



TWANOI

DUBAI ISLANDS

MADE WITH INTENTION, CRAFTED WITH PRECISION

BRANDS

Tivano epitomizes luxury living by partnering with exclusive, high-quality global brands to create exceptional residential experiences. By incorporating renowned names such as Legrand, Schindler, Scavolini, and others, Tivano ensures that each apartment reflects unparalleled craftsmanship and sophistication. This commitment to premium quality and innovative design sets a new standard in luxury living in Dubai, offering residents a truly elevated lifestyle.

Doors | Bertolotto - Italy
Kitchen | Scavolini - Italy
Wardrobes | Scavolini - Italy
Vanities | Scavolini - Italy
Mixer & Sanitary fittings | Dornbracht - Germany
Sinks & W.C.s | Villeroy & Boch - Germany
Aluminium Profiles | Gutmann - Germany
Switches and Sockets | Legrand - France
Tiles | Ceracasa - Spain
Countertops & Backsplash | Travertine - Italy
Elevators | Schindler - Switzerland
Gym Equipment | Technogym - Italy
Smart Home System | Alexa

Located in the peace and tranquility of the Dubai Islands, AYS Developers' upcoming Tivano property is a portal to another world, away from the hustle and bustle of city life, providing a tranquil slice of luxury pacific living within a concrete jungle.

A SLICE OF STILLNESS IN A CITY OF MOTION




TIVANO I

LAYS



LAYS
DEVELOPERS
OF YOUR STYLE

Tavern

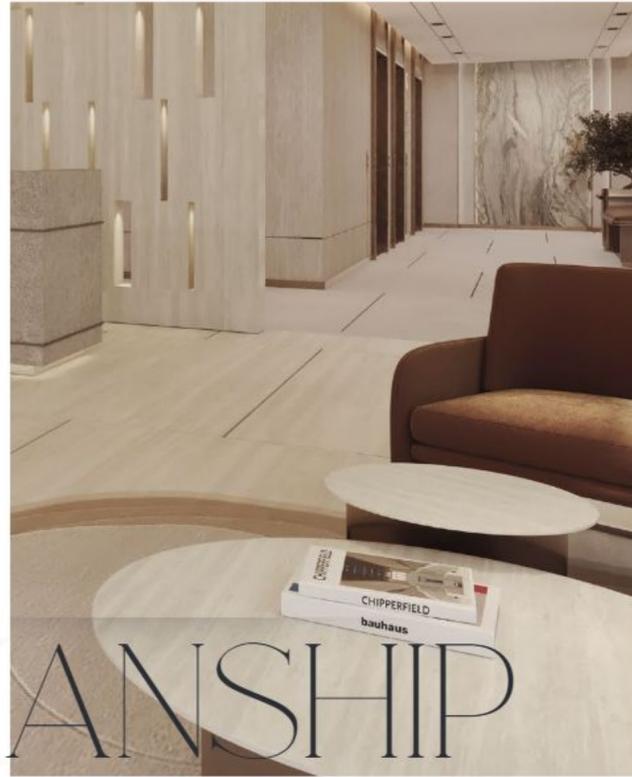
- 10 MINUTES
From Gold Souq Metro Station
- 20 MINUTES
From Dubai International Airport
- 22 MINUTES
From The Dubai Frame
- 18 MINUTES
From Dubai World Trade Center
- 20 MINUTES
From Downtown Dubai
- 33 MINUTES
From Business Bay



Each Tivano unit features luxury European materials—Ceracasa tiles, Scavolini kitchens, and Dornbracht fittings—plus a smart Alexa system and a custom jacuzzi on the balcony for a high-end living experience with stunning beach views.

UNPARALLELED DETAILING

Tivano offers Dubai residents unparalleled luxury with its European craftsmanship, featuring spacious, light-filled interiors and top-tier amenities, all designed to elevate living to the highest level of elegance and comfort.



