

TOWNHOUSES & DETACHED VILLAS

SOUTH BAY

A development by



Residential District on Expo Road





Upgrade to a waterfront lifestyle

Located in the Residential District of Dubai South, South Bay is set to be an exclusive gated community offering premium residential units that centre around a stunning 3 kilometre crystal lagoon.

South Bay will comprise five clusters with more than 1200 units, each providing breathtaking views of the lagoon and world class facilities.

So whether you want to sunbathe, indulge in exciting water sports, relax, test your palate, spend quality time with family and friends, or focus on your work, we've got you covered.





SOUTH BAY MASTER PLAN



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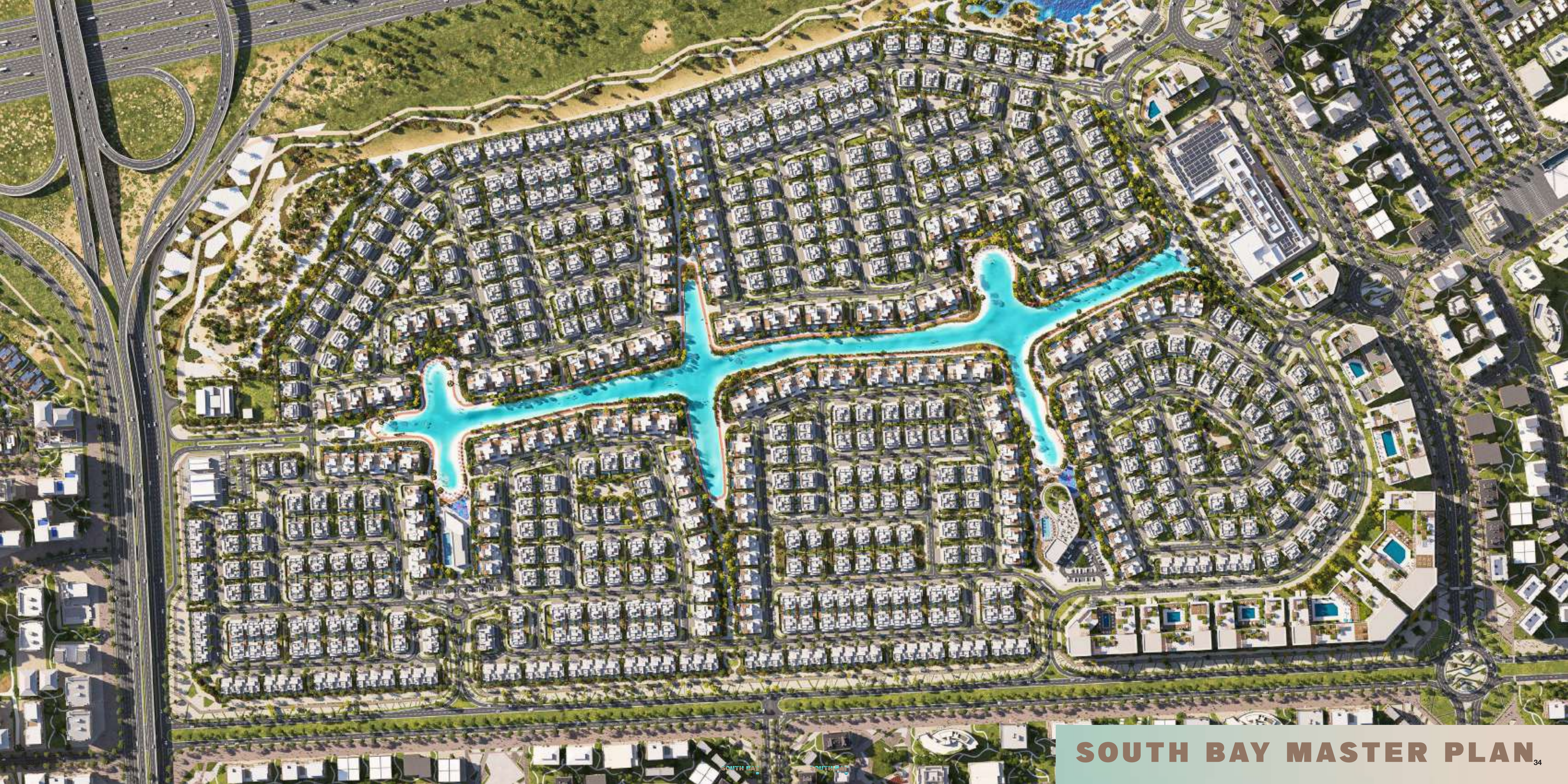
SOUTH BAY MASTER PLAN

