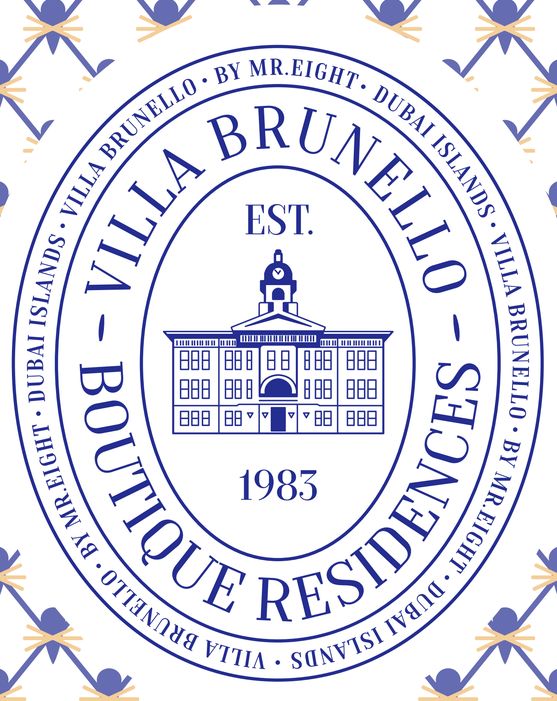
VILLA *del* BRUNELLO

DUBAI ISLANDS

Branded Residences

BY MR. EIGHT


VILLA BRUNELLO · BY MR.EIGHT · DUBAI ISLANDS · VILLA BRUNELLO · BY MR.EIGHT · DUBAI ISLANDS · VILLA BRUNELLO · BY MR.EIGHT · DUBAI ISLANDS · VILLA BRUNELLO ·
- VILLA BRUNELLO -
- BOUTIQUE RESIDENCES -
EST.
1983

VILLA *del* BRUNELLO

BRANDED RESIDENCES BY MR.EIGHT

15

minutes from

Villa del BRUNELLO is perfectly situated to offer the best of Dubai's vibrant lifestyle. Just a 15-minute drive away is the Dubai International Financial Centre (DIFC), home to some of the world's most renowned restaurants. Additionally, the property is only a 20-minute drive from Downtown Dubai, Business Bay, and the iconic Dubai Mall, ensuring seamless access to the city's premier entertainment and business hubs.

THE
DUBAI
MALL

DIFC

CIPRIANI

zuma
CONTEMPORARY JAPANESE CUISINE

GAIA

THE ARTS CLUB
DUBAI

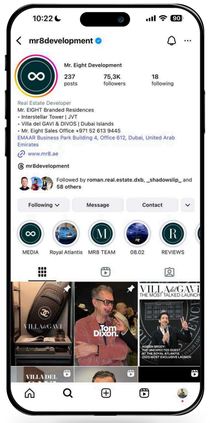
LPM RESTAURANT & BAR

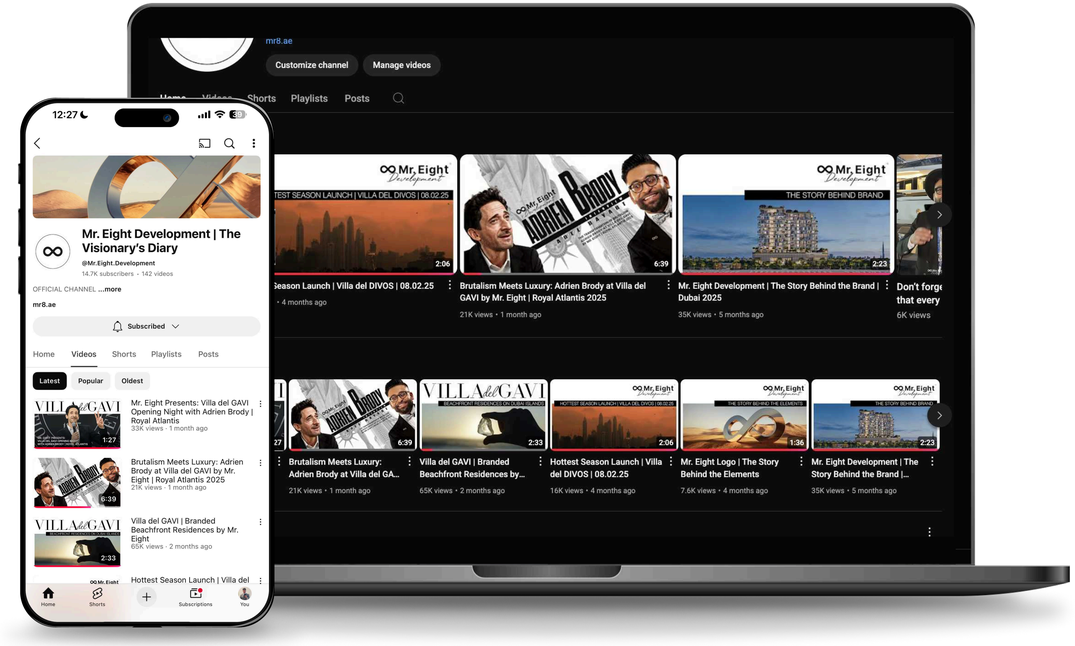
ACADEMY AWARD-WINNER ADRIEN BRODY JOINED MR. EIGHT DEVELOPMENT TO MARK THE OFFICIAL LAUNCH AT THE ROYAL ATLANTIS 2025 A UNIQUE COLLABORATION THAT BROUGHT TOGETHER TIMELESS CINEMATIC ELEGANCE AND ARCHITECTURAL EXCELLENCE

Mr. Eight®
Development

FOLLOW US ON INSTAGRAM & YOUTUBE

Subscribe us on Instagram @mr8development to be the first to receive project news, exclusive previews, and real-time updates.





Mr. Eight Development®

PRESS & MEDIA

Press Articles About Mr. Eight Development Featured in the Most Respected and Influential UAE Publications

ArabianBusiness

Villa del DIVOS by Mr. Eight Development wins The Best Residential Property, Dubai at International Property Awards 2025

The project has seen strong early traction, with over 90% of residences sold.

Suha Sabith — Wed 24 Sep 2025

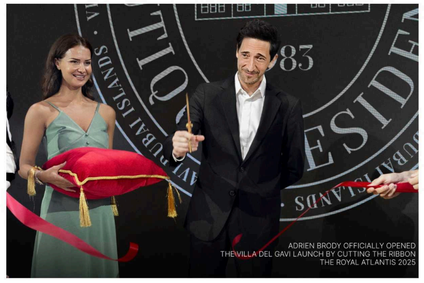
Mr. Eight Development's flagship project, Villa del DIVOS, received two key awards at the Dubai Property Awards in partnership with International

ArabianBusiness Subscribe

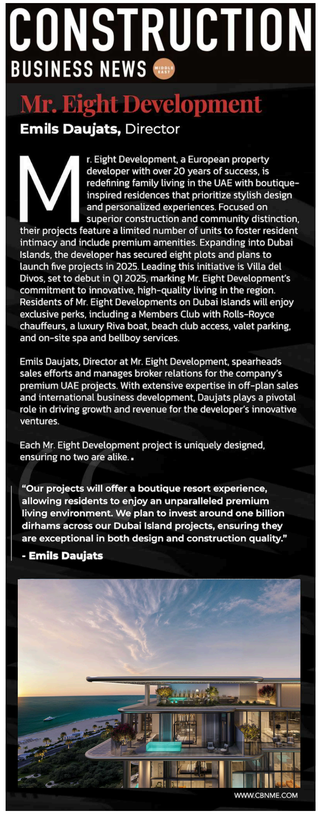
Mr. Eight development's Villa del Gavi wins 2025 Luxury Lifestyle Award

Dubai-based developer celebrates recognition for branded residence project on Dubai Islands

By Contributor — Fri 13 Jun 2025



Dubai-based luxury developer Mr. Eight Development has been awarded the 2025 Luxury Lifestyle Award in the 'Best Luxury Branded Residences' category for its flagship project Villa del Gavi, located on Dubai Islands.



DUBAI ISLANDS

VILLA BRUNELLO · BY MR.EIGHT · DUBAI ISLANDS · VILLA BRUNELLO · BY MR.EIGHT · DUBAI ISLANDS · VILLA BRUNELLO · BY MR.EIGHT · DUBAI ISLANDS · VILLA BRUNELLO ·

VILLA BRUNELLO

EST.

1983

BOUTIQUE RESIDENCES

Luxury begins with space

Experience the privilege of exclusive beachfront living, where every detail reflects prestige, elegance, and timeless sophistication. Designed for those who seek more than just a home—this is a statement of success, refinement, and the art of truly living.

Mr. Eight

BEACHFRONT LOCATION

Dubai Islands redefines waterfront living with a bold new vision — a destination crafted to embody the spirit of innovation, sustainability, and world-class lifestyle at the heart of Dubai's ambitious Vision 2040.

