
BAY ESTATE
Townhouses & Villas
NAKHEEL | DUBAI ISLANDS

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# 01 Dubai Islands



# A New Chapter on Dubai's Coastline

Dubai has always looked to the water as a source of growth, possibility and progress.

Today, that story continues with Dubai Islands. Extending the city's shoreline across five distinct islands, this visionary masterplan introduces a new perspective on coastal life.

Beaches, marinas, resorts, recreation and residential neighbourhoods come together within a setting shaped by the sea.

Landscaped parks, open spaces and public promenades create a destination that remains close to the city while offering a welcome sense of escape.




Dubai Islands unfolds across five distinct settings, each bringing its own character and purpose to the wider destination.

Together, they form one connected vision for the coastline, offering diverse experiences across Dubai's waterfront.

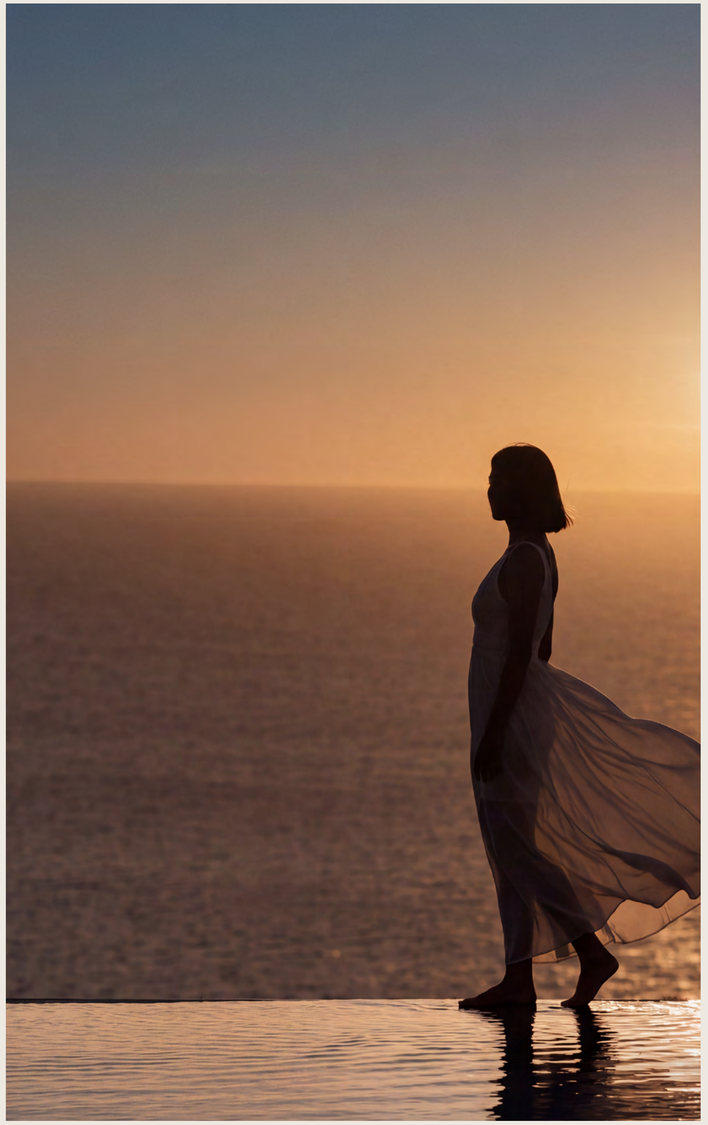


02

# Bay Estate



An Island To



Call Your Own



Within the wider vision of Dubai Islands, Bay Estate offers something more personal.

Created around the idea of home, it brings together distinctive residences, landscaped neighbourhoods and carefully curated amenities within an exclusive island setting.

Walkable streets and promenades link homes with parks, lagoons and shared spaces.

Open views provide a sense of freedom, while the intimacy of each neighbourhood offers privacy without isolation.

This is more than an occasional escape. It is somewhere to put down roots, bring generations together and create a life that feels entirely your own.

# Location

*18 min* • DXB Airport

*20 min* • J1 Beach

*28 min* • DIFC

*28 min* • Burj Al Arab

*28 min* • Burj Khalifa/Downtown

*32 min* • Palm Jumeirah

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# Three Expressions of Island Life

Bay Estate comprises three residential collections: Verda, Cala and Agora. Each is defined by a different aspect of its surroundings, offering an individual interpretation of the island while remaining part of one considered whole.



