



BAY ESTATE

Project Briefing

NAKHEEL | DUBAI ISLANDS

Dubai Islands



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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Bay Estate



A carefully planned island masterplan shaped to maximise water views, with integrated lagoons extending the relationship between residences and the waterfront.

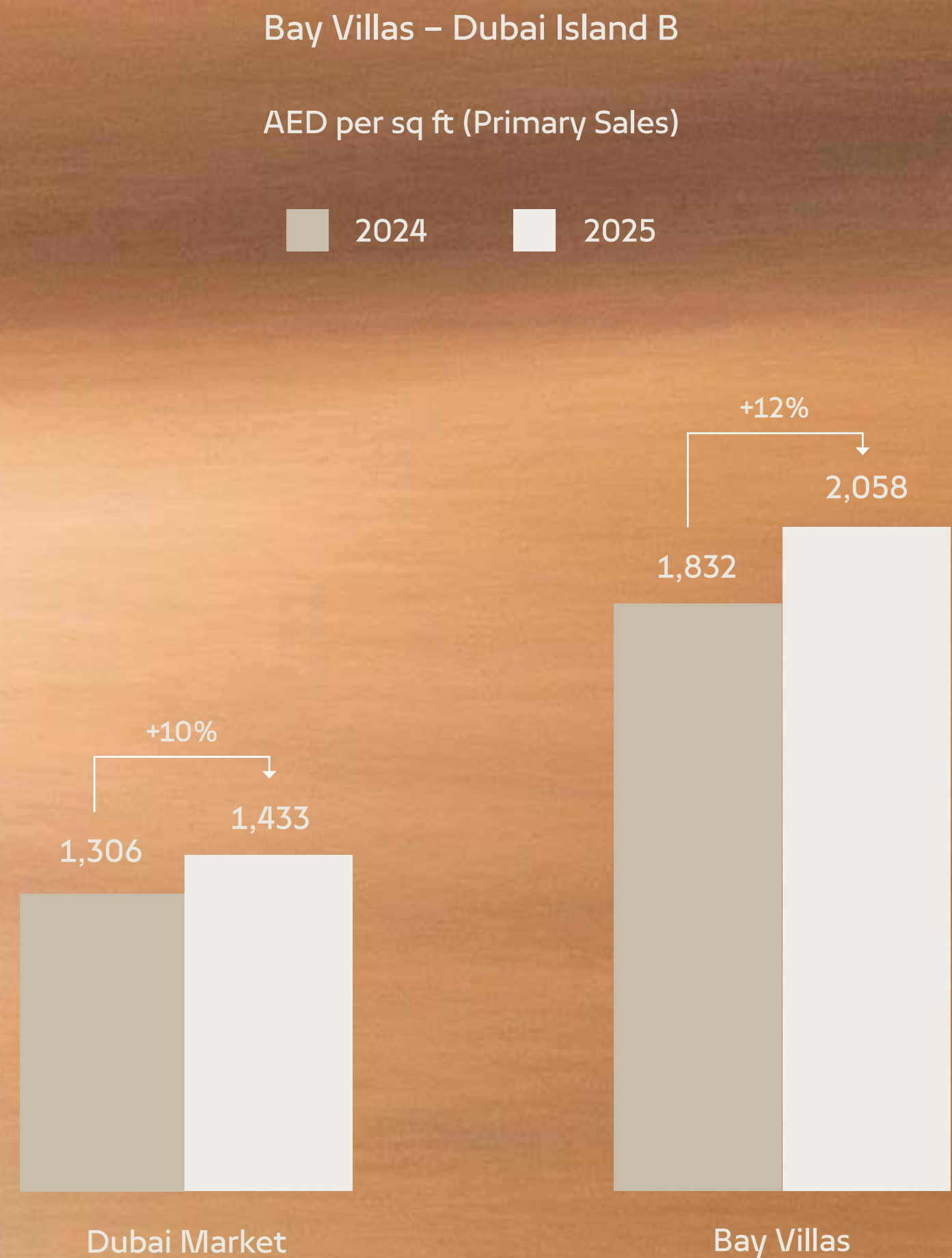
Experiences

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



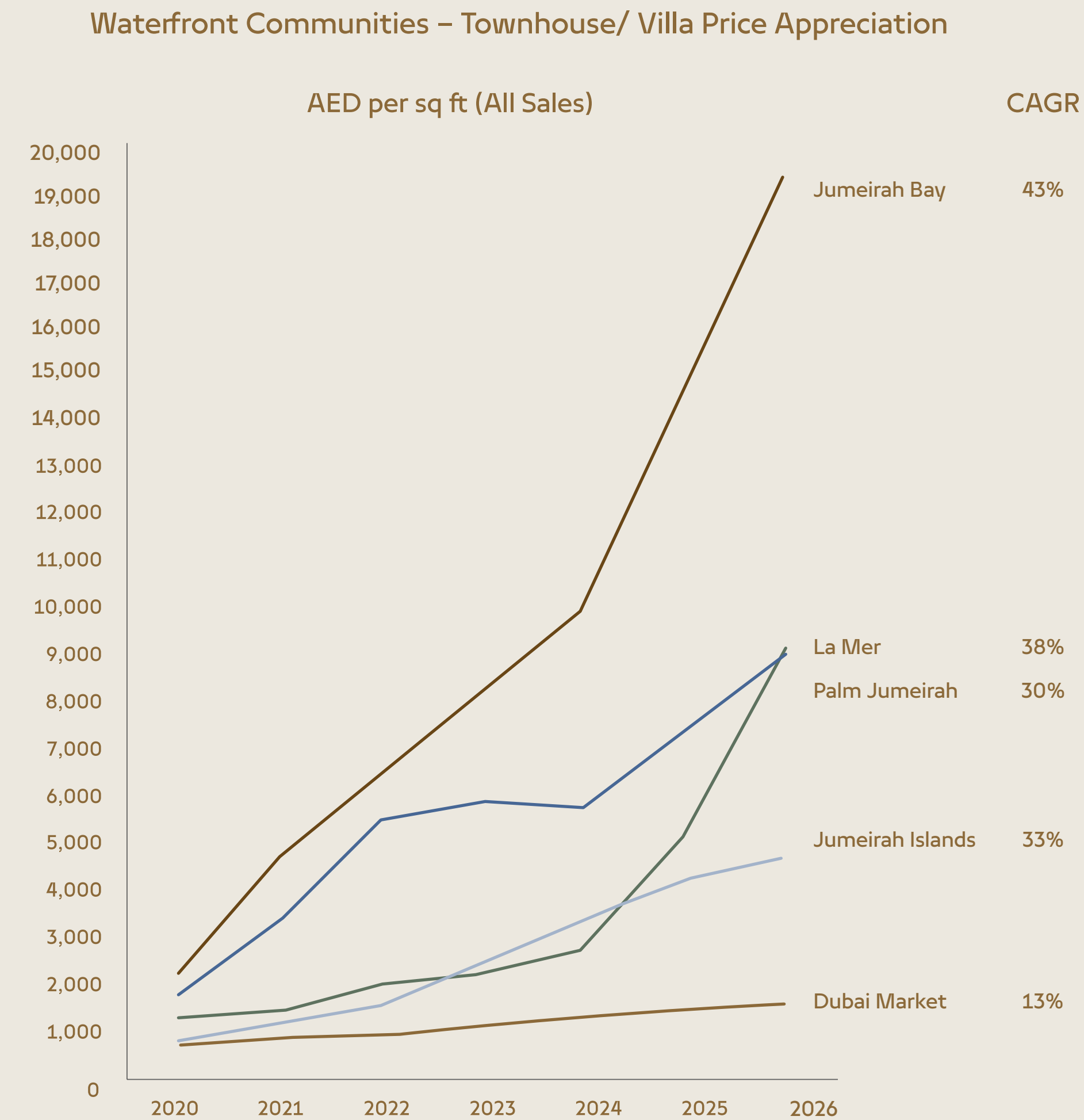
Exclusive Island Villas	Waterfront & Beachfront Plots	Exceptional Lifestyle & Connectivity	Strong Capital Growth Potential	Structural Supply Scarcity
• A luxury island destination shaped by an exclusive beach, lagoon and nature-led districts. • A low-density, fully walkable masterplan, with more than 30% of the land dedicated to open space and a limited population of approximately 18,000. • Premium 3- and 4-bedroom townhouses and villas, fully developed by Nakheel as the sole developer.	• Prime plots positioned along the island’s waterfront and beachfront. • A limited land release within a premium island destination. • A rare opportunity to build a bespoke villa tailored to individual preferences.	• Resort-style amenities, including a beach club, pool clubhouses and parks, all within a five-minute walk of every residence. • A complete community ecosystem featuring a grand central plaza, mosque, nursery, clinic, retail and F&B. • A private waterfront promenade and marina with yacht berths. • Exclusive access via a dedicated bridge from Al Khaleej Street and Al Mamzar waterfront, with enhanced connectivity to Downtown Dubai via the new Al Shindagha Corridor.	• An early-entry opportunity within Dubai’s next seafront island destination. • Bay Villas pricing on adjacent Dubai Island B increased by 12% from 2024 to 2025, compared with overall market growth of 10%. • Comparable DHRE island communities, including Jumeirah Bay, La Mer and Palm Jumeirah, have delivered more than 30% CAGR over the past five years, compared with 13% across the overall market.	• Waterfront villas and townhouses represent only 2% of Dubai’s existing supply and 3% of the next five-year pipeline. • Limited waterfront supply reinforces long-term scarcity and the enduring appeal of these assets.

