

MR.EIGHT  
ART  
LUXE  
LIFE  
LUXE  
ART  
MR.EIGHT



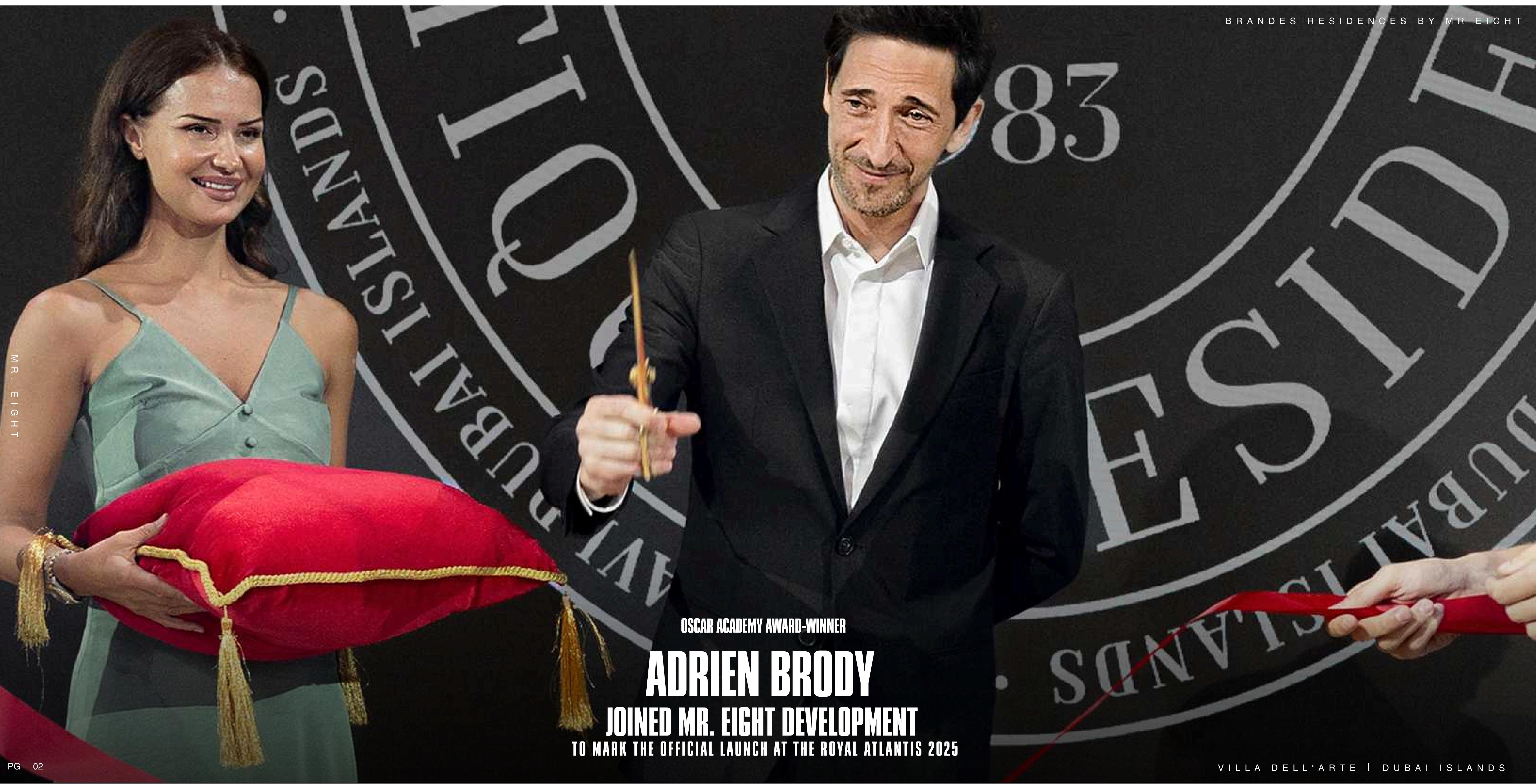
**DUBAI ISLANDS**  
BRANDED RESIDENCES BY MR.EIGHT

# VILLA DELL'ARTE

A COLLECTION OF RFINED HOMES  
WITH HOTEL-INSPIRED SERVICES

DUBAI ISLANDS

BRANDED RESIDENCES BY  
**∞ MR.EIGHT**



# MINUTES AWAY FROM THE FINANCIAL DISTRICT & THE BEST SHOPPING DUBAI HAS TO OFFER

Villa dell'arte is perfectly situated to offer the best of Dubai's vibrant lifestyle. Just a 15-minute drive away is the Dubai International Financial Centre (DIFC), home to some of the world's most renowned restaurants. Additionally, the property is only a 20-minute drive from Downtown Dubai, Business Bay, and the iconic Dubai Mall, ensuring seamless access to the city's premier entertainment and business hubs.



A vertical banner for the 'INFINITY POOL SKYLINE' featuring a large white graphic of the word 'POOL' and a smaller 'SKYLINE' graphic, set against a background of a city skyline at sunset with palm trees and a road in the foreground.



