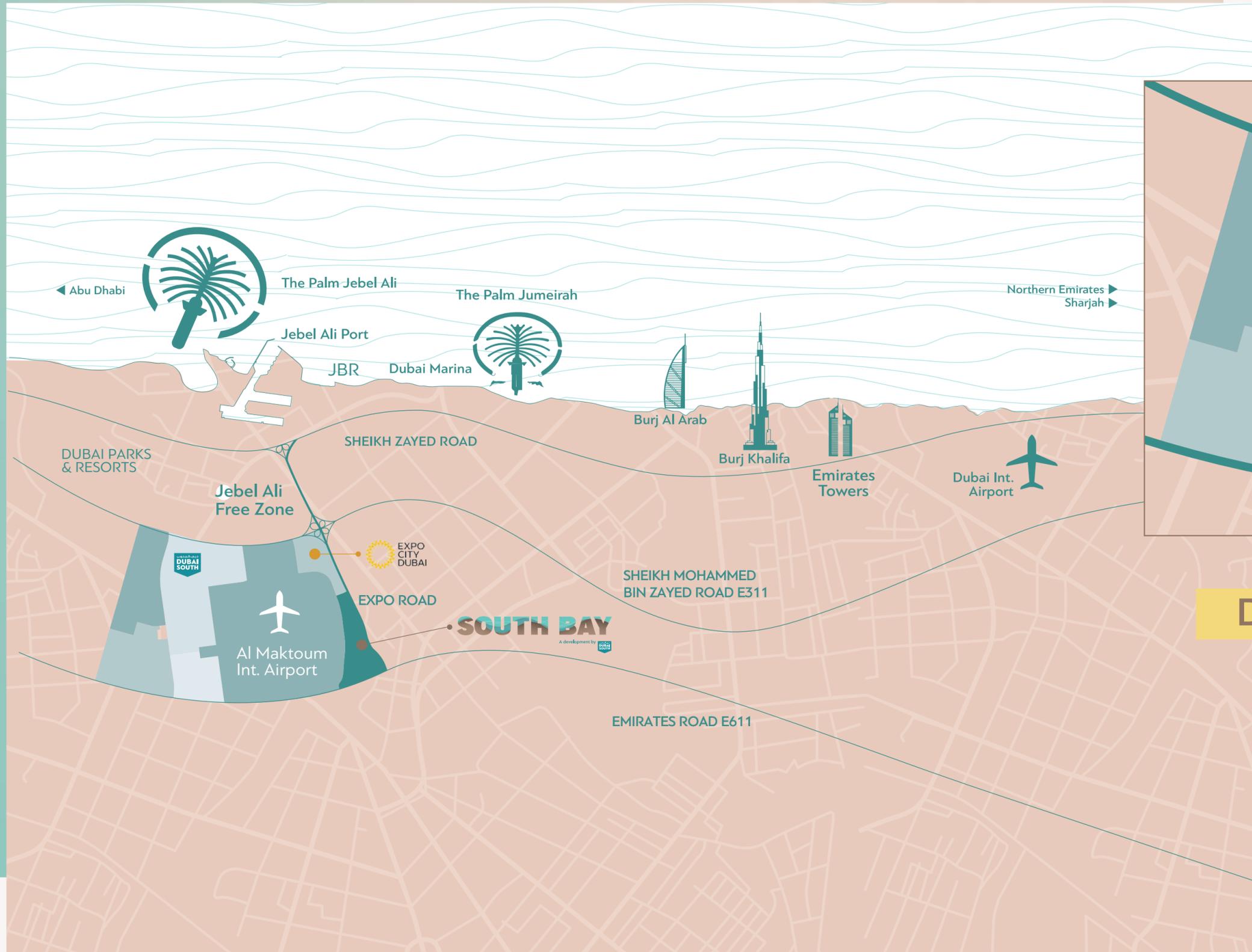


TOWNHOUSES & DETACHED VILLAS

# SOUTH BAY

A development by





## 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 كعموميات عامة، ولا تمثل أو تضمن صراحةً أو ضمناً قدرتها أو اكتمالها أو صحتها. قد تختلف المعلومات والصور المتعلقة بوصف حجم قطعة الأرض، ومخطط الموقع، ومخطط الأرض، والتصاميم، والصور، والارتقائات، والطائرات 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