Strong Capital Growth Potential



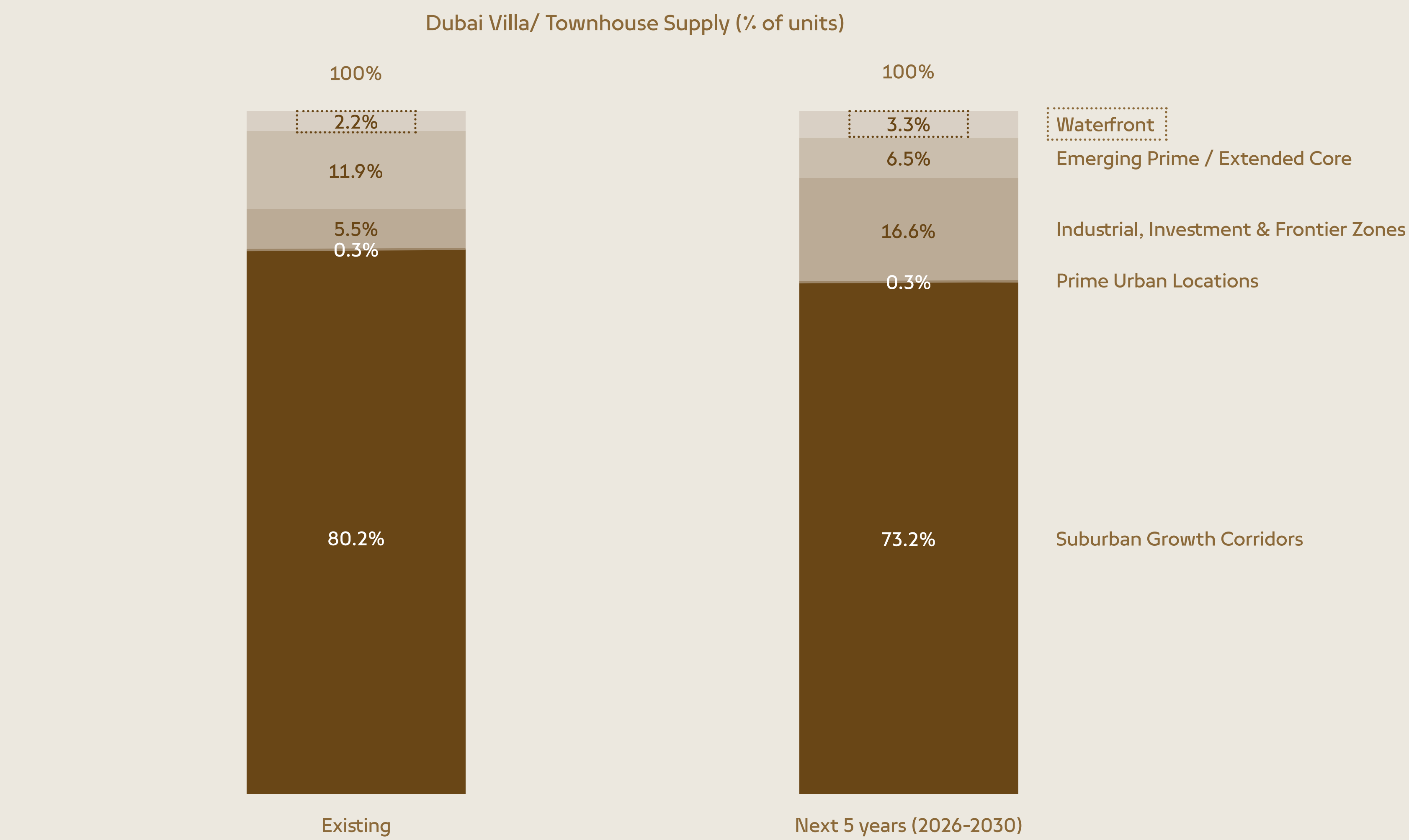
Bay Villas pricing in adjacent Dubai Island B increased by 12% from 2024 to 2025, compared with 10% growth across the wider Dubai market.

