

# Waterfront Mansions

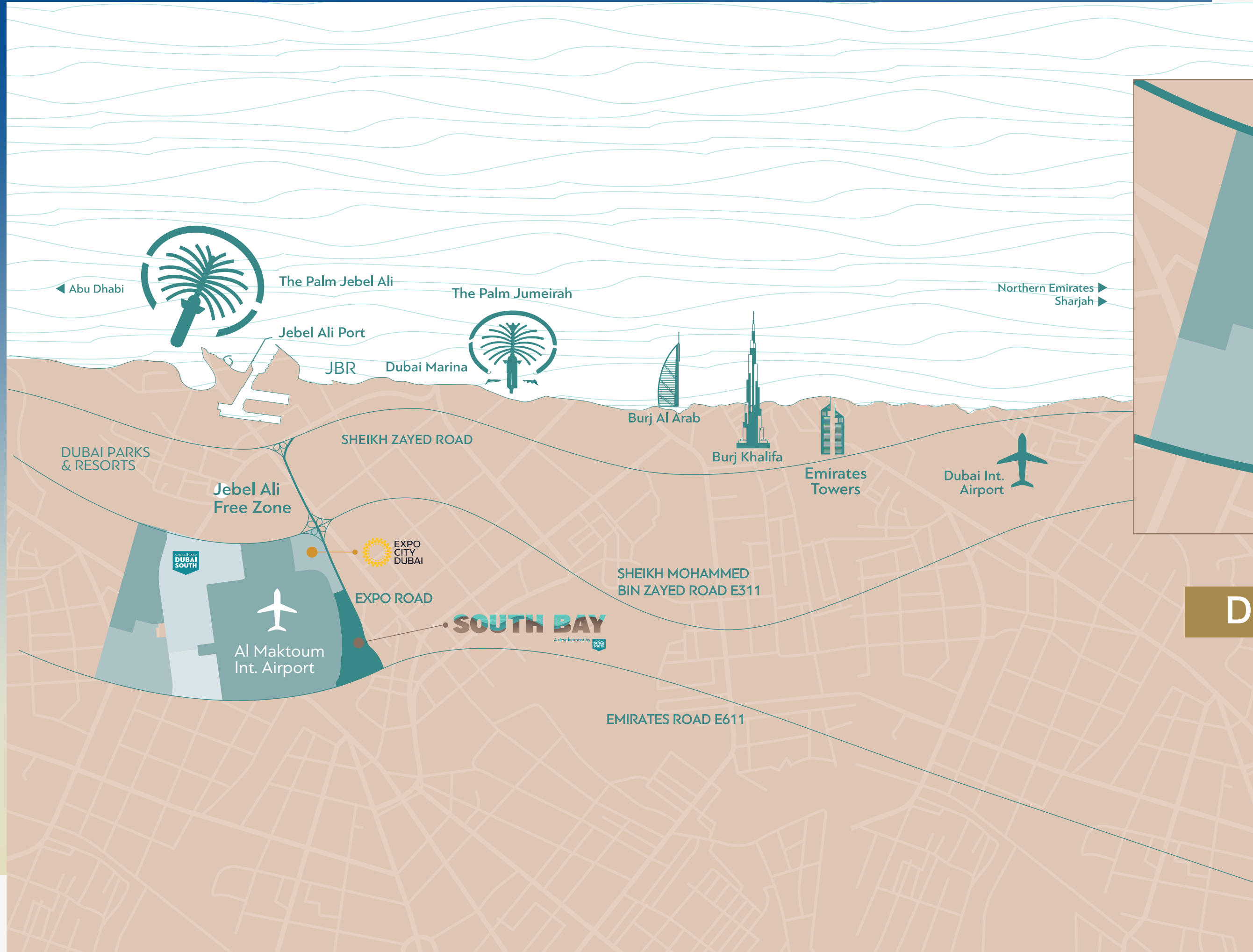
# SOUTH BAY

A development by

دبي الجنوب  
DUBAI  
SOUTH







# 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.

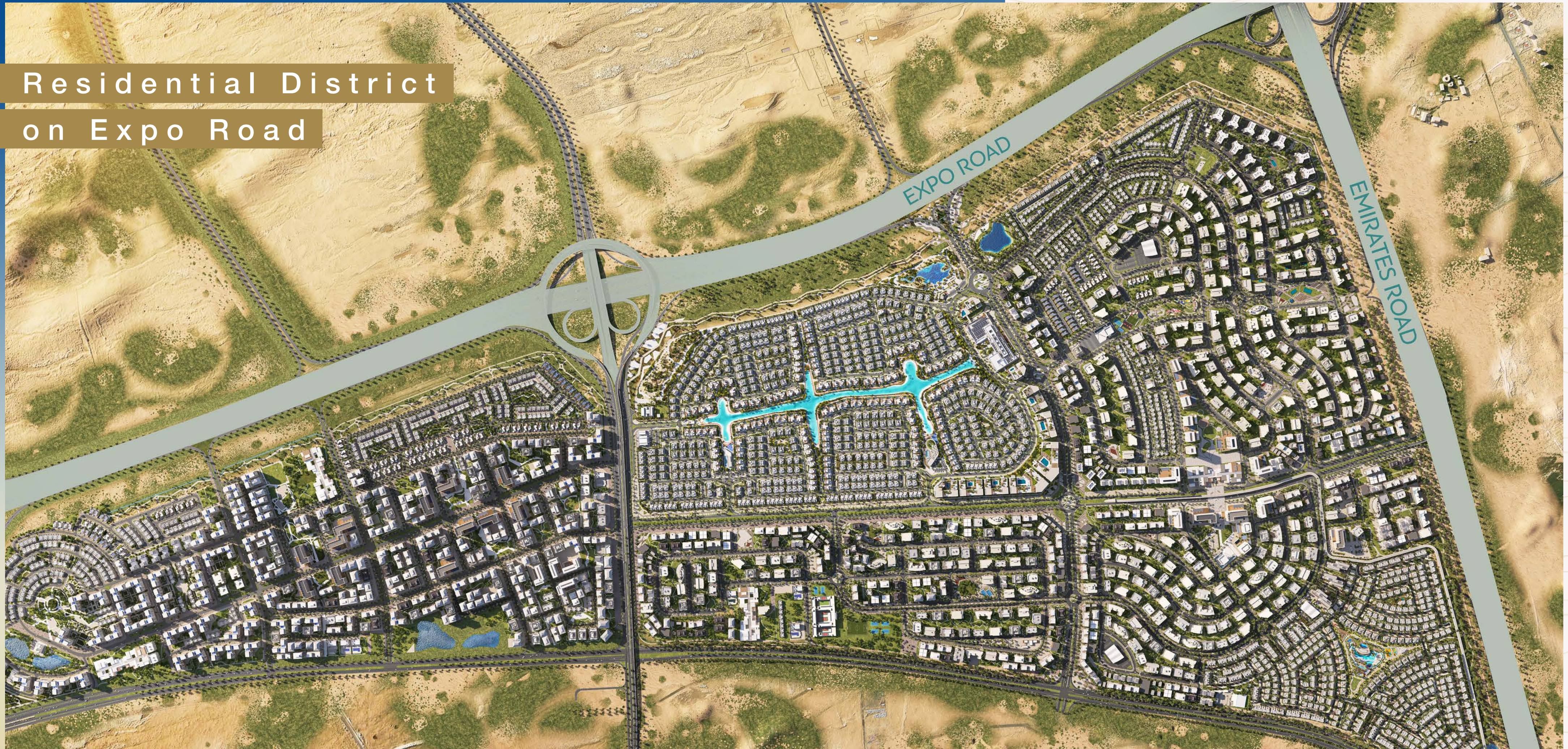
Strategically constructed around what will be the world’s largest airport, Dubai South is an inclusive and cohesive community supported by a smart and sustainable environment.

