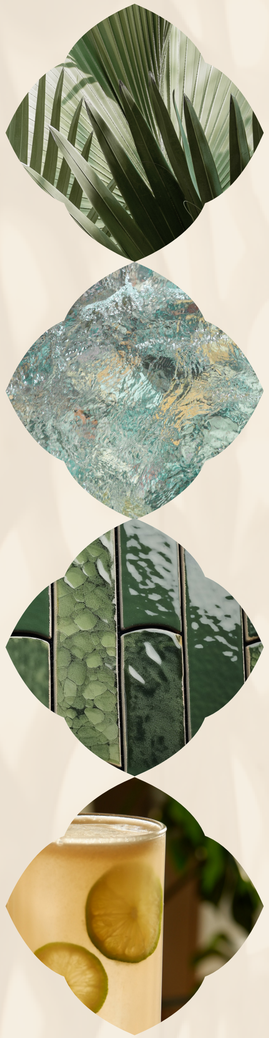
Garden Villas

BAYVILLAS

DUBAI ISLANDS

NAKHEEL



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INTRODUCTION

Discover elysian living on Dubai Islands: *where Opulence meets Nature*

Embark on an extraordinary journey into a realm of unparalleled luxury and natural splendour with our exclusive residential project on Dubai Islands. Presenting a visionary opportunity to live in island exclusivity where breathtaking architecture combines with natural beauty.

THE ENERGY OF DUBAI AND THE ESSENCE OF THE SEA

Dubai *Islands*

Dubai Islands is a place from which you can view and sense the timeless influences that have created this surrounding setting.

Location & Neighbourhood

FEEL THE NEW RHYTHM OF DUBAI ISLANDS IN HARMONY WITH THE PAST

Designed in line with Dubai's overall vision to be the world's best city to live, Dubai Islands create an extra-ordinary lifestyle. This unique group of five Islands, spans 18sqkm and offers over 50km of splendid waterfront real estate, 20km of pristine beaches, 2km of landscaped parks and open spaces, and premium golf course overlooking the Arabian Gulf.

OVERVIEW

POINTS OF INTEREST

Infinity Bridge: 6min / 6kms
Cruise Terminal: 19min / 12kms
Dubai International Airport: 18min / 13kms
Downtown Dubai: 26min / 19kms

MALLS

Burjuman: 18min / 11kms
Dubai Mall: 25min / 18kms

SCHOOLS

Victoria International School: 19min / 12kms
Pristine Private School Main Campus: 14min / 10kms
The Elite English School: 6min / 6kms
The Apple International School Primary Campus: 16min / 11kms
Swiss International Scientific School in Dubai: 30min / 24kms
Safa British School: 26min / 20kms
Collegiate International School: 34min / 30kms

HOSPITAL

Dubai Hospital: 8min / 6kms
Canadian Specialist Hospital: 10min / 7kms
International Modern Hospital: 14min / 10kms
Clemenceau Medical Center Hospital: 22min / 17kms

A real bridge to the *future*

Embrace convenient access as you journey home to your luxury lifestyle with the unveiling of the Dubai Islands new access bridge. Spanning 1,425 meters across, Dubai Islands residents will benefit from direct entry and exit points on the Bur Dubai side of the city connecting directly to the Islands over the Dubai Creek.

Dubai Island B

Residing on Island B means living amidst swimmable beaches, waterfront park promenade and prolific green spaces. An exceptional resort-style island that values and integrates its rapport with the landscape.
Live the island life close to the city yet worlds away.

The Island B masterplan consists of unique residential community, beach resorts and marinas. Each offers a different lifestyle experience presenting diverse amenities and services. Collectively they form an integrated and coveted residential island experience.

Bay Villas

Dubai Islands

BE THE FIRST TO BE HERE

Bay Villas is the first step in luxury, connected living on Island B. An exceptional innovation combining natural beauty and prestigious amenities to create resort-style living.
This low density, resort setting presents 5 typologies from which to enjoy 1.3 km beach length &1.3 km of rock water edge promenade.

Immersed in a panorama of eclectic luxury.

Feel a different rhythm of life where expertly designed residential areas ensure people and communities are connected by a desire to live well, with passion.
A luxury interspersed with the local traditions that continue to intrigue.

The Properties

YOUR ELEGANT ISLAND RETREAT AWAITS

Nestled along the prestigious shorefront promenade, our Villas redefine the art of living, offering an oasis of elegance against the backdrop of breathtaking water views.

Each property represents a different rhythm of life. Bay Villas invites you to match your lifestyle with the property that best defines your connection with the natural world and the services and community you desire.

