



BAYGROVE

RESIDENCES

DUBAI ISLANDS

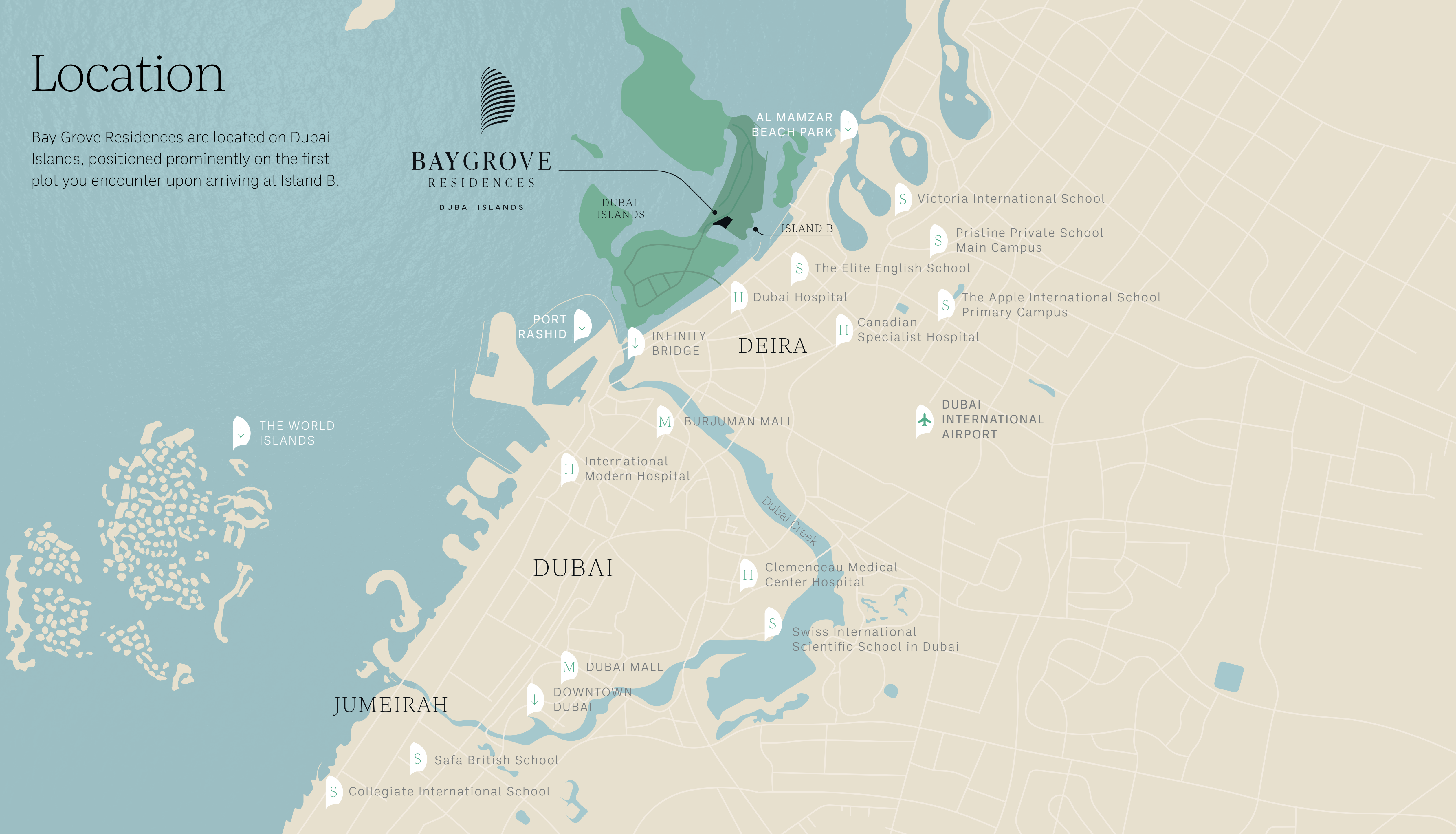
NAKHEEL

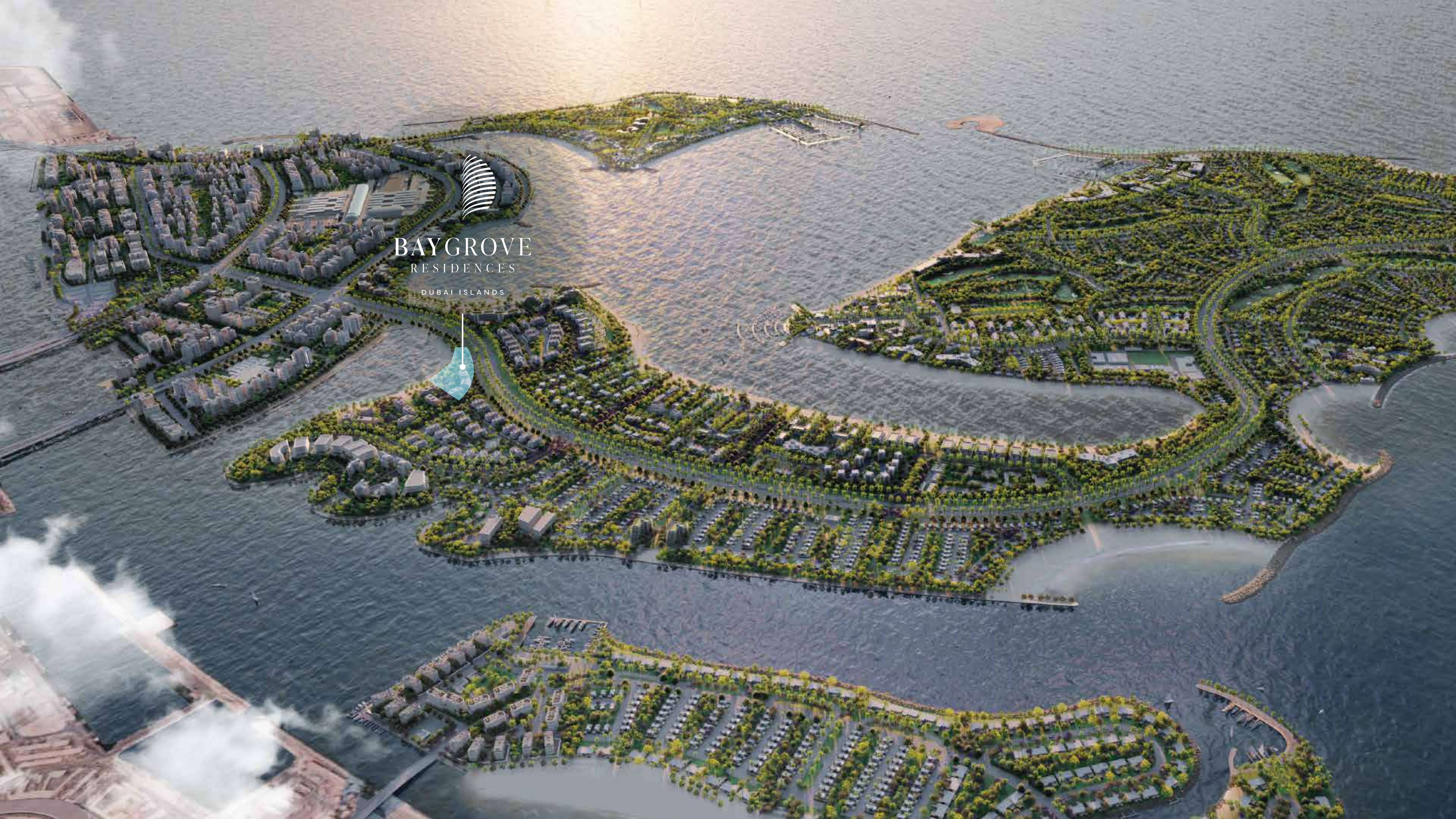
Where your home is the connection
to the environment, to yourself, in harmony.



Location

Bay Grove Residences are located on Dubai Islands, positioned prominently on the first plot you encounter upon arriving at Island B.





BAYGROVE
RESIDENCES
DUBAI ISLANDS





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DUBAI ISLANDS

B1

B2

B4

B3



Unique selling points



Scenic waterfront living

Bay Grove Residence are designed to accommodate both families and individuals alike. Residents can enjoy beautiful features like the boardwalk immersed in lush greens and an exclusive raised ocean pool on the beachfront.



Boardwalk

The connection between the buildings and the beach is seamless, with an inviting and lively promenade in between.



Island park

The residents can leverage by the proximity to the urban park nearby.



Design

Bay Grove Residences Phase 1 consist of 4 residential buildings that are connected via green podium and infinity pool. Height ranges between G+7, G+8, G+13 & G+19.



Architecture

The architecture design highlights the horizontal lines. The façade uses a limited selection of materials, providing a lively visual contrast between the light horizontal lines and the sand-coloured vertical planes. The vibrant geometry of the building edges produces a seamless visual flow that successfully blends its urban density with its seaside character.



Crystal beach

Crystal Beach offers breathtaking, uninterrupted sea views, delivering a stunning sense of infinity right from your doorstep.



Drop-off

The arrival experience is designed with grand drop-off, offering a hospitality experience that's both elegant and welcoming.



