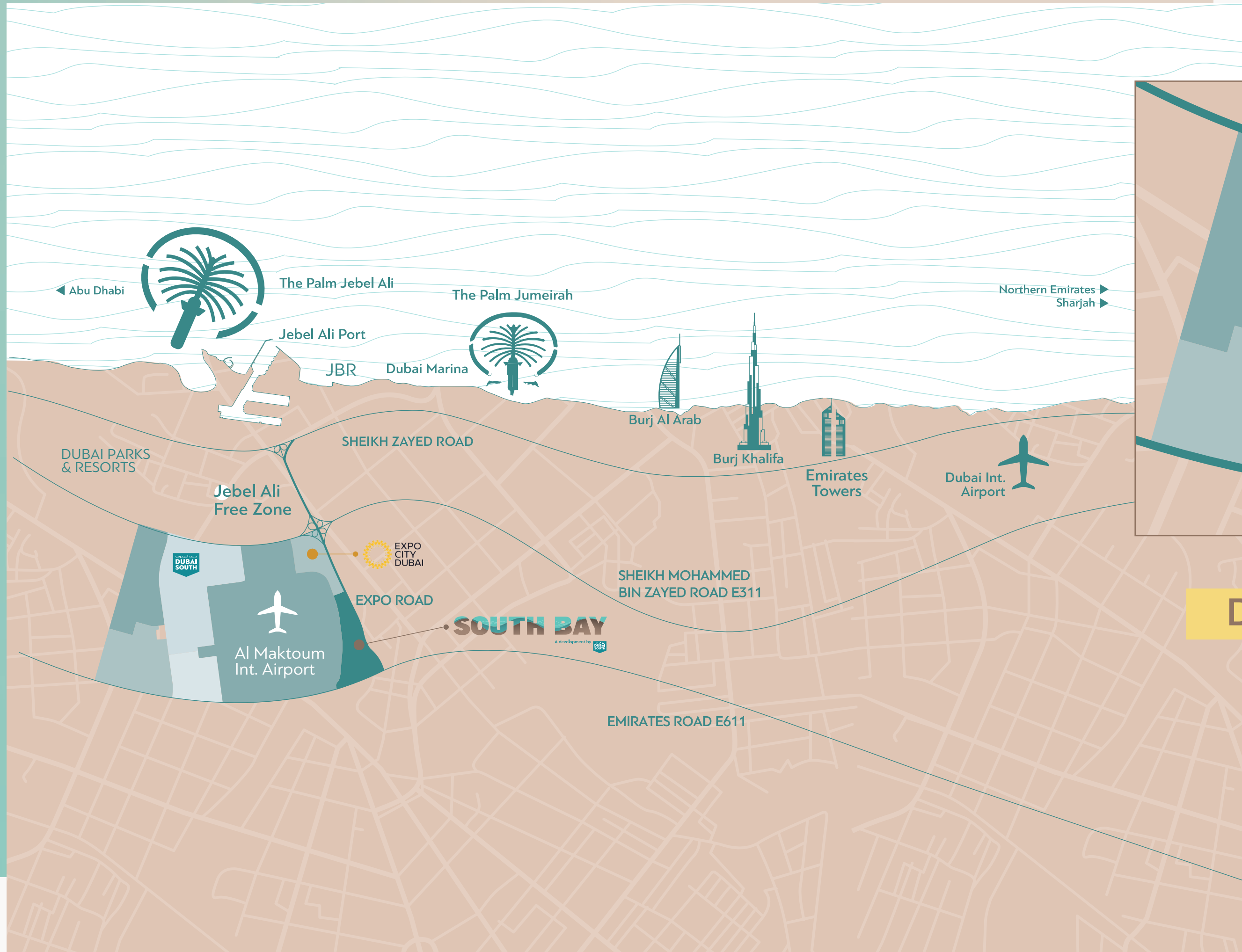


SOUTH BAY

A development by



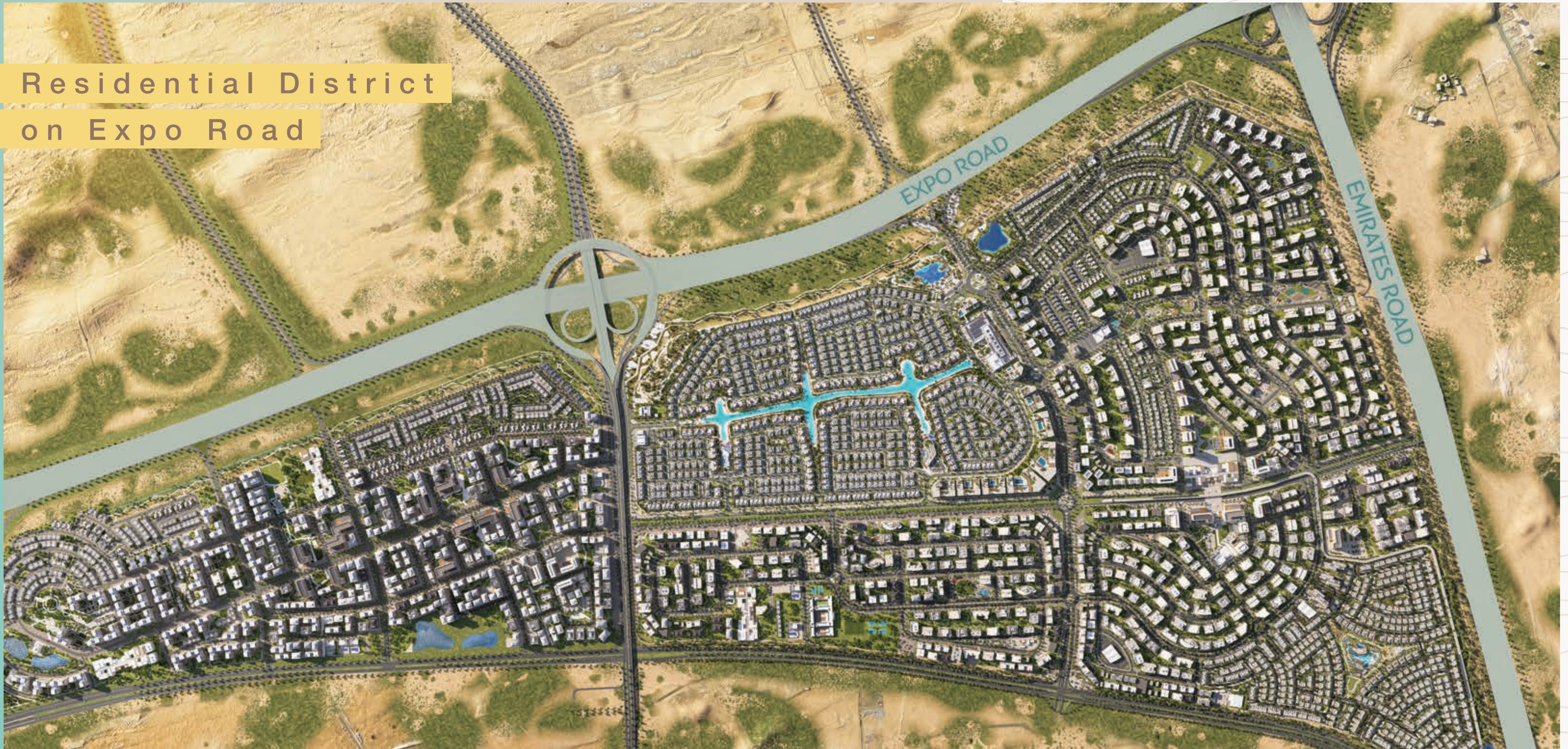


Dubai South

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.

Residential District
on Expo Road



Residential Units Phase 1

- 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




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

SOUTH BAY PHASE 1



SOUTH BAY MASTER PLAN



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



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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



The background features a repeating pattern of wavy, horizontal lines. The left side of the image has teal-colored lines, while the right side has light brown lines. A vertical bar with a gradient from teal to light brown is positioned in the center. A yellow rectangular box is located at the bottom right of this bar.