ISLANDS VILLA DELL'ARTE | DUBAI

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# ELEGANCE OF SEASIDE SKY VILLAS

INSPIRED BY THE COASTAL ARCHITECTURE OF MONACO AND THE FRENCH RIVIERA



M.R. EIGHT

# VILLA DELL'ARTE

## DUBAI ISLANDS

BRANDED RESIDENCES BY  
∞ MR.EIGHT



Riva

## LA DOLCE VITA BEGINS ON YOUR RIVA

Residents enjoy exclusive access to an Italian motorboat service by Riva, available à la carte. The residence features the 2023

Riva 38 Rivamare — a true icon of Italian craftsmanship, combining elegance, power, and comfort on the water. Just five minutes from the residence, the boat is moored at a private marina and ready for your journey. Simply notify the concierge in advance, and the Riva is yours to enjoy.

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∞ MR.EIGHT



BRANDES RESIDENCES BY MR EIGHT

BRANDES RESIDENCES BY MR EIGHT

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VILLA DELL'ARTE | DUBAI ISLANDS

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**Riva**  
**LA DOLCE VITA BEGINS ON YOUR RIVA**

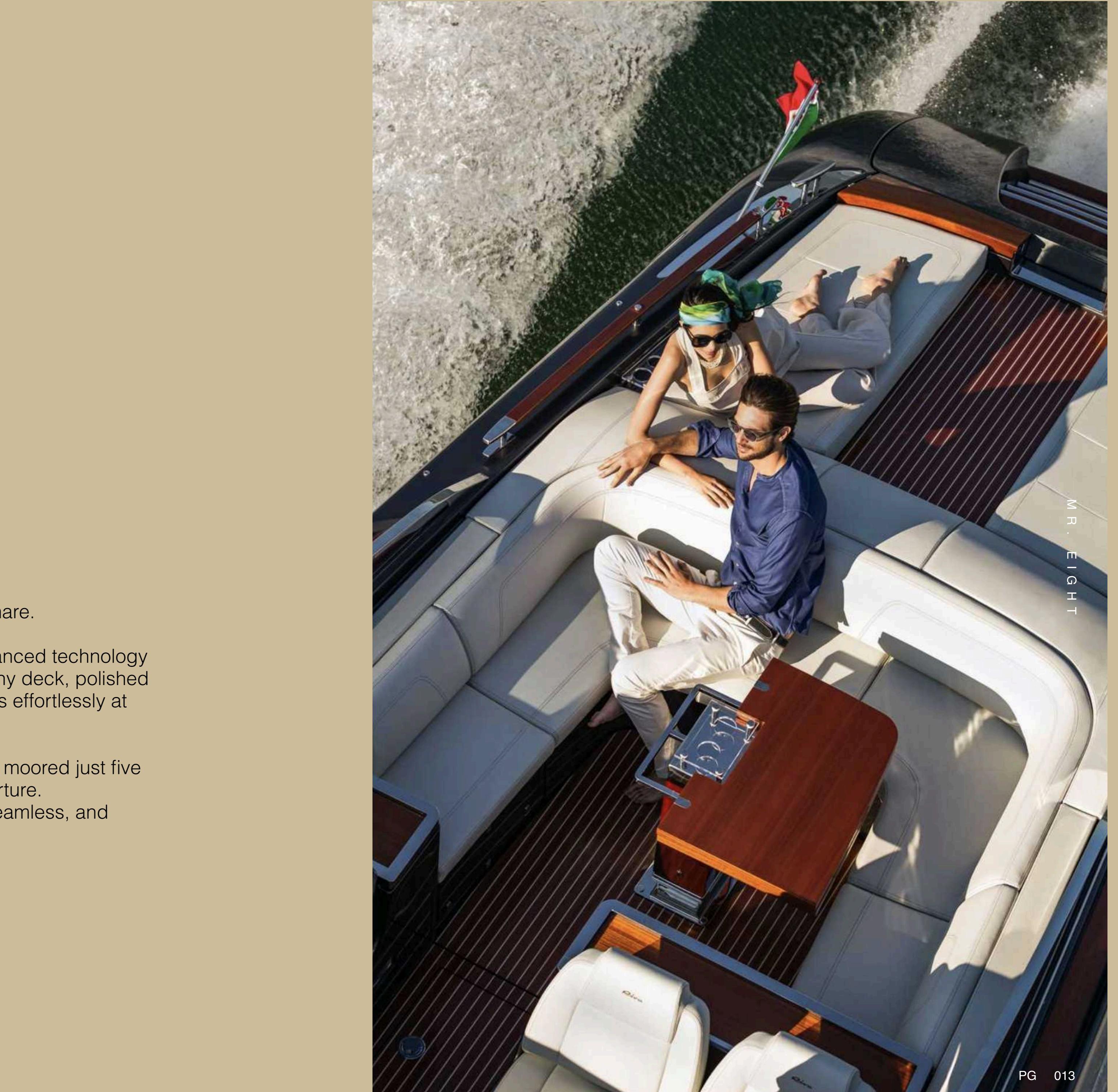
As part of the à la carte services available exclusively to residents,  
Villa dell'arte offers access to a masterpiece of Italian nautical design — the 2023 Riva 38 Rivamare.

