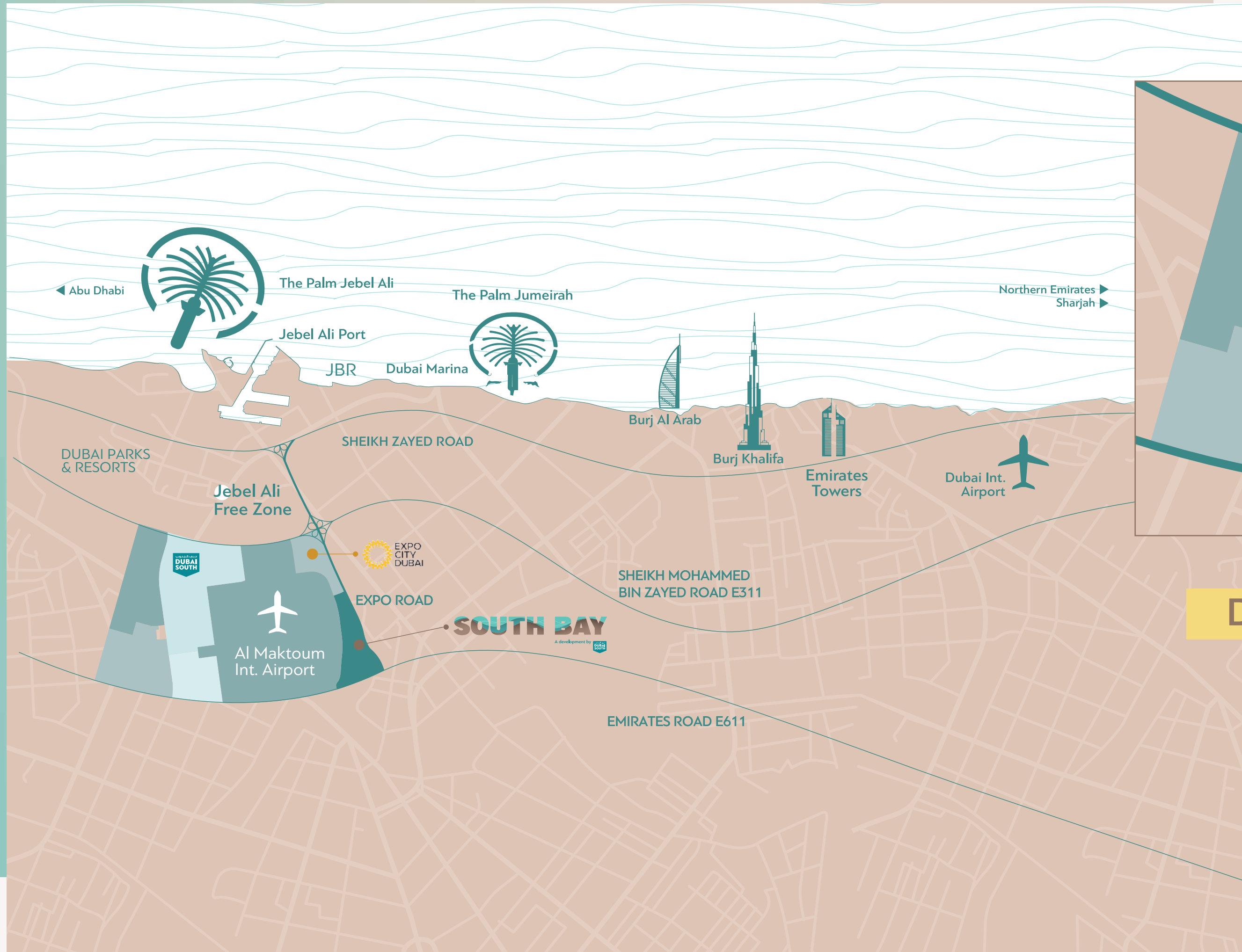


# SOUTH BAY

A development by



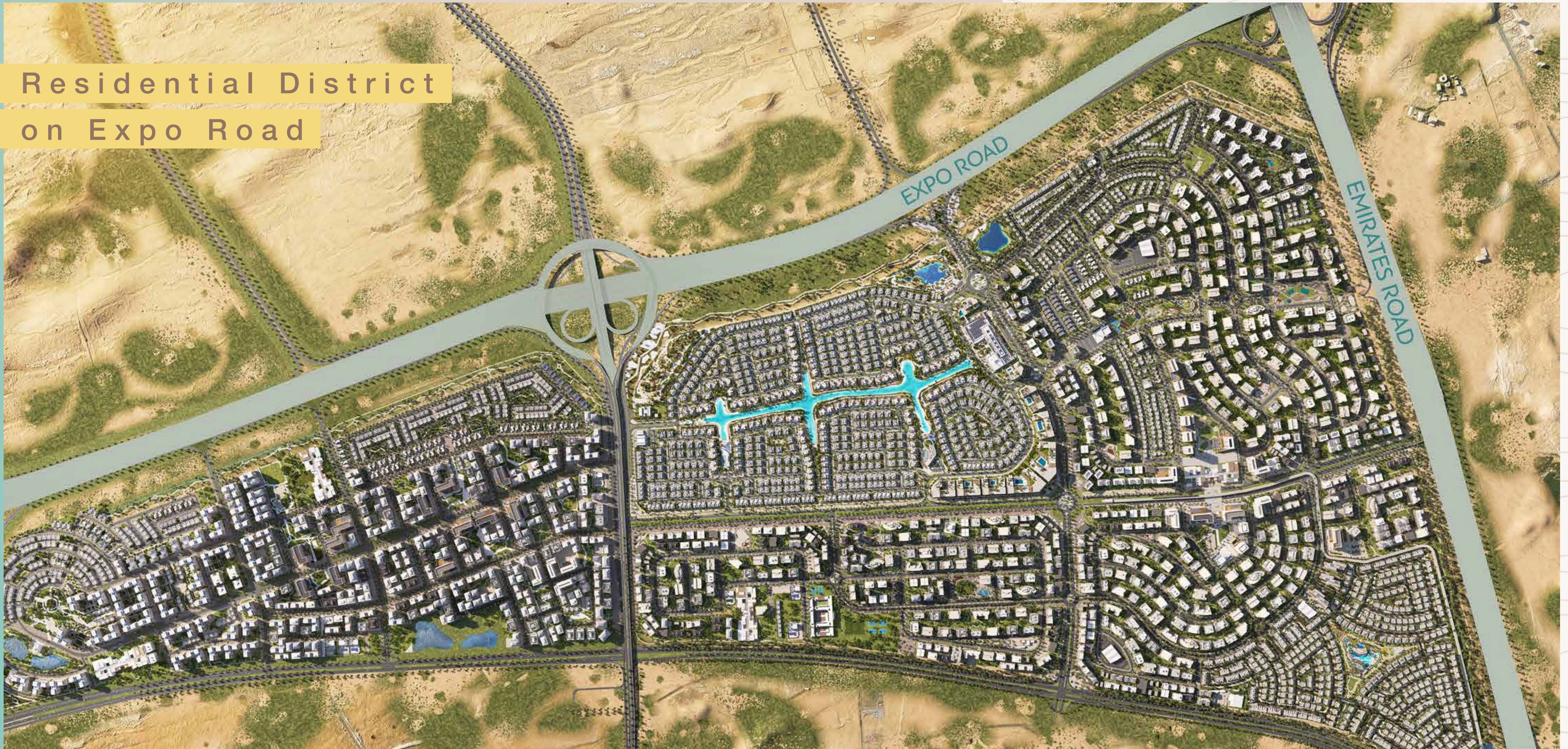


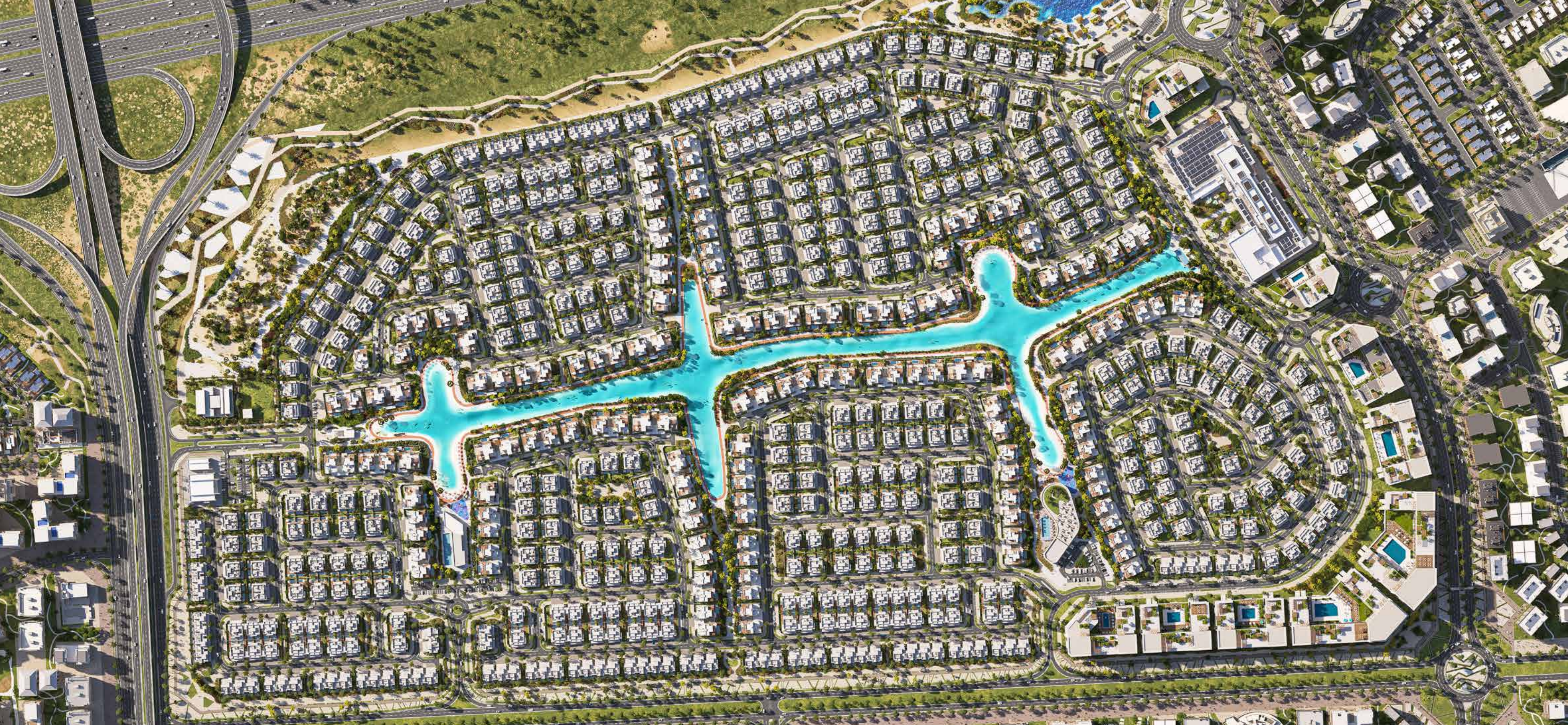
## Dubai South

A fully integrated and master-planned city built for happy, creative and empowered people, Dubai South offers a diverse range of residential homes to suit different lifestyles.

Strategically constructed around what will be the world's largest airport, Dubai South is an inclusive and cohesive community supported by a smart and sustainable environment.

Residential District  
on Expo Road





**SOUTH BAY MASTER PLAN**



## AMENITIES

- |                       |                     |
|-----------------------|---------------------|
| ① Lush Pond           | ⑥ Beach Clubhouse   |
| ② Sports Courts       | ⑦ Sandy Beaches     |
| ③ Shopping Mall       | ⑧ The Lagoons       |
| ④ F&B                 | ⑨ Sports Park       |
| ⑤ Apartment Buildings | ⑩ Meditation Garden |

## LEGEND

- 3-BR Townhouse Middle Unit
- 3-BR Townhouse Edge Unit
- 4-BR Townhouse Middle Unit
- 4-BR Townhouse Edge Unit
- 4-BR Semi-Detached Unit
- 5-BR Semi-Detached Unit
- 5-BR Mansion Unit
- 6-BR Mansion Unit
- 7-BR Mansion Unit

## SOUTH BAY PHASE 1




## AMENITIES

- |                       |                     |
|-----------------------|---------------------|
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## LEGEND

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## 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**



