

Garden Villas



BAY VILLAS

DUBAI ISLANDS



NAKHEEL

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 artificial island with a complex coastline. The island is densely packed with greenery, including palm trees and other tropical vegetation. Several small, curved peninsulas and inlets are visible, creating a unique shape. The surrounding water is a deep blue, and the sky is filled with white, fluffy clouds. The overall scene is a vibrant and detailed representation of a modern, 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

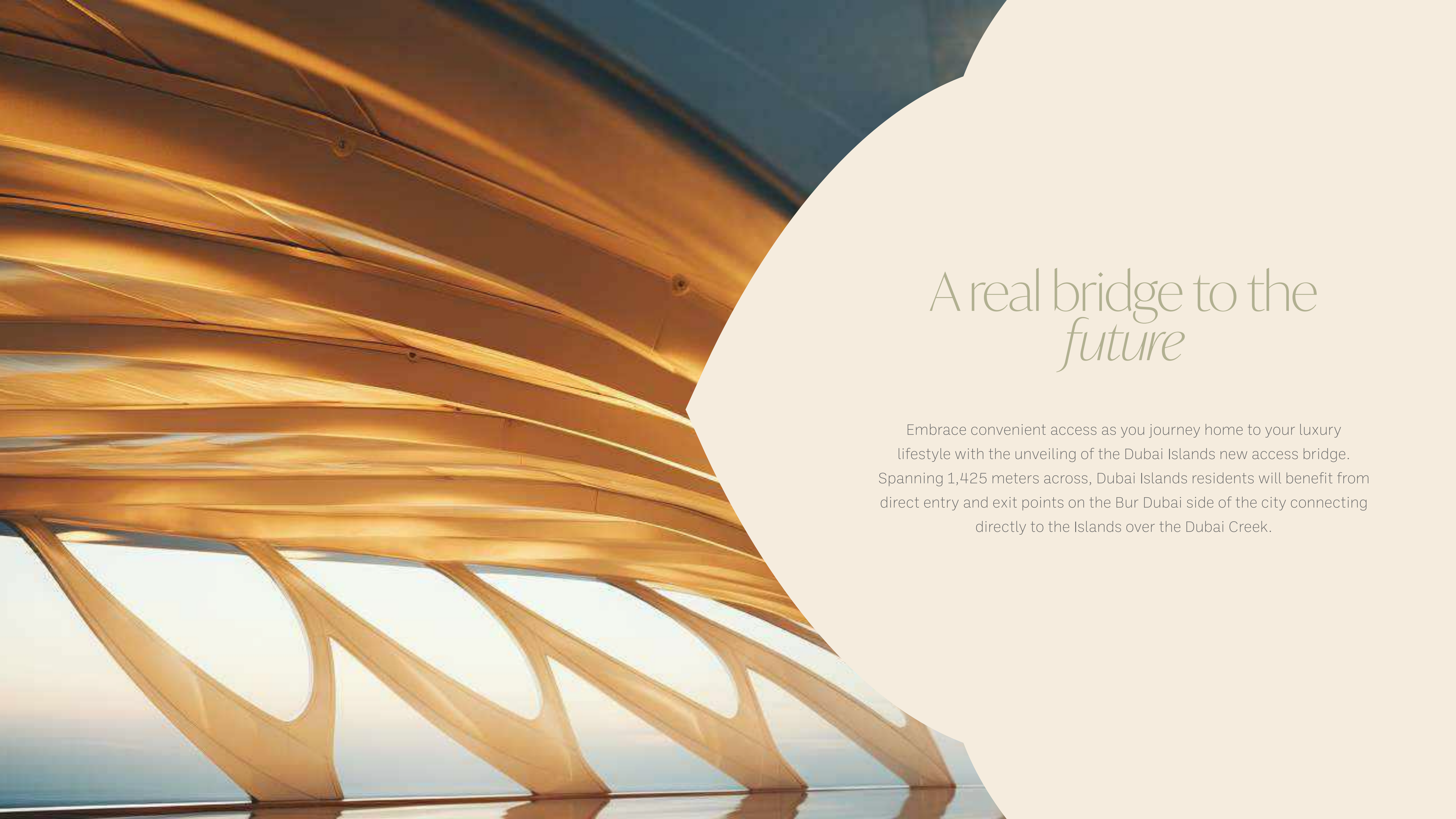
- Burjuman: 18min / 11kms
- Dubai Mall: 25min / 18kms

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.

The background of the entire page is an aerial photograph of a tropical beach. The water is a vibrant turquoise, transitioning to a lighter, sandy-colored shallow area near the shore. The beach itself is a pale, sandy expanse. On the left side, there is a circular inset that provides a close-up view of a green palm frond, showing its intricate vein structure. The overall design is clean and modern, with a focus on natural beauty and a tropical theme.

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 LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

Garden Villas

TYPE A

TYPE B

TYPE C

TYPE D

TYPE E

TYPE F

The background image is a composite of two interior scenes. On the left, a large, leafy green plant in a light-colored ceramic pot sits on a white surface next to a low wooden bench with a white cushion. The wall behind is made of light-colored stone tiles. On the right, a table with a woven placemat holds two amber-colored glasses and a white ceramic tray with a modern, abstract design. A central white circle with a scalloped edge contains the main text.

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.