This iconic motorboat embodies the spirit of La Dolce Vita on the water, blending timeless elegance with advanced technology and exceptional performance. Crafted by Riva Yachts — Sarnico, Italy, the Rivamare features a sleek mahogany deck, polished steel details, and a luxurious leather-trimmed interior. Powered by twin Volvo Penta D6 300 engines, it glides effortlessly at speeds of up to 40 knots, offering both serenity and thrill in perfect balance.

Each resident may pre-book private voyages aboard the Rivamare through the concierge team. The yacht is moored just five minutes from the residence at a private marina on Dubai Islands and is always prepared for departure.

All trips are conducted under the supervision of an experienced professional captain, ensuring a safe, seamless, and unforgettable journey along Dubai's coastline.

The Riva 38 Rivamare is more than transportation — it is an expression of artistry, craftsmanship, and the refined lifestyle that defines Villa del Arte.



PG 013



BRANDED RESIDENCES BY  
∞ MR.EIGHT

# VILLA DELL'ARTE

## A LA CARTE SERVICES

### AN ESTATE MANAGER TO ARRANGE IT ALL

A dedicated hospitality company by Mr. EIGHT Hotel Management LLC, overseeing all à la carte services and daily operations ensuring every resident enjoys the comfort, discretion, and attention to detail of a five-star hotel within the privacy of their own home.

Each resident of our community enjoys the exclusive privilege of pre-booking a private chauffeur-driven Mercedes-Benz S 600. Whether it's for an airport pickup or transportation to business meetings, this service ensures unmatched comfort and convenience.

BRANDES RESIDENCES BY MR. EIGHT

BRANDES RESIDENCES BY MR. EIGHT

### MERCEDES-BENZ S 600 WITH DRIVER



Each resident enjoys access to a luxury Italian Riva motorboat available through the à la carte services. Located at the Marina just five minutes from the residence, it can be pre-booked for private trips, offering an exclusive blend of elegance and freedom on the water.

### RIVA MOTOR BOAT WITH CAPTAIN



Residents of Villa dell'Arte enjoy the exclusive convenience of in-house golf carts, seamlessly connecting Mr. Eight residences across the island. Whether heading to the Marina, the Shopping Mall, or the Beach Club, this service offers a smooth and luxurious way to move around and experience the best of island living.

### GOLF CARTS WITH DRIVER



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# VILLA DELL'ARTE

LOCATED JUST MOMENTS FROM THE MARINA

Dubai Islands offers a new and unique approach to waterfront living, designed to reflect the goals of Dubai's ambitious Vision 2040







- 1 Wellness Resort
- 2 Eco Resort
- 3 18-Hole Golf Course
- 4 Scenic Drive
- 5 Oasis Park
- 6 Family Resort
- 7 Marina Village
- 8 Beach Front Resort
- 9 Beach Front Residential
- 10 Marina
- 11 Marina
- 12 9-Hole Golf Course
- 13 Boutique Mixed Use Village
- 14 Sports Club and Aquatic Center
- 15 Beach Club
- 16 Mall
- 17 Urban Island Residential
- 18 Destination Art & Cultural District
- 19 Golf Club/ Sports Club

## VILLA DELL'ARTE





# AMENITIES

## BRANDED RESIDENCES BY MR EIGHT

At the rooftop of Villa del Arte, residents can unwind in a truly cinematic atmosphere. An open-air rooftop cinema, a cozy barbecue area, and an infinity pool with breathtaking views towards the Marina create the perfect blend of leisure and sophistication. Here, every evening becomes an experience under the stars, above the island, surrounded by the artistry of design and the beauty of the sea.

PRESENTS



MR. EIGHT



## ICON OF MODERN ART INSPIRED BY DAVID HOCKNEY

At Villa del Arte, architecture and art merge into one visual statement. Inspired by the vivid aesthetic of David Hockney, The Red Bear brings a sense of playfulness, creativity, and color to the skyline. This rooftop sculpture symbolizes the spirit of contemporary elegance — merging artistic expression with architectural form. Echoing Hockney's celebration of light and emotion, it transforms Villa del Arte into a living canvas of mindful luxury, reflecting the artistic vision of Mr. Eight Development.



BRANDES RESIDENCES BY MR. EIGHT



# INFINITY-EDGE POOL

## MINDFUL ELEGANCE

At Villa del Arte, architecture becomes a form of art, crowned by sculptural bears that add a distinctive touch of contemporary elegance. The rooftop of the building is designed as an exclusive retreat for residents — featuring a large infinity-edge pool with panoramic sea views, an open-air cinema, and a barbecue area for social gatherings. It's a space where art, design, and lifestyle come together in perfect harmony.





