

Townhouses

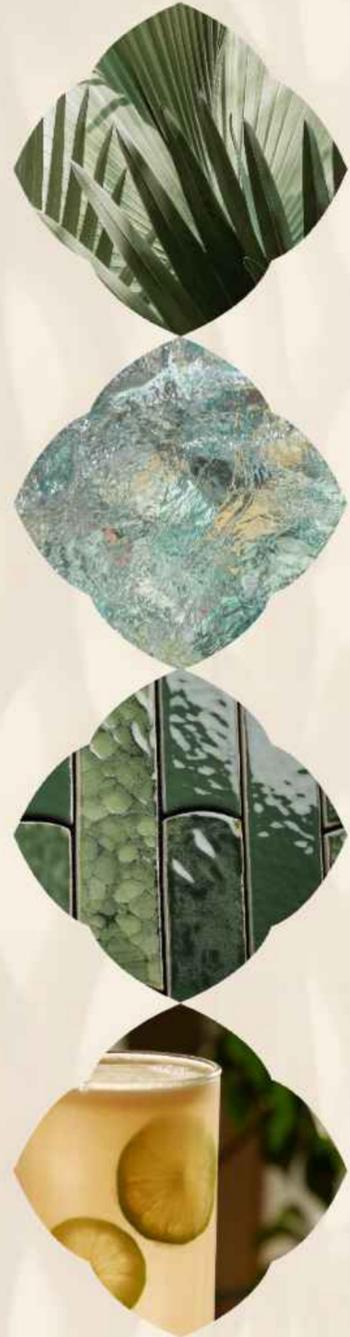


BAY VILLAS

DUBAI ISLANDS



NAKHEEL



1. Introduction

2. Dubai Islands

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

3. Townhouses