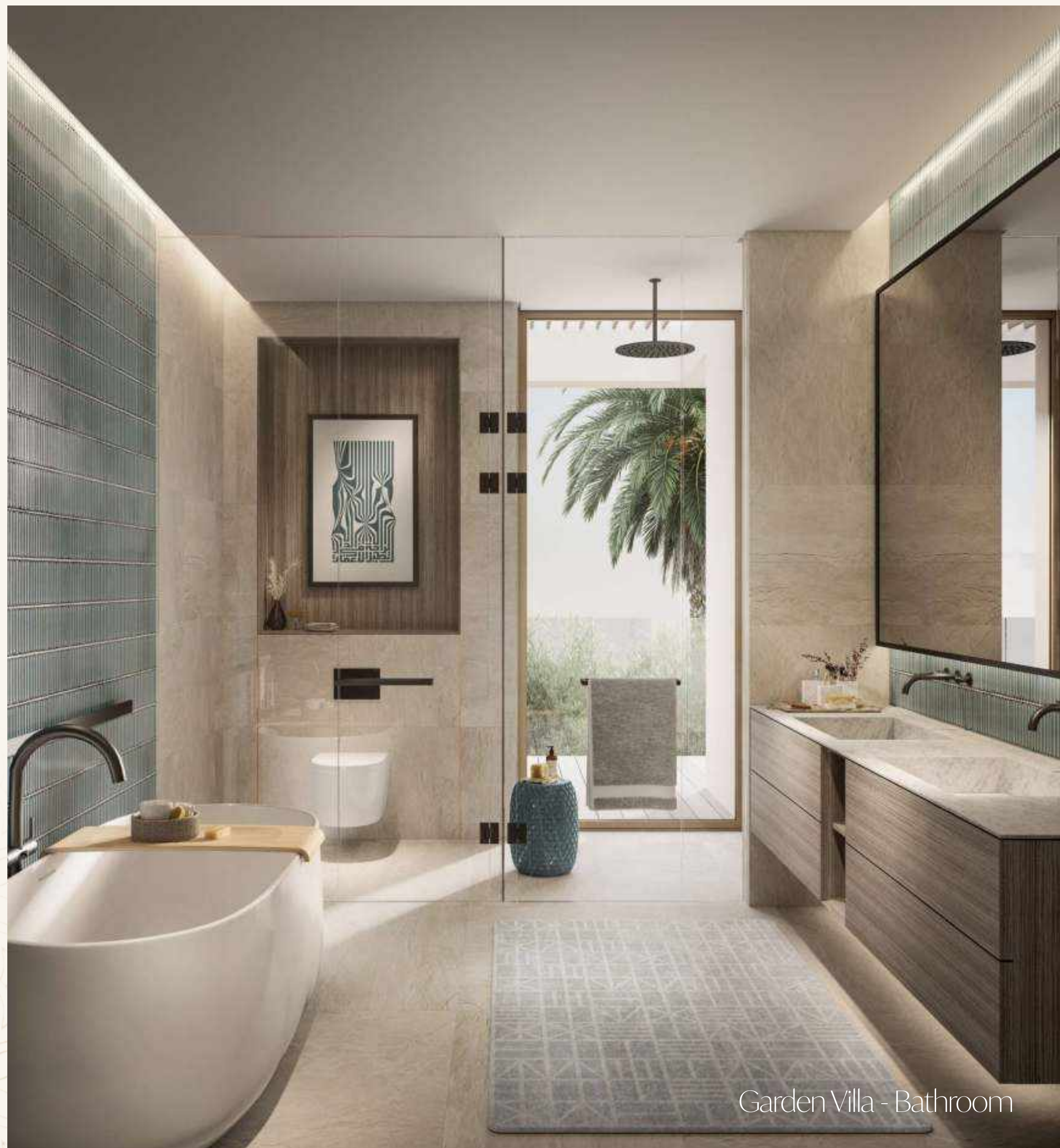


Garden Villa
TYPE A
INTERIORS

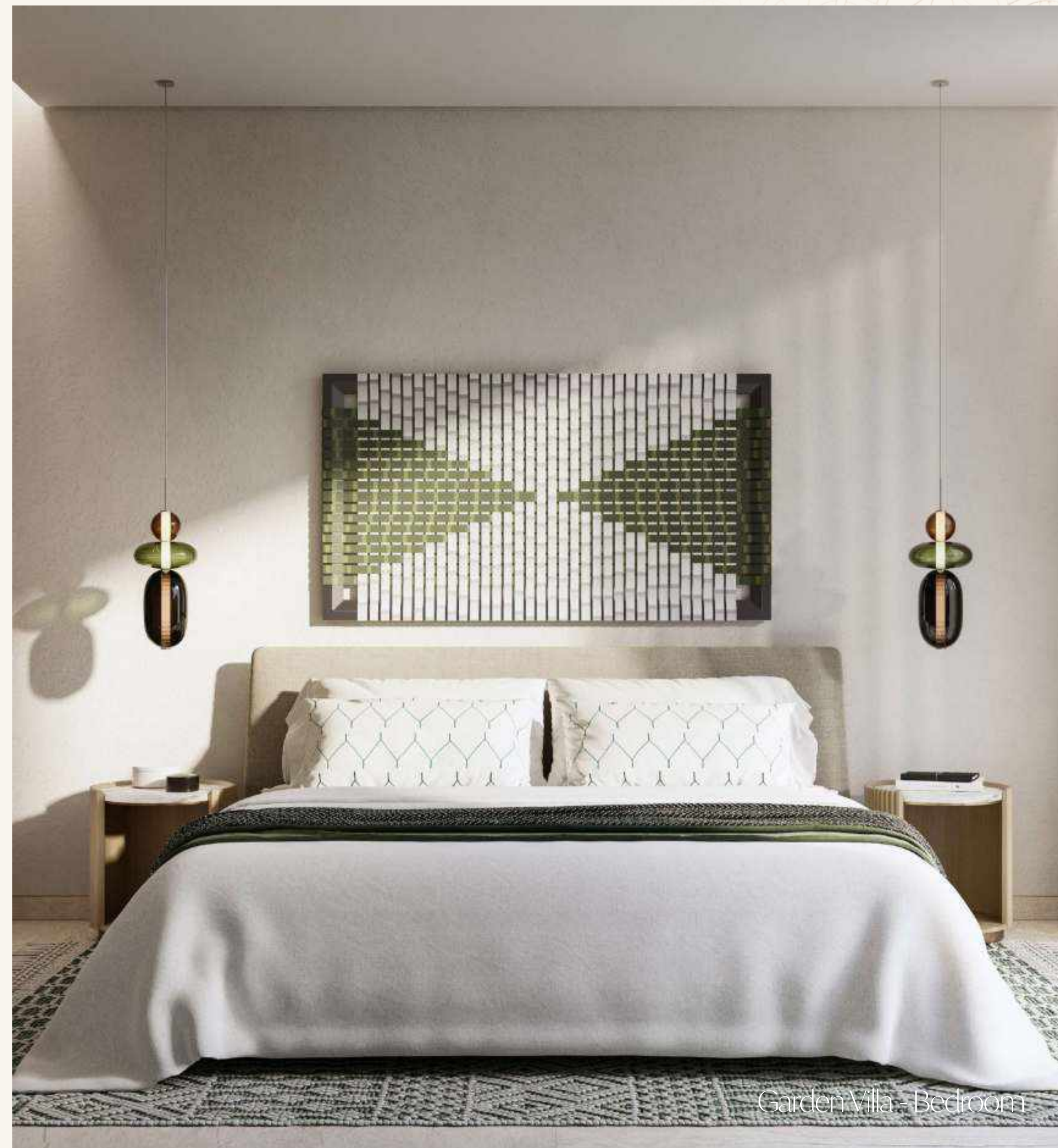




Garden Villa - Living Room



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 - Bathroom



Garden Villa - Stairs



Garden Villa - Bedroom

A close-up photograph of several pink orchids with yellow centers, growing in front of a blurred wooden fence. The flowers are in various stages of bloom, with some fully open and others as buds. The lighting is soft, highlighting the delicate texture of the petals.

