

دبي الجنوب

**DUBAI
SOUTH**

للعقارات
PROPERTIES

SOUTH BAY BRIEFING

SEPTEMBER 2022

DUBAI
SOUTH

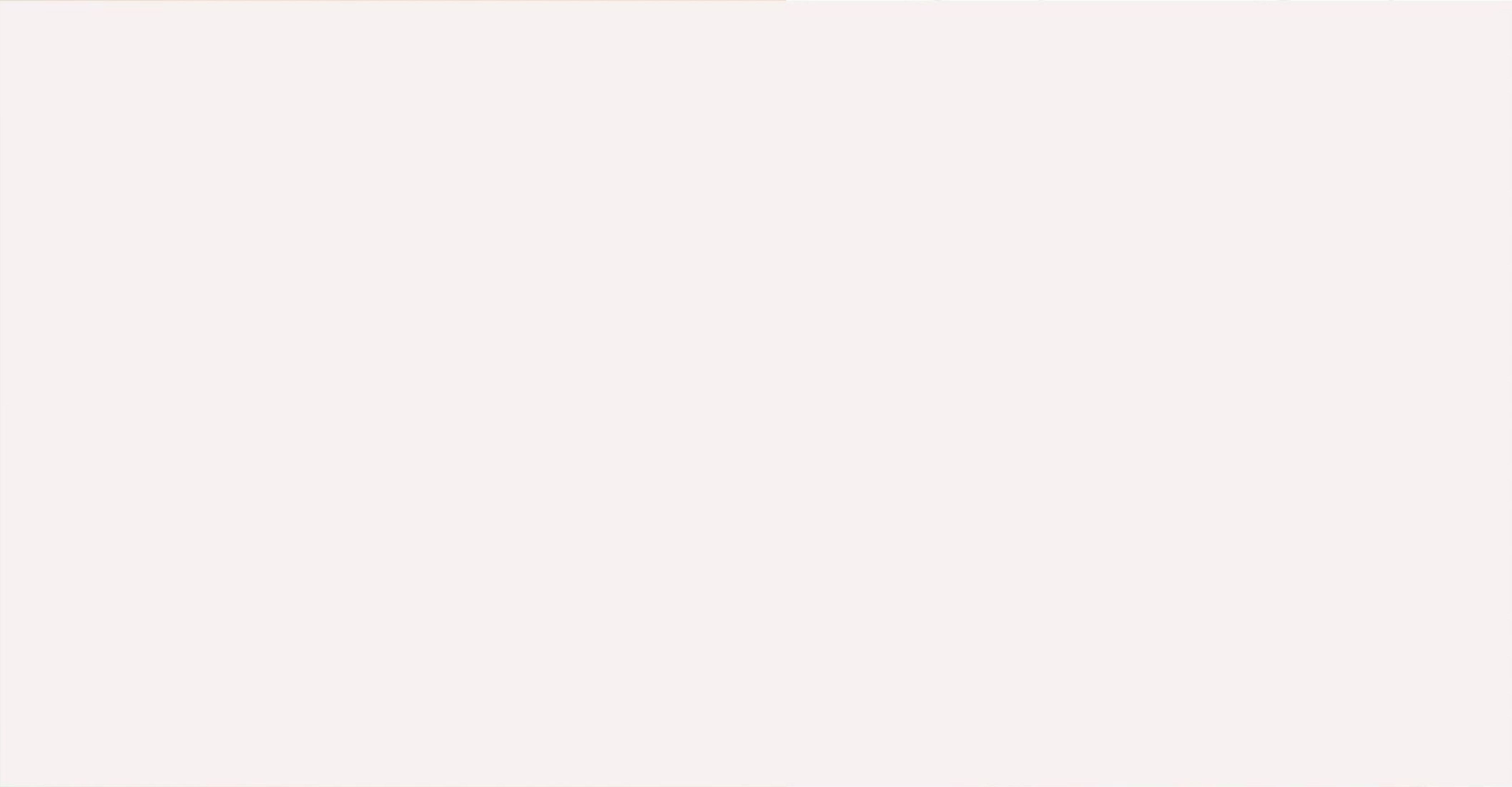
خليج الجنوب

مشروع من تطوير
دبي الجنوب
DUBAI
SOUTH

SOUTH BAY

A development by

دبي الجنوب
DUBAI
SOUTH

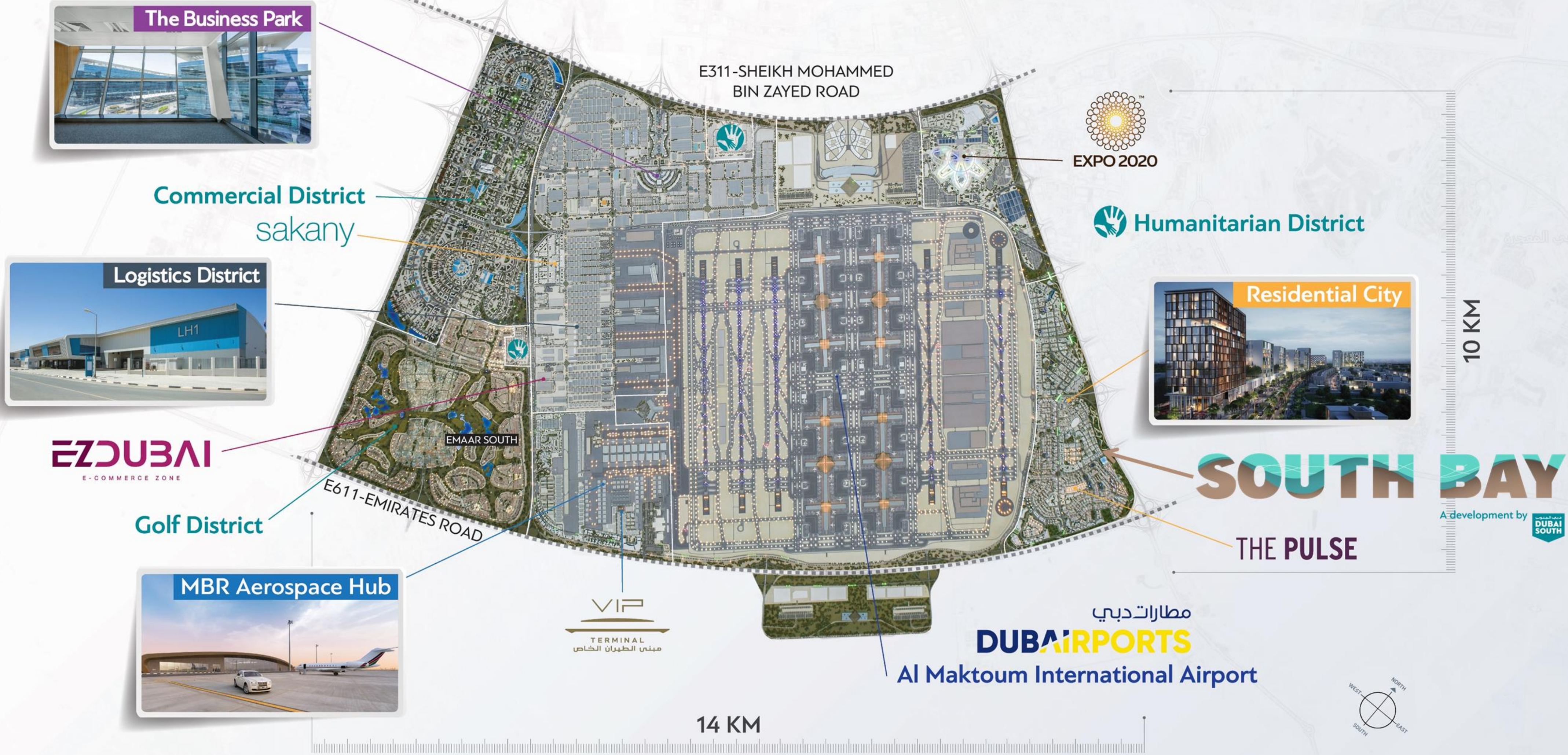




Dubai South Master Plan

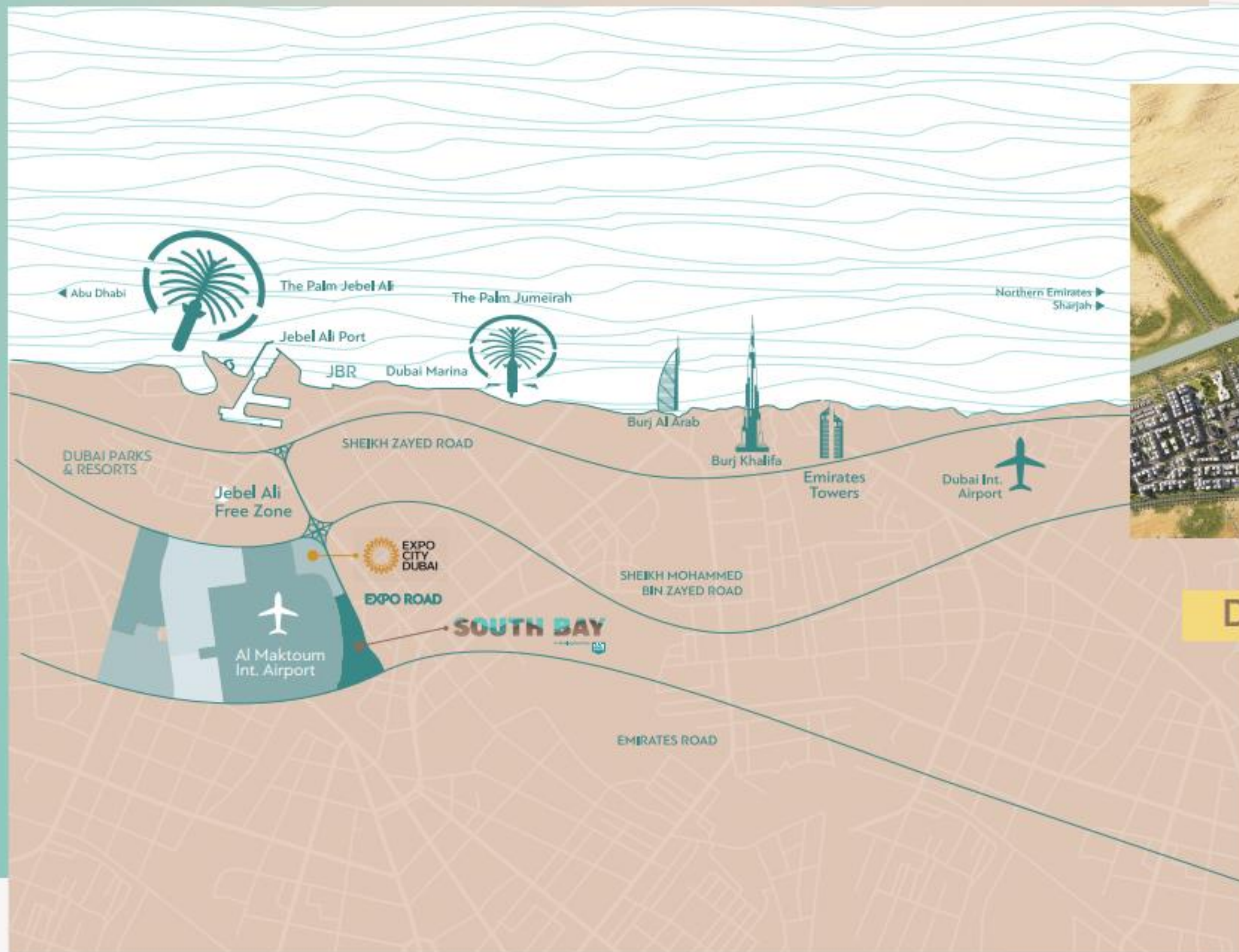
DUBAI SOUTH

A MASTER PLANNED URBAN DESTINATION





Dubai South Residential District Master Plan



Dubai South

A fully integrated and master-planned city built to create 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 Units Phase 1

- 1 3 BR Townhouses
- 2 4 BR Townhouses
- 3 4 BR Semi-detached Villas
- 4 5 BR Semi-detached Villas
- 5 5 BR Mansion Units
- 6 6 BR Mansion Units
- 7 7 BR Mansion Units

Community Features

- 8 Shopping Mall
- 9 The Lake Park
- 10 Community Park
- 11 Lulu Hypermarket
- 12 Fitness & Wellness Complex
- 13 Kayak Club & Café
- 14 Mosque
- 15 The Pulse Beachfront
- 16 The Pulse Villas
- 17 The Pulse
- 18 The Pulse Townhouses
- 19 IB Certified School
- 20 Enoc Petrol Station
- 21 Linear Park



SOUTH BAY MASTER PLAN


Located on
Expo Road





Upgrade to a waterfront lifestyle

SOUTH BAY

A development by 

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.

