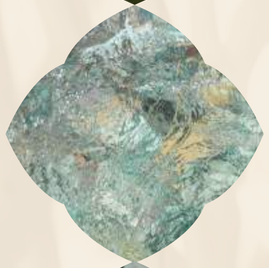
Waterfront Villas

BAYVILLAS

DUBAI ISLANDS

NAKHEEL









1. Introduction

2. Dubai Islands

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

3. Waterfront Villas

4. The Amenities

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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 17sqkm 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.





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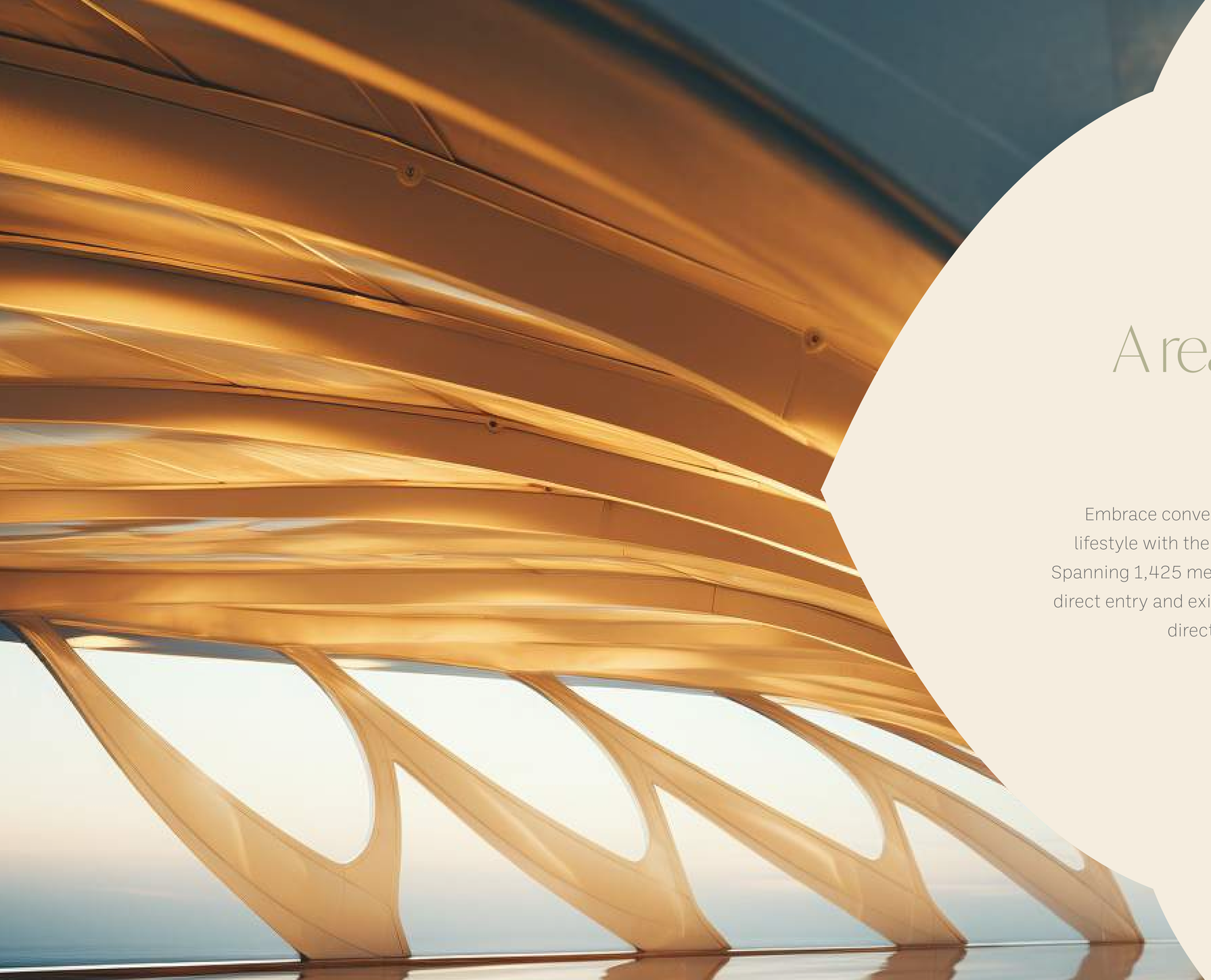
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Dubai Island B

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Live the island life close to the city yet worlds away.

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General View Beach Villas

Bay Villas

Dubai Islands

BE THE FIRST TO BE HERE

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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.



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- Natural and warm island aesthetic finish palette
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- 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.


Wardorbe


Dining & Living Room


Multipurpose Room

A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

Waterfront Villas

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



Listen to the sound of *the waves*

Located on expansive villas of 622 to 750 sqm, our Waterfront Villas redefine opulence. With 5 bedrooms and a front-row location along the prestigious shorefront promenade, each villa is a testament to luxury living. Spectacular waterfront views paint the backdrop for this private residence, complemented by lush and parking.



Waterfront Villa
Type A

FIVE BEDROOM

The design of our waterfront villas embodies a pure panoramic architecture, where the design is all about capturing stunning water and skyline views. Each villa along the shoreline boasts a unique character, harmonizing with the natural environment of Dubai Islands. Situated on the seashore, the design vision extends to be surrounded by lush vegetation—providing a sense of luxury privacy in the bustling city.

Experience open living spaces shaded by a pure frame that maximizes waterfront views on both levels. The waterfront side features a light frame extending over living spaces, providing shade to the ground floor terrace while expanding the living space towards the view. It also separates first-floor rooms, offering waterfront and city views. On the street side, the first floor extends over the garage, integrating an entrance courtyard and a screened upper-level bedroom and family lounge with an open terrace. Welcome to a place where architectural brilliance meets waterfront living in the heart of Dubai Islands.











