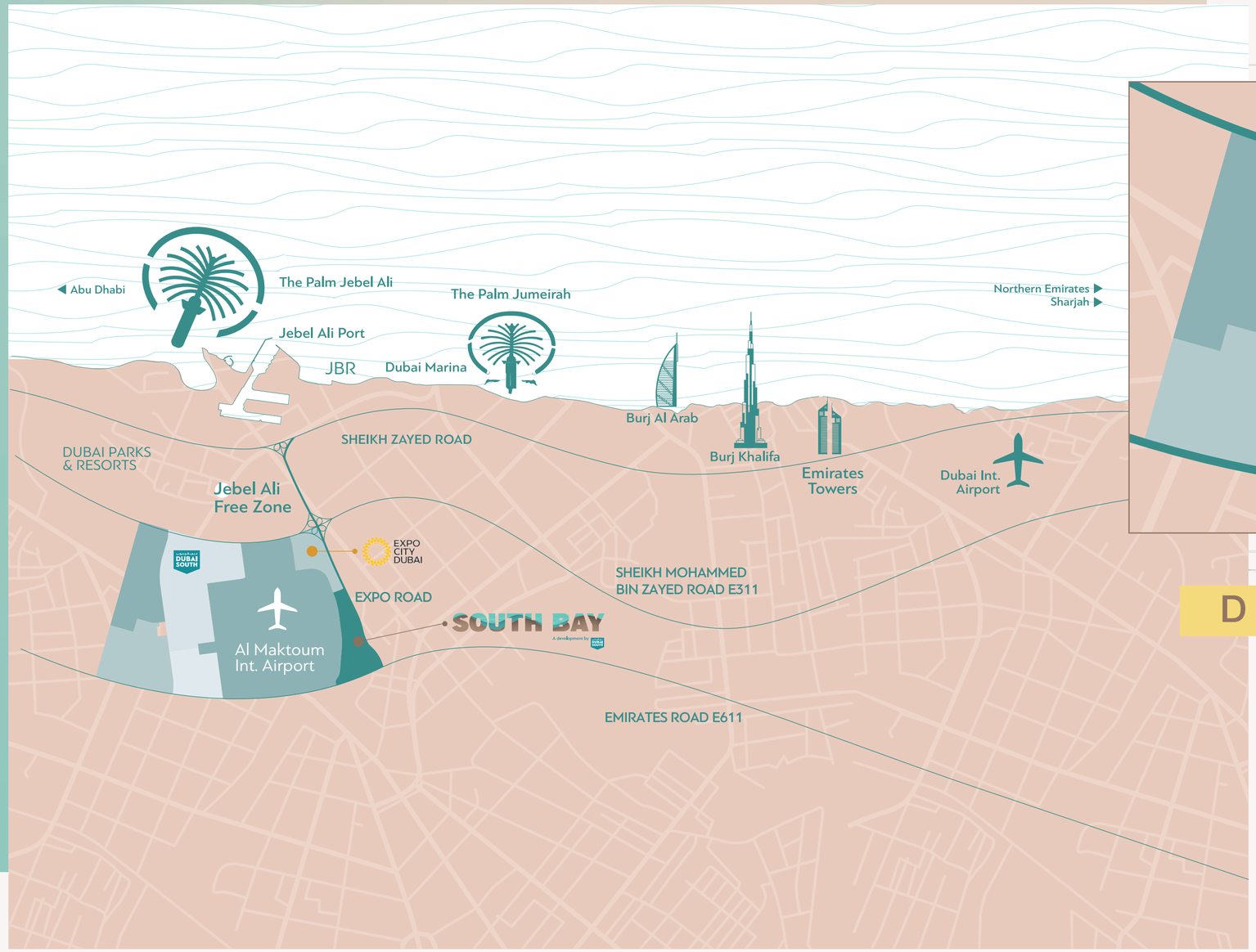
17
16



Dubai South

A fully integrated and master-planned city built for happy, creative and empowered people, Dubai South offers a diverse range of residential homes to suit different lifestyles.

Strategically constructed around what will be the world's largest airport, Dubai South is an inclusive and cohesive community supported by a smart and sustainable environment.

