



NAUTIS

RESIDENCES



DUBAII ISLANDS



AT THE CORE OF DUBAI ISLANDS

OCEAN-INSPIRED LUXURY RESIDENCES

In the shimmering waves of the Persian Gulf
discover the ideal vision of future living

WE HAVE BROKEN THROUGH
THE SINGLE DIMENSION OF
"WATCHING THE SEA"



Create a residence that fuses vision
touch and hearing for you

DUBAI ISLANDS



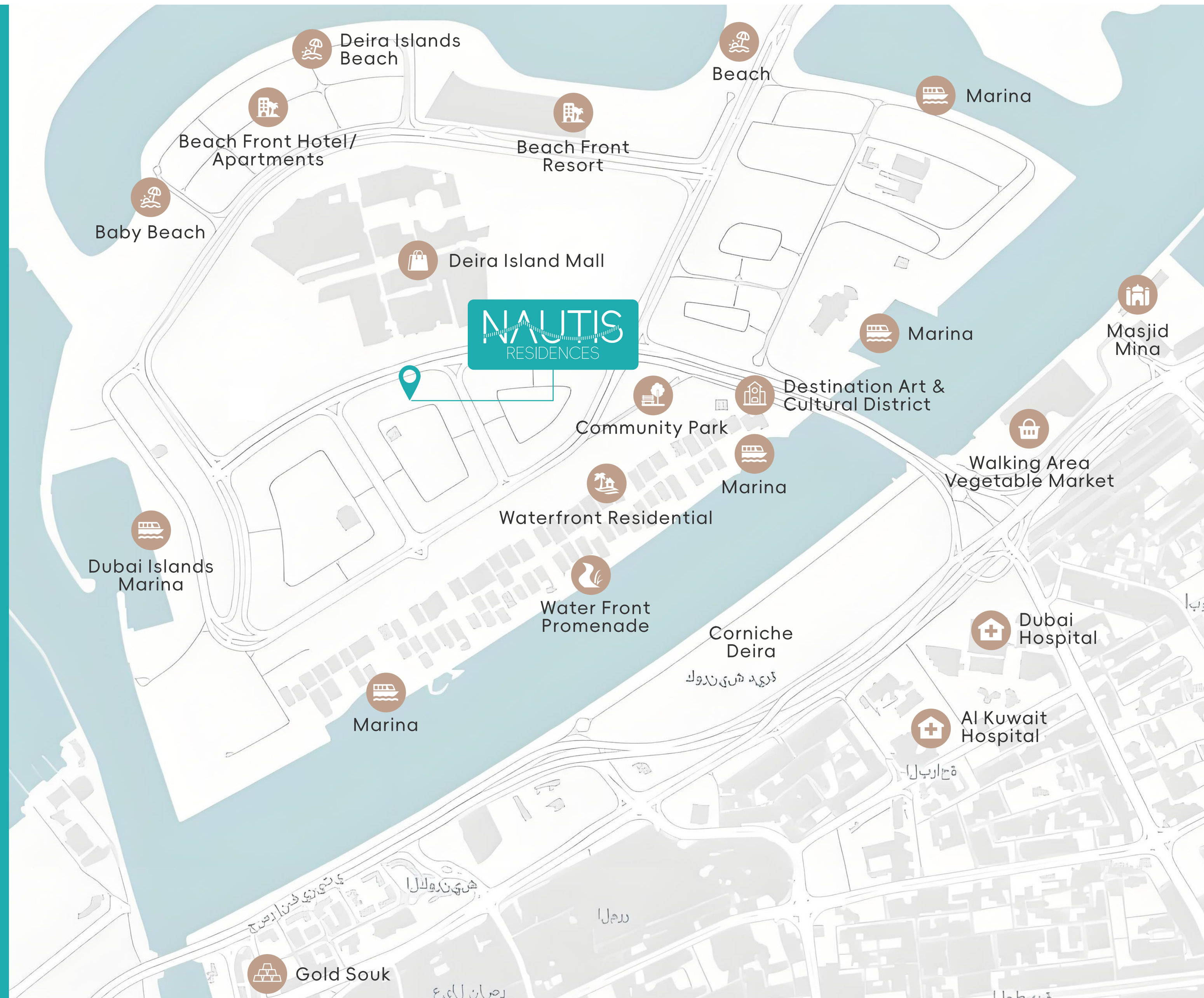


DUBAI ISLANDS

The Dubai Islands, meticulously planned by Nakheel, the developer behind the Palm Jumeirah, are located at the mouth of the Dubai Creek and represent Dubai's largest waterfront project. Composed of five interconnected islands, the development spans a total area of 17 square kilometers, featuring a stunning 21-kilometer coastline and nine marinas with direct access to the Persian Gulf.

SURROUNDING AMENITIES OF THE PROJECT

The surrounding amenities of the project are comprehensive ensuring convenient living. Upscale restaurants, luxurious hotels, and international shopping centers are all available to meet various leisure and entertainment needs. Beautiful beaches and ecological parks offer residents ideal places to relax, while modern transportation ensures easy connectivity, allowing everyone to enjoy island living to the fullest.



INVESTING IN DUBAI

Nestled at the mouth of Dubai Creek, Dubai Islands is a groundbreaking development by Nakheel-the masterminds behind Palm Jumeirah. Spanning 17 sq.km across five interconnected islands, it stands as Dubai's largest waterfront project, blending natural beauty with urban innovation. Offering 21 km of beaches, 9 marinas, and direct Persian Gulf access.



POINTS OF INTEREST

Infinity Bridge	5 min
Waterfront Market	5 min
Nearest Metro Station	8 min
Dubai Hospital	8 min
Al Mamzar Beach	8 min
Dubai International Airport	10 min
Cruise Terminal	15 min
La Mer Beach	15 min
Jumeirah Public Beach	15 min
Dubai Frame	15 min
Burj khalifa	15 min
Downtown Dubai	15 min
Dubai Mall	15 min



GOLD COAST

The 21-kilometer-long golden coastline
weaves a poetic dialogue between life and nature
immersing every moment in the gentle embrace
of sea breeze and warm sunshine





FAMILY GATHERING & MOMENTS

A welcoming sanctuary where families bond over shared experiences: interactive playgrounds, seaside storytelling, and open-air picnic pavilions. Curated for laughter, storytelling, and relaxation.







YACHT MARINA

Let every return voyage and departure
become the ultimate tribute to life







LEISURE & TOURISM EXCELLENCE

Unwind in luxury hotels
tee off at championship golf courses
or explore vibrant nightlife
Adventure meets relaxation with spas
water sports, and cultural escapades



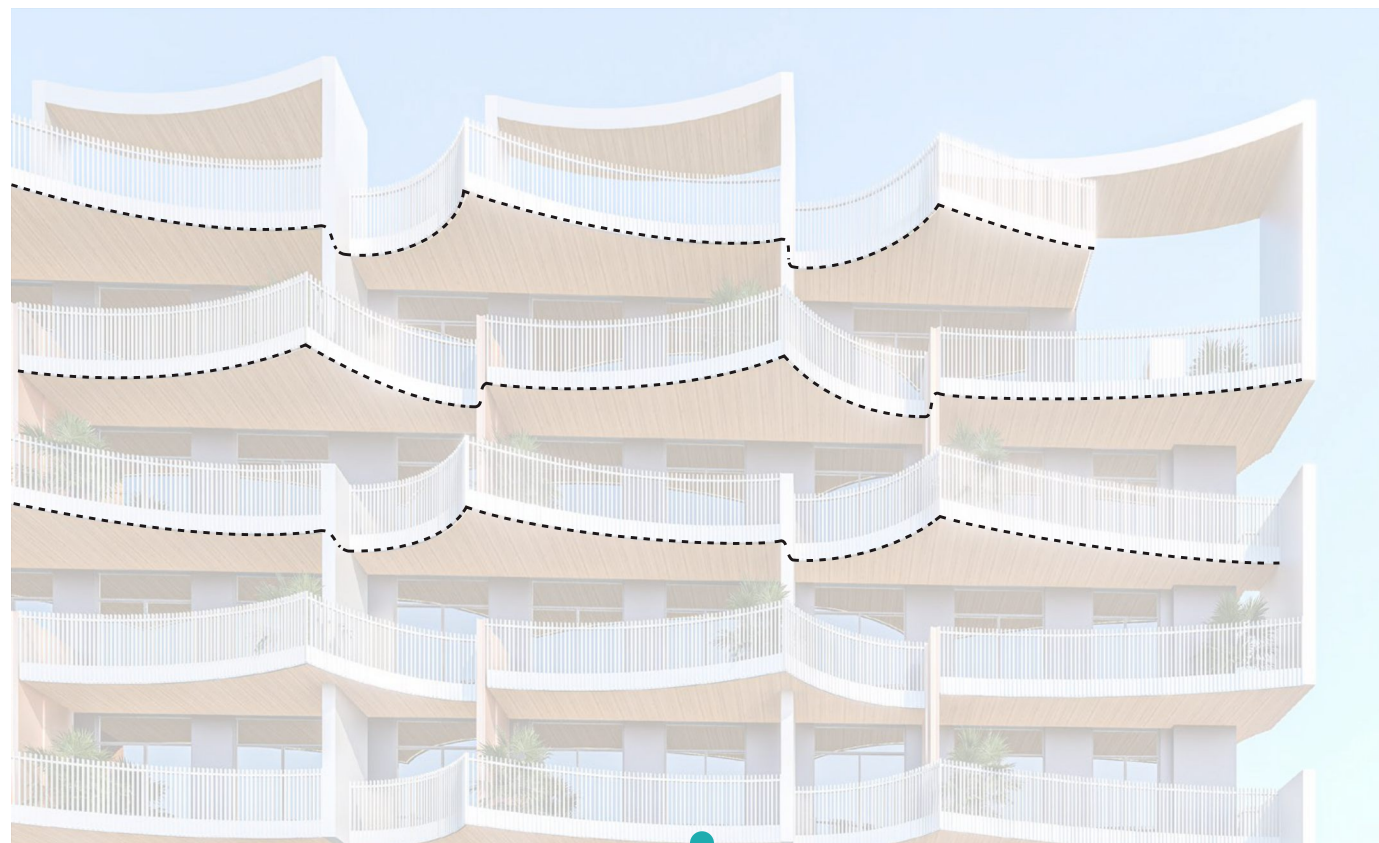
WORLD-CLASS SHOPPING&DINING

Indulge in luxury boutiques, gourmet eateries
and vibrant markets. From haute couture to local crafts
savor global cuisines or intimate cafe moments—
curated to delight discerning tastes



OCEAN-INSPIRED UNIQUELY CHARMING

The project takes the ocean as its design inspiration
blending modern design with natural elements
It features unique wave-shaped balconies
which not only endow the architecture with aesthetic appeal
but also bring residents a distinctive view
enabling architecture and nature to coexist in harmony



ELEMENT EXTRACTION
WAVES



INTERNAL FACILITIES OF THE PROJECT

In this colorful space, the vitality of the gym, the tranquility of the pool, the serenity of the reading area, and the joy of the barbecue zone come together to weave a rich life tapestry. Each facility is an extension of life, inspiring energy, nourishing the soul, and illuminating joyful moments.