DUBAI ISLANDS

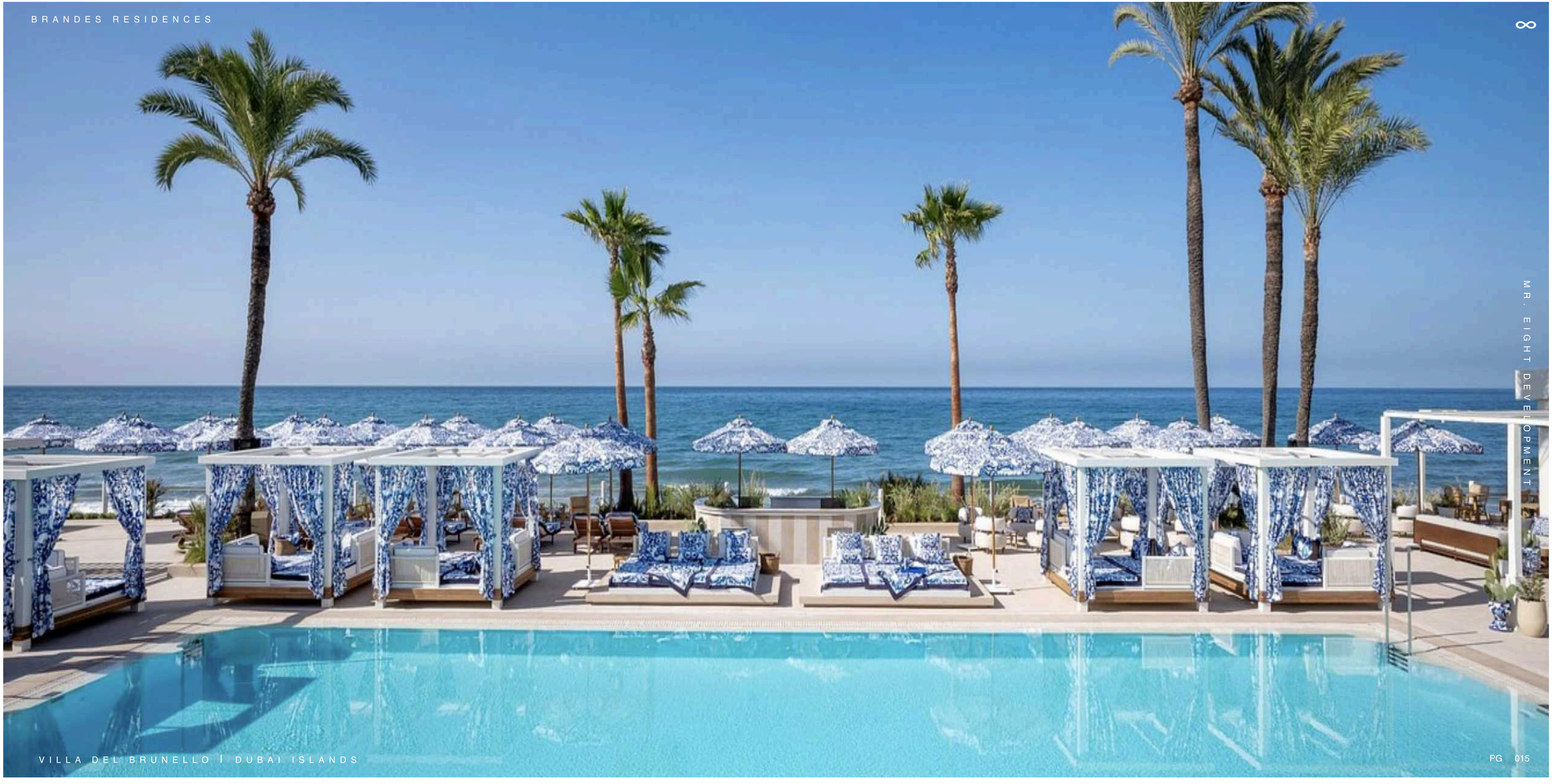
VILLA *del* BRUNELLO

DUBAI ISLANDS
VILLA *del* BRUNELLO

1. Wellness Resort
2. Eco Resort
3. 18-Hole Golf Course
4. Scenic Drive
5. Oasis Park
6. Family Resort
7. Marina Village
8. Beach Front Resort
9. Beach Front Residential
10. Marina
11. Marina
12. 9-Hole Golf Course
13. Boutique Mixed Use Village
14. Sports Club and Aquatic Center
15. Beach Club
16. Mall
17. Urban Island Residential
18. Destination Art & Cultural District
19. Golf Club/ Sports Club

VILLA *del* BRUNELLO SPORT& *Health* *Dubai island* GOLF CLUBS

DUBAI ISLANDS will feature two outstanding golf courses: a professional 18-hole course for experienced players and a world-class 9-hole course for a more leisurely game. Set against a stunning coastal backdrop, both guarantee an unforgettable golfing experience for residents and guests alike.



VILLA BRUNELLO
EST.
1983
BOUTIQUE RESIDENCES
ROLLS
ROYCE

Resident CHAUFFEUR SERVICES

A signature aspect of Villa del BRUNELLO is the in-house Rolls-Royce chauffeur service. Whether you're arriving at the airport or returning from a night in the city, your journey home is defined by comfort, elegance, and seamless luxury. This private ride is always ready to bring you back to the place you belong — and is available as part of our exclusive à la carte services.

The SHORELINE

BRANDED RESIDENCES BY

MR.EIGHT

INVESTOR AND LIFESTYLE OPPORTUNITY

This project is not only a secure and profitable investment opportunity, but also an invitation to embrace a refined lifestyle. It appeals to both investors seeking strong returns and individuals who value design, comfort, and the essence of modern luxury living.

LIFESTYLE PARTNER BENEFITS

Dubai Islands offers a rich variety of experiences for residents and partners — from world-class golf courses and pristine beaches to high-end shopping destinations, fine dining, and cultural attractions. It is a place where lifestyle meets convenience at every step.

DUBAI ISLAND URBAN MASTER PLAN 2040

Dubai Island is an integral part of Dubai's 2040 Urban Master Plan. The island was renamed from "Deira Islands" to "Dubai Islands," turning it into a global brand that reflects the city's vision of growth, sustainability, and prestige in the decades ahead.

MANAGEMENT

Mr. Eight Development is a boutique specializing in exclusive residences, blending European expertise with a commitment to creating refined living spaces. Our focus is on delivering unique, customized projects.

EMILS DAUJATS
Director

ALEXANDRA MOGILEVSKAYA
Executive Director

CYNTHIA CHONG
Head of Sales

p.s. mr. eight

Tom Dixon.

BATHROOM
sanitary fixtures

VILLA DEL BRUNELLO | DUBAI ISLANDS

designer approach

Tom Dixon a pioneering British designer, emerged onto the design scene in the late 1980s bringing with him a background in welding and a self-taught exploration of design principles. Renowned for his boundary-pushing approach, Dixon merges industrial influences with craftsmanship, resulting in a unique perspective evident in his work. His innovative use of materials, such as copper, brass, cork, marble, glass and his ability to create instantly recognizable sculptural forms have solidified his status as one of the most influential designers of his generation.

Tom Dixon's multidisciplinary approach spans furniture, lighting, accessories and interior spaces, showcasing his versatility and creativity. Through his eponymous brand and Design Research Studio, Dixon continues to shape the design industry with his bold vision and unwavering commitment to innovation.

kitchen

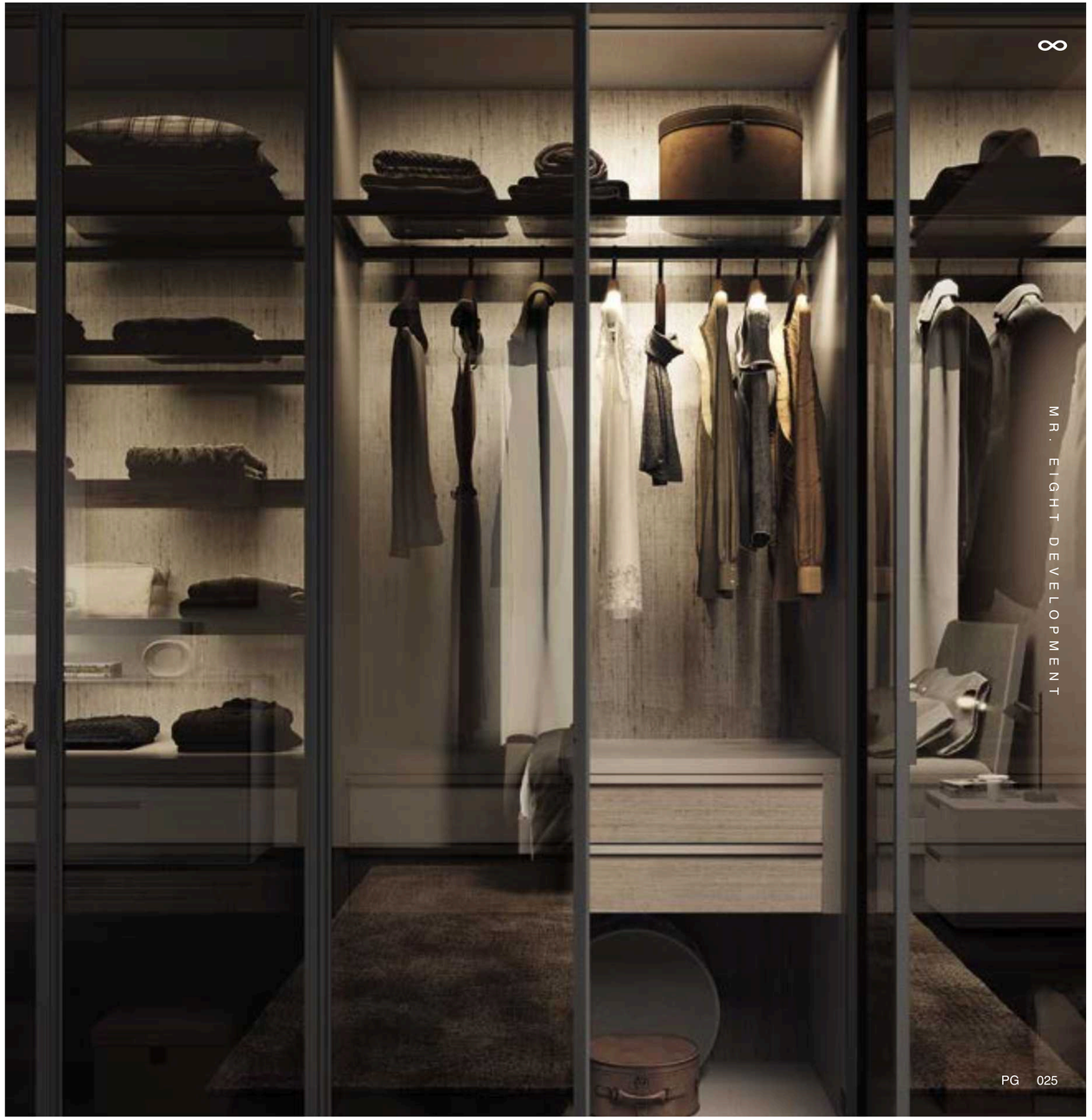
PREMIUM ITALIAN KITCHENS

Kitchen is crafted in Italy with sleek glass-front cabinets and smart interior lighting that turns on with every drawer or door you open. Each surface features an anti-fingerprint finish for a clean, polished look at all times. A fully equipped, high-end kitchen designed to impress.

wardrobes

PREMIUM ITALIAN WARDROBES

Wardrobe system is made entirely in Italy, featuring elegant glass doors and built-in lighting that automatically turns on when opened. Inside, each cabinet is lined with premium eco-leather, combining sophistication with functionality. A fully equipped, high-end wardrobe system designed for refined living.