**SOUTH BAY MASTER PLAN**





**SOUTH BAY MASTER PLAN**



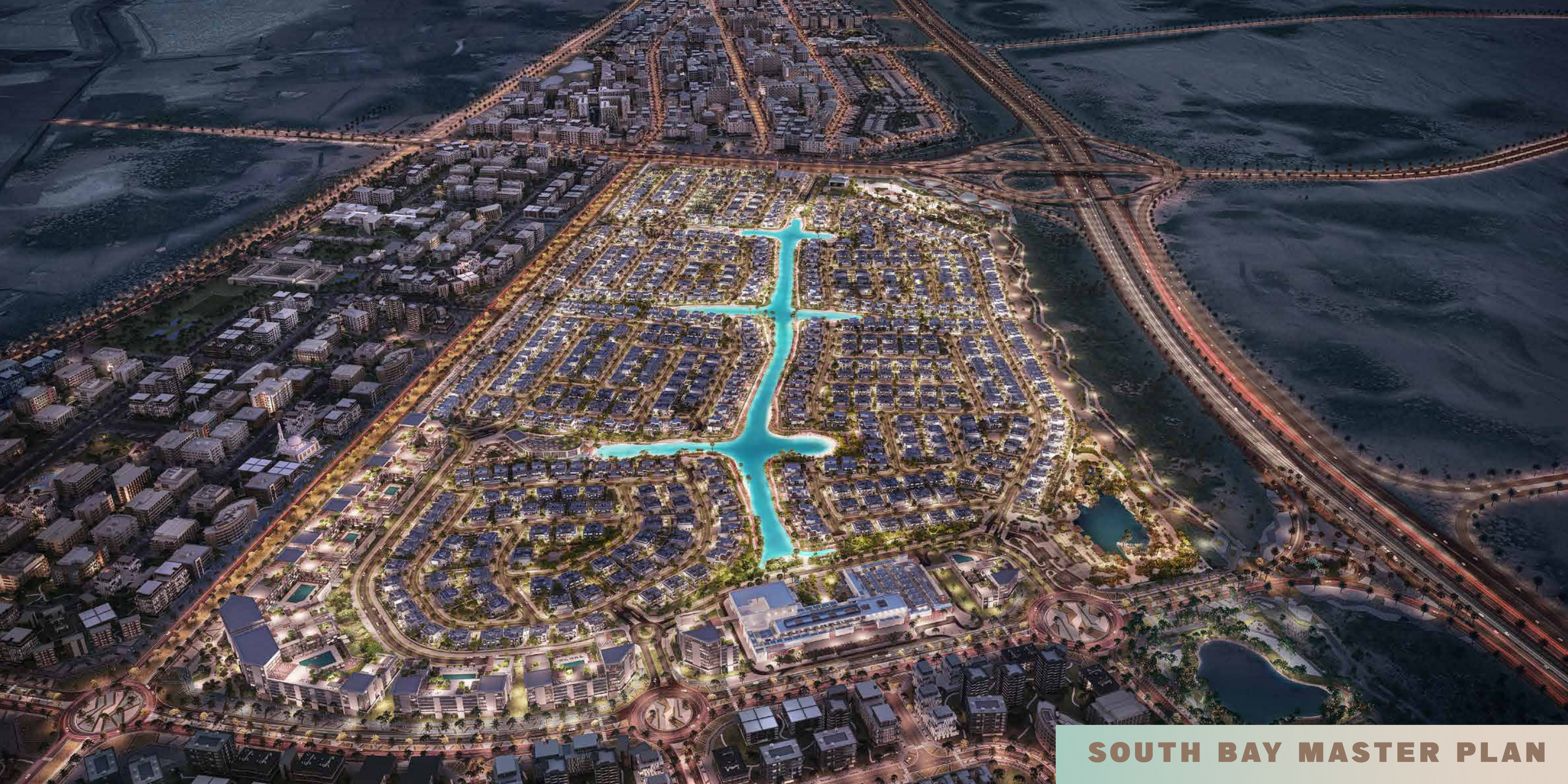
**SOUTH BAY MASTER PLAN**



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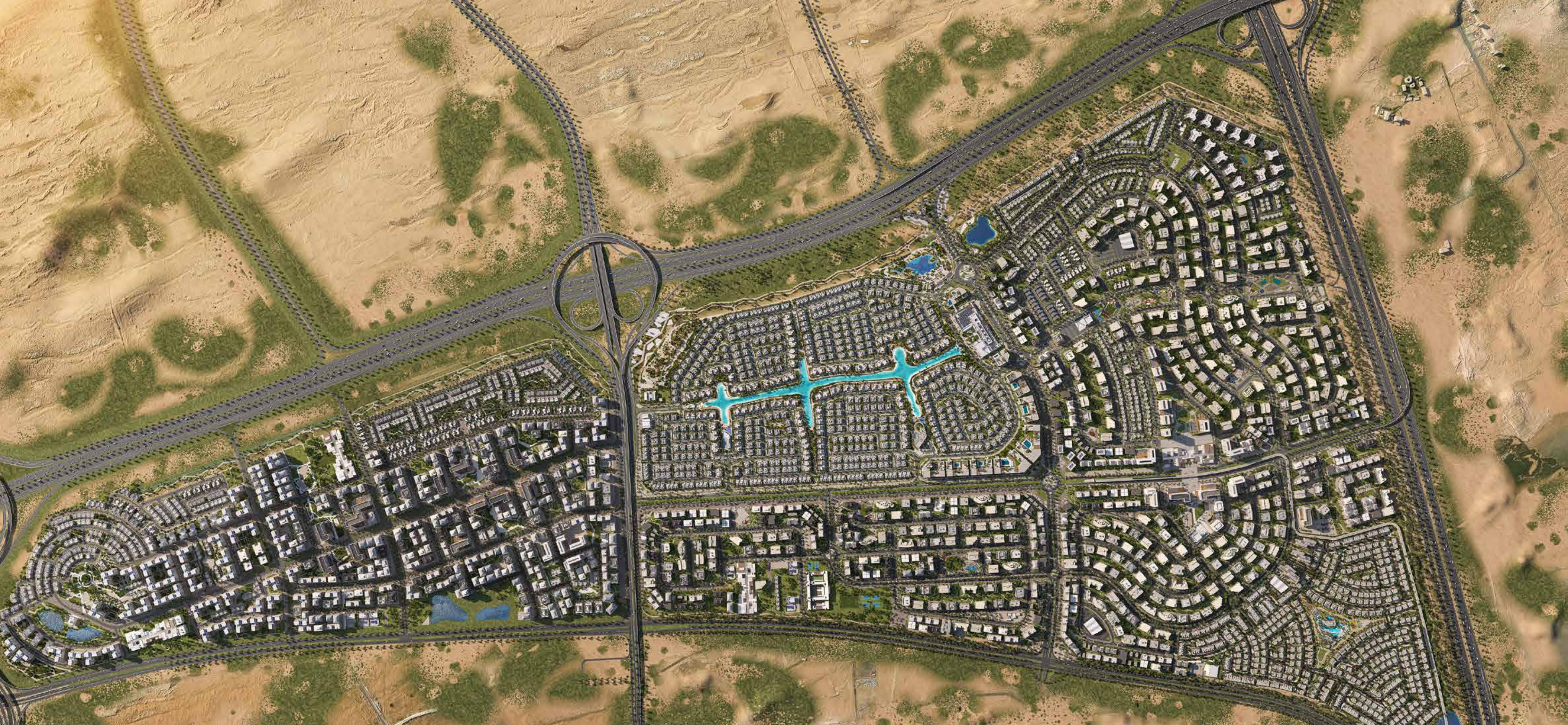