The information in this brochure is presented as general information, and no representation or warranty is expressly or impliedly given as to its accuracy, completeness, or correctness. Information and material regarding the description of plot size, site plan, floor plan, rendering, photo, elevation, adjacent properties, amenities, design guidelines, actual design/construction, etc., may vary from the one displayed in this brochure. The developer/seller reserves the right to revise the material contained in this brochure without notice. The developer/seller is not responsible or liable for any errors or omissions in the contents, descriptions, or definitions in this brochure.

يتم تقديم المعلومات الواردة في هذا الكتيب كمعلومات عامة، ولا تمثل أو تضمن صراحة أو ضمناً دقتها أو اكتمالها أو صحتها. قد تختلف المعلومات والمواد المتعلقة بوصف حجم قطعة الأرض، ومخطط الموقع، ومخطط الأرض، والتصاميم، والصور، والارتفاعات، العقارات المجاورة، ووسائل الراحة، وإرشادات التصميم، والتصميم / البناء الفعلي، وما إلى ذلك، عن تلك المعروضة في هذا الكتيب. يحتفظ المطور / البائع بالحق في مراجعة المواد الواردة في هذا الكتيب دون إشعار. لا يتحمل المطور / البائع مسؤولية أي أخطاء في المحتويات أو الأوصاف أو التعريفات في هذا الكتيب.

Residential District on Expo Road

Upgrade to a waterfront lifestyle

Located in the Residential District of Dubai South, South Bay is set to be an exclusive gated community offering premium residential units that centre around a stunning 3 kilometre crystal lagoon.

South Bay will comprise five clusters with more than 1200 units, each providing breathtaking views of the lagoon and world class facilities.

So whether you want to sunbathe, indulge in exciting water sports, relax, test your palate, spend quality time with family and friends, or focus on your work, we've got you covered.

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

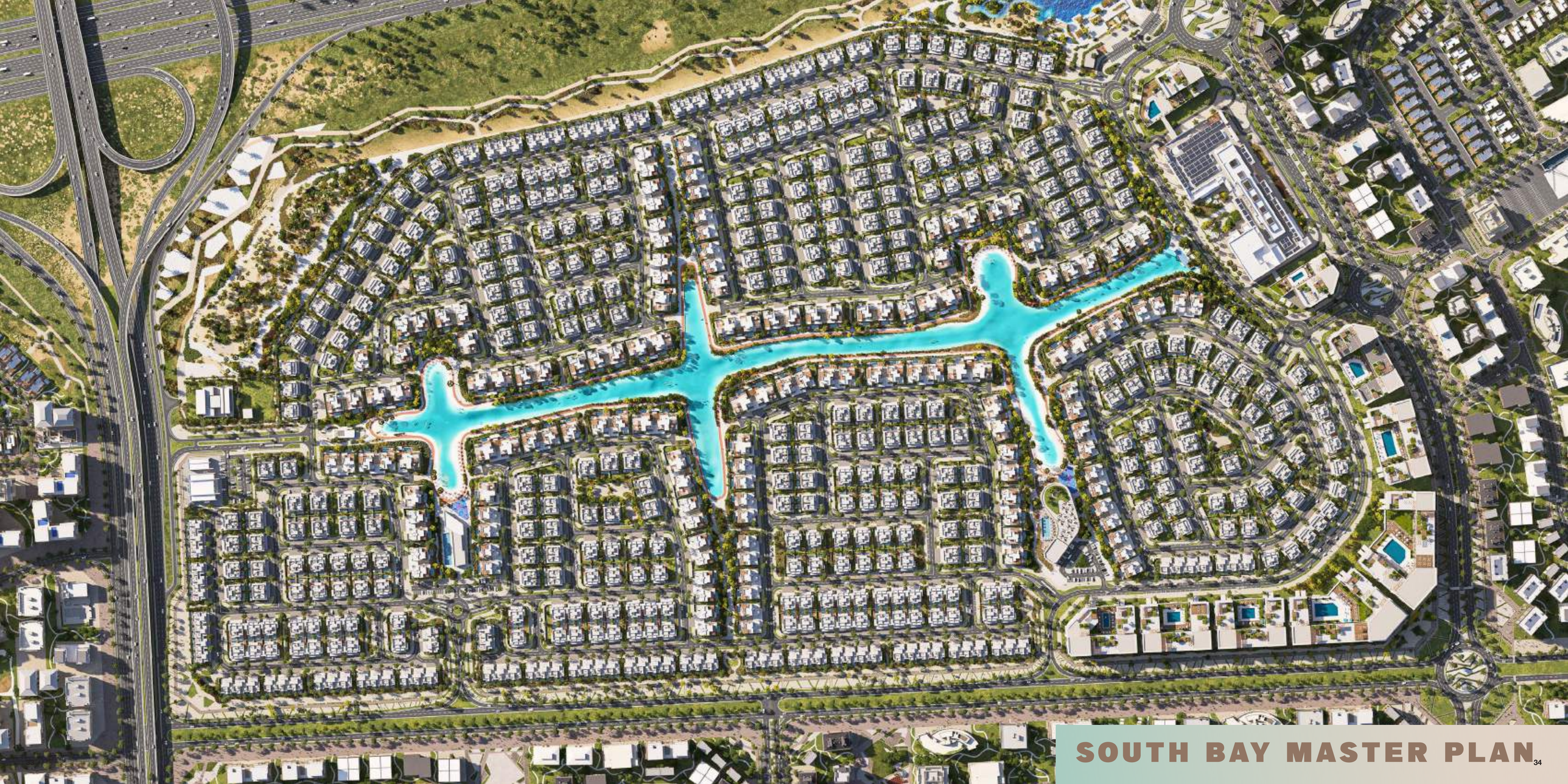
SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