Mansion Exteriors



Luxurious 7 bedroom
waterfront mansions



Luxurious 6 bedroom
waterfront mansions



Luxurious 5 bedroom
waterfront mansions



Lavish 5 bedroom mansions



Mesmerising waterfront mansions

Phenomenal mansions





Generous private
garden mansions



Waterfront mansions



Majestic
waterfront mansions



Stunning crystal beach



Lavish 3/4/5 bedroom
townhouses and semi-detached
villas

Elegant 4 bedroom townhouses
and semi-detached villas





Lavish 3 bedroom
townhouses and semi-detached
villas

Spacious walkways
and wide roads



The background features a repeating pattern of wavy, horizontal lines. The left side of the image has teal-colored lines, while the right side has light brown lines. A vertical bar with a gradient from teal to light brown is positioned in the center. A yellow rectangular box is located at the bottom right of this bar.

Mansion Interiors

Avant-garde main
entrance lobby





Surreal stairs & elevator lobby

Grand formal living /
dining rooms



Invincible gym studio



Splendid master
bedroom suite





Exquisite master
bathrooms

Panoramic master suite



The background features a vertical color bar on the right side, transitioning from a muted teal on the left to a light beige on the right. The rest of the background is filled with a pattern of thin, wavy, horizontal lines in a light teal color, creating a textured, water-like effect.

**Townhouses and
Semi-Detached Villas
Interiors**

Bespoke and elegant lobby





Ultra-modern living room

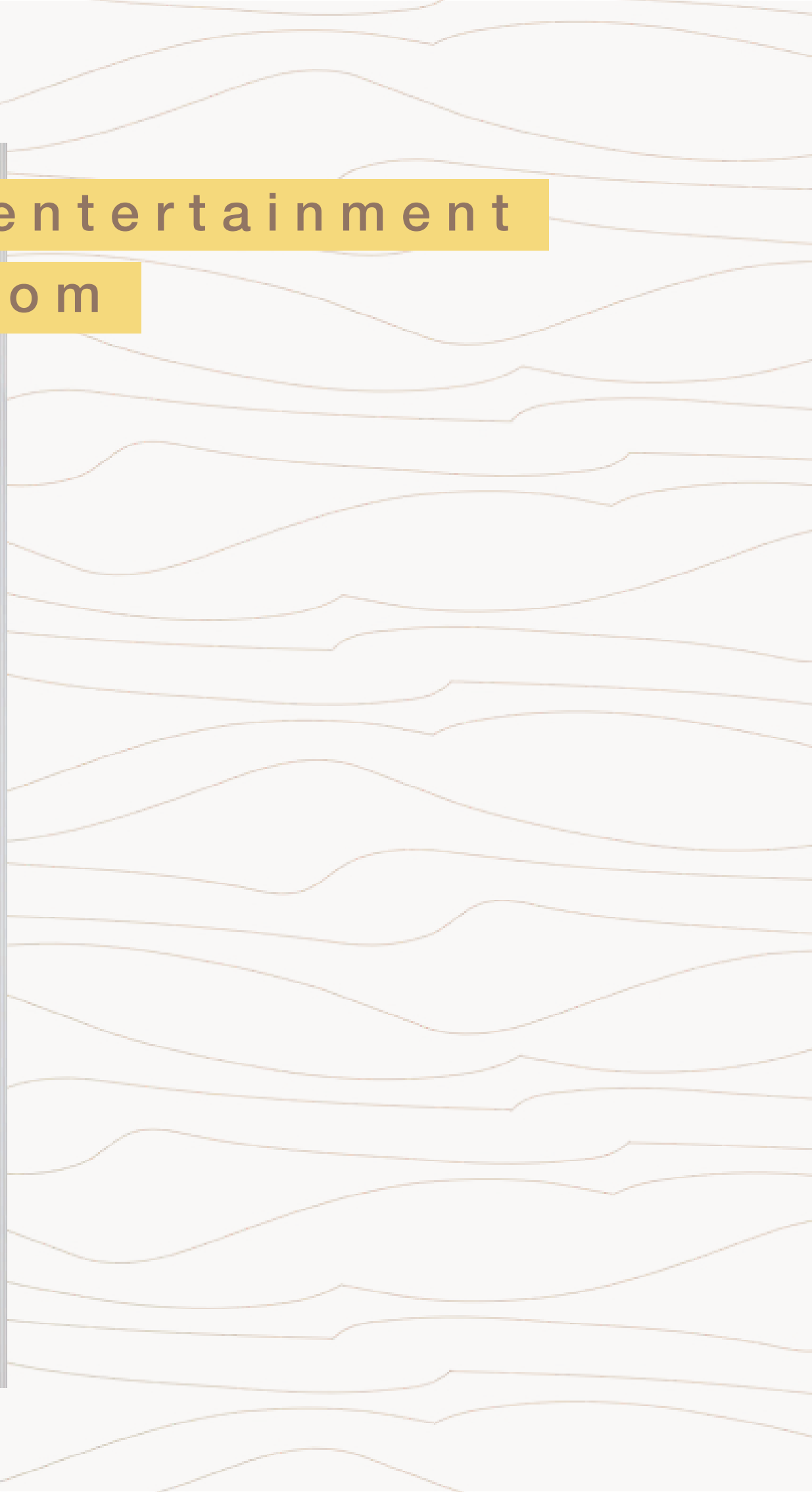
Extravagant sitting room





First floor
family room

Trendy entertainment
game room



Avant-garde study/office



Stylish master bedroom



Exquisite bathrooms



Chic guest bedroom



Contemporary fully
equipped kitchen



The background features a repeating pattern of wavy, horizontal lines. The left side of the image has teal-colored lines, while the right side has light brown lines. A large, vertical rectangle with a gradient from teal to light brown is positioned in the center-right. A yellow horizontal bar is overlaid on the bottom right of this gradient rectangle.

