

**R I X O S**  
DUBAI ISLANDS  
HOTEL & RESIDENCES

**NAKHEEL**



**NAKHEEL**





RIXOS DUBAI ISLANDS IS MUCH  
MORE THAN A HOME;  
IT EMBODIES CONTEMPORARY  
WATERFRONT LIVING

With its signature **all-inclusive, all-exclusive lifestyle**, this residential retreat by Rixos offers sophisticated beachfront homes and upscale amenities. It brings tailored experiences for all ages, creating

lasting memories in a **family-friendly neighbourhood** where you can **embrace luxury beachfront living** and savour the little things that make life beautiful.



EXPERIENCE LUXURY BEACHFRONT LIVING  
WITH THE CITY AT YOUR DOORSTEP  
IN THIS FAMILY-FRIENDLY NEIGHBOURHOOD.





DUBAI ISLANDS  
MASTERPLAN

Dubai Islands offers diverse island living and a vacation-inspired lifestyle, an array of **luxury resort offerings**, village centres with **services and entertainment**, elite wellness & **sports venues**, beautiful beaches for water sports, and vibrant green spaces for outdoor leisure pursuits.





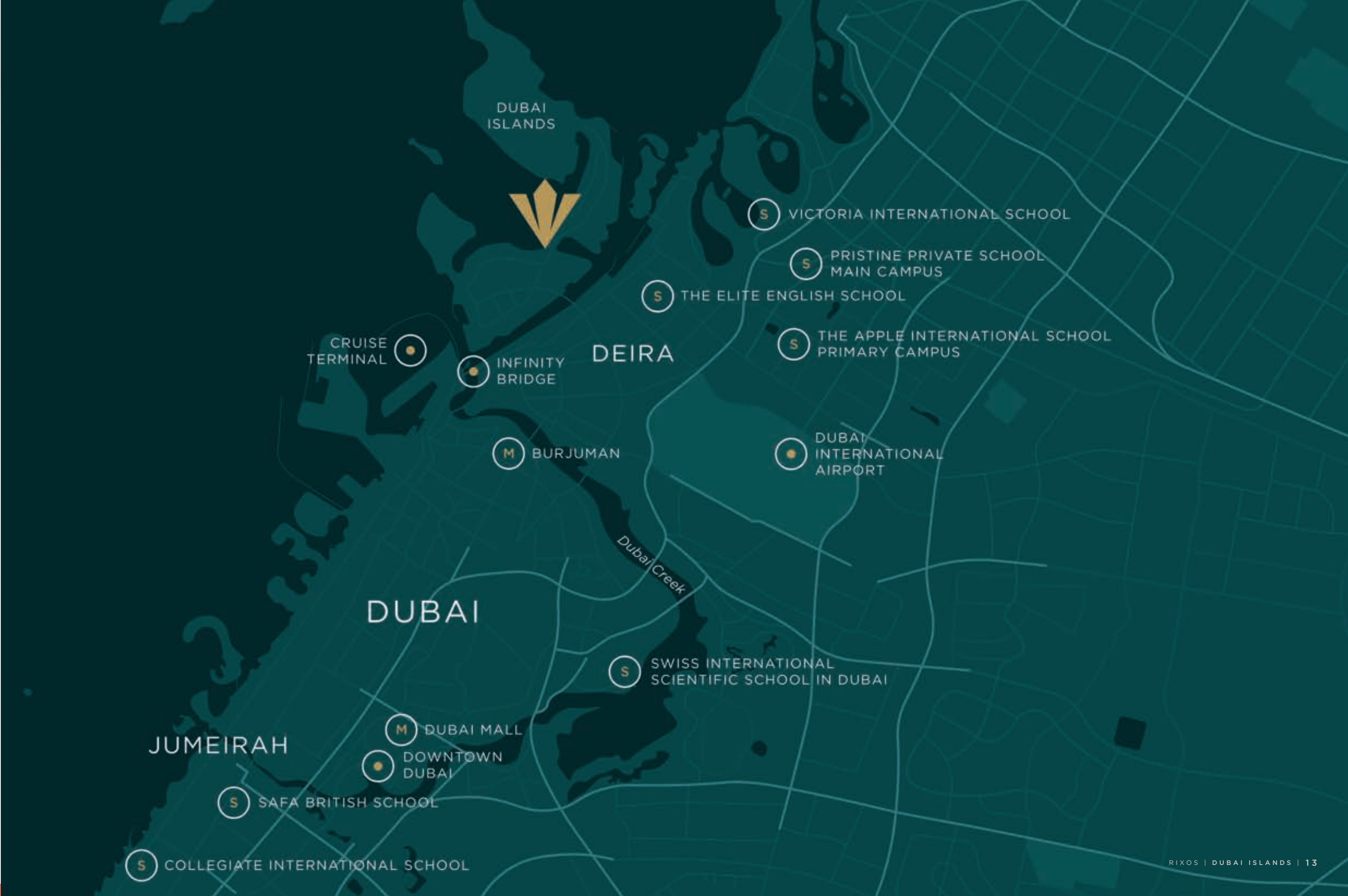
DUBAI ISLANDS  
OVERVIEW

POINTS OF INTEREST

- » Infinity Bridge: 6min / 6kms
- » Cruise Terminal: 19min / 12kms
- » Dubai International Airport: 18min / 13kms