Strong Capital Growth Potential



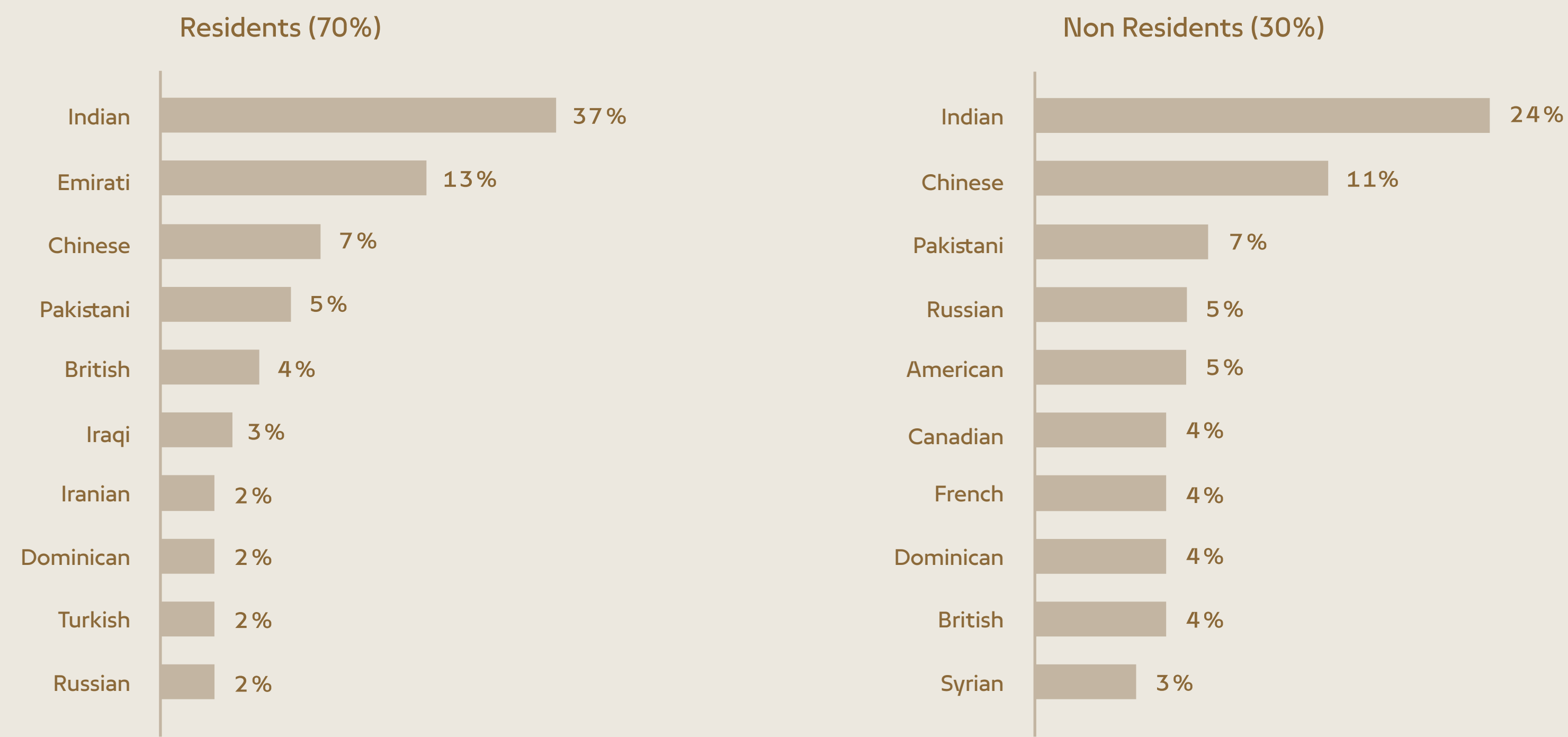
Comparable DHRE island communities have delivered more than 30% CAGR over the past five years, compared with 13% across the wider Dubai market.

Structural Supply Scarcity



Only 2–3% of Dubai’s existing and future villa and townhouse supply is waterfront, highlighting the scarcity of such properties.

Residency & Nationality Mix: Bay Villas (% of customers)¹



Indian buyers represent the largest customer group across both residents and non-residents, followed by Emirati, Chinese and Pakistani buyers.

1. Includes individual customers only

Bay Estate



Bay Estate occupies a prime position within Dubai Islands, one of Dubai's fastest-growing waterfront destinations, with a distinctive connection to the mainland shaping its arrival experience.

Bay Estate

Cala

Agora

Verda

Every residence is planned to maintain a strong connection to its surroundings, through water views, open spaces, amenities and landscaped settings.

Cala



Cala is Bay Estate's most exclusive enclave, shaped by lagoons, landscaped parks and a private collection of lifestyle amenities.

Verda



Verda is Bay Estate's primary villa neighbourhood, combining beach and lagoon living with family-focused amenities, landscaped open spaces and a connected, walkable setting.

Agora



Agora is Bay Estate's social heart, bringing together everyday amenities, community spaces, waterfront dining and marina-side retail.

Masterplan



Villas & Townhouses

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

Land

- Waterfront Plot
- Beach Plot

Masterplan



Unit Type	No. of Bedroom	No. of Units
Garden villa	4-Bedroom	47 units
Attached villa	4-Bedroom	66 units
Attached villa	4-Bedroom Plus	68 units
Townhouse	4-Bedroom	78 units
Townhouse	3-Bedroom	98 units

Plot Type	No. of Plots
Waterfront plot	46 plots
Beach plot	14 plots



The Experiences



The Beach Club is a key lifestyle destination, combining natural beach access with leisure, fitness and social amenities.



Two pool clubhouses provide swimming, shaded lounges and relaxed spaces for informal gatherings close to home.



Two swimmable lagoons create a secluded inner shoreline, offering calm waters, sun decks and a relaxed setting by the water.



An open-air yoga area at the heart of the lagoon offers a peaceful setting for movement, reflection and focused practice.



Multi-sport courts offer a flexible setting for recreation, training and both casual and competitive play.



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



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



A scenic promenade links homes with the marina, beach and key destinations, while offering direct access to the sea and an inviting setting for walking and leisure.



Lawns, gardens and shaded routes create a calm green setting for walking, exercise, play and time outdoors.



Fitness and café spaces come together in one convenient setting for training, relaxation and socializing close to home.



A flexible shared space for private gatherings, events and neighbourhood activities.

The Residences

Townhouses

3 to 4-Bedroom



4-PLEX TOWNHOUSE

3-BEDROOM



AREA TYPE	SQM	SQFT
TOTAL AREA	286.59	3,084.83



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.



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6-PLEX
TOWNHOUSE

4-BEDROOM



TH 6PLEX - 01

AREA TYPE	SQM	SQFT
TOTAL AREA	329.37	3,545.31

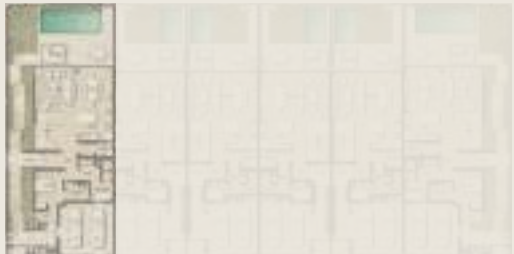


Ground Floor



First Floor

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Extensive open spaces and lawns front each residence, creating a distinctive and generous streetscape.

4-Plex Townhouse



Townhouses are arranged in a staggered, angled configuration to enhance views and create greater separation between homes.

