



MARBELLA

VILLAS

HAYAT ISLAND



MARBELLA

VILLAS





Waterfront *living*

GOLDEN BEACHES & PARKS

Marbella Villas is a waterfront hotspot on Hayat Island with fascinating public areas and amenities, which include a wide array of dining, retail, entertainment, promenades, walkways, parks, playgrounds and events space set near the Arabian Sea.



Enjoy a relaxing lifestyle, culture and beautiful waterfront scenery. Built upon modern Mediterranean influences and a truly Emirati ambience. Marbella Villas offers a secure gated community adjacent to the Intercontinental Hotel beach resort, spa and restaurants.

For those who seek adventure multiple sports & leisure facilities are also available.

Live the *ultimate lifestyle*

HAYAT ISLAND

Marbella Villas offers spacious luxury 2, 3, 4 & 5 bedroom villas and townhouses with extraordinary services and comforts. Unrivalled beachfront homes on Hayat Island in which to relax and unwind on pristine golden sands looking out to the Arabian Sea.



THE EXUBERANCE OF WATER

Hayat island features exciting water aspects, a fantastic waterfront promenade, seafront dining and retail, scenic cycle and pedestrian paths, all revolving around a prime position and spectacular vistas that surrounds it.



“The best of luxury living with the ultimate in both recreation and relaxation.”

RAK PROPERTIES



Dazzling beaches, infinite water views, amenities to nourish and strengthen your body & soul.

A man with dark hair and a beard, wearing sunglasses, is shown in profile on the right side of the image. He has his hand raised to his forehead, looking out over a vast, blue ocean under a cloudy sky. The overall mood is serene and contemplative.

Beach front *living*

RECHARGE BY THE SEA

The Clubhouse *exclusive to residents*

RESIDENT PRIVATE CLUB

The residence clubhouse features many amenities including separate gyms, state of the art equipment, two outdoor temperature controlled pools, fully operational cafe with a wide array of refreshment options, waterfront sun loungers, terraces and kids play area.

The ideal family destination to socialise, work, rest and play





Space to spread your wings.

HAYAT ISLAND IS A NATURALLY BEAUTIFUL AND
ARTFULLY DESIGNED OPEN SPACE SO YOU CAN BREATHE
DEEPLY AND EXPLORE THE FREEDOM OF ISLAND LIVING
WITH ALL YOUR SENSES.



The MV *collection*

P A R K & S E A V I E W S

Marbella offers an exceptional collection of prime bespoke villas and townhouses at the heart of Hayat Island, Mina Al Arab. Our homes comprise of spacious luxury 2, 3, 4 & 5 bedroom options with extraordinary services and comforts. All are designed to include modern living spaces, contemporary kitchen, maid's and driver's room, garden and parking.

Many homes come with exceptional roof terraces with iconic views.





INTERCONTINENTAL HOTEL

5 Star *Services*

Marbella Villas is located near to two luxury five-star hotels and have an ideal waterfront setting.

