



# BAYGROVE

## RESIDENCES

DUBAI ISLANDS

**NAKHEEL**

Life at the edge of the sea



# Location





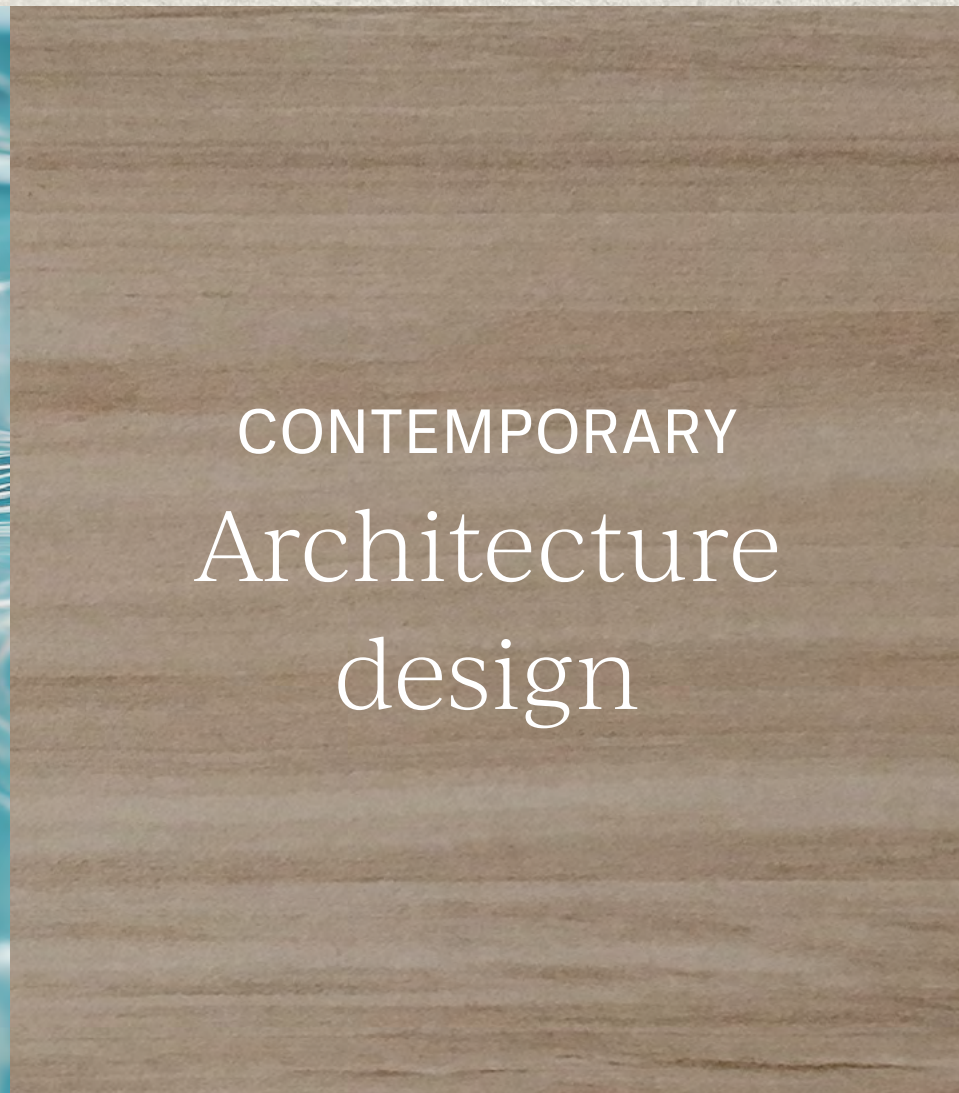
  
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PHASE 2





# Unique selling points



Waterfront living





Promenade

Island park



Park adjacency



# Design & architecture



# Crystal beach



Drop-off



# Lobby experience





# Amenities



Infinity pool

# Infinity pool



# Clubhouse



Theatre



Lush podium



# Fitness centre



Yoga space



# Kids' club



An aerial photograph of a beach with turquoise waves crashing onto the shore. The word "Residences" is centered in a white serif font. A thin white line with rounded corners frames the image.