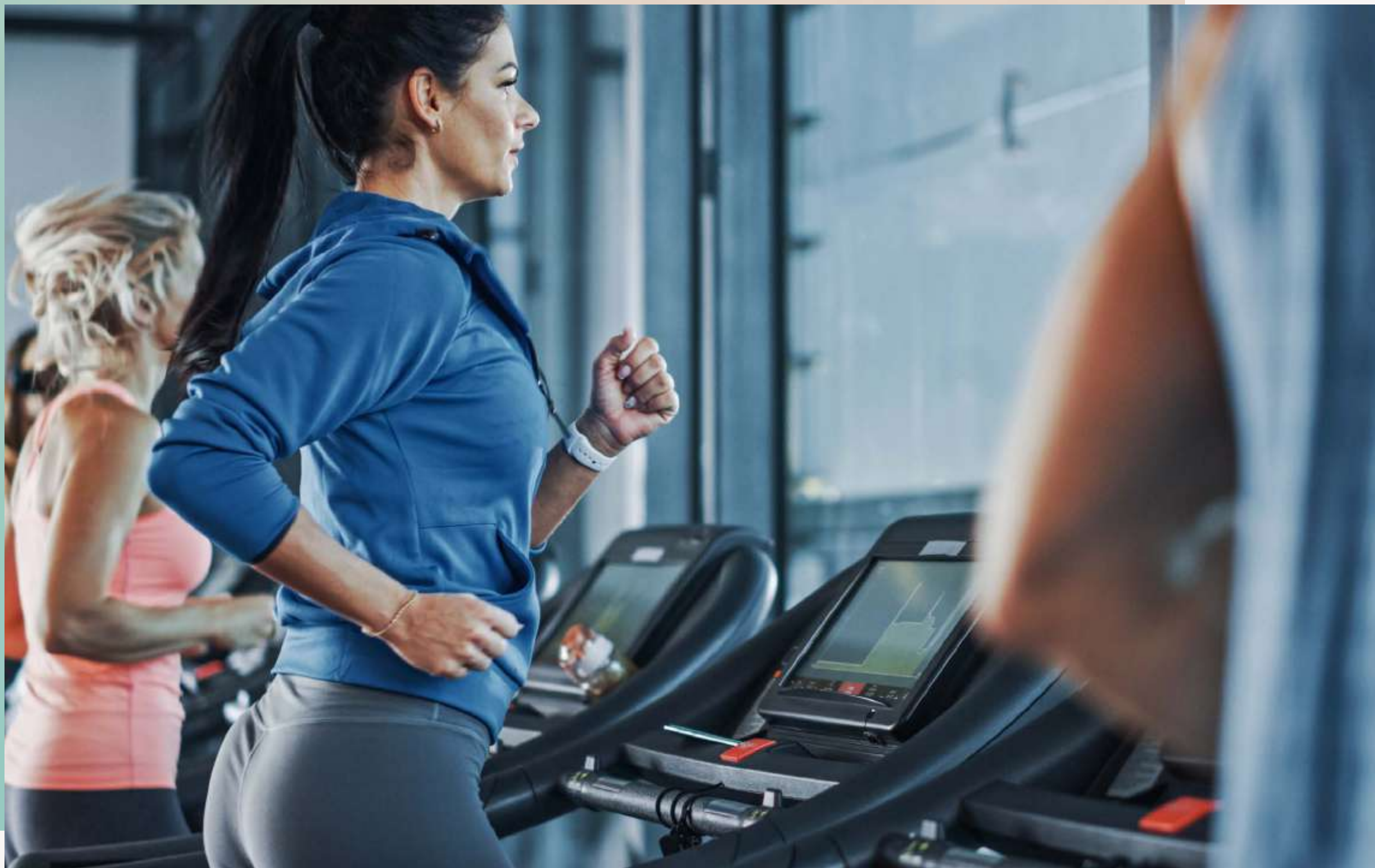












South Bay It's a Lifestyle

AMENITIES/FACILITIES

- Health and Wellness Complex
- Beach Clubs
- Kayak Club & Café
- Mosque
- IB Certified School
- Shopping Mall
- Lake Park
- Community Park
- Close Proximity to Expo Road
- 3km Crystal Lagoon
- Fully Gated Community
- Jogging and Cycling Tracks
- Exclusive Kids Club



Ultra-modern
amenities

Thrilling
watersports
routine



SOUTH BAY
It's a Lifestyle



Townhouses &
Detached Villas
Exteriors



Chic 3/4/5 bedroom
townhouses and detached villas



Stylish 3/4/5 bedroom
townhouses and detached villas



Stylish 3/4/5 bedroom
townhouses and detached villas



Lavish 3/4/5 bedroom
townhouses and detached villas

Elegant 4 bedroom townhouses
and detached villas





Lavish 3 bedroom
townhouses and detached villas

Spacious walkways
and wide roads



Townhouses and
Detached Villas
Interiors



Bespoke and
elegant lobby



Ultra-modern
living room



Extravagant
sitting room



First floor
family room



Trendy
entertainment
game room



Avant-garde
study/office



Contemporary
fully equipped
kitchen

Stylish master bedroom



Chic guest
bedroom





Exquisite