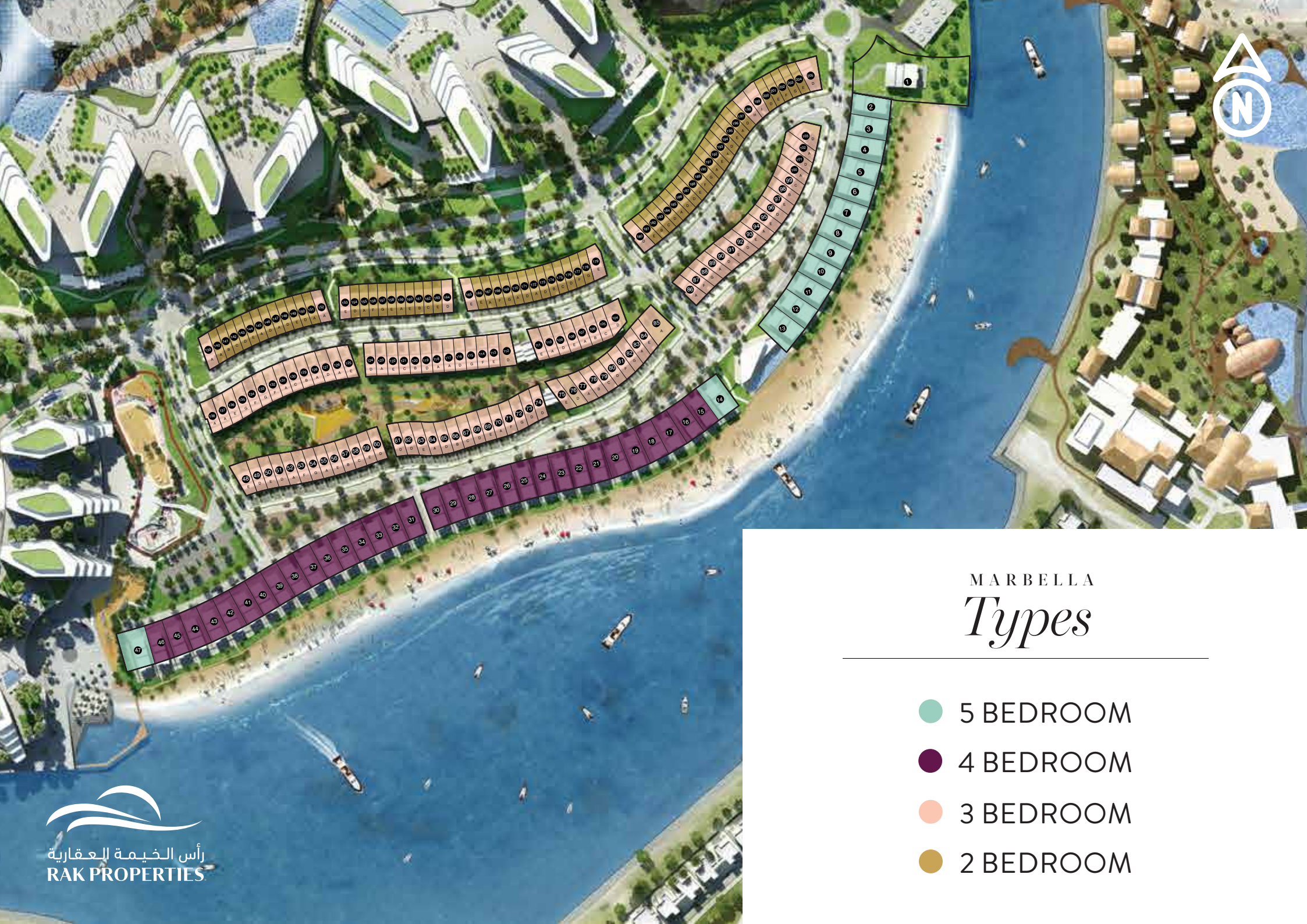
Hayat Island is located within 45-minute drive to Dubai airport and is surrounded by idyllic views.



HAYAT ISLAND *Masterplan*

- | | | |
|------------------------------|---------------------------------------|---------------------------|
| 1. RESIDENCE CLUB & POOL | 11. ADVENTURE PARK | 21. LUXURY RESORT BEACH |
| 2. BEACH VILLAS | 12. NEIGHBOURHOOD PARK | 22. RESIDENCE CLUB BEACH |
| 3. TOWN HOUSES | 13. THE SOUQ MALL | 23. BEACH FRONT TERRACE |
| 4. DROP OFF & PODIUM PARKING | 14. PEDESTRIAN BRIDGE | 24. ABRA DROP OFF |
| 5. GATEWAY PODIUM | 15. INTERACTIVE WATER FEATURE | 25. PIER & WATER TAXI |
| 6. APARTMENT DROP OFF | 16. HOTEL DROP OFF | 26. SERVICE APARTMENTS |
| 7. GATEWAY APARTMENT | 17. LUXURY RESORT | 27. AMPHITHEATRE |
| 8. BEACH APARTMENT | 18. LUXURY RESORT VILLAS | 28. RETAIL/F&B KIOSKS |
| 9. LIFESTYLE HOTEL | 19. LUXURY RESORT POOL | 29. PEDESTRIAN CONNECTION |
| 10. EVENTS PLAZA | 20. LUXURY RESORT PRESIDENTIAL VILLAS | 30. F&B PROMENADE |
| | | 31. VIP VILLA |
| | | 32. PUBLIC BEACH |
| | | 33. HELIPAD |