Lobby experience

The resident lobby is designed to exude warmth, cosiness, and an inviting atmosphere, with its carefully selected furnishings, soft lighting, and tasteful décor, the lobby creates a comforting and sophisticated space where residents can feel instantly at home.



Amenities

The image features a wide-angle shot of a calm ocean under a vast sky. The sun is positioned on the right side of the horizon, creating a bright, hazy glow and casting long, soft rays of light across the water. The sky is a mix of deep blues and lighter, golden hues near the horizon, with some wispy clouds. The water's surface is textured with gentle ripples, reflecting the light from the sun. The word 'Amenities' is written in a large, white, serif font, centered horizontally and slightly above the middle of the frame.

Infinity pool

Overlooking the serene waters, the breathtaking views of the sea and the city skyline in the background.



Clubhouse

Bay Grove Residences provide an elegant Clubhouse and Resident Lounge. It is fitted with exquisite finishes, furniture and a dining room.



Clubhouse dining



Co-working space

The space is designed to provide flexible work environment that caters to professionals, entrepreneurs, and remote workers by offering a shared, collaborative atmosphere.



Fitness centre

The fitness centre features a wide range of exercise machines, tools, and activities. Dedicated spaces for cardio, strength training, and yoga.



Training rooms

The gym offers unparalleled flexibility for both personal training sessions and group classes.



Kids' club

The internal play area is a space filled with engaging activities. There are open-air child-friendly activities making an ideal spot for kids to explore and enjoy outdoors.





Residences



The 1, 2, 3, and 4-bedroom apartments at Bay Grove Residences are designed for comfort and relaxation.

Featuring elegant interiors and seamless transitions between indoor and outdoor living with stunning private terraces.







Staircase









Walk-in Closet





The background image is a sunset scene over a body of water. The sun is a bright, glowing orb positioned in the upper center of the frame, partially obscured by soft, wispy clouds. The sky is filled with warm, golden-yellow and orange light. The water in the foreground is dark blue, but it is characterized by long, horizontal, motion-blurred streaks of light that catch the reflection of the sun, creating a sense of movement and texture. The overall mood is serene and atmospheric.