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*



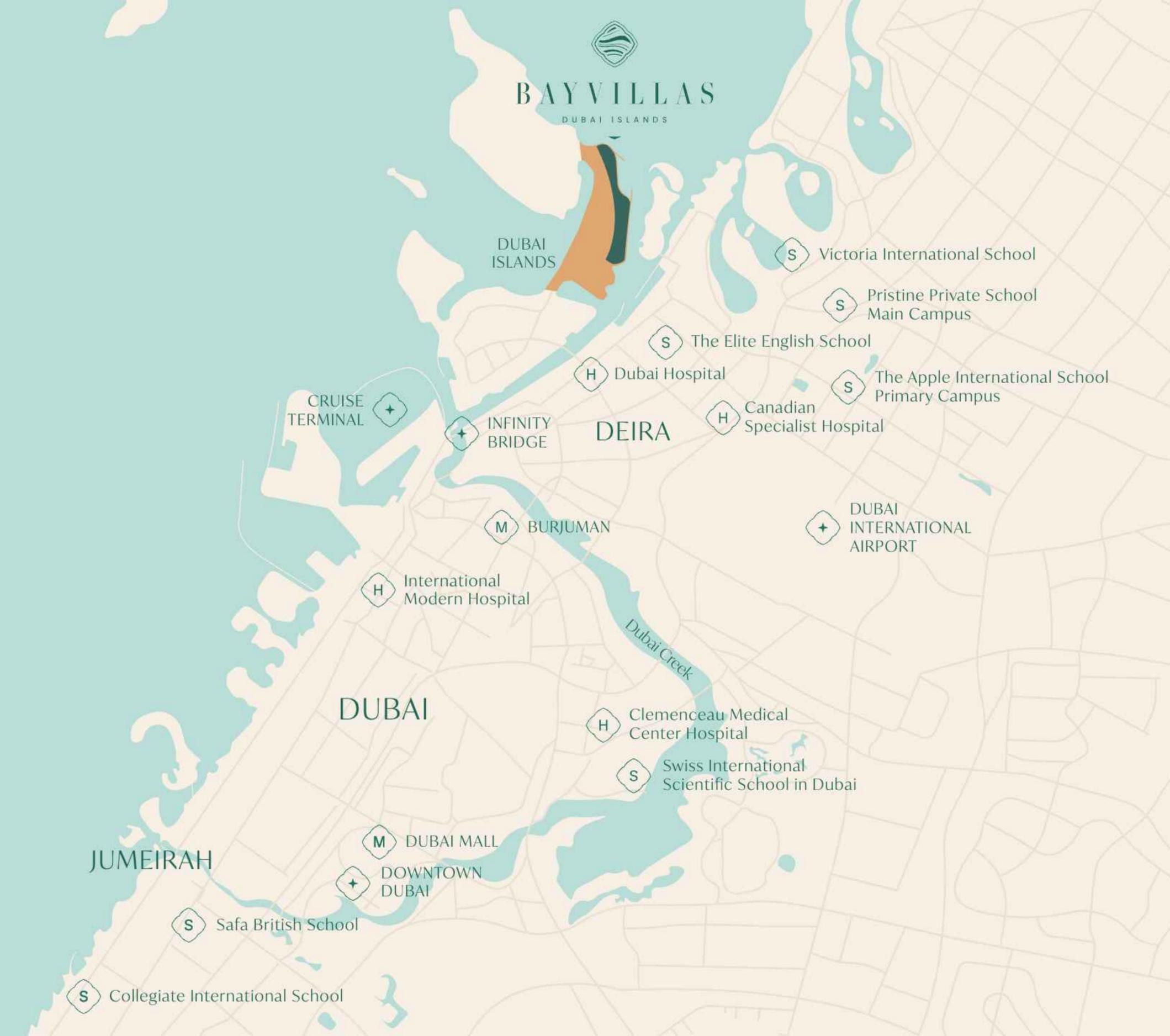
Dubai Islands is a place from which you can view and sense the timeless influences that have created this surrounding setting.

