

ISOLA

ATARA
DEVELOPMENT



ISOLA

PEARL JUMEIRAH
ISLAND



• DUBAI FRAME



• BURJ KHALIFA



• DUBAI
INTERNATIONAL
AIRPORT

• BUSINESS BAY

LOCATION OVERVIEW

PEARL JUMEIRAH IS A SERENE ISLAND IN DUBAI,
OFFERING LUXURY LIVING WITH STUNNING BEACHFRONT
PROPERTIES AND VIEWS OF THE ARABIAN GULF.

BURJ KHALIFA 15 MINUTES

BUSINESS BAY 15 MINUTES

DXB AIRPORT 20 MINUTES



ISOLA

① PRIVATE ISLAND COMMUNITY

② DIRECT BEACH ACCESS & SEA VIEWS

③ WALKING DISTANCE TO NIKKI BEACH RESORT & SPA DUBAI

④ CLOSE TO J1 BEACH

⑤ WALKWAYS AND CYCLE PATHS

(2-KILOMETER-LONG PROMENADE)



GYM



MASSAGE ROOM
WITH SAUNA



CINEMA

PLOT AREA 11,137SQ. FT (1,034.67SQ.MT)
BUA 15,154.44SQ.FT (1,408.40SQ.MT)
SWIMMING POOL 676. 37SQ.FT (62.86SQ.MT)