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

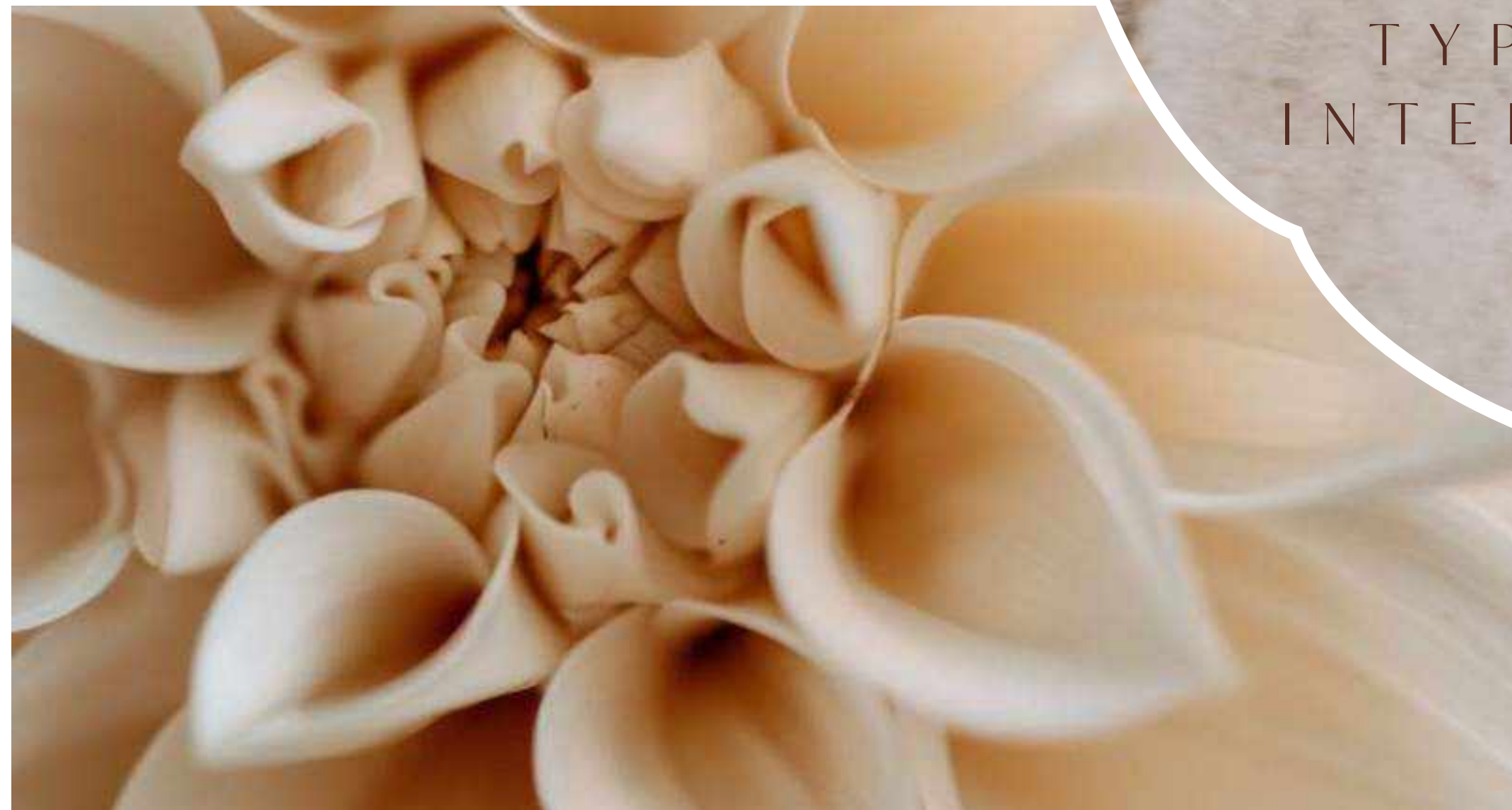
This exquisite villa meets elegance and functionality. The entrance, artfully placed on the side, enhances the arrival experience, leading the user through a double-height lobby that exudes luxury. Seamlessly connecting to the expansive main living areas, the villa boasts spacious interiors bathed in 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

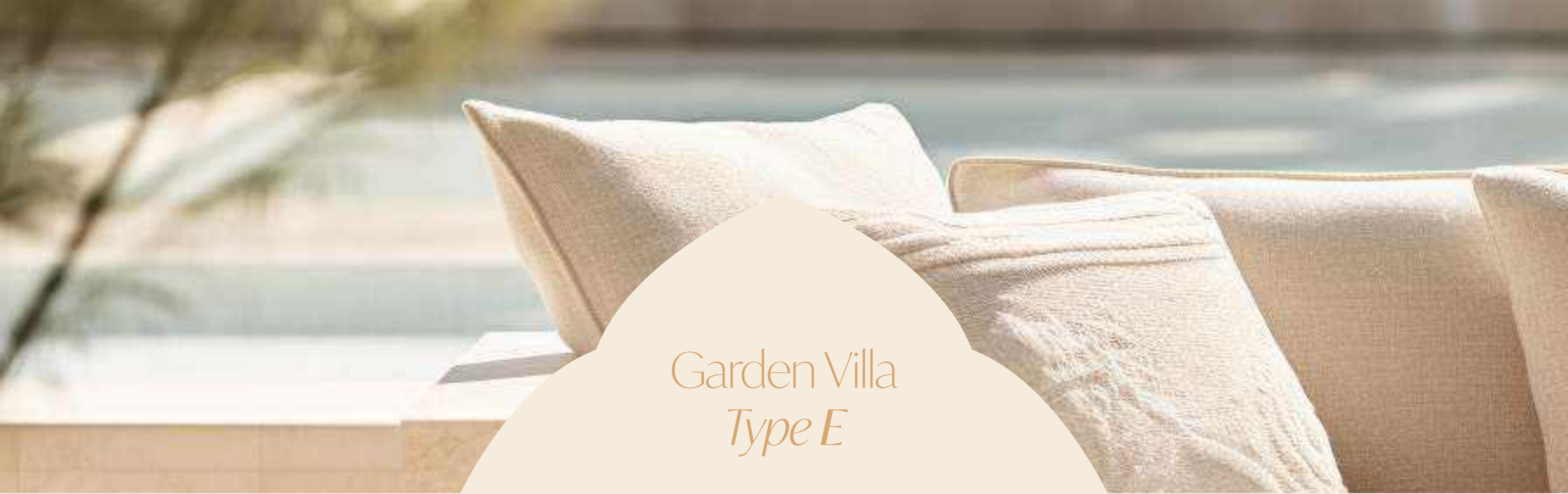






Garden Villa - Living Room





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.