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يتم تقديم المعلومات الواردة في هذا الكتيب كمعلومات عامة، ولا تغل أو تضمن مراحة أو فعداً دقيقاً أو اكتمالاً أو صحها. قد تختلف المعلومات والمواد المتعلقة بوصف حجم قطعة الأرض، ومخطط الموقع، ومخطط الأرض، وارتفاعات المباني، ووسائل الراحة، وإرشادات التصميم، والتصميم / البناء الفعلي، وما إلى ذلك، من تلك المعروضة في هذا الكتيب. يحتفظ المطور / البائع بالحق في مراجعة المواد الواردة في هذا الكتيب دون إشعار. لا يتحمل المطور / البائع مسؤولية أي أخطاء في المحتويات أو الأوصاف أو التعريفات في هذا الكتيب.



# 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





# SOUTH BAY MASTER PLAN





# SOUTH BAY MASTER PLAN





# **SOUTH BAY MASTER PLAN**





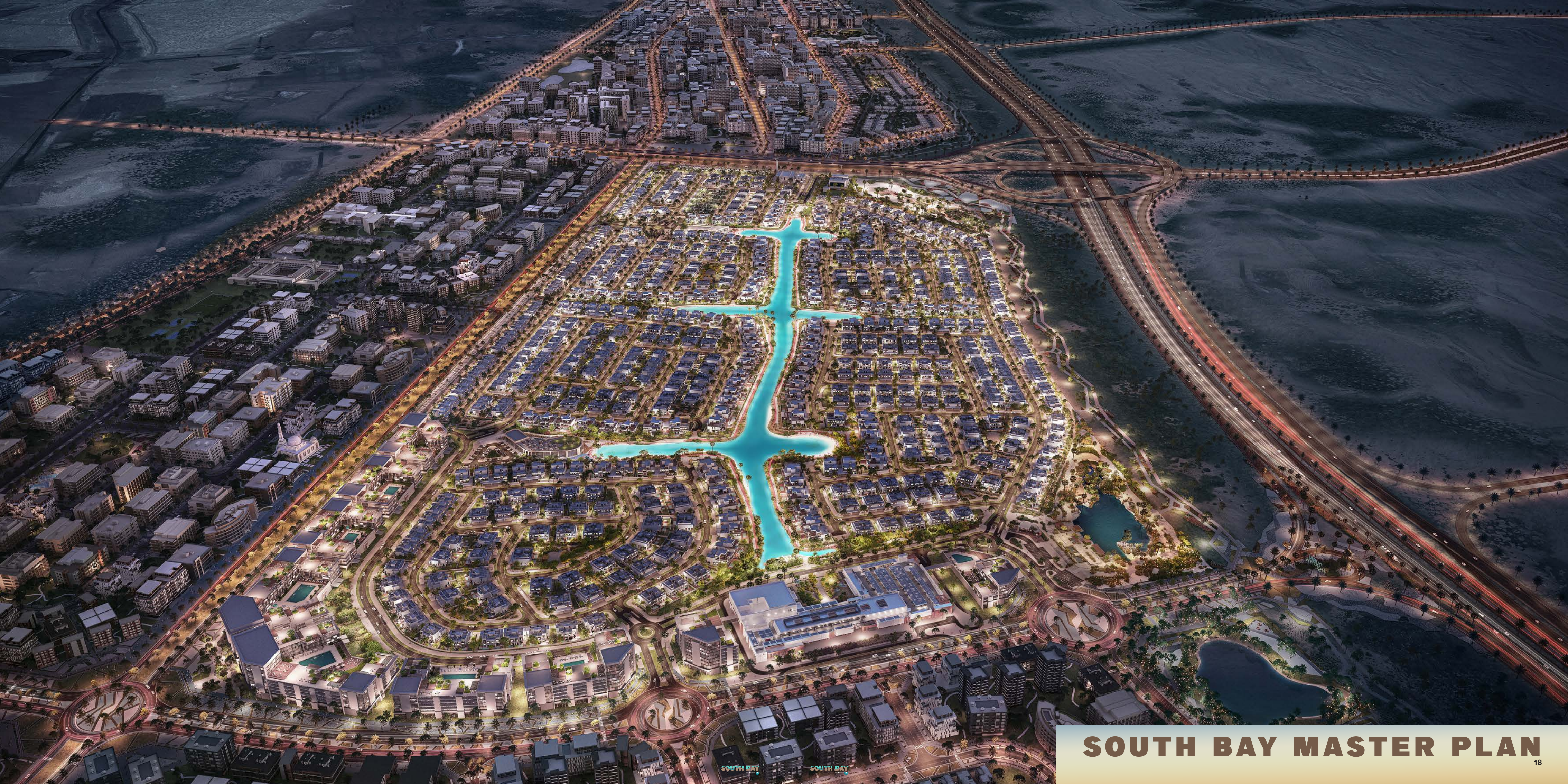
# SOUTH BAY MASTER PLAN





# **SOUTH BAY MASTER PLAN**





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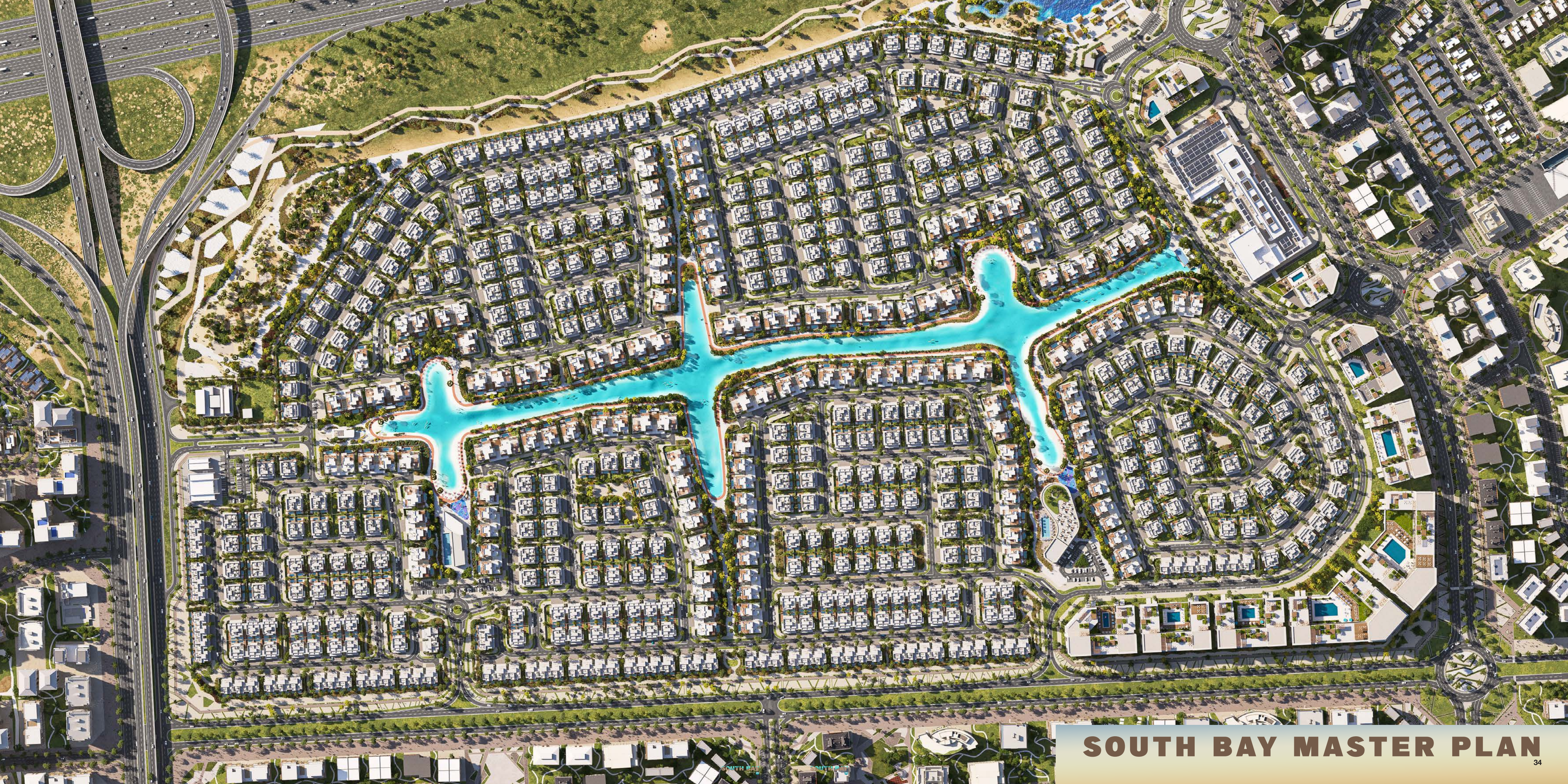