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

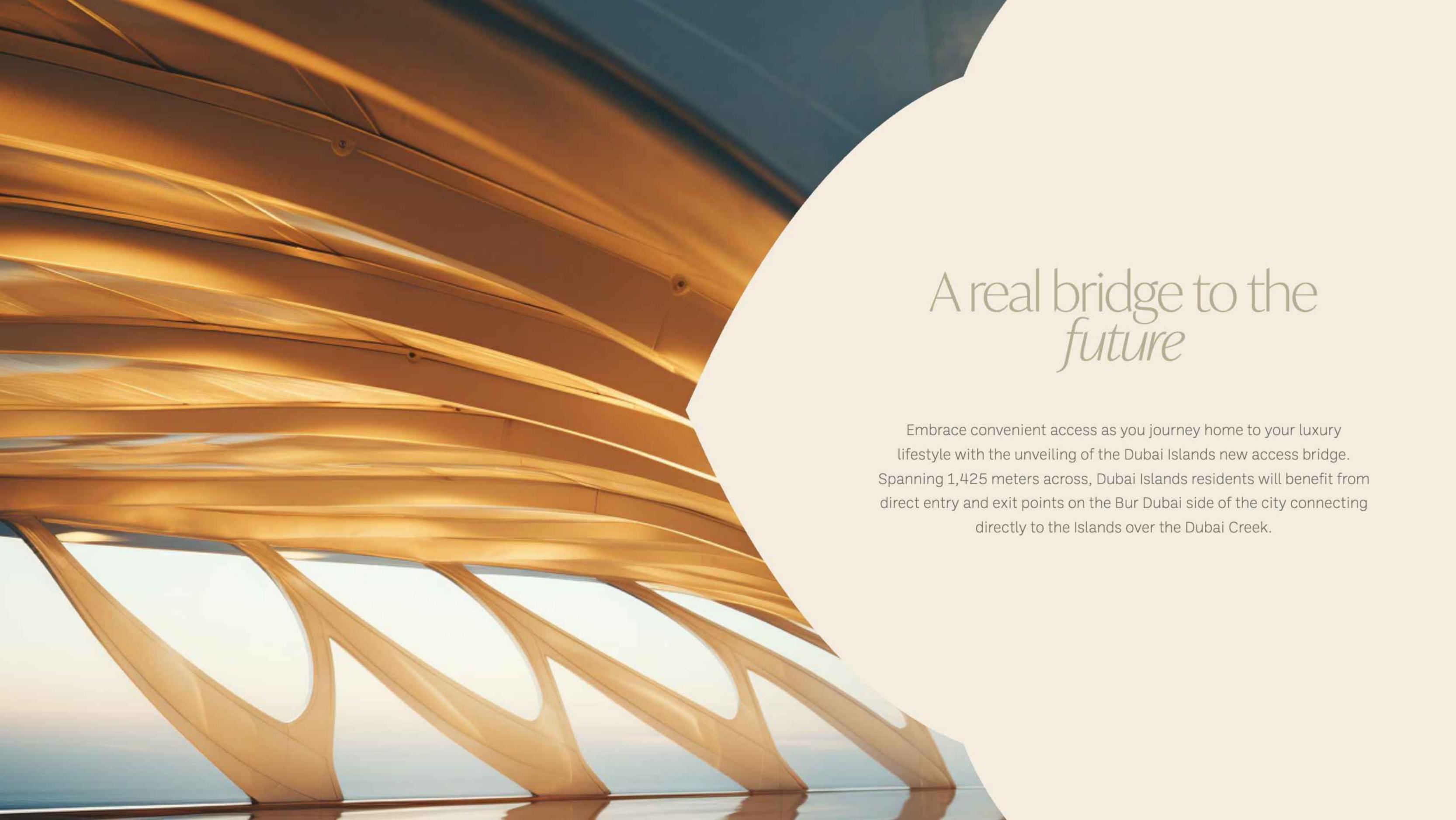
HOSPITAL

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.



A wide-angle photograph of a resort poolside area. In the foreground, a large, curved swimming pool with clear blue water is visible. The pool is surrounded by a light-colored stone deck. To the right, several lounge chairs with white cushions and a small round table are set up. In the background, a modern, multi-story building with large glass windows and balconies is visible, surrounded by numerous tall palm trees and other tropical plants. 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.

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.