- » Downtown Dubai: 26min / 19kms

MALLS

- » Burjuman: 18min / 11kms
- » Dubai Mall: 25min / 18kms





LOCATION

LIVE BETWEEN THE CITY  
AND THE SEA ON DUBAI  
ISLANDS



A **magnificent group of five islands** located to the north of the city, Dubai Islands offers **over 50km of stunning waterfront homes and hotels** in an idyllic

setting that connects sandy shores, inviting water edges and world-class amenities to the mainland via the **striking Infinity Bridge**.



# PROPERTIES

VILLA RESIDENCES & APARTMENT RESIDENCES



Luxury living





VILLA RESIDENCES

RIXOS DUBAI ISLANDS

BAY RESIDENCES

BEACH RESIDENCES



## WELCOME HOME

LIVE AN UNPARALLELED  
WATERFRONT LIFESTYLE AT  
THIS PRESTIGIOUS ADDRESS

This contemporary landscaped residential development boasts **beautiful Residences of apartment and villa typologies**, an on-site Rixos hotel, and an extensive array of **enviable amenities** dedicated to the Residence owners, including stunning pools, lush green garden terraces, and a pristine beachfront.

Residents will enjoy **a world of wellness activities and water sports** combined with the services of the all-exclusive Rixos in a friendly resort-style neighbourhood.