# **SOUTH BAY MASTER PLAN**









# **SOUTH BAY MASTER PLAN**

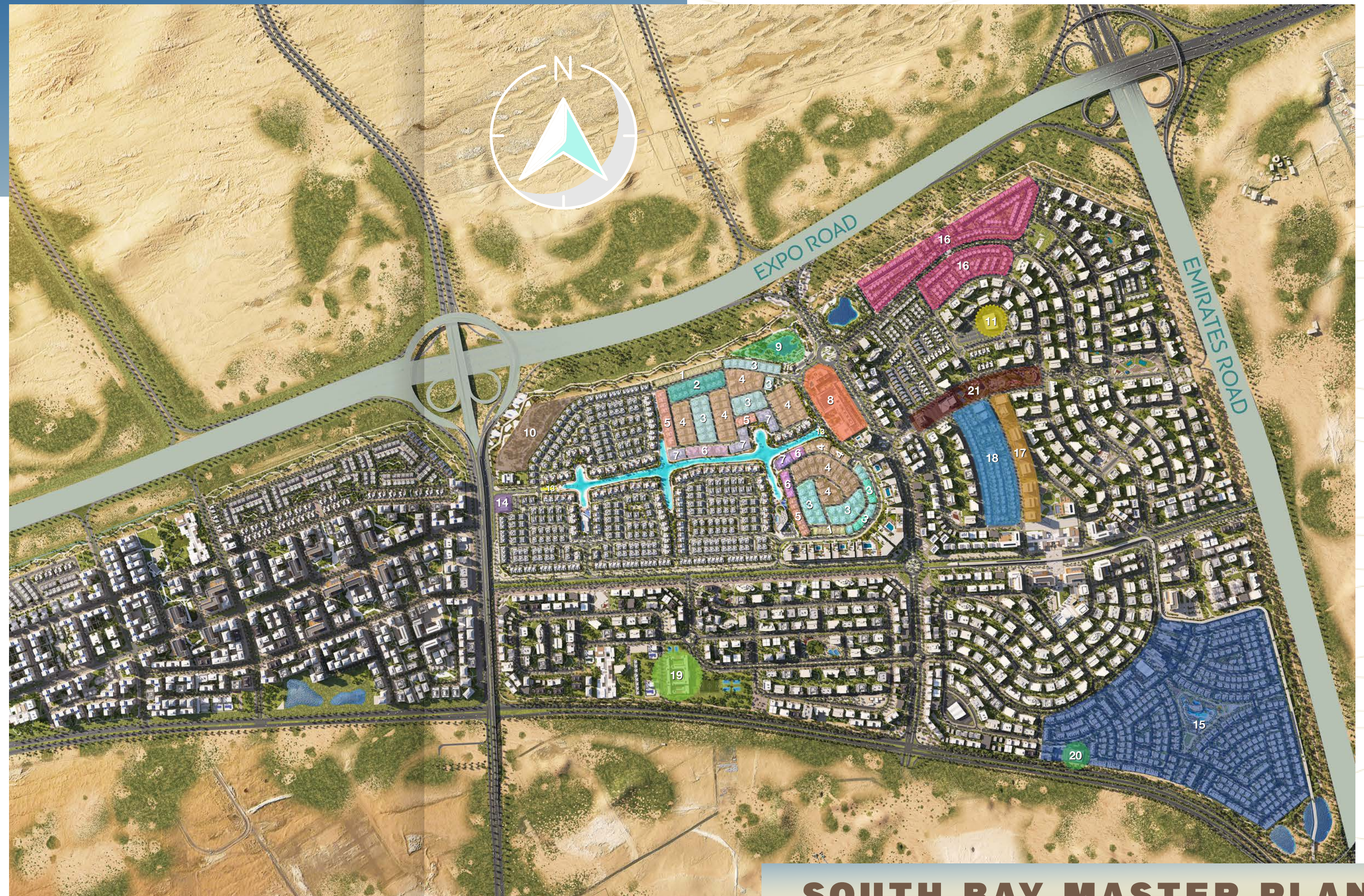


## Residential Units

- 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

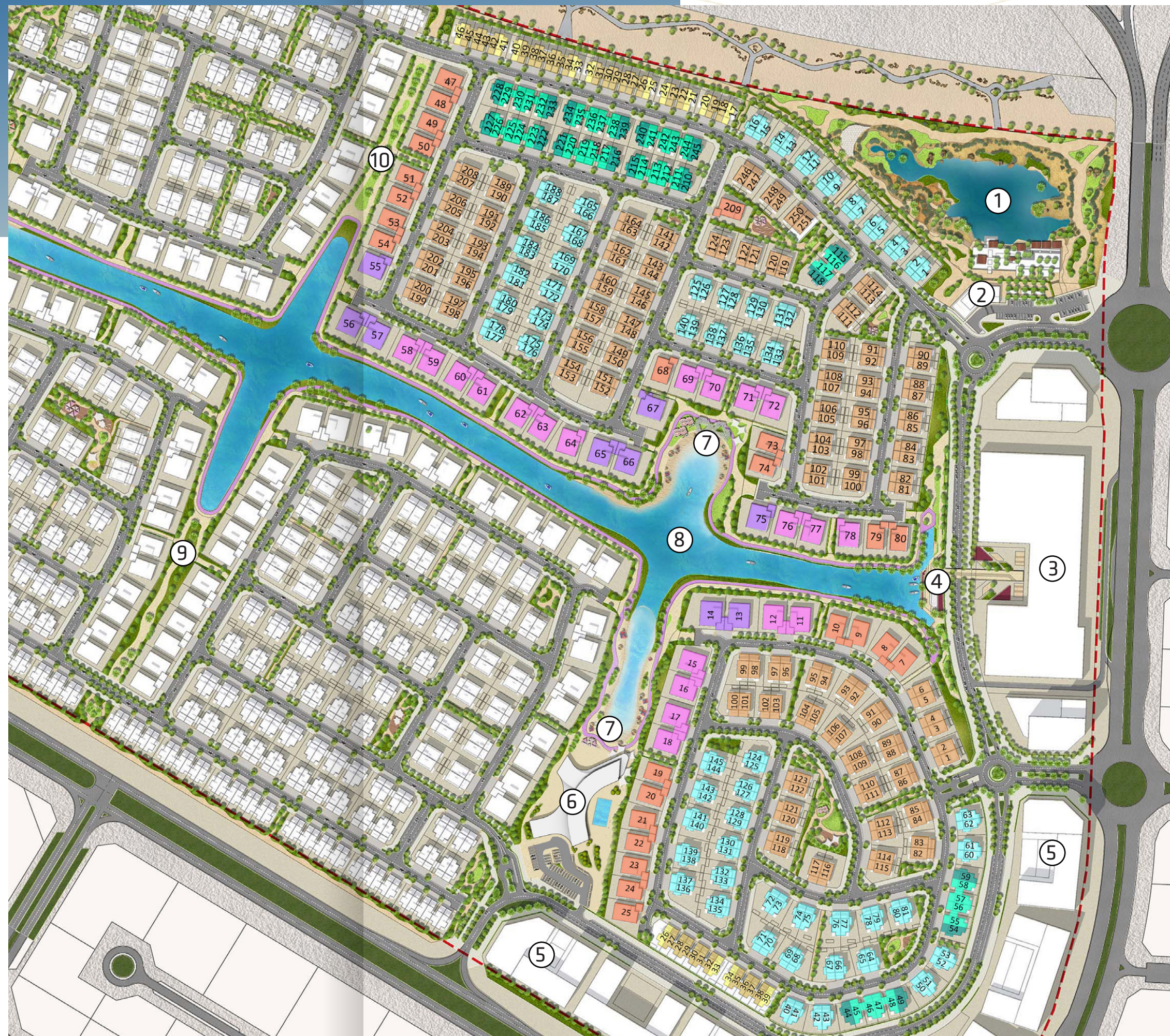


## AMENITIES

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

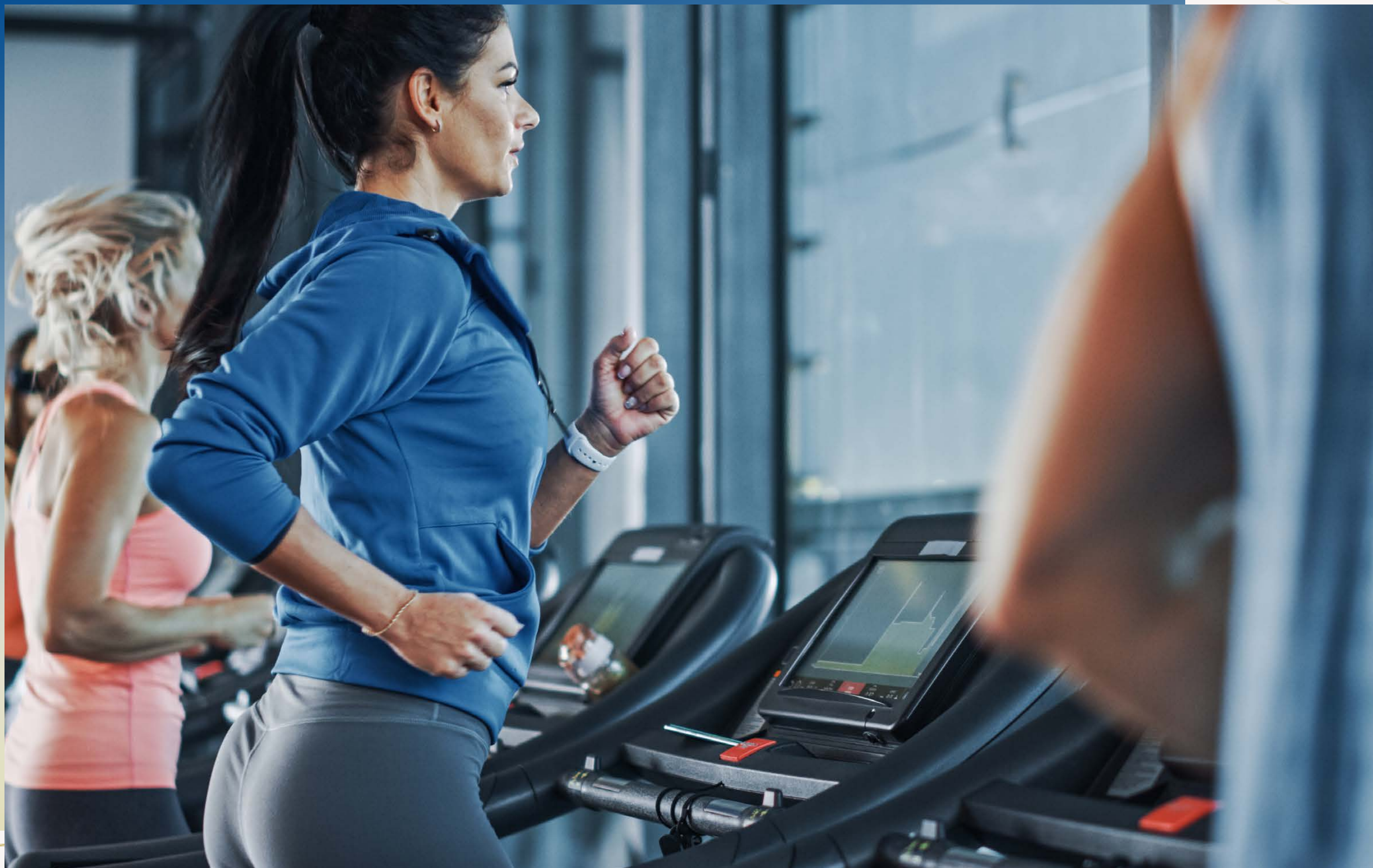
## LEGEND

- 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 & 2





## 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





# Mansion Exteriors





Luxurious  
waterfront mansions





Luxurious 7 bedroom  
waterfront mansions





Luxurious 6 bedroom  
waterfront mansions





Luxurious 5 bedroom  