① SWIMMING POOL

② GYM

③ OUTDOOR LEISURE READING AREA

④ BBQ&PRIVATE DINING





NAUTIS RESIDENCES IS MORE THAN A RESIDENCE
BUT A POETIC PROPOSAL FOR ISLAND LIFE

Here, every window frames nature as a painting, every inch of space exudes the laziness of vacation. By the coastal shore, you can embrace stars and waves, continuing your own island legend.

OCEAN-INSPIRED
UNIQUELY
CHARMING





NAUTIS RESIDENCES

APARTMENT LOBBY



ELEVATOR LOBBY



SWIMMING POOL



GYM

OUTDOOR LEISURE READING AREA



BBQ&PRIVATE DINING



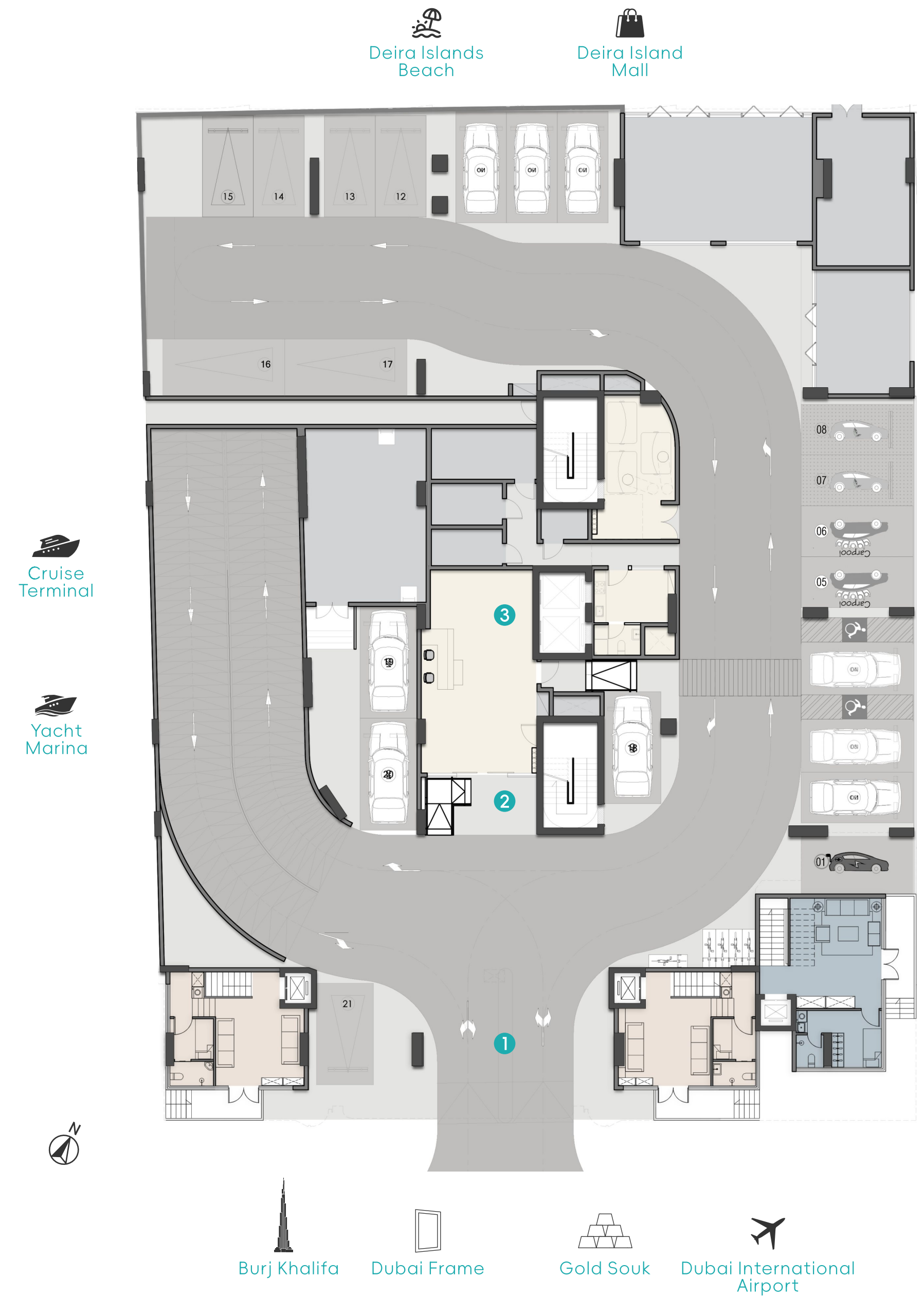


FLOOR PLANS

GROUND FLOOR PLAN

- ① MAIN ENTRANCE
- ② MAIN ENTRANCE LOBBY
- ③ ELEVATOR LOBBY

G Floor

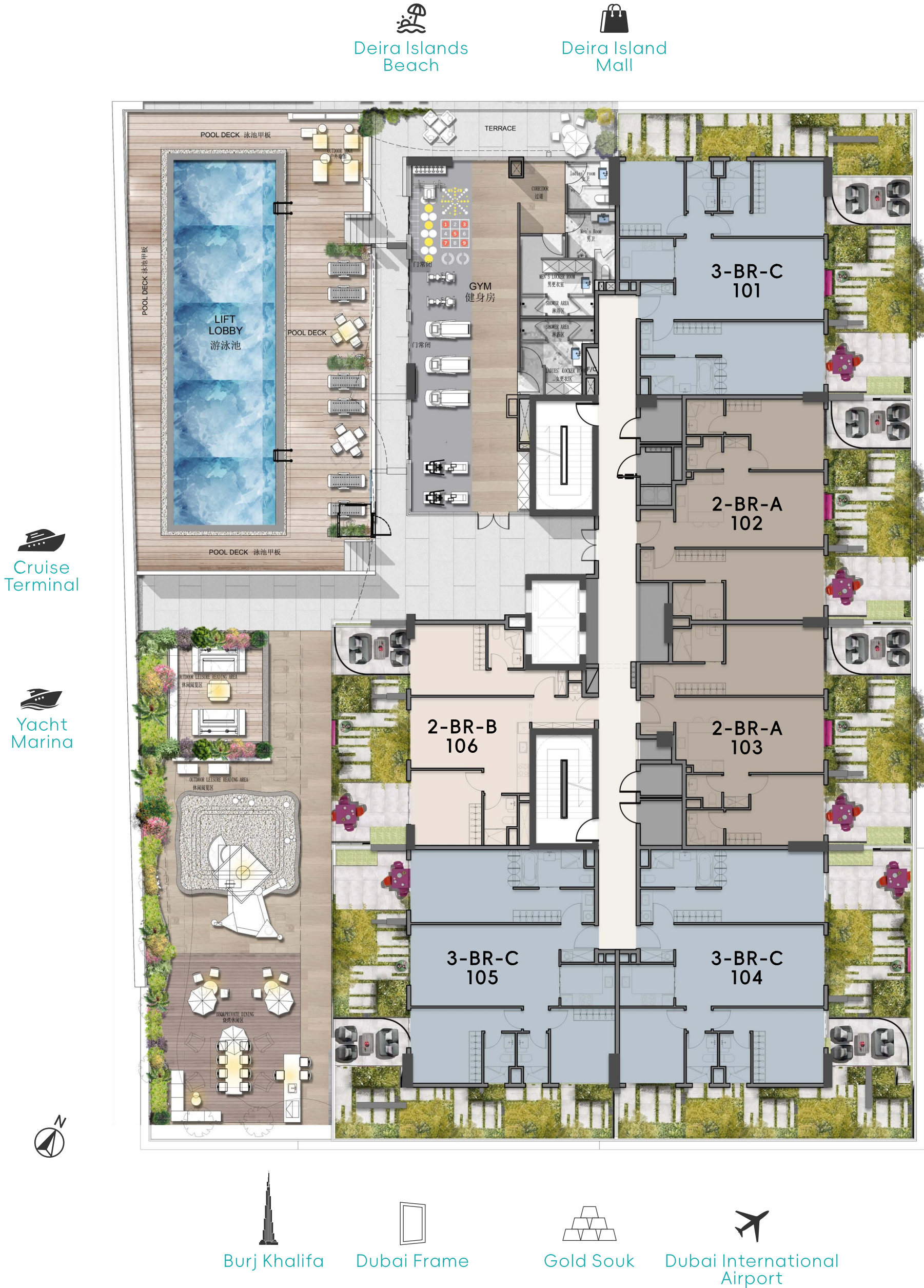


FLOOR PLANS

FLOOR PLAN-
1st LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
101	3-BR-C	1,162.50	875.86	2,038.36
102	2-BR-A	892.11	496.97	1,389.08
103	2-BR-A	894.05	496.97	1,391.02
104	3-BR-C	1,160.35	922.47	2,082.82
105	3-BR-C	1,156.80	824.41	1,981.21
106	2-BR-B	754.44	402.89	1,157.33

