



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



BAY ESTATE



Bay Estate



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

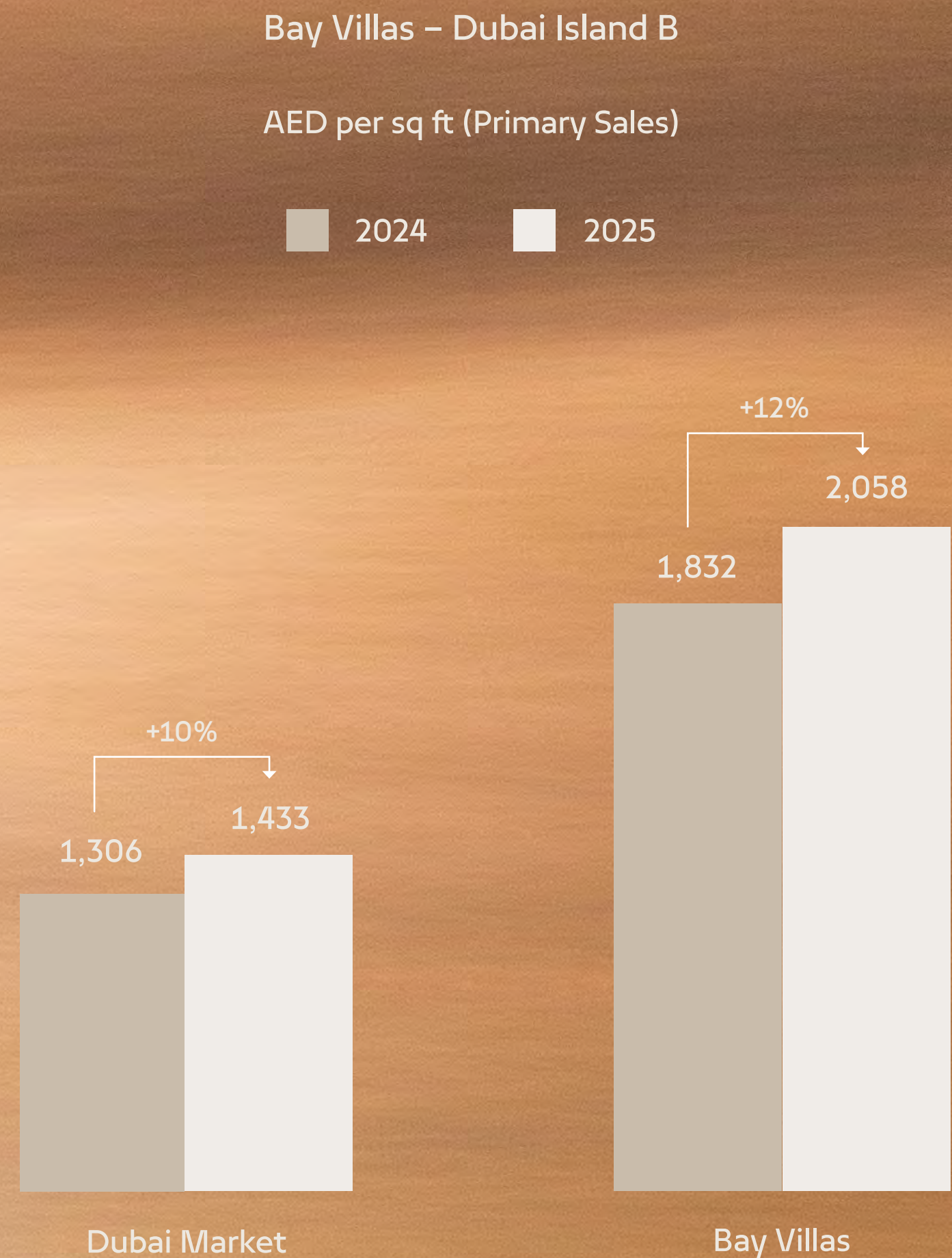
Experiences

- 1 Retail Plaza
- 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



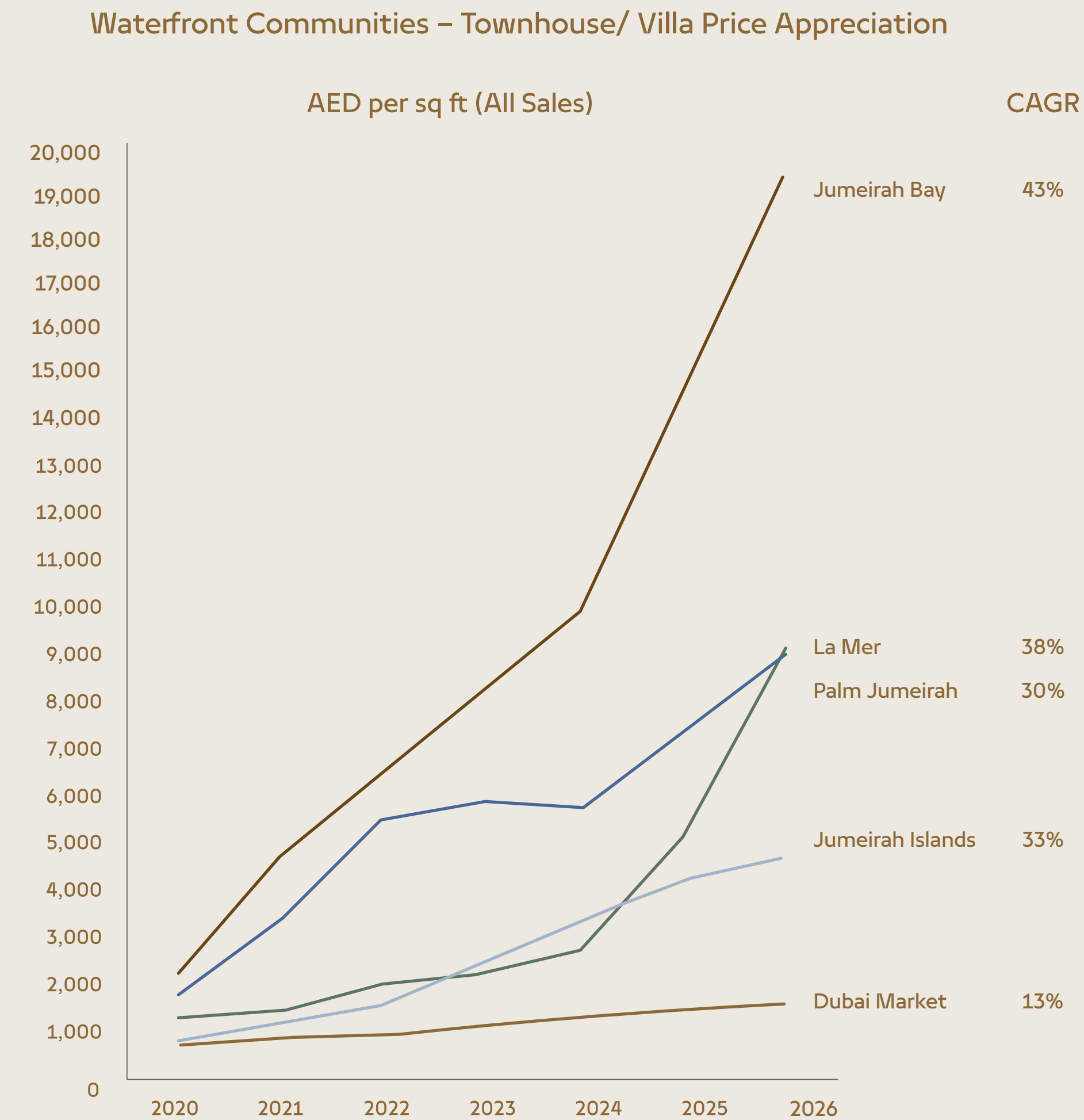
Exclusive Island Villas	Waterfront & Beachfront Plots	Exceptional Lifestyle & Connectivity	Strong Capital Growth Potential	Structural Supply Scarcity
• A luxury island destination shaped by an exclusive beach, lagoon and nature-led districts. • A low-density, fully walkable masterplan, with more than 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