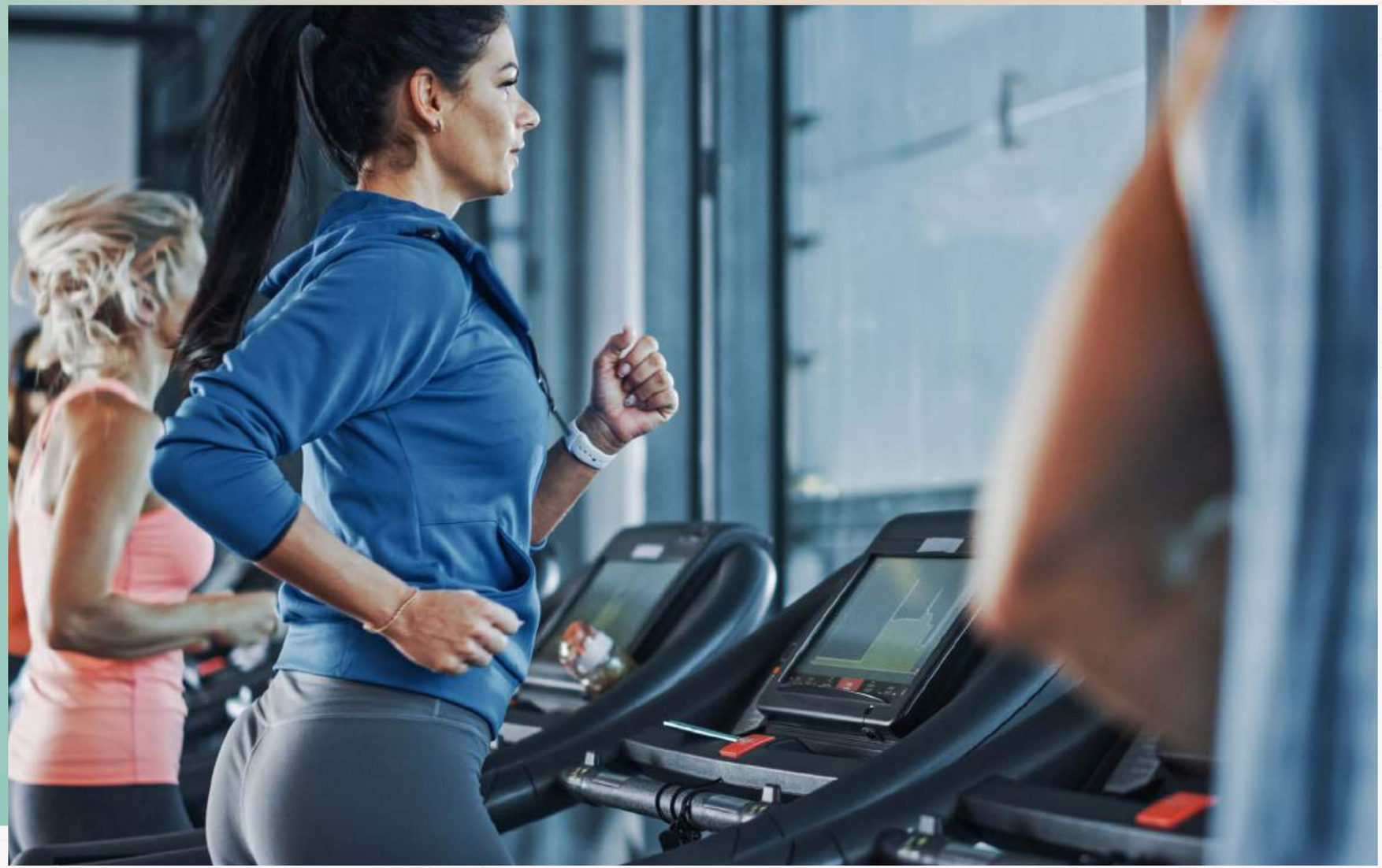
SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN

