
BAY ESTATE
Villa Plots
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.

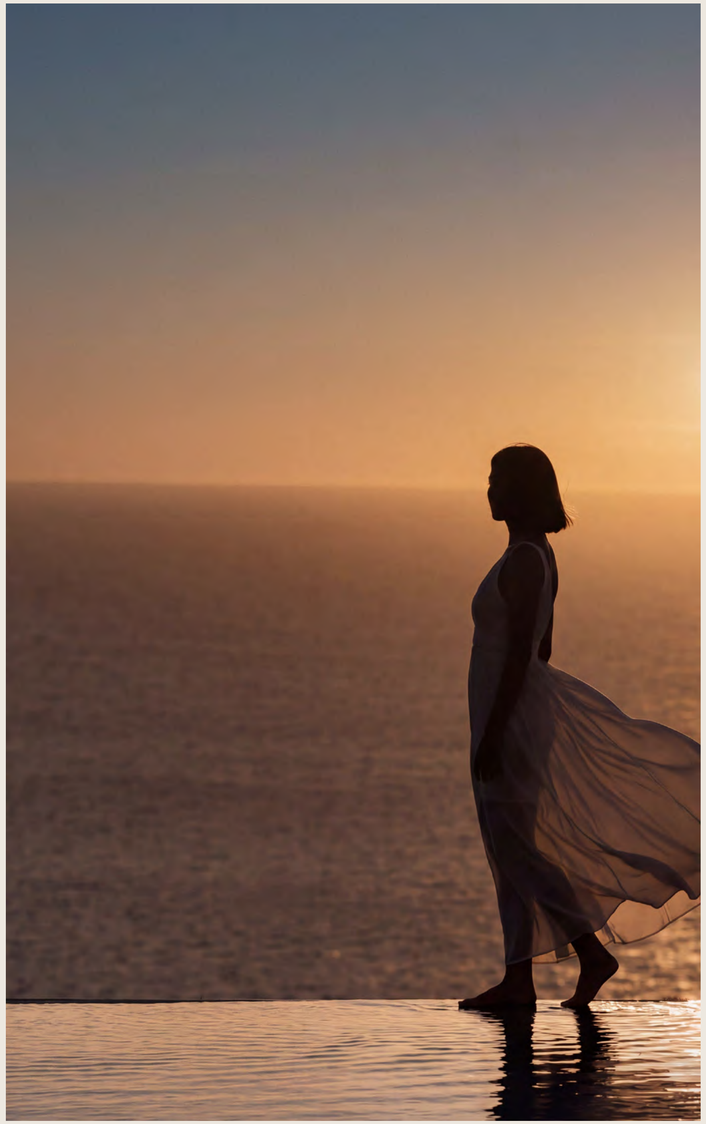


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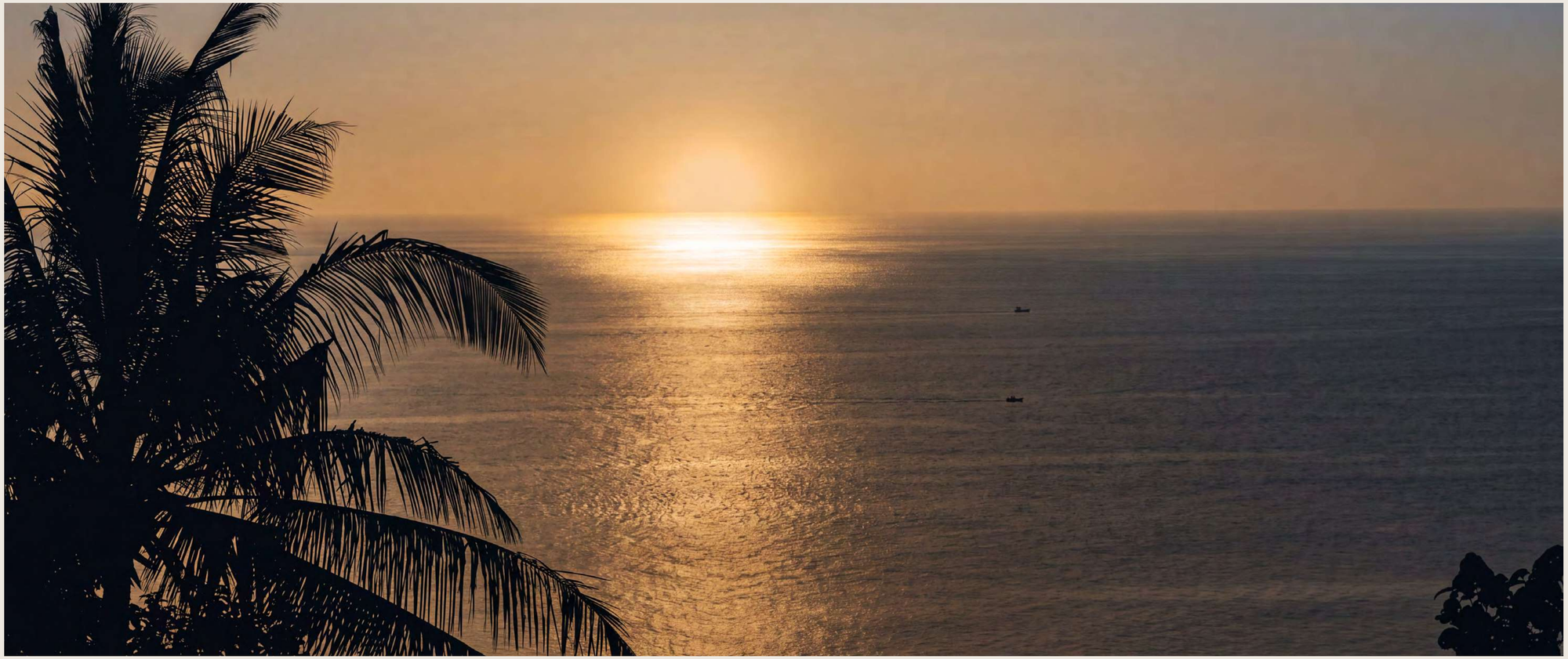
Bay Estate



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	*28 min*	• Burj Al Arab
20 min	• J1 Beach	*28 min*	• Burj Khalifa/Downtown
28 min	• DIFC	*32 min*	• Palm Jumeirah

BAY ESTATE





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

Land

- Waterfront Plot
- Beach Plot





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.