VILLA RESIDENCES AND APARTMENT RESIDENCES - BEACH VIEW







✠  
VILLA  
RESIDENCES





VILLA RESIDENCES - OUTDOOR SPACE AND PRIVATE POOL



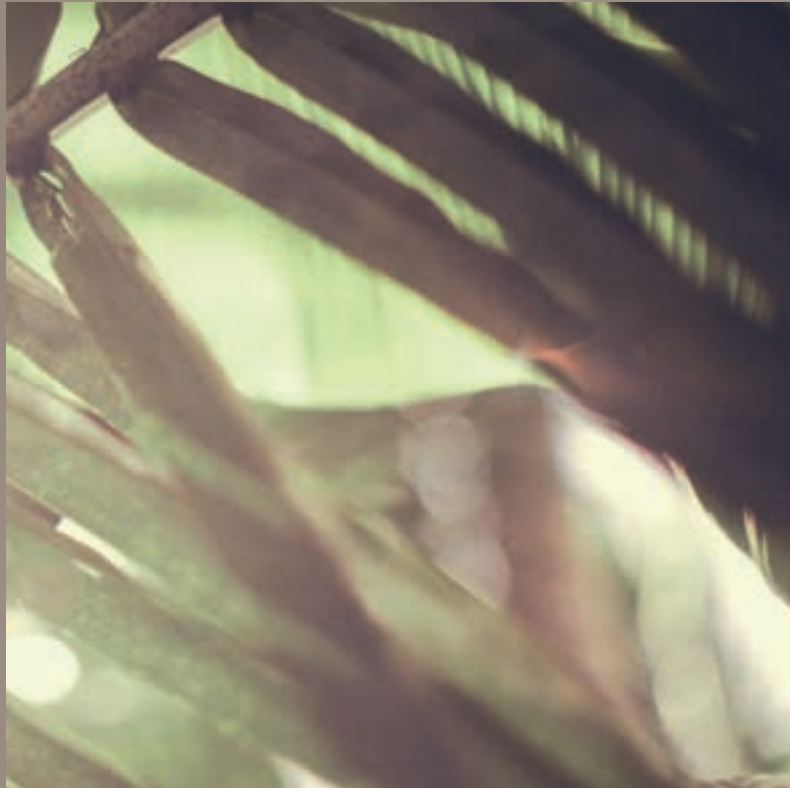
## VILLAS

### LUXURY VILLAS DIRECTLY ON THE BEACHFRONT

Nestled in the comfort of your tranquil beachfront haven, embrace the beauty of this sublime setting as the **breathtaking natural panorama** frames your daily routine.

The luxurious private villas that line the shore offer the **ultimate coastal retreat with direct beach access.**





## VILLAS

### SEAMLESS INDOOR-OUTDOOR CONNECTIVITY

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The internal and external spaces are seamlessly connected and **filled with natural light**, thanks to the expansive **floor-to-ceiling glazing**. Find yourself spending more time in the fresh air at this exceptional location.



VILLA RESIDENCES - SEA VIEW FROM THE LIVING ROOM





INTERIORS  
METICULOUSLY  
CRAFTED SPACES

The interiors have been curated to evoke a **timeless atmosphere that exudes both comfort and style.**

Each space has been embellished with **luxurious details and a harmonious palette of finishes**, including warm oak or walnut wood, stone, lacquer, and brushed champagne metal.







## INTERIORS

### OPEN-PLAN LIVING ROOMS

The spacious open-plan living and dining rooms are **perfectly designed for contemporary family life.**





## INTERIORS

### ELEGANT KITCHENS

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The **large glass panels** ensure abundant natural light, breathtaking views, and a natural flow from the outdoors into the **beautiful kitchen area embellished with wood veneer cabinets and refined countertops.**