# Residences

The 1, 2, 3 and 4-bedroom  
apartments at Bay Grove  
Residences are designed for  
comfort and relaxation.



# 4-bedroom duplex



# Duplex foyer



[illegible]

# Typical kitchen



# 2-bedroom kitchen & dining



# Typical primary bedroom



# Typical bathroom



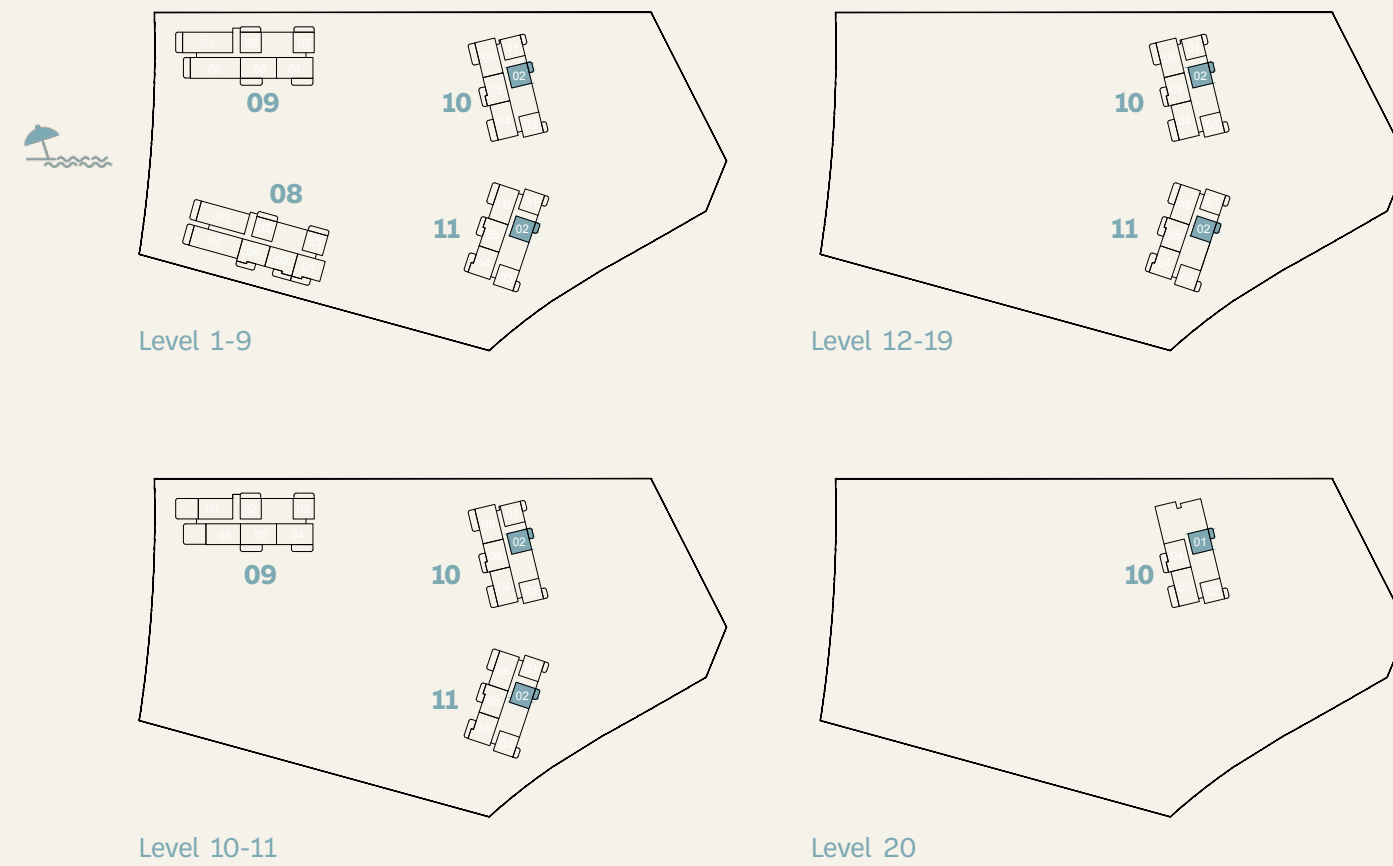


# Floor Plans

TYPE C

# 1-bedroom

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA N/A		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
10	102   202   302   402   502   602   702   802   902   1102   1202   1302   1402   1502   1602   1702   1802   1902	72.01	775.11	9.43	101.50	81.44	876.61
