



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.

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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.

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# Live the *ultimate lifestyle*

HAYAT ISLAND

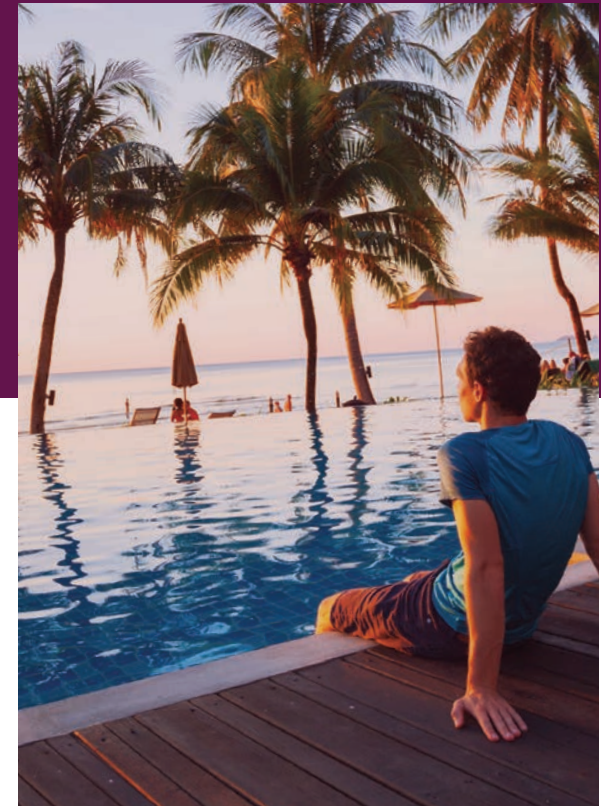
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Marbella Villas offers spacious luxury 2, 3, 4 & 5 bedroom villas and townhouses with extraordinary services and comforts. Unrivalled beachfront homes on Hayat Island in which to relax and unwind on pristine golden sands looking out to the Arabian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

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A man with a beard and sunglasses is shown in profile, looking out over a vast blue ocean under a cloudy sky. He has his hand raised to his forehead, shielding his eyes from the sun. 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.

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INTERCONTINENTAL HOTEL

## 5 Star *Services*

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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. MARBELLA RESIDENCE CLUB & POOL

2. MARBELLA VILLAS

3. NEIGHBOURHOOD PARK

4. INTERCONTINENTAL HOTEL RESORT & SPA

5. BAY RESIDENCES

6. GATEWAY II RESIDENCES

7. LIFESTYLE HOTEL

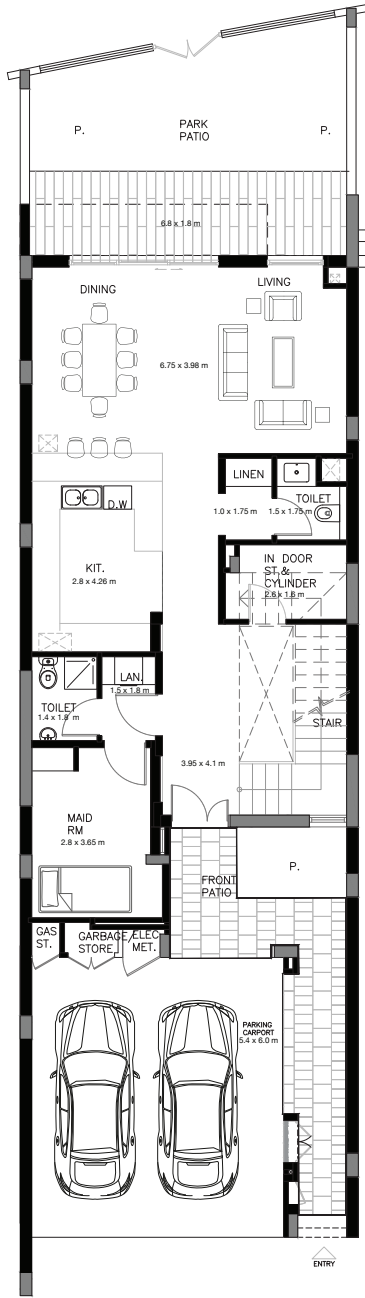




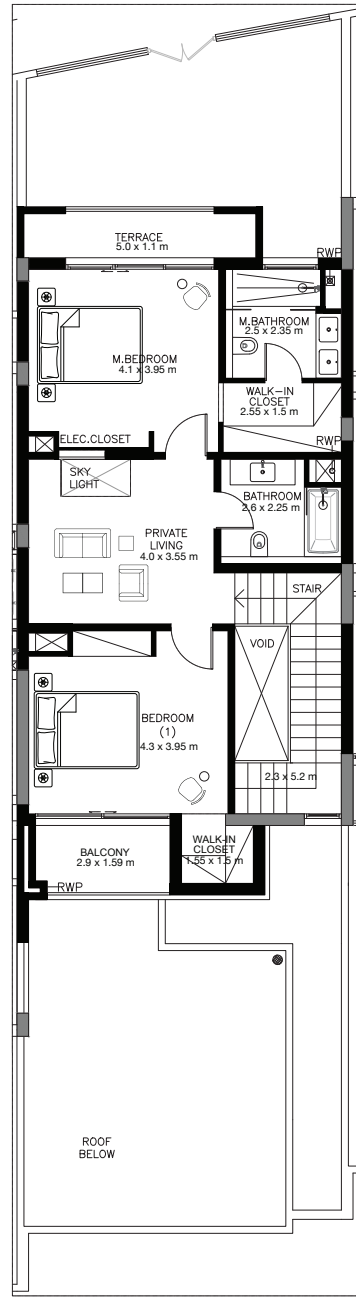
MARBELLA

# Types

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



Ground Floor



First Floor



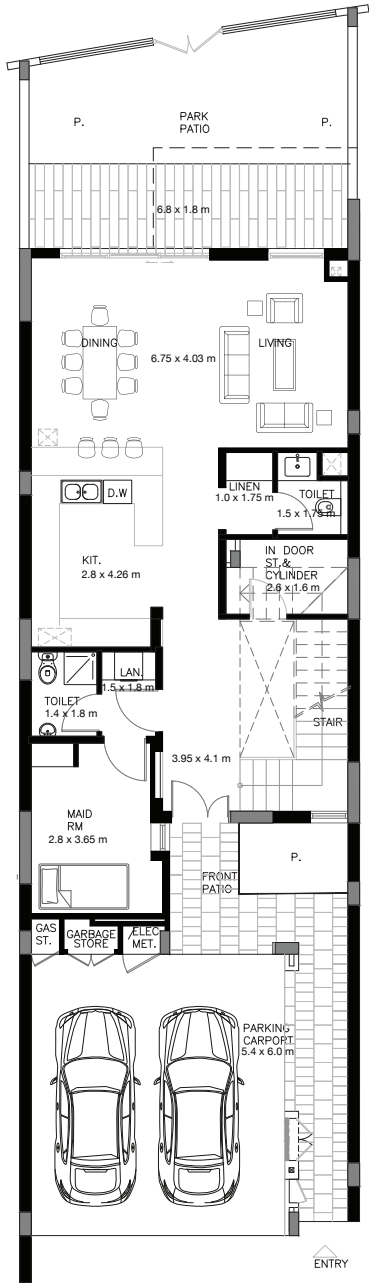
## 2 BEDROOM VILLA – TYPE A

	SQ.M	SQ.FT
VILLA AREA	180.705	1945.11
BEACH TERRACE / BALCONIES / PATIO AREA	23.243	250.19
PARKING AREA	35.24	379.32
ROOF TERRACE		
TOTAL AREA	239.19	2574.62