VILLA RESIDENCES - KITCHEN AND DINING AREA



INTERIORS

SPACIOUS MASTER SUITES

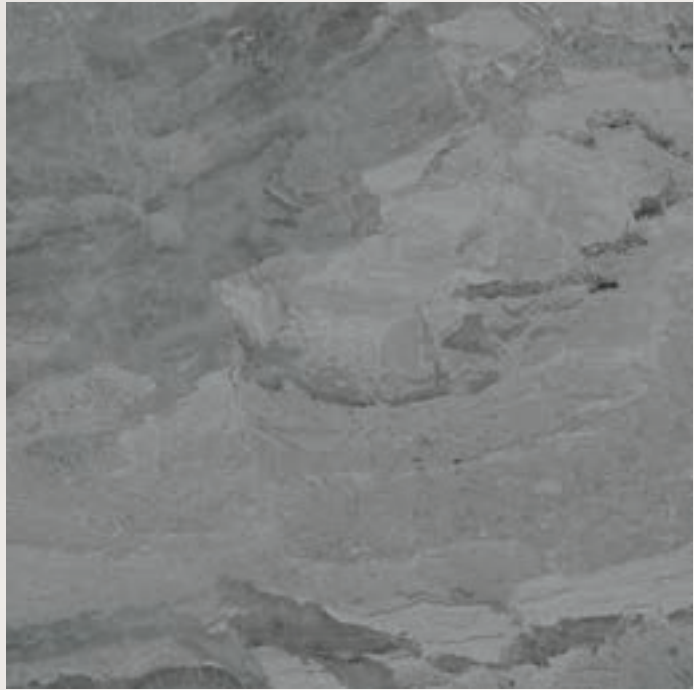


VILLA RESIDENCES - MASTER BEDROOM

The master bedroom offers a luxurious environment. This sumptuous space will become **your sanctuary for relaxation and**

**self-care**, complete with a large walk-in wardrobe, a sizeable terrace, and an **exquisite en-suite bathroom with a statement feature wall.**





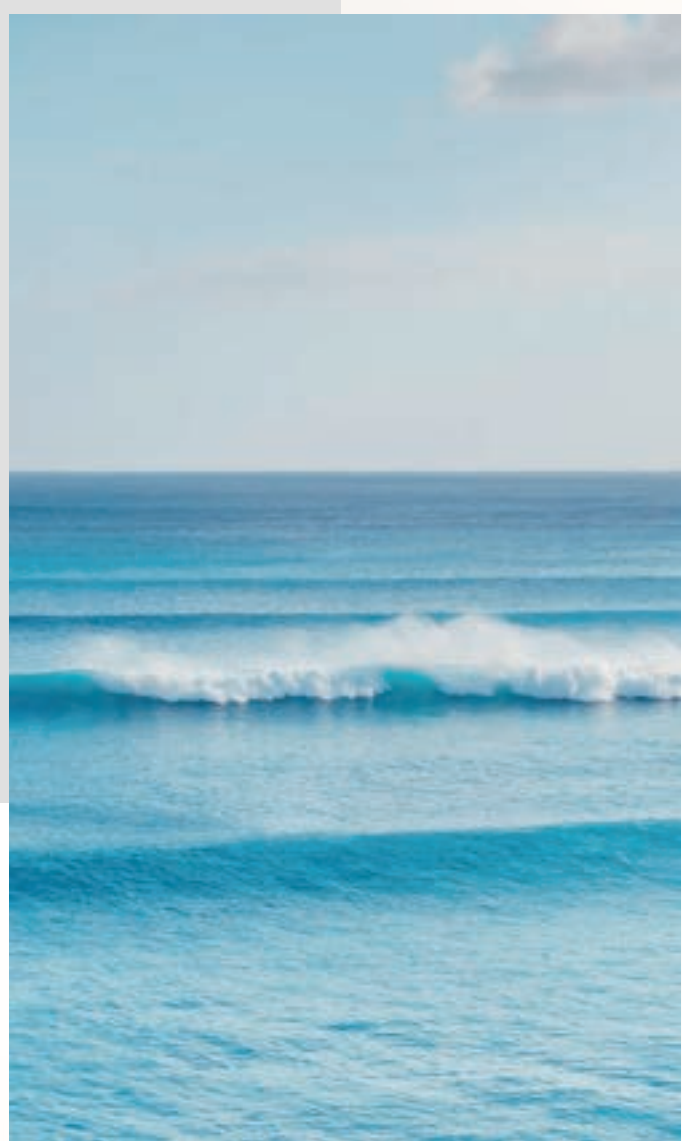
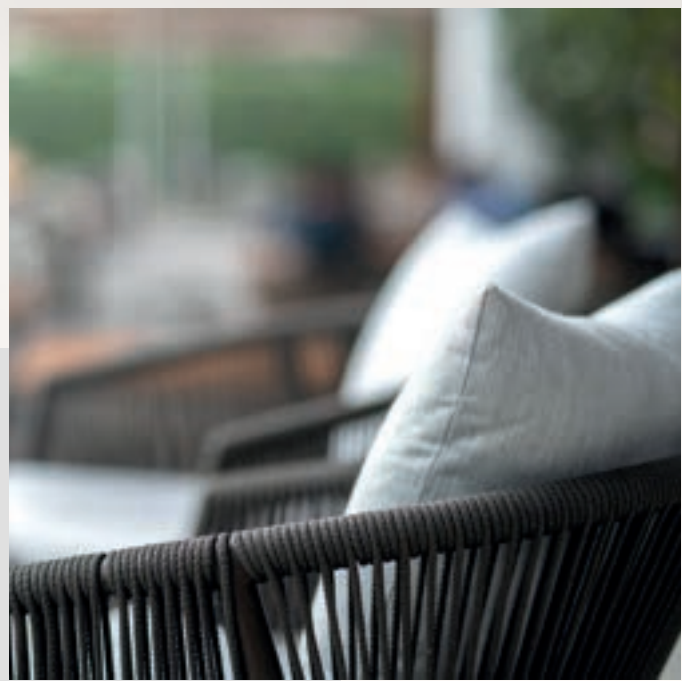
INTERIORS

