



MARBELLA

VILLAS

HAYAT ISLAND



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VILLAS





Waterfront *living*

GOLDEN BEACHES & PARKS

Marbella Villas is a waterfront hotspot on Hayat Island with fascinating public areas and amenities, which include a wide array of dining, retail, entertainment, promenades, walkways, parks, playgrounds and events space set near the Arabian Sea.



Enjoy a relaxing lifestyle, culture and beautiful waterfront scenery. Built upon modern Mediterranean influences and a truly Emirati ambience, Marbella Villas offers a secure gated community adjacent to the Intercontinental Hotel beach resort, spa and restaurants.

For those who seek adventure multiple sports & leisure facilities are also available.

Live the *ultimate lifestyle*

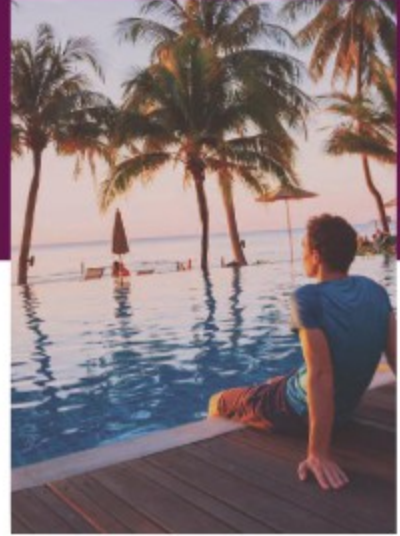
HAYAT ISLAND

Marbella Villas offers spacious luxury 3, 4 & 5 bedroom villas and townhouses with extraordinary services and comforts. Unrivalled beachfront homes on Hayat Island in which to relax and unwind on pristine golden sands looking out to the Arabian Sea.



THE EXUBERANCE OF WATER

Hayat island features exciting water aspects, a fantastic waterfront promenade, seafront dining and retail, scenic cycle and pedestrian paths, all revolving around a prime position and spectacular vistas that surrounds it.



“The best of luxury living with the ultimate in both recreation and relaxation.”

RAK PROPERTIES



Dazzling beaches, infinite water views, amenities to flourish and strengthen your body & soul.



Beach front *living*

RECHARGE BY THE SEA



The Clubhouse *exclusive to residents*

RESIDENT PRIVATE CLUB

The residence clubhouse features many amenities including separate gyms, state of the art equipment, two outdoor temperature controlled pools, fully operational cafe with a wide array of refreshment options, waterfront sun loungers, terraces and kids play area.

The ideal family destination to socialise, work, rest and play



Space to spread your wings.

HAYAT ISLAND IS A NATURALLY BEAUTIFUL AND ARTFULLY DESIGNED OPEN SPACE SO YOU CAN BREATHE DEEPLY AND EXPLORE THE FREEDOM OF ISLAND LIVING WITH ALL YOUR SENSES.



The MV collection

PARK & SEAVIEWS

Marbella offers an exceptional collection of prime bespoke villas and townhouses at the heart of Hayat Island, Mina Al Arab. Our homes comprise of spacious luxury 2, 3, 4 & 5 bedroom options with extraordinary services and comforts. All are designed to include modern living spaces, contemporary kitchen, maid's and driver's room, garden and parking.

Many homes come with exceptional roof terraces with iconic views.



INTERCONTINENTAL HOTEL.

5 Star *Services*

Marbella Villas is located near to two luxury five-star hotels and have an ideal waterfront setting.

Hayat Island is located within 45-minute drive to Dubai airport and is surrounded by idyllic views.



HAK PROPERTIES

HAYAT ISLAND Masterplan

- 1 RESIDENCE CLUB & POOL
- 2 BEACH VILLAS
- 3 TOWN HOUSES
- 4 DROP OFF & PODIUM PARKING
- 5 GATEWAY PODIUM
- 6 APARTMENT DROP OFF
- 7 GATEWAY APARTMENT
- 8 BEACH APARTMENT
- 9 LIFESTYLE HOTEL
- 10 EVENTS PLAZA
- 11 ADVENTURE PARK
- 12 NEIGHBOURHOOD PARK
- 13 THE EGG WALL
- 14 PEDESTRIAN BRIDGE
- 15 INTERACTIVE WATER FEATURE
- 16 HOTEL DROP OFF
- 17 LUXURY RESORT
- 18 LUXURY RESORT VILLAS
- 19 LUXURY RESORT POOL
- 20 LUXURY RESORT PRESIDENTIAL VILLAS
- 21 LUXURY RESORT BEACH
- 22 RESIDENCE CLUB BEACH
- 23 BEACH FRONT TERRACE
- 24 RAK DROP OFF
- 25 FERRIS WATER TAXI
- 26 SERVICE APARTMENTS
- 27 SUPERMARKET
- 28 RESTAURANT BIKES
- 29 PEDESTRIAN CONNECTION
- 30 F&B PROMENADE
- 31 VIP VILLA
- 32 PUBLIC BEACH
- 33 ACIADAB





MARBELLA
Types

- 5 BEDROOM
- 4 BEDROOM
- 3 BEDROOM
- 2 BEDROOM

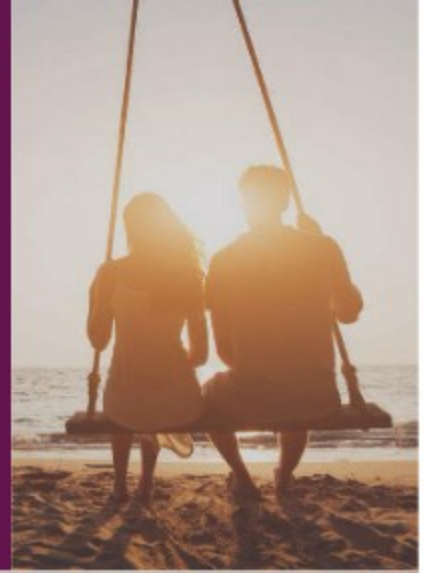




Live in the
moment.



MARBELLA
VILLAS



Hayat
island

