



# AMAZONIA

AL JADDAF WATERFRONT



PALLADIUM  
DEVELOPMENT



PALLADIUM

DEVELOPMENT

# AMAZONIA

Amazonia is more than just a residential complex — it is a masterpiece of modern living. From the moment you step into our meticulously designed apartments, you will be captivated by the seamless blend of luxury, innovation, and convenience.

This prestigious address at Dubai Wharf offers the perfect fusion of smart technology and opulent living, ensuring an unparalleled lifestyle.





## A Timeless Living Experience at the Waterfront in Al Jaddaf

Inspired by the way the Dubai Creek evokes the vastness of the Amazon River, this 12-storey building rises amidst lush greenery, as if slowly reclaimed by nature. With thick vines and moss gently overtaking its form, the building feels like a forgotten relic, surrounded by vibrant life. A stunning waterfall cascades from the 12th floor, adding a natural touch to the modern luxury of the flats inside. These unique spaces invite you to live within a harmonious blend of architecture and nature, offering a rare lifestyle at the waterfront in Al Jaddaf.

CONCEPTION / 03

*Crafted in* HARMONY  
*with* NATURE



LIVING,  
*made* EFFORTLESS

# the LOCATION

Our project is strategically located in Dubai Wharf, also known as Jaddaf Waterfront, offering seamless connectivity to key destinations such as Dubai Creek, Dubai International Airport, Downtown Dubai, and Healthcare City. Additionally, it is within walking distance of the Jaddaf Metro Station and near the upcoming Etihad Rail Station, which will connect Abu Dhabi and Dubai via a high-speed passenger train.

Positioned in the heart of Dubai, our development ensures effortless access to the city's most iconic landmarks, all **within a 10-minute radius**.





## *about* AL JADDAF WATERFRONT

Jaddaf Waterfront is a medium-density, mixed-use neighborhood featuring a blend of residential apartments, retail spaces, public facilities, hotels, and parks. Developed by Dubai Properties, this freehold community is strategically located parallel to the iconic Dubai Creek. Envisioned to uphold the highest standards of sustainability, Jaddaf Waterfront aims to set an inspiring example for the future of urban development in Dubai.



*Where* AL JADDAF  
MEET DUBAI CREEK *views*




*Connected*  
**TO EVERYTHING.**  
*Centred ON YOU.*

 DUBAI MALL & BURJ KHALIFA  
*5 Minutes*


 BUSINESS BAY  
*5 Minutes*

 DUBAI CREEK PROMENADE  
*1 Minute*

 FESTIVAL CITY  
*5 Minutes*

 HEALTHCARE CITY  
*3 Minutes*

 DUBAI INTERNATIONAL AIRPORT  
*5 Minutes*

 ACCESSIBILITY  
*1 Minute Walk to Jaddaf Metro Station*



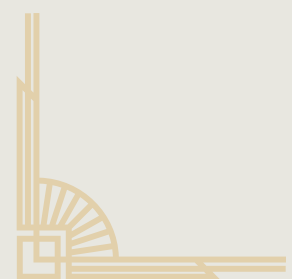
*Experience* ARCHITECTURAL  
EXCELLENCE

With our prestigious residences, designed by  
the visionary architect behind the iconic  
Zabeel Saray Dubai.



## Elevate your lifestyle

with a masterpiece of sophistication and luxury,  
where world-class craftsmanship meets timeless  
design, redefining the art of living





## An apartment

is more than just a structure; it's a place of belonging,  
shaped by the unique lifestyle and values of you and  
your loved ones





A PLACE  
*of all* OCCASIONS







# *Our* RESIDENCES

redefine modern living, offering flexible spaces that adapt to your individuality rather than imposing limitations.



*Designed for* **COMFORT**  
*and* **AUTONOMY**

each apartment becomes a personal haven, seamlessly  
blending elegance, freedom, and harmony.