Tailored by nature

MATERIALS CRAFTED FROM NATURAL STONES

We take pride in our dedication to using only the finest natural stones in all our projects. From elegant lobbies to luxurious bathrooms, we source our materials directly from renowned quarries in Italy, ensuring exceptional quality and authenticity. By working exclusively with trusted suppliers, we create spaces that showcase timeless craftsmanship and the enduring beauty of natural materials.

ITALIAN CALACATTA VIOLA MARBLE IN THE WC – A LUXURIOUS AND ELEGANT FEATURE THAT ADDS SOPHISTICATION AND ELEVATES THE BATHROOM EXPERIENCE.

ITALIAN SILVER TRAVERTINE STONE ROMANO – A TIMELESS AND ELEGANT FINISH THAT EXUDES SOPHISTICATION.

NATURAL STONES

M8 EIGHT DEVELOPMENT

VILLA DEL BRUNELLO | DUBAI ISLANDS

The GRAND LOBBY

The lobby of Villa del BRUNELLO is a masterpiece of timeless elegance, where exceptional design meets curated artistry. A refined blend of smooth veined marble, richly grained wood, and brushed platinum finishes sets the tone for sophistication from the first step.
Each element is carefully selected from world-renowned brands to create a welcoming and exclusive atmosphere. Sofas by B&B Italia offer comfort wrapped in design excellence, while iconic pieces from Cassina bring Italian heritage into the space. Signature lighting by Tom Dixon and custom fixtures by ZONDA and FLOS illuminate the lobby with warmth and precision.
Artistic accents complete the experience: a sculptural crystal table by Lalique France and custom-designed glass wall panels by Lasvit transform the lobby into a gallery of contemporary luxury.

B&B ITALIA Cassina LALIQUE LASVIT

GROUND FLOOR LOBBY

VALET PARKING

Villa del Brunello offers valet parking available to all residents and their guests, adding an extra layer of comfort and convenience to everyday living. The service ensures a seamless arrival experience and enhances the sense of exclusivity within the community.

MAXALTO B&B ITALIA Cassina

WAITING LOBBY

The Villa del Brunello Waiting Lobby features timeless furnishings from B&B Italia, Cassina, and Maxalto, offering unmatched comfort and enduring style.

FIREPLACE LOUNGE

A grand 10-meter fireplace, seamlessly built into a decorative wall of genuine travertine, guarantees warmth and comfort. The stone feature evokes the refined elegance of boutique hotels and flagship stores, adding both intimacy and sophistication to the atmosphere.

RESIDENTS LOBBY LOUNGE

Café at barista zone with a professional-grade coffee machine and a sleek service counter. Designed for both style and function, it offers residents freshly brewed coffee in a beautifully curated setting, perfect for a quick break or a casual chat.

THE GRAND LOBBY OF VILLA DEL BRUNELLO CELEBRATES ITALIAN DESIGN HERITAGE WITH ICONIC PIECES FROM B&B ITALIA AND CASSINA, CREATING AN ATMOSPHERE OF TIMELESS SOPHISTICATION. AT ITS HEART STANDS A SIGNATURE LALIQUE TABLE, A TRUE STATEMENT OF ARTISTRY AND CRAFTSMANSHIP — INSPIRED BY THE BRAND'S CENTURY-LONG TRADITION OF TRANSFORMING CRYSTAL INTO FUNCTIONAL MASTERPIECES. THIS BLEND OF CONTEMPORARY ITALIAN FURNITURE AND LALIQUE'S STORIED DESIGN MAKES THE LOBBY NOT ONLY A PLACE OF ARRIVAL, BUT A DESTINATION OF CULTURAL ELEGANCE AND REFINEMENT. IT STANDS AS A TRUE HALLMARK OF TASTE AND STYLE.

LASVIT

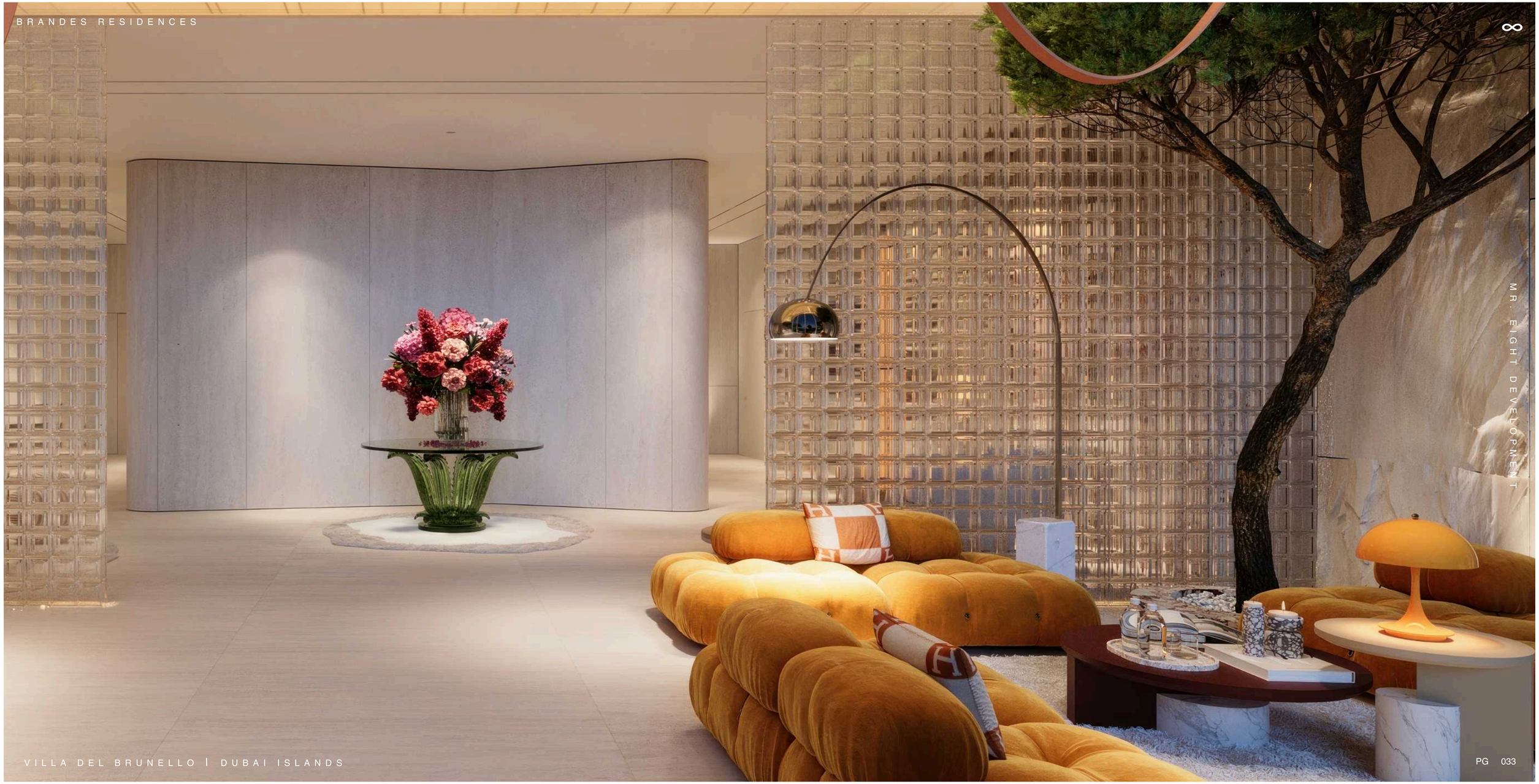
decorated with glass art

The lobby at Villa del BRUNELLO features bespoke glass installations crafted with the cutting-edge technologies of LASVIT, the renowned Czech company recognized worldwide for its exceptional lighting designs and architectural glass art. Since its founding in 2007, LASVIT has collaborated with leading international designers to deliver signature pieces showcased in luxury hotels, boutique residences, and iconic landmarks across the globe.

LALIQUE

Founded in 1888, Lalique is a timeless icon of French luxury and craftsmanship.
Known as the “haute couture” of crystal, the brand is celebrated for its exquisite glass
and crystal creations. With a rich artistic heritage, Lalique continues to set the standard
for elegance and quality in the world of fine crystal.

Designed in 1951, the Cactus table seamlessly blends into the most creative interior design spaces: sublime crystal in
prolific magnificence. The crystal volutes follow the rhythm of light, drowning the eye in its depths.
This majestic table embodies the creative genius and unique expertise of the glass masters.