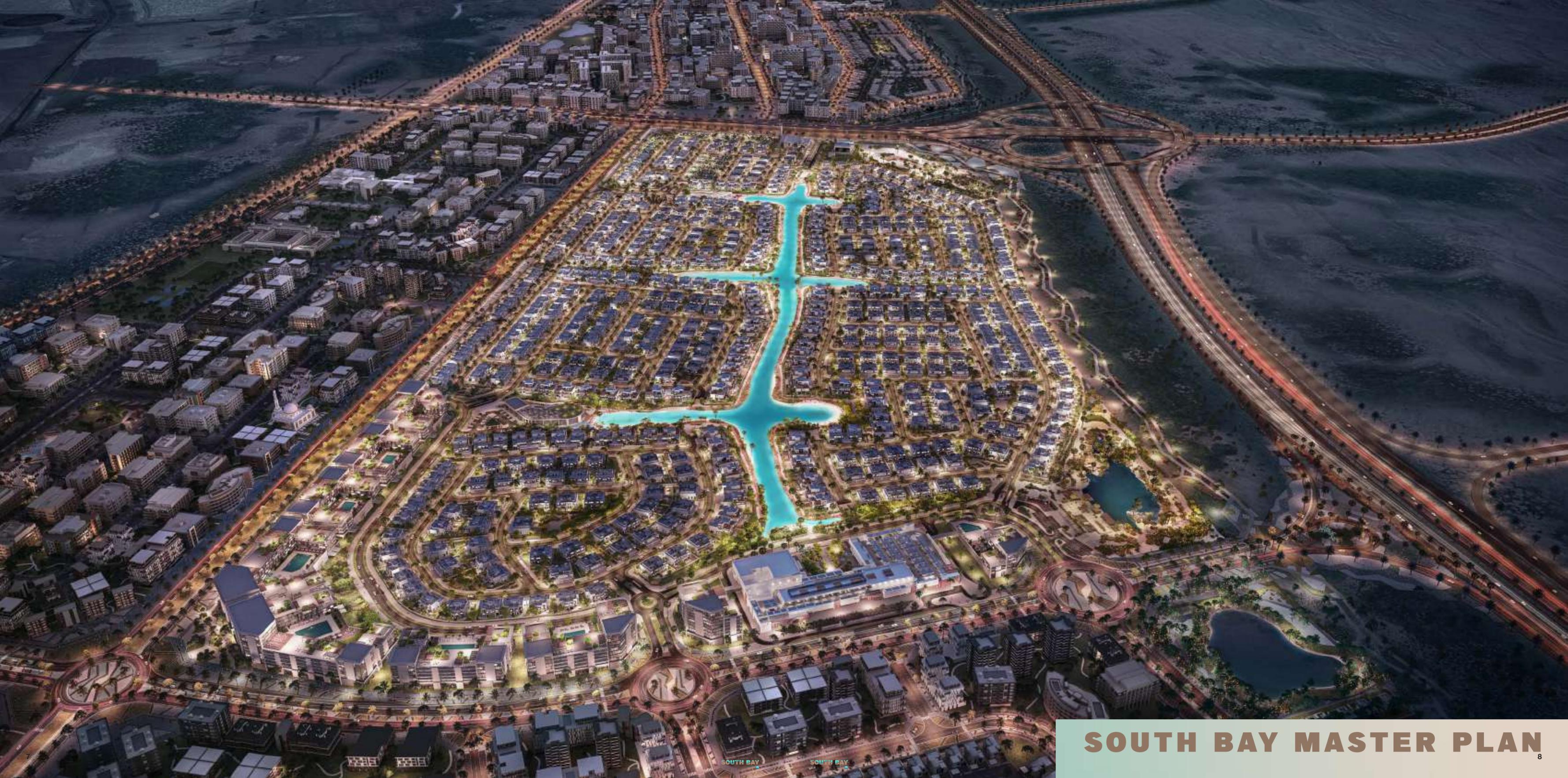


## Upgrade to a waterfront lifestyle

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



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