waterfront mansions





Luxurious 5/6/7  
bedroom mansions





Luxurious 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





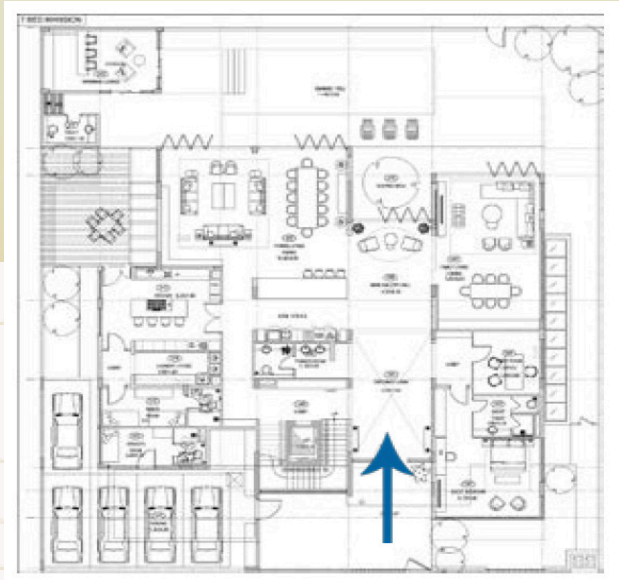
Stunning crystal beach



# Mansions Interiors



# Main Reception area and lobby



Ground Floor







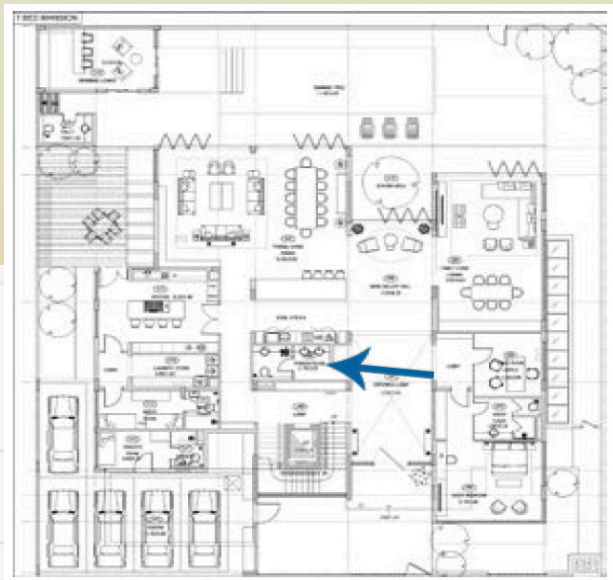
Surreal stairs & elevator lobby



Ground Floor



# Marble Master bedroom bathroom



Ground Floor







Splendid guest  
bedroom with  
private garden



Ground Floor





## Splendid guest bedroom



Ground Floor





Marble Master  
bedroom bathroom



Ground Floor



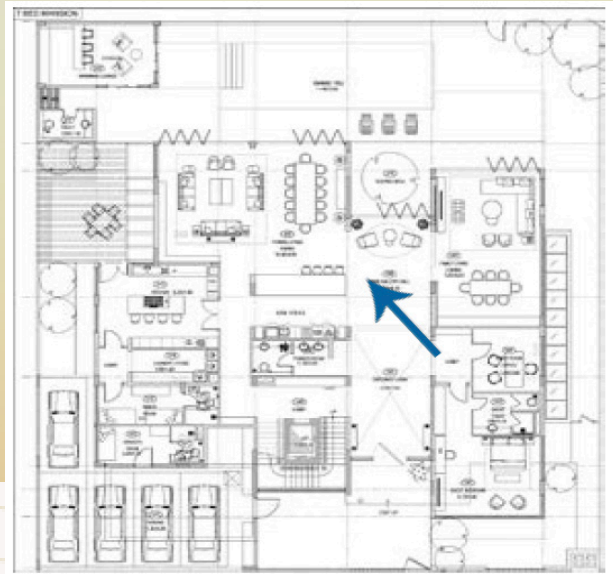
Family everyday  
living room