WINERY
ROOM

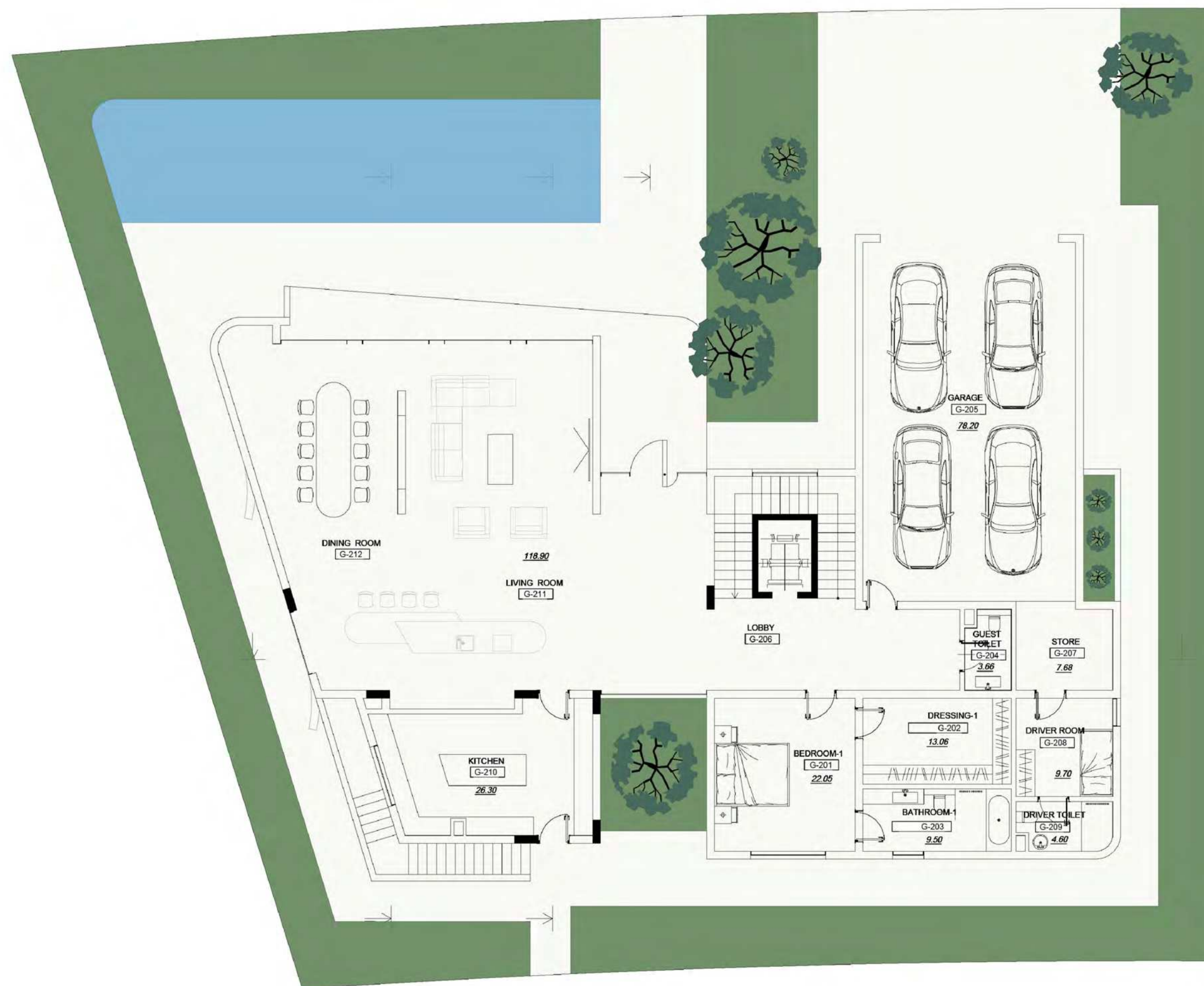


SWIMMING POOL



VIRTUAL GOLF





GROUND FLOOR

POOL AREA 62.86 SQ.M

PARKING 57.73 SQ.M

LIVING AREA 118.9 SQ.M

TOTAL AREA 239.49 SQ.M



HALLWAY / ENTRANCE FOYER



LIVING ROOM



LIVING ROOM / KITCHEN ISLAND





BATHROOM



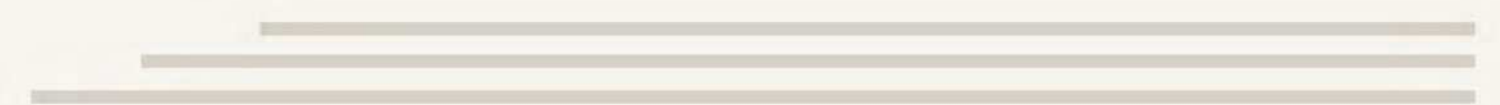


BASEMENT FLOOR

CINEMA	89 SQ.M
SPA	14 SQ.M
GYM	78.2 SQ.M
VIRTUAL GOLF	41.55 SQ.M
WIINE CELLAR	8.5 SQ.M
TOTAL AREA	231.25 SQ.M



VIRTUAL GOLF