# Cala
## Defined by Water

Positioned closest to the lagoons, promenades and coast, Cala celebrates proximity to the sea.

Open views and immediate access to the shoreline create an atmosphere that feels private, calm and effortlessly relaxed. A collection shaped by the distinctive character of its waterside position.



# Verda
## Surrounded by Nature

Inspired by the island’s lush landscape, Verda places greenery at the heart of the neighbourhood.

Parks become natural extensions of private gardens. Tree-lined streets provide shade and tranquillity, while open areas invite movement, play and time outdoors.

A collection for those who value balance, wellbeing and a closer relationship with the landscape.



# Agora
## Made for Connection

Agora brings people together through shared amenities and a strong neighbourhood spirit.

Gathering areas, clubhouses, wellness facilities and family-focused spaces establish a welcoming atmosphere where interaction comes naturally.

A collection for those who value sociability, convenience and a genuine sense of belonging.

# Masterplan

## Villas & Townhouses

- 3-Bedroom Townhouse
- 4-Bedroom Townhouse
- 4-Bedroom Attached Villa
- 4-Bedroom Plus Attached Villa
- 4-Bedroom Garden Villa





# 03 The Experiences



# A Natural Rhythm from Morning to Night

At Bay Estate, time moves differently. Mornings begin along shaded trails and promenades, with quiet views, fresh air and outdoor spaces for movement and reflection.

Afternoons take on an unhurried pace. Time can be spent beside a private lagoon, at the beach club or exploring the marina and surrounding coast.

As evening arrives, cafés, restaurants and social spaces offer welcoming places for families, friends and neighbours to gather.

Parks, play areas, sports facilities and wellness amenities remain close at hand, woven into a walkable environment where each journey feels intuitive. Everything is within reach, leaving more time for what matters.



# Experiences for Every Pace of Life

Across Bay Estate, facilities for recreation, wellbeing and socialising are thoughtfully placed throughout the neighbourhoods.

Private lagoons, clubs, pools, gardens, fitness facilities and gathering places offer different ways to spend the day. Each has its own character, yet all are brought together by a walkable plan shaped around ease, privacy and time outdoors.

# Experiences

1. Retail Plaza
2. Community Mosque
3. Promenade
4. Marina
5. Buffer Park
6. Pool Clubhouse
7. Lawn / Open Space
8. Sport Facilities
9. Kids' Play Area
10. Beach
11. Beach Club





# Private Lagoons

Two swimmable lagoons create a secluded inner shoreline shaped by calm waters and layered landscaping. Generous sun decks offer a relaxed setting to swim, unwind and enjoy quieter moments by the water.

# Beach Club

The beach club brings together a private gym, swimming pool, dining and a dedicated children’s area.

A place to exercise, meet, dine or spend an unhurried afternoon close to the shore.





# Pool Clubhouses

Two pool clubhouses provide swimming pools, shaded lounges and comfortable settings for informal gatherings.

Close to home yet set apart from the daily routine, each clubhouse becomes a natural extension of neighbourhood life.

# Yoga Area

Positioned at the centre of the lagoon, an open-air yoga area looks across calm surroundings.

Dedicated decks provide a peaceful place for movement, reflection and focused practice.





# Sports Courts

Multi-sport courts provide a flexible outdoor setting for recreation, training and play.

Configured for a range of activities, the courts accommodate both casual games and more competitive pursuits.

# Community Pools

Set within the residential neighbourhoods, shared pools offer inviting places to swim, unwind and spend time together throughout the day.





# Kids' Play Areas

Outdoor play areas encourage younger residents to move, explore and enjoy time with others in safe, welcoming surroundings.

# Promenade and Marina

The promenade creates a scenic route through Bay Estate, linking homes with the marina, beach and key facilities. At the marina, direct access to the sea brings boating and coastal exploration within easy reach, while the promenade offers an inviting setting for walking, meeting or simply taking in the view.





# Parks and Open Spaces

Lawns, gardens and shaded routes are woven between the neighbourhoods, offering places to walk, exercise, play or spend time outdoors.

These green spaces soften the architecture, create breathing room between homes and contribute to the calm character of the island.

# Gym and Café

Fitness and café spaces come together in one convenient setting, allowing residents to train, reset or meet throughout the day.