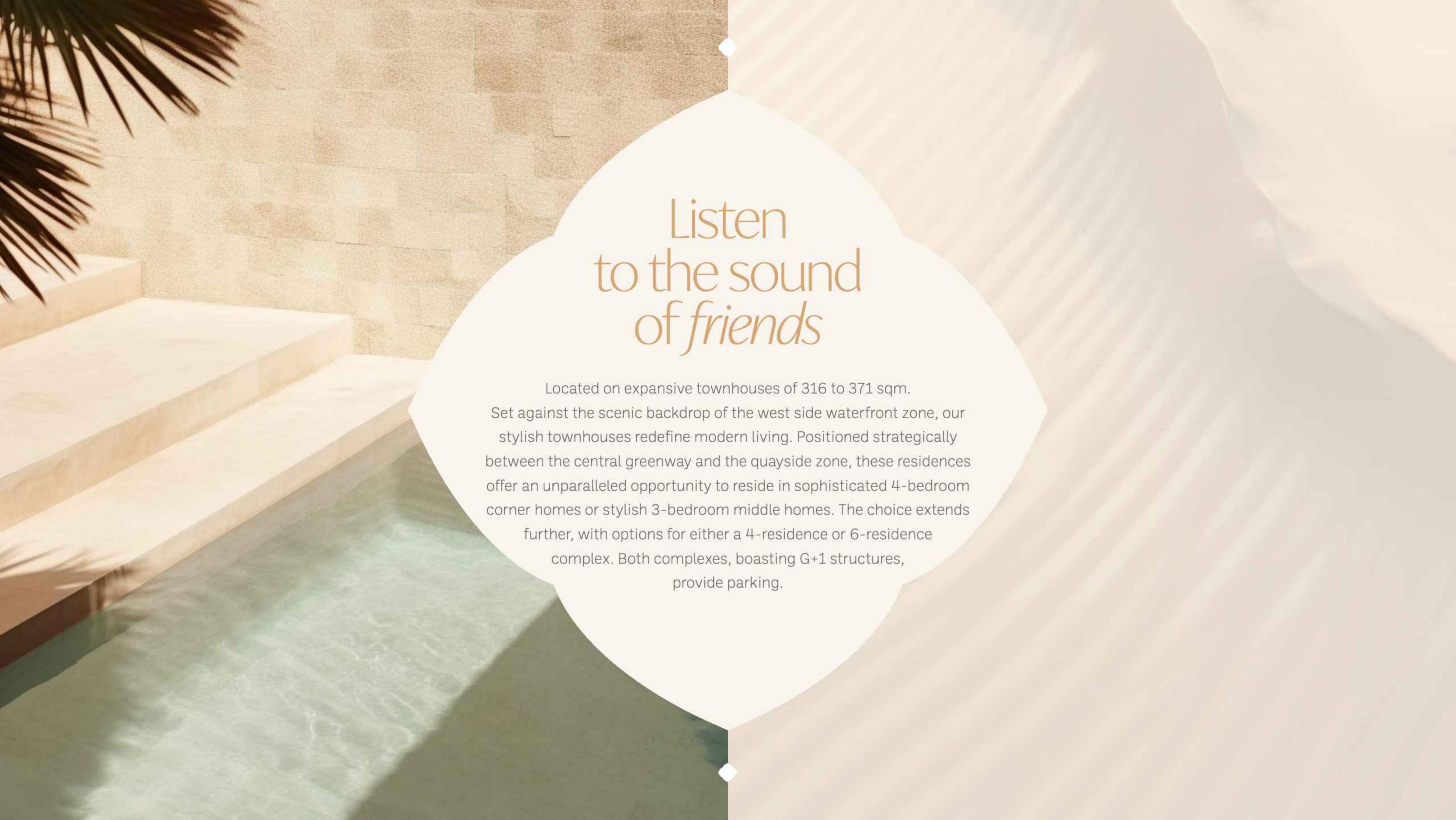
Townhouses

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.





