



BAY ESTATE

Floor Plans

NAKHEEL | DUBAI ISLANDS

TOWNHOUSE

3 TO 4-BEDROOM



4-BEDROOM



AREA TYPE	SQM	SQFT
TOTAL AREA	329.41	3,545.74



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BAY ESTATE

4-PLEX TOWNHOUSE

3-BEDROOM



TH 4PLEX - 02

AREA TYPE	SQM	SQFT
TOTAL AREA	286.59	3,084.83



Ground Floor



First Floor



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BAY ESTATE

4-PLEX TOWNHOUSE

3-BEDROOM



TH 4PLEX - 03

AREA TYPE	SQM	SQFT
TOTAL AREA	284.18	3,058.89



Ground Floor



First Floor

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BAY ESTATE

4-PLEX TOWNHOUSE

4-BEDROOM



TH 4PLEX - 04

AREA TYPE	SQM	SQFT
TOTAL AREA	326.41	3,513.45



Ground Floor



First Floor

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BAY ESTATE

6-PLEX TOWNHOUSE

4-BEDROOM



TH 6PLEX - 01

AREA TYPE	SQM	SQFT
TOTAL AREA	329.37	3,545.31

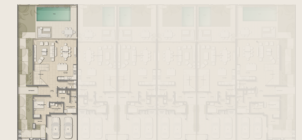


Ground Floor



First Floor

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BAY ESTATE

6-PLEX TOWNHOUSE

3-BEDROOM



TH 6PLEX - 02

AREA TYPE	SQM	SQFT
TOTAL AREA	286.36	3,082.35



Ground Floor



First Floor