Ground Floor



Show Kitchen  
with Onyx bar  
center piece



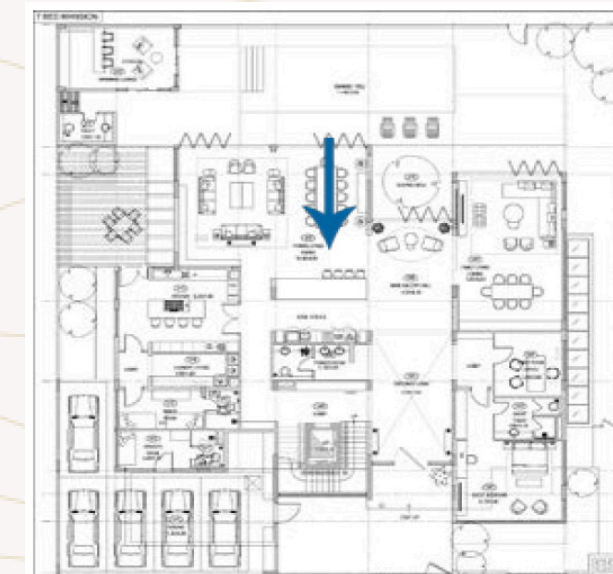
Ground Floor







Show Kitchen  
with Onyx bar  
center piece



Ground Floor



# Grand Living area and dining room



Ground Floor





# Grand Living area and dining room



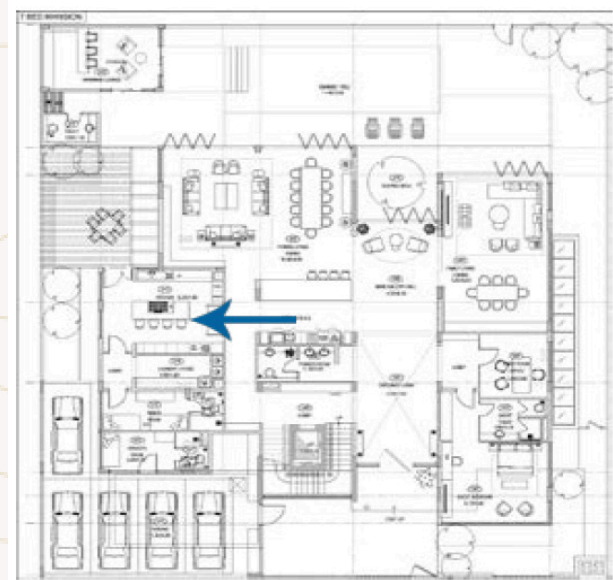
Ground Floor







## Grand Service Kitchen

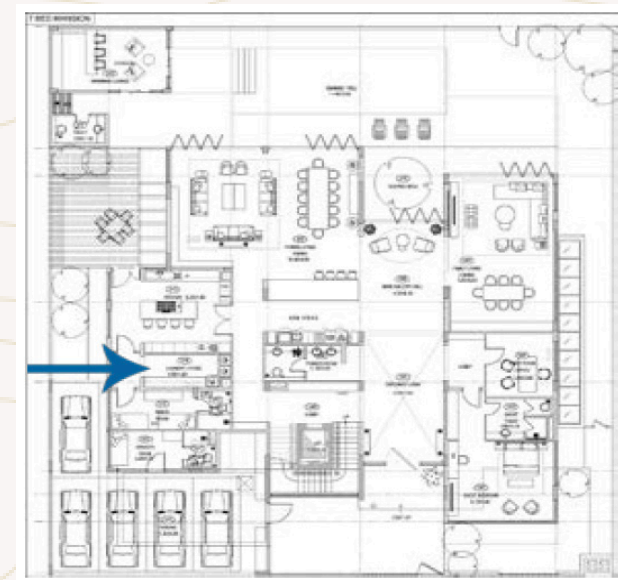


Ground Floor





## Ground floor Laundry Room

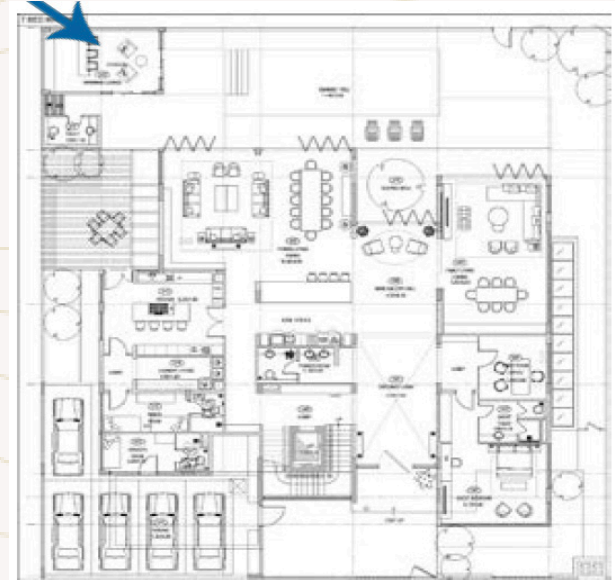


Ground Floor



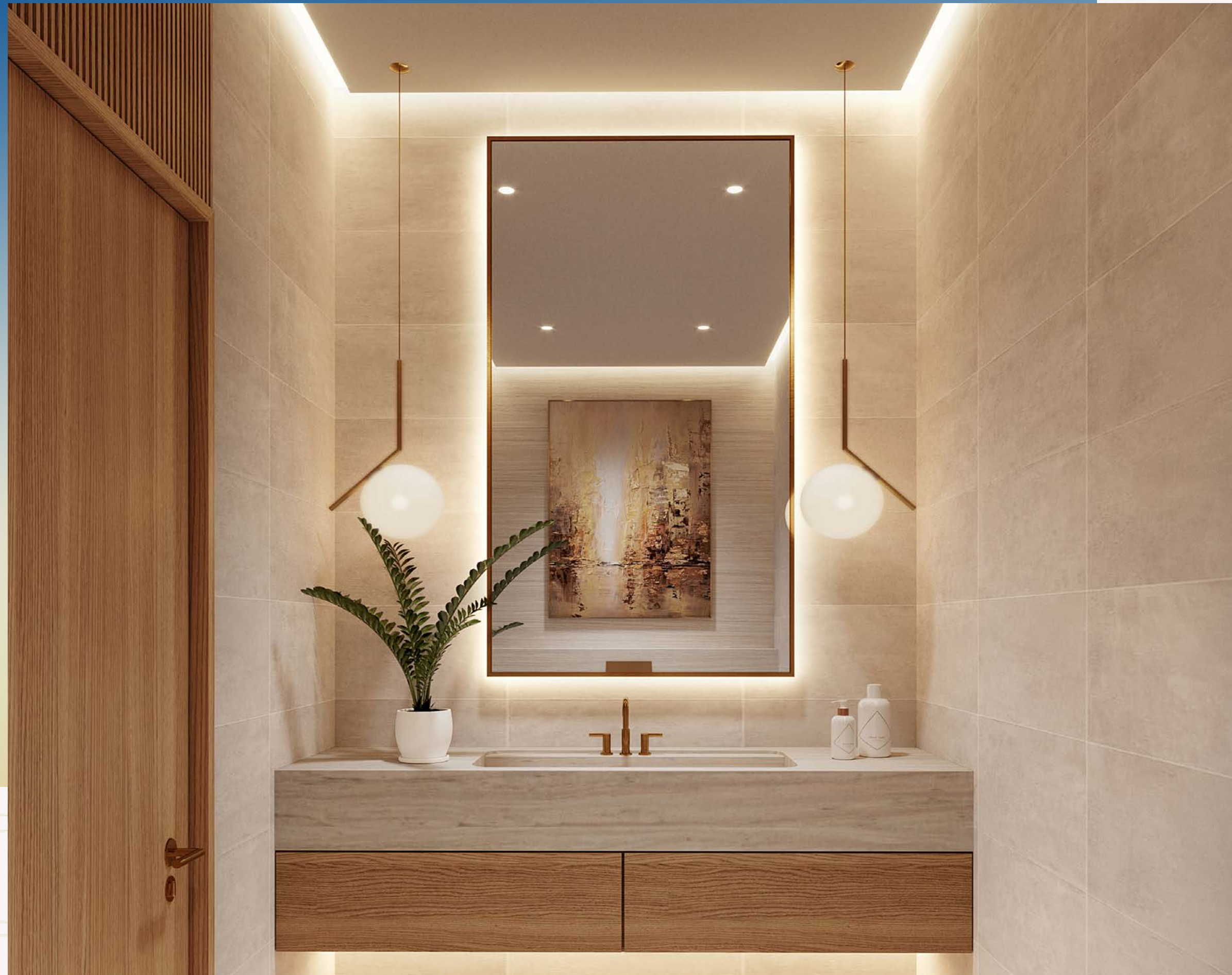


Incredible  
backyard pool  
house lounge



Ground Floor





## Ground Floor Outdoor Powder Room



Ground Floor