VILLA del BRUNELLO

Cassina B&B ITALIA

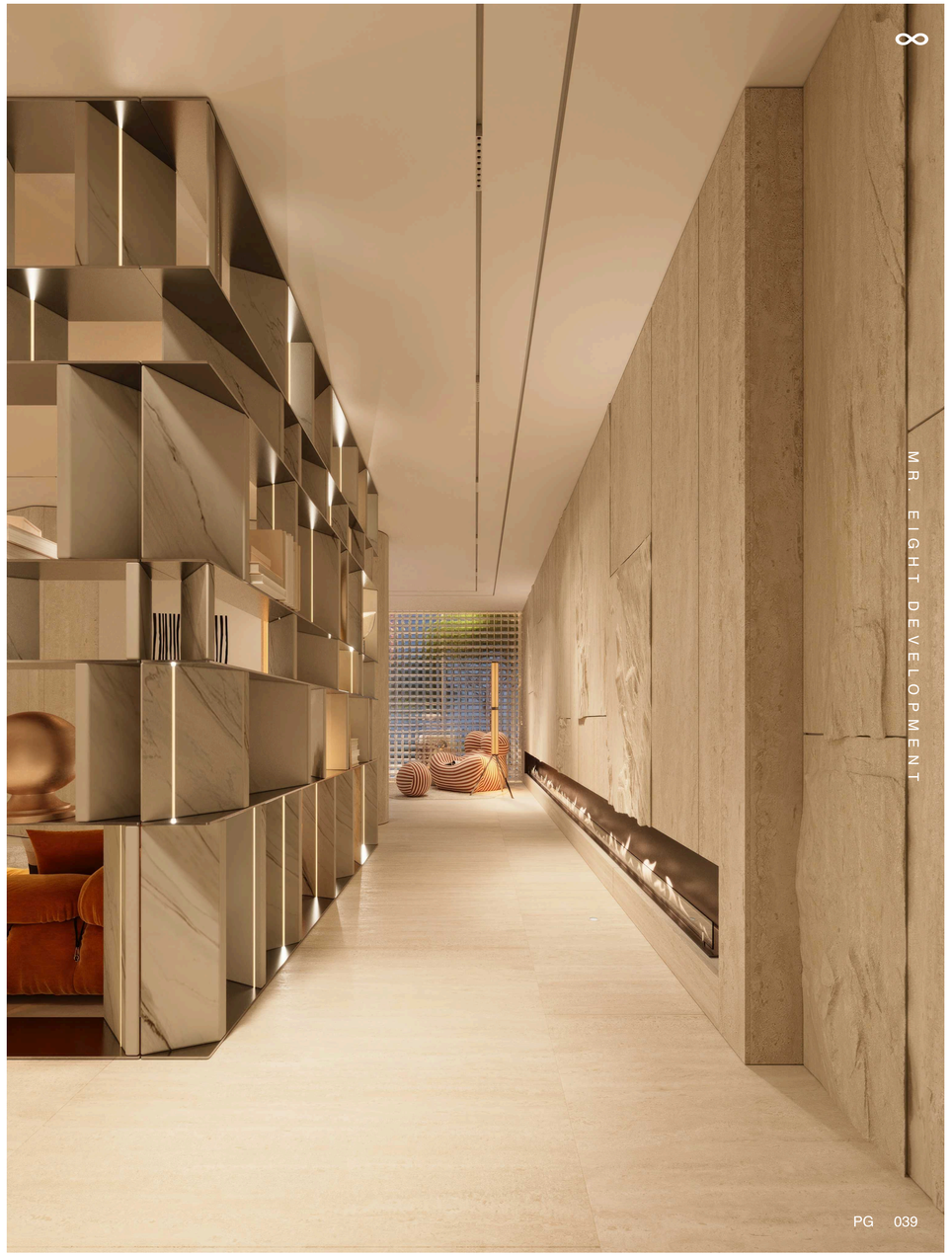
The Grand Lobby of Villa del Brunello features iconic furnishings from B&B Italia and Cassina, defining it as a true signature lobby. Renowned for their timeless design and enduring relevance, these brands create a sophisticated atmosphere that will remain elegant and inspiring for years to come.

KERRY JOYCE
ARCHITECTURE
DESIGN

DIOR
Cat walk

MAXALTO
louis poulsen

The Grand Lobby of Villa Brunello is divided into distinct zones: an entrance lounge with B&B Italia and Cassina furniture by the window, a central lounge with a 10-meter fireplace, a barista station offering professional coffee service, and an additional guest lounge. Interiors feature B&B Italia, Cassina, and Maxalto furnishings, with lighting by Flos and Louis Poulsen, creating a timeless blend of comfort and design.



DESIGN
ARCHITECTURE
PRADA
ARCHITECTURE
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KERRY JOYCE

B&B ITALIA

Featuring B&B Italia’s Iconic Camaleonda

The Grand Lobby of Villa del Brunello is furnished with iconic pieces from B&B Italia and Cassina, defining it as a true signature lobby. At the heart of the space stands the legendary Camaleonda sofa system, designed in 1970 by Mario Bellini for B&B Italia. This modular masterpiece has shaped the aesthetics of an entire era of interior design, celebrated for its versatility, comfort, and timeless appeal. Its enduring success with both critics and the public ensures that the lobby remains a sophisticated and inspiring environment for generations to come.

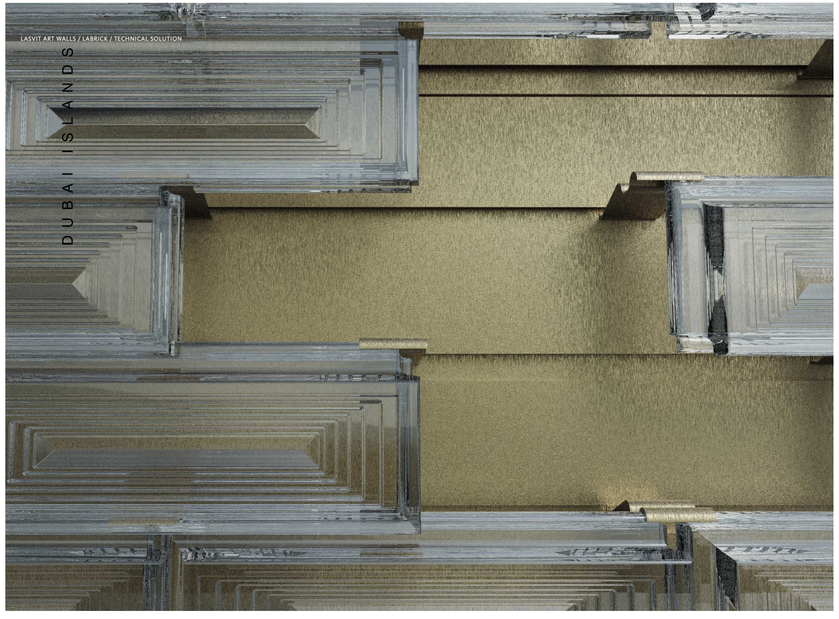
VILLA

LASVIT

ICONIC ART WALLS AT YOUR LOBBY

INTERIORS DESIGNED IN COLLABORATION WITH MR. EIGHT ATELIER

THE LOBBY AT VILLA DEL BRUNELLO IS ADORNED WITH EXQUISITE GLASS CREATIONS BY LASVIT, A RENOWNED CZECH COMPANY CELEBRATED WORLDWIDE FOR ITS BESPOKE LIGHTING INSTALLATIONS AND ARCHITECTURAL GLASS ART. SINCE ITS FOUNDING IN 2007, LASVIT HAS COLLABORATED WITH TOP GLOBAL DESIGNERS TO CRAFT SIGNATURE PIECES FEATURED IN LUXURY HOTELS, PRIVATE RESIDENCES, AND ICONIC BUILDINGS ACROSS THE GLOBE.



CRAFTED BY RENOWNED CZECH BRAND LASVIT,
THIS GLASS INSTALLATION SHOWCASES THE BRAND'S SIGNATURE PRECISION AND ARTISTRY.

3 STARS – THE MICHELIN GUIDE RESTAURANT /
LONDON BY LASVIT DESIGN TEAM
PHOTO BY ©MARKCOCKSEDGE

LASVIT ART WALL "LABRICK"
CRAFTED BY RENOWNED CZECH BRAND LASVIT, THIS GLASS INSTALLATION SHOWCASES THE BRAND'S SIGNATURE PRECISION AND ARTISTRY.
EACH ELEMENT IS A HANDCRAFTED PIECE OF ART, REFLECTING THE COMPANY'S MASTERY IN CREATING JEWEL-LIKE ARCHITECTURAL GLASS WORKS.

Cassina

ICONIC FURNITURE AT YOUR LOBBY

INTERIORS DESIGNED BY MR. EIGHT ATELIER

LOBBY FURNITURE AT VILLA DEL BRUNELLO IS CAREFULLY SELECTED FROM ICONIC PIECES,
GIVING RESIDENTS THE CHANCE TO ENJOY TIMELESS STYLE FROM THE WORLD OF FURNITURE DESIGN.

SORIANA SOFA , DESIGNED BY AFRA AND TOBIA SCARPA
FOR CASSINA (1969). CASSINA HISTORIC ARCHIVE. PHOTOGRAPHY BY
FALCHI SALVADOR.

THE SORIANA SOFA — A DESIGN ICON
DESIGNED IN 1969 BY AFRA AND TOBIA SCARPA, SORIANA REDEFINED COMFORT WITH ITS UNIQUE SHAPE HELD BY A METAL FRAME —NO INNER STRUCTURE NEEDED. AWARDED THE COMPASSO D'ORO IN 1970, IT BLENDS FORMAL AND CASUAL STYLE. TODAY, IT FEATURES SUSTAINABLE BIOFOAM® PADDING, REFLECTING A NEW ERA OF CONSCIOUS DESIGN.

DESIGNER TOBIA SCARPA WITH THE SORIANA ARMCHAIR. PHOTOGRAPHY BY ALAN CHIES.

THE SEAT'S COMFORT IS FURTHER HEIGHTENED THANKS TO
A 100% RECYCLED BLOWN FIBRE PADDING PRODUCED FROM
PET RECOVERED FROM PLASTIC BANK®

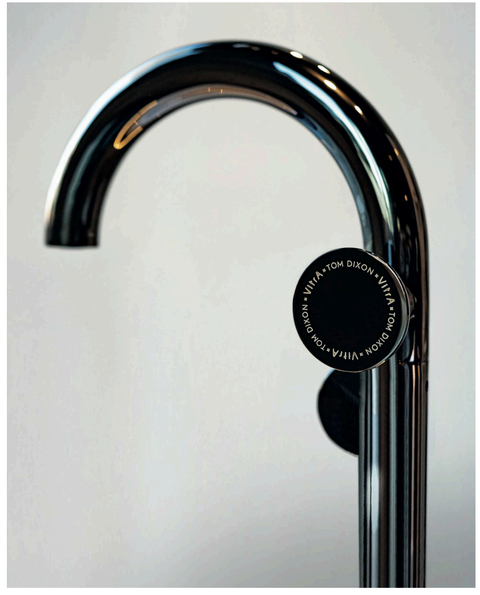
.Tom Dixon.