The Interiors

Stairs

Kitchen

Primary Bathroom

- Natural and warm island aesthetic finish palette
- “Barefoot Luxury” Design direction
- High quality natural and technical finishes selected for form and function with maintenance and longevity in mind.
- Neutral and accent colour finish palettes available for all schemes
- Kitchen with built-in appliances and features
- Ironmongery, brassware and ceramics from quality international brands
- Thoughtfully designed warm white LED lighting throughout
- A perfect pet and utility room for active families, with wash sink and storage.

A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

Garden Villas

TYPE *A* TYPE *B* TYPE *C* TYPE *D* TYPE *E* TYPE *F*

Contemporary interiors invite nature's touch of colour

Located on expansive villas of 506 to 595 sqm.
Nature flows indoors with feature furnishings and finishings tinged in shades of green adding to these garden-sanctuary villas.
Interior spaces complement the indoor outdoor flow and elegant interior lines accentuate tasteful simplicity.
Wood panelling completes

Garden Villa
Type A

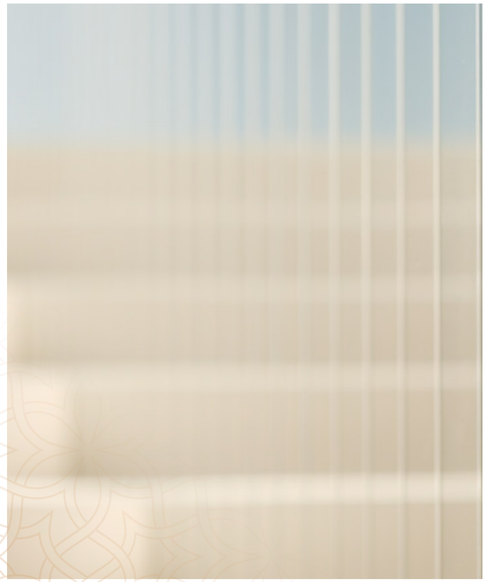
FOUR BEDROOM

A play of light and texture defines this villa, with a façade in light tones, stone cladding, and an offset block design. Wooden panelling under the terrace roof adds a touch of nature, creating an elegant and harmonious atmosphere.

RANGE ROVER

Garden Villa

TYPE A INTERIORS



Garden Villa - Living Room

Garden Villa - Bathroom

Garden Villa - Bedroom

Garden Villa - Terrace

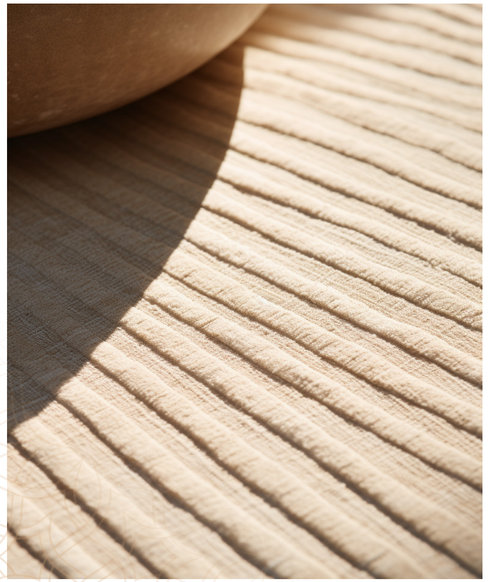
Garden Villa
Type B

FOUR BEDROOM

Privacy takes centre stage in this villa, minimizing windows for a sheltered feel. Elegant stone sections and a slatted roof overhang introduce additional light to the upper level, balancing seclusion and openness.

Garden Villa

TYPE B
INTERIORS



Garden Villa - Kitchen

Garden Villa - Bathroom

Garden Villa - Stairs

Garden Villa - Bedroom

Garden Villa
Type C

FOUR BEDROOM

A sturdy base in bold white proudly supports the first floor adorned with vertical louvers that provide both shade and pleasing aesthetics. Indoor-outdoor flow is maximised on the ground floor with full length windows and doors creating a long transparent wall.