**SOUTH BAY MASTER PLAN**



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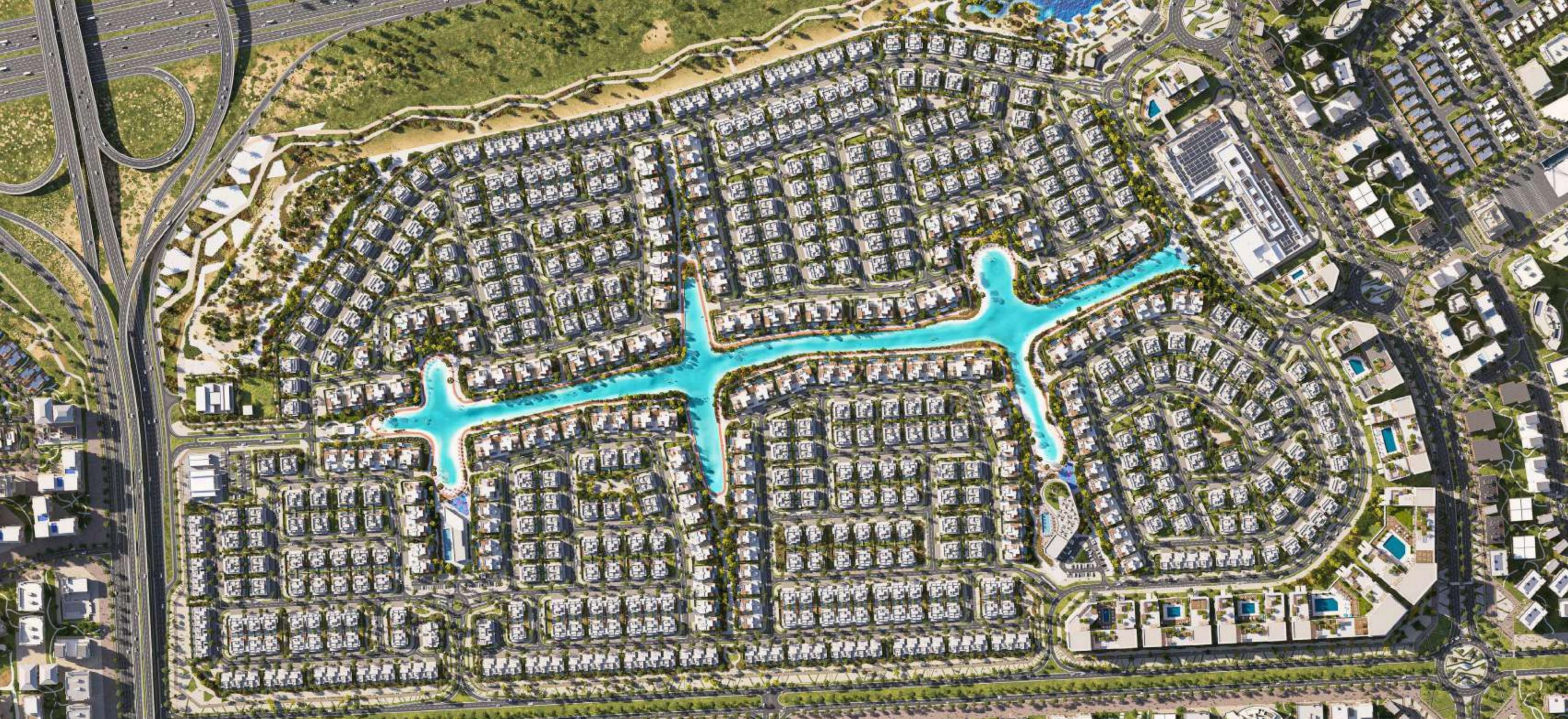
# SOUTH BAY MASTER PLAN