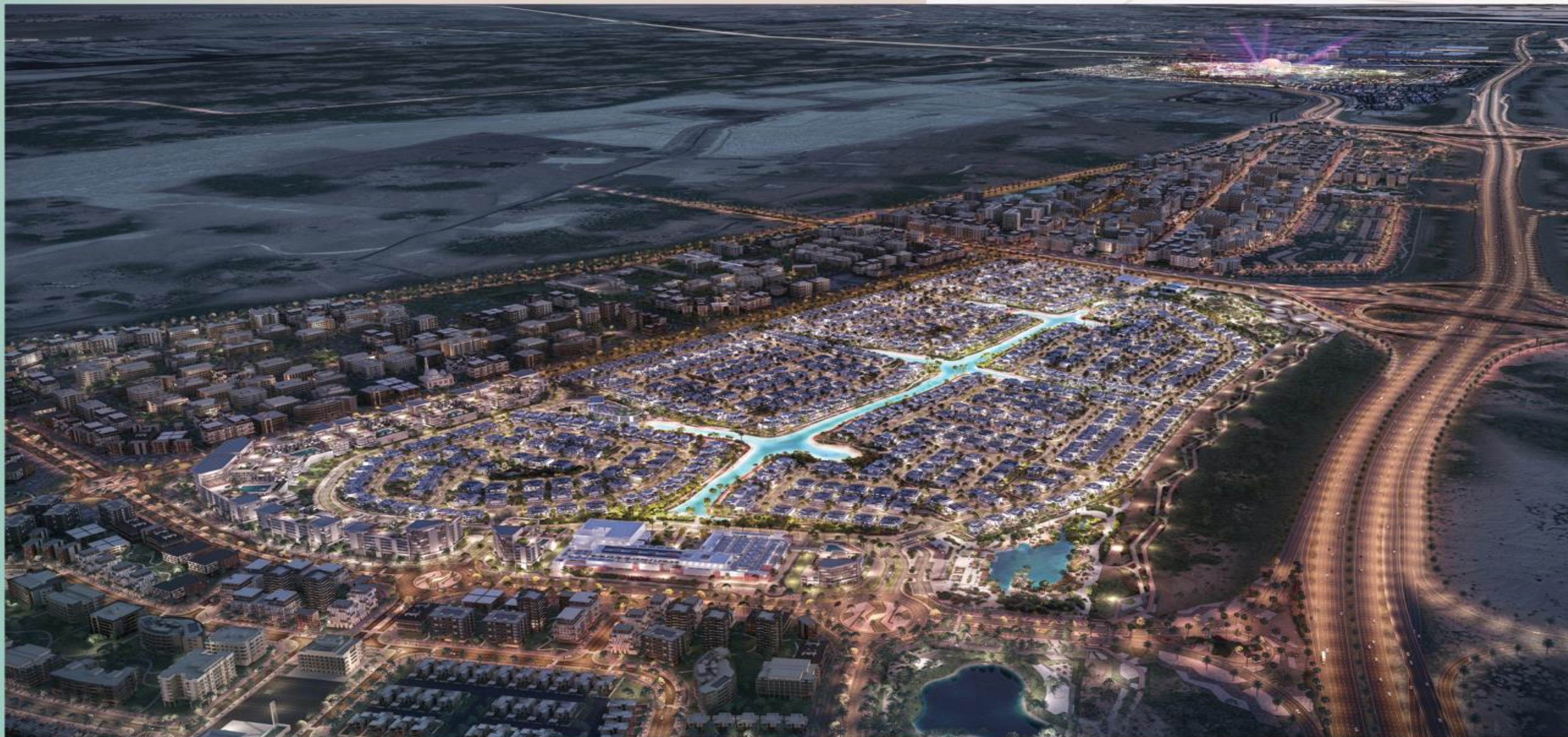


SOUTH BAY MASTER PLAN









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SOUTH BAY
A development by 



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
- 3 KM Crystal Lagoon
- Fully Gated Community
- Jogging and Cycling Tracks
- Exclusive Kids Club



Types – Size - Price

Units Break Down According Type – Size - Price

Unit Type	NO of Units	Size BUA	Price AED
3 BR Middle	20	2,894 SQFT	1,9M – 2,1M
3 BR End	10	2,915 SQFT	2,3M
