

Townhouses

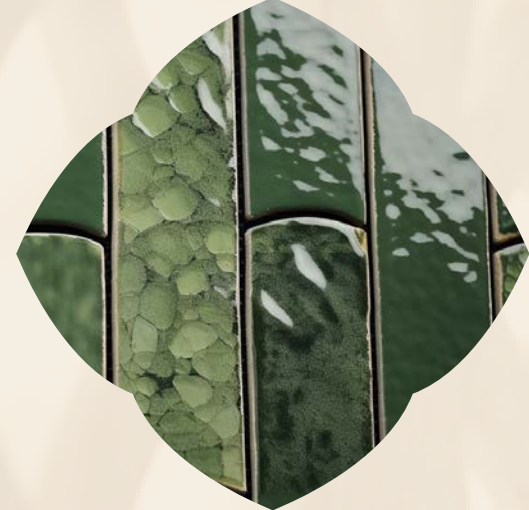
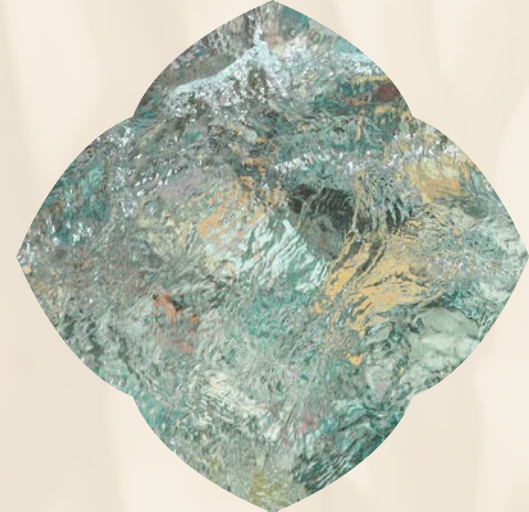


BAY VILLAS

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*

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.





DUBAI ISLANDS

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 clear blue water is bordered by a light-colored stone deck. To the right, several white lounge chairs with cushions are arranged, some with rolled-up towels and a small side table holding a drink. Large white patio umbrellas are open. 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 a clear, bright 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.