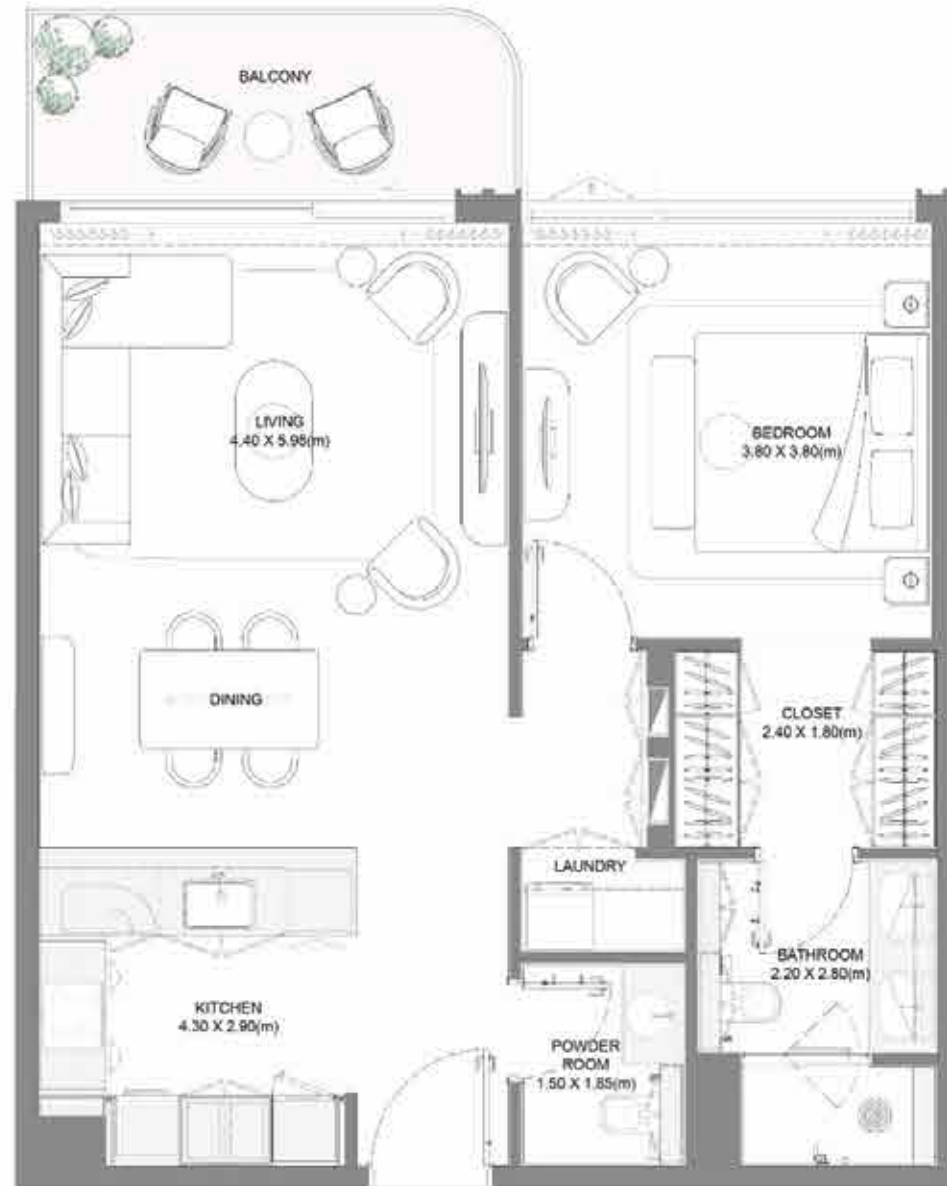
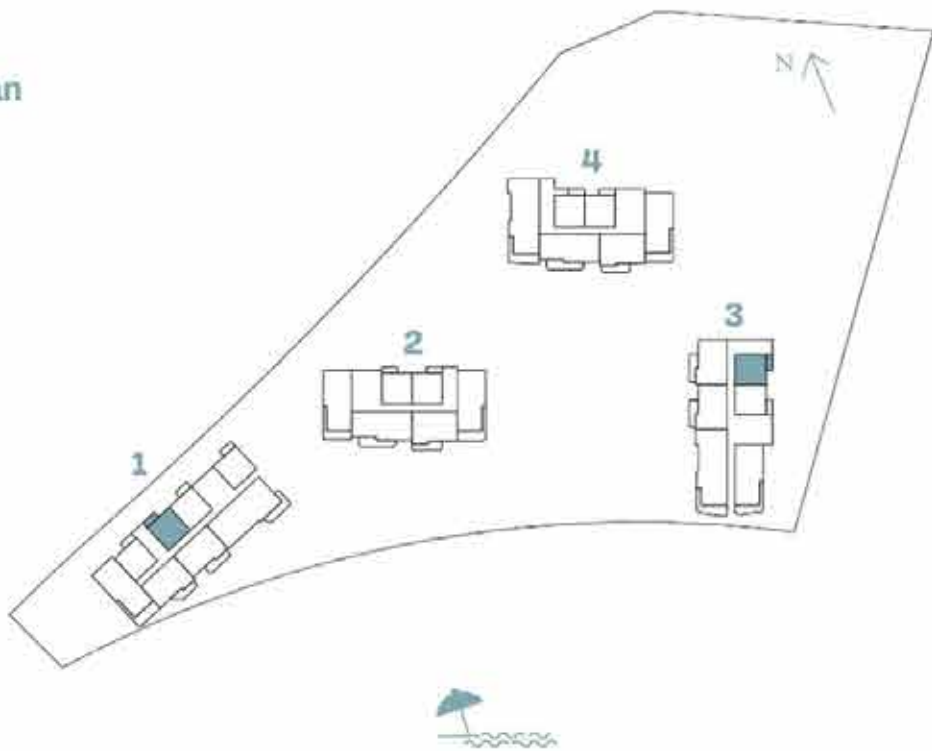
Unit layouts

1 BEDROOM

Type A

BUILDING	UNIT NUMBER	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
1	107	73.34	789.43	8.18	88.05	81.52	877.47
1	207 307 407 505 605 704 803	73.34	789.43	8.19	88.16	81.53	877.58
3	205 305 405 505 605 703	73.33	789.32	8.20	88.26	81.53	877.58