# MARINA PORT NEARBY

## DUBAI ISLANDS

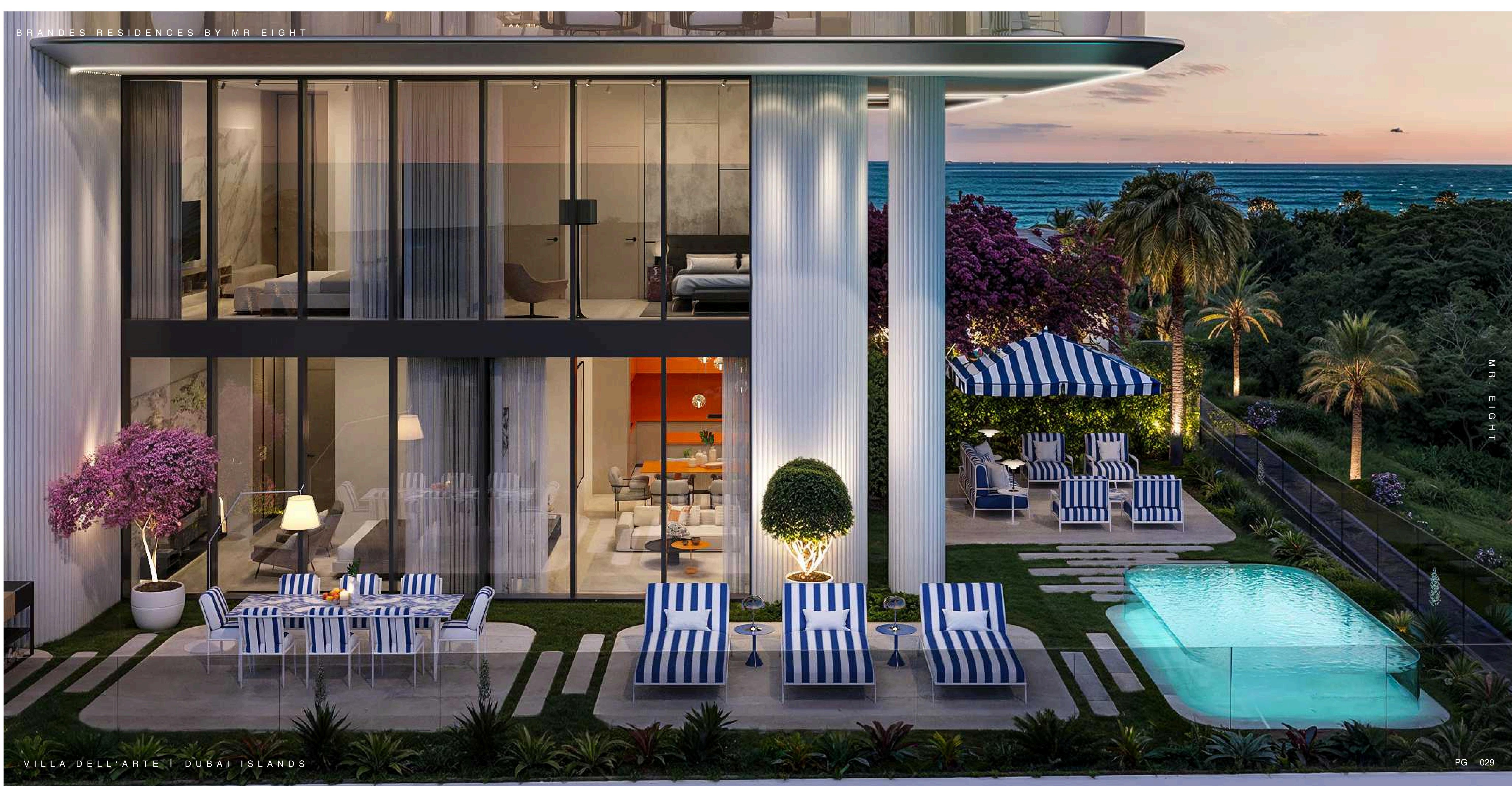
Dubai Islands' new marina by Nakheel offers 248 wet berths for vessels up to 47m, 40 dry berths for trailers up to 20m, and space for 13 superyachts at any one time—all set along the northern coastline with direct access to open sea. Wider plans across the island envisage multiple marinas with total capacity in the hundreds of berths, including facilities for larger yachts.



# SUMMER TERRACES OF LA DOLCE VITA

## TERRAZZA ITALIANA

Nestled on the Club level, the romantic summer terraces capture the essence of an Italian coastal escape — where warm evenings, soft lights, and gentle greenery create the atmosphere of a private villa in a seaside resort. These open-air spaces invite residents to enjoy the charm of La Dolce Vita, bringing the feeling of endless summer right to their home.