4-Plex Townhouse



6-Plex Townhouse



6-Plex Townhouse



6-Plex Townhouse



6-Plex Townhouse



Wall-to-wall glazing fills the living and dining areas with natural light while strengthening the connection to the landscape.

Townhouse | Living & Dining Room



The open kitchen offers the flexibility to be converted into a closed configuration if desired.

Townhouse | Kitchen







Townhouse | Master Bedroom



Attached Villas

4-Bedroom



BAY ESTATE

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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BAY ESTATE

ATTACHED
VILLA

4-BEDROOM PLUS



AV4BR PLUS - 01

AREA TYPE	SQM	SQFT
TOTAL AREA	488.87	5,262.15

NAKHEEL | DUBAI ISLANDS



Ground Floor



First Floor



Second Floor

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Expansive views across parks, amenities and open landscapes, while maintaining a strong sense of privacy.

Attached Villa



Attached Villa



Attached Villa





Attached Plus Villa



Attached Plus Villa



Attached Plus Villa



Spacious living and dining areas, an extended rear garden and an integrated internal elevator enhance everyday comfort.

Attached Villa | Living & Dining Room





Attached Villa | Master Bedroom





The additional second floor is designed as a flexible destination for family time and entertainment.

Attached Plus Villa | Multi purpose Room

Garden Villas

4-Bedroom



BAY ESTATE

GARDEN
VILLA

4-BEDROOM



GV4BR

AREA TYPE	SQM	SQFT
TOTAL AREA	483.11	5,200.15



Ground Floor



First Floor

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One of Bay Estate's most spacious residences, introduced by a dramatic double-height entrance.

Garden Villa







A sculptural staircase and integrated elevator form central architectural features within the home.



Expansive living and dining spaces are enhanced by double-height volumes and a strong connection to the landscape.

Garden Villa | Living, Dining & Kitchen





Spacious en-suite bedrooms offer a calm and private retreat within the home.

Garden Villa | Master Bedroom



An additional family living space and pantry complete the upper-floor experience.

Garden Villa | Multipurpose Room



Refined bathrooms are designed with generous proportions and carefully considered detailing.

Garden Villa | Master Bathroom



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Villas & Townhouses

AVERAGE PRICE

5.9M

3 BR TOWNHOUSE

Avg Plot Area 2,400 SQFT
Avg NSA 3,100 SQFT

6.9M

4 BR TOWNHOUSE

Avg Plot Area 3,900 SQFT
Avg NSA 3,500 SQFT

10M

4 BR GARDEN VILLA

Avg Plot Area 6,500 SQFT
Avg NSA 5,200 SQFT

7.2M

4 BR ATTACHED VILLA (G+1)

Avg Plot Area 4,100 SQFT
Avg NSA 3,700 SQFT

8.9M

4 BR PLUS ATTACHED VILLA (G+2)

Avg Plot Area 4,100 SQFT
Avg NSA 5,300 SQFT

*All prices are in AED

PAYMENT PLAN

20%

DOWN PAYMENT
OCTOBER 2026

5%

1ST INSTALMENT
MARCH 2027

5%

2ND INSTALMENT
AUGUST 2027

10%

3RD INSTALMENT
JANUARY 2028

10%

4TH INSTALMENT
JUNE 2028

5%

5TH INSTALMENT
NOVEMBER 2028

5%

6TH INSTALMENT
APRIL 2029

40%

7TH INSTALMENT
JANUARY 2031
(ON HANDOVER)

*Estimated construction completion: January 2031

A blurred background image showing the fronds of palm trees, creating a soft, out-of-focus texture in shades of green and brown.

Villa Plots

The background is a blurred photograph of a beach. It shows sand dunes with a dark, elongated shadow of a person cast across them from the upper left. The colors are warm, ranging from light tan to deep brown.

Beach Plot



Beach infrastructure will be delivered as part of the project, with indicative architectural concepts illustrating the potential character of the neighbourhood.

