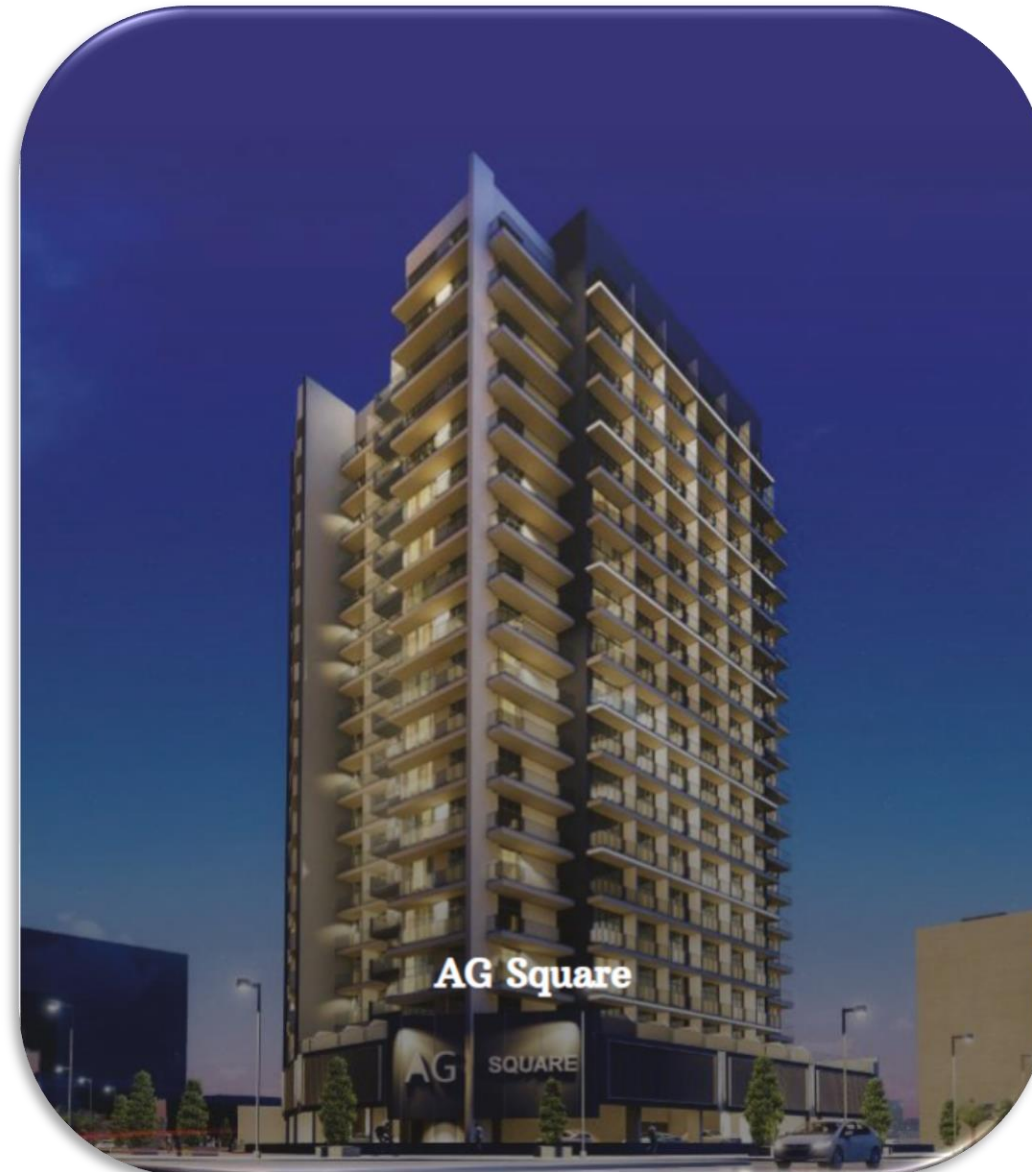


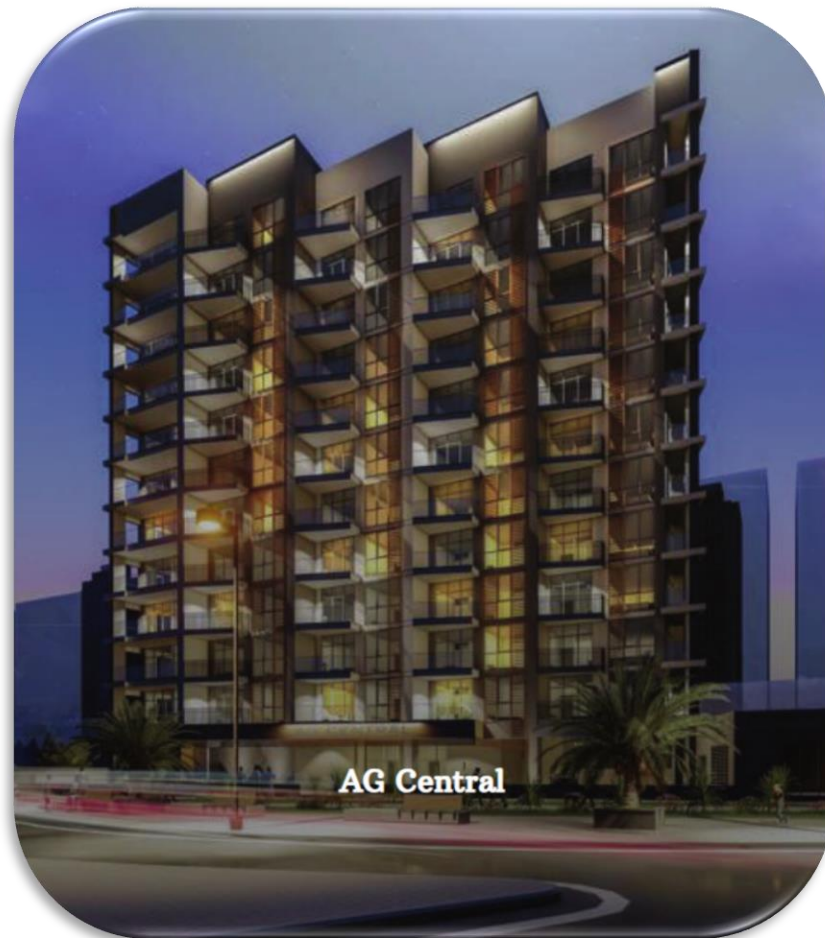
**Edison House**



**AG Residence**









# AG PROPERTIES LLC & AGP BUILDERS REAL ESTATE DEVELOPMENT LLC

Sister Concern of Arabian Gulf Properties

## IMPORTANT NOTICE

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