



# BAYVIEW BOULEVARD

Exclusive Agency

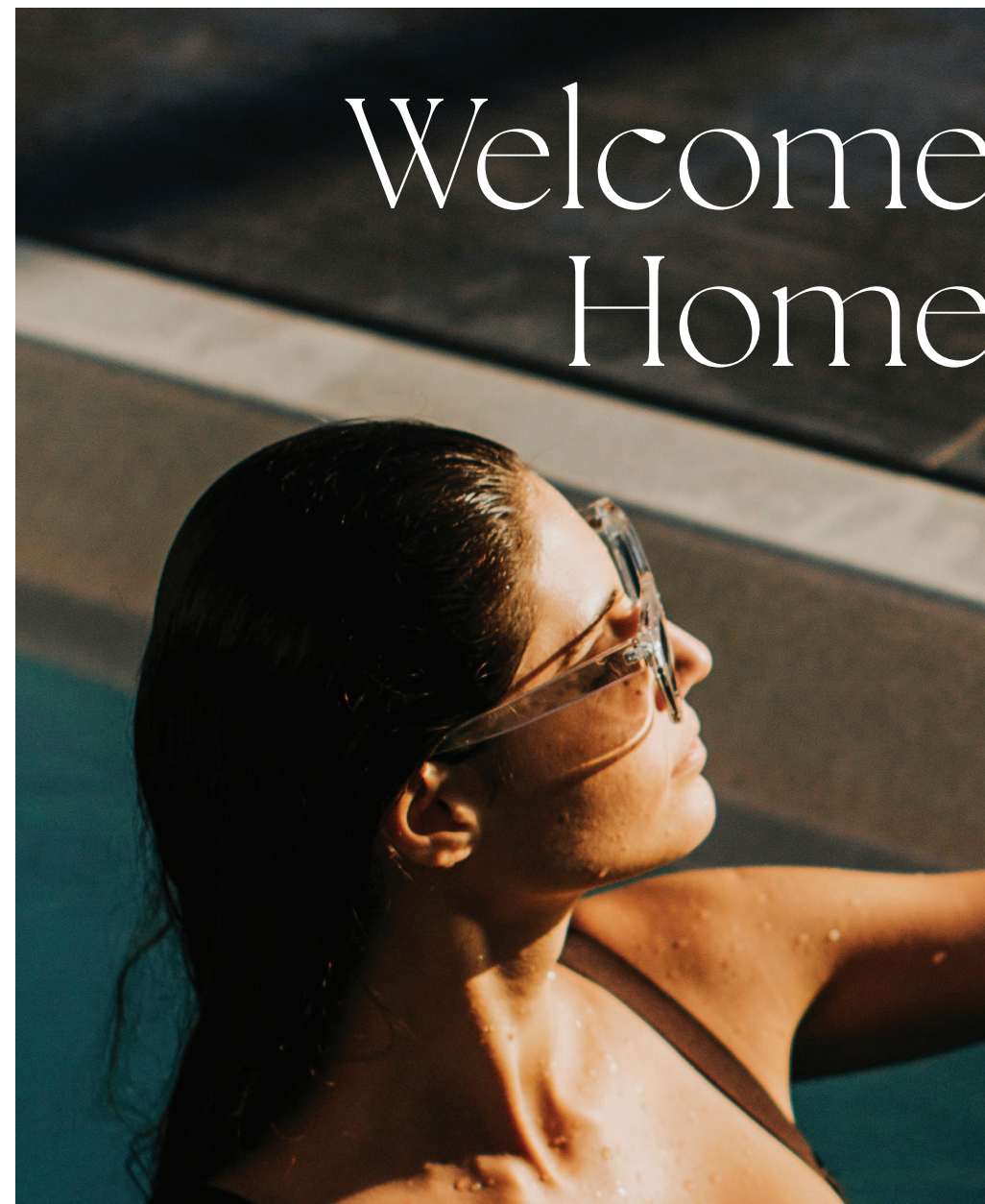
ENGEL&VÖLKERS



# Welcome to the epitome of waterfront elegance

Embrace a lifestyle where the sun-kissed shore  
meets refined luxury.

Life is a magnificent journey. It brims with marvel,  
allure, and possibility. It is a priceless treasure that  
deserves to be cherished at every step.