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BAY ESTATE

6-PLEX TOWNHOUSE

3-BEDROOM



TH 6PLEX - 03

AREA TYPE	SQM	SQFT
TOTAL AREA	283.81	3,054.91



Ground Floor



First Floor

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BAY ESTATE

6-PLEX TOWNHOUSE

3-BEDROOM



TH 6PLEX - 04

AREA TYPE	SQM	SQFT
TOTAL AREA	286.26	3,081.28



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



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

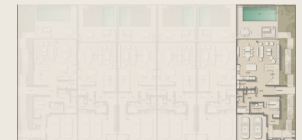


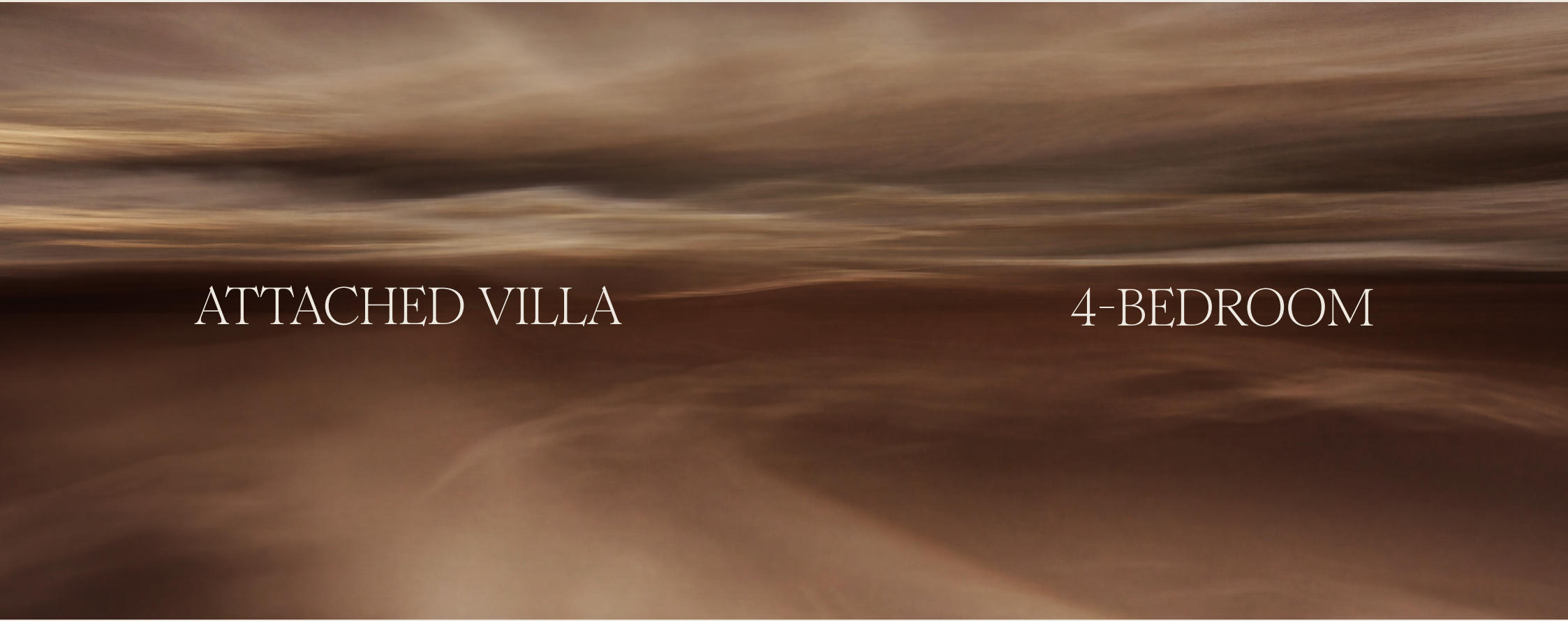
Ground Floor



First Floor

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ATTACHED VILLA

4-BEDROOM



BAY ESTATE

ATTACHED VILLA

4-BEDROOM



AV4BR - 01

AREA TYPE	SQM	SQFT
TOTAL AREA	343.15	3,693.64



Ground Floor



First Floor

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BAY ESTATE

ATTACHED VILLA

4-BEDROOM



AV4BR - 02

AREA TYPE	SQM	SQFT
TOTAL AREA	342.63	3,688.04



Ground Floor



First Floor

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BAY ESTATE

ATTACHED VILLA

4-BEDROOM PLUS



AV4BR PLUS - 01

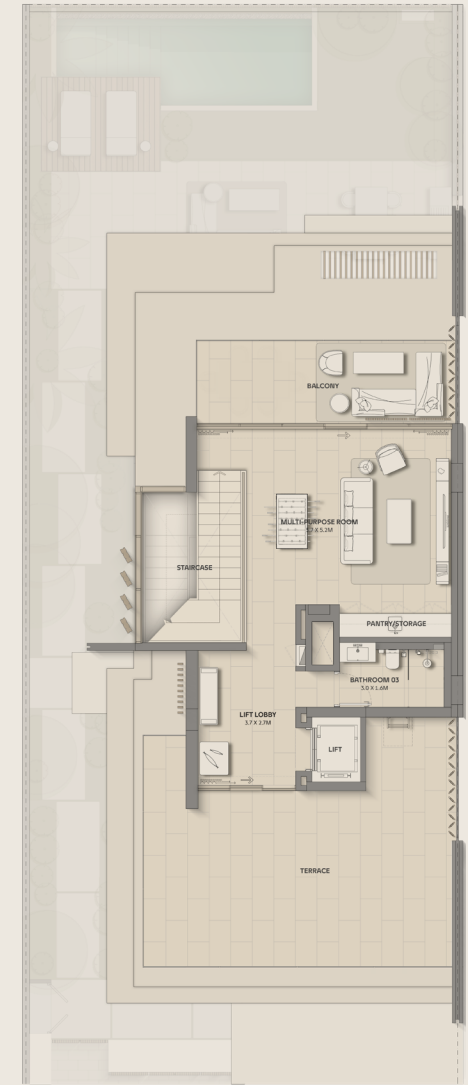
AREA TYPE	SQM	SQFT
TOTAL AREA	488.87	5,262.15