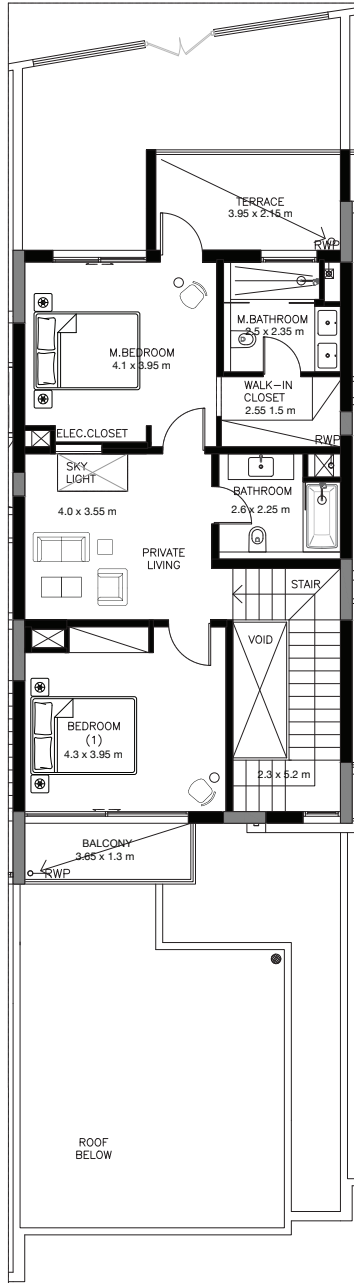
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Ground Floor



First Floor



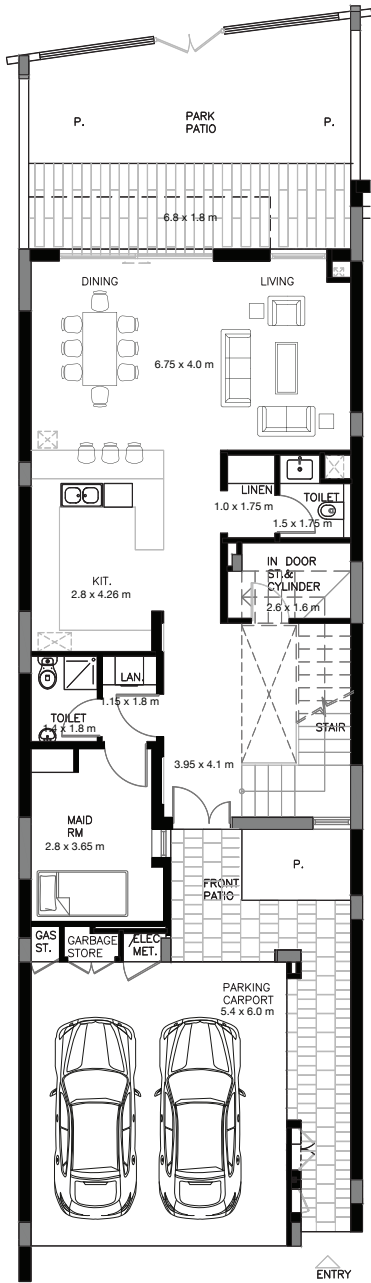
## 2 BEDROOM VILLA - TYPE B

	SQ.M	SQ.FT
VILLA AREA	177.721	1912.99
BEACH TERRACE / BALCONIES / PATIO AREA	26.302	283.11
PARKING AREA	35.18	378.68
ROOF TERRACE		
TOTAL AREA	239.20	2574.78

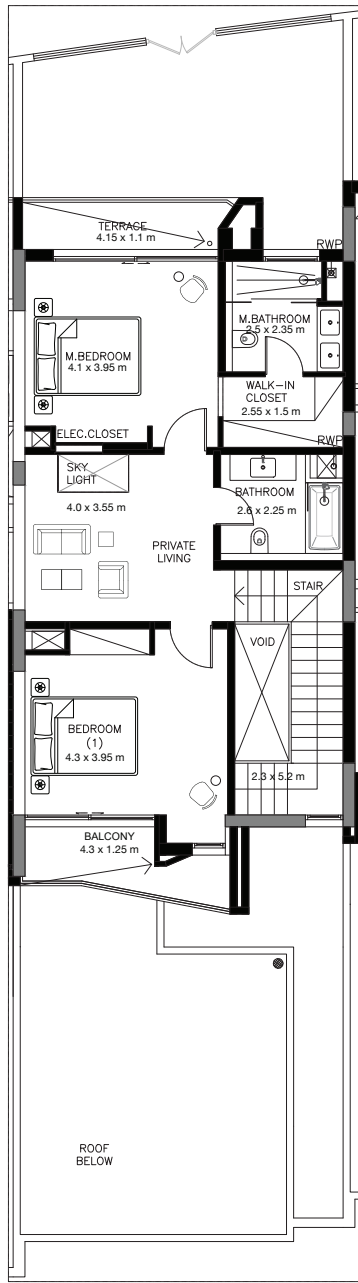
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Ground Floor



First Floor



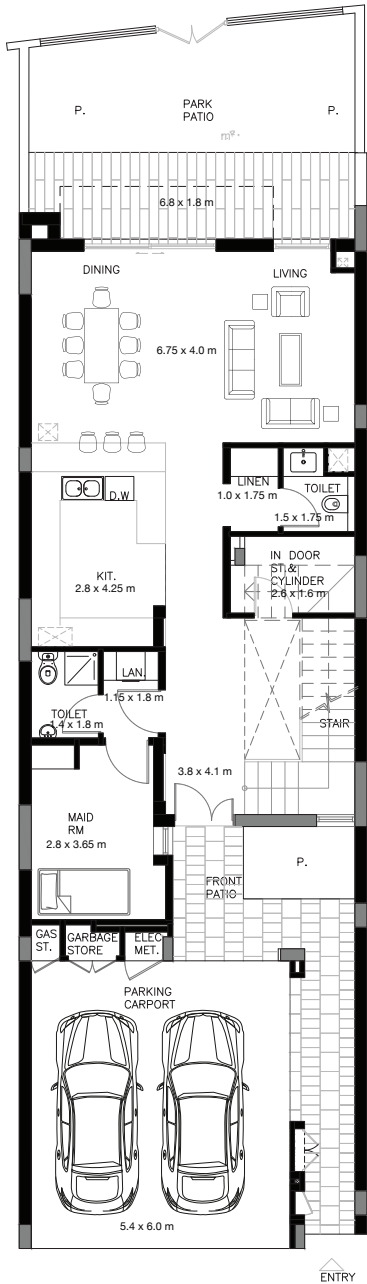
## 2 BEDROOM VILLA – TYPE C

	SQ.M	SQ.FT
VILLA AREA	179.001	1926.77
BEACH TERRACE / BALCONIES / PATIO AREA	23.747	255.61
PARKING AREA	35.124	378.07
ROOF TERRACE		
TOTAL AREA	237.87	2560.45

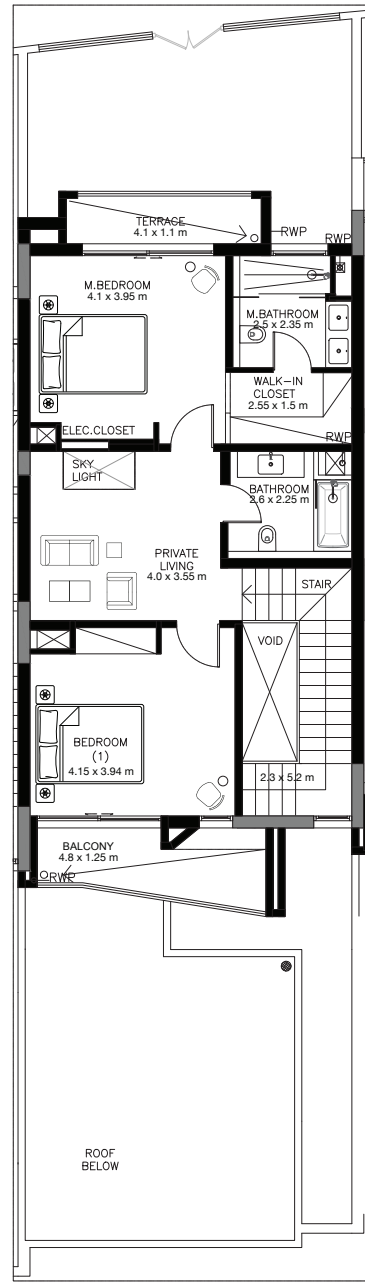
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Ground Floor