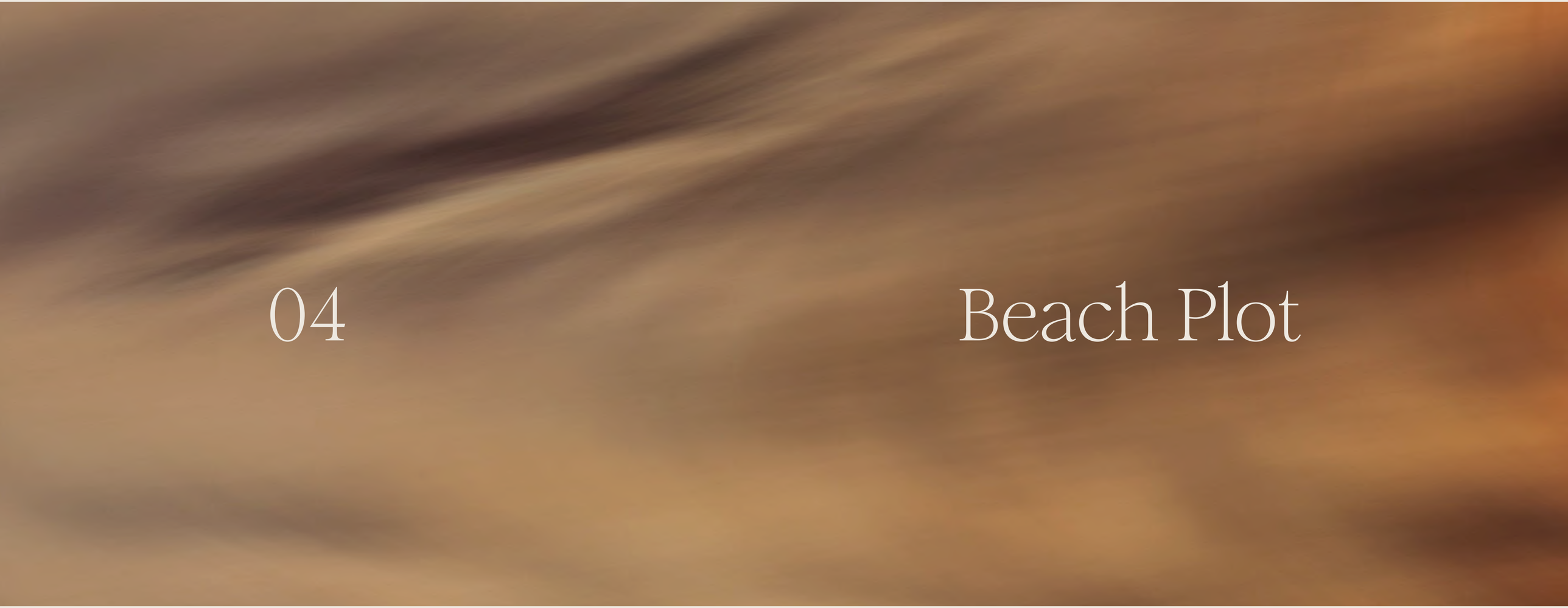




Multipurpose Room

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 Beach Plot



Reference Design



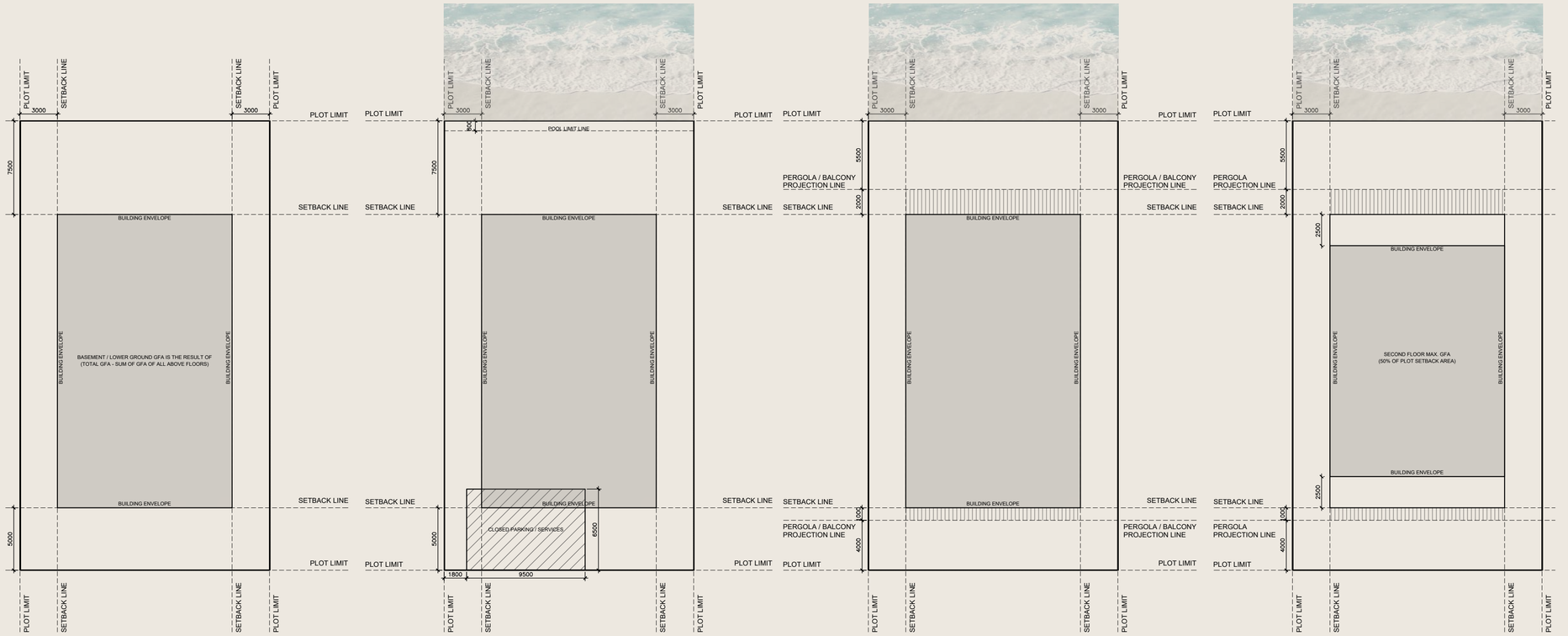
Reference Design

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