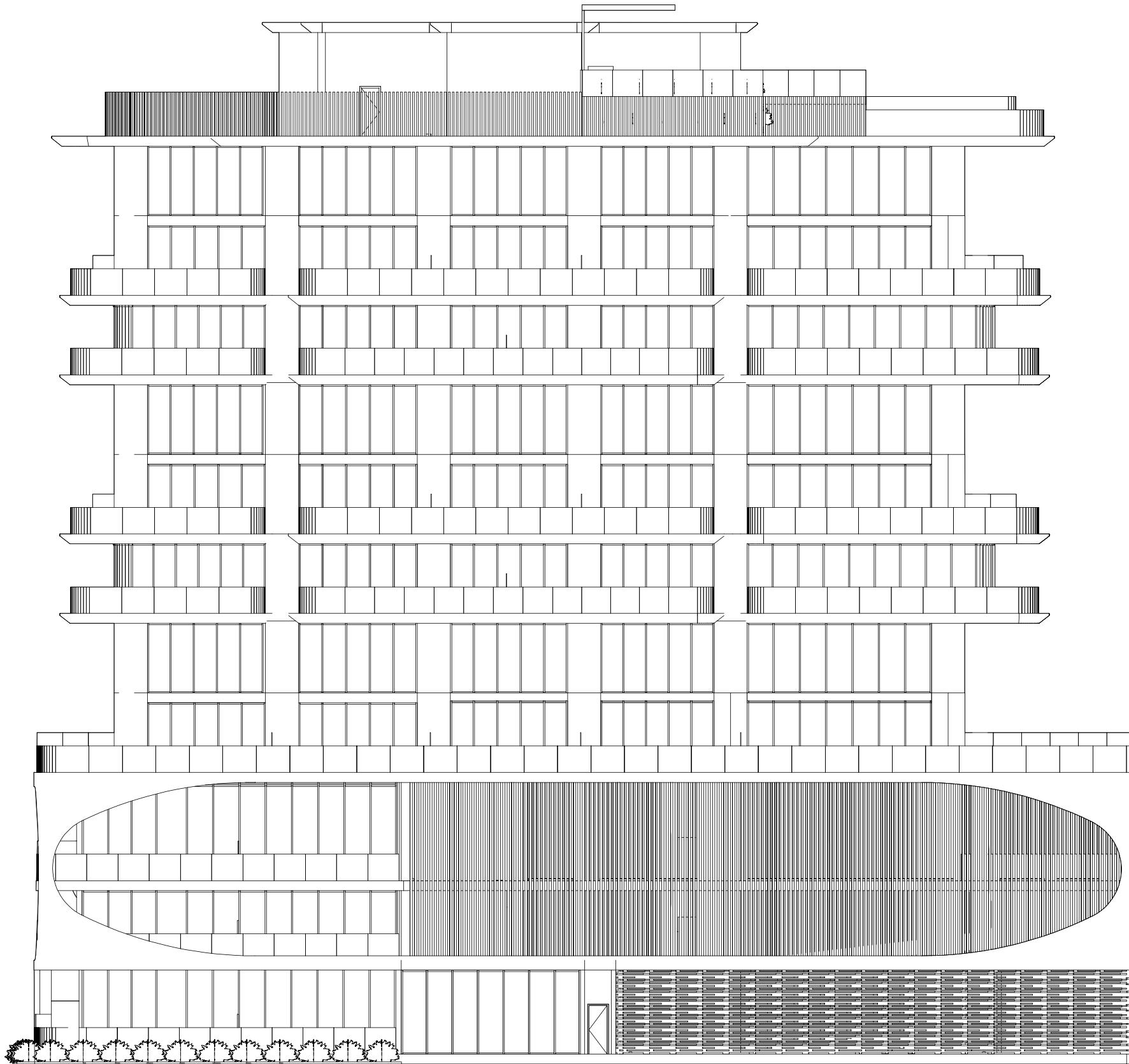






# BUILDING STRUCTURE

GROUND FLOOR + 2 CLUB LEVELS AND EIGHT RESIDENTIAL FLOORS



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**ROOFTOP SKY POOL**

ROOFTOP FEATURES AN INFINITY POOL WITH A SUN DECK, COMPLEMENTED BY AN OPEN-AIR CINEMA AND A BARBECUE AREA WITH A BAR

**FLOOR 1-8 RESIDENCES**

TWO- TO FOUR-BEDROOM DUPLEXES, ALL WITH PRIVATE TERRACE POOLS; FOUR-BEDROOM UNITS FEATURE DOUBLE-HEIGHT CEILINGS.

**LEVELS 2-3 THE CLUB**

ONE-BEDROOM APARTMENTS WITH PRIVATE BALCONY POOLS AND A CHILDREN'S PLAYGROUND ON THE TOP

**LEVEL 1 ARRIVAL**

GRAND LOBBY, COFFEE POINT, FITNESS & SPA STUDIO, DROP-OFF & VALET PARKING



# MR.EIGHT

# WHERE INVESTMENT MEETS LIFESTYLE

M.R. EIGHT

## INVESTOR AND LIFESTYLE OPPORTUNITY

This project is not only a secure and profitable investment opportunity, but also an invitation to embrace a refined lifestyle. It appeals to both investors seeking strong returns and individuals who value design, comfort, and the essence of modern luxury living.

## LIFESTYLE PARTNER BENEFITS

Dubai Islands offers a rich variety of experiences for residents and partners — from world-class golf courses and pristine beaches to high-end shopping destinations, fine dining, and cultural attractions. It is a place where lifestyle meets convenience at every step.

