



# NAUTIS

RESIDENCES



DUBAII ISLANDS



AT THE CORE OF DUBAI ISLANDS

# OCEAN-INSPIRED LUXURY RESIDENCES

In the shimmering waves of the Persian Gulf  
discover the ideal vision of future living

WE HAVE BROKEN THROUGH  
THE SINGLE DIMENSION OF  
"WATCHING THE SEA"



Create a residence that fuses vision  
touch and hearing for you

# DUBBAI ISLANDS





# DUBAI ISLANDS

The Dubai Islands, meticulously planned by Nakheel, the developer behind the Palm Jumeirah, are located at the mouth of the Dubai Creek and represent Dubai's largest waterfront project. Composed of five interconnected islands, the development spans a total area of 17 square kilometers, featuring a stunning 21-kilometer coastline and nine marinas with direct access to the Persian Gulf.



# INVESTING IN DUBAI

Nestled at the mouth of Dubai Creek, Dubai Islands is a groundbreaking development by Nakheel-the masterminds behind Palm Jumeirah. Spanning 17 sq.km across five interconnected islands, it stands as Dubai's largest waterfront project, blending natural beauty with urban innovation. Offering 21 km of beaches, 9 marinas, and direct Persian Gulf access.



# POINTS OF INTEREST

Infinity Bridge	5 min
Waterfront Market	5 min
Nearest Metro Station	8 min
Dubai Hospital	8 min
Al Mamzar Beach	8 min
Dubai International Airport	10 min
Cruise Terminal	15 min
La Mer Beach	15 min
Jumeirah Public Beach	15 min
Dubai Frame	15 min
Burj Khalifa	15 min
Downtown Dubai	15 min
Dubai Mall	15 min



# GOLD COAST

The 21-kilometer-long golden coastline  
weaves a poetic dialogue between life and nature  
immersing every moment in the gentle embrace  
of sea breeze and warm sunshine





# FAMILY GATHERING & MOMENTS

A welcoming sanctuary where families bond over shared experiences: interactive playgrounds, seaside storytelling, and open-air picnic pavilions. Curated for laughter, storytelling, and relaxation.







# YACHT MARINA

Let every return voyage and departure  
become the ultimate tribute to life







# LEISURE & TOURISM EXCELLENCE

Unwind in luxury hotels  
tee off at championship golf courses  
or explore vibrant nightlife  
Adventure meets relaxation with spas  
water sports, and cultural escapades



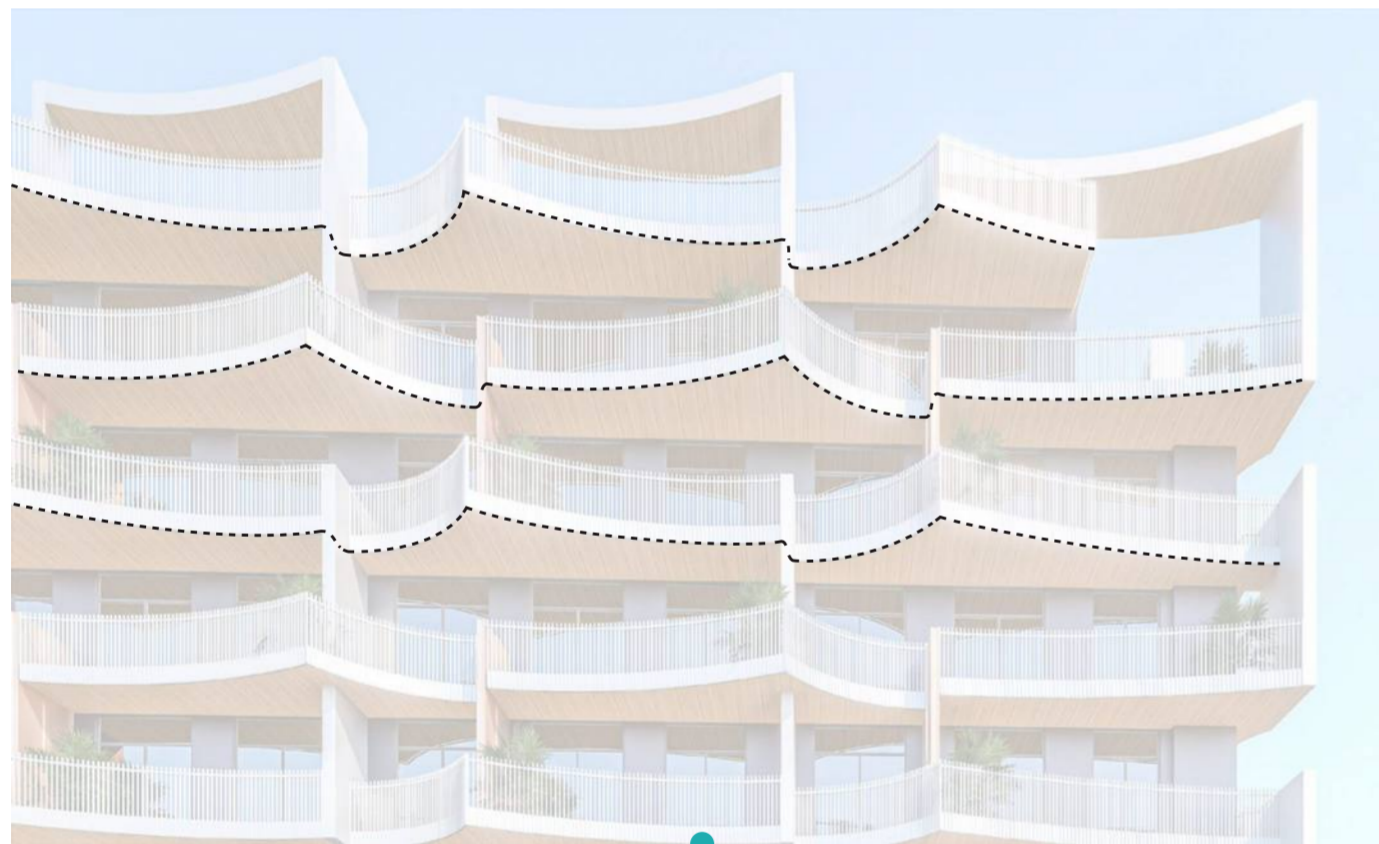
# WORLD-CLASS SHOPPING & DINING

Indulge in luxury boutiques, gourmet eateries and vibrant markets. From haute couture to local crafts savor global cuisines or intimate cafe moments—curated to delight discerning tastes

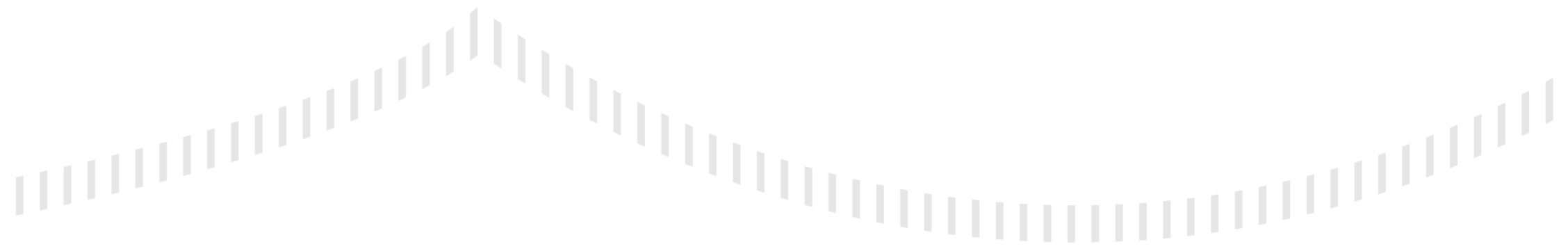


# OCEAN-INSPIRED UNIQUELY CHARMING

The project takes the ocean as its design inspiration  
blending modern design with natural elements  
It features unique wave-shaped balconies  
which not only endow the architecture with aesthetic appeal  
but also bring residents a distinctive view  
enabling architecture and nature to coexist in harmony



ELEMENT EXTRACTION  
WAVES



# INTERNAL FACILITIES OF THE PROJECT

In this colorful space, the vitality of the gym, the tranquility of the pool, the serenity of the reading area, and the joy of the barbecue zone come together to weave a rich life tapestry. Each facility is an extension of life, inspiring energy, nourishing the soul, and illuminating joyful moments.

- 1 SWIMMING POOL
- 2 GYM
- 3 OUTDOOR LEISURE READING AREA
- 4 BBQ&PRIVATE DINING





NAUTIS RESIDENCES IS MORE THAN A RESIDENCE  
BUT A POETIC PROPOSAL FOR ISLAND LIFE

Here, every window frames nature as a painting, every inch of space exudes the laziness of vacation. By the coastal shore, you can embrace stars and waves, continuing your own island legend.