Discover

Discover an extraordinary  
life filled with excitement in  
vibrant Dubai

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# Your Neighborhood

7 mins

Dubai Island Beach

16 mins

Dubai Intl. Airport

20 mins

Downtown Dubai

20 mins

Dubai Mall

Dubai Island Beach



BAYVIEW  
BOULEVARD

Dubai Mall

Downtown Dubai

Dubai Intl. Airport





# Experience



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Experience the  
essence of resort-  
style living in your  
own home.

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# Architecture

BAYVIEW BOULEVARD seamlessly integrates sleek modern design with an array of exclusive amenities to ensure unparalleled convenience and comfort. Residents can indulge in leisurely days lounging by the infinity pool or staying active in the state-of-the-art fitness center. With its luxurious finishes and abundant amenities, BAYVIEW fosters a lifestyle centered around relaxation and connectivity, transforming urban living into an oasis that residents proudly call home.







# Aerial Perspective

Drawing inspiration from nautical elements, the design employs a series of horizontal lines to disrupt the building's solid volume.

The architecture achieves a dynamic and visually appealing structure by varying depths along the facades and balconies. This interplay of depths and lines adds sophistication and elegance, creating a sensual and captivating aesthetic.





# Mid-Century Modern

The color palette revolves around earthy tones, including beige, grey, brown, and tan shades, creating a warm and inviting atmosphere. Travertine accents flow seamlessly throughout the spaces, adding a touch of sophistication and timeless elegance to the overall design scheme.











  
DEVELOPERS  
BAYVIEW BOULEVARD



# Exquisite Interiors

Discover inspirational interior design across all apartments and common areas. Sophisticated interiors and curated finishes elegantly raise the standard of luxury beachfront living.















# Infinite Bliss

Immerse yourself in a world of luxury and vitality at Bayview Boulevard, where an array of amenities awaits you. Bayview Boulevard offers a haven of abundant amenities, meticulously crafted for modern living and an unparalleled lifestyle.