First Floor



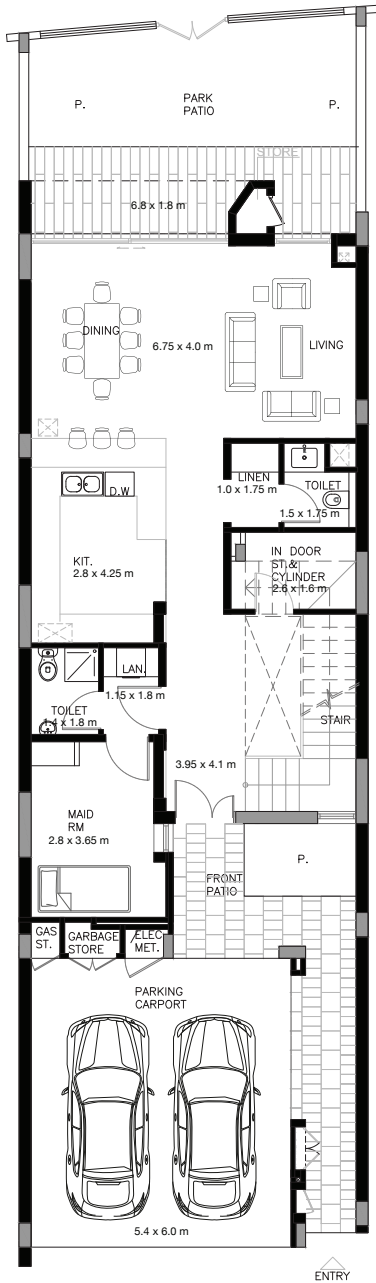
## 2 BEDROOM VILLA - TYPE D

	SQ.M	SQ.FT
VILLA AREA	178.112	1917.20
BEACH TERRACE / BALCONIES / PATIO AREA	25.683	276.45
PARKING AREA	35.085	377.65
ROOF TERRACE		
TOTAL AREA	238.88	2571.30

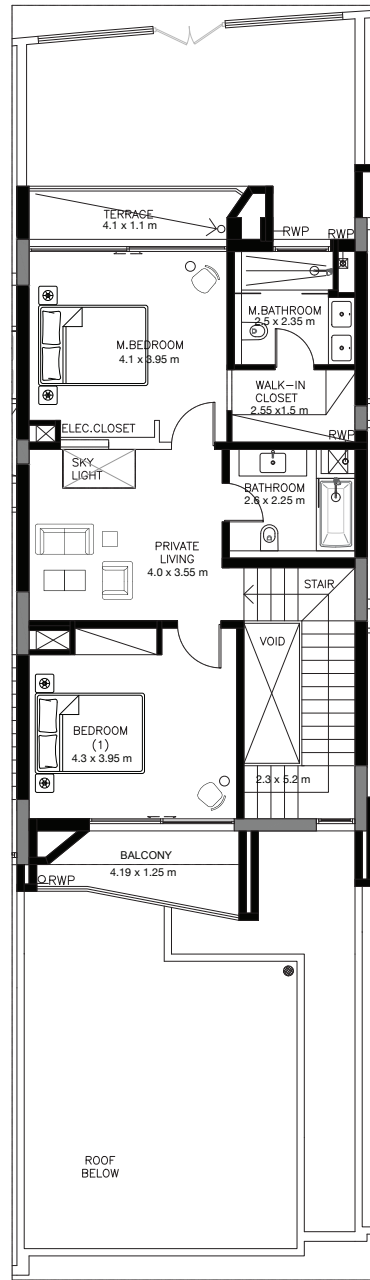
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Ground Floor



First Floor



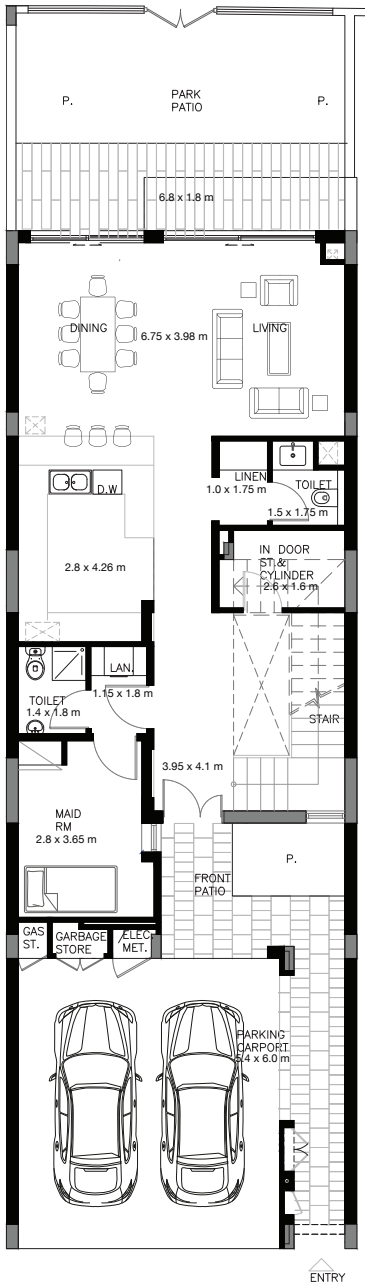
## 2 BEDROOM VILLA – TYPE E

	SQ.M	SQ.FT
VILLA AREA	177.729	1913.07
BEACH TERRACE / BALCONIES / PATIO AREA	24.698	265.85
PARKING AREA	35.035	377.12
ROOF TERRACE		
TOTAL AREA	237.46	2556.04

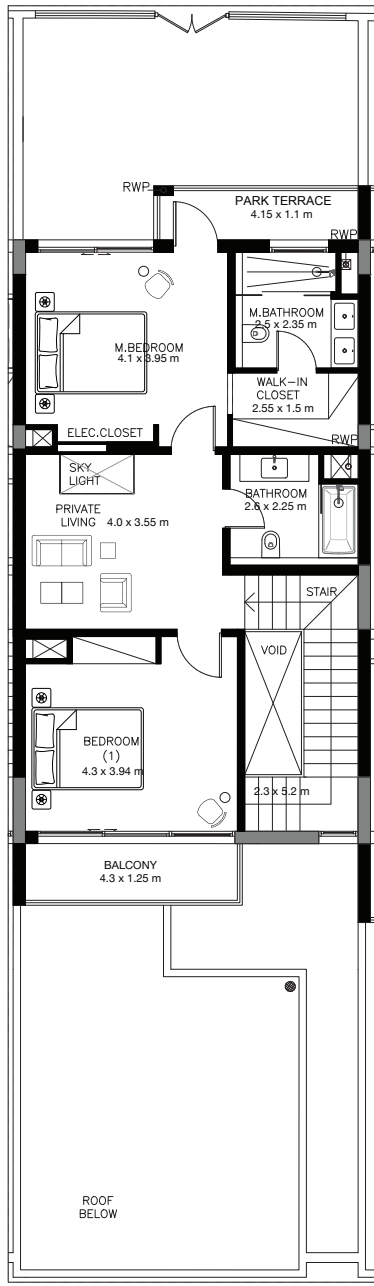
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Ground Floor