OCEAN-INSPIRED  
UNIQUELY  
CHARMING



NAUTIS RESIDENCES

APARTMENT LOBBY





ELEVATOR LOBBY



SWIMMING POOL



GYM

# OUTDOOR LEISURE READING AREA



# BBQ & PRIVATE DINING





# FLOOR PLANS

## GROUND FLOOR PLAN

- 1 MAIN ENTRANCE
- 2 MAIN ENTRANCE LOBBY
- 3 ELEVATOR LOBBY

G Floor

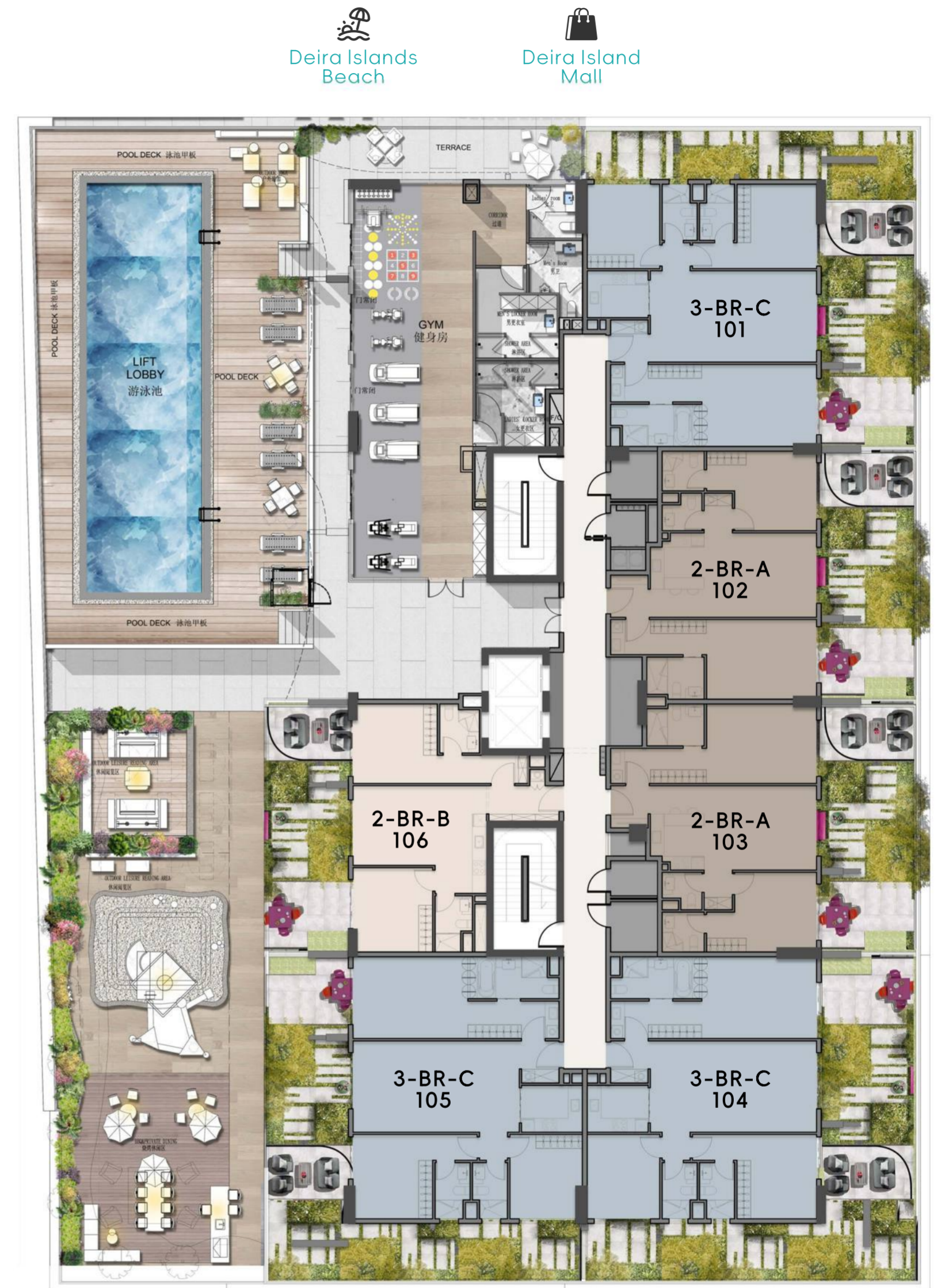


# FLOOR PLANS

## FLOOR PLAN- 1st LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
101	3-BR-C	1,162.50	875.86	2,038.36
102	2-BR-A	892.11	496.97	1,389.08
103	2-BR-A	894.05	496.97	1,391.02
104	3-BR-C	1,160.35	922.47	2,082.82
105	3-BR-C	1,156.80	824.41	1,981.21
106	2-BR-B	754.44	402.89	1,157.33



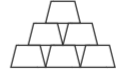
1<sup>st</sup> Floor



Cruise Terminal

Yacht Marina



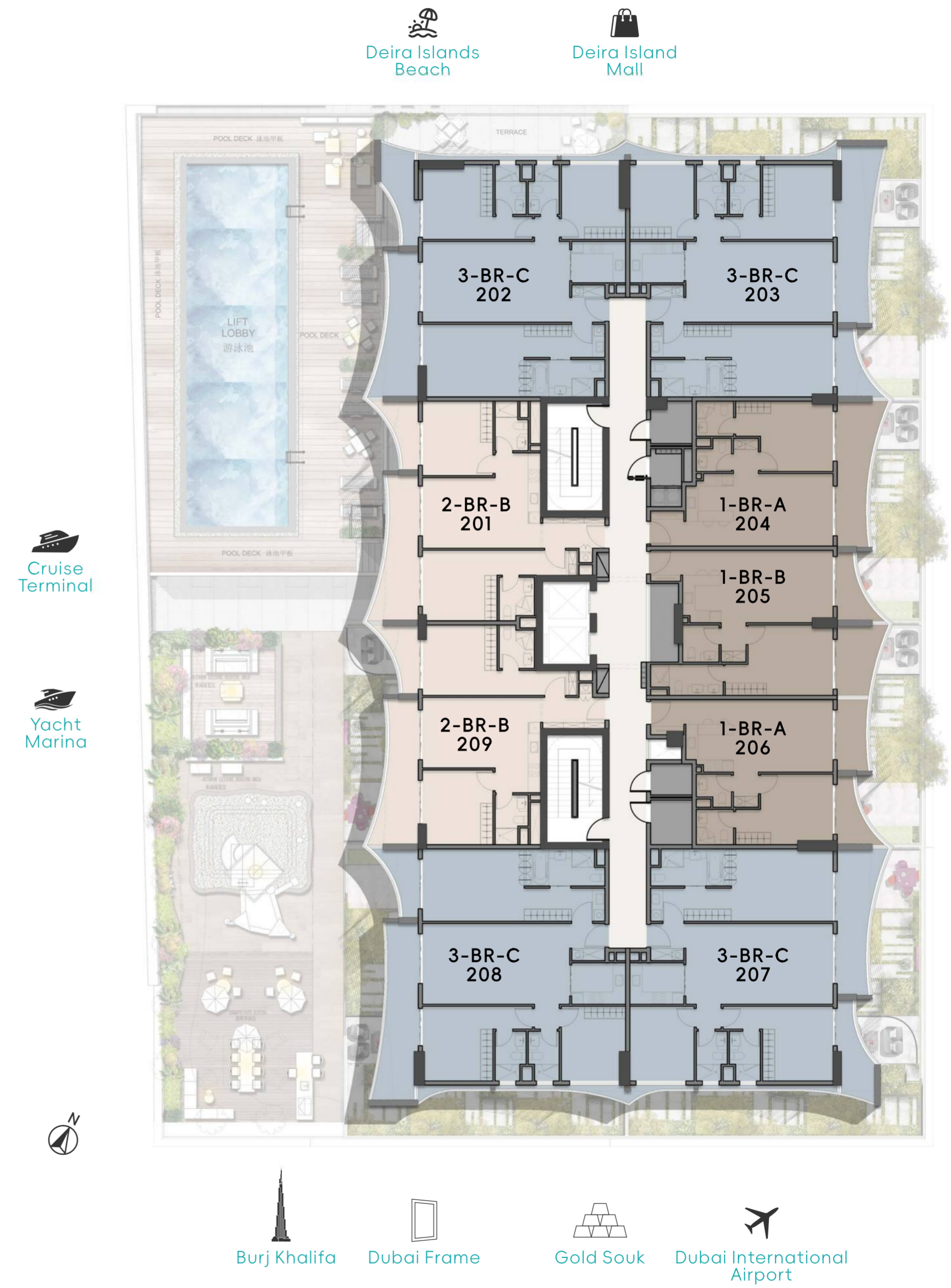
-   
 Burj Khalifa
-   
 Dubai Frame
-   
 Gold Souk
-   
 Dubai International Airport

# FLOOR PLANS

## FLOOR PLAN- 2nd LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
201	2-BR-B	757.13	204.08	961.21
202	3-BR-C	1,151.95	226.15	1,378.10
203	3-BR-C	1,162.50	227.98	1,390.48
204	1-BR-A	572.32	147.57	719.89
205	1-BR-B	637.65	138.96	776.61
206	1-BR-A	574.25	120.77	695.02
207	3-BR-C	1,160.35	224.75	1,385.10
208	3-BR-C	1,156.80	228.30	1,385.10
209	2-BR-B	755.52	205.70	961.22

2<sup>nd</sup> Floor



# FLOOR PLANS

## FLOOR PLAN- 3rd LEVEL

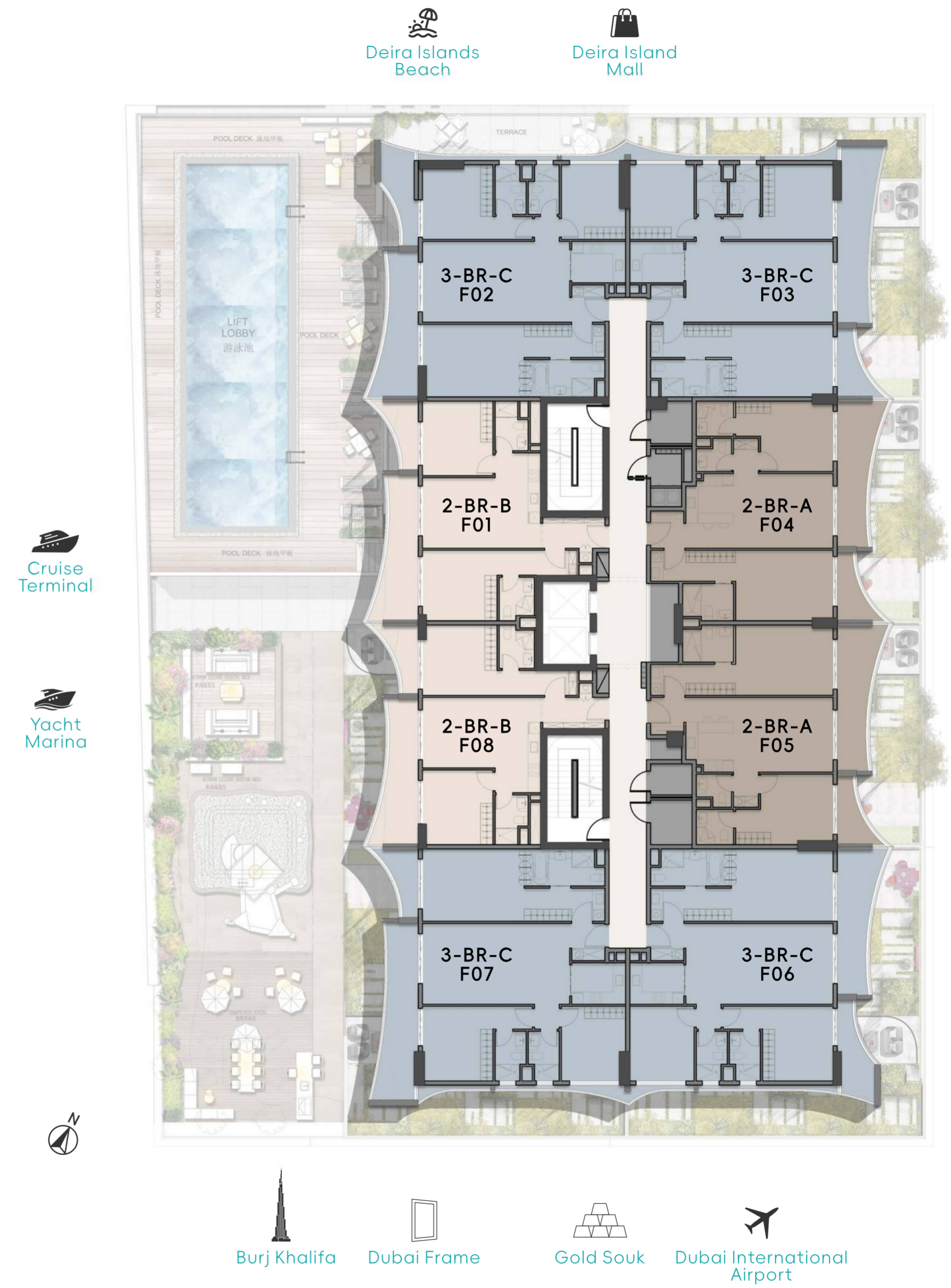
UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
301	2-BR-B	757.13	204.08	961.21
302	3-BR-C	1,151.95	248.22	1,400.17
303	3-BR-C	1,162.50	216.57	1,379.07
304	1-BR-A	572.32	147.57	719.89
305	1-BR-B	637.65	119.91	757.56
306	1-BR-A	574.25	139.93	714.18
307	3-BR-C	1,160.35	246.06	1,406.41
308	3-BR-C	1,156.80	216.79	1,373.59
309	2-BR-B	755.52	205.70	961.22