4 BR Middle	26	3,559 SQFT	2,7M – 2,8M
4 BR End	14	3,559 SQFT	2,950M -3,1M
4 BR Semidetached	56	3,559 SQFT	2,9M – 3,1M
5 BR Semidetached	90	4,270 SQFT	3,4M – 3,7M
5 BR Mansion	14	8,234 SQFT	7,2M – 8M
6 BR Mansion	14	10,947 SQFT	9,5M – 10,8M
7 BR Mansion	7	13,358 SQFT	13,5M – 14M
Total	251		



Floor Plans

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	673
ROOF TERRACE	749

Areas presented in square feet

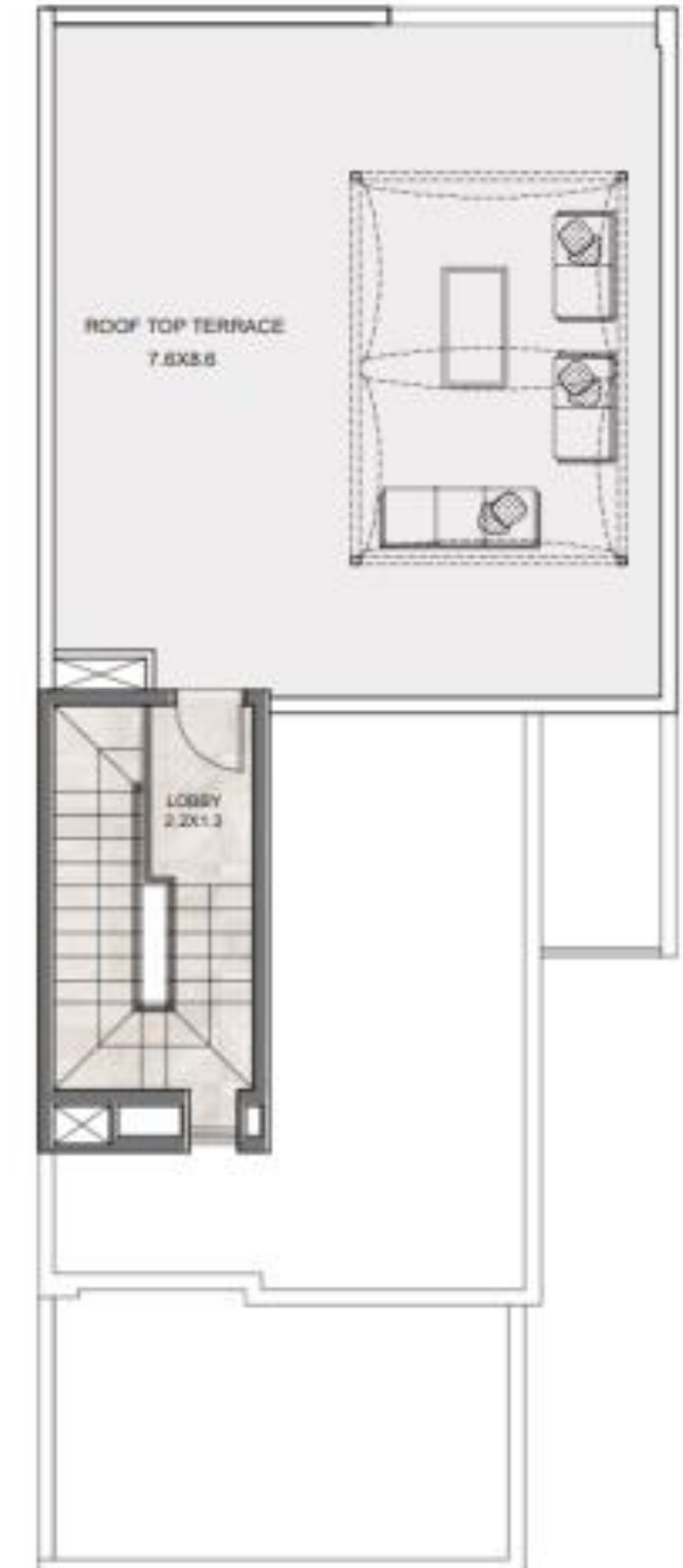
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY

خليج الجنوب

DUBAI SOUTH

FOUR BEDROOM

MIDDLE UNIT
PREMIUM

UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	2,745
BUA	3,559
GARDEN	967
ROOF TERRACE	739

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY

خليج الجنوب

مشروع من تطوير دبي الجنوب

FOUR BEDROOM

EDGE UNIT
PREMIUM

UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,552
BUA	3,559
GARDEN	1,775
ROOF TERRACE	739

Areas presented in square feet

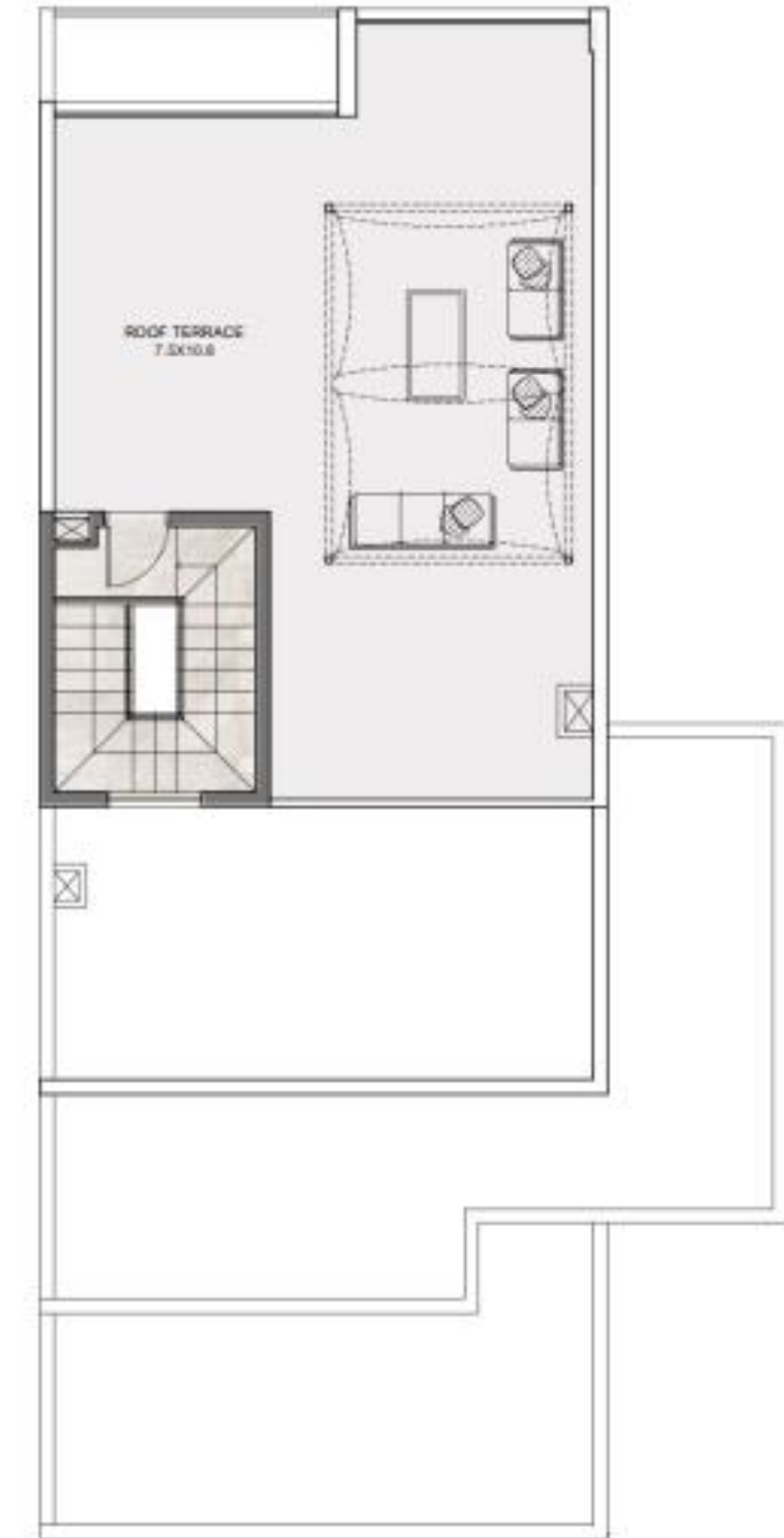
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY
خليج الجنوب
 مشروع دبي الجنوب
 DUBAI SOUTH