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



Basement Floor | Ground Floor | First Floor | Second Floor



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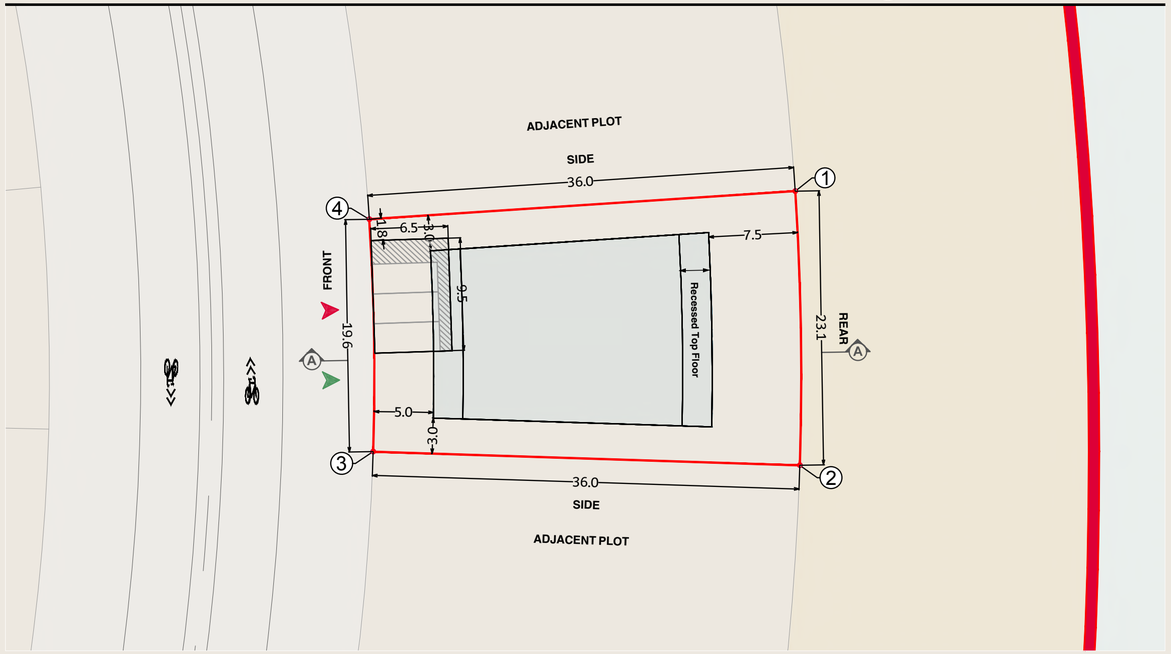
DEVELOPMENT CONTROL REGULATION