Ground Floor  
Swimming Pool



Ground Floor





First Floor Family  
living area with  
breathtaking view



1st Floor



First Floor Family  
living area with  
breathtaking view



1st Floor





Master  
Bedroom



1st Floor



# Lavish bathing sanctuary



1st Floor







## Chic dressing room



1st Floor





## Master Bedroom entrance



1st Floor





Private living  
space in  
master suite



1st Floor





Master  
Bedroom with  
energetic view



1st Floor





Master  
Bedroom with  
energetic view



1st Floor





Master  
Bedroom with  
energetic view



1st Floor



Sky Garden  
bathroom



1st Floor





First floor  
sartorial  
sanctuary



1st Floor







Welcoming  
first floor  
lobby



1st Floor





## Panoramic Sky Garden



Roof





## Master Suite



1st Floor

Roof





## Wardrobe Sartorial Haven



Roof



# Elevated relaxation room



Roof





Elevated  
relaxation room



Roof







Panoramic  
rooftop suite



Roof





Sky garden  
terrace

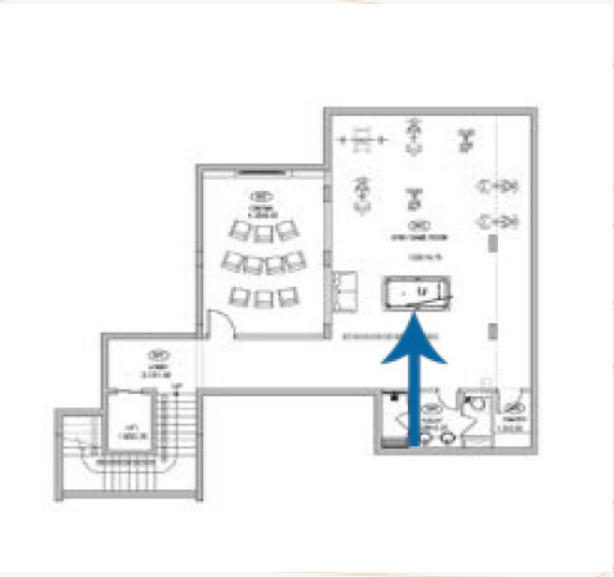


Roof





Bespoke Gym &  
entertainment  
area



Basement





## Luxe Cinema Room



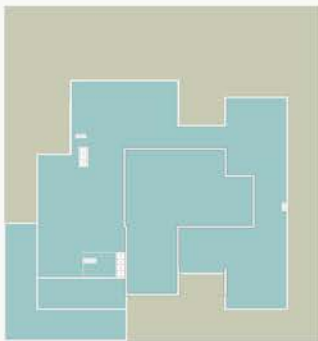
Basement



# Floor Plans



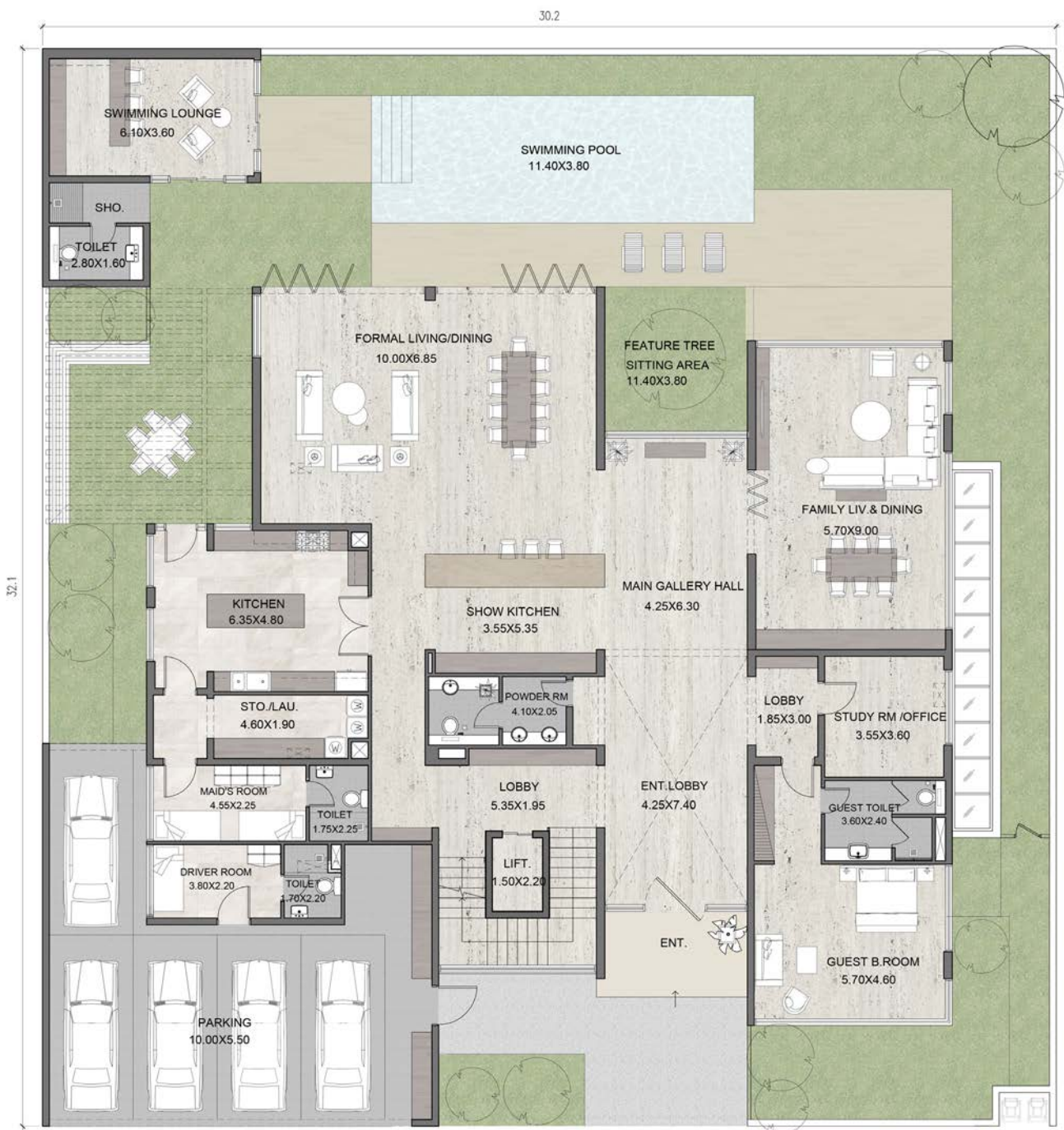
**SEVEN BEDROOM**  
**MANSION**  
**PREMIUM**  
**UNIT # XX**