Ground Floor



First Floor



Second Floor

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BAY ESTATE

ATTACHED VILLA

4-BEDROOM PLUS



AV4BR PLUS - 02

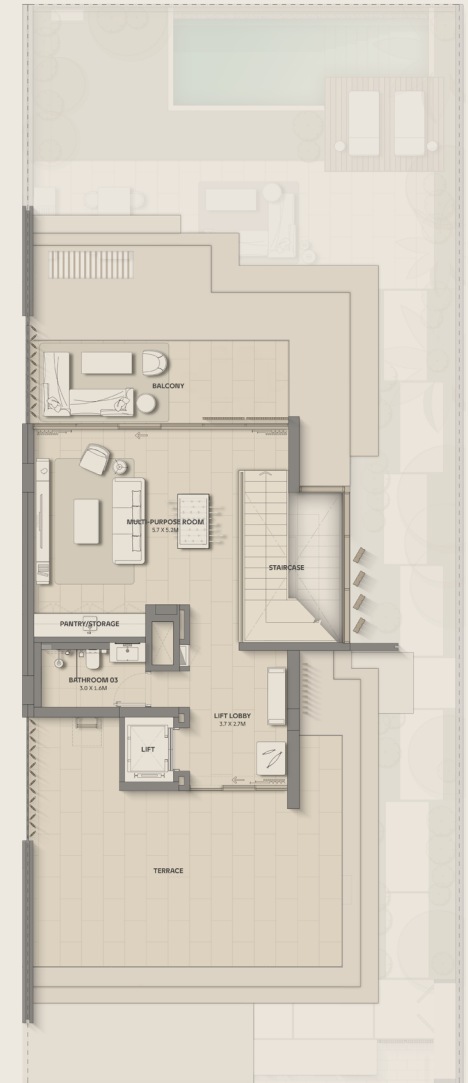
AREA TYPE	SQM	SQFT
TOTAL AREA	488.41	5,257.20



