



BAY VILLAS

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*



An aerial photograph of the Dubai Islands, showing a large, irregularly shaped island with a complex coastline. The island is densely packed with greenery, including palm trees and other tropical vegetation. Numerous small, white, modern buildings are scattered throughout the landscape, interspersed with the greenery. The island is surrounded by deep blue water, and the sky above is filled with soft, white clouds. The overall scene conveys a sense of a luxurious, eco-friendly coastal development.

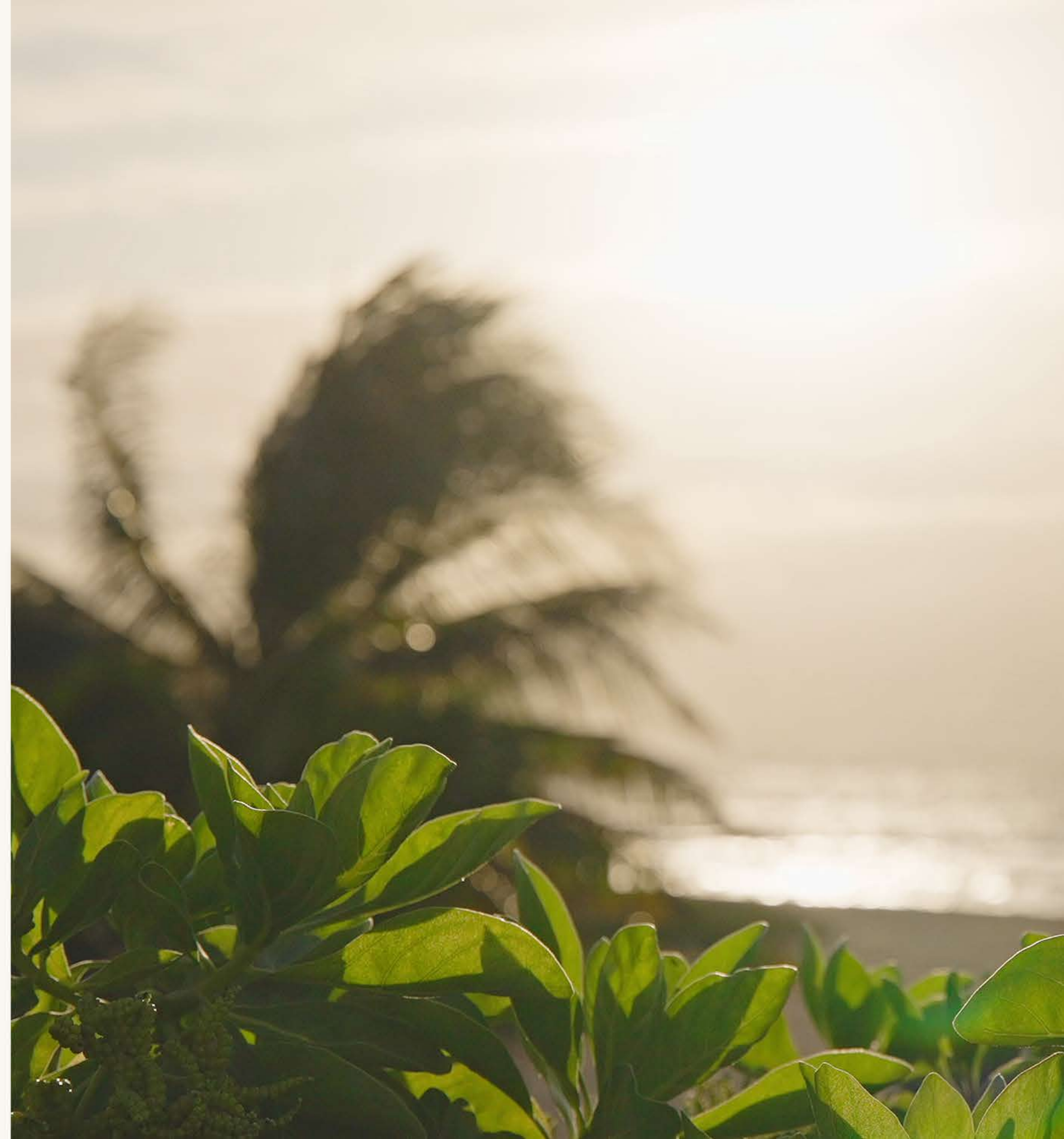
Dubai Islands is a place from  
which you can view and sense  
the timeless influences that have  
created this surrounding setting.