First Floor



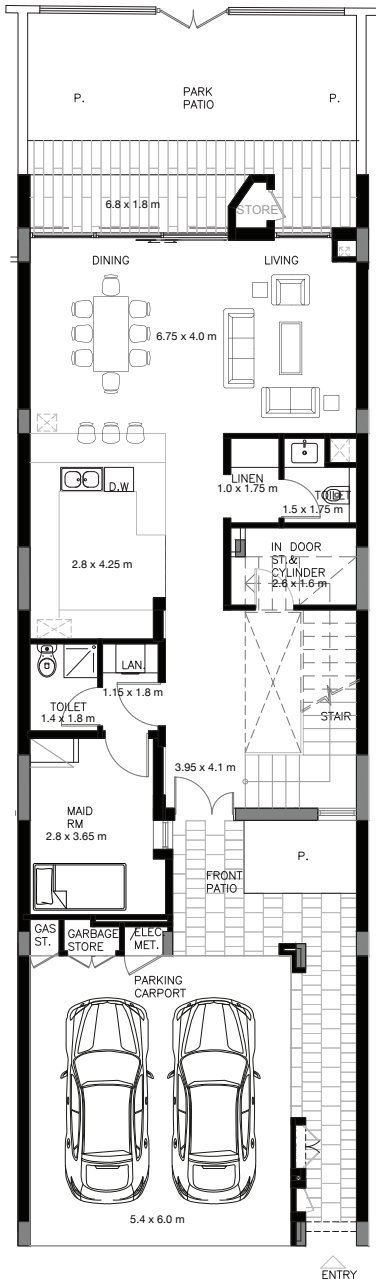
## 2 BEDROOM VILLA - TYPE F

	SQ.M	SQ.FT
VILLA AREA	177.214	1907.53
BEACH TERRACE / BALCONIES / PATIO AREA	22.685	244.18
PARKING AREA	34.935	376.04
ROOF TERRACE		
TOTAL AREA	234.83	2527.75

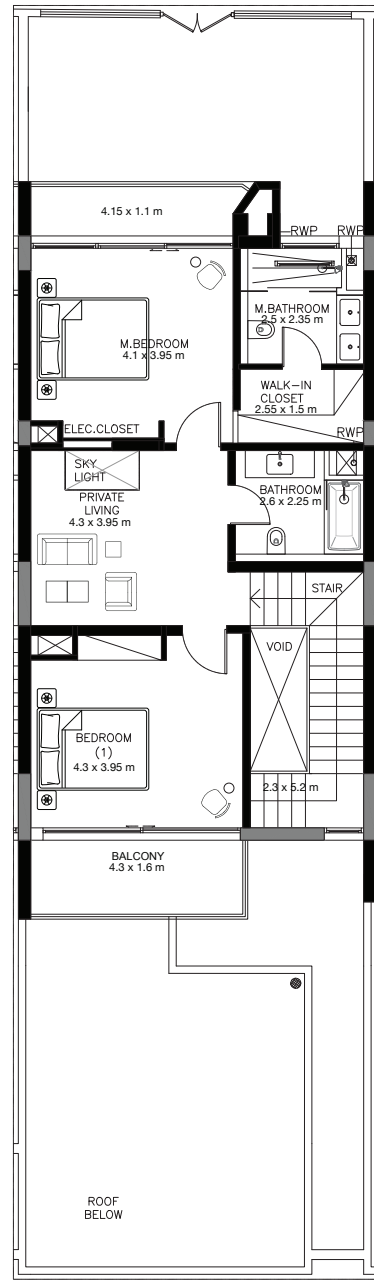
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Ground Floor



First Floor



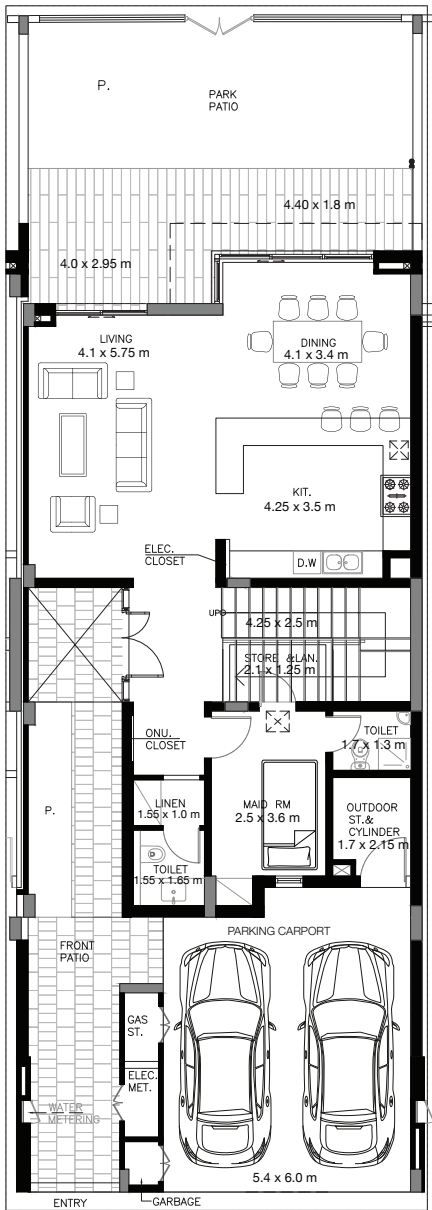
## 2 BEDROOM VILLA – TYPE G

	SQ.M	SQ.FT
VILLA AREA	177.039	1905.65
BEACH TERRACE / BALCONIES / PATIO AREA	25.351	272.88
PARKING AREA	34.935	376.04
ROOF TERRACE		
TOTAL AREA	237.33	2554.57

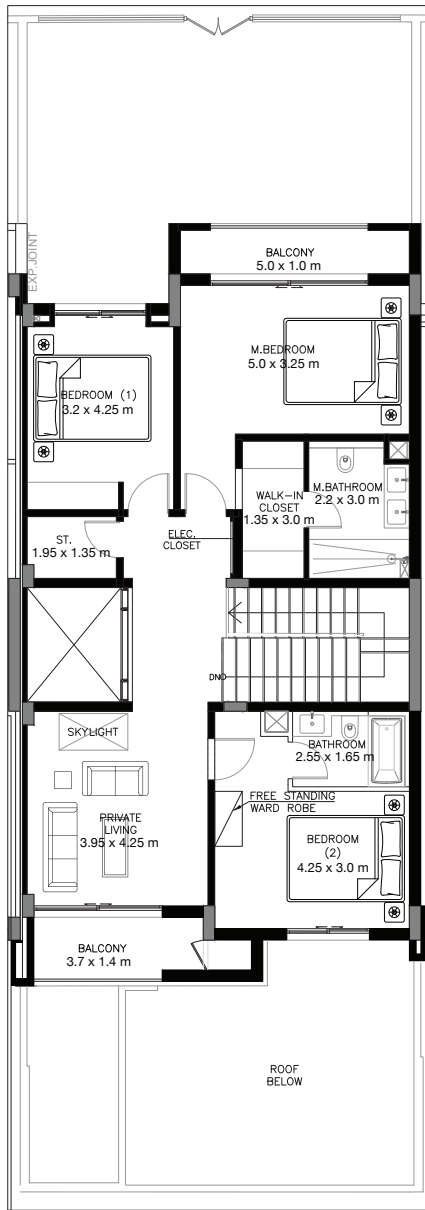
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Ground Floor



First Floor



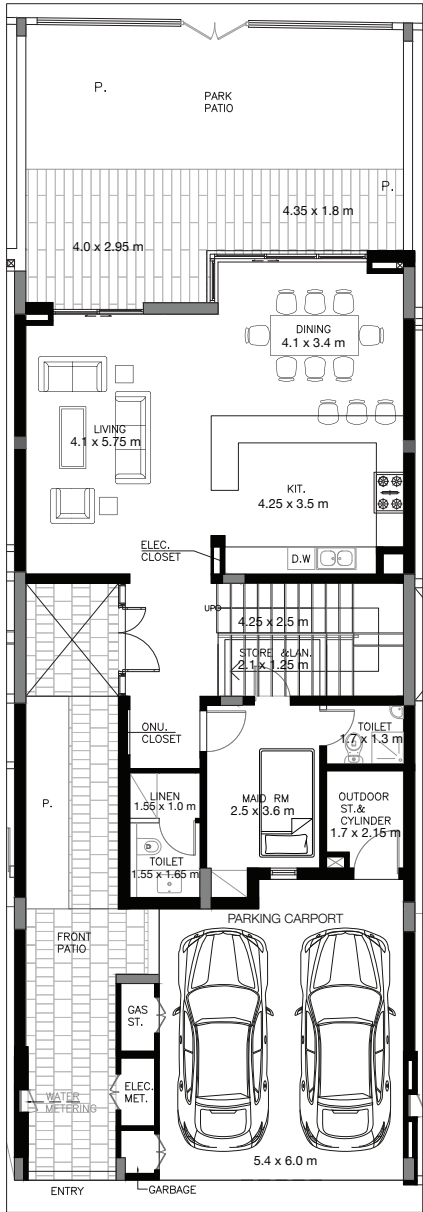
### 3 BEDROOM VILLA - TYPE A

	SQ.M	SQ.FT
VILLA AREA	222.314	2392.99
BEACH TERRACE / BALCONIES / PATIO AREA	33.101	356.30
PARKING AREA	35.826	385.63
ROOF TERRACE		
TOTAL AREA	291.24	3134.92

