



# MARBELLA

VILLAS

HAYAT ISLAND



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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

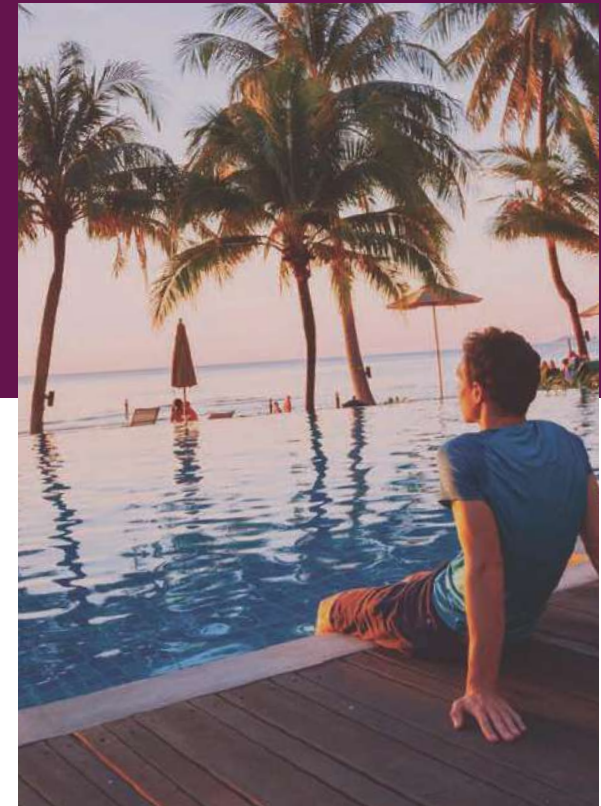
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Marbella Villas offers spacious luxury 2, 3, 4 & 5 bedroom villas and townhouses with extraordinary services and comforts. Unrivalled beachfront homes on Hayat Island in which to relax and unwind on pristine golden sands looking out to the Arabian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

PARK & SEAVIEWS

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. 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







Live in the  
moment.



MARBELLA  
VILLAS



# MARBELLA

VILLAS

IDEAL LOCATION, IDEAL MOMENT,  
IDEAL OPPORTUNITY

The  
moment  
is now...



رأس الخيمة العقارية  
RAK PROPERTIES