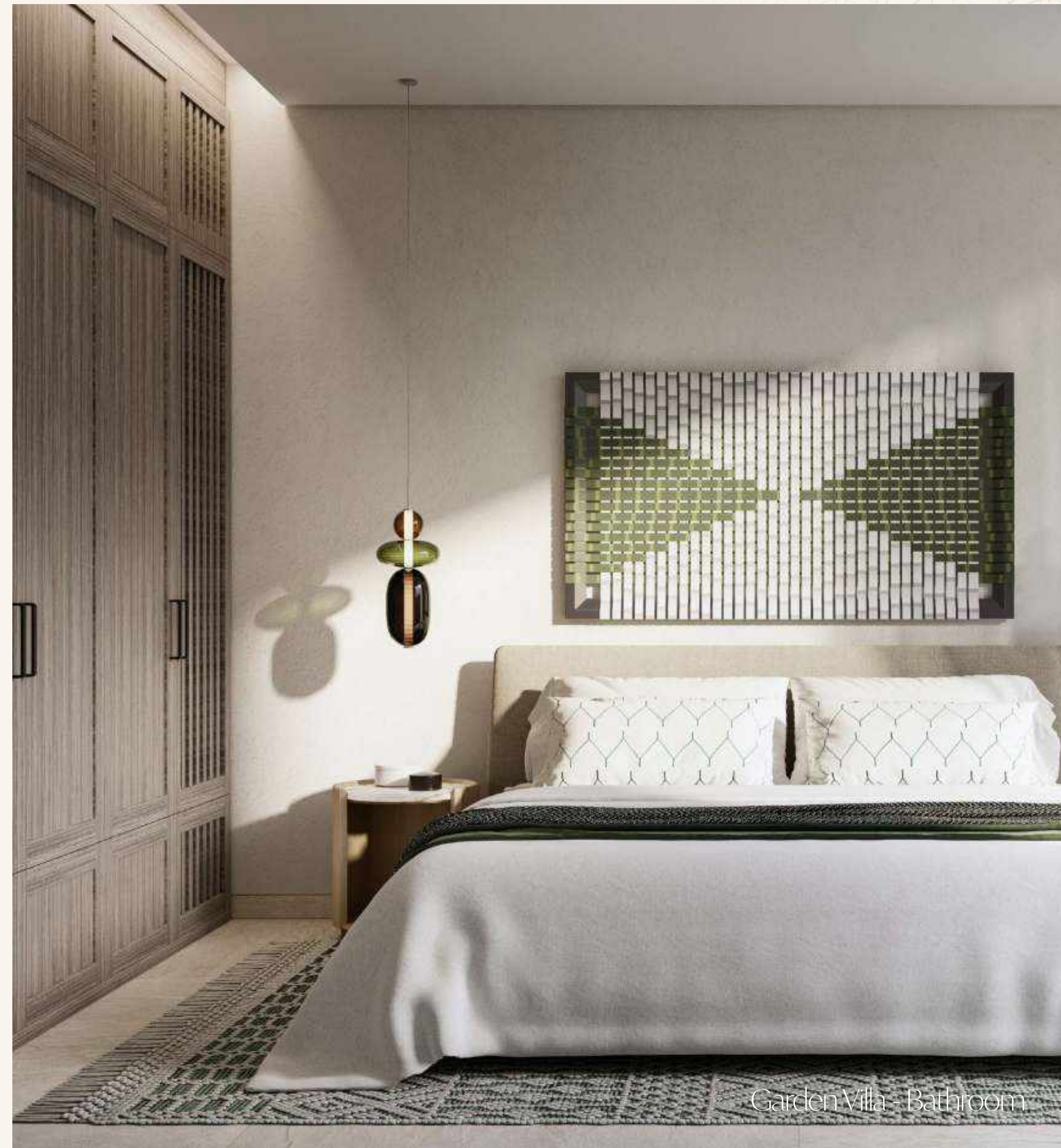
Garden Villa
TYPE E
INTERIORS



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.