bathrooms

Floor Plans

Areas presented in square feet

OUTDOOR TERRACE
2.2x4.9

LIVING AREA
6.0x7.9

DINING
5.9x3.2

KITCHEN
9.7x3.6

LIBRARY LOUNGE

STUDY RM / OFFICE
3.4x3.8

STOVE
0.8x1.9

LAUNDRY
1.8x1.2

LOBBY
4.8x1.9

PORCH

GUEST BEDROOM
3.2x3.9

GUEST TOILET
1.4x2.1

SERV. LOBBY
1.2x2.2

MASTER RM
5.4x3.9

TOILET
1.7x1.5

PARKING
8.4x6.3

FLOOR PLAN: 2ND FLOOR

- BALCONY: 5.7X1.62
- BALCONY: 4.1X1.55
- BEDROOM-01: 5.7X3.5
- BEDROOM-04: 4.0X3.8
- M.DRESS: 2.6X2.95
- DRESS-04: 2.7X1.6
- BATH-02: 2.8X2.15
- M.BATH: 2.8X2.5
- FAMILY HALL: 4.6X3.5
- GAME ROOM: 2.55X3.2
- DRESS-03: 2.8X1.8
- BATH-03: 2.5X2.1
- BEDROOM-02: 3.4X3.95
- BEDROOM-03: 3.7X3.95
- BATH-01: 2.5X2.15

ROOF TERRACE
7.2eb.4

The floor plan shows a large, light-colored rectangular area representing the roof terrace. In the bottom-left corner, there is a small, dark-shaded rectangular area containing a staircase. To the right of the staircase, there is a small, light-colored rectangular area. The main area of the terrace is empty, with some faint lines suggesting a railing or boundary. The text 'ROOF TERRACE' and '7.2eb.4' is located in the upper-left portion of the terrace area.