10	1002	72.02	775.22	9.43	101.50	81.44	876.72
10	2001	71.79	772.74	9.43	101.50	81.44	877.58
11	102   202   302   402   502   602   702   802   902   1102   1202   1302   1402   1502   1602   1702	72.04	775.43	9.49	102.15	81.53	877.58
11	1002	72.03	775.32	9.49	102.15	81.52	877.47
11	1802	71.81	772.96	9.39	101.07	81.20	874.03



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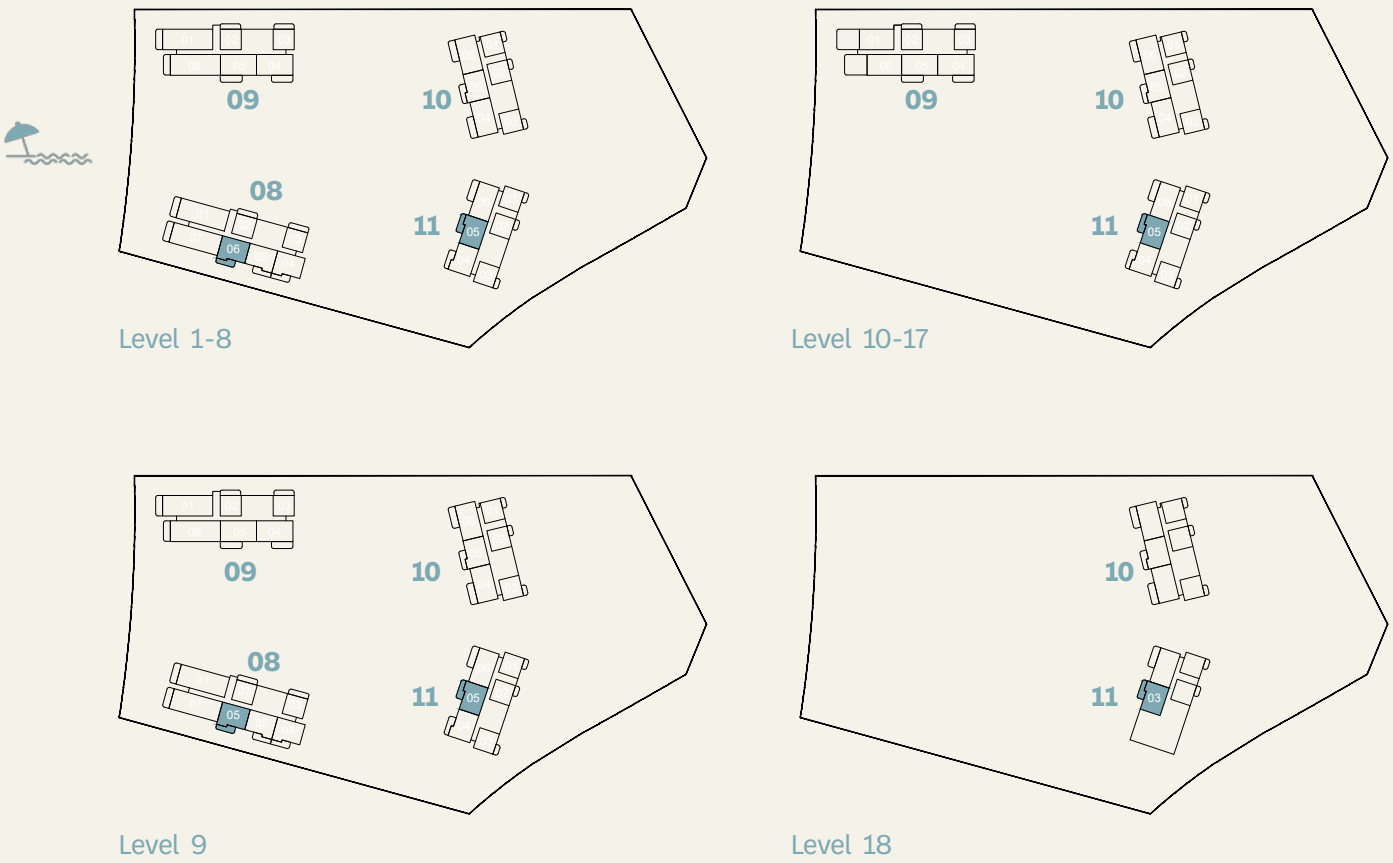
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TYPE A