ICONIC DESIGN AT YOUR BATHROOM

INTERIORS DESIGNED BY MR. EIGHT ATELIER

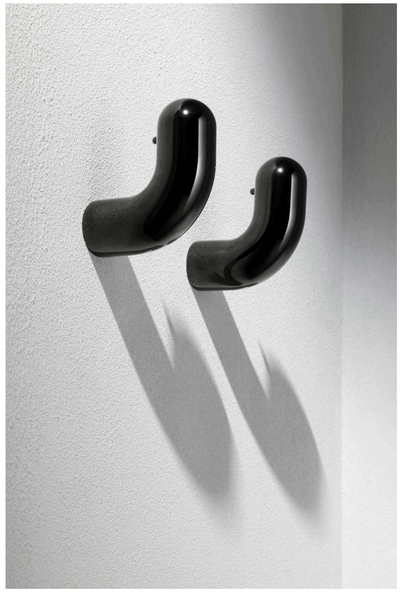
TOM DIXON PIECES FEATURED IN VILLA DEL BRUNELLO BATHROOMS
A STATEMENT OF DESIGN EXCELLENCE WOVEN INTO THE MOST PRIVATE SPACES OF THE RESIDENCE.

TOM DIXON IS A RENOWNED BRITISH DESIGNER KNOWN FOR HIS BOLD, INDUSTRIAL-INSPIRED FURNITURE AND LIGHTING. BASED IN LONDON, HE ROSE TO FAME IN THE LATE 1990S AND FOUNDED HIS OWN BRAND IN 2002. HIS WORK BLENDS INNOVATION, CRAFTSMANSHIP, AND SCULPTURAL FORM, EARNING GLOBAL RECOGNITION IN THE WORLDS OF DESIGN, ARCHITECTURE, AND INTERIORS.



INSPIRED BY VICTORIAN BATHROOMS AND A SENSE OF PERMANENCE. THE SERIES HAS RECEIVED INTERNATIONAL RECOGNITION, INCLUDING A WALLPAPER DESIGN AWARD IN 2022.*

LIQUID IS A BATHROOM COLLECTION BY VITRA IN COLLABORATION WITH BRITISH DESIGNER TOM DIXON. LAUNCHED IN 2021, IT FEATURES EXPRESSIVE, ROUNDED CERAMIC FORMS AND BOLD BRASS FITTINGS,



TOM DIXON: SIGNATURE LIGHTING & FURNITURE COLLECTION
A BOLD FUSION OF FORM, FUNCTION, AND BRITISH DESIGN EXCELLENCE.

B&B ITALIA

TIMELESS AT YOUR LOBBY

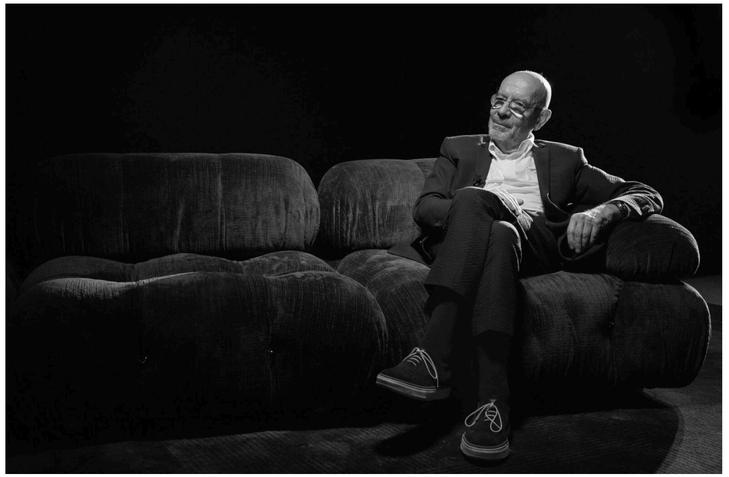
INTERIORS DESIGNED IN COLLABORATION WITH MR. EIGHT ATELIER

ICONIC FURNITURE COLLECTION BY CASSINA & B&B ITALIA
TIMELESS PIECES THAT COMPLETE THE VILLA DEL BRUNELLO LOBBY EACH ITEM CARRIES A STORY, ADDING DEPTH AND CHARACTER TO THE OVERALL DESIGN.

ICONIC CHAIR BY B&B ITALIA CELEBRATES 50TH ANNIVERSARY, THIS YEAR, TO CELEBRATE THE 50TH BIRTHDAY OF THE CHAIR, B&B ITALIA HAS OPENED ITS WARDROBE UP TO ORANGE-RED,

THE ORIGINAL UP CHAIR, DESIGNED IN 1969, WAS MANUFACTURED BY C&B ITALIA (NOW B&B ITALIA). IT WAS MADE FROM POLYURETHANE, ARRIVED FLAT, AND ROSE TO ITS FINAL SHAPE WITH THE HELP OF FREON GAS.

CAMALEONDA, THE SOFA SYSTEM DESIGNED IN 1970 BY MARIO BELLINI.
THIS MODULAR SOFA HAS DEFINED THE AESTHETICS OF AN ENTIRE ERA OF INTERIOR DESIGN, THANKS TO ITS GREAT SUCCESS BOTH IN TERMS OF THE PUBLIC AND CRITICS.



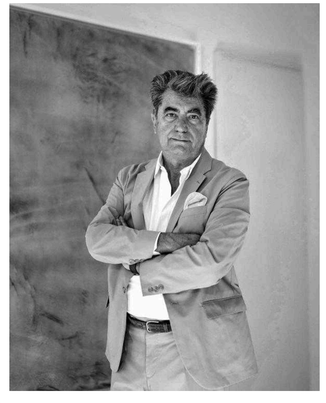
MARIO BELLINI IS AN ITALIAN DESIGNER KNOWN FOR HIS ICONIC CREATIONS IN FURNITURE AND ARCHITECTURE ONE OF WHICH THE CAMALEONDA COUCH, DESIGNED IN 1970, IS A TIMELESS MASTERPIECE THAT HAS BECOME AN ICON IN THE DESIGN WORLD WITH ITS UNIQUE DESIGN, WITH INTERCHANGEABLE ELEMENTS AND VERSATILE SEATING OPTIONS, HAS MADE IT A BELOVED PIECE OF FURNITURE FOR DECADES.

THE BEAUTY OF THE WORKOUT

Designed by Antonio Citterio

Well-being takes center stage with this sleek Technogym line, designed by the renowned Antonio Citterio. Crafted to blend functionality with elegance, it transforms your home into the most exclusive and stylish place to work out, offering a fitness experience like no other.

reddot design award
honourable mention 2010



Antonio Citterio is a world-renowned Italian architect and designer celebrated for his timeless designs that blend elegance, functionality, and innovation. Known for collaborations with prestigious brands like Technogym and B&B Italia

TECHNOGYM

LOREM IPSUM
70%
45%

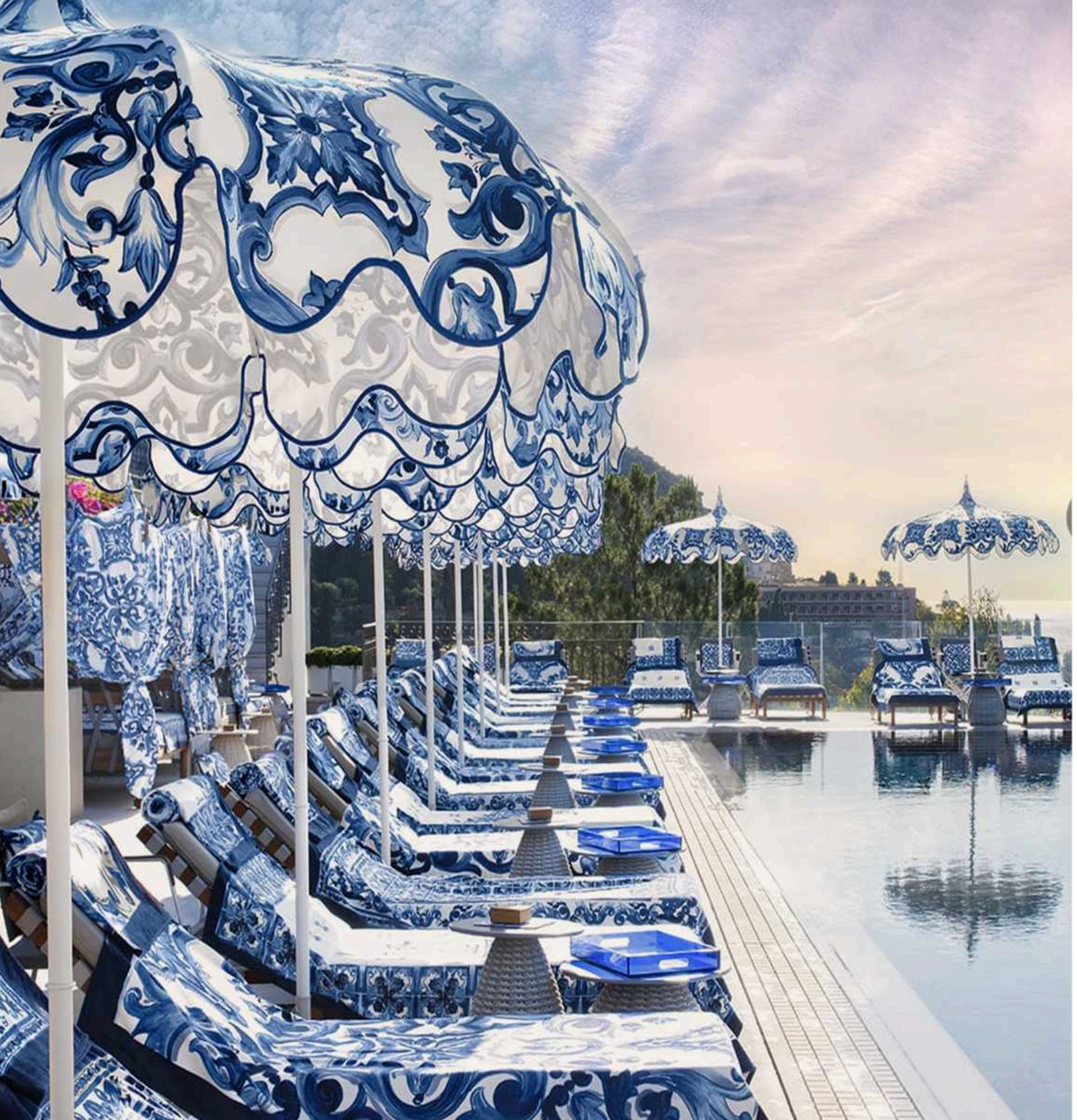
MONDRIAN
BAUHAUS
TECHNOGYM
10
TECHNOGYM
15
TECHNOGYM