# 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

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.







A wide-angle photograph of a modern resort pool area. In the foreground, a curved swimming pool with a light blue gradient of water sits on a light-colored stone deck. To the right, several white lounge chairs with blue and white patterned towels are arranged under large white patio umbrellas. In the background, a multi-story modern building with large glass windows and balconies is visible, surrounded by numerous tall palm trees and lush greenery. The sky is clear and blue.

## 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.



General View Beach Villas





# 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.







A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

# Beachfront Villas

TYPE A

TYPE B

TYPE C





## Listen to the sound *of the exclusivity*

Beachfront villas sprawl across exclusive beachfront villa of 1,232 to 1,313 sqm and epitomise the definition of a contemporary beach lifestyle with a nod to the past. Each 6 bedroom villa conveys a sense of privacy and luxury, open to expansive views and secluded by the landscape.

A private oasis connected to the city.





# Beachfront Villa *Type A*

SIX BEDROOM

These 6-bedroom villas boast spectacular waterfront views from their prime front row location running alongside the prestigious shorefront promenade. This elegant villa features clean lines and a sophisticated design.

The generous sized plots provide ample space for a luxury beachfront villa, gorgeous spaces, and parking. Each villa comprises: ensuite bathrooms for all bedrooms, family and formal areas, daily + show kitchen, study area, elevator, maid's room, driver's room, laundry and all the utility spaces.

A generous master suite adorned with panoramic views and the boundless sea, has spacious walk-in-closet and bathroom spaces for a complete retreat.













Beachfont Villa  
TYPE A  
INTERIORS





Beachfront Villa - Living Room





Beachfront Villa - Bedroom



Beachfront Villa - Bathroom





Beachfront Villa - Living Room & Kitchen





## Beachfront Villa *Type B*

SIX BEDROOM

Experience breathtaking views of the water and skyline in this villa, designed to capture the essence of pure panoramas. The spacious layout allows light to filter through, creating shadows and a cozy atmosphere. The design features offer a range of indoor and outdoor living spaces. This design not only provides shade for the expansive terraces below but also connects open-plan living and family spaces to the stunning views from both levels.