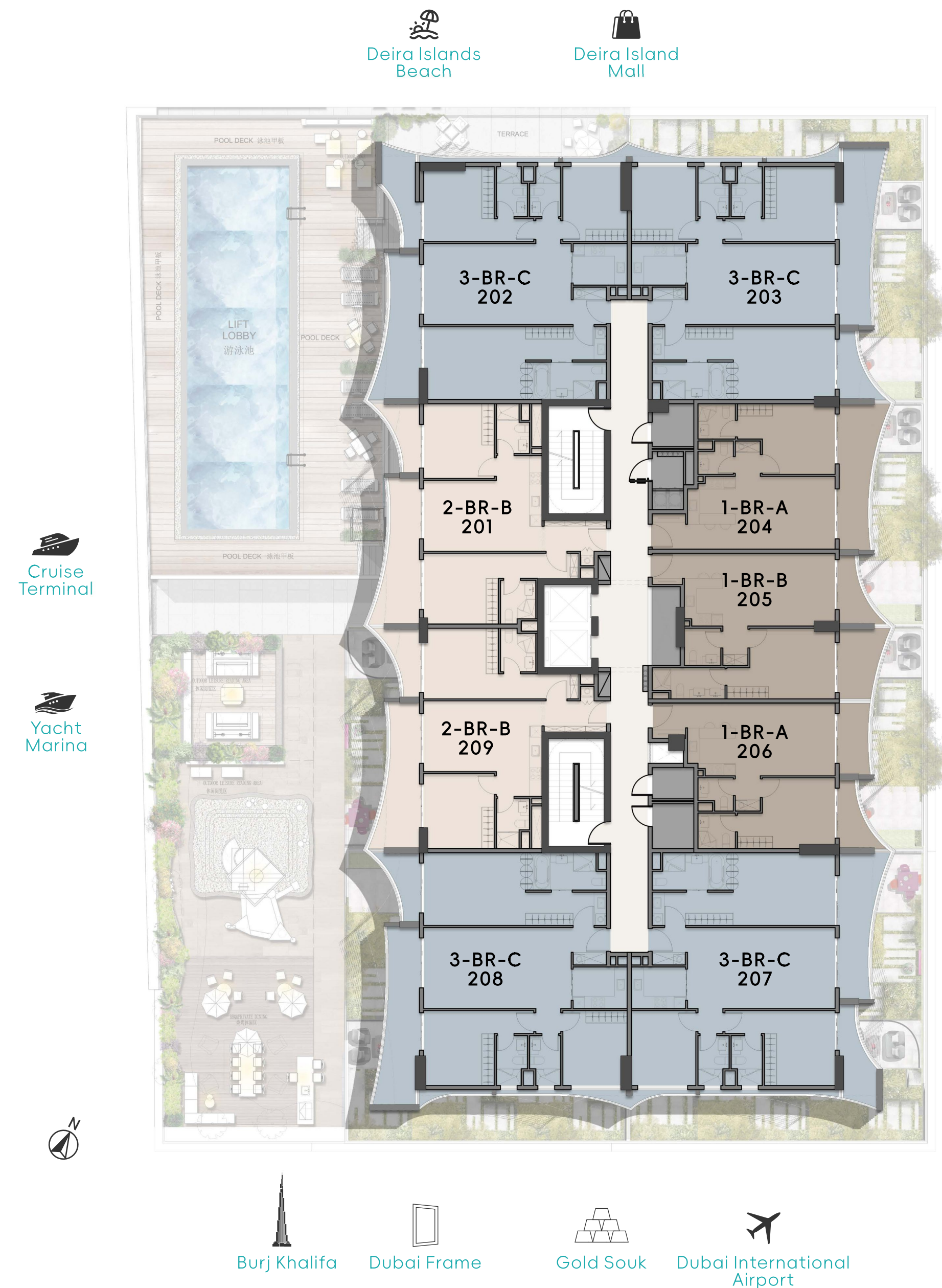
1st Floor



FLOOR PLANS

FLOOR PLAN- 2nd LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
201	2-BR-B	757.13	204.08	961.21
202	3-BR-C	1,151.95	226.15	1,378.10
203	3-BR-C	1,162.50	227.98	1,390.48
204	1-BR-A	572.32	147.57	719.89
205	1-BR-B	637.65	138.96	776.61
206	1-BR-A	574.25	120.77	695.02
207	3-BR-C	1,160.35	224.75	1,385.10
208	3-BR-C	1,156.80	228.30	1,385.10
209	2-BR-B	755.52	205.70	961.22



FLOOR PLAN- 3rd LEVEL

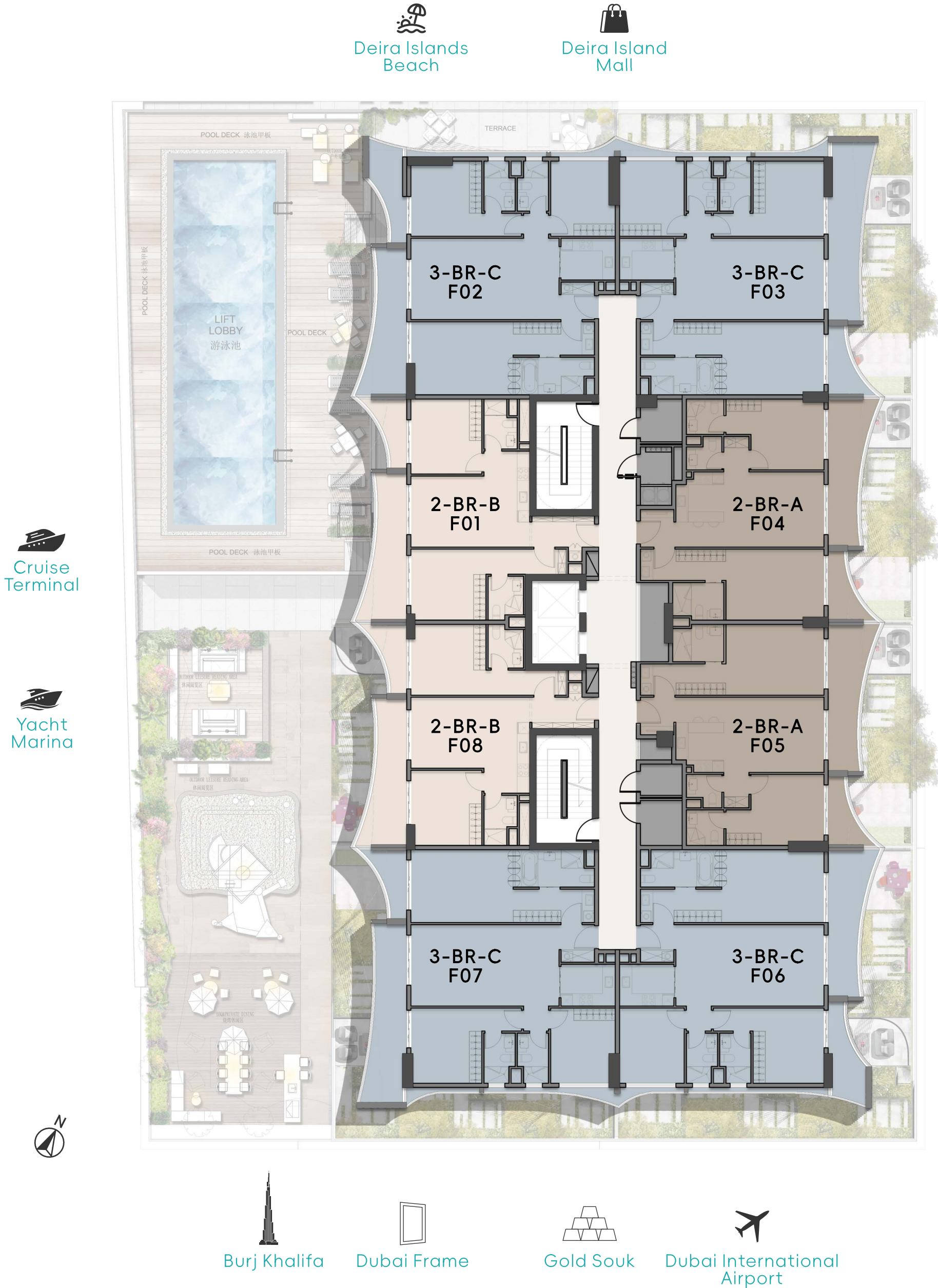
3rd Floor



FLOOR PLANS

FLOOR PLAN-
4th/6th LEVEL

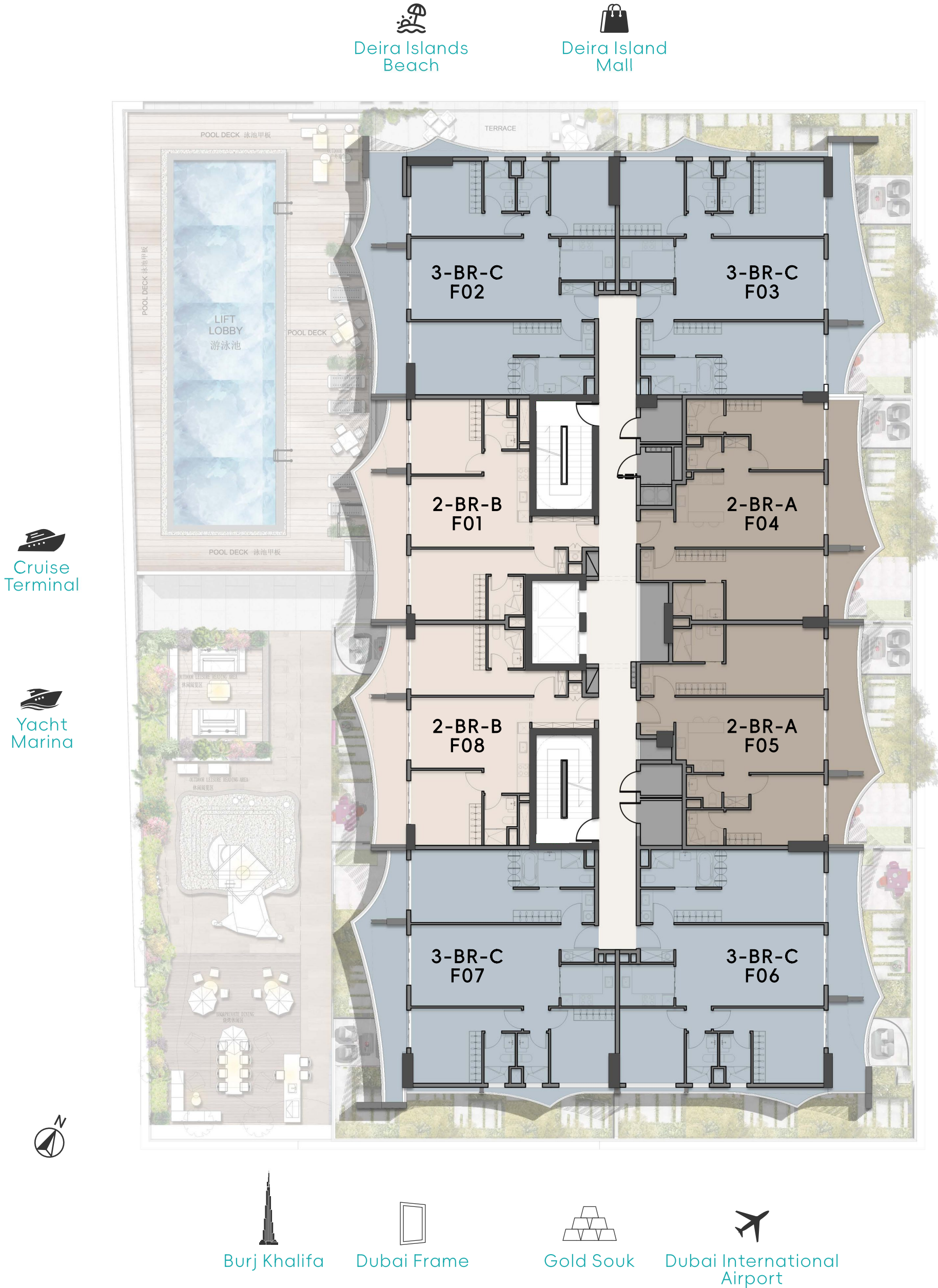
UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
F01	2-BR-B	757.13	204.08	961.21
F02	3-BR-C	1,151.95	226.04	1,377.99
F03	3-BR-C	1,162.50	227.98	1,390.48
F04	2-BR-A	892.11	203.65	1,095.76
F05	2-BR-A	894.05	203.65	1,097.70
F06	3-BR-C	1,160.35	224.75	1,385.10
F07	3-BR-C	1,156.80	228.19	1,384.99
F08	2-BR-B	755.52	205.70	961.22