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

5BR DETACHED VILLA 3D FLOOR PLAN

FOUR BEDROOM

EDGE UNIT
 PREMIUM

UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,978
BUA	3,559
GARDEN	2,081
ROOF TERRACE	739
Areas presented in square feet	

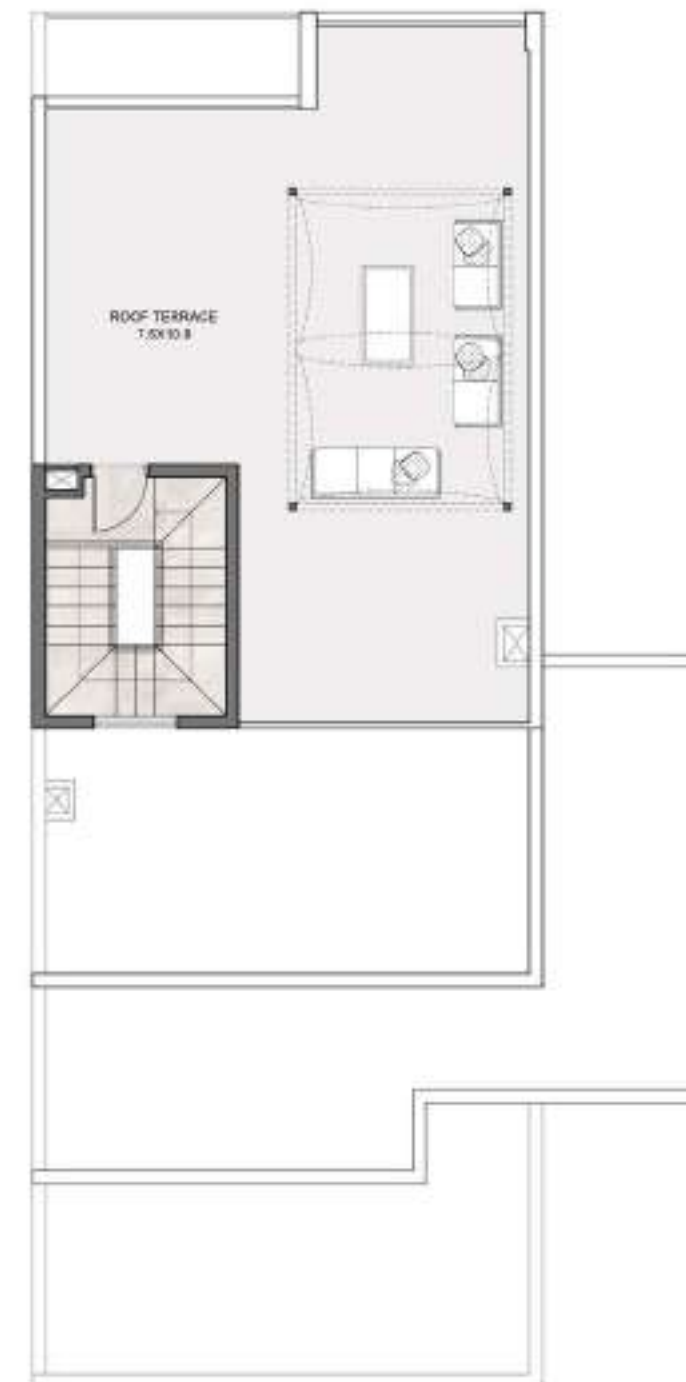
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN





FOUR BEDROOM
EDGE UNIT
PREMIUM
UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,552
BUA	3,559
GARDEN	1,705
ROOF TERRACE	739
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



4BR CORNER TOWNHOUSE FLOOR PLAN



FOUR BEDROOM
MIDDLE UNIT
PREMIUM
UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	2,745
BUA	3,559
GARDEN	915
ROOF TERRACE	739
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



4BR MIDDLE TOWNHOUSE FLOOR PLAN

THREE BEDROOM
EDGE UNIT
PREMIUM
UNIT # XX

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,933
BUA	2,915
GARDEN	1,420
ROOF TERRACE	749
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN





THREE BEDROOM
MIDDLE UNIT
PREMIUM
UNIT # XX

UNIT	THREE BEDROOM UNIT
PLOT AREA	2,099
BUA	2,894
GARDEN	632
ROOF TERRACE	749
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



3BR MIDDLE TOWNHOUSE FLOOR PLAN