Waterfront

TYPE A

INTERIORS







Waterfont Villa - Living Room



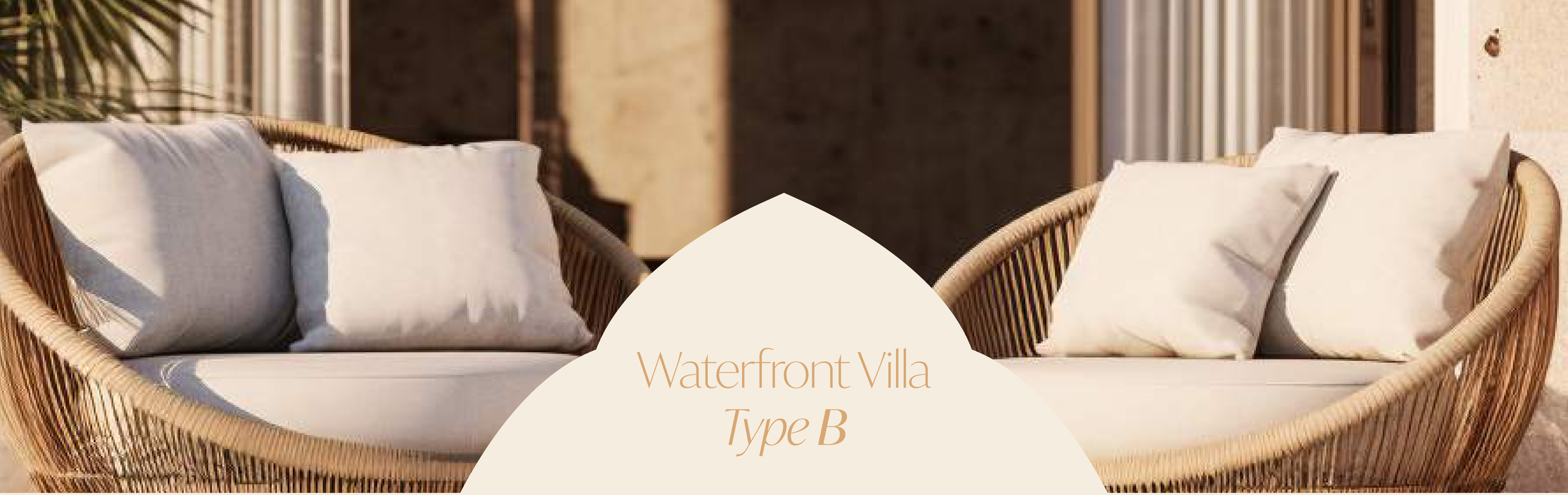
Waterfront Villa - Bathroom



Waterfront Villa - Bathroom



Waterfont Villa - Dining Room



Waterfront Villa
Type B

FIVE BEDROOM

This elegant villa type exudes a sophisticated and composed charm. The architecture features a unique design all adorned with finely textured materials. The layout is thoughtfully arranged to seamlessly connect the entrance to the serene back terrace.
As you enter, the experience is carefully crafted with a double-height space, creating a captivating journey. A sculptural staircase, positioned midway, connects to the private quarters on the first floor. Each bedroom boasts its own private balcony, and the guest bedroom on the ground floor enjoys the added luxury of an exclusive garden space. Discover a harmonious blend of style and comfort in every corner of this distinguished villa.











Waterfront

TYPE B

INTERIORS







Waterfront Villa - Kitchen



Waterfont Villa - Living Room



Waterfront Villa
Type C

FIVE BEDROOM

Step into modern luxury with this stunning contemporary villa featuring 5 bedrooms, nestled along the water’s edge. Floor-to-ceiling windows seamlessly connect the ground floor, while an extended terrace on the first floor offers panoramic views. Convenience meets luxury at the entrance with parking spaces. Each bedroom comes with its own ensuite bathroom, and the waterfront master suite boasts a generous walk-in closet.

The open living spaces effortlessly connect to expansive outdoor decks, providing a breathtaking view of the waterfront. Special outdoor areas offer the perfect setting for moments of relaxation, seamlessly blending modern design with the serenity of the natural surroundings. Experience the epitome of contemporary living in this architecturally refined masterpiece.















Waterfront

TYPE C

INTERIORS



Waterfont Villa - Living Room



Waterfront Villa - Bedroom



Waterfront Villa - Bathroom



Waterfont Villa - Kitchen



Waterfront Villa
Type D

FIVE BEDROOM

Experience the charm of this villa as you enter through a welcoming porch leading you to a captivating sea view at the end. Elegance defines this villa through a clever mix of light-colored and subtly textured horizontal and vertical elements with full exposure to the mesmerizing sea views.

The villa’s design features interconnected terraces at various levels. The second floor is dedicated exclusively to the master bedroom, complete with its own terrace, providing uninterrupted views of the sea.

Immerse yourself in the seamless blend of elegance and scenic beauty in this unique villa.











Waterfront

TYPE D INTERIORS







Waterfont Villa - Dining Room



Waterfront Villa - Bathroom



Waterfront Villa
Type E

FIVE BEDROOM

Step into a modern and elegant living experience with this villa. Enjoy the bright interiors, thanks to the strong stone facades and ample natural light. This clean and minimal villa showcases modern beauty with strong horizontal elements. It boasts 5 bedrooms, offering refined living that effortlessly accommodates guests with parking spaces seamlessly integrated into the design.

Inside, you'll find family and formal areas, a daily and show kitchen, an elevator, maid's room, driver's room, laundry, and all the essential utility spaces. The spacious master suite treats you to panoramic view of the endless sea, complete with a roomy walk-in closet and bathroom for a relaxing retreat. Experience the seamless connection between indoor and outdoor spaces as natural light floods every corner through expansive glass windows, providing clean views of the surroundings. This villa is a perfect blend of modern design and comfortable living.