Reference Design



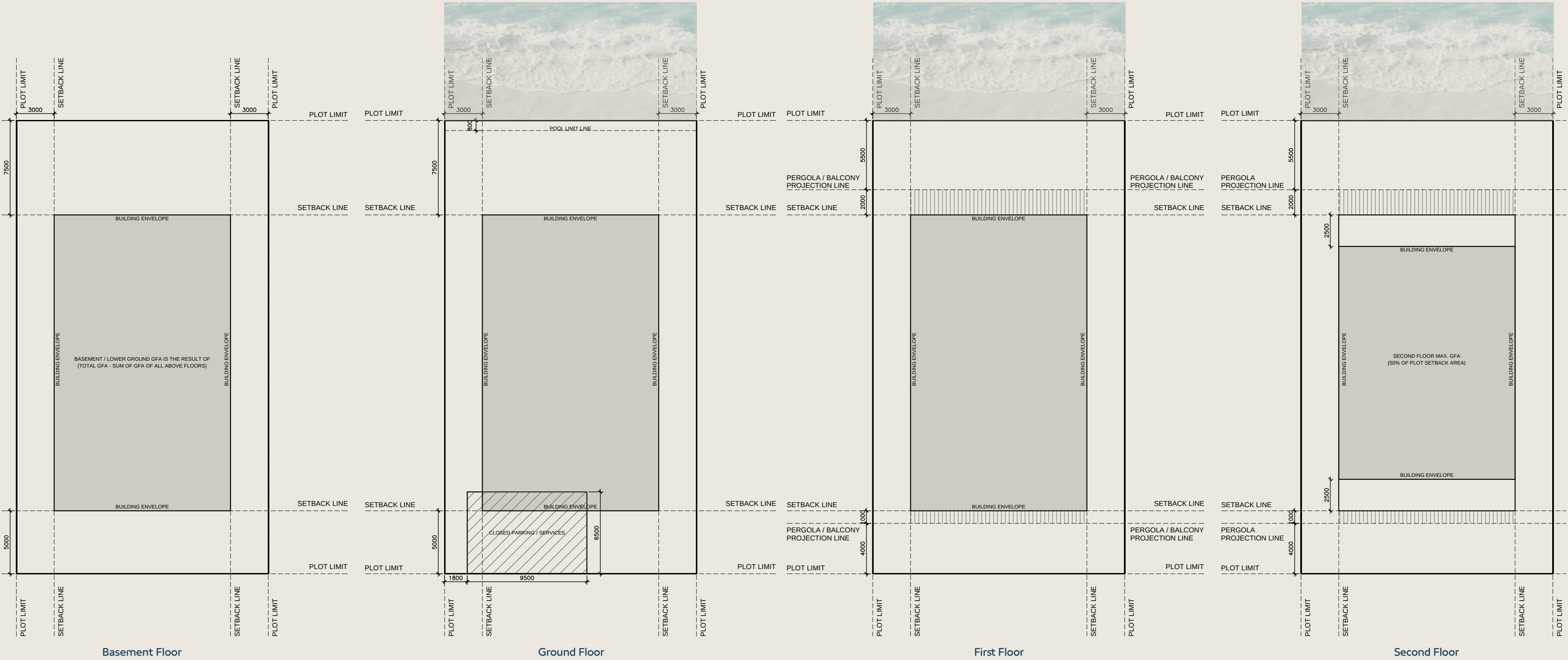


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BEACH PLOT

AREA TYPE	SQM	SQFT
PLOT AVG AREA	710.43 - 888.91	7,647 - 9,568.14
GFA	689 - 862	7,416.33 - 9,278.48

FAR	0.97
NO. OF FLOORS	G + 2
BASEMENT	1
BUILDING HEIGHT	12.5 METER
CAR PARKING SLOTS	3 CARS





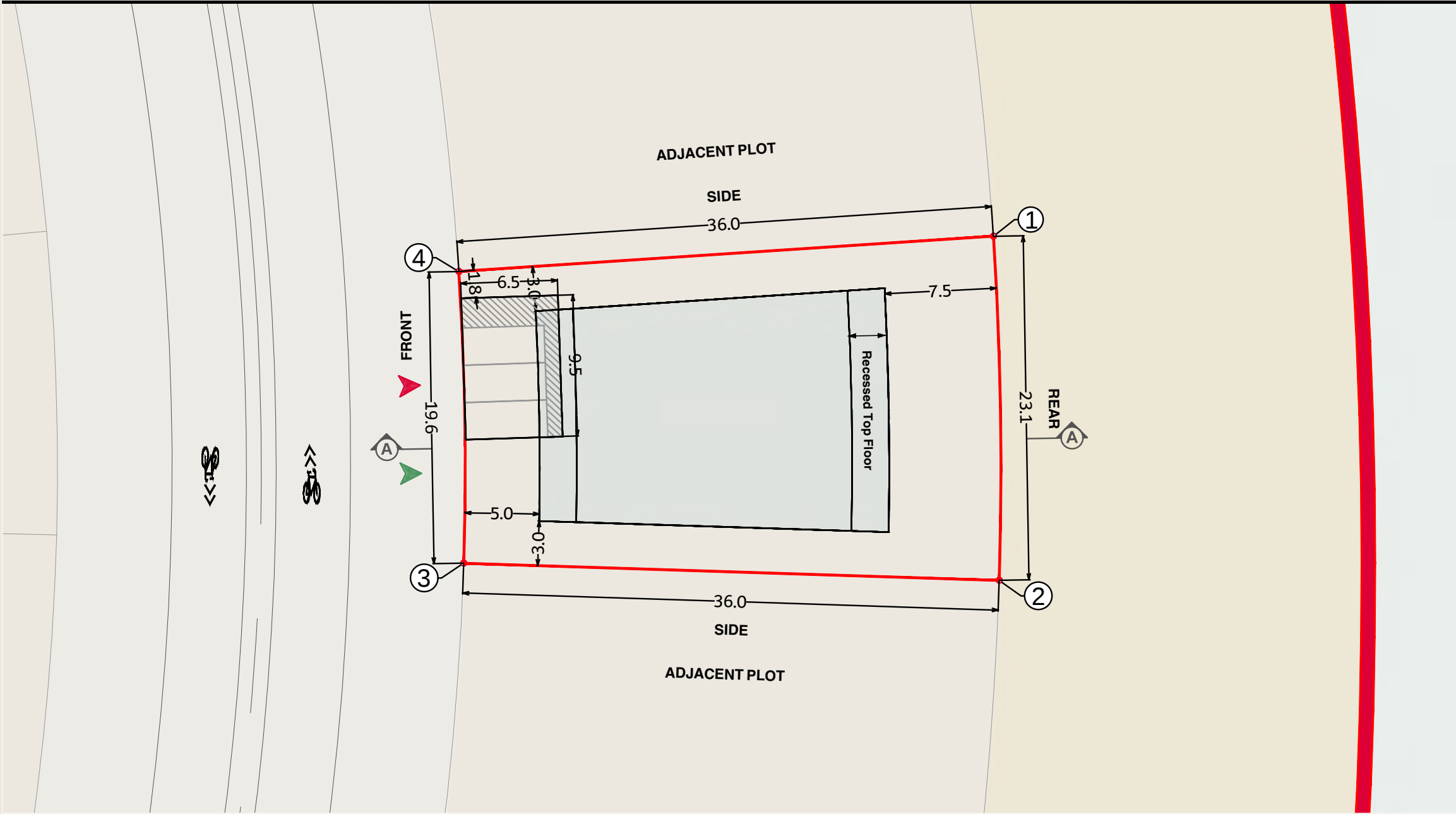
BAY ESTATE

DEVELOPMENT CONTROL REGULATION

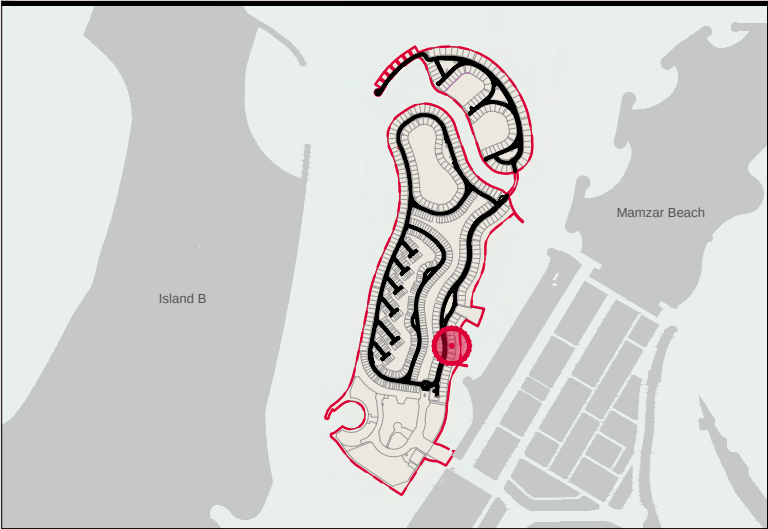
BEACH PLOT

Sample DCR

Plot Plan 1:400



Master Plan Key Map



Plot Coordinates

1	N: 2800869.532, E: 500506.344	
2	N: 2800846.419, E: 500506.736	
3	N: 2800847.566, E: 500470.754	
4	N: 2800867.163, E: 500470.422	