A simple balance between activity, relaxation and socialising, close to home.



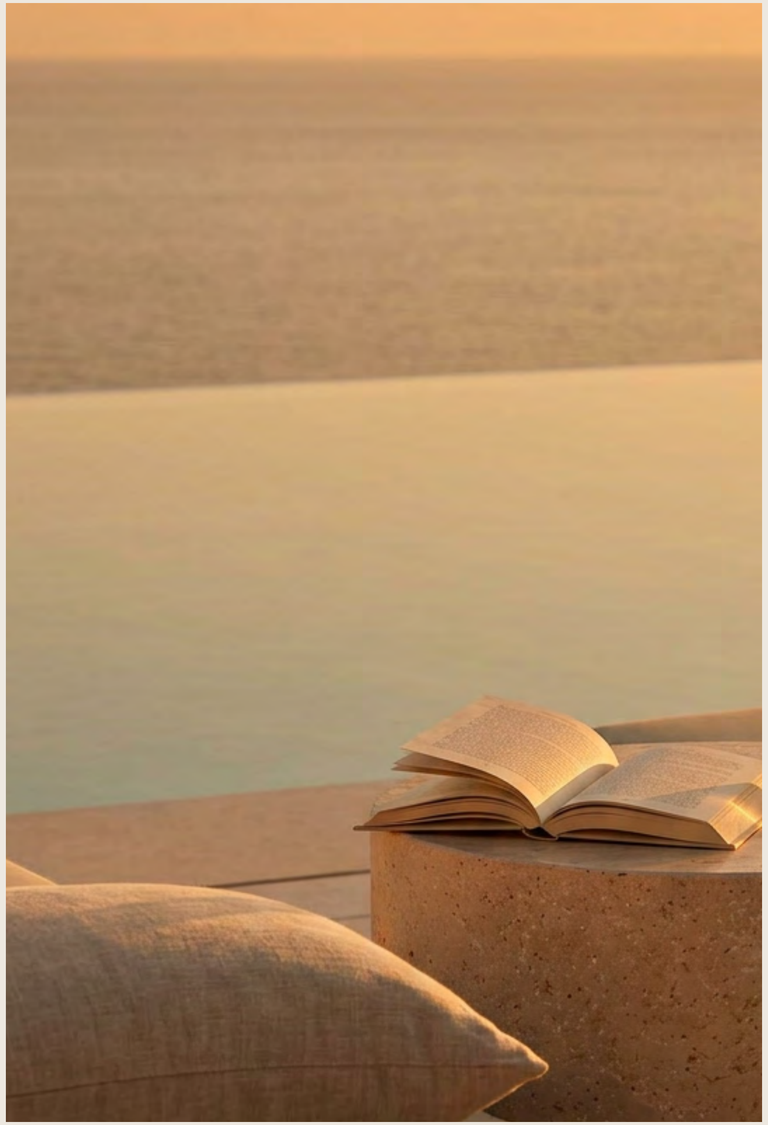



# Multipurpose Room

A flexible shared room accommodates private gatherings, events and neighbourhood activities.

Created to serve different needs, it gives residents a place to host, meet and make their own.