# Amenities



Rooftop Lounge



Business Centre



Infinity Pool



Kids' splash pool



BBQ area



Skate park



Jogging track



Dog Park



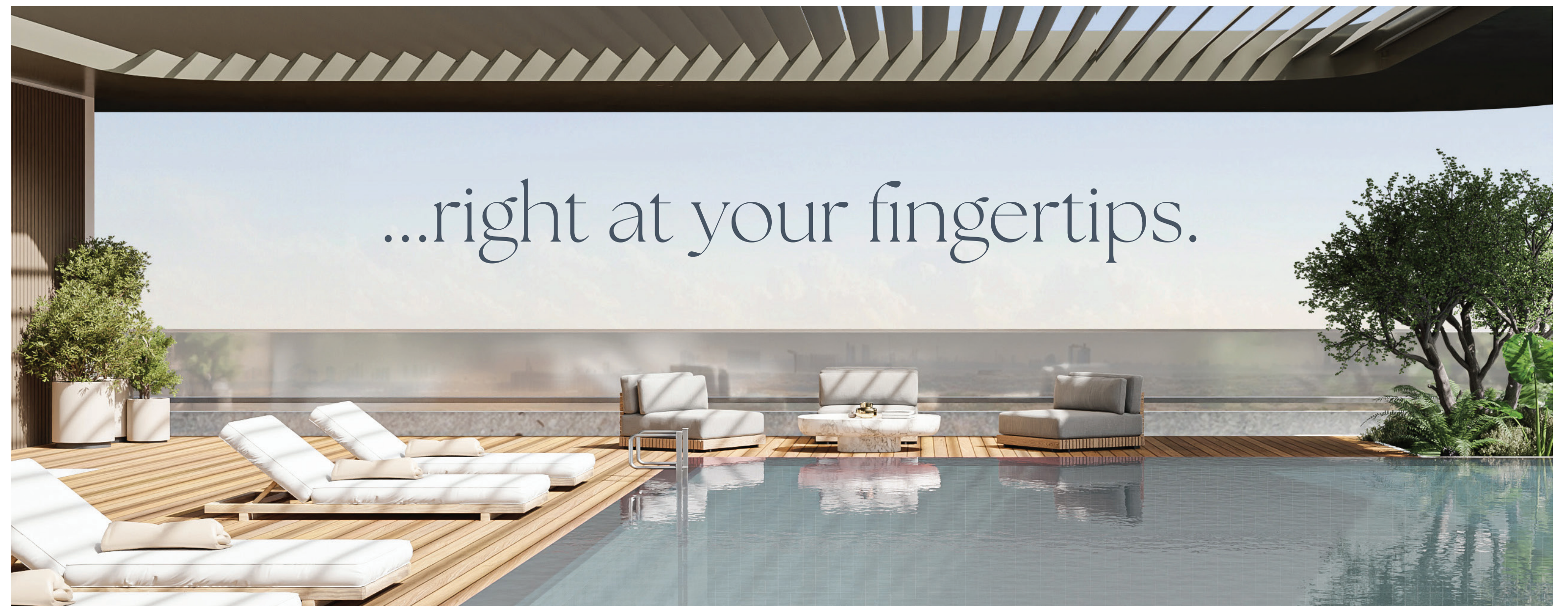
Kids Play area



Gym





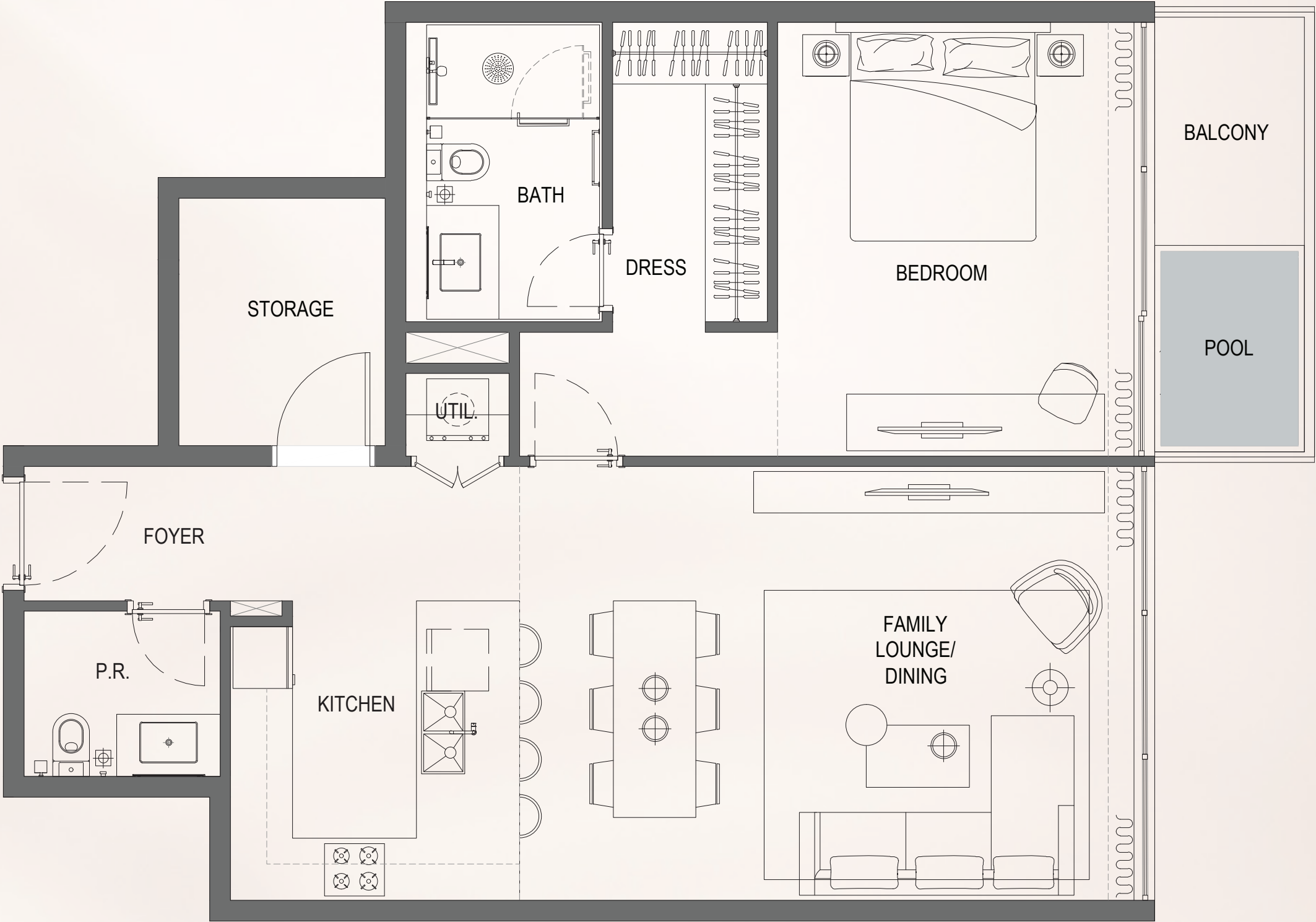
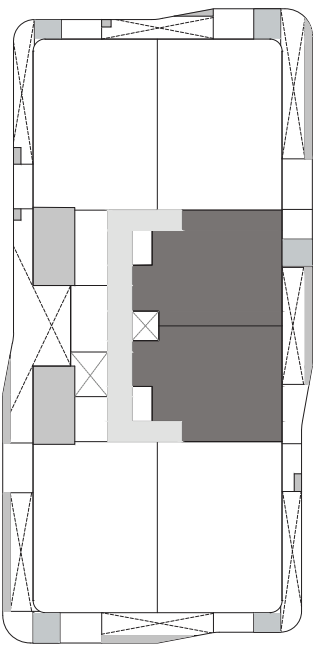