**SOUTH BAY MASTER PLAN**





**SOUTH BAY MASTER PLAN**



**SOUTH BAY MASTER PLAN**



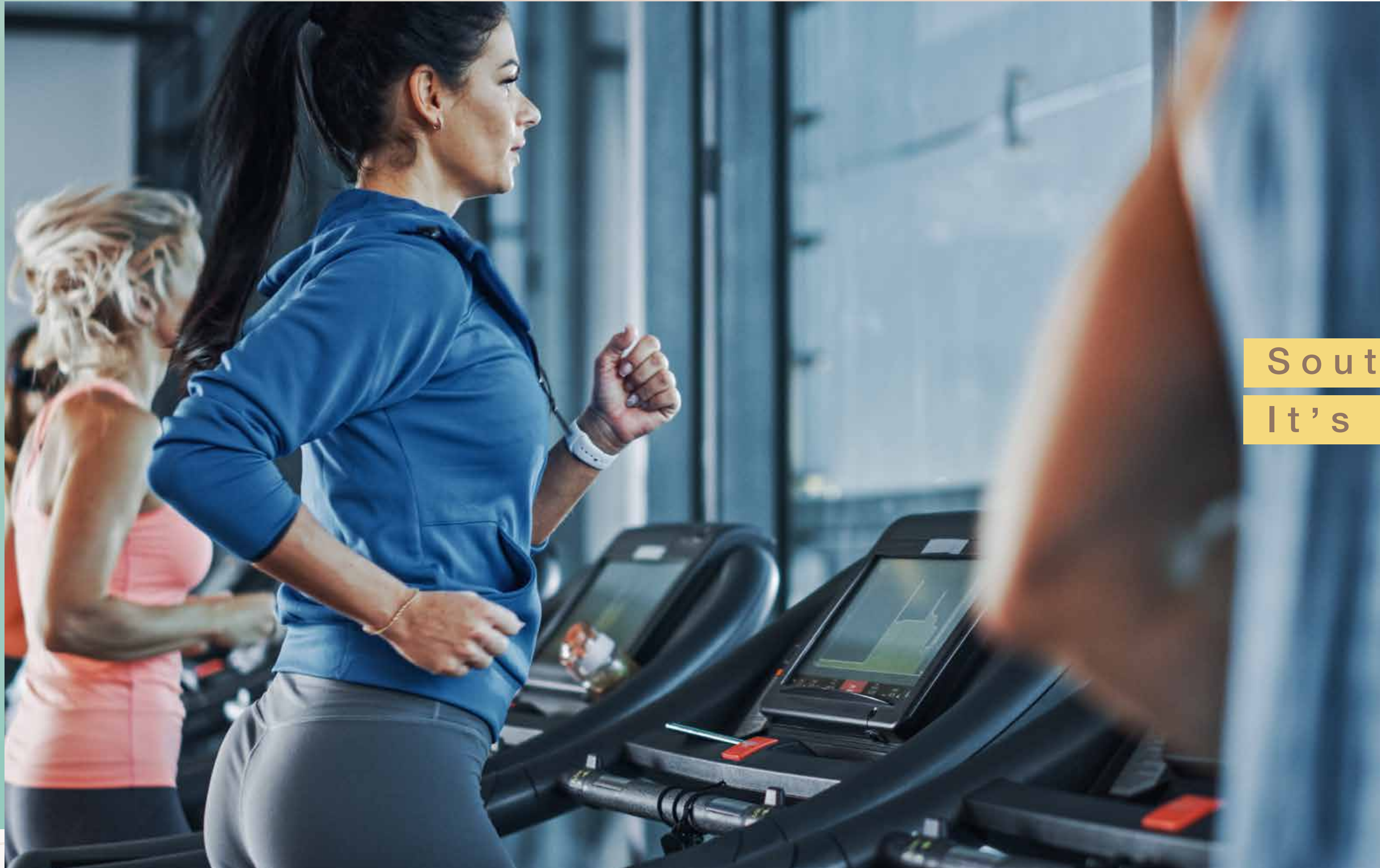
**SOUTH BAY MASTER PLAN**



**SOUTH BAY MASTER PLAN**



**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

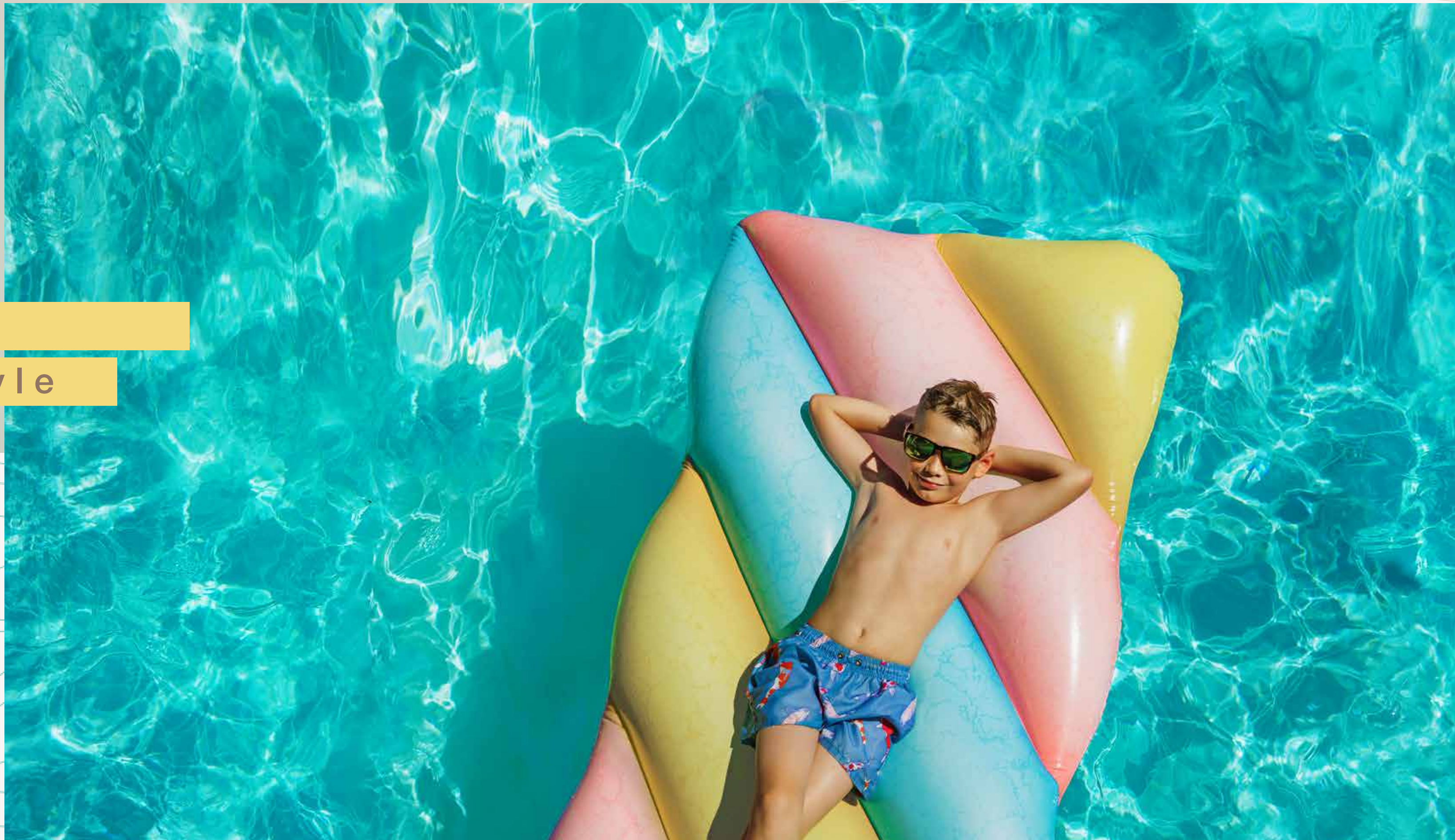
Thrilling watersports routine





SOUTH BAY

It's a Lifestyle



The background features a repeating pattern of wavy, horizontal lines. The left side of the image has teal-colored lines, while the right side has light brown lines. A vertical bar with a gradient from teal to light brown is positioned in the center-right. A yellow rectangular box is located at the bottom right of this bar.