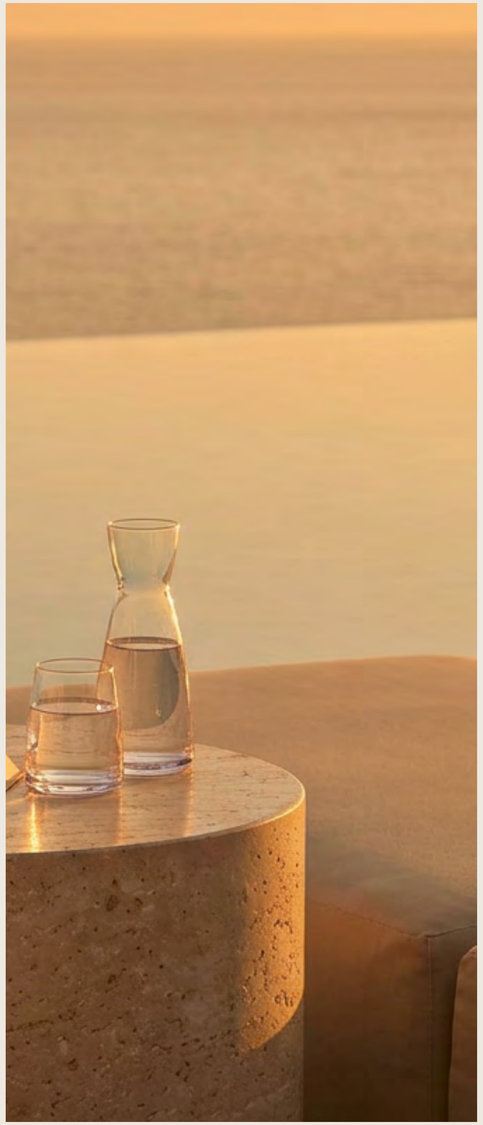
# 04 The Residences



# Homes Created for the Way Families Live

Launching at Verda, Bay Estate offers three residential typologies: three to four-bedroom townhouses, four-bedroom attached villas and four-bedroom garden villas.

Generous layouts are designed around contemporary family life, balancing open spaces for gathering with quieter areas for retreat. Flexible rooms allow the homes to adapt over time, creating spaces that respond naturally to different routines and needs.



# Calm, Contemporary and Considered

The interiors are guided by a warm, neutral palette, with tactile finishes and subtle contrasts complementing the contemporary architecture.

Soft colours create a timeless foundation, enriched by natural-looking materials, refined detailing and carefully placed darker accents. Large windows draw abundant natural light into the interiors, creating spaces that feel calm, open and considered.

The overall effect is refined without feeling formal, with a cohesive character that allows each home to be personalised over time.





# Extending the Home into the Landscape

Across the collection, the relationship between interior and exterior has been carefully considered.

Large glazed openings frame views and connect the interiors with terraces and gardens. Outdoor spaces provide room for dining and informal gatherings, while planted areas offer privacy and soften the transition to the surrounding landscape.

Within selected residences, private pools become a natural focal point for outdoor family life, bringing moments of resort-style relaxation directly home.


Garden Villas
4-Bedroom

# A Home Within the Landscape

Available in four-bedroom layouts, the Garden Villas offer the most generous relationship with the outdoors.

Expansive living and dining areas open onto private gardens, creating an inviting setting for family gatherings, outdoor dining and time beside the pool. Additional multi-purpose rooms provide flexibility for changing family needs.

Generous glazing brings light and landscape into the home, strengthening the connection between interior and garden.

The principal suite offers a quieter, more private atmosphere, complemented by a refined bathroom conceived as a personal sanctuary.





Garden Villa



Garden Villa

THE RESIDENCES



Garden Villa




Garden Villa | Living Room



Garden Villa | Living, Dining & Kitchen




Garden Villa | Living Room




Garden Villa | Master Bedroom




Garden Villa | Multipurpose Room



Garden Villa | Master Bathroom

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# GARDEN VILLA

## 4-BEDROOM

GV4BR

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 483.11 | 5,200.15 |

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Ground Floor




First Floor

Disclaimer: Plans, details and unit orientation included are indicative only and are subject to change by the developer/seller at its sole discretion without notice and/or liability. All images, including swimming pools and landscape features, interior and exterior features, finishes, furnishings, view and scale are illustrative only. Final areas, orientation, dimensions, layout and materials may differ from those stated. Swimming pools and landscape features are not included and are the responsibility of the end user.


Attached Villas
4-Bedroom

# Private by Design

The Attached Villas are offered in two configurations: a four-bedroom G+1 residence and a four-bedroom Plus G+2 residence.

Both balance generous family living with a greater sense of privacy. Living spaces open towards planted outdoor areas, while private gardens and carefully positioned openings create a strong connection to the landscape without compromising seclusion.

Shared greenery gives the neighbourhood a welcoming character, balancing a sense of community with the individuality of each residence. The four-bedroom Plus adds a second floor with a multifunction room, pantry and supporting facilities, creating a flexible space for family time, entertainment and changing lifestyle needs.





