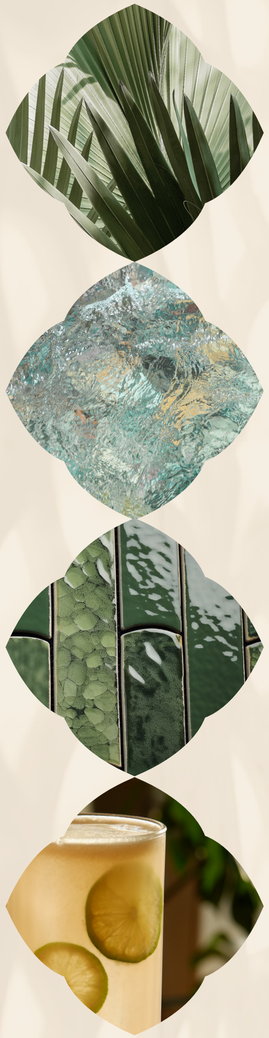
Semi-Detached Villas

BAYVILLAS

DUBAI ISLANDS

NAKHEEL



1. Introduction

2. Dubai Islands

Location & Neighbourhood | Island B | Project Name | The Properties

3. Semi-Detached Villas

4. The Amenities

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

Pet Area

Bedroom1

Kitchen

- 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.

Semi-Detached

OPTION 01

Semi-Detached

OPTION 02

A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

Semi-Detached Villas

TYPE *A* TYPE *B* TYPE *C* TYPE *D*

Listen to the sound of *nature*

On expansive 354 to 396 sqm, our semi-detached villas redefine contemporary living along the flourishing park of the central greenway. Seamlessly connected to the waterfront park through lush linear pathways, these residences showcase intelligent design that perfectly balances privacy and natural light.

Semi-detached Villas
Type A

THREE BEDROOM

This semi-detached villa stands gracefully with the garage side façade first floor with wood cladding contrasting with the façade in lighter brick/stone. This 3-bedroom option features G+1 floors, bedrooms with luxurious ensuite bathrooms. Complete with laundry facilities, a maid’s room, and parking.

Semi-detached Villas
Type B

THREE BEDROOM

This villa offers the same room options as the previous villa in a different layout. Each 3 bedroom home is thoughtfully divided to ensure a private sanctuary and seamlessly extending into shared lawn spaces for a communal touch.

Semi-detached Villas
Type C

FOUR BEDROOM

Two properties elegantly divided maintaining privacy and light, every detail is meticulously curated for a unique living experience in each 4 bedroom home.

Semi-detached Villas
Type D

FOUR BEDROOM

For those seeking an added touch of luxury, this 4-bedroom option introduces a rooftop terrace, providing panoramic views that elevate your daily living experience. Welcome to a harmonious blend of privacy, tranquillity, and panoramic vistas in your semi-detached home.

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

Linear
park

Gated
Communites

Beach Club

Shoreline
park

Clubhouse

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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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