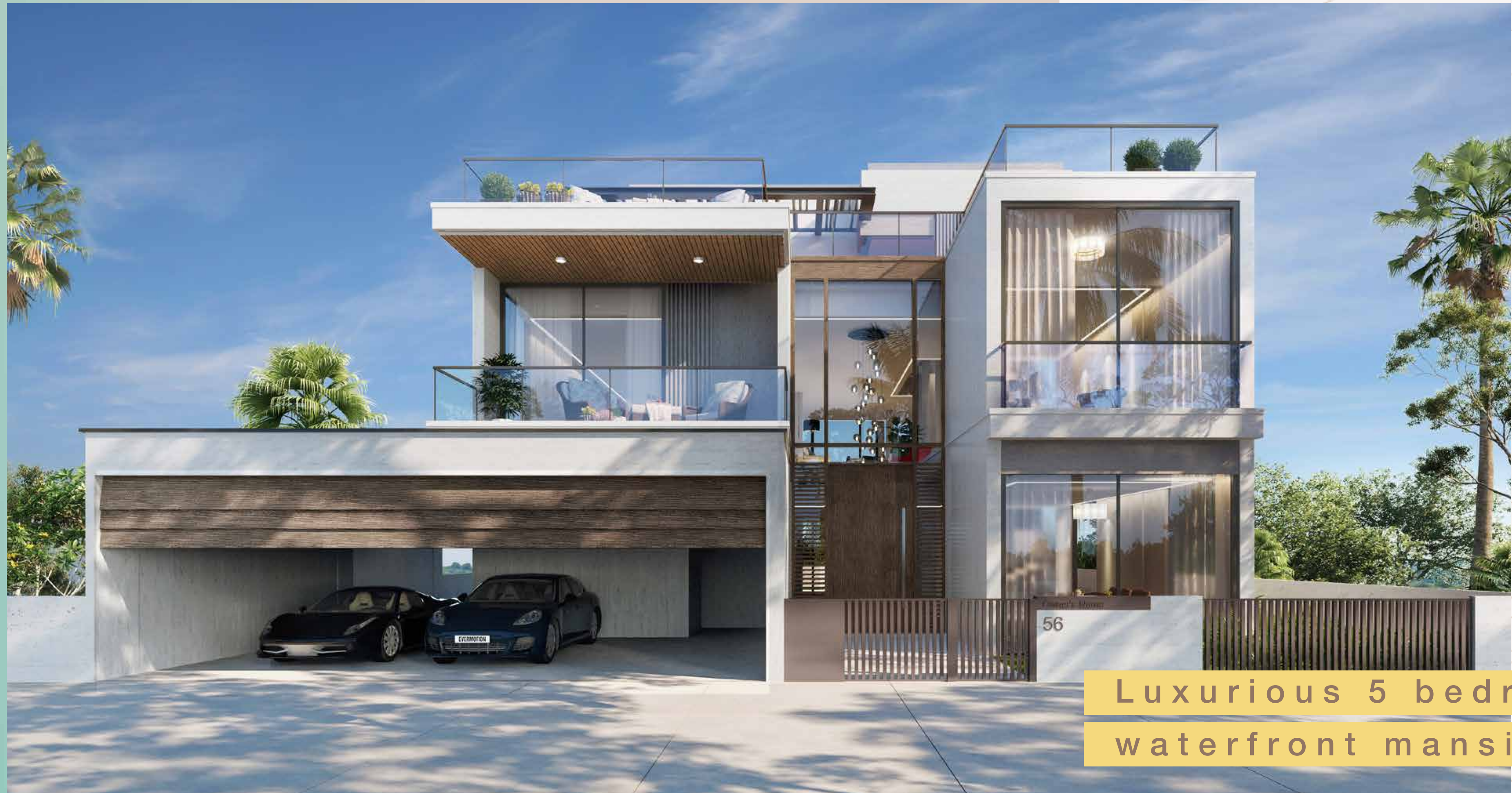
**Mansion Exteriors**



Luxurious 7 bedroom  
waterfront mansions



Luxurious 6 bedroom  
waterfront mansions



Luxurious 5 bedroom  
waterfront mansions



Extravagant 5/6/7  
bedroom mansions



Beautiful greenery view  
5/6/7 bedroom mansions



Exquisite waterfront  
5/6/7 bedroom mansions





Lavish 5 bedroom mansions



Mesmerising waterfront mansions

Phenomenal mansions





Generous private  
garden mansions



Waterfront mansions



Majestic  
waterfront mansions



Stunning crystal beach



Chic 3/4/5 bedroom  
townhouses and semi-detached  
villas





Stylish 3/4/5 bedroom townhouses and semi-detached villas



Lavish 3/4/5 bedroom  
townhouses and semi-detached  
villas

Elegant 4 bedroom townhouses  
and semi-detached villas





Lavish 3 bedroom  
townhouses and semi-detached  
villas

Spacious walkways  
and wide roads



The background features a repeating pattern of wavy, horizontal lines. The left side of the image is dominated by teal-colored lines, while the right side transitions to light brown lines. A vertical bar with a color gradient from teal to light brown is positioned on the right side of the image.

**Phase II**

**Mansion Interiors**

Avant-garde main  
entrance lobby





Family sitting