FOUR BEDROOM

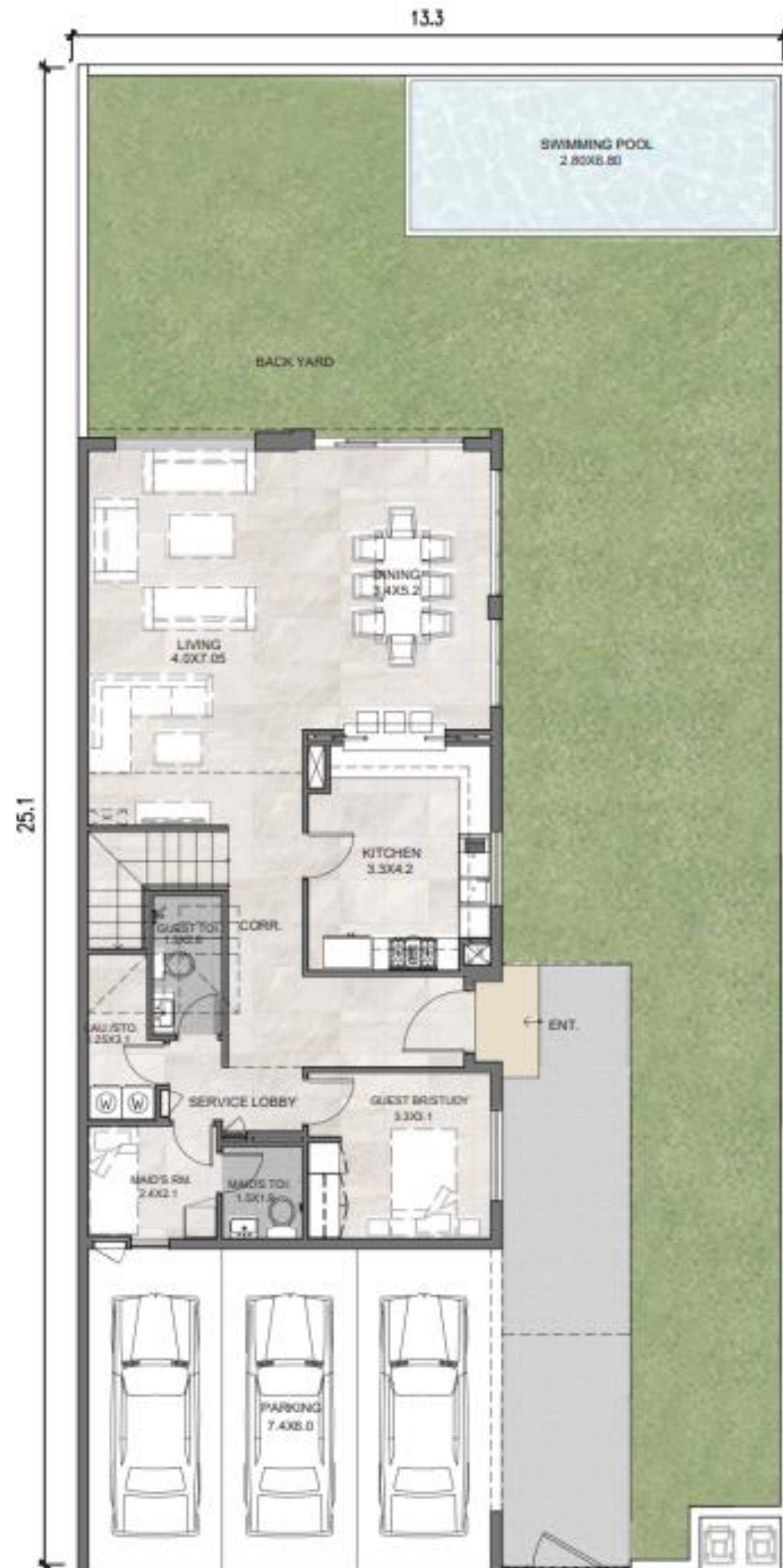
EDGE UNIT
PREMIUM

UNIT # XX

UNIT	FOUR BEDROOM UNIT
PLOT AREA	3,978
BUA	3,559
GARDEN	2,201
ROOF TERRACE	739

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY خليج الجنوب