Ground Floor



First Floor



Second Floor

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GARDEN VILLA

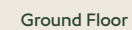
4-BEDROOM



4-BEDROOM



AREA TYPE	SQM	SQFT
TOTAL AREA	483.11	5,200.15



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04

Beach Plot

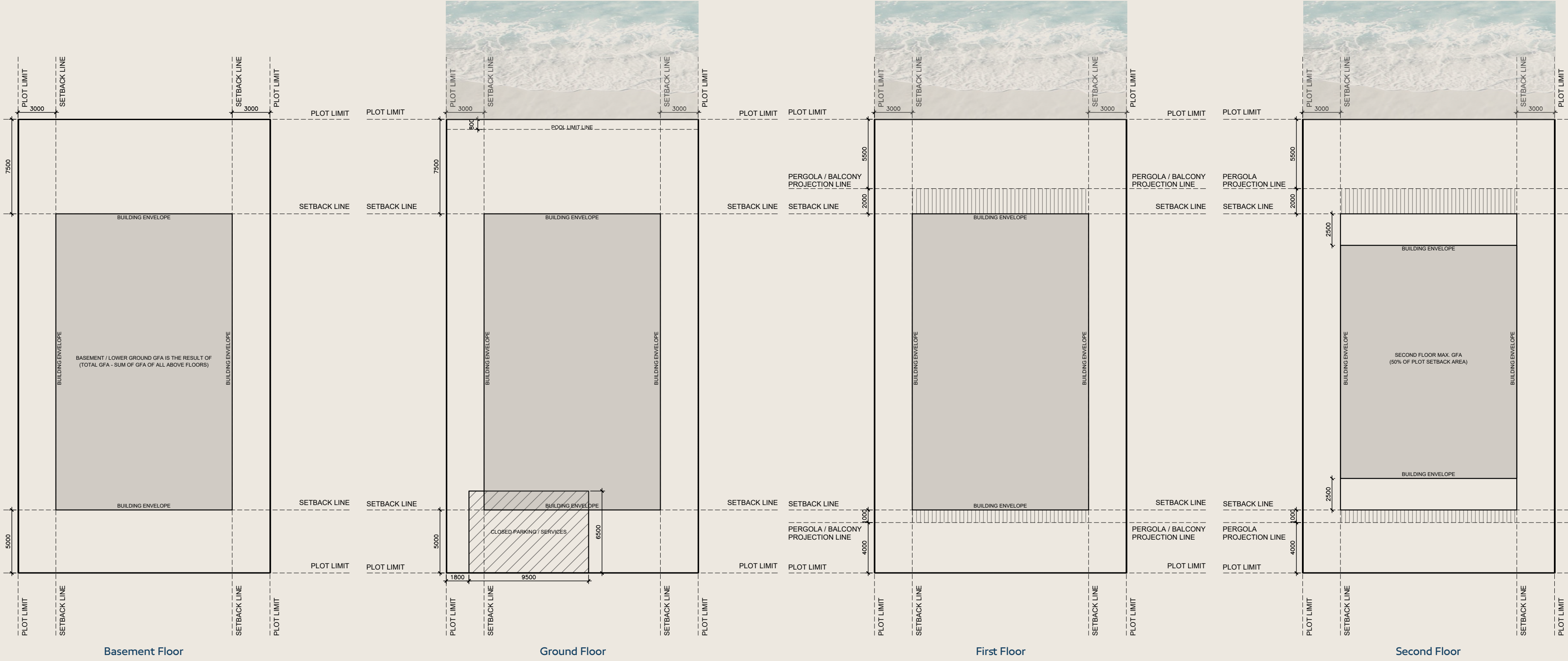


BAY ESTATE

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





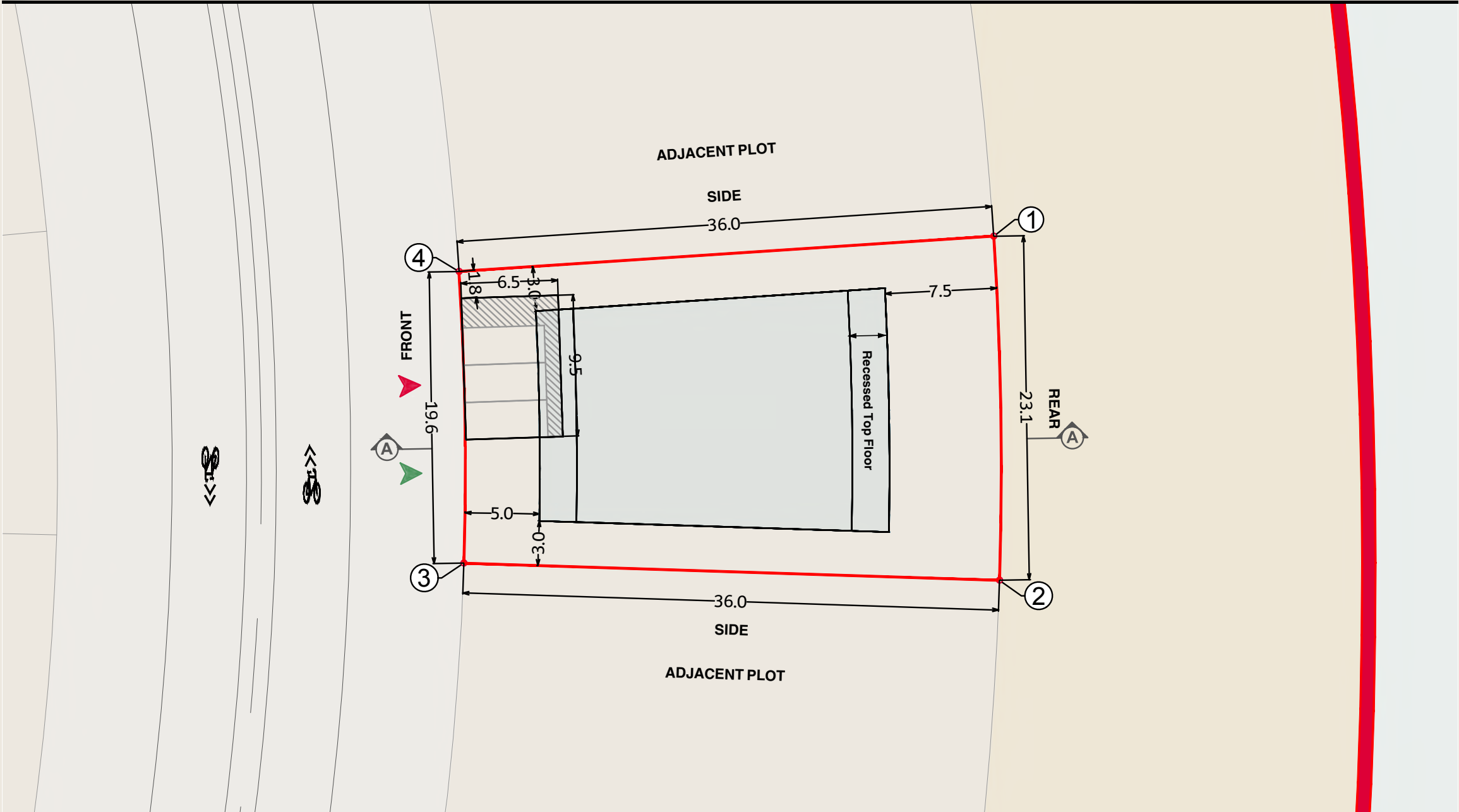
BAY ESTATE

DEVELOPMENT CONTROL REGULATION

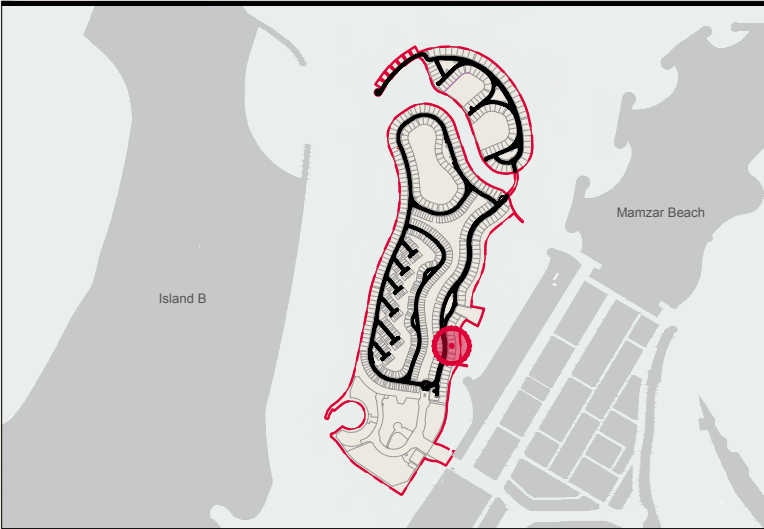
BEACH PLOT

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	

