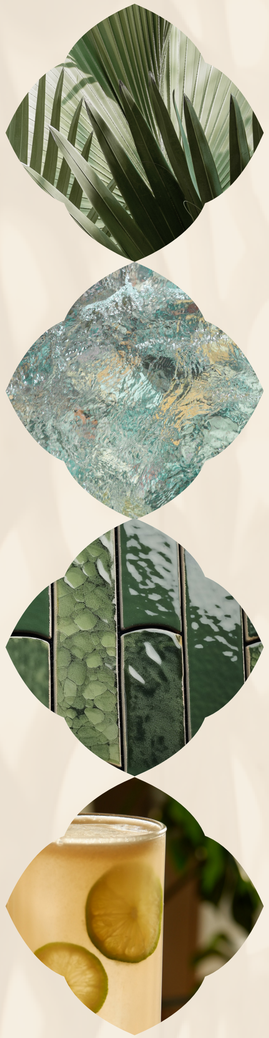
Townhouses

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

- 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.

Townhouse

OPTION 01

Townhouse

OPTION 02

A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

Townhouses

TYPE *A*
4 PLEX

TYPE *A*
6 PLEX

TYPE *B*
4 PLEX

TYPE *B*
6 PLEX

Listen to the sound of *friends*

Located on expansive townhouses of 316 to 371 sqm.
Set against the scenic backdrop of the west side waterfront zone, our stylish townhouses redefine modern living. Positioned strategically between the central greenway and the quayside zone, these residences offer an unparalleled opportunity to reside in sophisticated 4-bedroom corner homes or stylish 3-bedroom middle homes. The choice extends further, with options for either a 4-residence or 6-residence complex. Both complexes, boasting G+1 structures, provide parking.

Townhouse
Type A - 4 Plex

THREE & FOUR BEDROOM

The street side façade is an eye-catching solid design combining bold white lines, floor-to-ceiling windows and dark wooden panels. Both 3-bedroom middle residences and 4-bedroom end residences include a bedrooms with ensuite bathrooms, maid’s room and parking.

Townhouse
Type B - 4 Plex

THREE & FOUR BEDROOM

The same dark/light contrast of the 4 cluster duplex creates a striking effect as the elongated, flat roof expands across all 4 residences. The wooden cubes of every second residence contrast artfully against the white stone cladding on the garage façade.

Townhouse
Type A - 6 Plex

THREE & FOUR BEDROOM

Four-bedroom end residences elegantly bookend three-bedroom middle residences, an effect enhanced by white beams forming elegant horizontal lines between the two floors and along the terrace roof line on the street façade.

Townhouse
Type B - 6 Plex

THREE & FOUR BEDROOM

Simple elegance in creative design ensures privacy for each residence. Floor-to-ceiling windows separated by vertical square columns enhance the modern look. Floor-to-ceiling windows create a flow evoking one long, horizontal window across all middle residences.

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

Gated
Communites

Barbecue
Area

Linear
park

Beach Club

Shoreline
park

Clubhouse

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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