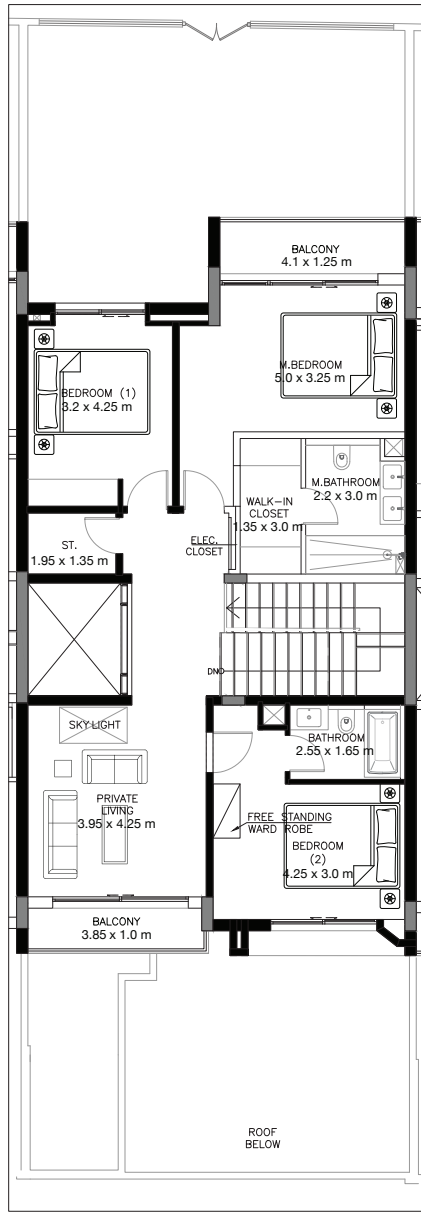
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Ground Floor



First Floor



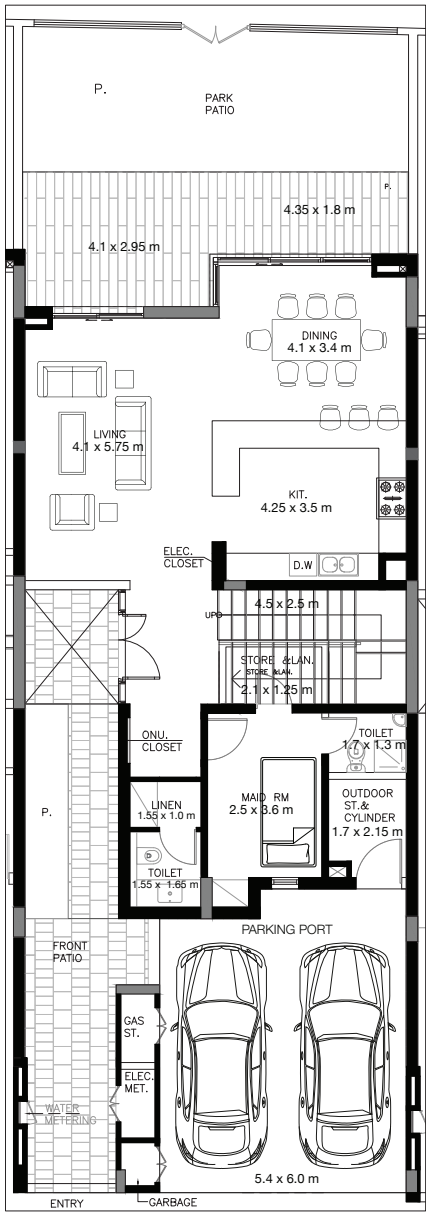
### 3 BEDROOM VILLA - TYPE B

	SQ.M	SQ.FT
VILLA AREA	222.524	2395.25
BEACH TERRACE / BALCONIES / PATIO AREA	29.26	314.95
PARKING AREA	35.826	385.63
ROOF TERRACE		
TOTAL AREA	287.61	3095.83

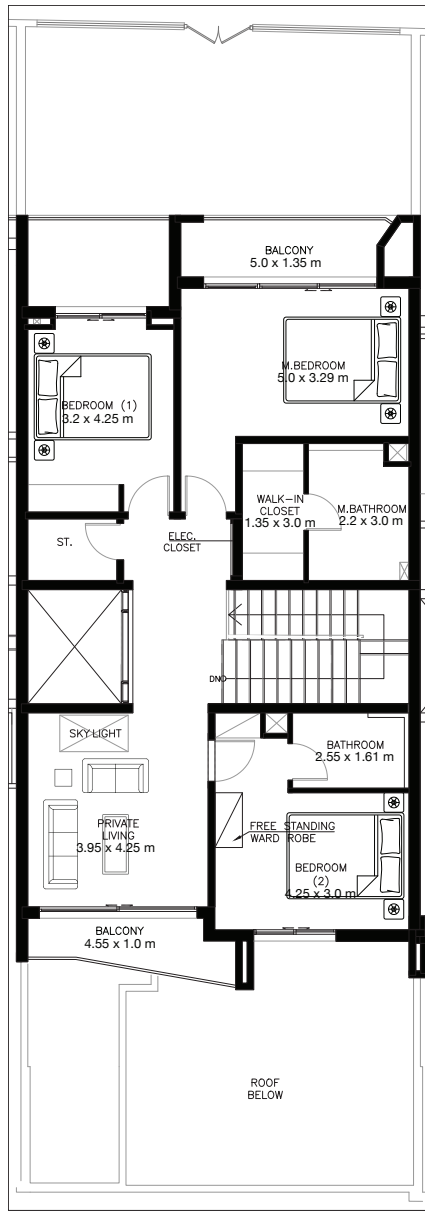
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Ground Floor



First Floor



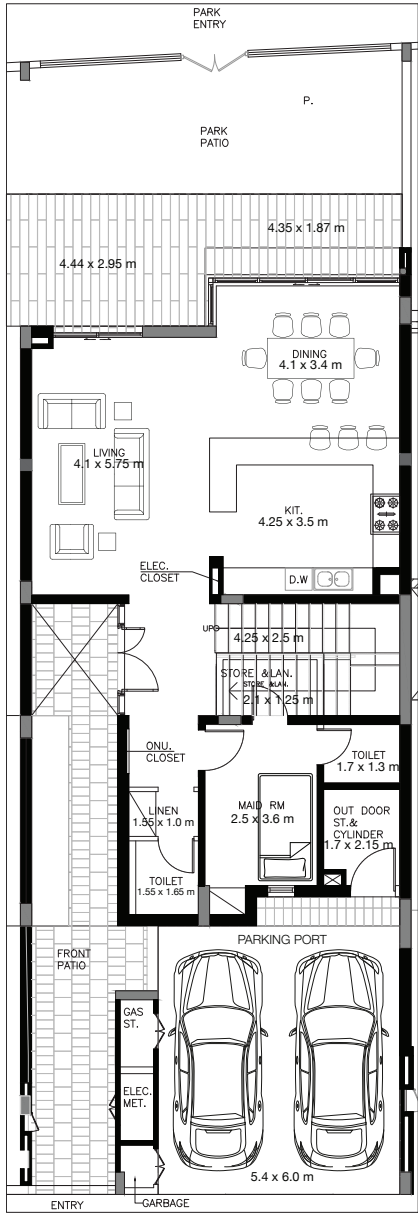
### 3 BEDROOM VILLA – TYPE C

	SQ.M	SQ.FT
VILLA AREA	223.759	2408.54
BEACH TERRACE / BALCONIES / PATIO AREA	38.564	415.10
PARKING AREA	35.826	385.63
ROOF TERRACE		
TOTAL AREA	298.15	3209.28