## DUBAI ISLAND URBAN MASTER PLAN 2040

Dubai Island is an integral part of Dubai's 2040 Urban Master Plan. The island was renamed from "Deira Islands" to "Dubai Islands," turning it into a global brand that reflects the city's vision of growth, sustainability, and prestige in the decades ahead.



**EMILS DAUJATS**  
Director



**ALEXANDRA MOGILEVSKAYA**  
Executive Director



**CYNTHIA CHONG**  
Head of Sales

## OUR SUPERPOWER: WE DESIGN, DEVELOP, AND BUILD EVERYTHING IN-HOUSE

Mr. Eight Development is a boutique developer specializing in exclusive residences, blending European expertise with a commitment to creating refined living spaces. Our focus is on delivering unique homes — places we would truly want to live in ourselves.

# A COLLECTION OF BOUTIQUE RESIDENCES AWARDS

MR. EIGHT

## VILLA DEL DIVOS



## VILLA DEL BRUNELLO



## VILLA DEL GAVI



p.s. mr. eight



SPORT & *Health*  
*Dulai island* GOLF CLUBS

Dubai Islands will boast two premier golf experiences—an exceptional 18-hole championship course designed for serious golfers, and a refined 9-hole course crafted for leisurely play. Framed by breathtaking coastline views, these courses promise residents and guests an unparalleled blend of sport, serenity, and luxury.

# PET-FRIENDLY LIVING

At Villa del Arte, every member of the family is welcome — including the four-legged ones. Designed with comfort and community in mind, the residence embraces a pet-friendly lifestyle, offering a warm and elegant environment where cats, dogs, and their owners can truly feel at home.





M.R. EIGHT

PG 039

## BALANCE CLUB STUDIO

The Balance Club Gym at Villa del Arte is an intimate, boutique fitness space designed for daily inspiration. Featuring curated equipment for pilates, cardio, and stretching, along with elegant spa areas, it combines functionality with style. Every detail invites residents to return — a place where wellness feels effortless and beautifully balanced.