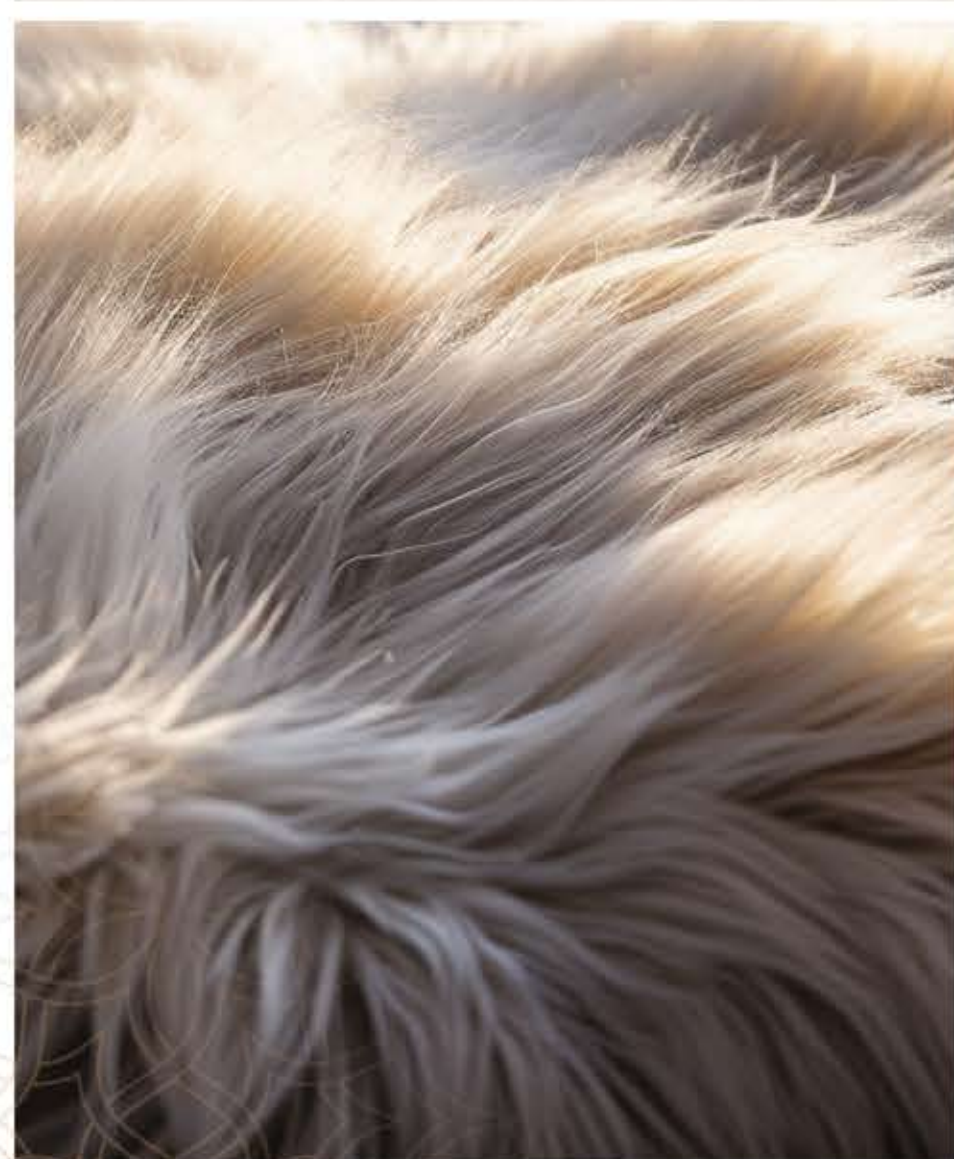