# 1 Bedroom

TYPICAL UNIT 1

AREA	
Residence	(895.5 sq.ft) 83.20 sq.m
Terrace	(33.25 sq.ft) 3.09 sq.m
Pool	(37.25 sq.ft) 3.50 sq.m
Total	89.79 sq. m
	966.50 sq. ft



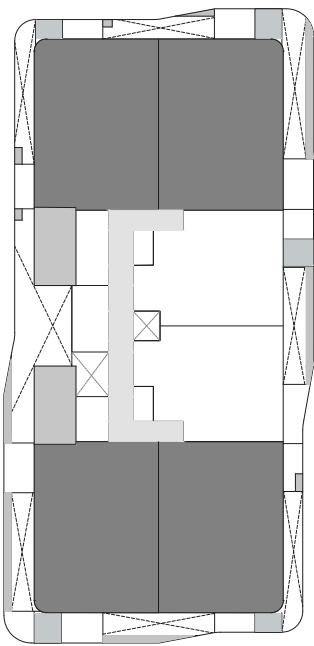
FLOOR PLAN 1. All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.



# 2 Bedroom Type 1

TYPICAL UNIT 2

AREA	
Residence	(1248.61 sq.ft) 116.00 sq.m
Terrace	(98.8 sq.ft) 9.18 sq.m
Pool	(31.20 sq.ft) 2.90 sq.m
Total	128.08 sq. m
	1378 sq.ft



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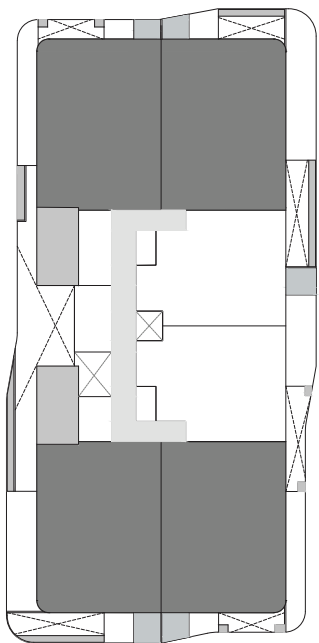




# 2 Bedroom Type 1A

TYPICAL UNIT 2

AREA	
Residence	(1248.60 sq.ft) 116.00 sq.m
Terrace	(316.45 sq.ft) 29.4 sq.m
Pool	(34.45 sq.ft) 3.20 sq.m
Total	148.60 sq.m
	1600.0 sq.ft



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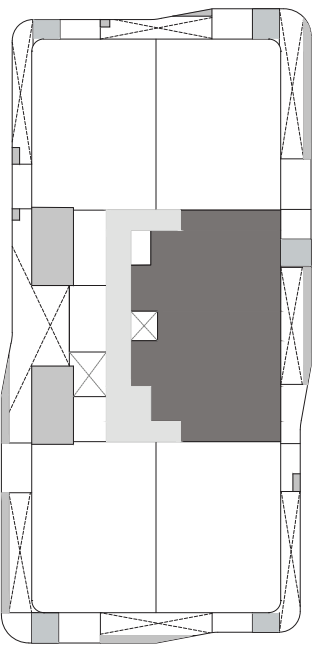




# 3 Bedroom Type 1

TYPICAL UNIT 3

AREA	
Residence	(1791 sq.ft) 166.4 sq.m
Terrace	(131 sq.ft) 12.17 sq.m
Pool	(35 sq.ft) 3.20 sq.m
Total	183 sq. m
	1969.80 sq.ft



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Developed by



Exclusive Agency

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