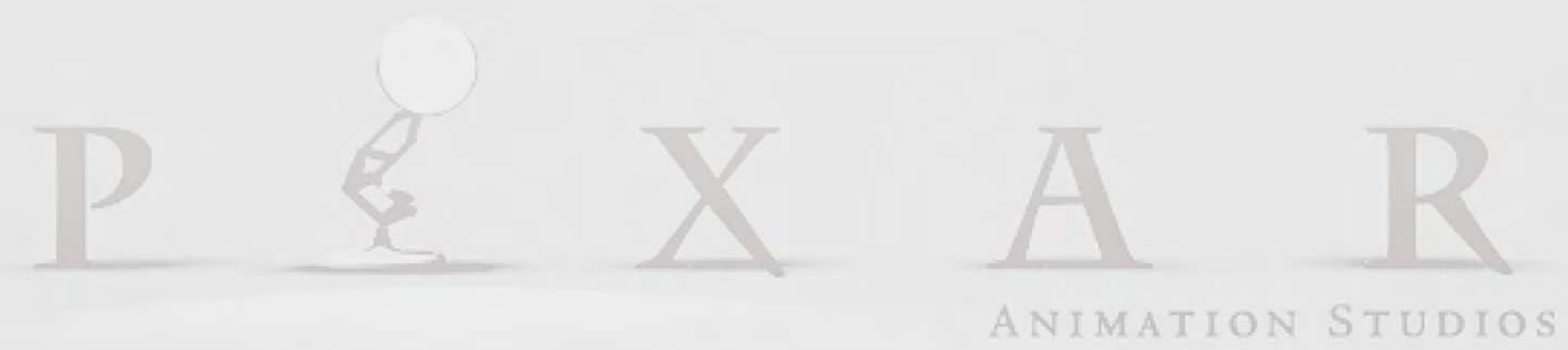




HALLWAY / ENTRANCE FOYER



MASSAGE / STEAM ROOM

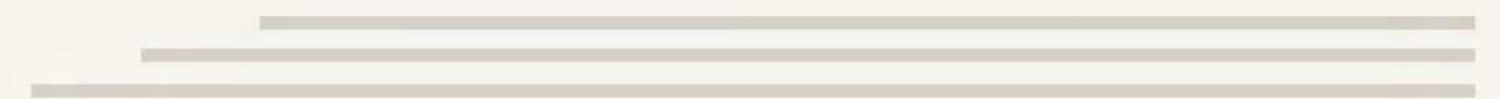
The Pixar Animation Studios logo is projected onto a large white screen. It features the word "PIXAR" in a large, serif font, with a small character holding a ball in place of the letter "I". Below "PIXAR" is the text "ANIMATION STUDIOS" in a smaller, sans-serif font. The room is a modern cinema with dark walls, perforated metal panels, and several rows of beige armchairs.