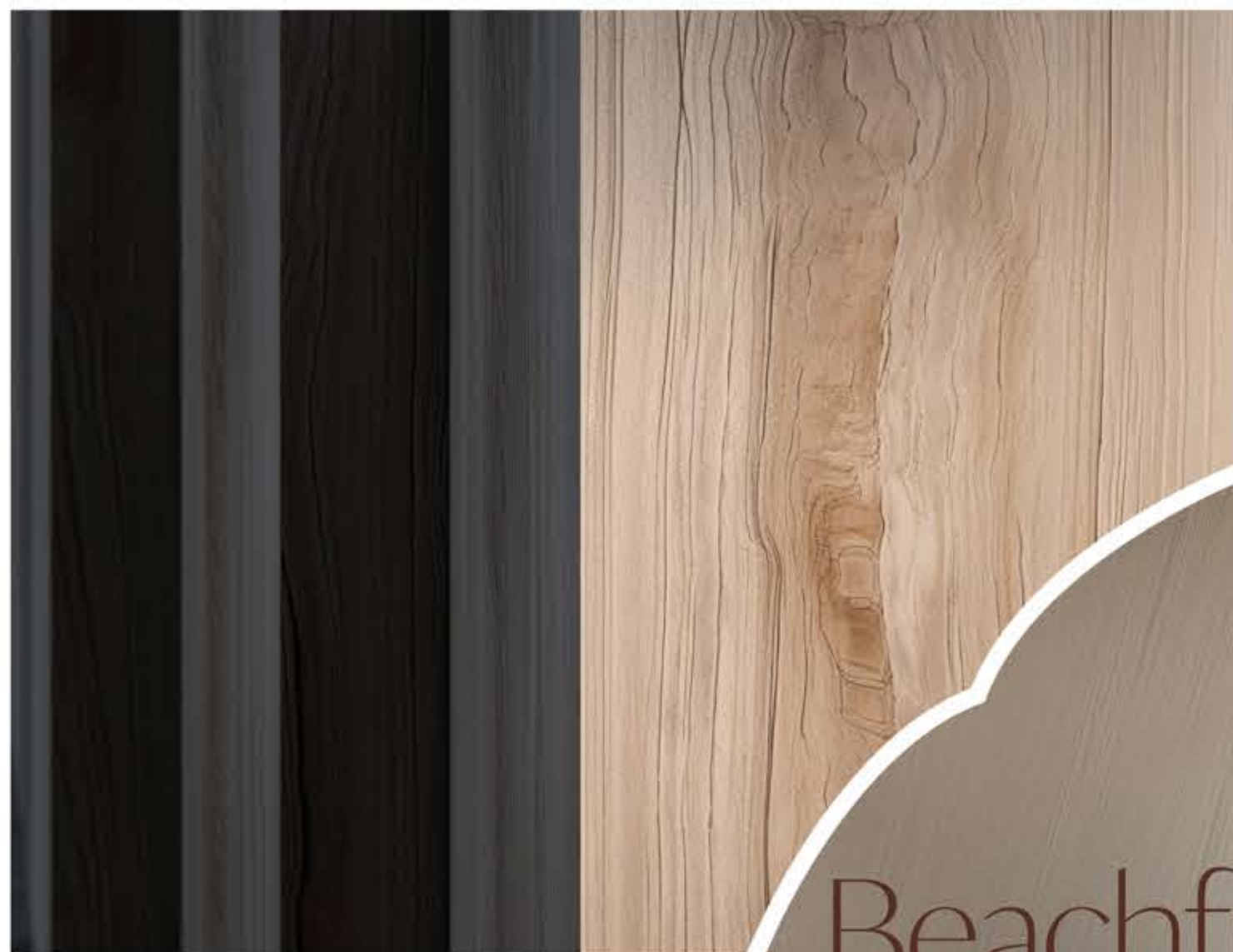