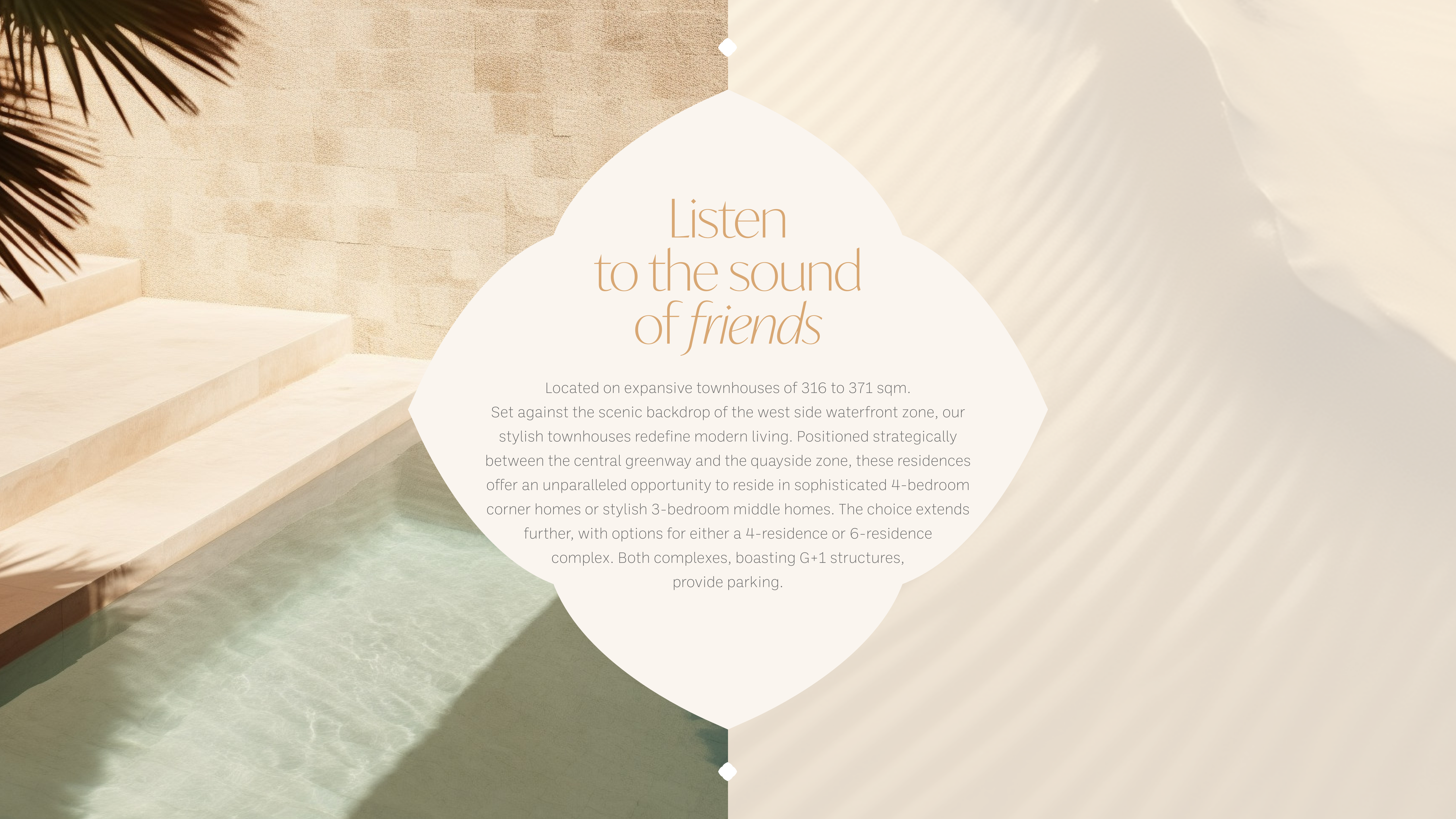
Townhouses

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.







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



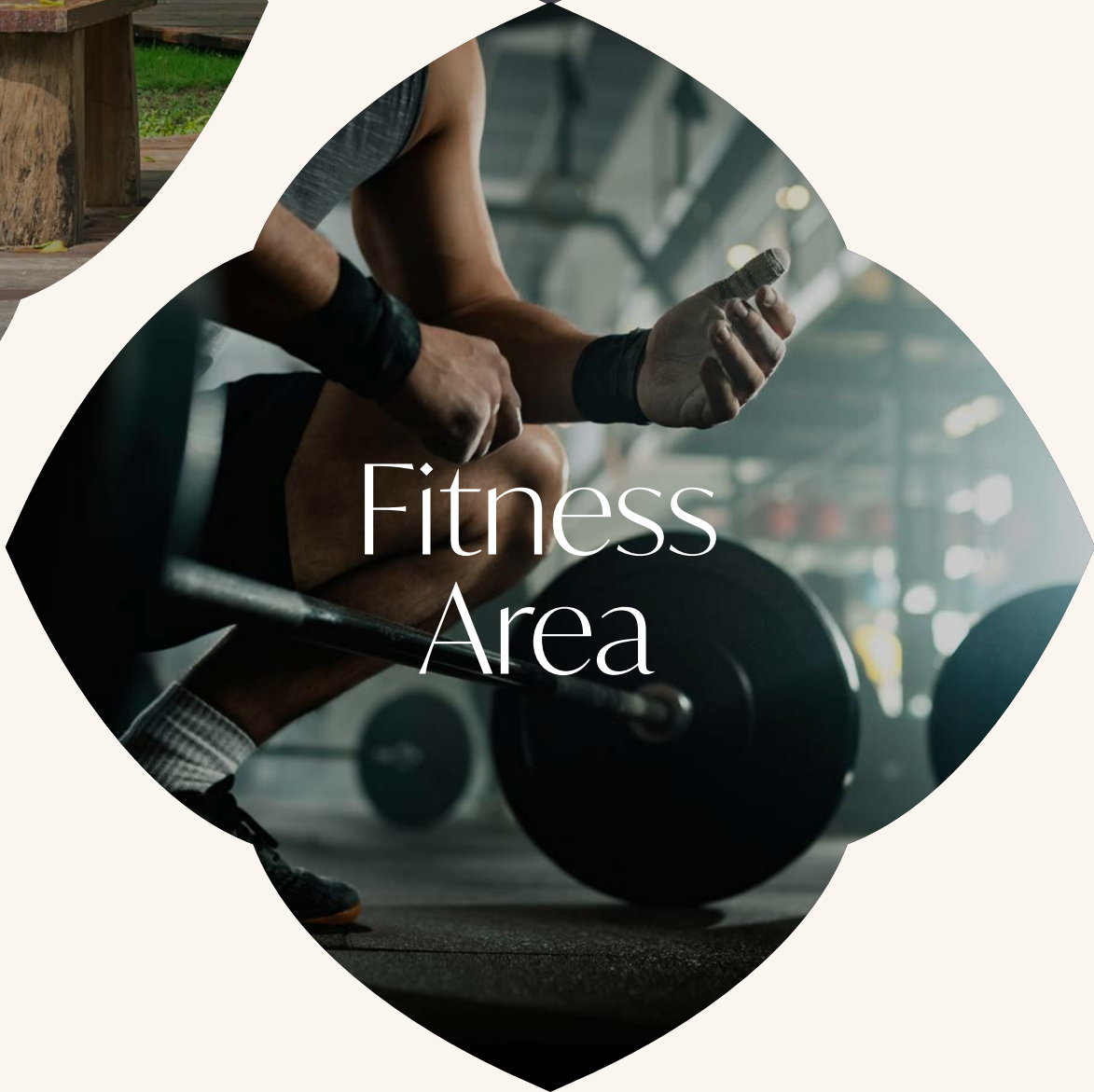
Pool



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



BAY VILLAS

DUBAI ISLANDS



REAL ESTATE

POSSIBILITIES ARE LIMITLESS

📞 971 55 467 7630

☎ +971 4 368 7878

✉ info@afsrealestate.com

🌐 www.afsrealestate.com



DUBRICKS

POSSIBILITIES ARE LIMITLESS

📞 +971 50 674 2020

☎ +971 4 368 7878

✉ info@dubricks.com

🌐 www.dubricks.com