PIXAR
ANIMATION STUDIOS

CINEMA ROOM

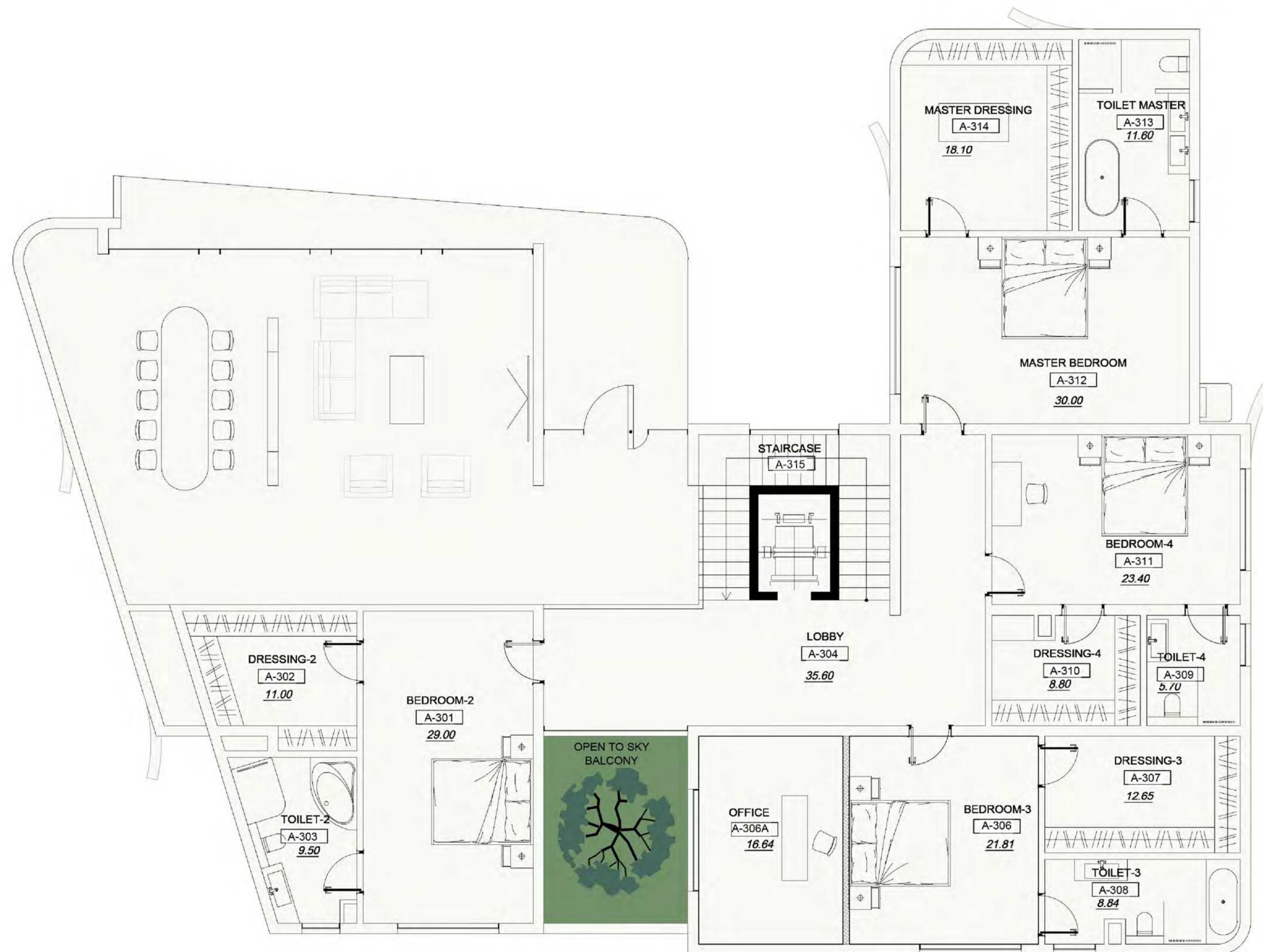


ENTERTAINMENT





GYM



FIRST FLOOR

MASTER BEDROOM 30 SQ.M

BEDROOM 2,3 & 4 74.21 SQ.M

OFFICE 16.64 SQ.M

TOTAL AREA 120.85 SQ.M



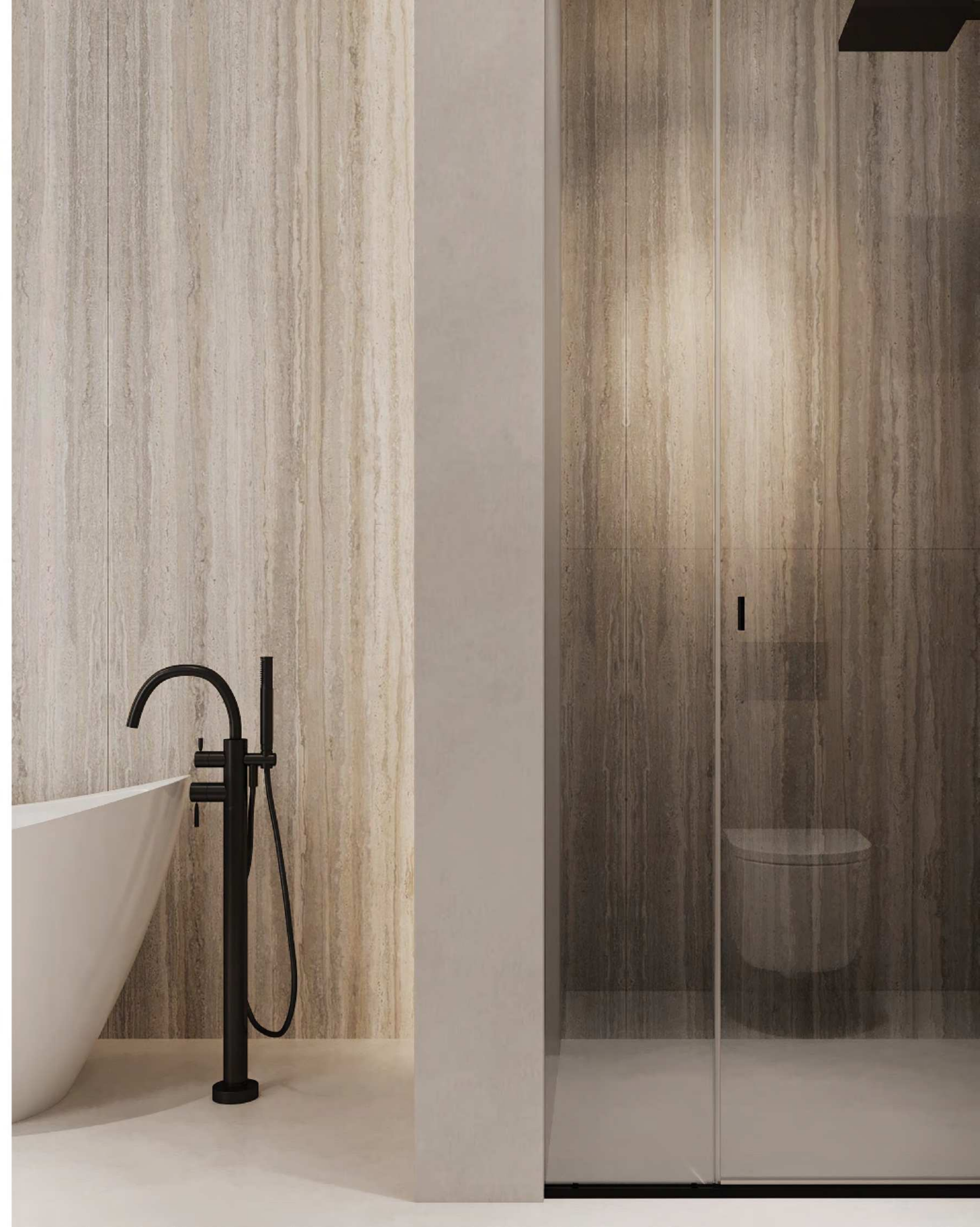
MASTER BEDROOM



MASTER BEDROOM'S WARDROBE



BATHROOM





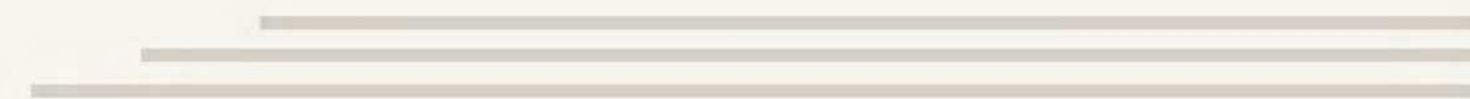
BEDROOM WITH WORKSPACE



WORKSPACE



WARDROBE





HALLWAY



ROOF FLOOR

BEDROOM 30.32 SQ.M

TERRACE 83.09 SQ.M

TOTAL AREA 113.41 SQ.M



BEDROOM





BATHROOM



TERRACE



NO	DESCRIPTION	ORGIN / MANUFACTURE	REMARKS
1	KITCHEN	LOCAL / UAE	KITCHEN LAMINATED MATERIALS ISLAND AND COUNTER TOPS
2	MAIN ENTRANCE DOOR VILLA	LOCAL / GOLDEN TOWER	1.2 M X 2.4 M ALUMINIUM DOOR WITH PHILIPS SMART LOCK FEATURE
3	SAUNA SYSTEM	HARVEY / FINLAND	SAUNA ROOM LOACATED AT BASEMENT WITH HARVEY HEATING SYSTEM
4	LIFT	FUJI / JAPAN	LIFT WITH 8 PEOPLE CAPACITY OF WEIGHT 630KG WITH FINISHES
5	FILTER & BOILING WATER	QUOOKER	QUOOKER SYSTEM IS ATTACHED IN THE FRONT KITCHEN
6	GARAGE DOOR	MOTOR / ITALY	PANORAMIC GARAGE DOOR INSTALLED WITH HOME AUTOMATION CONTROL
7	EXTERNAL GATE	NICE - MOTOR / ITALY	GATE CONTROLLED WITH HOME AUTOMATION SYSTEM
8	BEDROOM FLOORING	FLOOR WORLD	SWISS MADE HARDWOOD 15 MM THICK WITH SELF LEVELLING
9	GYM & SPA AREA	UAE	8MM THICKNESS RUBBER FLOORING
10	FURNITURE & WARDROBES & WALL CLADDING	LOCAL / UAE	LOCAL HAND MADE FURNITURE WITH ENGINEERING DESIGN

ATARA

DEVELOPMENT