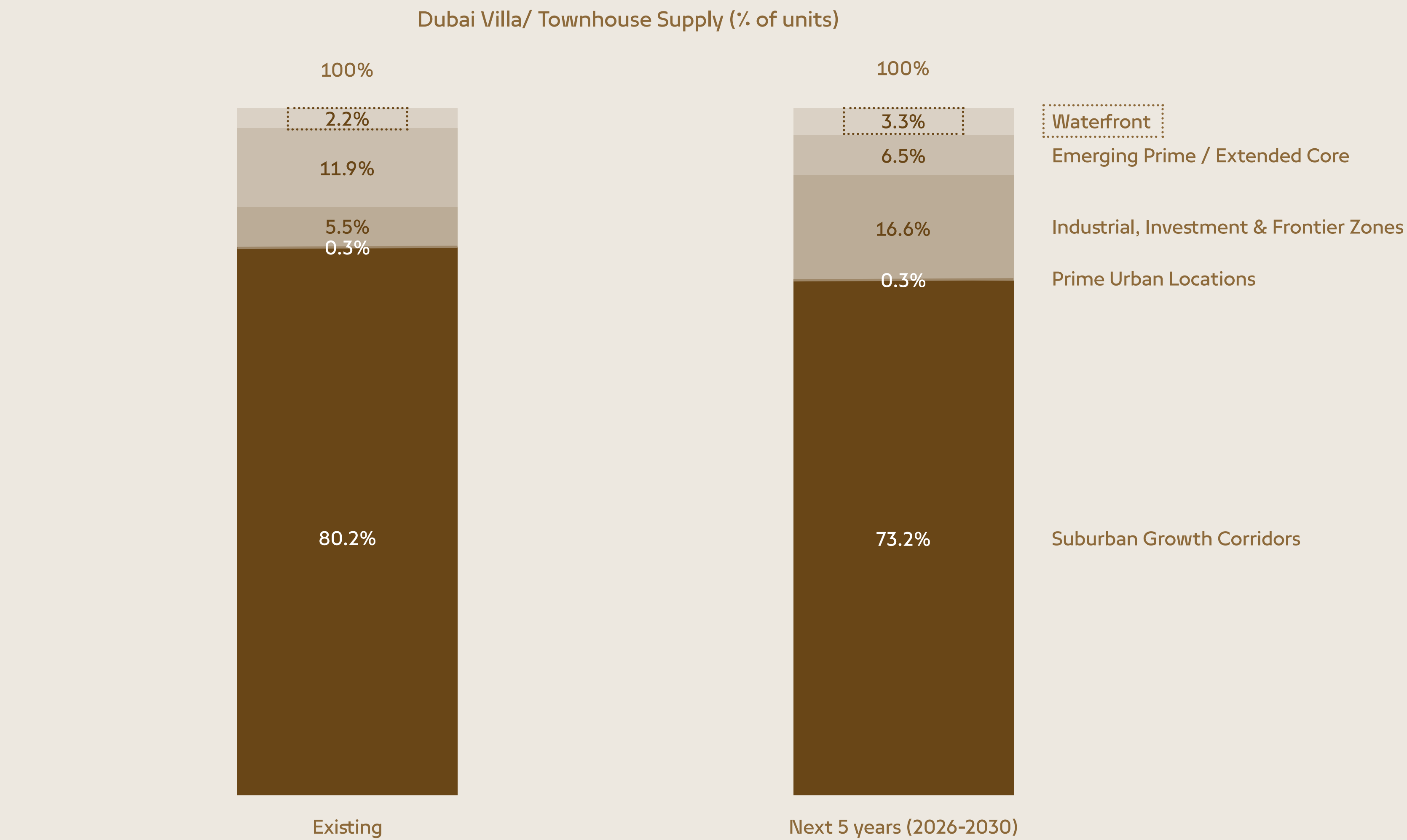
Bay Villas pricing in adjacent Dubai Island B increased by 12% from 2024 to 2025, compared with 10% growth across the wider Dubai market.