# 2-bedroom

KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
8	106   206   306   406   506   606   706	102.49	1103.19	19.08	205.38	121.57	1308.57
8	806	102.46	1102.87	19.06	205.16	121.52	1308.03
8	905	102.48	1103.09	19.06	205.16	121.54	1308.25
11	105   205   305   405   505   605   705   805   905   1005   1105   1205   1305   1405   1505   1605   1705   1803	102.88	1107.39	19.09	205.48	121.97	1312.87



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TYPE G

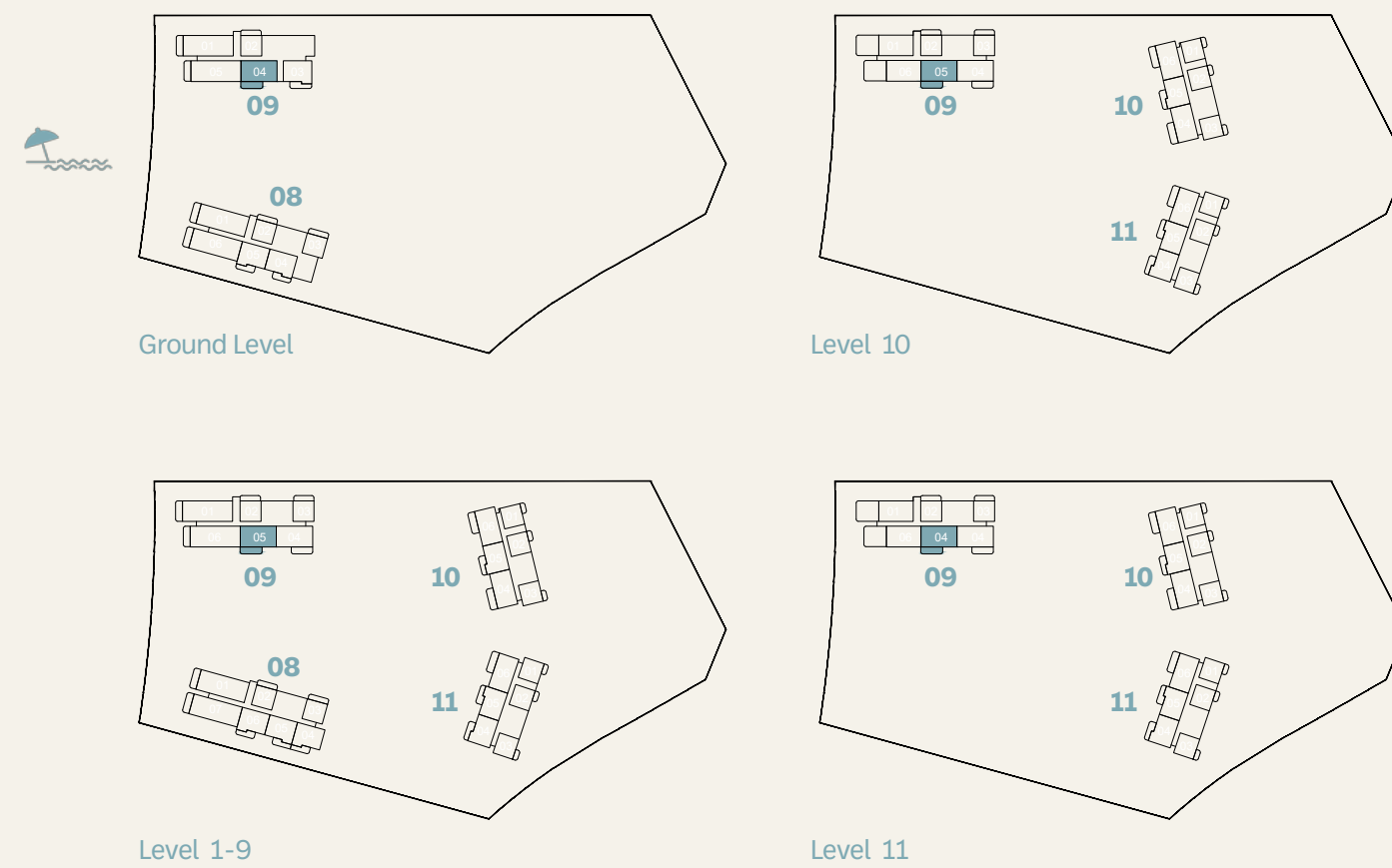
# 2-bedroom



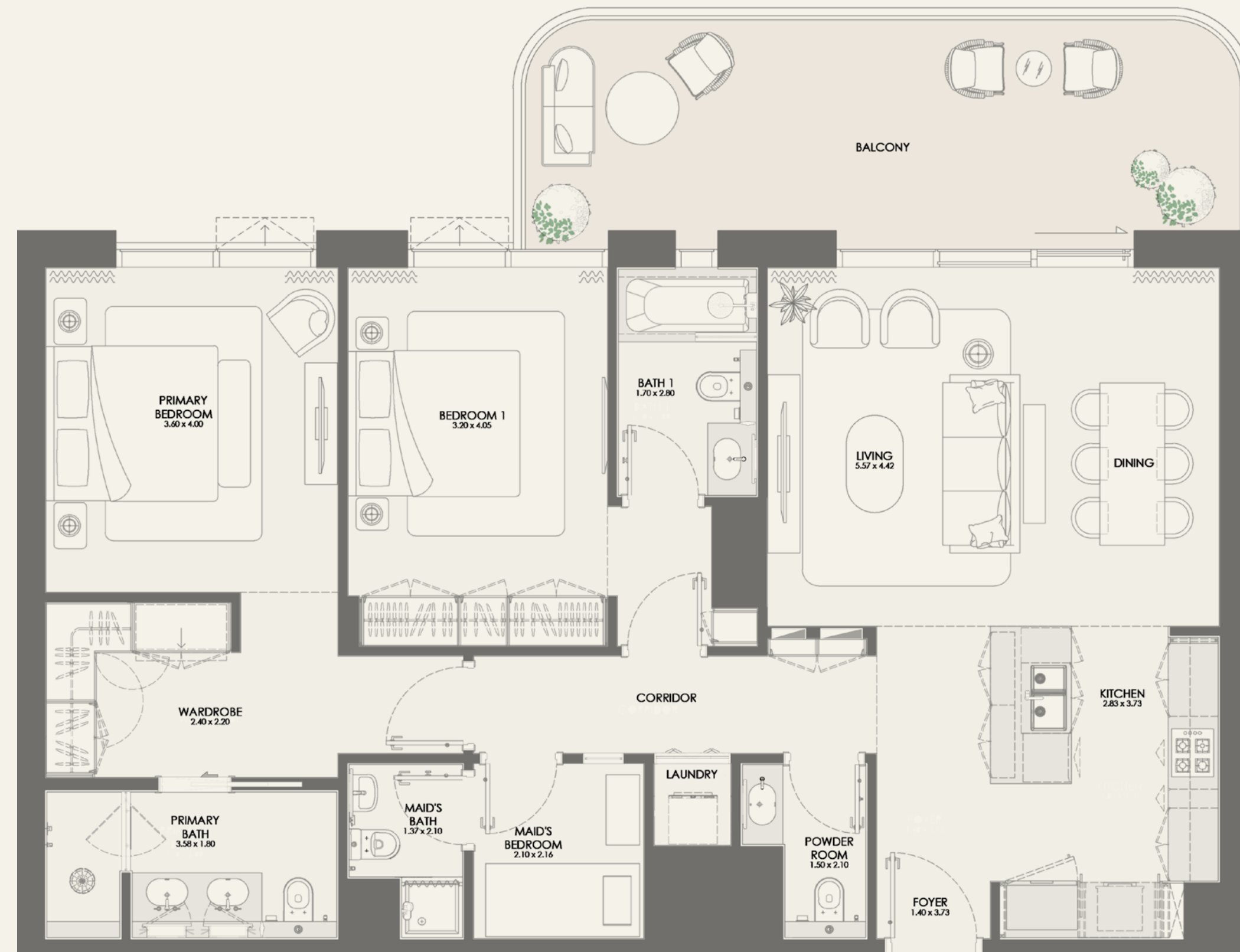
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RESIDENCES

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KEY PLAN



BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
9	G04	123.92	1333.86	26.32	283.31	150.24	1617.17