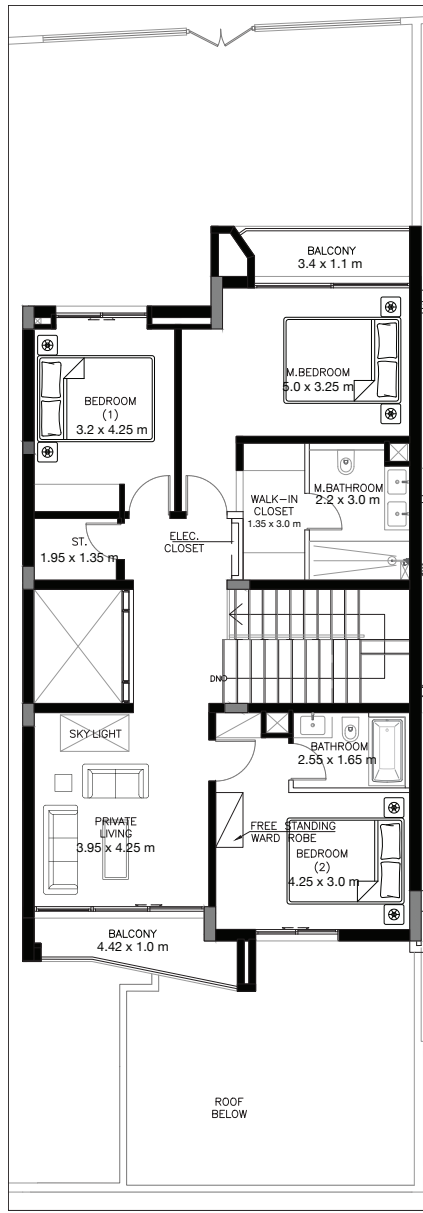
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Ground Floor



First Floor



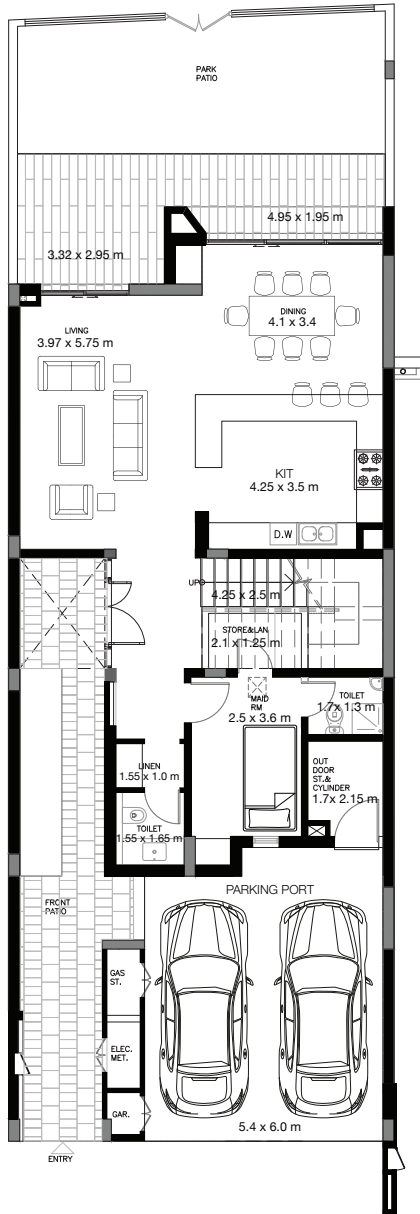
### 3 BEDROOM VILLA - TYPE D

	SQ.M	SQ.FT
VILLA AREA	222.406	2393.98
BEACH TERRACE / BALCONIES / PATIO AREA	30.288	326.02
PARKING AREA	35.88	386.21
ROOF TERRACE		
TOTAL AREA	288.57	3106.21

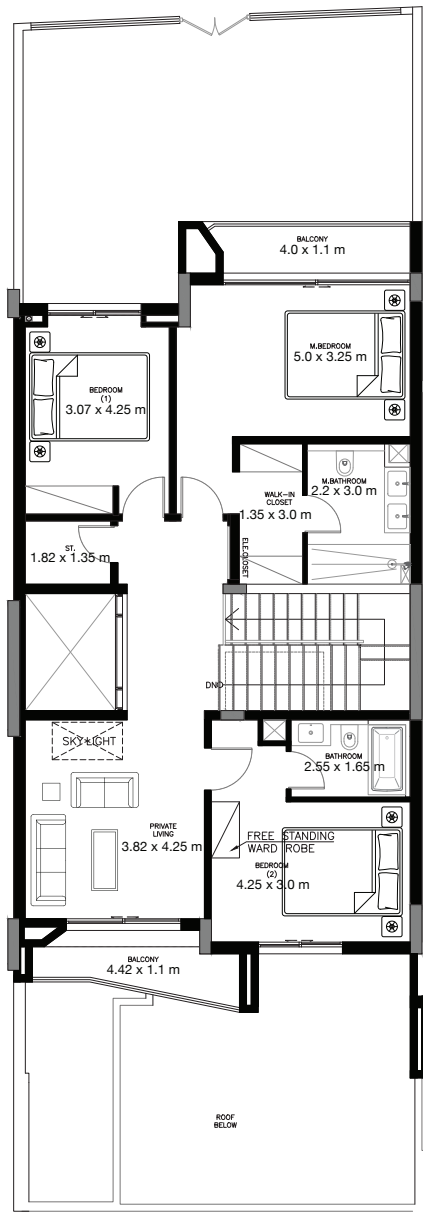
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Ground Floor



First Floor



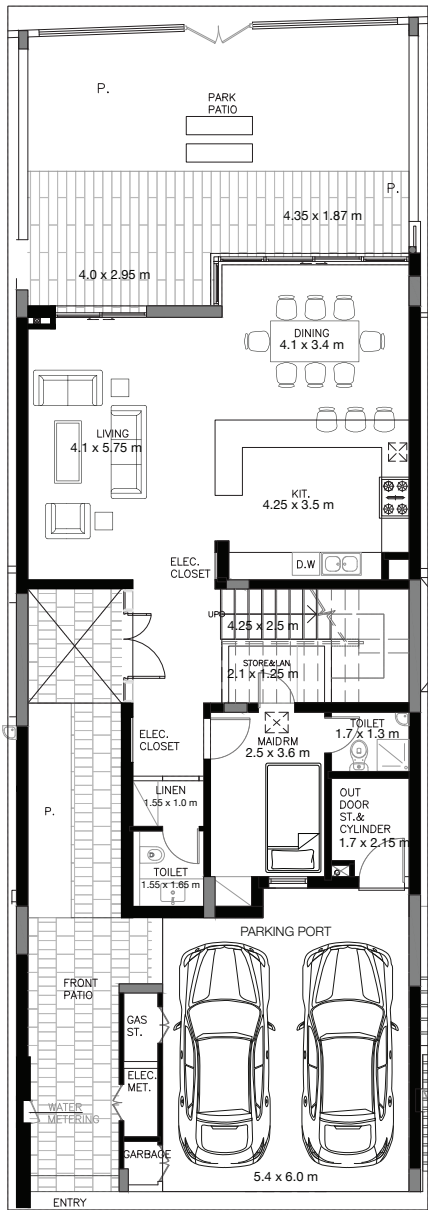
### 3 BEDROOM VILLA - TYPE E

	SQ.M	SQ.FT
VILLA AREA	223.541	2406.20
BEACH TERRACE / BALCONIES / PATIO AREA	31.042	334.14
PARKING AREA	36.029	387.82
ROOF TERRACE		
TOTAL AREA	290.61	3128.15