Semi-Detached Villas

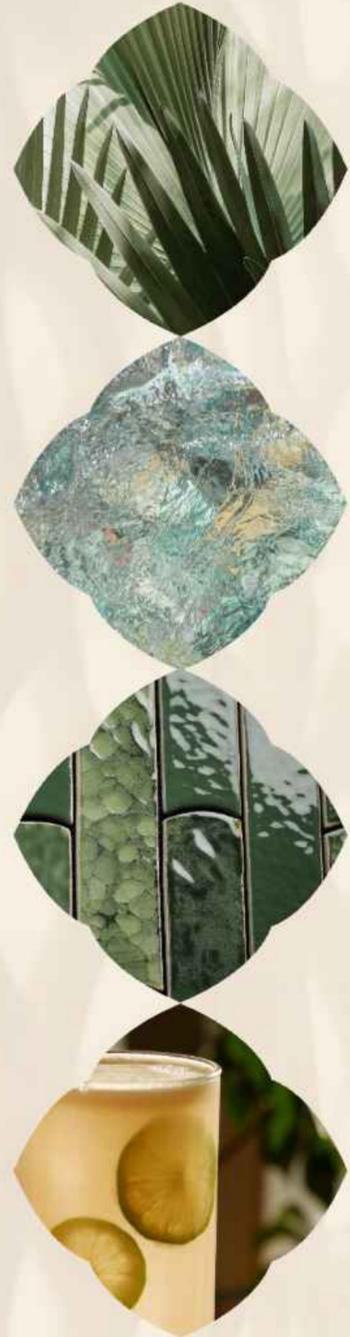


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Semi-Detached
OPTION 01



Semi-Detached
OPTION 02



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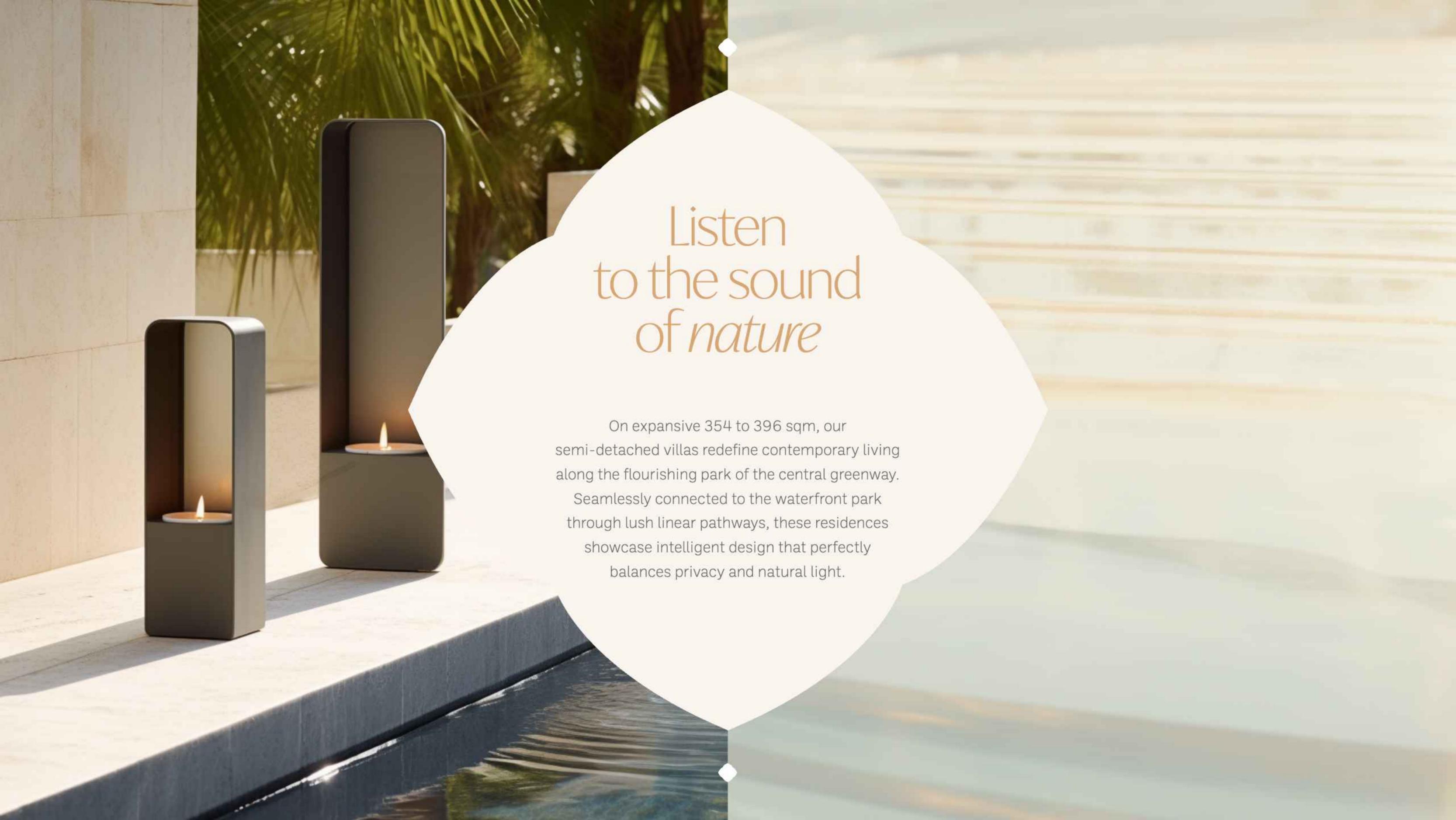
Semi-Detached Villas

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.