Waterfront

TYPE E

INTERIORS







Waterfont Villa - Living Room



Waterfront Villa - Bedroom



Waterfront Villa - Bathroom



Waterfont Villa - Kitchen

ALL THE JOYS OF ISLAND LIFE

The Amenities

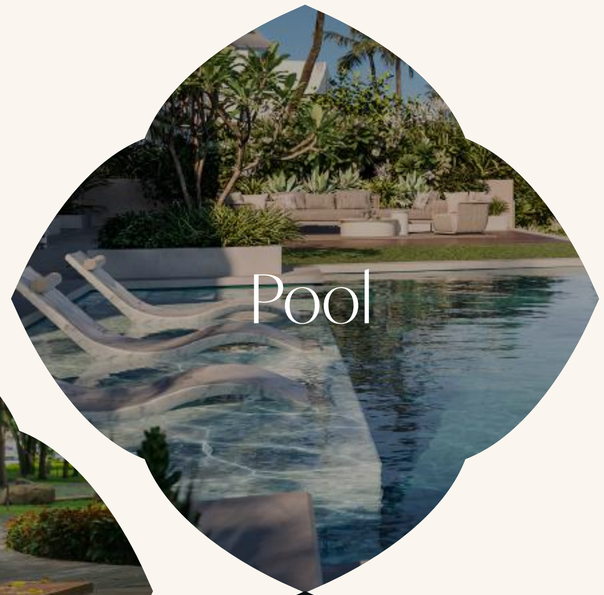


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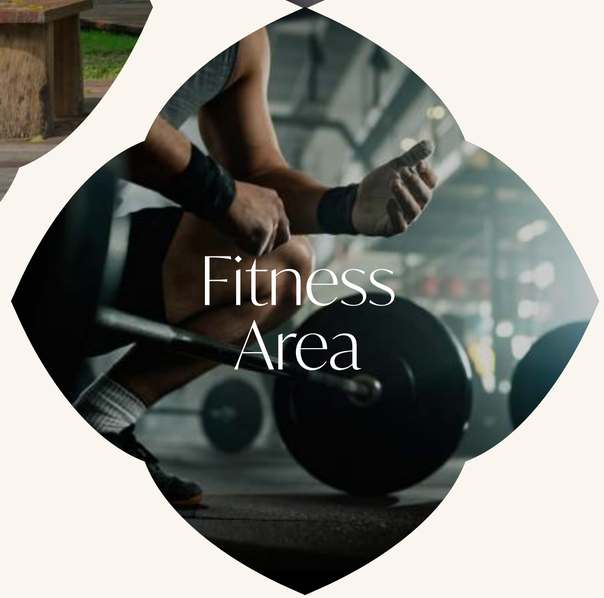
Waterfront Villas











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Play Area


Barbecue
Area


Shoreline
park


Linear
park


Gated
Communites


Clubhouse

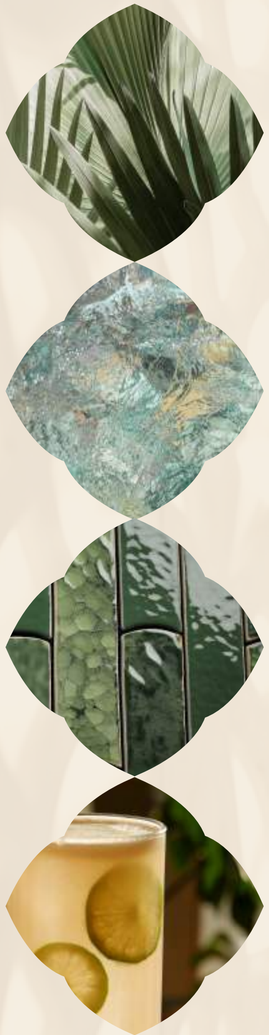

Beach Club

Townhouses

BAYVILLAS

DUBAI ISLANDS

NAKHEEL



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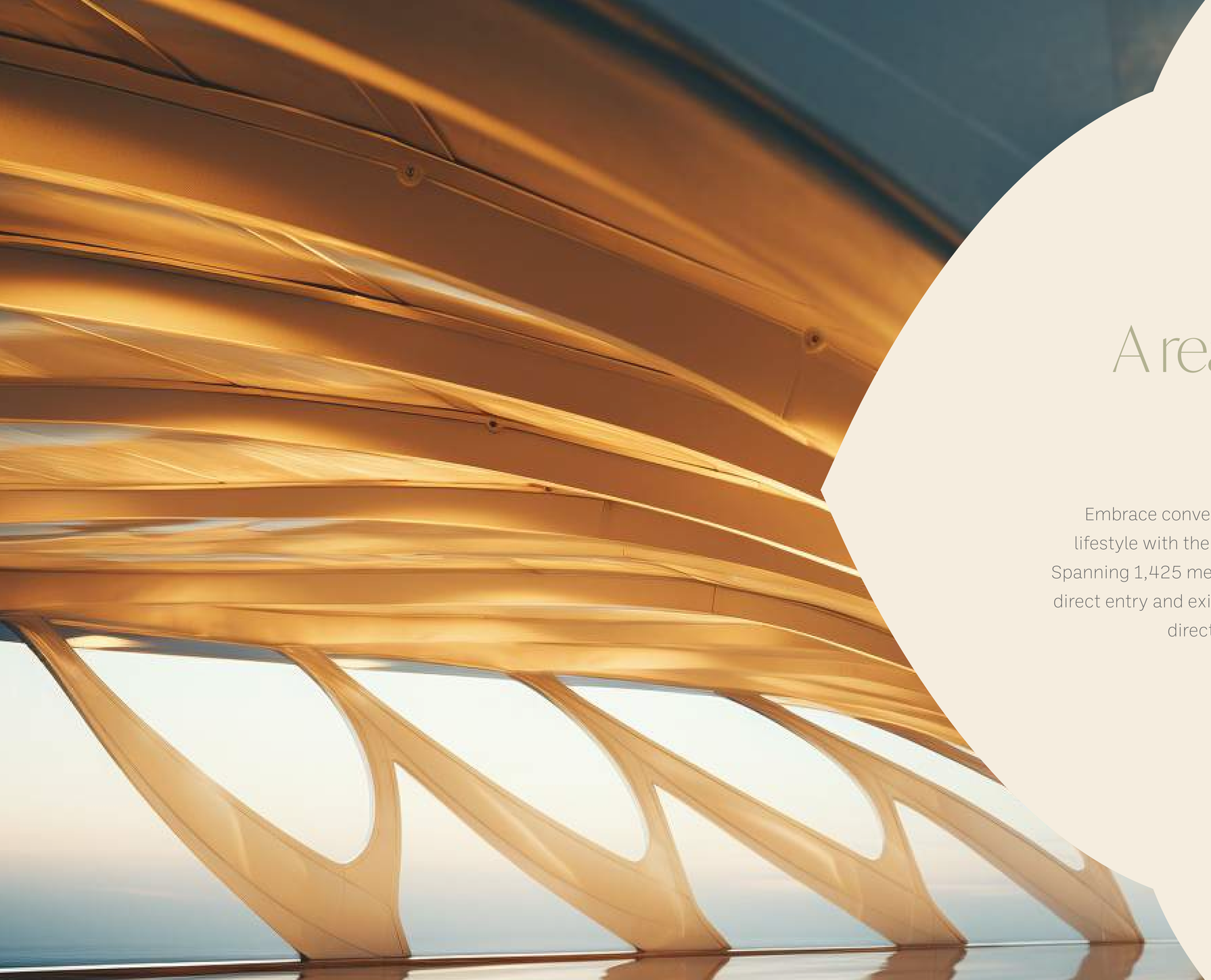
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Pet Area