Garden Villa

TYPE C

INTERIORS

Garden Villa - Living Room

Garden Villa - Kitchen

Garden Villa - Primary Bathroom

Garden Villa - Primary Bedroom

Garden Villa
Type D

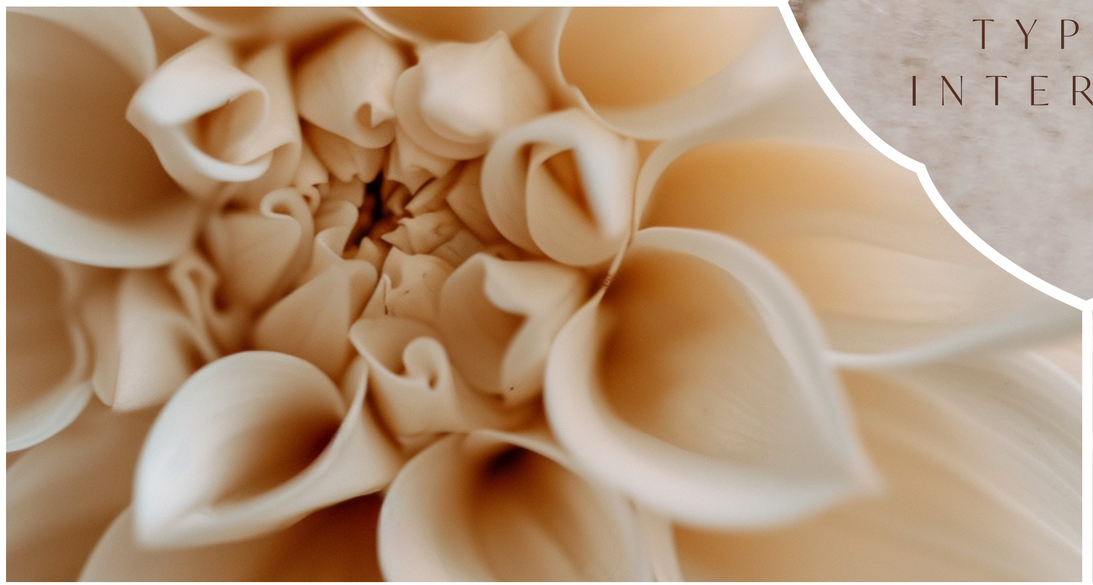
FOUR BEDROOM

This exquisite villa meets elegancy and functionality. The entrance, artfully placed on the side, enhances the arrival experience, leading the user through a double-height lobby that exudes luxury. Seamlessly connecting to the expansive main living areas, the villa boasts spacious interiors bathed in natural light.The upper floor unveils 4 bedrooms, with a major master suite featuring a private balcony for unparalleled tranquillity. This floor beckons with beautiful, generous balconies adorned with shading provided by the last floor. On the second floor, a stunning outdoor roof top awaits, offering clear and unique views, elevating the living experience to new heights. On this villa, every detail is meticulously crafted for a life of opulence and comfort.

PORSCHE

Garden Villa

TYPE D
INTERIORS



Garden Villa - Kitchen

Garden Villa - Living Room

Garden Villa - Bedroom

Garden Villa - Bathroom

Garden Villa
Type E

FOUR BEDROOM

This G+1 villa offers a symmetrical façade with a sophisticated garden theme. The use of stone, vertical lines, and cream and light brown interiors create a refined coziness, while floor-to-ceiling sliding doors blur the line between indoor and outdoor living.

Garden Villa

TYPE E

INTERIORS

Garden Villa - Living Room

Garden Villa - Bedroom

Garden Villa - Bathroom

Garden Villa - Terrace

Garden Villa
Type F

FIVE BEDROOM

This five bedroom is separately visually alluring, with a seemingly transparent base, protected first floor and private top floor; together they create a harmonious design for indulgent waterfront living.

Garden Villa

TYPE F

INTERIORS

Garden Villa - Living Room

Garden Villa - Bathroom

Garden Villa - Bedroom

Garden Villa - Dining Room & Kitchen

ALL THE JOYS OF ISLAND LIFE

The Amenities

Bay Villas is not just about residences; it's a lifestyle.

Amenities abound at Bay Villas offering the world's best in resort living, dining, leisure and sport presenting a lifestyle that will satisfy more than you desire.

Waterfront Villas

ALL THE JOYS OF ISLAND LIFE

Away from the city, *connected by quality.*

BE EMBRACED BY NATURE

An abundant integration of verdant landscaping and nature where Bay Villas' residents can indulge in access to pristine resort beaches with landscaped green corridors through the Bay Villas area connecting the Island B greenway to the waterfront and beaches.

Landscaped linear parks, private and secluded, offer a superb waterfront connection for walking and jogging as well as kids play areas and quiet spaces to relax.

Play Area

Barbecue
Area

Shoreline
park

Linear
park

Gated
Communites

Clubhouse

Beach Club

800 NAKHEEL

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DISCLAIMER: All measurements,dimensions,coordinated and drawings, given as the Floor Plans in the literature are approximate and provided only for the purpose of marketing, illustration, information and general guidance as such drawings are not to scale. All the rooms, sizes,locations,orientations,dimensions,fixtures,fittings,finishes and specifications (including materials for,placement,size of rooms,windows,doors,balcony,funiture`s inbuilt wardrobe etc.)provided in the floor plans may vary as the same have been taken from concept designs prior the actual development/construction and therefore their accurace in relation to actual construction cannot be confirmed.Hence,we make no guarantee,warranty or representation as to the accuracy and completeness of the floor plan information as changes may be made during the development process,without notice. Always refer to latest IFC design available in the sales office for the most accurate representation of all construction details. Pool and landscape layout and configuration shown on floor plans are for general illustrative purpose only and are not provided by the developer.

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