Ground floor  
close kitchen

Ground floor living /  
dining room



Open kitchen



Open kitchen





**Surreal stairs &  
elevator lobby**



Splendid  
guest bedroom

Grand formal living /  
dining room





Pool lounge



Exquisite  
powder room



The background features a vertical gradient bar on the right side, transitioning from a light green at the top to a light brown at the bottom. The rest of the background is filled with a pattern of wavy, horizontal lines. The lines on the left are a light teal color, while the lines on the right are a light brown color, matching the bottom of the gradient bar.

**Townhouses and  
Semi-Detached Villas  
Interiors**

Bespoke and elegant lobby





Ultra-modern living room

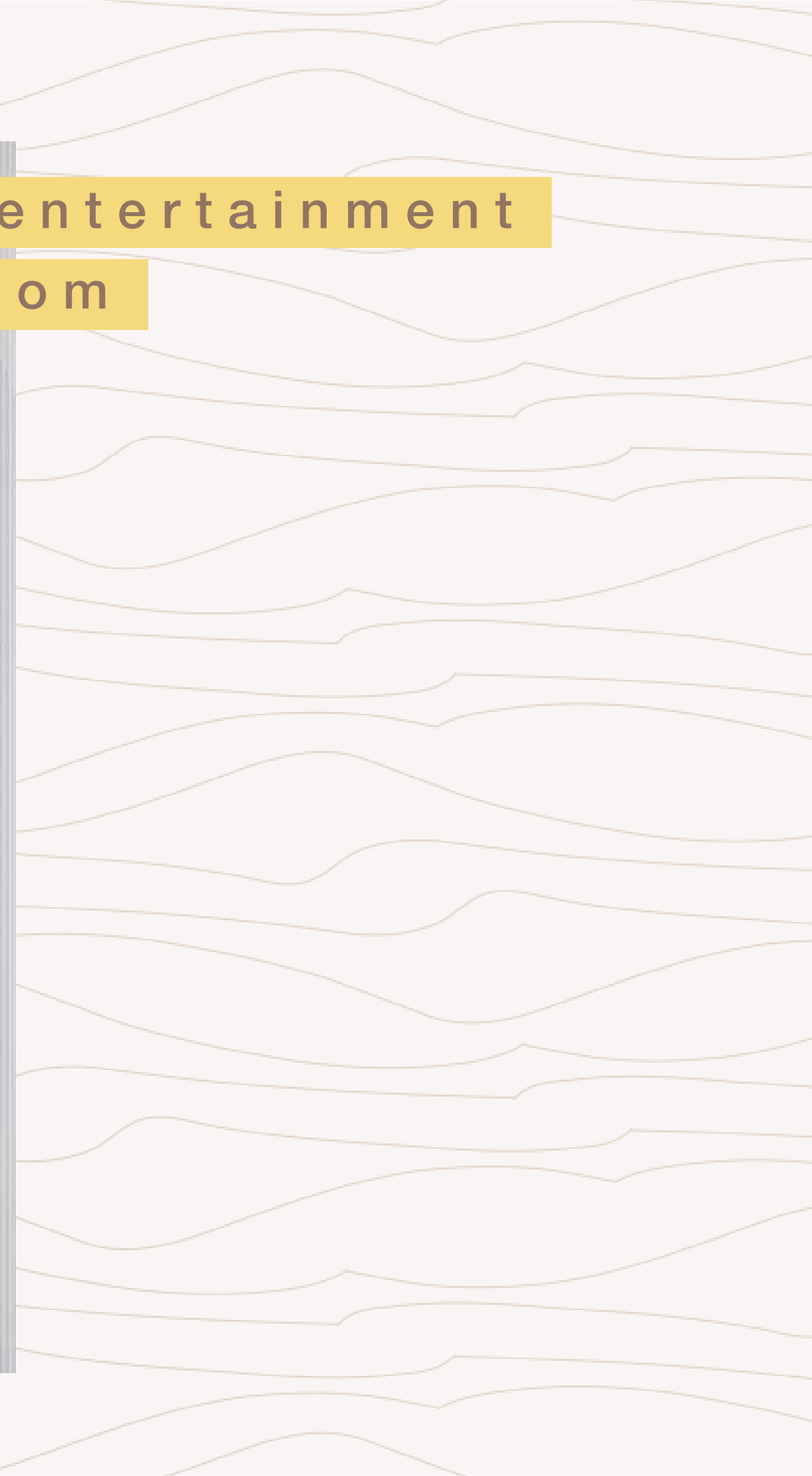
Extravagant sitting room





First floor  
family room

Trendy entertainment  
game room



Avant-garde study/office





Stylish master bedroom



Exquisite bathrooms



Chic guest bedroom



Contemporary fully  
equipped kitchen



The background features a vertical gradient bar on the right side, transitioning from a light green at the top to a light brown at the bottom. The rest of the page is filled with a pattern of thin, wavy lines in a light teal color on the left and a light brown color on the right.