Kitchen


Living Room







Townhouse

OPTION 01











Townhouse

OPTION 02





A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

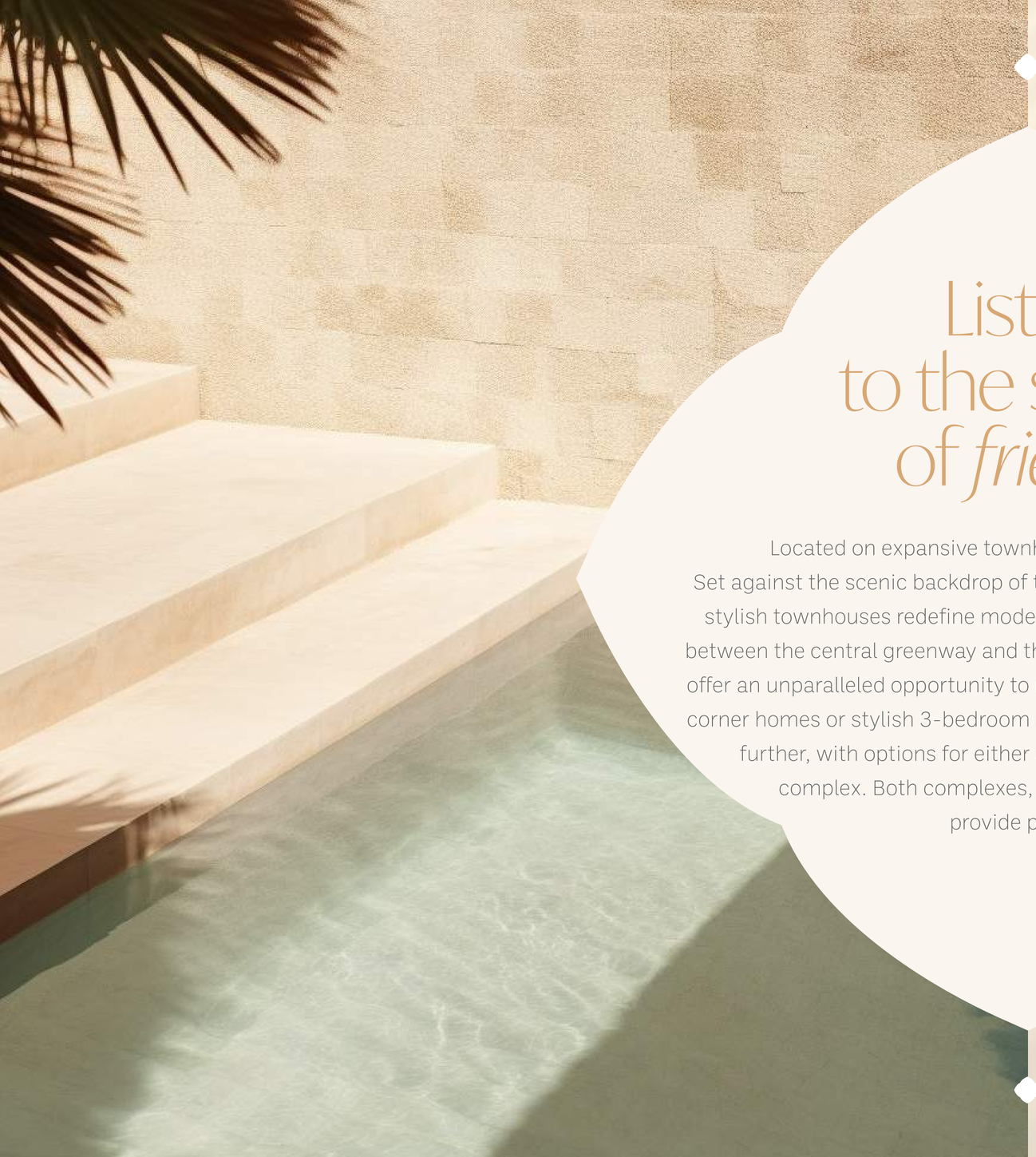
Townhouses

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

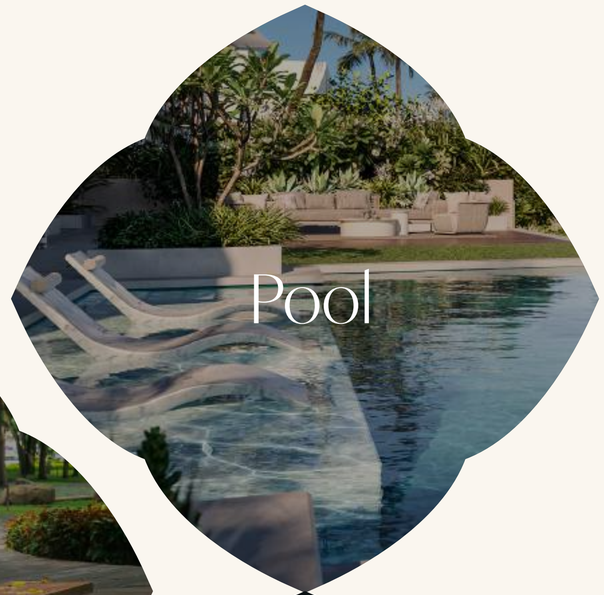


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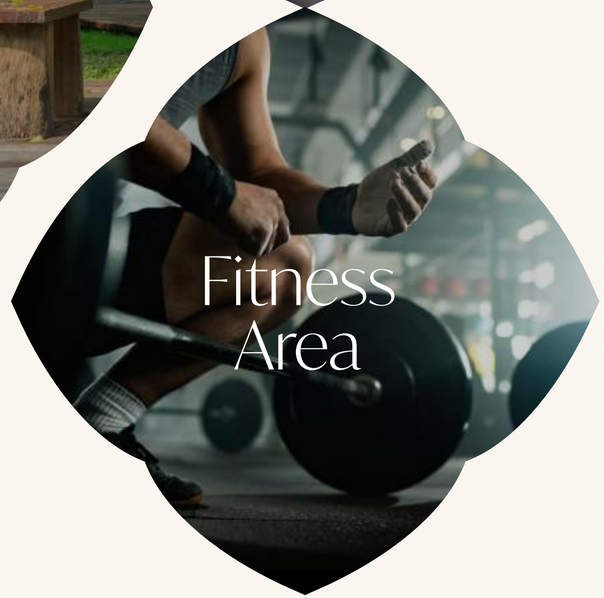
Waterfront Villas











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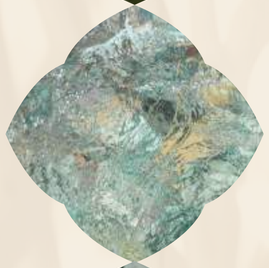
Semi-Detached Villas

