



MS HOMES DEVELOPERS

UAE UK USA PAK

“ At MS Homes, our mission is to deliver luxury that’s accessible, refined, and built to inspire. ”

MOHSIN SHEIKHANI
FOUNDER



1978

ESTABLISHED

1986

DELIVERED
1,000,000 SQ.FT.

1990

DELIVERED
5,000,000 SQ.FT.

1998

DELIVERED
15,000,000 SQ.FT.

2008

DELIVERED
20,000,000 SQ.FT.

2018

DELIVERED
25,000,000 SQ.FT.

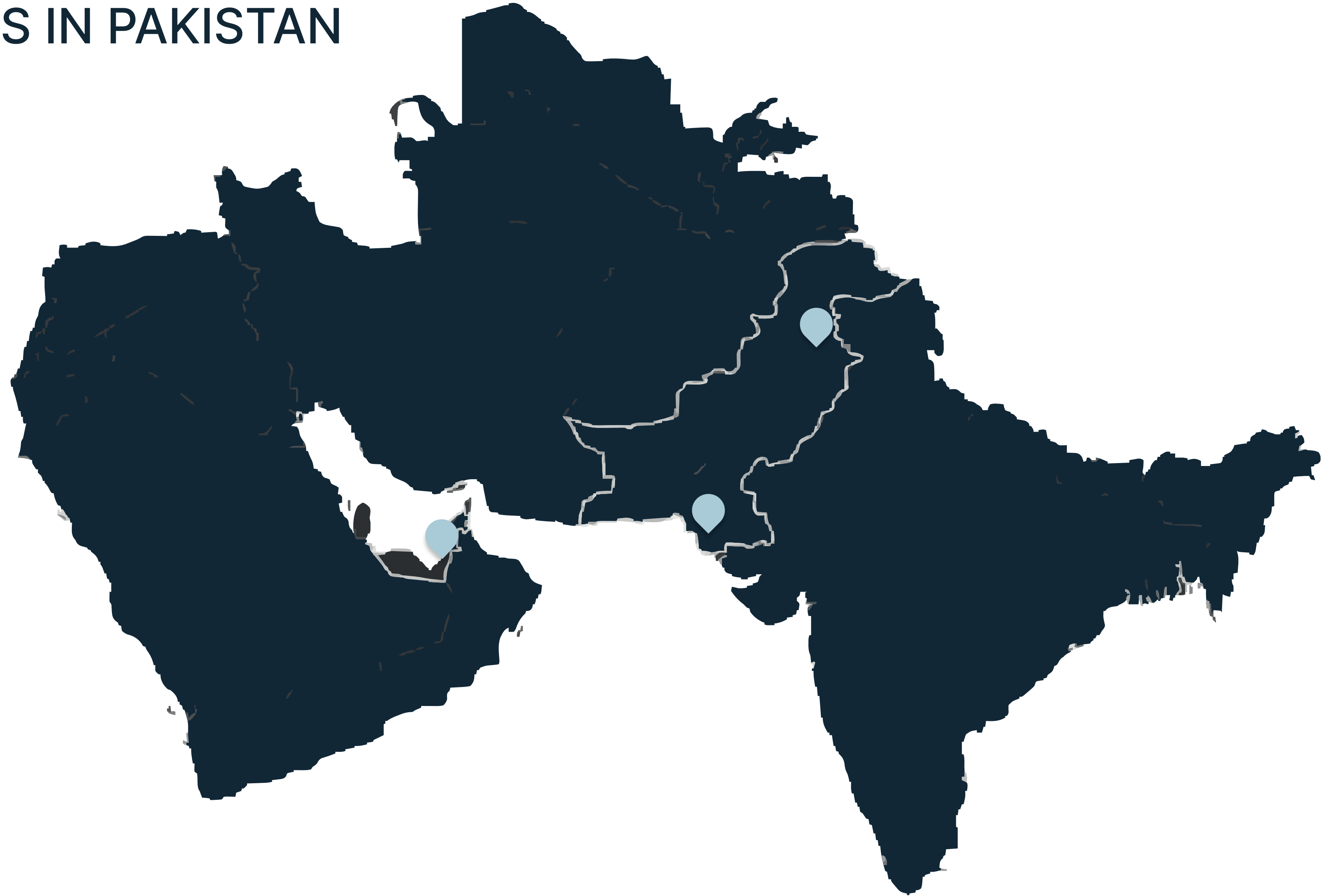
2026

PROJECTED DELIVERY
30,000,000 SQ.FT.