MARBELLA
Types

- 5 BEDROOM
- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM



Ground Floor



First Floor



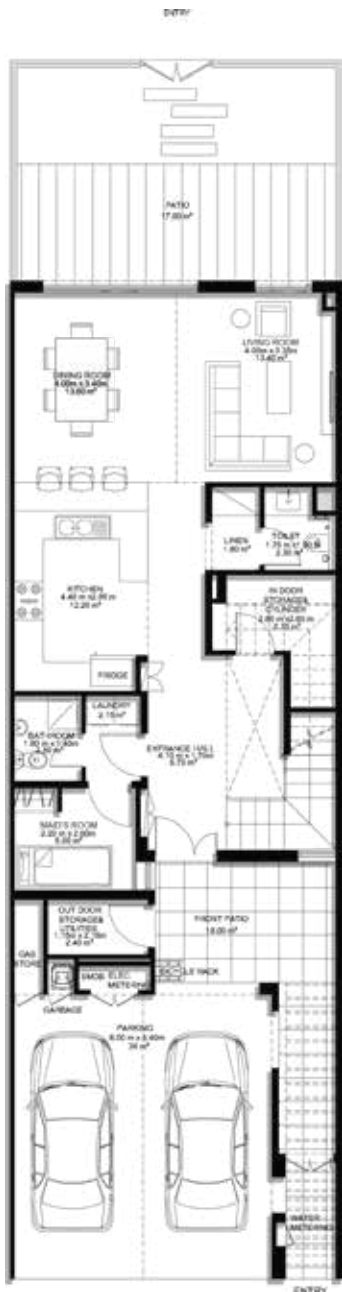
2 BEDROOM VILLA – TYPE A

	SQ.M	SQ.FT
VILLA AREA	180.75	1945.57
BEACH TERRACE / BALCONIES / PATIO AREA	18.84	202.79
PARKING AREA	35.5	382.12
ROOF TERRACE		
TOTAL AREA	235.09	2530.49

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* The areas provided in this plan are typical, please check with sales staff for specific unit area.



Ground Floor



First Floor



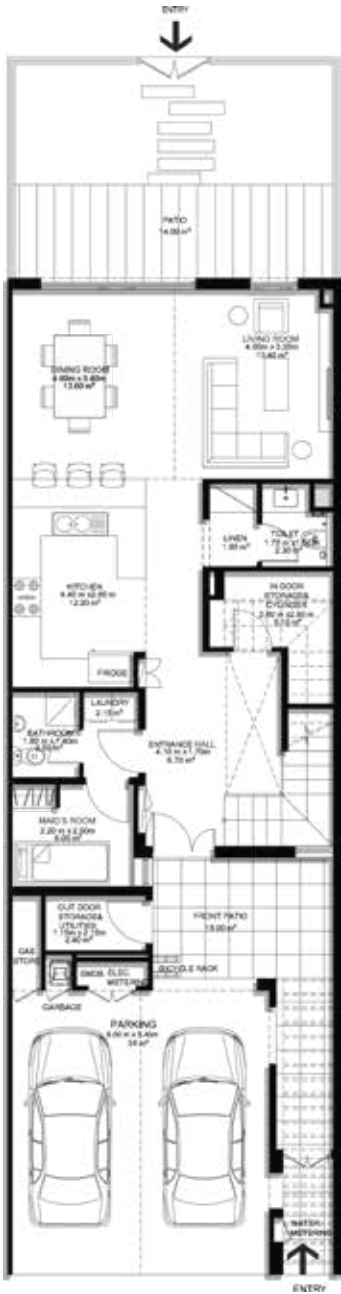
2 BEDROOM VILLA - TYPE B

	SQ.M	SQ.FT
VILLA AREA	177.06	1905.86
BEACH TERRACE / BALCONIES / PATIO AREA	21.65	233.04
PARKING AREA	35.5	382.12
ROOF TERRACE		
TOTAL AREA	234.21	2521.01

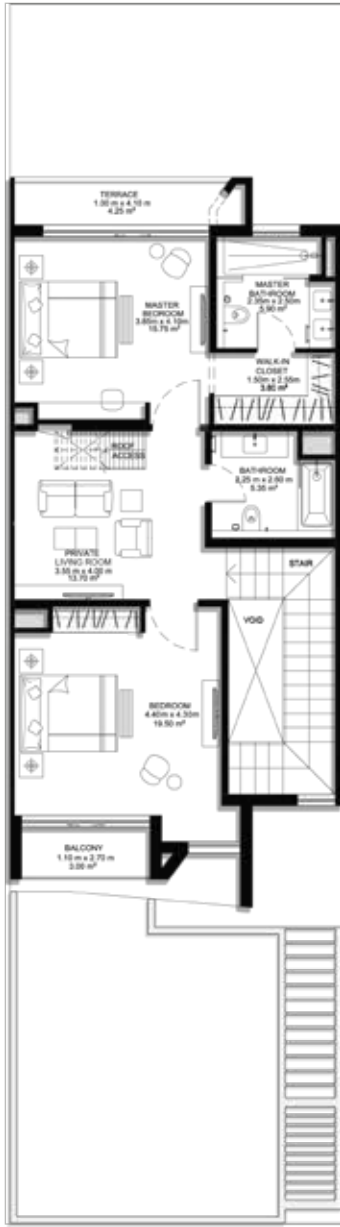
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Ground Floor