FLOOR PLANS

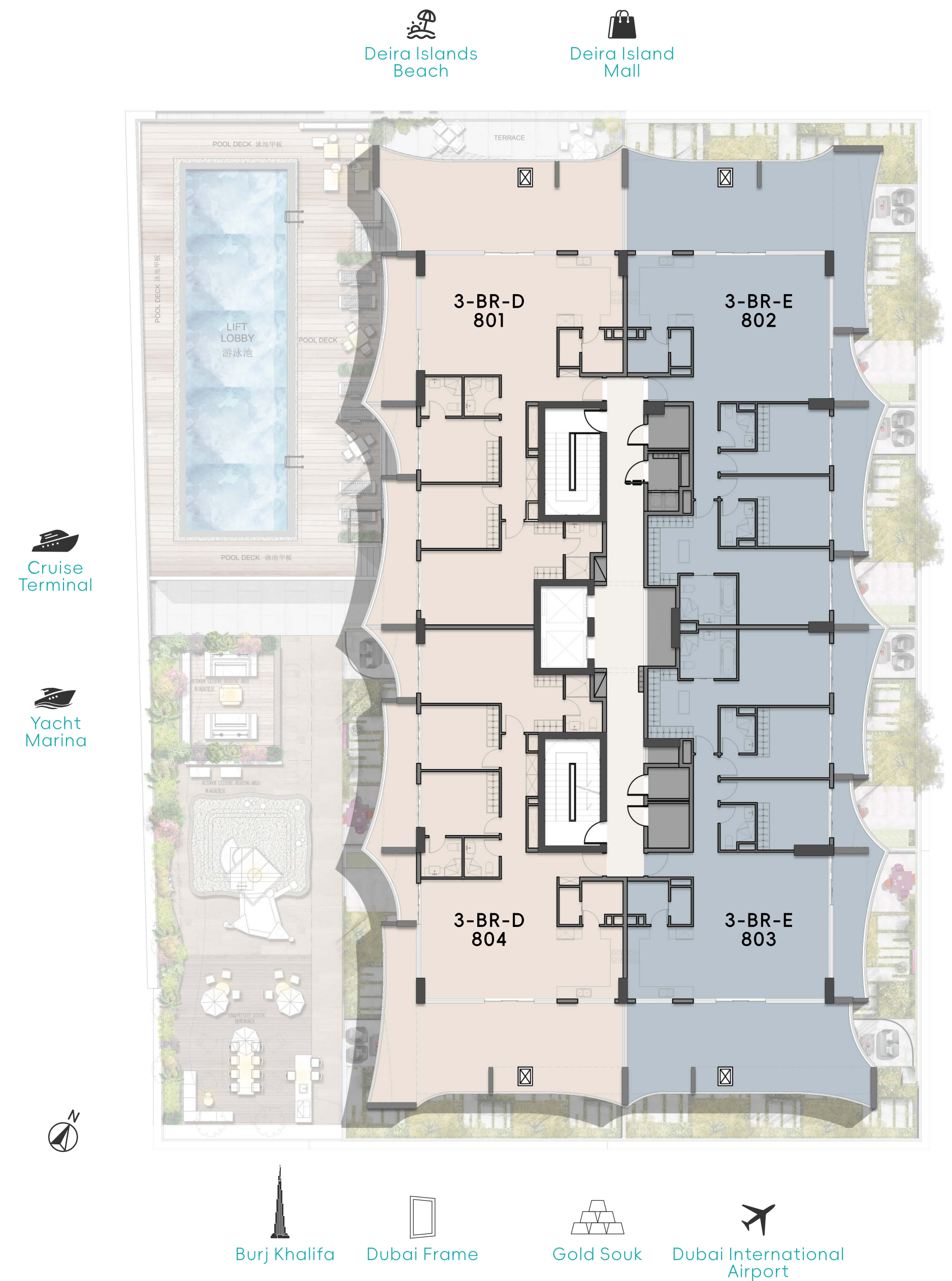
FLOOR PLAN-
5th/7th LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
F01	2-BR-B	757.13	204.08	961.21
F02	3-BR-C	1,151.95	248.22	1,400.17
F03	3-BR-C	1,162.50	216.57	1,379.07
F04	2-BR-A	892.11	203.65	1,095.76
F05	2-BR-A	894.05	203.65	1,097.70
F06	3-BR-C	1,160.35	246.82	1,407.17
F07	3-BR-C	1,156.80	216.79	1,373.59
F08	2-BR-B	755.52	205.70	961.22



FLOOR PLAN- 8th LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
801	3-BR-D	1,520.62	915.15	2,435.77
802	3-BR-E	1,658.50	924.19	2,582.69
803	3-BR-E	1,658.50	913.93	2,572.43
804	3-BR-D	1,519.76	926.34	2,446.10



EVERY WAKING MORNING IS A POETIC PROLOGUE WOVEN BY LIGHT AND SHADOW

The project encompasses diverse layout types, ranging from versatile one-bedroom units to spacious luxury four-bedroom residences, catering to various differentiated living needs. Each layout features scientifically planned area ratios, with interior spaces following the design logic of active-quiet zoning. The living room and dining area are connected in a fully lit and transparent layout, complemented by panoramic floor-to-ceiling windows. Bedrooms adopt a fully lit design, with large daylighting areas inviting warm sunlight, turning every waking moment into a poetic encounter that dances with nature.