Floor Plans

SOUTH BAY خليج الجنوب

SEVEN BEDROOM

MANSION
PREMIUM

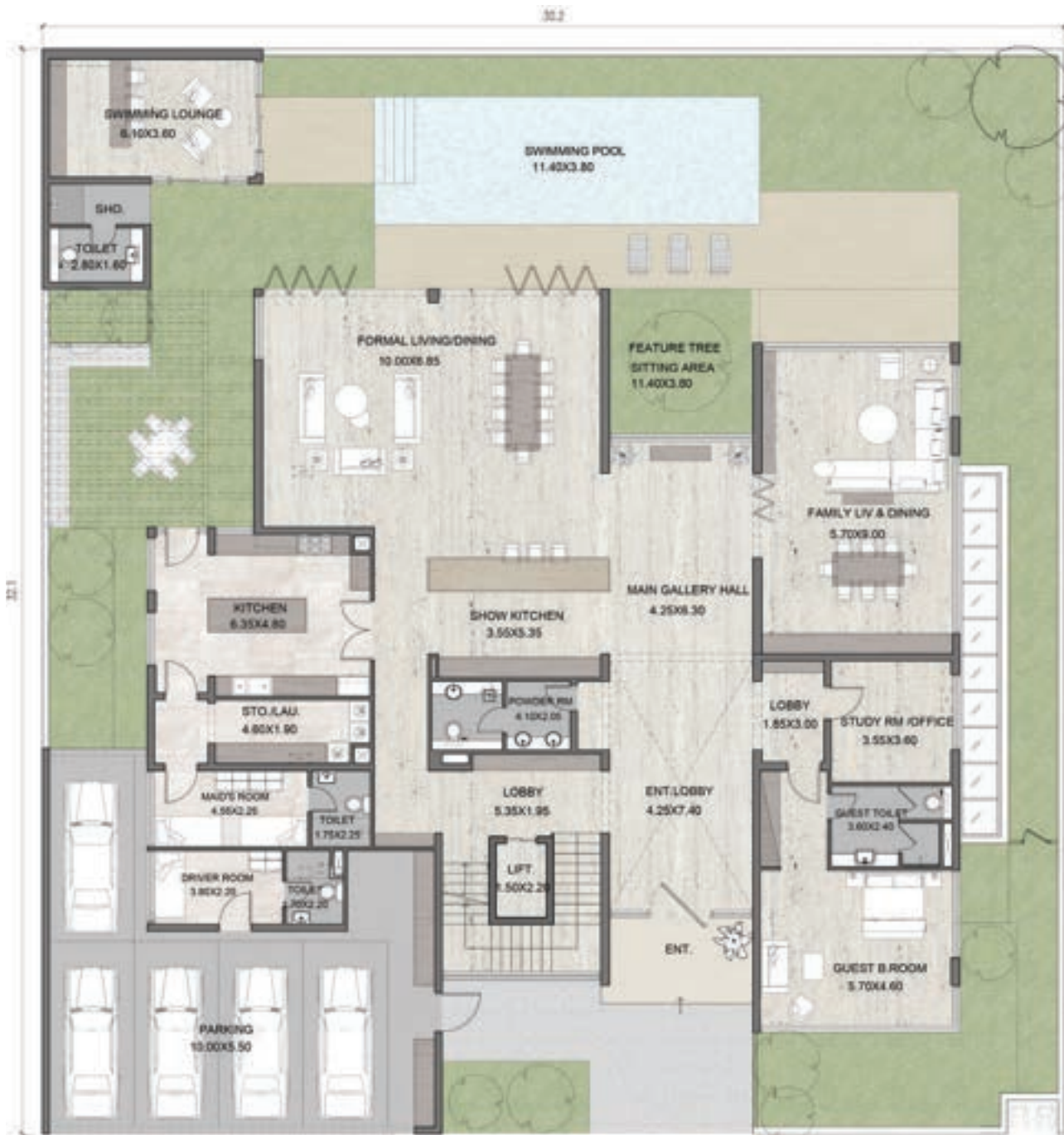
UNIT # XX



UNIT	7 BEDROOM MANSION
PLOT AREA	10,333
BUA	13,682
GARDEN	4,102
ROOF TERRACE	2,557
GF BUA	6,107

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN



7BR MANSION FLOOR PLAN



7BR MANSION 3D FLOOR PLAN

SOUTH BAY
 خليج الجنوب

DUBAI SOUTH

SIX BEDROOM
MANSION
 PREMIUM
 UNIT # XX



UNIT	SIX BEDROOM MANSION
PLOT AREA	8,611
BUA	11,220
GARDEN	3,737
ROOF TERRACE	1,595
GF BUA	4,751
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN



6BR MANSION FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF FLOOR



6BR MANSION 3D FLOOR PLAN

SOUTH BAY خليج الجنوب

FIVE BEDROOM

MANSION
PREMIUM

UNIT # XX



UNIT	FIVE BEDROOM MANSION
PLOT AREA	7,233
BUA	8,418
GARDEN	3,093
ROOF TERRACE	1,511
GF BUA	4,024

Areas presented in square feet

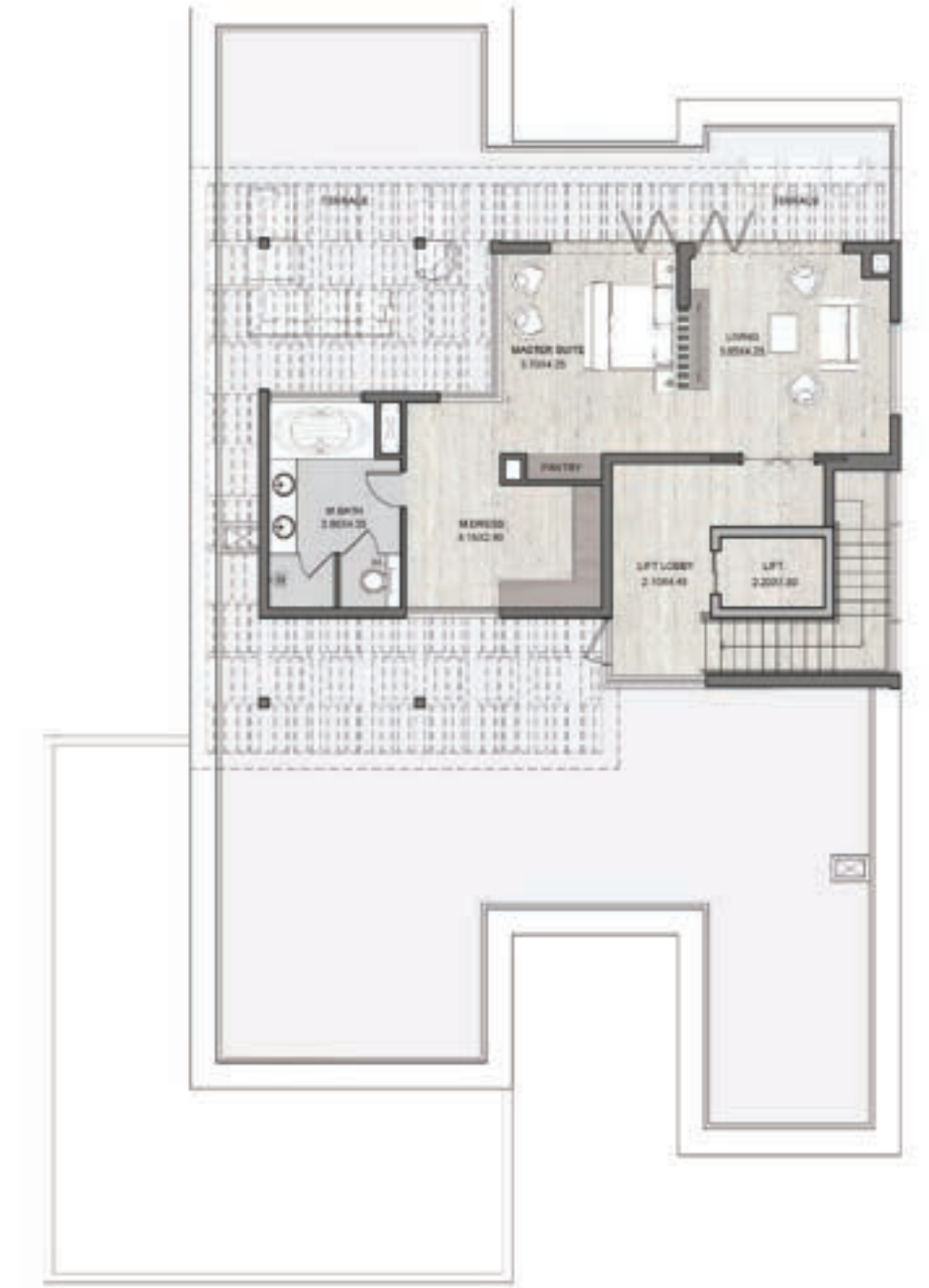
GROUND LEVEL PLAN



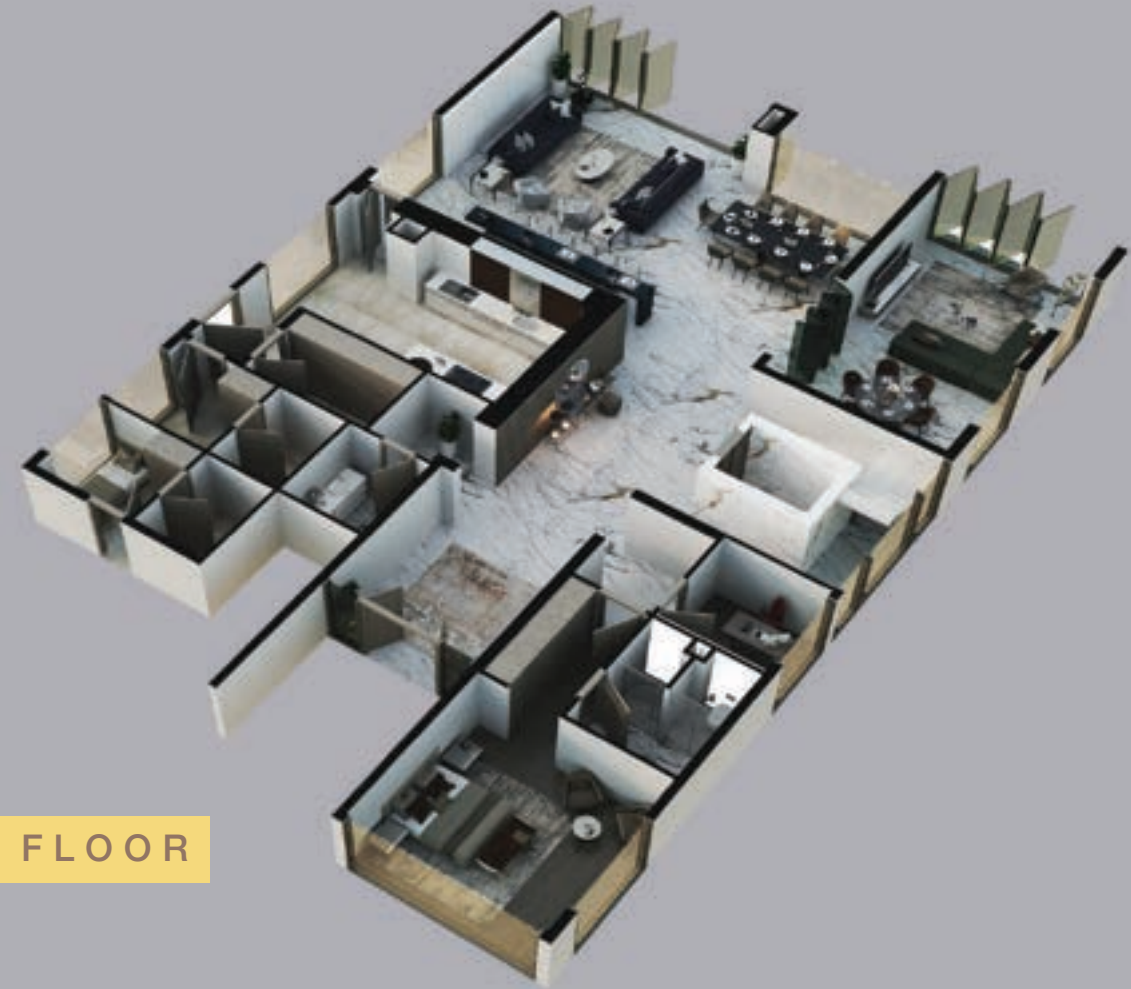
FIRST LEVEL PLAN



ROOF LEVEL PLAN



5BR MANSION FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

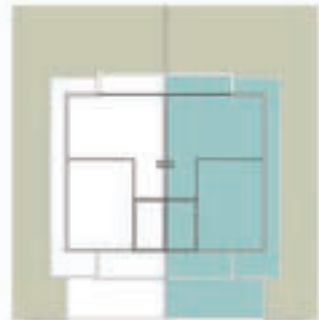


ROOF FLOOR

5BR MANSION 3D FLOOR PLAN

SOUTH BAY خليج الجنوب

**FIVE BEDROOM
EDGE UNIT
PREMIUM
UNIT # XX**



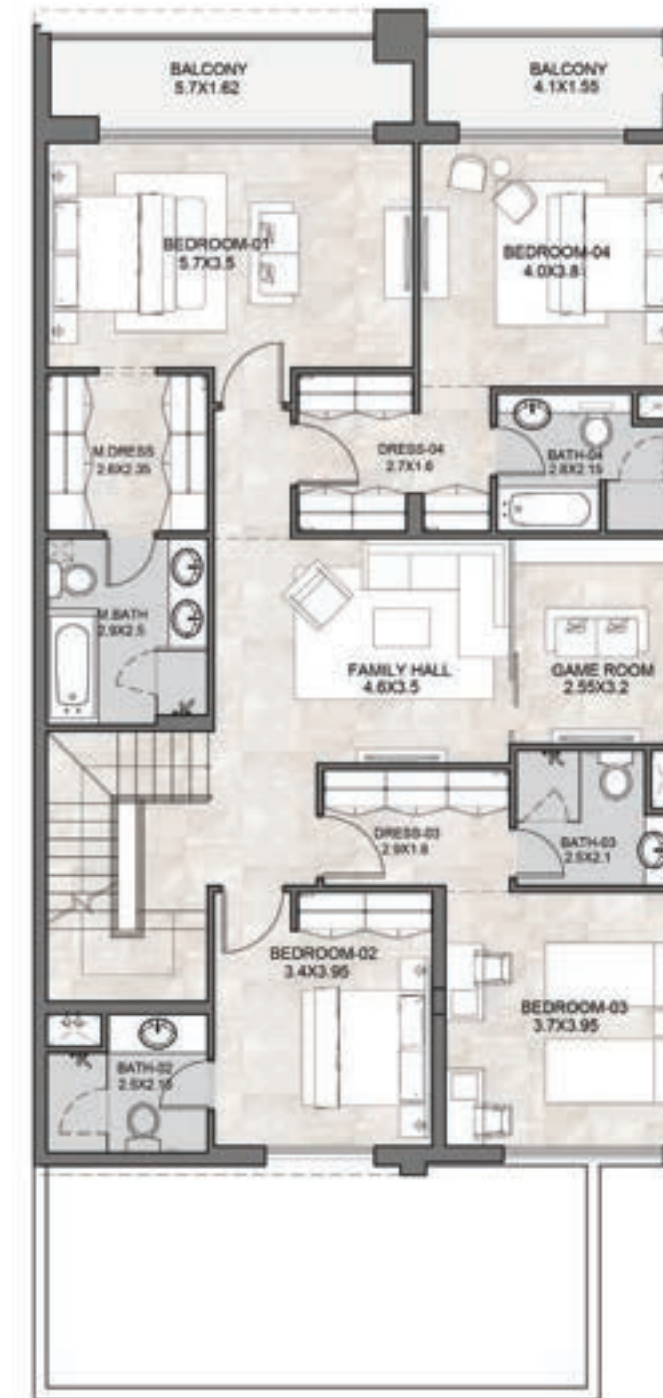
UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,219
BUA	4,271
GARDEN	1,918
ROOF TERRACE	781

Areas presented in square feet

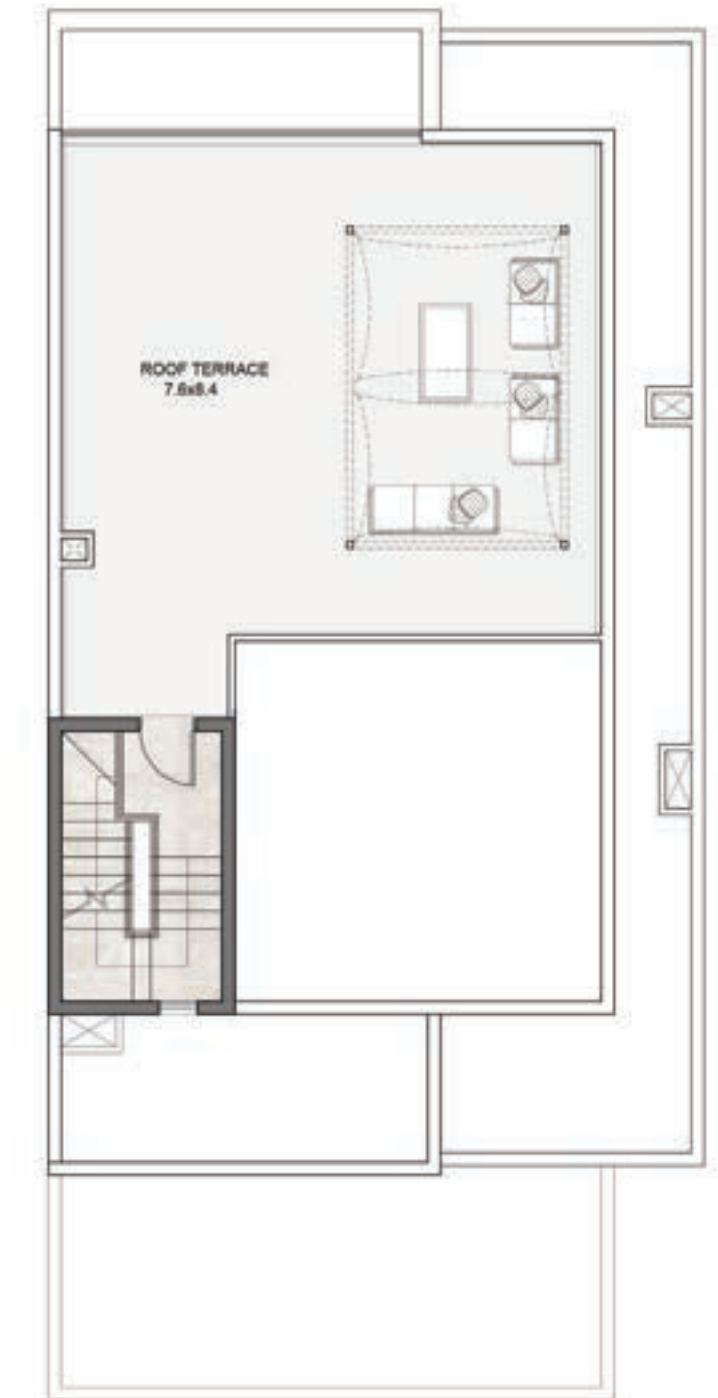
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