# FLOOR PLANS

## FLOOR PLAN- 4th/6th LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
F01	2-BR-B	757.13	204.08	961.21
F02	3-BR-C	1,151.95	226.04	1,377.99
F03	3-BR-C	1,162.50	227.98	1,390.48
F04	2-BR-A	892.11	203.65	1,095.76
F05	2-BR-A	894.05	203.65	1,097.70
F06	3-BR-C	1,160.35	224.75	1,385.10
F07	3-BR-C	1,156.80	228.19	1,384.99
F08	2-BR-B	755.52	205.70	961.22

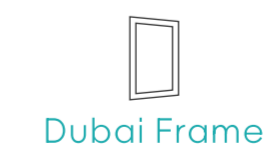
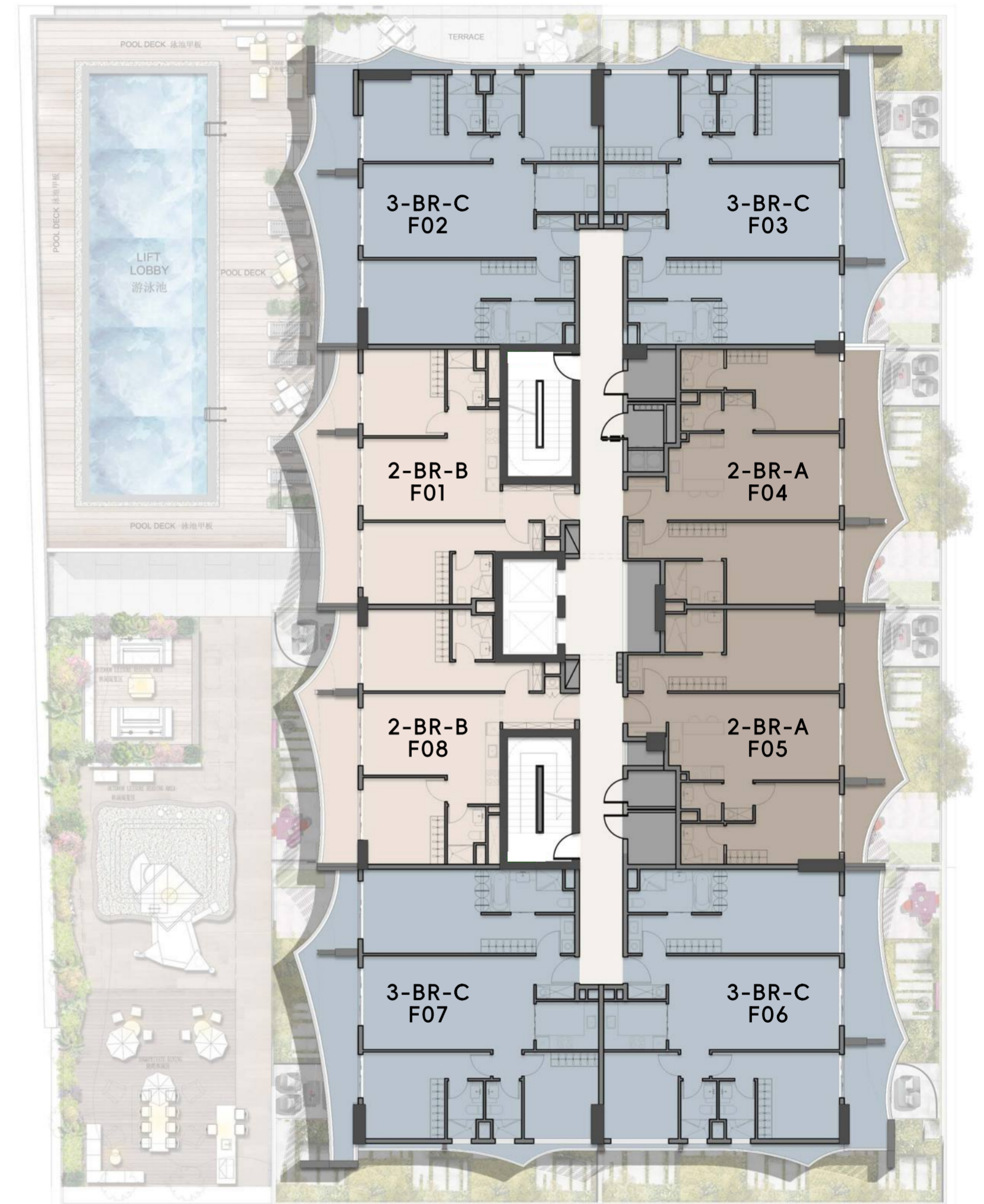


# FLOOR PLANS

## FLOOR PLAN- 5th/7th LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
F01	2-BR-B	757.13	204.08	961.21
F02	3-BR-C	1,151.95	248.22	1,400.17
F03	3-BR-C	1,162.50	216.57	1,379.07
F04	2-BR-A	892.11	203.65	1,095.76
F05	2-BR-A	894.05	203.65	1,097.70
F06	3-BR-C	1,160.35	246.82	1,407.17
F07	3-BR-C	1,156.80	216.79	1,373.59
F08	2-BR-B	755.52	205.70	961.22

5<sup>th</sup>/7<sup>th</sup>  
Floor

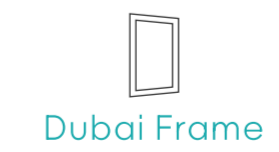
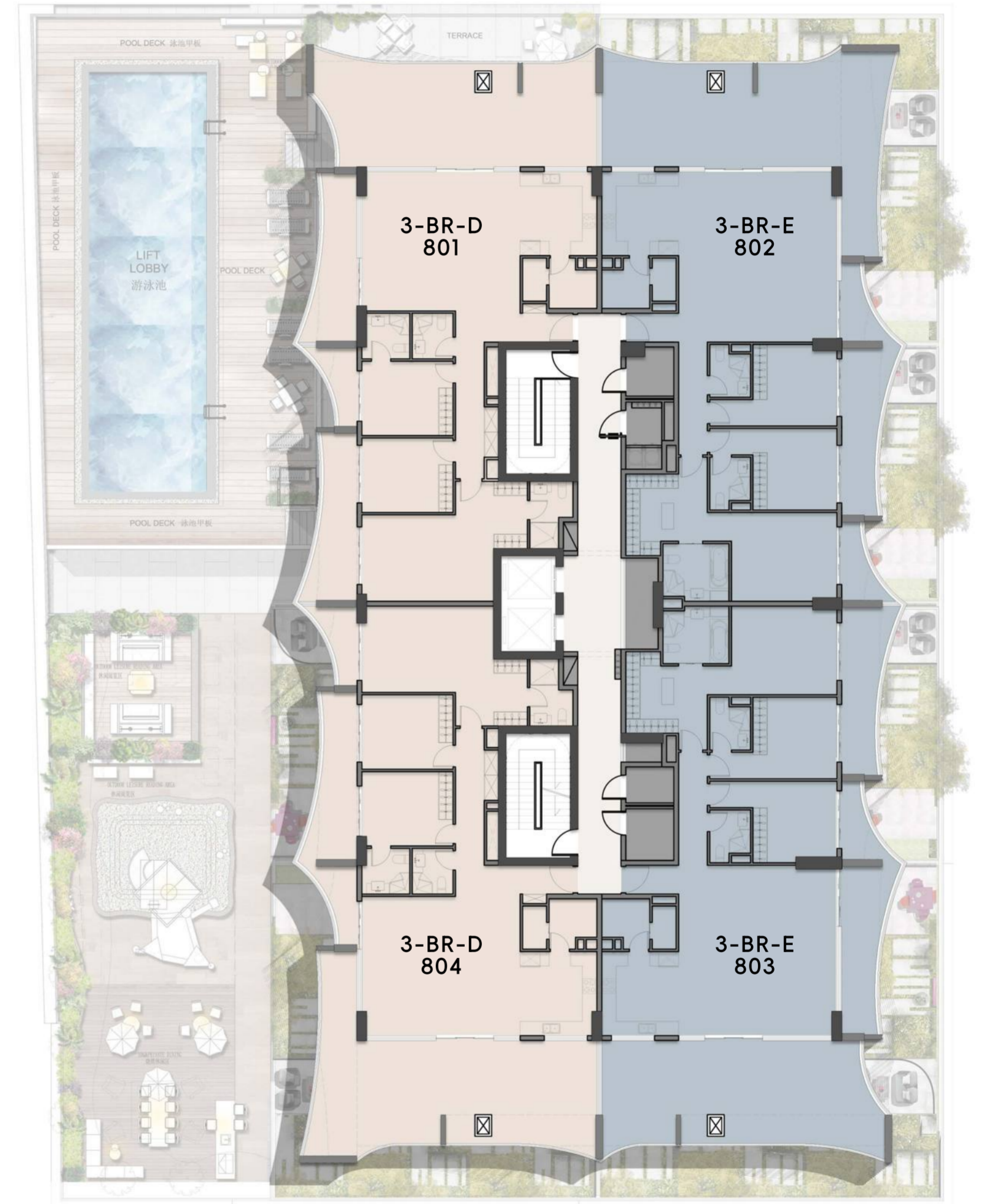


# FLOOR PLANS

## FLOOR PLAN- 8th LEVEL

UNIT NO.	TYPE	SUITE	BALCONY	TOTAL (sq.ft)
801	3-BR-D	1,520.62	915.15	2,435.77
802	3-BR-E	1,658.50	924.19	2,582.69
803	3-BR-E	1,658.50	913.93	2,572.43
804	3-BR-D	1,519.76	926.34	2,446.10

8<sup>th</sup> Floor



# EVERY WAKING MORNING IS A POETIC PROLOGUE WOVEN BY LIGHT AND SHADOW

The project encompasses diverse layout types, ranging from versatile one-bedroom units to spacious luxury four-bedroom residences, catering to various differentiated living needs. Each layout features scientifically planned area ratios, with interior spaces following the design logic of active-quiet zoning. The living room and dining area are connected in a fully lit and transparent layout, complemented by panoramic floor-to-ceiling windows. Bedrooms adopt a fully lit design, with large daylighting areas inviting warm sunlight, turning every waking moment into a poetic encounter that dances with nature.