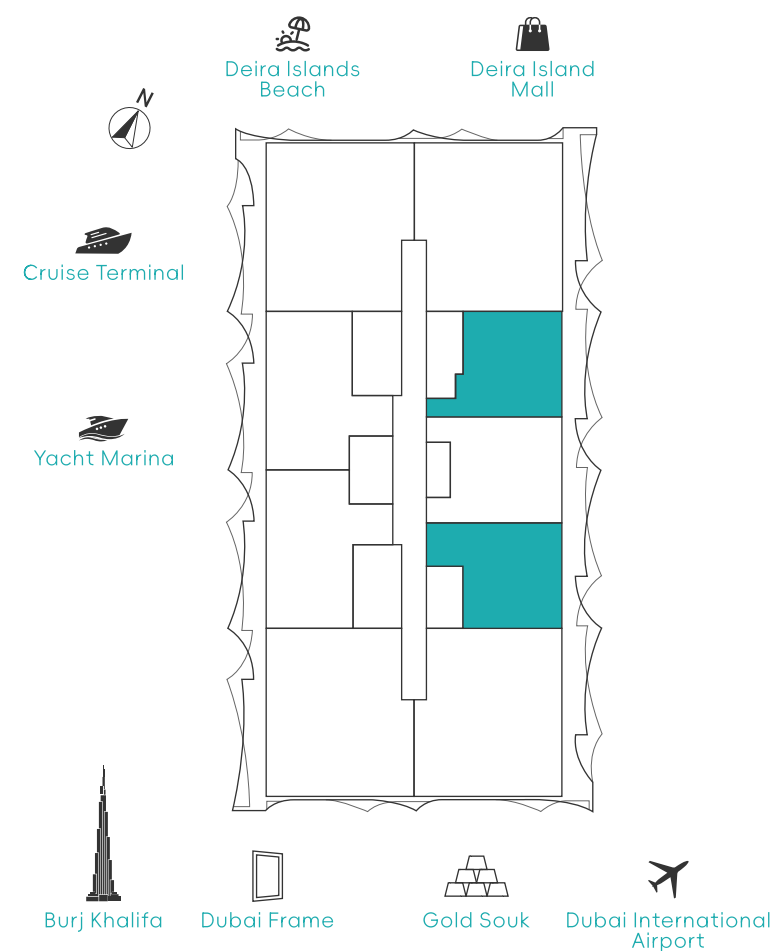


APARTMENT LAYOUTS

1 BED ROOM



TYPICAL(2nd) FLOOR



SUITE AREA: 572.32/574.25 Sq.Ft
BALCONY AREA: 120.77/147.57 Sq.Ft
TOTAL AREA: 695.03/719.89 Sq.Ft

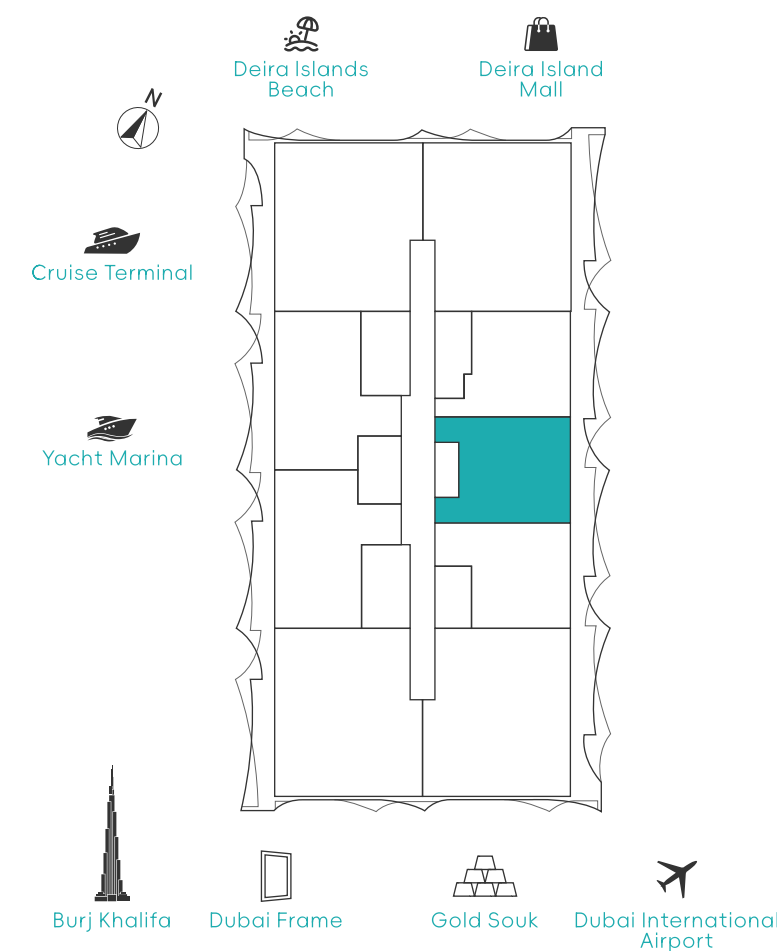
2nd Floor 204 206
3rd Floor 304 306

APARTMENT LAYOUTS

1 BED ROOM



TYPICAL(2nd) FLOOR



SUITE AREA: 637.65 Sq.Ft
BALCONY AREA: 119.91/138.96 Sq.Ft
TOTAL AREA: 757.56/776.62 Sq.Ft

2nd Floor 205
3rd Floor 305



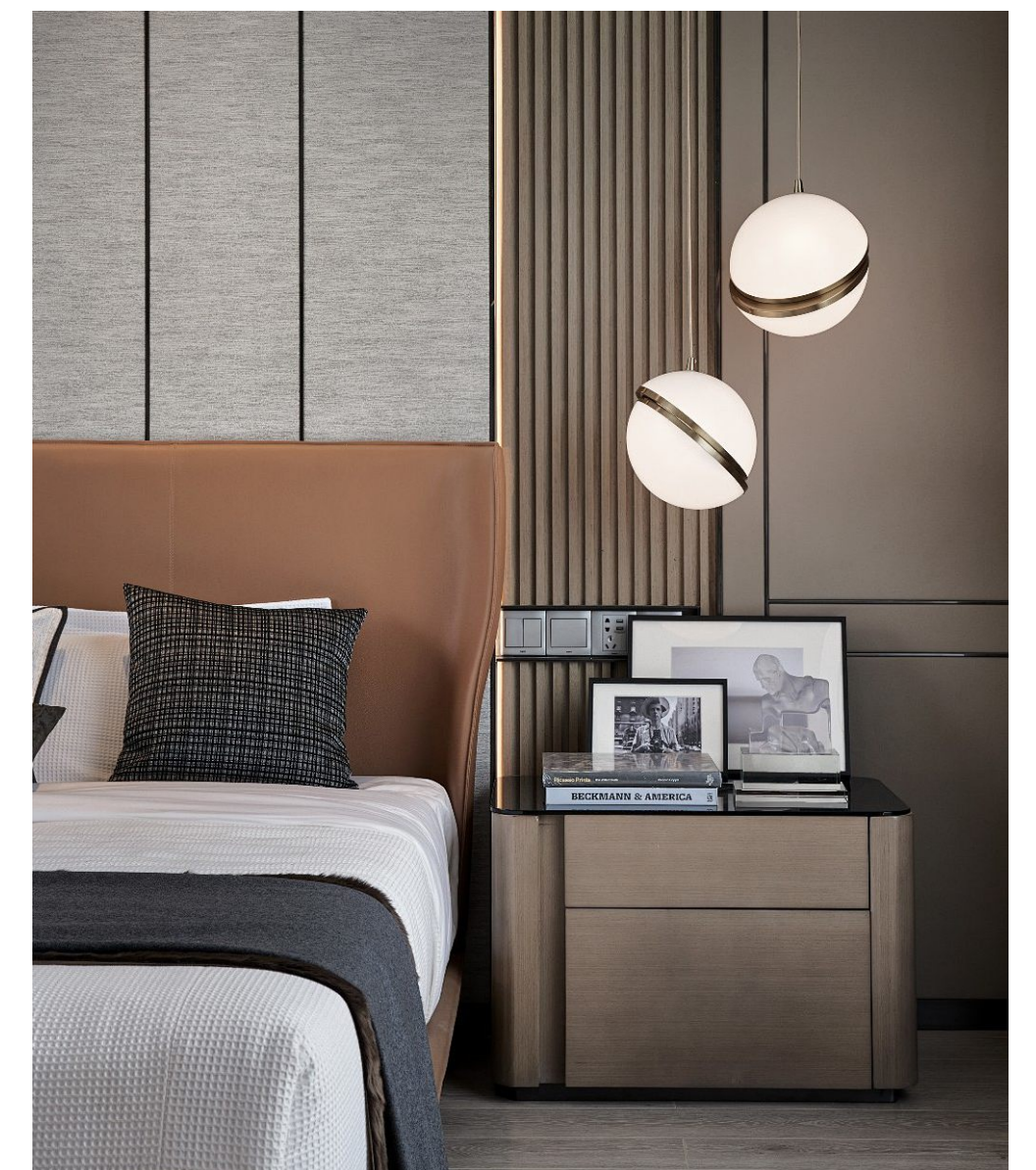
RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT

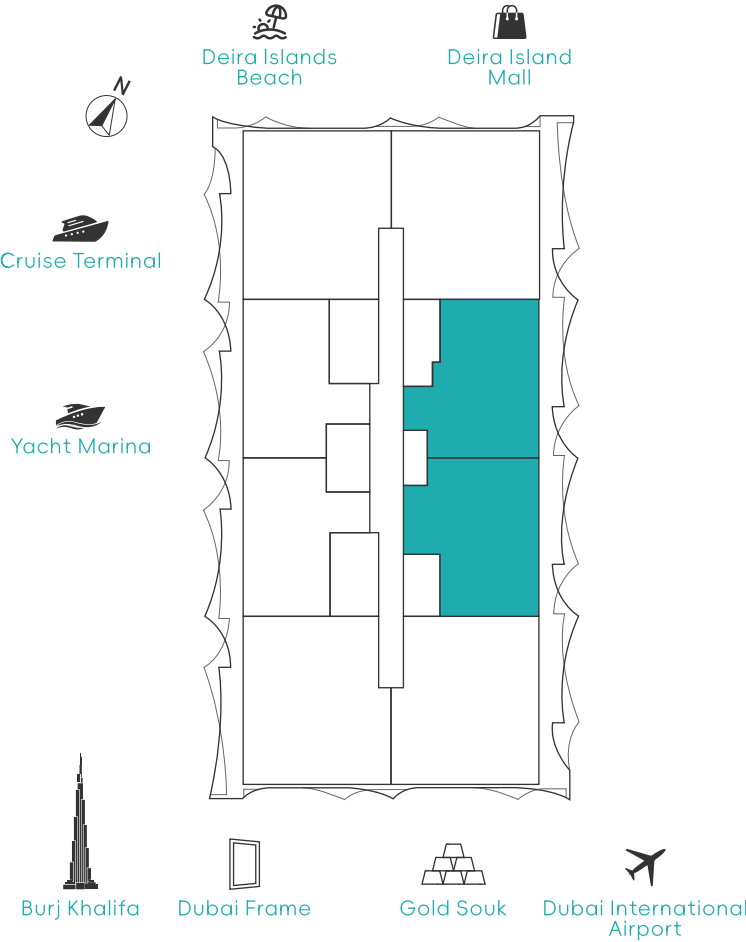
APARTMENT LAYOUTS

2 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

TYPICAL(4th to 6th) FLOOR

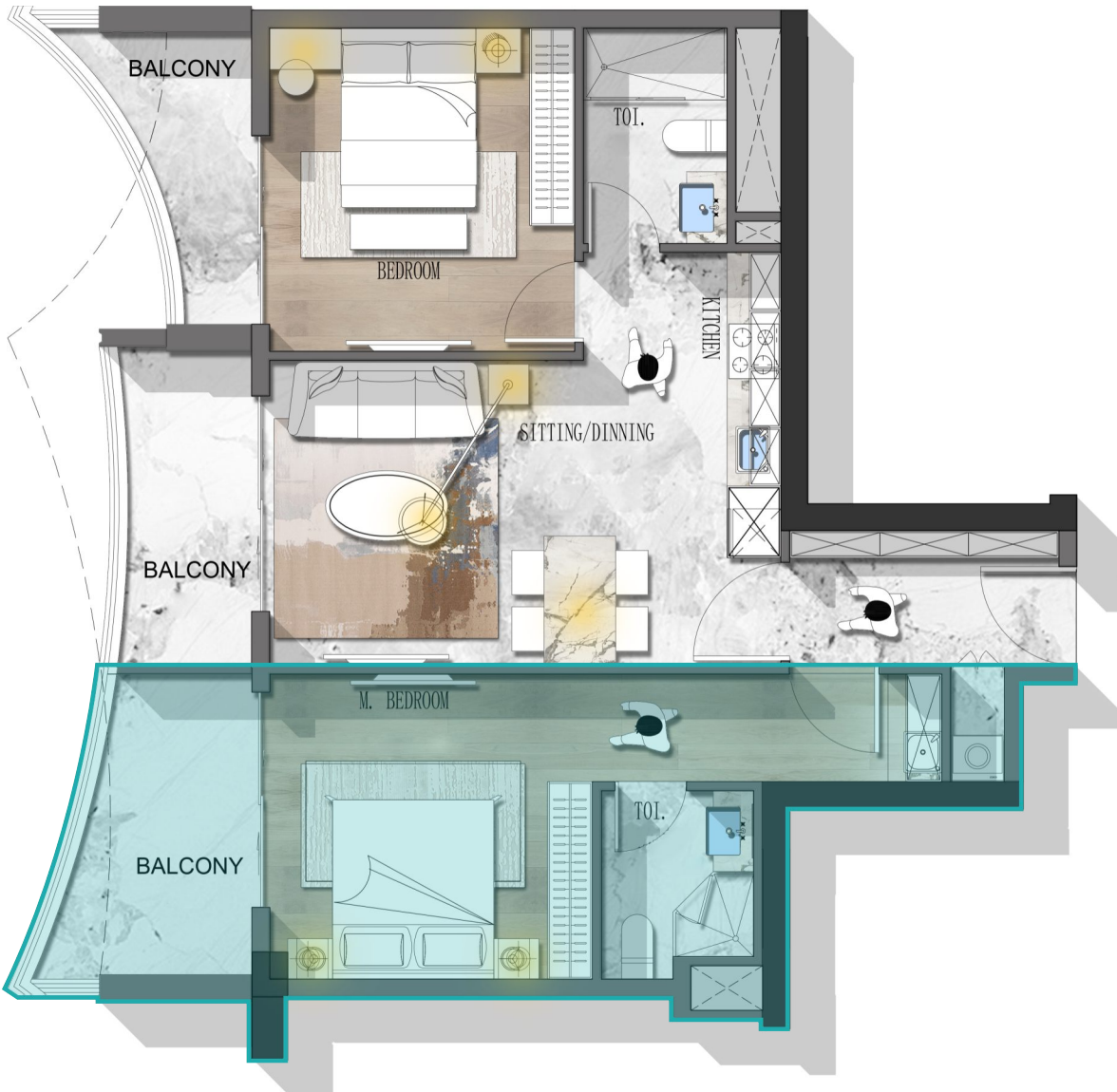


SUITE AREA:	892.11/894.05 Sq.Ft
BALCONY AREA:	203.65/496.97 Sq.Ft
TOTAL AREA:	1095.77-1391.02 Sq.Ft

1 st Floor	4 th ,5 th ,6 th ,7 th Floor
102 103	404 405
	504 505
	604 605
	704 705