UPCOMING PROJECT IN DUBAI, ISLAMABAD & KARACHI

RECENTLY LAUNCHED PROJECT IN DUBAI ISLANDS

36 COMPLETED PROJECTS IN PAKISTAN



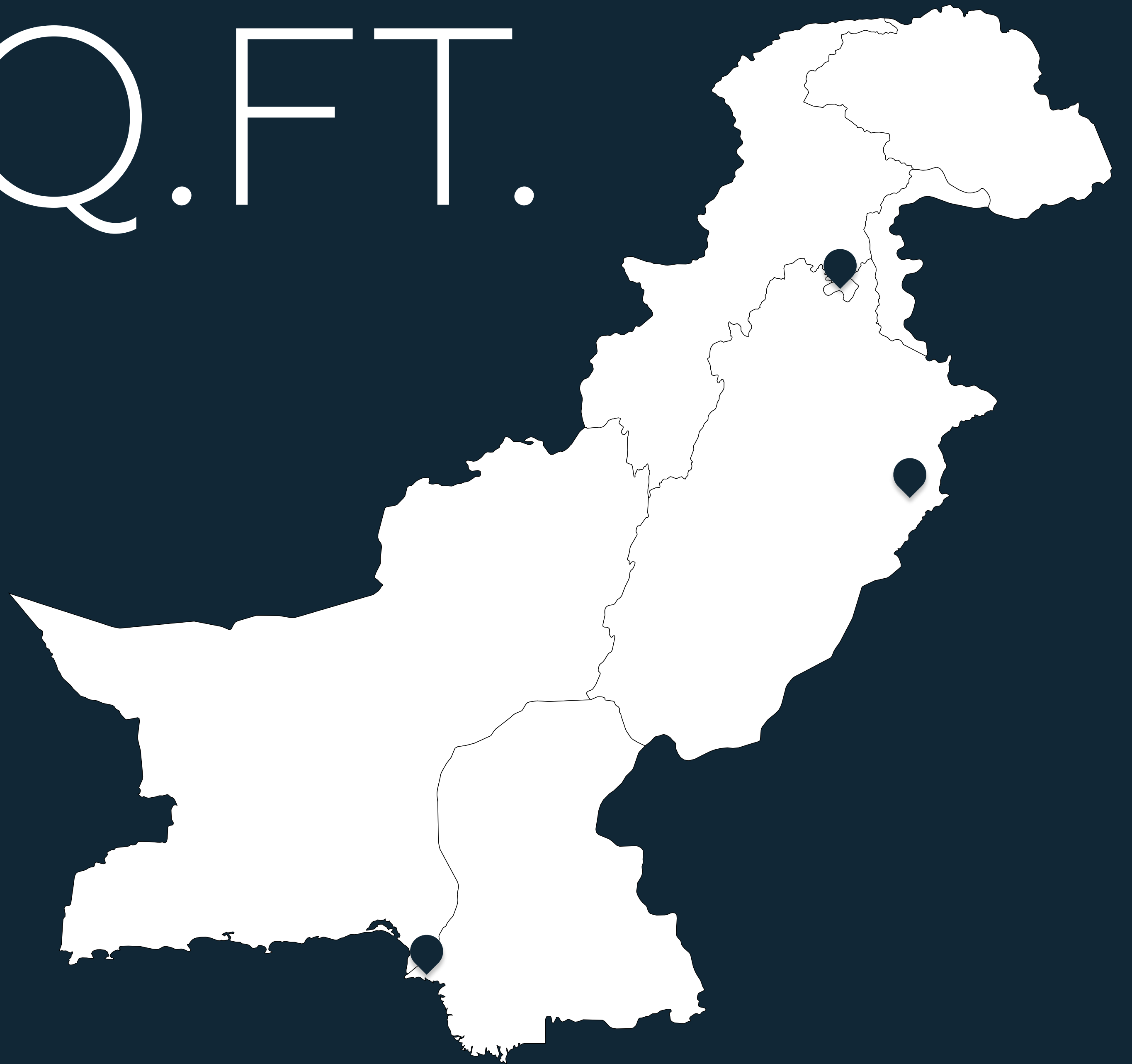
EXPANDING
HORIZONS

An aerial photograph of a large residential development. The houses are arranged in a grid-like pattern with winding streets. In the center of the development is a large, circular green park area. The park contains a baseball field, a playground, and a swimming pool. The houses are mostly two-story buildings with brown roofs and light-colored walls. There are many trees and palm trees scattered throughout the development. The overall scene is bright and sunny, suggesting a clear day.