# Ecosystem

We have meticulously crafted a seamlessly connected ecosystem, enabling you to control and monitor various aspects of your home effortlessly from the palm of your hand









One of the standout features of our smart living ecosystem is

## *Automated* PARKING



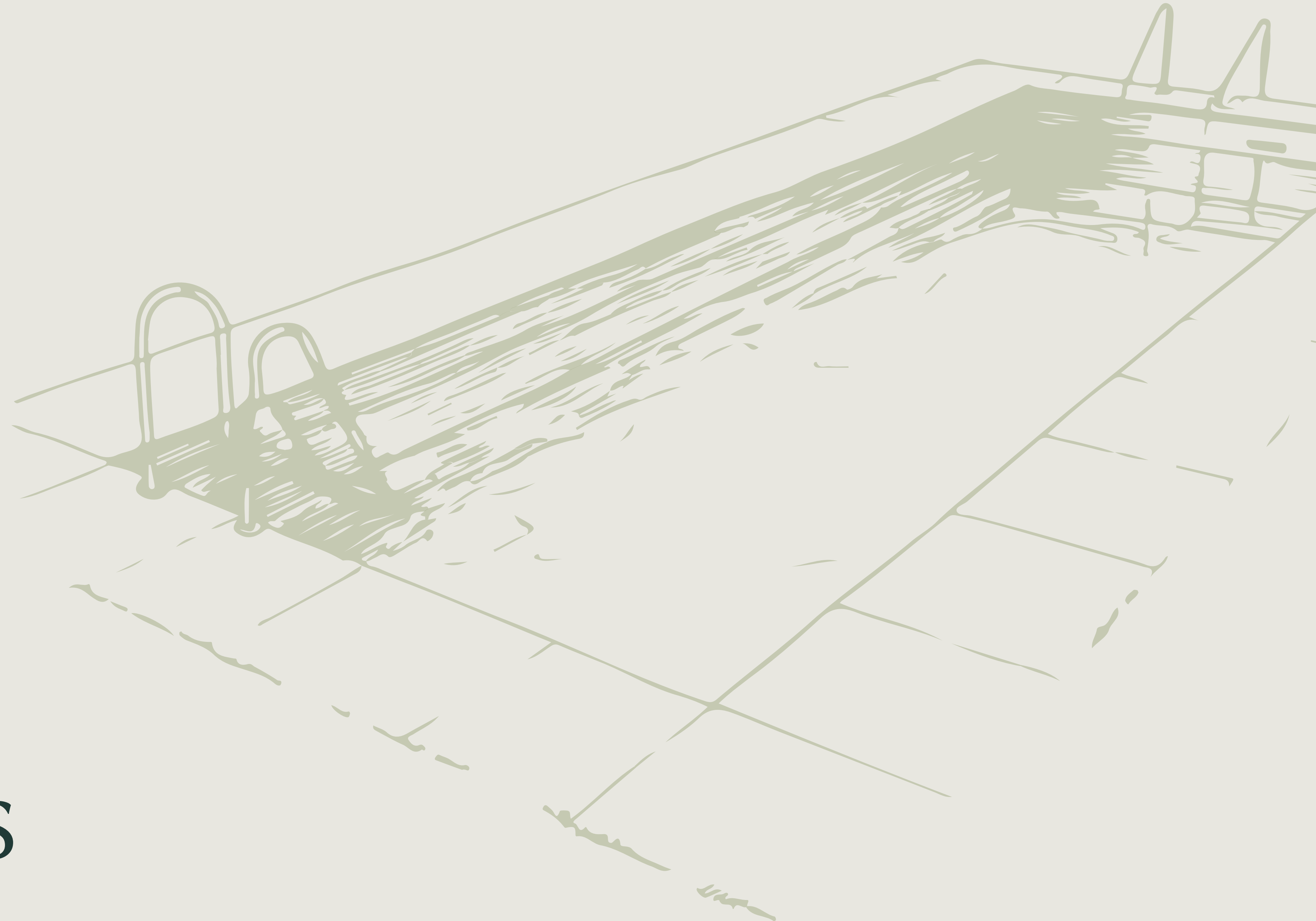
# *This* INNOVATIVE SOLUTION

ensures a hassle-free parking experience,  
allowing you to manage your vehicle with  
ease and convenience.