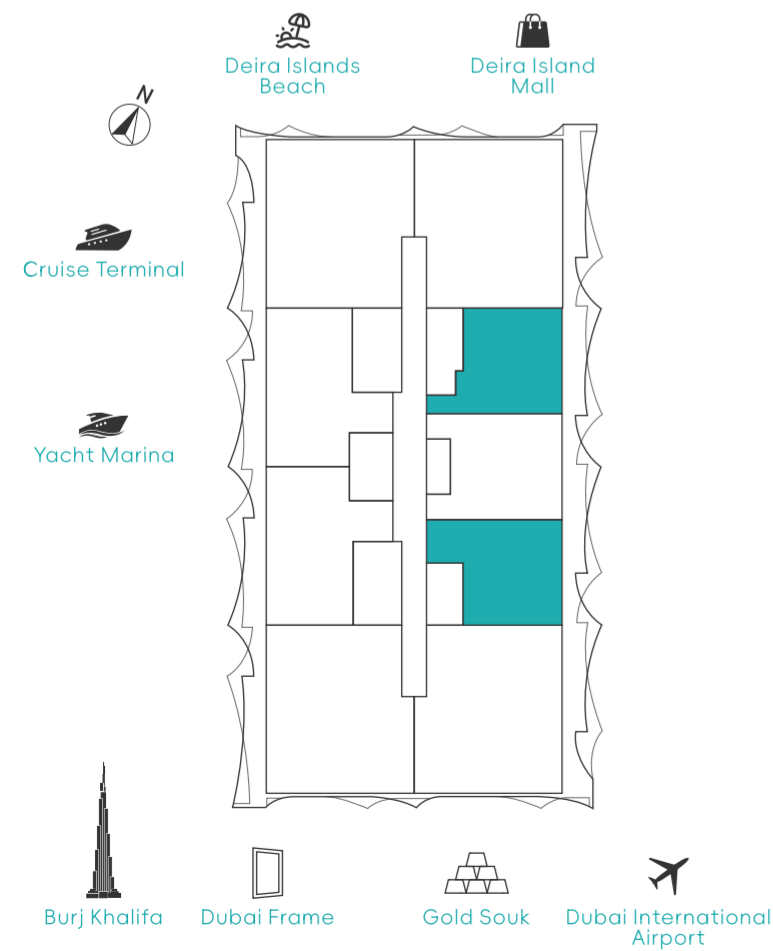
APARTMENT LAYOUTS  
**1 BED ROOM**



APARTMENT LAYOUTS  
**1 BED ROOM**



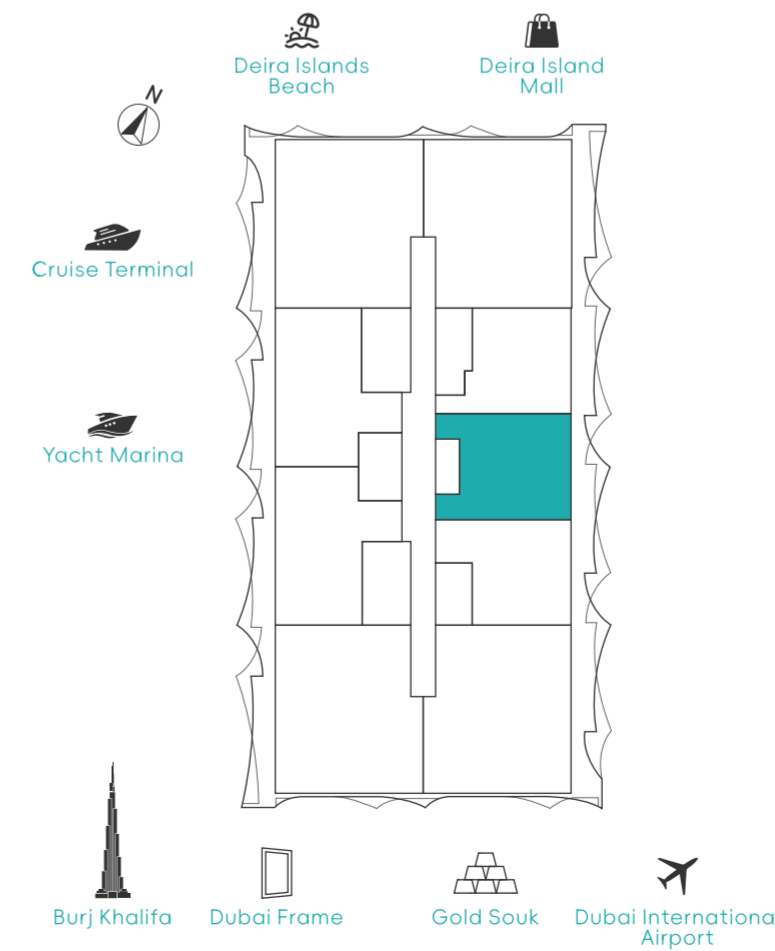
TYPICAL (2<sup>nd</sup>) FLOOR



SUITE AREA: 572.32/574.25 Sq.Ft  
 BALCONY AREA: 120.77/147.57 Sq.Ft  
 TOTAL AREA: 695.03/719.89 Sq.Ft

2<sup>nd</sup> Floor 204 206  
 3<sup>rd</sup> Floor 304 306

TYPICAL (2<sup>nd</sup>) FLOOR



SUITE AREA: 637.65 Sq.Ft  
 BALCONY AREA: 119.91/138.96 Sq.Ft  
 TOTAL AREA: 757.56/776.62 Sq.Ft

2<sup>nd</sup> Floor 205  
 3<sup>rd</sup> Floor 305



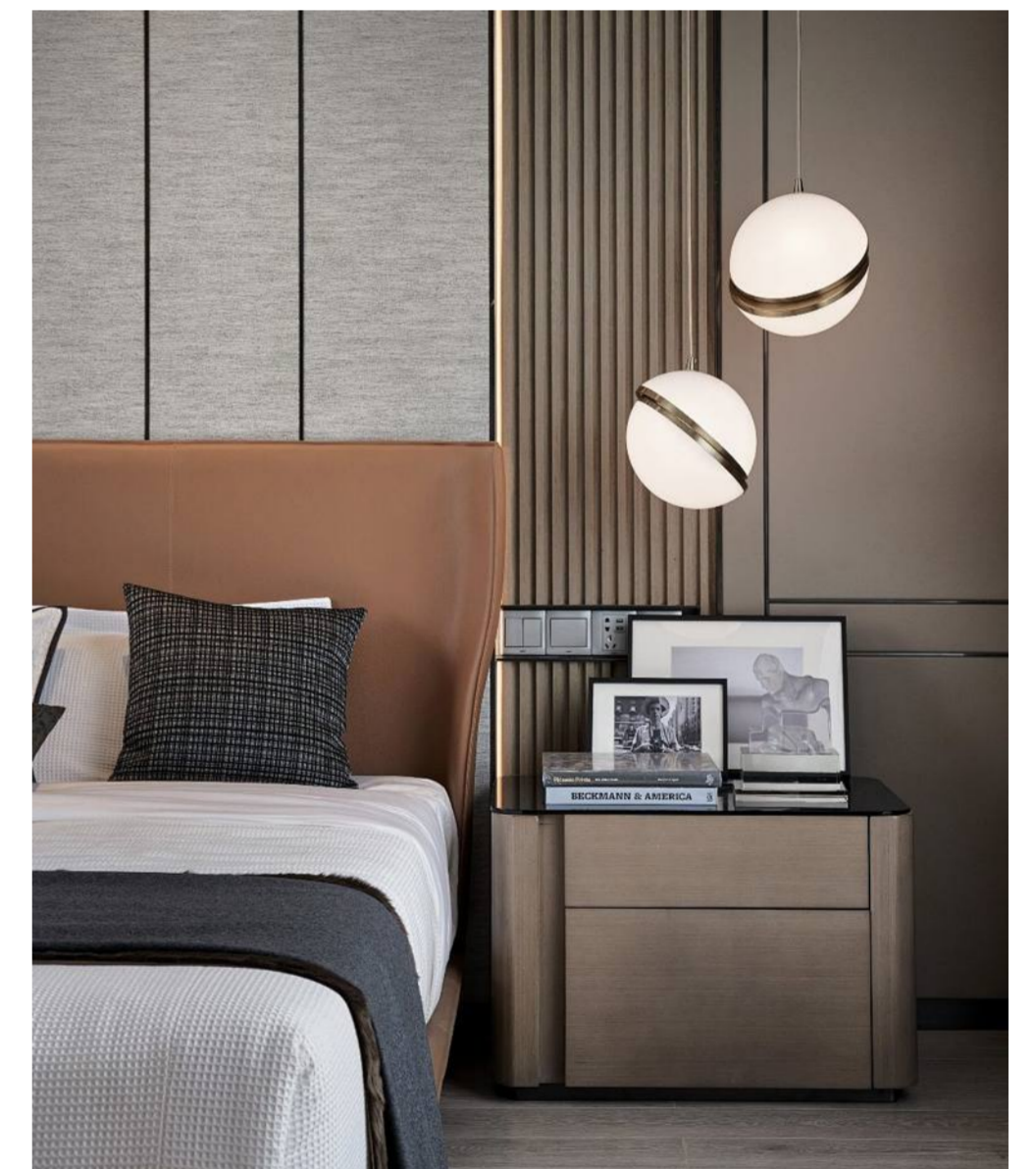
RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT



RENDERINGS OF TYPE D APARTMENT



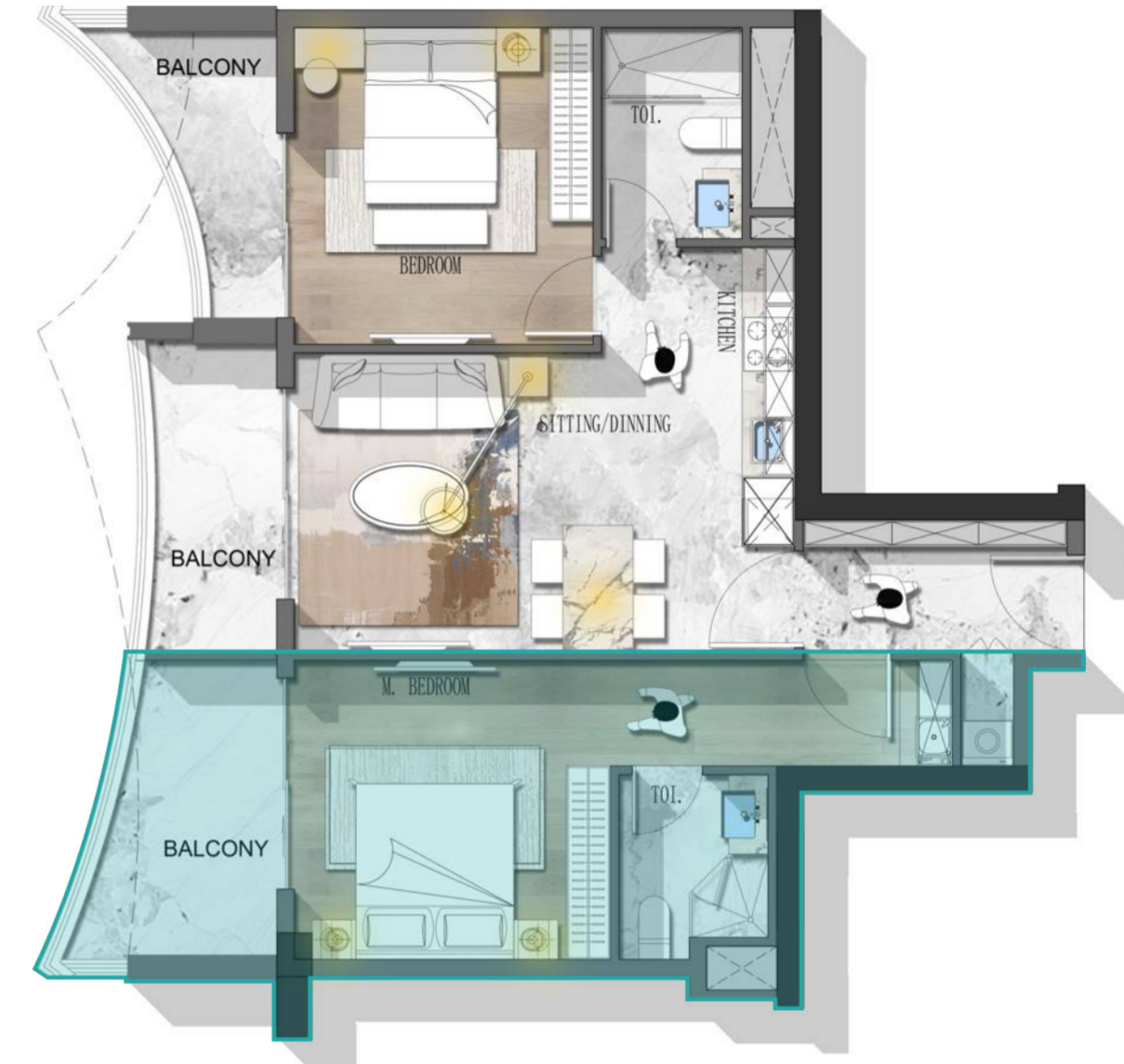
RENDERINGS OF TYPE D APARTMENT

APARTMENT LAYOUTS  
**2 BED ROOM**



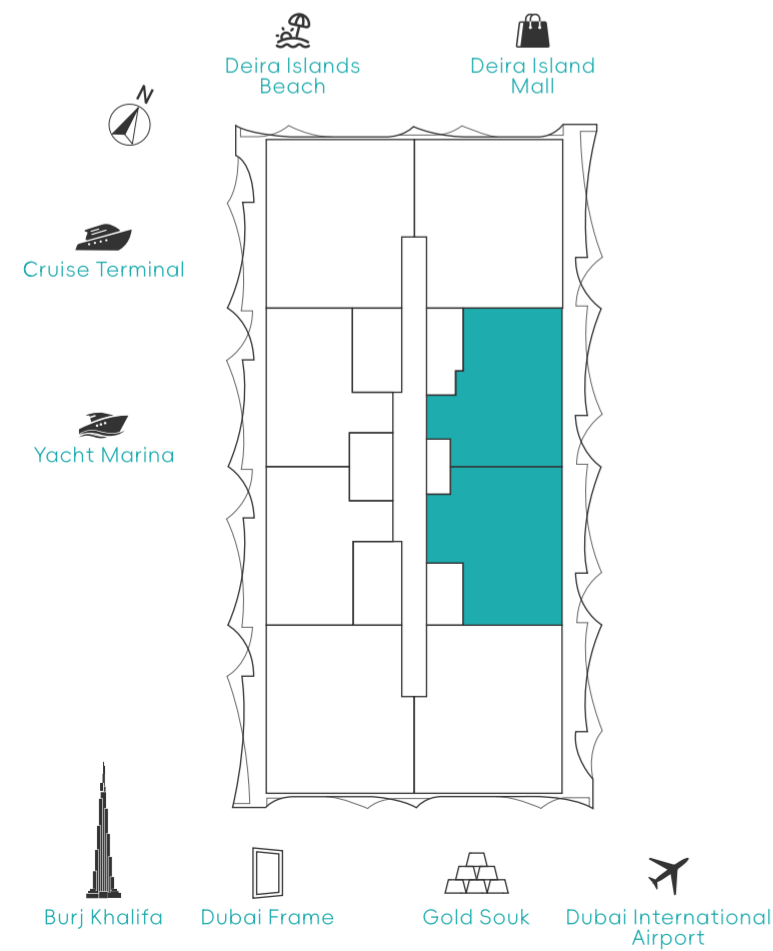
■ DUAL-KEY APARTMENT/HOUSE

APARTMENT LAYOUTS  
**2 BED ROOM**



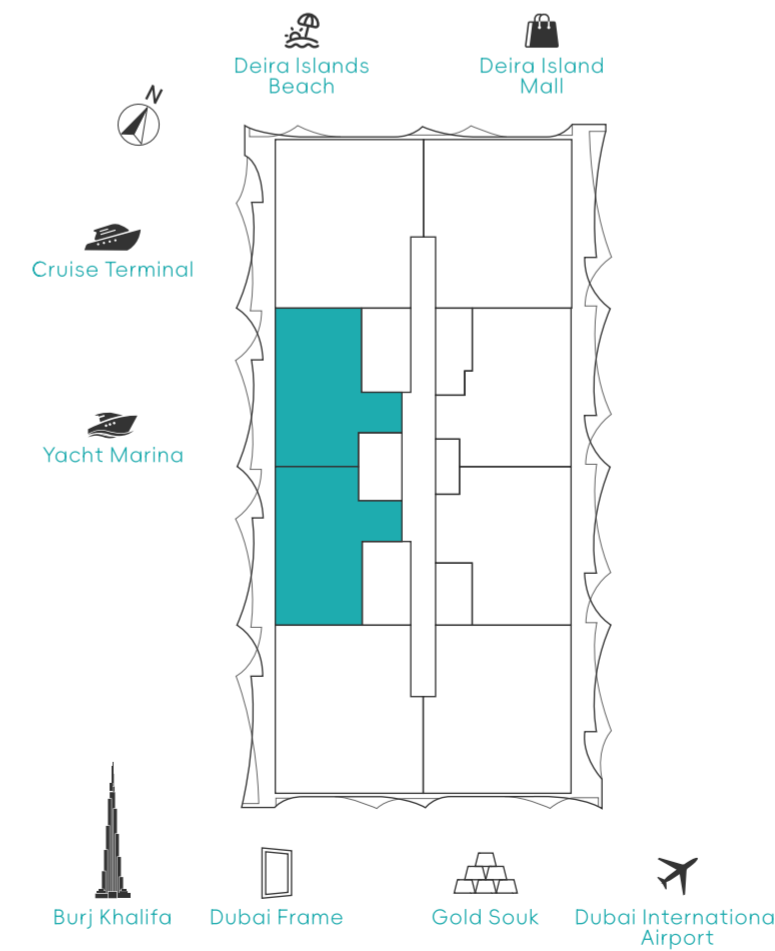
■ DUAL-KEY APARTMENT/HOUSE

TYPICAL(4<sup>th</sup> to 6<sup>th</sup>) FLOOR



SUITE AREA:	892.11/894.05 Sq.Ft
BALCONY AREA:	203.65/496.97 Sq.Ft
TOTAL AREA:	1095.77-1391.02 Sq.Ft
-----	
1 <sup>st</sup> Floor	4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup> Floor
102 103	404 405
	504 505
	604 605
	704 705

TYPICAL(4<sup>th</sup> to 6<sup>th</sup>) FLOOR



SUITE AREA:	892.11/894.05 Sq.Ft
BALCONY AREA:	203.65/496.97 Sq.Ft
TOTAL AREA:	1095.77-1391.02 Sq.Ft
-----	
1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> Floor	4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup> Floor
106	401 408
201 209	501 508
301 309	601 608
	701 708



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT



RENDERINGS OF TYPE C APARTMENT

RENDERINGS OF TYPE C APARTMENT





KONKA



SAMSUNG

RENDERINGS OF TYPE C APARTMENT

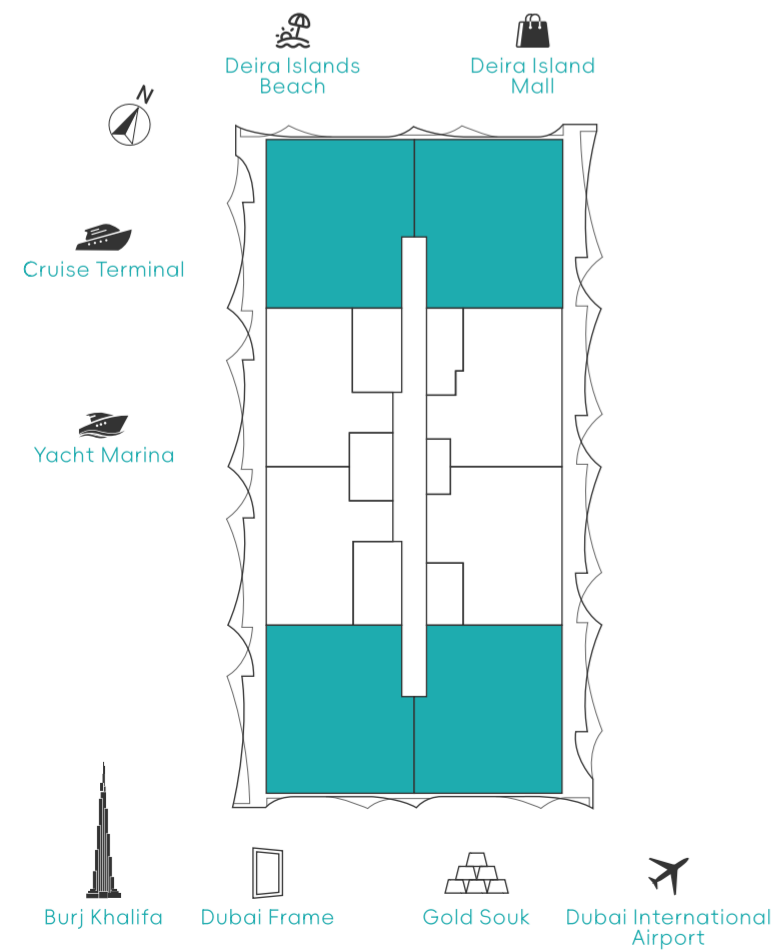
# APARTMENT LAYOUTS

## 3 BED ROOM



■ DUAL-KEY APARTMENT/HOUSE

### TYPICAL (4<sup>th</sup> to 6<sup>th</sup>) FLOOR



SUITE AREA: 1151.95-1162.50 Sq.Ft  
 BALCONY AREA: 216.57-922.47 Sq.Ft  
 TOTAL AREA: 1373.58-2082.82 Sq.Ft

1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> Floor	4 <sup>th</sup> , 5 <sup>th</sup> , 6 <sup>th</sup> , 7 <sup>th</sup> Floor
101 104 105	402 403 406 407
202 203 207 208	502 503 506 507
302 303 307 308	602 603 606 607
	702 703 706 707