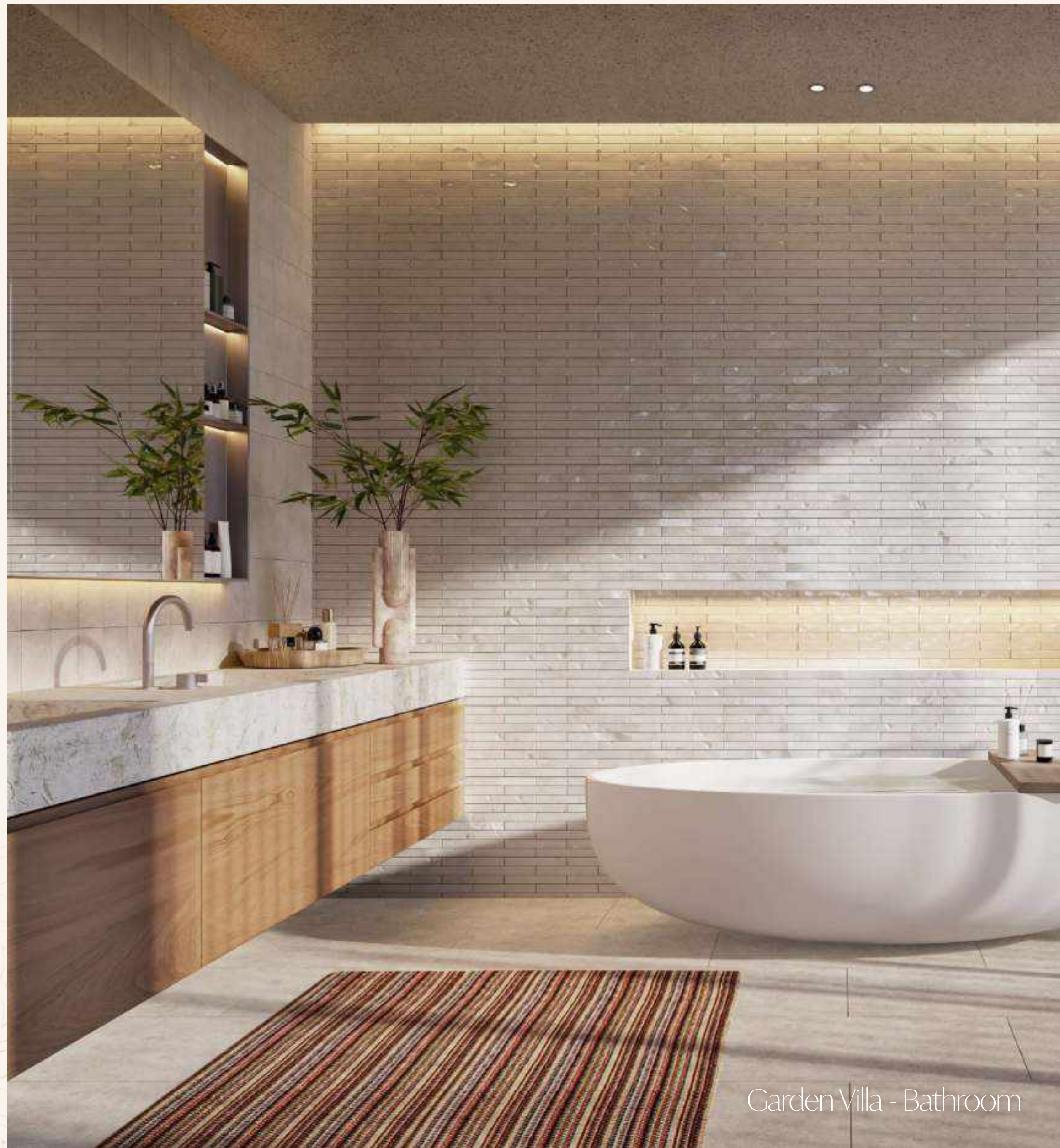


Garden Villa
TYPE F
INTERIORS

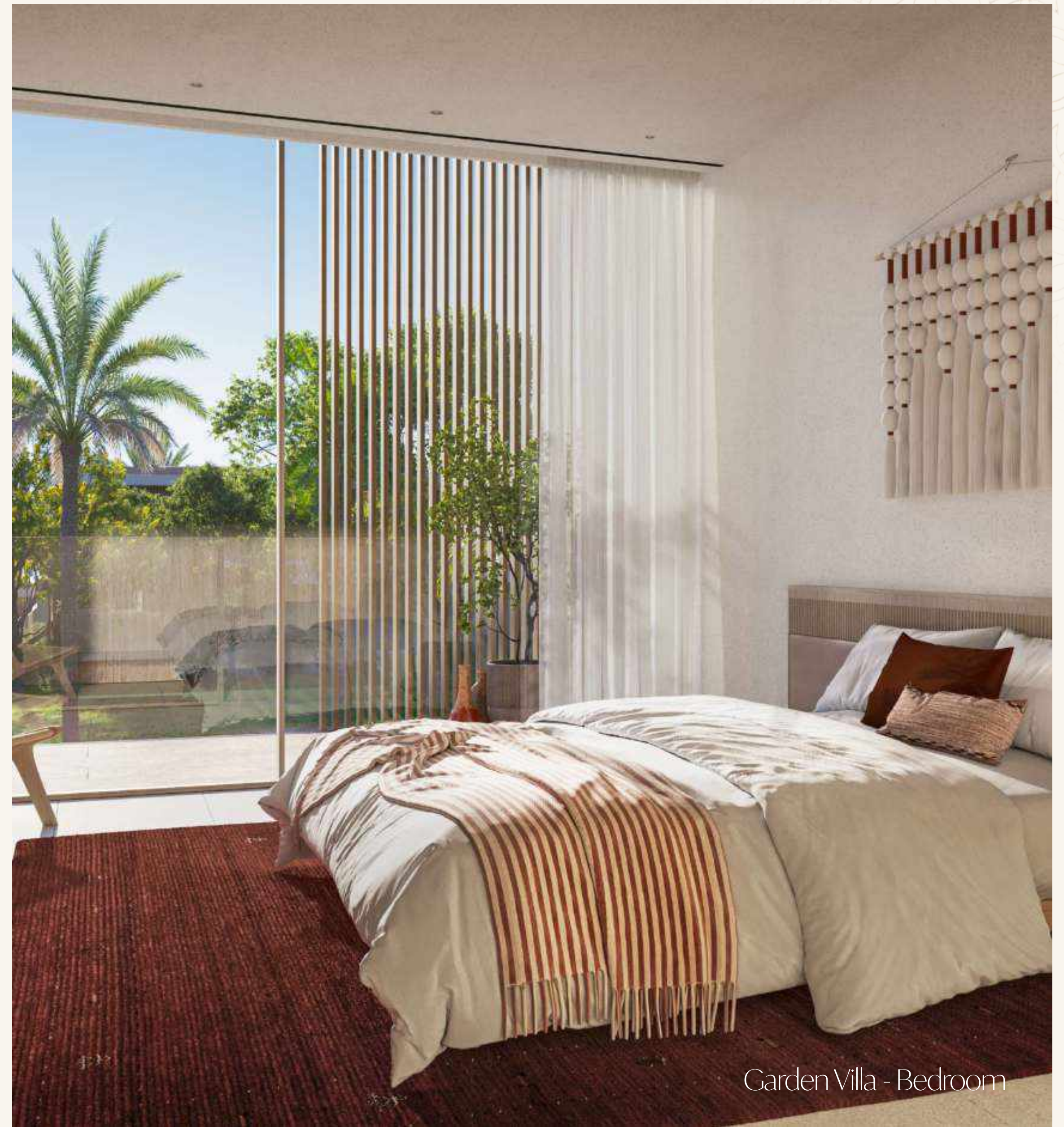




Garden Villa - Living Room



Garden Villa - Bathroom



Garden Villa - Bedroom



Garden Villa - Dining Room & Kitchen

Semi-Detached Villas



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A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