# LEISURE *and* LUXURY

Experience a lifestyle of leisure and luxury within our exclusive community. Stay fit in our state-of-the-art health club. Unwind in the clubhouse featuring a pool table, and bask in the sun by the swimming pool. Elevate your evenings with complimentary open-air cinema screenings against the breathtaking views of Dubai Creek on one side and the skyline on the other. Welcome to a residence where every amenity is designed to enhance your living.



*the*  
**AMENITIES**



*Open-air*  
**CINEMA**





*Swimming* POOL



RECREATIONAL *lounge*



FULLY  
*equipped* GYM



## Key FEATURES



FULLY  
FURNISHED



ROOM  
SERVICE



LAUNDRY



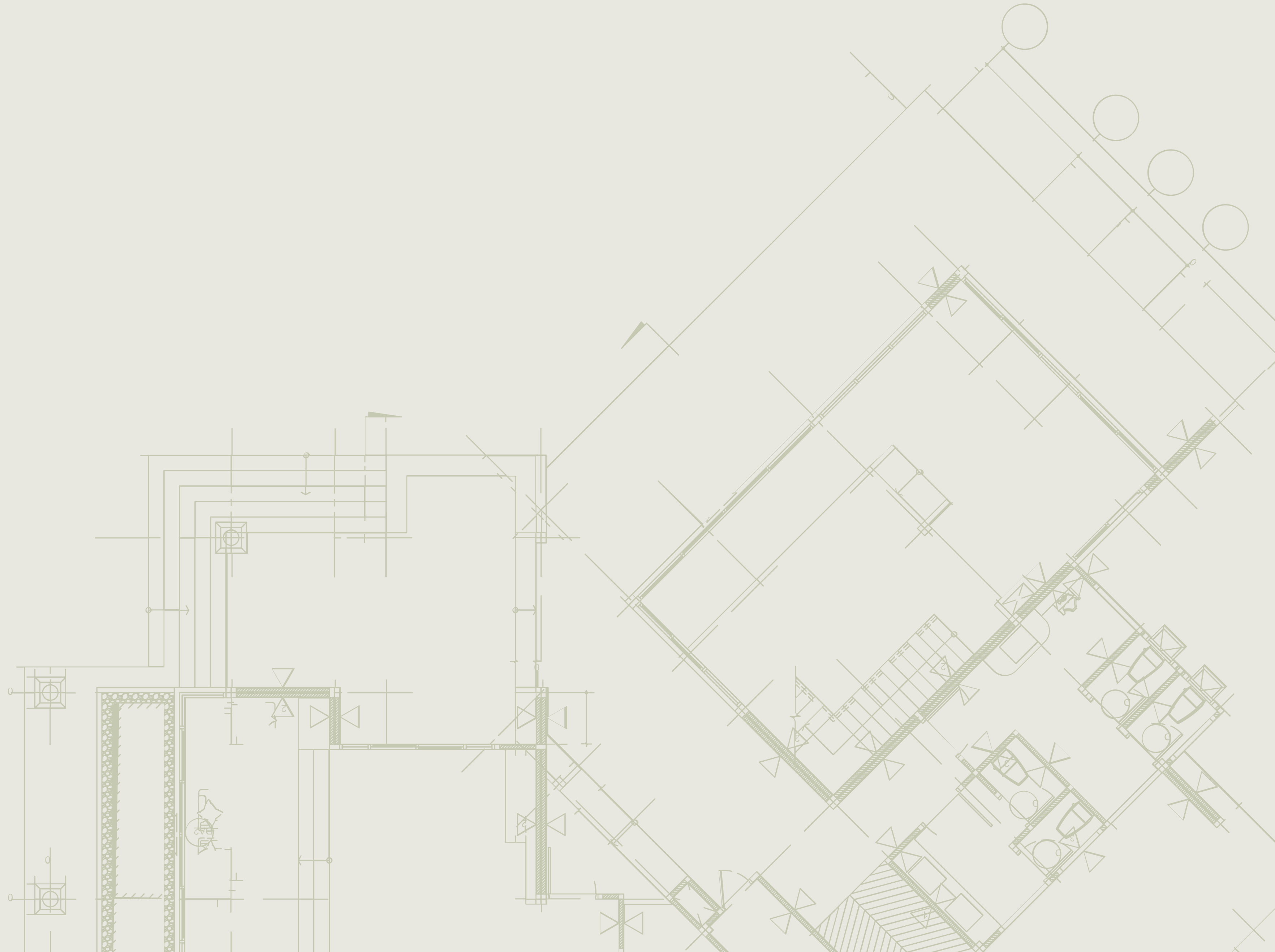
HOUSE  
KEEPING



SMART  
HOME



AUTOMATED  
CAR PARK



*floor*  
**PLANS**



# AMAZONIA

AL JADDAF WATERFRONT

## 3 BEDROOM TYPE A UNITS

1102 - 1202

INTERNAL LIVING AREA

1,603.8 SQ. FT.

BALCONY AREA

279.8 SQ. FT.

TOTAL AREA

1883.6 SQ. FT.





# AMAZONIA

AL JADDAF WATERFRONT

## 3 BEDROOM TYPE B UNITS

1103 - 1203

INTERNAL LIVING AREA

1,603.8 SQ. FT.

BALCONY AREA

430.5 SQ. FT.

TOTAL AREA

2034.3 SQ. FT.





# AMAZONIA

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## 2 BEDROOM TYPE A UNITS