First Floor



2 BEDROOM VILLA – TYPE C

	SQ.M	SQ.FT
VILLA AREA	180.37	1941.48
BEACH TERRACE / BALCONIES / PATIO AREA	20.17	217.11
PARKING AREA	35.50	382.12
ROOF TERRACE		
TOTAL AREA	236.04	2540.71

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Ground Floor



First Floor



2 BEDROOM VILLA – TYPE D

	SQ.M	SQ.FT
VILLA AREA	176.93	1904.46
BEACH TERRACE / BALCONIES / PATIO AREA	18.48	198.92
PARKING AREA	35.5	382.12
ROOF TERRACE		
TOTAL AREA	230.91	2485.49

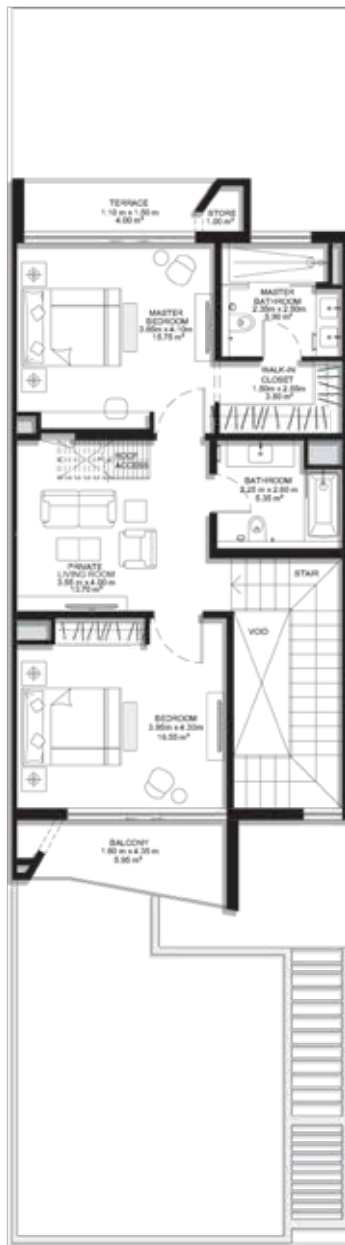
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Ground Floor



First Floor



2 BEDROOM VILLA – TYPE E

	SQ.M	SQ.FT
VILLA AREA	176.33	1899
BEACH TERRACE / BALCONIES / PATIO AREA	20.69	222.71
PARKING AREA	35.5	382.12
ROOF TERRACE		
TOTAL AREA	232.52	2503.82

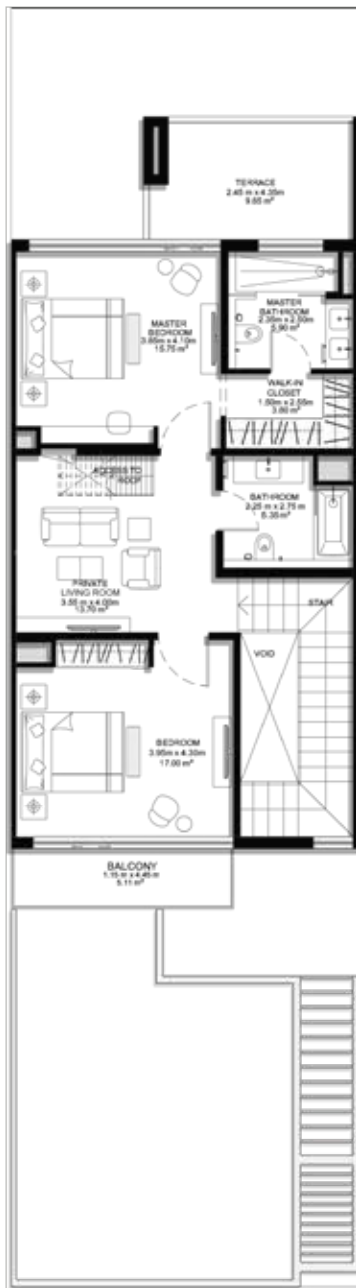
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Ground Floor