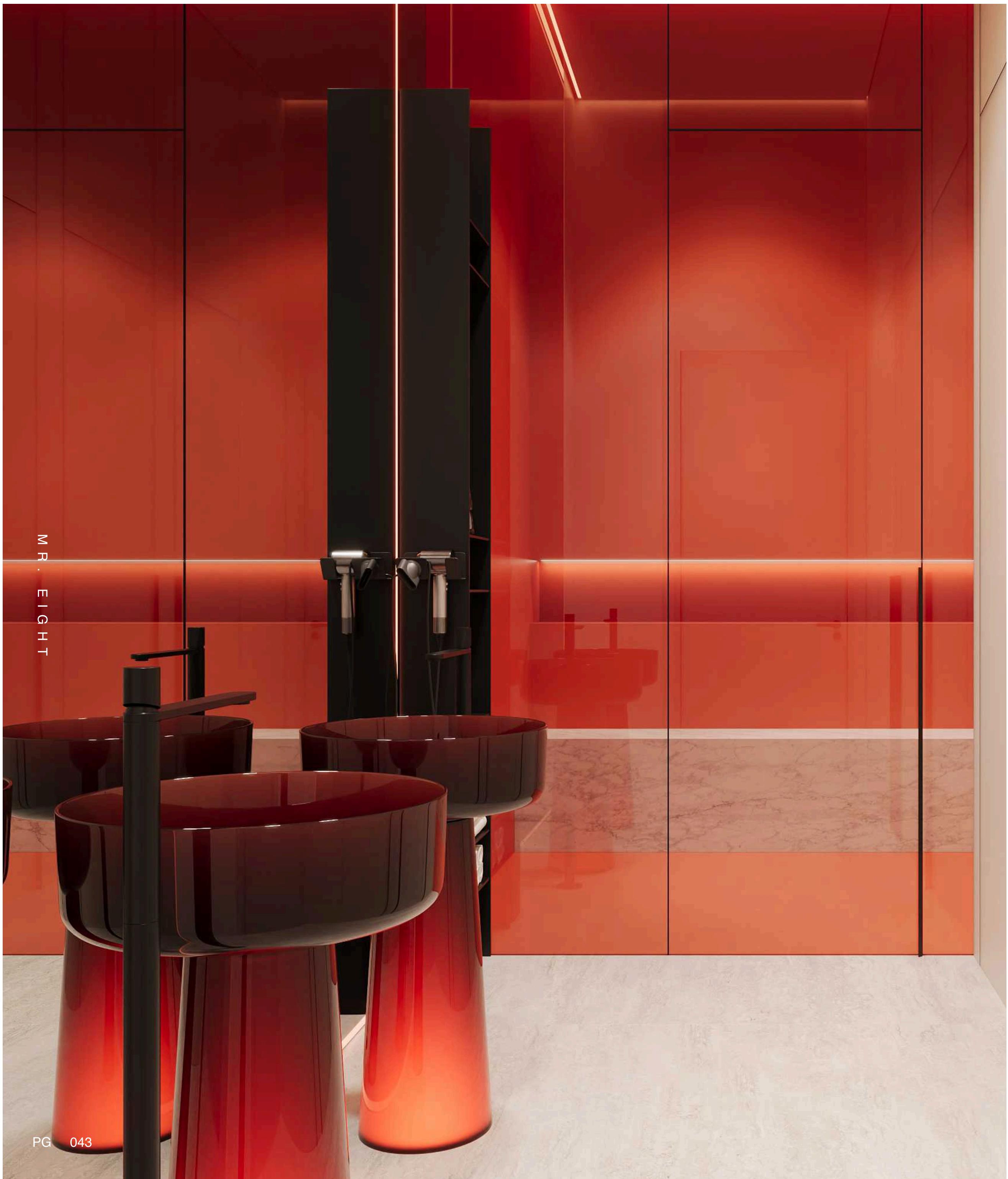
# THE ART OF MOVEMENT

The fitness studio at Villa del Arte is equipped with premium NOHRD equipment — handcrafted in Germany from natural hardwood and steel. Renowned for its elegant design and precision engineering, NOHRD combines aesthetics with performance, bringing sustainable craftsmanship and modern wellness into perfect harmony.



Made in Germany





Dyson — Devil in the Details

dyson

# FITNESS STUDIO SPA

The spa zone of the fitness studio at Villa del Arte is designed as a private sanctuary of relaxation and refinement. Each changing room features a modern sauna, inviting residents to unwind after a workout.

Every detail reflects thoughtful luxury — from Dyson hair dryers to Antonio Lupi sanitaryware, chosen for their design precision and performance. The interior embodies contemporary elegance, where clean lines, soft lighting, and refined materials create an atmosphere of calm and understated sophistication.

**antoniolupi**



# A HOME THAT INSPIRES HAPPINESS

“GOOD DESIGN IS A REPRESENTATION OF A GOOD LIFE.  
WE CREATE SPACES THAT ARE NOT MERELY PHOTO READY BUT LIVING READY”

At Villa del Arte, a refined selection of two- to four-bedroom duplex residences embodies modern European design and functionality. Each home features Italian-crafted kitchens from San Marino with Bosch appliances, and bathrooms finished with Grohe fixtures and premium ceramics. Expansive windows fill interiors with light, while private terrace pools create a resort-like ambiance. Located just minutes from the island's Marina, residents enjoy both tranquility and connection — thoughtful living inspired by elegance and precision.



**BOSCH**

**zonda** lighting











MR. EIGHT



# ESSENCE IN EVERY DETAIL

The open kitchen merges effortlessly with the living space, embodying Italian elegance and lightness. Crafted in San Marino and fully equipped with Bosch appliances, it reflects a perfect balance of design and function. Warm lighting by Zonda enhances the atmosphere, creating a refined sense of comfort and sophistication.



**BOSCH**

**zonda** lighting









## LA DOLCE VITA – IN YOUR BATHROOM

The bathroom reflects a perfect harmony of Italian craftsmanship and modern functionality. Walls and floors are adorned with elegant Italian ceramic tiles, creating a clean and refined atmosphere. Fixtures by Grohe — a symbol of German precision and reliability — bring a touch of sophistication and comfort to everyday rituals. Thoughtfully designed lighting enhances the space, making it feel bright, warm, and uplifting — a place where elegance meets joy.





VILLA DELL'ARTE | DUBAI ISLANDS





# PREMIUM ITALIAN KITCHENS

The kitchen is crafted in Italy at a factory in San Marino, representing the essence of true Italian design and quality. Fully equipped with premium Bosch appliances, it offers a perfect blend of elegance and functionality. Each element — from the Italian fittings and mechanisms to the precise on-site assembly in Dubai by a European installation team — reflects exceptional craftsmanship and attention to detail. A genuine Italian kitchen, thoughtfully created to deliver comfort, durability, and timeless style.



## PREMIUM ITALIAN WARDROBES

The wardrobe systems are installed in every apartment and are fully manufactured in San Marino, Italy, representing the finest standards of Italian craftsmanship. Each unit features integrated interior lighting and high-quality fittings — essential elements of a truly refined wardrobe. Installation is carried out on-site in Dubai by European specialists, ensuring precision, durability, and a flawless finish. A perfect blend of functionality and Italian elegance, designed for modern, sophisticated living.

# 40/60 INVESTMENT PLAN

## BUILDING STRUCTURE

GROUND FLOOR + 2 CLUB LEVELS  
8 RESIDENTIAL FLOORS

1 BEDROOM :	迪 1 911 000
2 BEDROOM :	迪 2 923 000
2 BEDROOM DUPLEX :	迪 3 840 000
3 BEDROOM :	迪 4 798 000
4 BEDROOM DUPLEX:	迪 6 835 000

## UNIT SIZE

1 BEDROOM :	681 SQ.FT - 973 SQ.FT
2 BEDROOM :	1182 SQ.FT - 1401 SQ.FT
2 BEDROOM DUPLEX :	1462 SQ.FT - 2776 SQ.FT
3 BEDROOM :	1810SQ.FT - 1840 SQ.FT
4 BEDROOM DUPLEX:	2851 SQ.FT - 4204 SQ.FT