9	105   205   305   405   505   605   705 805   905	123.91	1333.76	25.74	277.06	149.65	1610.82
9	1005	123.91	1333.76	26.32	283.31	150.23	1617.06
9	1104	123.91	1333.76	26.31	283.20	150.22	1616.95



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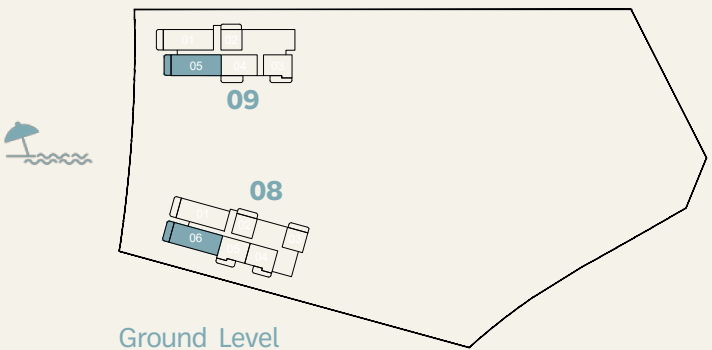
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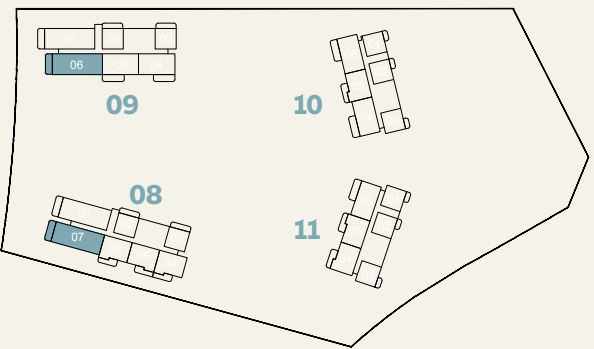
TYPE B