207 - 307 - 407 - 507 - 607  
707 - 807 - 907 - 1007

TOTAL AREA  
775 SQ. FT.





# AMAZONIA

AL JADDAF WATERFRONT

## 2 BEDROOM TYPE B UNITS

601 - 701 - 801 - 901 - 1001

INTERNAL LIVING AREA

1140.97 SQ. FT.

BALCONY AREA

88.11 SQ. FT.

TOTAL AREA

1227.09 SQ. FT.



# AMAZONIA

AL JADDAF WATERFRONT

## 2 BEDROOM TYPE B UNITS

1101 - 1201

INTERNAL LIVING AREA

1151.7 SQ. FT.

BALCONY AREA

86.11 SQ. FT.

TOTAL AREA

1237.85 SQ. FT.





# AMAZONIA

AL JADDAF WATERFRONT

## 1 BEDROOM TYPE A UNITS

201 - 301 - 401 - 501

INTERNAL LIVING AREA

581 SQ. FT.

BALCONY AREA

43 SQ. FT.

TOTAL AREA

624 SQ. FT.





# AMAZONIA

AL JADDAF WATERFRONT

## 1 BEDROOM TYPE B UNITS

203 - 303 - 403 - 503 - 603  
703 - 803 - 903 - 1003

INTERNAL LIVING AREA

613.5 SQ. FT.

BALCONY AREA

86 SQ. FT.

TOTAL AREA

699.65 SQ. FT.





# AMAZONIA

AL JADDAF WATERFRONT

## 1 BEDROOM TYPE C UNITS

204 - 304 - 404 - 504 - 604  
704 - 804 - 904 - 1004

INTERNAL LIVING AREA  
667 SQ. FT.

BALCONY AREA  
150.7 SQ. FT.

TOTAL AREA  
817.7 SQ. FT.



# AMAZONIA

AL JADDAF WATERFRONT

## 1 BEDROOM TYPE D UNITS

205 - 305 - 405 - 505 - 605  
705 - 805 - 905 - 1005

INTERNAL LIVING AREA  
667 SQ. FT.