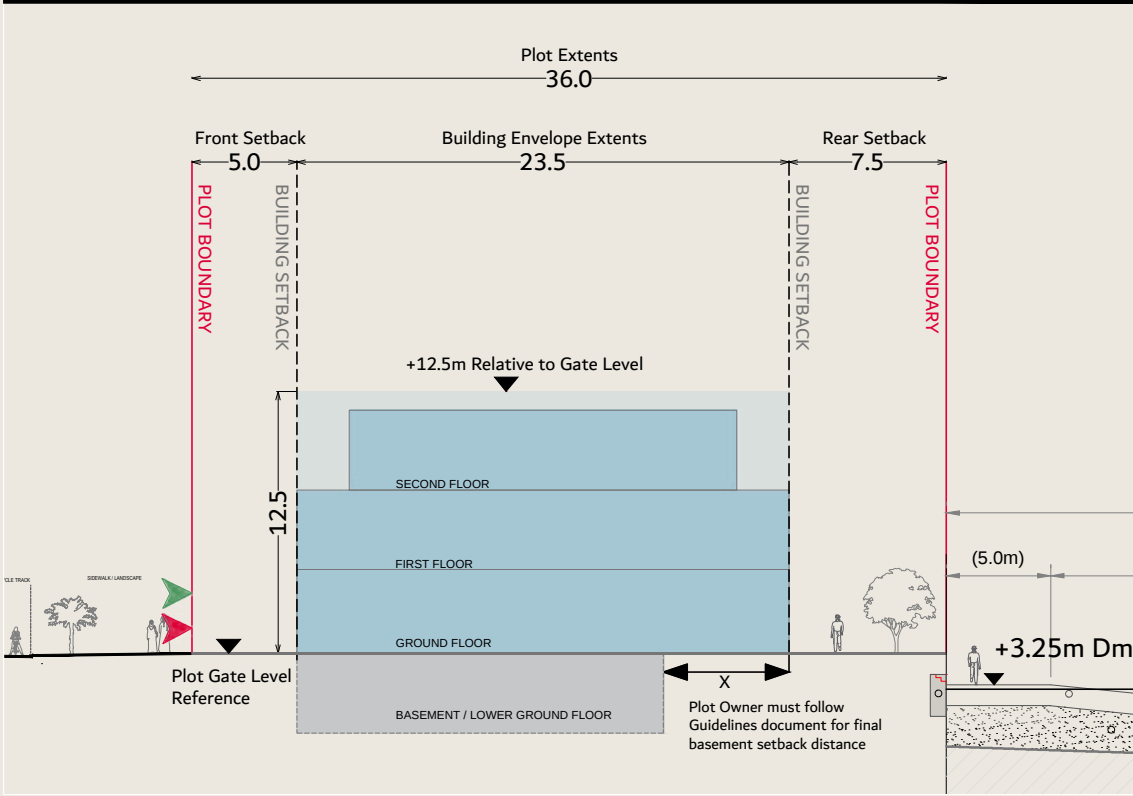
Plot Regulations

Permitted Land Use:	Residential
Plot Area (sqm):	769.19
FAR:	0.970
GFA (sqm):	746.0
Plot Coverage (%):	46.6%
Height (m):	12.5
Height (Floors):	B+G+2
Side Setback (m):	3.0
Front Setback (m):	5.0
Rear Setback (m):	7.5

Infrastructure Regulations

Max Power Load (kW)	179.04
Avg Potable Water Demand (c.bm/day)	1.6
Avg Sewage Flow (c.bm/day)	1.2825
Traffic Trip Generation (PM Peak)	1
Infrastructure Notes - The Plot Owner shall neither exceed nor reduce the electrical load allocations assigned to the plot, and must strictly comply with the specific connection scheme provided by the Master Developer. - The allocated pocket substation (if required by authority) shall be accommodated within the allocated plot limits. - It is the Plot Owner and/or his representative responsibility to ensure full compatibility with provided utilities, location, levels etc. - The Plot Owner has the right to utilize the Existing Roads & utility easement subject to the authority approval and any associated fees to be borne by the client. The Plot Owner to carry out the required studies/approval for the traffic and infrastructure considering the existing ROW within the plot.	

Indicative Cross Section 1:400



Indicative Massing 1:500



General Guidelines

- This DCR must be read in conjunction with project marketing material and Villa design guidelines.
- All dimensions, coordinates and plot layouts are subject to subtle changes during later stages of design, and the Master Developer reserves the right to make revisions to the Design control regulation sheets.
- The Plot Owner is responsible for obtaining all required NOCs and authority approvals and to ensure alignment with all local and municipality guidelines including DBC, RTA, DM, Trakhees and others that govern the masterplan without any liability towards Master Developer side.
- Unless otherwise stated else, Master developer design control regulation is taking precedent on other guidelines.
- The Plot Owner is responsible for verifying plot levels and existing topography to ensure that proposed works do not adversely affect adjoining roads, plots, built structures or adjacent land/water areas prior to commencement of any design or construction works.
- Maximum permissible area means the maximum allowable gross floor area on the plot specified in the Particulars calculated in accordance with the Dubai Building Code issued by the relevant authority and the Development Control Regulations. In the event of discrepancy, contradiction or inconsistency between the Dubai Development Code and the Development Control Regulations, the latter shall prevail.
- All plots will be required to construct a side wall to their neighboring plot or adjacent open space. Side walls are required to be of solid construction and are to be 2.0m high. Refer to Design Guidelines.
- The rear wall/ fence must follow specific details as shown in the design guidelines and is mandatory.
- Plot's vehicular access is fixed as shown in the plot layout.
- Max. Ground floor height is limited to 4.00 m (from finished ground level) and max. upper floor height(s) are limited to 3.8m.
- Landscape area: minimum 10% of the plot area.
- The building Energy Condition to comply with the Dubai Building Code. Solar panels must be installed for all water heaters, for heating of swimming pools and for all external LED lighting. 100% of the interior and exterior light must be LED.
- TOP (Top of Parapet) must not exceed the maximum height as shown in this DCR.
- Front setback Zone: A mandatory 1m minimum Landscape buffer to the ROW should be considered where outside of the parking areas.
- Side Setback Zone: A 3.00m wide area between the Building Zone and the plot boundary ensures privacy between neighbouring plots. This zone is used for landscaping and pedestrian circulation. While no buildings are allowed, a ramp/stair to the basement level is permitted.
- Service Area: Provision for 3 waste bins in the service area ensuring it is accessible from the front/front side of the plot. No free-standing structures are permitted. Refer to Design Guidelines.
- Parking provisions shall comply with DM standards and requirements. A maximum of 3 vehicular spaces shall be permitted along the front edge of the plot.
- Landscaping intent and palette are required to follow Landscaping Design guidelines.
- On plot lighting & signage is required to follow Lighting & Wayfinding & Graphical element Guidelines.
- The Architectural style of the villa is required to follow the Design Guidelines
- The findings and requirements of the environmental and marine assessments shall take precedence over the setbacks, building envelopes and other development parameters indicated in the Development Control Regulations (DCRs). Where necessary to safeguard the revetment, these assessments may require increased setbacks, additional construction restrictions or the establishment of a no-build zone along the revetment-facing boundary, notwithstanding any contrary provisions illustrated in the DCRs. The Plot Owner shall also comply with all applicable Master Developer-issued guidelines governing waterfront edge conditions, swimming pools and associated construction works.
- Closed parking garage is mandatory and positioned as shown on this DCR.

Legend

	Parcel Boundary		Pedestrian Access		Building Envelope		Project/ Island Boundary		Services Zone
	Parcel Setback		Vehicular Access		Plot Coordinate		Section Cut Line		Parking Space

This DCR is a draft and will be superseded by a final version upon the signing of the SPA.

Disclaimer: All diagrams on this sheet are indicative and exact measurements and areas may vary in future development stages. The developer reserves the right to make revisions to the final plot design including the amendment or chamfering of plot boundaries prior to the issuance of the final affecation plan to accommodate for evolving site conditions and infrastructural requirements.