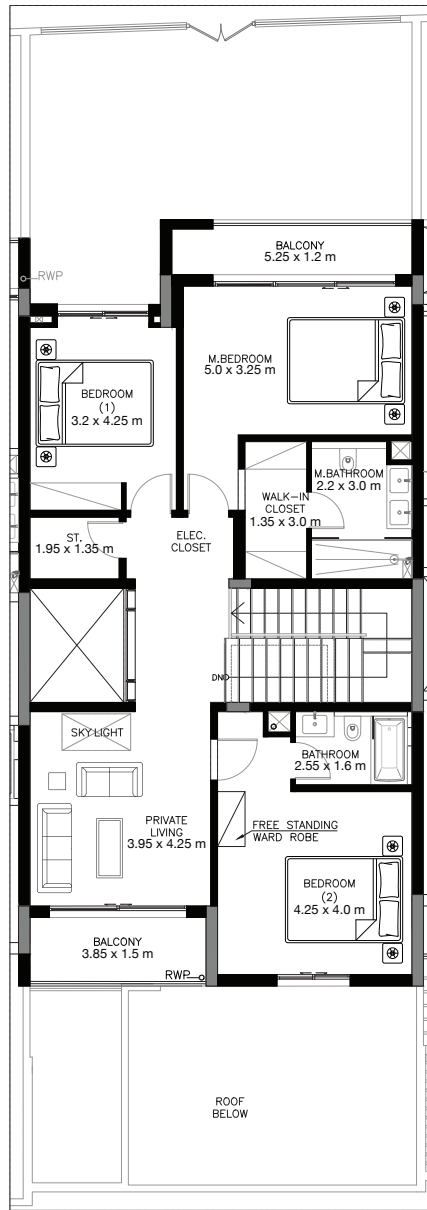
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Ground Floor



First Floor



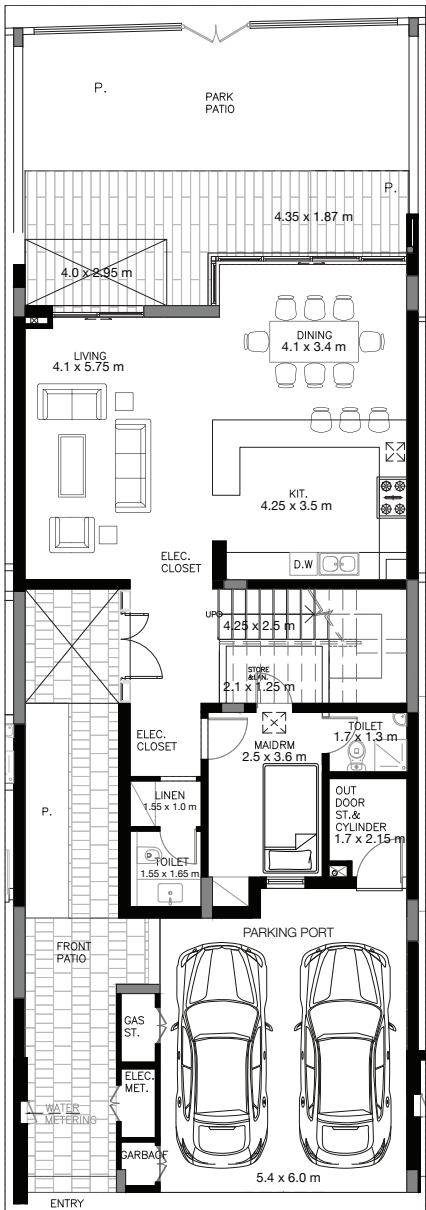
### 3 BEDROOM VILLA - TYPE F

	SQ.M	SQ.FT
VILLA AREA	227.47	2448.49
BEACH TERRACE / BALCONIES / PATIO AREA	32.931	354.47
PARKING AREA	35.31	380.08
ROOF TERRACE		
TOTAL AREA	295.71	3183.03

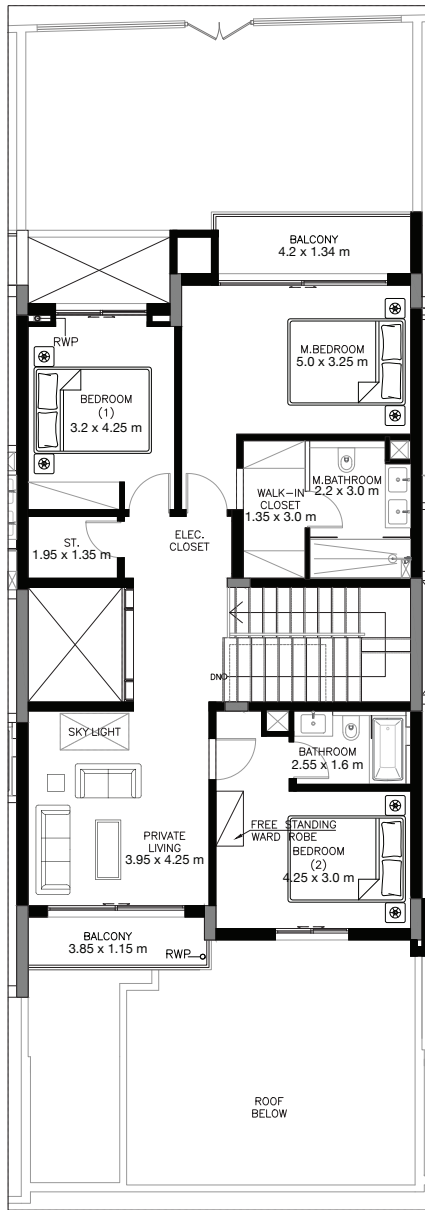
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Ground Floor



First Floor



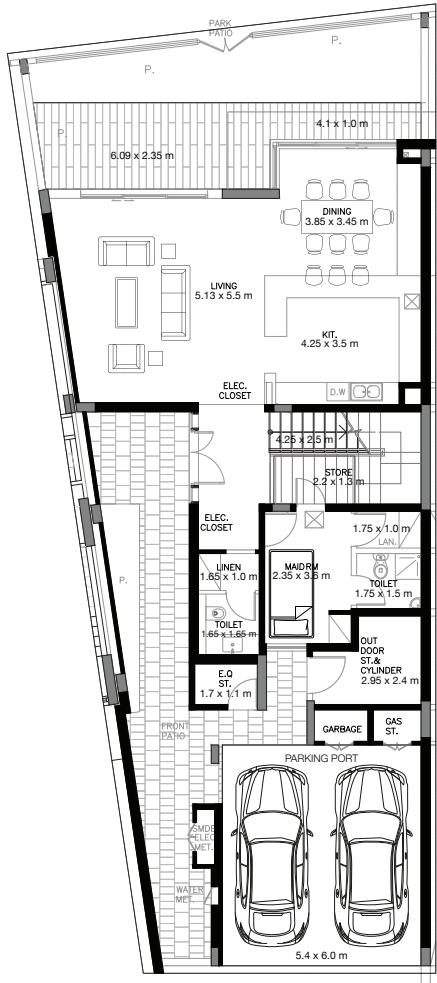
### 3 BEDROOM VILLA - TYPE G

	SQ.M	SQ.FT
VILLA AREA	222.737	2397.54
BEACH TERRACE / BALCONIES / PATIO AREA	31.86	342.94
PARKING AREA	35.31	380.08
ROOF TERRACE		
TOTAL AREA	289.91	3120.56