20K+
RESIDENTIAL UNITS
DELIVERED

25M SQ.FT.

COMPLETED



DUBAI ISLANDS

ELEVATED LUXURY ADDRESS



DUBAI ISLANDS

A NEW PREMIUM LOCATION

Island A :

- Mall
- Marina
- Entertainment
- Urban Island Community

Island B :

- Portal to the Island resorts & communities
- Beach front resorts & communities
- Promenade waterfront hotels
- Sports park & community parks
- Small village core for commercial and services

Island C :

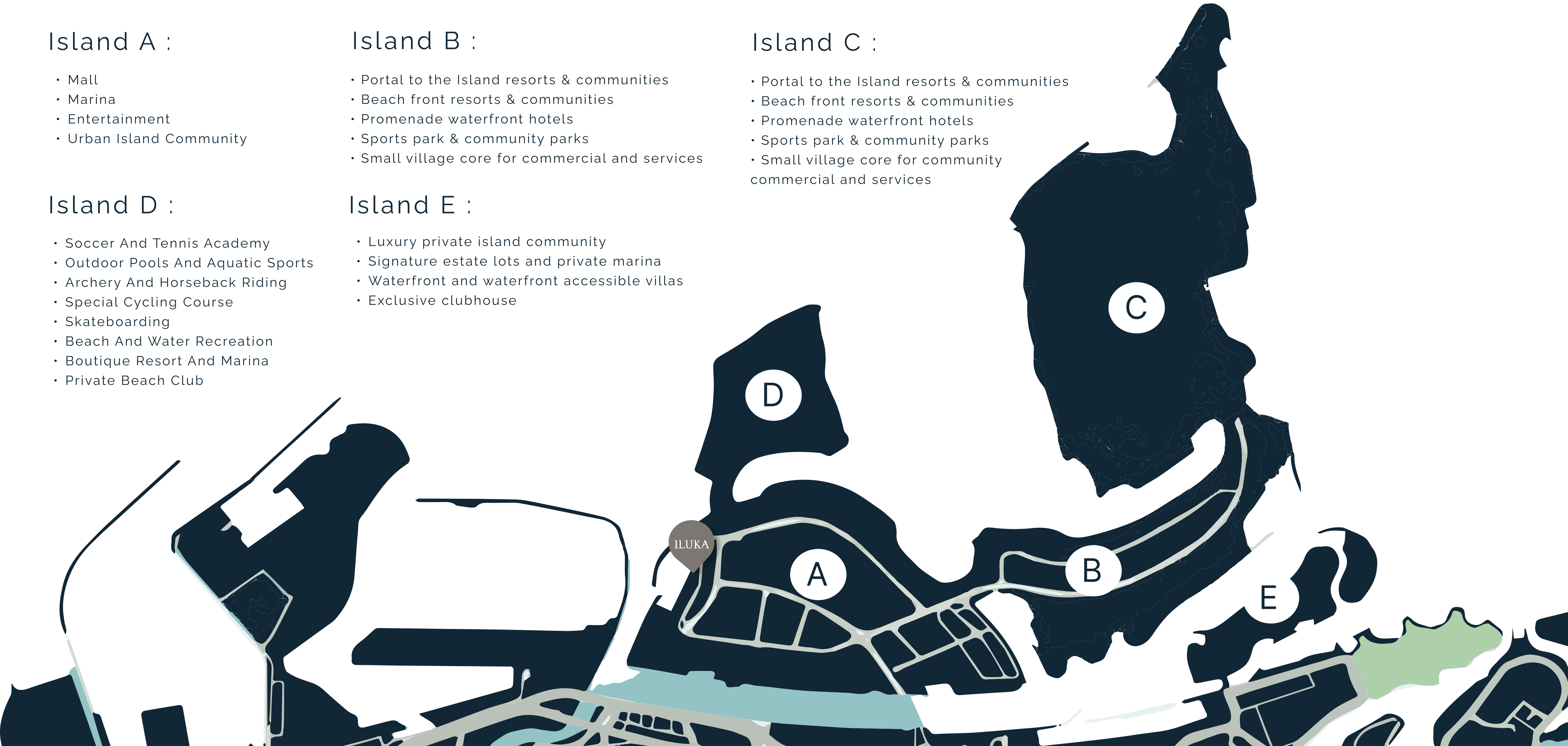
- Portal to the Island resorts & communities
- Beach front resorts & communities
- Promenade waterfront hotels
- Sports park & community parks
- Small village core for community commercial and services