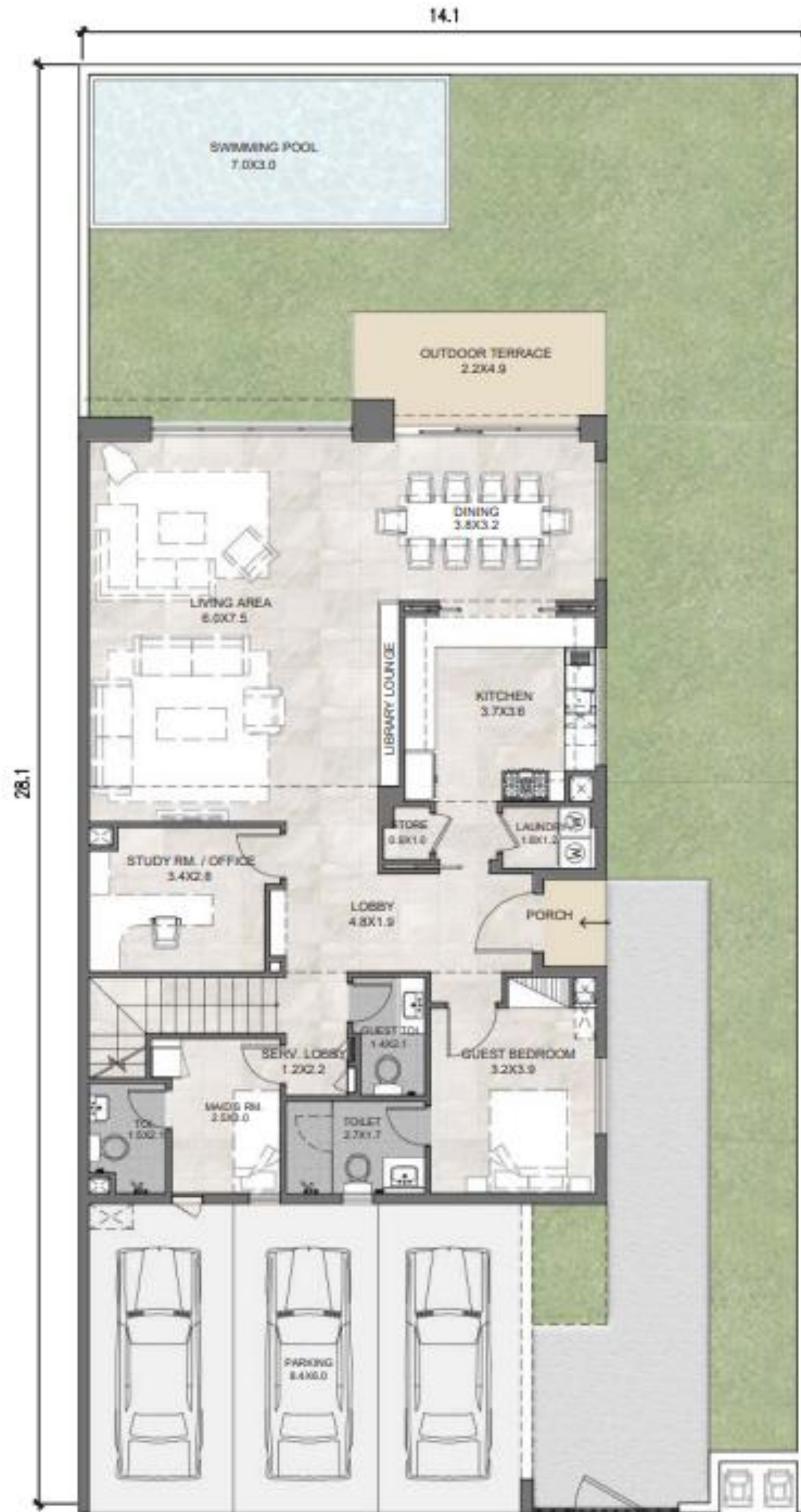
FIVE BEDROOM

EDGE UNIT
PREMIUM

UNIT # XX

UNIT	FIVE BEDROOM CORNER
PLOT AREA	4,219
BUA	4,270
GARDEN	2,008
ROOF TERRACE	781
Areas presented in square feet	