5BR SEMIDETACHED VILLA FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



5BR SEMIDETACHED VILLA 3D FLOOR PLAN

SOUTH BAY
خليج الجنوب
 DUBAI SOUTH BAY

FOUR BEDROOM

EDGE UNIT
PREMIUM

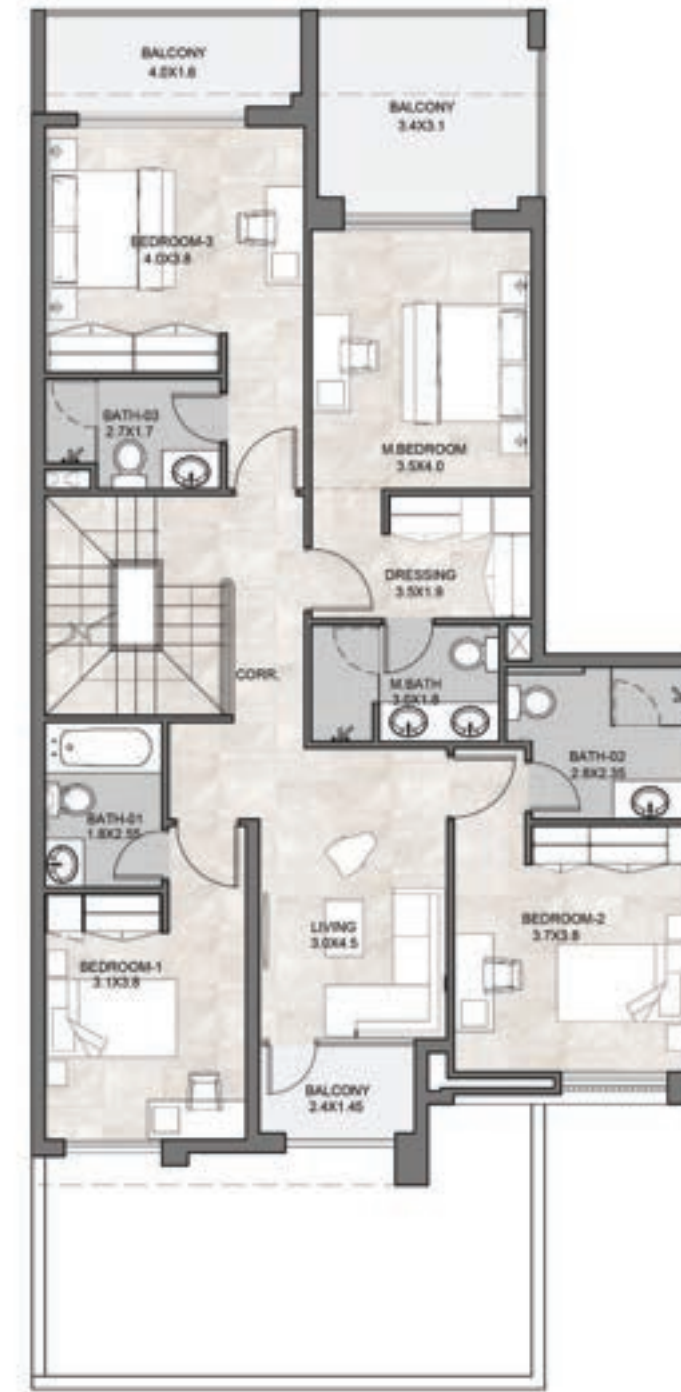
UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,978
BUA	3,559
GARDEN	2,081
ROOF TERRACE	739
Areas presented in square feet	

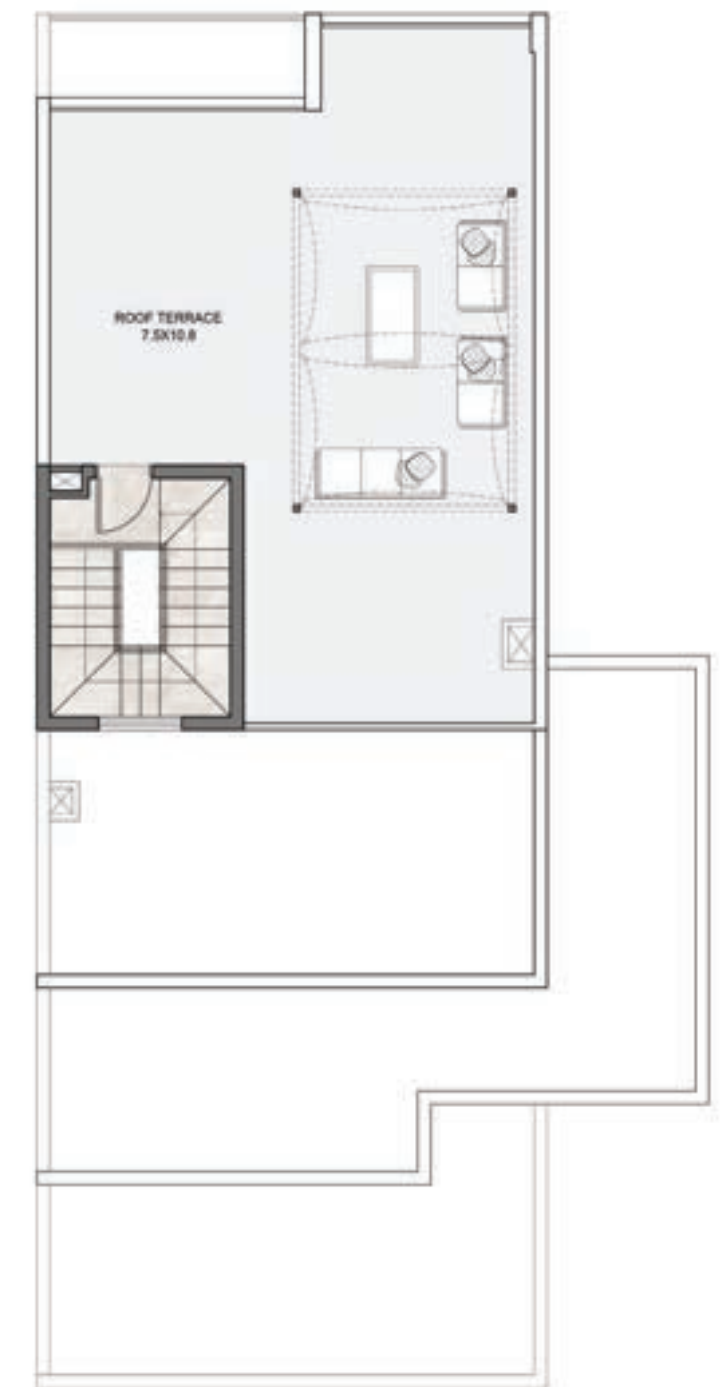
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY
خليج الجنوب
 DUBAI SOUTH BAY