**SOUTH BAY MASTER PLAN**



# SOUTH BAY MASTER PLAN



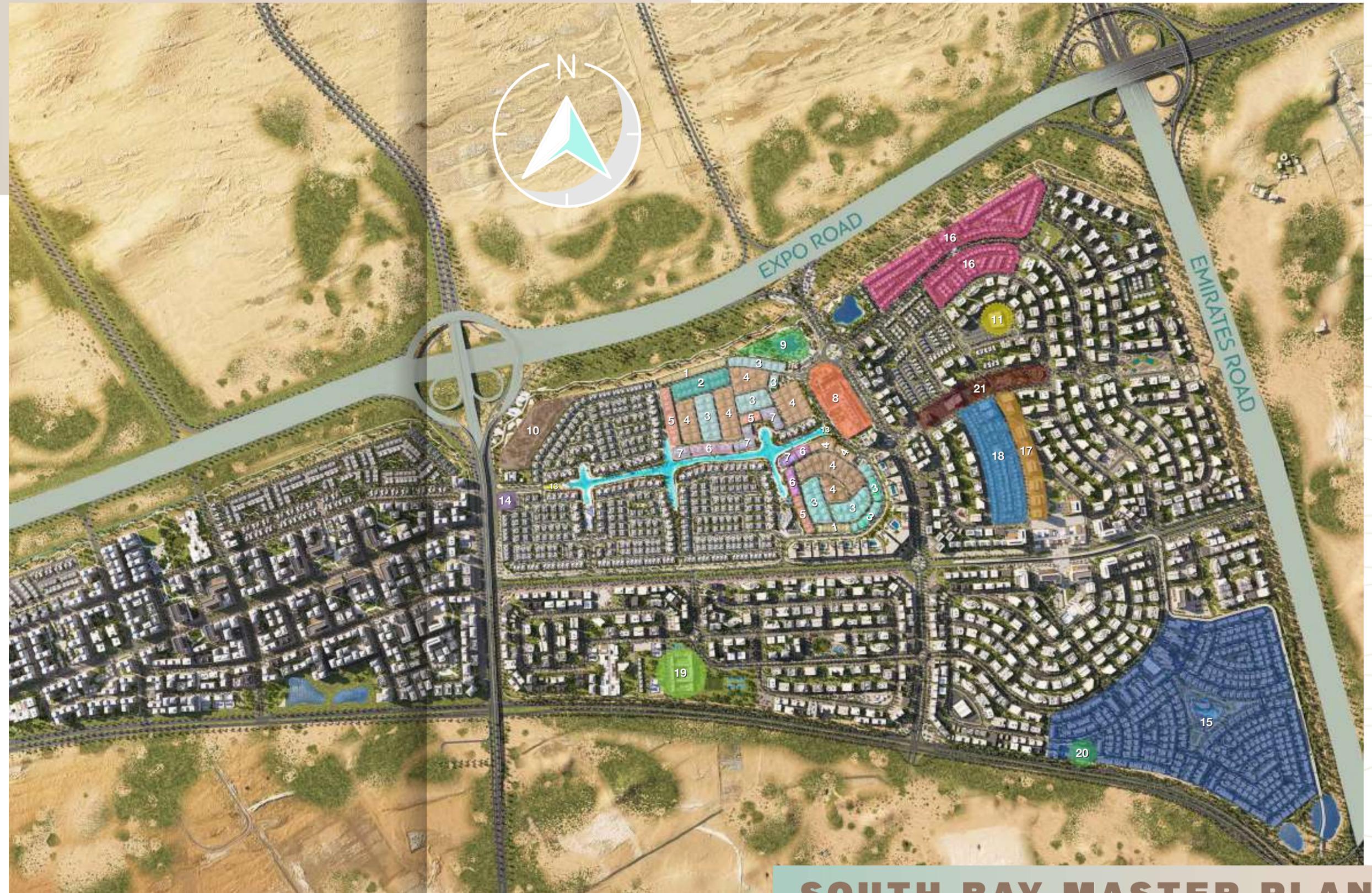
**SOUTH BAY MASTER PLAN**

## Residential Units

- 1 3 BR Townhouses
- 2 4 BR Townhouses
- 3 4 BR Semi-detached Villas
- 4 5 BR Semi-detached Villas
- 5 5 BR Mansion Units
- 6 6 BR Mansion Units
- 7 7 BR Mansion Units

## Community Features

- 8 Shopping Mall
- 9 The Lake Park
- 10 Community Park
- 11 Lulu Hypermarket
- 12 Fitness & Wellness Complex
- 13 Kayak Club & Café
- 14 Mosque
- 15 The Pulse Beachfront
- 16 The Pulse Villas
- 17 The Pulse
- 18 The Pulse Townhouses
- 19 IB Certified School
- 20 Enoc Petrol Station
- 21 Linear Park



