

Dubai Islands — 4-bedroom premium garden villa on a corner plot, handover Q3 2027

Bay Villas, Dubai Islands (Nakheel) — garden villa, corner plot

TYPE	BEDROOMS	BUILT-UP	PLOT	LEVEL
Villa (off-plan resale)	4 + maid	5,441 sqft	6,453 sqft	G+1

ASKING

AED 12,000,000

AED 12m, slightly negotiable

IN BRIEF

- One of only seven of its layout in the community
- Beach, lagoon and linear park within the masterplan
- 65% paid to Nakheel — buyer assumes the remaining 35% on the plan
- Five minutes from Dubai Islands beach front







MARKET CONTEXT

- Bay Villas 4-bed garden villas currently ask AED 9.1m (5,491 / 6,718 sqft), AED 9.75m (5,858 / 7,150), AED 9.98m (6,578 / 5,857) and AED 10.53m (5,885 / 6,412, marketed as distress); a garden villa with pool is AED 11.55m.
- Dubai Islands 4-bed villas: average asking AED 10.0m (up 6% in six months); DLD average registered sale AED 9.84m across 79 sales.

Portal asking prices and Dubai Land Department registered averages as published on 9 November 2026. Figures are indicative and are re-checked against DLD transfers before any offer is tabled.

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