Strong Capital Growth Potential



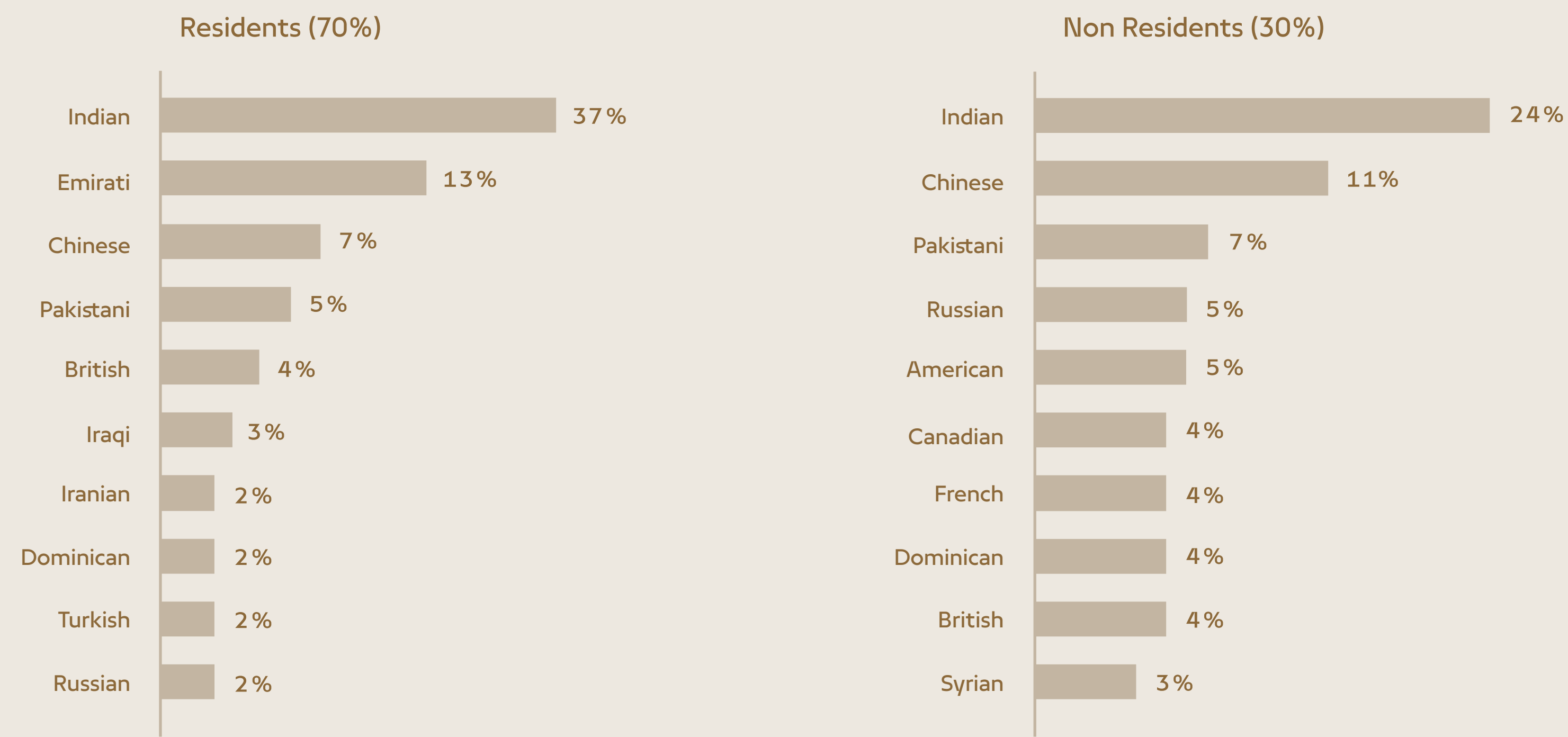
Comparable DHRE island communities have delivered more than 30% CAGR over the past five years, compared with 13% across the wider Dubai market.