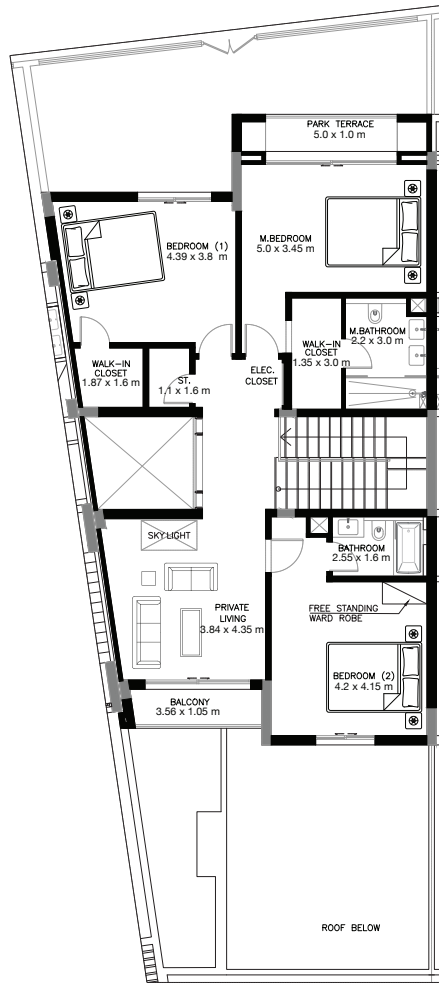
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Ground Floor



First Floor



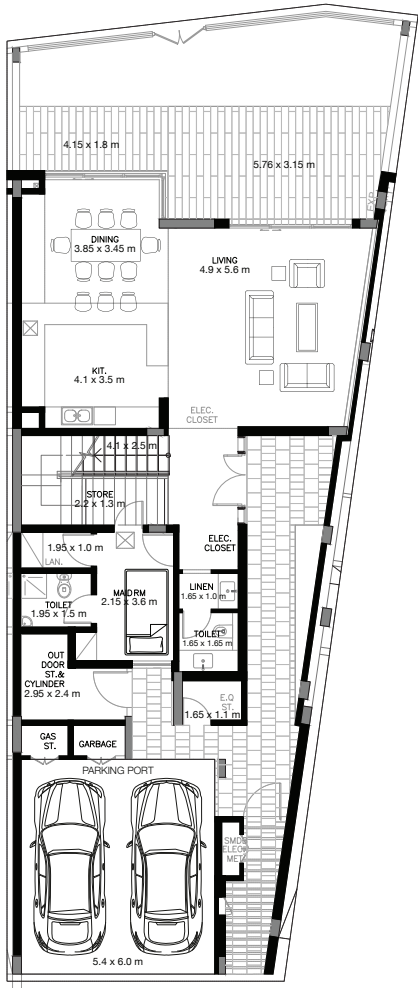
### 3 BEDROOM VILLA - TYPE H

	SQ.M	SQ.FT
VILLA AREA	252.439	2717.25
BEACH TERRACE / BALCONIES / PATIO AREA	28.61	307.96
PARKING AREA	38.294	412.20
ROOF TERRACE		
TOTAL AREA	319.34	3437.41

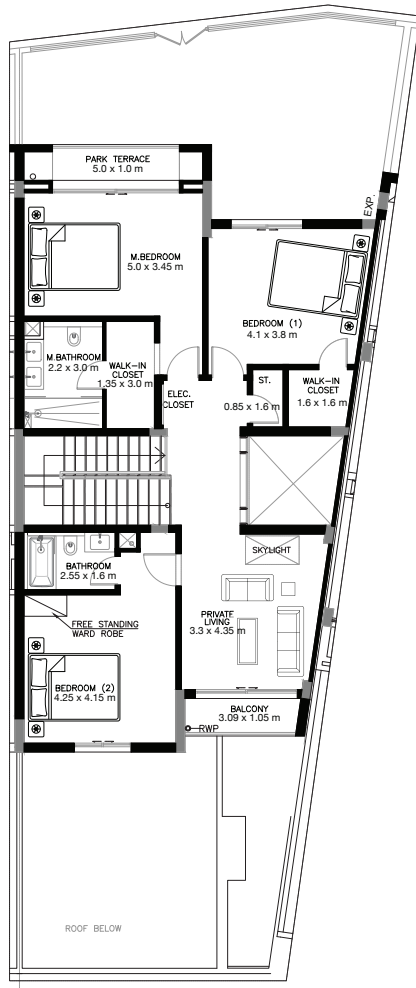
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Ground Floor



First Floor



### 3 BEDROOM VILLA - TYPE I

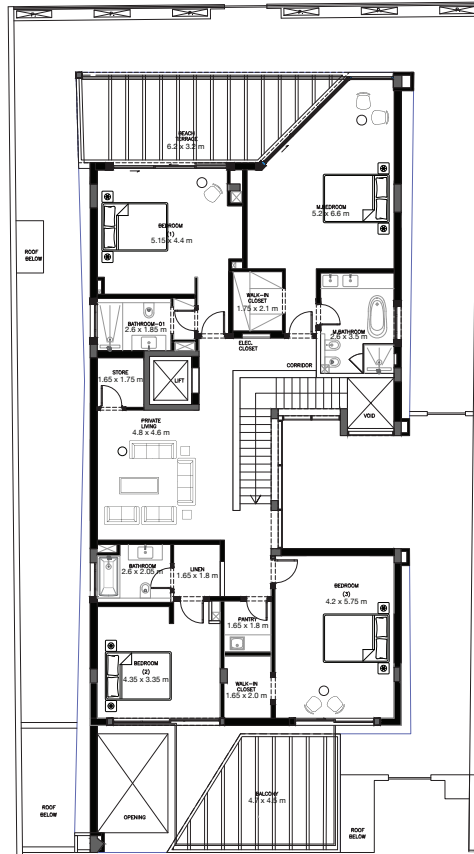
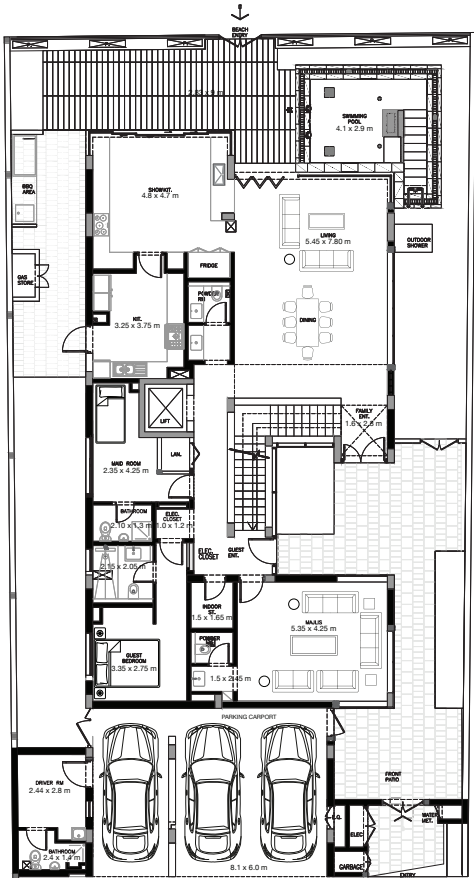
	SQ.M	SQ.FT
VILLA AREA	247.472	2663.79
BEACH TERRACE / BALCONIES / PATIO AREA	35.82	385.57
PARKING AREA	38.294	412.20
ROOF TERRACE		
TOTAL AREA	321.59	3461.55

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## 5 BEDROOM VILLA - TYPE A

	SQ.M	SQ.FT
VILLA AREA	418.439	4504.08
BEACH TERRACE / BALCONIES / PATIO AREA	82.774	890.98
PARKING AREA	50.1	539.28
ROOF TERRACE		
TOTAL AREA	551.31	5934.33

Ground Floor

First Floor

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Live in the  
moment.



MARBELLA  
VILLAS



Hayat  
island



# MARBELLA

VILLAS

IDEAL LOCATION, IDEAL MOMENT,  
IDEAL OPPORTUNITY

The  
moment  
is now...

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