

BAYVIEW BOULEVARD

Serene, Bold & New

A vision that challenges the status quo. In the heart of the urban context - comes a stunning new precedent for luxury Dubai living. A gorgeous harmony of urban chic and resort-inspired sophistication, envisioned for those who aspire to the highest realms of luxury, comfort and style



Why Bayview Boulevard?

Situated in Dubai Islands, a high-growth waterfront community, Bayview Boulevard offers exceptional investment potential and a desirable lifestyle, with stunning views, contemporary architecture and modern amenities.

- Variety of functional layouts
- Planned community amenities
- Easy access to highways
- Prime waterfront location

Project Details

Project Name	Bayview Boulevard
Project Type	Residential
Location	Dubai Islands
Total Units	68 Units
Ownership	Freehold
Handover	Q1 2027

Unit Mix

Discover versatile and thoughtfully designed layouts at Bayview Boulevard, crafted to suit a variety of lifestyles and needs.

Unit	Count	Mix%	Area Sq.Ft
1-Bed	16	71%	884.26
2-Bed	48	24%	1,224.53
3-Bed	4	6%	1,766.72

Amenities



Rooftop Lounge



Gym



Infinity Pool



Business Centre



Jogging Track



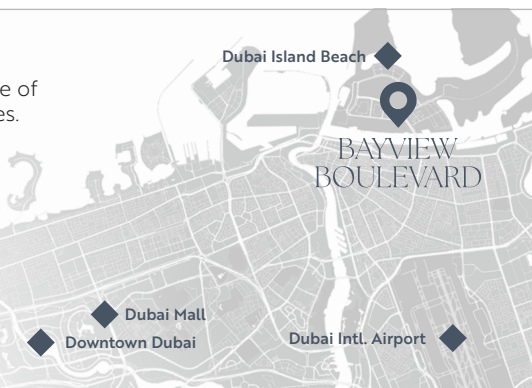
BBQ Area



Location

Ideally located in Dubai Islands, one of Dubai's fastest growing communities.

Dubai Island Beach	7 mins
Dubai Intl. Airport	16 mins
Dubai Mall	20 mins
Downtown Dubai	20 mins



Exclusive Agency

ENGEL & VÖLKERS



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About the Developer

With over 40 years of expertise, AB Developers are committed to creating exceptional living spaces. Known for their innovative designs and sustainable building solutions, they combine global expertise with a focus on quality to bring homes to life.



Escrow Account

Account Number:	AED 0205837494205
Account Name:	BAYVIEW BOULEVARD - ESCROW ACCOUNT
IBAN:	AE180260000205837494205
Registered Address:	G 4, BUSHRA OB, NAIF, DUBAI, DUBAI, DUBAI, 55967, UAE
Account Type:	ESCROW TRUST ACCOUNTS
Account Opened Date:	2025-02-04
Branch Name:	MANKHOOL BRANCH
Swift Code:	EBILAEAD