BAYVILLAS

DUBAI ISLANDS

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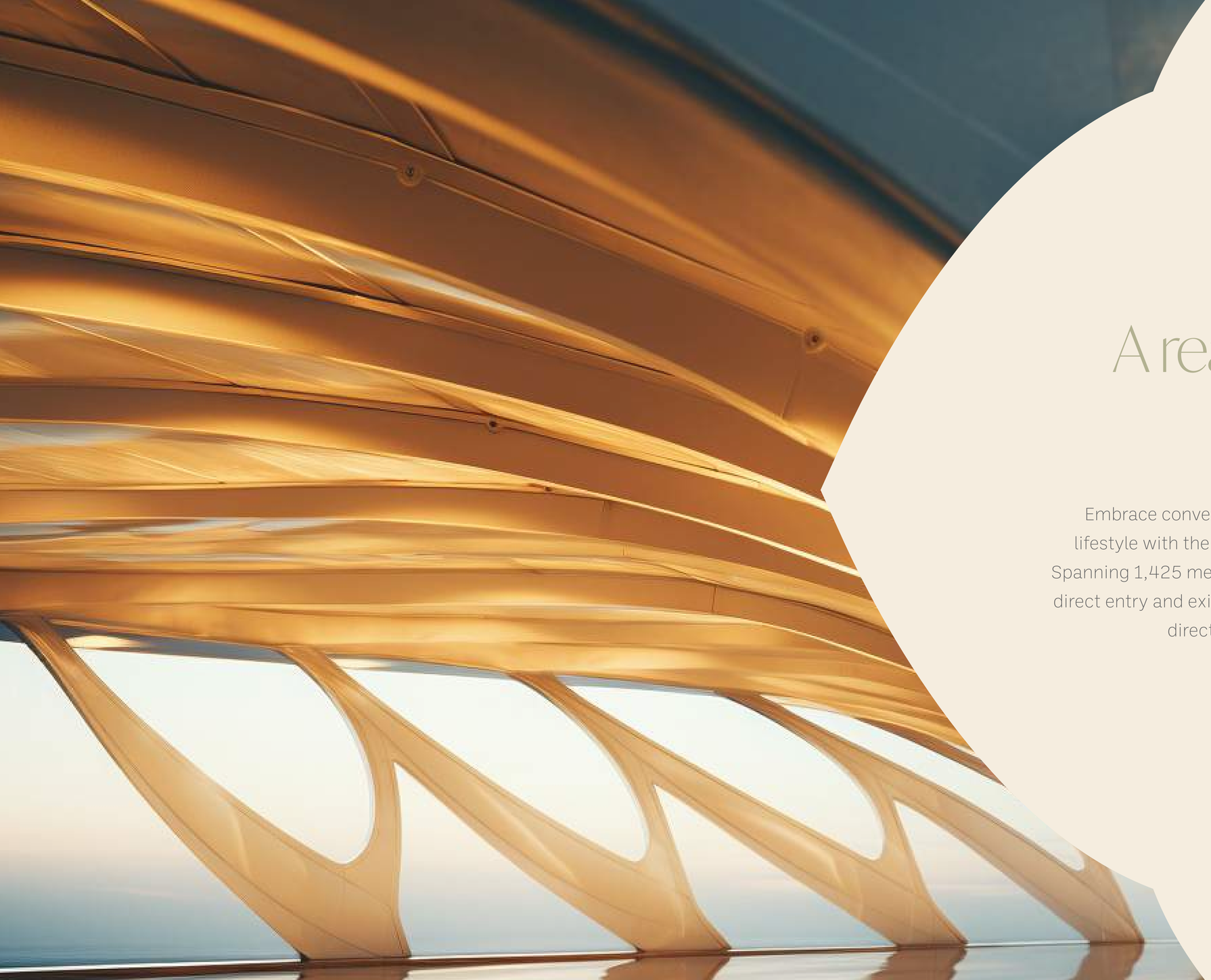
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Pet Area


Bedroom v


Kitchen











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



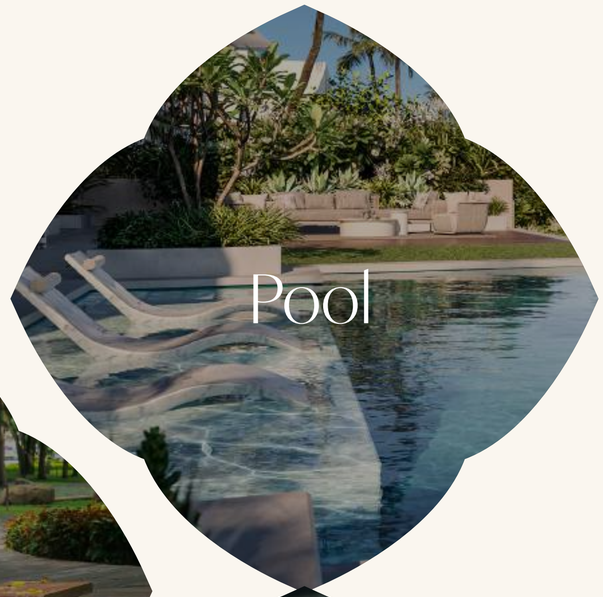
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Waterfront Villas