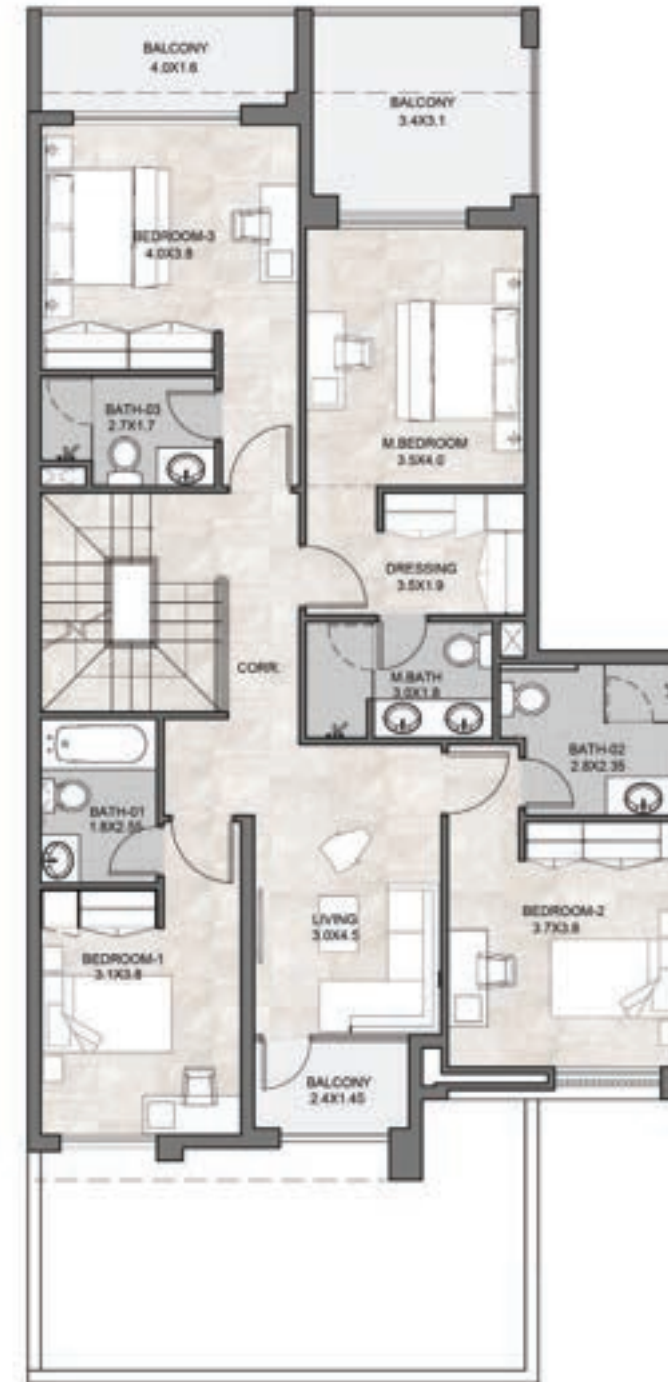
FOUR BEDROOM
EDGE UNIT
PREMIUM
UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,552
BUA	3,559
GARDEN	1,705
ROOF TERRACE	739
Areas presented in square feet	

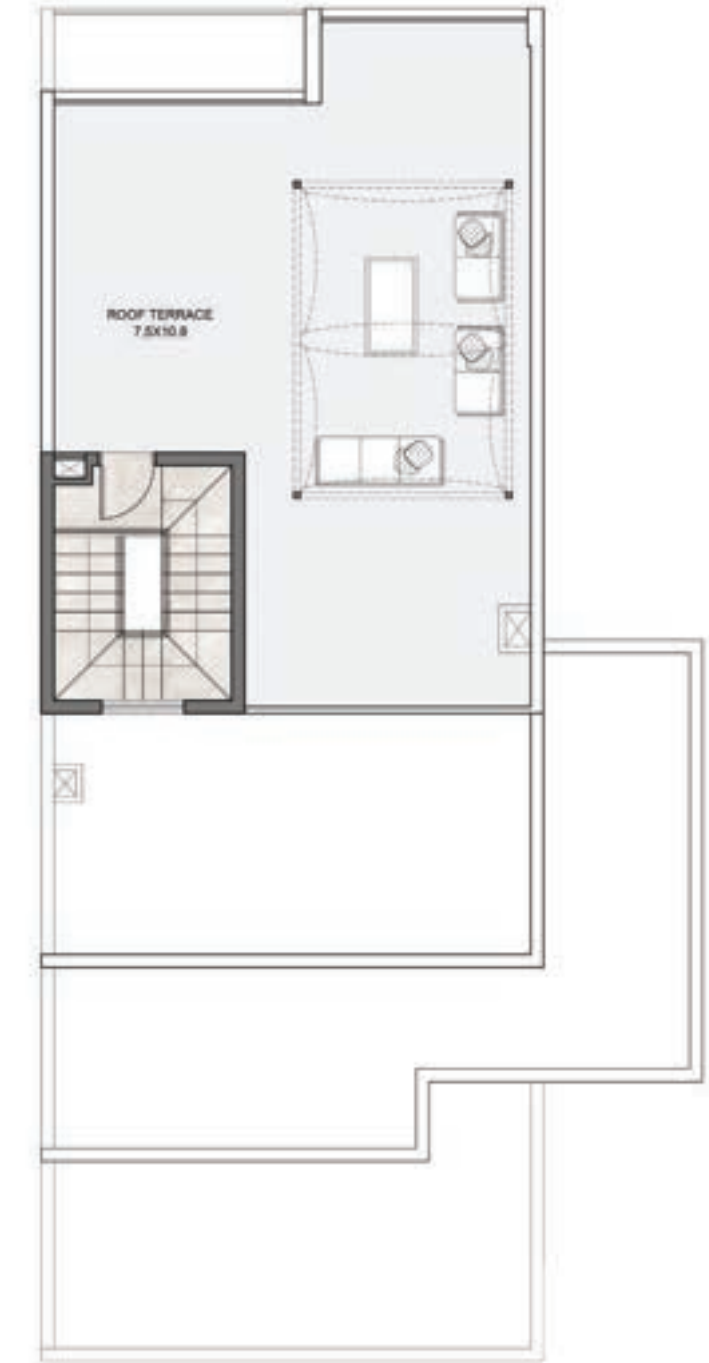
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