## Floor Plans





GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF FLOOR

**7BR MANSION 3D FLOOR PLAN**

# SOUTH BAY

## خليج الجنوب

مشروع من تطوير دبي الجنوب

SIX BEDROOM

MANSION  
PREMIUM

UNIT # XX



UNIT	SIX BEDROOM MANSION
PLOT AREA	8,611
BUA	11,220
GARDEN	3,737
ROOF TERRACE	1,595
GF BUA	4,751

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN



## 6BR MANSION FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF FLOOR



**6BR MANSION 3D FLOOR PLAN**

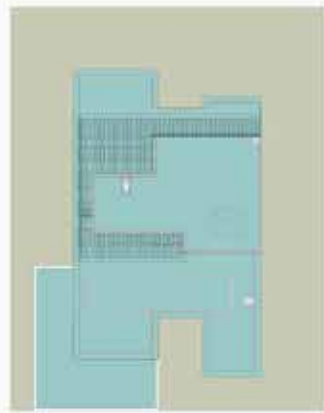
# SOUTH BAY خليج الجنوب

مشروع من تطوير  
DUBAI SOUTH

FIVE BEDROOM

MANSION  
PREMIUM

UNIT # XX



UNIT	FIVE BEDROOM MANSION
PLOT AREA	7,233
BUA	8,418
GARDEN	3,093
ROOF TERRACE	1,511
GF BUA	4,024

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



## 5BR MANSION FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

## 5BR MANSION 3D FLOOR PLAN

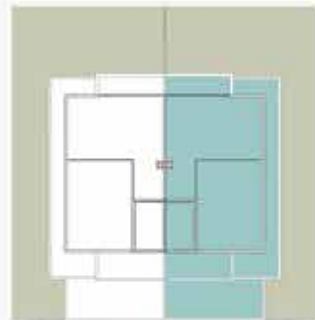
# SOUTH BAY خليج الجنوب

مشروع من تطوير  
DUBAI SOUTH

FIVE BEDROOM

EDGE UNIT  
PREMIUM

UNIT # XX



UNIT	FIVE BEDROOM UNIT
PLOT AREA	4,219
BUA	4,271
GARDEN	1,918
ROOF TERRACE	781

Areas presented in square feet

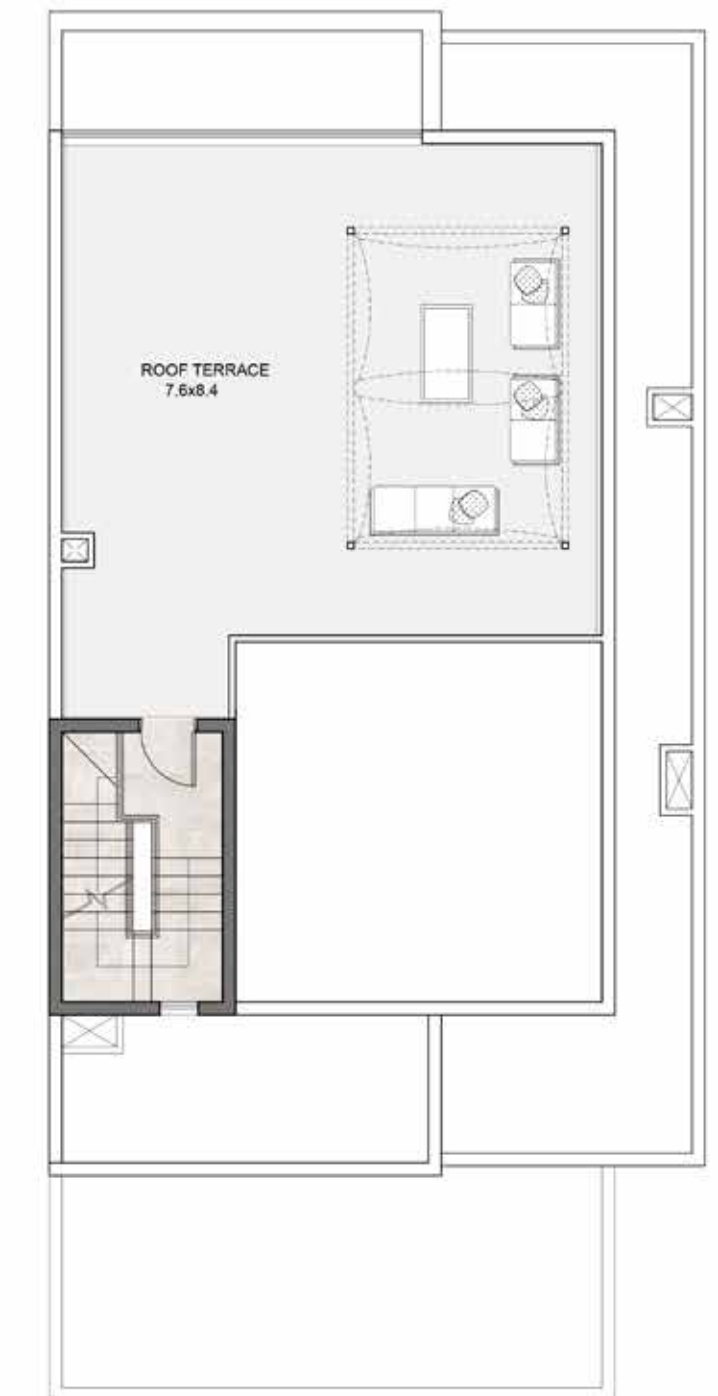
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