Island D :

- Soccer And Tennis Academy
- Outdoor Pools And Aquatic Sports
- Archery And Horseback Riding
- Special Cycling Course
- Skateboarding
- Beach And Water Recreation
- Boutique Resort And Marina
- Private Beach Club

Island E :

- Luxury private island community
- Signature estate lots and private marina
- Waterfront and waterfront accessible villas
- Exclusive clubhouse



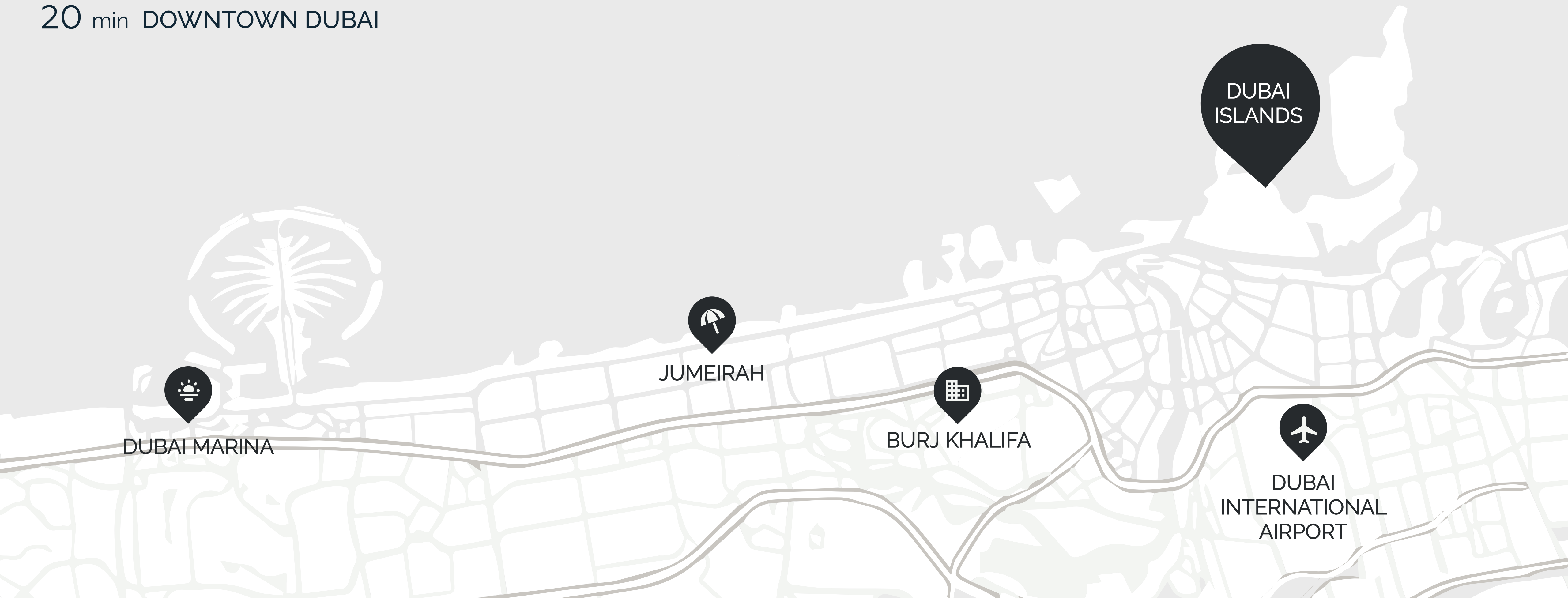
DUBAI ISLANDS

10 min JUMEIRAH

15 min DUBAI INTERNATIONAL AIRPORT

20 min DUBAI INTERNATIONAL FINANCIAL CENTRE

20 min DOWNTOWN DUBAI



DUBAI ISLANDS

A NEW PREMIUM LOCATION

21 Kilometers of
beach length

2 18-Hole Golf Course
9-Hole Golf Course

86 Resorts & Hotels

9 Marinas

ILUKA RESIDENCES

An exceptional residential project offers a truly remarkable living experience that perfectly balances urban convenience with serene tranquility.



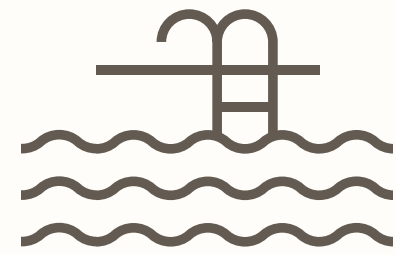


ILUKA RESIDENCES

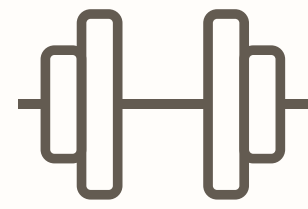
- 1,2,3 & 4 bedroom apartments
- 14 exquisite amenities
- private pools on the balconies
- 8 residential floors
- 2 podium parking
- 10 one bedroom apartments
- 23 two bedrooms apartments
- 21 three bedrooms apartments
- 3 four bedrooms apartments