First Floor



2 BEDROOM VILLA - TYPE F

	SQ.M	SQ.FT
VILLA AREA	176.42	1898.97
BEACH TERRACE / BALCONIES / PATIO AREA	23.07	248.32
PARKING AREA	35.50	382.12
ROOF TERRACE		
TOTAL AREA	234.99	2529.41

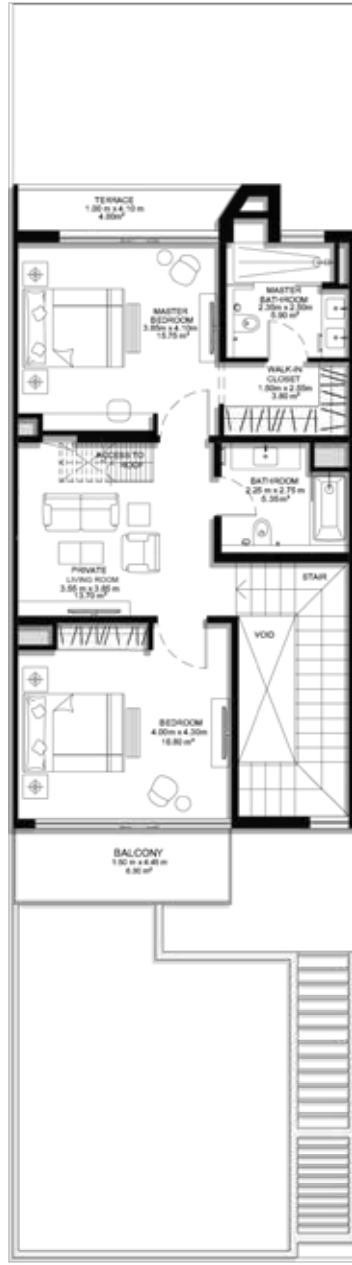
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Ground Floor



First Floor



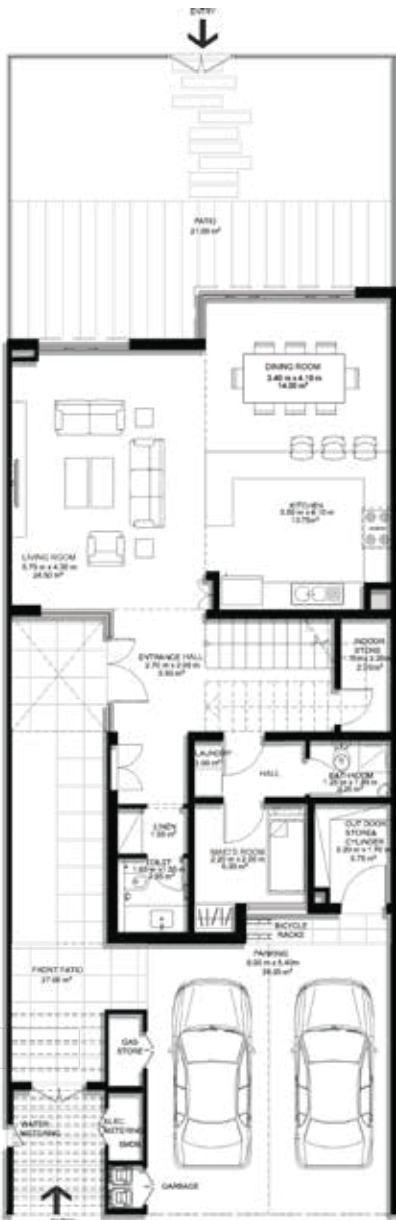
2 BEDROOM VILLA - TYPE G

	SQ.M	SQ.FT
VILLA AREA	178.77	1924.26
BEACH TERRACE / BALCONIES / PATIO AREA	10.52	113.24
PARKING AREA	35.5	382.12
ROOF TERRACE		
TOTAL AREA	224.79	2419.62