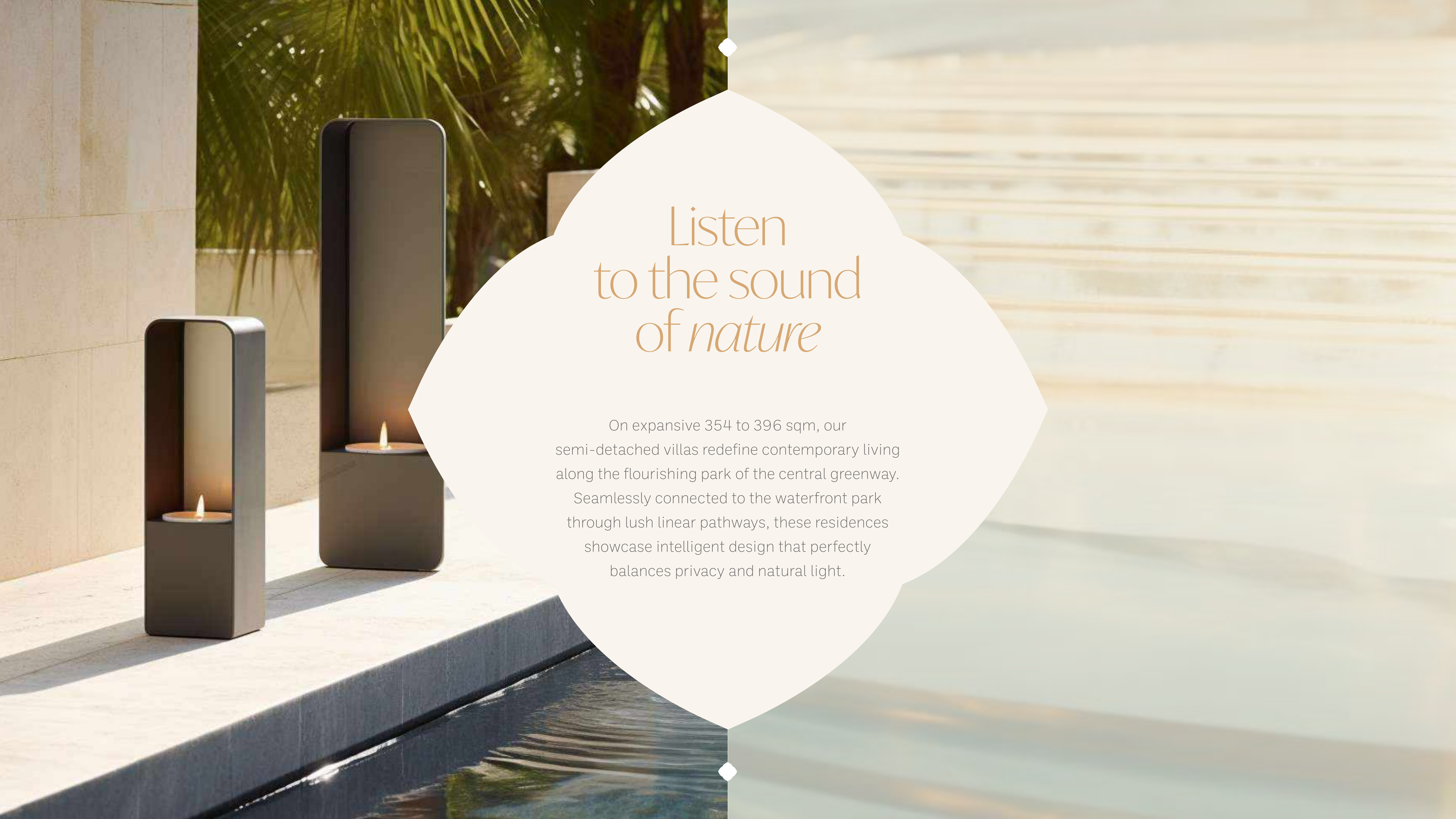
Semi-Detached Villas

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.





Townhouses



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A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

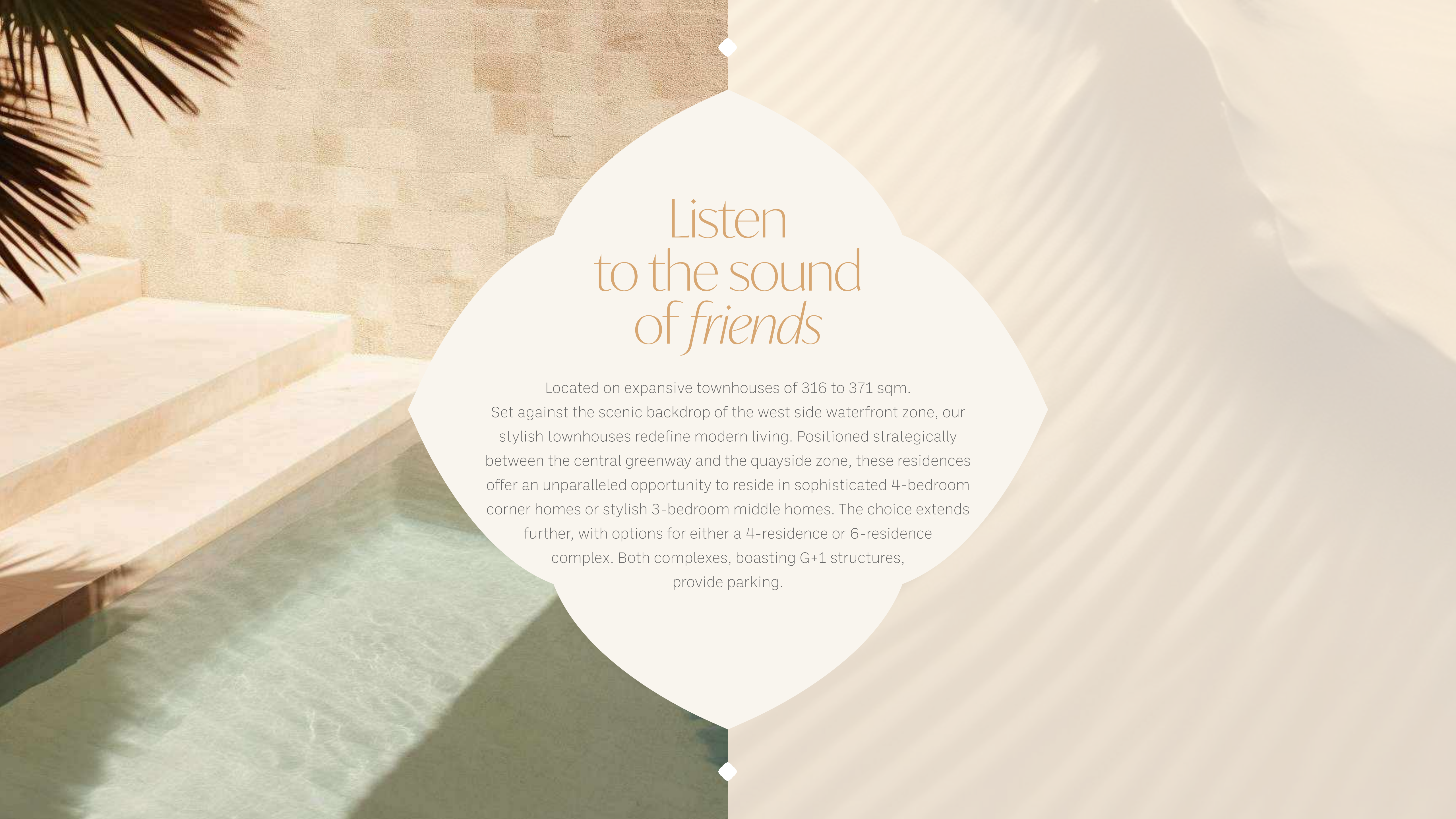
Townhouses

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.