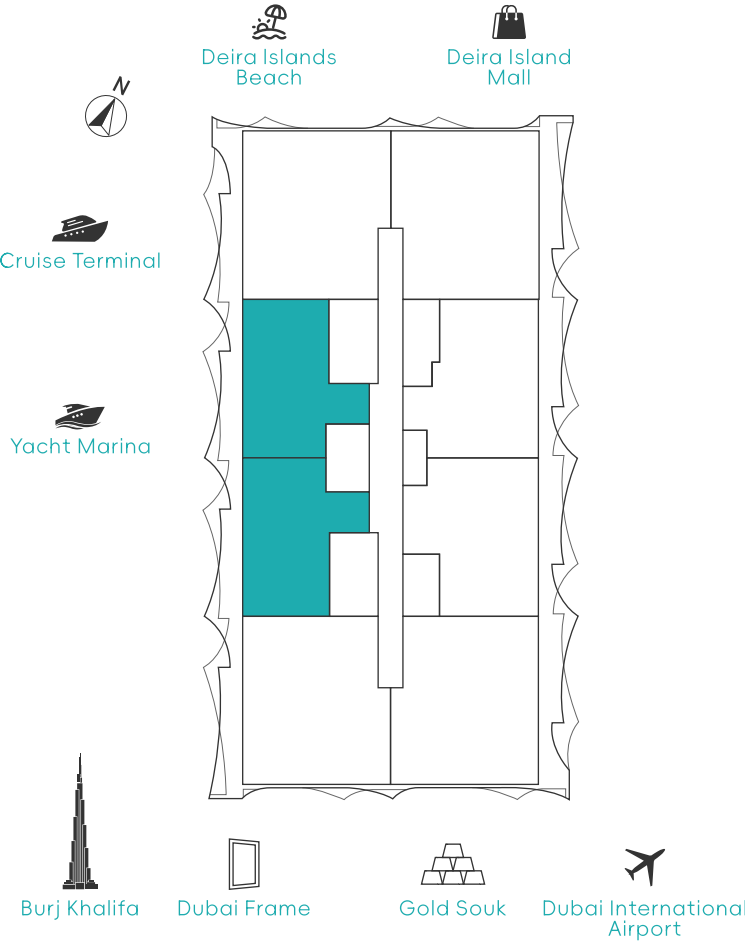
APARTMENT LAYOUTS

2 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

TYPICAL(4th to 6th) FLOOR



SUITE AREA:	892.11/894.05 Sq.Ft
BALCONY AREA:	203.65/496.97 Sq.Ft
TOTAL AREA:	1095.77-1391.02 Sq.Ft

1 st ,2 nd ,3 rd Floor	4 th ,5 th ,6 th ,7 th Floor
106	401 408
201 209	501 508
301 309	601 608
	701 708



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT

RENDERINGS OF TYPE C APARTMENT





RENDERINGS OF TYPE C APARTMENT

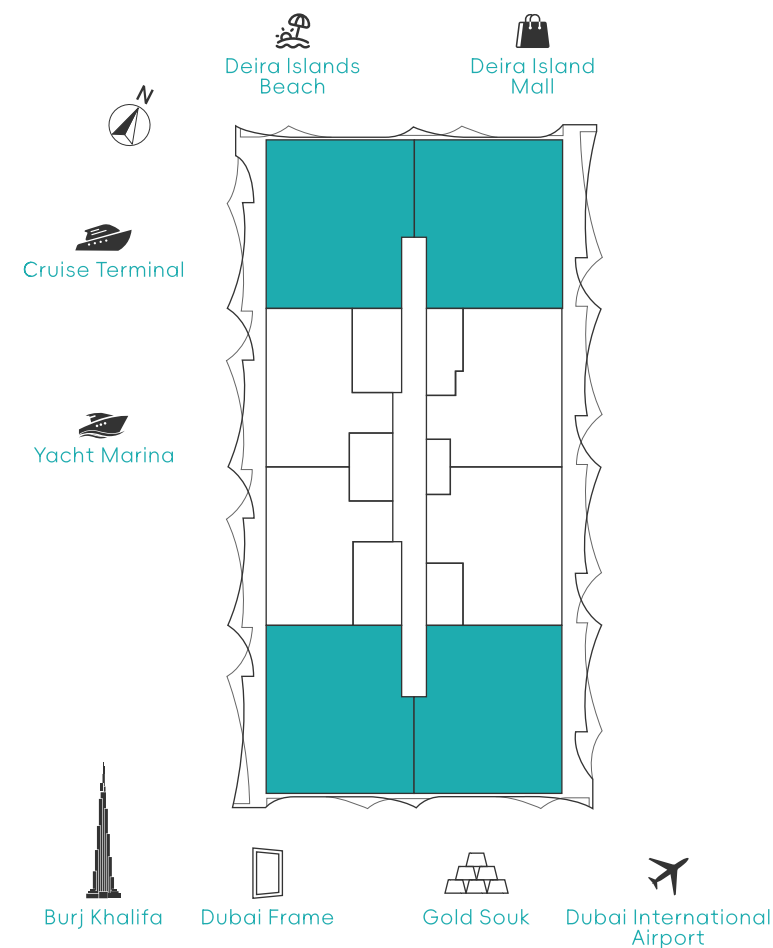
APARTMENT LAYOUTS

3 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

TYPICAL(4th to 6th) FLOOR



SUITE AREA: 1151.95-1162.50 Sq.Ft
BALCONY AREA: 216.57-922.47 Sq.Ft
TOTAL AREA: 1373.58-2082.82 Sq.Ft

1 st , 2 nd , 3 rd Floor	4 th , 5 th , 6 th , 7 th Floor
101 104 105	402 403 406 407
202 203 207 208	502 503 506 507
302 303 307 308	602 603 606 607
	702 703 706 707