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



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



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









Attached Villas

4-Bedroom



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



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

Villa Plots



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





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

Villa Plots

AVERAGE PRICE

18M

WATERFRONT PLOT

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

20M

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 %

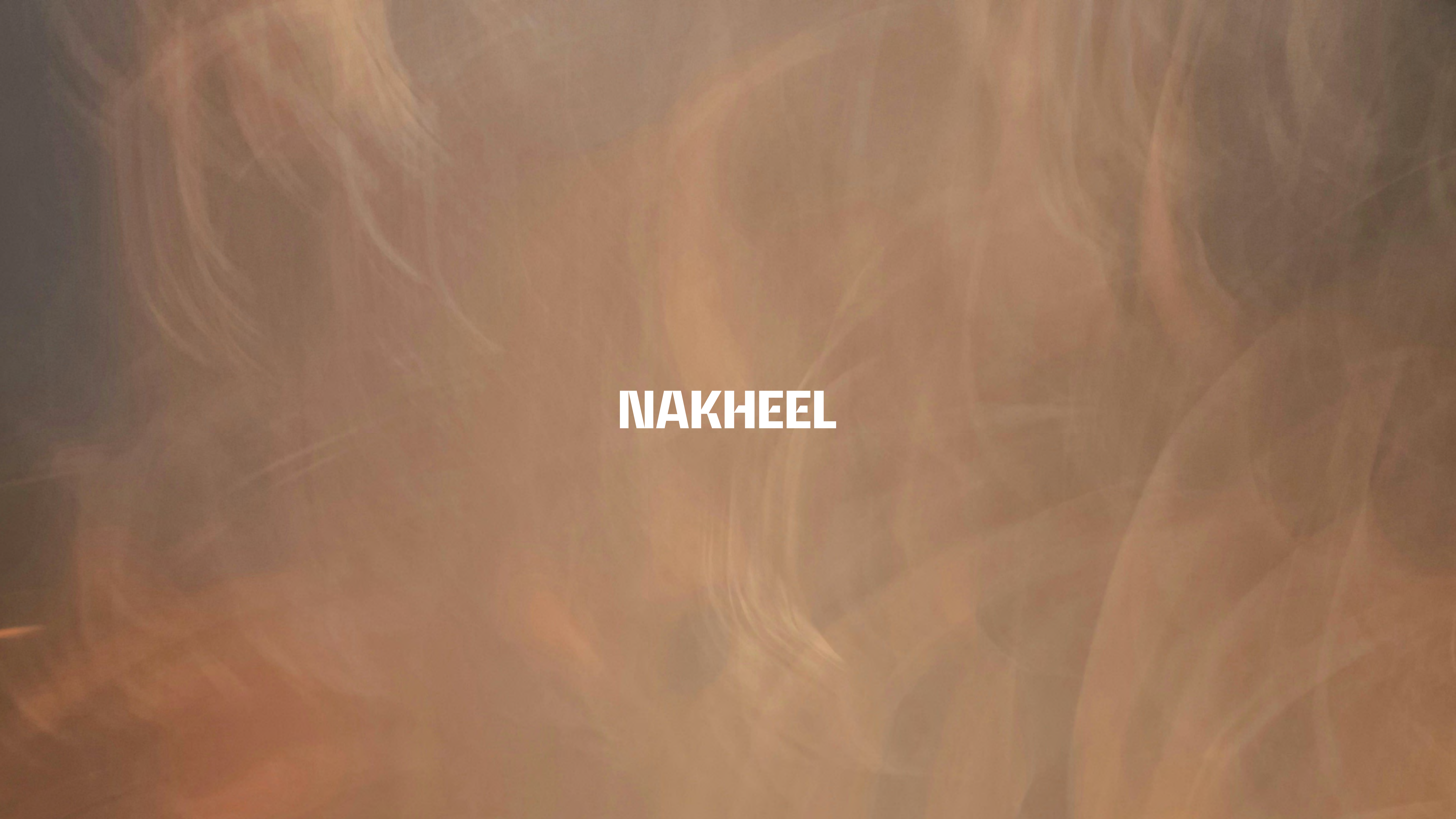
4TH INSTALMENT
SEPTEMBER 2028

13 %

5TH INSTALMENT
MARCH 2029

13 %

6TH INSTALMENT
SEPTEMBER 2029



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