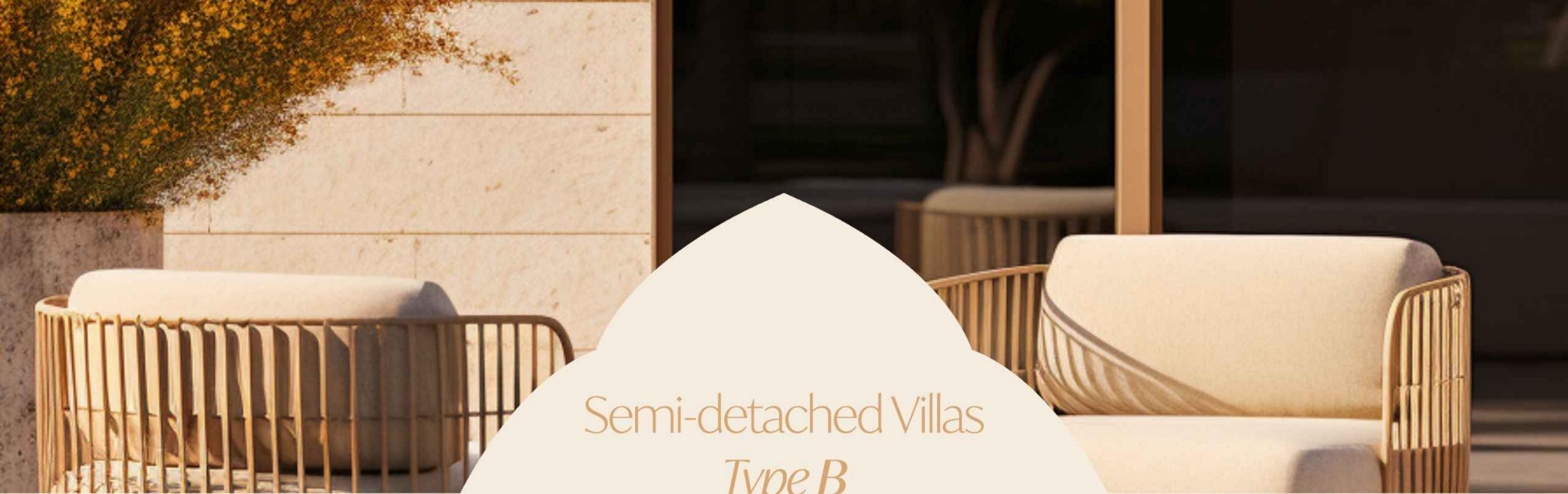
Semi-detached Villas *Type A*

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.







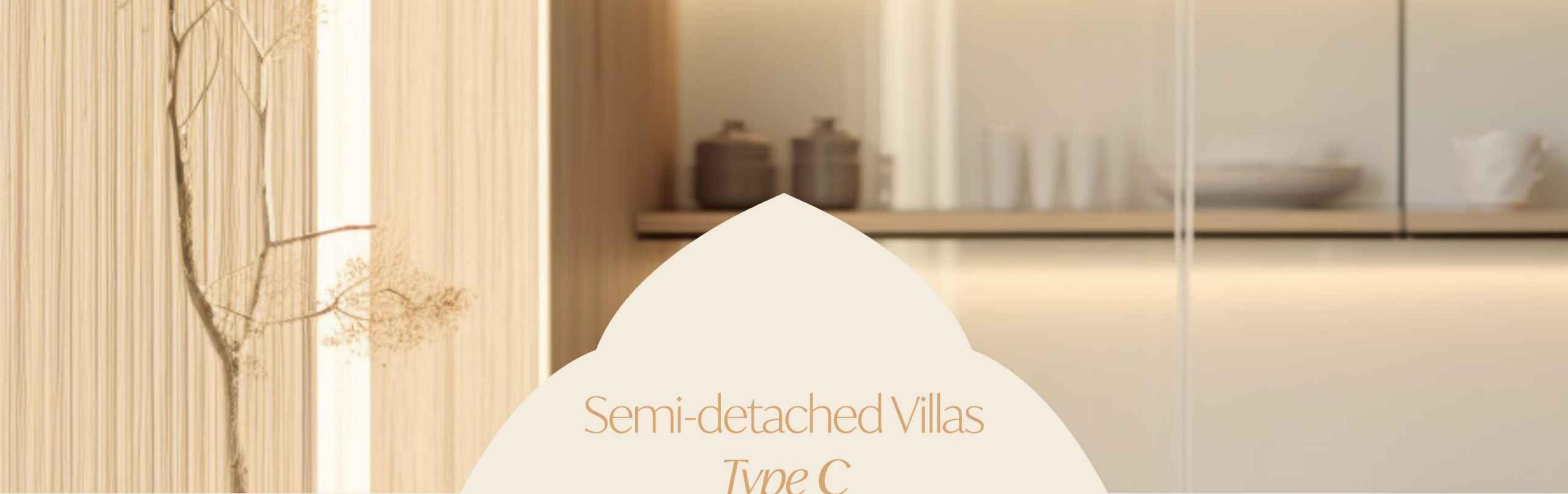
Semi-detached Villas *Type B*

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

A wide-angle photograph of a luxurious beach resort. In the foreground, a sandy beach is dotted with several lounge chairs and folded towels. The water is a vibrant turquoise color, meeting a clear blue sky. In the background, a long row of modern, multi-story villas with balconies and large windows stretches along the coast, interspersed with numerous tall palm trees. The overall atmosphere is one of a high-end, tropical vacation destination.

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.