|              |                   |
|--------------|-------------------|
| UNIT         | 7 BEDROOM MANSION |
| PLOT AREA    | 10,333            |
| BUA          | 13,682            |
| GARDEN       | 4,102             |
| ROOF TERRACE | 2,557             |
| GF BUA       | 6,107             |

Areas presented in square feet

GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



BASEMENT LEVEL PLAN







GROUND FLOOR



FIRST FLOOR



BASEMENT FLOOR



ROOF FLOOR

## 7BR MANSION 3D FLOOR PLAN



|                                |                     |
|--------------------------------|---------------------|
| 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 FLOOR

FIRST FLOOR

BASEMENT FLOOR

ROOF FLOOR

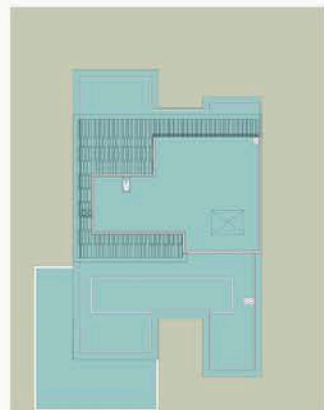
## 6BR MANSION 3D FLOOR PLAN



**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

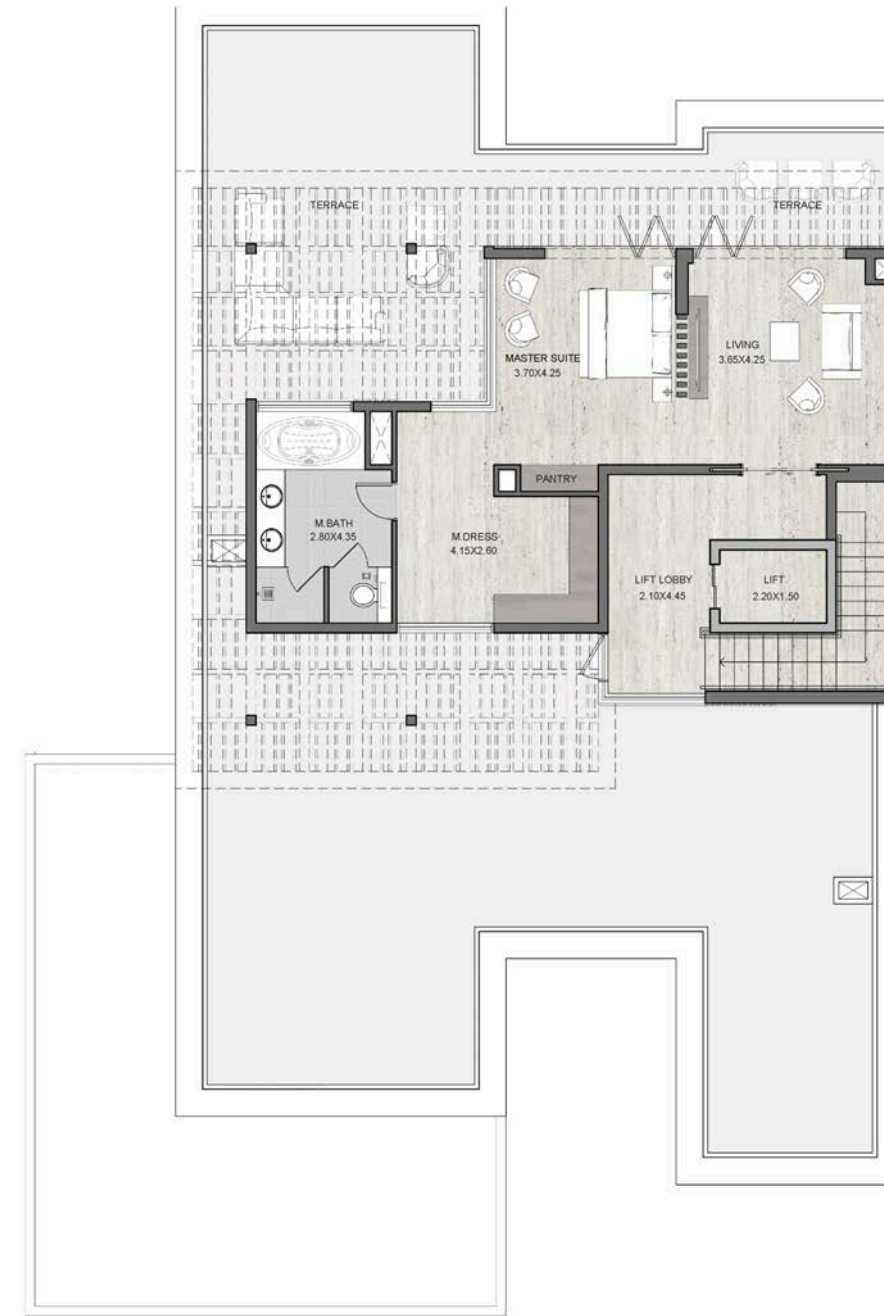
GROUND LEVEL PLAN



FIRST LEVEL PLAN



ROOF LEVEL PLAN



**5BR MANSION FLOOR PLAN**





GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

## 5BR MANSION 3D FLOOR PLAN





HANDOVER  
**2026**

**5%**  
down payment

**50%**  
during construction

**5 year**  
payment plan

**50%**  
2 years post completion

**SOUTH BAY**  
A development by 



# Waterfront Mansions

## SOUTH BAY

A development by



# 800SOUTH

dsproperties.ae



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