Attached Villa



Attached Villa



Attached Villa



Attached Plus Villa



Attached Plus Villa



Attached Plus Villa



Attached Plus Villa



Attached Villa | Living, Dining & Kitchen



Attached Villa | Living & Dining Room



Attached Villa | Master Bedroom



Attached Villa | Master Bathroom



Attached Plus Villa | Multipurpose Room

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# ATTACHED VILLA

## 4-BEDROOM

AV4BR - 01

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 343.15 | 3,693.64 |

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Ground Floor




First Floor



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# ATTACHED VILLA

## 4-BEDROOM

AV4BR - 02

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 342.63 | 3,688.04 |

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Ground Floor




First Floor



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# ATTACHED VILLA

## 4-BEDROOM PLUS




Ground Floor




First Floor




Second Floor

### AV4BR PLUS - 01

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 488.87 | 5,262.15 |



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# ATTACHED VILLA

## 4-BEDROOM PLUS




Ground Floor | First Floor | Second Floor

### AV4BR PLUS - 02

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 488.41 | 5,257.20 |



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Townhouses

3 to 4-Bedroom

# At the Heart of the Neighbourhood

Offered in three and four-bedroom configurations, the townhouses are arranged across two levels for comfortable family living.

The ground floor opens onto a private outdoor space and the landscaped setting beyond, while bedrooms upstairs offer a greater sense of privacy and retreat.

Positioned close to shared courtyards, pool clubhouses and green spaces, the townhouses combine the privacy of home with the sociability of their surroundings.





4-Plex Townhouse



4-Plex Townhouse



6-Plex Townhouse



6-Plex Townhouse



6-Plex Townhouse



6-Plex Townhouse



Townhouse | Living & Dining Room



Townhouse | Living & Dining Room



Townhouse | Living, Dining & Kitchen



Townhouse | Kitchen



Townhouse | Master Bedroom



Townhouse | Master Bathroom

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# 4-PLEX TOWNHOUSE

## 4-BEDROOM

### TH 4PLEX - 01

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 329.41 | 3,545.74 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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# 4-PLEX TOWNHOUSE

## 3-BEDROOM

### TH 4PLEX - 02

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 286.59 | 3,084.83 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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# 4-PLEX TOWNHOUSE

## 3-BEDROOM

### TH 4PLEX - 03

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 284.18 | 3,058.89 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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# 4-PLEX TOWNHOUSE

## 4-BEDROOM

### TH 4PLEX - 04

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 326.41 | 3,513.45 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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# 6-PLEX TOWNHOUSE

## 4-BEDROOM

### TH 6PLEX - 01

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 329.37 | 3,545.31 |

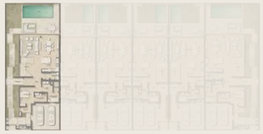
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Ground Floor




First Floor



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# 6-PLEX TOWNHOUSE

## 3-BEDROOM

### TH 6PLEX - 02

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 286.36 | 3,082.35 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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# 6-PLEX TOWNHOUSE

## 3-BEDROOM

### TH 6PLEX - 03

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 283.81 | 3,054.91 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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# 6-PLEX TOWNHOUSE

## 3-BEDROOM

### TH 6PLEX - 04

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 286.26 | 3,081.28 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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BAY ESTATE