Key plan



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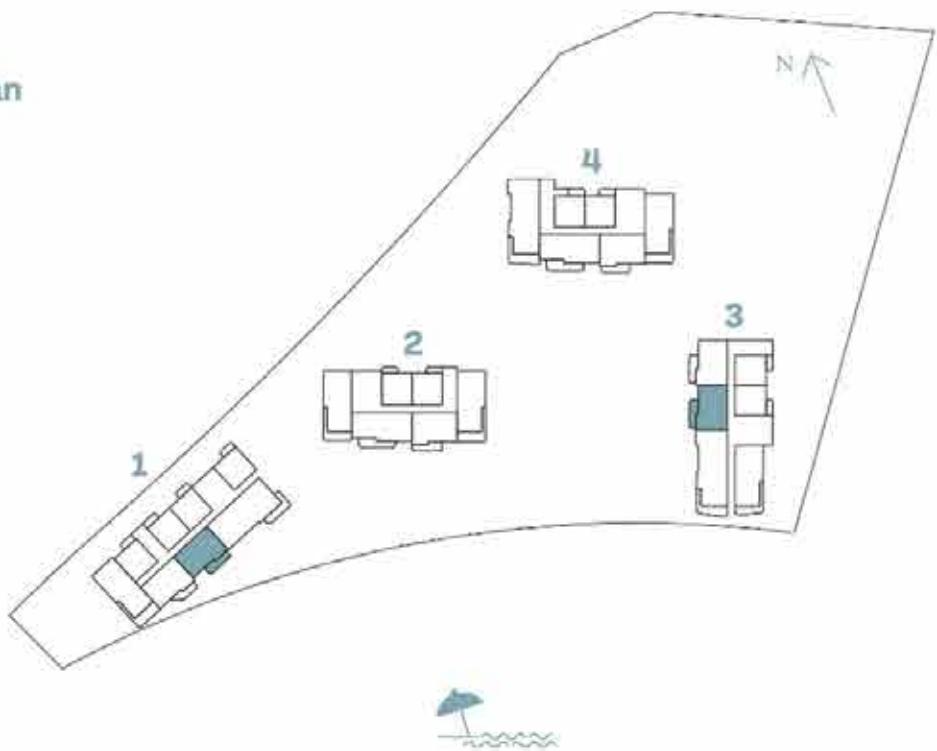
NAKHEEL

2 BEDROOM

Type A

BUILDING	UNIT NUMBER	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3	203 303 403 503 603 701	103.82	1117.51	17.45	187.83	121.27	1305.34
1	103 203 303 403 503 603 703	103.82	1117.51	17.66	190.09	121.48	1307.60

Key plan



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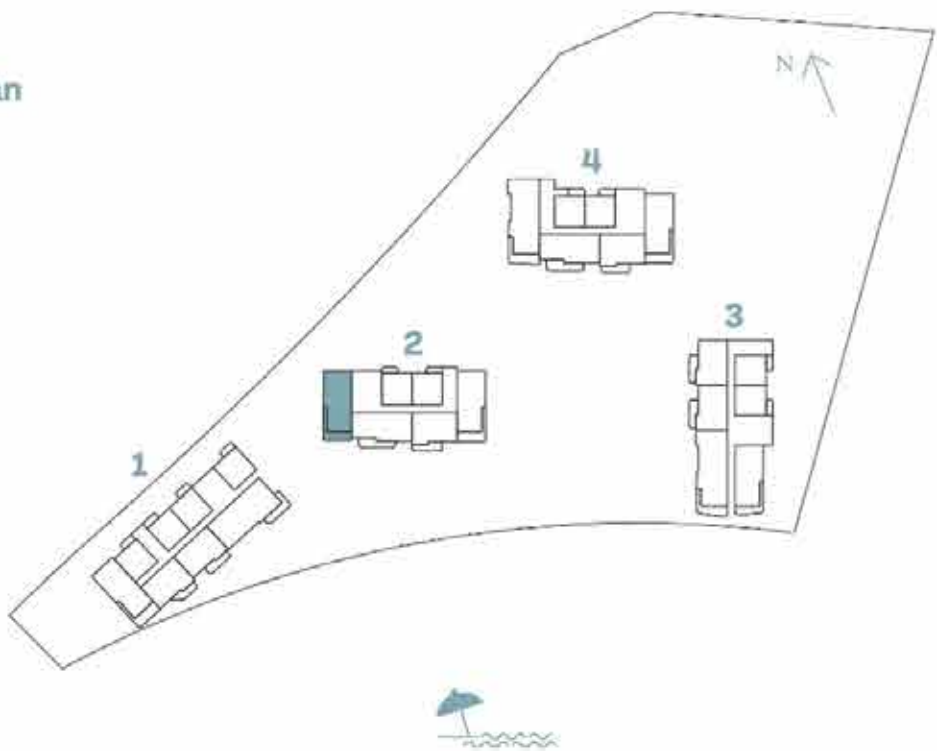
NAKHEEL

2 BEDROOM

Type D

BUILDING	UNIT NUMBER	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
2	206 306 406 606 606 706 806 906 1006 1106 1206 1306	125.11	1346.67	26.92	289.76	152.03	1636.44