Waterfront Villas



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A LIFESTYLE INSPIRED BY THE SEA, ENRICHED BY DESIGN.

Waterfront Villas

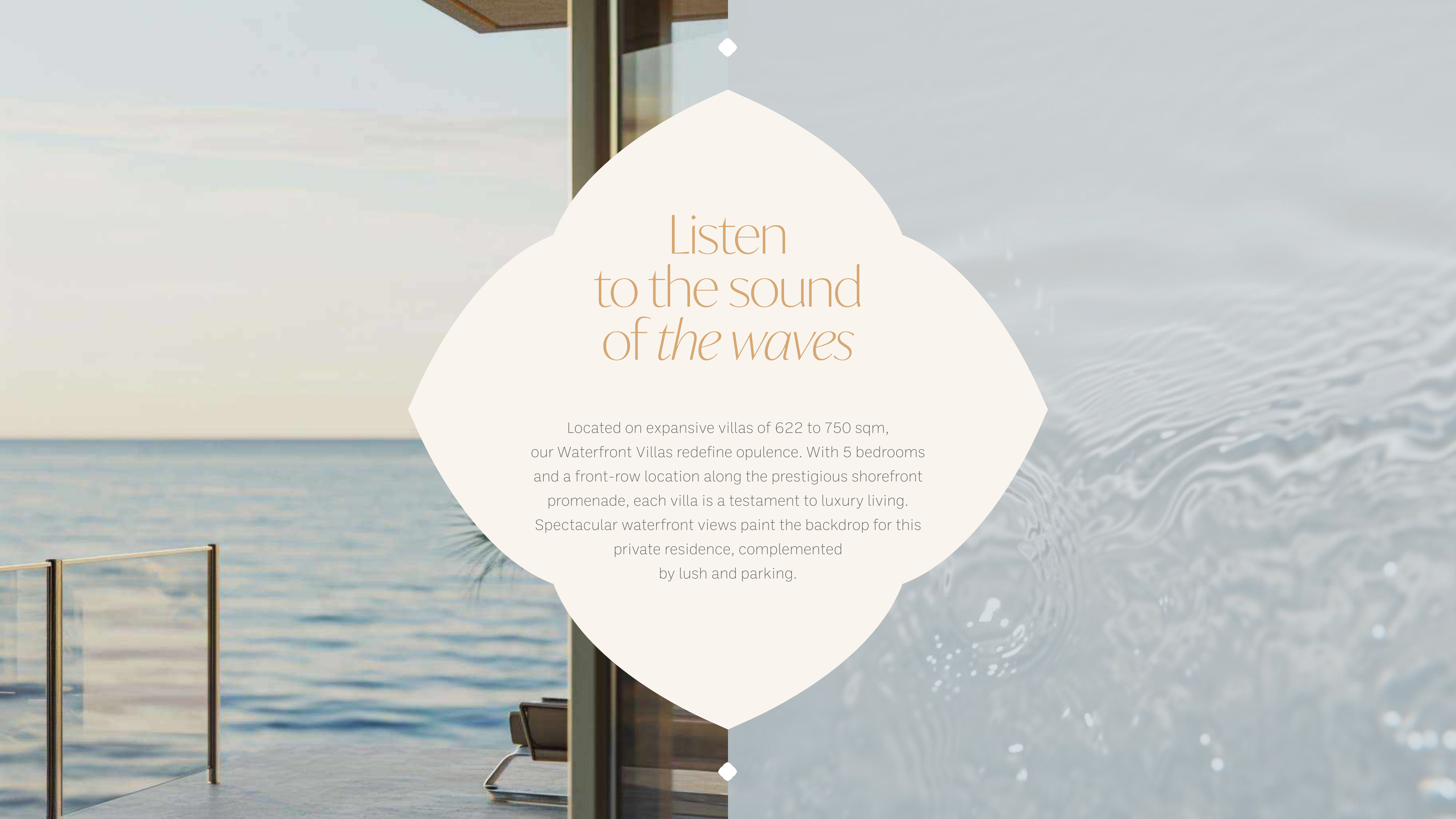
TYPE *A*

TYPE *B*

TYPE *C*

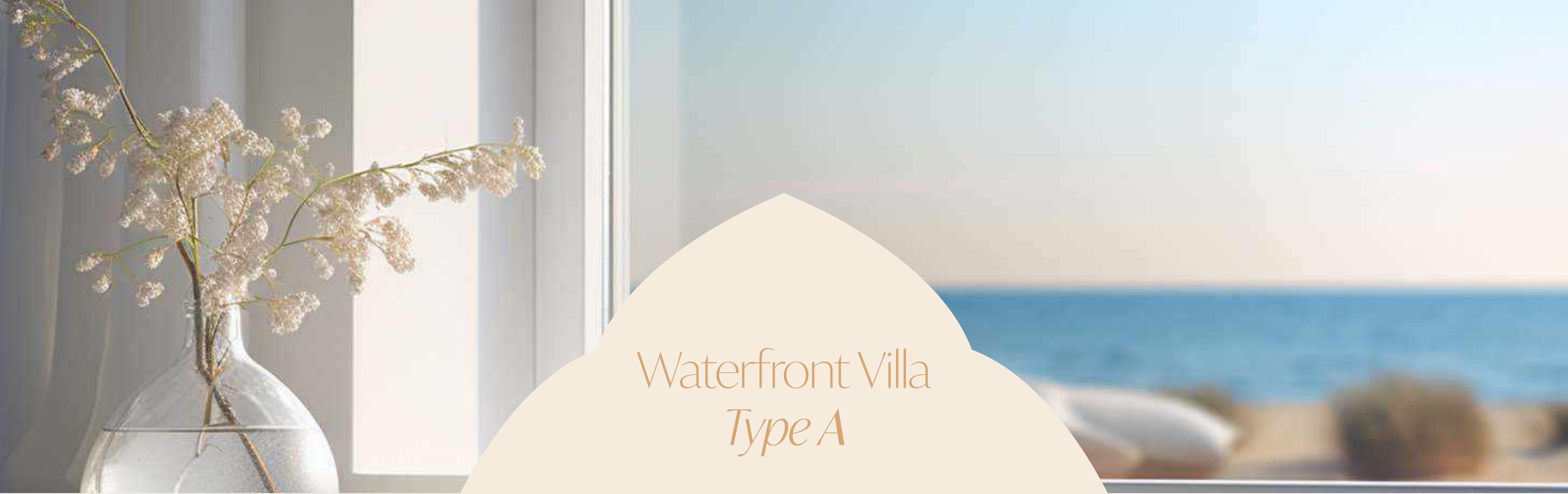
TYPE *D*

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



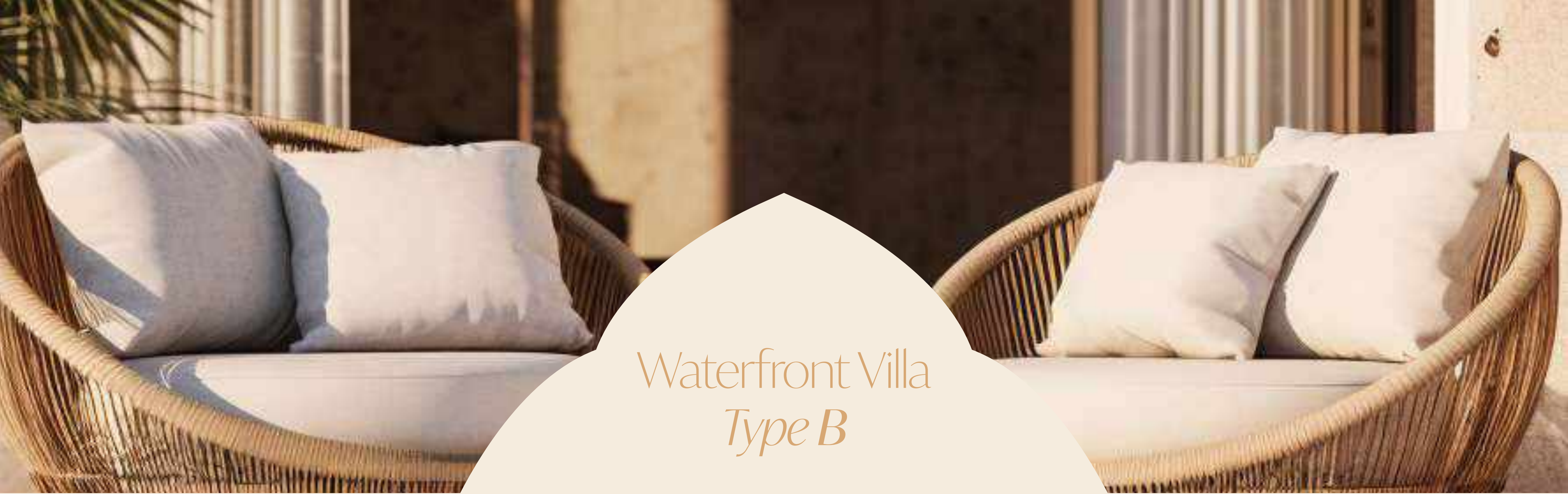
Waterfront Villa - Bathroom