BEACH PLOT

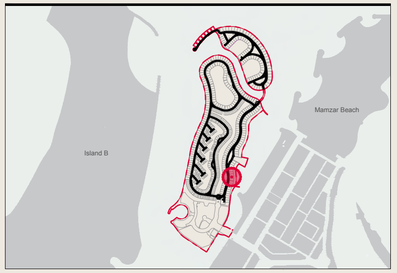
NAKHEEL | DUBAI ISLANDS

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

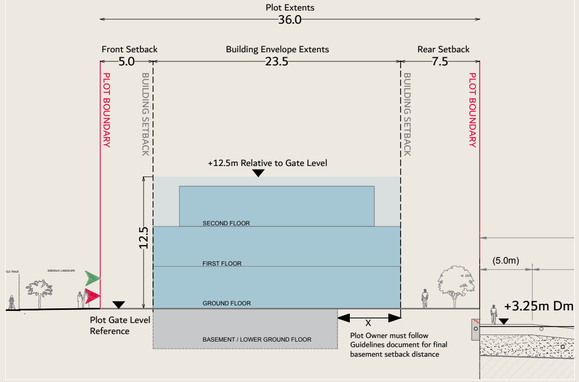
Infrastructure Regulations

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

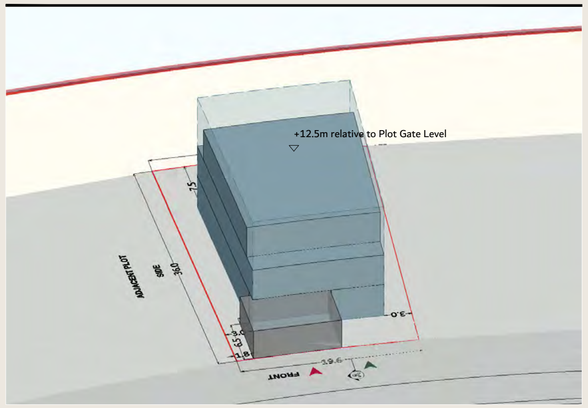
Infrastructure Notes

- 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
- Parcel Setback
- Pedestrian Access
- Vehicular Access
- Building Envelope
- Plot Coordinate
- Project/ Island Boundary
- Section Cut Line
- Services Zone
- 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 affection plan to accommodate for evolving site conditions and infrastructural requirements.

Date: October 2026



05 Waterfront Plot



Reference Design



Reference Design

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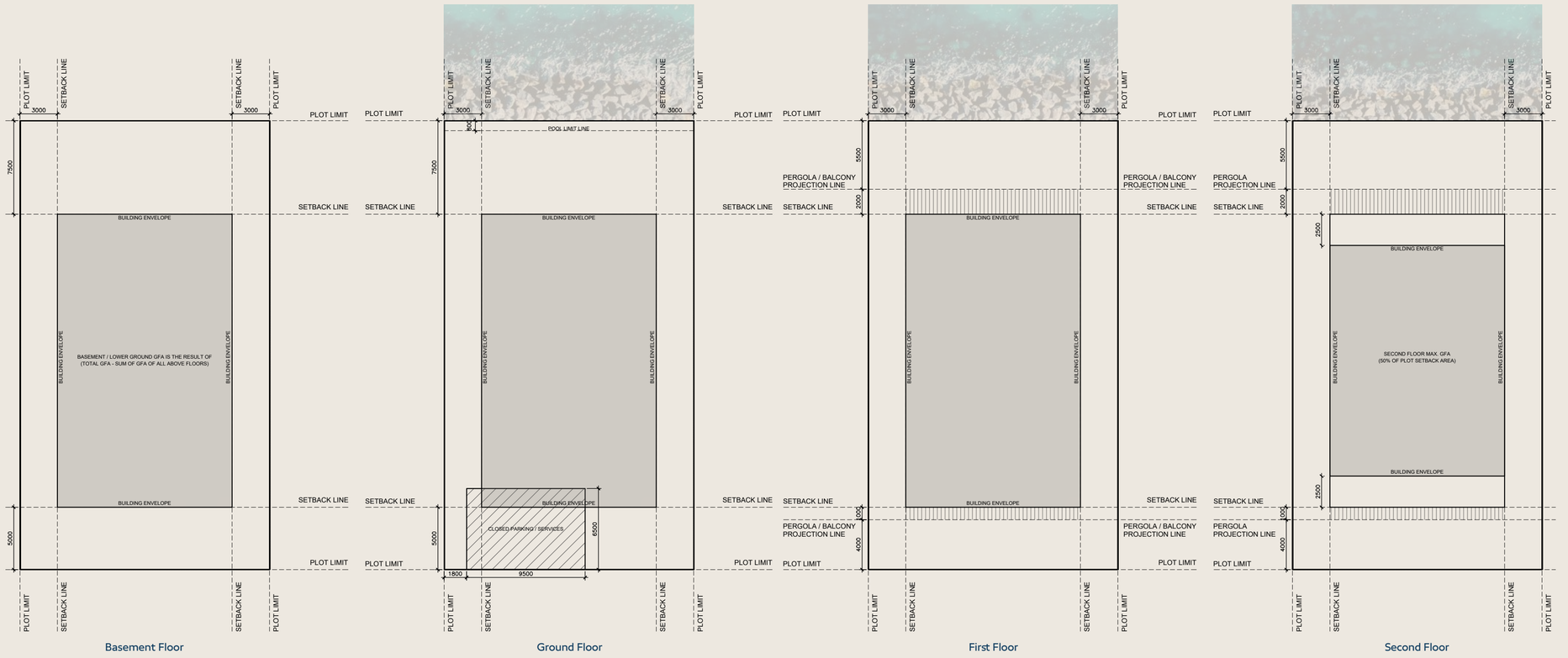
WATERFRONT PLOT