Date: October 2026



Waterfront Plot



Waterfront Plots offer direct water frontage, expansive views and the flexibility to create bespoke residences tailored to individual requirements.

Reference Design





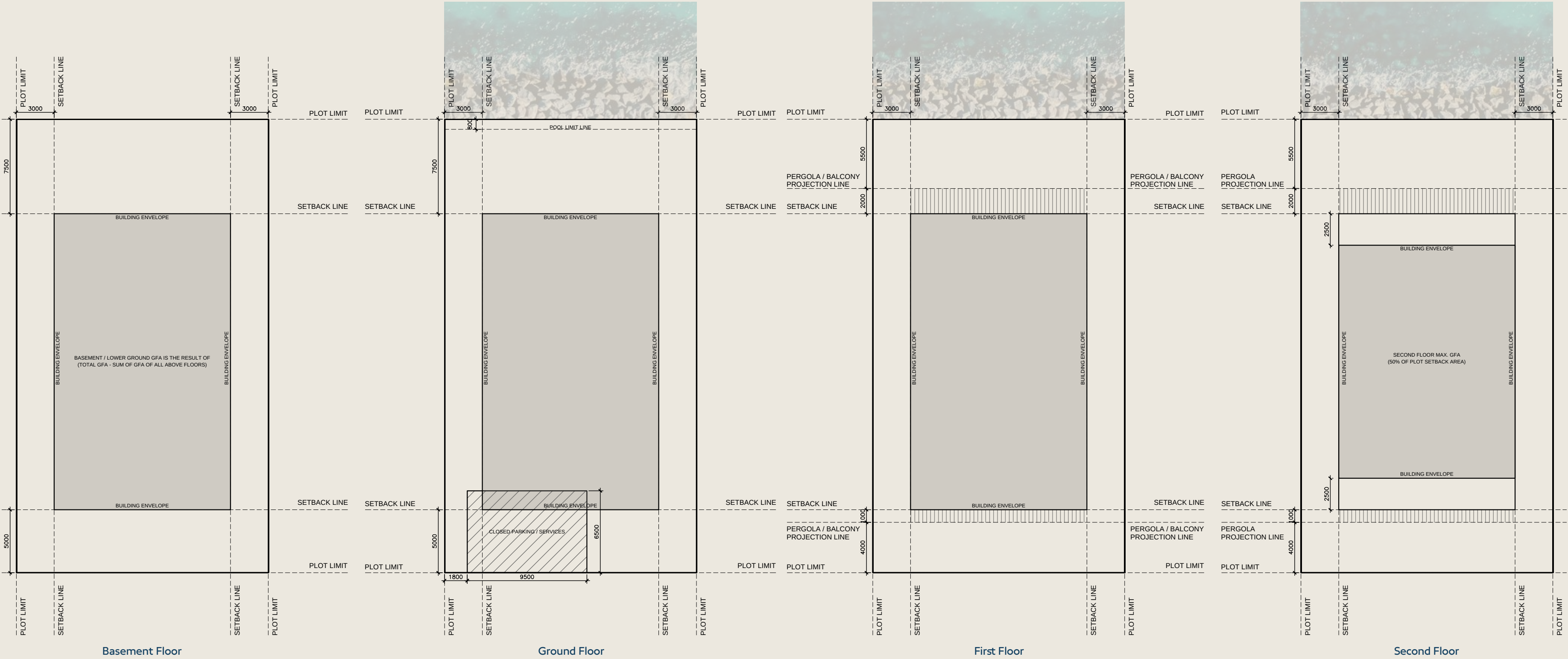
BAY ESTATE

WATERFRONT
PLOT

TYPE 02

AREA TYPE	SQM	SQFT
PLOT AVG AREA	724.84 - 1027.45	7,802.11 - 11,059.37
GFA	703 - 996	7,567.02 - 10,720.84

FAR	0.97
NO. OF FLOORS	G + 2
BASEMENT	1
BUILDING HEIGHT	12.5 METER
CAR PARKING SLOTS	3 CARS





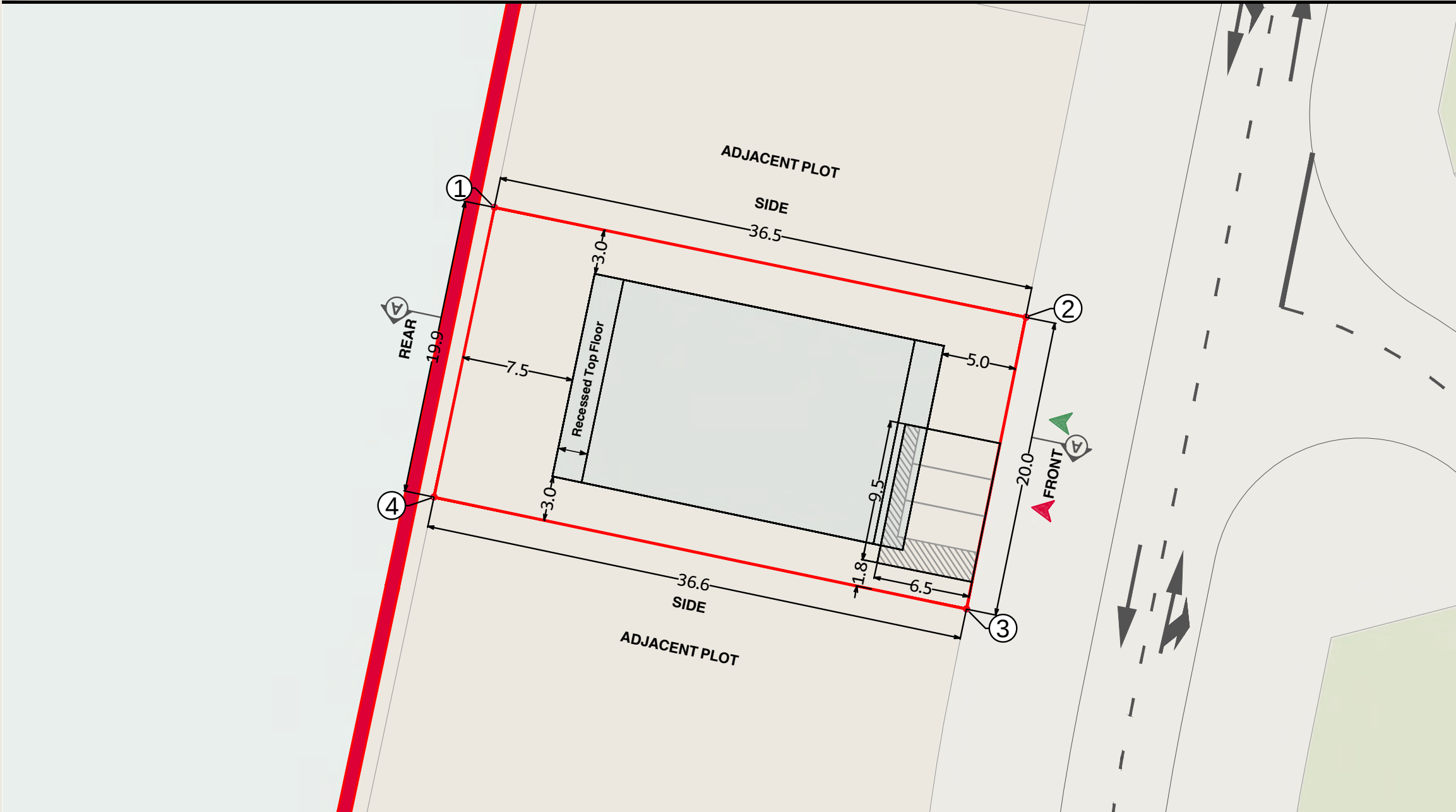
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DEVELOPMENT CONTROL REGULATION