BALCONY AREA  
107.6 SQ. FT.

TOTAL AREA  
775.6 SQ. FT.



# AMAZONIA

AL JADDAF WATERFRONT

## 1 BEDROOM TYPE E UNITS

206 - 306 - 406 - 506 - 606  
706 - 806 - 906 - 1006

INTERNAL LIVING AREA  
581 SQ. FT.

BALCONY AREA  
43 SQ. FT.

TOTAL AREA  
624 SQ. FT.





# AMAZONIA

AL JADDAF WATERFRONT

## STUDIO UNITS

202 - 302 - 402 - 502 - 602  
702 - 802 - 902 - 1002

INTERNAL LIVING AREA

333.68 SQ. FT.

BALCONY AREA

43 SQ. FT.

TOTAL AREA

376.73 SQ. FT.

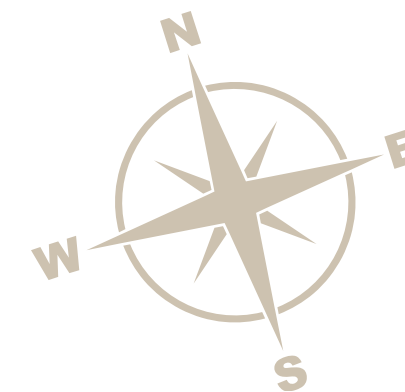


# AMAZONIA

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## 1ST FLOOR

 3 BEDROOM





# AMAZONIA

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## 2ND TO 5TH FLOOR

- 1 BEDROOM
- 2 BEDROOM
- STUDIO



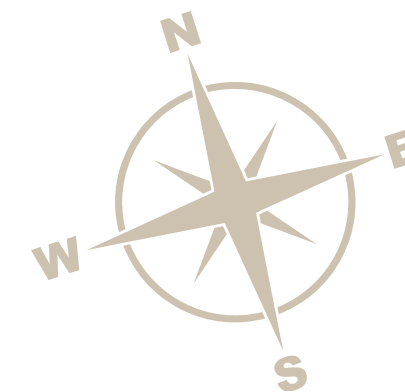


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## 6TH TO 10TH FLOOR

- 1 BEDROOM
- 2 BEDROOM
- STUDIO



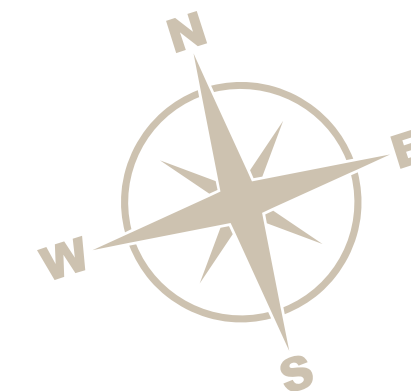


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## 11TH TO 12TH FLOOR

- 2 BEDROOM
- 3 BEDROOM



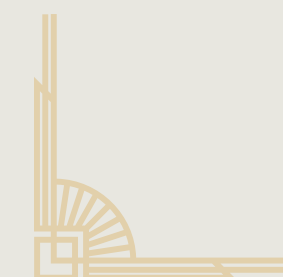


A Timeless Living Experience at the waterfront  
in Al Jaddaf



## PAYMENT PLAN

- Booking - 10%
- SPA - 15%
- 3 months - 10%
- Every 2 months - 5%



# AMAZONIA

Make Amazonia your new home & discover the epitome of contemporary living. Experience the perfect blend of cutting-edge smart features and sophisticated design, all seamlessly integrated to redefine what it means to live in a connected, luxurious space. Don't miss the opportunity to explore how Amazonia can transform your lifestyle. Your smart oasis in Dubai is just a call away –

**CONTACT *us***  
**TODAY!**





PALLADIUM

DEVELOPMENT

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PALLADIUM.AE



# AMAZONIA

AL JADDAF WATERFRONT

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