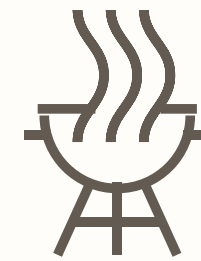
WORLD CLASS AMENITIES



INFINITY POOL



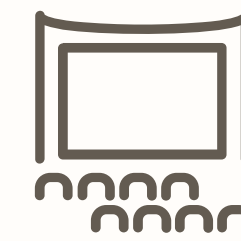
FITNESS STUDIO



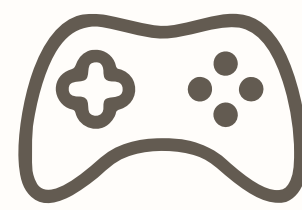
BBQ AREA



YOGA AREA



CINEMA ROOM



GAMING FACILITIES



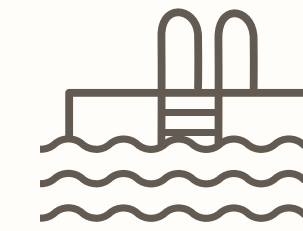
SKY LOUNGE



SMART HOME
SYSTEM



KIDS PLAY
AREA



PRIVATE
POOLS



OUTDOOR TERRACE



SAUNA & STEAM
ROOM



SHALLOW POOL



SPLASH PADS



URBAN
FOREST

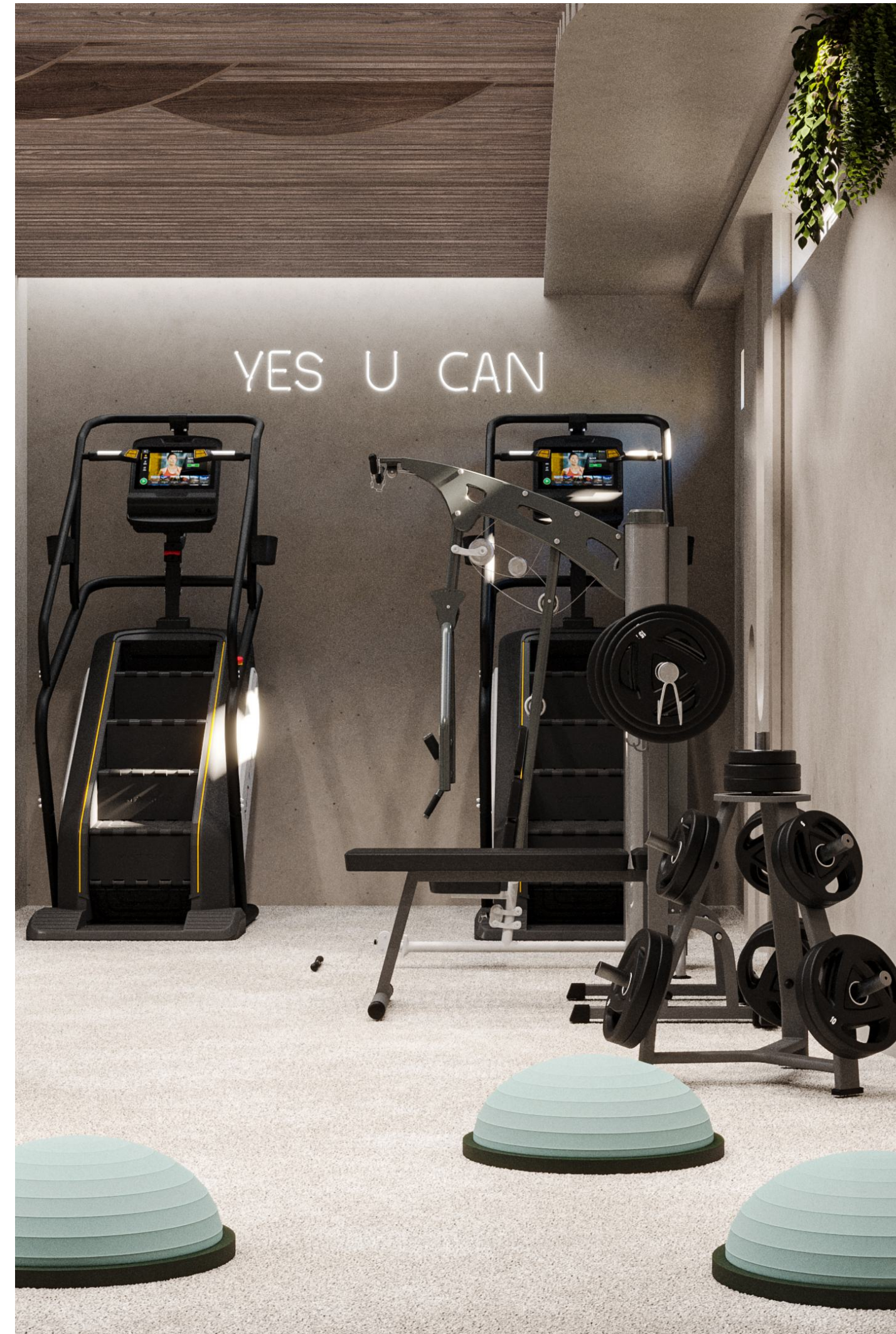


PRIVATE POOLS



INFINITY POOL

Step into a world of vibrant colors, where every corner is a new adventure waiting to be explored.



FITNESS STUDIO

Embrace the vitality of our fitness studio where ambition and well-being meet.