The BOUTIQUE LIFESTYLE

Villa del BRUNELLO embodies the essence of Mediterranean sophistication, where design, comfort, and lifestyle seamlessly come together. The residence redefines everyday living with an infinity pool, creating the perfect setting for sunset swims and tranquil moments over the sea. Around the poolside, Dolce&Gabbana Casa furnishings — from elegant cabanas and loungers to umbrellas and accessories — infuse the space with an authentic Mediterranean atmosphere, transforming it into a private resort for residents.

Inside, Villa del BRUNELLO welcomes you with a travertine-clad lobby enriched by marble accents, cosy fireplaces, and a tranquil tea lounge curated with carefully selected Italian and French designer pieces. A state-of-the-art Technogym fitness centre completes the experience, ensuring wellness, leisure, and elegance are always within reach. Here, refined interiors and thoughtful amenities set a new standard for boutique beachfront living on Dubai Island.

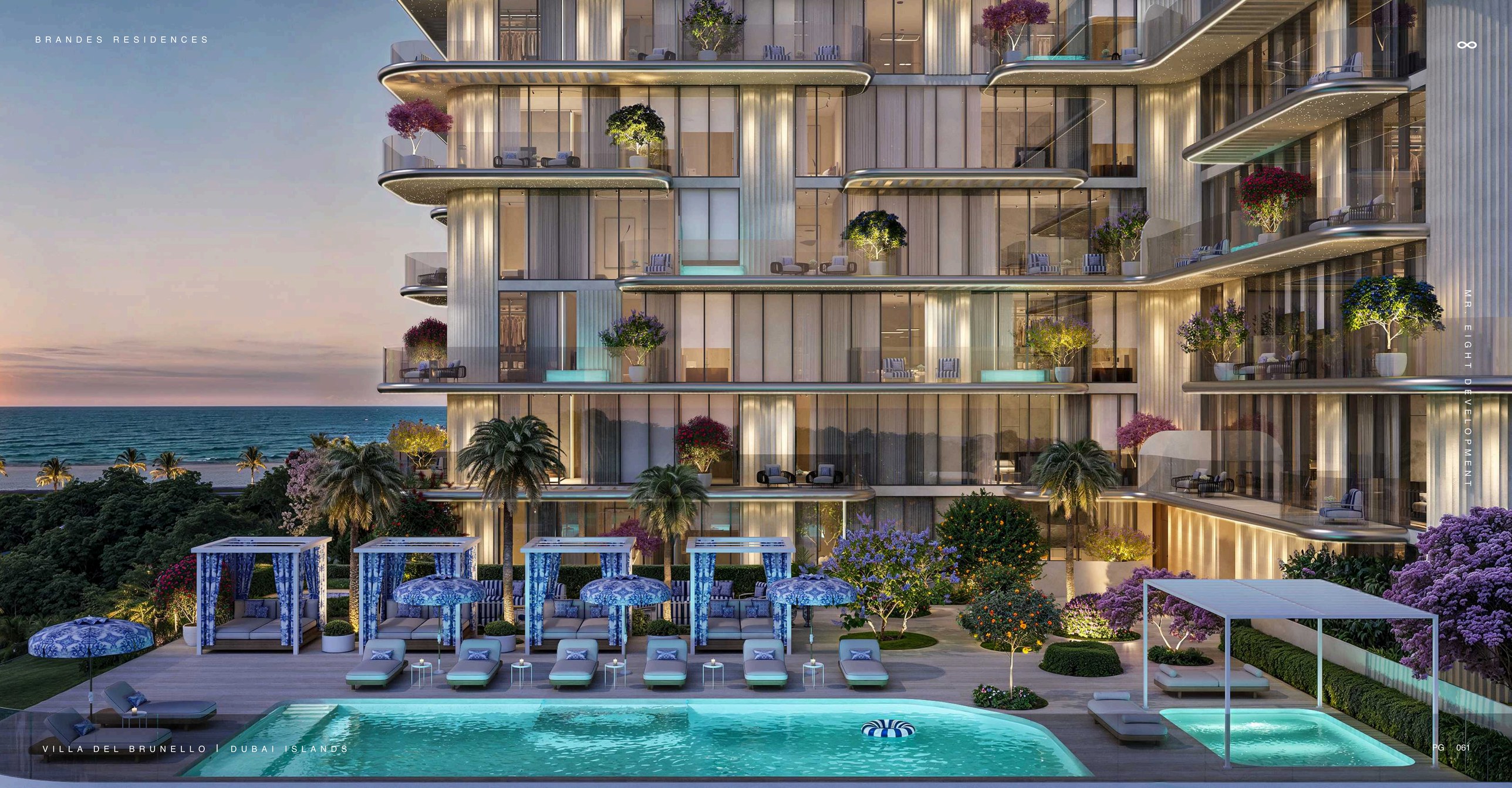
VILLA
BRUNELLO
VILLA
BRUNELLO



The POOL VILLA *del* BRUNELLO

At Villa del BRUNELLO, the poolside area is transformed into a true Mediterranean retreat.
Every detail — from the elegant cabanas and designer loungers to the umbrellas, side tables, and even the towels — has been carefully selected from Dolce & Gabbana Casa.
This exclusive furnishing brings a refined coastal atmosphere to the pool zone, leaving a lasting impression of resort-style living and effortless sophistication.

DOLCE & GABBANA
CASA



The ITALIAN GELATO

At Villa del BRUNELLO, weekends become a celebration of taste and tradition, as residents are treated to the irresistible pleasure of authentic Italian gelato. Crafted in the spirit of la dolce vita, this delightful offering brings the flavors of Italy directly to the poolside, turning leisurely afternoons into moments of pure joy and adding a sweet, refreshing touch to the Mediterranean-inspired lifestyle of the residence.