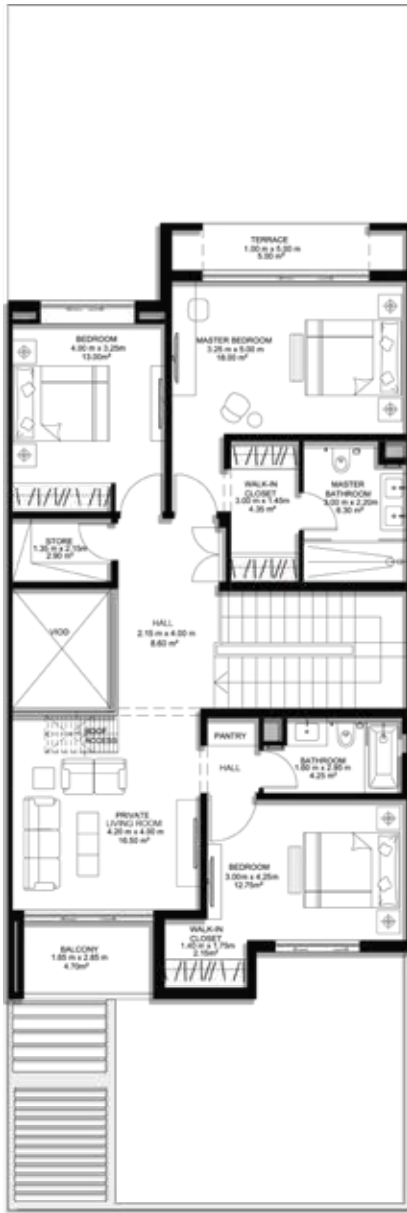
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Ground Floor



First Floor



3 BEDROOM VILLA - TYPE A

	SQ.M	SQ.FT
VILLA AREA	220.67	2375.27
BEACH TERRACE / BALCONIES / PATIO AREA	30.29	326.04
PARKING AREA	37.68	405.58
ROOF TERRACE		
TOTAL AREA	288.64	3106.89

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Ground Floor

First Floor



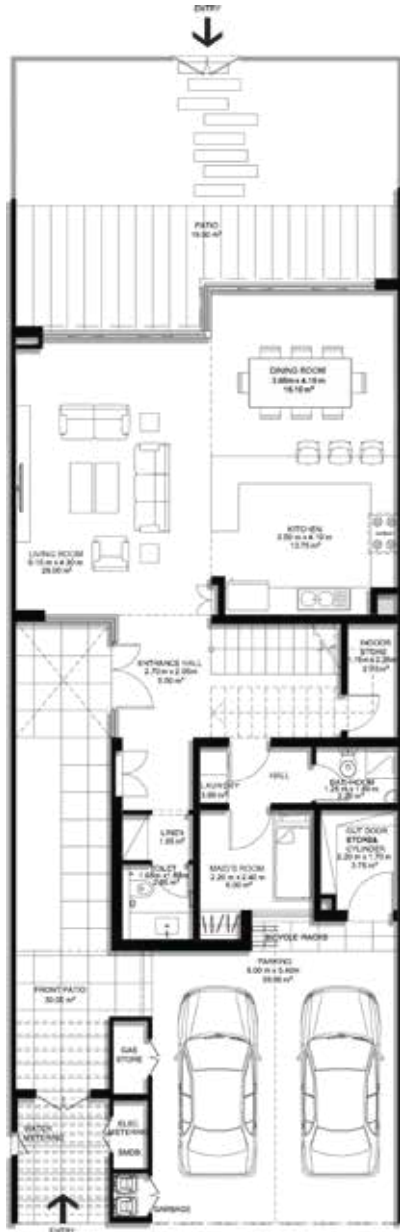
3 BEDROOM VILLA - TYPE B

	SQ.M	SQ.FT
VILLA AREA	222.37	2393.57
BEACH TERRACE / BALCONIES / PATIO AREA	27.11	291.81
PARKING AREA	37.68	405.58
ROOF TERRACE		
TOTAL AREA	287.16	3090.96