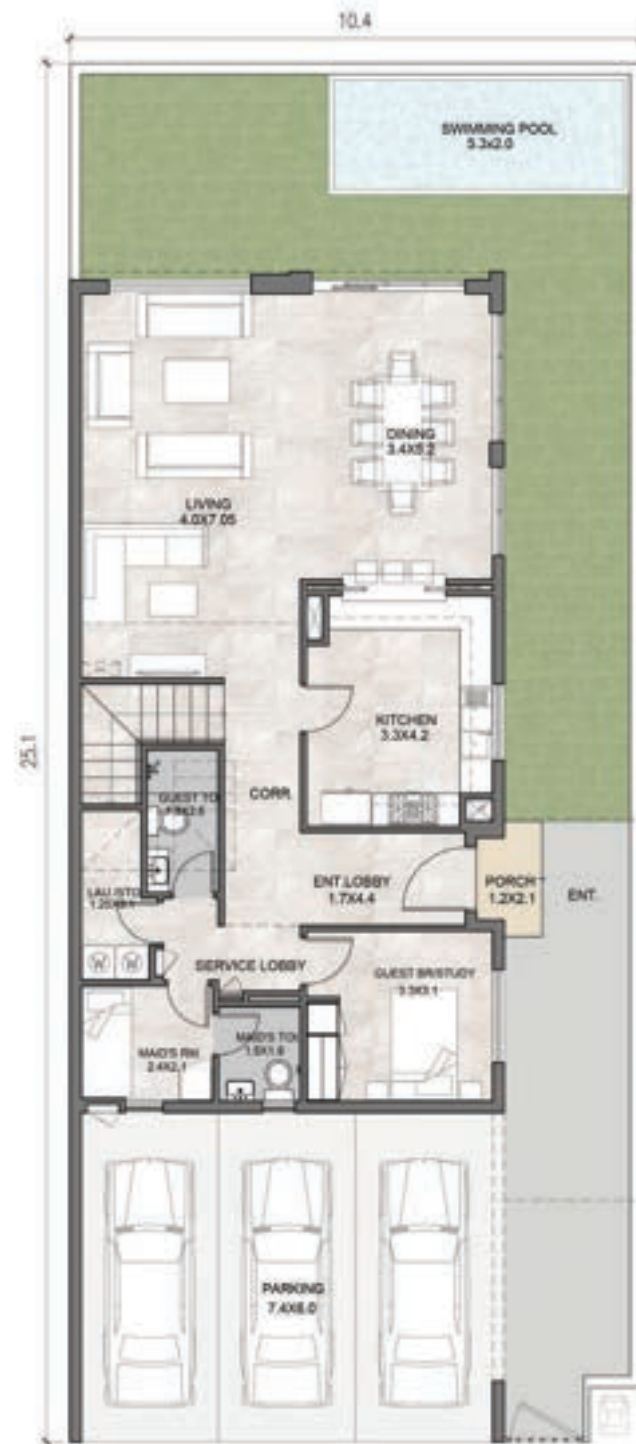


SOUTH BAY
خليج الجنوب
 ديرة الجنوب

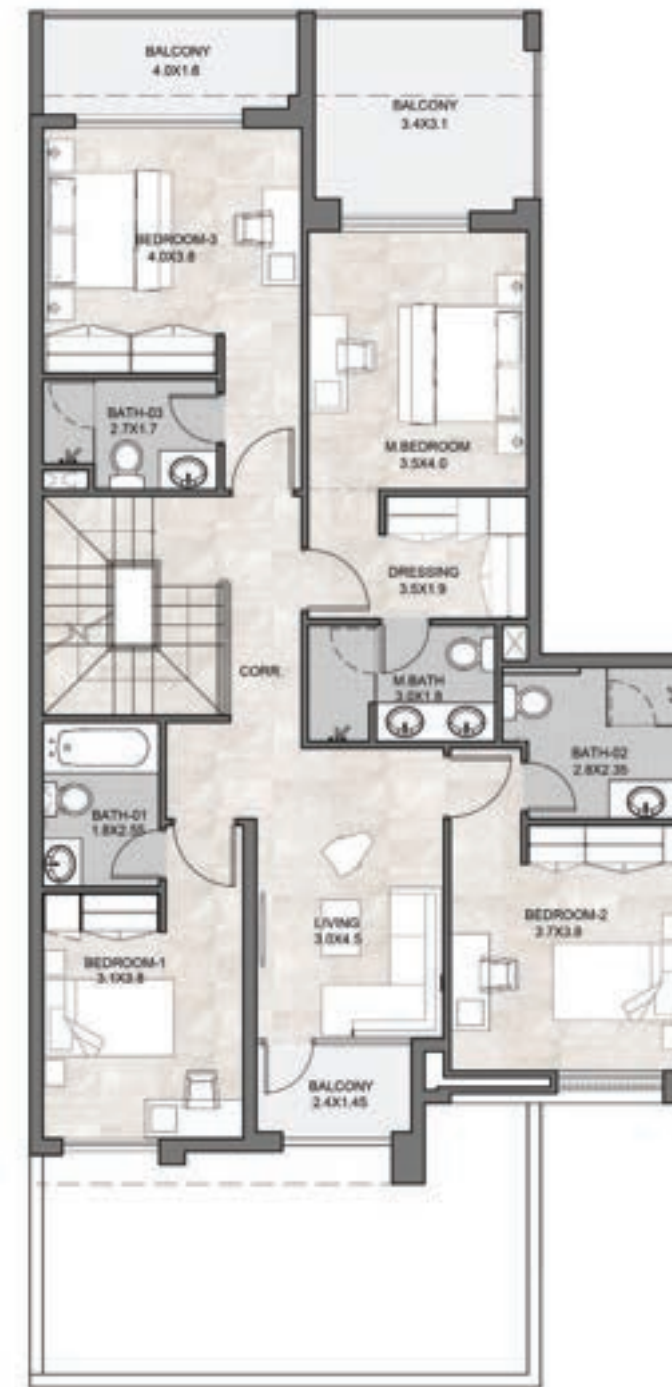
FOUR BEDROOM
MIDDLE UNIT
PREMIUM
UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	2,745
BUA	3,559
GARDEN	915
ROOF TERRACE	739
Areas presented in square feet	

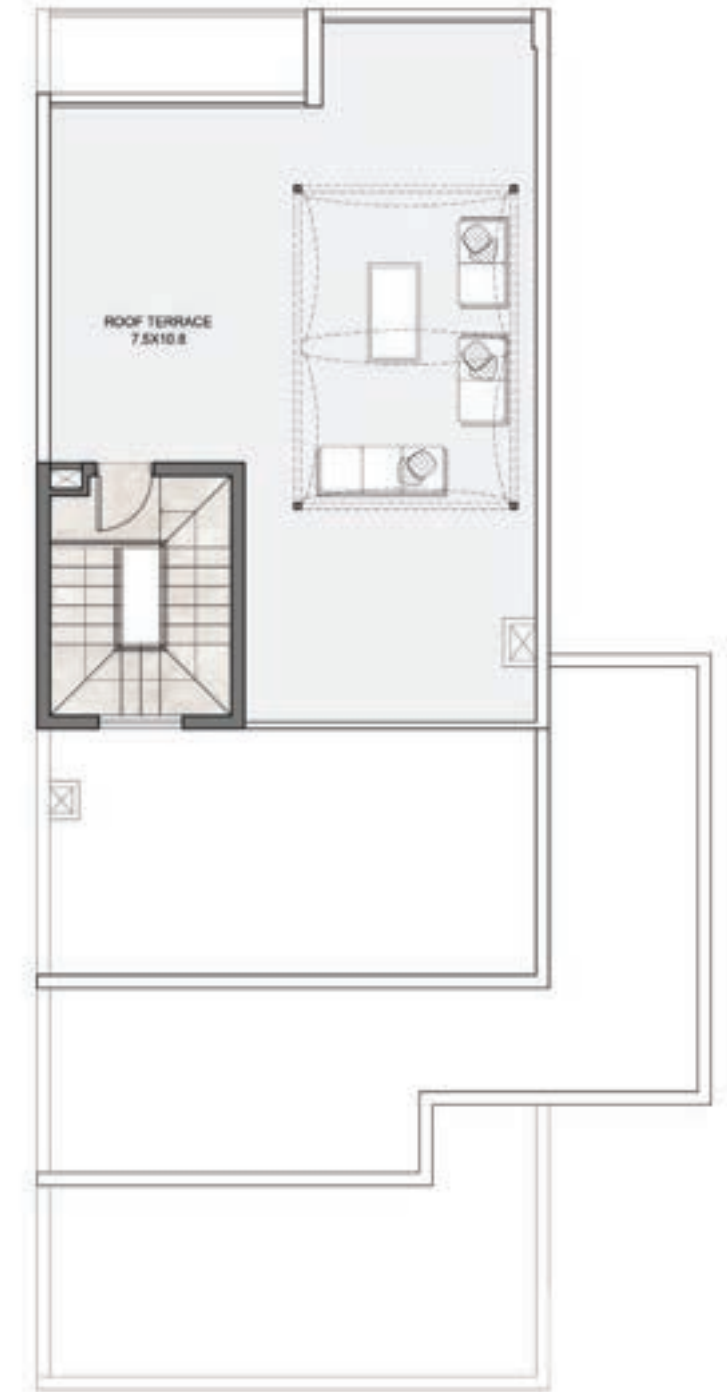
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY
خليج الجنوب
 DUBAI SOUTH