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Shoreline
park

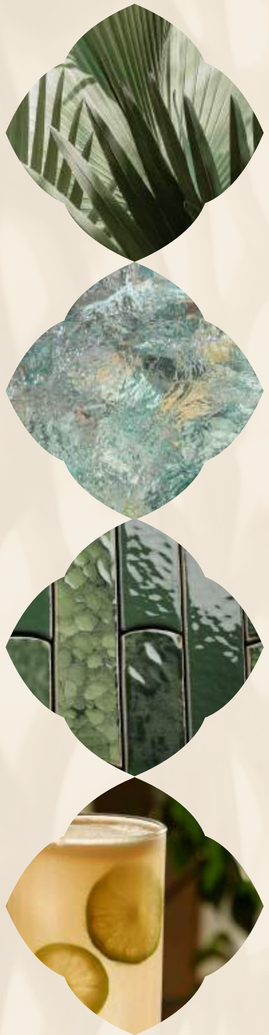

Clubhouse

Garden Villas

BAYVILLAS

DUBAI ISLANDS

NAKHEEL



1. Introduction

2. Dubai Islands

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

3. Garden 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

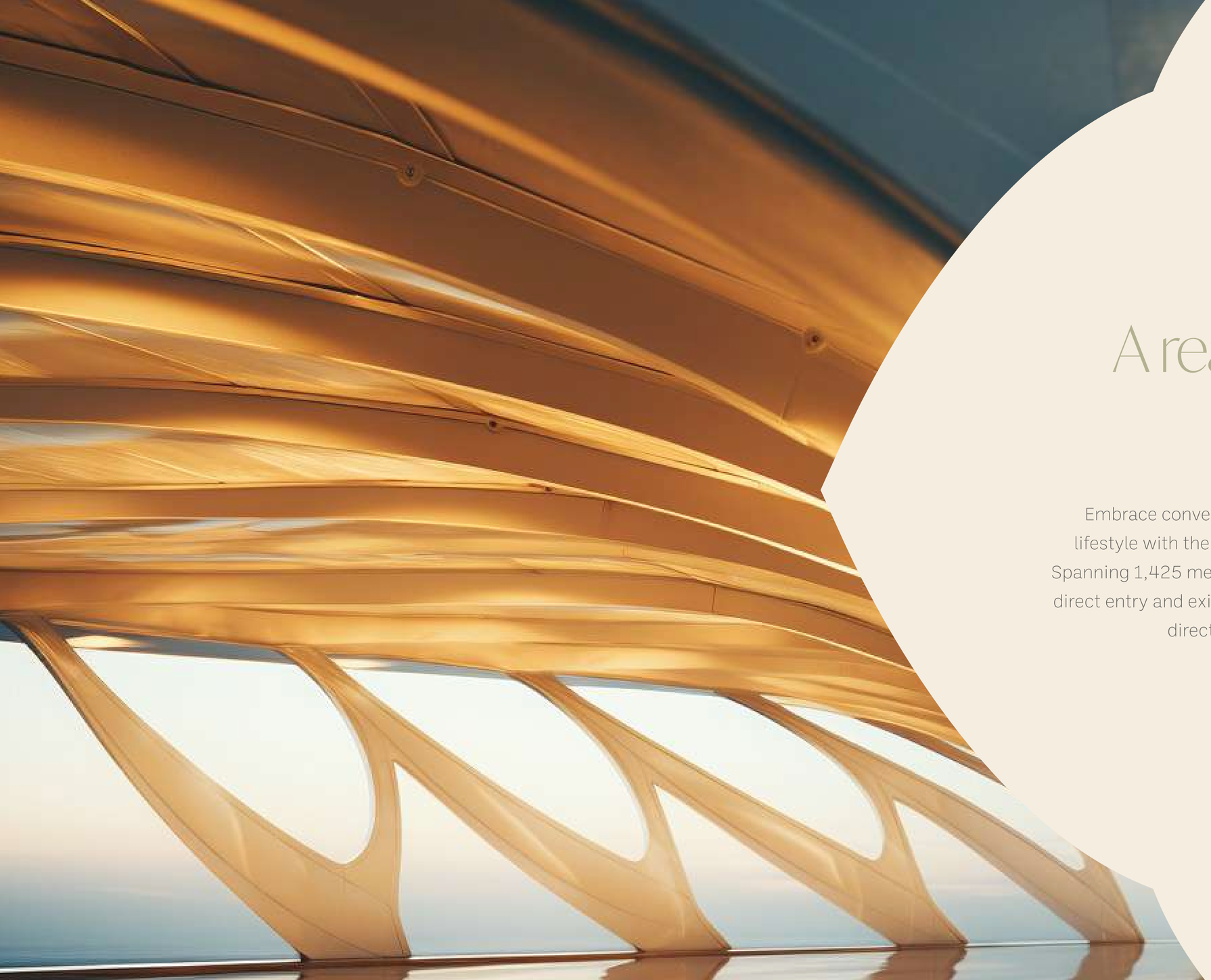
Burjuman: 18min / 11kms
Dubai Mall: 25min / 18kms

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.



General View Beach Villas

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.