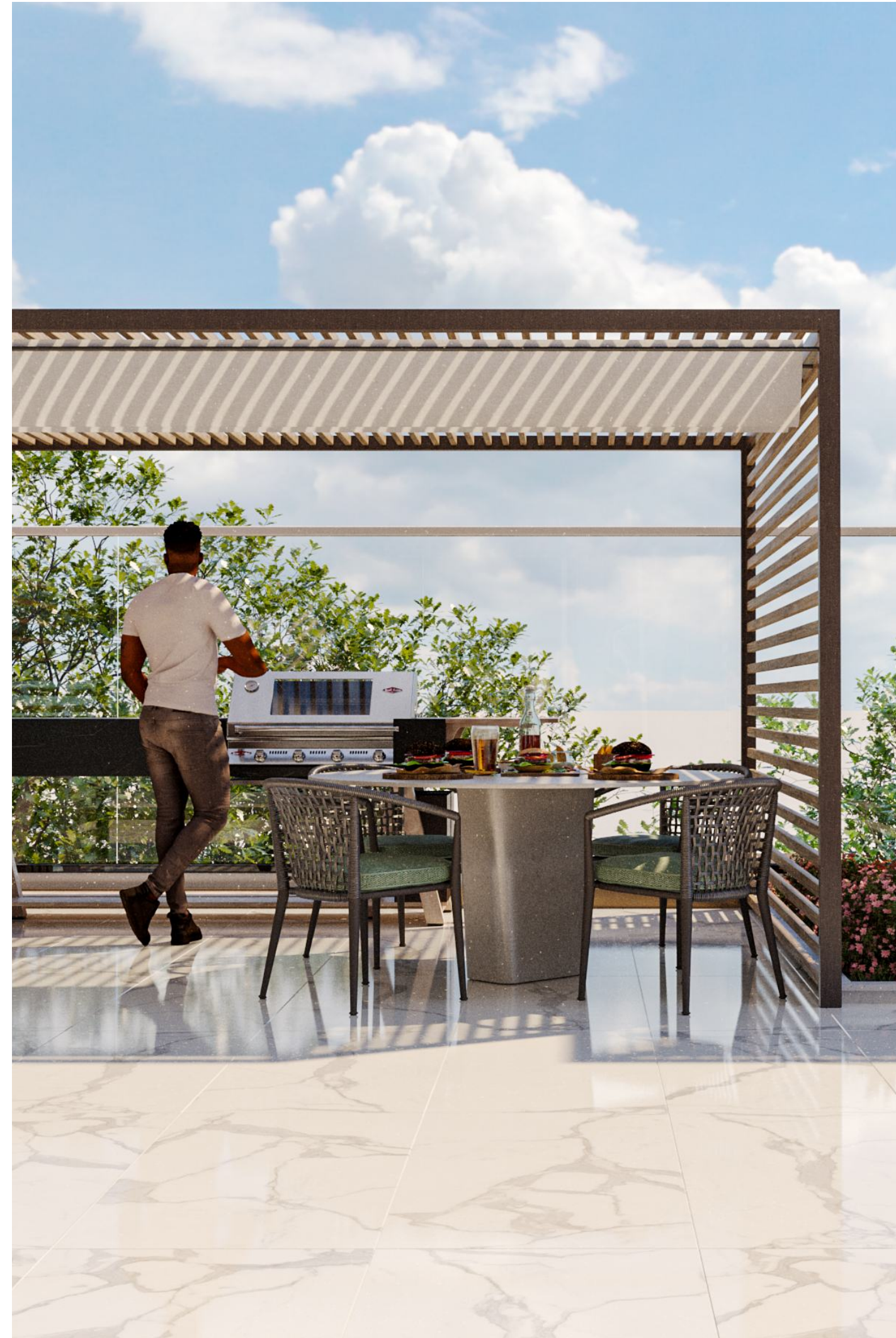
URBAN FOREST

Step into a world of vibrant colors, where every corner is a new adventure waiting to be explored.



CLUB HOUSE

A versatile gaming space for all residents to enjoy entertainment.



BBQ AREA

Experience the open-air BBQ area for fun meals with friends under the sky.



SPLASH PADS

Embrace the spirit of community living, as the splash pad becomes the central hub for families and friends to gather and create lasting memories.