CAREFULLY  
CURATED DETAILS

- Stone flooring
- Kitchen with engineered stone countertop and wood veneer cabinets
- Master bathroom with stone feature wall and engineered stone countertop
- Secondary bathroom with porcelain feature wall and engineered stone countertop
- Brushed champagne metal and wood finishes









## RESIDENCES

### LUXURY RESIDENCES WITH EXCEPTIONAL VIEWS

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Cherish the vibrant beachfront spirit while enjoying the privacy and comfort you desire. The Apartment Residences range from **one to three bedrooms, with duplex apartments and beach houses** also available.

Delight in exceptional views and **abundant outdoor space with spectacular balconies, terraces, and gardens** overlooking the beautiful blue sea and golden sands.



## ONE, TWO AND THREE BEDROOM RESIDENCES

### BREATHTAKING PANORAMIC VIEWS

Experience the sheer magnificence of an elevated high-rise Residence, where airy **terraces and balconies** transport you to a coastal retreat. These spacious homes, ranging from one to three bedrooms, embrace their breathtaking surroundings by utilising **glass balustrades to invite an influx of sunlight inside.**

APARTMENT RESIDENCES - TERRACE







Whether it's morning, afternoon, or evening, step outside onto your **private outdoor space** and immerse yourself in panoramic sea views, bask in the warmth of the sun's rays, and savour the invigorating coastal breeze. The **seamless integration of indoor and outdoor living** creates an enchanting haven where you can relish the boundless beauty that nature offers.





APARTMENT RESIDENCES  
DUPLEX LIVING ROOM

## FOUR-BEDROOM DUPLEXES

### SOARING CEILINGS

Experience spaciousness and openness in **a four-bedroom duplex**, where living areas span two levels.

Each home includes an engineered wood staircase, porcelain tile flooring, and **soaring ceilings for an enhanced sense of space.**



The four-bedroom duplexes include an extensive **private terrace equipped with a swimming pool for endless poolside lounging in the comfort of your own home.** From the terrace, admire the captivating architectural design of your exquisite new home, where sleek and minimalist aesthetics meet the transformative power of floor-to-ceiling glass windows.

Experience the beauty of the design's transparency as your surroundings merge harmoniously, creating a **modern living environment with breathtaking water views.**





## BEACH HOUSES

### BEAUTIFUL BEACHFRONT GARDENS

Indulge in the seclusion of your own personal oasis, **offering breathtaking sea vistas** in a stunning beach house **surrounded by a flourishing garden**. These **two, three bedroom apartments** are located on the **podium level** and include terraces and gardens, adding to the allure of this serene retreat.







The sizeable beach houses range from two to three bedrooms, with spacious indoor and outdoor living areas spanning two levels.