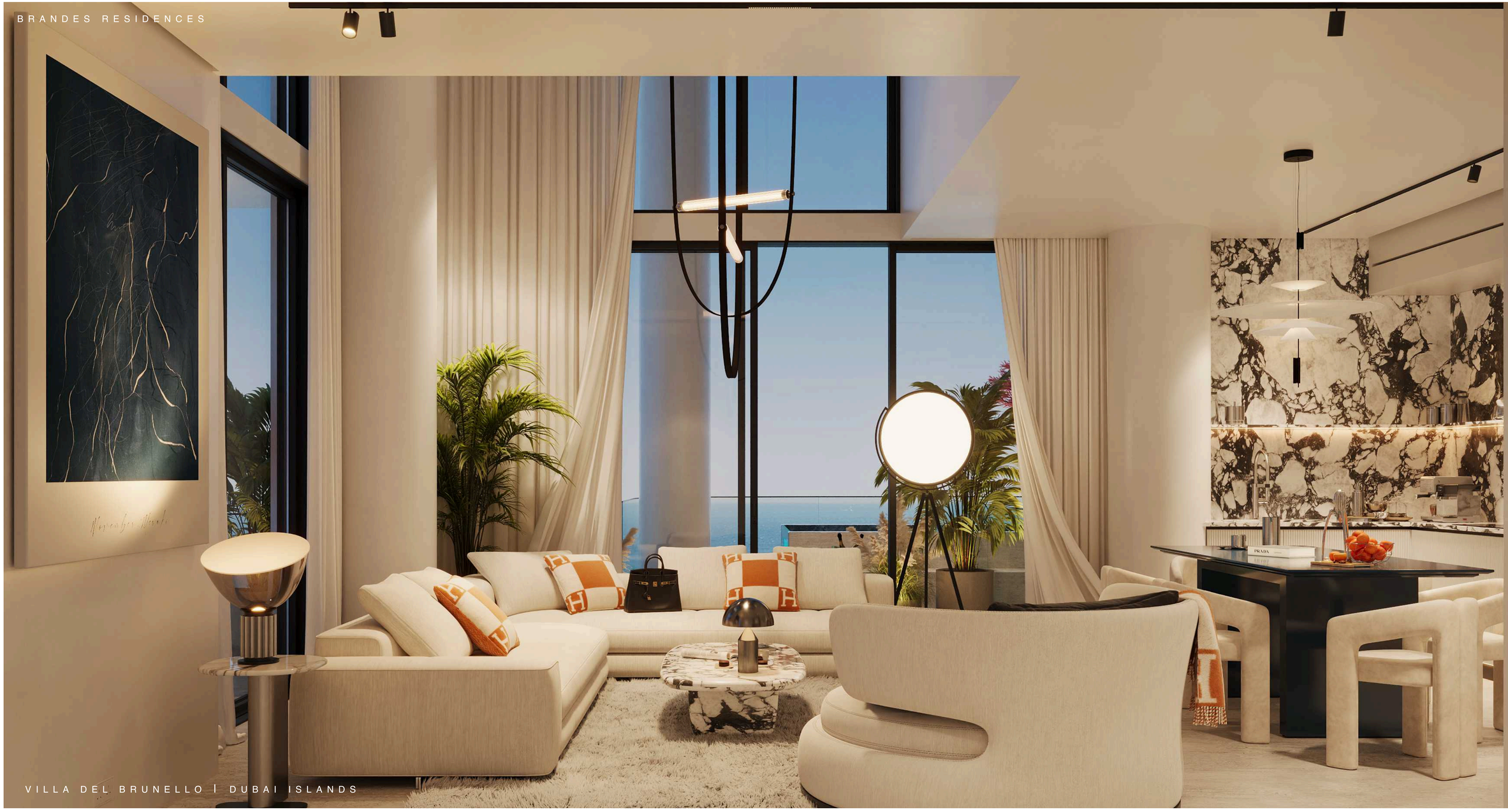
DUPLEX
FOUR-BEDROOM

• ITALIAN SILVER TRAVERTINE STONE ROMANO – A TIMELESS AND ELEGANT FINISH THAT EXUDES SOPHISTICATION.
• ITALIAN CALACATTA VIOLA MARBLE IN THE WC – A LUXURIOUS AND REFINED DETAIL FOR AN ELEVATED BATHROOM EXPERIENCE.
• SANITARY WARE BY TOM DIXON, LONDON – WHERE CUTTING-EDGE DESIGN MEETS EXCEPTIONAL FUNCTIONALITY.
• LUXURY BATHTUBS BY ANTONIO LUPI – METICULOUSLY CRAFTED TO OFFER ULTIMATE RELAXATION AND COMFORT.
• SMEG KITCHEN APPLIANCES – SEAMLESSLY PAIRED WITH A DURABLE AND STYLISH STONE COUNTERTOP FOR A PERFECT BLEND OF FORM AND FUNCTION.
• BUILT-IN WARDROBES – FEATURING GLASS DOORS AND INTEGRATED INTERIOR LIGHTING, OFFERING A SLEEK, MODERN AESTHETIC.
• LIGHTING BY ZONDA LIGHTING – ENHANCING YOUR HOME WITH INNOVATIVE, STYLISH, AND AMBIENT ILLUMINATION.
• SWITCHES AND SOCKETS BY SIEMENS – COMBINING PREMIUM QUALITY WITH CONTEMPORARY DESIGN.

ALL ROOMS, EXCEPT THE BEDROOMS, FEATURE NATURAL TRAVERTINE STONE FLOORING.
THE BEDROOMS ARE FINISHED WITH SOFT CARPET, AND THE BATHROOMS ARE FULLY CLAD IN NATURAL STONE.

Tom Dixon. antoniolupi smeg

FINE WINES
DIOR


PRADA

Aesop

FOUR BEDROOM

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VILLA del BRUNELLO
WHERE ITALIAN ELEGANCE MEETS DUBAI'S COASTLINE
WELCOME BACK
MR. EIGHT
SMEG

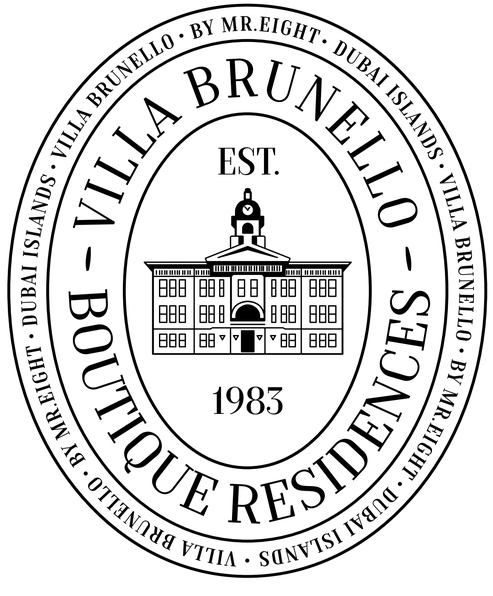
SMEG
The New York Times

LA del BRUNELLO

PARIS
TOM FORD
NORMA STEVENS & STEVEN M. L. ARONSON

VILLA *del* BRUNELLO

WHERE ITALIAN ELEGANCE MEETS DUBAI'S COASTLINE



LUXURY BEGINS WITH SPACE

Experience the privilege of exclusive beachfront living, where every detail reflects prestige, elegance, and timeless sophistication. Villa del BRUNELLO has been thoughtfully designed so that the bedrooms of its larger residences, as well as the living rooms, are exceptionally spacious—an essential hallmark of true luxury. This is more than just a home; it is a statement of success, refinement, and the art of truly living.

VILLA *del* BRUNELLO

GROUND FLOOR + 2 PARKING LEVELS
12 RESIDENTIAL FLOORS

2 BEDROOM 9 UNITS	AED 5,150,000 - 5,832,000
2 BEDROOM DUPLEX 3 UNITS	AED 6,500,000 - 6,800,000
3 BEDROOM 8 UNITS	AED 8,080,000 - 19,979,000
3 BEDROOM + MAIDS 4 UNITS	AED 9,155,000 - 11,315,000
4 BEDROOM 5 UNITS	AED 11,089,000 - 25,997,000
4 BEDROOM DUPLEX 4 UNITS	AED 9,756,000 - 10,689,000
4 BEDROOM DUPLEX + MAIDS 16 UNITS	AED 10,797,000 - 17,982,000

UNIT BREAKDOWN

2 BEDROOM:	1,325 - 1,417 SQ.FT
2 BEDROOM DUPLEX:	1,684 - 1,778 SQ.FT
3 BEDROOM:	2,008 - 4,081 SQ.FT
3 BEDROOM + MAID'S:	2,633 - 2,923 SQ.FT
4 BEDROOM:	2,777 - 4,612 SQ.FT
4 BEDROOM DUPLEX:	2,534 - 2,802 SQ.FT
4 BEDROOM DUPLEX + MAID'S:	3,112 - 5,791 SQ.FT

SERVICE CHARGE
25 AED/FT² FOR THE INTERIOR APARTMENT AREA.
THE SERVICE CHARGE FOR BALCONIES IS 6.25 AED/FT²

35/65 INVESTMENT PLAN

BOOK UNIT: AED 100,000
20% + 4% DLD + AED 5,000 ADMIN FEE
5% – SIX MONTHS AFTER SIGNING THE SPA
5% – UPON 20% CONSTRUCTION COMPLETION
5% – UPON 75% CONSTRUCTION COMPLETION
65% – ON HANDOVER (Q4 2027)

RESALE OPTION AVAILABLE ONCE 24% HAS BEEN PAID

Starting from

2 BEDROOM: AED 5,150,000
2 BEDROOM DUPLEX: 6,500,000
3 BEDROOM: 8,080,000
3 BEDROOM + MAIDS: 9,155,000
4 BEDROOM : 11,089,000
4 BEDROOM DUPLEX: 4 UNITS : 9,756,000
4 BEDROOM DUPLEX: + MAIDS : 10,797,000
EXTRA PARKING SLOT: AED 400 000

VILLA *del* BRUNELLO
À LA CARTE

RESIDENCES OFFERING MEMBERSHIP WITH BESPOKE À LA CARTE SERVICES

Mr. Eight ® operates as an independent management company, dedicated to providing a full range of personalized services exclusively for the residents of our homes. À la carte services are seamlessly delivered through our bespoke concierge program, ensuring every need is met with precision and care, directly managed by our expert team.

No request is too big, no detail too small. With Mr. Eight ® à la carte services, every need is met with exceptional care and attention. Whether it's housekeeping or securing the perfect table on short notice, our bespoke service ensures your wishes are fulfilled effortlessly. Just ask, and Mr. Eight Services will deliver.

1 HOUSEKEEPING SERVICES

2 ON-SITE BELLBOY SERVICE

3 LAUNDRY DRY CLEANING

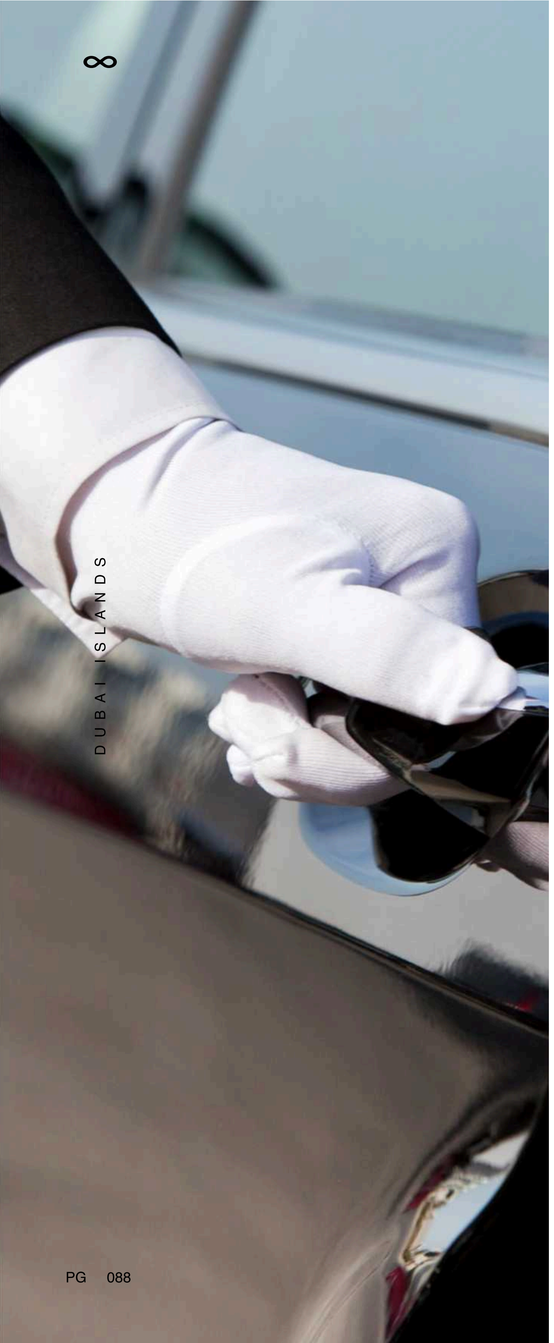
4 PERSONAL TRAINER

5 IN-HOME CAR WITH DRIVER

6 IN-HOME GOLF CARTS WITH DRIVER

7 IN-HOME MOTOR BOAT WITH CAPTAIN

8 IN-HOME MASSAGE SERVICES



À LA CARTE SERVICES FOR EVERYDAY LIVING

À LA CARTE SERVICE:
with additional charges

À La Carte Services are optional and subject to additional charges. When a residence owner reserves an À La Carte Service, the associated cost is typically billed to their personal account.