Custom-made finishes

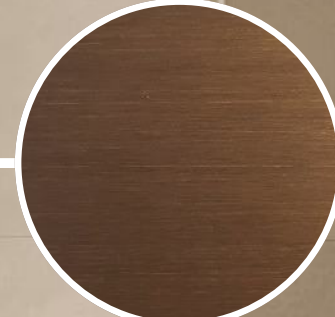
High-end appliances

Miele

Italian tile finish



Metallic brass finish







EXECUTIVE FLOOR



PRIVATE LIFT
FOR THE RESIDENTS
OF THE 8 FLOOR



SKY LOUNGE



ILUKA RESIDENCES

APARTMENTS

TYPE	SIZE	STARTING PRICE
1 BEDROOM	FROM 804 SQ.FT.	FROM 1.8M
2 BEDROOMS	FROM 1131 SQ.FT.	FROM 2.4M
3 BEDROOMS	FROM 1526 SQ.FT.	FROM 3.5M
4 BEDROOMS	FROM 1951 SQ.FT.	FROM 4.5M

60/40 PAYMENT PLAN

20%
+4% DLD
ON BOOKING
DOWN PAYMENT

10%
3 MONTHS FROM BOOKING
1ST INSTALLMENT

5%
6 MONTHS FROM BOOKING
2 INSTALLMENT

5%
9 MONTHS FROM BOOKING
3 INSTALLMENT

5%
12 MONTHS FROM BOOKING
4 INSTALLMENT

5%
15 MONTHS FROM BOOKING
5 INSTALLMENT

5%
18 MONTHS FROM BOOKING
6 INSTALLMENT

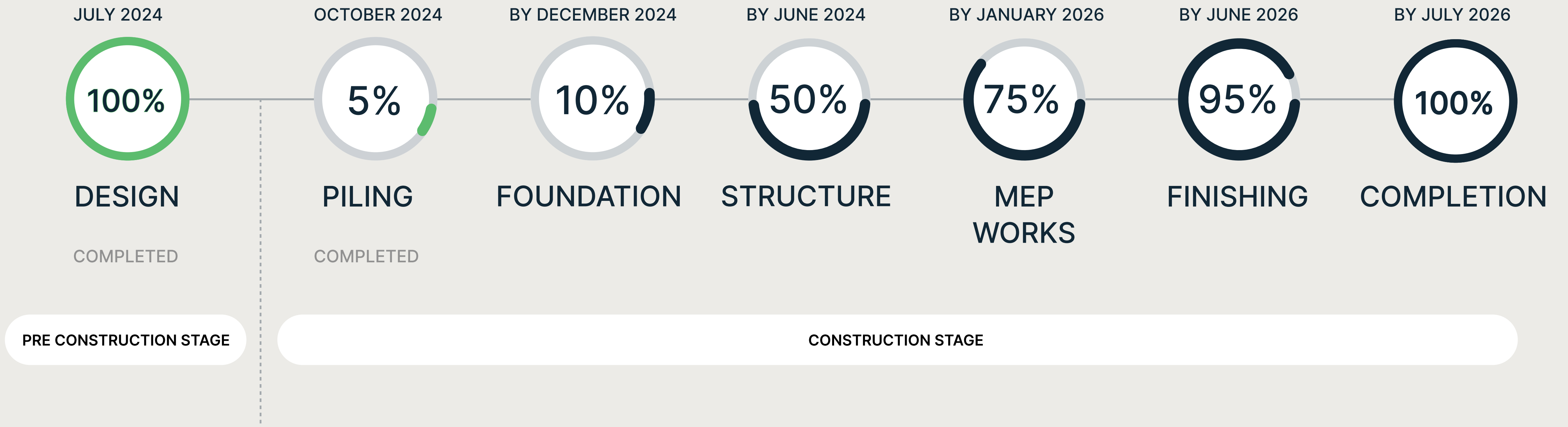
5%
21 MONTHS FROM BOOKING
7 INSTALLMENT

40%
ON COMPLETION
FINAL INSTALLMENT

Q3 2026 HANDOVER



CONSTRUCTION STATUS & PROJECT TIMELINE



ILUKA RESIDENCES

EXCLUSIVE CASH BONUSES FOR SALES

1 BEDROOM UNIT	AED 10,000
<hr/>	
2 BEDROOM UNIT	AED 15,000
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3 BEDROOM UNIT	AED 20,000