Key plan



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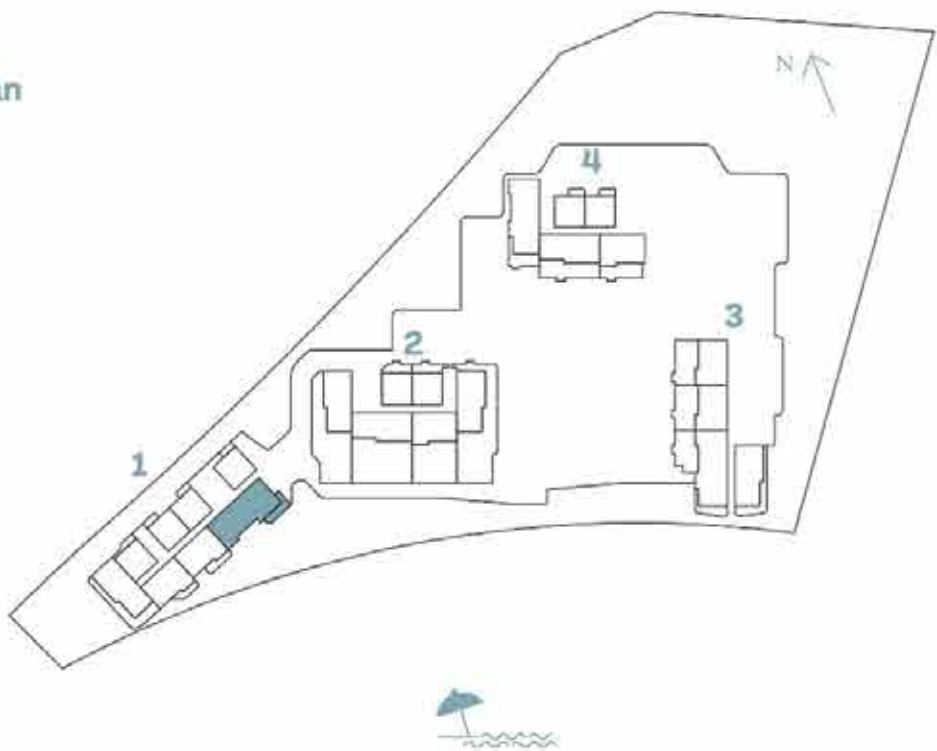
NAKHEEL

3 BEDROOM

Type B

BUILDING	UNIT NUMBER	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
1	102 202 302 402 502 602 702	174.11	1874.10	22.91	246.60	197.02	2120.71

Key plan



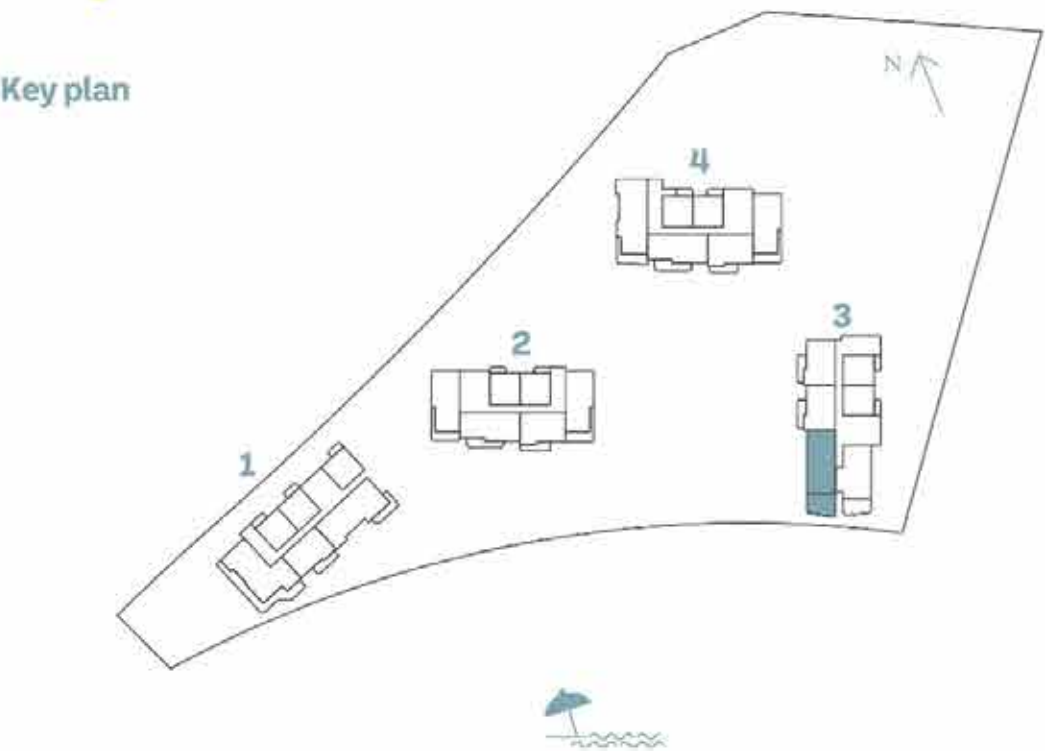
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NAKHEEL