SOUTH BAY MASTER PLAN



SOUTH BAY MASTER PLAN



South Bay

It's a Lifestyle

AMENITIES/FACILITIES

- Health and Wellness Complex
- Beach Clubs
- Kayak Club & Café
- Mosque
- IB Certified School
- Shopping Mall
- Lake Park
- Community Park
- Close Proximity to Expo Road
- 3km Crystal Lagoon
- Fully Gated Community
- Jogging and Cycling Tracks
- Exclusive Kids Club

Ultra-modern amenities

Thrilling watersports routine

SOUTH BAY
It’s a Lifestyle

Townhouses & Detached Villas Exteriors

Elegant 4 bedroom townhouses and detached villas

156
155

Spacious walkways and wide roads

Townhouses and Detached Villas Interiors

Bespoke and elegant lobby

Ultra-modern living room

Extravagant sitting room

First floor family room

Trendy entertainment game room

Avant-garde study/office

Contemporary fully equipped kitchen

Stylish master bedroom

Chic guest bedroom

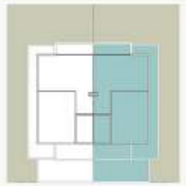
Exquisite bathrooms

Floor Plans

FIVE BEDROOM

EDGE UNIT
PREMIUM

UNIT # XX

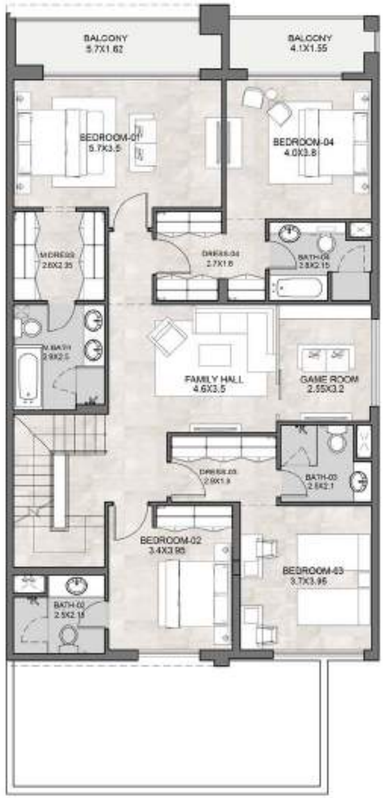


UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,219
BUA	4,271
GARDEN	1,918
ROOF TERRACE	781