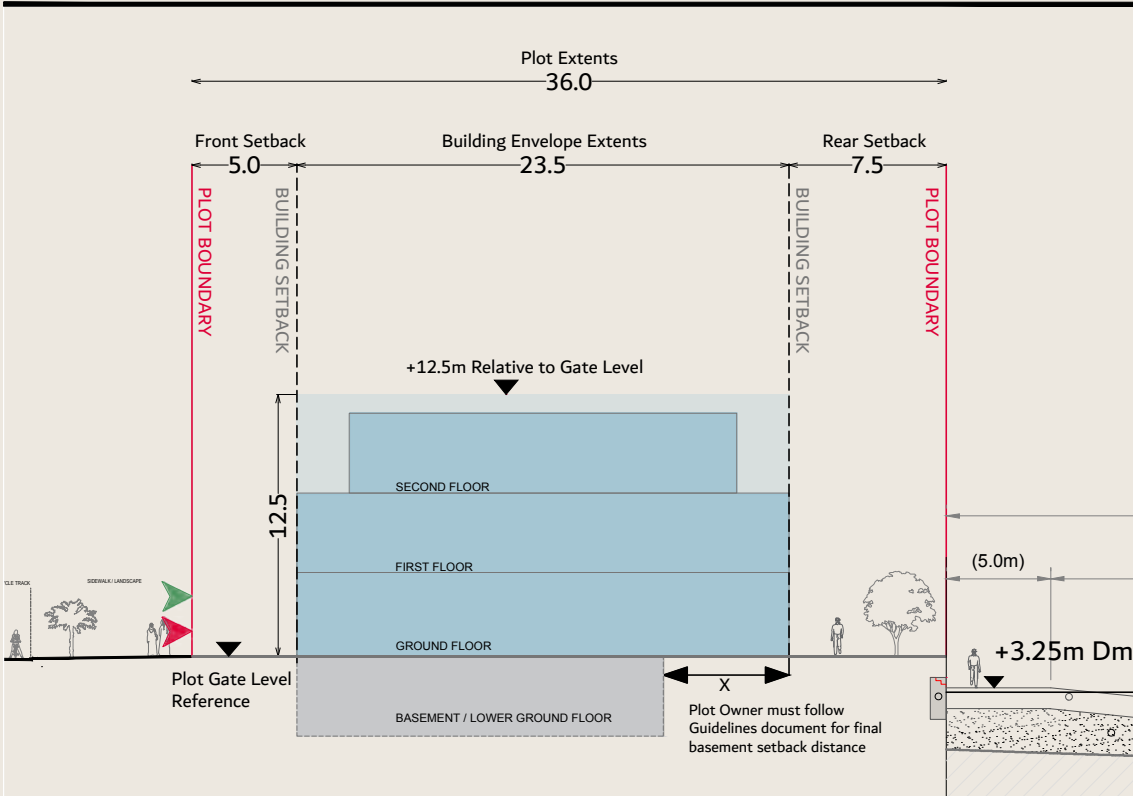
Plot Regulations

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



05

Waterfront Plot



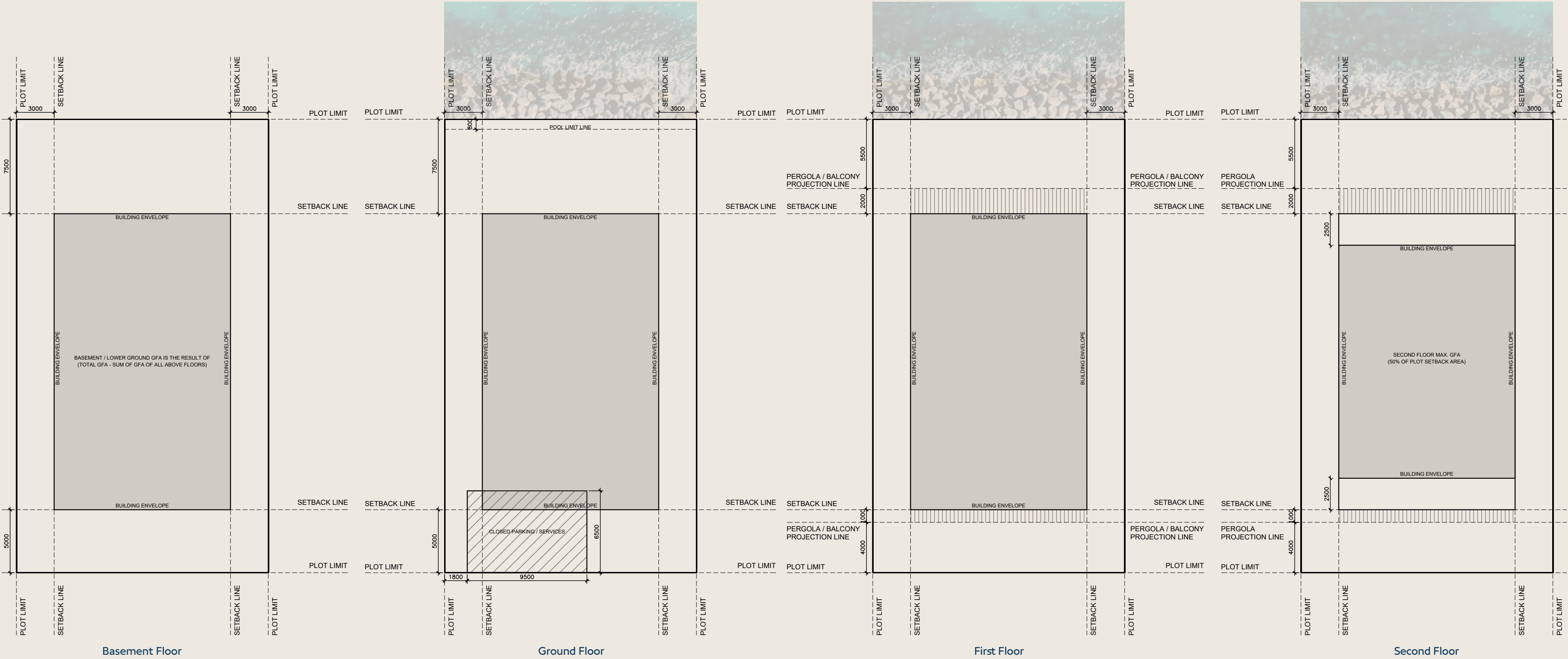
BAY ESTATE

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





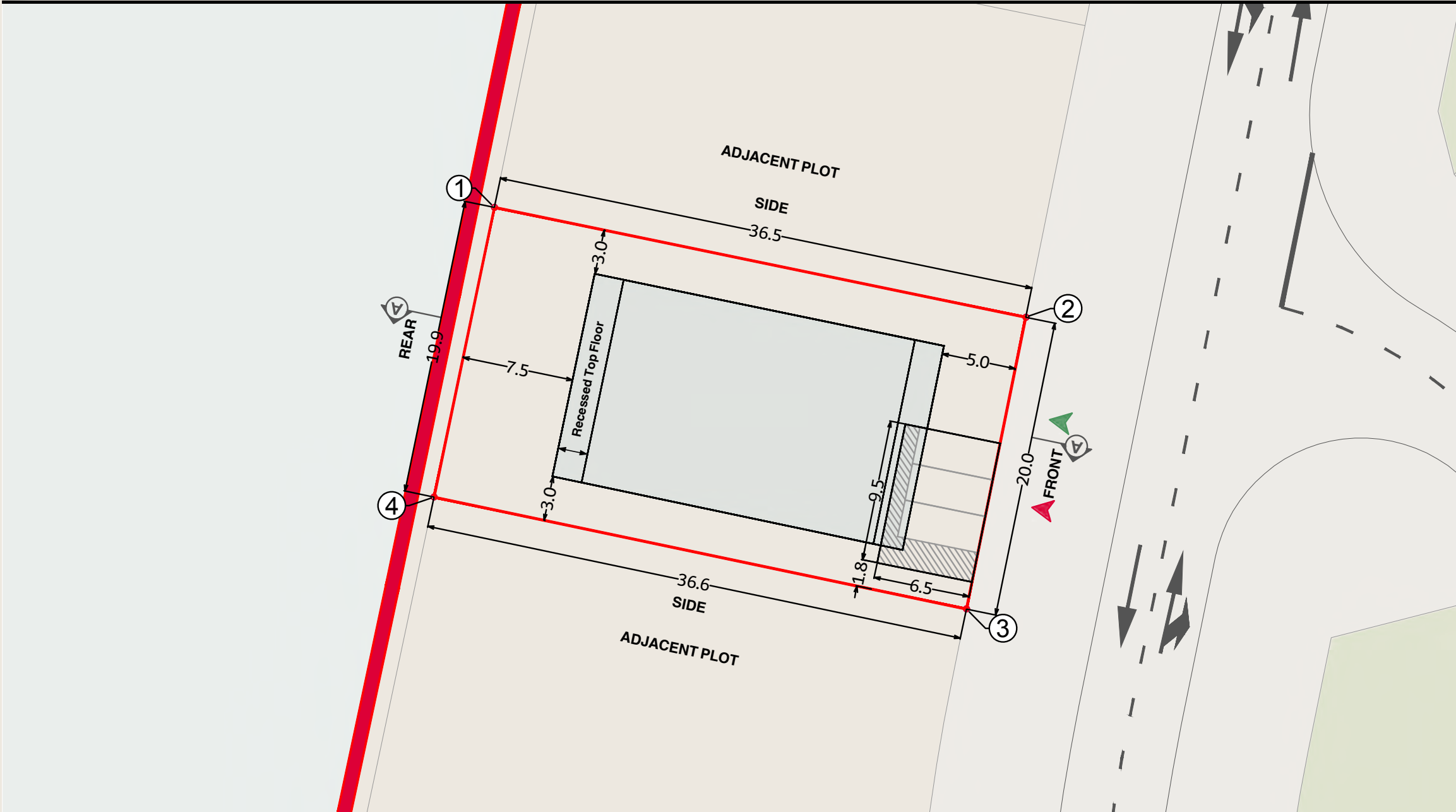