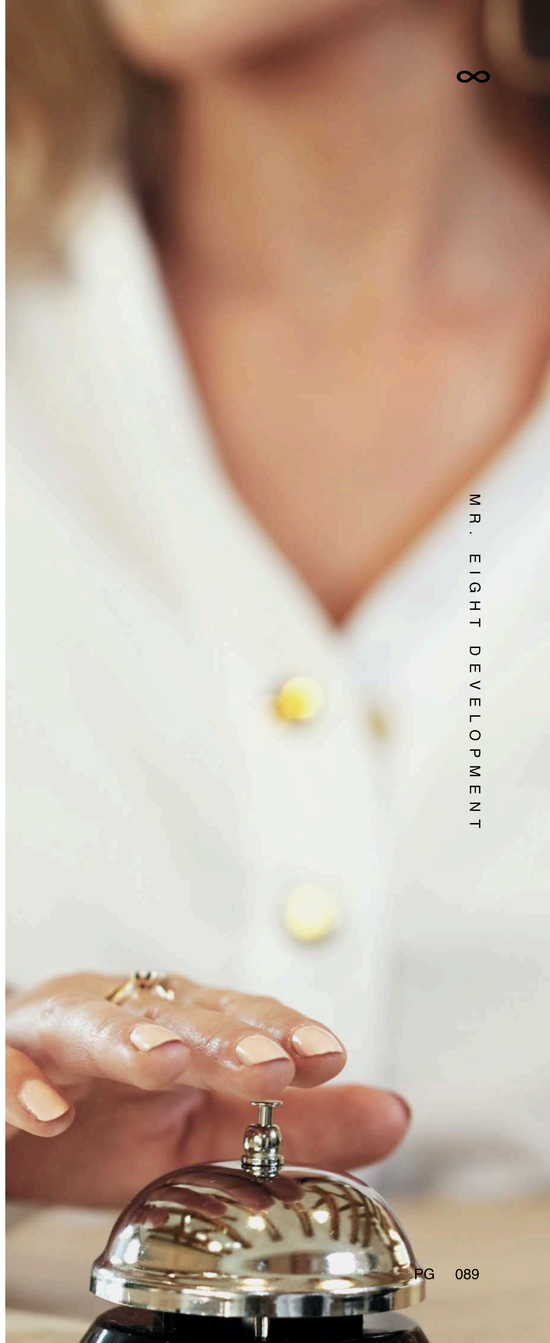
The Residence Concierge serves as the single point of contact, coordinating all À La Carte Services to ensure a seamless experience for residents. These services are customized to meet market demands and may include:

- PERSONAL TRAINER, YOGA, AND FITNESS INSTRUCTION
- MASSAGE THERAPIST
- SHOPPING SERVICES FROM DUBAI WATERFRONT MARKET
- CHILDCARE ASSISTANCE
- PRIVATE TRANSPORTATION AND LIMOUSINE SERVICES
- WHILE YOU ARE AWAY MAINTENANCE PACKAGE
  For residents who travel frequently, we offer turnkey in-residence maintenance solutions, ensuring your home is impeccably maintained in your absence.
- DRY CLEANING AND LAUNDRY
- IN-RESIDENCE HOUSEKEEPING
- IN-RESIDENCE MAINTENANCE
- NUTRITIONIST, HEALTH, AND WELLNESS CONSULTATION
- PET MINDING, PET WALKING, AND RELATED SERVICES
- CAR DETAILING, CAR WASH SERVICES, AND REFUELLING
- 24-HOUR EMERGENCY REPAIR
  After-hours emergency repair and non-routine or specialized repair and maintenance services are available to address your specific needs.

CORE SERVICES
INCLUDED IN SERVICE CHARGE

The following core services are provided by Mr. Eight Management, an independent legal entity dedicated to delivering exceptional service and care for our residences in Dubai. These services are included in your service charge to ensure convenience and an unparalleled quality of life:

- RESIDENCE BELLBOY SERVICES
- DOORMEN AND VALET SERVICES
- 24/7 SECURITY
- LOBBY COFFEE MACHINE
- CLUBHOUSE/RESIDENCE LOUNGE STAFF
- COMMON AREA MAINTENANCE
- COMMON AREA HOUSEKEEPING
- UTILITIES FOR COMMON AREAS
- WIFI INTERNET IN THE RESIDENCE LOUNGE
- GENERAL AND ADMINISTRATIVE SUPPORT
- PROPERTY INSURANCE (BASE BUILDING AND COMMON AREAS)

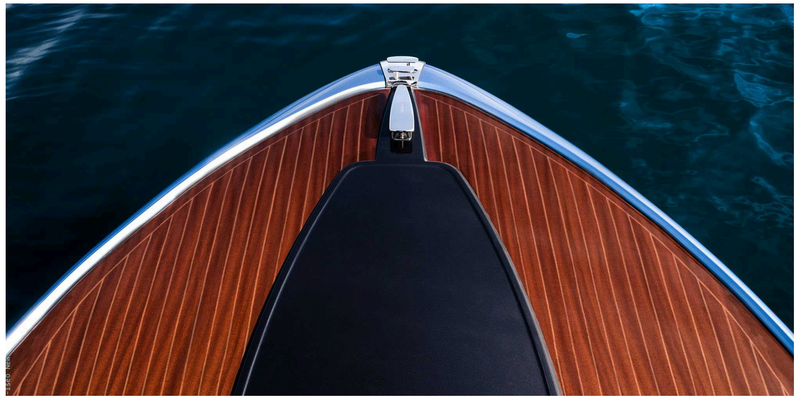


VILLA *del* BRUNELLO
À LA CARTE

ROLLS ROYCES CARS WITH DRIVER

Each resident of our community enjoys the exclusive privilege of pre-booking a private chauffeur-driven Rolls-Royce. Whether it's for an airport pickup or transportation to business meetings, this service ensures unmatched comfort and convenience.

RIVA MOTOR BOAT WITH CAPTAIN



Each resident of our community enjoys the exclusive privilege of pre-booking a luxury Italian Riva motorboat with a professional captain. Whether for navigating Dubai's waterways or savoring breathtaking sunsets, this service provides an unmatched experience of elegance and convenience.

GOLF CARTS WITH DRIVER

Residents of Villa del BRUNELLO enjoy the exclusive convenience of in-house golf carts, providing effortless transportation to any point on the island. Whether heading to the Marina, the Mall, or the golf course, our golf cart service ensures a seamless and luxurious way to explore all the island has to offer.

VILLA *del* BRUNELLO

BRANDED RESIDENCES BY

MR.EIGHT

Villa del BRUNELLO is designed to push the boundaries of architectural excellence. Every apartment within the building is crafted with meticulous attention to detail, featuring high-end materials and modern, sleek interiors. With expansive floor-to-ceiling windows, residents enjoy unobstructed views of the Arabian Gulf, while the open-concept layouts are perfect for entertaining or simply relaxing in style. Apartments are fitted with top-of-the-line finishes, including private balconies with unparalleled water views, luxury kitchens with cutting-edge appliances, spacious living areas flooded with natural light, elegant bedrooms with ensuite bathrooms, and premium flooring and finishes. Living at Villa Del BRUNELLOmeans more than just owning a home; it's about embracing a lifestyle of luxury and exclusivity. Residents enjoy access to a host of premium amenities, including infinity pools overlooking the coastline, state-of-the-art fitness centers equipped with the latest technology, a private clubhouse for residents to socialize, relax, or entertain guests, and 24/7 concierge and security services ensuring privacy and peace of mind.

ALL DRAWINGS AND VISUALS ARE CONCEPTUAL RENDERINGS, AND MR. EIGHT DEVELOPMENT EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS AT ANY TIME. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN SHOULD NOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY SPECIFIC UNIT WITHIN THE DEVELOPMENT. PRICES, PLANS, DESIGN INTERPRETATIONS, AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE. PHOTOGRAPHS USED IN MARKETING MATERIALS MAY BE STOCK IMAGERY INTENDED TO ILLUSTRATE POTENTIAL LIFESTYLES AND DO NOT REFLECT ACTUAL UNIT CONDITIONS. ALL DIMENSIONS ARE APPROXIMATE, AND FLOOR PLANS ARE SUBJECT TO UPDATES. MR. EIGHT DEVELOPMENT MAKES NO REPRESENTATION OR WARRANTY THAT THE FINAL SQUARE FOOTAGE OR LAYOUTS WILL MATCH THOSE DEPICTED IN PROMOTIONAL MATERIALS. IMPROVEMENTS, LANDSCAPING, AND AMENITIES SHOWN MAY BE CONCEPTUAL AND ARE NOT GUARANTEED TO BE DELIVERED AS ILLUSTRATED. THIS IS NOT AN OFFER TO SELL OR SOLICIT IN ANY JURISDICTION WHERE SUCH ACTIVITY IS RESTRICTED. PLEASE CONSULT THE OFFICIAL PROSPECTUS OR SALES AGREEMENT FOR BINDING TERMS AND SPECIFICATIONS. BUYERS ARE ADVISED TO CONDUCT THEIR OWN DUE DILIGENCE PRIOR TO MAKING A PURCHASE DECISION.

VILLA *del* BRUNELLO

DUBAI ISLANDS

Branded Residences

BY MR. EIGHT

PREFERENCE
properties

PREFERENCE properties

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