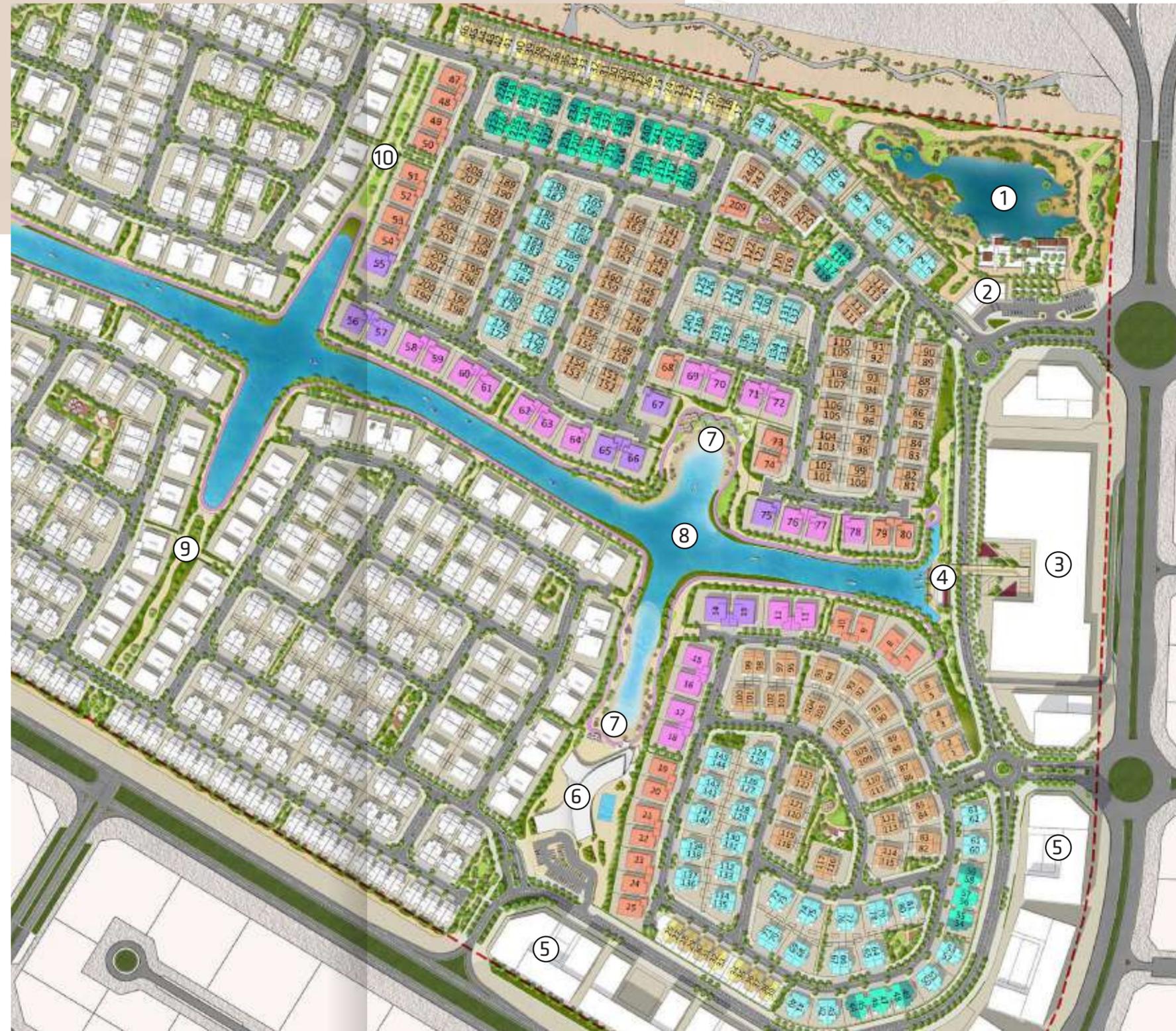
# SOUTH BAY MASTER PLAN

## AMENITIES

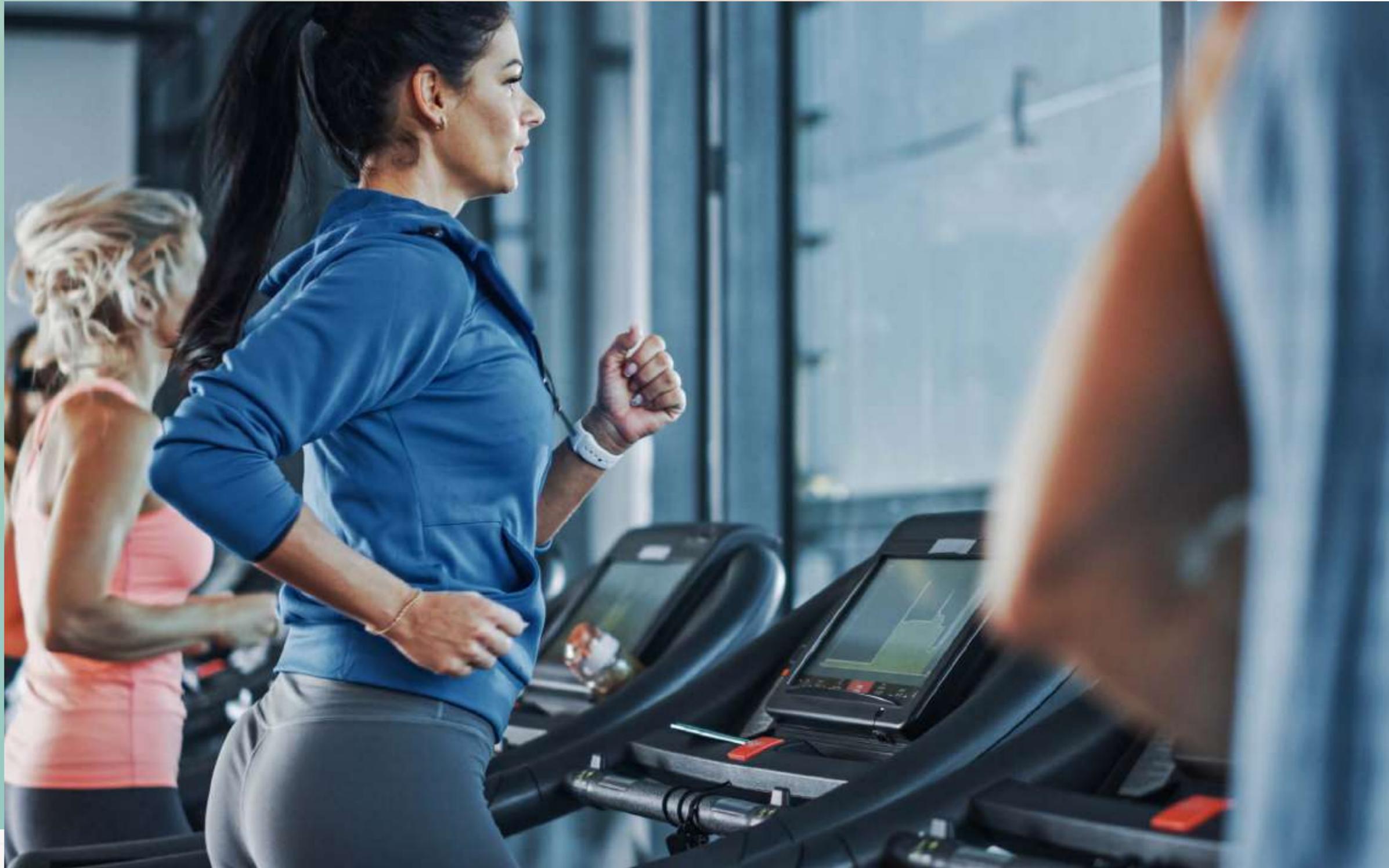
- ① Lush Pond
- ② Sports Courts
- ③ Shopping Mall
- ④ F&B
- ⑤ Apartment Buildings
- ⑥ Beach Clubhouse
- ⑦ Sandy Beaches
- ⑧ The Lagoons
- ⑨ Sports Park
- ⑩ Meditation Garden