Stairs


Kitchen


Primary Bathroom

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



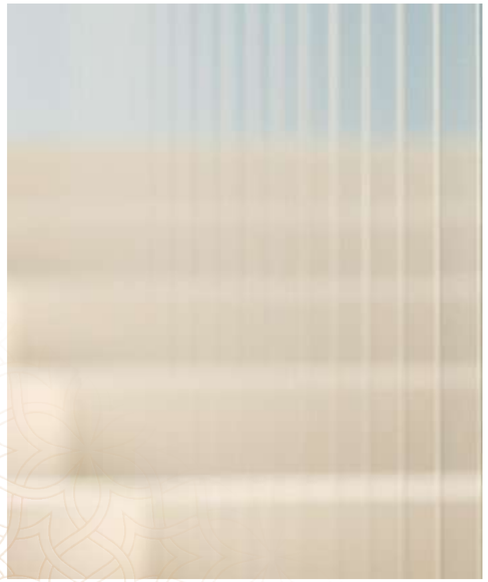




Garden Villa

TYPE A

INTERIORS



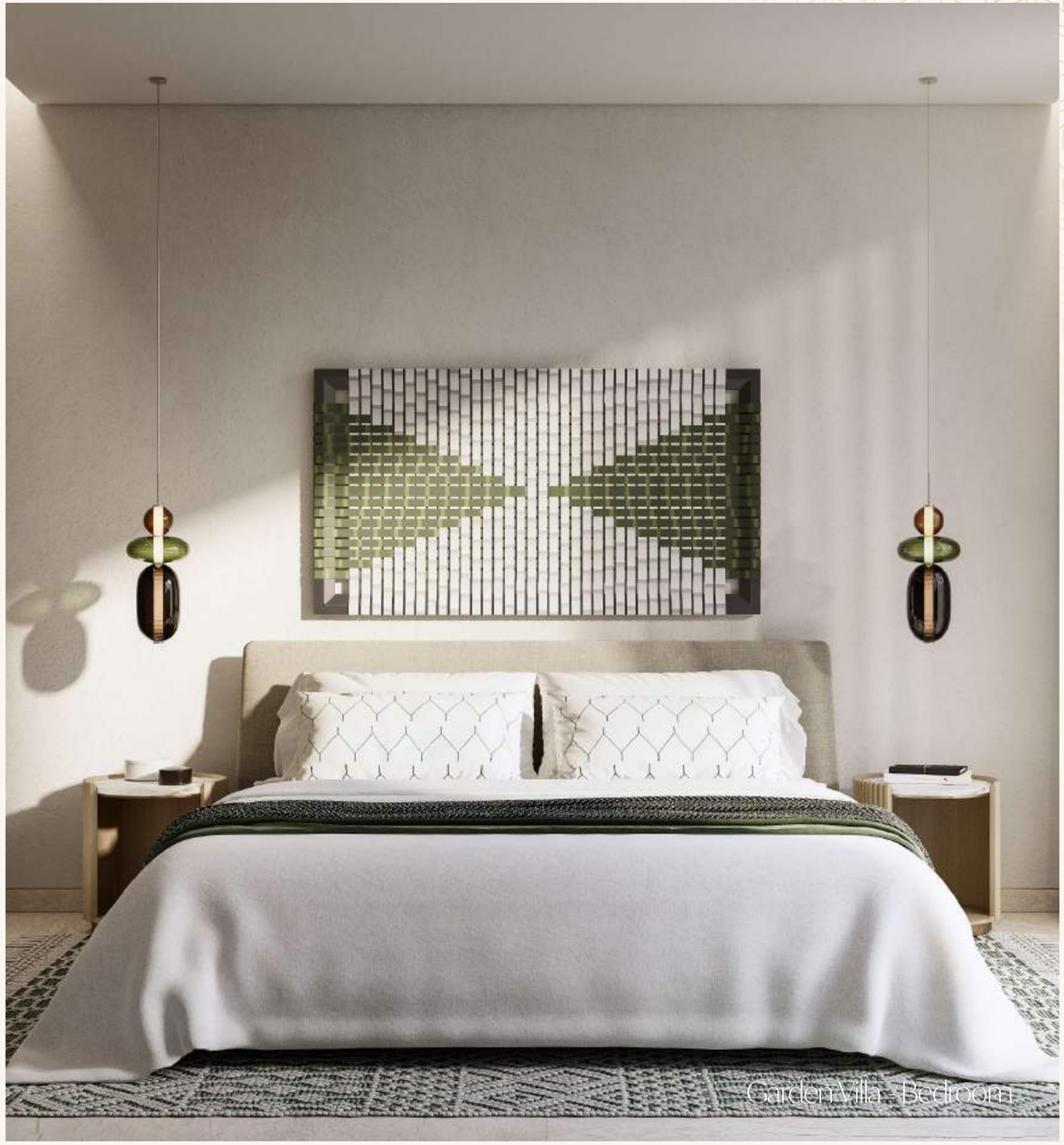




Garden Villa - Living Room



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.