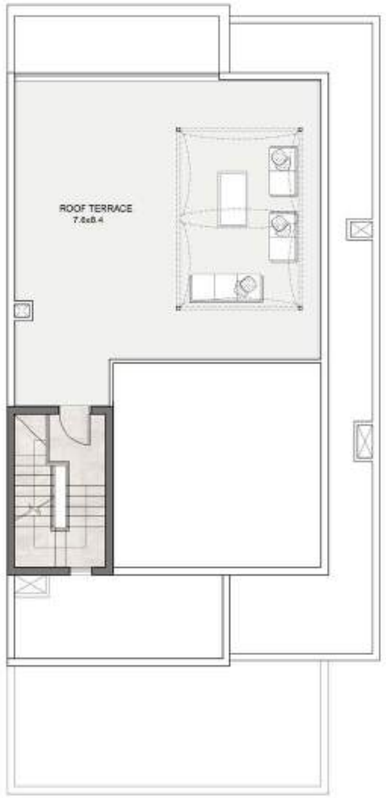
Areas presented in square feet

GROUND LEVEL PLAN

FIRST LEVEL PLAN



ROOF LEVEL PLAN



5BR DETACHED VILLA FLOOR PLAN

5BR DETACHED VILLA 3D FLOOR PLAN

FOUR BEDROOM

EDGE UNIT
PREMIUM

UNIT # XX

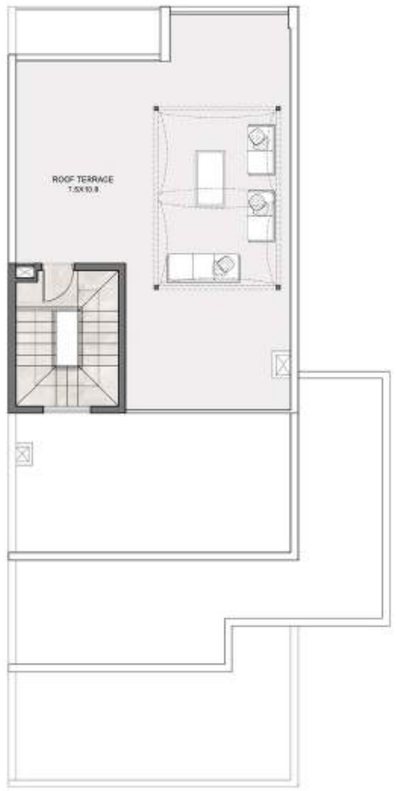
UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,978
BUA	3,559
GARDEN	2,081
ROOF TERRACE	739

Areas presented in square feet

GROUND LEVEL PLAN

FIRST LEVEL PLAN

ROOF LEVEL PLAN



4BR DETACHED VILLA FLOOR PLAN

FOUR BEDROOM

EDGE UNIT
PREMIUM

UNIT # XX

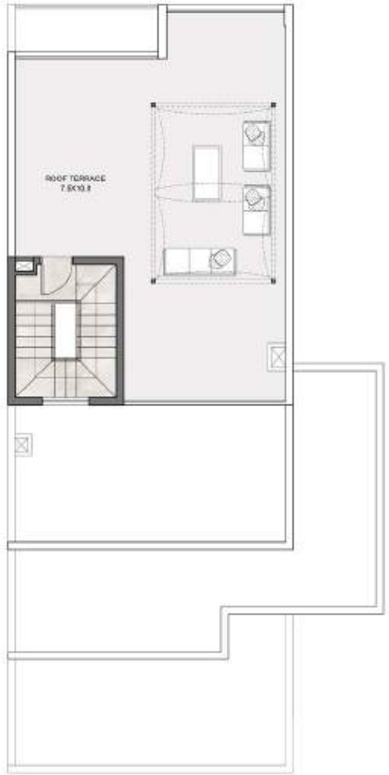
UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,552
BUA	3,559
GARDEN	1,705
ROOF TERRACE	739

Areas presented in square feet

GROUND LEVEL PLAN

FIRST LEVEL PLAN

ROOF LEVEL PLAN



4BR CORNER TOWNHOUSE FLOOR PLAN

FOUR BEDROOM

MIDDLE UNIT
PREMIUM

UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	2,745
BUA	3,559
GARDEN	915
ROOF TERRACE	739

Areas presented in square feet

GROUND LEVEL PLAN

FIRST LEVEL PLAN

ROOF LEVEL PLAN

4BR MIDDLE TOWNHOUSE FLOOR PLAN

HANDOVER

2026

5%
down payment

5 year
payment plan

50%
during construction

50%
2 years post completion