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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Basement Floor | Ground Floor | First Floor | Second Floor



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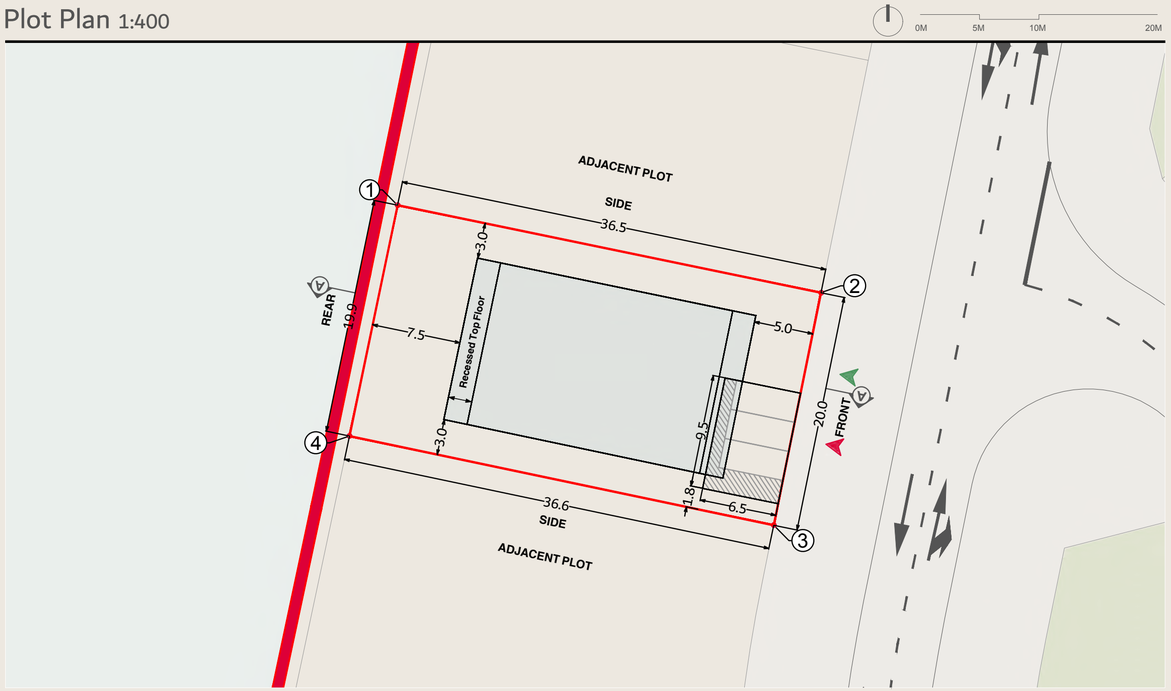
DEVELOPMENT CONTROL REGULATION