BAY ESTATE

DEVELOPMENT CONTROL REGULATION

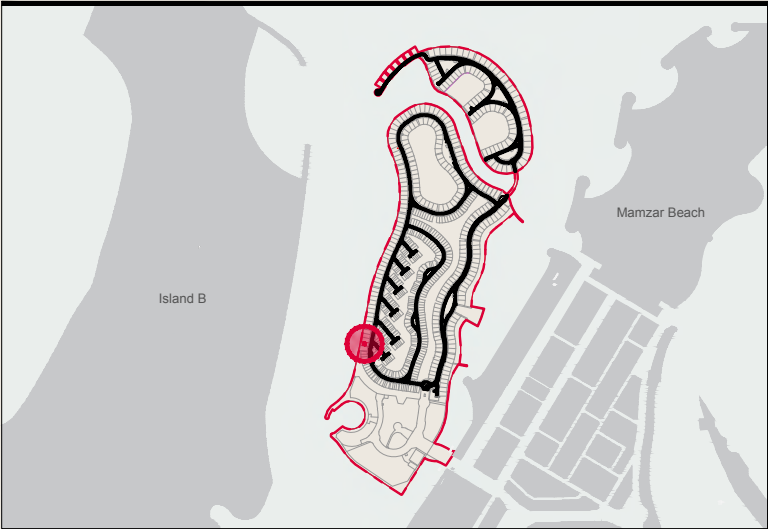
WATERFRONT PLOT

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	

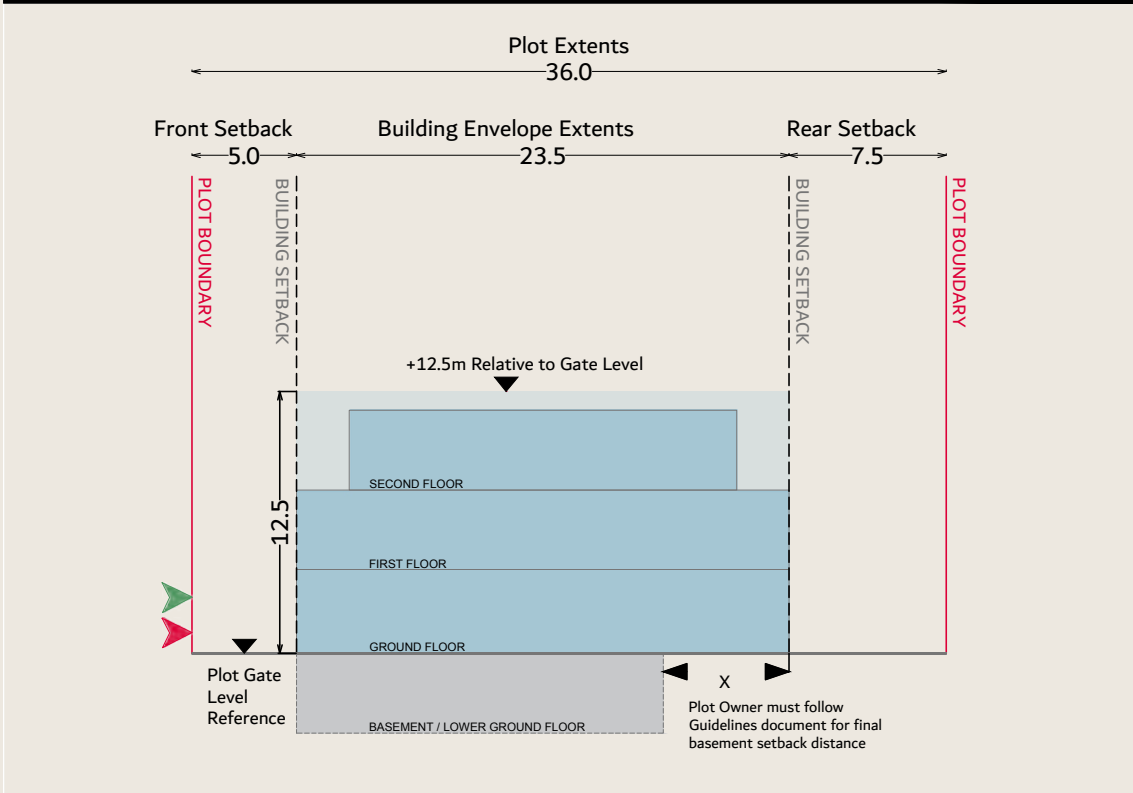
Plot Regulations

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
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



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- Closed parking garage is mandatory and positioned as shown on this DCR.

Legend

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

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