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT



RENDERINGS OF TYPE B APARTMENT

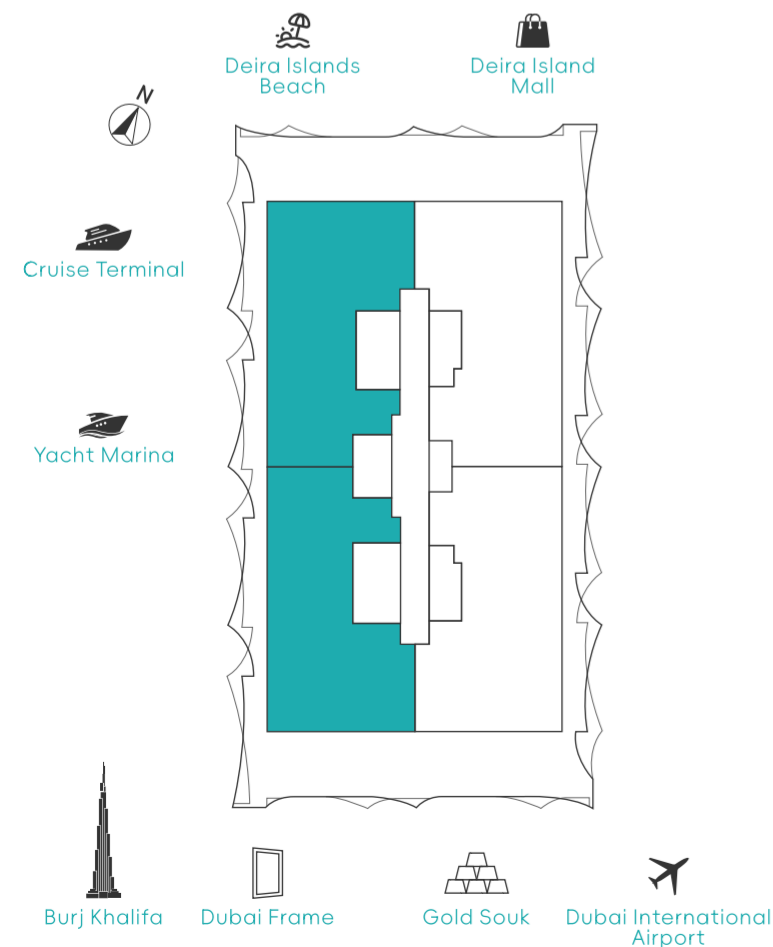
APARTMENT LAYOUTS  
**3 BED ROOM**



APARTMENT LAYOUTS  
**3 BED ROOM**



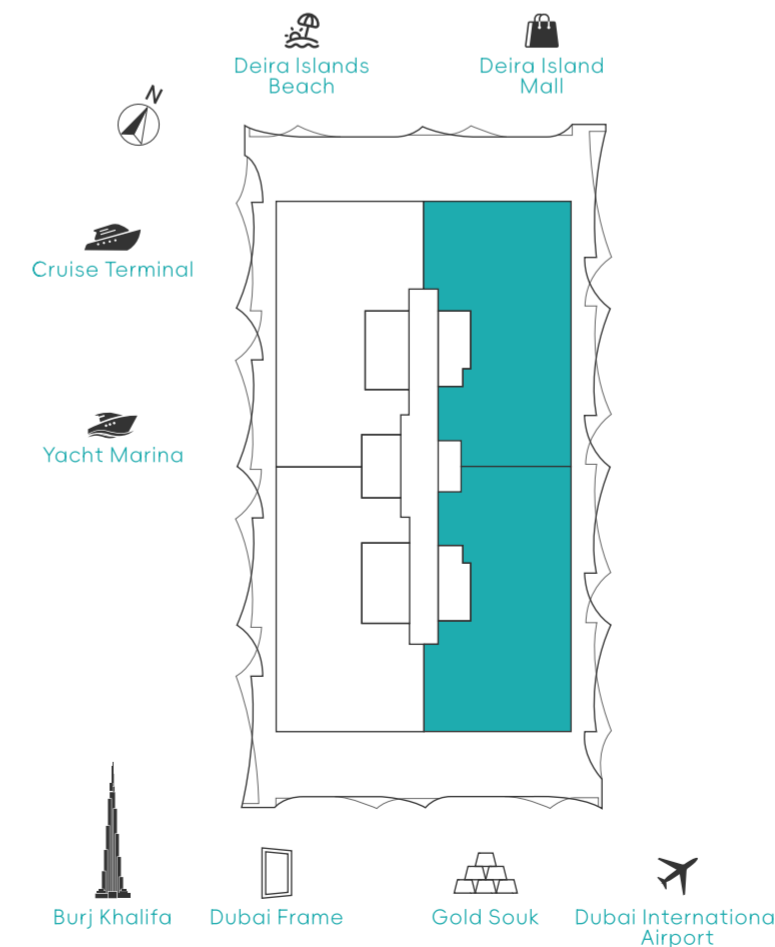
TYPICAL(8<sup>th</sup>) FLOOR



SUITE AREA: 1520.62/1519.76 Sq.Ft  
 BALCONY AREA: 915.15/926.34 Sq.Ft  
 TOTAL AREA: 2435.77/2446.10 Sq.Ft

8<sup>th</sup> Floor 801 804

TYPICAL(8<sup>th</sup>) FLOOR



SUITE AREA: 1658.50 Sq.Ft  
 BALCONY AREA: 913.96/924.19 Sq.Ft  
 TOTAL AREA: 2572.47/2582.69 Sq.Ft