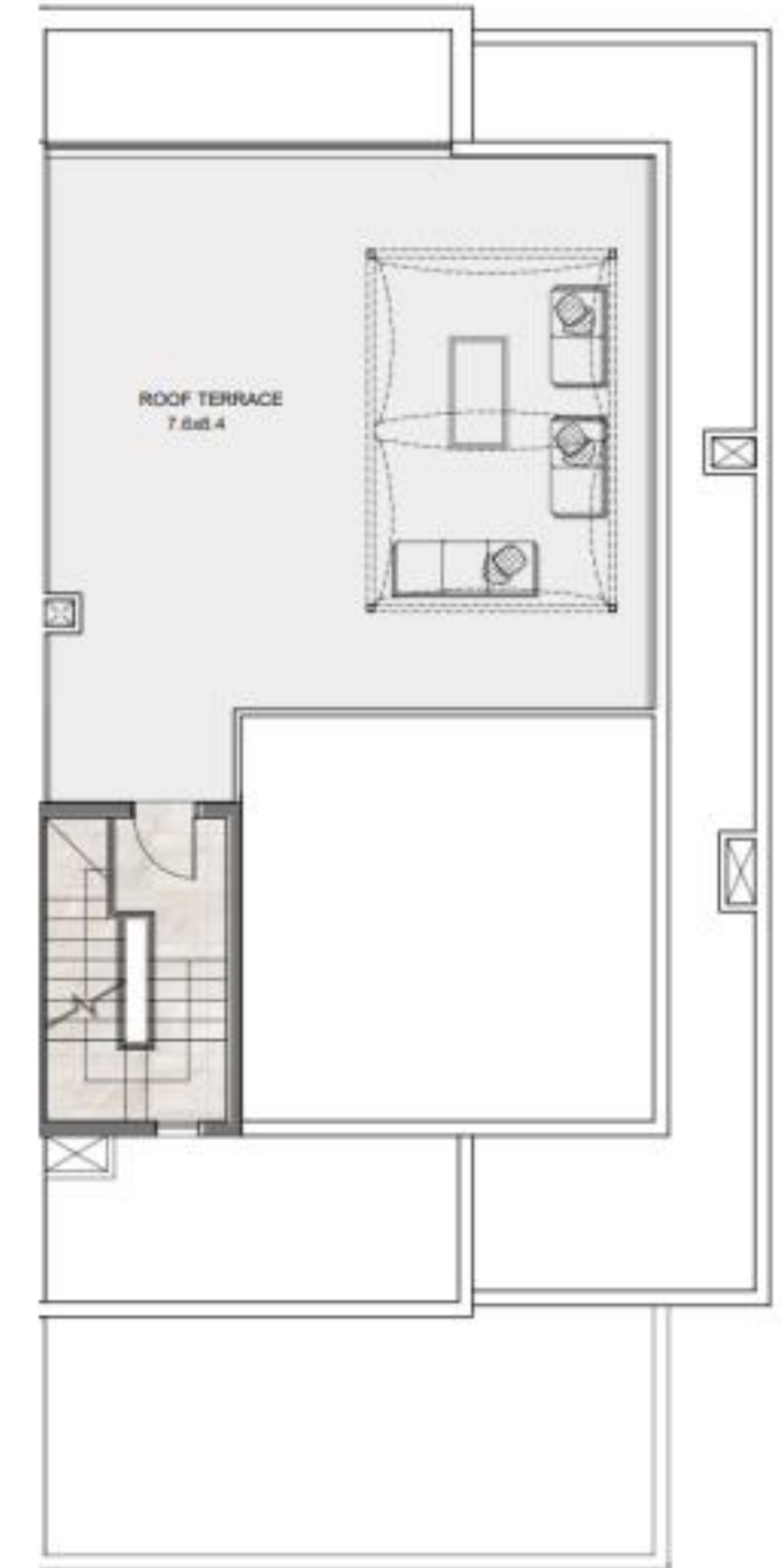
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY خليج الجنوب

مشروع من التطوير
DUBAI SOUTH

FIVE BEDROOM

MANSION PREMIUM

UNIT # XX

UNIT	FIVE BEDROOM MANSION
PLOT AREA	7,233
BUA	8,234
GARDEN	3,198
ROOF TERRACE	722
GF BUA	4,024
Areas presented in square feet	

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



SOUTH BAY خليج الجنوب

مطور من الجنوب
DUBAI SOUTH

SEVEN BEDROOM

MANSION
PREMIUM

UNIT # XX

UNIT	7 BEDROOM MANSION
PLOT AREA	10,333
BUA	13,358
GARDEN	4,449
ROOF TERRACE	3,184
GF BUA	6,107

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN





Phase 1 Master Plan

SOUTH BAY
خليج الجنوب

مشروع من تطوير
DUBAI SOUTH



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





Payment Plan



HANDOVER

2025

5%
down payment

5 year
payment plan

50%
during construction

50%
2 years post completion

2%
DLD fee

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Payment Plan Breakdown

Price (AED)			
Amount	Payment Date	%	Phase
AED 0	Sep-22	5%	50% Pre-Handover Payment
AED 0	Dec-22	5%	
AED 0	Mar-23	5%	
AED 0	Jun-23	5%	
AED 0	Sep-23	5%	
AED 0	Dec-23	5%	
AED 0	Mar-24	5%	
AED 0	Jun-24	5%	
AED 0	Sep-24	5%	
AED 0	Dec-24	5%	
AED 0	Anticipated in Q4 / 2025	20%	20 % On-Completion
AED 0	6 month from handover	5%	30% Post-Handover Payment
AED 0	9 month from handover	5%	
AED 0	12 month from handover	5%	
AED 0	15 month from handover	5%	
AED 0	18 month from handover	5%	
AED 0	21 month from handover	5%	

Unit Sales terms:

- 5 % Booking Fee (non-refundable in case of cancellation by customer).
- Sale subject to DLD registration fees 2 % + AED 5,000 admin and authority's fees.

* Units are subjected to availability



Renders



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SOUTH BAY
A development by 

Spacious 3/4/5 bedroom villas
& town houses





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SOUTH BAY
A development by **DUBAI SOUTH**



Waterfront villas



Avant-garde main entrance





Surreal stairs & elevator lobby



Grand formal living /
dining rooms

Panoramic rooftop
master bedroom



Splendid master suite





Exquisite master
bathrooms



Invincible gym studio



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

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







Ultra-modern amenities

Thrilling watersports routine





Thank you