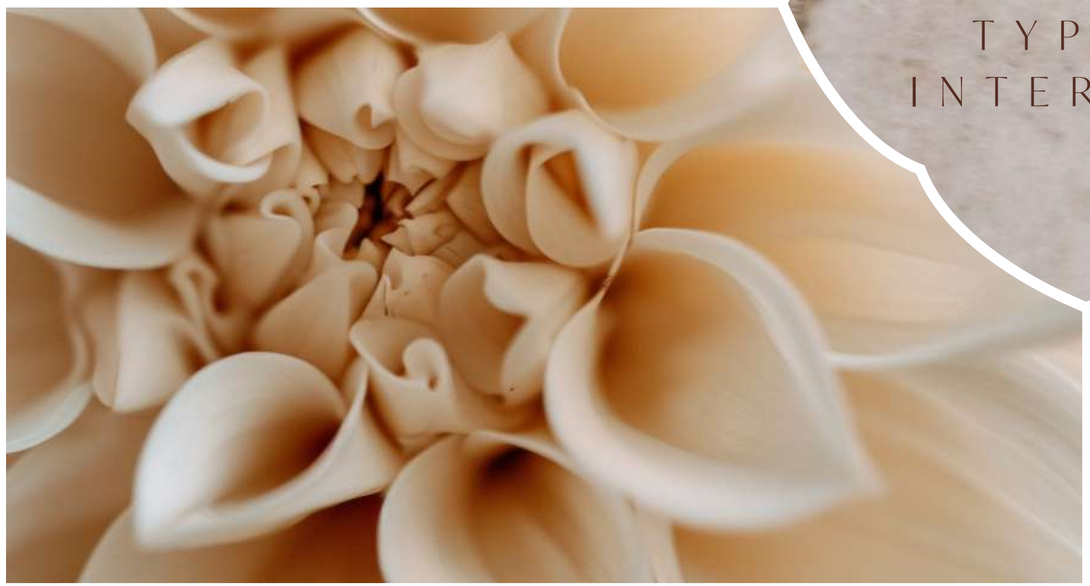














Garden Villa

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



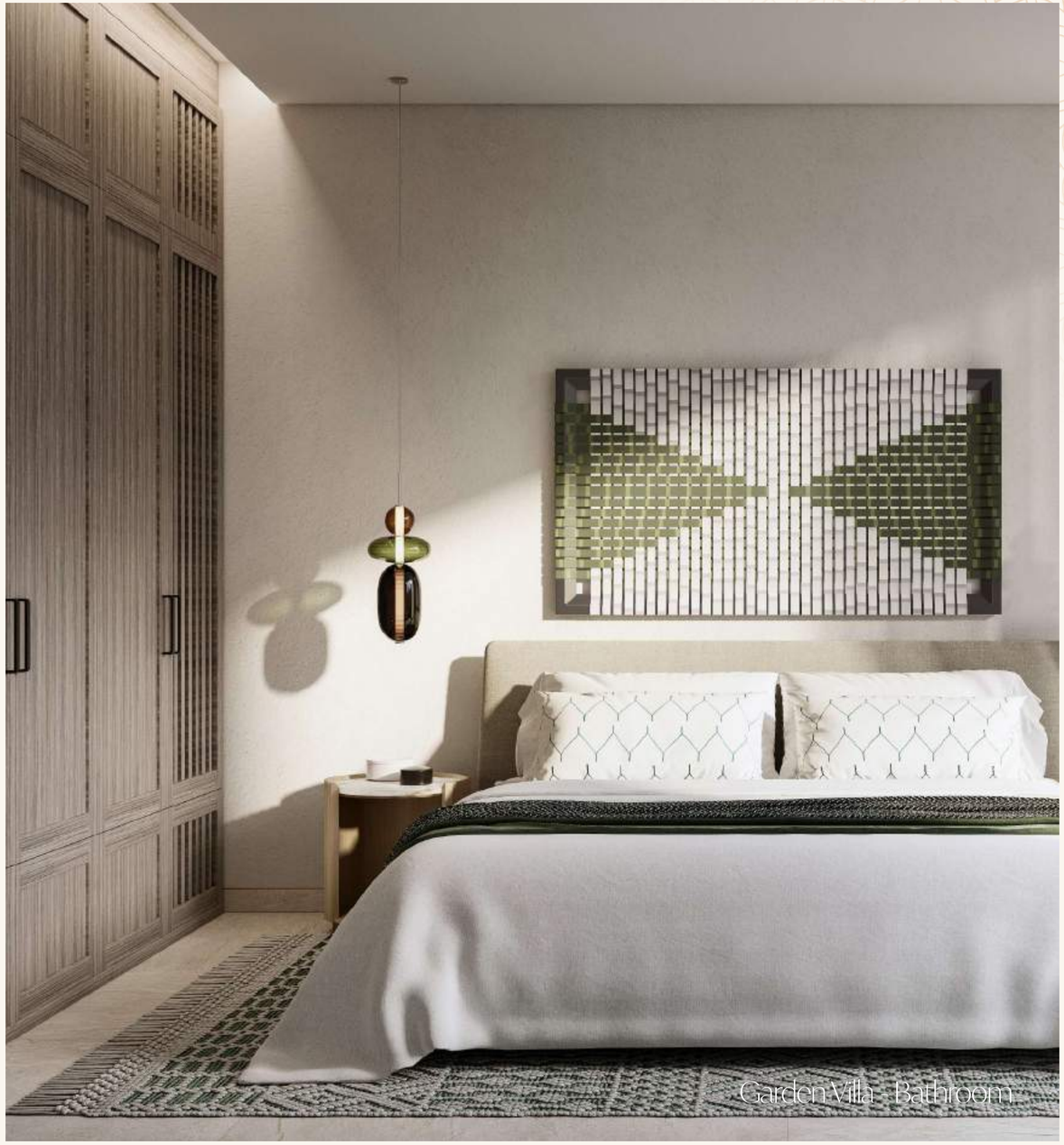




Garden Villa - Living Room



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.















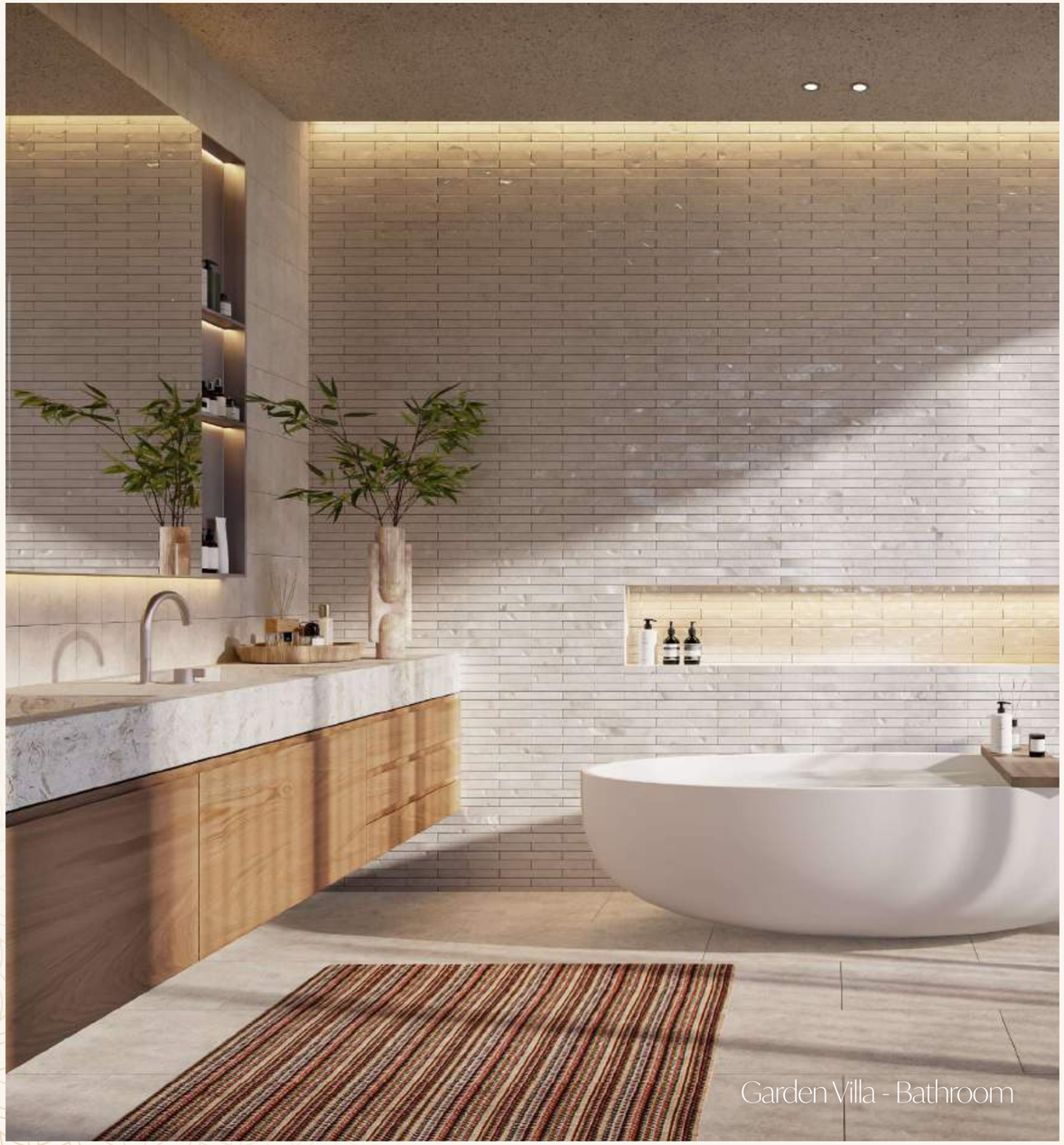
Garden Villa

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

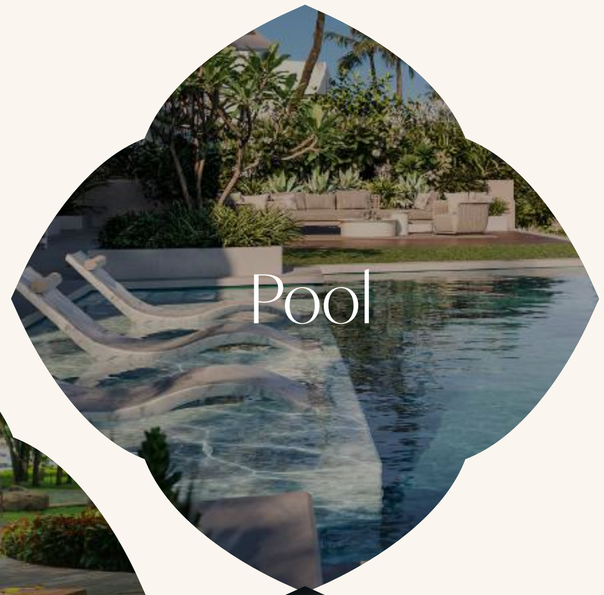


Bay Villas is not just about residences; it's a lifestyle.

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