## LEGEND

- 3-BR Townhouse Middle Unit
- 3-BR Townhouse Edge Unit
- 4-BR Townhouse Middle Unit
- 4-BR Townhouse Edge Unit
- 4-BR Semi-Detached Unit
- 5-BR Semi-Detached Unit
- 5-BR Mansion Unit
- 6-BR Mansion Unit
- 7-BR Mansion Unit



## SOUTH BAY PHASE 1 & 2



## 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



Chic 3/4/5 bedroom townhouses and detached villas



Stylish 3/4/5 bedroom townhouses and detached villas



Stylish 3/4/5 bedroom townhouses and detached villas



Lavish 3/4/5 bedroom townhouses and detached villas

Elegant 4 bedroom townhouses  
and detached villas





Lavish 3 bedroom townhouses and detached villas

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



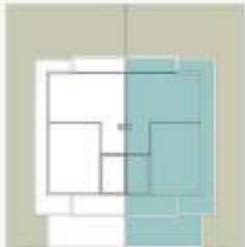


Exquisite  
bathrooms

# Floor Plans

# SOUTH BAY خليج الجنوب

**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**

**SOUTH BAY**  
**خليج الجنوب**  
 SOUTH BAY

**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**

**SOUTH BAY**  
**خليج الجنوب**  
 SOUTH BAY

**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**

**SOUTH BAY**  
**خليج الجنوب**

**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**

**SOUTH BAY**  
**خليج الجنوب**  
 مخطط جنوب

**THREE BEDROOM**

**EDGE UNIT**  
**PREMIUM**

**UNIT # XX**

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,933
BUA	2,915
GARDEN	1,420
ROOF TERRACE	749

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**3BR CORNER TOWNHOUSE FLOOR PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 DUBAI SOUTH

**THREE BEDROOM**  
**MIDDLE UNIT**  
**PREMIUM**  
**UNIT # XX**

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,099
BUA	2,894
GARDEN	632
ROOF TERRACE	749
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**3BR MIDDLE TOWNHOUSE FLOOR PLAN**