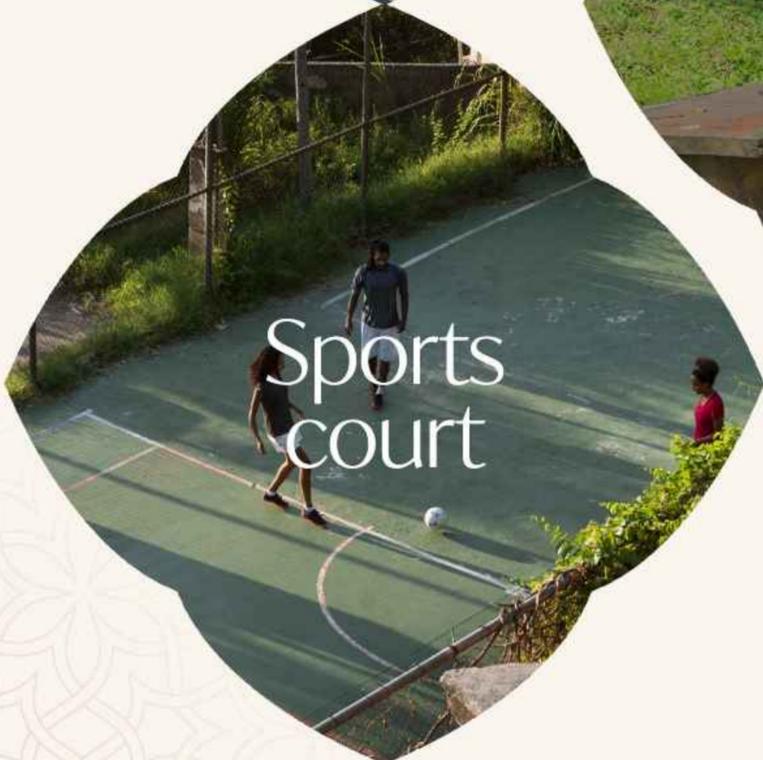
Beach



Pool



Sitting
Pavilion



Sports
court



Fitness
Area



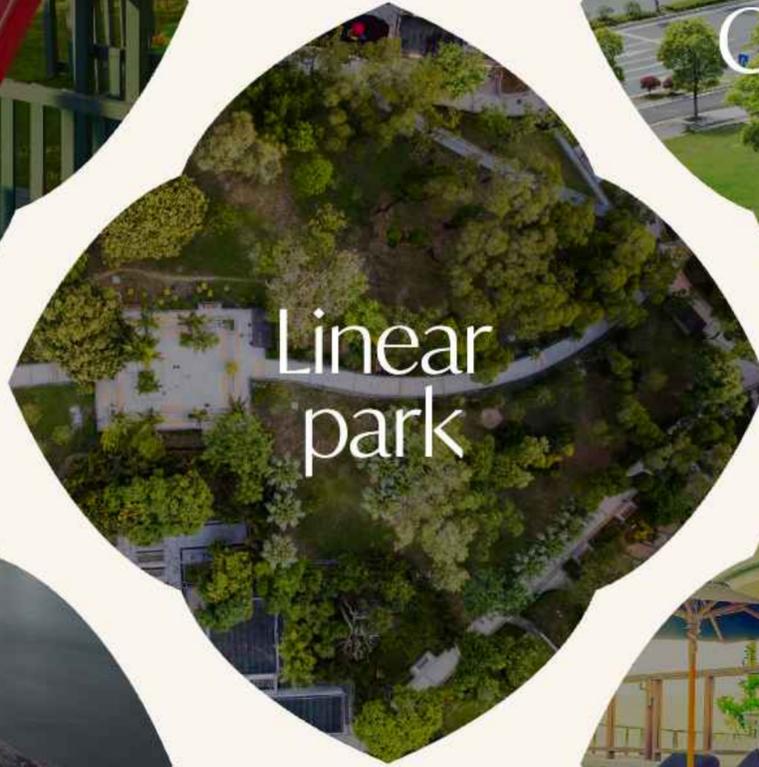
Barbecue Area



Play Area



Shoreline park



Linear park



Gated Communities



Clubhouse



Beach Club



BAYVILLAS

DUBAI ISLANDS



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