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.





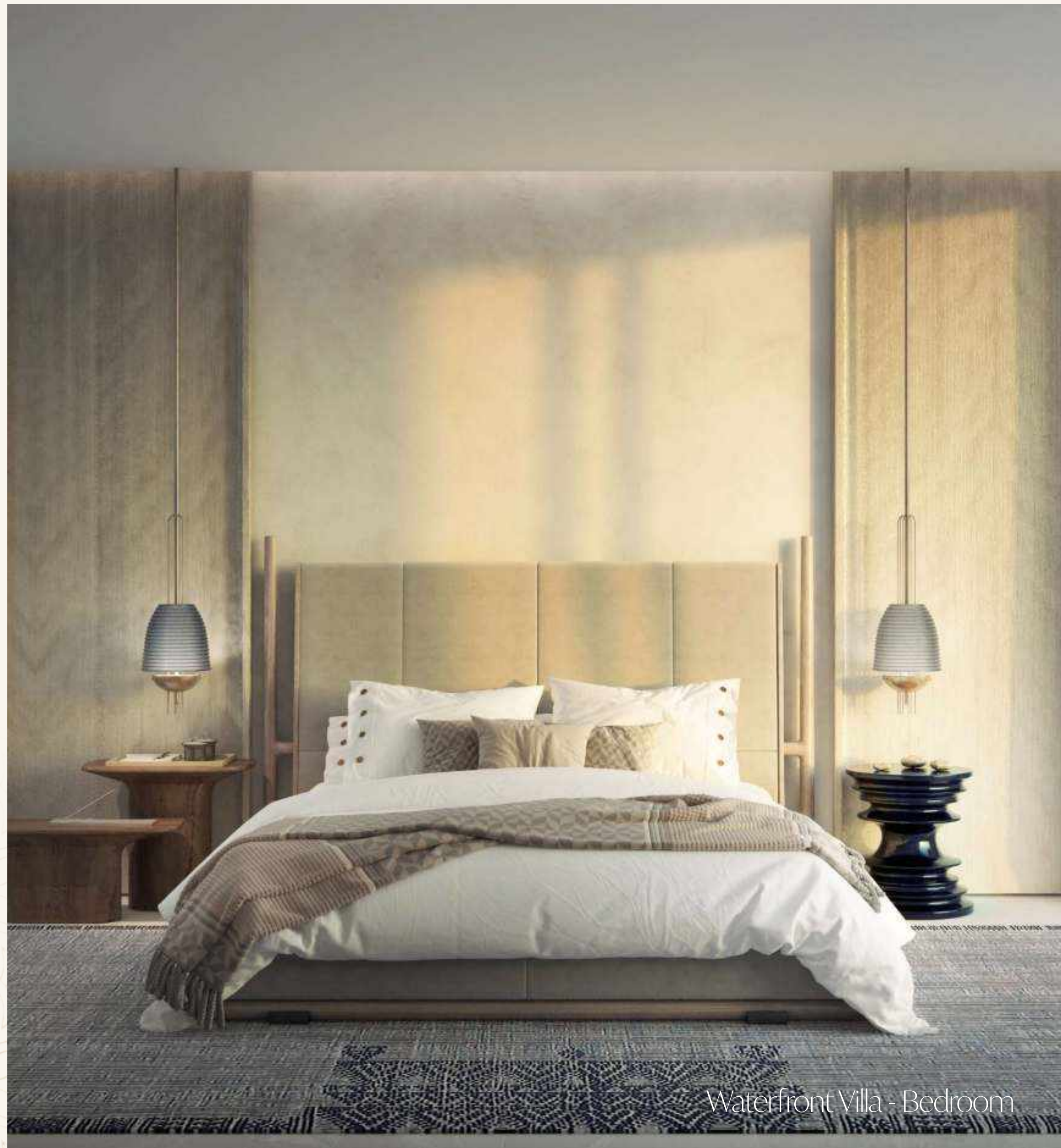


Waterfront
TYPE C
INTERIORS





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.









Waterfont Villa - Living Room



Waterfront Villa - Bedroom



Waterfront Villa - Bathroom



Waterfont Villa - Kitchen



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