## SERVICE CHARGE

25 AED/FT2 FOR THE INTERIOR APARTMENT AREA  
THE SERVICE CHARGE FOR BALCONIES IS 6.25 AED/FT2

**BOOK UNIT AED 100,000**

**SPA SIGNED 20% + 4% DLD FEE + ADMIN FEE**  
**5% SIX MONTHS AFTER SPA SIGNED**  
**5% WHEN THE BUILDING IS READY FOR 20%**  
**5% WHEN THE BUILDING IS READY FOR 75%**  
**5% WHEN THE BUILDING IS READY FOR 50%**  
**60% WHEN THE BUILDING IS READY FOR 100%**

**UNIT RESALE OPTION AVAILABLE  
ONCE 24% HAS BEEN PAID**

# VILLA DELL'ARTE RESIDENT BENEFITS

Mr. Eight Building Management operates as an independent management company, providing a full range of personalized services exclusively for the residents of Villa del Arte. The residence includes a selection of core services covered by the Service Charge, ensuring daily comfort, maintenance, and convenience.

In addition, residents can enjoy à la carte services — a curated collection of exclusive offerings available upon request for an additional fee. Each service is designed and delivered with precision, care, and the signature attention to detail that defines Mr. Eight Hotel Management LLC.



1  
HOUSEKEEPING  
SERVICES

2  
ON-SITE  
BELLBOY SERVICE

3  
LAUNDRY  
DRY CLEANING

4  
PERSONAL  
TRAINER

5  
IN-HOME  
CAR WITH DRIVER

6  
IN-HOME GOLF  
CARTS WITH DRIVER

7  
IN-HOME MOTOR BOAT  
WITH CAPTAIN

8  
IN-HOME  
MASSAGE SERVICES



# À LA CARTE SERVICES FOR EVERYDAY LIVING

À LA CARTE SERVICE: with additional charges

À La Carte Services are optional and subject to additional charges. When a residence owner reserves an À La Carte Service, the associated cost is typically billed to their personal account.

The Residence Concierge serves as the single point of contact, coordinating all À La Carte Services to ensure a seamless experience for residents. These services are customized to meet market demands and may include:

- PERSONAL TRAINER, YOGA, AND FITNESS INSTRUCTION
- MASSAGE THERAPIST
- SHOPPING SERVICES FROM DUBAI WATERFRONT MARKET
- CHILDCARE ASSISTANCE
- PRIVATE TRANSPORTATION AND LIMOUSINE SERVICES
- WHILE YOU ARE AWAY MAINTENANCE PACKAGE  
For residents who travel frequently, we offer turnkey in-residence maintenance solutions, ensuring your home is impeccably maintained in your absence.
- DRY CLEANING AND LAUNDRY
- IN-RESIDENCE HOUSEKEEPING
- IN-RESIDENCE MAINTENANCE
- NUTRITIONIST, HEALTH, AND WELLNESS CONSULTATION
- PET MINDING, PET WALKING, AND RELATED SERVICES
- CAR WASH SERVICES, AND REFUELLING
- 24-HOUR EMERGENCY REPAIR  
After-hours emergency repair and non-routine or specialized repair and maintenance services are available to address your specific needs.



# CORE SERVICES INCLUDED IN SERVICE CHARGE

The following core services are provided by Mr. Eight Management, an independent legal entity dedicated to delivering exceptional service and care for our residences in Dubai. These services are included in your service charge to ensure convenience and an unparalleled quality of life:

- RESIDENCE BELLBOY SERVICES
- DOORMEN AND VALET SERVICES
- 24/7 SECURITY
- LOBBY COFFEE MACHINE
- CLUBHOUSE/RESIDENCE LOUNGE STAFF
- COMMON AREA MAINTENANCE
- COMMON AREA HOUSEKEEPING
- UTILITIES FOR COMMON AREAS
- WIFI INTERNET IN THE RESIDENCE LOUNGE
- GENERAL AND ADMINISTRATIVE SUPPORT
- PROPERTY INSURANCE (BASE BUILDING AND COMMON AREAS)

# VILLA DELL'ARTE

A COLLECTION OF REFINED HOMES  
WITH HOTEL-INSPIRED SERVICES

BRANDED RESIDENCES BY  
**∞ MR.EIGHT**

MR. EIGHT

Villa dell'Arte redefines boutique living through a seamless fusion of architecture, design, and craftsmanship. Each residence is thoughtfully created with precision and elegance, featuring Italian-made kitchens from San Marino with Bosch appliances, custom wardrobe systems installed by European specialists, and private terraces with infinity-edge pools overlooking the Arabian Gulf. Expansive floor-to-ceiling windows fill interiors with natural light, while open layouts invite a sense of space and sophistication. Residents enjoy access to a curated selection of amenities, including a rooftop cinema, BBQ deck, and The Balance Club fitness and spa studio. Managed by Mr. Eight Hotel Management LLC, the residence offers both core and à la carte services, ensuring a lifestyle of comfort, exclusivity, and refined simplicity.

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