# 3-bedroom

KEY PLAN



Ground Level



Level 1-9

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
8	G06	170.86	1839.12	23.32	251.01	194.18	2090.14
8	107	170.93	1839.88	23.34	251.23	194.27	2091.10
8	207   307   407   507   607   707	170.94	1839.98	23.34	251.23	194.28	2091.21
9	G05	171.27	1843.53	24.08	259.19	195.35	2102.73
9	106   206   306   406   506   606   706   806   906	171.30	1843.86	24.17	260.16	195.47	2104.02



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TYPE A

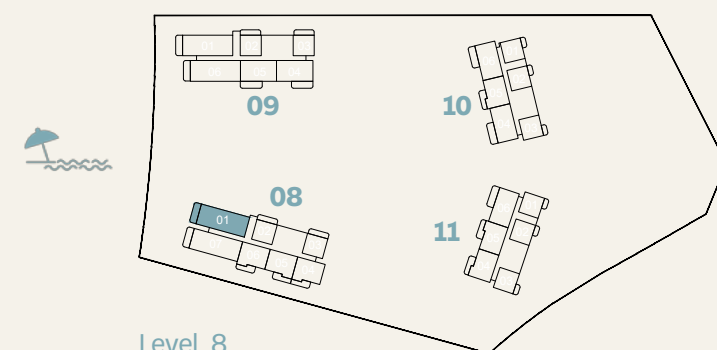
# 4-bedroom



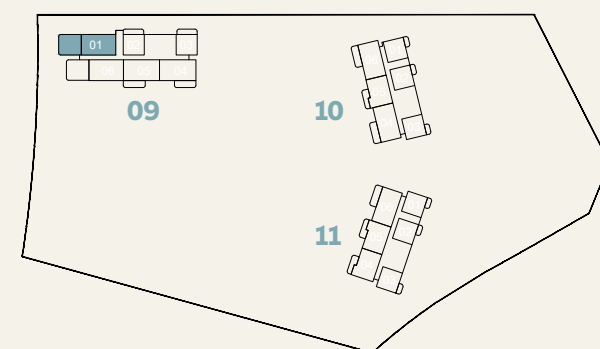
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KEY PLAN



Level 8



Level 10

BUILDING	UNIT NUMBER	SUITE AREA NIA		BALCONY AREA		TOTAL AREA NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
8	801	237.59	2557.40	67.08	722.04	304.67	3279.44
9	1001	237.48	2556.21	75.76	815.47	313.24	3371.69