8<sup>th</sup> Floor 802 803



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



RENDERINGS OF TYPE E APARTMENT



VILLA LIVING:  
WHERE POETRY AND PRESTIGE  
DANCE IN HARMONY

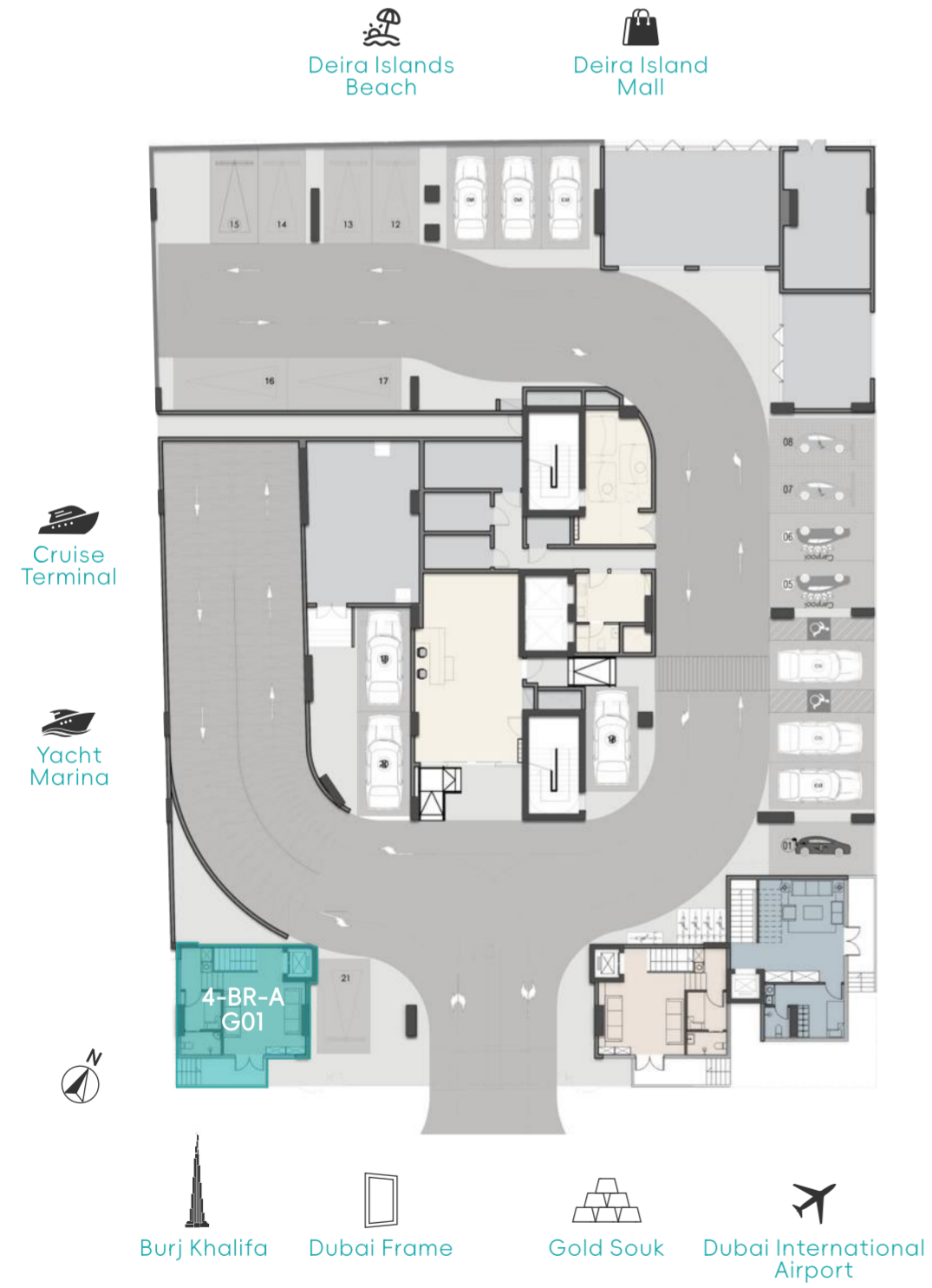
APARTMENT LAYOUTS

# Townhouse-4BR

INTERNAL LIVING AREA: 2584.41 Sq.Ft

OUTDOOR LIVING AREA: 256.83 Sq.Ft

TOTAL LIVING AREA: 2841.24 Sq.Ft



3F



2F



1F



IF MULTI-PURPOSE ACTIVITY AREA



1F MULTI-PURPOSE ACTIVITY AREA

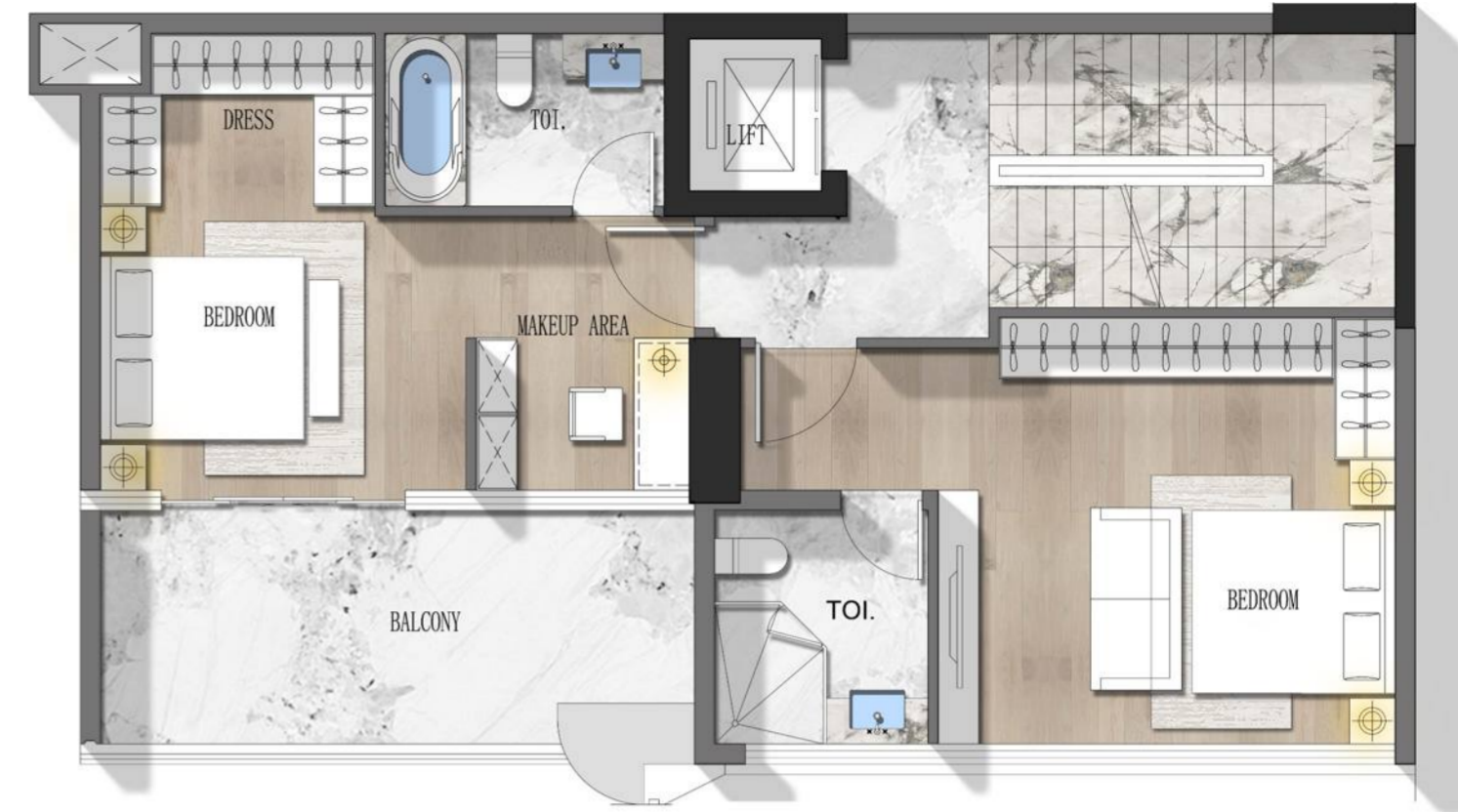
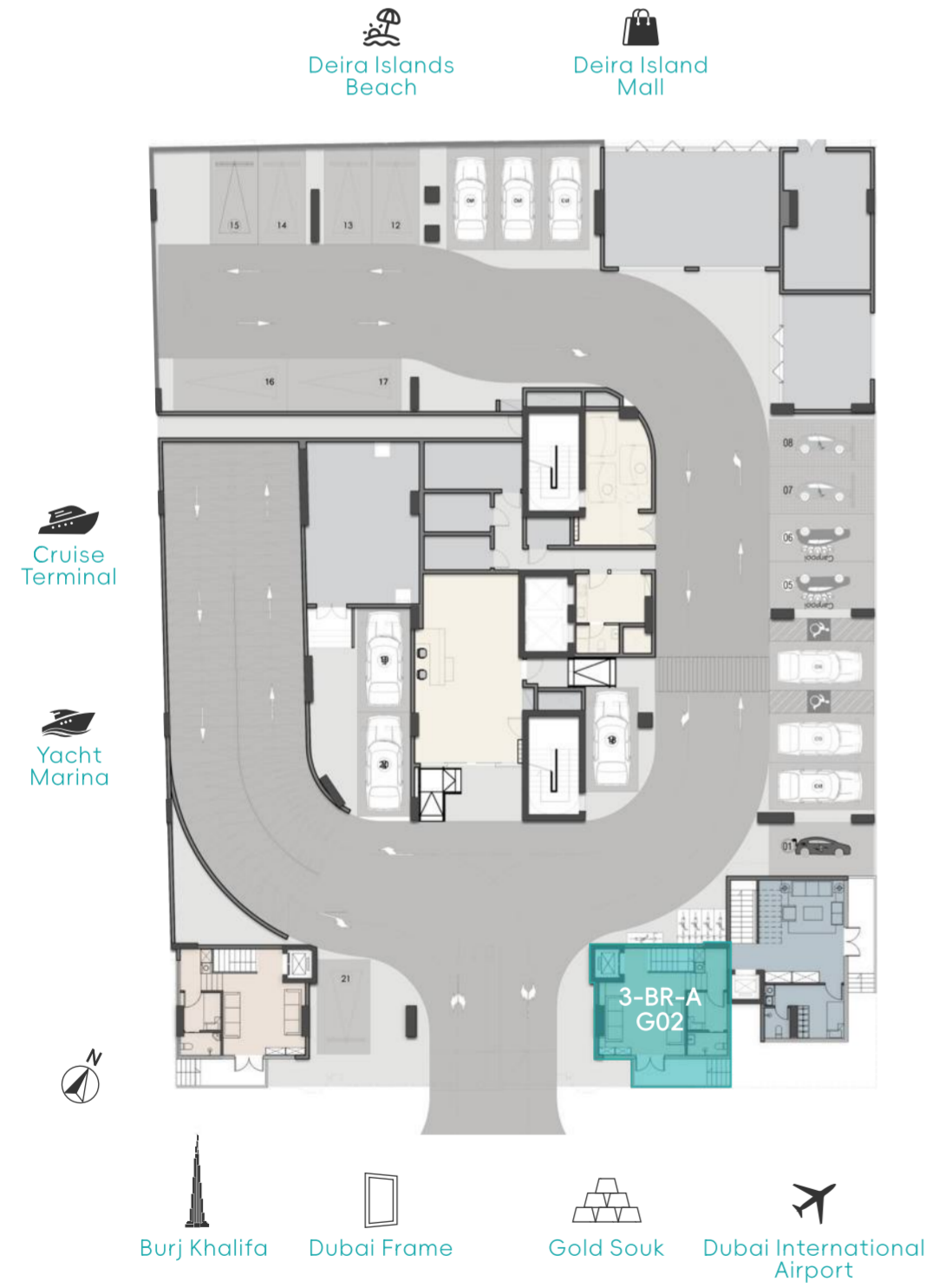
APARTMENT LAYOUTS