CRAFTSMANSHIP



EVERY



INCH



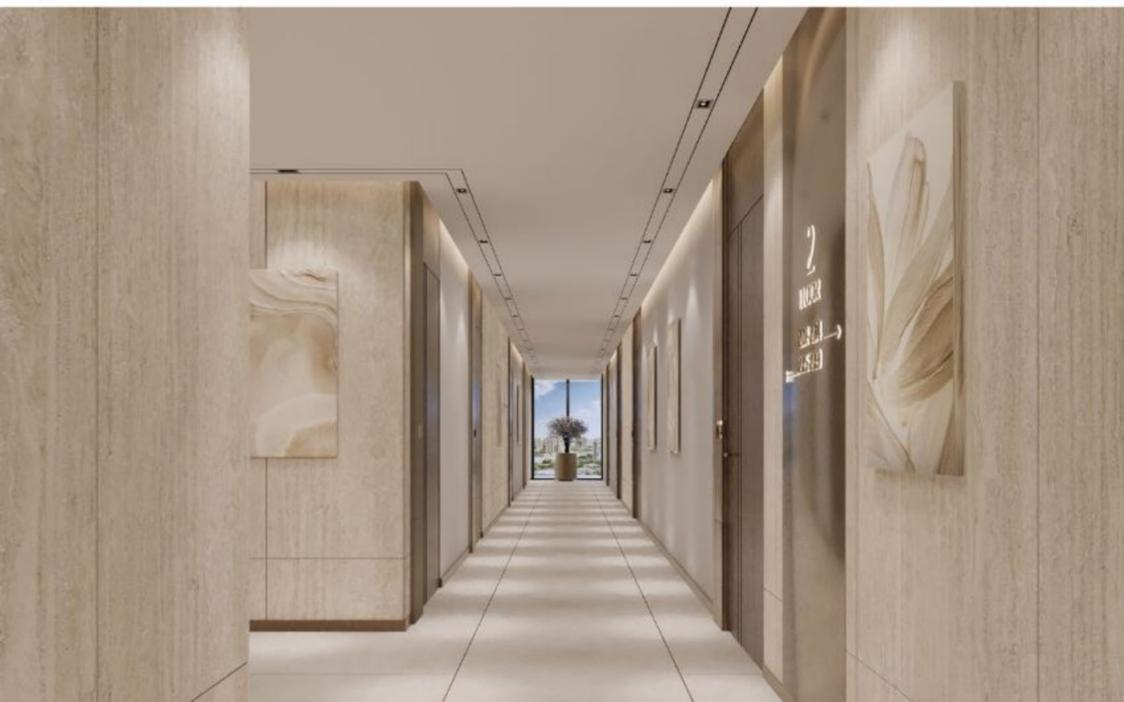
STEP INTO A PORTAL TO ELEGANCE

A WELCOMING START

Entering Tivano's lobby introduces you to a realm of luxury, with high ceilings, premium materials, and elegant furnishings setting the stage for the sophisticated techniques throughout the development.

YOUR
ENTRYWAY
INTO A
BETTER
TOMORROW

The lobby exudes luxury with its sleek design, elegant lighting, and high-quality European artisanship, creating an inviting atmosphere that warmly introduces residents to their new upscale lifestyle.



The interior of each unit within Tivano is built using the most cutting-edge construction methods and highest-quality material from all around the world. From Italian Travertine marble to Schindler elevators from Switzerland, a walk through the building is like a tour through the greatest mastery that can be found on the globe, all gathered together within Tivano in the service of your comfort.

INTERIORS BUILT TO IMPRESS



THE LIVING ROOM

- Smart Alexa home system imported from the US
- Switches and Sockets imported from Legrand in France
- Authentic Bertolotto door from Italy
- Wardrobes and vanities from Scavolini in Italy
- German aluminum profiles from Gutmann

KITCHEN AREA

- Italian kitchen from **Scavolini**.
- Travertine countertops from **Italy**.
- Mixer and Sanitary fittings from **Dornbracht**



Tivano's family-friendly appeal comes from its prime location near the beach and its spacious design with abundant natural light.

A TROPICAL PARADISE FOR THE ONES YOU LOVE





UNMATCHED AMENITIES

Nourish your
body and soul
in the serenity
of nature.

INFINITY ROOFTOP

Infinity rooftop saltwater
pool with endless views
of the sea and the
yacht harbor.





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