4 BEDROOM

Type A

BUILDING	UNIT NUMBER	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
3	602	281.34	3028.32	71.48	769.40	352.82	3797.72



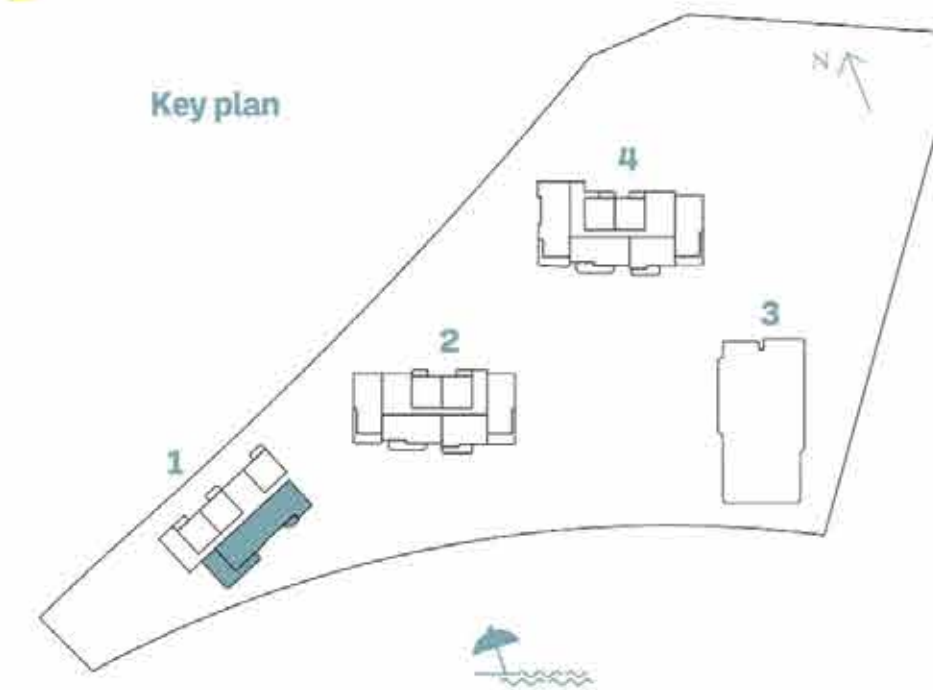
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4 BEDROOM

Type C

BUILDING	UNIT NUMBER	Suite Area NIA		Balcony Area		Total Area NSA	
		SQM	SQFT	SQM	SQFT	SQM	SQFT
1	802	236.65	2547.28	79.76	858.53	316.41	3405.81



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NAKHEEL

BAY GROVE RESIDENCES

Area GFA

NO. OF FLOORS/STOREYS G+7 to G+20

LENGTH OF BEACH: 500 m

	QUANTITY	SUITE SQM (NO BALCONY)	TOTAL SQM (WITH BALCONY)
1 Bedroom	108	73	82
2 Bedroom without Maid	60	104	127
2 Bedroom with Maid	88	125	165
3 Bedroom	36	173	215
4 Bedroom - Penthouses	4	256	335
TOTAL APARTMENTS	296		