# Townhouse-3BR

INTERNAL LIVING AREA: 2173.23 Sq.Ft

OUTDOOR LIVING AREA: 164.47 Sq.Ft

TOTAL LIVING AREA: 2337.71 Sq.Ft



3F



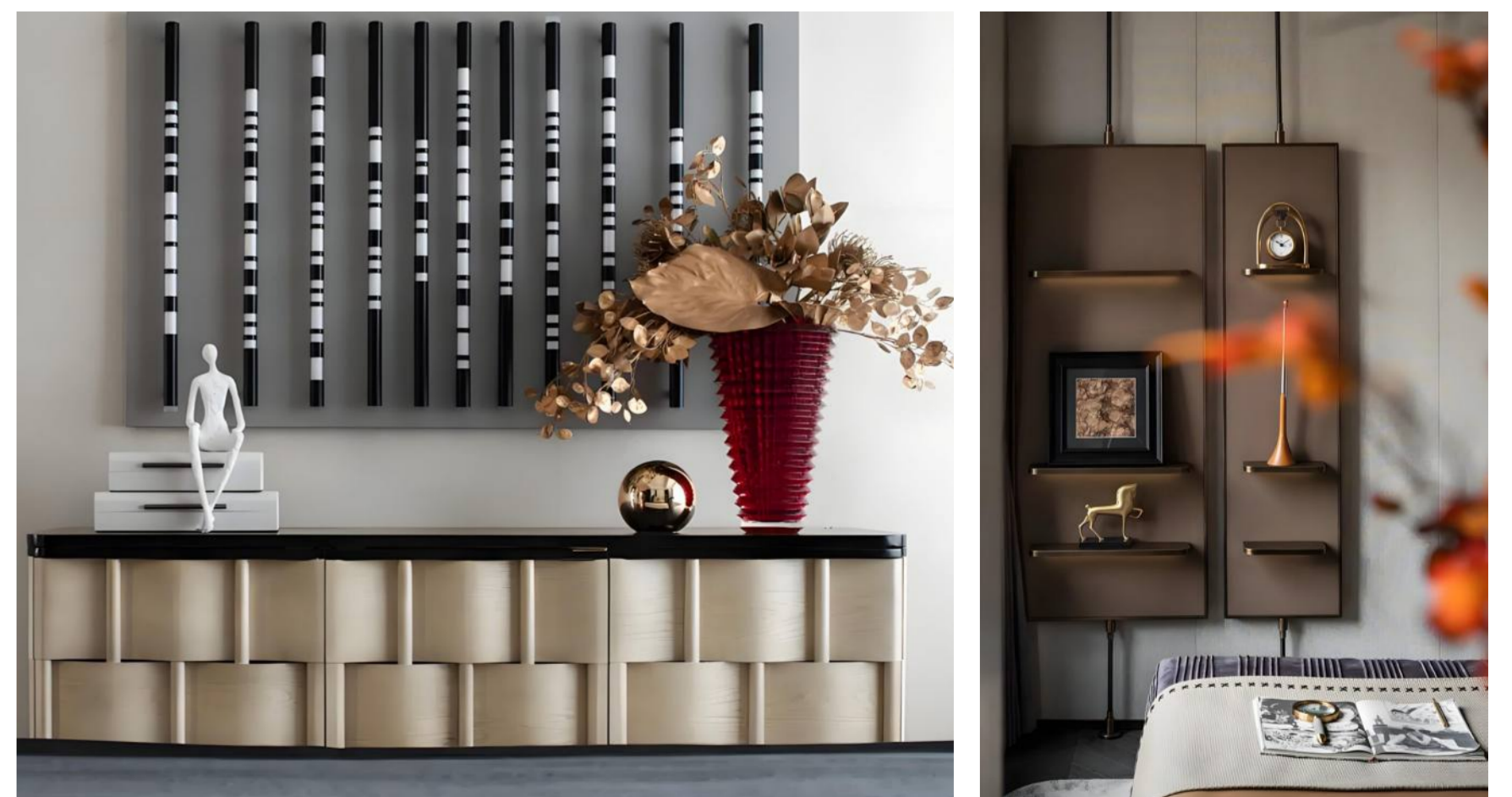
2F



1F



THE RENDERINGS OF TOWNHOUSES



THE RENDERINGS OF TOWNHOUSES



2F LIVING ROOM



2F M. BEDROOM

2F BEDROOM



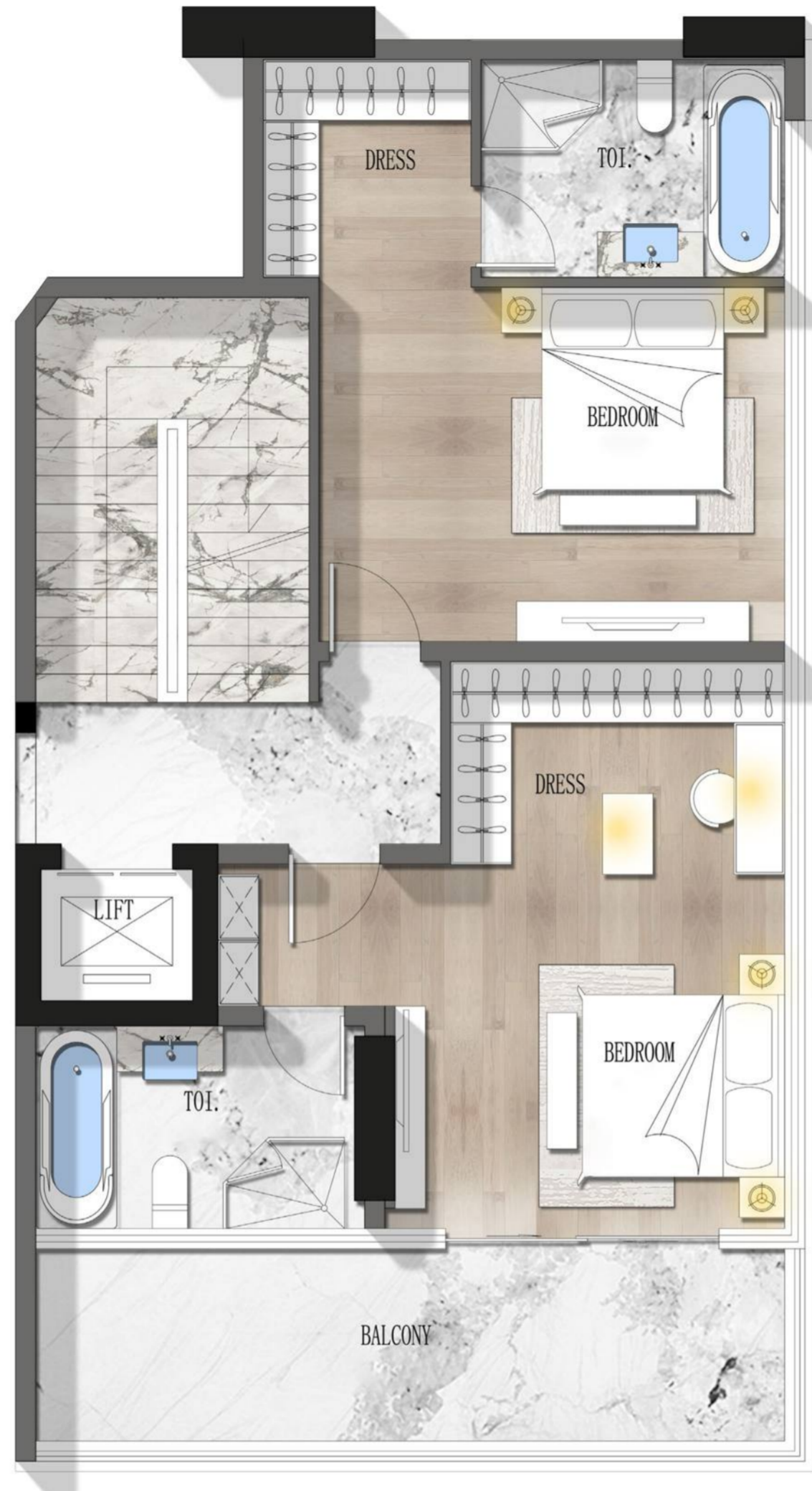


2F KITCHEN

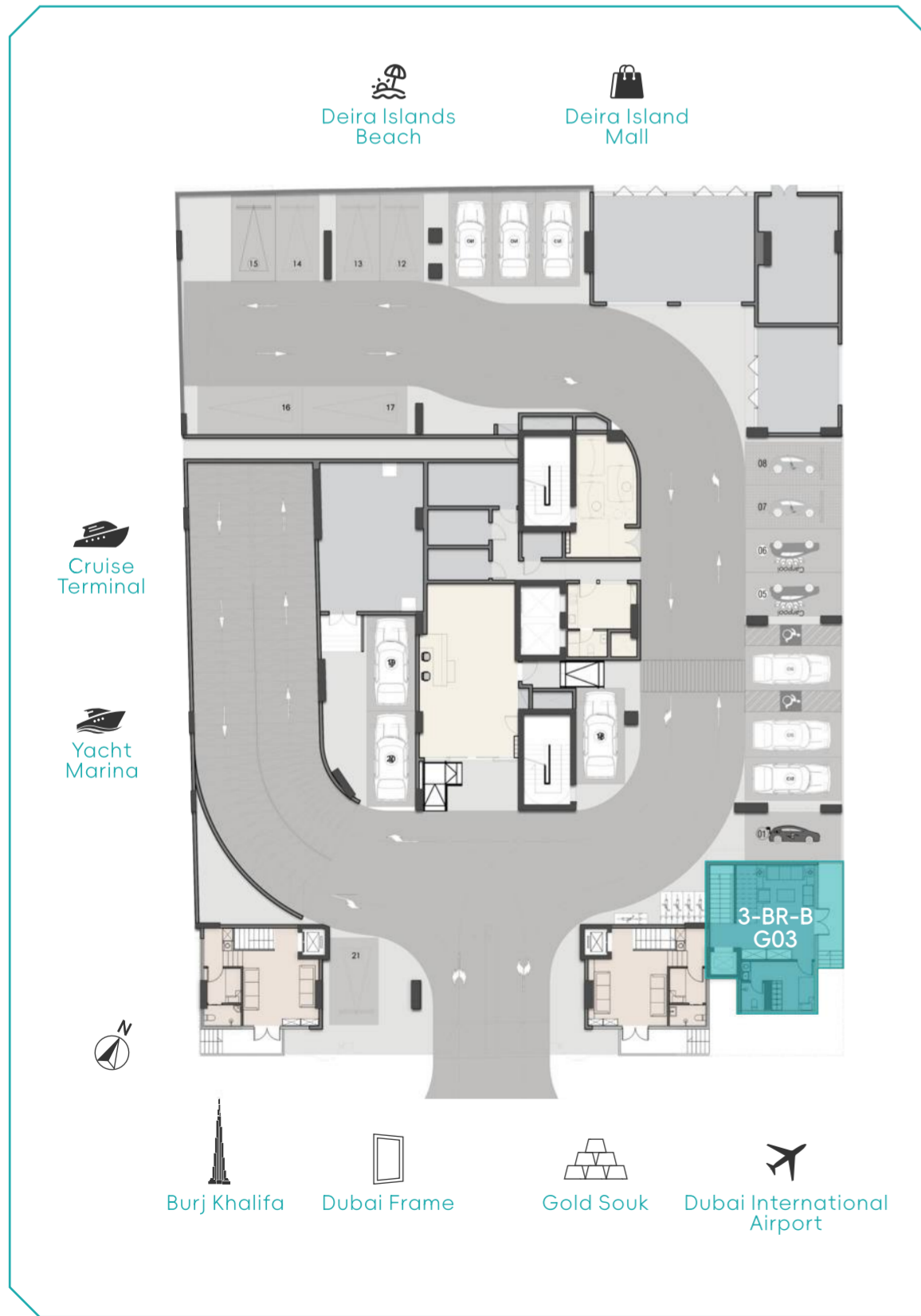
1F



2F



3F



APARTMENT LAYOUTS

# Townhouse-3BR

INTERNAL LIVING AREA: 2423.71 Sq.Ft

OUTDOOR LIVING AREA: 179.65 Sq.Ft

TOTAL LIVING AREA: 2603.36 Sq.Ft



3F BEDROOM



3F BEDROOM



3F TOI.



## BROAD PROSPECTS AND SUBSTANTIAL RETURNS



HIGH ROI  
ADAPTABLE LAYOUT



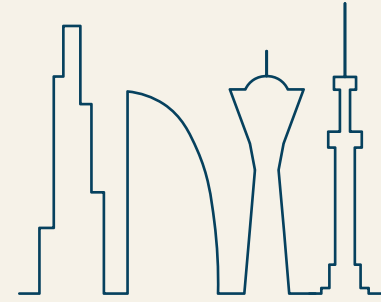
24/7 ON-SITE  
BUTLER SERVICE



EXCLUSIVE  
YACHTING ACCESS



ELITE OWNER  
PRIVILEGES



**PREFERENCE**  
properties

**PREFERENCE properties**

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