Beachfront Villa  
TYPE B  
INTERIORS





Beachfront Villa - Living Room





Beachfront Villa - Bathroom



Beachfront Villa - Bedroom





Beachfront Villa - Dining





THE PROPERTIES

Beachfront Villa - Kitchen





# Beachfront Villa *Type C*

SIX BEDROOM

Experience the unique charm of this villa with its distinct design featuring wide, playful slabs of varying thickness. These architectural elements form ample terraces on each floor with captivating views of the sea beyond. Not only they provide stunning vistas, but they also seamlessly blend the indoor and outdoor experience.

A spectacular double height space crosses the villa from the formal living on the ground floor going up to the living room on the first floor and continuing to the multipurpose room on the second. The linear stair is at the intersection of these interlinked double-height spaces making the vertical circulation a unique experience by itself.













Beachfront Villa  
TYPE C  
INTERIORS







Beachfront Villa - Kitchen





Beachfront Villa - Bathroom



Beachfront Villa - Bedroom





Beachfront Villa - Living Room





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





Beach



Pool



Sitting  
Pavilion



Sports  
court



Fitness  
Area

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.





Barbecue  
Area



Play Area



Shoreline  
park



Linear  
park



Gated  
Communitites



Clubhouse



Beach Club



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BEACHFRONT VILLAS

BV6B.A





BEACHFRONT VILLAS

BV6B.A





**BAY VILLAS**  
DUBAI ISLANDS

## Beachfront Villa

6 Bedroom - G+2

Type A

BV6B.A

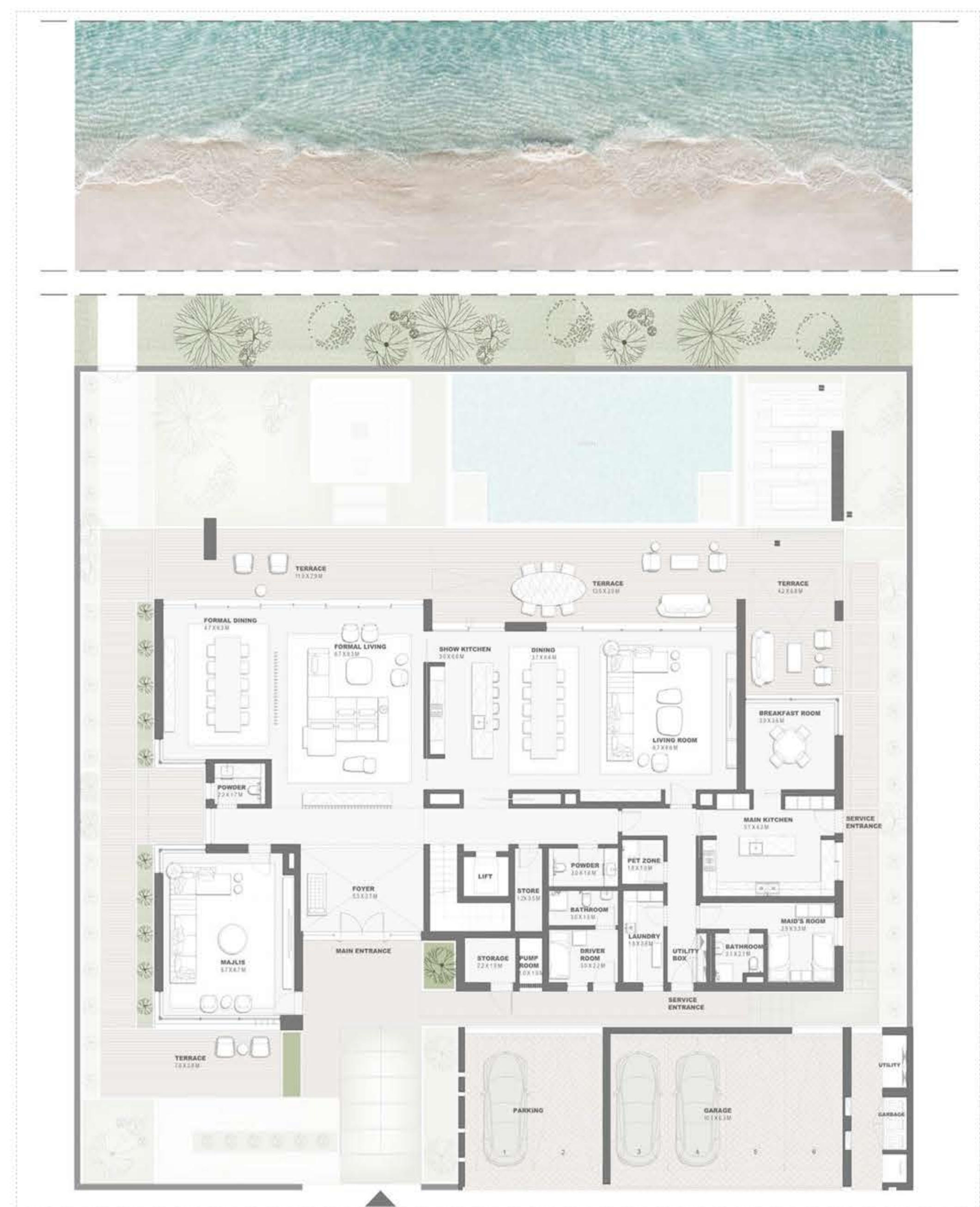
	Sqm	Sqft
Ground Floor	431.20	4641.40
Balcony/ Terrace/ Porch- GF	0.0	0.0
First Floor	386.72	4162.62
Balcony/ Terrace	72.91	784.80
Second Floor	176.35	1898.22
Balcony/ Terrace	78.79	848.09
Garage- Covered	86.28	928.71
TOTAL BUILT - UP AREA	1232.25	13263.83
Garage not covered	39.71	427.43
Roof Terrace	0.0	0.0