THREE BEDROOM

**EDGE UNIT
 PREMIUM**

UNIT # XX

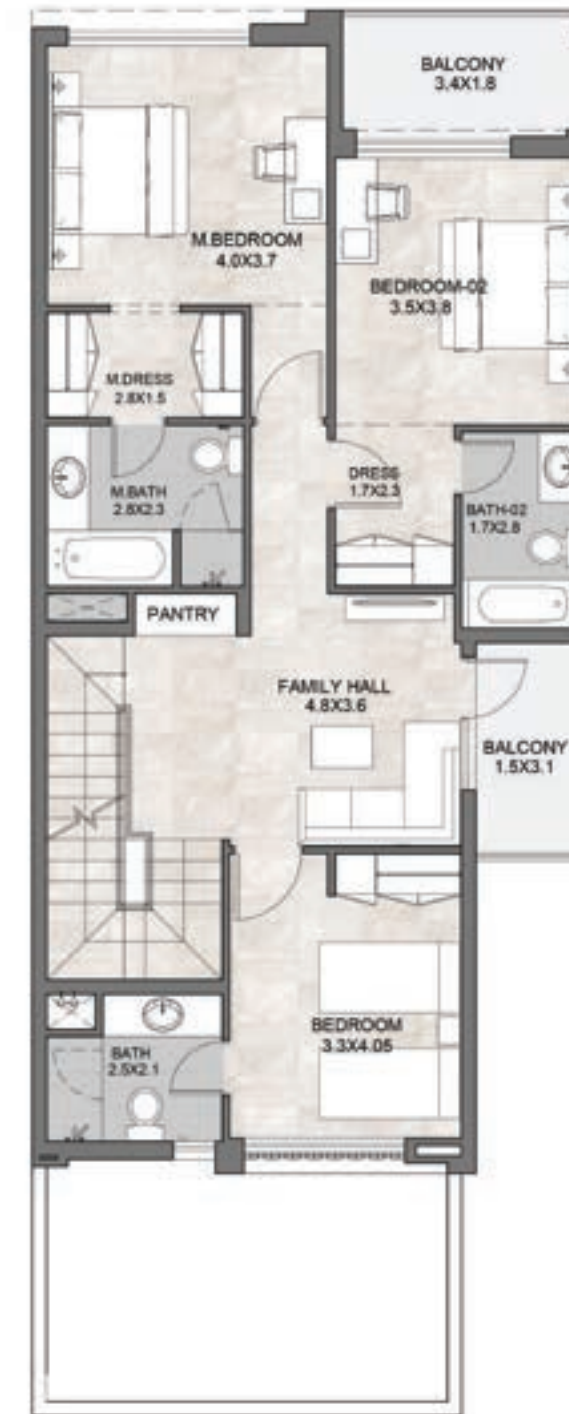
UNIT	THREE BEDROOM UNIT
PLOT AREA	2,933
BUA	2,915
GARDEN	1,420
ROOF TERRACE	749

Areas presented in square feet

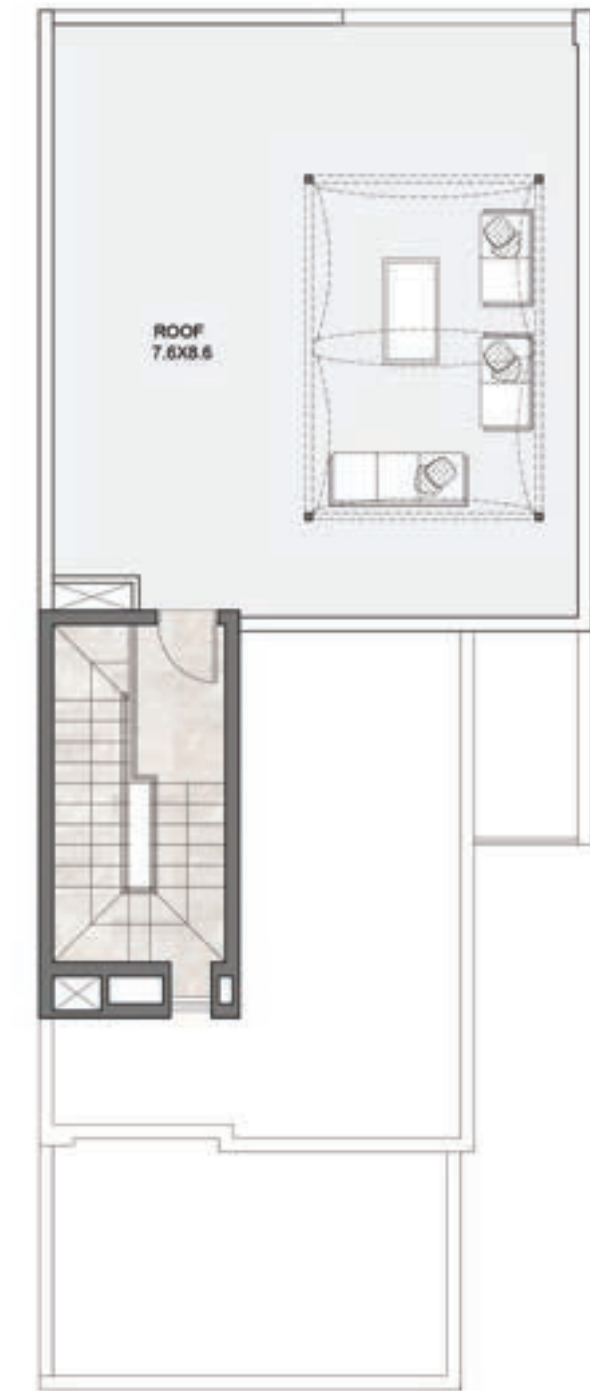
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN

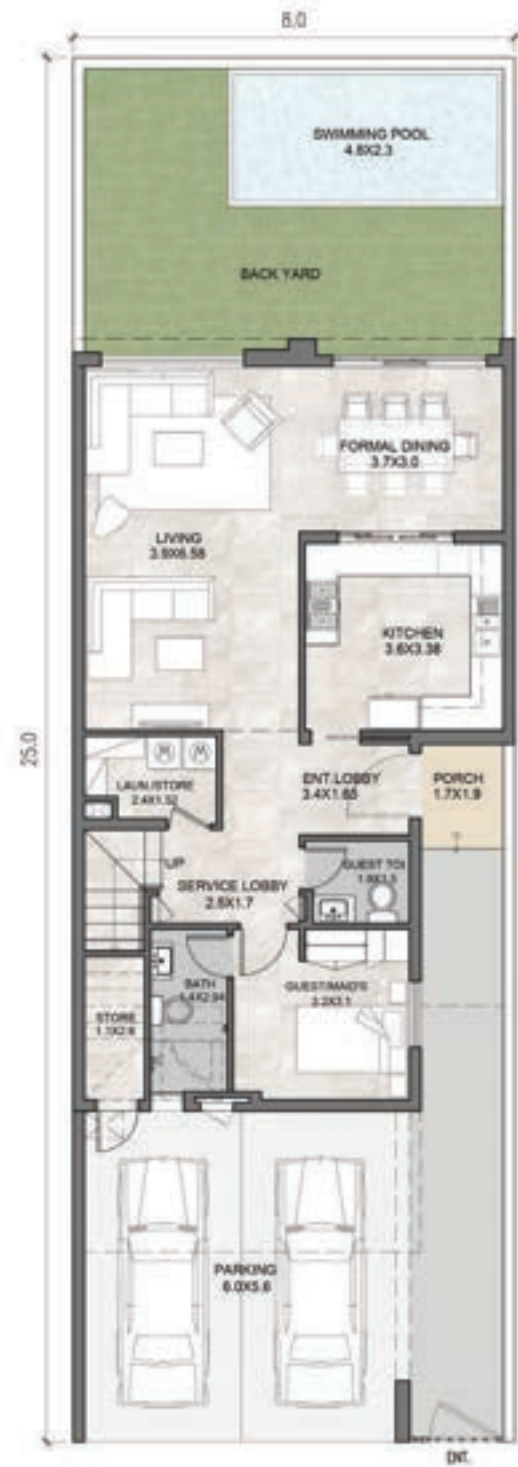


SOUTH BAY
خليج الجنوب
 DUBAI SOUTH

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





HANDOVER
2025

5%
down payment

5 year
payment plan

50%
during construction

50%
2 years post completion

2%
DLD fee

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A development by 

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A development by



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