## 5BR SEMIDETACHED VILLA FLOOR PLAN

GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



**5BR SEMIDETACHED VILLA 3D FLOOR PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 مشروع من تطوير  
 DUBAI SOUTH

**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



**4BR SEMIDETACHED VILLA FLOOR PLAN**

**SOUTH BAY**  
**خليج الجنوب**  
 مشروع من تطوير  
 DUBAI SOUTH

**FOUR BEDROOM**  
**EDGE UNIT**  
**PREMIUM**  
**UNIT # XX**

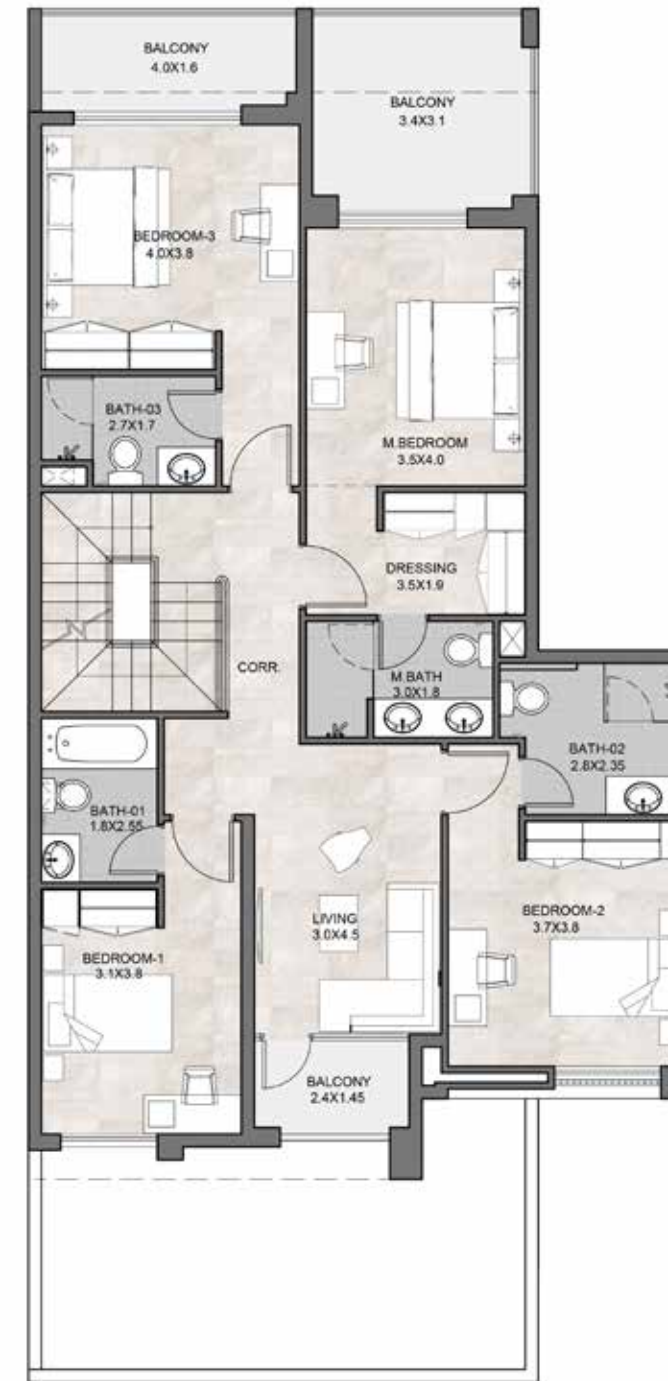
UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,552
BUA	3,559
GARDEN	1,705
ROOF TERRACE	739

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**SOUTH BAY**  
**خليج الجنوب**  
 مشروع دبي الجنوب  
 DUBAI SOUTH

**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





**SOUTH BAY**  
**خليج الجنوب**  
 مشروع دبي الجنوب  
 DUBAI SOUTH

**THREE BEDROOM**

**EDGE UNIT**  
**PREMIUM**

**UNIT # XX**

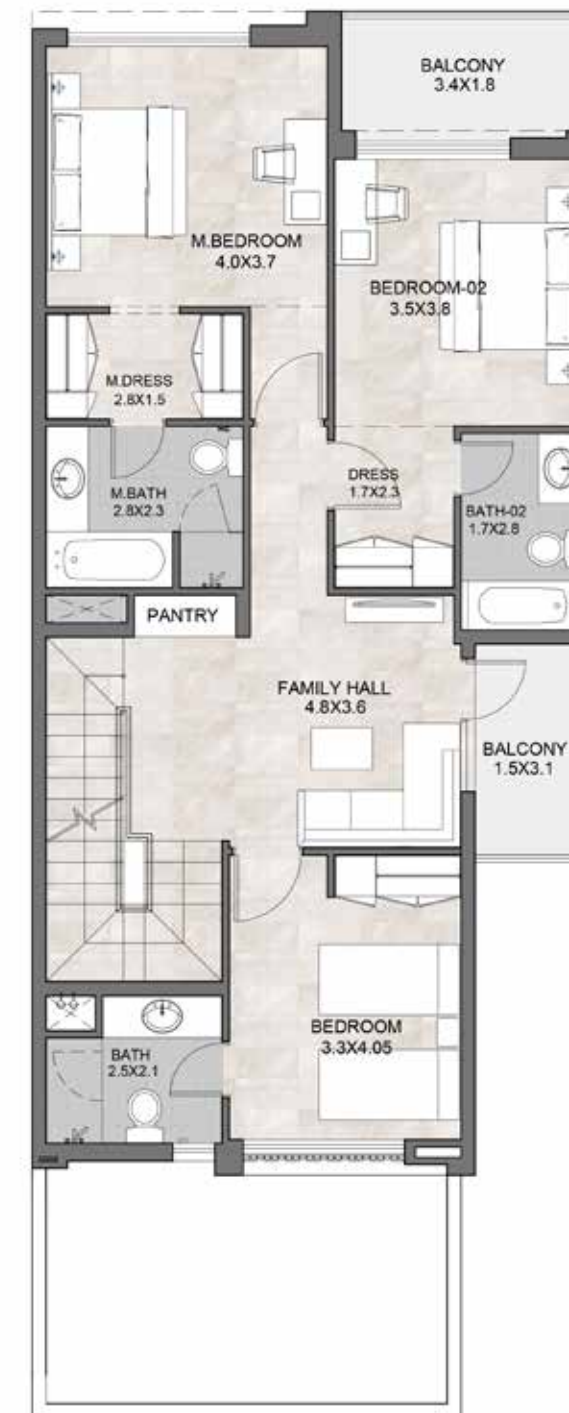
UNIT	THREE BEDROOM UNIT
PLOT AREA	2,933
BUA	2,915
GARDEN	1,420
ROOF TERRACE	749

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**SOUTH BAY**  
**خليج الجنوب**  
 مشروع دبي الجنوب  
 DUBAI SOUTH

**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





HANDOVER  
**2026**

**5%**  
down payment

**5 year**  
payment plan

**50%**  
during construction

**50%**  
2 years post completion

# SOUTH BAY

A development by