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT

APARTMENT LAYOUTS

3 BED ROOM

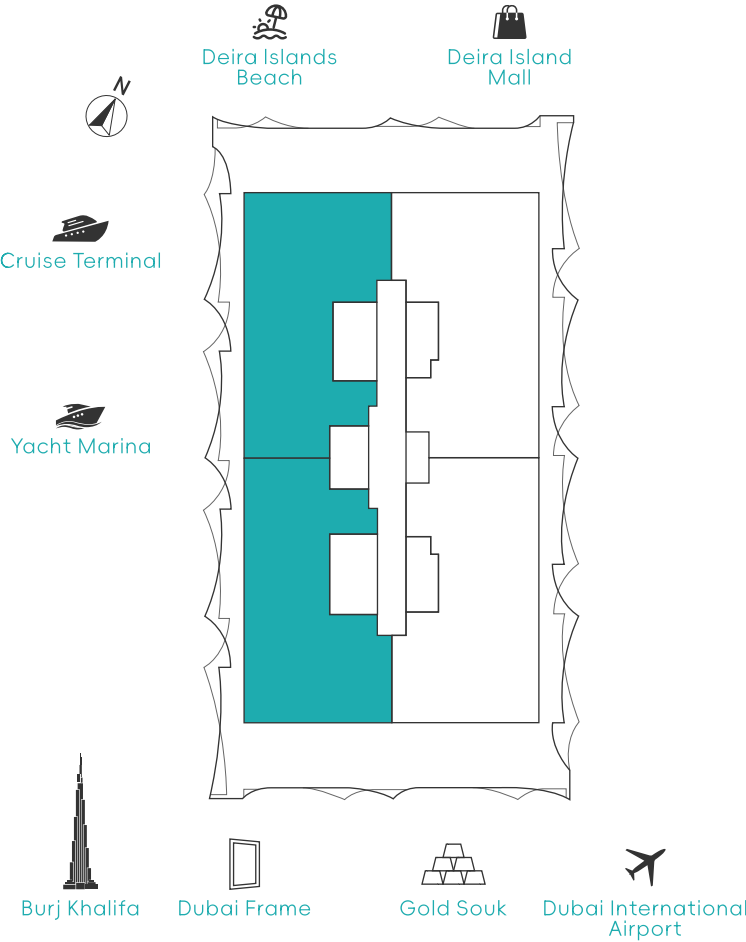


APARTMENT LAYOUTS

3 BED ROOM



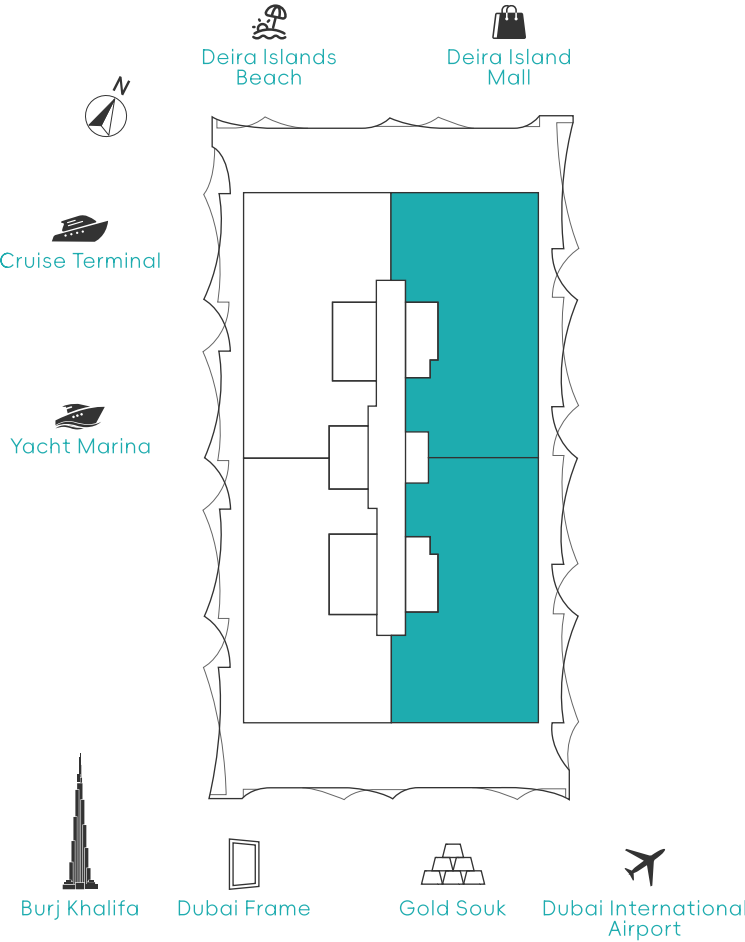
TYPICAL(8th) FLOOR



SUITE AREA: 1520.62/1519.76 Sq.Ft
BALCONY AREA: 915.15/926.34 Sq.Ft
TOTAL AREA: 2435.77/2446.10 Sq.Ft

8th Floor 801 804

TYPICAL(8th) FLOOR



SUITE AREA: 1658.50 Sq.Ft
BALCONY AREA: 913.96/924.19 Sq.Ft
TOTAL AREA: 2572.47/2582.69 Sq.Ft

8th Floor 802 803



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



VILLA LIVING:
WHERE POETRY AND PRESTIGE
DANCE IN HARMONY

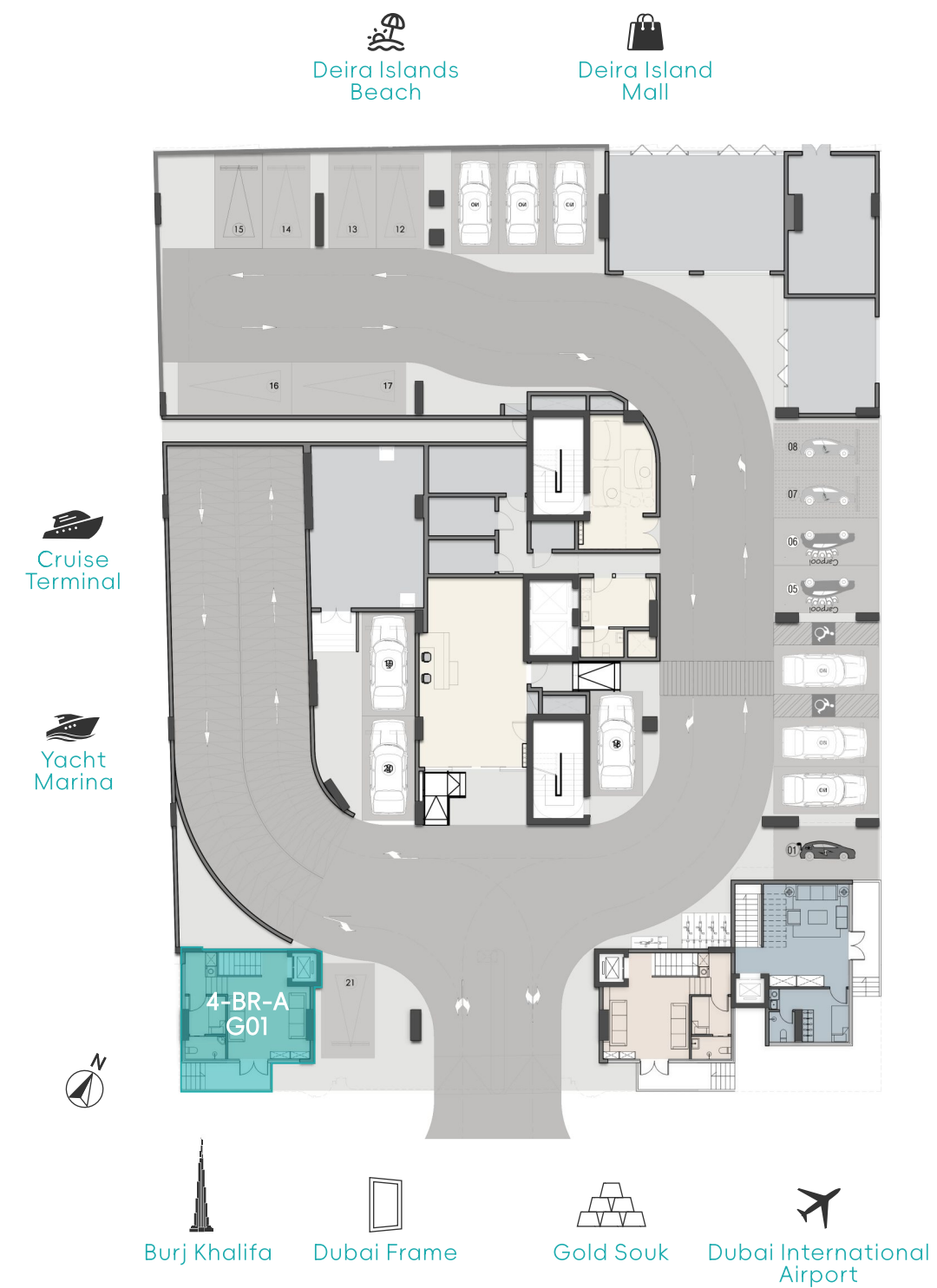
APARTMENT LAYOUTS

Townhouse-4BR

INTERNAL LIVING AREA: 2584.41 Sq.Ft

OUTDOOR LIVING AREA: 256.83 Sq.Ft

TOTAL LIVING AREA: 2841.24 Sq.Ft



3F



2F



1F



IF MULTI-PURPOSE ACTIVITY AREA



1F MULTI-PURPOSE ACTIVITY AREA

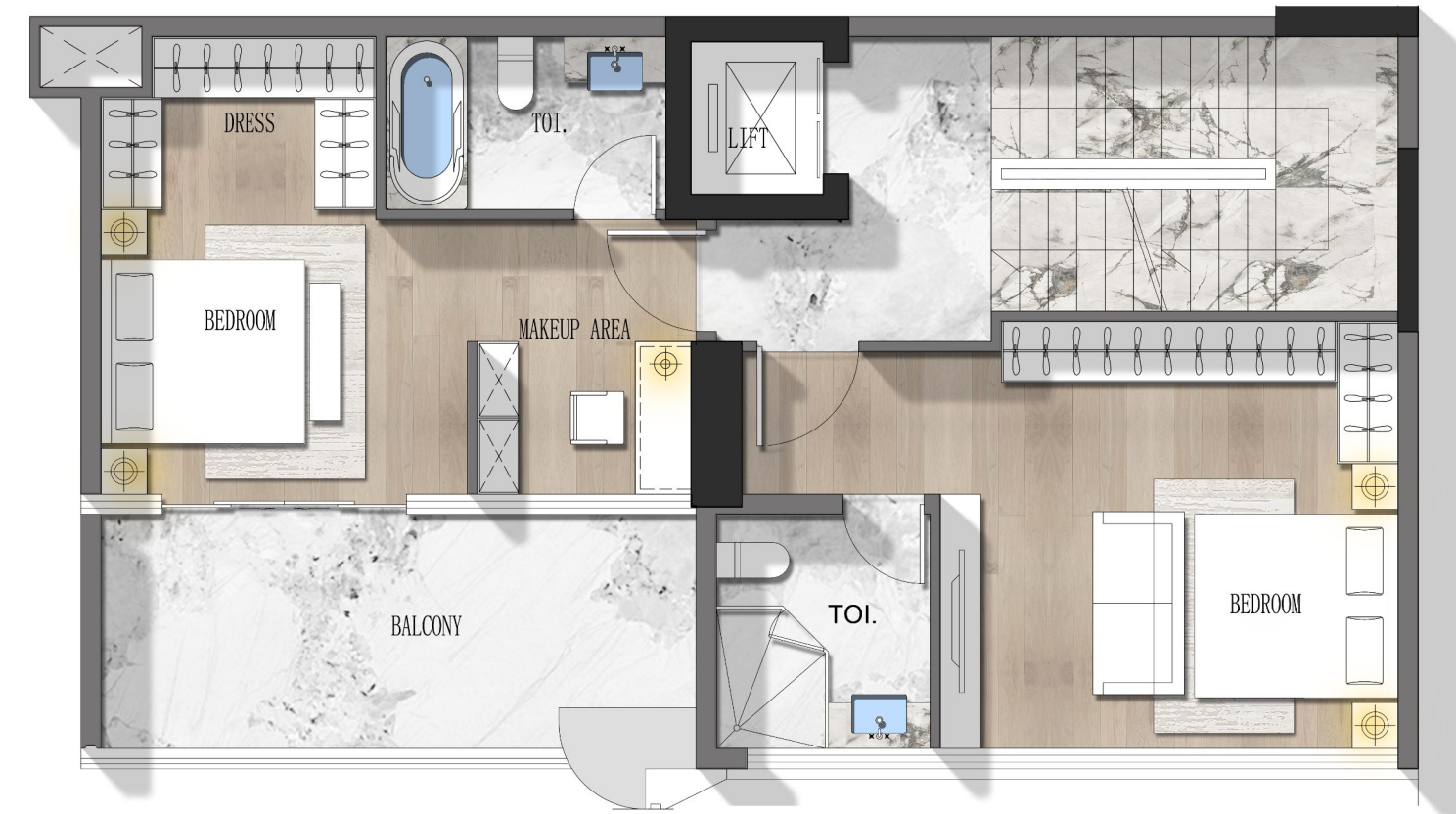
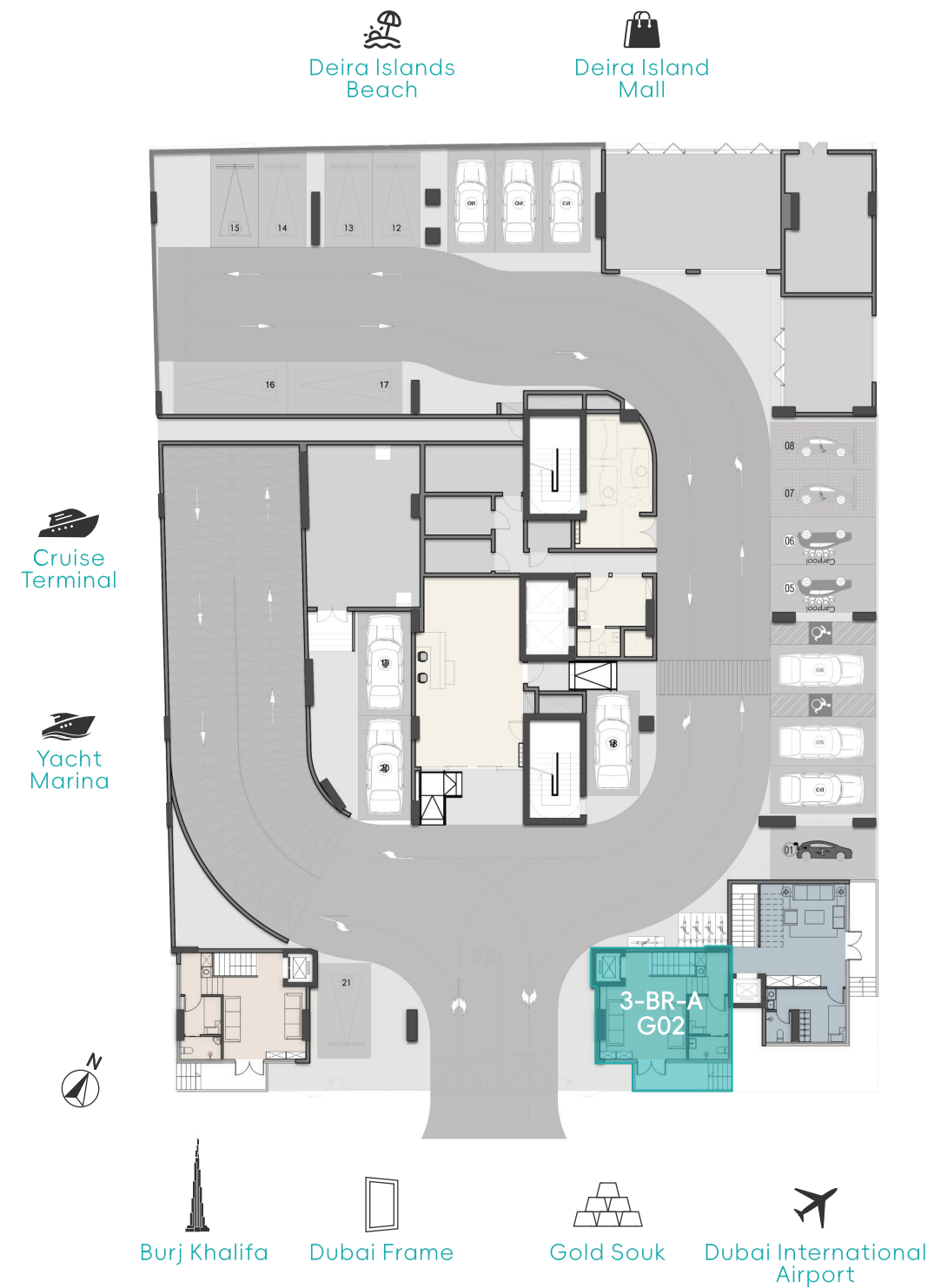
APARTMENT LAYOUTS