WATERFRONT PLOT

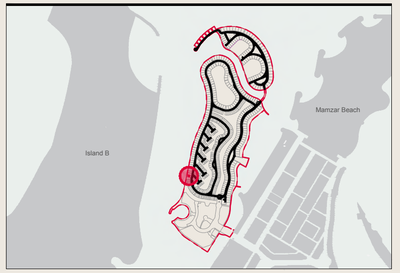
NAKHEEL | DUBAI ISLANDS

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

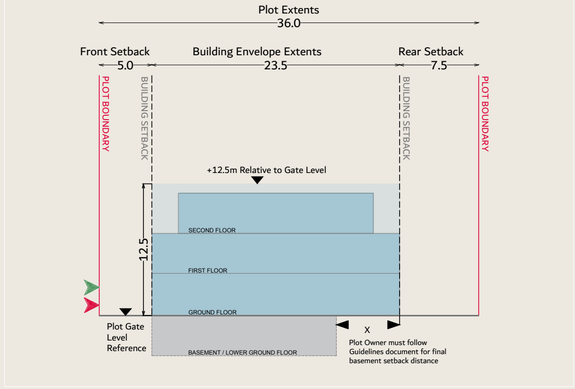
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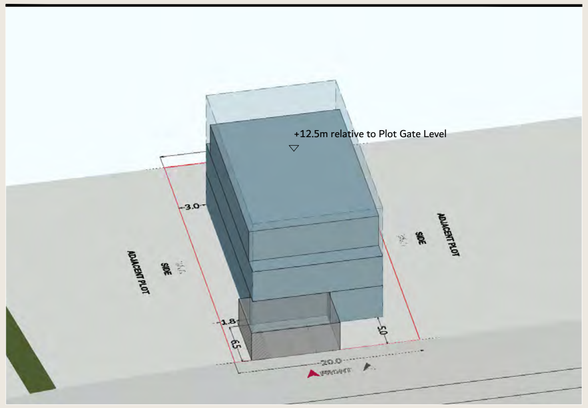
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Date: October 2026


06
Nakheel

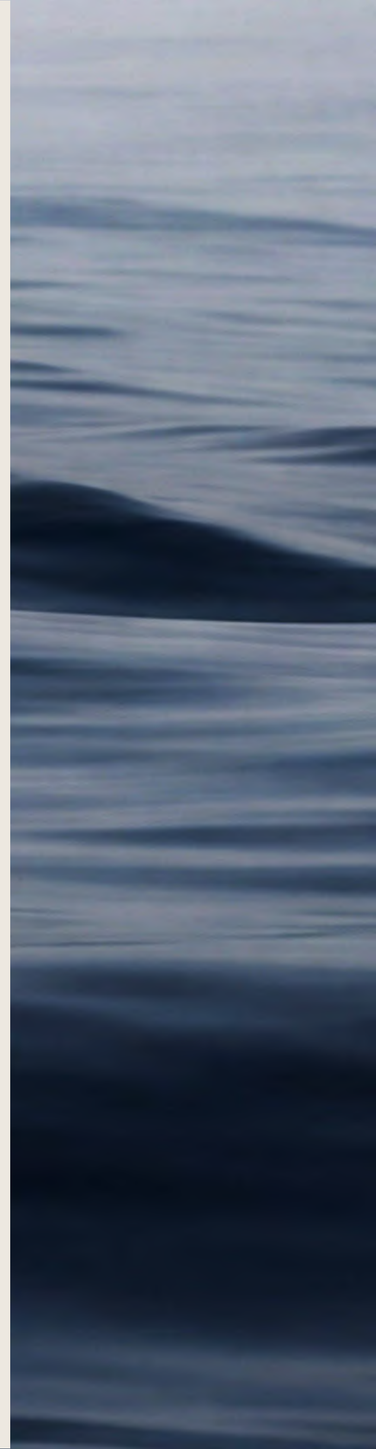


Shaping Dubai's Coastline

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