# 6-PLEX TOWNHOUSE

## 3-BEDROOM

### TH 6PLEX - 05

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 283.92 | 3,056.09 |

NAKHEEL | DUBAI ISLANDS




Ground Floor




First Floor



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BAY ESTATE

# 6-PLEX TOWNHOUSE

## 4-BEDROOM

### TH 6PLEX - 06

| AREA TYPE | SQM | SQFT |
|---|---|---|
| TOTAL AREA | 326.34 | 3,512.69 |

NAKHEEL | DUBAI ISLANDS



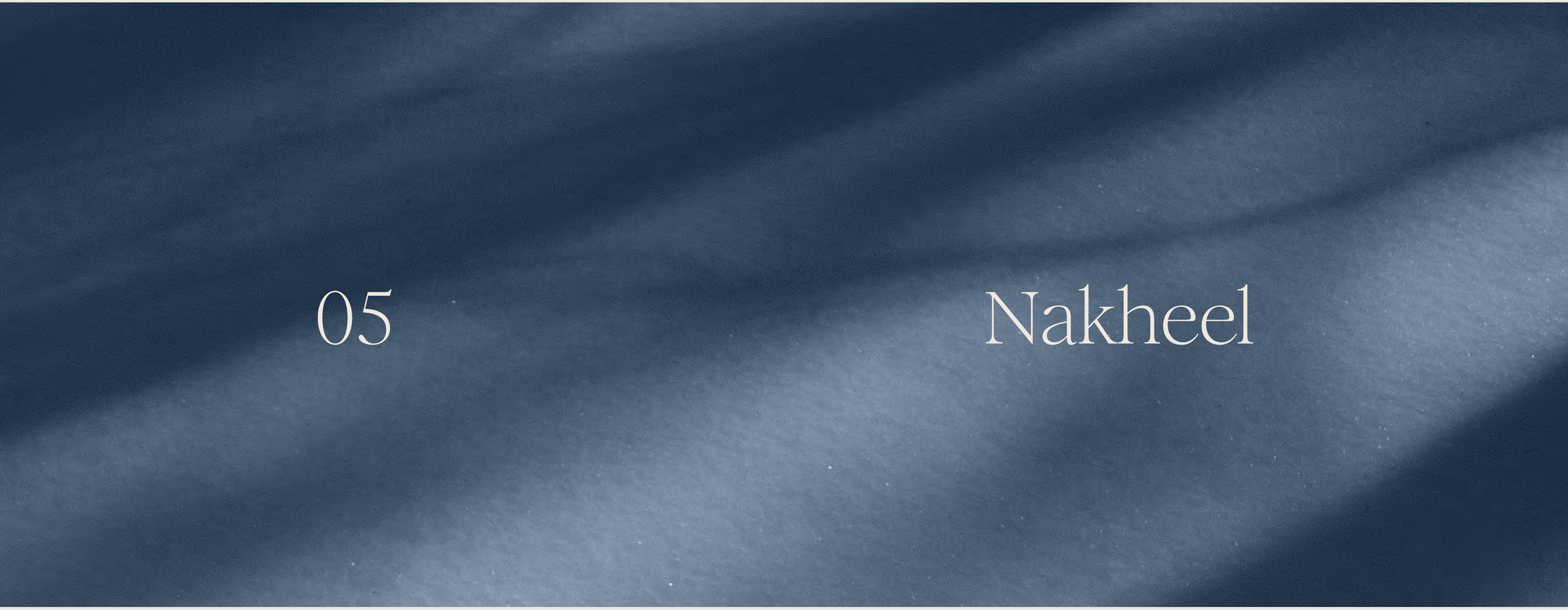

Ground Floor




First Floor



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05
Nakheel

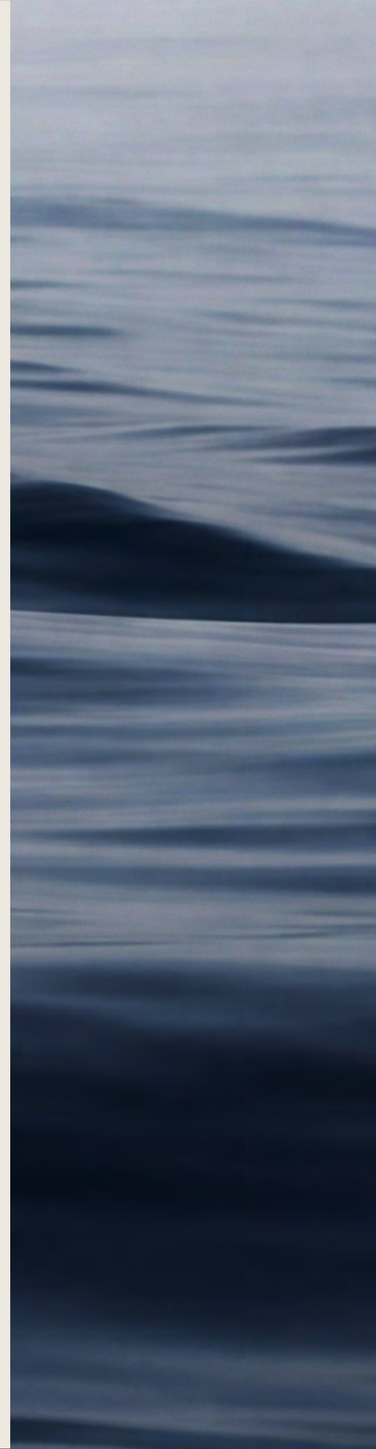


# Shaping Dubai's Coastline

For decades, Nakheel has shaped some of Dubai's most recognised coastal landmarks and master-planned developments.

From Palm Jumeirah and Palm Jebel Ali to Dubai Islands, Nakheel continues to transform the city through ambitious projects conceived at scale and created with enduring purpose.

Bay Estate carries this legacy forward, introducing a new private residential address at Dubai Islands.




NAKHEEL