Townhouse-3BR

INTERNAL LIVING AREA: 2173.23 Sq.Ft

OUTDOOR LIVING AREA: 164.47 Sq.Ft

TOTAL LIVING AREA: 2337.71 Sq.Ft



3F



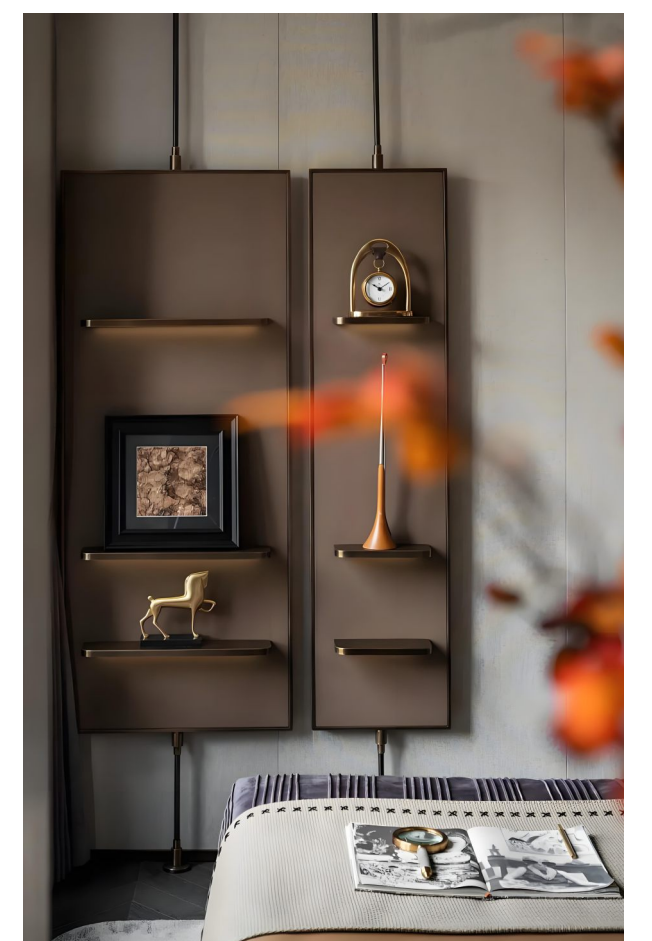
2F



1F



THE RENDERINGS OF TOWNHOUSES



THE RENDERINGS OF TOWNHOUSES



2F LIVING ROOM



2F M.BEDROOM

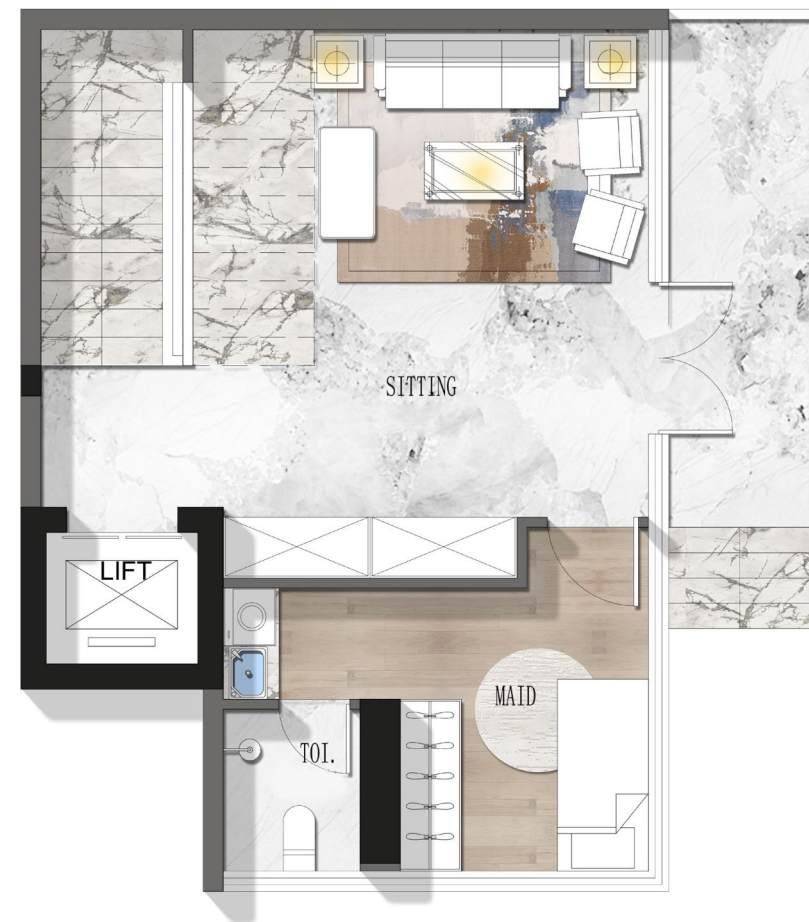
2F BEDROOM





2F KITCHEN

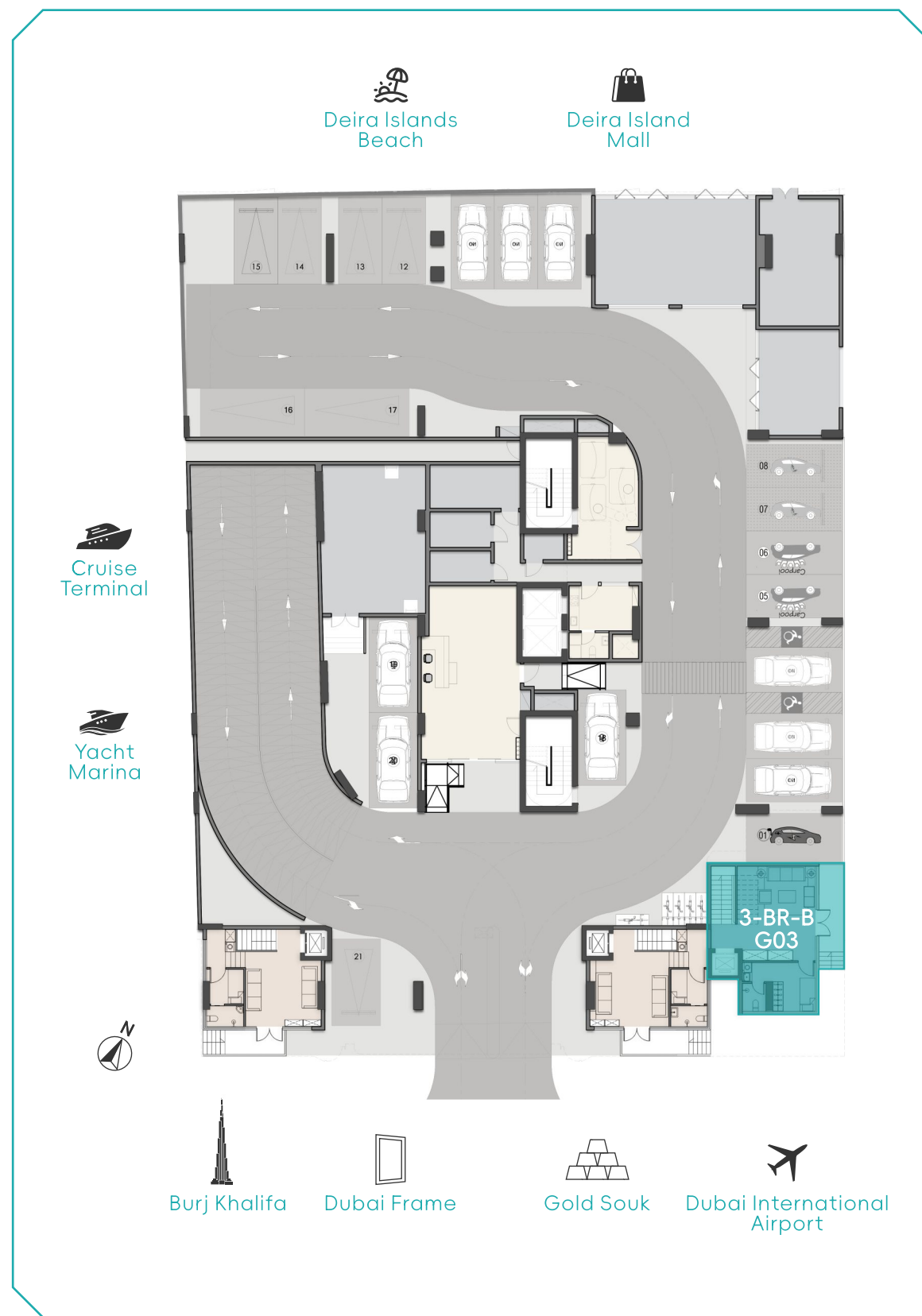
1F



2F



3F



APARTMENT LAYOUTS

Townhouse-3BR

INTERNAL LIVING AREA:	2423.71 Sq.Ft
OUTDOOR LIVING AREA:	179.65 Sq.Ft
TOTAL LIVING AREA:	2603.36 Sq.Ft



3F BEDROOM



3F BEDROOM



3F TOI.



BROAD PROSPECTS AND SUBSTANTIAL RETURNS



HIGH ROI
ADAPTABLE LAYOUT



24/7 ON-SITE
BUTLER SERVICE



EXCLUSIVE
YACHTING ACCESS



ELITE OWNER
PRIVILEGES

Disclaimer:

- 1. All dimensions are 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 the developer's absolute discretion
- 4. Actual area may vary from the stated area
- 5. Drawings are 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 its absolute discretion, without any liability
- 8. Refer to the Sales Offer for the exact sizes

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