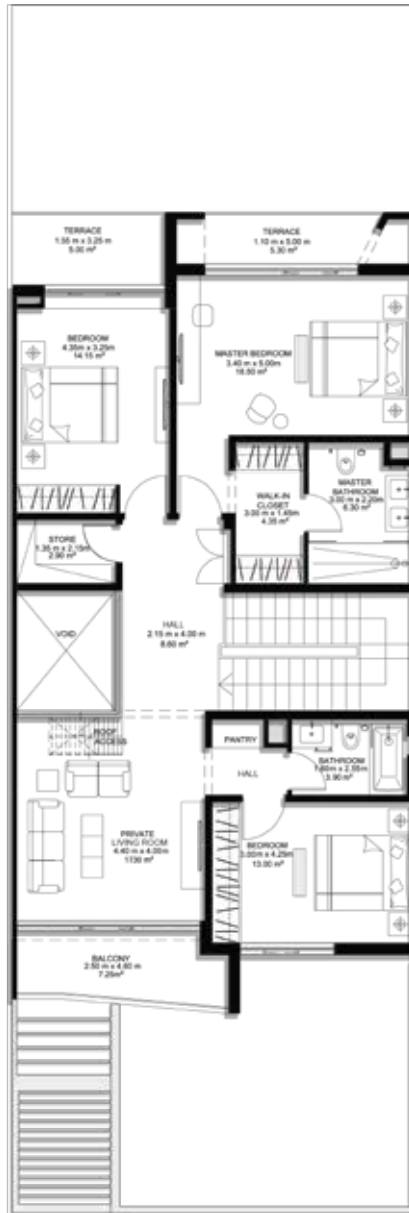
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Ground Floor



First Floor



3 BEDROOM VILLA – TYPE C

	SQ.M	SQ.FT
VILLA AREA	222.45	2394.43
BEACH TERRACE / BALCONIES / PATIO AREA	43.70	470.38
PARKING AREA	37.44	403.00
ROOF TERRACE		
TOTAL AREA	303.59	3267.81

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Ground Floor

First Floor



3 BEDROOM VILLA - TYPE D

	SQ.M	SQ.FT
VILLA AREA	220.71	2375.70
BEACH TERRACE / BALCONIES / PATIO AREA	25.83	278.03
PARKING AREA	37.84	407.31
ROOF TERRACE		
TOTAL AREA	284.38	3061.04

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Ground Floor

First Floor



3 BEDROOM VILLA – TYPE E

	SQ.M	SQ.FT
VILLA AREA	222.45	2394.43
BEACH TERRACE / BALCONIES / PATIO AREA	28.49	306.66
PARKING AREA	37.84	407.31
ROOF TERRACE		
TOTAL AREA	288.78	3108.40

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Ground Floor

First Floor



3 BEDROOM VILLA - TYPE F

	SQ.M	SQ.FT
VILLA AREA	228.23	2456.64
BEACH TERRACE / BALCONIES / PATIO AREA	36.09	388.47
PARKING AREA	37.5	403.65
ROOF TERRACE		
TOTAL AREA	301.82	3248.76

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Ground Floor

First Floor



3 BEDROOM VILLA - TYPE G

	SQ.M	SQ.FT
VILLA AREA	219.42	2361.81
BEACH TERRACE / BALCONIES / PATIO AREA	20.39	219.48
PARKING AREA	37.73	406.12
ROOF TERRACE		
TOTAL AREA	277.54	2987.41

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Ground Floor



First Floor



3 BEDROOM VILLA – TYPE H

	SQ.M	SQ.FT
VILLA AREA	247.33	2662.24
BEACH TERRACE / BALCONIES / PATIO AREA	32.62	351.12
PARKING AREA	38.38	413.12
ROOF TERRACE		
TOTAL AREA	318.33	3426.47

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Ground Floor



First Floor



3 BEDROOM VILLA – TYPE I

	SQ.M	SQ.FT
VILLA AREA	242.78	2613.26
BEACH TERRACE / BALCONIES / PATIO AREA	29.92	322.06
PARKING AREA	38.50	414.41
ROOF TERRACE		
TOTAL AREA	311.20	3349.73

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Ground Floor



First Floor



4 BEDROOM VILLA - TYPE A

	SQ.M	SQ.FT
VILLA AREA	344.23	3705.26
BEACH TERRACE / BALCONIES / PATIO AREA	74.88	806.00
PARKING AREA	37.50	403.65
ROOF TERRACE		
TOTAL AREA	456.61	4914.90

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Ground Floor



First Floor



5 BEDROOM VILLA - TYPE A

	SQ.M	SQ.FT
VILLA AREA	407.25	4383.60
BEACH TERRACE / BALCONIES / PATIO AREA	88.58	953.47
PARKING AREA	47.00	505.90
ROOF TERRACE		
TOTAL AREA	542.83	5842.97

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Live in the
moment.



MARBELLA
VILLAS



Hayat
island