Key Plan



GROUND FLOOR PLAN

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**BAY VILLAS**  
DUBAI ISLANDS

## Beachfront Villa

6 Bedroom - G+2

Type A

BV6B.A

	Sqm	Sqft
Ground Floor	431.20	4641.40
Balcony/ Terrace/ Porch- GF	0.0	0.0
First Floor	386.72	4162.62
Balcony/ Terrace	72.91	784.80
Second Floor	176.35	1898.22
Balcony/ Terrace	78.79	848.09
Garage- Covered	86.28	928.71
<b>TOTAL BUILT - UP AREA</b>	<b>1232.25</b>	<b>13263.83</b>
Garage not covered	39.71	427.43
Roof Terrace	0.0	0.0

Key Plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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BEACHFRONT VILLAS

BV6B.B





BEACHFRONT VILLAS

BV6B.B





**BAY VILLAS**  
DUBAI ISLANDS

## Beachfront Villa

6 Bedroom - G+2

Type B

BV6B.B

	Sqm	Sqft
Ground Floor	414.31	4459.60
Balcony/ Terrace/ Porch- GF	116.01	1248.72
First Floor	404.66	4355.72
Balcony/ Terrace	123.38	1328.05
Second Floor	159.64	1718.35
Balcony/ Terrace	41.73	449.18
Garage- Covered	53.40	574.79
<b>TOTAL BUILT - UP AREA</b>	<b>1313.13</b>	<b>14134.41</b>
Garage not covered	50.25	540.89
Roof Terrace	0.0	0.0

Key Plan



GROUND FLOOR PLAN



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**BAY VILLAS**  
DUBAI ISLANDS

## Beachfront Villa

6 Bedroom - G+2

Type B

BV6B.B

	Sqm	Sqft
Ground Floor	414.31	4459.60
Balcony/ Terrace/ Porch- GF	116.01	1248.72
First Floor	404.66	4355.72
Balcony/ Terrace	123.38	1328.05
Second Floor	159.64	1718.35
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TOTAL BUILT - UP AREA	1313.13	14134.41
Garage not covered	50.25	540.89
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Key Plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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BEACHFRONT VILLAS

BV6B.C





BEACHFRONT VILLAS

BV6B.C





**BAY VILLAS**  
DUBAI ISLANDS

## Beachfront Villa

6 Bedroom - G+2

Type C

BV6B.C

	Sqm	Sqft
Ground Floor	468.31	5040.85
Balcony/ Terrace/ Porch- GF	3.96	42.63
First Floor	371.78	4001.81
Balcony/ Terrace	104.24	1122.03
Second Floor	174.59	1879.27
Balcony/ Terrace	71.65	771.23
Garage- Covered	90.16	970.47
<b>TOTAL BUILT - UP AREA</b>	<b>1284.69</b>	<b>13828.29</b>
Garage not covered	17.10	184.06
Roof Terrace	0.0	0.0

### Key Plan



### GROUND FLOOR PLAN

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**BAY VILLAS**  
DUBAI ISLANDS

## Beachfront Villa

6 Bedroom - G+2

Type C

BV6B.C

	Sqm	Sqft
Ground Floor	468.31	5040.85
Balcony/ Terrace/ Porch- GF	3.96	42.63
First Floor	371.78	4001.81
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Key Plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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