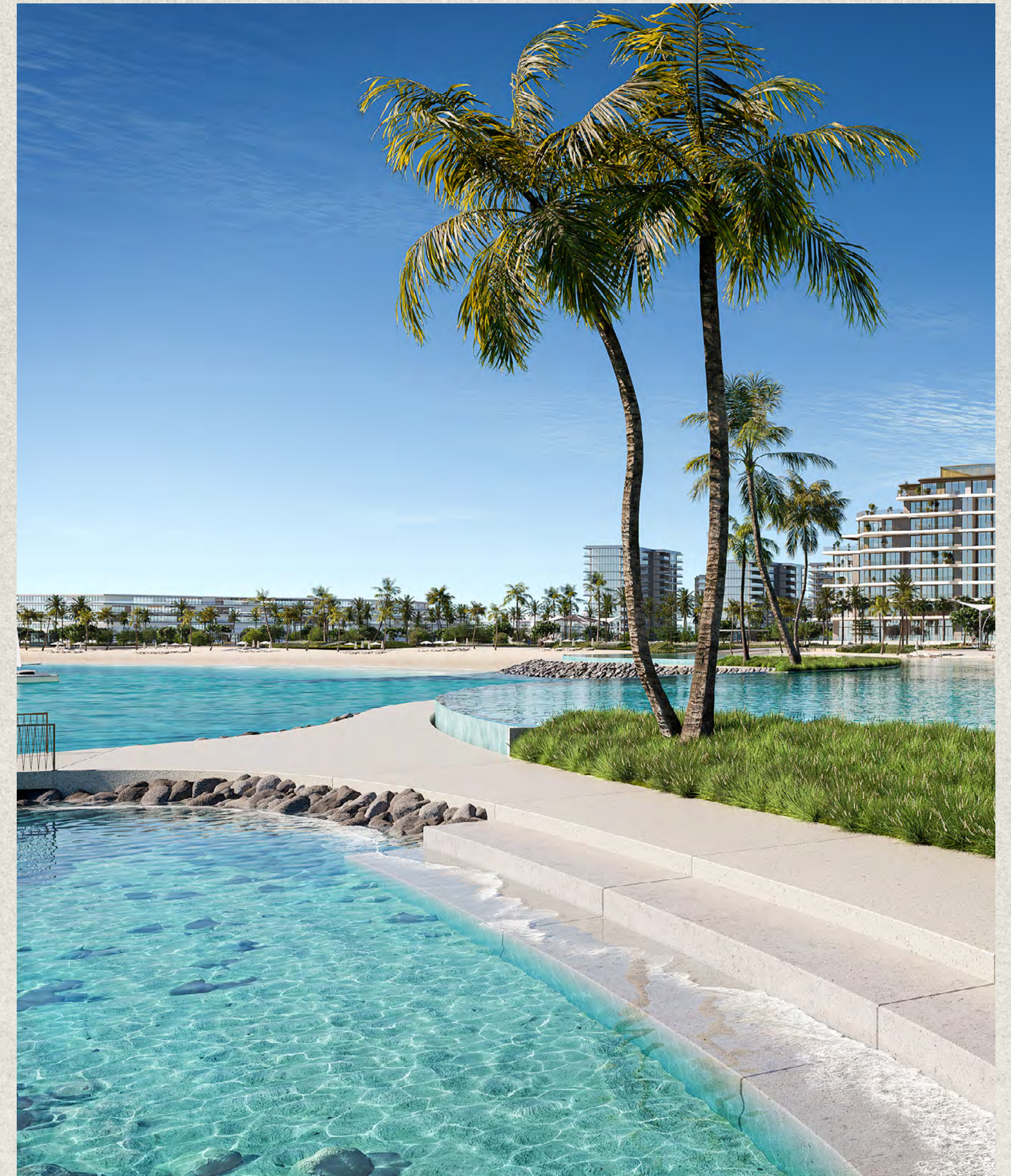


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# Additional amenities

- Hospitality-quality drop-off with water features
- 4 lobbies
- 24/7 security and on-site FM office
- Clubhouse for social gatherings
- Dedicated co-working spaces
- Outdoor BBQ and entertainment zone
- Outdoor fitness zone
- Indoor kids' play area
- Outdoor kids' club
- Pet wash station
- Visitors parking
- Dedicated bicycle parking
- Access to swimmable beach and boardwalk
- Access to community park, jogging, and cycling paths



# Prices

1.90 Million

1-Bedroom

2.72 Million

2-Bedroom

4.41 Million

3-Bedroom

8.22 Million

4-Bedroom

\*All prices are in AED

# Payment plan

Down Payment

20%

On Booking

1st Instalment

10%

May 2025

2nd Instalment

5%

September 2025

3rd Instalment

10%

January 2026

4th Instalment

10%

May 2026

5th Instalment

10%

September 2026

6th Instalment

5%

January 2027

7th Instalment  
(On handover)

30%

November 2028

# Online registration process

## Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

## Don'ts

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

The background is a solid teal color. It is decorated with several thin, white, wavy lines that flow across the frame, creating a sense of movement and depth. These lines are more prominent on the left and right sides, framing the central text.

**NAKHEEL**