INTERIORS  
A SYMPHONY OF DAZZLING DETAILS



APARTMENT RESIDENCES - MASTER BEDROOM

Embark on a journey through a realm of modern design with a serene, stylish atmosphere where comfort holds the utmost importance in every harmonious space.

The inviting interiors are embellished with a variety of **luxurious materials**, including wood, stone and tiles, creating a **captivating and eclectic ambience**.



INTERIORS

SERENE MASTER  
BEDROOMS

Delight in **light-filled bedrooms** decorated in **calming neutral hues**, offering a captivating sea blue backdrop and a welcoming atmosphere.

APARTMENT RESIDENCES - MASTER BEDROOM







INTERIORS  
CAREFULLY  
CURATED DETAILS

- Porcelain tile flooring
- Engineered wood staircase (Duplexes and Beach Houses)
- Kitchen with engineered stone countertop and wood veneer cabinets
- Master bathroom with stone feature wall
- and engineered stone countertop
- Secondary bathroom with porcelain feature wall and engineered stone countertop
- Brushed champagne metal and wood finishes





RESIDENTIAL AMENITIES

ACTIVITIES FOR  
RESIDENTS OF ALL AGES

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Unwind at the spa, swim laps in the pool, or work on your fitness at the gym. Embrace a **wide range of enriching activities** from sunrise to sunset as you **craft your dream lifestyle** that perfectly balances moments of family fun and personal

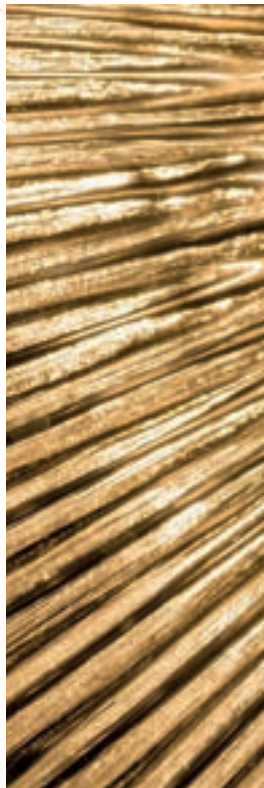
relaxation. Discover an abundance of wellness, sports, and leisure facilities that will delight individuals of all ages. Residents can access and book these activities via the concierge.



RESIDENTIAL  
AMENITIES







RESIDENCES LOBBY



LOBBY CAFÉ





GYM/FITNESS CENTER

## RESIDENTIAL AMENITIES

### FEEL INSPIRED IN THE STYLISH GYM

Reach your health and fitness goals in total tranquillity at the spacious gym. Find endless motivation to **work out in style with first-class equipment** and breathtaking views of the beachfront.



RESIDENTS' LOUNGE









GAMING ROOM





## RESIDENTIAL AMENITIES

### UNWIND BY THE INFINITY POOL

Delight in the **captivating beauty of the infinity pool** nestled in the heart of the lush communal garden. This enchanting gem becomes even more magical at night, illuminated by soft lighting.

With separate **spaces for both adults and children**, the pool area is the perfect place for relaxing with the whole family.

APARTMENT RESIDENCES - ADULTS POOL





# SERVICES

CORE SERVICES & A LA CARTE SERVICES



Seamless experiences



SERVICES

ALL-EXCLUSIVE SERVICES  
BY RIXOS

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Experience a new sense of freedom and adventure as you **embrace new hobbies** and participate in events. In this world of wonder, an exclusive array

of **curated activities and services** designed exclusively by Rixos await you. There is something exciting for every age group to enjoy.



## CORE SERVICES

### AN ELEVATED EVERYDAY EXPERIENCE

- Residences Concierge
- Doormen & Valet
- Security
- Residents' Lounge and other Residential facilities staff
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- Common Area "Reserve for Replacement"
- WIFI internet in Residents Lounge and other Residential facilities
- General & Administrative
- Property Insurance (base building/common areas)
- Accor Ownership Benefits Program Annual Fee

\* Access to Core Services will be included in the annual service charge