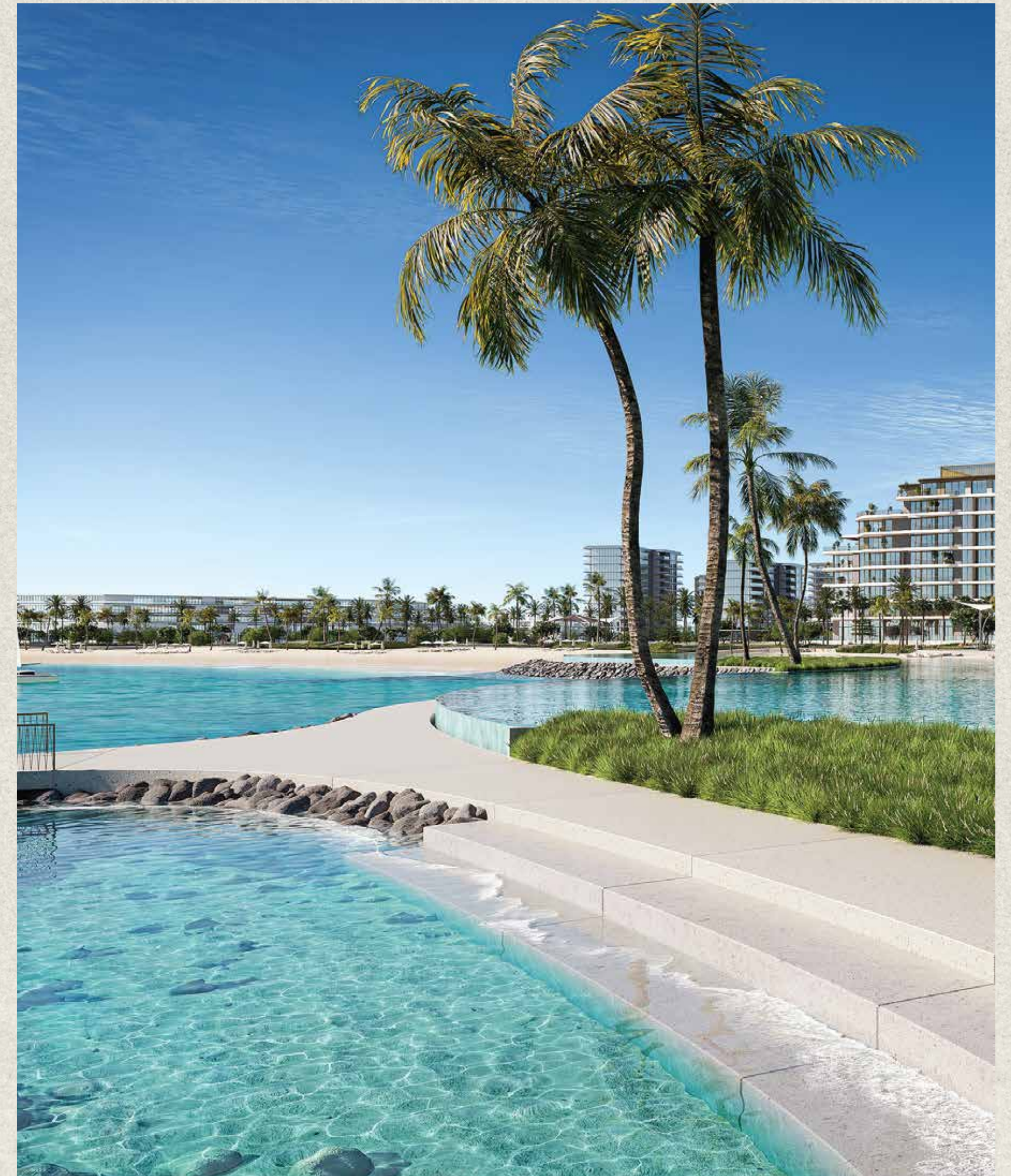
Parking offering

1 Bedroom	1 per unit
2 Bedroom	1 per unit
3 Bedroom	2 per unit
4 Bedroom - Duplex	3 per unit



Additional Amenities

- Hospitality-quality drop-off with water features
- 4 lobbies
- 24/7 security and on-site FM office
- Clubhouse for social gatherings
- Dedicated co-working spaces
- Outdoor BBQ and entertainment zone
- Outdoor fitness zone
- Indoor kids' play area
- Outdoor kids' club
- Pet wash station
- Visitors parking
- Dedicated bicycle parking
- Access to swimmable beach and boardwalk
- Access to community park, jogging, and cycling paths



Prices

1.85 Million

1 Bedroom

2.64 Million

2 Bedroom

4.35 Million

3 Bedroom

7.60 Million

4 Bedroom

Payment Plan

Down Payment

20%

On Booking

1st Instalment

10%

March 2025

2nd Instalment

5%

July 2025

3rd Instalment

10%

November 2025

4th Instalment

10%

March 2026

5th Instalment

10%

July 2026

6th Instalment

5%

November 2026

7th Instalment
(On handover)

30%

September 2028

Online registration process

Do's

- Only use the link provided in the registration notification.
- Only register clients with genuine interest.
- Fill out your client's details where it states 'customer' and your personal details where it states 'broker'.
- To avoid delays at the booking stage, please ensure that your client's email address and mobile number are correct, and their name is exactly as it appears on their passport.
- Select the correct agency name.

Don'ts

- Do not register your client before receiving the official registration notification.
- Registrations received before the official notification will be excluded.
- Do not fill in your email ID in the client's email ID field.
- Do not fill in your mobile number in the client's mobile number field.
- Do not register the same client more than once.
- Do not register inaccurate client names.
- Do not forge, alter or duplicate tokens. This will significantly reduce your chances of obtaining a unit and increase the possibility of being excluded from future launches.

The background of the image is a close-up, high-resolution shot of water ripples. The ripples are concentric and spread across the entire frame, creating a sense of movement and depth. The colors range from light, airy blues to deeper, more saturated teals and greens, with highlights and shadows that emphasize the texture of the water's surface.

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