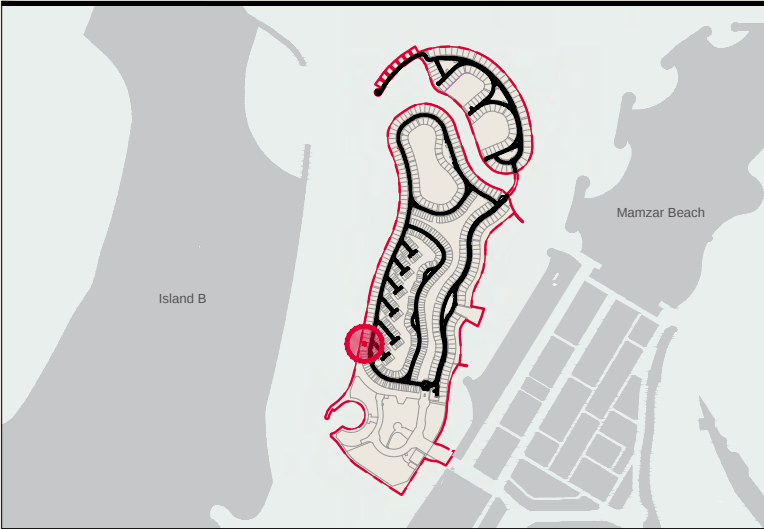
WATERFRONT PLOT

Sample DCR

Plot Plan 1:400



Master Plan Key Map



Plot Coordinates

1	N: 2800881.194, E: 500061.595		
2	N: 2800873.814, E: 500097.301		
3	N: 2800854.214, E: 500093.318		
4	N: 2800861.732, E: 500057.539		

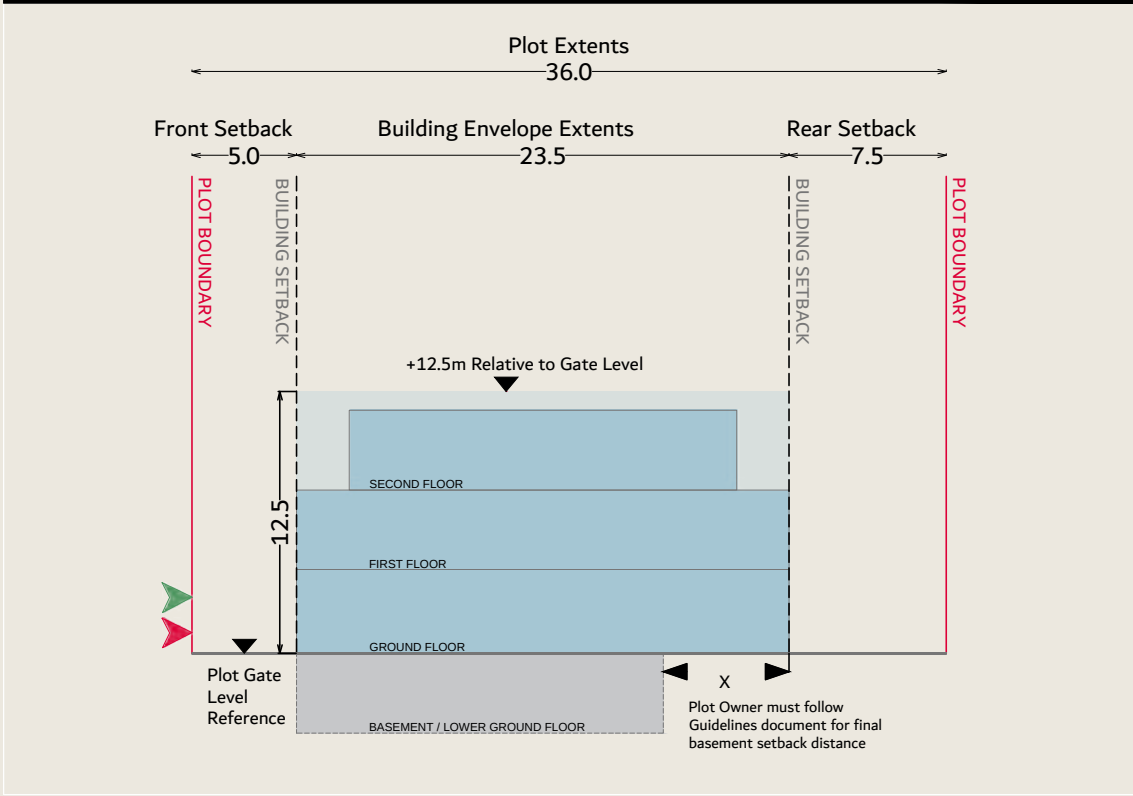
Plot Regulations

Permitted Land Use:	Residential
Plot Area (sqm):	727.9
FAR:	0.970
GFA (sqm):	706.0
Plot Coverage (%):	46.0%
Height (m):	12.5
Height (Floors):	B+G+2
Side Setback (m):	3.0
Front Setback (m):	5.0
Rear Setback (m):	7.5

Infrastructure Regulations

Max Power Load (kW)	169.44
Avg Potable Water Demand (c.bm/day)	1.6
Avg Sewage Flow (c.bm/day)	1.2825
Traffic Trip Generation (PM Peak)	1
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Indicative Massing 1:500



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- On plot lighting & signage is required to follow Lighting & Wayfinding & Graphical element Guidelines.
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- Closed parking garage is mandatory and positioned as shown on this DCR.

Legend

	Parcel Boundary		Pedestrian Access		Building Envelope		Project/ Island Boundary		Services Zone
	Parcel Setback		Vehicular Access		Plot Coordinate		Section Cut Line		Parking Space

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BAY ESTATE

Villa Plots

AVERAGE PRICE

17.5M

WATERFRONT PLOT

Avg Plot Area 8,000 SQFT
Avg GFA 7,800 SQFT

19M

BEACH PLOT

Avg Plot Area 8,100 SQFT
Avg GFA 7,800 SQFT

*All prices are in AED

PAYMENT PLAN

20 %

ON BOOKING
OCTOBER 2026

15 %

1ST INSTALMENT
MARCH 2027

13 %

2ND INSTALMENT
SEPTEMBER 2027

13 %

3RD INSTALMENT
MARCH 2028

13 %

4TH INSTALMENT
SEPTEMBER 2028

13 %

5TH INSTALMENT
MARCH 2029

13 %

6TH INSTALMENT
SEPTEMBER 2029



NAKHEEL